CITY OF ALBUQUERQUE

Aug. 21, 2017

Manny Nuno PE
DCI Engineers
2600 Michelson Dr., Suite 930
Irvine, CA 92612

RE: **Oso Bio Syringe Line**
Grading Plan for Building Permit 4401 Alexander Blvd
Engineer's Stamp Date 7/31/17
Hydrology File: F16D003B1

Dear Mr. Nuno:

Based on the information provided in the submittal received on 8/9/17 the above-referenced Grading Plan is missing and cannot be approved for Building Permit. A G&D Plan must be provided when Paving 2000 sf. or more and for buildings of 1000 sf. or more. After the Grading and Drainage Plan is approved by Hydrology it should be inserted into the Building Permit application. The Grading and drainage plan should address the following:

1. It should include a zone atlas map showing the location of the site, a legal description, and show the limits of disturbance.

2. Provide a narrative that describes the allowable 100 year peak rate of storm water runoff (32 cfs) from block 5. All of Tract B and a portion of Tract A drains into the pond and the other portion of Tract B free discharges less than 32 cfs. Describe the pond discharge rate (1.08 cfs) as being less than the 0.1 cfs per acre allowed.

3. The required pond volume must be recalculated based on the actual area draining to it. The as-built pond volume calculations should include a table with the area of the contours, and volume calculations using the conic method.

4. Both existing and proposed elevations in all areas of construction. If it is your intent to match existing grade then add notes instructing the contractor to match existing grade and/or the existing floor elevation(s) instead of actual spot elevations.

5. Provide detailed topographic survey of the three entrances and the pond. The topo survey should extend far enough into the parking lot so to include the entire limits of the 100 year spread of water. Both at the pond and at the entrances.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Orig: Drainage File

6. Include hydraulic capacity calculations at each of the three driveways on the north as necessary to insure that the onsite drainage reaches the pond and none of it runs offsite at the driveways.

7. A pond maintenance plan and schedule of inspections should be specified on the G&D Plan.

8. The pond must be cleaned and inspected prior to Certificate of Occupancy. All trees should be removed from the embankment, dead limbs should be removed, and the outlet structure should be uncovered and reconstructed to prevent clogging. An Engineer's Certification will be required prior to Certificate of Occupancy.

9. The existing Private Facility Drainage Covenant must be updated. It should include the new topographic information, maintenance and inspection schedule, outlet details, and volume calculations as an exhibit. The Private Facility Drainage Covenant should be replaced with a Drainage Covenant.

If you have any questions, I can be contacted at 924-3986 or jhughes@cabq.gov.

Sincerely,

James D. Hughes P.E.
Principal Engineer, Planning Dept.
Development Review Services

Orig: Drainage File

DRAINAGE REPORT

OSO BIO SYRINGE LINE PROJECT

ALBUQUERQUE, NEW MEXICO

This report has been prepared by the staff of DCI Engineers under the direction of the undersigned professional engineer whose stamp and signature appears hereon.

Prepared by:

DCI ENGINEERS

2600 Michelson Drive, Suite 930 •Irvine, CA 92614
Tele: (949) 892-4950 •FAX: (949) 892-4970

213-298-3703

DCI Job No.: 16072-0007
Date: July 31, 2017
Revised:

The methods, descriptions, and design calculations shown in this design report conform to the Albuquerque Development Process Manual (Chapter 22 Drainage, Flood Control and Erosion Control) unless noted otherwise, and are under the jurisdiction of the City of Albuquerque relative to the collection, treatment, and disposal of stormwater runoff.

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Oso Bio Syringe Line Building Permit #: _____ City Drainage #: F16D003B1

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TR B BLK 5 PLAT OF TRACTS A AND B BLK 5 SUNDT'S

City Address: 4401 Alexander Blvd, Albuquerque, New Mexico

Engineering Firm: DCI Engineers Contact: Manny Nuño, PE

Address: 2600 Michelson Drive, Suite 930, Irvine, CA 92612

Phone#: 949-892-4955 Fax#: 949-892-4970 E-mail: mnuno@dci-engineers.com

Owner: Oso Bio Contact: John Dumas

Address: 4401 Alexander Blvd, Albuquerque, New Mexico

Phone#: 949-679-4682 Fax#: _____ E-mail: jdumas@ipsdb.com

Architect: Integrated Project Services, LLC Contact: John Dumas

Address: 2860 Michelle Drive, Suite 200, Irvine, CA 92606

Phone#: 949-679-4682 Fax#: 949-679-4683 E-mail: jdumas@ipsdb.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- X HYDROLOGY/ DRAINAGE
- ✓ TRAFFIC/ TRANSPORTATION
- ____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ____ ENGINEER/ ARCHITECT CERTIFICATION
- ____ CONCEPTUAL G & D PLAN
- ____ GRADING PLAN
- ____ DRAINAGE MASTER PLAN
- X DRAINAGE REPORT
- ____ CLOMR/LOMR
- ✓ TRAFFIC CIRCULATION LAYOUT (TCL)
- ____ TRAFFIC IMPACT STUDY (TIS)
- ____ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ____ Yes X No

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- X BUILDING PERMIT APPROVAL
- ____ CERTIFICATE OF OCCUPANCY
- ____ PRELIMINARY PLAT APPROVAL
- ____ SITE PLAN FOR SUB'D APPROVAL
- ____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ____ FOUNDATION PERMIT APPROVAL
- ____ GRADING PERMIT APPROVAL
- ____ SO-19 APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ GRADING/ PAD CERTIFICATION
- ____ WORK ORDER APPROVAL
- ____ CLOMR/LOMR
- ____ PRE-DESIGN MEETING
- ____ OTHER (SPECIFY) _____

RECEIVED AUG 09 2017 LAND DEVELOPMENT SECTION

DATE SUBMITTED: 7/31/2017 By: Manny Nuño, PE

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ____

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I. Executive Summary

The intent of this design brief is to determine the peak stormwater runoff and first flush treatment resulting from the expansion of an existing building and construction of a utility yard located at 4401 Alexander Blvd, N.E. in the City of Albuquerque.

Existing drainage patterns for this site direct runoff into a valley gutter that runs parallel to the east side of the existing building. This valley gutter terminates near the north-east corner of the existing building where runoff sheet flows across the parking lot into an existing stormwater pond on the north-west corner of the property. Drainage patterns for this site will be maintained after the completion of the proposed improvements. No offsite drainage is anticipated for this project.

This project will not increase the amount of impervious coverage of the project site and therefore, the peak flows will not increase and existing hydraulic capacity of the downstream storm drain infrastructure is not exceeded.

II. Introduction

The proposed project is situated in an 11.9 Acre lot, located in block 5 of Sundt's Industrial Center. The lot is owned by Oso Bio Pharmaceuticals and consists of the existing Oso Bio building, parking lot, truck loading dock and landscape islands. The proposed Oso Bio Syringe project will take an existing 2,250 sf utility yard located on the south-east corner of the existing building and expand it to the north, increasing the utility yard to a footprint of 7,880 sf. The building footprint will also be expanded by approximately 3,670 sf near the center of the east side of the existing building. Additionally, a 4" PVC Sewer service will be connected from the existing sewer main on Alexander Blvd to the expanded portion of the building. A total of disturbed area of 12,925 sf will be required for this project.

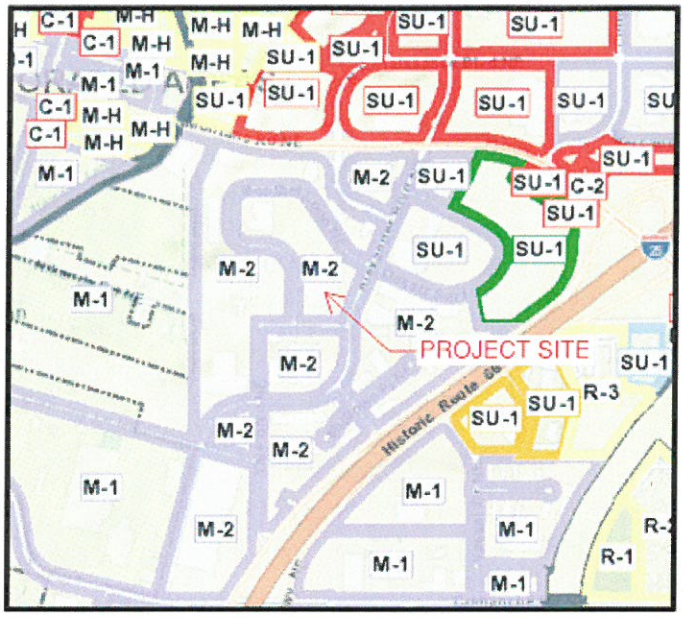
This report will outline the peak flow calculations for the pre- and post-developed hydrology of the affected portion of the project site. Because this project involves additions of 1,000 square feet or more building area, a first flush treatment for the 90th percentile storm will be required. Treatment for this generated Storm Water Quality Treatment Volume (SWQV) is described in further detail as part of this drainage report.

III. Project Location

The proposed improvements are located on an existing property at 4401 Alexander Blvd that is bordered by Alexander Blvd to the east, Joan Hill Place to the south, Montbel Place to the west and Montbel Loop to the north. The property lies within the Elena Gallegos Grant, projected Sections 33 and 34, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

This project has a zoning designation of M-2 (Land Use Classification =5000, Category = Industrial/Wholesale/Manufacturing) per the ABQMaps Advanced Map Viewer database.

Figure III-1: Project Location Zoning Map



The property is located in Zone X of the flood insurance rate map, community panel No. 35001C0138 E, with an effective date of November 19, 2003 and is not in a special flood hazard area.

Legal Description
Lot lettered "B" in block numbered five (5) of Sundt's industrial center, as the same is shown and designated on the plat thereof, filed in the office of the county clerk of Bernalillo County, New Mexico on April 27, 2007, in Map Book 2007C, Folio 102.

IV. Background Documents

This project area was previously occupied by a Price Club building and was later repurposed into the current Oso Bio building. Below is a list of record documents that were obtained from the ABQMaps – Advanced Map Viewer, Hydrology and Transportation Plans database:

- Calculations for the Hydrology analysis of the original Price Club project were completed by Bohannan-Huston Inc. and are dated September, 1990. This analysis shows that the existing stormwater pond can adequately handle the additional runoff volume generated from the 100-Year storm as a result of the development of the Price Club Building.

- Oso Bio Warehouse Freezer Project - Grading and Drainage Plan Building Permit, November 13, 2013.

- An existing Private Facility Drainage Covenant (A135-408) was established in 04/04/2007 between Cardinal Health PTS, LLC and the City of Albuquerque. A copy of this Drainage Covenant is available in Appendix E.

V. Existing Conditions

The existing property at 4401 Alexander Blvd NE is a fully developed site over a 517,297 sf area with the Oso Bio building occupying approximately 133,000 sf of space at the ground level. The remainder of the site is occupied by equipment yards, asphalt parking lot, landscape islands, trash area, and truck loading area.

Drainage for the existing site is pitched away from the existing building into adjacent valley gutters that parallel the east and west faces of the building. These valley gutters channelize the surrounding parking lot runoff towards the north side of the site where they eventually terminate. The runoff disperses from the ends of the valley gutters and sheet flows across the north parking lot area into the existing private stormwater pond.

An adjacent 56,273 sf Albuquerque Ambulance building to the north-west with address 4500 Montbel Pl. NE, Albuquerque, NM 87019, occupies a separate lot within the same block (Lot A, Block 5). This Albuquerque Ambulance building and surrounding parking lot area is 231,305 sf in size and shares the same stormwater management facility as the Oso Bio property.

The existing onsite stormwater pond has a storage capacity of 66,717 cf and was designed to meet flow control and storage criteria for the entire property and ultimately discharges through the face of curb into the gutter on Montbel Loop.

Pre-Developed Drainage Basins:
The existing site hydrology was analyzed as 4 separate basins. Basin A outlines the parking lot area north of the existing building that drains directly into the existing detention pond. Basin B is the portion of the site to the west of the existing building that drains into a valley gutter along the west face of the building and flows northward and outfalls into Basin A. Basin D is the portion of the site to the east of the existing building that drains into a valley gutter along the east face of the building and outfalls into Basin A. Basin C is the roof drainage of the existing building that distributes runoff throughout the surrounding parking lot via downspouts.

A copy of the Pre-Developed Hydrology Map is located in Appendix B. This map shows the drainage basin delineation, flow patterns, acreage, and flow rates of the 100-year storm for the existing site.

VI. Developed Conditions

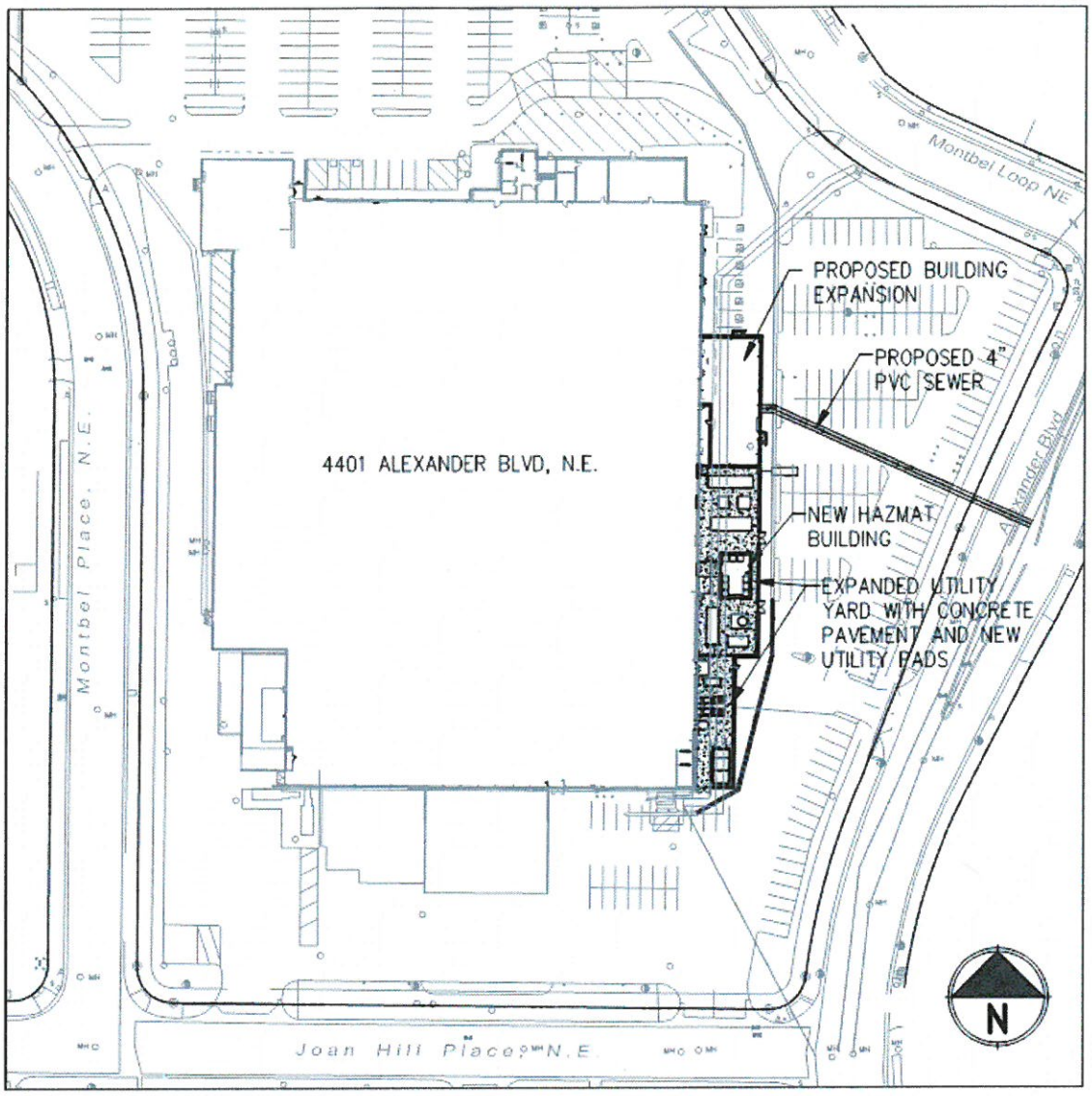
Proposed improvements for this project include the expansion of the existing utility yard and expansion of the existing building. The existing valley gutter to the east of the building will be re-aligned to wrap around the outside of the expanded utility yard.

The expanded utility yard will contain 7 new utility pads as well as a new 625 sf hazmat building that connects to one of the entrances on the east face of the existing building by means of a 12" raised platform. The existing AC pavement within the utility yard area will be removed and replaced with PCC pavement.

A single 4" sewer service will be required for service to the newly expanded portion of the building. This sewer lateral will tie-in to the existing 8" PVC sewer line on Alexander Blvd NE.

The water quality treatment and peak flow mitigation component of this project will continue to be handled by the existing stormwater pond that was previously analyzed by Bohannan-Huston Inc. (1990) to handle the developed flow rates resulting from the construction of the original Price Club building and surrounding parking lot before being repurposed into the current Oso Bio building.

Figure VI-1: Oso Bio Syringe Line Project Site Map



Post-Developed Drainage Basins:
The post-developed hydrology was analyzed as 5 separate basins. Post-developed Basins A and B, which delineate the north and west portions of the parking lot, remain unchanged from the pre-developed condition. The roof drainage described by drainage basin C increased to incorporate the additional building area after the expansion. The Post-Developed Hydrology Map is shown in Appendix C.

VII. Site Improvement Plan

The drainage report accompanies a set of Site Improvement Plans that serves as a set of construction documents for the proposed improvements. This set includes general information, demolition, site improvement, utility, traffic circulation, and fire access plans. Site grading activities are limited to AC replacement with PCC in the utility yard area, realignment of the existing valley gutter, trench backfill and pavement repair for the proposed 4" sewer service, and

excavation and backfill for the new building expansion foundations. A copy of the Site Improvement Plans is included in Appendix D.

VIII. Calculations

Pre-developed and post-developed peak flow rates for the project site were analyzed by applying rational method equation as outlined in Chapter 22, Section 2.0 of the Albuquerque Development Process Manual (ADPM). The following charts and figures were used in the calculations described in this section:

Figure VIII-1: Precipitation Zones from ADPM Table A-1

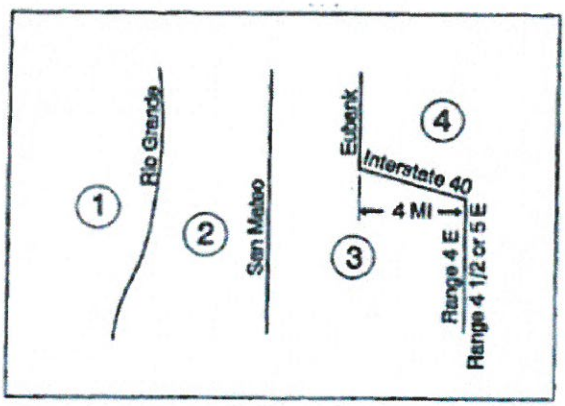


TABLE A-1. PRECIPITATION ZONES	
Zone	**Location**
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40

Figure VIII-2: Rational Method Coefficient from ADPM Table A-11

TABLE A-11. RATIONAL METHOD COEFFICIENT, C				
Zone	100-YR. **Treatment** [2-YR., 10-YR.]			
	A	B	C	D
1	0.27 [0.00, 0.08]	0.43 [0.02, 0.24]	0.61 [0.26, 0.47]	0.93 [0.92, 0.92]
2	0.31 [0.00, 0.11]	0.45 [0.04, 0.28]	0.62 [0.29, 0.50]	0.93 [0.91, 0.92]
3	0.35 [0.00, 0.16]	0.48 [0.10, 0.33]	0.64 [0.35, 0.55]	0.93 [0.92, 0.93]
4	0.39 [0.02, 0.23]	0.52 [0.16, 0.38]	0.66 [0.43, 0.59]	0.94 [0.93, 0.93]

Figure VIII-3: Peak Intensity Chart from ADPM Table A-10

TABLE A-10. PEAK INTENSITY (IN/HR at t_c = 0.2 hour)	
Zone	100-YR. Intensity [2-YR., 10-YR.]
1	4.70 [1.84, 3.14]
2	5.05 [2.04, 3.41]
3	5.38 [2.21, 3.65]
4	5.61 [2.34, 3.83]

Pre-developed peak flow calculations
Rational Method
Q=CIA
C=0.93 (For Zone 2, Treatment D per Table A-11, Chpt 22 ADPM)
I=5.05 in/hr (For Zone 2, Treatment D per Table A-10, Chpt 22 ADPM)

Basin A
C=0.93
I=5.05 in/hr
A=4.67 Ac
Q=0.93*5.05 in/hr*4.67 Ac = 21.93 cfs

Basin B
C=0.93
I=5.05 in/hr
A=1.58 Ac
Q=0.93*5.05 in/hr*1.58 Ac = 7.42 cfs

Basin C
C=0.93
I=5.05 in/hr
A=3.05 Ac
Q=0.93*5.05 in/hr*3.05 Ac = 14.32 cfs

Basin D
C=0.93
I=5.05 in/hr
A=2.57 Ac
Q=0.93*5.05 in/hr*2.57 Ac = 12.07 cfs

Total Pre-developed Q_{100}=21.93 cfs + 7.42 cfs + 14.32 cfs + 12.07 cfs = **55.74 cfs**

Post-developed peak flow calculations
Rational Method
Q=CIA
C=0.93 (For Zone 2, Treatment D per Table A-11, Chpt 22 ADPM)
I=5.05 in/hr (For Zone 2, Treatment D per Table A-10, Chpt 22 ADPM)

Basin A
C=0.93
I=5.05 in/hr
A=4.67 Ac
Q=0.93*5.05 in/hr*4.67 Ac = 21.93 cfs

Basin B
C=0.93
I=5.05 in/hr
A=1.58 Ac
Q=0.93*5.05 in/hr*1.58 Ac = 7.42 cfs

Basin C
C=0.93
I=5.05 in/hr
A=3.13 Ac
Q=0.93*5.05 in/hr*3.13 Ac = 14.70 cfs

Basin D
C=0.93
I=5.05 in/hr
A=2.30 Ac
Q=0.93*5.05 in/hr*2.30 Ac = 10.80 cfs

Basin E
C=0.93
I=5.05 in/hr
A=0.19 Ac
Q=0.93*5.05 in/hr*0.19 Ac = 0.89 cfs

Total Post-developed Q_{100}=21.93 cfs + 7.42 cfs + 14.70 cfs + 10.80 cfs + 0.89 cfs = **55.74 cfs**

Figure VIII-4: Tabular Summary of Stormwater Analysis

100-Year Storm Pre-Developed Conditions

Drainage Basin	Rainfall Intensity, I (in/hr)	Total Area, A (acres)	Peak Runoff Q_{100} (cfs)
A	5.05	4.67	21.93
B	5.05	1.58	7.42
C	5.05	3.05	14.32
D	5.05	2.57	12.07
Total	--	**11.87**	**55.74**

100-Year Storm Post-Developed Conditions

Drainage Basin	Rainfall Intensity, I (in/hr)	Total Area, A (acres)	Peak Runoff Q_{100} (cfs)
A	5.05	4.67	21.93
B	5.05	1.58	7.42
C	5.05	3.13	14.70
D	5.05	2.30	10.80
E	5.05	0.19	0.89
Total	--	**11.87**	**55.74**

Based on the results of these calculations, the peak flow rates do not increase for the post-developed condition and the previously designed detention basin does not experience any increase in stormwater runoff loading.

First Flush Treatment Calculations
Treatment Calculation Parameters (Per City of Albuquerque Hydrology Department directive)
90th Percentile Storm Event (First Flush): d=0.44 inches
Land Treatment D
Initial abstraction = 0.1 in
First Flush = 0.44 in - 0.1 in = 0.34 in

Precipitation Zone 2 (Between the Rio Grande and San Meteo, Table A-1, Chpt 22 ADPM)

Determine Storm Water Quality Treatment Volume
SWQV = C * d * A * 3630
C= Runoff Coefficient
d = 90th Percentile Storm Depth
A = Area (acres)

SWQV = 0.9 * 0.34 in * 0.3 Ac * 43560 sf / Ac * 1 ft / 12 in = 334 cf

The SWQV of 334 cf resulting from the 90th percentile storm depth remains the same as the existing condition due to the runoff coefficient of the required treatment area remaining unchanged. Therefore, the previously designed pond at the north-west corner of the property will continue to provide for this treatment volume. As part of the requirements for this project, as discussed with the City of Albuquerque Hydrology Department, the contractor shall inspect the pond outlet structure and verify compliance for preventing gross pollutant (debris 2" and larger) discharge. If the pond outlet structure is not in compliance with the pollutant removal criteria, the contractor shall retrofit the structure with a debris screen to ensure compliance with the gross pollutant reduction.

IX. Conclusions

The proposed Oso Bio Syringe project includes improvements to expand a portion of the existing building at 4401 Alexander Blvd as well as the adjacent utility yard located at the south-east corner of the building. Drainage for the improved site will maintain the original flow patterns. Runoff is conveyed from parking lot surface flow in the north-west direction into an existing private detention pond (Existing Private Facility Drainage Covenant, April 4, 2007, A135-408) on the north side of the property which was previously designed to mitigate peak runoff prior to offsite discharge. Since the site imperviousness is not increased as a result of the improvements, the peak flows are not increased. Therefore, the existing stormwater pond that serves this development can adequately convey flows at the existing levels and the downstream storm drain facilities will not require additional hydraulic capacity.

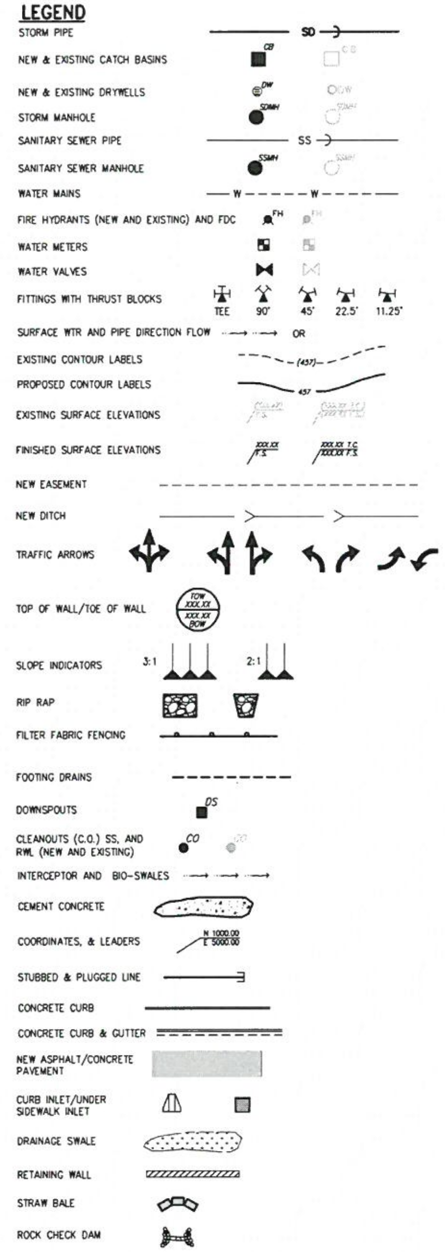
OSO BIO SYRINGE CONCEPT

4401 ALEXANDER BLVD, N.E.
ALBUQUERQUE, NM
UPC: 101606106405930310

ABBREVIATIONS

ACP	ASPHALT CONCRETE PAVEMENT	ID	INSIDE DIAMETER
ADD'L	ADDITIONAL	I.E.	INVERT ELEVATION
AD	AREA DRAIN	IN (")	INCH(ES)
ADJ	ADJACENT	INV	INVERT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	IRR	IRRIGATION WATER
APPROX.	APPROXIMATE(LY)	LB	POUND(S)
ARCH	ARCHITECT(URAL)	LCPE	LINED CORRUGATED POLYETHYLENE PIPE
ASSY	ASSEMBLY	LF	LINEAR FEET
BLDG	BUILDING	MAT'L	MATERIAL
BM	BENCHMARK	MAX	MAXIMUM
BNDRY	BOUNDARY	MFR	MANUFACTURER
BOW	BOTTOM OF WALL (AT FINISHED GRADE)	MH	MANHOLE
BVC	BEGINNING OF VERTICAL CURVE	MJ	MECHANICAL JOINT
CTV	CABLE TV	MIN.	MINIMUM
C&G	CURB AND GUTTER	MISC.	MISCELLANEOUS
CB	CATCH BASIN	N	NORTH(ING)
CC	CURB CUT	NO (#)	NUMBER
CD	CONCRETE DRIVE	OC	ON CENTER
CF	CUBIC FEET (FOOT)	O/W	OIL WATER
CI	CAST IRON	P	POWER
CJ	CONSTRUCTION JOINT	PC	POINT OF CURVATURE
CL	CLASS	PIV	POST INDICATOR VALVE
CL	CENTER LINE	PP	POWER POLE
CMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
CONC.	CONCRETE	PSF	POUNDS PER SQUARE FOOT
CONST.	CONSTRUCTION	PSI	POUNDS PER SQUARE INCH
CPEP	CORRUGATED POLYETHYLENE PIPE	PT	POINT OF TANGENCY
CTR	CENTER(ED)	PVC	POLYVINYL CHLORIDE
CY	CUBIC YARD	PVI	POINT OF VERTICAL INFLECTION
DCVA	DOUBLE CHECK VALVE ASSEMBLY	QTY.	QUANTITY
DDCV	DOUBLE DETECTOR CHECK VALVE	RAD (R)	RADIUS
DEPT.	DEPARTMENT	RCP	REINFORCED CONCRETE PIPE
DET	DETAIL	RD	ROAD
D.I.	DUCTILE IRON	REF	REFERENCE
DIA (ø)	DIAMETER	REQD.	REQUIRED
DIM	DIMENSION	RET	RETAINING
DS	DOWN SPOUT	ROW	RIGHT OF WAY
DWG	DRAWING	SD	STORM DRAIN
E	EAST(ING)	S.F.	SQUARE FEET
EC	ELECTRICAL CONDUIT	SHT	SHEET
ECC	EXTRUDED CONCRETE CURB	SIM	SIMILAR
EL.=	ELEVATION	SPEC	SPECIFICATION(S)
EOP	EDGE OF PAVEMENT	SQ	SQUARE
EQUIV.	EQUIVALENT	SS	SANITARY SEWER
EVC	END OF VERTICAL CURVE	STA	STATION
EXIST.	EXISTING	STD	STANDARD
FD	FLOOR DRAIN	TOE	TOE OF WALL, OR SLOPE
FDC	FIRE DEPARTMENT CONNECTION	T	TELEPHONE WIRE
FDN	FOUNDATION	TBM	TEMPORARY BENCH MARK
FFE	FINISH FLOOR ELEVATION	T.C.	TOP OF CURB
FH	FIRE HYDRANT FL FLANGED	TG OR RIM	TOP OF GRATE
FLR	FLOOR	TEMP.	TEMPORARY
FOC	FACE OF CURB F.S. FINISHED SURFACE	TOP	TOP OF SLOPE
FT (')	FOOT (FEET)	TOW	TOP OF WALL
FTG	FOOTING	TV	TELEVISION WIRE
G	GAS MAIN	TYP.	TYPICAL
GB	GRADE BREAK	VC	VERTICAL CURVE
GM	GAS METER	VERT (V)	VERTICAL
GRD	GRADE	WM	WATER METER
GV	GATE VALVE	W/	WITH
HB	HOSE BIBB	WT	WEIGHT
HDPE	HIGH DENSITY POLYETHYLENE	WWF	WELDED WIRE FABRIC
HORIZ(H)	HORIZONTAL	YD	YARD DRAIN
HT	HEIGHT		
HYD	HYDRANT		

LEGEND



GENERAL NOTES:

1. THE CONSTRUCTION SPECIFICATIONS FOR THIS PROJECT INCLUDE ALL PLANS AND SPECIFICATIONS INCLUDED IN THE CONTRACT DOCUMENTS. THOSE CRITERIA ARE TO BE UTILIZED AND APPLIED IN CONJUNCTION WITH THE NEW MEXICO STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION) PUBLISHED BY THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) NEW MEXICO CHAPTER.

2. THE CONTRACTOR WILL CONFINE HIS WORK WITHIN THE CONSTRUCTION EASEMENT LIMITS AND/OR RIGHT-OF-WAY OR PROVIDE COPIES OF AGREEMENTS WITH ADJACENT LANDOWNERS TO BERNALILLO COUNTY.

3. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811 (STATEWIDE) FOR LOCATION OF EXISTING UTILITIES.

4. THE CONTRACTOR SHALL NOTIFY THE CITY OF ALBUQUERQUE SURVEYOR NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY OF ALBUQUERQUE SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. THE CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY OF ALBUQUERQUE SURVEYOR AND SHALL NOTIFY THE CITY OF ALBUQUERQUE SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY OF ALBUQUERQUE SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS—PUBLIC WORKS CONSTRUCTION- 1986- UPDATE NO. 7.

5. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF THE EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE AND MAY NOT BE COMPLETE; THEREFORE, IT MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, AND RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.

7. ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINAL GRADE AND WILL BE MEASURED AND PAID PER EACH.

8. SUBGRADE PREPARATION UNDER SIDEWALKS AND DRIVE PADS, AND SUBGRADE AND SUBBASE PREPARATION UNDER CURB AND GUTTER, ARE CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF SUCH, AND NO DIRECT PAYMENT SHALL BE MADE FOR THOSE ITEMS OF WORK.

9. CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926, SUBPART P-EXCAVATIONS.

10. WHEN ABUTTING NEW PAVEMENT TO THE EXISTING INTERSECTING STREETS, THE EXISTING PAVEMENT SHALL BE SAW CUT PER BERNALILLO COUNTY STANDARD DRAWING 2465 TO A STRAIGHT LINE AT RIGHT ANGLES, AND ANY BROKEN OR CRACKED PAVEMENT SHALL BE REMOVED. SAW CUTTING SHALL BE CONSIDERED INCIDENTAL TO PAVING; THEREFORE, NO DIRECT PAYMENT WILL BE MADE FOR SAW CUTTING. THE CONTRACTOR SHALL CONTACT BERNALILLO COUNTY PUBLIC WORKS DIVISION (848-1502) TO REQUEST AN INSPECTOR TO VERIFY PAVEMENT THICKNESS.

11. TRENCHING, ASPHALT CUTTING AND PATCHING SHALL CONFORM TO BERNALILLO COUNTY STANDARD DRAWING 2465. THE CONTRACTOR SHALL CONTACT BERNALILLO COUNTY PUBLIC WORKS DIVISION (848-1502) TO REQUEST AN INSPECTOR TO VERIFY PAVEMENT THICKNESS PRIOR TO PATCHING.

12. WHEN APPLICABLE, CONTRACTOR SHALL SECURE TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE AND AN EXCAVATION/CONSTRUCTION PERMIT FROM BERNALILLO COUNTY. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY RIGHT-OF-WAY.

13. ANY PAVEMENT DISTURBED BY THE TRENCH SHALL BE REMOVED AND THE FULL SECTION OF PAVEMENT SHALL BE REPLACED. FOR THE PAVEMENT BEYOND THAT DISTURBED BY THE EXCAVATED TRENCH, THE FOLLOWING APPLIES UNLESS OTHERWISE NOTED ON PLANS:

A. IF ONLY ONE LANE IS DISTURBED BY TRENCHING, THE REMAINDER OF THE ONE ENTIRE LANE SHALL BE MILLED AND RESURFACED. IN A FOUR-LANE STREET, IF MORE THAN ONE LANE BUT LESS THAN HALF THE STREET IS AFFECTED, THEN THE REMAINDER OF HALF THE STREET (TWO LANES MINIMUM) SHALL BE MILLED AND RESURFACED.

B. IF MORE THAN ONE-HALF OF ANY STREET WIDTH IS AFFECTED, THEN ALL PAVING IN THE STREET FROM CURB TO CURB SHALL BE MILLED AND RESURFACED.

14. THE CONTRACTOR SHALL CONTACT BERNALILLO COUNTY TRAFFIC ENGINEERING (848-1504) BEFORE REMOVING AND/OR INSTALLING ANY TRAFFIC SIGNS OR PERMANENT STRIPING AND MARKINGS. ALL STRIPING AND PAVEMENT MARKINGS, INCLUDING LANE LINES, CROSSWALKS, LEGENDS, AND SYMBOLS, ARE TO BE CONSTRUCTED OF HOT THERMOPLASTIC IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. ANY PAVEMENT MARKINGS AND SIGNS REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT EXISTING LOCATIONS. SUCH WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION OF THE PROJECT.

15. INSTALL BLUE REFLECTIVE RAISED PAVEMENT MARKERS IN THE CENTER OF ROADWAY TO DELINEATE ALL HYDRANT LOCATIONS.

16. THE CONTRACTOR SHALL SUBMIT FIELD TEST REPORTS TO BCPWD (ATTN. DR INSPECTOR) FOR REVIEW. SAMPLING AND TESTING SCHEDULE SHALL COMPLY WITH PLAN SPECIFICATIONS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO RECORD ANY CHANGES ON THE PLANS AND SUBMIT DETAILED AS-CONSTRUCTED CONSTRUCTION PROJECT PLANS (AS-BUILTS) TO THE DESIGN AND/OR PROJECT ENGINEER.

17. BARRICADING AND CONSTRUCTION PERMITS MUST BE OBTAINED FROM BCPWD (848-1502) PRIOR TO BEGINNING OF ANY CONSTRUCTION EFFORTS.

18. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE NMDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

19. THE CONTRACTOR SHALL RESTORE ALL ACCESS ROADS TO THE PRE-CONSTRUCTION CONDITION. ANY DAMAGE TO ROADWAY AND/OR UNDERGROUND UTILITIES SHALL BE PROMPTLY REPAIRED AT THE CONTRACTOR'S EXPENSE.

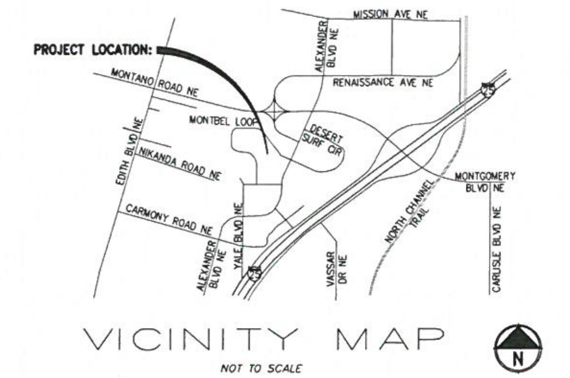
20. ALL ROADWAY WORK DETAILED IN THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE NMDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

21. WHEN APPLICABLE, THE CONTRACTOR SHALL SECURE A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE AND AN EXCAVATION/CONSTRUCTION PERMIT FROM BERNALILLO COUNTY. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY RIGHT-OF-WAY.

22. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE NATIONAL POLLUTANT ELIMINATION DISCHARGE SYSTEM (NPDES) REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, OBTAINING AN NPDES PERMIT DURING CONSTRUCTION, SUBMISSION OF A COMPLETED NOI APPLICATION, AND SUBMISSION OF A COMPLETED NOT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE IMPLEMENTATION OF AND INSPECTION REPORTS FOR THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE SWPPP REVIEWED AND APPROVED BY THE BERNALILLO COUNTY PUBLIC WORKS DIVISION, AT NO ADDITIONAL COST TO BERNALILLO COUNTY, PRIOR TO IMPLEMENTATION OF THE SWPPP.

23. THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING BUT NOT LIMITED TO THE HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.

24. THE CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY. THIS GRAFFITI REMOVAL SHALL BE CONSIDERED INCIDENTAL; THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.



VICINITY MAP
NOT TO SCALE

PROJECT TEAM:

ARCHITECT:
IPS INTEGRATED PROJECT SERVICES, LLC
2860 MICHELLE DR., SUITE 200
IRVINE, CA 92606
PHONE: (949) 679-4682

CIVIL ENGINEER:
DCI ENGINEERS
2600 MICHELSON DR., SUITE 930
IRVINE, CA 92612
CONTACT: MANNY NUNO, P.E.
PHONE: (949) 892-4950

OWNER:
OSO BIO PHARMACEUTICALS
4401 ALEXANDER BLVD NE
ALBUQUERQUE, NEW MEXICO

UTILITY PURVEYORS:

SEWER:
WATER UTILITY AUTHORITY
ONE CIVIC PLAZA NW
ROOM 5027
ALBUQUERQUE, NM 87102
PHONE: (505) 842-9287

WATER:
WATER UTILITY AUTHORITY
ONE CIVIC PLAZA NW
ROOM 5027
ALBUQUERQUE, NM 87102
PHONE: (505) 842-9287

NATURAL GAS:
NEW MEXICO GAS COMPANY
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SUITE 27-87105
PHONE: (888) 664-2726

POWER:
PNM
414 SILVER AVE. SW
ALBUQUERQUE, NM 87102
PHONE: (888)342-5766

FIRE:
CITY OF ALBUQUERQUE -FIRE DEPARTMENT
11500 SUNSET GARDENS SW
ALBUQUERQUE, NM 87121
PHONE: (505) 768-9300

SHEET INDEX

GENERAL CIVIL INFORMATION ---------------- C0.0
DEMOLITION PLAN ---------------- C1.0
SITE IMPROVEMENT PLAN ---------------- C1.1
UTILITY PLAN ---------------- C1.2
TRAFFIC CIRCULATION PLAN ---------------- C1.3
EXISTING CONDITIONS FIRE ACCESS PLAN ---------------- FIRE 1

LEGAL DESCRIPTION:

LOT LETTERED 'B' IN BLOCK NUMBERED FIVE (5) OF SUNDT'S INDUSTRIAL CENTER, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 27, 2007, IN MAP BOOK 2007C, FOLIO 102.

FEMA FLOOD ZONE:

THE PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0138 E, WITH AN EFFECTIVE DATE OF NOVEMBER 19, 2003 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

FOR PERMIT
These drawings are sufficiently complete for submission to the jurisdiction having authority for permit. The contractor shall not use these drawings for construction until contractor receives written approval for use in construction by the jurisdiction having authority and DCI Engineers.

CONTRACTOR NOTE:

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DATE:

SEAL
MARK D. ADEN, NEW MEXICO, 17430, LICENSED PROFESSIONAL ENGINEER
EXPIRES: 12/31/2018
DATE: 07/31/2017

07/31/2017 PERMIT RESUBMITTAL

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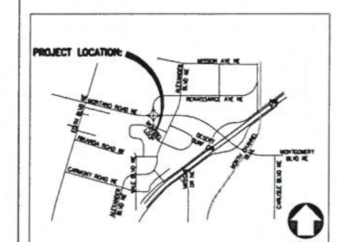

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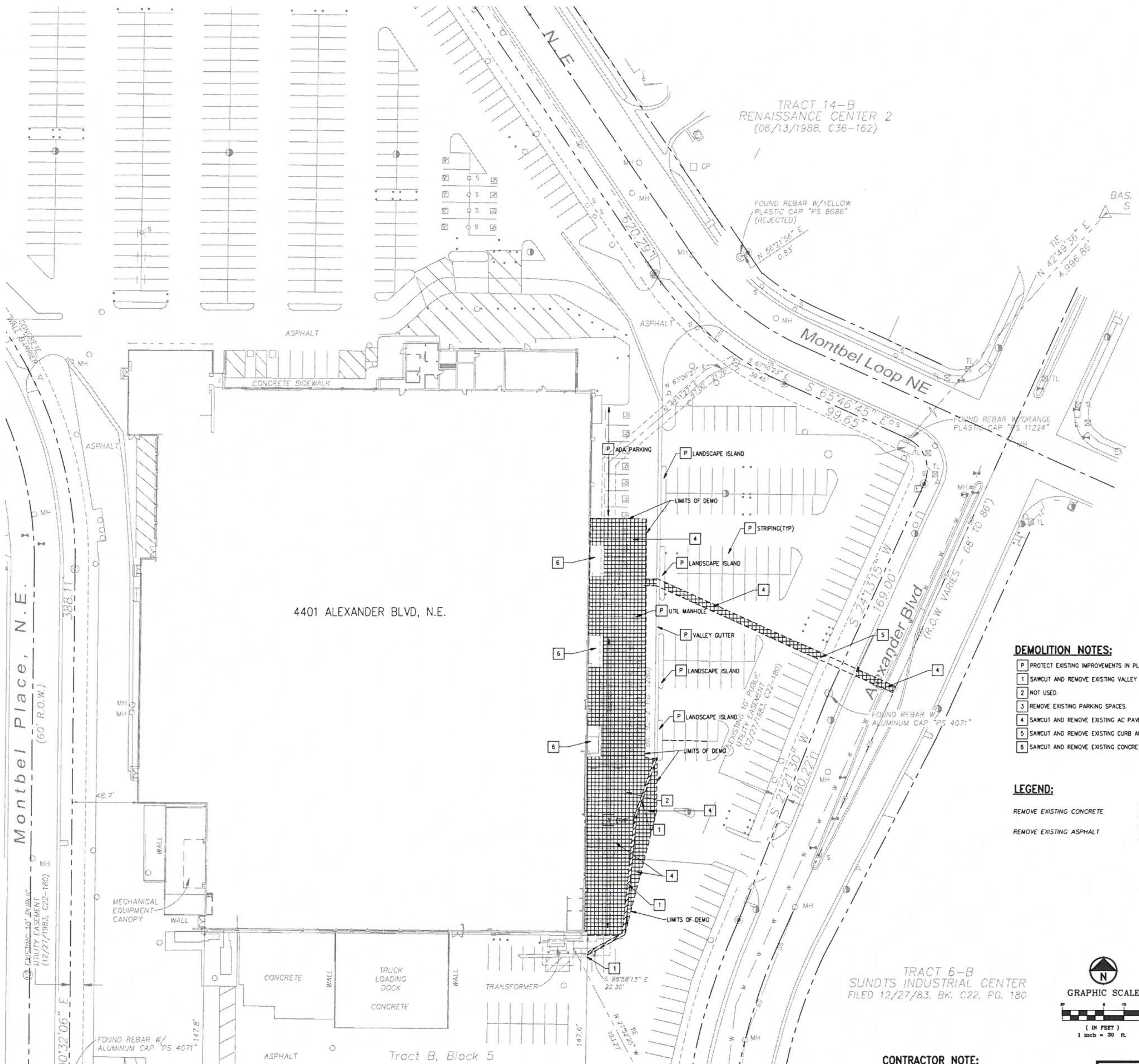
4401 ALEXANDER BLVD. ALBUQUERQUE, NM
SYRINGE LINE PROJECT

DRAWING TITLE
GENERAL CIVIL INFORMATION

ENGINEER	ARCHITECT	DESIGNER	IPS PROJECT #
DCI	-	CSC	CAD16068.01
DRAWN BY	**REVIEWED BY**	**SCALE**	**CADD FILE NAME**
CSC	MHN	AS NOTED	

XREF FILE(S)	DRAWING NUMBER
	C0.0



DEMOLITION NOTES:

- [P] PROTECT EXISTING IMPROVEMENTS IN PLACE.
- [1] SAWCUT AND REMOVE EXISTING VALLEY GUTTER.
- [2] NOT USED.
- [3] REMOVE EXISTING PARKING SPACES.
- [4] SAWCUT AND REMOVE EXISTING AC PAVEMENT.
- [5] SAWCUT AND REMOVE EXISTING CURB AND GUTTER.
- [6] SAWCUT AND REMOVE EXISTING CONCRETE RAMP.

LEGEND:

REMOVE EXISTING CONCRETE

REMOVE EXISTING ASPHALT

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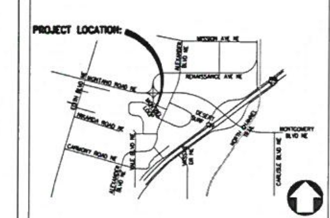
CIVIL / STRUCTURAL

PROJECT LOCATION:



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SYRINGE LINE PROJECT

SEAL

DATE:

SEAL

MARK D. ADEN
NEW MEXICO
17430
LICENSED PROFESSIONAL ENGINEER
EXPIRES: 12/31/2018

DATE: 07/31/2017

DRAWING TITLE

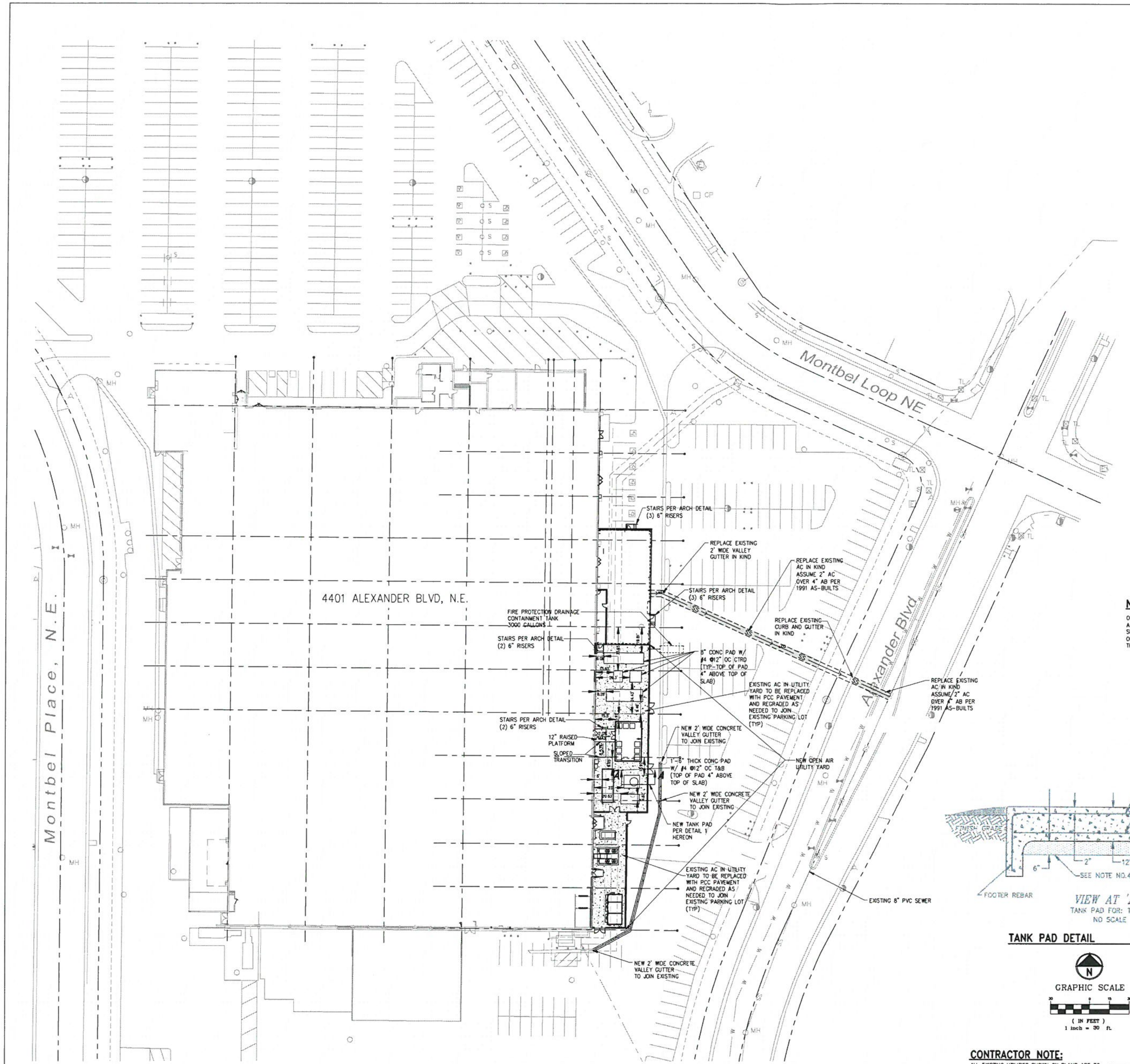
DEMOLITION PLAN

ENGINEER	ARCHITECT	DESIGNER	IPS PROJECT #
DCI	–	CSC	CAD16068.01
DRAWN BY	REVIEWED BY	SCALE	CADD FILE NAME
CSC	MHN	AS NOTED	

XREF FILE(S)

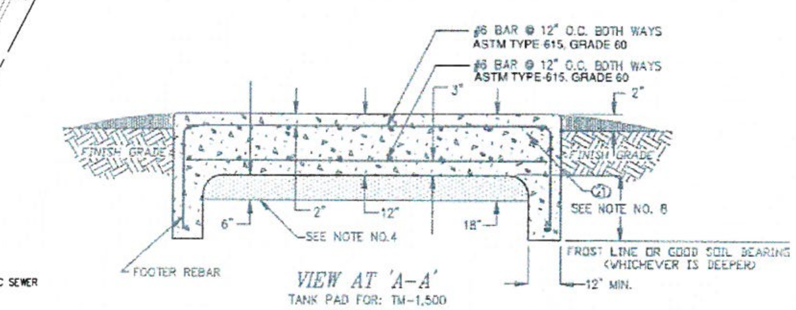
DRAWING NUMBER

C1.0



NOTE:

OUTLET DEVICE FOR THE EXISTING PRIVATE STORMWATER POND (COVENANT A135-408, 04/04/2017) LOCATED ON THE NORTH-WEST CORNER OF THE SITE SHALL BE INSPECTED FOR PROPER SCREENING DEVICES TO ENSURE REMOVAL OF GROSS POLLUTANTS (DEBRIS 2" AND LARGER) PRIOR TO DISCHARGE FROM THE SITE.



TANK PAD DETAIL (1)

SCALE : NTS

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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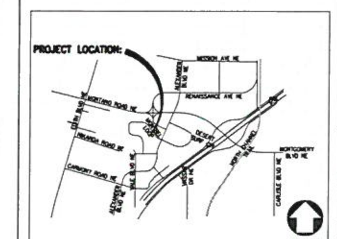

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EXPIRES: 12/31/2018

DATE: 07/31/2017

DRAWING TITLE

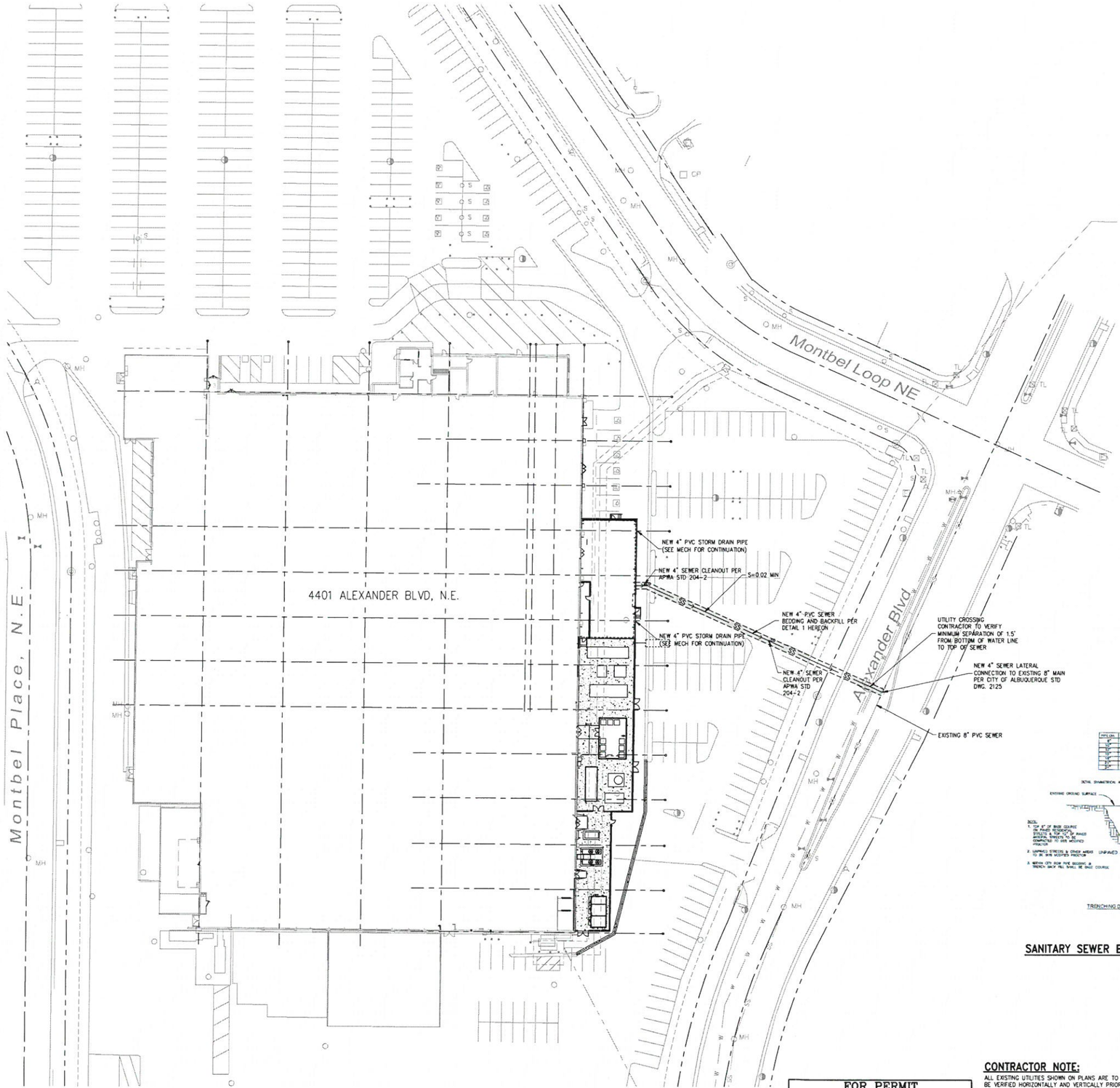
SITE IMPROVEMENT PLAN

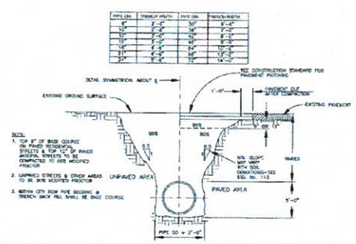
ENGINEER	ARCHITECT	DESIGNER	IPS PROJECT #
DCI	–	CSC	CAD16068.01
DRAWN BY	REVIEWED BY	SCALE	CADD FILE NAME
CSC	MHN	AS NOTED	

XREF FILE(S)

DRAWING NUMBER

C1.1





TRENCHING DETAIL - PIPE LESS THAN 72" O.D.

SANITARY SEWER BEDDING DETAIL

1

SCALE : NTS

N

GRAPHIC SCALE

30 0 15 30

(IN FEET)

1 inch = 30 ft.

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SEAL

MARK D. ARGEL
NEW MEXICO
17430
REGISTERED PROFESSIONAL ENGINEER

EXPIRES: 12/31/2018

DATE: 07/31/2017

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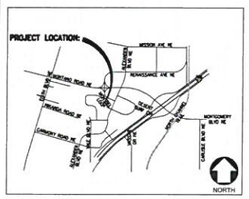
CIVIL / STRUCTURAL

PROJECT LOCATION:



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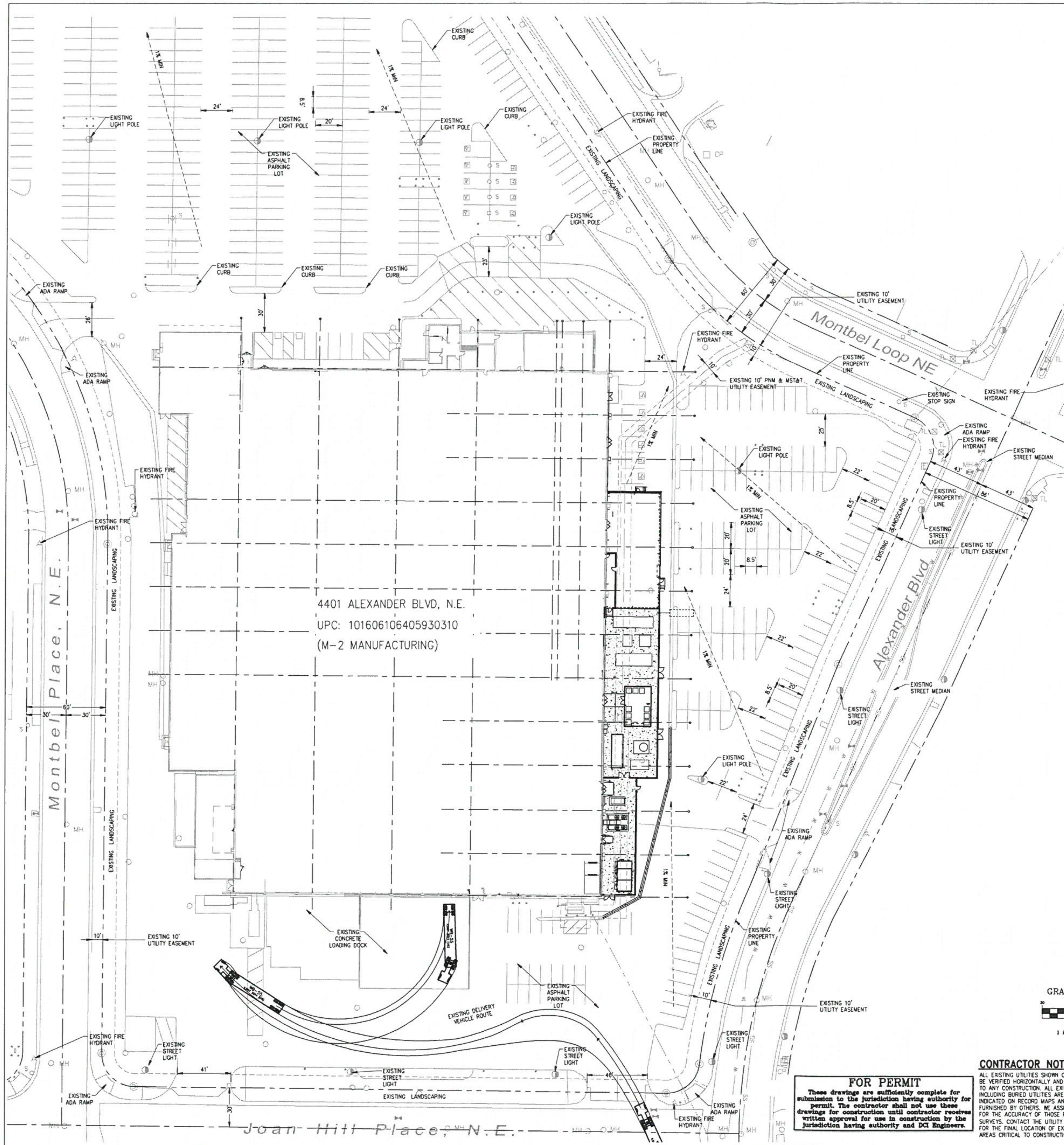
SYRINGE LINE PROJECT

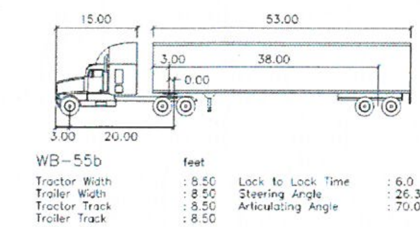
DRAWING TITLE

UTILITY PLAN

ENGINEER	ARCHITECT	DESIGNER	IPS PROJECT #
DCI	–	CSC	CAD16068.01
DRAWN BY	REVIEWED BY	SCALE	CADD FILE NAME
CSC	MHN	AS NOTED	

XREF FILE(S)	DRAWING NUMBER
	C1.2





REFERENCE CODE:

2009 INTERNATIONAL FIRE CODE – APPENDIX B, C, AND D

LEGEND:

- EXISTING FIRE HYDRANT
- EXISTING STREET/AREA LIGHT
- SURFACE FLOW ARROWS

LEGAL DESCRIPTION:

LOT LETTERED 'B' IN BLOCK NUMBERED FIVE (5) OF SUNDT'S INDUSTRIAL CENTER, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 27, 2007, IN MAP BOOK 2007C, FOLIO 102.

PARKING COUNT:

REQUIRED: 134 SPACES (126 STANDARD STALLS, 8 ADA STALLS)
PROVIDED: 601 SPACES (584 STANDARD STALLS, 17 ADA STALLS)

DEVELOPMENT AREA:

TOTAL PARCEL: 55.7 AC
EXISTING STRUCTURE: 133,134 SF
PROPOSED ADDITION: 11,775 SF
TOTAL SOIL DISTURBANCE: 14,076 SF

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

FOR PERMIT
These drawings are sufficiently complete for submission to the jurisdiction having authority for permit. The contractor shall not use these drawings for construction until contractor receives written approval for use in construction by the jurisdiction having authority and DCI Engineers.

CONTRACTOR NOTE:

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.

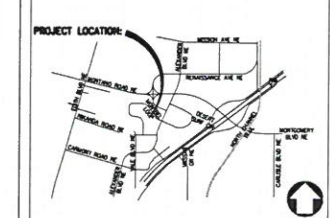
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

ips
Integrated Project Services
Engineering
Design/Build
Compliance
Consulting
3 CORPORATE PARK
SUITE 100
IRVINE, CA 92606
949.679.4682 PHONE
949.679.4683 FAX
www.ipsdb.com
IPS Professional Engineers and Architects, PC.

REVISION	DATE	DESCRIPTION	BY
	6/12/2017	PERMIT ISSUE	
	7/31/2017	PERMIT RESUBMITTAL	

DCI ENGINEERS
2600 MICHELSON DRIVE • SUITE 930
IRVINE, CALIFORNIA 92612
PHONE: (949) 892-4950 • FAX: (949) 892-4970
WEBSITE: www.dci-engineers.com
CIVIL / STRUCTURAL

PROJECT LOCATION:



07/31/2017 PERMIT RESUBMITTAL

CLIENT
OsoBio
A Division of Albany Molecular Research Inc.

4401 ALEXANDER BLVD. ALBUQUERQUE, NM
SYRINGE LINE PROJECT

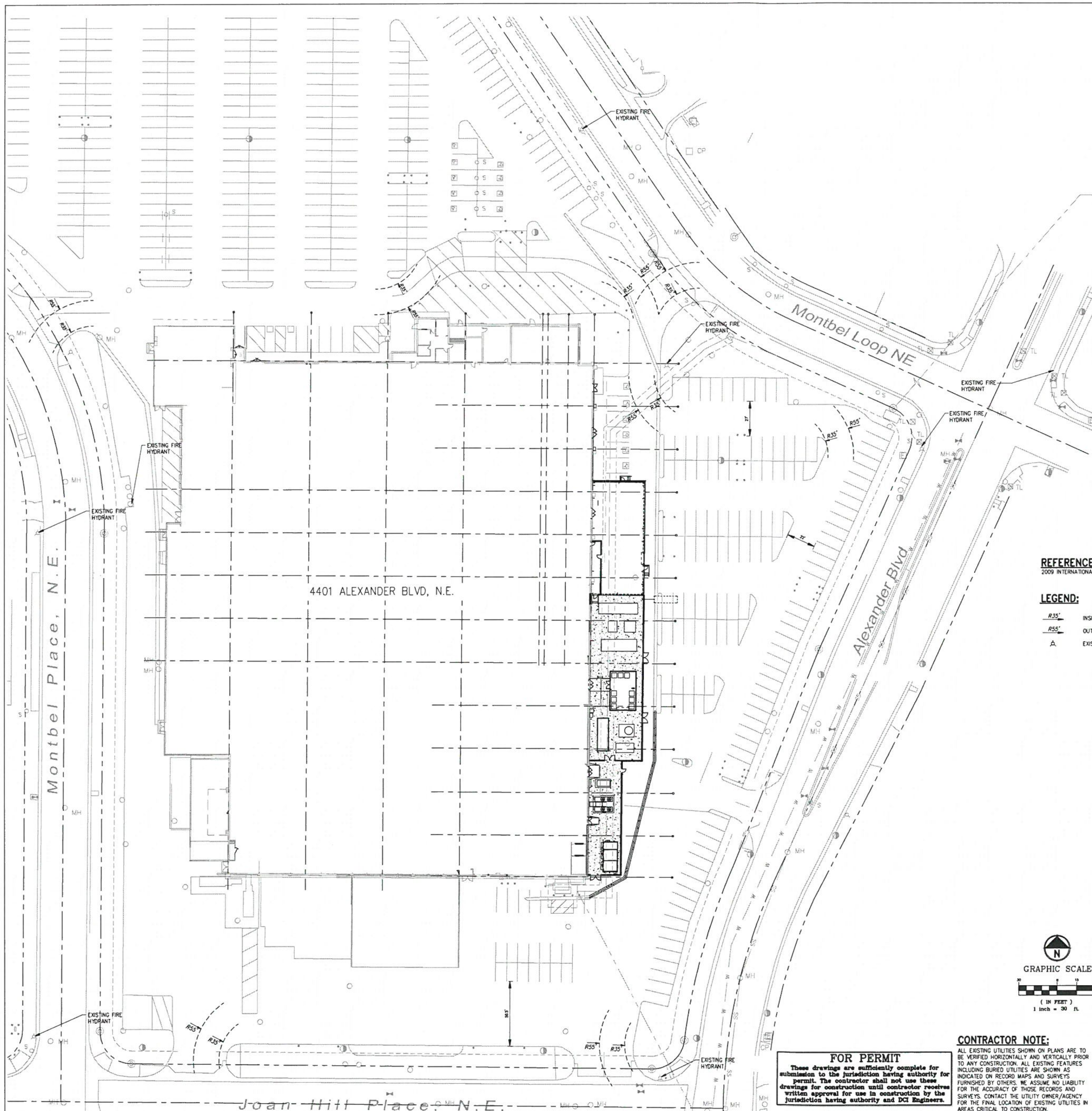
SEAL
DATE:

SEAL
MARK D. ADEN
NEW MEXICO
17430
LICENSED PROFESSIONAL ENGINEER
EXPIRES: 12/31/2018
DATE: 07/31/2017

DRAWING TITLE
TRAFFIC CIRCULATION PLAN

ENGINEER	ARCHITECT	DESIGNER	IPS PROJECT #
DCI	–	CSC	CAD16068.01
DRAWN BY	**REVIEWED BY**	**SCALE**	**CADD FILE NAME**
CSC	MHN	AS NOTED	

XREF FILE(S)	DRAWING NUMBER
	C1.3



REFERENCE CODE:

2009 INTERNATIONAL FIRE CODE – APPENDIX B, C, AND D

LEGEND:

R35'	INSIDE TURNING RADIUS
R55'	OUTSIDE TURNING RADIUS
(symbol)	EXISTING FIRE HYDRANT

N

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

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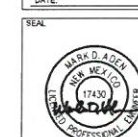
SEAL

DATE:

SEAL



EXPIRES: 12/31/2018

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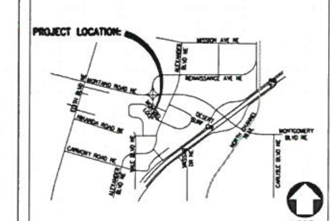

CLIENT

OsoBio
A Division of Albany Molecular Research Inc.

4401 ALEXANDER BLVD. ALBUQUERQUE, NM

SYRINGE LINE PROJECT

DRAWING TITLE

EXISTING CONDITIONS FIRE ACCESS PLAN

ENGINEER	ARCHITECT	DESIGNER	IPS PROJECT #
DCI	–	CSC	CAD16068.01
DRAWN BY	**REVIEWED BY**	**SCALE**	**CADD FILE NAME**
CSC	MHN	AS NOTED	

XREF FILE(S)	DRAWING NUMBER
	FIRE 1