

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

August 17, 2018

J. Graeme Means, P.E.
High Mesa Consulting Group
6010 B Midway Park Blvd NE
Albuquerque, NM 87109

RE: UNM North 4th St Clinic
3401 4th St NW
Grading Plan Stamp Date: 8/15/18
Hydrology File: G14D086

Dear Mr. Means,

Based on the submittal received on 8/15/18, this project is approved for SO-19 Permit. Please be sure to request the appropriate Excavation/Barricading Permits from Construction Permitting (8th Floor, Plaza del Sol) and request final inspection by storm drain maintenance (Jason Rodriguez, jtrodriguez@cabq.gov or 857-8607).

PO Box 1293

Albuquerque

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Other Contact: _____ **Contact:** _____

Address: _____

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

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT _____ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE REPORT
- _____ DRAINAGE MASTER PLAN
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ STREET LIGHT LAYOUT
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ 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
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE-SPOTTING) OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- UTILITY INFORMATION SHOWN HEREON IS BASED UPON ONSITE SURFACE EVIDENCE AND UTILITY LINE-SPOTS LIMITED TO THE NEW PNM ELECTRIC IMPROVEMENTS SHOWN HEREON, PROVIDED BY HIGH MESA CONSULTING GROUP (2018.170.1 02-01-2018). UTILITY LINES THAT APPEAR ON THESE DRAWINGS 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 EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, 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 THE 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, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
- THE GRADES INDICATED ON THIS PLAN ARE FINISHED GRADES UNLESS OTHERWISE INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING SUBGRADE AT ELEVATIONS THAT SHALL ACCOMMODATE PROPOSED IMPROVEMENTS AS INDICATED ON THE PLANS INCLUDING, BUT NOT LIMITED TO, SURFACE DRAINAGE STRUCTURES, PAVING AND LANDSCAPING SURFACING.
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- BACKFILL COMPACTION SHALL BE ACCORDING TO CITY OF ALBUQUERQUE STREET USE.
- CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT FOR EARTHWORK REQUIREMENTS, AS APPLICABLE.
- CONTRACTOR SHALL TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, CONTRACTOR SHALL REMOVE 2 FT. OF SUBGRADE MATERIAL AND IMPORT SUITABLE MATERIAL WITH R-VALUE 50 OR GREATER.

PROJECT BENCHMARK

AGRS 3 1/4" ALUMINUM DISC STAMPED "SWM-8 2005", SET IN A CONCRETE POST, FLUSH WITH THE GROUND, IN A PARKING LOT ISLAND ON THE WEST END OF THE ASPHALT PARKING LOT.
 NORTHING 1,498,475.70 (GRID) 1,498,475.70 (GROUND)
 EASTING 1,520,419.55 (GRID) 1,520,419.55 (GROUND)
 ELEVATION = 4969.73 FEET (NAVD 1988)

TEMPORARY BENCHMARK (T.B.M.) #1

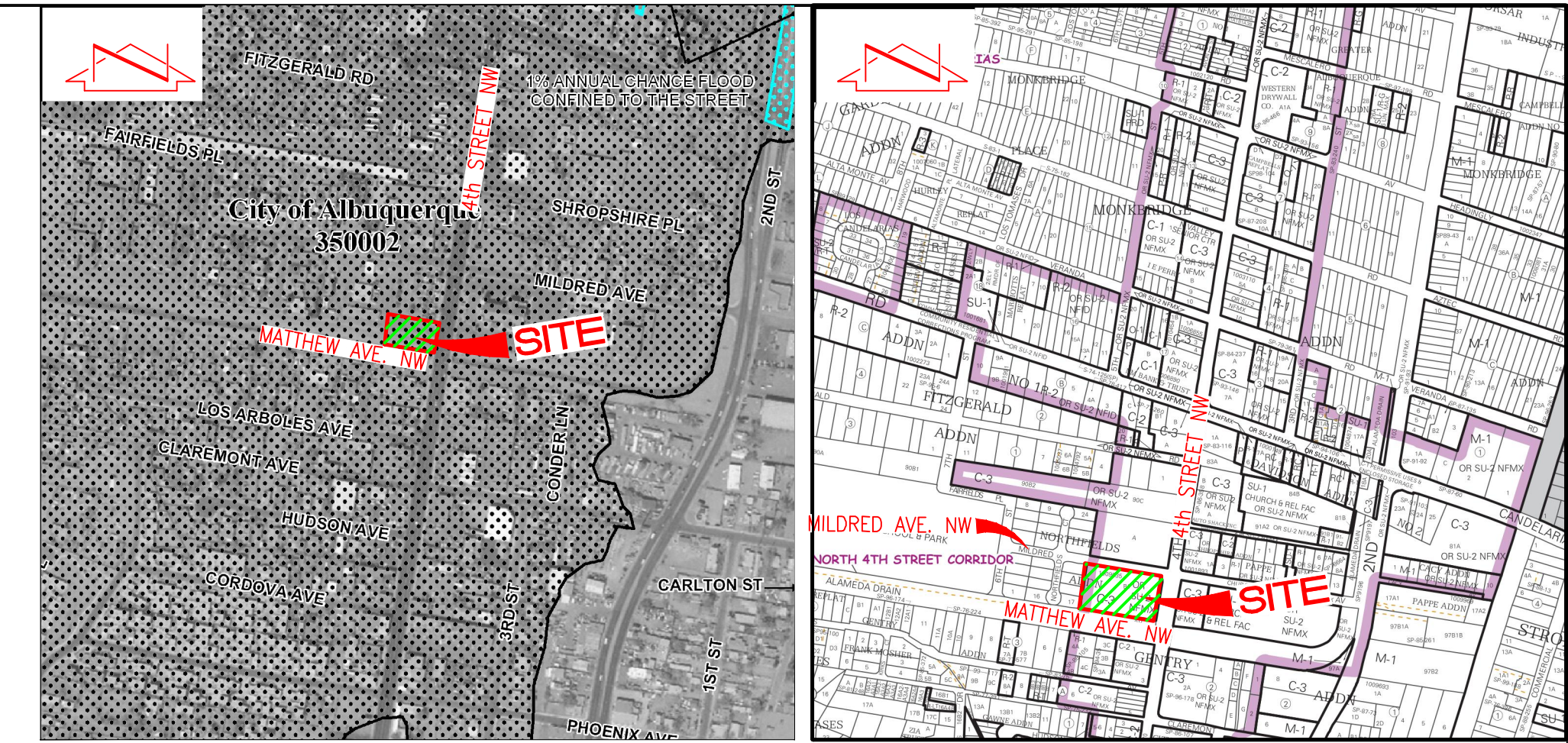
A MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK NORTH OF THE PROJECT LIMITS, AS SHOWN ON THIS SHEET.
 NORTHING 1,498,436.21 (GROUND)
 EASTING 1,521,794.26 (GROUND)
 ELEVATION = 4966.77 FEET (NAVD 1988)

TEMPORARY BENCHMARK (T.B.M.) #2

A #5 REBAR WITH CAP STAMPED "HMC CONTROL NMPS 11184" SOUTH OF THE PROJECT LIMITS, AS SHOWN ON THIS SHEET.
 NORTHING 1,498,132.62 (GROUND)
 EASTING 1,521,738.27 (GROUND)
 ELEVATION = 4967.69 FEET (NAVD 1988)

LEGEND

C&G	CURB AND GUTTER	*	PAINTED UTILITY MARKER
CI	CONCRETE HEADER CURB	☼	SMALL DECIDUOUS TREE
CLF/BW	CHAIN LINK FENCE WITH BARBED WIRE	○	SHRUB
CONC	CONCRETE	○	SMALL SHRUB
CP	CURB OPENING	INV	INVERT
CP	CLAY PIPE POLYETHYLENE LINED	FL	FLOWLINE
CSW	CONCRETE SIDEWALK	---	PROPERTY LINE
E/PM	ELECTRIC LINE BY PAINT MARK	---	EASEMENT
EA	EDGE OF ASPHALT	□	PROPOSED FENCE
EC	ELECTRIC CONDUIT		
EM	ELECTRIC METER		
ET	ELECTRIC TRANSFORMER		
GA	GUY ANCHOR		
INV	INVERT		
MH	MANHOLE		
MLP	METAL LIGHT POLE WITH 1.5' CONCRETE BASE		
OHE(3)	OVERHEAD ELECTRIC (# OF LINES)		
PVC	POLYVINYL CHLORIDE PIPE		
RCP	REINFORCED CONCRETE PIPE		
SAS	SANITARY SEWER		
SD	STORM DRAIN		
SP	STEEL POLE		
STD C&G	STANDARD CURB & GUTTER		
TA	TOP OF ASPHALT		
TC	TOP OF CURB		
TCO	TOP OF CONCRETE		
TG	TOP OF GRATE		
TYP	TYPICAL		
W/	WITH		
WPP	WOOD POWER POLE		



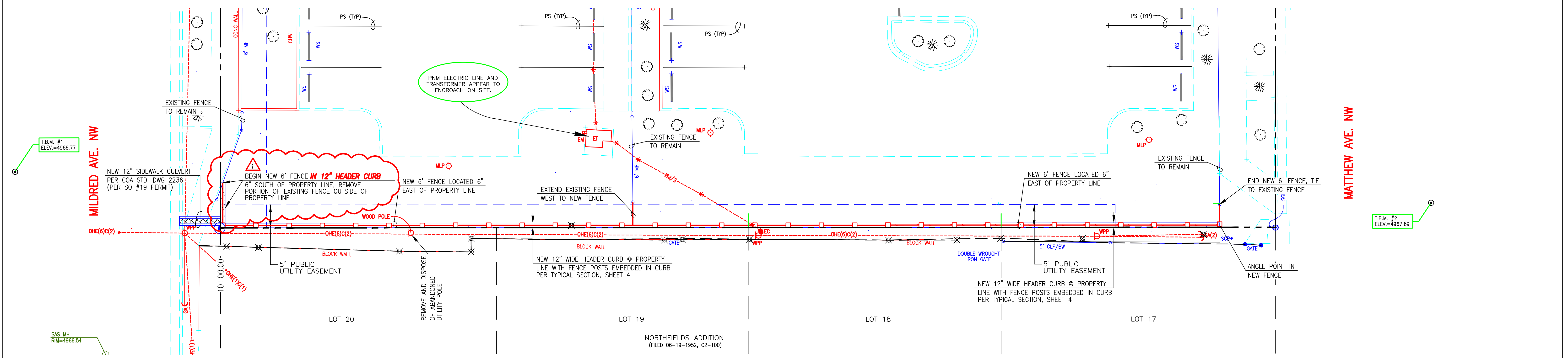
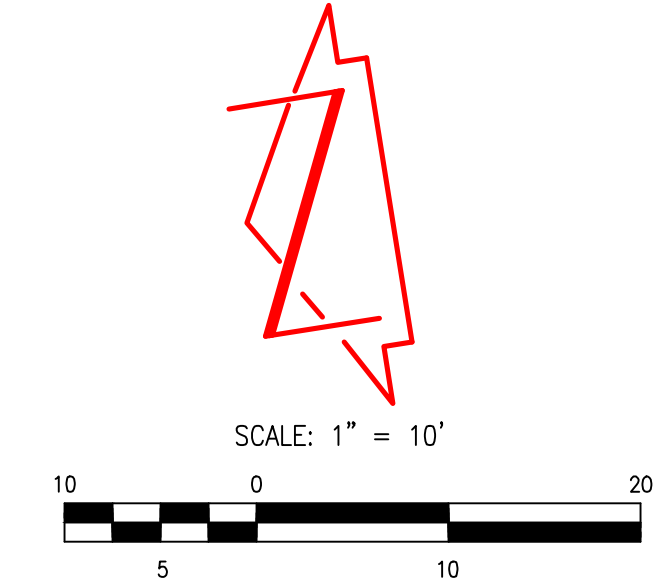
F.I.R.M.
SCALE: 1" = 500'

PANEL 332 of 825
DATED 09-26-2008

VICINITY MAP
SCALE: 1" = 750'

G-14

NOTE:
THIS IS NOT A BOUNDARY SURVEY; DATA IS SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON AN UNRECORDED BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS 11184, DATED 02/09/2018 (2018.170.1). THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE "PARTIAL TOPOGRAPHIC SURVEY" PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 02/09/2018 (2018.170.1).



NOTE:
PROPOSED STORM DRAIN NOT SHOWN FOR CLARITY. SEE SHEET 2 FOR STORM DRAIN.

J. GRAEME MEANS
REGISTERED PROFESSIONAL ENGINEER
NEW MEXICO
13676
06-25-2018
08-15-2018

File Name: P:\data\2018\2018.170.1\ENGINEER\1181705_BASE_PIPE_R1.dwg - SHEET 1 Plot Date: 8/15/18 Plot Time: 07:29

DESIGNED BY	G.M.	DATE	8/18	BY	J.D.S.	REVISIONS	EXTEND HEADER CURB	JOB NO.	2018.170.2
DRAWN BY	S.C.C.	DATE						DATE	06-2018
APPROVED BY	G.M.	SHEET	1	OF	4				

CONSTRUCTION NOTES:

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DRAINAGE PLAN

FOR DRAINAGE PLAN, SEE SHEET 4.

PROJECT BENCHMARK

AGRS 3 1/4" ALUMINUM DISC STAMPED "SWM-8 2005", SET IN A CONCRETE POST, FLUSH WITH THE GROUND, IN A PARKING LOT ISLAND ON THE WEST END OF THE ASPHALT PARKING LOT.
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 EASTING 1,520,419.55 (GRID) 1,520,419.55 (GROUND)
 ELEVATION = 4969.73 FEET (NAVD 1988)

TEMPORARY BENCHMARK (T.B.M.) #1

A MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK NORTH OF THE PROJECT LIMITS, AS SHOWN ON THIS SHEET.
 NORTHING 1,498,436.21 (GROUND)
 EASTING 1,521,734.26 (GROUND)
 ELEVATION = 4966.77 FEET (NAVD 1988)

TEMPORARY BENCHMARK (T.B.M.) #2

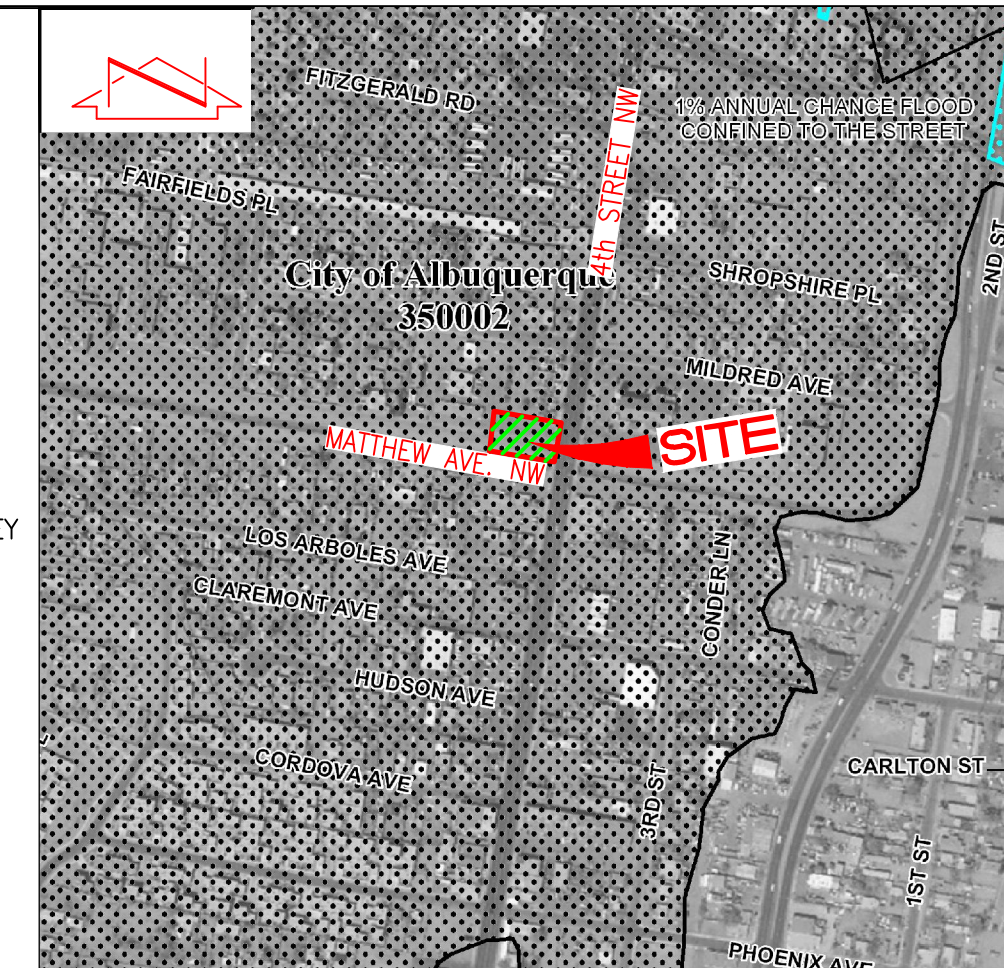
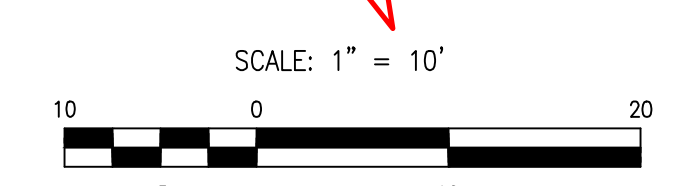
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 EASTING 1,521,738.27 (GROUND)
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SO#19 NOTES:

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- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
- CONTRACTOR MUST CONTACT JASON RODRIGUEZ AT 235-8016 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE AN INSPECTION.

LEGEND

- | | | | |
|---------|--|----------|--|
| C&G | CURB AND GUTTER | * | PAINTED UTILITY MARKER |
| CHC | CONCRETE HEADER CURB | ☼ | SMALL DECIDUOUS TREE |
| CI | CAST IRON PIPE | ○ | SHRUB |
| CLF/BW | CHAIN LINK FENCE WITH BARBED WIRE | ○ | SMALL SHRUB |
| CONC | CONCRETE | ○ | INVERT |
| COP | CURB OPENING | FL | FLOWLINE |
| CP | CLAY PIPE POLYETHYLENE LINED | + 20.05 | EXISTING SPOT ELEVATION |
| CSW | CONCRETE SIDEWALK | ⊙ 14.00 | PROPOSED SPOT ELEVATION |
| E/PM | ELECTRIC LINE BY PAINT MARK | ⊗ 66.3 | ELEVATION FROM 2014 PRECONSTRUCTION SURVEY |
| EM | EDGE OF ASPHALT | — 4920 — | PROPOSED FLOWLINE |
| EC | ELECTRIC CONDUIT | — 20 — | EXISTING CONTOUR |
| EA | ELECTRIC METER | — 20 — | PROPOSED CONTOUR |
| ET | ELECTRIC TRANSFORMER | □ | PROPOSED CONCRETE |
| GA | GUY ANCHOR | | |
| INV | INVERT | | |
| MH | MANHOLE | | |
| MLP | METAL LIGHT POLE WITH 1.5' CONCRETE BASE | | |
| OHE(3) | OVERHEAD ELECTRIC (# OF LINES) | | |
| PVC | POLYVINYL CHLORIDE PIPE | | |
| RCP | REINFORCED CONCRETE PIPE | | |
| SAS | SANITARY SEWER | | |
| SD | STORM DRAIN | | |
| SP | STEEL POLE | | |
| STD C&G | STANDARD CURB & GUTTER | | |
| TA | TOP OF ASPHALT | | |
| TC | TOP OF CURB | | |
| TCO | TOP OF CONCRETE | | |
| TG | TOP OF GRATE | | |
| TP | TYPICAL | | |
| W/P | WITH | | |
| WPP | WOOD POWER POLE | | |



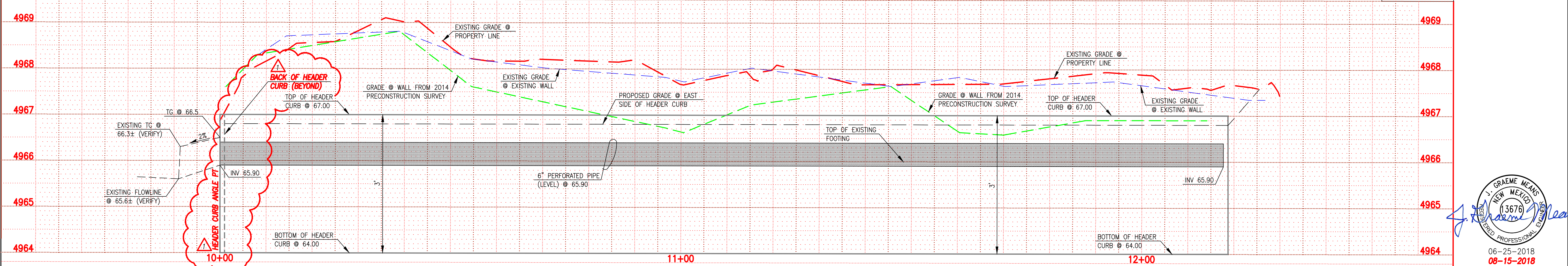
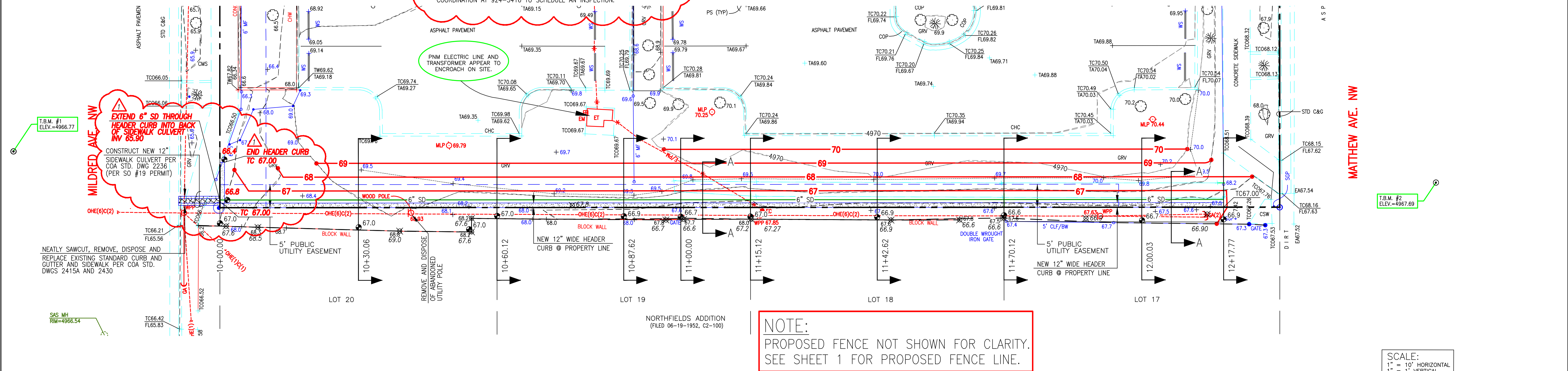
F.I.R.M.
SCALE: 1" = 500'

PANEL 332 of 825
DATED 09-26-2008

VICINITY MAP
SCALE: 1" = 750'

G-14

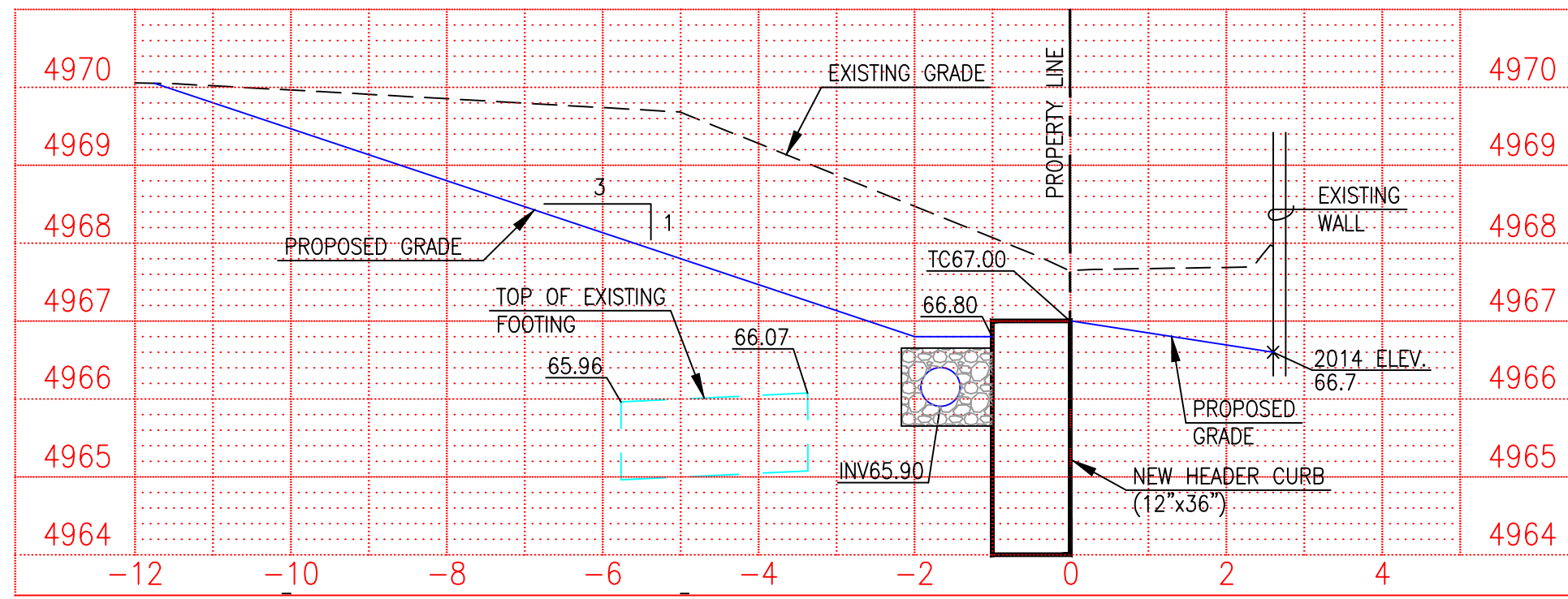
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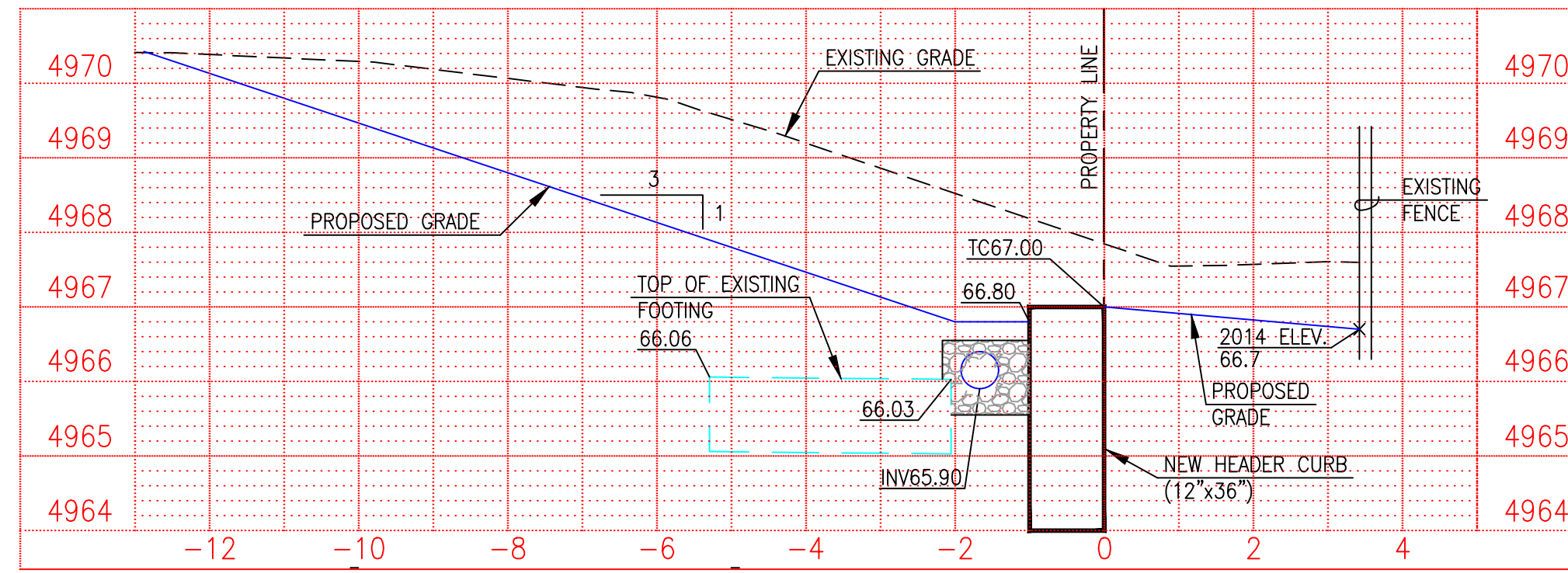
SCALE:
1" = 10' HORIZONTAL
1" = 1' VERTICAL

Professional Engineer Seal for J. Graeme Means, License No. 13676, State of New Mexico. Dated 06-25-2018, 08-15-2018.

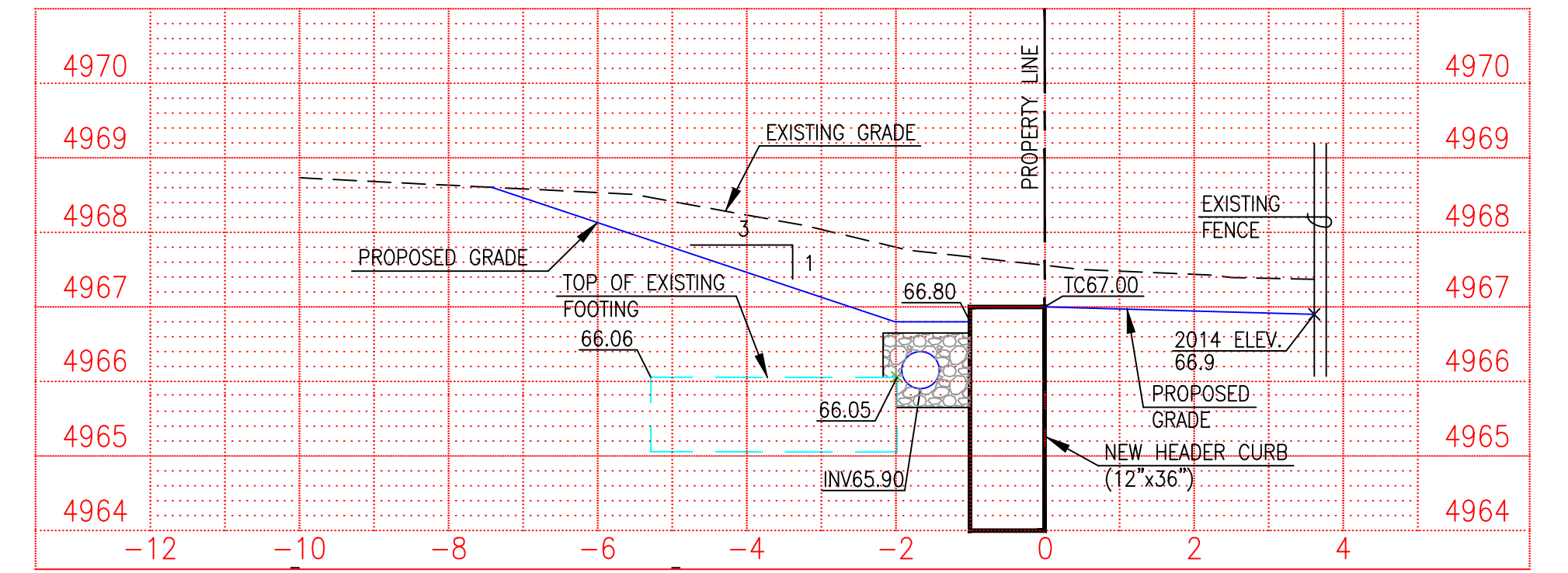
DESIGNED BY	DATE	BY	REVISIONS	JOB NO.
G.M.	8/18	J.D.S.	EXTEND HEADER CURB, ADD CITY SO#19 NOTES	2018.170.2
DRAWN BY				DATE
S.C.C.				06-2018
APPROVED BY				SHEET
G.M.				2 OF 4



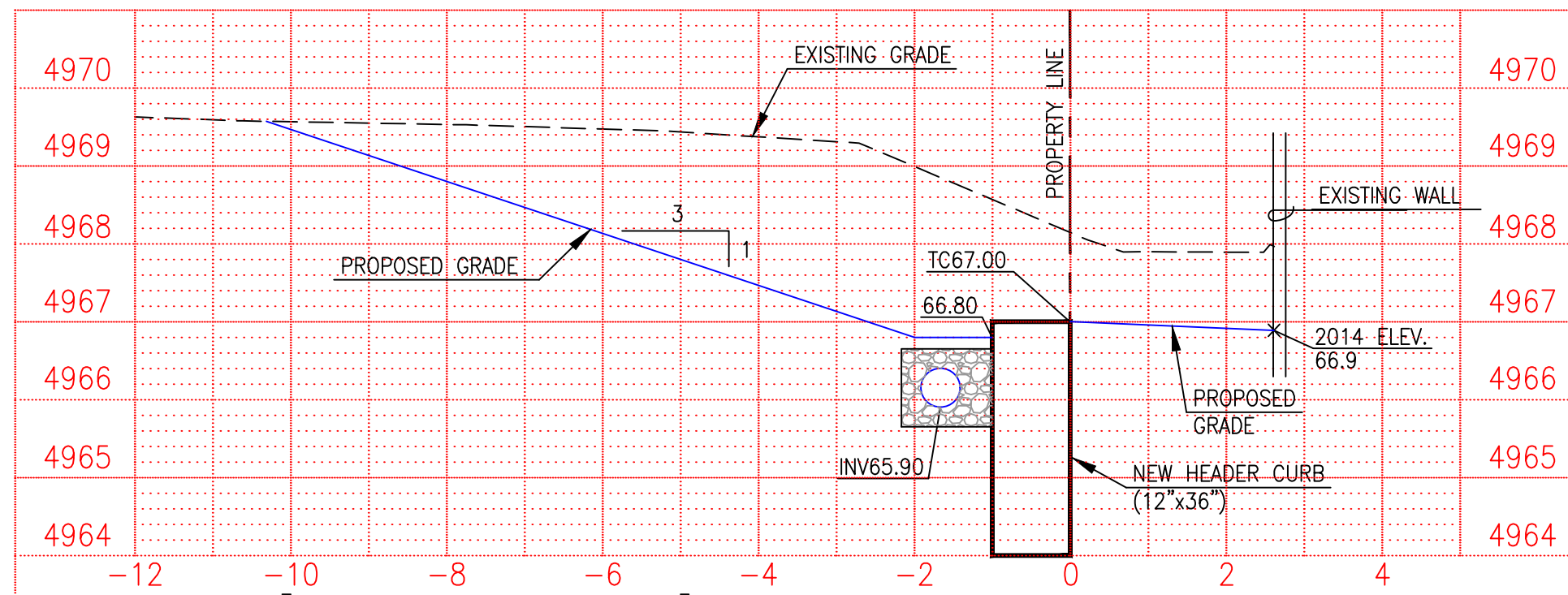
11+00.00
(N. END OF EXISTING FOOTING)



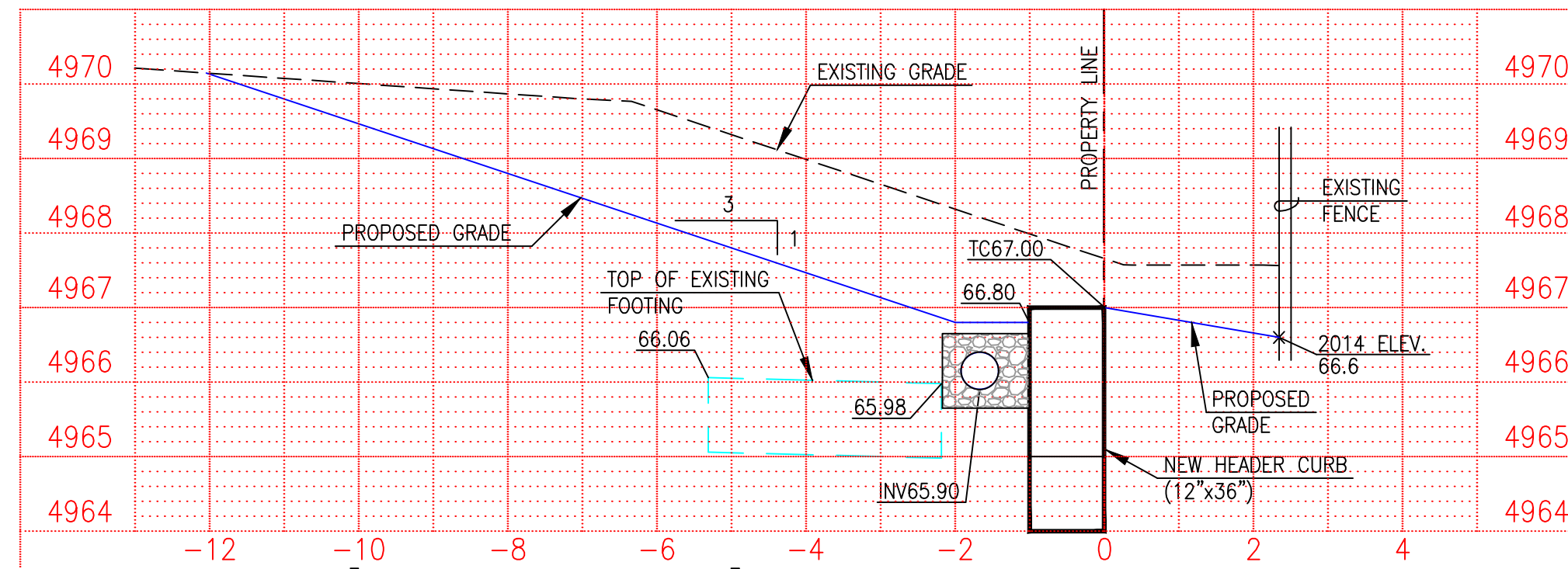
12+00.03
(MID POINT LOT 17)



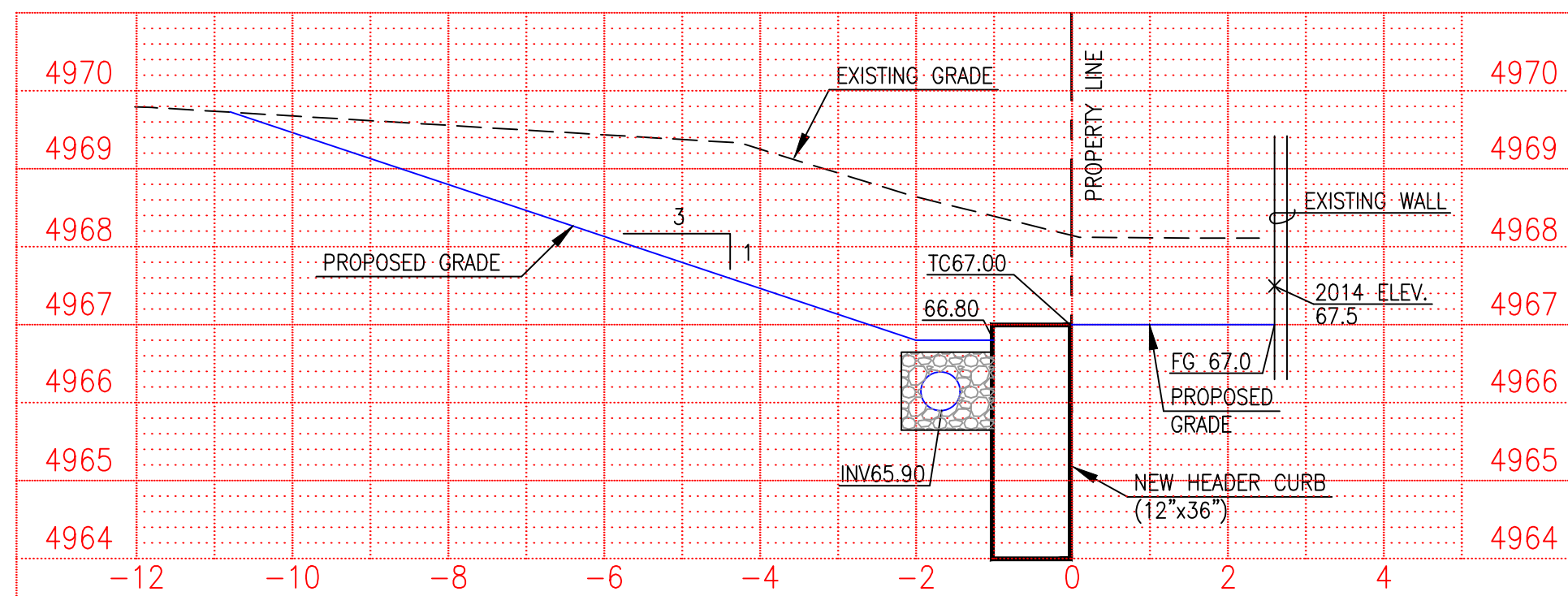
12+17.77
(S. END OF EXISTING FOOTING)



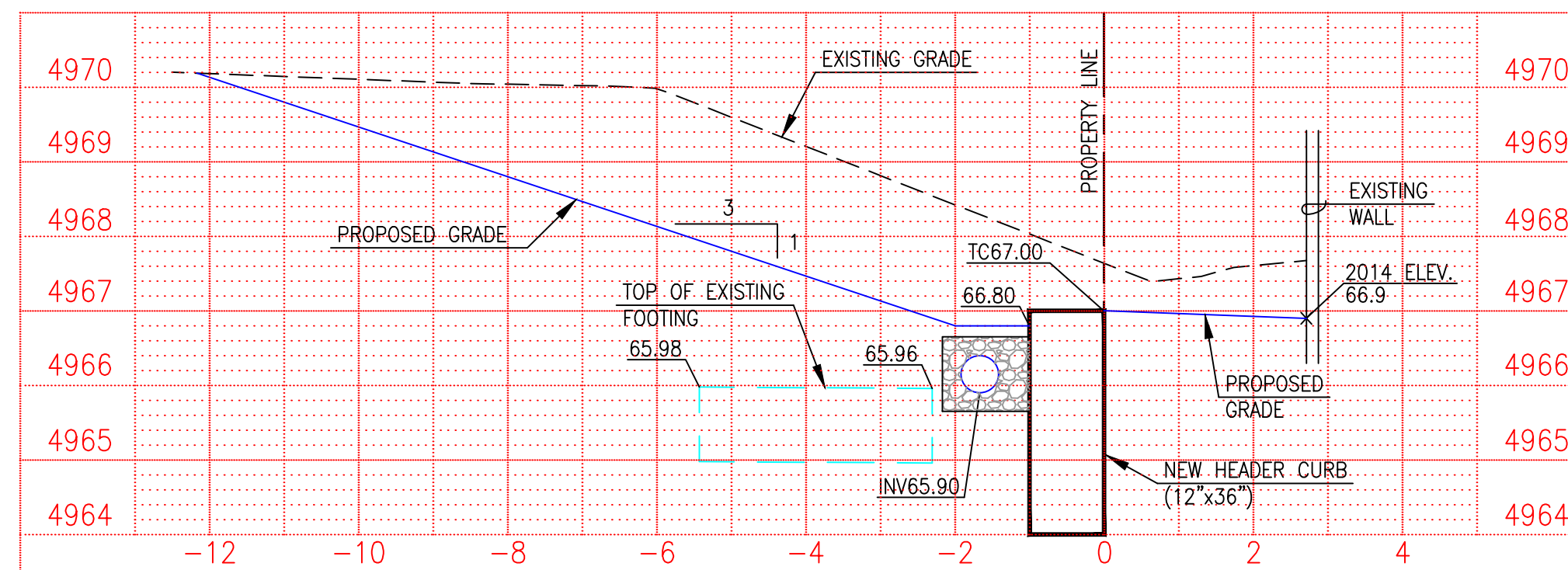
10+87.62
(MID POINT LOT 19)



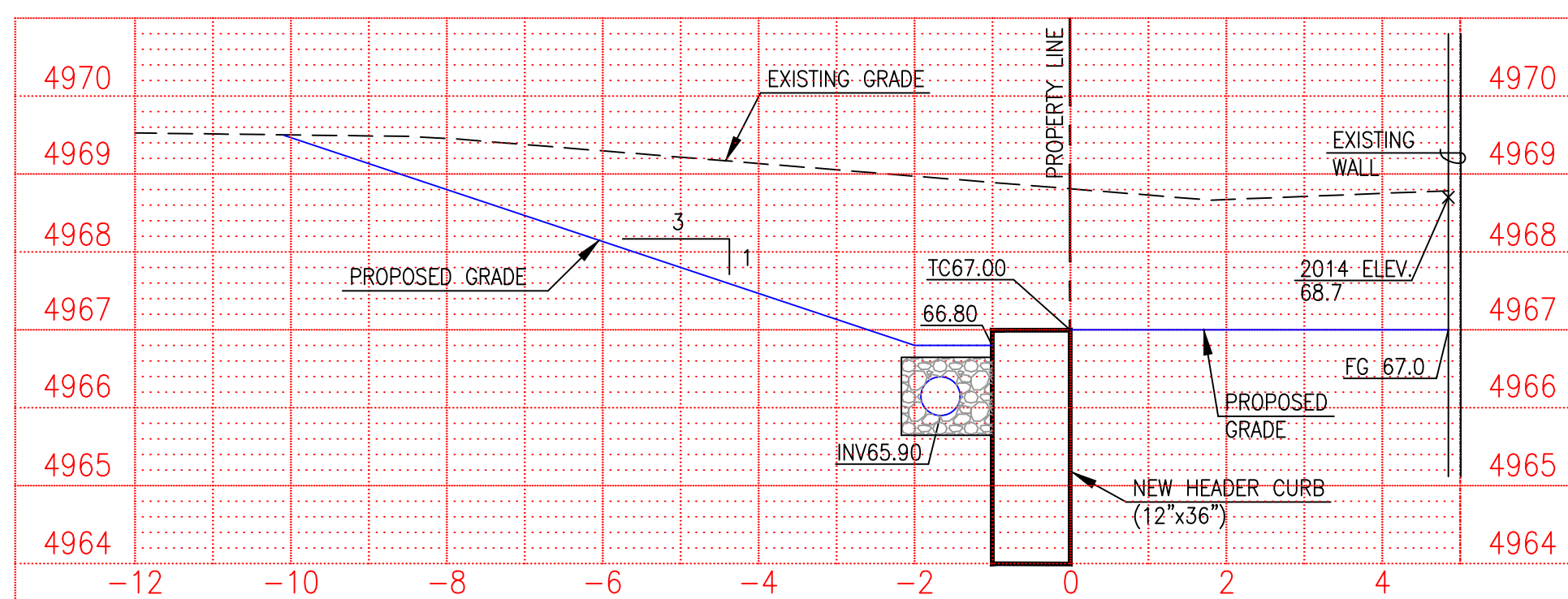
11+70.12
(LOT 17/18 R)



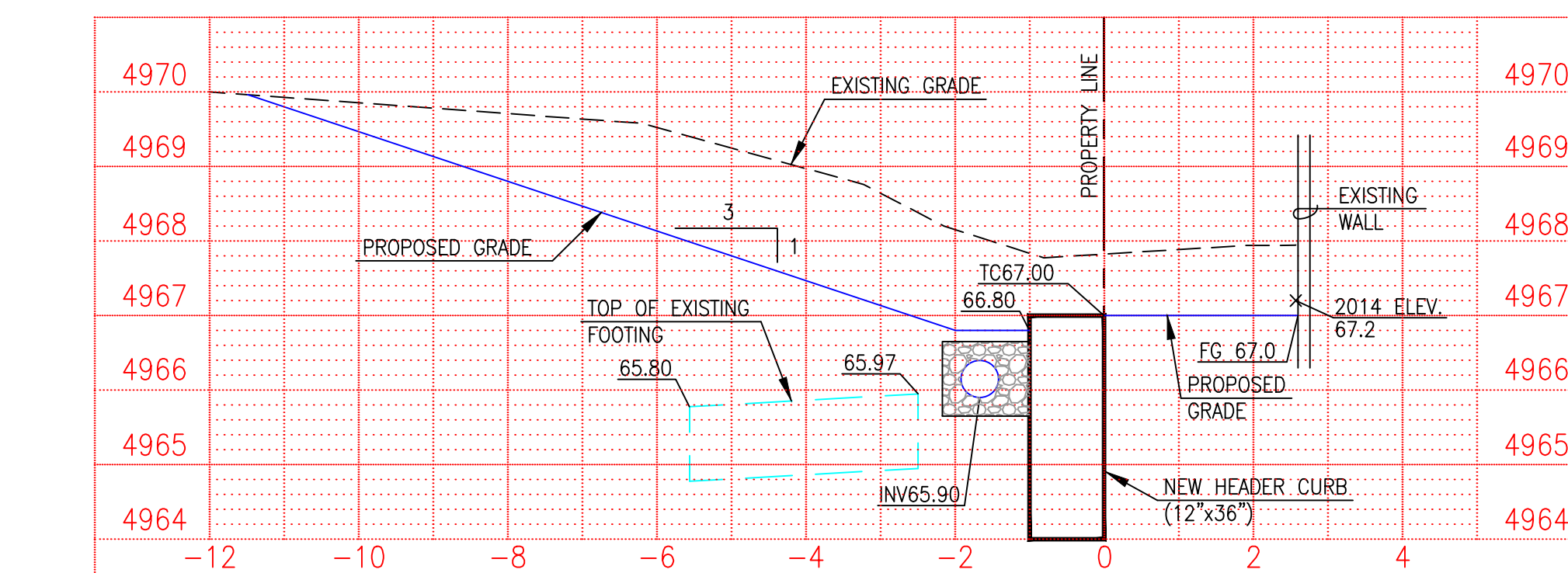
10+60.12
(LOT 19/20 R)



11+42.62
(MID POINT LOT 18)



10+30.06
(MID POINT LOT 20)



11+15.12
(LOT 18/19 R)

NOTE:
SEE SHEET 4 FOR TYPICAL SECTION
SHOWING FENCE IN CURB. FENCE NOT
SHOWN HEREON FOR CLARITY.

SCALE:
HORIZONTAL: 1" = 2'
VERTICAL: 1" = 2'



File Name: P:\data\2018\2018_170_5\ENGIN\181705_BASE_PIPE.dwg - SHEET 3 Plot Date: 6/25/18 Plot Time: 09:32

DESIGNED BY	G.M.	NO.	DATE	BY	REVISIONS	JOB NO.	2018.170.2
DRAWN BY	S.C.C.					DATE	06-2018
APPROVED BY	G.M.					SHEET	3 OF 4

DRAINAGE PLAN

INTRODUCTION

THE PROPOSED UNM NORTH 4TH STREET CLINIC PROJECT IS A CORRECTIVE ACTION IMPROVEMENTS PROJECT ALONG THE WEST END OF THE SITE. THIS PROJECT WILL REMOVE SOIL/LANDSCAPING THAT WAS IMPROPERLY INSTALLED ON NEIGHBORING PROPERTY AS PART OF A 2014 UNM CLINIC CONSTRUCTION PROJECT (SEE REFERENCE BELOW) AND RETURN THE GRADE AT THE EXISTING PROPERTY WALLS AND FENCES TO THE PRE-EXISTING CONDITIONS.

ADDITIONAL IMPROVEMENTS WILL INCLUDE A SHORT HEADER CURB, FENCE, AND PERFORATED STORM DRAIN PIPE ALONG THE LENGTH OF THE WEST PROPERTY LINE, DESIGNED TO INTERCEPT STORMWATER RUNOFF GENERATED BY THE LANDSCAPED WEST EDGE OF THE UNM SITE FROM ENTERING THE NEIGHBORING PROPERTIES. THE STORMWATER WILL BE CONVEYED TO THE NORTHWEST CORNER OF THE UNM SITE WHERE IT WILL DISCHARGE THROUGH A NEW SIDEWALK CULVERT INTO MILDRED AVE NW.

THIS SUBMITTAL IS MADE IN SUPPORT OF SO#19 PERMIT REQUIRED FOR THE NEW SIDEWALK CULVERT TO MILDRED AVE NW.

PROJECT DESCRIPTION

AS SHOWN BY THE VICINITY MAP, THIS SITE IS LOCATED AT THE SE CORNER OF 4TH STREET NW AND MILDRED AVE NW. THE CURRENT LEGAL DESCRIPTION IS TRACT B-1, NORTHFIELDS ADDITION.

BACKGROUND DOCUMENTS

BACKGROUND INFORMATION FOR THIS SITE CONSISTS OF THE 2014 APPROVED UNM NORTH TH STREET GRADING PLAN PREPARED BY WALLA ENGINEERING DATED 10-1-2014. PER THIS PLAN, SITE RUNOFF SHALL BE DIRECTED NORTH FROM THE SITE TO MILDRED AVE; THESE IMPROVEMENTS ARE IN CONCURRENCE WITH THAT OVERALL SITE DRAINAGE PLAN.

PROJECT SITE CONDITIONS

PROJECT IMPROVEMENTS ALONG THE WEST EDGE OF THE SITE CONSIST PRIMARILY OF CORRECTIVE ACTION SITE GRADING AND LANDSCAPING IMPROVEMENTS, ALONG WITH A SHORT CURB WITH FENCE AND SUBSURFACE PERFORATED STORM DRAIN PIPE. SOIL THAT WAS IMPROPERLY PLACED ON NEIGHBORING PROPERTY AS PART OF THE 2014 PLAN CONSTRUCTION WILL BE REMOVED, RETURNING THE GRADE ALONG THE NEIGHBORING WALLS AND FENCE TO PRE-2014 (OR BETTER) CONDITIONS. THE DEVELOPED LAND TREATMENT (TYPE 'C') WILL BE THE SAME AS THE EXISTING LAND TREATMENT, THEREFORE NO ADDITIONAL RUNOFF WILL BE GENERATED. AS REFERENCE ABOVE, THE PERFORATED STORM DRAIN PIPE ALONG THE NEW CURB/FENCE WILL COLLECT RUNOFF FROM THE WEST EDGE OF THE PROPERTY AND DISCHARGE IT NORTH THROUGH A NEW SIDEWALK CULVERT AND INTO MILDRED AVE NW. THESE IMPROVEMENTS WILL BLOCK SITE RUNOFF FROM ENTERING THE NEIGHBORING PROPERTIES.

CONCLUSIONS

1. PROPOSED CORRECTIVE ACTION GRADING IMPROVEMENTS WILL RETURN NEIGHBORING SITE PROPERTIES TO PRE-2014 (OR BETTER) CONDITION.
2. PROPOSED IMPROVEMENTS WILL NOT CHANGE THE RUNOFF GENERATED BY THE SITE DUE TO REPLACING PERVIOUS LANDSCAPING WITH PERVIOUS LANDSCAPING.
3. A NEW SIDEWALK CULVERT TO MILDRED AVENUE NW LOCATED AT THE NORTHWEST CORNER OF THE SITE WILL REQUIRE SO#19 PERMIT APPROVAL.
4. EXISTING 2014 APPROVED DRAINAGE PATTERNS FOR THE SITE WILL BE MAINTAINED.

FENCE SPECIFICATIONS

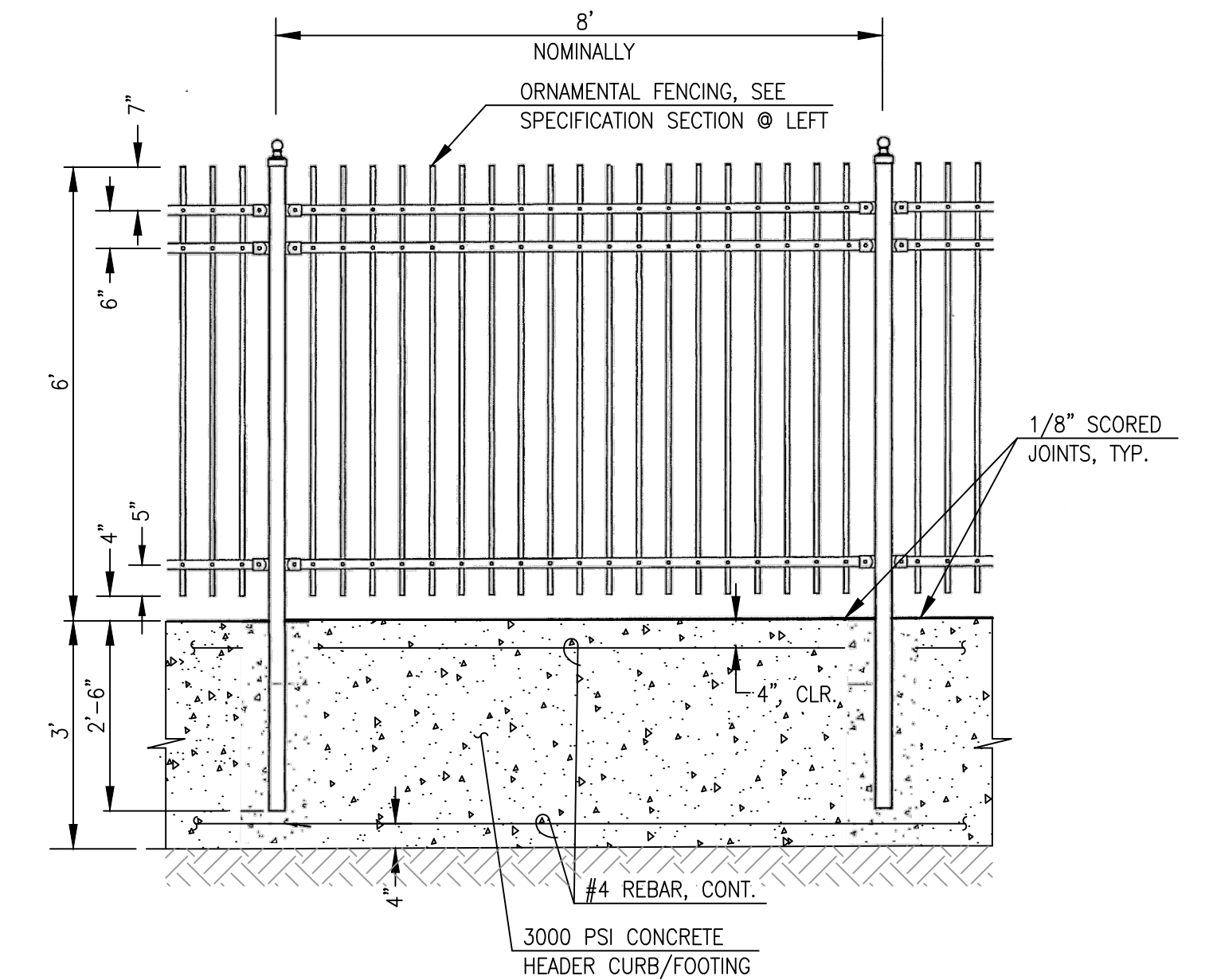
THE FENCE IS AN ESTATE FENCE - STYLE 6' 0" HIGH WITH FLAT CAP PICKETS. THE POSTS ARE MANUFACTURERS 2 1/2" SQUARE POST WITH BALL TOP AT 8 FEET +/- SPACING.

MATERIALS:

1. PICKETS: 1" SQUARE TUBULAR MEMBERS 6" ON CENTER, ATSM A-787, 45,000 PSI YIELD STRENGTH.
2. RAILS: 1 3/8" WIDE X 1 1/2" DEEP 11 GAUGE 'U' CHANNEL PER ATSM A-653 OF ATSM A-607, 50,000 PSI YIELD STRENGTH. PUNCH HOLES TO RECEIVE PICKETS AND RIVETS.
3. POSTS: 2 1/2" SQUARE TUBULAR STEEL PER ATSM-787, 45,000 PSI YIELD STRENGTH.
4. ACCESSORIES: ASSEMBLE PANELS WITH ORNAMENTAL ACCESSORIES ATTACHED WITH INDUSTRIAL DRIVE RIVETS TO PREVENT REMOVAL AND VANDALISM.
5. FINISH: ALL PICKETS, CHANNELS, POSTS, FITTINGS AND ACCESSORIES SHALL BE POLYESTER COATED INDIVIDUALLY AFTER DRILLING AND LAYOUT TO ENSURE MAXIMUM CORROSION PROTECTION, (COATING OF ASSEMBLED SECTIONS IS UNACCEPTABLE).

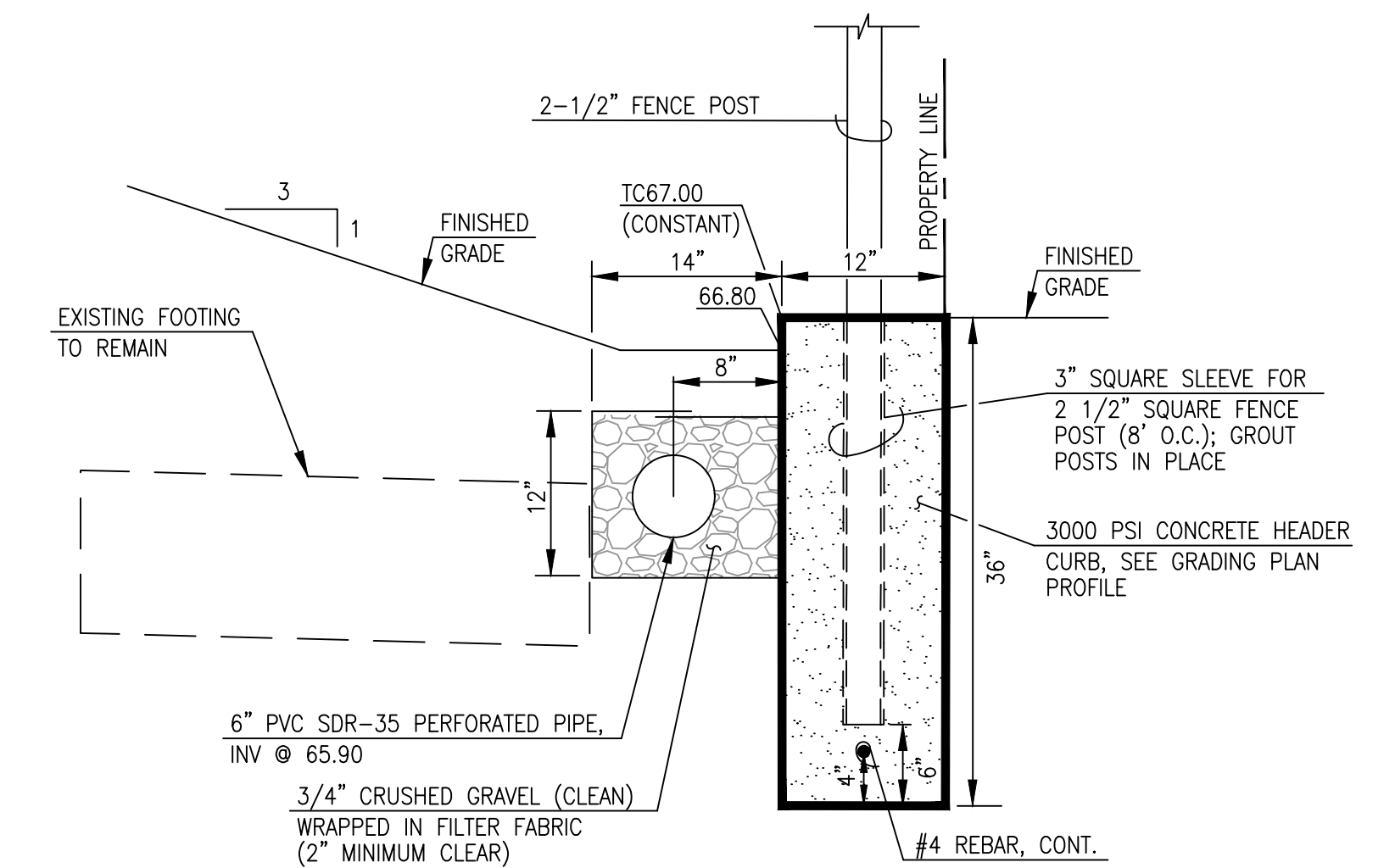
FABRICATION:

1. FOLLOW MANUFACTURER'S STANDARD DETAILS.
2. FINISH JOINT WELDS SMOOTHLY
3. PROVIDE A PERMACOAT (OR EQUAL) POWDERCOAT FINISH
 - a. BASECOAT SHALL BE A ZINC RICH THERMOSETTING EPOXY
 - b. FINISH COAT SHALL BE A THERMOSETTING POLYESTER POWDER
 - i. MINIMUM THICKNESS 2.5-3 MILS.
 - ii. COLOR - DARK BRONZE
 - iii. SHALL PASS THE SALT WATER SPRAY TEST METHOD B117
 - iv. SHALL NOT FADE, CRACK, BLISTER, OR SPLIT UNDER NORMAL USE.



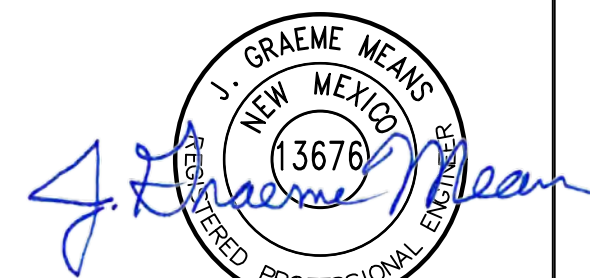
FENCE SECTION

SCALE: 1" = 2'



SECTION A-A

SCALE: 1" = 1'



06-25-2018

File Name: P:\data\2018\2018_170_5\ENGIN\181705_BASE_PIPE.dwg - SHEET 4 - Plot Date: 6/25/18 - Plot Time: 09:15

DESIGNED BY	G.M.	NO.	DATE	BY	REVISIONS	JOB NO.	2018.170.2
DRAWN BY	S.C.C.					DATE	06-2018
APPROVED BY	G.M.					SHEET	4 OF 4