

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

August 9, 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: 6/25/18
Hydrology File: G14D086

Dear Mr. Means,

Based on the submittal received on 8/6/18, this project cannot be approved for SO-19 Permit until the following are corrected:

1. Provide a detail for the 6" drain pipe into the back of the sidewalk culvert. It appears a small concrete headwall around the 6" pipe will be needed to keep dirt from flushing into the culvert and to support the abrupt transition in the finished grade at the ROW line.
2. Include the [standard SO-19](#) notes on the grading plan.
3. Use the [current DTIS version](#) (6/2018) when resubmitting.

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

Sincerely,

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

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:** _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

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

PRE-DESIGN MEETING?

_____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

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.
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- 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

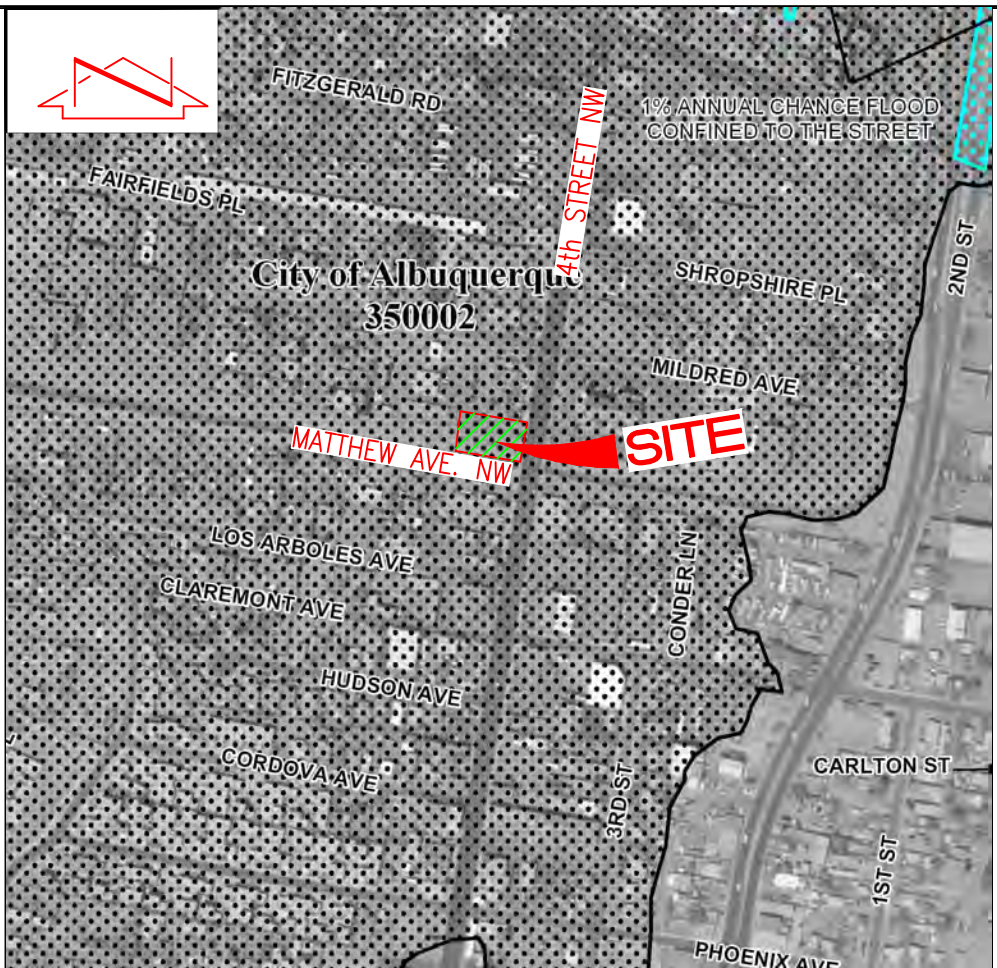
A MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK NORTH OF THE PROJECT LIMITS, AS SHOWN ON THIS SHEET.
NORTHING 1,498,436.21 (GROUND)
EASTING 1,521,794.26 (GROUND)
ELEVATION = 4966.77 FEET (NAVD 1988)

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
CHC	CONCRETE HEADER CURB	☼	SMALL DECIDUOUS TREE
CI	CAST IRON PIPE	○	SHRUB
CLF/BW	CHAIN LINK FENCE WITH BARBED WIRE	○	SMALL SHRUB
CONC	CONCRETE	INV	INVERT
COP	CURB OPENING	FL	FLOWLINE
CP	CLAY PIPE POLYETHYLENE LINED	---	PROPERTY LINE
CSW	CONCRETE SIDEWALK	---	EASEMENT
E/PM	ELECTRIC LINE BY PAINT MARK	□	PROPOSED FENCE
EA	EDGE OF ASPHALT		
EC	ELECTRIC CONDUIT		
EM	ELECTRIC METER		
ET	ELECTRIC TRANSFORMER		
GA	GUY ANCHOR		
INV	INVERT		
MHP	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		



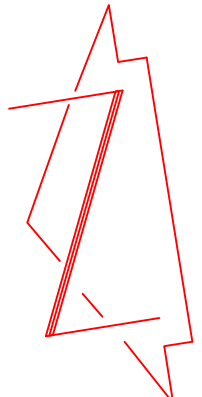
F.I.R.M.
SCALE: 1" = 500'

PANEL 332 of 825
DATED 09-26-2008

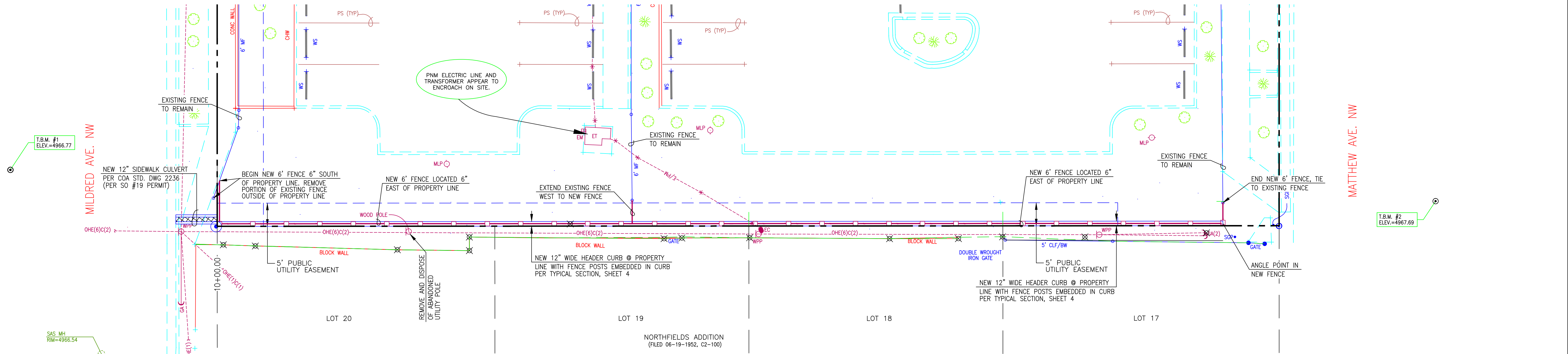
VICINITY MAP
SCALE: 1" = 750'

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).



SCALE: 1" = 10'



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



06-25-2018



6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109
Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesaeng.com

SITE PLAN

UNM NORTH 4TH STREET CLINIC-GRADING REVISIONS

DESIGNED BY G.M.
DRAWN BY S.C.C.
APPROVED BY G.M.

NO.	DATE	BY	REVISIONS

JOB NO.	2018.170.2
DATE	06-2018
SHEET	1 OF 4

CONSTRUCTION NOTES:

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SO#19 NOTES:

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- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- IF THE SO#19 PERMIT INCLUDES A SIDEWALK CULVERT, CONTRACTOR SHALL TACK WELD PLATE TO EMBEDDED ANCHORS.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS

PROJECT BENCHMARK

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

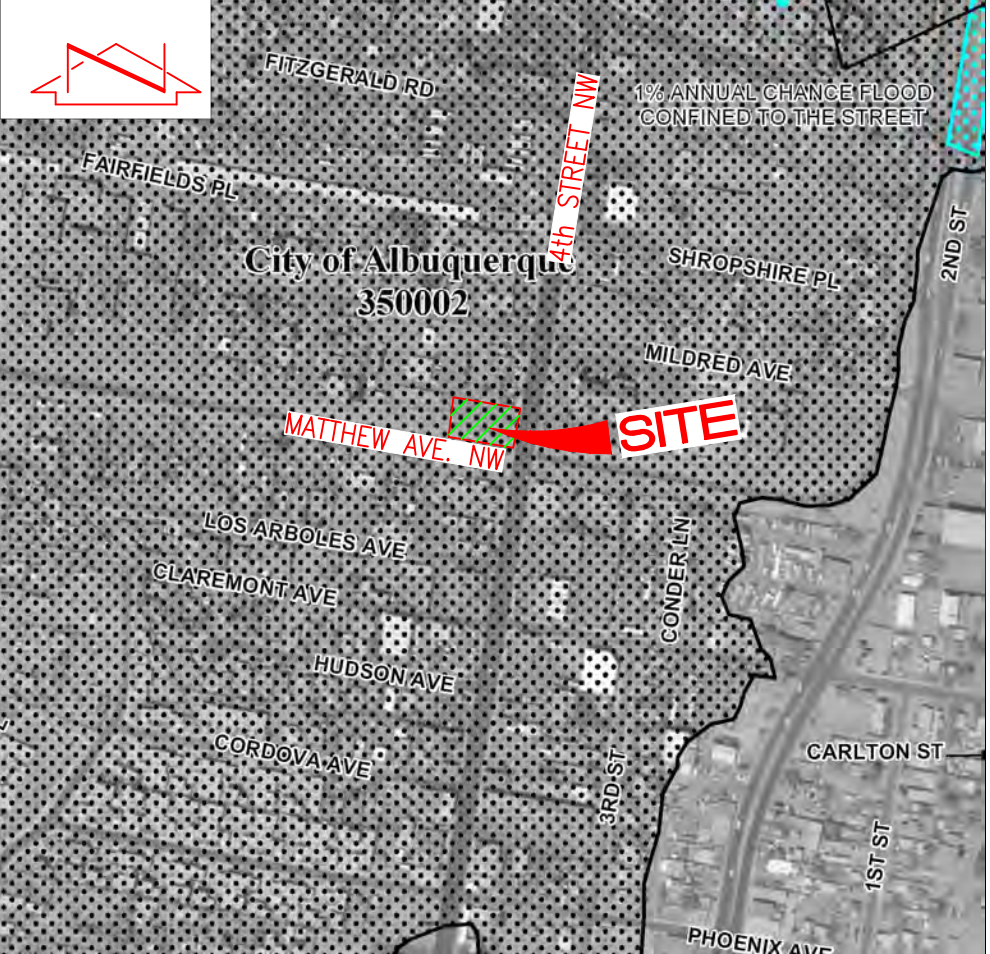
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NORTHING 1,498,132.62 (GROUND)
EASTING 1,521,738.27 (GROUND)
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DRAINAGE PLAN

FOR DRAINAGE PLAN, SEE SHEET 4.

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 | INV | 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/P/M | ELECTRIC LINE BY PAINT MARK | ⊗ 66.3 | ELEVATION FROM 2014 PRECONSTRUCTION SURVEY |
| EA | EDGE OF ASPHALT | ⊗ 66.3 | PROPOSED FLOWLINE |
| EC | ELECTRIC CONDUIT | ⊗ 66.3 | EXISTING CONTOUR |
| EM | ELECTRIC METER | ⊗ 66.3 | PROPOSED CONTOUR |
| ET | ELECTRIC TRANSFORMER | ⊗ 66.3 | |
| GA | GUY ANCHOR | ⊗ 66.3 | |
| INV | INVERT | ⊗ 66.3 | |
| MH | MANHOLE | ⊗ 66.3 | |
| MLP | METAL LIGHT POLE WITH 1.5' CONCRETE BASE | ⊗ 66.3 | |
| OHE(3) | OVERHEAD ELECTRIC (# OF LINES) | ⊗ 66.3 | |
| PVC | POLYVINYL CHLORIDE PIPE | ⊗ 66.3 | |
| RCP | REINFORCED CONCRETE PIPE | ⊗ 66.3 | |
| SAS | SANITARY SEWER | ⊗ 66.3 | |
| SD | STORM DRAIN | ⊗ 66.3 | |
| SP | STEEL POLE | ⊗ 66.3 | |
| STD C&G | STANDARD CURB & GUTTER | ⊗ 66.3 | |
| TA | TOP OF ASPHALT | ⊗ 66.3 | |
| TC | TOP OF CURB | ⊗ 66.3 | |
| TCO | TOP OF CONCRETE | ⊗ 66.3 | |
| TG | TOP OF GRATE | ⊗ 66.3 | |
| TYP | TYPICAL | ⊗ 66.3 | |
| W/P | WITH WOOD POWER POLE | ⊗ 66.3 | |



F.I.R.M.

SCALE: 1" = 500'

PANEL 332 of 825

DATED 09-26-2008

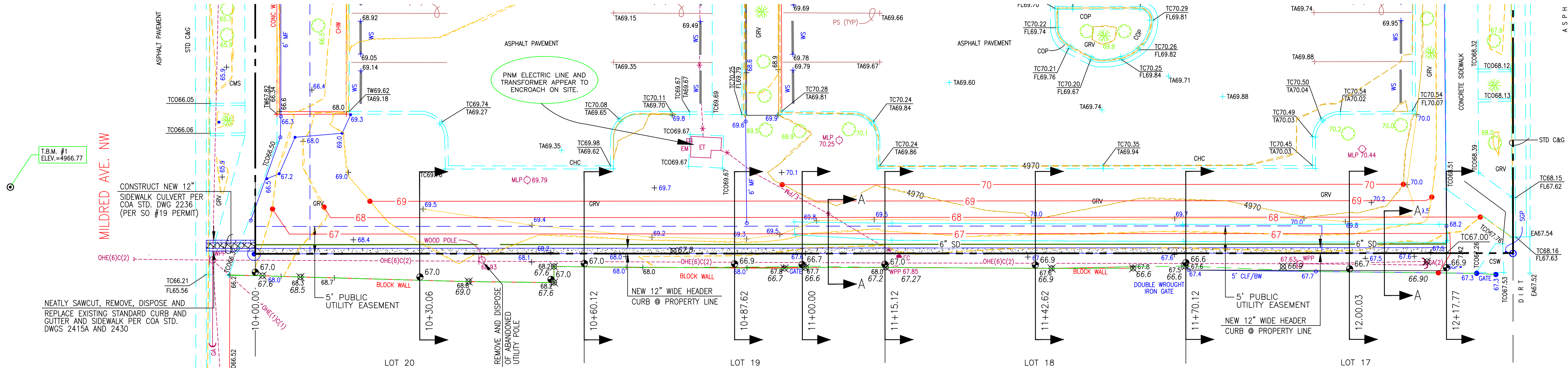
VICINITY MAP

SCALE: 1" = 750'

G-14

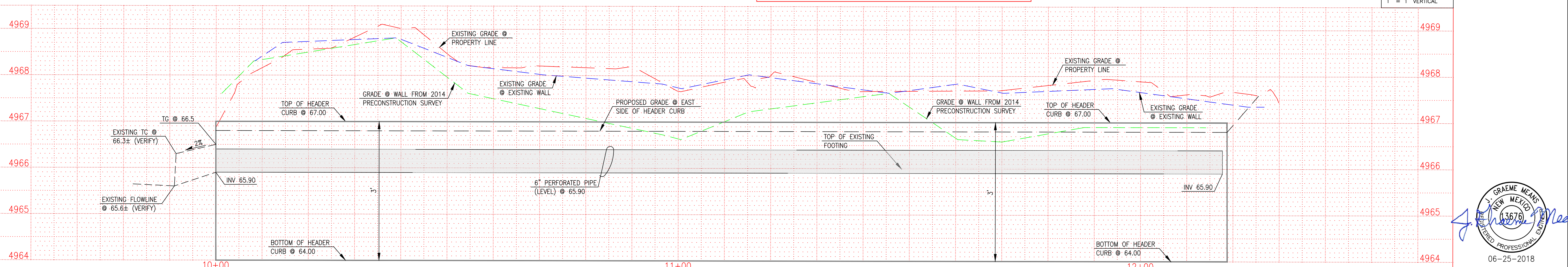
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NOTE:
PROPOSED FENCE NOT SHOWN FOR CLARITY.
SEE SHEET 1 FOR PROPOSED FENCE LINE.

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



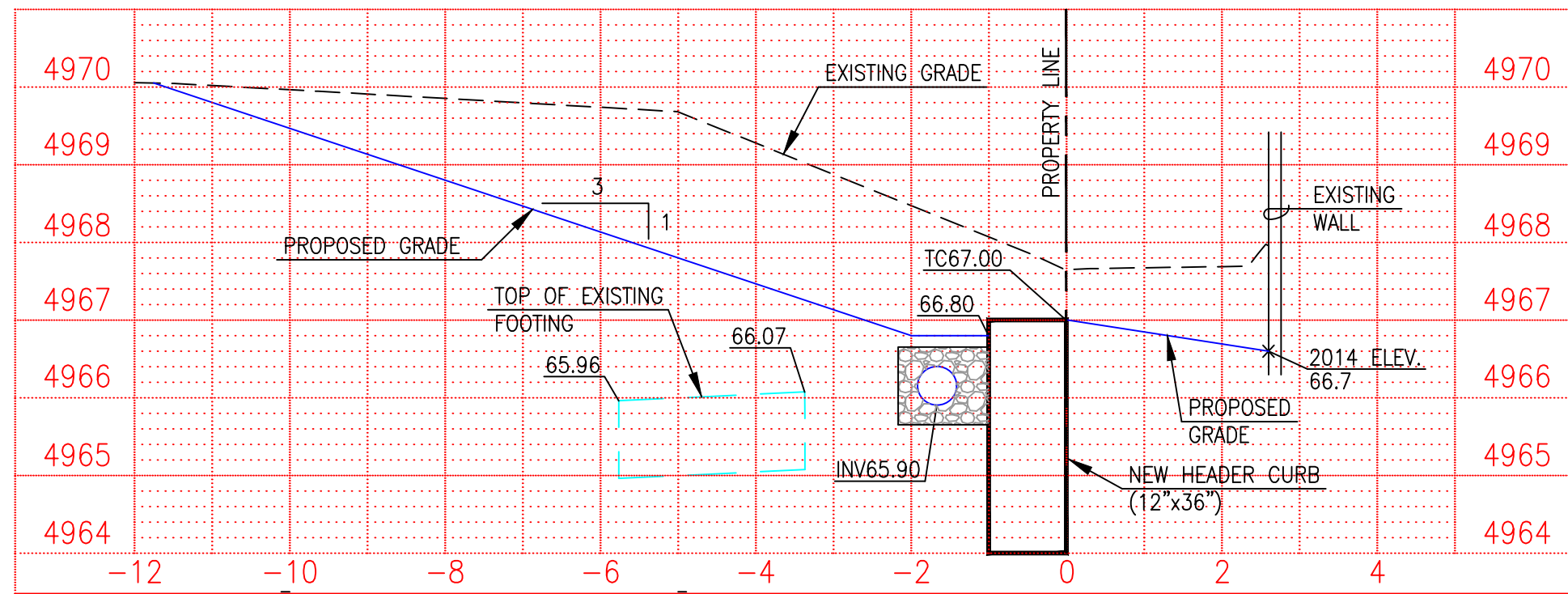
GRAEME MEANS
NEW MEXICO
3678
REGISTERED PROFESSIONAL ENGINEER
06-25-2018

HIGH MESA Consulting Group
Engineers, Surveyors & Scientists/Utility Consultants

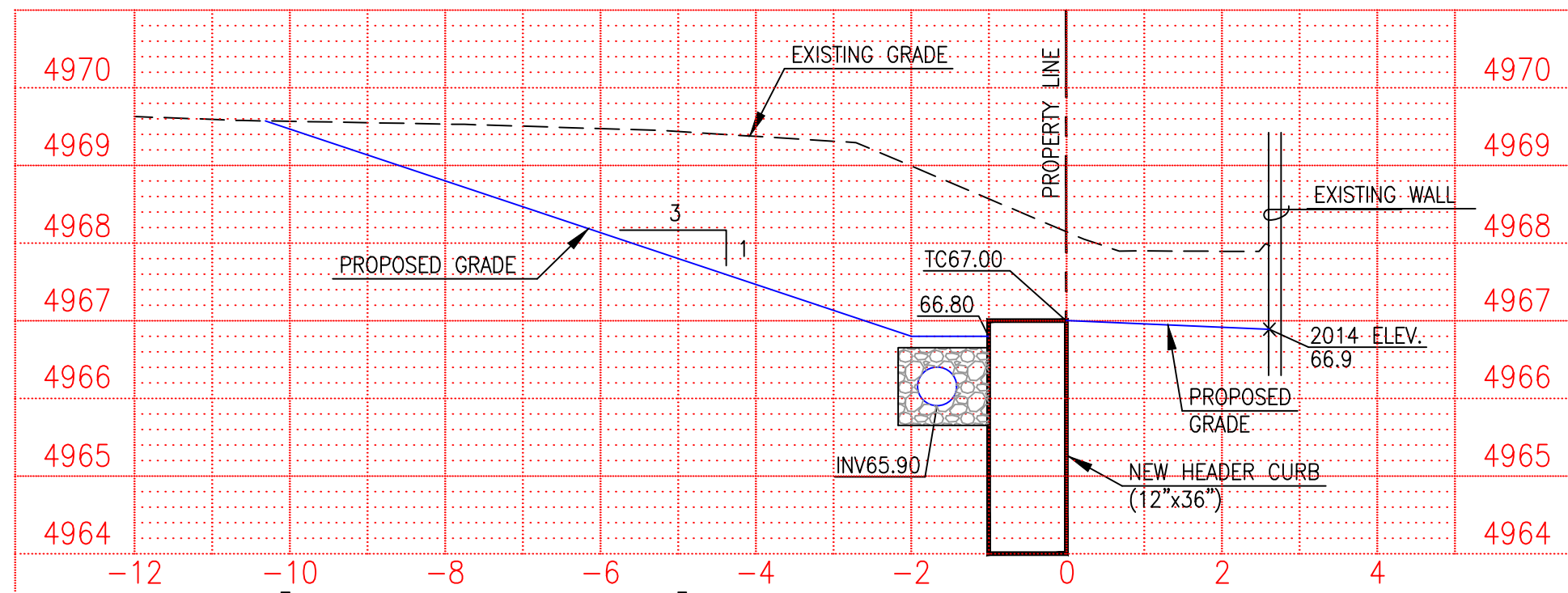
6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109
Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesaeng.com

GRADING PLAN
UNM NORTH 4TH STREET CLINIC-GRADING REVISIONS

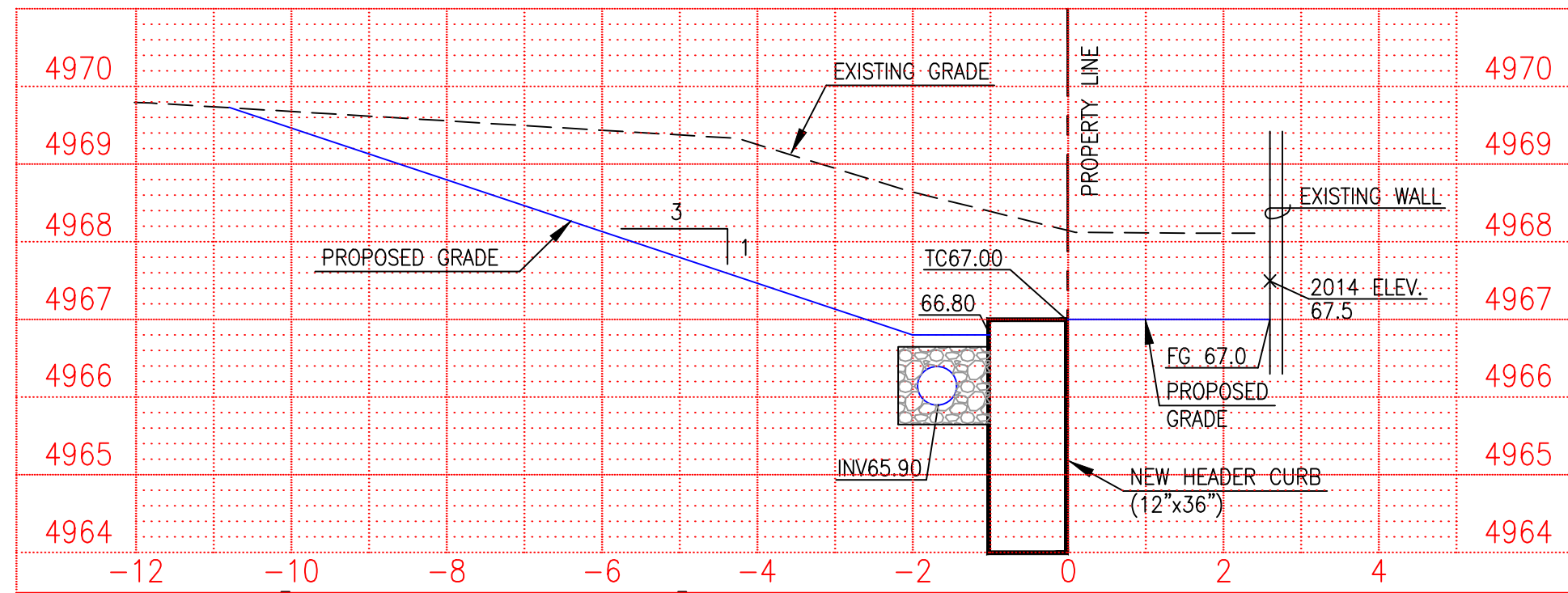
DESIGNED BY	G.M.	NO.	DATE	BY	REVISIONS	JOB NO.
DRAWN BY	S.C.C.					2018.170.2
APPROVED BY	G.M.					DATE 06-2018
						SHEET 2 OF 4



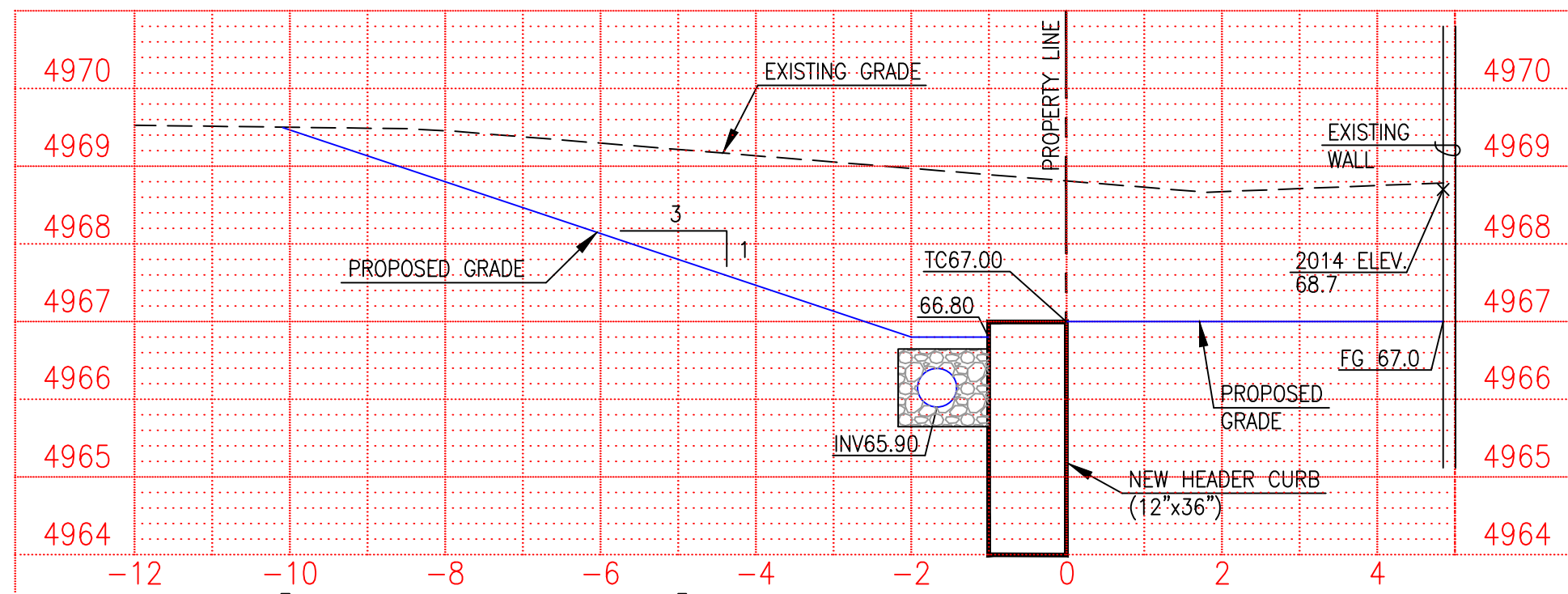
11+00.00
(N. END OF EXISTING FOOTING)



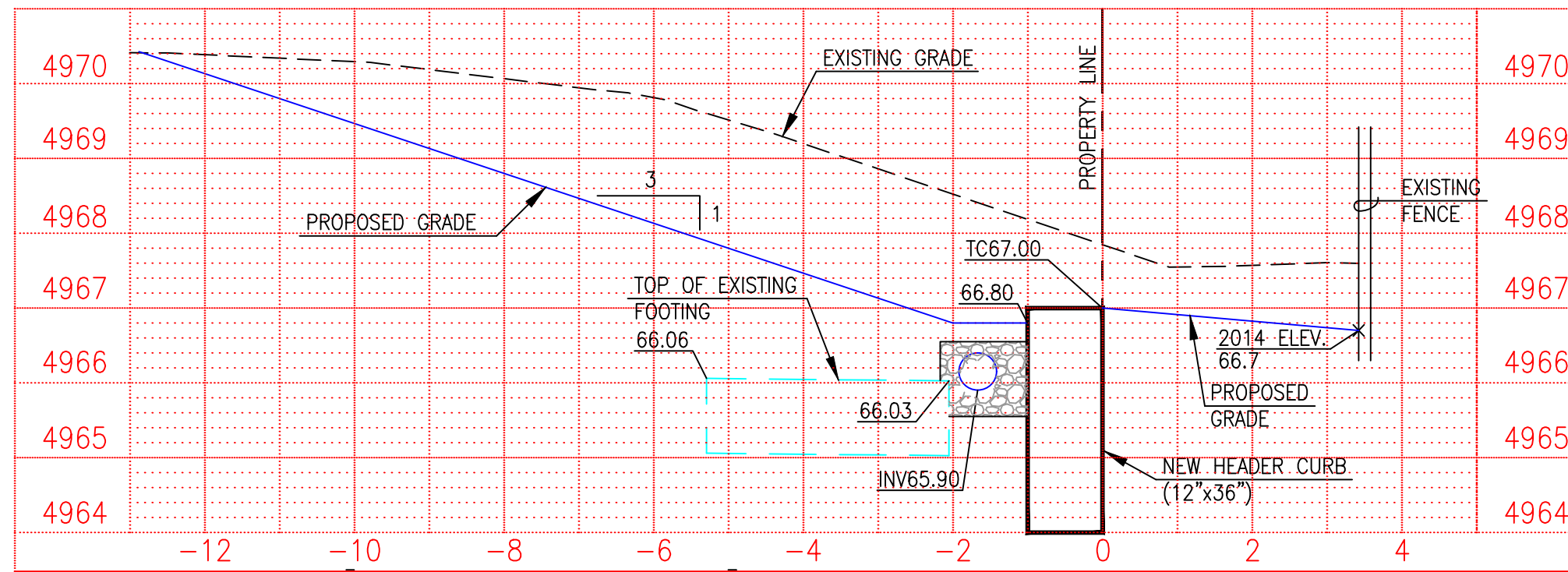
10+87.62
(MID POINT LOT 19)



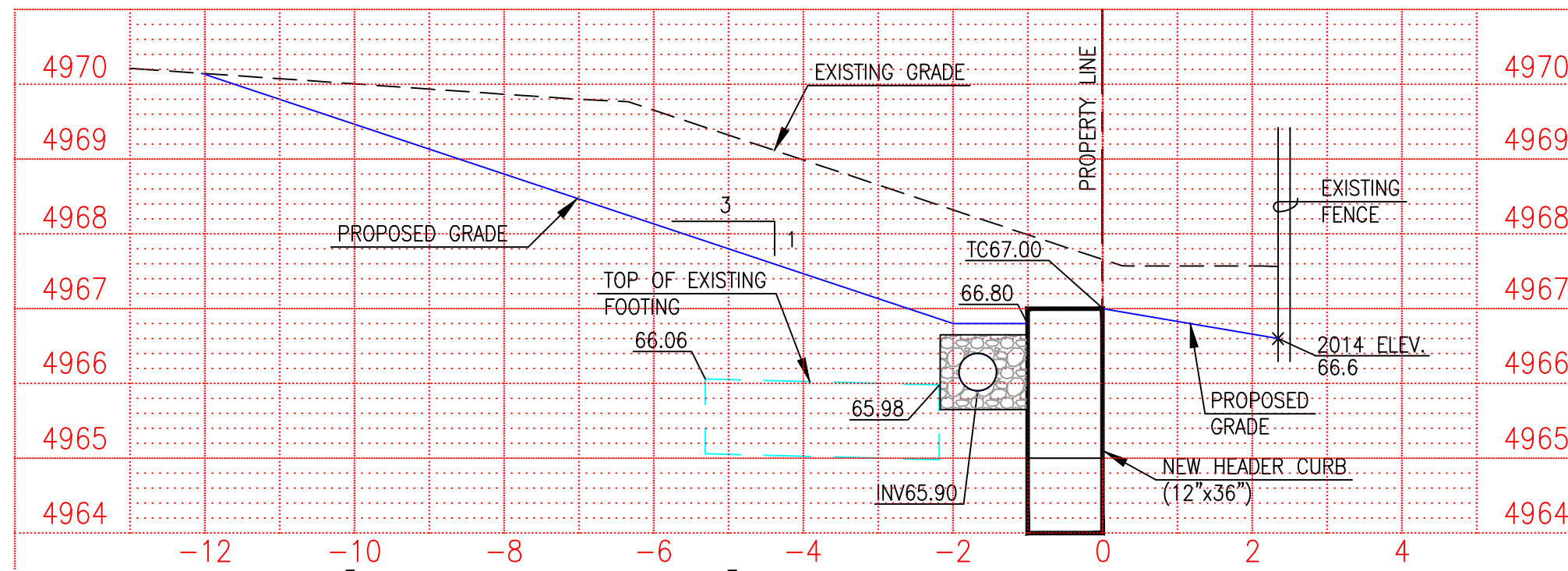
10+60.12
(LOT 19/20 R)



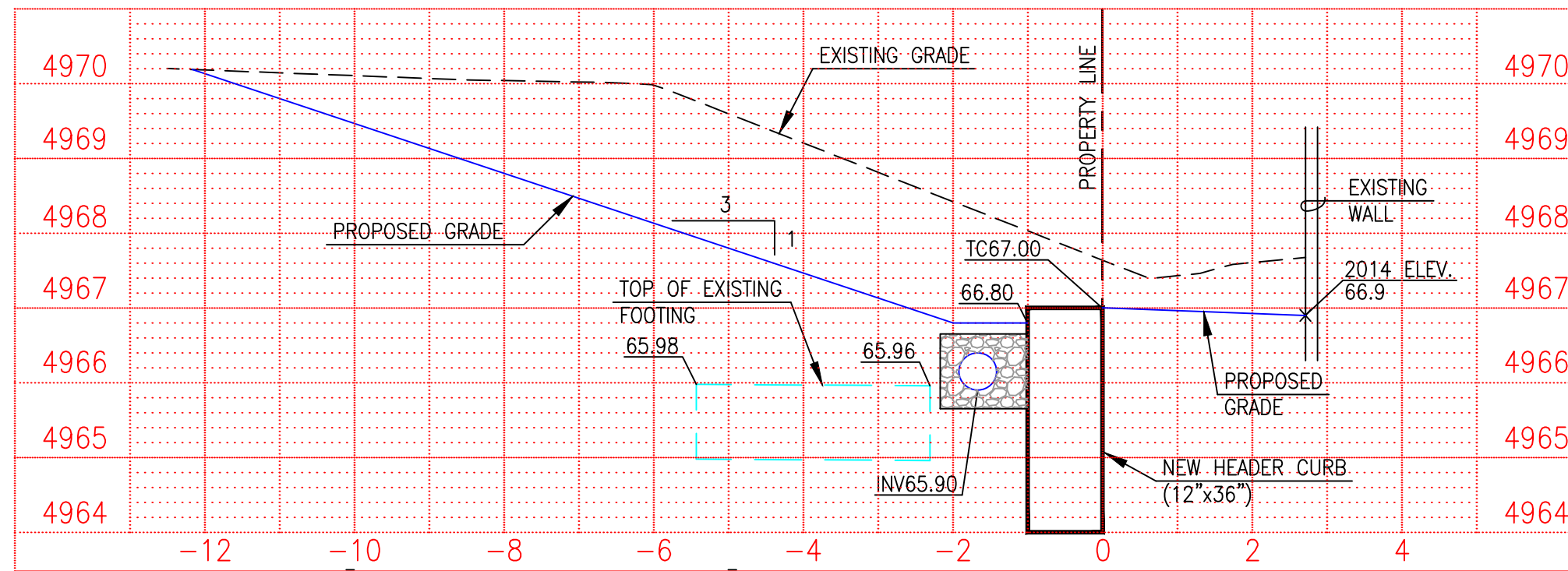
10+30.06
(MID POINT LOT 20)



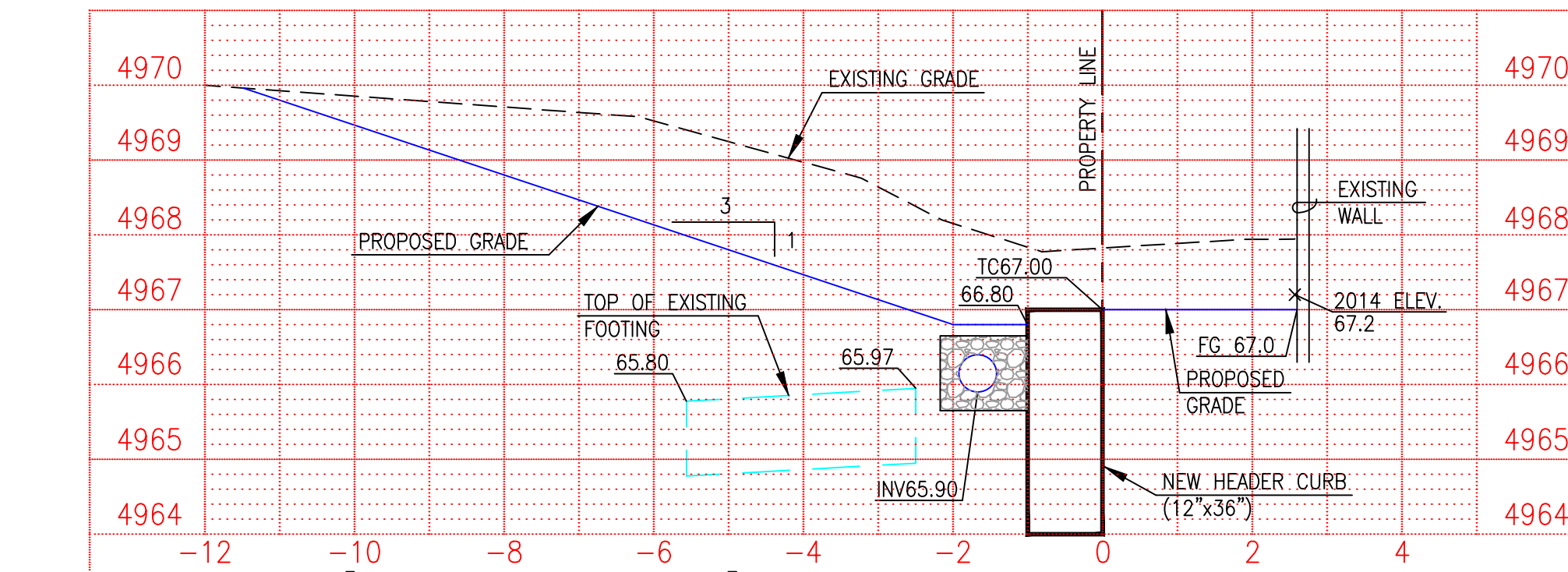
12+00.03
(MID POINT LOT 17)



11+70.12
(LOT 17/18 R)



11+42.62
(MID POINT LOT 18)



11+15.12
(LOT 18/19 R)

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

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

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

HIGH MESA Consulting Group
Engineers, Surveyors & Scientists for Utility Construction

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Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesaeng.com

CROSS-SECTIONS UNM NORTH 4TH STREET CLINIC-GRADING REVISIONS

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

