CITY OF ALBUQUERQUE

April 28, 2015

Jeff Mortensen, P.E.
High Mesa Consulting Group, Inc.
6010-B Midway Park Blvd., NE
Albuquerque, NM 87109

RE: **Juan Tabo Library, 3407 Juan Tabo Blvd., NE**
Grading and Drainage Plan
Engineer's Stamp Date 4-27-2015 (File: G21-D020)

Dear Mr. Mortensen:

Based upon the information provided in your submittal received 4-27-15, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets when submitting for a building permit.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM Checklist will be required.

If you have any questions, you can contact me at 924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf via Email: Recipient, Monica Ortiz

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

⚠DRAINAGE PLAN

I. INTRODUCTION AND EXECUTIVE SUMMARY

THIS PROJECT, LOCATED IN THE NORTHEAST HEIGHTS OF THE ALBUQUERQUE METROPOLITAN AREA, REPRESENTS A MODIFICATION TO AN EXISTING CITY LIBRARY SITE WITHIN AN INFILL AREA. THE PROPOSED CONSTRUCTION CONSISTS OF A MODEST BUILDING ADDITION WITH ASSOCIATED SITE AND LANDSCAPING IMPROVEMENTS. MODIFICATIONS TO THE SOUTH PARKING LOT ARE ALSO PROPOSED TO ACCOMMODATE HANDICAP PARKING. THE DRAINAGE CONCEPT WILL BE THE CONTINUED FREE DISCHARGE OF DEVELOPED RUNOFF FROM THE SITE TO THE NORTH GLENWOOD HILLS ARROYO. THIS CONCEPT WAS ESTABLISHED BY THE ORIGINAL DRAINAGE SUBMITTAL FOR THE SITE DATED 10/30/81, 2/8/82 AND 3/30/82 (G21/D020).

THIS SUBMITTAL IS MADE IN SUPPORT OF BUILDING PERMIT TO BE ISSUED BY THE CITY OF ALBUQUERQUE.

II. PROJECT DESCRIPTION

AS SHOWN BY THE VICINITY MAP, THE PROPOSED PROJECT SITE IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF JUAN TABO BLVD. NE AND THE NORTH GLENWOOD HILLS ARROYO. AS SHOWN BY PANELS 357 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, AUGUST 16, 2012, THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE, HOWEVER DOES LIE IMMEDIATELY ADJACENT TO A DESIGNATED FLOOD HAZARD ZONE WHERE THE 100-YEAR FLOOD IS CONTAINED IN THE CONSTRUCTED CHANNEL.

III. BACKGROUND DOCUMENTS

THE PREPARATION OF THIS PLAN RELIED UPON THE FOLLOWING DOCUMENTS:

- ALBUQUERQUE MASTER DRAINAGE STUDY (AMDS) VOLUME III. AMDS PLATE G21 ESTABLISHED THE CONDITION OF THE NORTH GLENWOOD HILLS ARROYO CIRCA 1981 AS AN UNLINED CHANNEL AND THAT JUAN TABO BLVD. NE ADJACENT TO THE SUBJECT PROJECT SITE HAS ADEQUATE CAPACITY TO CONTAIN OFFSITE FLOWS.
- GRADING AND DRAINAGE PLAN FOR JUAN TABO BRANCH LIBRARY PREPARED BY HIGH MESA CONSULTING GROUP (FORMERLY TOM MANN & ASSOCIATES, INC. DATED 10/30/81, 2/8/82 AND 3/30/82. THE 1982 PLAN ESTABLISHED THE PRECEDENT FOR FREE DISCHARGE FROM THE SITE TO THE NORTH GLENWOOD HILLS ARROYO, AN UNLINED CHANNEL AT THAT TIME.
- CITY OF ALBUQUERQUE STORM FACILITIES MAPS. THE STORM FACILITIES MAPS INDICATE THAT THE NORTH GLENWOOD HILLS ARROYO FLOWS FROM EAST TO WEST DISCHARGING INTO THE EMBUDITIO ARROYO IMMEDIATELY DOWNSTREAM OF THE SUBJECT PROJECT SITE. FROM THIS POINT, THE EMBUDITO FLOWS IN A SOUTHWESTERLY DIRECTION DISCHARGING INTO THE EMBUDO ARROYO THAT OUTLETS TO THE I-40 CHANNEL.
- TOPOGRAPHIC SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS 11184, DATED 01-13-2015. THE SUBJECT SURVEY PROVIDES THE BASIS FOR THE EXISTING CONDITIONS OF THE SITE AS DEPICTED BY THIS SUBMITTAL.

IV. EXISTING CONDITIONS

THE PROJECT SITE PRESENTLY CONSISTS OF A CITY OF ALBUQUERQUE LIBRARY CONTAINING THE MAIN BUILDING, PAVED PARKING AND LANDSCAPING. THE SITE IS BOUNDED ON THE NORTH BY THE NORTH GLENWOOD HILLS ARROYO, ON THE EAST BY JUAN TABO BLVD. NE. ON THE SOUTH BY COMMERCIALLY DEVELOPED PROPOERTY AND ON THE WEST BY THE EMBUDITO ARROYO, A PUBLIC DRAINAGE CHANNEL. AT PRESENT, THE SITE DRAINS FROM EAST TO WEST DISCHARGING DEVELOPED RUNOFF DIRTECTLY TO THE NORTH GLENWOOD HILLS ARROYO VIA EXISTING SIDE INLET. FROM THIS POINT, RUNOFF FLOWS WEST TO THE EMBUDITO ARROYO EVENTUALLY DISCHARGING TO THE I-40 CHANNEL AS DESCRIBED ABOVE IN BACKGROUND DOCUMENTS.

THERE ARE NO APPARENT OFFSITE FLOWS IMPACTING THE PROJECT SITE AS THE SITE IS TOPOGRAPHICALLY HIGHER THAN THE ADJACENT ARROYO AND THE LANDS TO THE SOUTH AND WEST. WHILE BEING TOPOGRAPHICALLY HIGHER, JUAN TABO BLVD. NE IS A FULLY IMPROVED CITY STREET COMPLETE WITH CURB AND GUTTER AND STORM DRAIN IMPROVEMENTS. BASED UPON REVIEW OF THE BACKGROUND DOCUMENTS CITED ABOVE, DEVELOPED RUNOFF IS CONTAINED WITHIN JUAN TABO BLVD. NE AND DOES NOT OVERFLOW ONTO THE SUBJECT PROJECT SITE.

V. DEVELOPED CONDITIONS

⚠THE PROPOSED CONSTRUCTION CONSISTS OF A RELATIVELY SMALL BUILDING ADDITION **(1763 SF)** COMBINED WITH PARKING LOT AND LANDSCAPING MODIFICATIONS. THE ONLY INCREASE IN IMPERVIOUSNESS IS THE ROOF AREA OF THE NEW BUILDING ADDITION **(1763 SF)**. THE PARKING LOT MODIFICATIONS CONSIST OF THE REMOVAL AND REPLACEMENT OF EXISTING PAVEMENT TO ACHIEVE ADA COMPLIANT GRADES. THE LANDSCAPING MODIFICATIONS ARE SIMILARLY MINOR WITH NO SIGNIFICANT IMPACT ON SITE IMPERVIOUSNESS. RUNOFF GENERATED BY THE DEVELOPED SITE WILL CONTINUE TO FLOW FROM EAST TO WEST AND DISCHARGE FROM THE SITE VIA THE EXISTING SIDE INLET TO THE NORTH GLENWOOD HILLS ARROYO, **A CITY DRAINAGE CHANNEL.**

⚠**CAPTURING AND TREATING THE FIRST FLUSH OF RUNOFF FROM THE NEW IMPERVIOUS AREAS OF THIS INFILL SITE IS INPRACTICABLE. THE SMALL BUILDING ADDITION, 1763 SF, IS LOCATED ON THE SITE SUCH THAT THERE IS NO OPPORTUNITY FOR DISCONNECTED IMPERVIOUSNESS WHERE THE FIRST FLUSH COULD BE CAPTURED AND TREATED. SITE CONDITIONS AND CONSTRAINTS, COUPLED WITH THE NEGLIGIBLE INCREASE IN RUNOFF AND RECOGNITION OF INFILL SITE STATUS, WARRANT A WAIVER FOR CAPTURING AND TREATING THE FIRST FLUSH OF RUNOFF FROM THE NEW PROPOSED IMPERVIOUSNESS OF THIS SITE.**

THE AREA BETWEEN THE EXISTING BUILDING AND THE ARROYO MAY BE USED BY THE CONTRACTOR FOR STAGING AND LAYDOWN. AS SUCH, THIS AREA MAY BE DISTURBED BY CONSTRUCTION RELATED ACTIVITIES. TO PREVENT THE DISCHARGE OF CONSTRUCTION RELATED SEDIMENT INTO THE CHANNEL, EROSION AND SEDIMENT CONTROL MEASURES ARE PROPOSED BY THIS PLAN. THE GRADING OF THIS AREA SHALL BE PROHIBITED WITH THE CONTRACTOR REQUIRED TO MAINTAIN EXISTING FLOW PATTERNS WITH RUNOFF GENERATED BY THIS ISOLATED AREA FLOWING FROM EAST TO WEST INTO THE AFOREMENTIONED SIDE INLET TO THE NORTH GLENWOOD HILLS ARROYO.

AS IN THE EXISTING CONDITION, THERE ARE NO OFFSITE FLOWS IMPACTING THE PROJECT SITE.

VI. GRADING PLAN

THE GRADING PLANS SHOW 1.) EXISTING AND PROPOSED GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS, 2.) THE LIMIT AND CHARACTER OF THE EXISTING AND PROPOSED IMPROVEMENTS, 3.) INTERIM BMPs, AND 4.) CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES. AS SHOWN BY THIS PLAN, THE PROPOSED GRADING WILL MAINTAIN THE CURRENT DRAINAGE PATTERN OF DISCHARGE FROM EAST TO WEST TO THE EXISTING SIDE INLET TO THE NORTH GLENWOOD HILLS ARROYO.

VII. EROSION CONTROL PLAN

THIS PROJECT DISTURBS LESS THAN ONE-ACRE OF LAND. A SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS NOT BEEN PREPARED. THE SMALL SIZE OF THIS PROJECT DOES NOT WARRANT THE PREPARATION OF A SITE SPECIFIC EROSION CONTROL PLAN, HOWEVER, THIS PLAN PROPOSES BEST MANAGEMENT PRACTICES (BMPs) TO MITIGATE THE EFFECTS OF CONSTRUCTION RELATED SEDIMENT DISCHARGE IN RECOGNITION THAT THE BARE SOIL AREA BETWEEN THE BUILDING AND ARROYO WILL LIKLEY BE USED FOR STAGING AND LAYDOWN BY THE CONTRACTOR. IT IS IMPERATIVE THAT NO SEDIMENT BE DISCHARGED FROM THE SITE INTO THE NORTH GLENWOOD HILLS ARROYO DURING CONSTRUCTION.

VIII. CALCULATIONS

THE CALCULATIONS CONTAINED HEREON ANALYZE THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. AS DEMONSTRATED BY THESE CALCULATIONS, THE PROPOSED PROJECT WILL RESULT IN A NEGLIGIBLE INCREASE IN THE DEVELOPED RUNOFF GENERATED BY THE SITE.

IX. CONCLUSIONS

THE FOLLOWING CONCLUSIONS HAVE BEEN ESTABLISHED AS A RESULT OF THE EVALUATIONS CONTAINED HEREIN:

1. THE PROPOSED IMPROVEMENTS WILL MAINTAIN AND NOT ALTER THE EXISTING DRAINAGE PATTERNS OF THE SITE
2. THE PROPOSED IMPROVEMENTS WILL RESULT IN A NEGLIGIBLE INCREASE IN THE DEVELOPED RUNOFF VOLUME GENERATED BY THE SITE
3. EROSION AND SEDIMENT CONTROL MEASURES ARE PROPOSED DURING CONSTRUCTION
4. THE PROPOSED IMPROVEMENTS WILL NOT ADVERSELY IMPACT DOWNSTREAM PROPERTIES OR DOWNSTREAM DRAINAGE CONDITIONS
5. THIS PROJECT IS NOT SUBJECT TO AN EPA NPDES PERMIT
6. ⚠ **THIS PROJECT REPRESENTS A MODIFICATION TO AN EXISTING SITE WITHIN AN INFILL AREA**
7. **WAIVING THE REQUIREMENT TO CAPTURE AND TREAT THE FIRST FLUSH OF RUNOFF FROM THE NEW IMPERVIOUS AREAS CREATED BY THIS PLAN IS REQUESTED BASED UPON THE FOLLOWING:**
   A.INFILL SITE
   B.SMALL AREA (1763 SF) OF NEW ROOF RELATIVE TO EXISTING ROOF AREA (12,693 SF)
   C.NEGLIBLE INCREASE IN RUNOFF
   D.SITE CONDITIONS AND CONSTRAINTS DO NOT ALLOW FOR DISCONNECTED IMPERVIOUSNESS

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File Name: 140781_SH1-R1.DWG | Plot Time: 07:30 am

CALCULATIONS

I. SITE CHARACTERISTICS

A. PRECIPITATION ZONE = 4

B. $P_{100,6\,HR} = P_{360} =$ 2.90

C. TOTAL PROJECT AREA (A_T) = 106,350 SF
2.44 AC

D. LAND TREATMENTS

1. EXISTING LAND TREATMENT

TREATMENT	AREA (SF/AC)	%
A	0 / 0	0
B	10,610 / 0.24	10
C	23,460 / 0.54	22
D	72,280 / 1.66	68

2. DEVELOPED LAND TREATMENT

TREATMENT	AREA (SF/AC)	%
A	0 / 0	0
B	10,060 / 0.23	10
C	22,430 / 0.51	21
D	73,860 / 1.70	69

II. HYDROLOGY

A. EXISTING CONDITION

1. VOLUME

$E_W = (E_AA_A+E_BA_B+E_CA_C+E_DA_D)/A_T$

$E_W =$ (0.80*0.00) + (1.08*0.24) + (1.46*0.54) + (2.64*1.66)/2.44 = 2.22 IN

$V_{100,6\,HR} = (E_W/12)A_T =$ (2.22/12)2.44 = 0.4514 AC-FT = 19,660 CF

2. PEAK DISCHARGE

$Q_P = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$

$Q_P = Q_{100} =$ (2.20 * 0.00) + (2.92 * 0.24) + (3.73 * 0.54) + (5.25 * 1.66) = 11.4 CFS

B. DEVELOPED CONDITION

1. VOLUME

$E_W = (E_AA_A+E_BA_B+E_CA_C+E_DA_D)/A_T$

$E_W =$ (0.80*0.00) + (1.08*0.23) + (1.46*0.51) + (2.64*1.70)/2.44 = 2.24 IN

$V_{100,6\,HR} = (E_W/12)A_T =$ (2.24/12)2.44 = 0.4555 AC-FT = 19,840 CF

2. PEAK DISCHARGE

$Q_P = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$

$Q_P = Q_{100} =$ (2.20*0.00) + (2.92*0.23) + (3.73*0.51) + (5.25*1.70) = 11.5 CFS

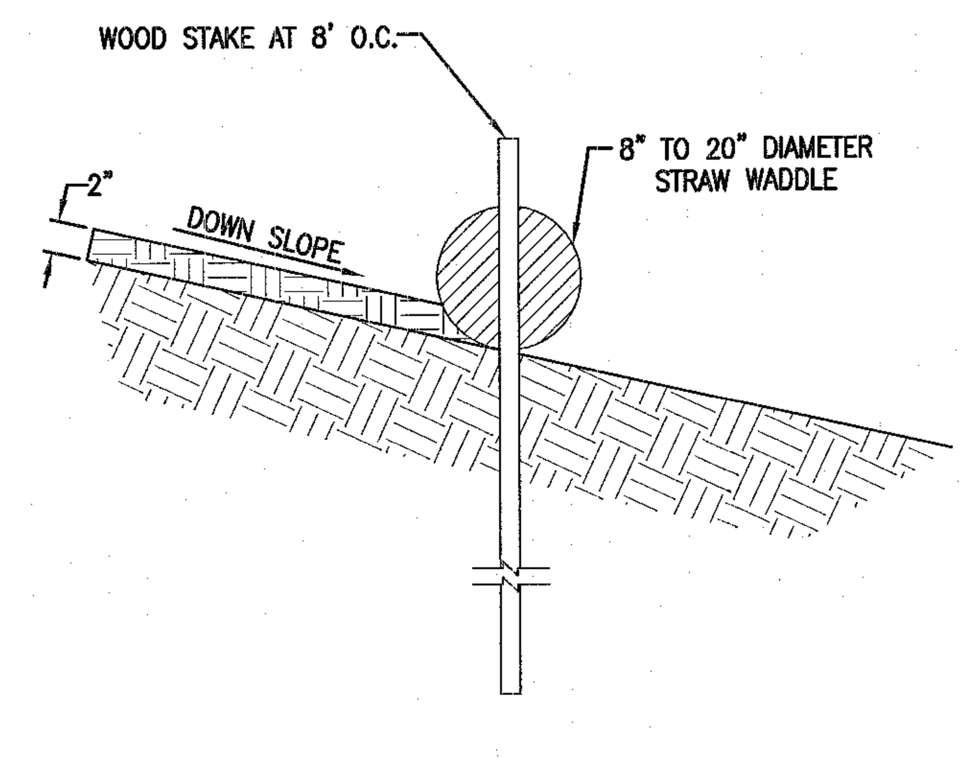
C. COMPARISON

1. VOLUME

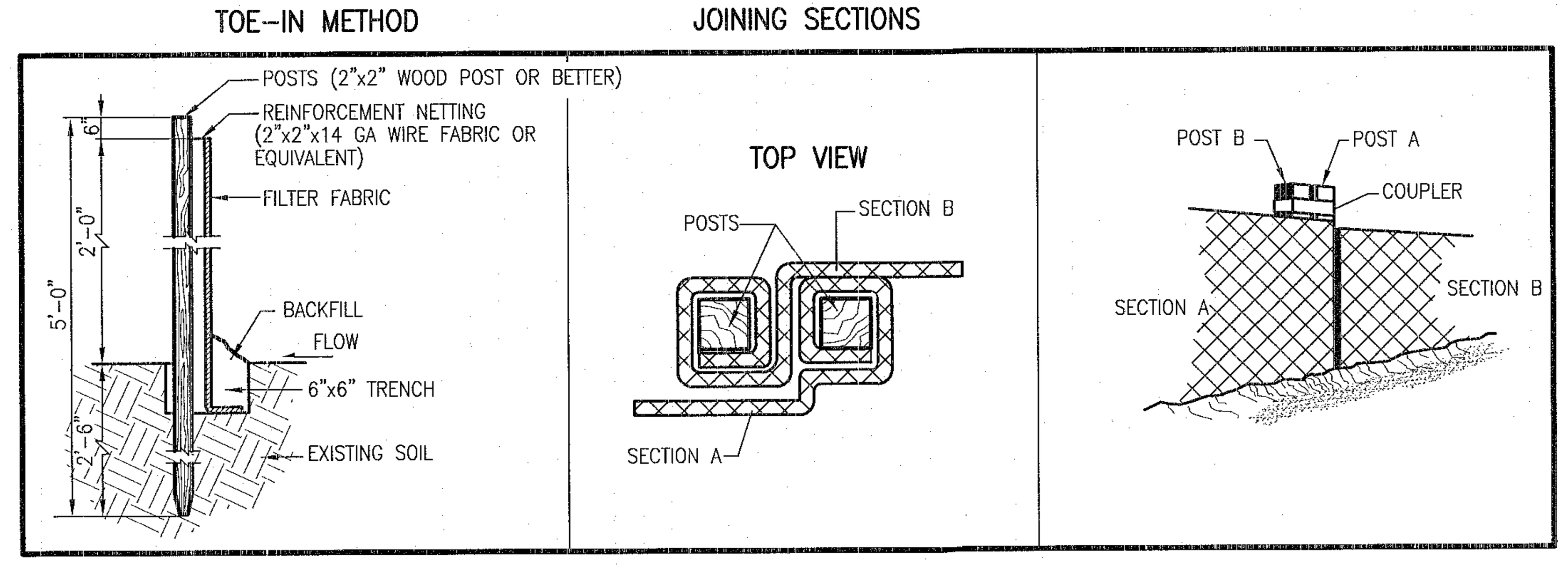
$\Delta V_{100,6\,HR} =$ 19,840 - 19,660 = 180 CF (INCREASE)

2. PEAK DISCHARGE

$\Delta Q_{100} =$ 11.5 - 11.4 = 0.1 CFS (INCREASE)



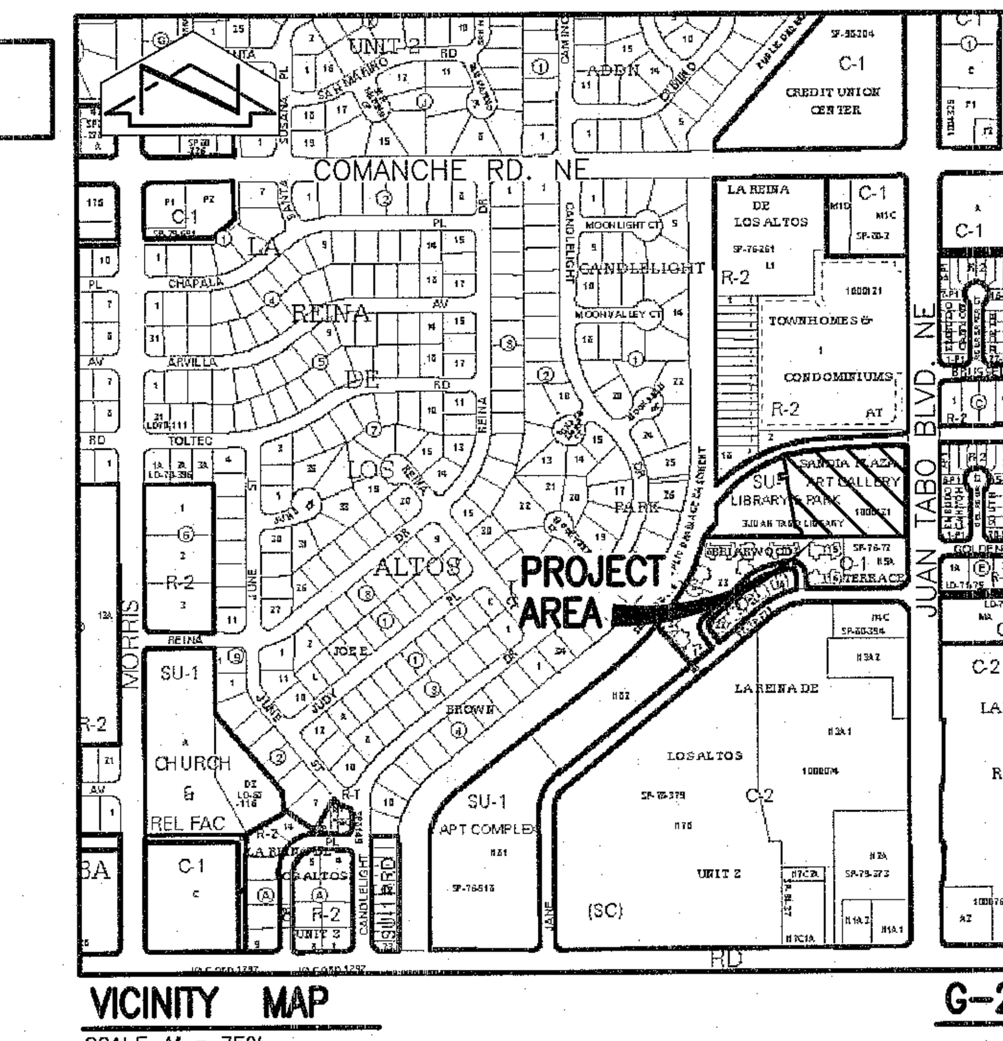
TYPICAL STRAW WADDLE INSTALLATION SECTION
SCALE: 1" = 1'-0"



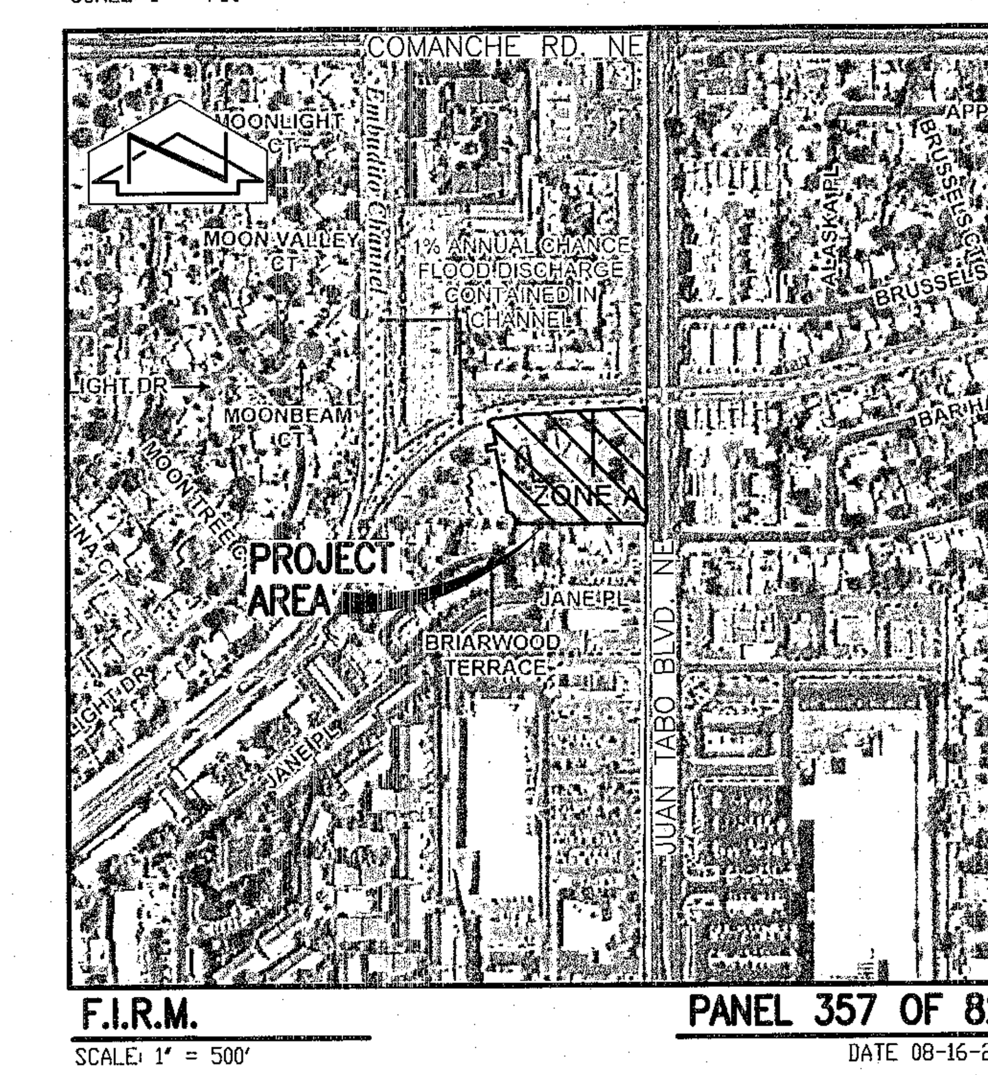
PREFABRICATED SILT FENCE DETAILS
NOT TO SCALE

LEGEND

ADO	AUTOMATIC DOOR OPENER
AR	ASPHALT RAMP
ART	ART – STATUE
ASV	IRRIGATION ANTI–SIPHON VALVE
BBC	BRICK BUILDING COLUMN
BOH	BUILDING OVERHANG'
BR	BIKE RACK
BRK	BRICK WALL
BRW	BRICK RETAINING WALL
BUS	BUS SHELTER
BW	BLOCK WALL
C&G	CURB AND GUTTER
CB	CONCRETE BENCH
CBR	CONCRETE BRIDGE
CD	CONCRETE LOADING DOCK
CDP	CONCRETE DRIVE PAD
CF	LANDSCAPING CRUSHER FINES
CLD	CENTERLINE DOOR
CLDD	CENTERLINE DOUBLE DOOR
CLF	CHAIN LINK FENCE
CMS	CONCRETE MOW STRIP
CND	ELECTRIC CONDUIT
CO	CLEANOUT
CONC	CONCRETE
CS	CONCRETE STAIRS
CSN	CONCRETE SIGN
CSW	CONCRETE SIDEWALK
EM	ELECTRIC METER
EO	ELECTRIC OUTLET
FL	FLOWLINE
G/PM	GAS LINE BY PAINT MARK
GM	GAS METER
GRV	LANDSCAPING GRAVEL
GS	GAS SERVICE
GW	GUY WIRE ANCHOR
HCS	HANDICAPPED PARKING SIGN
IVB	IRRIGATION VALVE BOX
LSD	LANDSCAPING DIVIDER
MHR	METAL HAND RAIL
MLP	METAL LIGHT POLE
MLP/CB	METAL LIGHT POLE ON CONCRETE BASE
MTC	METAL TRASH CAN
MTS	METAL SIGN
OHC(2)	OVERHEAD COMMUNICATION (# OF LINES)
OHE(2)	OVERHEAD ELECTRIC (# OF LINES)
PI	PAINTED PARKING LOT ISLAND
PLB	METAL/COMPOSITE BENCH
PS	PAINTED PARKING STALL
RR	LANDSCAPING RIVER ROCK
SGP	STEEL GUARD POST
TA	TOP OF ASPHALT
TC	TOP OF CURB
TCO	TOP OF CONCRETE
TE	CONCRETE TRASH ENCLOSURE
TRN	ELECTRIC TRANSFORMER
TYP	TYPICAL
WCR	CONCRETE WHEELCHAIR RAMP
WFT	WATER FAUCET
WMB	WATER METER BOX
WPP	WOOD POWER POLE
WVB	WATER VALVE BOX
1.0'ø	TREE TRUNK DIAMETER
(symbol)	DECIDUOUS TREE
INV	INVERT
TA	TOP OF ASPHALT PAVEMENT
TC	TOP OF CURB
TG	TOP OF GRATE
+ 20.05	EXISTING SPOT ELEVATION
14.00	PROPOSED SPOT ELEVATION
(symbol)	EXISTING FLOWLINE
(symbol)	PROPOSED FLOWLINE
-----5645-----	EXISTING CONTOUR
——45——	PROPOSED CONTOUR
(symbol)	EXISTING DIRECTION OF FLOW
(symbol)	PROPOSED DIRECTION OF FLOW
(symbol)	HIGH POINT / DIVIDE
(symbol)	PROPOSED CONCRETE
(symbol)	PROPOSED ASPHALT PAVING
(symbol)	EXISTING FENCE
(symbol)	SILT FENCE
—W——W—	WADDLES
⚠ (symbol)	*FLAGSTONE SLOPE STABILIZATION*
(symbol)	*GRAVEL MULCH SLOPE STABILIZATION*



VICINITY MAP
SCALE: 1" = 750'



F.I.R.M. PANEL 357 OF 825
SCALE: 1" = 500' DATE 08-16-2012

LEGAL DESCRIPTION

A PORTION OF TRACT 3, TOWNHOMES AND CONDOMINIUMS AT SANDIA PLAZA, ALBUQUERQUE, NEW MEXICO

BENCHMARKS

PROJECT BENCHMARK (PBM)

AN A.G.R.S. BRASS CAP STAMPED "17–G21" SET FLUSH IN TOP OF THE CURB ON THE NORTH SIDE OF COMANCHE ROAD N.E. APPROXIMATELY 725 FEET WEST OF THE INTERSECTION OF JUAN TABO BOULEVARD AND COMANCHE ROAD N.E.
ELEVATION = 5638.40 FEET (NAVD 1988)

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

A MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK, AS SHOWN ON THIS SHEET.
ELEVATION = 5638.40 FEET (NAVD 1988)

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

A MAG NAIL WITH WASHER SET IN CONCRETE, AS SHOWN ON THIS SHEET.
ELEVATION = 5642.80 FEET (NAVD 1988)

CHERRY/SEE/REAMES ARCHITECTS, PC
220 gold avenue sw albuquerque, nm 87102
505 – 842 – 1278 fax 505 – 766 – 9269

HIGH MESA Consulting Group
6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com

2014.078.1

NO.	DATE	REVISIONS/REMARKS	BY
⚠	04/15	ADDRESS FIRST FLUSH AND EXPAND LEGEND	J.G.M.

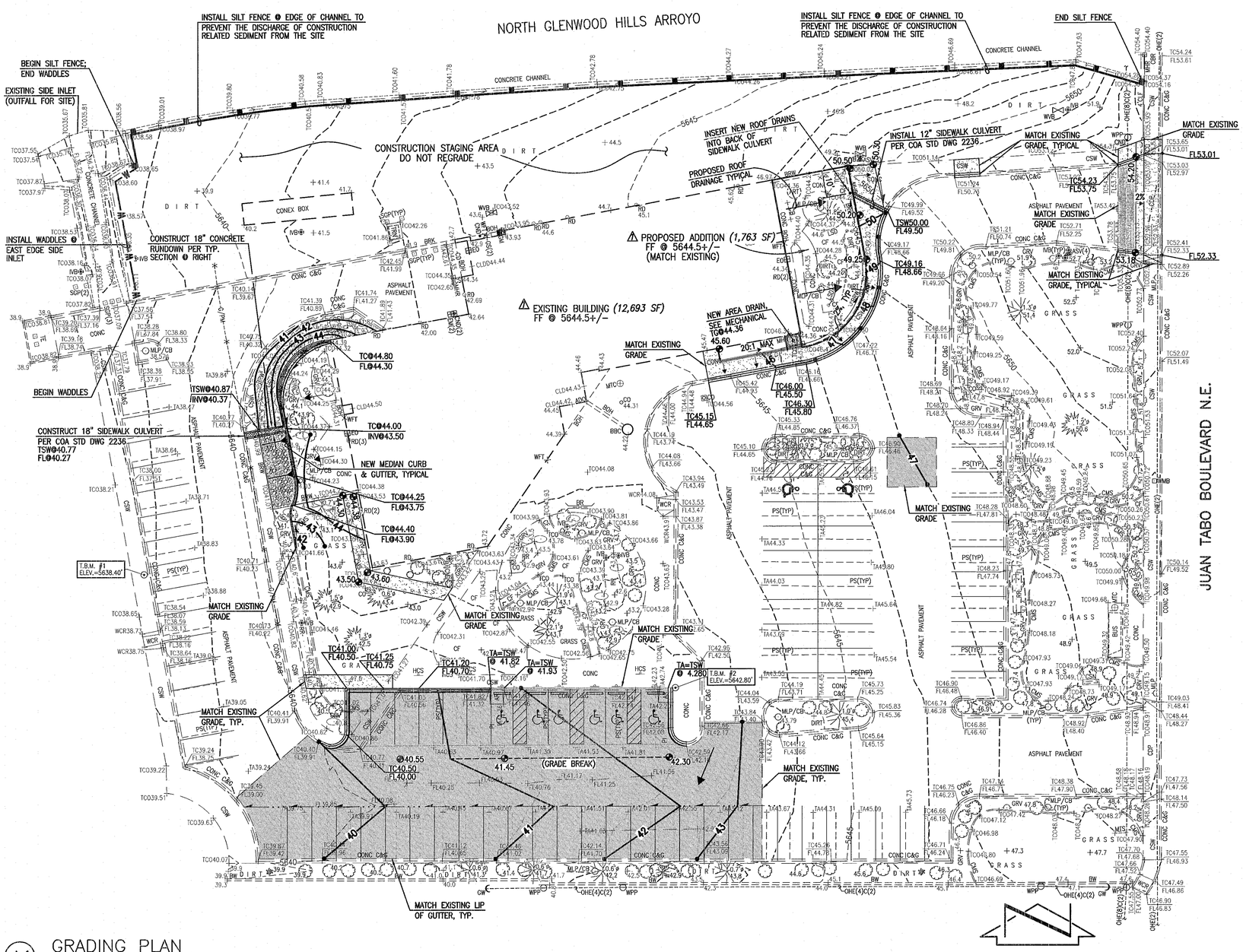
DESIGNED BY: J.G.M. DATE: 02-2015
DRAWN BY: J.Y.R./S.C.C. DATE: 02-2015
CHECKED BY: J.G.M. DATE: 03-2015

CITY OF ALBUQUERQUE / BERNALILLO COUNTY LIBRARY SYSTEMS
JUAN TABO LIBRARY ADDITION & RENOVATION

TITLE: **DRAINAGE PLAN, CALCULATIONS AND ESCP SECTIONS JUAN TABO LIBRARY**

Design Review Committee	City Engineer Approval	Last Design Update MO./DAY/YR.	MO./DAY/YR.
		03/18/2015	

City Project No.	Zone Map No.	Sheet		Of
7168.92	G–21	C–101	5	52



A1 GRADING PLAN

SCALE: 1" = 20'

NOTE:
THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 01-13-2015 (2014.076.1).

File Path: P:\DATA\2014.078.1\DWG\B1\ | Plot Date: 04-27-2015
File Name: 140781_Sh2-R1.DWG | Plot Time: 11:41 am

CONSTRUCTION NOTES:

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE-SPOTTING) OF EXISTING UTILITIES.
2. 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 IF MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
3. 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.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
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 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.
6. 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.
7. CONTRACTOR SHALL TACK WELD SIDEWALK CULVERT FASTENERS TO PREVENT VANDALISM AND THEFT.

EROSION CONTROL MEASURES:

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.
4. UNLESS FINAL STABILIZATION IS OTHERWISE PROVIDED FOR, ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEEDED ACCORDING TO N.M.A.P.W.A. C.O.A. SPECIFICATION 1012 "NATIVE GRASS SEEDING". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.

BENCHMARKS

PROJECT BENCHMARK (PBM)
AN A.G.R.S. BRASS CAP STAMPED "17-G21" SET FLUSH IN TOP OF THE CURB ON THE NORTH SIDE OF COMANCHE ROAD N.E. APPROXIMATELY 725 FEET WEST OF THE INTERSECTION OF JUAN TABO BOULEVARD AND COMANCHE ROAD N.E.
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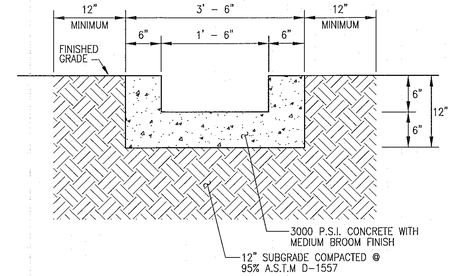

B5 TYPICAL RUNDOWN SECTION

SCALE: 1" = 1'-0"

CHERRY/SEE/REAMES ARCHITECTS, PC
220 gold avenue sw albuquerque, nm 87102
505 - 842 - 1278 fax 505 - 766 - 9269

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE
2014.076.1	HMCG	1/13/15

AS BUILT INFORMATION
BENCH MARK (PBM)
AN A.G.R.S. CONTROL BRASS DISK STAMPED "17-G21" SET FLUSH IN TOP OF THE CURB ON THE NORTH SIDE OF COMANCHE ROAD N.E. APPROXIMATELY 725 FEET WEST OF THE INTERSECTION OF JUAN TABO BOULEVARD AND COMANCHE ROAD N.E.
ELEVATION = 5658.08 FEET (NAVD 1988)

CONTRACTOR DATE:
WORK STAKED BY DATE:
INSPECTOR'S APPROVAL DATE:
FIELD VERIFICATION BY DATE:
DRAWING CORRECTED BY DATE:
MICRO-FILM INFORMATION
RECORDED BY DATE:
NO.

REVISIONS/REMARKS

NO.	DATE	BY
1	04/15	J.G.M.

BUILDING SQUARE FOOTAGES
DESIGNED BY: J.G.M. DATE: 02-2015
DRAWN BY: J.Y.R./S.C.C. DATE: 02-2015
CHECKED BY: J.G.M. DATE: 03-2015

CITY OF ALBUQUERQUE / BERNALILLO COUNTY LIBRARY SYSTEMS
JUAN TABO LIBRARY ADDITION & RENOVATION

TITLE: GRADING PLAN
JUAN TABO LIBRARY

Design Review Committee	City Engineer Approval	Last Design Update	MO./DAY/YR. 03/18/2015	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
7168.92	G-21	C-102	6 52

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