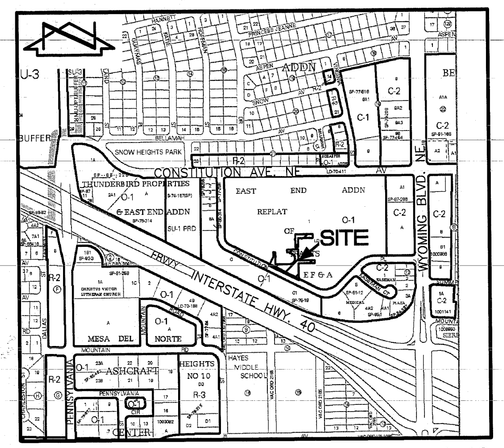
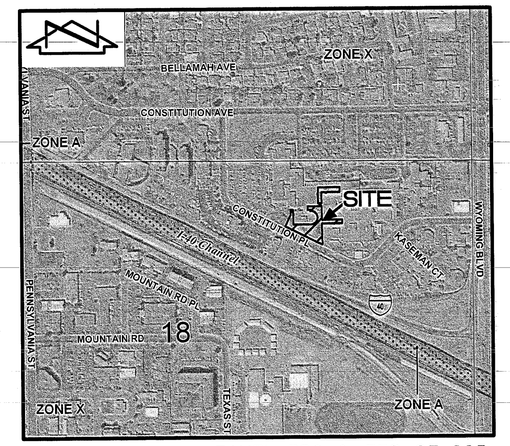


VICINITY MAP

SCALE: 1" = 750'



F.I.R.M. MAP PANEL 356 & 358 OF 825

SCALE: 1" = 500' DATED 9/26/2008

FEDERAL EMERGENCY MANAGMENT AGENCY

LEGEND

AL	AREA LIGHT
ASV	ANTI-SIPHON VALVE
BOH	BUILDING OVERHANG
BR	BIKE RACK
BW	BLOCK WALL
CAM	SECURITY CAMERA
CB	CONCRETE BENCH
CF	LANDSCAPING CRUSHER FINES
CI	CAST IRON PIPE
CLD	CENTERLINE DOOR
CLF	CHAIN LINK FENCE
CO	SANITARY SEWER CLEANOUT
CONC	CONCRETE
CP	CONCRETE PAD
CRD	CONCRETE RUNDOWN
CSW	CONCRETE SIDEWALK
D/P	DRIVE PAD
EBB	ELECTRIC BREAKER BOX
ECAB	ELECTRIC CABINET
ECND	ELECTRIC CONDUIT
EO	ELECTRIC OUTLET
EP	ELECTRIC PANEL
EPB	ELECTRIC PULLBOX
FEX	MOUNTED FIRE EXTINGUISHER
FL	FLOWLINE
FR	FIRE LINE
FS	LANDSCAPE FLAGSTONE
FVB	FIRE LINE VALVE BOX
GRV	LANDSCAPE GRAVEL
GT	GATE
HCD	HANDICAPPED DOOR CONTROL
ICB	IRRIGATION CONTROL BOX
INV	INVERT
ISH	IRRIGATION SPRINKLER HEAD
IVB	IRRIGATION VALVE BOX
IVR	IRRIGATION VALVE RISER
LSD	LANDSCAPING DIVIDER
MHR	METAL HAND RAIL
MS	METAL SIGN
PPB	WATER PUMP BOX/FOUNTAIN
PVC	POLYVINYL CHLORIDE PIPE
RD	ROOF DRAIN
RPT	RAISED PLANTER
RR	LANDSCAPING RIVER ROCK
SAS	SANITARY SEWER LINE
SAS MH	SANITARY SEWER MANHOLE
SD	STORM DRAIN
SP	STEAM PIPE
STB	STEAM VENT BOX
STD C&G	COA STANDARD CURB AND GUTTER
SWC	SIDEWALK CULVERT
TA	TOP OF ASPHALT
TC	TOP OF CURB
TCO	TOP OF CONCRETE
TG	TOP OF GRATE
TRN	ELECTRIC TRANSFORMER
TS	TRAFFIC SIGN
TW	TOP OF WALL
WF	WATER FAUCET
0.8'ø	TREE TRUNK DIAMETER
	DECIDUOUS TREE
	SMALL DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB
	SMALL SHRUB
	YUCCA
	TREE STUMP
	LANDSCAPING BOULDER
(X)	SITE PLAN UTILITIES DEPICTED BY STEVENS MALLORY PEARL & CAMPBELL ARCHITECTS, ANNA KASEMAN HOSPITAL 1978 ADDITION (AS-BUILTS), SHEET P1 OF 7, DATED 05-27-1980 (JOB NO. 7742).
47.56	PROPOSED SPOT ELEVATION
48	PROPOSED CONTOUR
	DRAINAGE BASIN BOUNDARY

2 ENGINEER'S DRAINAGE CERTIFICATION – STAGES 2 & 3

I, JEFFREY G. MORTENSEN, NMPE 8547, OF THE FIRM HIGH MESA CONSULTING GROUP, HEREBY CERTIFIY THAT STAGES 2 AND 3 PORTION OF THIS PROJECT HAS BEEN GRADED AND DRAINED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10-16-2012 AND REVISED 01-25-2013 (TO SEPARATE STAGE 4 FROM STAGES 2 AND 3) WITH EXCEPTIONS AS NOTED BELOW. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR PERSONNEL UNDER MY DIRECT SUPERVISION AS SUPPLEMENTAL SITE DATA COMBINED WITH RECORD INFORMATION OBTAINED FROM THE AS-BUILT SURVEY DATED 08-26-2013 PERFORMED UNDER THE DIRECT SUPERVISION OF CHARLES G. CALA, JR., (NMPS 11184) OF THE FIRM HIGH MESA CONSULTING GROUP AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED TO SUPPORT A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY FOR STAGES 2 AND 3 ONLY.

THE FOLLOWING EXCEPTIONS ARE NOTED:

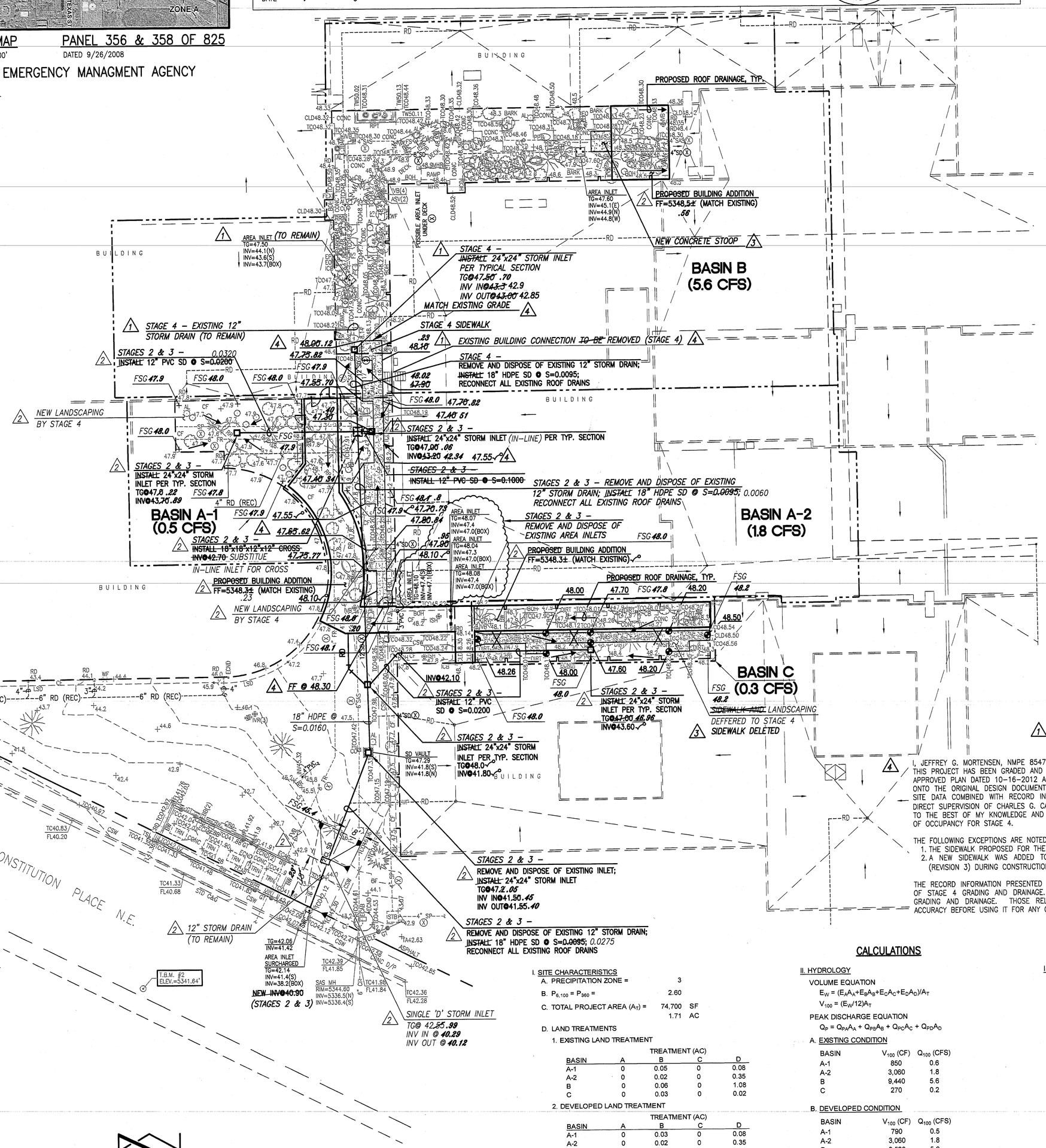
1. THE LANDSCAPING AND SIDEWALKS WITHIN THE EXISTING AND NEWLY CREATED COURTYARDS HAS BEEN DEFERRED TO STAGE 4. IN THE INTERIM, THE NEW STORM INLETS HAVE BEEN PROTECTED WITH WATTLES.
2. THE REPAIR OF THE EXISTING LANDSCAPING SOUTH OF THE BUILDING ADDITIONS, DISTURBED BY CONSTRUCTION, HAS BEEN DEFERRED TO STAGE 4. IN THE INTERIM, THE NEW STORM INLETS HAVE BEEN PROTECTED WITH WATTLES.
3. A NEW SINGLE D STORM INLET WAS ADDED UPSTREAM OF THE AS-APPROVED STORM DRAIN CONNECTION POINT DUE TO A CONFLICT WITH AN EXISTING ELECTRICAL DUCTBANK. THIS FIELD MODIFICATION WAS ADDRESSED BY RFI AND MAINTAINS THE DESIGN INTENT TO ALLOW OVERFLOW RUNOFF TO EXIT THE SITE VIA EXISTING SIDEWALK CULVERT IN THE NORTH CURB LINE OF CONSTITUTION PLACE NE.

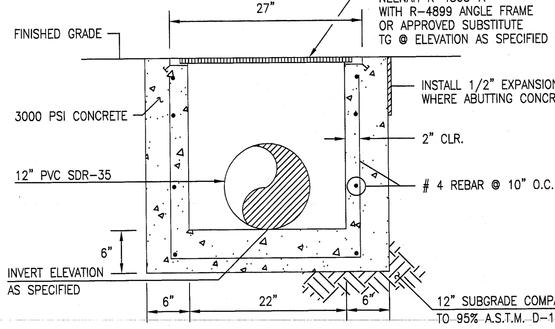
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE OF STAGES 2 AND 3. STAGE 4 IS BEING CONSTRUCTED BY SEPARATE CONTRACT UNDER SEPARATE BUILDING PERMIT. THIS CERTIFICATION DOES NOT ADDRESS ADA COMPLIANCE WHICH IS BEYOND THE SCOPE OF GRADING AND DRAINAGE. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

JEFFREY G. MORTENSEN, NMPE 8547

DATE 09/10/2013

REGISTERED PROFESSIONAL ENGINEER JEFFREY G. MORTENSEN NEW MEXICO 8547





TYPICAL 24"X24" STORM INLET SECTION

SCALE: 1" = 1' – 0"

SURVEY 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 04/13/2005. THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE PARTIAL TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 07/13/2012 (2012.040.1).

SCALE: 1" = 20'

20 0 40

10 20

File Path: P:\MRA\2012\MR037\DWG\IRL Plot Date: 04-03-2014
File Name: T20404_C2_R4.DWG Plot Time: 5:20 pm

DRAINAGE PLAN

I. INTRODUCTION AND EXECUTIVE SUMMARY

THIS PROJECT, LOCATED IN THE NORTHEAST HEIGHTS IS SITUATED NORTH OF I-40 AND BETWEEN WYOMING BLVD NE AND PENNSYLVANIA STREET NE. AT PRESENT, THE SITE IS DEVELOPED AS A HOSPITAL/MEDICAL COMPLEX. A MINOR BUILDING ADDITION IS PROPOSED MAKING THIS A MODIFICATION TO AN EXISTING SITE WITHIN AN INFILL AREA.

THIS SUBMITTAL IS MADE IN SUPPORT OF BUILDING PERMIT APPROVAL WITHIN THE JURISDICTION OF THE CITY OF ALBUQUERQUE.

II. PROJECT DESCRIPTION

AS SHOWN BY THE VICINITY MAP, THE SITE IS LOCATED AT THE NORTH SIDE OF CONSTITUTION PLACE NE BETWEEN WYOMING BLVD. NE AND PENNSYLVANIA STREET NE. THE CURRENT LEGAL DESCRIPTION IS TRACT 1, EAST END ADDITION REPLAT OF EFGA. AS SHOWN BY PANELS 356 AND 358 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, DATED 09/26/2008, THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE. THE I-40 CHANNEL LIES TO THE SOUTH WITH AN A ZONE DESIGNATION. IT APPEARS THAT THE FLOOD WATERS ARE CONTAINED WITHIN THE CONSTRUCTED CHANNEL.

III. BACKGROUND DOCUMENTS

THE PREPARATION OF THIS PLAN RELIED UPON THE FOLLOWING DOCUMENTS AND ACTIVITIES:

- HYDROLOGY FILE J19/D04C, SUBMITTAL BY BOYLE ENGINEERING DATED MAY 11, 1983 IDENTIFIES SIDEWALK CULVERTS DOWNSTREAM OF THE ADDITION AS "STORM DRAIN OUTFALLS FOR 1978 BUILDING ADDITION AND INTERIOR COURTYARDS". THIS NOTATION SUGGESTS THAT THE EXISTING COURTYARDS IMPACTED BY THE PROPOSED ADDITION CURRENTLY DRAIN VIA PRIVATE STORM DRAIN TO EXISTING INLETS THAT OVERFLOW TO SIDEWALK CULVERTS DRAINING THROUGH THE NORTH CURBLINE OF CONSTITUTION PLACE.
- HYDROLOGY FILE J19/D04B, COPY OF 1978 'SMPC' PLAN THAT FAILS TO DEPICT THE ABOVE REFERENCED STORM DRAIN
- RECORD DRAWINGS FROM OWNER; THESE PLANS DEPICT SEVERAL ROOF DRAINS AND DOWNSTREAM PRIVATE STORM DRAIN THEREBY PROVIDING LIMITED VERIFICATION OF THE PRESENCE OF AN OUTFALL AND CONTRIBUTING ROOF AREA LIMITS
- TOPOGRAPHIC SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS 11184, DATED 07-13-2012. THIS RECENT SURVEY OF THE PROJECT LIMITS ILLUSTRATES THE EXISTING CONDITIONS OF THE PROJECT SITE
- SITE VISIT ON 06-21-2012 TO VERIFY EXISTING CONDITIONS BY VISUAL SITE INSPECTION.

IV. EXISTING CONDITIONS

THE PROJECT SITE PRESENTLY CONSISTS OF EXISTING BUILDINGS AND LANDSCAPED COURTYARDS THAT PRIMARILY DRAIN TO AN ONSITE PRIVATE STORM DRAIN SYSTEM. THE PRIVATE STORM DRAIN FLOWS SOUTH TO AN EXISTING INLET THAT OVERFLOWS TO A SIDEWALK CULVERT IN THE NORTH CURBLINE OF CONSTITUTION PLACE NE. FROM THIS POINT, RUNOFF FLOWS WEST WITH THE EXISTING CITY STREET TO CONSTITUTION AVENUE NE. FROM THIS POINT, THE STREET DRAINS WEST TO PENNSYLVANIA STREET THAT SLOPES NORTH WITH STREET FLOWS DISCHARGING TO THE EMBUDO ARROYO. THE EMBUDO ARROYO FLOWS TO THE SOUTHWEST DISCHARGING INTO THE I-40 CHANNEL.

NO OFFSITE FLOWS IMPACT THIS PROJECT SITE AS THE SURROUNDING AREA IS PART OF THE HOSPITAL/MEDICAL COMPLEX AND CONSTITUTION PLACE NE IS TOPOGRAPHICALLY LOWER

V. DEVELOPED CONDITIONS

THE PROPOSED CONSTRUCTION CONSISTS OF A RELATIVELY MINOR BUILDING ADDITION THAT WILL CONNECT SEVERAL EXISTING BUILDINGS. THIS WILL CREATE AND MODIFY EXISTING LANDSCAPED COURTYARDS. THE NEW ROOF DRAINAGE AND RUNOFF GENERATED BY THE COURTYARDS WILL BE CONNECTED TO THE EXISTING PRIVATE STORM DRAIN SYSTEM. FROM THIS POINT, THE SITE RUNOFF WILL FLOW IN A MANNER CONSISTENT WITH THE EXISTING CONDITIONS AS DESCRIBED IN DETAIL ABOVE.

THE PROPOSED GRADING AND DRAINAGE WILL NOT CHANGE THE CONDITION OF OFFSITE FLOWS.

VI. GRADING PLAN

THE GRADING PLAN SHOWS 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, AND 3.) CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES. AS SHOWN BY THIS PLAN, THE PROPOSED GRADING WILL CONTINUE THE PATTERN OF DISCHARGE TO THE EXISTING ONSITE PRIVATE STORM DRAIN SYSTEM THAT DISCHARGES TO CONSTITUTION PLACE NE. THE GRADING AND DRAINAGE CONCEPT PROPOSED BY THIS PLAN IS CONSISTENT WITH EXISTING CONDITIONS AND PREVIOUSLY APPROVED PLANS FOR THIS SITE.

VII. 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 NOT ALTER THE HYDROLOGY OF THE SITE.

THE EVALUATION OF STORM DRAIN HYDRAULICS IS BASED UPON THE MANNING EQUATION. FEILD'S HYDRAULICS CALCULATOR FOR GRAVITY FLOW IN PIPES WAS USED FOR EASE OF CALCULATION. BASED UPON INITIAL ANALYSIS, THE EXISTING 12-INCH PRIVATE STORM DRAIN DID NOT HAVE ADEQUATE CAPACITY. AS A RESULT, THE ONSITE PRIVATE STORM DRAIN WILL BE UPSIZED TO 18-INCH. CAPACITY OF THE NEW MAIN LINE IS EVALUATED BASED UPON PIPE SLOPE AND HYDRAULIC SLOPE. THE NEW 12-INCH BRANCH LINES AND THE EXISTING 8-INCH LINE ARE EVALUATED BASED SOLELY ON PIPE SLOPE.

VIII. CONCLUSIONS

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

1. THE PROPOSED IMPROVEMENTS REPRESENT MODIFICATIONS TO AN EXISTING SITE WITHIN AN INFILL AREA
2. THE PROPOSED IMPROVEMENTS WILL MAINTAIN EXISTING DRAINAGE PATTERNS AND CONCEPTS
3. THE PROPOSED DRAINAGE PATTERNS ARE CONSISTENT WITH PREVIOUSLY APPROVED DRAINAGE SUBMITTALS FOR THIS SITE
4. THE PROPOSED IMPROVEMENTS WILL RESULT IN NO INCREASE IN TOTAL RUNOFF GENERATED BY THE PROJECT SITE
5. THE PROPOSED IMPROVEMENTS WILL NOT ADVERSELY IMPACT DOWNSTREAM PROPERTIES OR DOWNSTREAM DRAINAGE CONDITIONS
6. THE PROPOSED IMPROVEMENTS WILL OVERTAX THE EXISTING PRIVATE STORM DRAIN SYSTEM THEREFORE REMOVAL AND REPLACEMENT IS PROPOSED AS PART OF THIS PROJECT.
7. *PRIVATE STORM DRAIN IMPROVEMENTS WILL BE CONSTRUCTED IN PHASES.*

ENGINEER'S DRAINAGE CERTIFICATION – STAGE 4

4 I, JEFFREY G. MORTENSEN, NMPE 8547, OF THE FIRM HIGH MESA CONSULTING GROUP, HEREBY CERTIFY THAT THE STAGE 4 PORTION OF THIS PROJECT HAS BEEN GRADED AND DRAINED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10-16-2012 AND REVISED 01-25-2013, WITH EXCEPTIONS AS NOTED BELOW. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR PERSONNEL UNDER MY DIRECT SUPERVISION AS SUPPLEMENTAL SITE DATA COMBINED WITH RECORD INFORMATION OBTAINED FROM THE AS-BUILT SURVEY DATED 03-13-2014 PERFORMED UNDER THE DIRECT SUPERVISION OF CHARLES G. CALA, JR., (NMPS 11184) OF THE FIRM HIGH MESA CONSULTING GROUP AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED TO SUPPORT A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY FOR STAGE 4.

THE FOLLOWING EXCEPTIONS ARE NOTED, HOWEVER, HAVE NO ADVERSE AFFECT ON SITE DRAINAGE:

1. THE SIDEWALK PROPOSED FOR THE EAST COURTYARD WAS DELETED AND REPLACED WITH LANDSCAPING.
2. A NEW SIDEWALK WAS ADDED TO CENTER NORTH-SOUTH COURTYARD. PROPOSED GRADES WERE PROVIDED BY THE ENGINEER (REVISION 3) DURING CONSTRUCTION.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF STAGE 4 GRADING AND DRAINAGE. THIS CERTIFICATION DOES NOT ADDRESS ADA COMPLIANCE WHICH IS BEYOND THE SCOPE OF GRADING AND DRAINAGE. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

JEFFREY G. MORTENSEN, NMPE 8547

DATE 04-04-2014

REGISTERED PROFESSIONAL ENGINEER JEFFREY G. MORTENSEN NEW MEXICO 8547

CALCULATIONS

I. SITE CHARACTERISTICS

A. PRECIPITATION ZONE = 3

B. $P_{6,100} = P_{360}$ = 2.60

C. TOTAL PROJECT AREA (A_T) = 74,700 SF = 1.71 AC

D. LAND TREATMENTS

1. EXISTING LAND TREATMENT

BASIN	TREATMENT (AC) A	B	C	D
A-1	0	0.05	0	0.08
A-2	0	0.02	0	0.35
B	0	0.06	0	1.08
C	0	0.03	0	0.02

2. DEVELOPED LAND TREATMENT

BASIN	TREATMENT (AC) A	B	C	D
A-1	0	0.03	0	0.08
A-2	0	0.02	0	0.35
B	0	0.05	0	1.09
C	0	0.01	0	0.04

II. HYDROLOGY

VOLUME EQUATION

$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D)/A_T$

$V_{100} = (E_W/12)A_T$

PEAK DISCHARGE EQUATION

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

A. EXISTING CONDITION

BASIN	V_{100} (CF)	Q_{100} (CFS)
A-1	850	0.6
A-2	3,060	1.8
B	9,440	5.6
C	270	0.2

B. DEVELOPED CONDITION

BASIN	V_{100} (CF)	Q_{100} (CFS)
A-1	790	0.5
A-2	3,060	1.8
B	9,520	5.6
C	380	0.3

C. COMPARISON

BASIN	DEVELOPED VS EXISTING VOLUME	PEAK DISCHARGE
A-1	-60 (DECREASE)	-0.1 (DECREASE)
A-2	0 (NO CHANGE)	0 (NO CHANGE)
B	80 (INCREASE)	0 (NO CHANGE)
C	90 (INCREASE)	0.1 (INCREASE)
TOTAL		8.2 CFS

III. HYDRAULICS

A. MAIN LINE

1. PIPE SLOPE
   LET D = 18"
   n = 0.013
   S = 0.0095
   THEN Qcap = 10.2 CFS > Q_{100} = 8.2 CFS

1 2. HYDRAULIC SLOPE
   LET D = 18" L = ~~220~~195LF
   n = 0.013
   2 S = (47.5 - ~~42.43~~.0)/~~220~~195 = ~~0.024~~ 0.023
   THEN Qcap = ~~16.2~~ CFS = 2 x Q_{100} +/- (FS=1.95 ~2) 16.0

B. BRANCH LINES

1. NEW LINES (PIPE SLOPE)
   LET D = 12"
   n = 0.013
   S = 0.02 (MIN)
   THEN Qcap = 5 CFS

2. EXISTING LINE (PIPE SLOPE)
   LET D = 8" L = 140 LF
   n = 0.013
   S = (44.8 - 44.1)/140 = 0.0050
   THEN Qcap = 0.85 CFS < Q_{100} = 5.6 CFS, HOWEVER, THIS IS AN EXISTING CONDITION, LOCATED UPSTREAM OF THE NEW WORK

2 **RECORD DRAWING**

REGISTERED PROFESSIONAL ENGINEER JEFFREY G. MORTENSEN NEW MEXICO 8547

10-18-2012

Kevin Georges & Associates
Architecture & Planning
214 Truman Street NE – Albuquerque, New Mexico 87108-1333 505/255-4975

CONSTRUCTION NOTES:

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM 260-1990 (ALBUQUERQUE AREA), 1-800-321-ALERT(2537) (STATEWIDE), FOR LOCATION 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 IT 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.

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.

PROJECT BENCHMARK

AN AGRS 3 1/4" ALUMINUM DISK SET FLUSH WITH THE TOP OF CURB STAMPED "ACS, 17-K19 1990", LOCATED IN THE MEDIAN AT THE INTERSECTION OF LOMAS BOULEVARD AND TENNESSEE STREET N.E.
ELEVATION = 5344.389 FEET (NAVD 1988)

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

A #5 REBAR W/CAP STAMPED "HMCG CONTROL NMPS 11184" SET AT THE BACK OF SIDEWALK, AS SHOWN ON THIS SHEET.
ELEVATION = 5340.15 FEET (NAVD 1988)

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

A MAG NAIL SET IN ASPHALT, AS SHOWN ON THIS SHEET.
ELEVATION = 5341.64 FEET (NAVD 1988)

LEGAL DESCRIPTION

TRACT 1, EAST END ADDITION, REPLAT OF TRACTS EFGA.

RECORD DRAWING LEGEND

CONSTRUCT	RECORD INFORMATION (VERIFIED BY ENGINEER)
✓	AS-CONSTRUCTED = AS-DESIGNED (VERIFIED BY ENGINEER)
36'42"	RECORD INFORMATION (VERIFIED BY ENGINEER)
+25.2	RECORD INFORMATION (VERIFIED BY ENGINEER)
28.98.92	RECORD INFORMATION (VERIFIED BY ENGINEER)
↶	AS-CONSTRUCTED = AS-DESIGNED (VERIFIED BY AS-BUILT SURVEY)
32.31.8	RECORD INFORMATION FROM AS-BUILT SURVEY
+26.9	RECORD INFORMATION FROM AS-BUILT SURVEY
31.25.22	RECORD INFORMATION FROM AS-BUILT SURVEY

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

Final Construction Documents

Stage 4 Kaseman Center for Surgical Innovation

8300 Constitution Avenue NE
Albuquerque, New Mexico
Presbyterian Project No. 01.MR00037

Project Title

Drawn By | Checked By

Proj. No. 2012.040.5 & 7 Date 1/31/13

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REGISTERED PROFESSIONAL ENGINEER JEFFREY G. MORTENSEN NEW MEXICO 8547

10-18-2012

Revisions | Architect | Engineer

01-25-2013

1 STAGE 4
2 CERT – STAGES 2 & 3
3 REVISE SIDEWALKS
4 CERT – STAGES 4

GRADING AND DRAINAGE PLAN

Sheet Title | Sheet C2 of