

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

August 30, 2019

Glenn Broughton, P.E.
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

**RE: Presbyterian Hospital Site Improvements
100 Central SE
Grading and Drainage Plan
Engineer's Stamp Date: 7/31/19
Hydrology File: K15D005**

Dear Mr. Broughton:

PO Box 1293

Based on the submittal received on 8/7/19, the Grading and Drainage Plan cannot be approved until the following corrections are made:

Prior to Grading/Building Permit:

Albuquerque

NM 87103

www.cabq.gov

1. This project requires a Master (conceptual) Grading and Drainage Plan that encompasses the entire plan of development that can be included in the Site Plan.
2. Provide project phasing as needed and assign this portion an appropriate phase number/name.
3. Each portion of the project (viewport) needs to include the street names.
4. Screenback or turn-off the extraneous survey layers.
5. Please use the most recent [standard SO-19](#) notes on the grading plan and callout the work to be performed by SO-19 Permit. If a Work Order is required than the SO-19 work will have to be performed by Work Order, not SO-19.
6. Provide management onsite for the Stormwater Quality Volume (SWQV) in accordance with the new drainage ordinance, § 14-5-2-6 (H) enacted 10/2/18 (Council Bill C/S O-18-2). You may elect to make Payment-in-Lieu of onsite management for the volume not captured. In order to pursue this, the plan must state that: you could provide onsite management, you do not want to (due to cost or convenience), and you are electing to make the Payment in Lieu of onsite management.
7. This site qualifies as redevelopment and is only required to retain runoff from the 80th percentile storm (Vol. = 0.26''*Imp.Area).

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8. Include project benchmark and datum; all existing survey, proposed grades, and benchmarks must be provided in NAVD 88.
9. Payment in Lieu (Amount = TBD) of onsite management of the SWQV must be made.
10. Hydraulic calculations per the DPM Ch.22.3 are required for all sidewalk culverts, swales, storm drain, etc...
11. As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, dhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

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

PO Box 1293

Sincerely,

Albuquerque

Dana M. Peterson
Senior Engineer, Planning Dept.
Development Review Services

NM 87103

www.cabq.gov



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 _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

Check all that Apply:

DEPARTMENT:

_____ HYDROLOGY/ DRAINAGE
_____ TRAFFIC/ TRANSPORTATION

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

_____ BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY

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?

_____ 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) _____

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DATE SUBMITTED: _____ By: _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

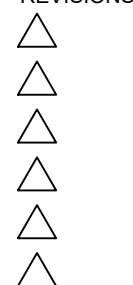


PROJECT

PRESBYTERIAN HOSPITAL
SITE IMPROVEMENTS
1100 Central Avenue SE
Albuquerque, NM 87106

ISSUED FOR
BID / PERMIT

REVISIONS



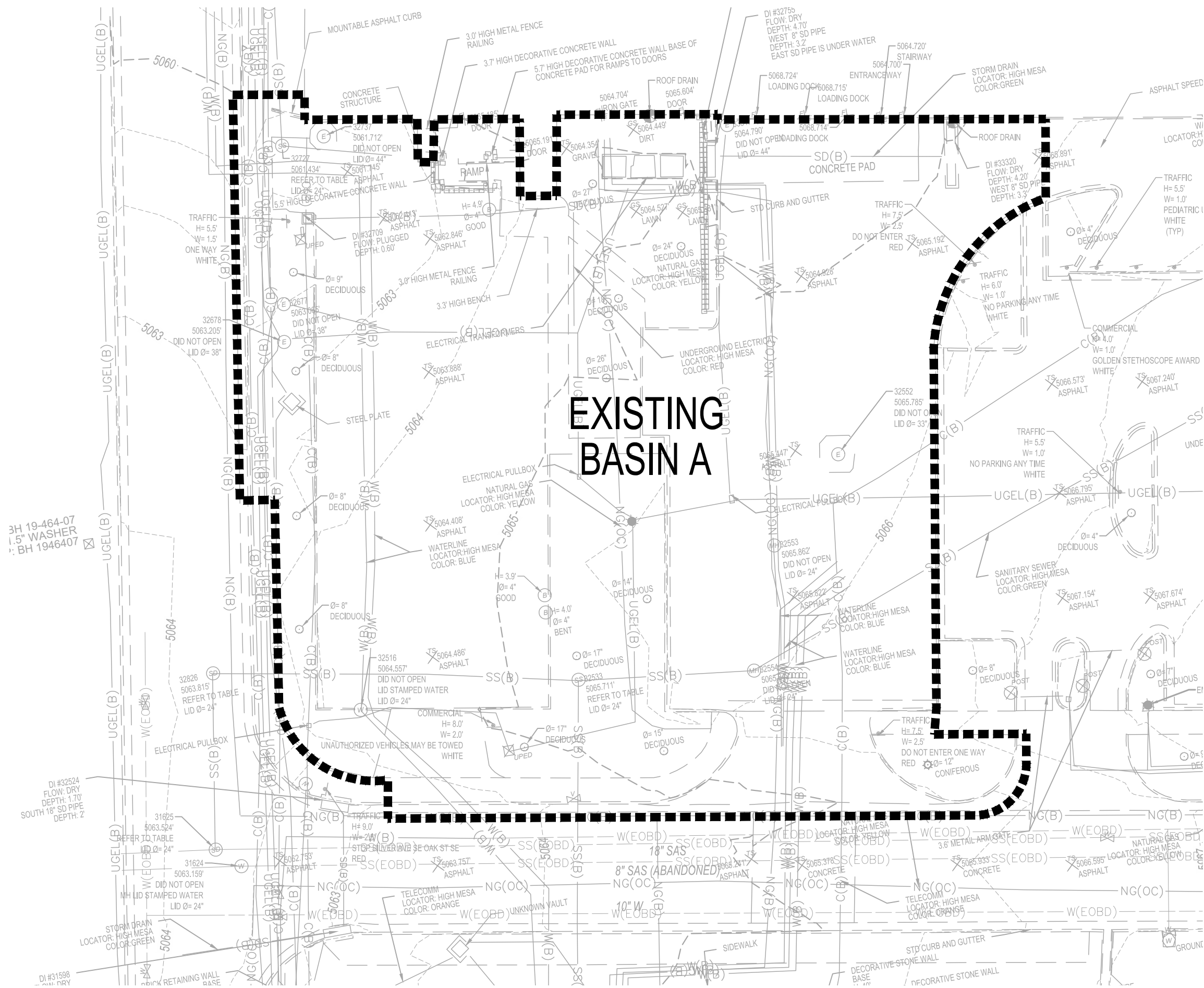
DRAWN BY BO
REVIEWED BY GSB
DATE 08/01/2019
PROJECT NO. 19-0010.011
DRAWING NAME

EXISTING
DRAINAGE
MANAGEMENT
PLAN

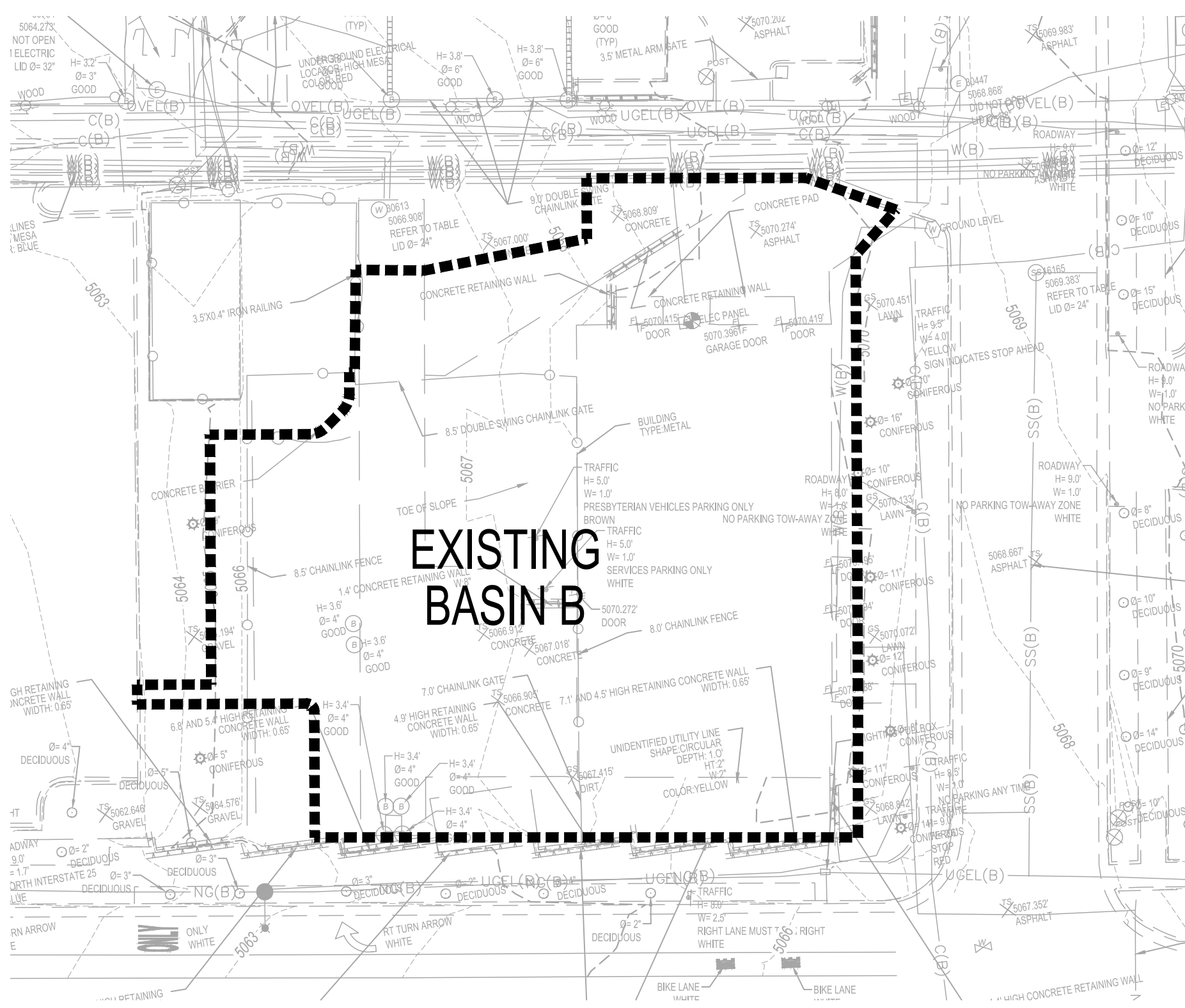
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OF

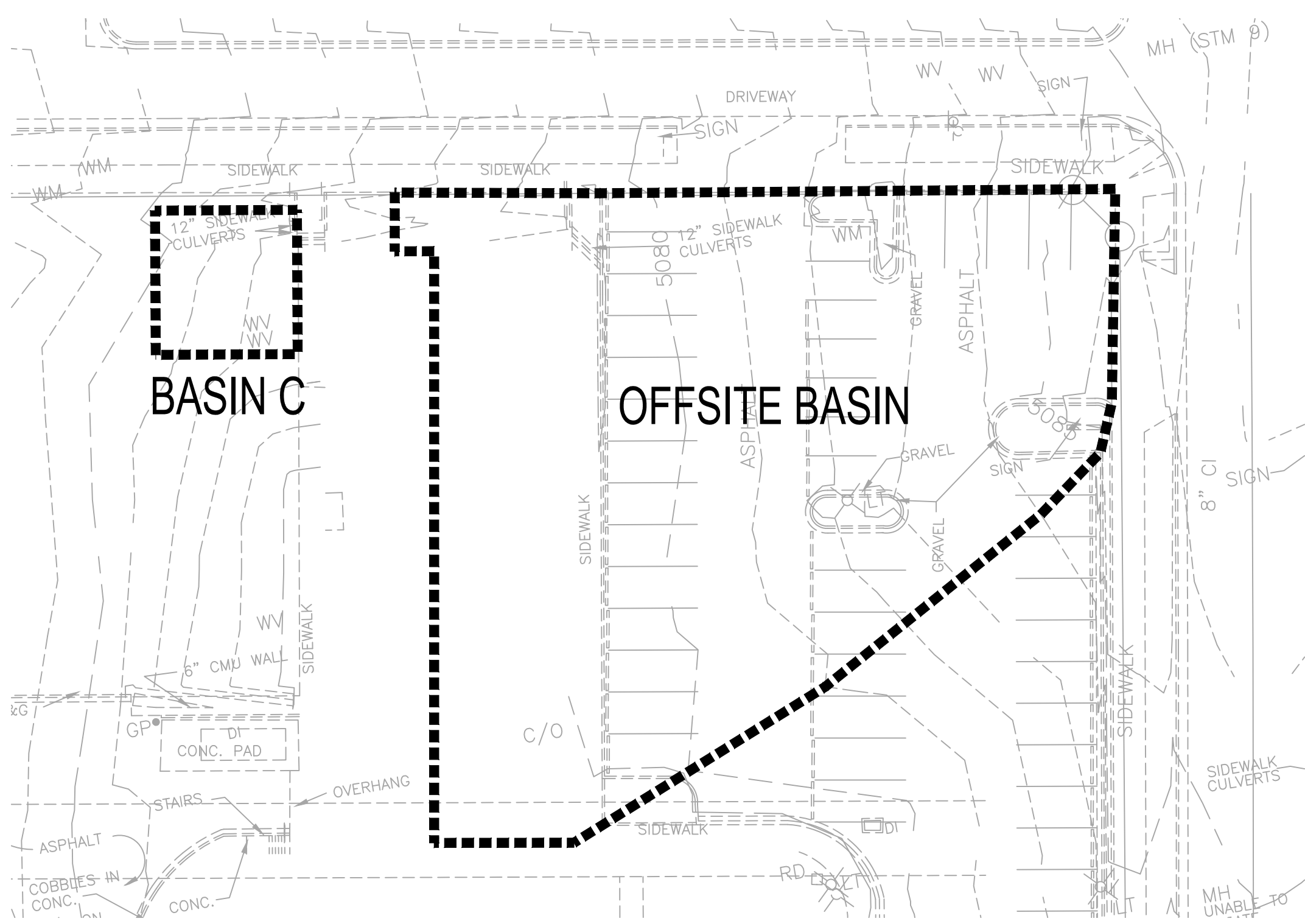
PHS Site Preparation Project										
Existing Developed Conditions Basin Data Table										
This table is based on the DPM Section 22.2, Zone: 2										
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr) (cfs/ac.)	Q(100yr) (CFS)	V(100yr) (inches)	V(100yr-6hr) (CF)
			A	B	C	D				
EXISTING BASIN A	30586	0.70	0.0%	0.0%	22.0%	78.0%	4.4	3.1	1.90	4848
EXISTING BASIN B	14987	0.34	0.0%	0.0%	12.0%	88.0%	4.5	1.6	2.00	2499
EXISTING BASIN C	941	0.02	0.0%	75.0%	25.0%	0.0%	2.5	0.1	0.87	68
OFFSITE	15915	0.37	0.0%	0.0%	6.0%	94.0%	4.6	1.7	2.06	2733



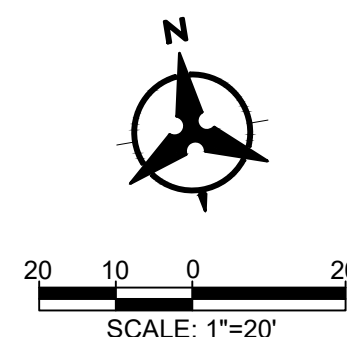
C1 EXISTING DRAINAGE MANAGEMENT PLAN - DOCK EXPANSION
1" = 20'-0"



A1 EXISTING DRAINAGE MANAGEMENT PLAN - SOUTHWEST LOT
1" = 20'-0"



A3 EXISTING DRAINAGE MANAGEMENT PLAN - BIKE LOCKER
1" = 20'-0"





PHS Site Preparation Project												
Proposed Developed Conditions Basin Data Table												
This table is based on the DPM Section 22.2, Zone: 2												
Basin	Area (SF)	Area (AC.)	Land Treatment Percentages				Q(100yr) (cfs/lac.)	Q(100yr) (CFS)	V(100yr) (inches)	V _(100yr-6hr) (10CF)	V _(100yr-24hr) (CF)	FIRST FLU (CF)
CURRENT ONSITE BASINS												
BASIN A	30586	0.70	0.0%	0.0%	22.0%	78.0%	4.4	3.1	1.90	4848	5644	919
BASIN B	14987	0.34	0.0%	0.0%	11.0%	89.0%	4.5	1.6	2.01	2512	2956	512
BASIN C	941	0.02	0.0%	0.0%	0.0%	100.0%	4.7	0.1	2.12	166	198	36
OFFSITE	15915	0.37	0.0%	0.0%	5.0%	95.0%	4.6	1.7	2.07	2746	3250	N/A

BACKGROUND

THE SITE IS LOCATED ON THE NORTHEAST CORNER OF LEAD AND OAK IN ALBUQUERQUE, NM. THE TOTAL SITE AREA IS APPROXIMATELY ONE ACRE AND IS BROKEN INTO THREE SEPARATE WORK AREAS. THE THREE AREAS WILL BE REFERRED TO AS DOCK EXPANSION, SOUTHWEST LOT AND BIKE LOCKER. THE DOCK EXPANSION AND SOUTHWEST LOT ARE CURRENTLY DEVELOPED WITH PARKING AND THE BIKE LOCKER AREA IS PRIMARILY LANDSCAPED. THE SOUTHWEST LOT ALSO SITE HAS AN EXISTING METAL BUILDING THAT WILL BE DEMOLISHED WITH THIS PROJECT.

METHODOLOGY

THE SITE IS LOCATED IN THE CITY OF ALBUQUERQUE AND SECTION 22.2 OF THE DEVELOPMENT PROCESS MANUAL (DPM) WAS USED TO ANALYZE THE EXISTING AND PROPOSED DRAINAGE. THE PROJECT IS LOCATED BETWEEN THE RIO GRANDE AND SAN MATEO AND IS WITHIN PRECIPITATION ZONE 2.

EXISTING CONDITIONS:

THE DOCK EXPANSION AND SOUTHWEST SITES ARE DEVELOPED WITH ASPHALT OR CONCRETE PAVING, EXISTING BUILDING WITH MINIMAL LANDSCAPING. THE DOCK EXPANSION AREA DRAINS WEST INTO OAK. OAK SLOPES DOWN TO THE NORTH AND RUNOFF IS INTERCEPTED BY EXISTING INLETS IN THE ALIGNMENT OF GOLD. THE SOUTHWEST SITE DRAINS WEST ONTO AN EXISTING PRESBYTERIAN HOSPITAL PARKING LOT. DRAINAGE FROM THE SOUTHWEST LOT SITE AND THE PARKING LOT DRAIN INTO LEAD. RUNOFF IS INTERCEPTED BY AN EXISTING INLET AT THE SOUTHEAST CORNER OF LEAD AND OAK. THE BIKE LOCKER SITE DRAINS NORTH AND INTO THE SILVER AVE RIGHT OF WAY. SILVER AVE SLOPES WEST TO OAK ST.

THE SITE IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD ZONE (FEMA FIRM # 35001C0334G).

PROPOSED CONDITIONS

EACH AREA OF THE PROJECT WAS CONSIDERED A SEPARATE DRAINAGE BASIN AND WILL DRAIN TO THE PUBLIC RIGHT OF WAY AS IT CURRENTLY DOES.

THE SCOPE OF THE DOCK EXPANSION AREA IS TO MODIFY THE EXISTING LOADING DOCK TO PROVIDE BETTER CIRCULATION AND TRUCK ACCESS FOR HOSPITAL DELIVERIES. THE WESTERN DRIVEWAY ON SILVER WILL BE CLOSED AND DRIVEWAY IMMEDIATELY TO THE EAST WILL BE MODIFIED TO BETTER ACCOMMODATE TRUCK ACCESS. IN ADDITION, THE EXISTING DRIVEWAY ON OAK WILL ALSO BE WIDENED TO ACCOMMODATE TRUCK ACCESS.

THE SCOPE OF THE SOUTHWEST LOT AREA IS TO DEMOLISH AN EXISTING BUILDING AND EXPAND THE EXISTING PARKING LOT.

THE SCOPE OF THE BIKE LOCKER AREA IS TO RELOCATE AN EXISTING BIKE LOCKER TO THE SOUTH SIDE OF SILVER AVE, WEST OF THE GL LAB. THE EXISTING BIKE LOCKER IS LOCATED ADJACENT TO THE EXISTING HOSPITAL, NEAR THE DOCK.

STORM WATER POLLUTION CONTROL - WATER QUALITY RUNOFF VOLUME:

THE DOCK EXPANSION AREA NOTED AS BASIN A HAS AN IMPERVIOUS AREA OF 78%. BASED ON SECTION 22.9, TABLE 2 A PRECIPITATION RUNOFF DEPTH OF 0.36 INCHES WAS USED TO CALCULATE THE REQUIRED WATER QUALITY RUNOFF VOLUME OF 918 CUBIC FEET.

THE SOUTHWEST LOT AREA NOTED AS BASIN B HAS AN IMPERVIOUS AREA OF 89%. BASED ON SECTION 22.9 TABLE 2 A PRECIPITATION DEPTH OF 0.41 INCHES WAS INTERPOLATED AND USED

THE BIKE LOCKER AREA NOTED AS BASIN C HAS AN IMPERVIOUS AREA OF 100%. BASED ON SECTION 22.9 TABLE 2 A PRECIPITATION DEPTH OF 0.46 INCHES WAS USED TO CALCULATE THE REQUIRED WATER QUALITY RUNOFF VOLUME OF 36 CUBIC FEET.

THIS PROJECT ALSO PROPOSES TO CORRECT DRAINAGE ISSUES ON THE NORTH SIDE OF THE GIL LAB. RUNOFF FROM THE EXISTING PARKING LOT ON THE EAST SIDE OF THE GIL LAB DRAINS TO 2-12 PRIVATE SIDEWALK CULVERTS IN THE NORTHWEST CORNER OF THE PARKING LOT. TH SIDEWALK CULVERTS DISCHARGE INTO A LANDSCAPE AREA ON THE NORTH SIDE OF THE GIL LAB. RUNOFF DOES NOT ADEQUATELY DRAIN AWAY FOR THE BUILDING, BUT ULTIMATELY OVERFLOWS INTO SILVER AVE RIGHT OF WAY. WITH THIS PROJECT WE ARE PROPOSING A CONCRETE RIBBON CHANNEL AND PUBLIC SIDEWALK CULVERT TO CORRECT THE DRAINAGE DEFICIENCIES.

REFER TO THE DRAINAGE MANAGEMENT PLAN FOR DELINEATION OF THE DRAINAGE BASINS, LAND TREATMENTS, RUNOFF FLOW RATES AND WATER QUALITY RUNOFF VOLUME.

NO RETENTION VOLUME WILL BE PROVIDED WITH THESE SITE MODIFICATIONS. IN THE DOCK EXPANSION AREA, THE ONLY AVAILABLE AREA FOR INCORPORATING STORM WATER RETENTION IS WITHIN A PROPOSED EXPANSION OF THE HOSPITAL. THE SOUTHWEST LOT AREA HAS EXISTING UNDERGROUND STORAGE TANKS WHICH CANNOT BE RELOCATED.

CONCLUSION:

THE AREAS THAT ARE PROPOSED FOR REDEVELOPMENT CURRENTLY DISCHARGE TO THE PUBLIC RIGHT OF WAY. WITH THE REDEVELOPMENT OF THESE AREAS THE EXISTING DRAINAGE PATTERNS AND PEAK DISCHARGE FLOW RATES WILL NOT CHANGE. PROVIDING ONSITE RETENTION VOLUME TO COMPLY WITH SECTION 22.9 OF THE DPM IS NOT TECHNICALLY FEASIBLE. THE OWNER WILL PAY CASH IN LIEU BASED ON THE CALCULATED RETENTION VOLUMES NOTED ABOVE

SHEET NO.



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ARCHITECT

ENGINEER



PROJECT

**PRESBYTERIAN HOSPITAL
SITE IMPROVEMENTS**
1100 Central Avenue SE
Albuquerque, NM 87106

**ISSUED FOR
BID / PERMIT**

REVISIONS
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DRAWN BY BO
REVIEWED BY GSB
DATE 08/01/2019
PROJECT NO. 19-0010.011
DRAWING NAME

**GRADING &
DRAINAGE PLAN**

SHEET NO.

C-101
OF

KEYED NOTES

- CONSTRUCT 18" WIDE CONCRETE RIBBON CHANNEL PER 1/C-201.
- ADJUST EXISTING MANHOLE FRAME & COVER TO FINISHED GRADE.
- EXISTING UTILITY PEDESTALS TO BE RELOCATED.
- EXISTING COMM VOLT TO BE ADJUSTED TO GRADE. INSTALL TRAFFIC RATED COVER.
- CONSTRUCT 36" WIDE CONCRETE RIBBON CHANNEL PER 1/C-201.
- MATCH EXISTING CONCRETE.
- MATCH EXISTING ASPHALT PAVEMENT.
- REMOVE & DISPOSE OF EXISTING STORM DRAIN INLET.
- EXISTING STORM DRAIN PIPE TO BE ABANDONED IN PLACE.
- INSTALL LIGHT DUTY ASPHALT PAVEMENT PER 2/C-201.
- INSTALL HEAVY DUTY ASPHALT PAVEMENT PER 3/C-201.
- INSTALL REINFORCED CONCRETE PAVEMENT PER 4/C-201 WITH TURNDOWN EDGES PER 5/C-201.
- REMOVE TOP OF EXISTING ABANDONED ELECTRICAL VAULT AND BACKFILL.
- USE CAUTION IN THIS AREA. OXYGEN LINE LINE HAS NOT BEEN LOCATED.
- MATCH EXISTING ASPHALT PAVEMENT.
- MATCH EXISTING CONCRETE PAVEMENT.
- MATCH EXISTING CURB & GUTTER.
- CONSTRUCT 5" TRANSITION FROM 6" CURB & GUTTER TO FLUSH CURB.
- EXISTING ASPHALT PAVEMENT TO REMAIN.
- MATCH EXISTING SIDEWALK.
- CONSTRUCT 24" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
- CONSTRUCT 42" WIDE CONCRETE RIBBON CHANNEL PER 1/C-201.
- MATCH RIBBON CHANNEL TO EXISTING SIDEWALK CULVERTS.
- EXISTING WATER VALVE TO REMAIN. ADJUST TO GRADE.

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
- ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

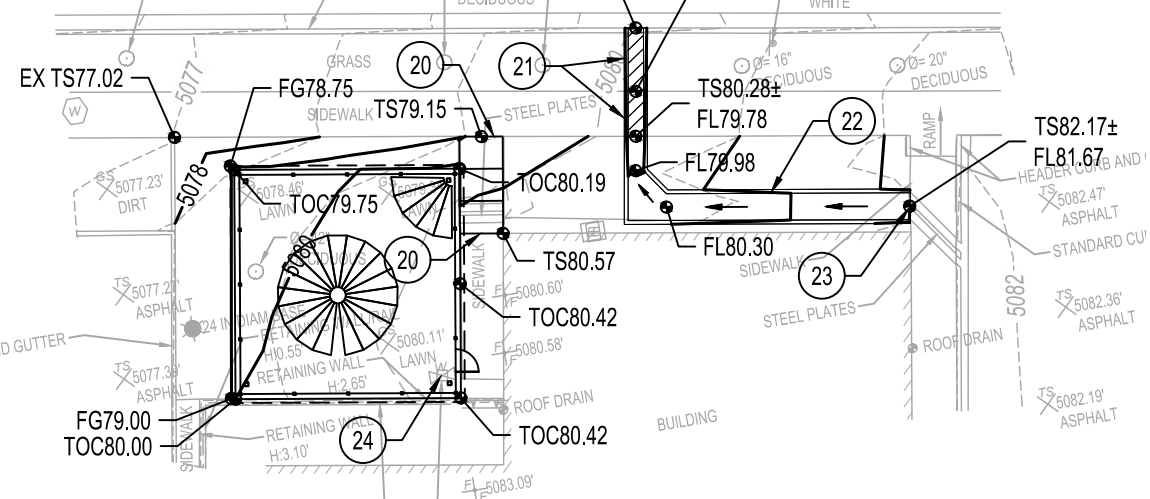
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION". ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAIL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE $\pm 0.1'$ FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE $\pm 0.05'$ FROM BUILDING PLAN ELEVATION.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

NOTICE TO CONTRACTORS (SO 19)

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7 AMENDMENT 1.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. 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 THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

SILVER AVE

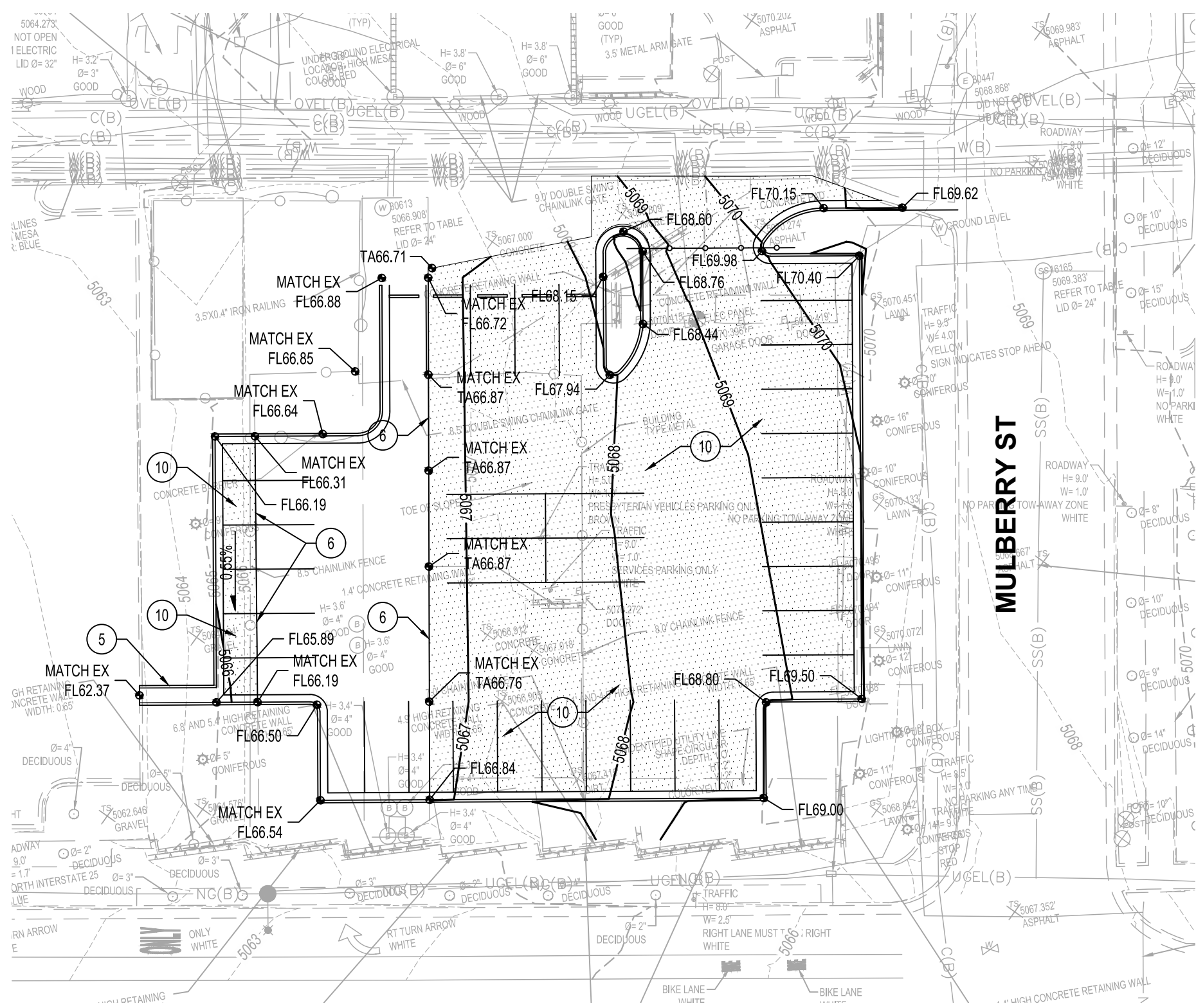


A3 GRADING & DRAINAGE PLAN - BIKE LOCKER

1" = 20'-0"

C2 GRADING & DRAINAGE PLAN - DOCK EXPANSION

1" = 20'-0"



A2 GRADING & DRAINAGE PLAN - SOUTHWEST LOT

1" = 20'-0"

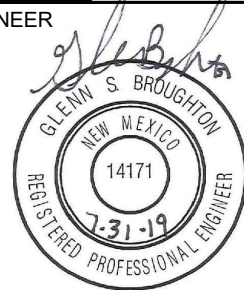
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PERICH
SABATINI

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ARCHITECT

ENGINEER



PROJECT

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SITE IMPROVEMENTS
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ISSUED FOR
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REVISIONS

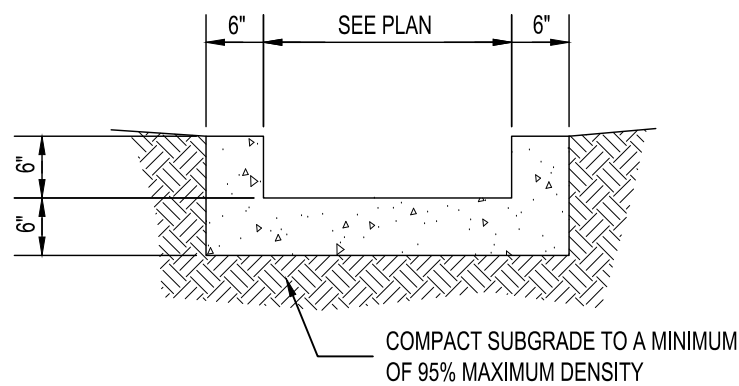
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REVIEWED BY	GSB
DATE	08/01/2019
PROJECT NO.	19-0010.011
DRAWING NAME	

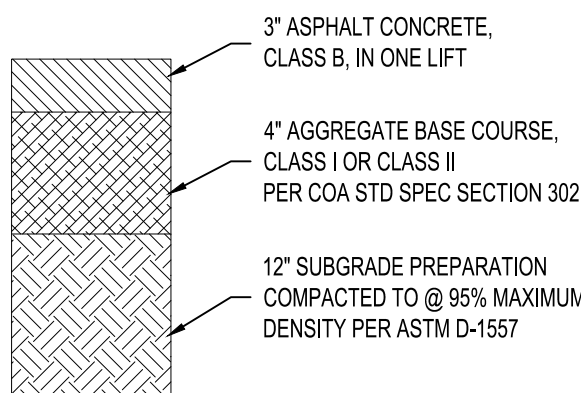
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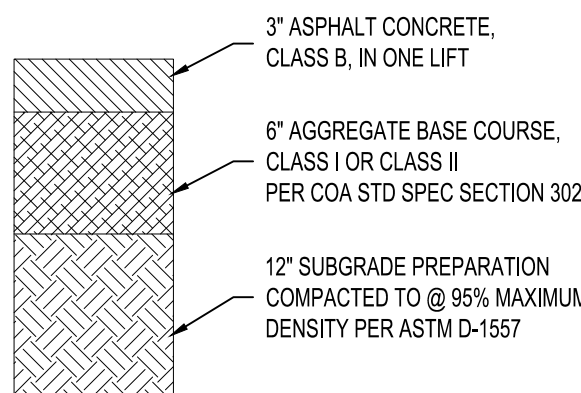
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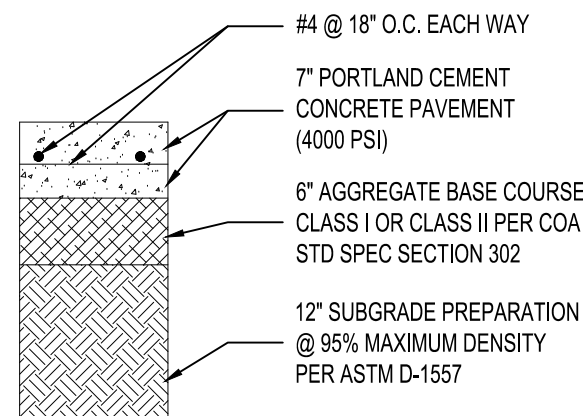
1 CONCRETE RIBBON CHANNEL
NTS



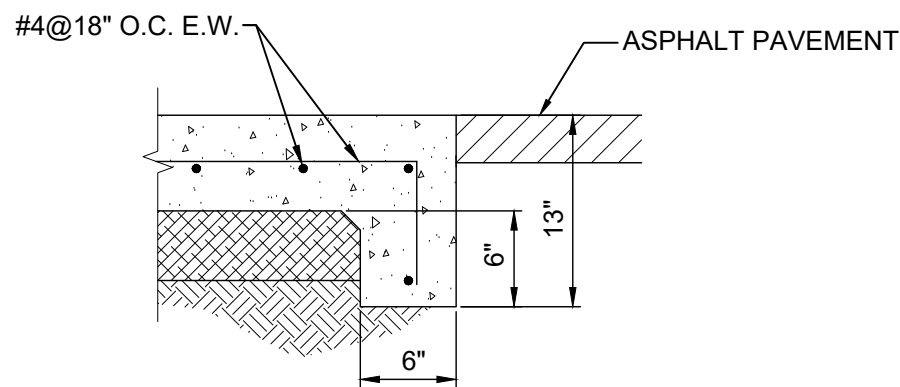
2 LIGHT DUTY PAVEMENT SECTION
NTS



3 HEAVY DUTY PAVEMENT SECTION
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4 CONCRETE PAVEMENT SECTION
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5 TURNDOWN EDGE
NTS