# CITY OF ALBUQUERQUE

Planning Department Brennon Williams, Director



September 26, 2019

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

RE: Presbyterian Hospital "Make-Ready" Site Improvements

100 Central SE

Grading and Drainage Plan Engineer's Stamp Date: 9/18/19 Hydrology File: K15D005

Dear Mr. Broughton:

Based on the submittal received on 9/18/19, the Grading and Drainage Plan cannot be approved until the following corrections are made:

Prior to Site Plan (AA), Grading Permit, Building Permit, and SO-19 Permit:

Albuquerque

NM 87103

1. Payment in Lieu (Amount = 838cf x \$8/cf = \$6704, per *Proposed Drainage Management Plan*) of onsite management of the SWQV must be made. Provide a copy of the paid receipt with a new DTIS form requesting Site Plan, Grading Permit, Building Permit and SO-19 Permit approval once paid. There is no resubmittal fee for this action; please include a copy of this letter when resubmitting to obtain the fee waiver.

www.cabq.gov

2. 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, jhughes@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.

Sincerely,

Dana M. Peterson

Senior Engineer, Planning Dept. Development Review Services



### TREASURY DIVISION DAILY DEPOSIT

### Transmittals for: **PROJECTS Only**

# Payment In-Lieu for Storm Water Quality Volume Requirement

CASH COUNT	AMOUNT	ACCOUNT NUMBER	FUND NUMBER	BUSINESS UNIT	PROJECT ID	ACTIVITY ID	AMOUNT
TOTAL CHECKS	\$ 6,704.00	461615	305	PCDMD	24_MS4	7547210	\$ 6,704.00
TOTAL AMOUNT						TOTAL DEPOSIT	\$6704.00
	005 Tyment In-Lieu Dlume Require		ater Quality	Name: Pres	Hospital- Make Re	eady Improvements 380	677sf imp

Address/Legal Description: 100 Central Ave SE et al.

DATE ON CHECK:

TR 1-A, PLAT OF TRACT 1-A, 2-A, 3-A, 4-A AND 9-A PRESBYTERIANHOSPITAL-MAIN CAMPUS

	TR 5, PLAT OF TRACTS 1 TH	RU 9 PRESBYTERIAN HO	SPITAL-MAIN CAMPUS, PHASE ONE). SPITAL – MAIN CAMPUS PHASE ONE. SPITAL – MAIN CAMPUS PHASE ONE.						
DEPARTMENT NAME: _	Planning Department/Develop	oment Review Services, I	-lydrology						
PREPARED BY Dana F	Peterson	PHONE 924-3695							
BUSINESS DATE 9/26/1	BUSINESS DATE 9/26/19								
DUAL VERIFICATION OF DEPOSIT									
AND BY EMPLOYEE SIG	GNATURE								
REMITTER: AMOUNT: BANK:									

The Payment-in-Lieu can be paid at the Plaza del Sol Treasury, 600 2<sup>nd</sup> St. NW. **Bring three copies of this invoice to the Treasury** and provide a copy of the receipt to Hydrology, Suite 201, 600 2<sup>nd</sup> St. NW, or e-mail with the Hydrology submittal to PLNDRS@cabq.gov.



# City of Albuquerque

### Planning Department

### Development & Building Services Division

### DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title:Bu	ilding Permit #:	Hydrology File #:			
DRB#:EP	PC#:	Work Order#:			
Legal Description:					
City Address:					
Applicant:		Contact:			
Address:					
Phone#:Fa					
Other Contact:		Contact:			
Address:					
Phone#:Fa		E-mail:			
TYPE OF DEVELOPMENT: PLAT	RESIDENCE	DRB SITE ADMIN SITE			
Check all that Apply:					
DEPARTMENT:	BUILDIN CERTIFIC  PRELIMI SITE PLA SITE PLA FINAL PI  SIA/ REL FOUNDA GRADING SO-19 AF PAVING GRADING GRADING CLOMR/I FLOODPI	PERMIT APPROVAL G/PAD CERTIFICATION RDER APPROVAL			

FEE PAID:\_\_\_\_

# Bohannan A Huston

years of service 7500 Jefferson Street NE Albuquerque, NM 87109

> www.bhinc.com p. 505.823.1000

September 18, 2019

Mr. Dana Peterson Senior Engineer Planning Department City of Albuquerque 600 2<sup>nd</sup> Street NW Albuquerque, NM 87103

Re: Presbyterian Healthcare Services Site Improvements – Hydrology Resubmittal: Hydrology File:

K15D005

Dear Mr. Peterson:

Based on your review letter dated August 30, 2019 we have address your comments as follows:

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.

Response: As we discussed during our meeting on September 16, 2019, this will not be a requirement of the improvements requested with this submittal. This will be a requirement for DRB approval of the pending Site Plan for Building Permit (SPBP) submittal.

- 2. Provide project phasing as needed and assign the portion an appropriate phase number/name. Response: This will be addressed in the SPBP submittal
- Each portion of the project (viewport) needs to include the street names. Response: This information has been added.
- 4. Screenback or turn-off the extraneous survey layers. Response: The background information has been cleaned up to make the drawing more legible.
- 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 Oder is required then the SO-19 work will have to be performed by Work Order, not SO-19.

Response: SO-19 notes have been updated. A license agreement will be required for planned private utilities within the public right of way (Silver Ave, west of Mulberry). Drawings will be reviewed by DRC for the license agreement. The work presented on these drawings must occur prior to the other work within the public right of way. We request that the sidewalk culvert construction be allowed to be performed under a SO-19 permit.

6. Provide management onsite for 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 for the 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 managementagineering

Response: Due to site constraints onsite management will not be provided and the owner has **Spatial Data** 

Advanced Technologies 🔔



elected to make Payment-in-Lieu of onsite management. This has been noted on the drainage management plan.

7. This site qualifies as redevelopment and is only required to retain runoff from the 80<sup>th</sup> percentile storm (Vol.=0.26\*Imp. Area).

Response: Noted. The onsite drainage management volumes have been calculated based on the method noted in your comment.

8. Include project benchmark and datum; all existing survey, proposed grades, and benchmarks must be provided in NAVD 88.

Response: This information has been added to the Grading Plan. The topographic survey is based on NAVD 88.

9. Payment in Lieu (Amount=TBD) of onsite management of the SWQV must be made. *Response: We acknowledge this requirement.* 

10. Hydraulic calculations per the DPM Ch.22.3 are required for all sidewalk culverts, swales, storm drain, etc..

Response: Calculations have been added to the Proposed DMP.

11. As a reminder, if the project total area of disturbance (including the staging area and any work within the 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.

Response: The disturbed area is over 1 acre.

Please feel free to contact me at 823-1000 with questions or comments.

Sincerely.

Glenn Broughton, PE, LEED AP

Senior Project Manager

Community Development and Planning

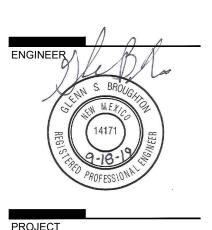
GSB/egn Enclosures

			-	PHS Site	Prepara	tion Pro	ject				
			Existin	g Develop	ed Conditi	ons Basin	Data Table				
				This table is	sbased on t	he DPM Sec	tion 22.2, Zone:	2			
Basin	Area	Area	Land	d Treatme	nt Percent	ages	Q(100yr)	Q(100yr)	V(100yr)	V <sub>(100yr-6hr)</sub>	V <sub>(100yr-24hr)</sub>
ID	(SQ. FT)	(AC.)	Α	В	С	D	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)
EXISTING BASIN A	26080	0.60	0.0%	0.0%	19.0%	81.0%	4.4	2.6	1.93	4199	4903
EXISTING BASIN B	14987	0.34	0.0%	0.0%	12.0%	88.0%	4.5	1.6	2.00	2499	2939
EXISTING BASIN C	941	0.02	0.0%	75.0%	25.0%	0.0%	2.5	0.1	0.87	68	68
EXISTING BASIN D	4506	0.10	0.0%	0.0%	36.0%	64.0%	4.1	0.4	1.76	662	758
OFFSITE	15915	0.37	0.0%	0.0%	6.0%	94.0%	4.6	1.7	2.06	2733	3232

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER PERICH SABATINI

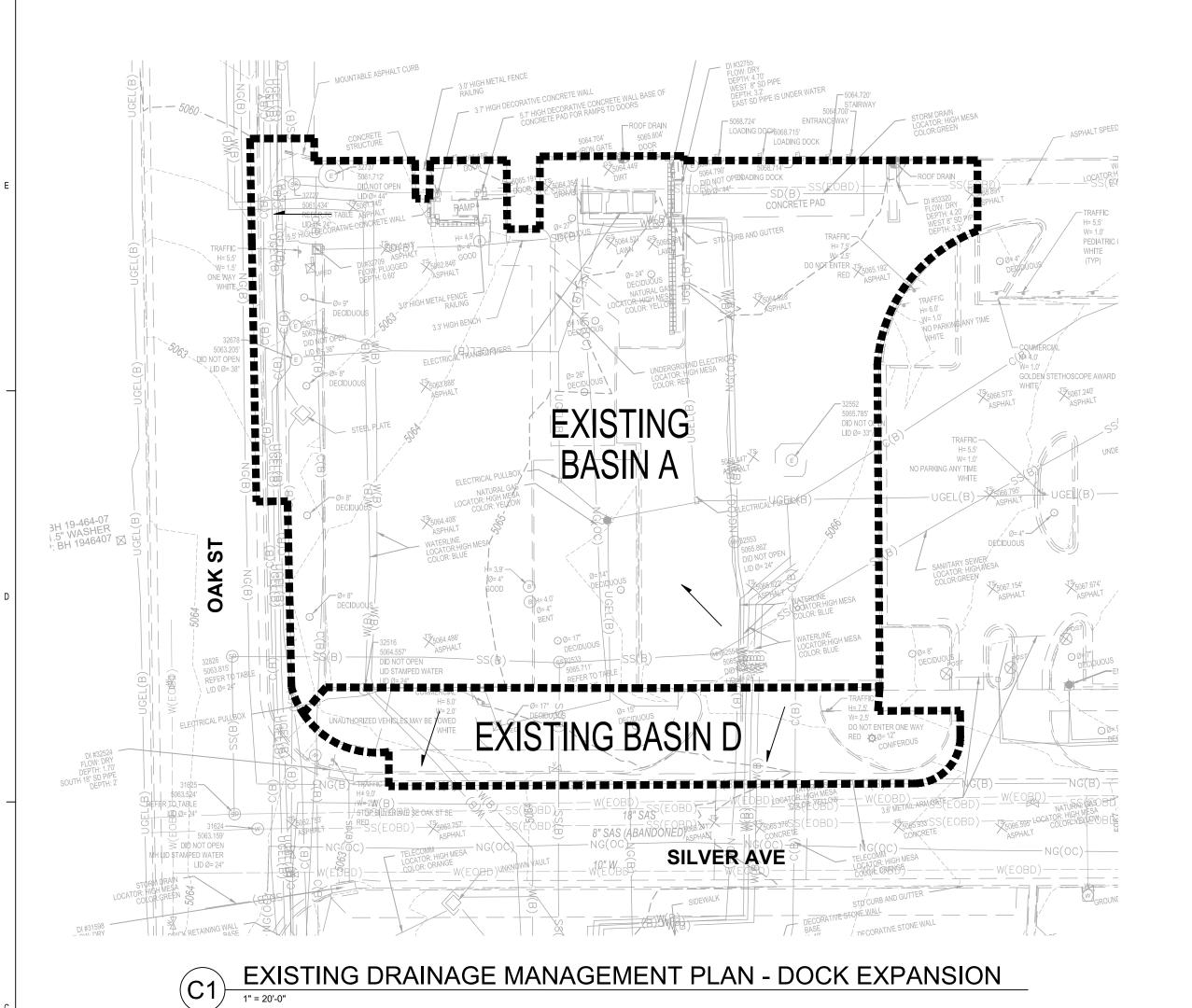
7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109 505.761.9700 / DPSDESIGN.ORG



ISSUED FOR **BID / PERMIT** 

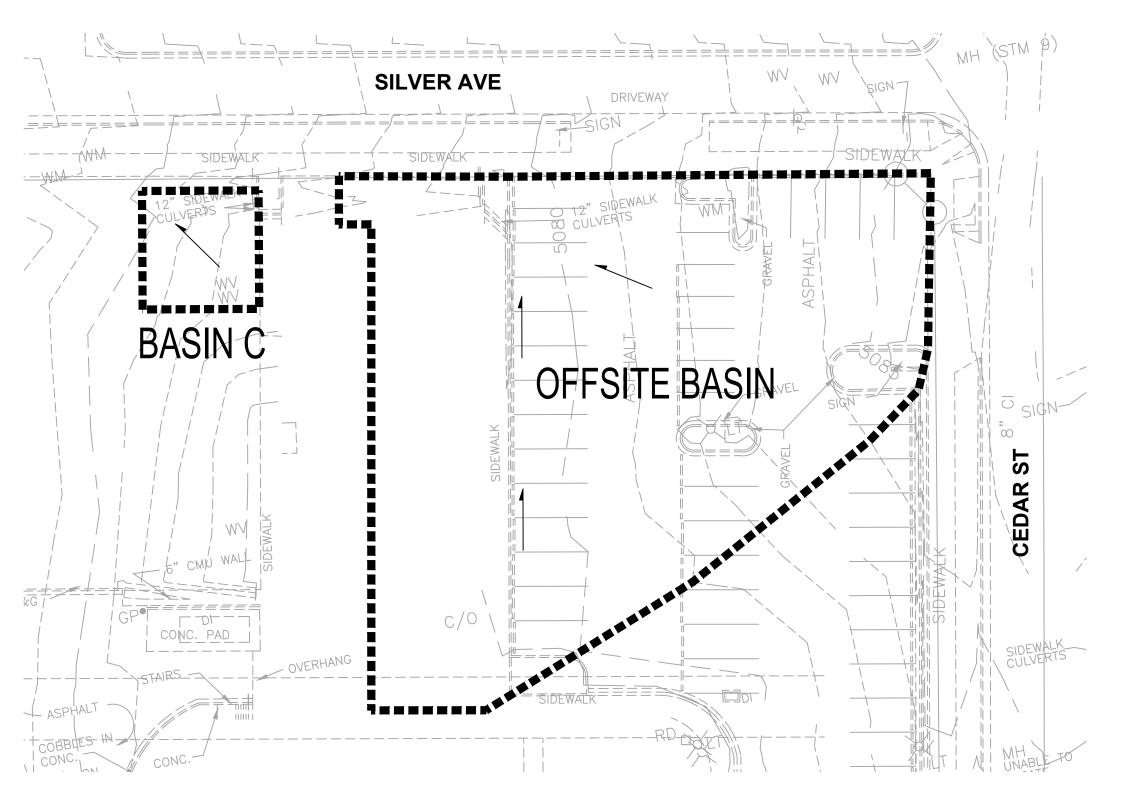
DRAWN BY	ВО
REVIEWED BY	GSB
DATE	08/01/2019
PROJECT NO.	19-0010.011
DRAWING NAME	

**EXISTING** DRAINAGE MANAGEMENT PLAN



EXISTING HE SE BASIN B **LEAD AVE** 

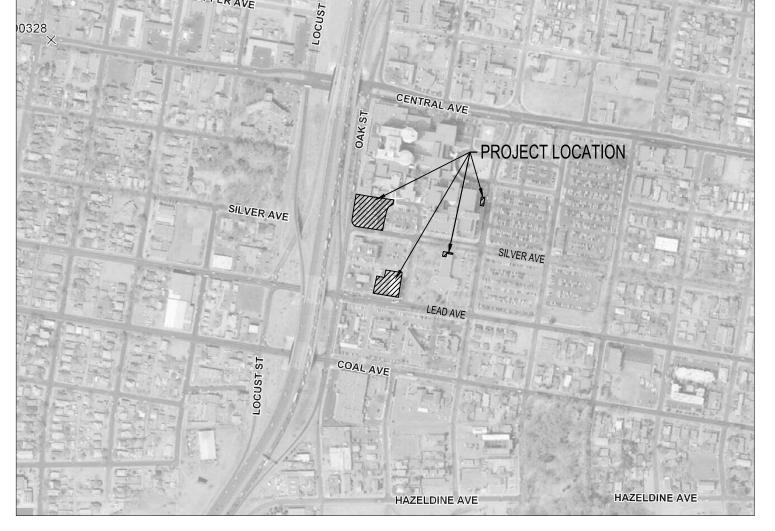
(A1) EXISTING DRAINAGE MANAGEMENT PLAN - SOUTHWEST LOT



EXISTING DRAINAGE MANAGEMENT PLAN - BIKE LOCKER

**Bohannan** A Huston

Wed, 18-Sep-2019 - 10:35:am, Plotted by: BORTEGA P:\20190464\CDP\Hydro\Make Ready Package\Existing DMP.dwg



**VICINITY MAP** 

FEMA FIRM MAP # 35001C0334G

PHS Site Preparation Project												
Proposed Developed Conditions Basin Data Table												
This table is based on the DPM Section 22.2, Zone: 2												
Basin	Area	Area	Land	Land Treatment Percentages			Q(100yr)	Q(100yr)	V(100yr)	V <sub>(100yr-6hr)</sub>	V <sub>(100yr-24hr)</sub>	FIRST FLUSH
ID	(SQ. FT)	(AC.)	Α	В	С	D	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)	(CF)
CURRENT ONSI												
BASIN A	25998	0.60	0.0%	0.0%	16.0%	84.0%	4.5	2.7	1.96	4250	4978	473
BASIN B	14987	0.34	0.0%	0.0%	11.0%	89.0%	4.5	1.6	2.01	2512	2956	289
BASIN C	941	0.02	0.0%	0.0%	0.0%	100.0%	4.7	0.1	2.12	166	198	20
BASIN D	4588	0.11	0.0%	0.0%	44.0%	56.0%	4.0	0.4	1.68	644	730	56
OFFSITE	15915	0.37	0.0%	0.0%	5.0%	95.0%	4.6	1.7	2.07	2746	3250	N/A
SUB BASIN A-1	4116	0.09	0.0%	0.0%	0.0%	100.0%	4.7	0.4	2.12	727	864	N/A

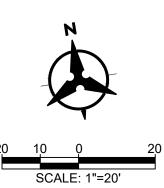
Concrete Rundown										
Rundown	wn Rundown Actual Min Weir** ***Proposed Weir Weir Opening Channel Channel Minimum Capacit									Capacity*
#	Basin ID	Туре	Flow (Q100)	Width ft	Width ft	Height ft	Height ft	Width ft	Slope	CFS
R1	Offsite	Rectang	1.7	2.00	2.00	0.50	0.50	2.00	1.00%	5.50
R2	Sub Basin A-1	Rectang	0.4	1.00	1.50	0.50	0.50	1.50	2.40%	5.95
Weir Eq: Q=2.65L(h^1.5) - **  Capacity Based on Manning's Eq w/ N=0.013 - *										
	*** Exiting parking lot sidewalk culvert is 2-12" wide culverts									

PROPOSED DRAINAGE MANAGEMENT PLAN - DOCK EXPANSION

SILVER AVE

/TC64<sub>1</sub>03

7 FL63 53 TE63 31 FL63.31



MATCH EX

FL65.70

FL66.40

MATCH EX

+ TOC68.72

BONGAL BO

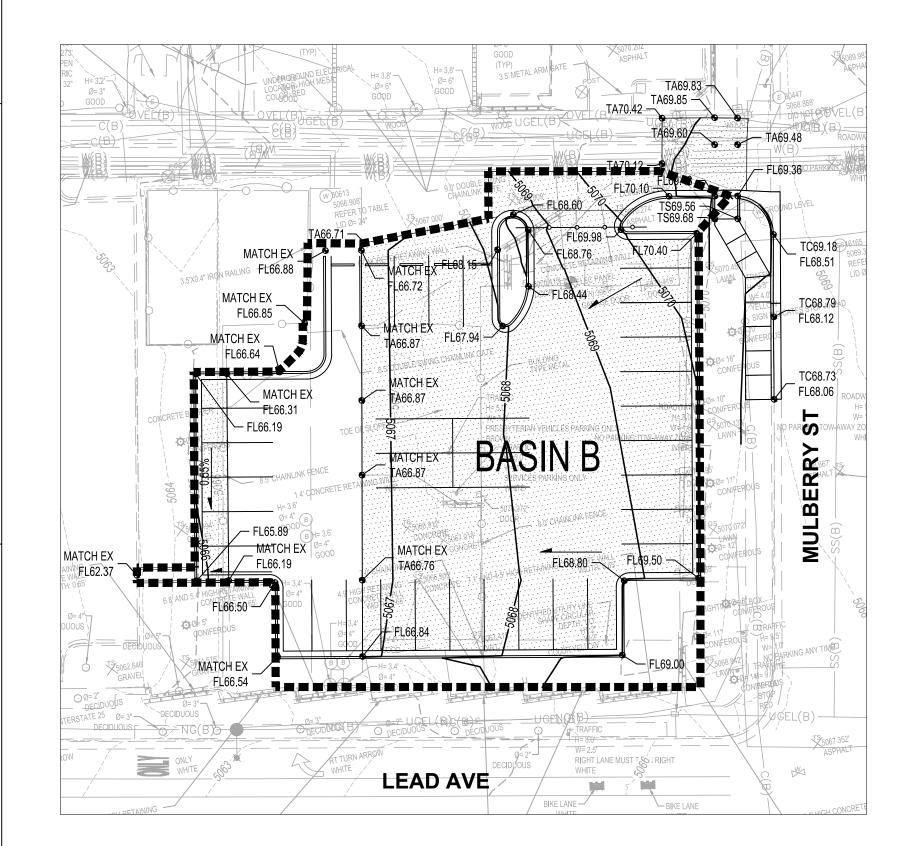
FL64\_40 TOC64.40

0.5% TC64.48 TOC64,15 - '

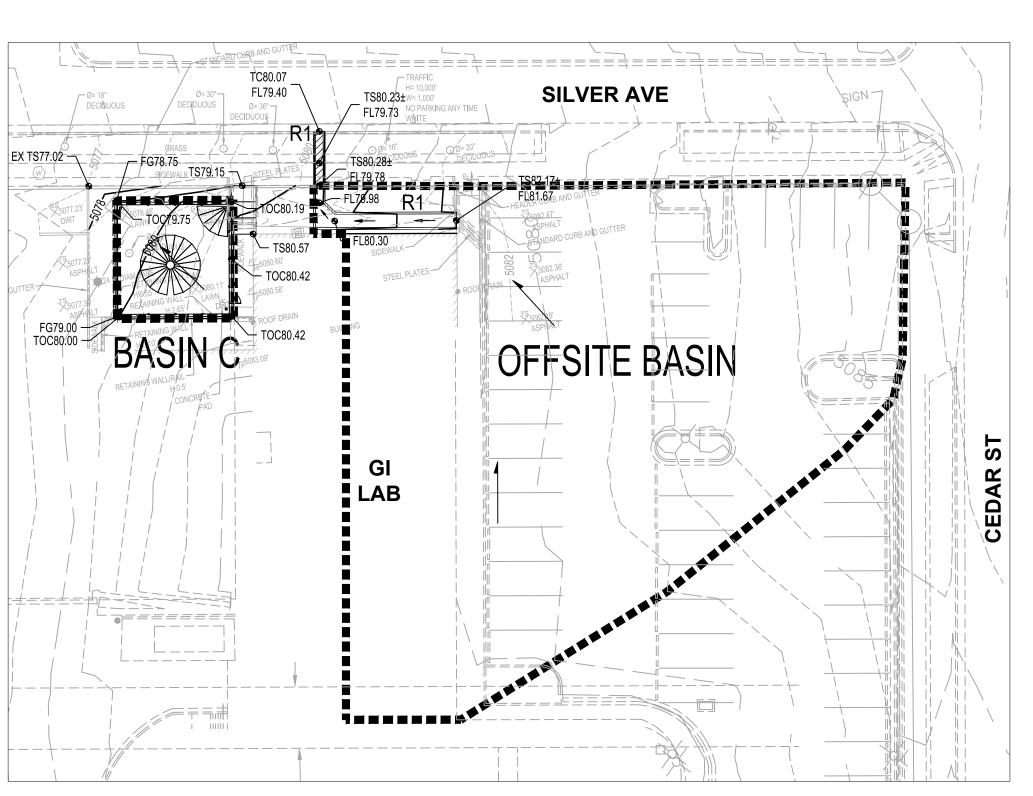
TOC65.77 -

EL63.98

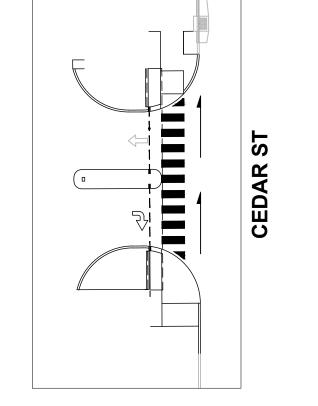
- TOC65.33



DRAINAGE MANAGEMENT PLAN - SOUTHWEST LOT



DRAINAGE MANAGEMENT PLAN - BIKE LOCKER



POB GARAGE ENTRANCE

# DRAINAGE MANAGEMENT NARRATIVE

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.

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

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 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

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

## PROPOSED CONDITIONS:

AVE SLOPES WEST TO OAK ST.

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. A PORTION OF THE SITE WILL DRAIN THROUGH A CONCRETE RUNDOWN. THIS RUNDOWN NOTED AS R2 IS SIZED TO CONVEY RUNOFF FROM SUB-BASIN A-1 TO THE OAK ST. DRIVEWAY. SEE RUNDOWN CAPACITY CALCULATIONS NOTED AS R2 ON THIS SHEET.

### 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 GI LAB. THE EXISTING BIKE LOCKER IS LOCATED ADJACENT TO THE EXISTING HOSPITAL, NEAR THE DOCK.

THIS PROJECT ALSO PROPOSES TO CORRECT DRAINAGE ISSUES ON THE NORTH SIDE OF THE GI LAB, IMMEDIATELY EAST OF THE PROPOSED BIKE LOCKER. RUNOFF FROM THE EXISTING PARKING LOT ON THE EAST SIDE OF THE GI LAB DRAINS TO 2-12" PRIVATE SIDEWALK CULVERTS IN THE NORTHWEST CORNER OF THE PARKING LOT. THE SIDEWALK CULVERTS DISCHARGE INTO A LANDSCAPE AREA ON THE NORTH SIDE OF THE GI LAB. RUNOFF DOES NOT ADEQUATELY DRAIN AWAY FROM 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. SEE SIDEWALK CULVERT CAPACITY CALCULATIONS NOTED AS R1 ON THIS SHEET.

PRESBYTERIAN ALSO PLANS TO MODIFY THE ENTRANCE TO THE EXISTING PARKING STRUCTURE ENTRANCE ON THE FORMER CEDAR STREET. THE ENTRANCE IS BEING MODIFIED TO PROVIDE BETTER VEHICLE ACCESS AND IMPROVE PEDESTRIAN SAFETY. EXISTING GRADES IN CEDAR AND PEDESTRIAN WALK WILL NOT BE MODIFIED WITH THE ENTRANCE IMPROVEMENTS AND THE AREA WILL DRAIN TO CEDAR AS IT CURRENTLY DOES.

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

THE DOCK EXPANSION AREA NOTED AS BASIN A HAS AN IMPERVIOUS AREA OF 84%. BASED ON SECTION 22.9, TABLE 2 A PRECIPITATION RUNOFF DEPTH OF 0.26 INCHES WAS USED TO CALCULATE THE REQUIRED WATER QUALITY RUNOFF VOLUME OF 529 CUBIC FEET BASINS A & D).

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 0.26 INCHES WAS INTERPOLATED AND USED TO CALCULATE THE REQUIRED WATER QUALITY RUNOFF VOLUME OF 289 CUBIC FEET.

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 0.26 INCHES WAS USED TO CALCULATE THE REQUIRED WATER QUALITY RUNOFF VOLUME OF 20 CUBIC FEET. 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. DUE TO SITE CONSTRAINTS THE PRJECT IS NOT ABLE TO PROVIDE ONSITE MANAGEMENT OF STORMWATER RUNOFF AND THE OWNER IS ELECTING TO MAKE PAYMENT IN LIEU OF ONSITE MANAGEMENT.

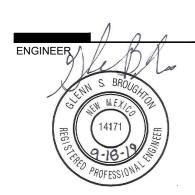
THE AREAS THAT ARE PROPOSED FOR REDEVELOPMENT CURRENTLY DISCHARGE TO THE PUBLIC RIGHT OF WAY. WITH THE REDEVELOPMENT OF THE THESE AREAS THE EXISTING DRAINAGE PATTERNS AND PEAK DISCHARGE FLOW RATES WILL NOT CHANGE. PROVIDING ONSITE RETENTION VOLUME TO COMPLY WITH SECTION 22.9 OF THE DPM IS NOT TECHNICALLY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

ARCHITECTURE / DESIGN / INSPIRATION

# PERICH SABATINI

7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG



**ISSUED FOR BID / PERMIT** 

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

**PROPOSED** DRAINAGE **MANAGEMENT** PLAN

Wed, 18-Sep-2019 - 10:35:am, Plotted by: BORTEGA

TA61.48 —

- 1. CONSTRUCT 18" WIDE CONCRETE RIBBON CHANNEL PER 1/C-201.
- 2. ADJUST EXISTING MANHOLE FRAME & COVER TO FINISHED GRADE.
- EXISTING UTILITY PEDESTALS TO BE RELOCATED.
- 4. EXISTING COMM VAULT TO BE ADJUSTED TO GRADE. INSTALL TRAFFIC RATED COVER.
- 5. CONSTRUCT 36" WIDE CONCRETE RIBBON CHANNEL PER 1/C-201.
- MATCH EXISTING CONCRETE.

MATCH EX\_

FL66,00 (10)

Private Drainage Facilities within City Right-of-Way **Notice to Contractor** 

(Special Order 19 ~ "SO-19")

1. An excavation permit will be required before beginning any

2. All work on this project shall be performed in accordance with

3. Two working days prior to any excavation, the contractor must

4. Prior to construction, the contractor shall excavate and verify

5. Backfill compaction shall be according to traffic/street use.

6. Maintenance of the facility shall be the responsibility of the

7. Work on arterial streets may be required on a 24-hour basis.

8. Contractor must contact Augie Armijo at (505) 857-8607 and

Construction Coordination at 924-3416 to schedule an

FL79.40

FL79.73

the locations of all obstructions. Should a conflict exist, the

contractor shall notify the engineer so that the conflict can be

applicable federal, state and local laws, rules and regulations

contact **New Mexico One Call, dial "811"** [or (505) 260-1990]

work within City Right-Of-Way.

for the location of existing utilities.

owner of the property being served.

inspection.

APPROVAL NAME

SILVERAVE

concerning construction safety and health.

resolved with a minimum amount of delay.

MATCH EX

60FL65.78 <sup>□</sup>

MATCH EX

√£L65.91

TOC68.40

SILVER AVE

**GRADING & DRAINAGE PLAN - DOCK EXPANSION** 

FL68.06

TC64,03

TA61.48 —

TA62.88 —

S

0

STF164,40 TOC64.40

TC64.48 TOC64\_15 = /

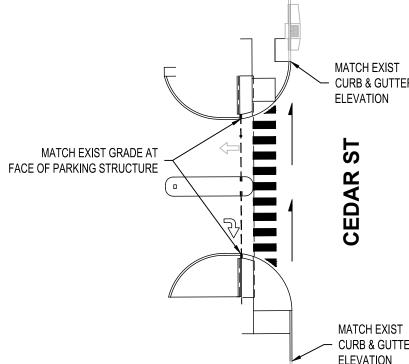
0.5%

- 7. MATCH EXISTING ASPHALT PAVEMENT.
- 8. REMOVE & DISPOSE OF EXISTING STORM DRAIN INLET.
- 9. EXISTING STORM DRAIN PIPE TO BE ABANDONED IN PLACE.
- 10. INSTALL LIGHT DUTY ASPHALT PAVEMENT PER 2/C-201.
- 11. INSTALL HEAVY DUTY ASPHALT PAVEMENT PER 3/C-201.
- 12. INSTALL REINFORCED CONCRETE PAVEMENT PER 4/C-201 WITH TURNDOWN EDGES PER 5/C-201.
- 13. REMOVE TOP OF EXISTING ABANDONED ELECTRICAL VAULT AND BACKFILL.
- 14. USE CAUTION IN THIS AREA. OXYGEN LINE LINE HAS NOT BEEN LOCATED.
- 15. MATCH EXISTING ASPHALT PAVEMENT.
- 16. MATCH EXISTING CONCRETE PAVEMENT.
- 17. MATCH EXISTING CURB & GUTTER.
- 18. CONSTRUCT 5' TRANSITION FROM 6" CURB & GUTTER TO FLUSH CURB.
- 19. EXISTING ASPHALT PAVEMENT TO REMAIN.
- 20. MATCH EXISTING SIDEWALK.
- 21. CONSTRUCT 24" WIDE SIDEWALK CULVERT PER COA STD DWG 2236. THIS WORK TO BE PERFORMED BY SO-19 PERMIT.
- 22. CONSTRUCT 42" WIDE CONCRETE RIBBON CHANNEL PER 1/C-201.
- 23. MATCH RIBBON CHANNEL TO EXISTING SIDEWALK CULVERTS.
- 24. EXISTING WATER VALVE TO REMAIN. ADJUST TO GRADE.
- 25. CONSTRUCT 6' WIDE UNIDIRECTIONAL CONCRETE CURB RAMP. 2.0% MAX CROSS SLOPE.
- 26. TRANSITION FROM 8" STANDARD CURB & GUTTER TO 6" HIGH CURB & GUTTER THRU CURB RETURN.
- 27. CONSTRUCT STANDARD CURB & GUTTER PER COA STD DWG 2415A.
- 28. CONSTRUCT CONCRETE SIDEWALK PER COA STD DWG 2430.
- 29. MATCH EXISTING CONCRETE DRIVE PAD.
- 30. ADJUST EXISTING WATER METER BOX & COVER TO FINISHED GRADE.
- 31. INSTALL HEAVY DUTY ASPHALT PAVEMENT IN ALLEY PER 3/C-201.

# PROJECT BENCH MARK

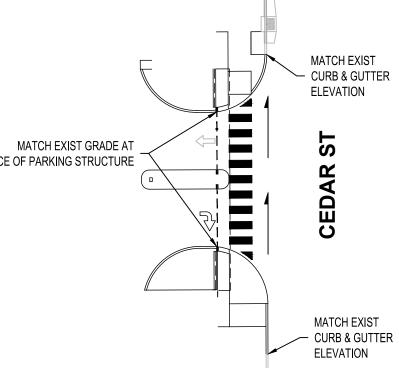
GEOGRAPHIC POSITION (NAD 1983) NM STATE PLANE COORDINATES (CENTRAL ZONE, US SURVEY FOOT) N= 1485713.773 USft E= 1523768.861 USft GROUND-TO-GRID FACTOR = 0.999679809

DELTA ALPHA = -00°13'26.78" NAVD 1988 ELEVATION= 5010.623 USft



**GRADING & DRAINAGE PLAN - BIKE LOCKER** 

ALBUQUERQUE GEODETIC REFERENCE STATION "5\_K15BR RESET 1982"



POB GARAGE ENTRANCE

### **GENERAL NOTES**

- 1. 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.
- 2. 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.
- 3. 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.
- 4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- 5. 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
- 6. 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.
- 7. 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.
- 8. 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.
- 9. 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.).
- 10. 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.
- 11. 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.

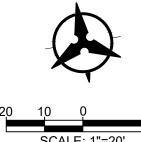
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE

SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US

- DEPARTMENT OF TRANSPORTATION, LATEST EDITION. 13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING
- AT ALL TIMES.
- 14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

# **GRADING NOTES**

- 1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- 2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- 3. 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).
- 4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- 5. 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
- 6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
- 7. 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 HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- 8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- 9. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.



**ISSUED FOR BID / PERMIT** 

ARCHITECTURE / DESIGN / INSPIRATION

7/11 JEFFERSON NE, SUITE 100

/OU | ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

9/9/2019 ADDENDUM #2

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

**GRADING &** DRAINAGE PLAN

Wed, 18-Sep-2019 - 10:33:am, Plotted by: BORTEGA

MATCH EX TAININFL62.37

MATCH EX

MATCH EX

FL66.54

FL66.64

FL66.85

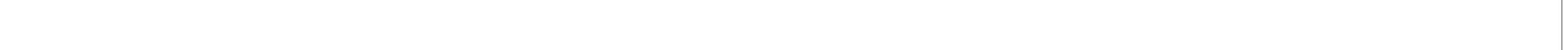
NATCH EX

A66.87

MATCH EX

**LEAD AVE** 

**GRADING & DRAINAGE PLAN - SOUTHWEST LOT** 



PERICH

ARCHITECTURE / DESIGN / INSPIRATION

7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

PROJECT

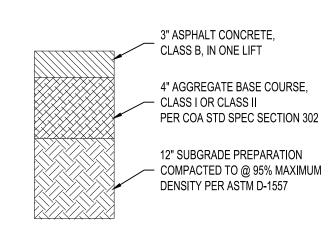
IERIAN HOSPITAL
APROVEMENTS
Central Avenue SE

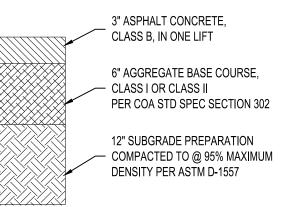
ISSUED FOR BID / PERMIT

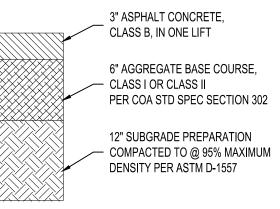
DRAWN BY	ВО
REVIEWED BY	GSB
DATE	08/01/2019
PROJECT NO.	19-0010.011
DRAWING NAME	

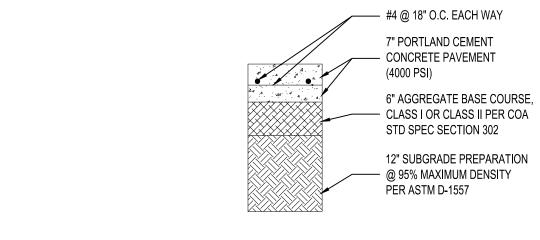
CIVIL DETAILS

Bohannan Huston
www.bhinc.com 800.877.5332









**CONCRETE PAVEMENT SECTION** 

NTS

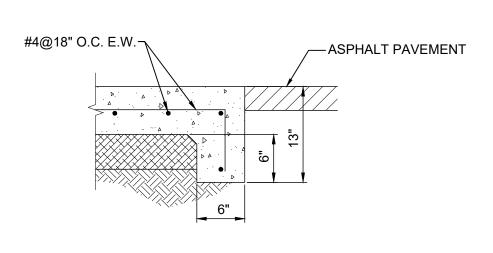


| 6" | SEE PLAN | 6" |

COMPACT SUBGRADE TO A MINIMUM
OF 95% MAXIMUM DENSITY

LIGHT DUTY PAVEMENT SECTION NTS

**HEAVY DUTY PAVEMENT SECTION** 



NTS

5 TURNDOWN EDGE

Wed, 18-Sep-2019 - 10:34:am, Plotted by: BORTEGA P:\20190464\CDP\Plans\General\Make Ready Package\20190464 MD01.dwg