

KEYED NOTES

- 1 EXISTING 8" SAS.
- 2 EXISTING 8" WATER LINE.
- 3 INSTALL 6" SANITARY SEWER SERVICE PER ABCWUA STD DWG 2135.
- 4 CONTINUE UPSTREAM DESIGN PER THE PLUMBING PLANS.
- 5 INSTALL PRIVATE BACK FLOW PREVENTOR IN A HOT BOX CONTINUE DESIGN PER LANDSCAPING / IRRIGATION PLAN. IF EXISTING BACKFLOW PREVENTOR IS THE CORRECT SIZE AND IN GOOD CONDITION, IT MAY BE USED IN LIEU OF A NEW BACKFLOW PREVENTOR.
- 6 INSTALL 1 1/2" WATER METER ENCLOSURE AND WATER SERVICE PER ABCWUA STD DWG 2362.
- 7 EXISTING 3/4" WATER METER AND BACKFLOW PREVENTOR TO BE REUSED FOR IRRIGATION METER.
- 8 INSTALL 2" DIAMETER PEX WITH 4" MINIMUM BURY.
- 9 INSTALL TRAFFIC RATED 4" SINGLE CLEANOUT.
- 10 INSTALL PRIVATE 4" DIAMETER SAS MANHOLE PER NMAPWA STD DWG 2101. SEE SHEET C-109.
- 11 INSTALL 3 - 6 INCH PVC VACUUM LINES (PRESSURE TESTED PER VAC PRODUCER)
- 12 NOT IN USE
- 13 OIL WATER SEPARATOR. ALL OTHER TANKS ARE RECLAIM TANKS. SEE RECLAIM SYSTEM DETAILS ON SHEET C-109.
- 14 PVC ELECTRICAL CONDUIT. COORDINATE WITH MEP FOR EXACT LOCATION AND SIZE.
- 15 INSTALL PARK SO-1500-STD SAND-OIL INTERCEPTOR.

UTILITY GENERAL NOTES

1. THE CONTRACTOR SHALL OBTAIN AN ABCWUA CONNECTION PERMIT AND ANY OTHER APPLICABLE UTILITY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO COORDINATE FINAL LOCATION, NUMBER, AND SIZE OF ELECTRICAL CONDUIT AND PVC VACUUM LINES WITH THE APPROPRIATE TRADES IN THE FIELD.
3. CONTRACTOR TO FIELD VERIFY SIZE'S AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
4. ALL UTILITIES SHOWN ON THE PRIVATE PROPERTY SHALL BE PRIVATE UNLESS OTHERWISE NOTED.
5. SEE PLUMBING PLANS FOR UTILITY CONTINUATION INTERNAL TO THE BUILDING.
6. PARALLEL RPBA BACKFLOW PREVENTOR FOR THE PRIVATE WATERLINES WILL BE PROVIDED INTERNAL TO THE BUILDING. THE BACKFLOW PREVENTOR SHALL BE THE SAME SIZE AS THE TAP/CONNECTION AT THE MAIN LINE.
7. SITE PLAN LINEWORK HAS BEEN SCREENED BACK FOR VISUAL CLARITY.
8. COORDINATION WITH WATER AUTHORITY CROSS SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.
9. COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH THE WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.
10. ALL PROPOSED WATER AND SEWER LINE IS PRIVATE UNLESS STATED OTHERWISE.

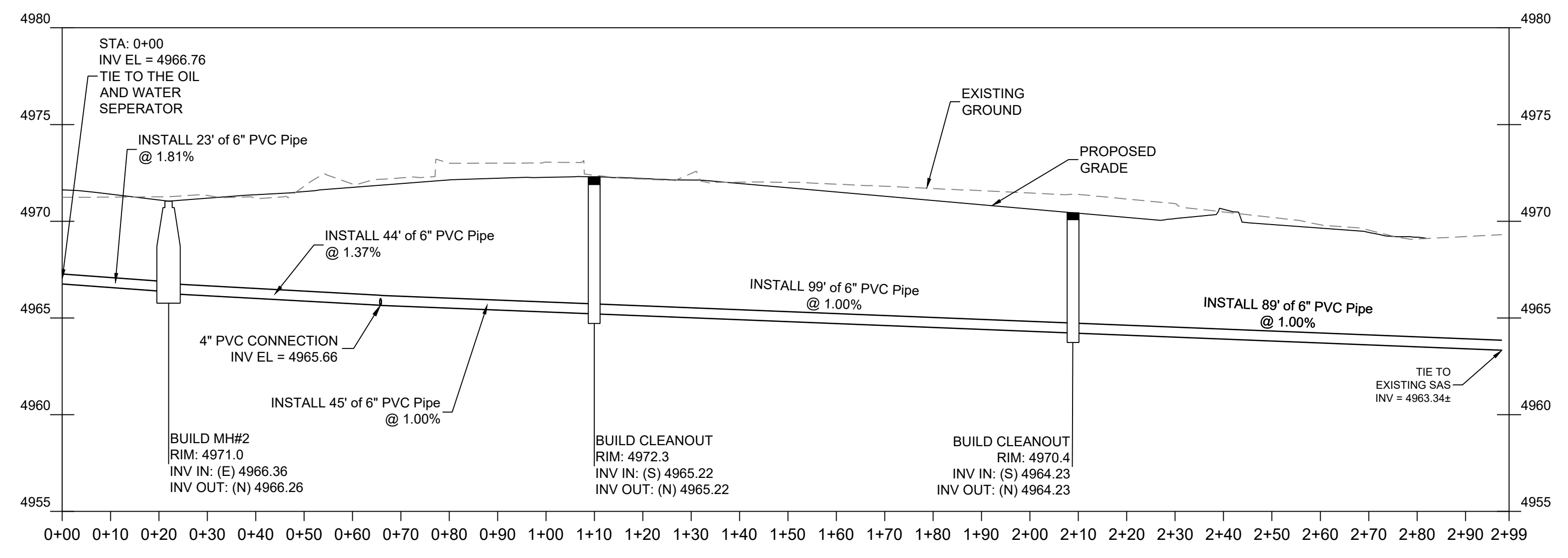
LEGEND

WATERLINE 2"	— W —
SEWER LINE 6"	— S —
ELECTRICAL CONDUIT	---

ABBREVIATIONS

AC	ACRE
CF	CUBIC FOOT
ELEV	ELEVATION
FF	FINISHED FLOOR
INV	INVERT
LF	LINEAR FOOT
NMAPWA	NEW MEXICO AMERICAN PUBLIC WORKS ASSOCIATION
MAX	MAXIMUM
MIN	MINIMUM
PVC	POLYVINYL CHLORIDE
ROW	PUBLIC RIGHT OF WAY
RPBA	REDUCED PRESSURE BACKFLOW ASSEMBLY
SAS	SANITARY SEWER
SD	STORM DRAIN
STD DWG	STANDARD DRAWING
VOL	VOLUME
WTR	WATER
WQ	WATER QUALITY
STD DWG	STANDARD DRAWING

SAS SEWER PROFILE



NAME: N:\Projects\W0378-Daniel Puzak-Projects\UtilityPlan.dwg PLOT DATE: Jun 14, 2024 1:14pm

DESIGNED DRAWN CHECKED DATE 6.14.2024	REVISION <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>								
STAMP SHELDON E. GREER NEW MEXICO LICENSED PROFESSIONAL ENGINEER 01/22/2024									
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.									
PROJECT NAME: TIDAL WAVE 2ND MENAUL									
SHEET TITLE: UTILITY PLAN									
SUBMITTED FOR: BUILDING PERMIT									
SHEET NUMBER: C-107									



COMMENT RESPONSE LETTER

To: Albuquerque Water Utility Authority
From: RESPEC
Date: June 14, 2024
RE: Application For: SI-2024-00547 – EPC site plan sign-off

UTILITY PLAN COMMENT RESPONSES

Below are David G. Gutierrez with Albuquerque Water Utility Authority comments on the utility plan which were provided via email on June 11, 2024. RESPEC's responses are in [blue](#)

- a. Please add the following notes to the Master Utility Plan. Additionally, please coordinate ahead of time with the
- i. Coordination with Water Authority Cross Connection Section will be required to ensure proper backflow containment is in place prior to release of meter for the site. Contact the Cross Connection Section at 505-289-3454.
 - ii. Coordination with the Water Authority Pre-Treatment Engineer is required to ensure the site complies with Water Authority Sewer Use Ordinance. Contact the Pre-Treatment Engineer at 505-289-3439.

[These notes have been added to the utility plan.](#)

- b. Please appropriately label infrastructure as public or private.
[A note has been added to the utility plan that addresses this.](#)

c. Please figure out if the existing meter is adequate size or not to avoid ambiguity. If needed, please contact our customer service to get someone to meet you out there to determine the size.

- i. Currently the bill size is a size 2 which indicates it is sized for a 1" meter.
- ii. There is also an account showing a size 1 which is a ¾ inch meter.
- iii. Please research and determine what will happen with these existing services. Any that are unused will need to be abandoned (shutoff and removed to the corporation stop).

[The existing 1 inch meter located to the north of the site will be removed and replaced with a 1½ inch meter. The existing ¾ inch meter located to the northeast of the site will be reused as an irrigation meter.](#)

7770 JEFFERSON STREET NE
SUITE 200
ALBUQUERQUE, NM 87109
505.243.2287

WOODLAND AVE NW

2ND STREET NW

MENAUL BLVD NW

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	INSTALL SIZE	MATURE SIZE	WATER USE
TREES					
	6	Cercis canadensis 'Pink Pom Poms' / Pink Pom Poms Eastern Redbud	2.5' cal.	20' ht. x 20' spd.	Medium
	6	Chilopsis linearis / Desert Willow	2.5' cal.	20' ht. x 20' spd.	Medium
	6	Pistacia chinensis / Chinese Pistache	2.5' cal.	30' ht. x 30' spd.	Medium
SHRUBS					
	9	Buddleja davidii nanhoensis / Dwarf Butterfly Bush	5 gal.	5' ht. x 8' spd.	Medium
	20	Caryopteris x clandonensis / Blue Mist Spirea	5 gal.	3' ht. x 3' spd.	Low+
	6	Cotoneaster buxifolius/ glaucophyllus / Grey- Leaf Cotoneaster	5 gal.	8' ht. x 10' spd.	Medium
	10	Elaeagnus Pungens / Silverberry	5 gal.	10' x 10'	Medium
	8	Hesperaloe parviflora / Red Yucca	5 gal.	3' ht. x 3' spd.	Low+
	7	Hibiscus syriacus / Rose of Sharon	5 gal.	10' x 10'	Medium
	8	Nolina macrocarpa / Beargrass	5 gal.	5' ht. x 5' spd.	RW
	25	Panicum virgatum / Switchgrass	5 gal.	4' ht. X 4' spd.	Medium
	10	Rhus Aomatic / Gro-Low Sumac	5 gal.	2' ht. x 6' spd.	Low+
	12	Rosa "Pink Double Knock Out" / Pink Double Knock Out Rose	5 gal.	4' ht. X 4' spd.	Medium

LANDSCAPE CALCULATIONS

ZONING	APPLICABLE REGULATION(S)	VALUE
ZONING	IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1994	
TOTAL LOT AREA (ACRES)	0.93	GROUNDCOVER (% - REQ) 25.0%
TOTAL LOT AREA (SF)	40557	GROUNDCOVER (SF - REQ) 3147
BUILDING AREA (SF)	3315	GROUNDCOVER (SF - PROV.) 3200
NET LOT AREA (SF)	37,242	
REQUIRED LANDSCAPE (%)	15.0%	PARKING LOT AREA (SF) 14268
REQUIRED LANDSCAPE (SF)	5586	REQ. PARKING LANDSCAPE 10% (SF) 1427
LANDSCAPE PROVIDED (SF)	16785	PROV. PARKING LANDSCAPE (SF) 7346
		REQ. PARKING TREES (1/10 SPOTS) 2
		PROV. PARKING TREES 3
VEGETATIVE COVER (% - REQ)	75.0%	
VEGETATIVE COVER (SF - REQ)	12589	
VEGETATIVE COVER (SF - PROV.)	20500	

STREET TREE CALCULATIONS

STREET TREE ORDINANCE REQUIRES SPACING OF STREET TREE AT 25' O.C.

WOODLAND BLVD NW, 109 FT
 REQUIRED NUMBER OF TREES 4
 PROVIDED NUMBER OF TREES 4

2ND STREET NW, 280 FT
 REQUIRED NUMBER OF TREES 11
 PROVIDED NUMBER OF TREES 11

MENAUL BLVD NW, 96 FT
 REQUIRED NUMBER OF TREES 4
 PROVIDED NUMBER OF TREES 4

PLANTING NOTES

ALL PLANTS TO CONTAIN BARK MULCH AROUND THE ROOTBALL, TO THE EXTENT TO COVER THE DRIP LINES.

GENERAL NOTES

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 3" SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED OR OTHER HATCHED GROUNDCOVER AREA. ALL GRAVEL SHALL BE PLACED .5"-1" LOWER THAN ADJACENT HARD SURFACES.

PRIOR TO CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES. IN CASE OF A DISCREPANCY BETWEEN UTILITIES INDICATED ON PLAN AND ACTUAL FIELD VERIFICATION, CONTRACTOR SHALL CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTIONS ON HOW TO PROCEED.

POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.

IRRIGATION NOTES:

IRRIGATION SYSTEM MAINTENANCE AND OPERATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. IT SHALL BE THE OWNERS RESPONSIBILITY TO ENSURE THAT FUGITIVE WATER DOES NOT LEAVE THE SITE DUE TO OVERWATERING OR MALFUNCTIONING EQUIPMENT.

ALL ON-SITE PLANT MATERIAL, NEW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. TREES SHALL RECEIVE ONE (1) NETAFIM SPIRAL (50' LENGTH) WITH 3 LOOPS AT A FINAL RADIUS OF 4.5' FROM TREE TRUNK, PINNED IN PLACE. NETAFIM SHALL HAVE EMITTERS 12" O.C. WITH A FLOW OF .6 GPH. SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.

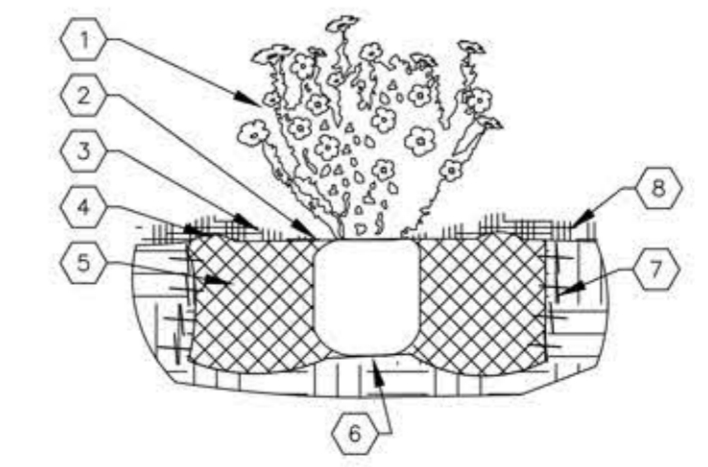
RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE SHALL RUN 1.5 HOURS, 3 TIMES PER WEEK. RUN TIME WILL BE ADJUSTED ACCORDING TO THE SEASON.

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER.

LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

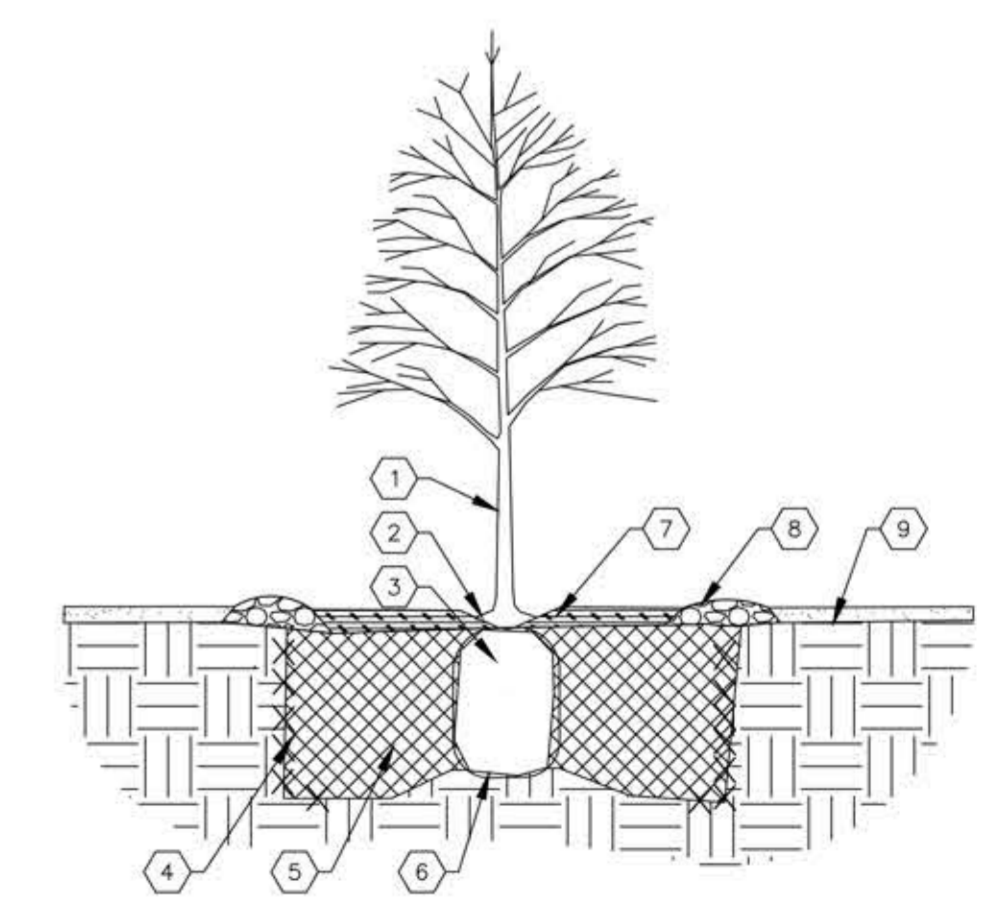
IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.



SHRUB PLANTING KEYED NOTES

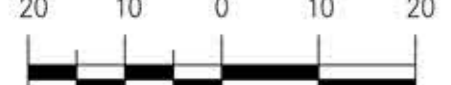
- SHRUB LOCATION, SPECIES, AND CONDITION AS PER PLAN.
- INSTALL WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
- USE WOOD CHIP MULCH OVER ROOTBALL, FEATHERED TO A 2" DEPTH AND HELD BACK 2" FROM TRUNKS AND STEMS AND TO COVER DRIPLINE.
- 2" HIGH X 8" WIDE BERM
- BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS
- UNDISTURBED NATIVE SOIL
- SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
- MULCH - SEE PLANTING PLAN. 3" DEPTH UNLESS OTHERWISE NOTED.



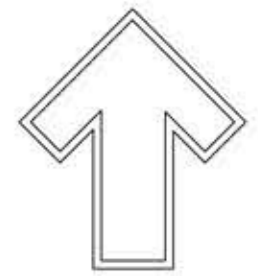
TREE PLANTING KEYED NOTES

- TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN.
- REMOVING EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
- INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
- SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
- BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
- UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
- INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL AND TO COVER DRIP LINE. GENERALLY, MULCH SHOULD BE HELD 4" BACK FROM TREE TRUNK.
- 4" HIGH X 16" WIDE COBBLE BERM AT DRIP LINE.
- MULCH - SEE PLANTING PLAN

GRAPHIC SCALE



SCALE: 1" = 20'-0"



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MAY 9, 2024

Tidal Wave Auto Spa
 2nd Street & Menaul
 Albuquerque, NM

Preliminary Landscape Design

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DRAWN BY: th
 CHECKED BY: CS
 DATE: 07/07/2024

SHEET #

LS-101

01 SHRUB PLANTING
 NTS

SHRUB PLANTING DETAIL

02 TREE PLANTING
 NTS

TREE PLANTING DETAIL