

CITY OF ALBUQUERQUE



January 3, 2017

Richard J. Berry, Mayor

J. Graeme Means, P.E.
High Mesa Consulting Group
4715 Moon St NE
Albuquerque, NM, 87111

**RE: Loids Collision
Grading Plan, Drainage Report and ESC Plan
Engineer's Stamp Date 11-17-2016 (File:B18D010)**

Dear Mr. Means:

Based upon the information provided in your submittal received 11-17-2016, the above referenced Grading Plan, Drainage Report and ESC Plan is approved for Grading Permit, Paving Permit and Building Permit.

PO Box 1293

If you have any questions, you can contact me at 924-3986.

Albuquerque

Sincerely,

New Mexico 87103

www.cabq.gov

Abiel Carrillo, P.E.
Principal Engineer, Planning Department
Development Review Services

MA/CA

File Path: P:\DWG\2016\2016.015.2\DWG Plot Date: 11-15-2016
File Name: 160152_CG-101.DWG Plot Time: 4:39 pm

DRAINAGE PLAN

I. INTRODUCTION AND EXECUTIVE SUMMARY

THIS PROJECT, LOCATED IN THE NORTH ALBUQUERQUE ACRES PORTION OF THE I-25 SECTOR DEVELOPMENT PLAN, REPRESENTS A MODIFICATION TO AN EXISTING SITE WITHIN AN INFILL AREA. THE PROPOSED DEVELOPMENT IS COMPRISED OF A PARTIAL RECONSTRUCTION OF AN EXISTING COMMERCIAL SITE WITH EXPANSION TO THE EXISTING UNDEVELOPED LOT TO THE WEST OF THE EXISTING SITE. THE TWO LOTS WILL BE COMBINED VIA PLATTING ACTION CONCURRENT WITH THIS PLAN, AND PUBLIC STREET PAVING IMPROVEMENTS WILL BE CONSTRUCTED IN THE PROJECT FRONTAGE TO REPLACE EXISTING TEMPORARY PAVING ALONG THE FRONTAGE OF THE TWO LOTS (BY SEPARATE PERMIT). THE UPSTREAM AND DOWNSTREAM PAVING AND UTILITY INFRASTRUCTURE, INCLUDING DOWNSTREAM STORM DRAINAGE IMPROVEMENTS, IS ALREADY IN PLACE FROM PREVIOUS PROJECTS. THE DRAINAGE CONCEPT FOR THIS PROJECT WILL BE THE CONTINUED FREE DISCHARGE OF DEVELOPED RUNOFF TO THE ADJACENT PUBLIC STREET, SAN DIEGO AVENUE NE.

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

II. PROJECT DESCRIPTION

AS SHOWN BY PANEL 129 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, REVISED AUGUST 16, 2012, THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE. THIS SITE IS SITUATED ACROSS THE STREET FROM THE AMAFCA NORTH LA CUEVA CHANNEL WHERE ZONE 'A' FLOODING IS CONFINED TO THE CONSTRUCTED CHANNEL.

III. BACKGROUND DOCUMENTS AND RESEARCH

THE PREPARATION OF THIS SUBMITTAL RELIED UPON THE FOLLOWING DOCUMENTS:

- GRADING AND DRAINAGE PLAN PREPARED BY ADVANCED ENGINEERING AND CONSULTING, LLC DATED 4/19/2003. THIS 2003 ESTABLISHED THE PRECEDENT FOR FREE DISCHARGE FROM THE DEVELOPED SITE TO SAN DIEGO AVE NE, THE PUBLIC STREET IMMEDIATELY SOUTH OF THE SITE.
- REVIEW OF CITY OF ALBUQUERQUE DRAINAGE FILE (B-18) FOR SAN DIEGO AVE NE INDICATED THE EXISTENCE OF MULTIPLE PUBLIC STORM INLETS AT THE INTERSECTIONS OF SAN DIEGO AVE NE AND SAN MATEO BLVD NE, DOWNSTREAM OF THE PROJECT SITE. THESE INLETS ARE CONNECTED VIA 42" PUBLIC STORM DRAIN TO THE LA CUEVA CHANNEL. AN AMAFCA OWNED AND OPERATED STORMWATER DRAINAGE CHANNEL. CORRESPONDENCE FROM JUNE 2016 BETWEEN GRAEME MEANS (HMCQ PROJECT ENGINEER), ABIEL CARRILLO (COA HYDROLOGY ENGINEER) AND LYNN MAZUR (AMAFCA) CONFIRMED THAT THESE STORM DRAIN IMPROVEMENTS ARE SIZED AND DESIGNED TO ACCEPT DEVELOPED RUNOFF FROM THE IMMEDIATE UPSTREAM LOTS 29-32, WHICH INCLUDES THE PROJECT SITE (LOTS 29 AND 30).
- TOPOGRAPHIC SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS 11184, DATED 3/10/2016. THE SURVEY PROVIDES THE EXISTING CONDITIONS FOR THIS PROJECT.

IV. EXISTING CONDITIONS

THE EXISTING SITE CONSISTS OF A DEVELOPED LOT (29) TO THE EAST WITH AN EXISTING BUILDING AND ASPHALT PAVED PARKING LOT, COMBINED WITH AN UNDEVELOPED LOT (30) TO THE WEST. THE OVERALL SITE GENERALLY SLOPES DOWNHILL FROM EAST TO WEST, WITH AN AVERAGE GRADE OF 1.5%. RUNOFF SHEET FLOWS FROM EAST TO WEST, FROM THE EXISTING DEVELOPED LOT ONTO THE UNDEVELOPED LOT TO THE WEST, AND TO THE SOUTHWEST CORNER OF THE SITE WHERE IT FREE DISCHARGES INTO THE SAN DIEGO AVE NE PUBLIC STREET. FROM THIS POINT, RUNOFF DRAINS WEST WITHIN THE SAN DIEGO AVE NE RIGHT OF WAY TO PUBLIC STORM INLETS AT THE INTERSECTION OF SAN DIEGO AVE NE AND SAN MATEO BLVD NE. THE PUBLIC STORM INLETS ARE CONNECTED VIA 42" PUBLIC STORM DRAIN TO THE LA CUEVA CHANNEL. AN AMAFCA OWNED AND OPERATED STORMWATER DRAINAGE CHANNEL.

THERE ARE NO APPARENT OFFSITE FLOWS THAT IMPACT THE PROJECT SITE, AS THE SITE IS TOPOGRAPHICALLY HIGHER THAN THE NEIGHBORING PROPERTY TO THE NORTH AND WEST, AND THE PUBLIC STREET (SAN DIEGO AVE NE) TO THE SOUTH. WHILE THE ADJACENT PROPERTY TO THE EAST IS TOPOGRAPHICALLY HIGHER, EXISTING CURB AND GUTTER ON THAT SITE REDIRECTS STORMWATER RUNOFF TO SAN DIEGO AVE NE.

V. DEVELOPED CONDITIONS

THE PROPOSED CONSTRUCTION CONSISTS OF A PARTIAL RECONSTRUCTION OF THE EXISTING BUILDING, ADDING AN ADDITIONAL BUILDING TO THE UNDEVELOPED LOT, CONSTRUCTING NEW ASPHALT PAVED PARKING AROUND BOTH BUILDINGS, ALONG WITH NEW SIDEWALKS AND LANDSCAPED AREAS. ROOF AND SURFACE RUNOFF FROM PAVED AREAS WILL BE DIRECTED TO DEPRESSED LANDSCAPING AREAS TO MEET CITY STORMWATER QUALITY REQUIREMENTS FOR FIRST FLUSH TREATMENT, AND THEN RELEASED VIA PRIVATE AND PUBLIC STORM DRAIN IMPROVEMENTS TO THE SAN DIEGO AVE RIGHT OF WAY. ALL RUNOFF WILL BE MANAGED AS SURFACE FLOW, THERE WILL NOT BE ANY PRIVATE OR PUBLIC SUBSURFACE STORM DRAIN SYSTEMS.

AS IN THE EXISTING CONDITION, THERE WILL CONTINUE TO BE NO OFFSITE FLOWS IMPACTING THE PROJECT SITE.

VI. FIRST FLUSH

THE PROPOSED LANDSCAPED WATER HARVESTING AREAS WITHIN AND AT THE PERIMETER OF THE DEVELOPED SITE WILL CAPTURE AND TREAT THE FIRST FLUSH RUNOFF GENERATED BY THE PROPOSED IMPROVEMENTS TO THE MAXIMUM EXTENT PRACTICABLE. FIRST FLUSH CALCULATIONS FOR THE DEVELOPED SITE SHOW THAT 1,820 CF OF WATER HARVESTING IS REQUIRED; AVERAGE END AREA METHOD CALCULATIONS FOR THE DEVELOPED SITE DEMONSTRATE THAT THE COMBINED ONSITE WATER HARVESTING AREA CAPACITY IS 2,780 CF.

VII. 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 PLAN WILL MAINTAIN THE CURRENT DRAINAGE PATTERN OF SURFACE FLOW FROM EAST TO WEST ACROSS THE SITE, FLOWING INTO LANDSCAPED WATER HARVESTING AREAS TO TREAT THE FIRST FLUSH RUNOFF BEFORE OVERFLOWING TO THE SAN DIEGO AVE NE PUBLIC STREET. THE LANDSCAPED AREAS ARE DEPRESSED FOR WATER HARVESTING TO MITIGATE THE DEVELOPED RUNOFF DISCHARGED TO THE MAXIMUM EXTENT PRACTICABLE.

VIII. EROSION AND SEDIMENT CONTROL

THE PROJECT DISTURBS GREATER THAN ONE-ACRE OF LAND. A SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED BY THE CONTRACTOR. A SITE SPECIFIC EROSION AND SEDIMENT CONTROL PLAN IS INCLUDED HEREIN THAT PROPOSES SILT FENCE BEST MANAGEMENT PRACTICES (TEMPORARY BMPs), SEDIMENT DETENTION BASINS (PERMANENT BMPs) AND GOOD HOUSEKEEPING BMPs TO CAPTURE CONSTRUCTION RELATED SEDIMENT FROM DISCHARGING TO THE ADJACENT AND DOWNSTREAM CITY STREET.

IX. 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. IN ADDITION, AVERAGE END AREA METHOD HAS BEEN USED TO CALCULATE THE PROPOSED WATER HARVESTING RETENTION AREA CAPACITY. AS DEMONSTRATED BY THESE CALCULATIONS, THE PROPOSED IMPROVEMENTS WILL RESULT IN AN INCREASE IN DEVELOPED RUNOFF ATTRIBUTABLE TO THE DEVELOPMENT OF THE CURRENTLY UNDEVELOPED PROPERTY, AND THE FIRST FLUSH RUNOFF GENERATED BY THE SITE WILL BE RETAINED WITHIN THE PROPOSED WATER HARVESTING AREAS.

X. CONCLUSIONS

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

- THIS PROJECT REPRESENTS A MODIFICATION TO AN EXISTING, PARTIALLY DEVELOPED SITE.
- THE PROPOSED IMPROVEMENT WILL MAINTAIN AND NOT ALTER THE EXISTING DRAINAGE PATTERNS OF THE SITE.
- THE PROPOSED IMPROVEMENTS WILL RESULT IN AN INCREASE IN THE DEVELOPED RUNOFF VOLUME DISCHARGED FROM THE SITE.
- THE PROPOSED IMPROVEMENTS WILL NOT ADVERSELY IMPACT DOWNSTREAM PROPERTIES OR DOWNSTREAM DRAINAGE CONDITIONS.
- EROSION AND SEDIMENT CONTROL MEASURES ARE PROPOSED HEREIN FOR INSTALLATION DURING CONSTRUCTION; BMP INSTALLATION BASED ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE CONSTRUCTION RELATED SEDIMENT DOES NOT DISCHARGE FROM THE SITE TO PUBLIC RIGHT-OF-WAY.
- PROPOSED WATER HARVESTING AREAS ARE SIZED TO RETAIN AND TREAT THE FIRST FLUSH RUNOFF GENERATED BY THE SITE.

CALCULATIONS

I. SITE CHARACTERISTICS

- A. PRECIPITATION ZONE = **3**
- B. $P_{100, 6 \text{ HR}} = P_{360} = \mathbf{2.6 \text{ IN}}$
- C.

TOTAL PROJECT AREA (A_T) =	77,284 SF
	1.77 AC

D. LAND TREATMENTS

1. EXISTING LAND TREATMENT		
TREATMENT	AREA (SF/AC)	%
A	19,114 SF	25
	0.44 AC	
B	19,300 SF	25
	0.44 AC	
C	4,590 SF	6
	0.11 AC	
D	34,280 SF	44
	0.79 AC	

2. DEVELOPED LAND TREATMENT		
TREATMENT	AREA (SF/AC)	%
A		
B		
C	13,200 SF	17
	0.30 AC	
D	64,084 SF	83
	1.47 AC	

II. HYDROLOGY

A. EXISTING CONDITION 100 YEAR

1. **100-YR STORM**
- a. **VOLUME 100-YR, 6- HR**
- $$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D) / A_T$$
- $$E_W = (0.66 * 0.44) + (0.92 * 0.44) + (1.29 * 0.11) + (2.36 * 0.79) / 1.77 = \mathbf{1.52 \text{ IN}}$$
- $$V_{100, 6 \text{ HR}} = (E_W / 12) A_T = (1.52 / 12) 1.77 = \mathbf{0.2247 \text{ AC-FT}} = \mathbf{9,790 \text{ CF}}$$
- b. **PEAK DISCHARGE**
- $$Q_p = Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D$$
- $$Q_p = (1.87 * 0.44) + (2.60 * 0.44) + (3.45 * 0.11) + (5.02 * 0.79) = \mathbf{6.3 \text{ CFS}}$$

B. DEVELOPED CONDITION

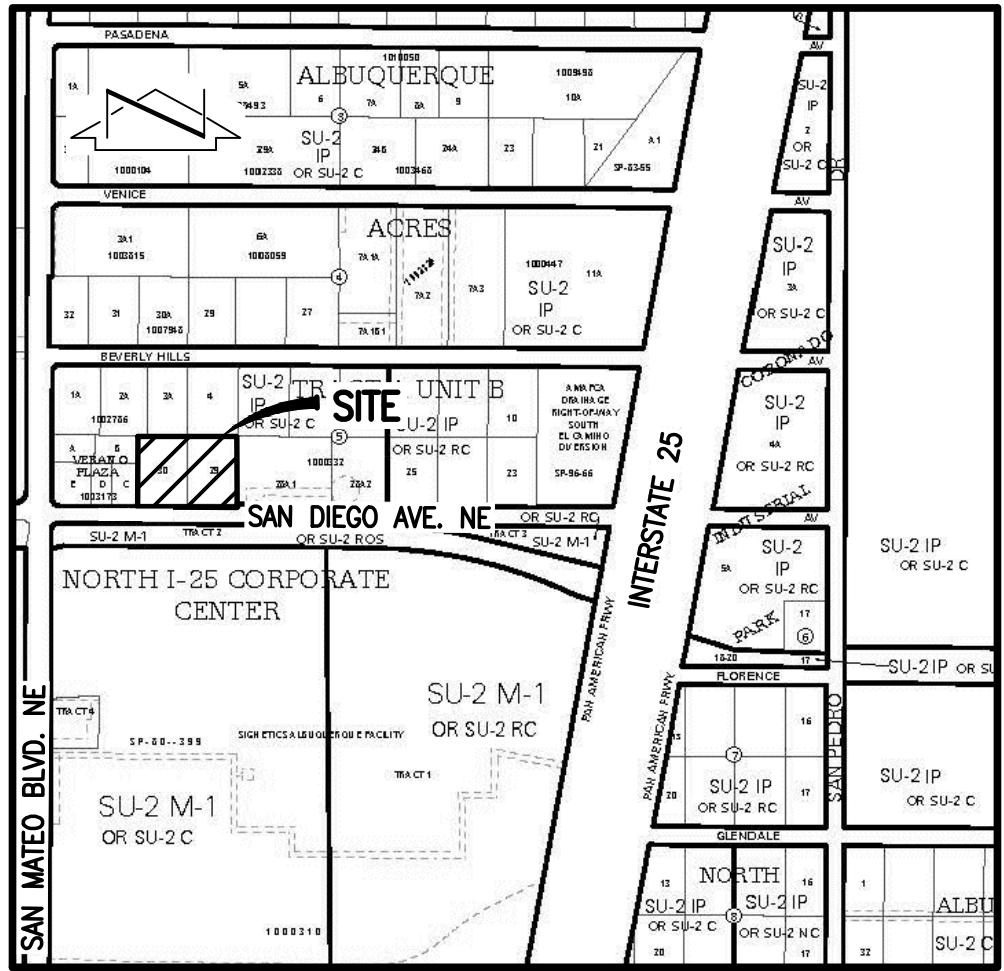
1. **100-YR STORM**
- a. **VOLUME**
- $$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D) / A_T$$
- $$E_W = (0.66 * 0.00) + (0.92 * 0.00) + (1.29 * 0.30) + (2.36 * 1.47) / 1.77 = \mathbf{2.18 \text{ IN}}$$
- $$V_{100, 6 \text{ HR}} = (E_W / 12) A_T = (2.18 / 12) 1.77 = \mathbf{0.3223 \text{ AC-FT}} = \mathbf{14,040 \text{ CF}}$$
- b. **PEAK DISCHARGE**
- $$Q_p = Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D$$
- $$Q_p = (1.87 * 0.00) + (2.60 * 0.00) + (3.45 * 0.30) + (5.02 * 1.47) = \mathbf{8.4 \text{ CFS}}$$

C. COMPARISON 100 YEAR

1. **100-YR STORM**
- a. **VOLUME 100-YR, 6-HR**
- $$\Delta V_{100, 6 \text{ HR}} = 14040 - 9790 = \mathbf{4,250 \text{ CF}} \quad (\text{INCREASE})$$
- b. **PEAK DISCHARGE**
- $$\Delta Q_{100} = 8.4 - 6.3 = \mathbf{2.1 \text{ CFS}} \quad (\text{INCREASE})$$

D. FIRST FLUSH CALCULATIONS

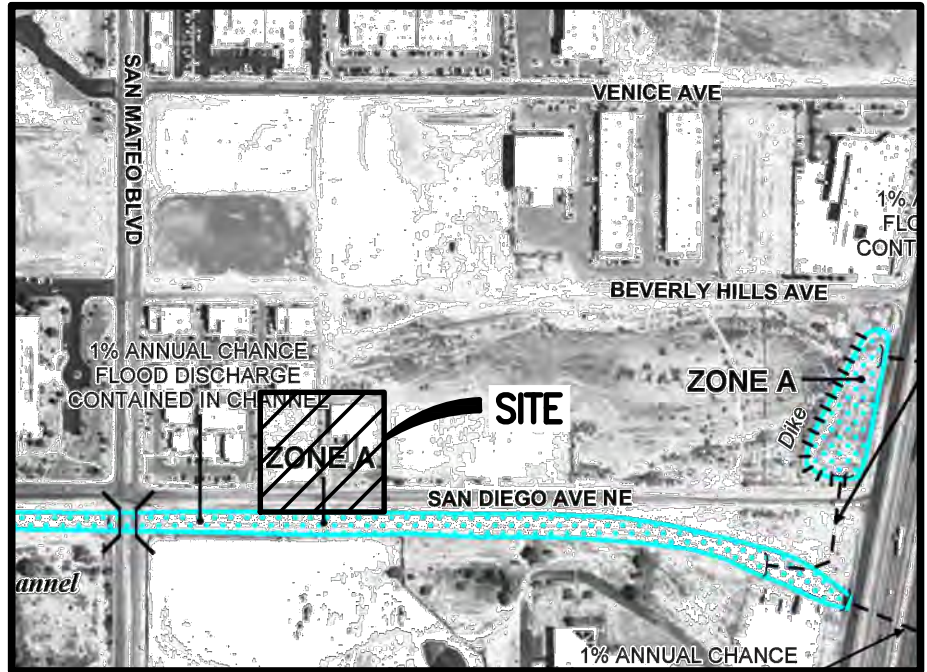
1. **RETENTION REQUIREMENT**
- a. **VOLUME**
- $$V_{FF} = ((P_{FF} - I_A) / 12) A_D$$
- $$V_{FF} = ((0.44 - 0.10) / 12) (64084.15) = \mathbf{1,820 \text{ CF}}$$
2. **RETENTION PROVIDED ONSITE** (BASED ON AVERAGE END AREA METHOD)
- $$V_{CAP} = 150 + 1280 + 820 + 830 = \mathbf{2,780 \text{ CF}}$$



VICINITY MAP

SCALE: 1" = 750'

B-18



F.I.R.M.

SCALE: 1"=500'

129 OF 825

AUGUST 16, 2012

LEGAL DESCRIPTION

LOTS 29 AND 30, BLOCK 5, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, ALBUQUERQUE, NEW MEXICO

PROJECT BENCHMARK

A NMSHC BRASS DISK STAMPED "NMSHC 1-25-11" SET FLUSH IN THE TOP OF A CONCRETE POST 0.75 MILES NORTH ON THE EAST FRONTAGE ROAD FROM THE INTERSECTION OF I-25 AND ALAMEDA BOULEVARD N.E. ELEVATION = 5209.62 FEET (NAVD 1988)

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

A #5 REBAR W/CAP STAMPED "HMCQ CONTROL NMPS 11184" SET IN A GRADED VACANT LOT IN THE SOUTHERN PORTION OF LOT 30, AS SHOWN ON THIS SHEET. ELEVATION = 5161.51 FEET (NAVD 1988)

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

A MAG NAIL SET IN ASPHALT PARKING LOT ENTRANCE IN THE SOUTHEAST PORTION OF LOT 29, AS SHOWN ON THIS SHEET. ELEVATION = 5164.78 FEET (NAVD 1988)

TEMPORARY BENCHMARK #3 (T.B.M.)

A MAG NAIL SET IN ASPHALT PARKING LOT IN THE NORTHEAST PORTION OF LOT 29, AS SHOWN ON THIS SHEET. ELEVATION = 5164.73 FEET (NAVD 1988)

RECORD UTILITY KEYED NOTE

- ② APPROXIMATE LOCATION OF WATER VALVE BOX AS DEPICTED ON THE INFORMATION PROVIDED BY ABCWUA FOR THIS PROJECT, NO SURFACE EVIDENCE FOUND.

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File Name: 160152_CG-102.DWG Plot Time: 06:57 am

NOTE:

THIS IS NOT A BOUNDARY SURVEY; DATA IS SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON AN VACATION REQUEST AND PLAT OF TRACT A, LLOIDS COLLISION CENTER, PREPARED BY HIGH MESA CONSULTING GROUP, NMPS 11184, DATED 08-09-2016 (2016.015.4). THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 03-10-2016 (2016.015.1).

JON ANDERSON ARCHITECTURE

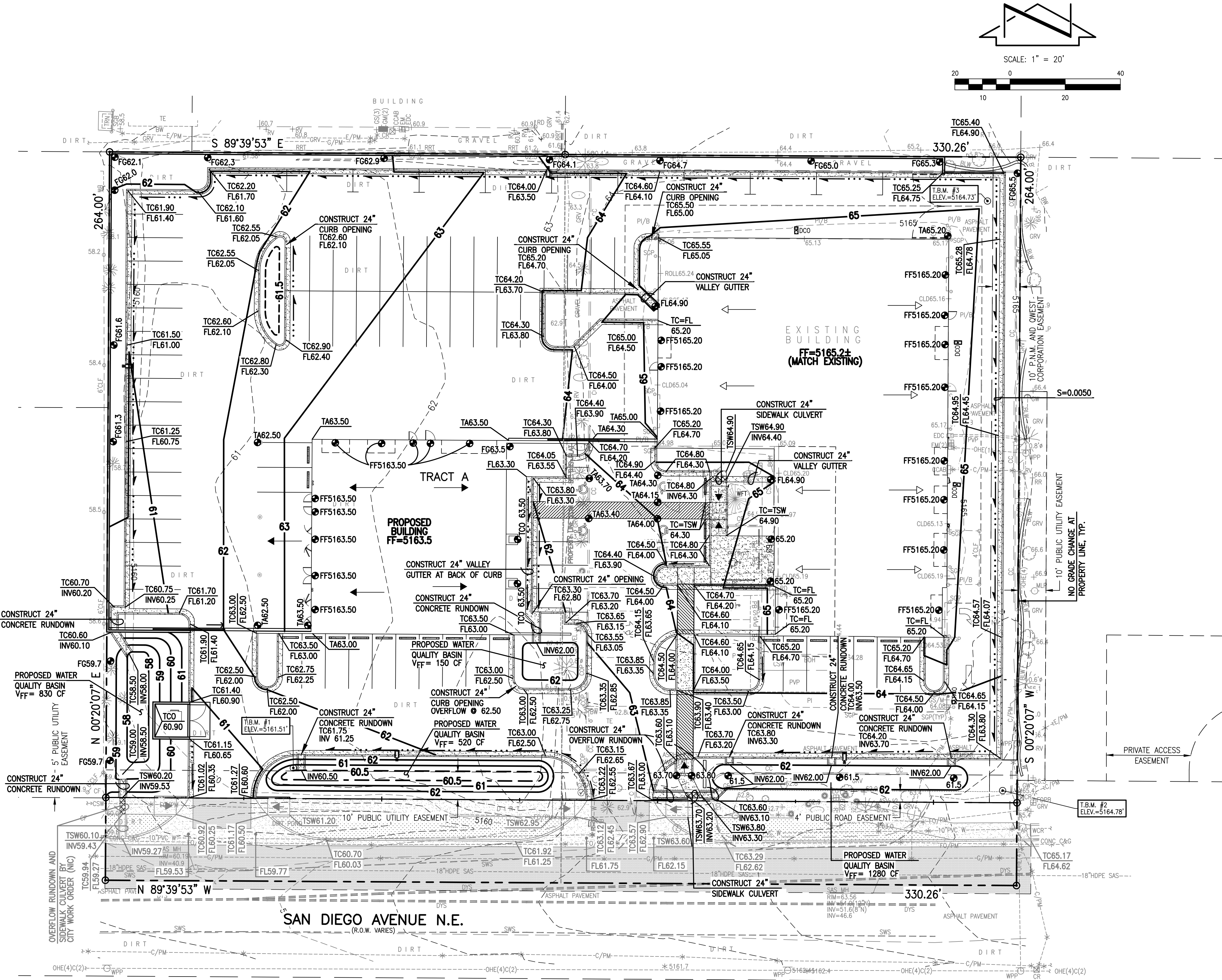
912 ROMA AVE NW | ALBUQUERQUE, NM 87102 P | 505.764.8306 F | 505.764.2879
jonandersonarchitecture.com

5401 SAN DIEGO AVE NE

LLOIDS COLLISION

11-16

CG-102



NOTE: SCREENED IMPROVEMENTS IN PUBLIC RIGHT-OF-WAY
TO BE CONSTRUCTED BY CITY WORK ORDER

PROJECT BENCHMARK

A NMHC BRASS DISK STAMPED "NMHC I-25-11" SET
FLUSH IN THE TOP OF A CONCRETE POST 0.75 MILES
NORTH ON THE EAST FRONTAGE ROAD FROM THE
INTERSECTION OF I-25 AND ALAMEDA BOULEVARD N.E.
ELEVATION = 5209.62 FEET (NAVD 1988)

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

A #5 REBAR W/CAP STAMPED "HMC CONTROL NMPS
11184" SET IN A GRADED VACANT LOT IN THE SOUTHERN
PORTION OF LOT 30, AS SHOWN ON THIS SHEET.
ELEVATION = 5161.51 FEET (NAVD 1988)

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

A MAG NAIL SET IN ASPHALT PARKING LOT ENTRANCE IN
THE SOUTHEAST PORTION OF LOT 29, AS SHOWN ON
THIS SHEET.
ELEVATION = 5164.78 FEET (NAVD 1988)

TEMPORARY BENCHMARK #3 (T.B.M.)

A MAG NAIL SET IN ASPHALT PARKING LOT IN THE
NORTHEAST PORTION OF LOT 29, AS SHOWN ON THIS
SHEET.
ELEVATION = 5164.73 FEET (NAVD 1988)

RECORD UTILITY KEYED NOTE

- ② APPROXIMATE LOCATION OF WATER VALVE BOX AS
DEPICTED ON THE INFORMATION PROVIDED BY
ABCWUA FOR THIS PROJECT, NO SURFACE EVIDENCE
FOUND.

CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION,
CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM,
811, FOR DESIGNATION (LINE-SPOTTING) OF EXISTING UTILITIES.
- 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.
- 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.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE
PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF
ALBUQUERQUE STANDARDS AND PROCEDURES.
- UTILITY INFORMATION SHOWN HEREON IS BASED UPON ONSITE
SURFACE EVIDENCE AND CITY OF ALBUQUERQUE RECORD
DRAWINGS AND DISTRIBUTION MAPS. IN ADDITION, UTILITY
LINE-SPOTS WERE REQUESTED VIA THE NEW MEXICO ONE CALL
SERVICE (TICKET NO. 16FE240533). UTILITY LINES SHOWN ON
THIS DRAWING ARE SHOWN IN AN APPROXIMATE MANNER ONLY
AND SUCH LINES MAY NOT EXIST. 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
SURVEYOR 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
THERE TO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY
THEREFOR. THE PROPERTY OWNER, DEVELOPER, OR
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 PROPERTY OWNER, DEVELOPER, OR
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.
- 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:

- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM
THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE
PROPERTY.
- 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.
- 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.

LEGEND

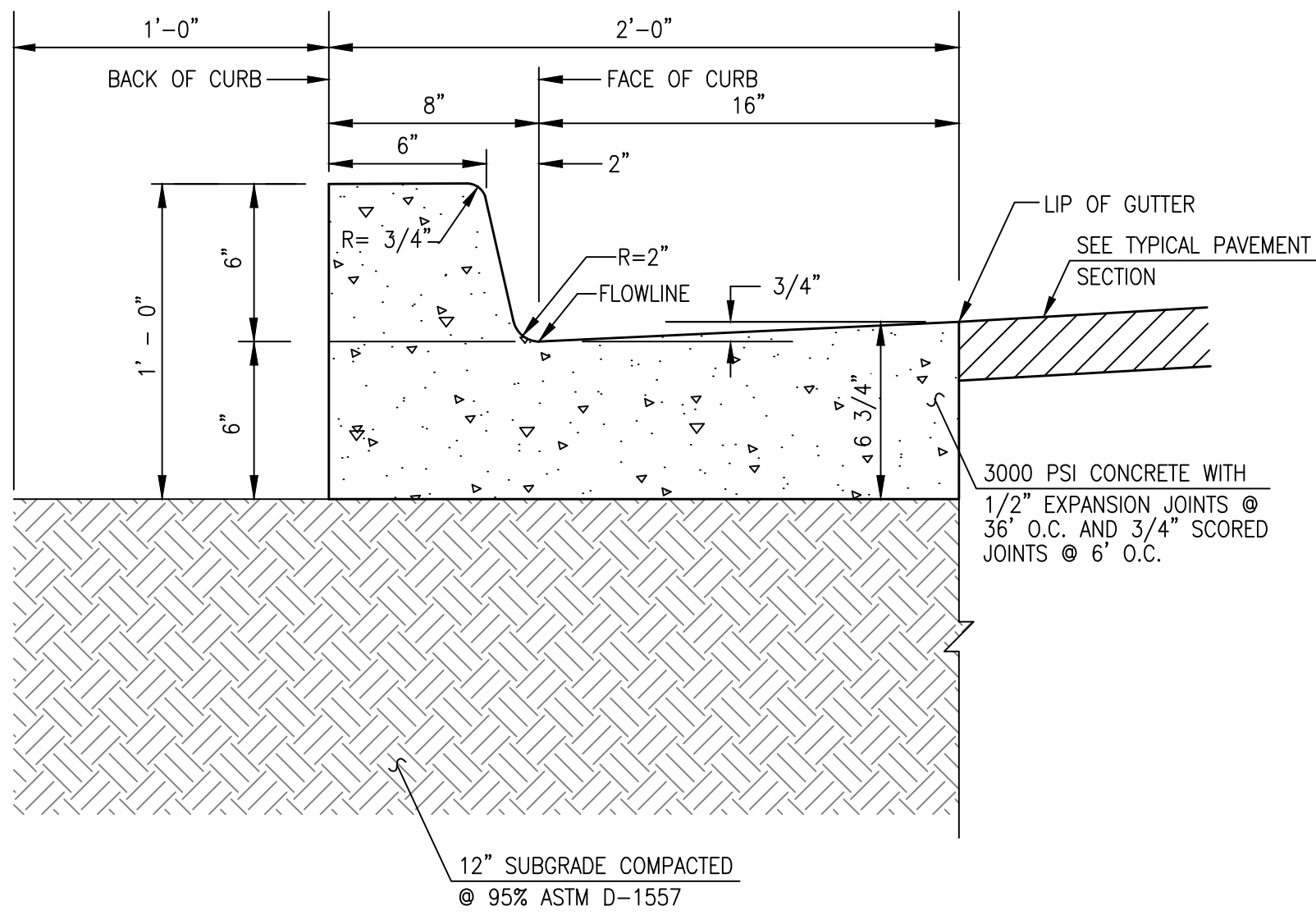
AR	ASPHALT RAMP
ASPH	ASPHALT
ASV	IRRIGATION ANTI-SIPHON VALVE
BLW	LANDSCAPING BLOCK WALL
BOH	BUILDING OVERHANG
BW	CONCRETE BLOCK WALL
C&G	CURB AND GUTTER
C/PM	COMMUNICATION LINE BY PAINT MARK
CC	CONCRETE CURB
CCAB	COMMUNICATION CABINET
CF	LANDSCAPING CRUSHER FINES
CLD	CENTERLINE DOOR
CLF	CHAIN LINK FENCE
CND	ELECTRIC CONDUIT
CO	CLEANOUT
CONC	CONCRETE
COP	CONCRETE CURB OPENING
CR	COMMUNICATION RISER
CSW	CONCRETE SIDEWALK
DCO	DOUBLE CLEANOUT
DYS	PAINTED DOUBLE YELLOW TRAFFIC STRIPE
E/PM	ELECTRIC LINE BY PAINT MARK
EA	EDGE OF ASPHALT
EDC	ELECTRIC DISCONNECT BOX
EM	ELECTRIC METER
EO	ELECTRIC OUTLET
EP	ELECTRIC PANEL BOX
FH	FIRE HYDRANT
FL	FLOWLINE
FO/PM	FIBER OPTIC LINE BY PAINT MARK
FO/S	FIBER OPTIC WARNING SIGN
FOPB	FIBER OPTIC PULLBOX
G/PM	GAS LINE BY PAINT MARK
GM	GAS METER
GS	LANDSCAPING GRAVEL
GSV	GAS SERVICE
GS/M	GAS SERVICE NO METER
GW	GUY WIRE ANCHOR
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV	PIPE INVERT
IRV	IRRIGATION VALVE BOX
MH	MANHOLE
MLP	METAL LIGHT POLE ON CONCRETE BASE
OHC(2)	OVERHEAD COMMUNICATION (# OF LINES)
OHE(4)	OVERHEAD ELECTRIC (# OF LINES)
PB	CONCRETE WHEEL STOP
PI	PAINTED PARKING LOT ISLAND
PI/B	PAINTED PARKING LOT ISLAND AT BUILDING
PS	PAINTED PARKING SPACE
PVC	POLYVINYL CHLORIDE PIPE
PVP	ASPHALT PAVING PATCH
RD	BUILDING ROOF DRAIN
ROLL	ROLL UP GARAGE DOOR
RR	LANDSCAPING RIVER ROCK
RRT	LANDSCAPING RAILROAD TIES
RS	ROCK SIGN
RV	POLYVINYL CHLORIDE PIPE RISER/VENT
SAS	SANITARY SEWER
SGB	STEEL GUARD BAR
SP	STEEL GUARD POST
SWS	PAINTED SINGLE WHITE TRAFFIC STRIPE
TA	TOP OF ASPHALT
TC	TOP OF CURB
TCO	TOP OF CONCRETE
TE	TRASH DUMPSTER ENCLOSURE
TP	TOP OF PIPE
TRN	ELECTRIC TRANSFORMER
TYP	TYPICAL
W	WATER LINE
WCR	CONCRETE WHEEL CHAIR RAMP
WFO	LANDSCAPING WATER FOUNTAIN
WPP	WOOD POWER POLE
WVB	WATER VALVE BOX
1.0"	TREE TRUNK DIAMETER
	CONIFEROUS TREE
	DECIDUOUS TREE
	SMALL DECIDUOUS TREE
	SHRUB
	SMALL SHRUB
	YUCCA
	LANDSCAPING BOULDER
	LANDSCAPING WATER FOUNTAIN
	PAINTED HANDICAPPED PARKING SPACE
	INVERT
	TOP OF ASPHALT PAVEMENT
	TOP OF CURB
	TOP OF GRATE
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED FLOWLINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING DIRECTION OF FLOW
	PROPOSED DIRECTION OF FLOW
	RIGHT OF WAY LINE
	PUBLIC EASEMENT LINE
	HIGH POINT / DIVIDE
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVING
	PROPOSED LANDSCAPE AREA



HIGH MESA Consulting Group

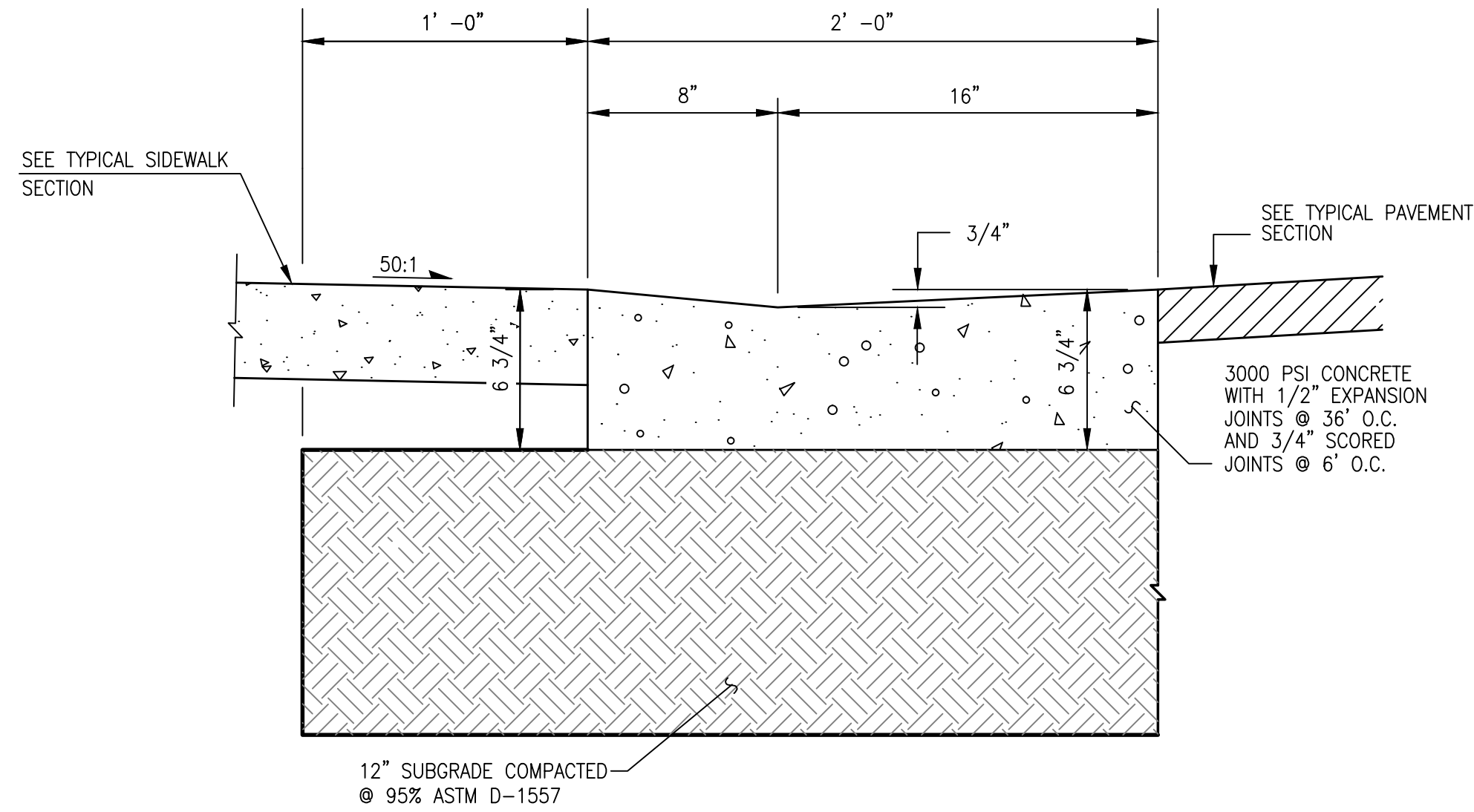
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GRADING PLAN



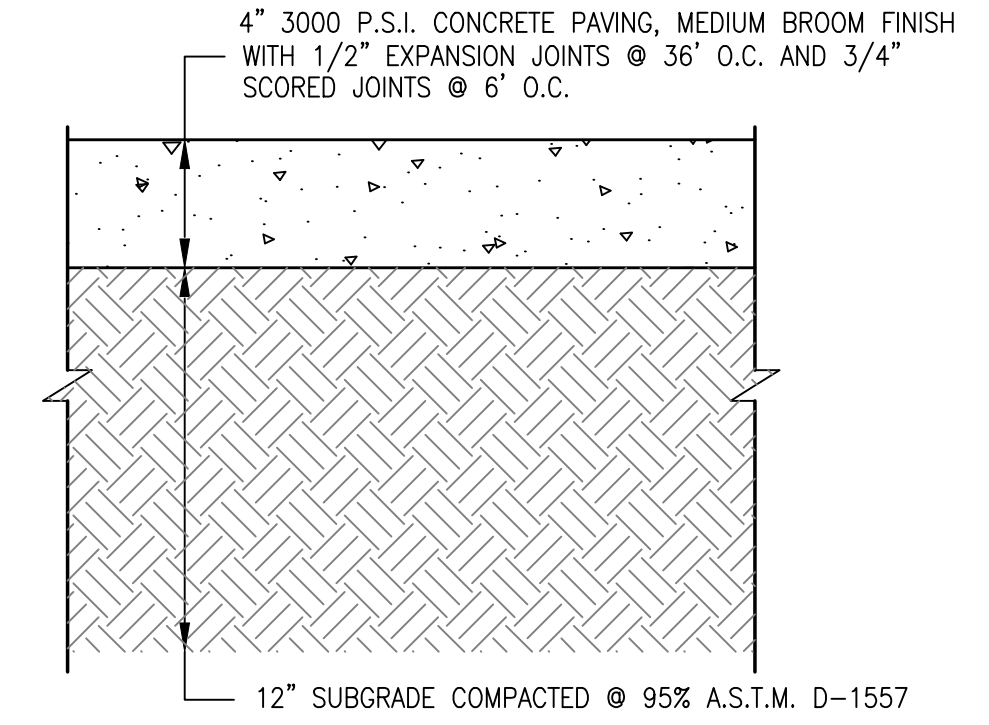
TYPICAL SIX-INCH CURB & GUTTER

SCALE: 1" = 0'-6"



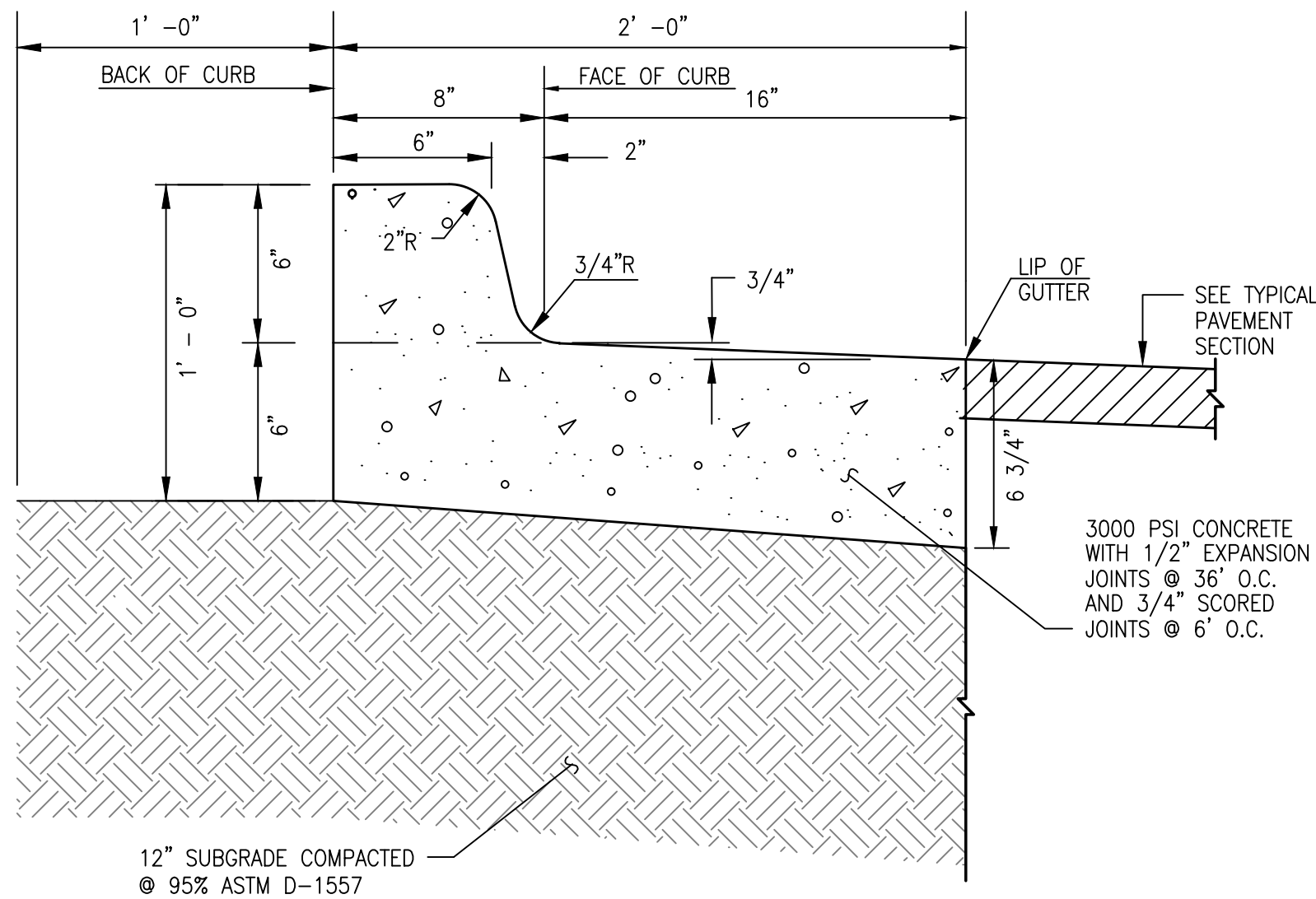
TYPICAL CURB & GUTTER AT ACCESS RAMP

SCALE: 1" = 0'-6"



TYPICAL CONCRETE SIDEWALK SECTION

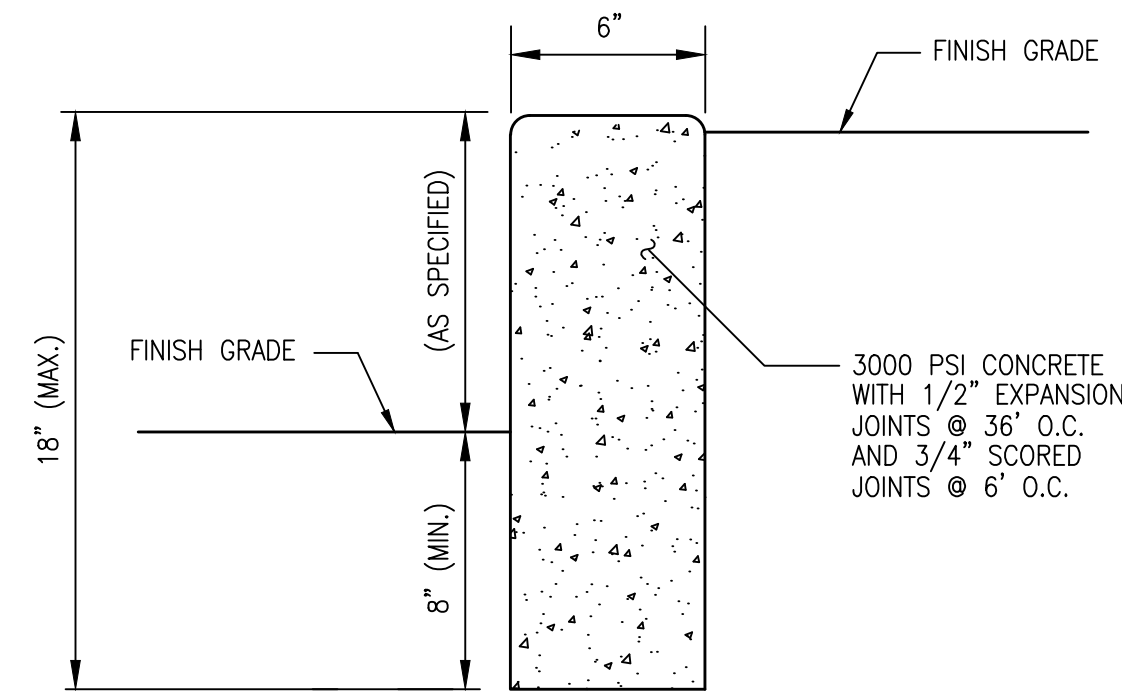
SCALE: 1" = 0'-6"



TYPICAL SIX-INCH DEPRESSED CURB AND GUTTER

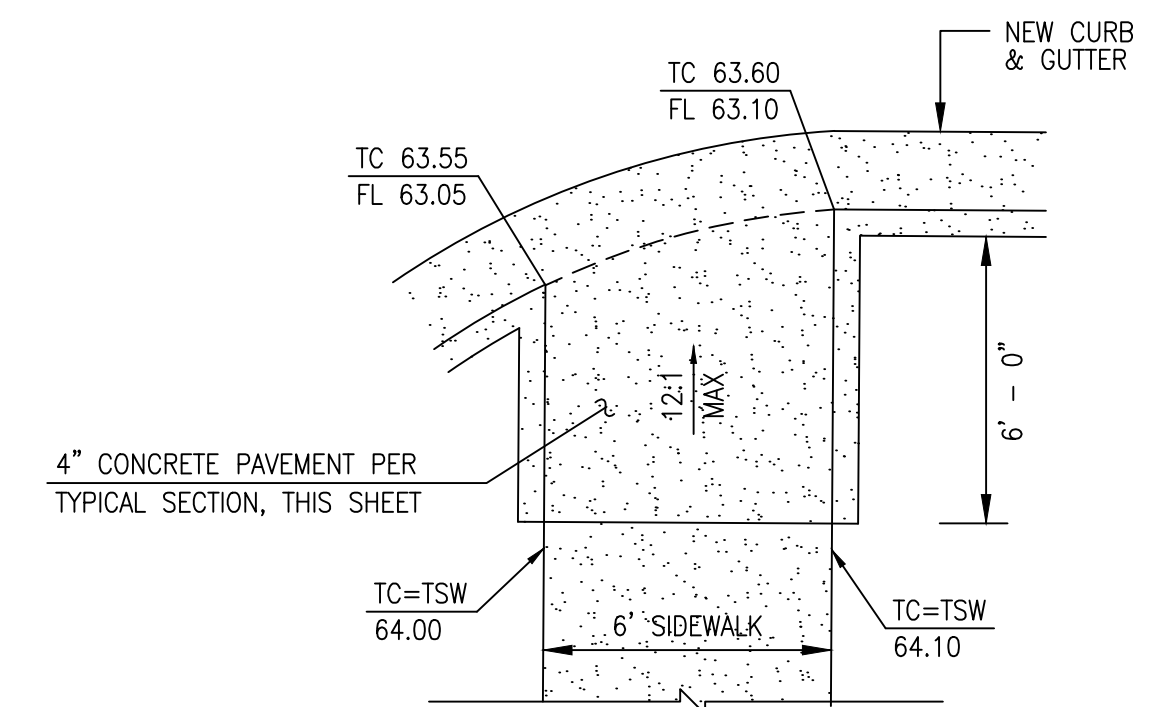
SCALE: 1" = 0'-6"

NOTE: USE THIS SECTION FOR CASES WHERE PAVING SLOPES AWAY FROM FACE OF CURB



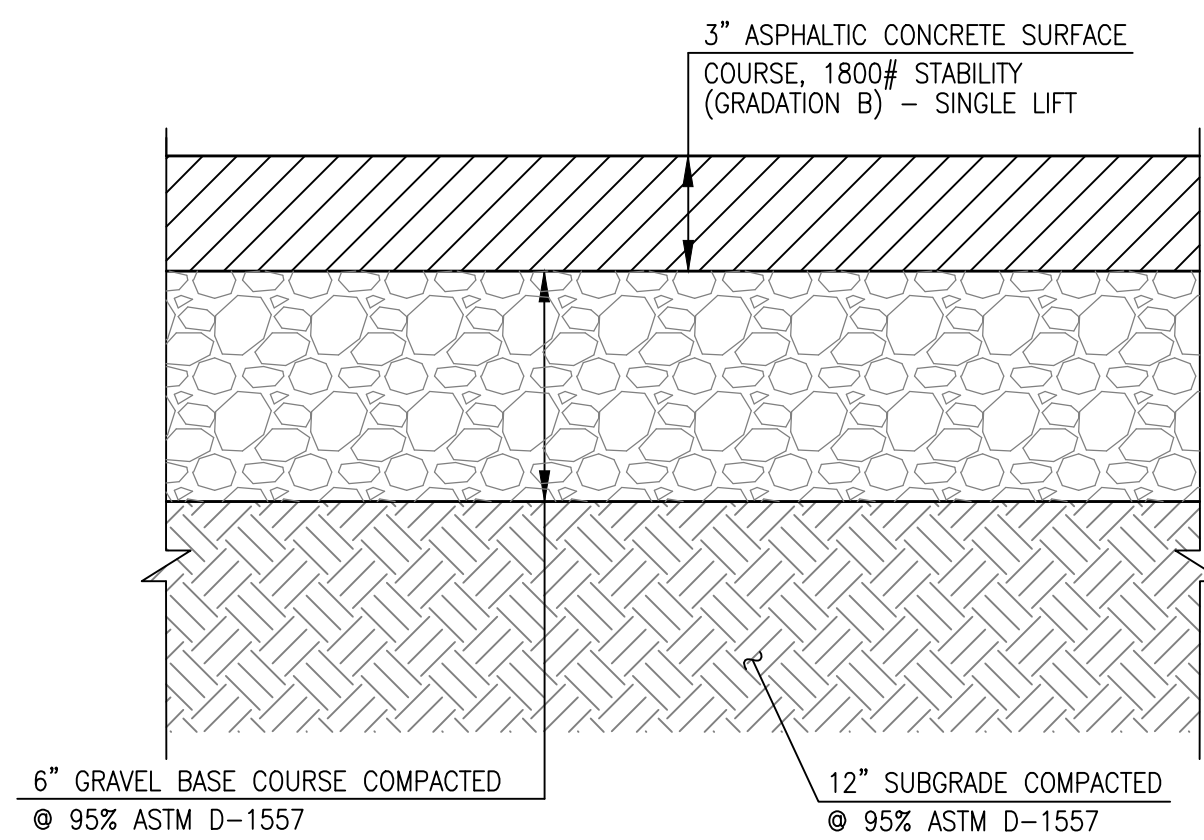
HEADER CURB SECTION

SCALE: 1" = 0'-6"



WHEELCHAIR RAMP (TYPE A) DETAIL

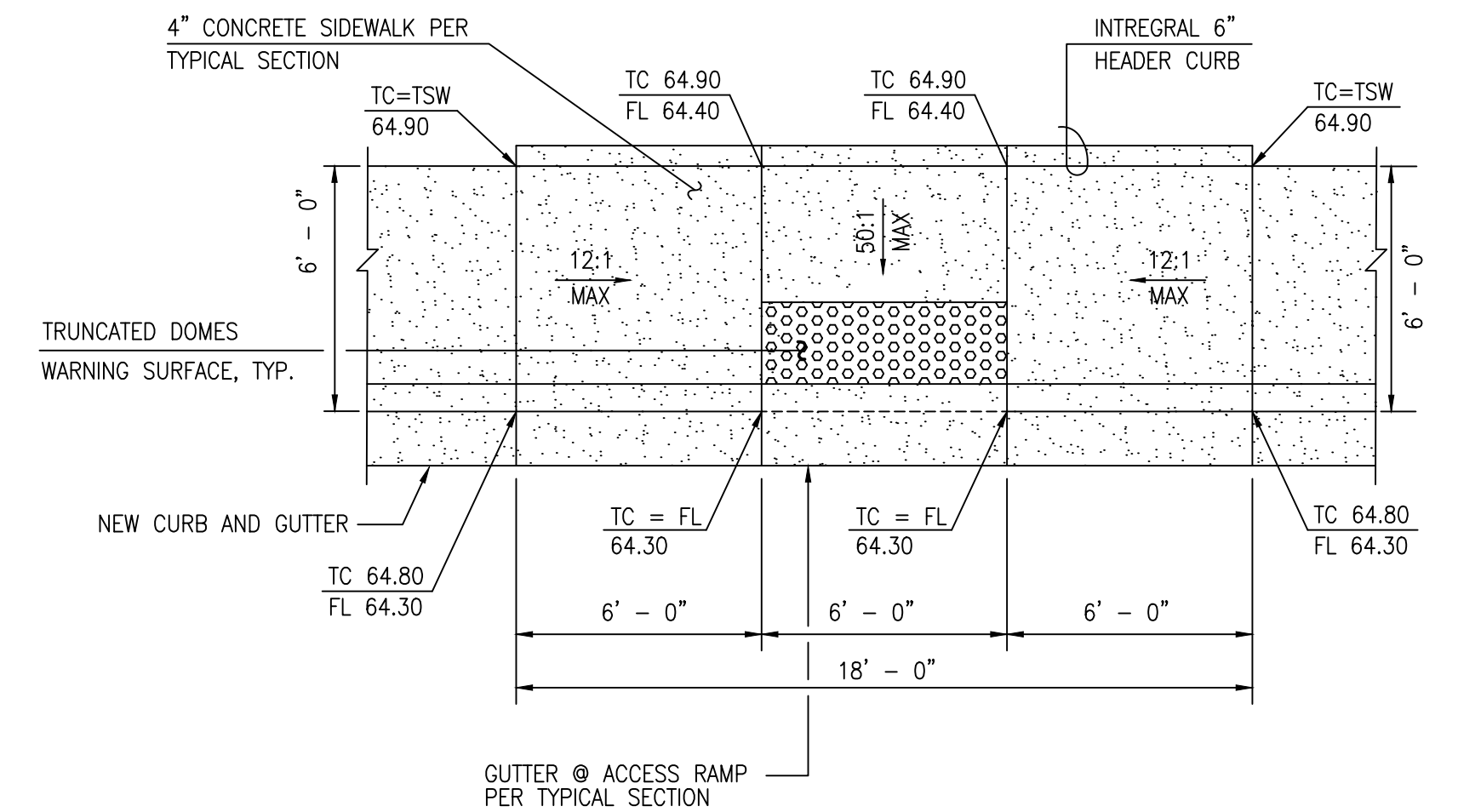
SCALE: 1" = 4'-0"



TYPICAL 3" ASPHALT PAVING SECTION

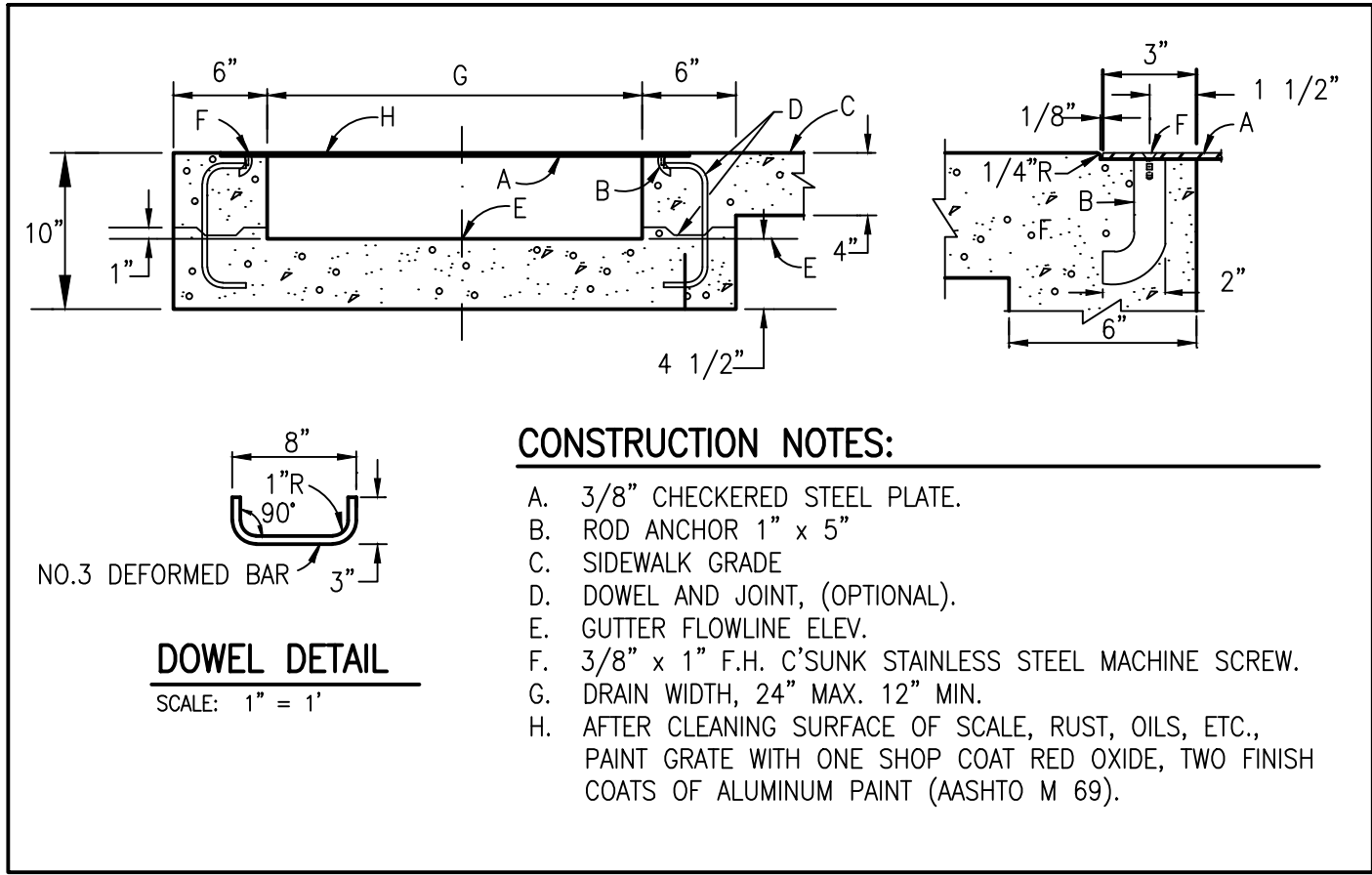
SCALE: 1" = 0'-5"

(VEHICULAR TRAFFIC AREAS)



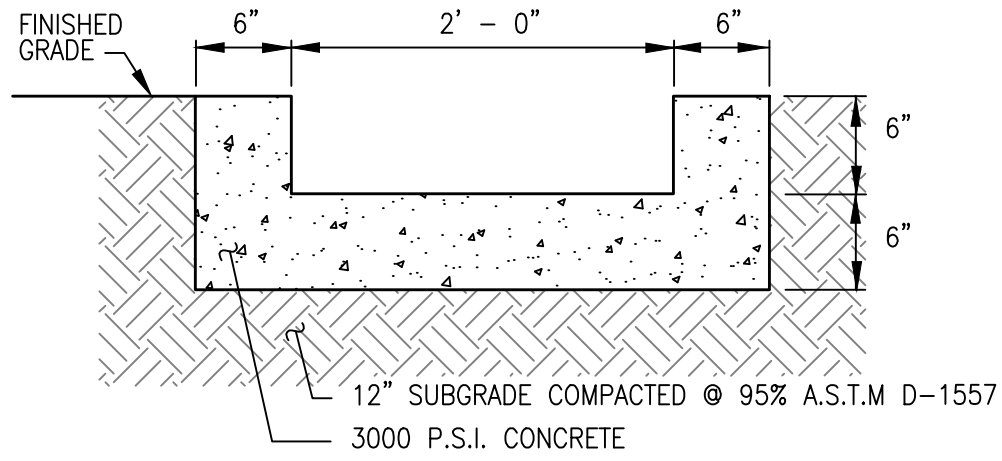
WHEELCHAIR RAMP (TYPE B) DETAIL

SCALE: 1" = 4'-0"



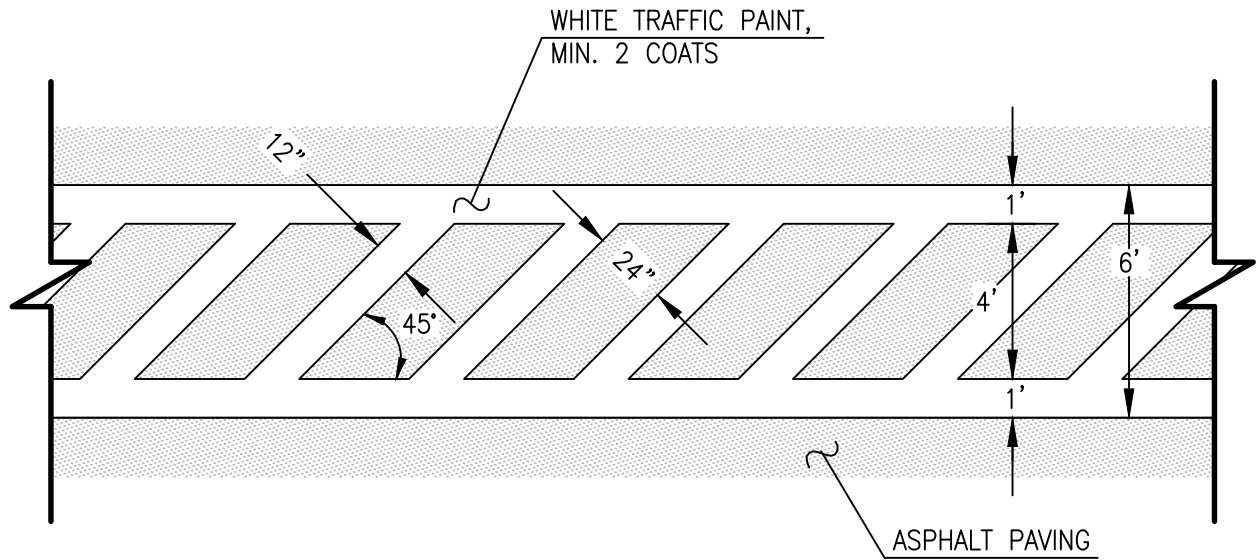
SIDEWALK CULVERT SECTION

SCALE: 1" = 2"



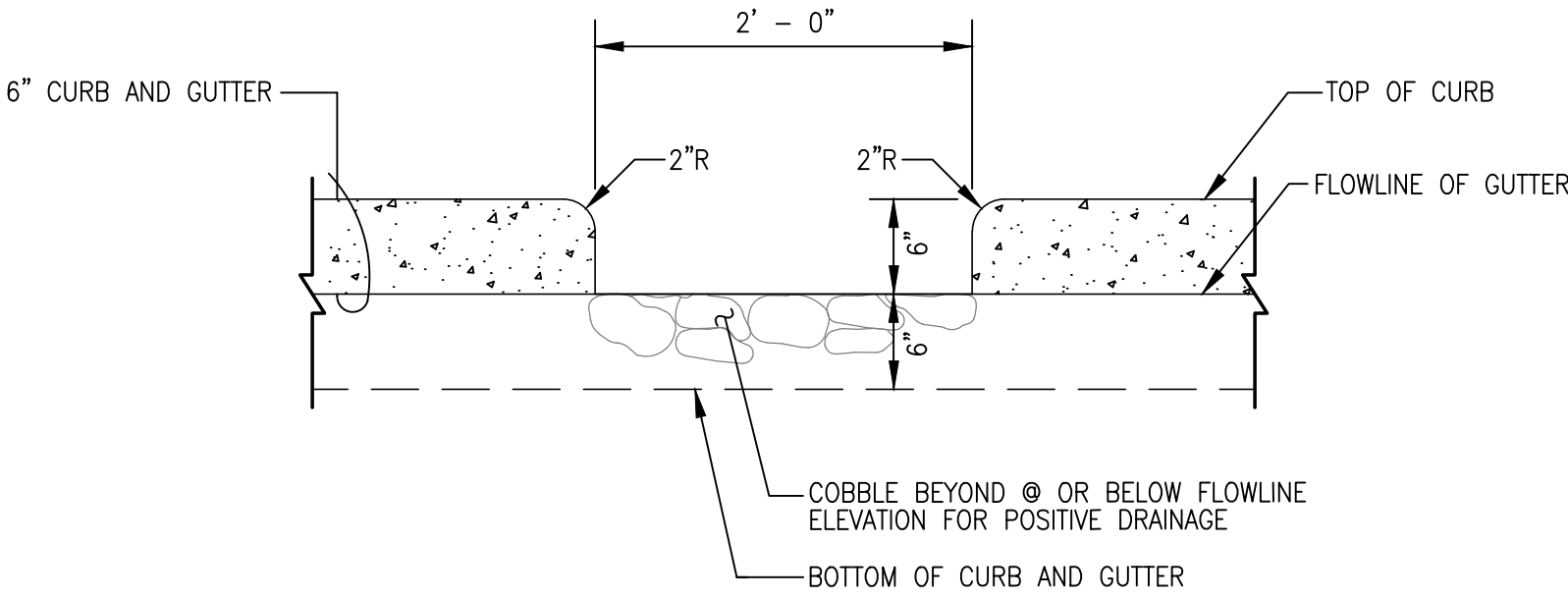
TYPICAL RUNDOWN SECTION

SCALE: 1" = 1'-0"



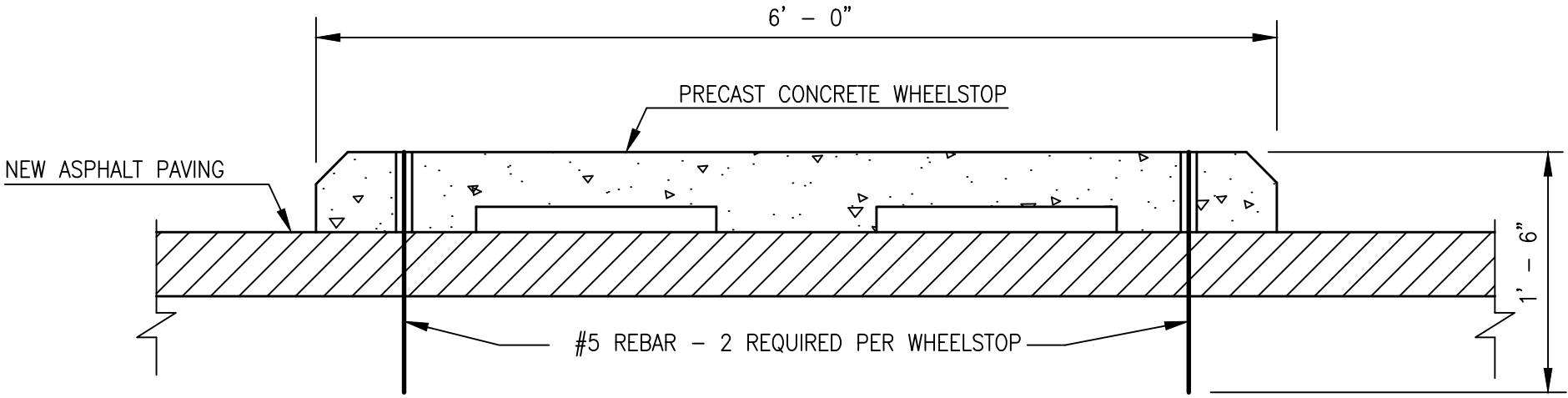
TYPICAL CROSSWALK DETAIL

SCALE: 1"=5'



CURB CUT SECTION

SCALE: 1" = 1'-0"



WHEELSTOP SECTION

SCALE: 1" = 0'-6"

File Path: P:\DWG\2016\2016.015.2\DWG\11-15-2016
File Name: 160152_CG-104.DWG Plot Time: 06:54 am

File Path: P:\MVA\2016\2016.015.4\CG-105.DWG Plot Date: 11-15-2016
File Name: 160152_CG-105.DWG Plot Time: 06:54 am

NOTE:
THIS IS NOT A BOUNDARY SURVEY; DATA IS SHOWN FOR ORIENTATION ONLY.
THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON AN
VACATION REQUEST AND PLAT OF TRACT A, LOTS COLLISION CENTER, PREPARED
BY HIGH MESA CONSULTING GROUP, NMPS 11184, DATED 08-09-2016
(2016.015.4). THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED
UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA
CONSULTING GROUP, NMPS NO. 11184, DATED 03-10-2016 (2016.015.1).

JON ANDERSON ARCHITECTURE

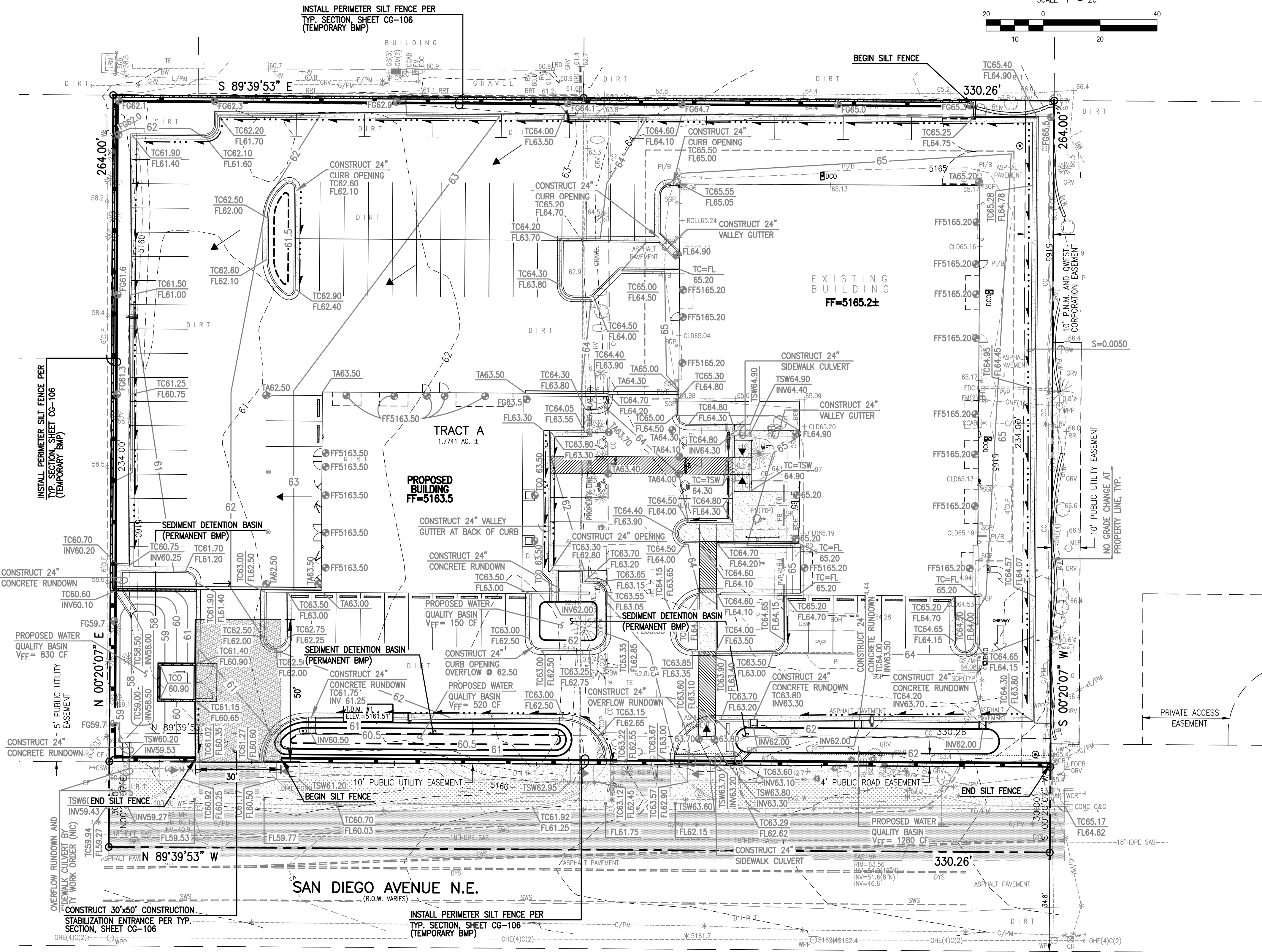
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LOIDS COLLISION

11-16

CG-105



LEGEND

AR	ASPHALT RAMP
ASPH	ASPHALT
ASV	IRRIGATION ANTI-SIPHON VALVE
BLW	LANDSCAPING BLOCK WALL
BOH	BUILDING OVERHANG
BW	CONCRETE BLOCK WALL
C&G	CURB AND GUTTER
C/PM	COMMUNICATION LINE BY PAINT MARK
CC	CONCRETE CURB
CCAB	COMMUNICATION CABINET
CF	LANDSCAPING CRUSHER FINES
CLD	CENTERLINE DOOR
CLF	CHAIN LINK FENCE
CND	ELECTRIC CONDUIT
CO	CLEANOUT
CONC	CONCRETE
COP	CONCRETE CURB OPENING
CR	COMMUNICATION RISER
CSW	CONCRETE SIDEWALK
DCO	DOUBLE CLEANOUT
DYS	PAINTED DOUBLE YELLOW TRAFFIC STRIPE
E/PM	ELECTRIC LINE BY PAINT MARK
EA	EDGE OF ASPHALT
EDC	ELECTRIC DISCONNECT BOX
EM	ELECTRIC METER
EO	ELECTRIC OUTLET
EP	ELECTRIC PANEL BOX
FR	FIRE HYDRANT
FLWL	FLOWLINE
FO/PM	FIBER OPTIC LINE BY PAINT MARK
FO/S	FIBER OPTIC WARNING SIGN
FOPB	FIBER OPTIC PULLBOX
G/PM	GAS LINE BY PAINT MARK
GM	GAS METER
GRV	LANDSCAPING GRAVEL
GS	GAS SERVICE NO METER
GS/M	GUY WIRE ANCHOR
GW	HIGH DENSITY POLYETHYLENE PIPE
HDPE	PIPE INVERT
INV	IRRIGATION VALVE BOX
MB	MANHOLE
MHP	METAL LIGHT POLE ON CONCRETE BASE
OH(2)	OVERHEAD COMMUNICATION (# OF LINES)
OH(4)	OVERHEAD ELECTRIC (# OF LINES)
PB	PAINTED PARKING LOT ISLAND
PI	PAINTED PARKING SPACE
PI/B	POLYVINYL CHLORIDE PIPE
PVC	ASPHALT PAVING PATCH
PVR	BUILDING ROOF DRAIN
RD	ROLL UP GARAGE DOOR
RR	LANDSCAPING RIVER ROCK
RRT	LANDSCAPING RAILROAD TIES
RS	POLYVINYL CHLORIDE PIPE RISER/VENT
SAS	SANITARY SEWER
SGB	STEEL GUARD BAR
SGP	STEEL GUARD POST
SP	PAINTED SINGLE WHITE TRAFFIC STRIPE
SWS	TOP OF ASPHALT
TA	TOP OF CURB
TCO	TOP OF CONCRETE
TE	TRASH DUMPSTER ENCLOSURE
TP	TOP OF PIPE
TRN	ELECTRIC TRANSFORMER
TYP	TYPICAL
W	WATER LINE
WCR	CONCRETE WHEEL CHAIR RAMP
WFT	LANDSCAPING WATER FOUNTAIN
WPP	WOOD POWER POLE
WVB	WATER VALVE BOX
1.0 Ø	TREE TRUNK DIAMETER

	CONIFEROUS TREE
	DECIDUOUS TREE
	SMALL DECIDUOUS TREE
	SHRUB
	SMALL SHRUB
	YUCCA
	LANDSCAPING BOULDER
	LANDSCAPING WATER FOUNTAIN
	PAINTED HANDICAPPED PARKING SPACE
	INVERT
	TOP OF ASPHALT PAVEMENT
	TOP OF CURB
	TOP OF GRATE
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED FLOWLINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED DIRECTION OF FLOW
	RIGHT OF WAY LINE
	PUBLIC EASEMENT LINE
	HIGH POINT / DIVIDE
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVING
	PROPOSED LANDSCAPE AREA
	SILT FENCE
	PROPOSED CONSTRUCTION ENTRANCE

PROJECT BENCHMARK

A NMHC BRASS DISK STAMPED "NMHC 1-25-11" SET
FLUSH IN THE TOP OF A CONCRETE POST 0.75 MILES
NORTH ON THE EAST FRONTAGE ROAD FROM THE
INTERSECTION OF 1-25 AND ALAMDA BOULEVARD N.E.
ELEVATION = 5209.62 FEET (NAVD 1988)

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

A #5 REBAR W/CAP STAMPED "HMC CONTROL NMPS
11184" SET IN A GRADED VACANT LOT IN THE SOUTHERN
PORTION OF LOT 30, AS SHOWN ON THIS SHEET.
ELEVATION = 5161.51 FEET (NAVD 1988)

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

A MAG NAIL SET IN ASPHALT PARKING LOT ENTRANCE IN
THE SOUTHEAST PORTION OF LOT 29, AS SHOWN ON
THIS SHEET.
ELEVATION = 5164.78 FEET (NAVD 1988)

TEMPORARY BENCHMARK #3 (T.B.M.)

A MAG NAIL SET IN ASPHALT PARKING LOT IN THE
NORTHEAST PORTION OF LOT 29, AS SHOWN ON THIS
SHEET.
ELEVATION = 5164.73 FEET (NAVD 1988)

RECORD UTILITY KEYED NOTE

② APPROXIMATE LOCATION OF WATER VALVE BOX AS
DEPICTED ON THE INFORMATION PROVIDED BY
ABQWA FOR THIS PROJECT, NO SURFACE EVIDENCE
FOUND.

CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION,
CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM,
811, FOR DESIGNATION (LINE-SPOTTING) OF EXISTING UTILITIES.
- 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.
- 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.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE
PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF
ALBUQUERQUE STANDARDS AND PROCEDURES.
- UTILITY INFORMATION SHOWN HEREON IS BASED UPON ONSITE
SURFACE EVIDENCE AND CITY OF ALBUQUERQUE RECORD
DRAWINGS AND DISTRIBUTION MAPS. IN ADDITION, UTILITY
LINE-SPOTS WERE REQUESTED VIA THE NEW MEXICO ONE CALL
SERVICE (TICKET NO. 16F240533). UTILITY LINES SHOWN ON
THIS DRAWING 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
SURVEYOR 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, THE CONTRACTOR MAKES NO REPRESENTATION PERTAINING
THERE TO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY
THEREFOR. THE PROPERTY OWNER, DEVELOPER, OR
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 PROPERTY OWNER, DEVELOPER, OR
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.
- 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:

- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM
THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE
PROPERTY.
- 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.
- WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL
DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE
OF INTENT (NO.I.) WITH THE EPA PRIOR TO BEGINNING
CONSTRUCTION.
- UNLESS FINAL STABILIZATION IS OTHERWISE PROVIDED FOR, ANY
AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE
YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEED
ACCORDING TO N.M.A.P.W.A. SPECIFICATION 1012 "NATIVE GRASS
SEEDING". THIS WILL BE CONSIDERED INCIDENTAL TO
CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE
MADE.

2016.015.2

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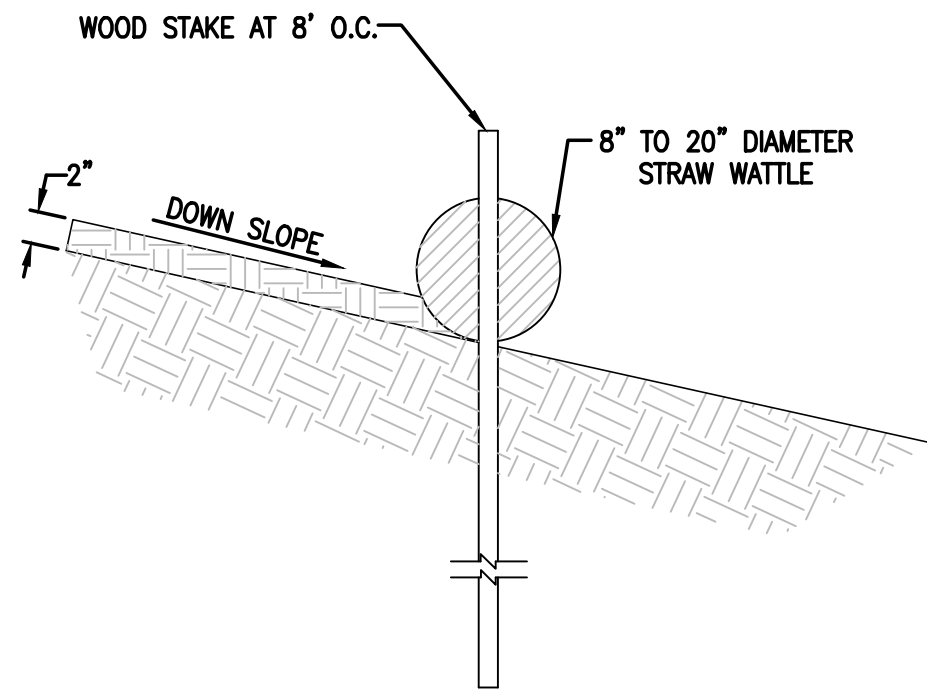
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11-15-2016
**EROSION AND
SEDIMENT CONTROL
PLAN**

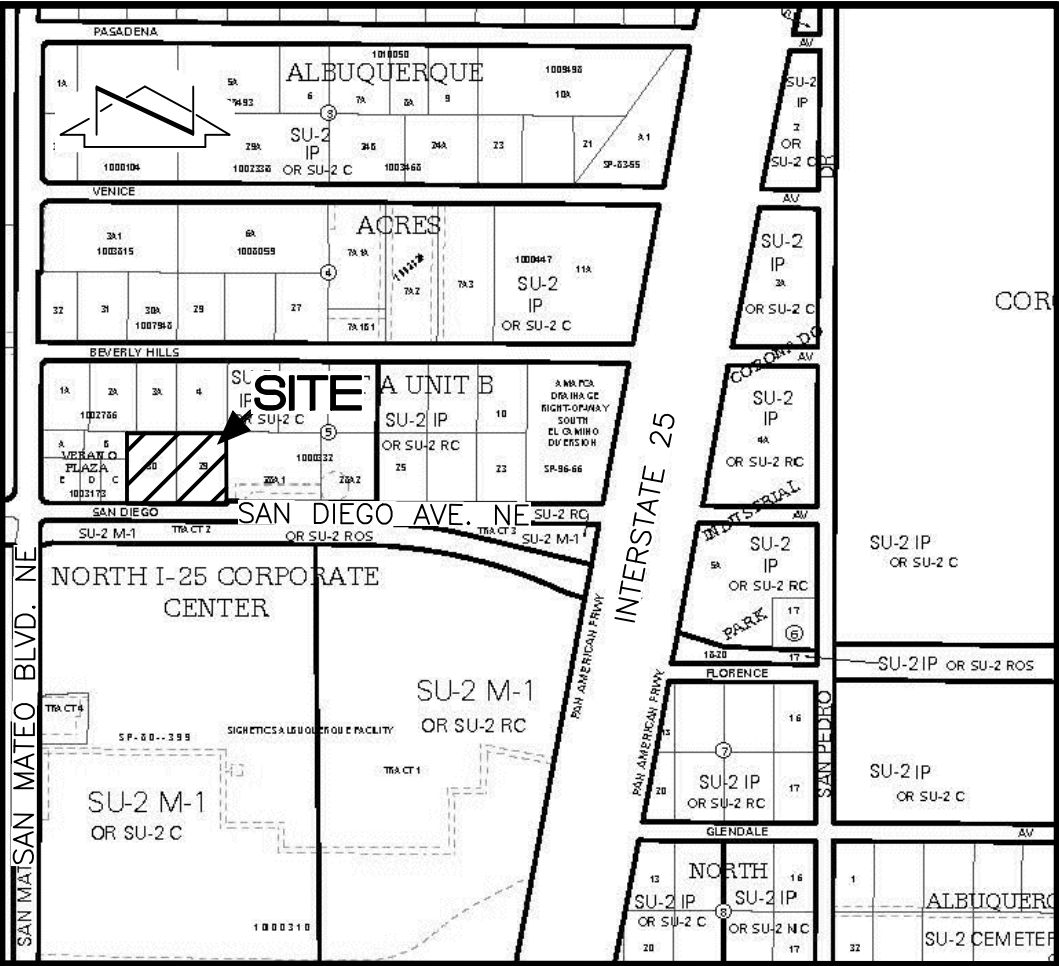
13676
J. GRAEME MEANS
REGISTERED PROFESSIONAL ENGINEER

SEED MIX FOR SANDY SOILS

VARIETY/COMMON NAME	GENUS/SPECIES	PLS/ACRE
"PALOMA" INDIAN RICE GRASS	ORYZOPSIS HYMENOIDES	5.0
"VIVA" GALLETA GRASS	HILARIA JAMESII	1.0
"NINER" SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	3.0
"HATCHITA" BLUE GRAMA	BOUTELOUA GRACILIS	1.0
SAND DROPSEED (NM REGION)	SPOROBOLUS CRYPTANDRUS	1.0
FOUR-WING SALTBUSH (NM REGION)	ATRIPLEX CANESCENS (DE-WINGED)	1.0
TOTAL RATE:		12.0 LBS/ACRE



TYPICAL STRAW WATTLE INSTALLATION SECTION
SCALE: 1" = 1'-0" (OPTIONAL)

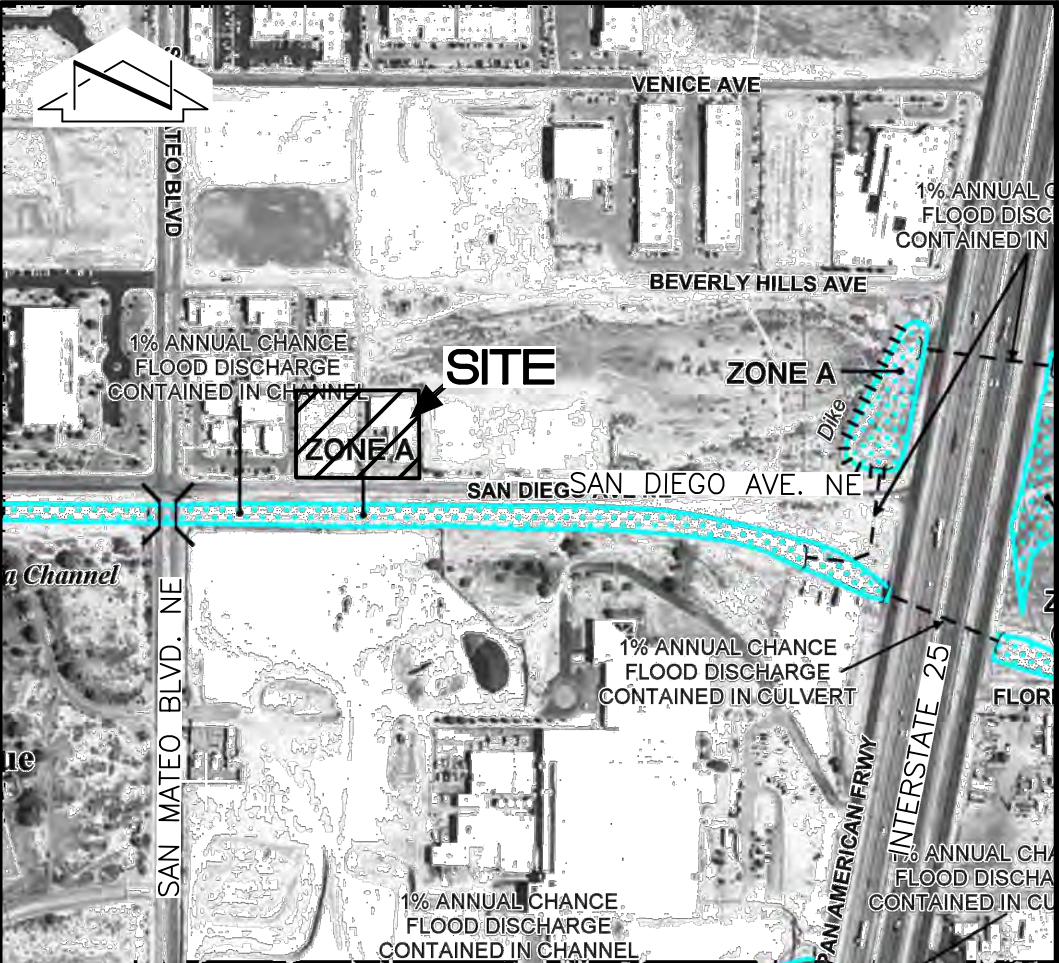


VICINITY MAP
SCALE: 1" = 750'

B-18

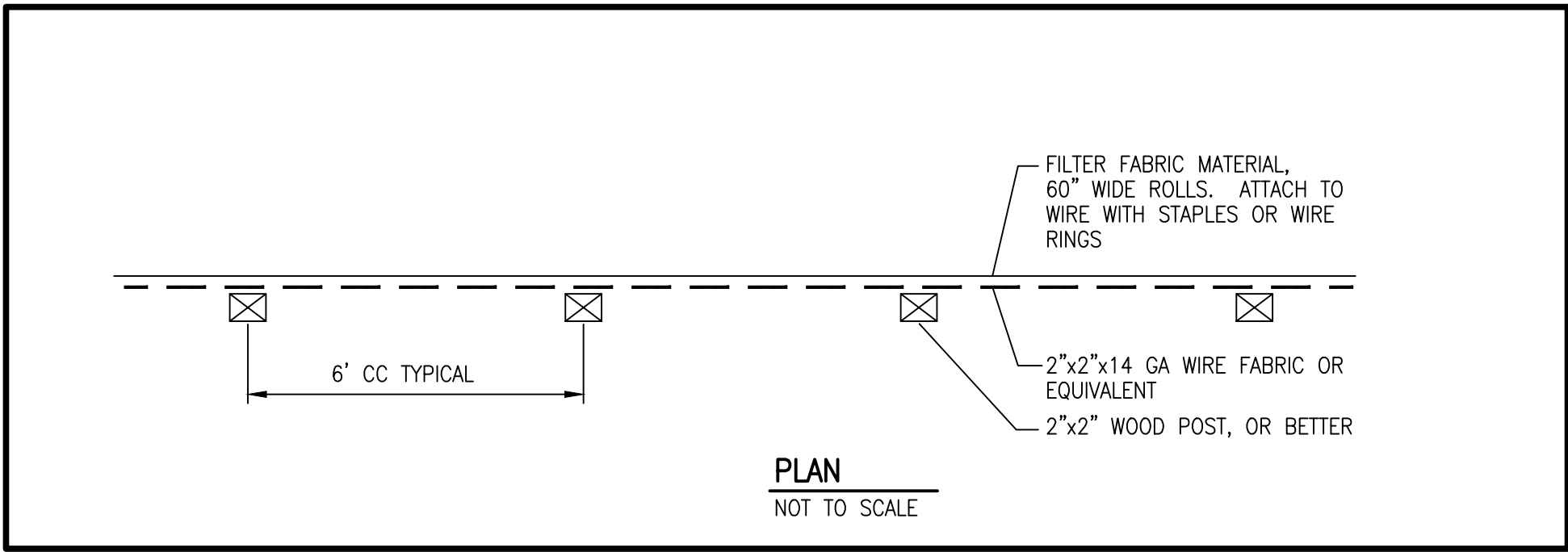
EROSION AND SEDIMENT CONTROL PLAN NOTES:

- THIS PLAN ADDRESSES GENERAL AND SPECIFIC MEASURES FOR CONSTRUCTION PHASE EROSION, SEDIMENT AND DUST CONTROL. IT IS INTENDED TO COMPLEMENT THE PROJECT SPECIFIC STORM WATER POLLUTION AND PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT.
- THE CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS BEFORE BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL ALL PERIMETER BMPs BEFORE BEGINNING CONSTRUCTION.
- REFER TO THE SWPPP TO BE PREPARED BY THE GENERAL CONTRACTOR FOR PROJECT SPECIFIC PHASING AND INFORMATION. THIS PROJECT SHALL BE IMPLEMENTED IN PHASES TO MINIMIZE THE EXTENT AND DURATION OF SURFACE DISTURBANCE.
- REFER TO THE GRADING AND DRAINAGE PLAN PREPARED BY HIGH MESA CONSULTING GROUP, DATED 11/15/2016.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR PRIVATE PROPERTY.
- 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.
- THE CONTRACTOR SHALL CLEAN AND REMOVE ALL FUGITIVE DUST, SOIL AND DEBRIS RESULTING FROM THIS PROJECT FROM THE ADJACENT STREETS AT THE END OF EACH DAY.
- THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL GOOD HOUSEKEEPING MEASURES OUTLINED IN THE SWPPP INCLUDING , BUT NOT LIMITED TO, DAILY PICKING UP TRASH , LITTER AND CONSTRUCTION DEBRIS.
- THE CONTRACTOR SHALL PROMPTLY REMOVE SEDIMENT ACCUMULATION FROM SILT FENCES AND OTHER STRUCTURAL BMPs WITHIN 48 HOURS OF A RAINFALL EVENT.
- THE CONTRACTOR SHALL IMPLEMENT ONSITE STRUCTURAL EROSION CONTROL MEASURES AS REQUIRED TO COMPLY WITH THE EROSION AND SEDIMENT CONTROL PLAN AND SWPPP. THESE MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO SILT FENCES, EARTHEN DIKES, DRAINAGE DIVERSIONS, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, LEVEL SPREADERS, STORM WATER RETENTION SYSTEMS, GABIONS AND TEMPORARY OR PERMANENT SEDIMENT DETENTION BASINS. THE FOLLOWING MEASURES ARE PROPOSED FOR THIS PROJECT:
 - PERIMETER SILT FENCE
 - WATTLES
 - PERMANENT SEDIMENT DETENTION BASINS
- THE CONTRACTOR SHALL MINIMIZE OFFSITE VEHICLE TRACKING OF SEDIMENT AND DUST GENERATION.
- CONCRETE TRUCKS SHALL BE SENT BACK TO THE PLANT FOR WASHING; THE WASHING OF CONCRETE TRUCKS SHALL NOT BE PERMITTED ON THIS SITE UNLESS OTHERWISE PROVIDED FOR BY THIS PLAN. IF PROVIDED FOR BY THIS PLAN, CONCRETE TRUCKS MAY ONLY WASH OUT IN A DESIGNATED AND LINED WASHOUT FACILITY.
- OFFSITE MATERIAL STORAGE AREAS USED BY THIS PROJECT ARE CONSIDERED PART OF THE PROJECT AND THEREFORE SUBJECT TO THE REQUIREMENTS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SWPPP.
- UPON COMPLETION OF MASS GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH PERMANENT CONSTRUCTION, LANDSCAPING, VEGETATION AND/OR GRAVEL MULCH. SILT FENCING CAN BE REMOVED UPON SUCCESSFUL ESTABLISHMENT OF VEGETATION.
- THROUGHOUT THE DURATION OF THIS PROJECT, CONTRACTOR SHALL IMPLEMENT, MAINTAIN AND INSPECT ALL BMPs, KEEPING RECORDS OF EACH INSPECTION IN ACCORDANCE WITH THE SWPPP, AND KEEP RECORDS OF THE INSTALLATION MAINTENANCE, AND REMOVAL OF EACH BMP SPECIFIED BY THIS PLAN OR OTHERWISE PROVIDED FOR THROUGHOUT THE LIFE OF THE PROJECT.
- THOSE PORTIONS OF THE COMPLETED PROJECT NOT STABILIZED WITH PERMANENT CONSTRUCTION OR FORMAL LANDSCAPING SHALL BE REVEGETATED WITH NATIVE GRASS SEEDING FOR SANDY/CLAY SOILS PER THE SEED MIX SPECIFIED HEREON AND SPECIFICATIONS CONTAINED WITHIN THE SWPPP.
- FINAL STABILIZATION OF THE PROJECT SITE WILL CONSIST OF THE FOLLOWING MEASURES:
 - PERMANENT BUILDING CONSTRUCTION
 - PERMANENT PAVING
 - FORMAL LANDSCAPING
 - PERMANENT SEDIMENT DETENTION BASINS
- TOTAL SITE AREA = 1.77 AC. (BASED ON PLAT DATED 08-09-2016)
- TOTAL DISTURBED AREA = 1.50 AC.

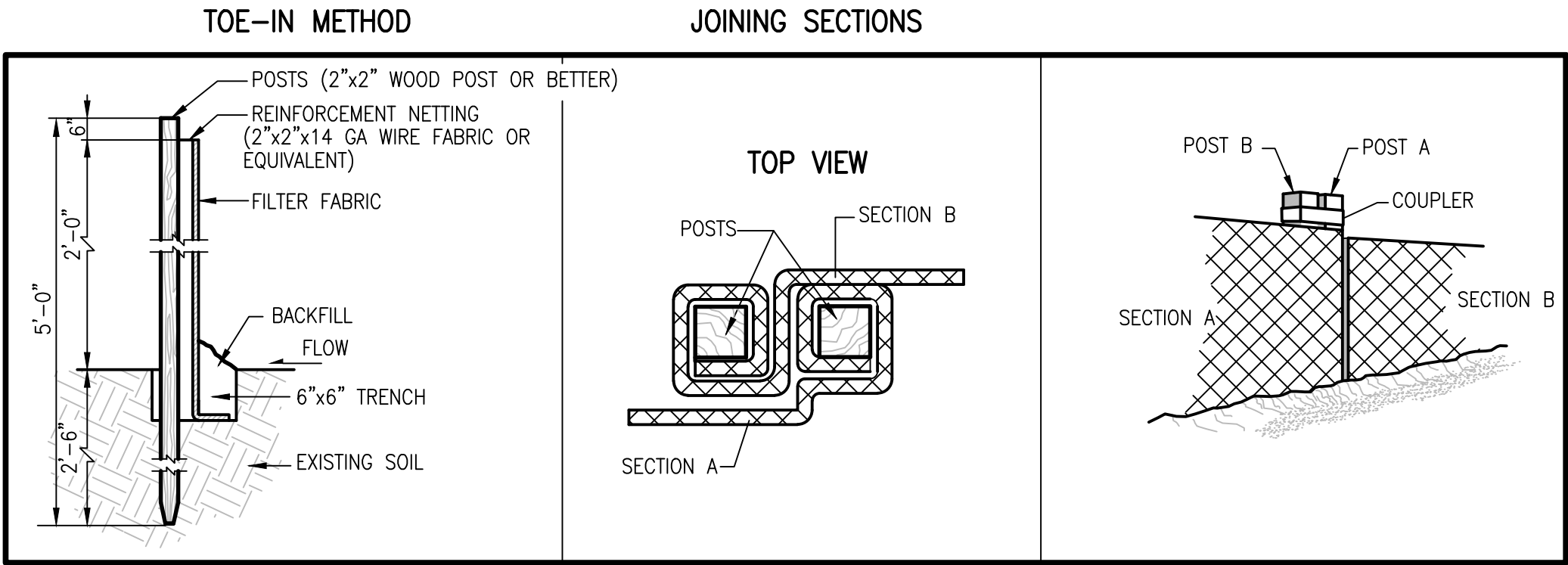


FIRM MAP
SCALE: 1" = 500'

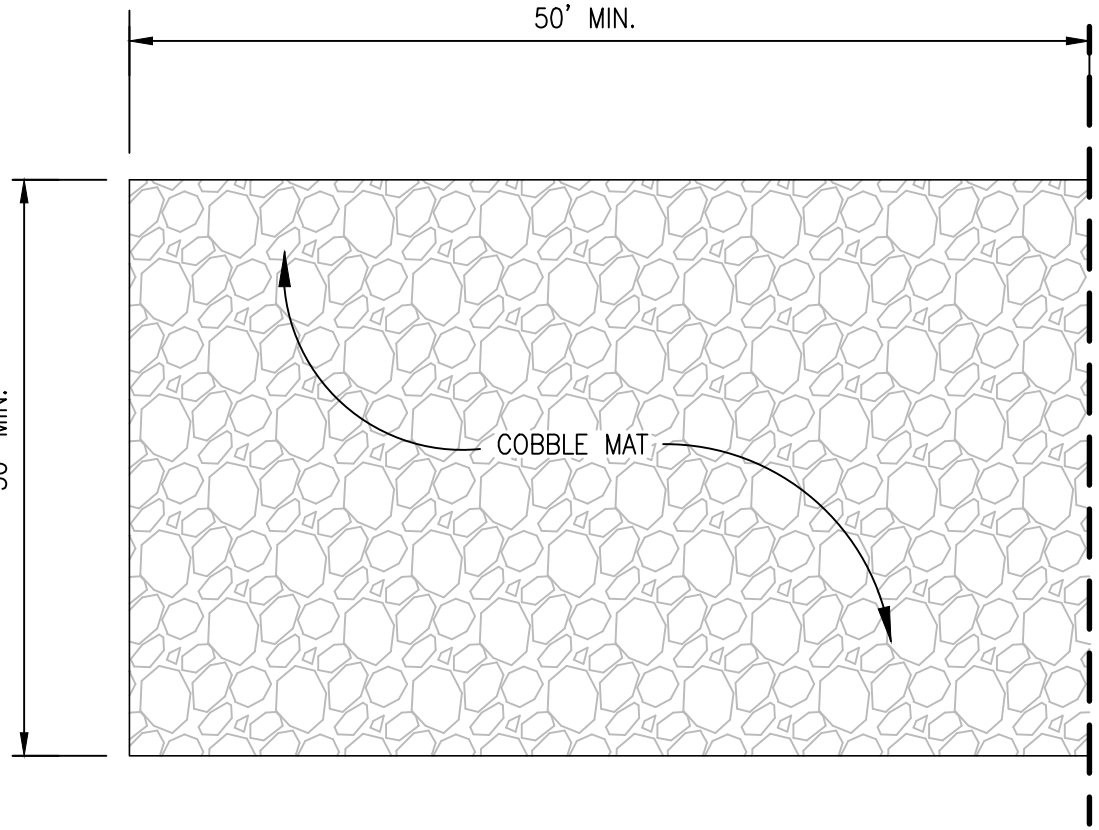
129 OF 825



CONSTRUCTION FENCE/SILT FENCE SECTION
SCALE: 1" = 2'-0"

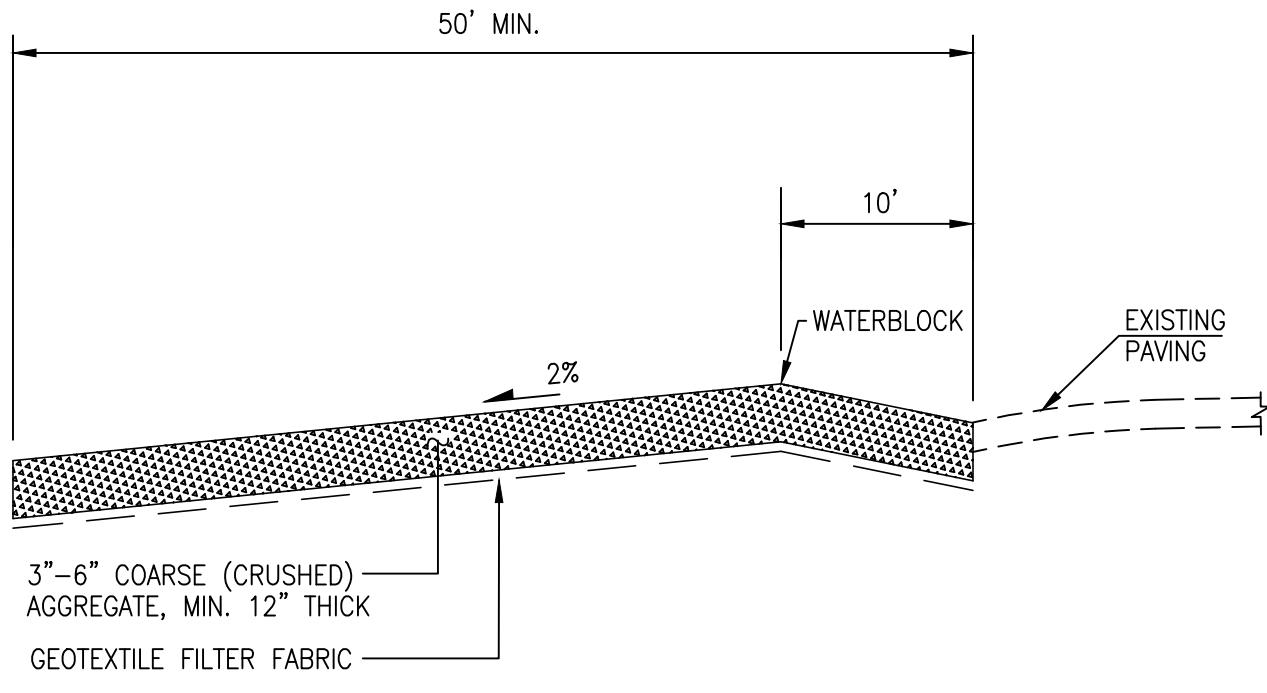


PREFABRICATED SILT FENCE DETAILS
NOT TO SCALE



PLAN

CONSTRUCTION ENTRANCE STABILIZATION
SCALE: 1" = 10'-0" HORIZ.
1" = 2'-0" VERT.



SECTION A-A

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

2016.015.2



EROSION AND SEDIMENT
CONTROL PLAN NOTES
AND DETAILS

11-16

CG-106

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jonandersonarchitecture.com

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