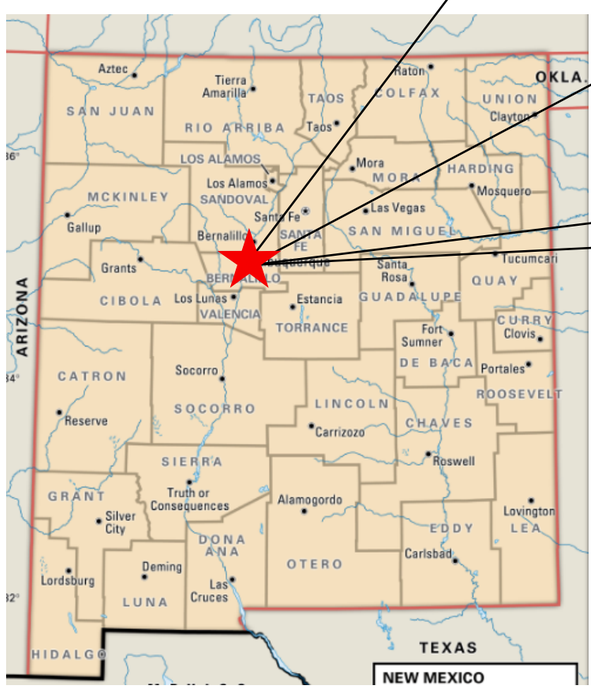
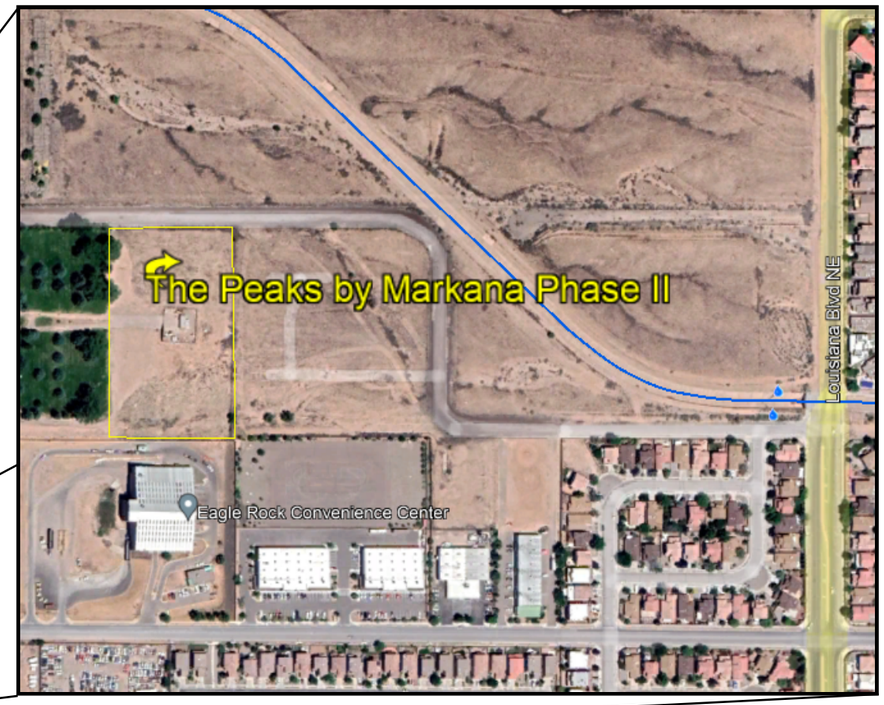
THE PEAKS BY MARKANA PHASE II

GLENDALE AVE NE

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

PAGE INDEX	
1	TITLE PAGE
2	SWPPP INFO AND NOTES
3	DETAILS
4	TEMPORARY EROSION CONTROL PLAN





GPS COORDINATES: 35.1899, -106.5741

CERTIFIED PROFESSIONAL CPESC® James Tolman No. 10631 IN EROSION AND SEDIMENT CONTROL	The Peaks By Markana PROJECT TITLE
02/02/2023 CPESC Stamp	ALBUQUERQUE, NM, BERNALILLO COUNTY CITY, COUNTY, STATE
	04/26/2021 DATE
	B. Henriksen / J. Tolman DRAWN BY
	INSPECTIONS PLUS

STORMWATER POLLUTION PREVENTION PLAN INFORMATION

PERMIT NUMBER: NMR1004QW

NMR100000 STATE OF NEW MEXICO, EXCEPT INDIAN COUNTRY
NMR10I000 INDIAN COUNTRY WITHIN THE STATE OF NEW MEXICO, EXCEPT NAVAJO RESERVATION LANDS THAT ARE COVERED UNDER ARIZONA PERMIT AZR10I000 AND UTE MOUNTAIN RESERVATION LANDS THAT ARE COVERED UNDER COLORADO PERMIT COR10I000.

OPERATOR NAME:	KLG 9, LLC
OPERATOR POINT OF CONTACT:	FAIZEL KASSAM FKASSAM@LEGACYDM.NET
NOI PREPARED BY:	INSPECTIONS PLUS
PROJECT/SITE NAME:	THE PEAKS BY MARKANA PHASE 2
PROJECT/SITE ADDRESS:	GLENDALE AVE NE ALBUQUERQUE, NM 87113
LATITUDE	35.1899
LONGITUDE	-106.5741
ESTIMATED PROJECT START DATE	06/06/2022
ESTIMATED PROJECT COMPLETION DATE	01/31/2024
ESTIMATED AREA TO BE DISTURBED	5.1 acres
TYPE OF CONSTRUCTION	NEW- ABOVE GROUND
DEMOLITION OF ANY STRUCTURES, 10,000 SQ FT OF GREATER BUILT OR RENOVATED BEFORE JANUARY 1, 1980?	NO
WAS THE PREDEVELOPMENT LAND USED FOR AGRICULTURE?	NO
COMMENCED EARTH DISTURBING ACTIVITIES?	NO
DISCHARGE TO MS4? MS4 NAME?	N/A
SURFACE WATERS WITHIN 50FT?	NO
RECEIVING WATER?	ONSITE STORMWATER POND
IS RECEIVING WATER IMPAIRED? TIER DESIGNATION	NO
WHAT ARE THE IMPAIRMENTS, IF ANY?	N/A
SWPPP CONTACT INFORMATION:	STEPHEN PENDERGRAFT spendergraft@legacydm.net
ENDANGERED SPECIES CRITERIA:	CRITERION "A"; NO CRITICAL HABITATS
HISTORIC PRESERVATION CRITERIA:	CRITERION "A"; PREVIOUS SURVEYS

EROSION CONTOL NOTES
ESC Plan Standard Notes (2021-03-24)

1.All Erosion and Sediment Control (ESC) work on these plans, except as otherwise stated or provided hereon shall be permitted, constructed, inspected, and maintained in accordance with:

a.The City Ordinance § 14-5-2-11, the ESC Ordinance,
b.The EPA's 2017 Construction General Permit (CGP), and
c.The City Of Albuquerque Construction BMP Manual.

2.All BMP's must be installed prior to beginning any earth moving activities except as specified hereon in the Phasing Plan. Construction of earthen BMP's such as sediment traps, sediment basins, and diversion berms shall be completed and inspected prior to any other construction or earthwork. Self-inspection is required after installation of the BMPs and prior to beginning construction.

3.Self-inspections - At a minimum a routine compliance self-inspection is required to review the project for compliance with the Construction General Permit once every 14 days and after any precipitation event of 1/4 inch or greater until the site construction has been completed and the site determined as stabilized by the city. Reports of these inspections shall be kept by the person or entity authorized to direct the construction activities on the site and made available upon request.

4.Corrective action reports must be kept by the person or entity authorized to direct the construction activities on the site and made available upon request.

5.Stabilization reports must be kept by the person or entity authorized to direct the construction activities on the site and made available upon request. Reports should include records of weed removal per City Ordinance (§ 9-8-1), sterilization, soil test results and recommendation, materials and manufacturer's specifications for application rates, estimated functional longevity, methods of application, inspection and maintenance. The reduced self-inspection schedule in CGP 4.4.1 applies to stabilized area and any damaged or worn stabilization must be identified in the reports along with weed problems. Corrective actions for stabilization shall be documented in a stabilization report including actual rates and dates of stabilization, and the materials and manufacturer's specifications used.

6.BMPs shall be inspected and maintained until all disturbed areas are stabilized in accordance with the Final Stabilization Criteria (CGP 2.2.14.b). Generally, all disturbed areas, other than structures and impervious surfaces, must have uniform perennial vegetation that provides 70 percent or more of the cover provided by native vegetation or seed the disturbed area and provide non-vegetative mulch that provides cover for at least three years without active maintenance. Final stabilization must be approved by the City of Albuquerque prior to removal of BMPs and discontinuation of inspections.

CERTIFIED PROFESSIONAL CPESC® James Tolman No. 10631 IN EROSION AND SEDIMENT CONTROL

02/02/2023
CPESC Stamp

The Peaks By Markana
PROJECT TITLE

ALBUQUERQUE, NM, BERNALILLO COUNTY
CITY, COUNTY, STATE

04/26/2021
DATE

B. Henriksen / J. Tolman
DRAWN BY

INSPECTIONS PLUS

SEDIMENT TRACK OUT CONTROL

BMP Objectives

- Sediment Control

SILT FENCE

BMP Objectives

- Sediment Control
- Sheet Flow Runoff Control
- Wind Erosion Control

INLET PROTECTION

BMP Objectives

- Sediment Control
- Sheet Flow Runoff Control
- Wind Erosion Control

BERMS AND SWALES

BMP Objectives

- Runoff Control
- Run-on Diversion

MULCH SOCK/STRAW WATTLE

BMP Objectives

- Sediment Control
- Reduce Runoff Velocity
- Inlet Protection

LEGEND

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

PROJECT PERIMETER

EXISTING BLOCK WALL

POSTING SIGN

OUTFALL

STAGING AREA

FLOW DIRECTION

SILT FENCE

DEBRIS CONTAINMENT

CHEMICAL TOILET

CONCRETE WASHOUT

STABILIZED CONTRUCTION ENTRANCE

TEMPORARY SEDIMENT POND

Existing Screen Fence

Offsite Disturbance

CERTIFIED PROFESSIONAL CPESC® IN EROSION AND SEDIMENT CONTROL James Tolman No. 10631

02/02/2023

CPESC Stamp

The Peaks By Markana

PROJECT TITLE

ALBUQUERQUE, NM, BERNALILLO COUNTY

CITY, COUNTY, STATE

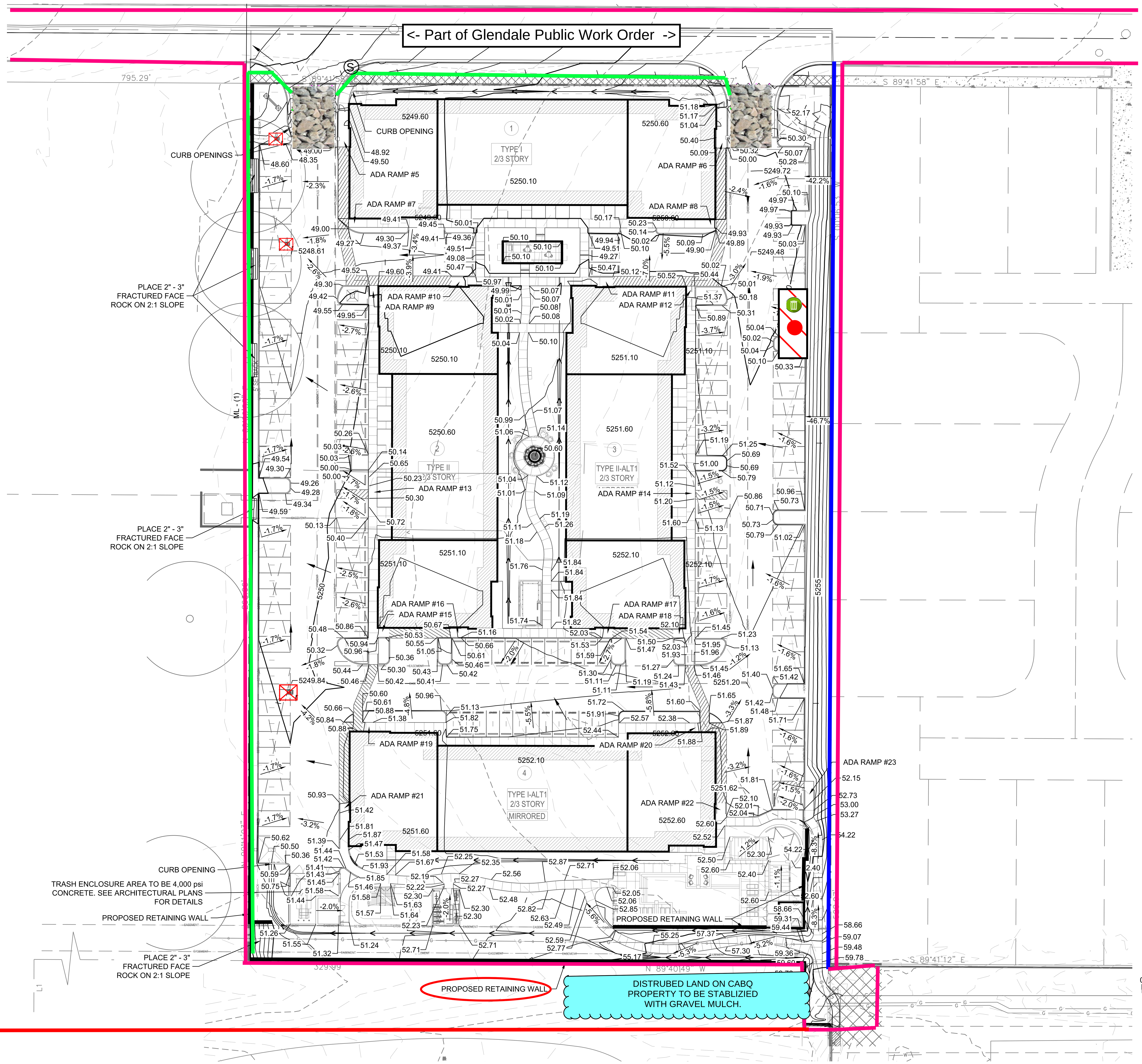
04/26/2021

DATE

B. Henriksen / J. Tolman

DRAWN BY

INSPECTIONS PLUS



LEGEND:

- PROPERTY BOUNDARY
- 5270 PROPOSED MAJOR CONTOUR
- 5272 PROPOSED MINOR CONTOUR
- 5270 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED HIGH POINT
- PROPOSED RETAINING WALL
- SD PROPOSED STORM DRAIN
- PROPOSED DROP INLET
- FLOW ARROW
- SWALE

SCHEDULE/SEQUENCING OF CONSTRUCTION

1. POST PERMITS
2. INSTALL REQUIRED BMPs
   - 2.a. PERIMETER CONTROLS
   - 2.b. STABILIZED CONSTRUCTION ENTRANCE
   - 2.c. CONCRETE WASHOUT AREA
3. TEMP POND
4. EARTHWORK AND GRADING
5. UTILITY INSTALLATION
6. PAVEMENT STRUCTURES
7. VERTICAL STRUCTURES
8. LANDSCPING
9. PUNCHLIST

SITE OPERATORS:

KLG 9, LLC Faizel Kassam fkassam@legacydm.net

Kassam Construction; Stephen Pendergraft spendergraft@legacydm.net

STORMWATER TEAM

A: REMOVE SEDIMENT FROM ADJACENT STREETS: Inspections Plus

B: BMP MAINTENANCE: Inspections Plus

C. SITE INSPECTIONS: Inspections Plus

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 10/19/22
HydroTrans # B18D029

The Peaks By Markana
PROJECT TITLE
ALBUQUERQUE, NM, BERNALILLO COUNTY
04/26/2021
B. Henriksen / J. Tolman
INSPECTIONS PLUS
02/02/2023
CPESC Stamp

REVISION

DESIGNED JS
DRAWN JS
CHECKED JS
DATE 9.28.2022

RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505) 253-9718

STAMP
JEREMY W SHELL
NEW MEXICO
26341
PROFESSIONAL ENGINEER
9/8/2022

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: 4266.06

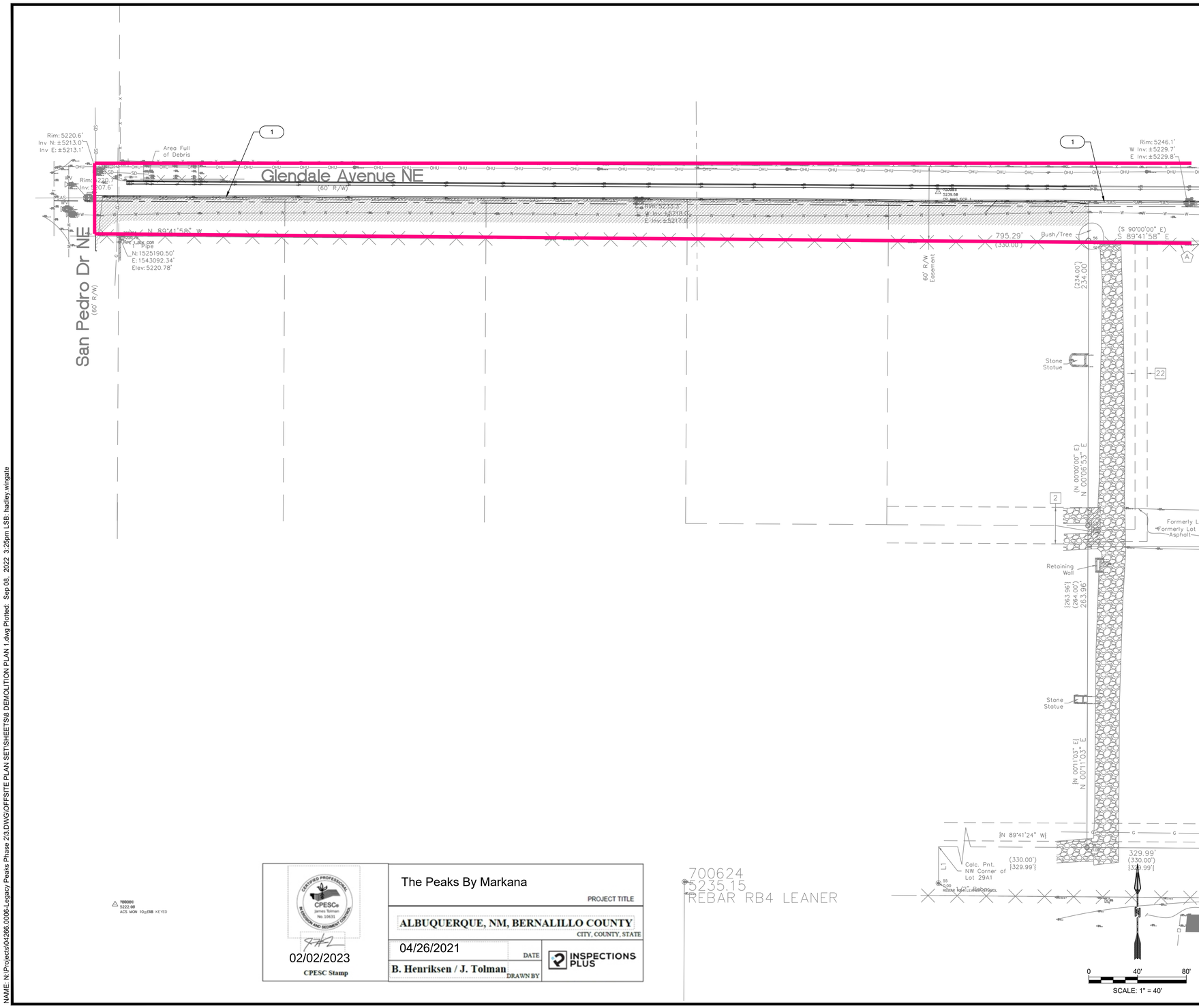
PROJECT NAME: THE PEAKS BY MARKANA PHASE II

SHEET TITLE: GRADING

SUBMITTED FOR: BUILDING PERMIT

SHEET NUMBER: C-101

NAME: N:\Projects\04266.0006-Legacy Peaks Phase 2\3.DWG\Sheets\C-101 GRADING.dwg PLOT DATE: Sep 28, 2022 9:21am



REMOVAL KEYED NOTES

I.D.#	DESCRIPTION
1	SAW-CUT EX. PAVEMENT TO ENSURE CLEAN CONNECTION OF NEW PAVEMENT
2	REMOVE AND DISPOSE CONCRETE CUT OFF WALL

NOTES:

1. AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAWCUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.
2. CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING CURB AND GUTTER AND REPLACING WITH VALLEY GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW-CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED; REFER TO SHEET XX OR EXISTING PAVEMENT SECTION OR WHICH EVER IS GREATER WITH APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.
3. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
4. ANY DAMAGE TO THE EXISTING CURB & GUTTER, PAVEMENT, SIDEWALKS, STRIPING, AND SIGNAGE DURING CONSTRUCTION SHALL BE REPLACED.
5. 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.
6. CONTRACTOR TO COORDINATE DEMOLITION WITH SITE CONSTRUCTION ACTIVITIES AND LIMIT ACCESS RESTRICTIONS FOR BUSINESSES OPERATIONS ON-SITE AS NEEDED.

LEGEND

- VALLEY GUTTER REMOVAL
- ASPHALT REMOVAL
- V-ASPHALT
- V-ASPHALT-DEMO
- V-ASPHALT-EDGE
- V-CABLE-TOPO
- V-CONC
- V-CONC-DEMO
- V-ELEC-TOPO
- V-FENCE
- V-FENCE-DEMO
- V-GAS-TOPO
- V-SAS-TOPO
- V-SAS-TOPO-DEMO
- V-SD-TOPO
- V-WATER-TOPO
- V-WATER-TOPO-DEMO

AS BUILT INFORMATION

CONTRACTOR / WORK STAKED BY / INSPECTOR'S ACCEPTANCE BY / AS-BUILT VERIFICATION BY / DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE

No. — DATE

BENCH MARKS

ALBUQUERQUE CONTROL SURVEY

MONUMENT "10_C18" NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE - NAD 83)

NORTH= 1,524,123.885

EAST= 1,542,565.263

MAPPING ANGLE= -00°11'19.43"

GROUND TO GRID FACTOR= 0.99965042

ELEVATION= 5222.09'

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

JEREMY W. SHELL — NEW MEXICO — 26341 — PROFESSIONAL ENGINEER

XXXXXXX

NO.	DATE	REMARKS	BY

REVISIONS

RESPEC DESIGN

DESIGNED BY: RESPEC — DATE: Sep 2022

DRAWN BY: RESPEC — DATE: Sep 2022

CHECKED BY: JS/HF — DATE: Sep 2022

RESPEC

COMMUNITY DESIGN SOLUTIONS

7770 JEFFERSON STREET SUITE 200

ALBUQUERQUE, NEW MEXICO 87109

WWW.RESPEC.COM PHONE: (505)253-9718

CITY OF ALBUQUERQUE

DEPARTMENT OF MUNICIPAL DEVELOPMENT

ENGINEERING DIVISION

THE PEAKS PHASE 2

DEMOLITION PLAN 1

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

Project No.	Zone Map No.	Sheet	of
-	B-18-Z	8	19

CERTIFIED PROFESSIONAL — CPESC® — James Tolman — No. 10631 — EROSION AND SEDIMENT CONTROL

02/02/2023

CPESC Stamp

The Peaks By Markana

PROJECT TITLE

ALBUQUERQUE, NM, BERNALILLO COUNTY

CITY, COUNTY, STATE

04/26/2021

DATE

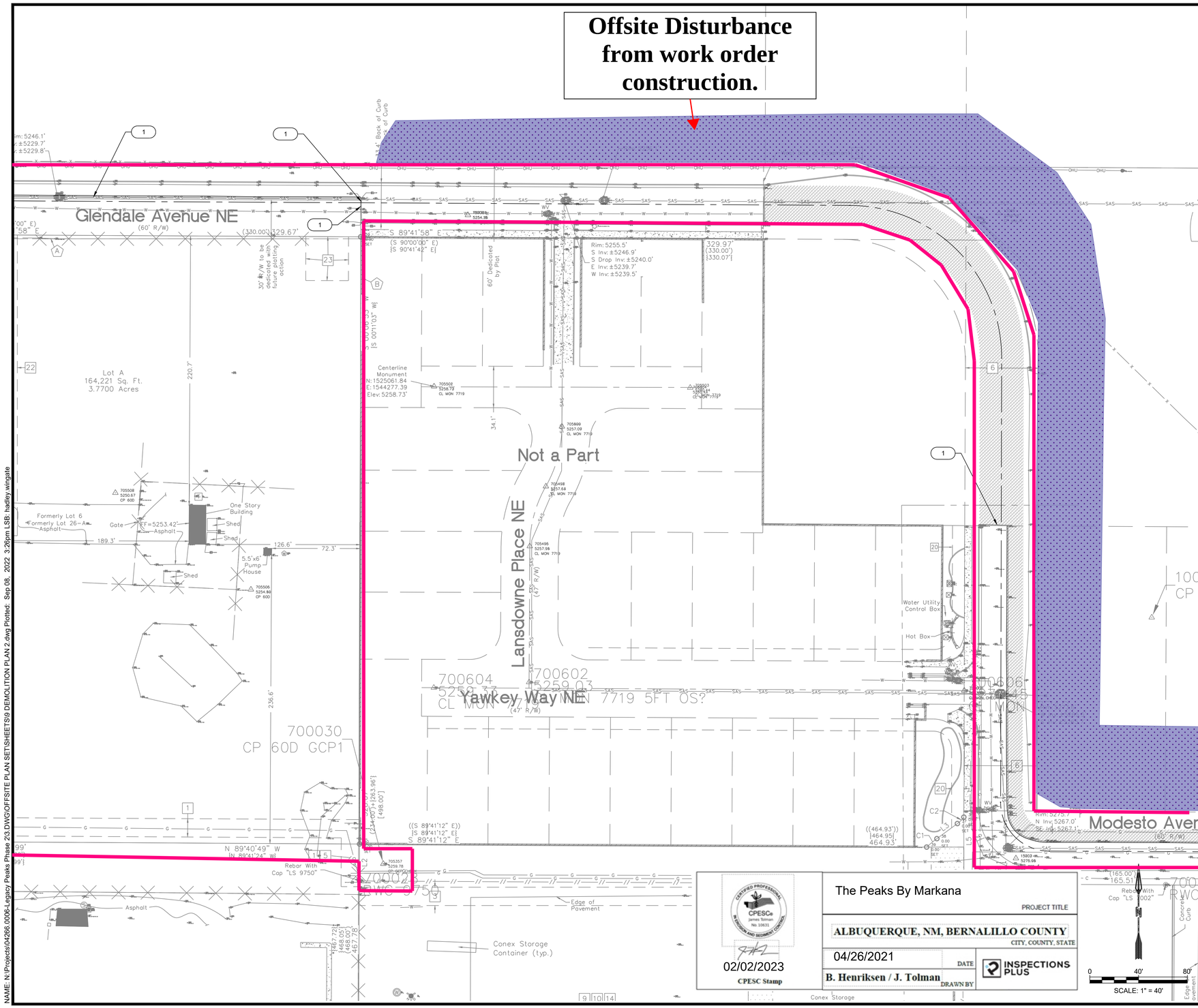
B. Henriksen / J. Tolman

DRAWN BY

INSPECTIONS PLUS

700000
5222.09
ACS MON: 10_C18 KEYED

NAME: N:\Projects\04266 0006-Legacy Peaks Phase 2\3 DWG\OFFSITE PLAN SET\SHEETS\8 DEMOLITION PLAN 1.dwg Plotted: Sep 08, 2022, 3:25pm LSB: hadley.wingate



REMOVAL KEYED NOTES

I.D.#	DESCRIPTION
1	SAW-CUT EX. PAVEMENT TO ENSURE CLEAN CONNECTION OF NEW PAVEMENT
2	REMOVE AND DISPOSE CONCRETE CUT OFF WALL

NOTES:

1. AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAWCUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.
2. CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING CURB AND GUTTER AND REPLACING WITH VALLEY GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW-CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED; REFER TO SHEET XX OR EXISTING PAVEMENT SECTION OR WHICH EVER IS GREATER WITH APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.
3. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
4. ANY DAMAGE TO THE EXISTING CURB & GUTTER, PAVEMENT, SIDEWALKS, STRIPING, AND SIGNAGE DURING CONSTRUCTION SHALL BE REPLACED.
5. 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.
6. CONTRACTOR TO COORDINATE DEMOLITION WITH SITE CONSTRUCTION ACTIVITIES AND LIMIT ACCESS RESTRICTIONS FOR BUSINESSES OPERATIONS ON-SITE AS NEEDED.

LEGEND

- VALLEY GUTTER REMOVAL
- ASPHALT REMOVAL
- V-ASPHALT
- V-ASPHALT-DEMO
- V-ASPHALT-EDGE
- V-CABLE-TOPO
- V-CONC
- V-CONC-DEMO
- V-ELEC-TOPO
- V-FENCE
- V-FENCE-DEMO
- V-GAS-TOPO
- V-SAS-TOPO
- V-SAS-TOPO-DEMO
- V-SD-TOPO
- V-WATER-TOPO
- V-WATER-TOPO-DEMO

RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE:(505)253-9718

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

THE PEAKS PHASE 2

DEMOLITION PLAN 2

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

Project No.	Zone Map No.	Sheet	of
-	B-18-Z	9	19

AS BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY		DATE
INSPECTOR'S ACCEPTANCE BY		DATE
AFE NO.		
VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE

MICRO-FILM INFORMATION

RECORDED BY		DATE
No.		

BENCH MARKS

ALBUQUERQUE CONTROL SURVEY
MONUMENT "10_C18" NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE - NAD 83)
NORTH= 1,524,123.885
EAST= 1,542,565.263
MAPPING ANGLE= -00°11'19.43"
GROUND TO GRID FACTOR= 0.99965042
ELEVATION= 5222.09'

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

JEREMY W. SHELL
NEW MEXICO
26341
PROFESSIONAL ENGINEER
XXXXXXX

NO.	DATE	REMARKS	BY

REVISIONS

RESPEC DESIGN

DESIGNED BY:	RESPEC	DATE: Sep 2022
DRAWN BY:	RESPEC	DATE: Sep 2022
CHECKED BY:	JS/HF	DATE: Sep 2022

CPESC Stamp
02/02/2023

The Peaks By Markana
PROJECT TITLE

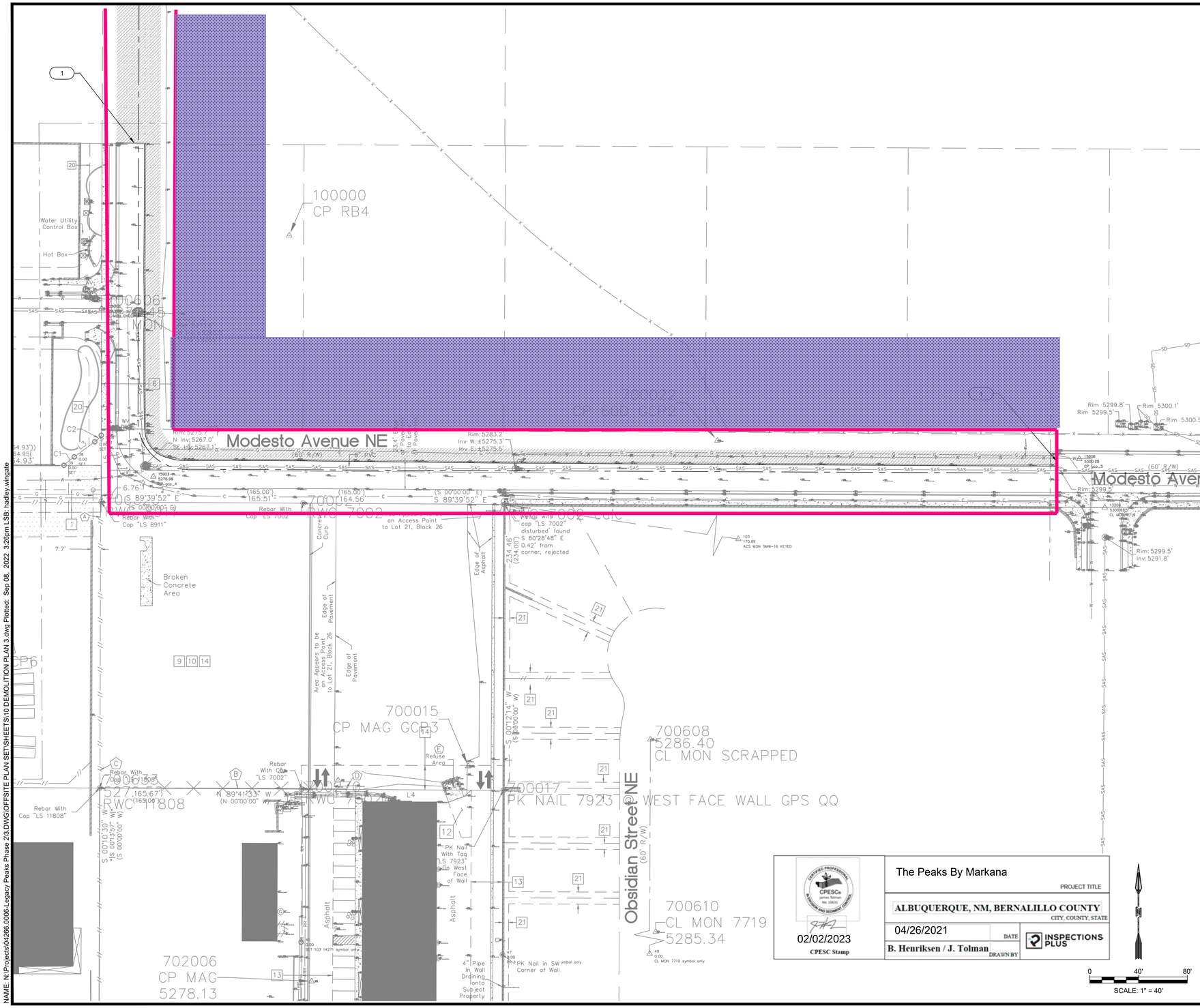
ALBUQUERQUE, NM, BERNALILLO COUNTY
CITY, COUNTY, STATE

04/26/2021
DATE

B. Henriksen / J. Tolman
DRAWN BY

INSPECTIONS PLUS

NAME: N:\Projects\04266.0006-Legacy Peaks Phase 2\3 DWG\OFFSITE PLAN SET\SHEETS\9 DEMOLITION PLAN 2.dwg Plotted: Sep 08, 2022 3:26pm LSB: hadley.wingate



REMOVAL KEYED NOTES

I.D.#	DESCRIPTION
1	SAW-CUT EX. PAVEMENT TO ENSURE CLEAN CONNECTION OF NEW PAVEMENT
2	REMOVE AND DISPOSE CONCRETE CUT OFF WALL

NOTES:

1. AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAWCUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.
2. CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING CURB AND GUTTER AND REPLACING WITH VALLEY GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW-CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED; REFER TO SHEET XX OR EXISTING PAVEMENT SECTION OR WHICH EVER IS GREATER WITH APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.
3. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
4. ANY DAMAGE TO THE EXISTING CURB & GUTTER, PAVEMENT, SIDEWALKS, STRIPING, AND SIGNAGE DURING CONSTRUCTION SHALL BE REPLACED.
5. 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.
6. CONTRACTOR TO COORDINATE DEMOLITION WITH SITE CONSTRUCTION ACTIVITIES AND LIMIT ACCESS RESTRICTIONS FOR BUSINESSES OPERATIONS ON-SITE AS NEEDED.

LEGEND

- VALLEY GUTTER REMOVAL
- ASPHALT REMOVAL
- V-ASPHALT
- V-ASPHALT-DEMO
- V-ASPHALT-EDGE
- V-CABLE-TOPO
- V-CONC
- V-CONC-DEMO
- V-ELEC-TOPO
- V-FENCE
- V-FENCE-DEMO
- V-GAS-TOPO
- V-SAS-TOPO
- V-SAS-TOPO-DEMO
- V-SD-TOPO
- V-WATER-TOPO
- V-WATER-TOPO-DEMO

AS BUILT INFORMATION

CONTRACTOR / WORK STAKED BY / INSPECTOR'S ACCEPTANCE BY / ACCEPTED / VERIFICATION BY / DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE

No.

BENCH MARKS

ALBUQUERQUE CONTROL SURVEY

MONUMENT "10_C18" NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE - NAD 83)

NORTH= 1,524,123.885

EAST= 1,542,565.263

MAPPING ANGLE= -00°11'19.43"

GROUND TO GRID FACTOR= 0.99965042

ELEVATION= 5222.09'

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

JEREMY W. SHEIL — NEW MEXICO — 26341 — PROFESSIONAL ENGINEER

XXXXXXX

NO.	DATE	REMARKS	BY

REVISIONS

RESPEC DESIGN

DESIGNED BY: RESPEC — DATE: Sep 2022

DRAWN BY: RESPEC — DATE: Sep 2022

CHECKED BY: JS/HF — DATE: Sep 2022

RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)253-9718

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

THE PEAKS PHASE 2

DEMOLITION PLAN 3

CERTIFIED PROFESSIONAL — CPESC® — James Tolman No. 10631

02/02/2023

CPESC Stamp

The Peaks By Markana — PROJECT TITLE

ALBUQUERQUE, NM, BERNALILLO COUNTY — CITY, COUNTY, STATE

04/26/2021 — DATE

B. Henriksen / J. Tolman — DRAWN BY

INSPECTIONS PLUS

0 40' 80'

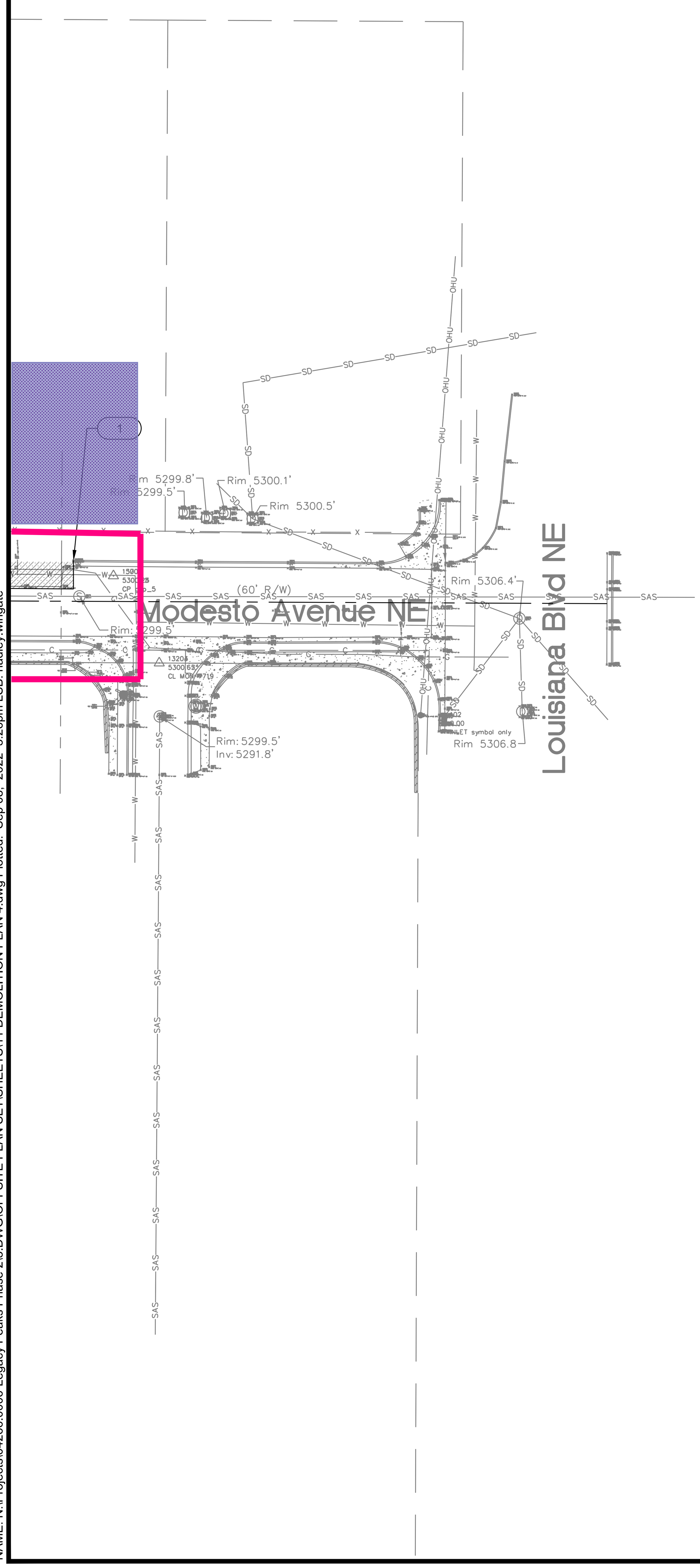
SCALE: 1" = 40'

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

Project No.	Zone Map No.	Sheet	of
-	B-18-Z	10	19

NAME: N:\Projects\04266.0006-Legacy Peaks Phase 2\3.DWG\OFFSITE PLAN SET\SHEETS\10 DEMOLITION PLAN 3.dwg Plotted: Sep 08, 2022 3:26pm LSB: hadley.wingate

NAME: N:\Projects\04266.0006-Legacy Peaks Phase 2\3 DWG\OFFSITE PLAN SET\SHEETS\11 DEMOLITION PLAN 4.dwg Plotted: Sep 08, 2022 3:26pm LSB: hadley.wingate



REMOVAL KEYED NOTES

I.D.#	DESCRIPTION
1	SAW-CUT EX. PAVEMENT TO ENSURE CLEAN CONNECTION OF NEW PAVEMENT
2	REMOVE AND DISPOSE CONCRETE CUT OFF WALL

NOTES:

1. AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAWCUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.
2. CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING CURB AND GUTTER AND REPLACING WITH VALLEY GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW-CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED; REFER TO SHEET XX OR EXISTING PAVEMENT SECTION OR WHICH EVER IS GREATER WITH APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.
3. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
4. ANY DAMAGE TO THE EXISTING CURB & GUTTER, PAVEMENT, SIDEWALKS, STRIPING, AND SIGNAGE DURING CONSTRUCTION SHALL BE REPLACED.
5. 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.
6. CONTRACTOR TO COORDINATE DEMOLITION WITH SITE CONSTRUCTION ACTIVITIES AND LIMIT ACCESS RESTRICTIONS FOR BUSINESSES OPERATIONS ON-SITE AS NEEDED.

LEGEND

VALLEY GUTTER REMOVAL
ASPHALT REMOVAL
V-ASPHALT
V-ASPHALT-DEMO
V-ASPHALT-EDGE
V-CABLE-TOPO
V-CONC
V-CONC-DEMO
V-ELEC-TOPO
V-FENCE
V-FENCE-DEMO
V-GAS-TOPO
V-SAS-TOPO
V-SAS-TOPO-DEMO
V-SD-TOPO
V-WATER-TOPO
V-WATER-TOPO-DEMO

AS BUILT INFORMATION
CONTRACTOR / WORK STAKED BY / INSPECTOR'S ACCEPTANCE BY / FIELD VERIFICATION BY / DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION
RECORDED BY — DATE
No.

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY
MONUMENT "10_C18" NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE - NAD 83)
NORTH= 1,524,123.885
EAST= 1,542,565.263
MAPPING ANGLE= -00°11'19.43"
GROUND TO GRID FACTOR= 0.99965042
ELEVATION= 5222.09'

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
JEREMY W SHELL
NEW MEXICO
26341
PROFESSIONAL ENGINEER
XXXXXXX

REVISIONS
NO. | DATE | REMARKS | BY

RESPEC DESIGN
DESIGNED BY: RESPEC DATE: Sep 2022
DRAWN BY: RESPEC DATE: Sep 2022
CHECKED BY: JS/HF DATE: Sep 2022

RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)253-9718

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

THE PEAKS PHASE 2
DEMOLITION PLAN 4

Design Review Committee | City Engineer Approval | Mo./Day/Yr. | Mo./Day/Yr.
Last Design Update

Project No. -
Zone Map No. B-18-Z
Sheet 11 of 19

CERTIFIED PROFESSIONAL
CPESC®
James Tolman
No. 10631
IN EROSION AND SEDIMENT CONTROL
02/02/2023
CPESC Stamp

The Peaks By Markana
PROJECT TITLE

ALBUQUERQUE, NM, BERNALILLO COUNTY
CITY, COUNTY, STATE

04/26/2021
DATE

B. Henriksen / J. Tolman
DRAWN BY

INSPECTIONS PLUS

N

0 40' 80'
SCALE: 1" = 40'