

SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

ADDRESS COA ESC COMMENTS

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DEKKER
PERICH
SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

ENGINEER



PROJECT

DEKKER
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SABATINI

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PROJECT

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EAGLE RANCH ROAD
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ALBUQUERQUE, NM 87114

REVISIONS

ADD SHEET PER COA ESC
COMMENTS

DRAWN BY

J.Y.R.

REVIEWED BY

G.M.

DATE

11/23/2022

PROJECT NO.

19-0058

DRAWING NAME

EROSION AND
SEDIMENT
CONTROL PLAN

SHEET NO.

ESC101

OF

REVISIONS

ADD SHEET PER COA ESC
COMMENTS

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DRAWN BY

J.Y.R./J.D.S.

REVIEWED BY

G.M.

DATE

11/23/2022

PROJECT NO.

20-0286

DRAWING NAME

EROSION AND
SEDIMENT
CONTROL PLAN

SHEET NO.

ESC101

OF



REVISIONS	
△	ADD SHEET PER COA ESC COMMENTS
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DRAWN BY	J.Y.R.
REVIEWED BY	G.M.
DATE	11/23/2022
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EROSION AND
SEDIMENT
CONTROL PLAN

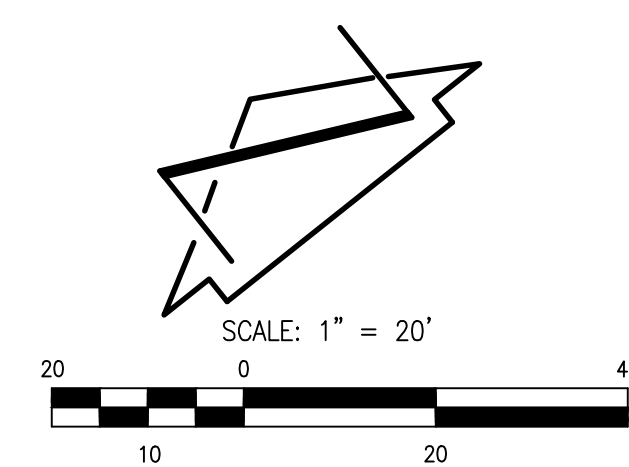
DRAWN BY	J.Y.R./J.D.S.
REVIEWED BY	G.M.
DATE	11/23/2022
PROJECT NO.	20-0286
DRAWING NAME	

ESC102
OF

EROSION AND
SEDIMENT
CONTROL PLAN

KEYED NOTES:

1. INSTALL 18" HDPE STORM DRAIN
2. EXISTING 24" RCP PUBLIC STORM DRAIN (TO REMAIN)
3. EXISTING 36" RCP PUBLIC STORM DRAIN (TO REMAIN)
4. CONSTRUCT SINGLE 'C' STORM INLET PER TYPICAL SECTIONS, SHEET CG-501
5. CONSTRUCT 12" SIDEWALK CULVERT PER TYPICAL SECTION, SHEET CG-502
6. REMOVE EXISTING 18" PRIVATE STORM DRAIN LINE CONNECTION TO EXISTING 24" RCP PUBLIC STORM DRAIN, INSTALL NEW 18" HDPE STORM DRAIN PIPE CONNECTION
7. INSTALL 12" PVC SDR-35 STORM DRAIN
8. INSTALL 18" PREFABRICATED NYLOPLAST STORM DRAIN BASIN, TYPICAL
9. INSTALL 4" PATIO DRAIN
10. INSTALL 4" PVC SDR-35 STORM DRAIN
11. CONNECT 12" STORM DRAIN TO EXISTING 24" STORM DRAIN WITH INSERT-A-TEE
12. INSTALL DOUBLE CLEANOUT TO GRADE
13. CONSTRUCT 4" DIAMETER STORM DRAIN MANHOLE PER TYPICAL SECTIONS, SHEET CG-501
14. REMOVE AND REPLACE EXISTING 18" STORM DRAIN WITH 18" HDPE STORM DRAIN PIPE
15. INSTALL DOUBLE CLEANOUT TO GRADE; CONNECT 12" STORM DRAIN LINE TO BUILDING PIPING, FOR CONTINUATION UNDER BUILDING FOOTPRINT, SEE PLUMBING
16. INSTALL 12"x12"x12" DOUBLE 90° WYE
17. INSTALL 12" 90° WYE WITH SINGLE CLEANOUT TO GRADE
18. INSTALL 12" 90° WYE



PROJECT BENCHMARK

AN 3 1/4" AGRS ALUMINUM DISK STAMPED "11-C13", SET FLUSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT OF PASEO DEL NORTE OVER COORS BOULEVARD NW. ELEVATION = 5031.88 FEET (NAVD 1988)

TEMPORARY BENCHMARK #201 (T.B.M.)

A 60# NAIL, SET IN CONCRETE JOINT NEAR THE NORTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 22.8' SOUTHWEST OF THE NORTHWEST PROPERTY CORNER, AS SHOWN ON THIS SHEET.

TEMPORARY BENCHMARK #202 (T.B.M.)

A 60# NAIL, SET IN CONCRETE JOINT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 21.3' NORTHEAST OF THE TOP OF A WHEEL CHAIR RAMP, AS SHOWN ON THIS SHEET.

TEMPORARY BENCHMARK #203 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE CENTER OF THE PROJECT SITE APPROXIMATELY 1.1' EAST OF THE EAST ASPHALT CURB, AS SHOWN ON THIS SHEET.

TEMPORARY BENCHMARK #204 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE NORTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 26.6' SOUTH OF THE SOUTHEAST CORNER OF A CONCRETE PAD, AS SHOWN ON THIS SHEET.

TEMPORARY BENCHMARK #205 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 1.4' SOUTHWEST OF THE END OF A CONCRETE CURB LIP, AS SHOWN ON THIS SHEET.

TEMPORARY BENCHMARK #206 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 1.4' SOUTHWEST OF THE END OF A CONCRETE CURB LIP, AS SHOWN ON THIS SHEET.

APWA UTILITY COLOR CODE

RED	- ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES	-E-E-E-E-E
YELLOW	- GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS	-G-G-G-G-G
ORANGE	- COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT	-C-C-C-C-C
GREEN	- COMMUNICATION, FIBER OPTIC LINES	-FO-FO-FO-FO-FO
BLUE	- POTABLE WATER	-W-W-W-W-W
WHITE	- WATER FROM RECORD DWG	-W FRD -W FRD -W FRD
GREEN	- SANITARY SEWER AND DRAIN LINES	-SAS -SAS -SAS
GREEN	- SANITARY SEWER FROM RECORD DWG	-SAS FRD -SAS FRD -SAS FRD
GREEN	- STORM DRAIN LINES	-SD -SD -SD

LEGEND:

SD	PROPOSED STORM DRAIN
SD	EXISTING STORM DRAIN
MANHOLE	PROPOSED MANHOLE
INLET	PROPOSED INLET
5055	EXISTING ELEVATION
57.0	PROPOSED ELEVATION
57.0	PROPOSED DIRECTION OF FLOW
57.0	EXISTING EASEMENT LINE
57.0	PROPOSED EASEMENT LINE
57.0	EXISTING BOUNDARY LINE
57.0	PROPOSED BOUNDARY LINE
57.0	PROPOSED RETAINING WALL
57.0	PROPOSED FLOW LINE

CONSTRUCTION NOTES:

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE-SPOTTING) OF EXISTING UTILITIES.
2. 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.
3. 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.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
5. UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY CONDUCTED BY THIS FIRM DATED 03/24/2021 AND INCLUDED AS SHEET SHEET VF-101 TO VF-104 OF THIS PLAN SET. THAT UTILITY SURVEY AND SUBSURFACE UTILITY ENGINEERING EFFORT IS NOT ALL-INCLUSIVE AND MAY NOT REPRESENT UTILITIES/INFRASTRUCTURE THAT HAVE BEEN ABANDONED-IN-PLACE, WERE INACCESSIBLE OR OTHERWISE UNDETECTABLE DUE TO UNFORESEEN AND UNCONTROLLABLE SITE AND/OR UTILITY CONDITIONS. FURTHER, THAT UTILITY INVESTIGATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. 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 UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, NEW MEXICO EXCAVATION LAWS (NM811), MUNICIPAL AND LOCAL ORDINANCES, SITE SPECIFIC RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE UTILITY LINES AND FACILITIES.
6. ALL UTILITIES WITHIN THE PROJECT LIMITS THAT ARE RENDERED OBSOLETE AND / OR UNUSED AS A RESULT OF THIS PROJECT SHALL NOT BE ABANDONED IN PLACE, BUT SHALL INSTEAD BE COMPLETELY REMOVED WITHIN THE PROJECT AREA AND CAPPED AT THE PROJECT LIMITS, UNLESS OTHERWISE NOTED.
7. 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.
8. THE GRADES INDICATED ON THIS PLAN ARE FINISHED GRADES UNLESS OTHERWISE INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING SUBGRADE AT ELEVATIONS THAT SHALL ACCOMMODATE PROPOSED IMPROVEMENTS AS INDICATED ON THE PLANS INCLUDING, BUT NOT LIMITED TO, SURFACE DRAINAGE STRUCTURES, PAVING AND LANDSCAPING SURFACING.

ESC PLAN NOTES:

* SEE SHEET ESC 100

NOTE:

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM BY ALDRICH LAND SURVEYING, NMPS 7719, DATED 11-05-2021 AND RECORDED 12-09-2021. THE TOPOGRAPHIC AND UTILITY INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 03/24/2021 (2021.012.1).

2021.012.4

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

KEYED NOTES:

1. INSTALL 18" HDPE STORM DRAIN
2. INSTALL 24" HDPE STORM DRAIN
3. EXISTING 12" RCP PUBLIC STORM DRAIN (TO REMAIN)
4. EXISTING 36" RCP PUBLIC STORM DRAIN (TO REMAIN)
5. CONSTRUCT SINGLE 'C' STORM INLET PER TYPICAL SECTIONS, SHEET CG-501
6. REMOVE EXISTING SINGLE 'C' STORM INLET; CONSTRUCT SINGLE 'D' STORM INLET PER TYPICAL SECTIONS, SHEET CG-501
7. INSTALL 12" PVC SDR-35 STORM DRAIN
8. CONSTRUCT 12" SIDEWALK CULVERT PER TYPICAL SECTION, SHEET CG-502
9. CONNECT 12" PRIVATE STORM DRAIN TO EXISTING 12" RCP PUBLIC STORM DRAIN
10. CONNECT 24" PRIVATE STORM DRAIN TO EXISTING 36" RCP PUBLIC STORM DRAIN
11. INSTALL 18"x18"x18" TEE
12. ADJUST EXISTING MANHOLES TO GRADE
13. CONSTRUCT 6" DIAMETER PRIVATE STORM DRAIN MANHOLE ON EXISTING PUBLIC STORM DRAIN LINE PER TYPICAL SECTIONS, SHEET CG-501
14. INSTALL 18" 11.25' BEND
15. CONSTRUCT 12" CURB CUT PER TYPICAL SECTION, SHEET CG-502

PROJECT BENCHMARK

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YELLOW - GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS	-G-G-G-G-G-
ORANGE - COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT	-C-C-C-C-C-
ORANGE - COMMUNICATION, FIBER OPTIC LINES	-FO-FO-FO-FO-FO-
BLUE - POTABLE WATER	-W-W-W-W-W-
BLUE - WATER FROM RECORD DWG	-W FRD -W FRD -W FRD -W FRD -W FRD -
GREEN - SANITARY SEWER AND DRAIN LINES	-S-S-S-S-S-
GREEN - SANITARY SEWER FROM RECORD DWG	-SAS -SAS -SAS -SAS -SAS -
GREEN - STORM DRAIN LINES	-SD -SD -SD -SD -SD -

LEGEND:

SD	PROPOSED STORM DRAIN
SD	EXISTING STORM DRAIN
MANHOLE	PROPOSED MANHOLE
INLET	PROPOSED INLET
57.0	EXISTING CONTOUR
57.0	PROPOSED ELEVATION
57.0	PROPOSED DIRECTION OF FLOW
57.0	EXISTING EASEMENT LINE
57.0	PROPOSED EASEMENT LINE
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