

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

March 28, 2019

J. Graeme Means, P.E.
High Mesa Consulting Group
6010 B Midway Park Blvd NE
Albuquerque, NM 87109

RE: **Lexus Parking Lot Expansion**
4811 Pan-American NE
Grading Plan Stamp Date: 3/15/19
Hydrology File: F17D102

Dear Mr. Means,

Based on the submittal received on 3/18/19, this project cannot be approved for grading or paving permit until the following are corrected:

PO Box 1293

Prior to Paving and Grading Permit:

Albuquerque

NM 87103

www.cabq.gov

1. This site does not qualify for a Waiver of Management Onsite for the Storm Water Quality Volume (SWQV) as presented. Utilities can be relocated to accommodate ponding, a few parking spots can be removed to allow surface ponding, or underground storage systems could be used. Cost and convenience are not qualifying reasons for granting a Waiver of Management Onsite. However, you may elect to make Payment-in-Lieu of 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 management.
2. Payment in Lieu (Amount = $850\text{CF} \times \$8/\text{CF} = \6800 , per sheet C-001) of onsite management of the SWQV must be made. Include a copy of the paid receipt when resubmitting.
3. If requesting a Waiver of Management Onsite, the following conditions of the new drainage ordinance (enacted 10/2/18) must be demonstrated on the plan (§ 14-5-2-6 (H)):

Show where storm water quality can be effectively controlled through private offsite mitigation, or through an arrangement to utilize a cooperator's existing regional storm water management infrastructure or facilities that are available to control storm water quality.

And where one (or more) of the following is met:

CITY OF ALBUQUERQUE

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- i. the lot is too small to accommodate management on site while also accommodating the full plan of development;
 - ii. the soil is not stable;
 - iii. the site use is inconsistent with the capture and reuse of storm water;
 - iv. other physical conditions exist where compliance with on-site storm water quality control requirement leaves insufficient area;
 - v. public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of this ordinance;
 - vi. there is an opportunity to develop a project to replenish regional ground water supplies at an offsite location; or
 - vii. a waiver to state water law or acquisition of water rights would be required in order to implement management on site.
4. Hydraulic calculations are missing for the concrete rundown channel, no channel width is called out on plan view, and the plan view doesn't reference the channel section on C-104. Capacity (flow depth) also needs to be checked along the south curblin to ensure the 6" curb is high enough.

PO Box 1293

5. The rip-rap pad should be formed into a channel with its dimensions called out. You probably want a turn-down or cut-off wall where the concrete channel terminates, in case of scour there.

Albuquerque

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT _____ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE REPORT
- _____ DRAINAGE MASTER PLAN
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ STREET LIGHT LAYOUT
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



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	\$ 6800.00	461615	305	PCDMD	24_MS4	7547210	\$ 6800.00
TOTAL AMOUNT						TOTAL DEPOSIT	\$6800.00

Hydrology#: F17D102 Name: Lexus P-lot expansion, 39371sf imp.
Payment In-Lieu For Storm Water Quality
Volume Requirement

Address/Legal Description: 4811 Pan American NE
Tr B, LLD Subdivision (2004C-102)

DEPARTMENT NAME: Planning Department/Development Review Services, Hydrology

PREPARED BY Dana Peterson PHONE 924-3695

BUSINESS DATE 3/27/19

DUAL VERIFICATION OF DEPOSIT

EMPLOYEE SIGNATURE

AND BY

EMPLOYEE SIGNATURE

REMITTER: _____

AMOUNT: _____

BANK: _____

CHECK #: _____ DATE ON CHECK: _____

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

DRAINAGE PLAN:

I. INTRODUCTION AND EXECUTIVE SUMMARY

THE SITE IS LOCATED IN CENTRAL ALBUQUERQUE NORTHEAST OF THE INTERSTATE 25 AND THE AMAFACA NORTH DIVERSION CHANNEL. THE PROJECT IS A REDEVELOPMENT OF A FORMER RESTAURANT SITE INTO A NEW PAVED PARKING LOT FOR VEHICLE SALES AND DISPLAY. THIS SUBMITTAL FOLLOWS THE INTENT OF THE PREVIOUSLY APPROVED DRAINAGE PLANS FOR THE SITE AND SURROUNDING AREAS. THIS SUBMITTAL IS MADE TO SUPPORT GRADING AND PAVING APPROVAL.

II. PROJECT DESCRIPTION:

AS SHOWN BY VICINITY MAP F-17 HEREON, THE NEW LEXUS PARKING LOT EXPANSION IS LOCATED ON THE SOUTHBOUND I-25 FRONTAGE ROAD, EAST OF THE AMAFCA NORTH DIVERSION CHANNEL. THE DRAINAGE PATTERNS WILL REMAIN CONSISTENT WITH THOSE ESTABLISHED BY PREVIOUS PLANS THAT SUPPORT THE CONTINUED FREE DISCHARGE OF DEVELOPED RUNOFF TO NMDOT RIGHT-OF-WAY.

AS SHOWN BY PANEL 138 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS, BERNAILLO COUNTY, NEW MEXICO, AND INCORPORATED AREAS, DATED AUGUST 16, 2012, THE SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE.

OFFSITE FLOWS DO NOT IMPACT THE SITE.

III. BACKGROUND DOCUMENTS:

THE FOLLOWING DOCUMENTS WERE USED IN THE PREPARATION OF THIS SUBMITTAL:

1) GRADING AND DRAINAGE PLAN FOR DICKEY'S BARBECUE DATED 11/19/1999 (F16/D19) PREPARED BY ISACSON & ARFMAN. THIS WAS THE ORIGINAL PLAN FOR THE DEVELOPMENT OF A RESTAURANT AT THIS SITE. THIS PLAN JUSTIFIED AND PROVIDED FOR FREE DISCHARGE OF DEVELOPED RUNOFF TO THE I-25 FRONTAGE ROAD DITCH WITH AN 80% IMPERVIOUS LAND TREATMENT.

2) GRADING AND DRAINAGE PLAN FOR ROCKY MOUNTAIN STONE COMPANY DATED 12/08/04 (F16-D19) PREPARED BY MOLZEN-CORBIN & ASSOCIATES. IN ADDITION TO SUPPORTING THE ROCKY MOUNTAIN STONE FACILITY, THIS PLAN ALSO SUPPORTED THE CONSTRUCTION OF A NEW SHARED PRIVATE ACCESS ROAD ALONG THE SITE'S WESTERN FRONTAGE WITH MODIFICATIONS TO THE ACCESS AND EXPANDED PARKING. SHEET D-1 OF THIS SUBMITTAL DEPICTS DEVELOPED CONDITIONS "DRAINAGE AREA NO.1" WHICH IS A 1.21 ACRE BASIN THAT ENCOMPASSES THE REVISED DICKEY'S SITE BASED ON AN ASSUMED 100% IMPERVIOUS LAND TREATMENT. THIS BASIN CORRELATES TO THE CURRENT PROJECT LIMITS AND THIS PLAN SUPPORTED AND JUSTIFIED FREE DISCHARGE DIRECTLY TO THE SOUTH TO THE I-25 FRONTAGE ROAD DITCH.

THE PROPOSED NEW LEXUS PARKING LOT EXPANSION WILL MAINTAIN THE CONCEPT OF FREE DEVELOPED DISCHARGE TO THE SOUTH TO THE I-25 FRONTAGE ROAD, CONSISTENT WITH THE DRAINAGE REQUIREMENTS AND PATTERNS ESTABLISHED BY PREVIOUS SUBMITTALS.

IV. EXISTING CONDITIONS:

THE SITE WAS PREVIOUSLY DEVELOPED AS A RESTAURANT WITH PAVED PARKING AND LANDSCAPING. AS DESCRIBED BY THE REFERENCE DOCUMENTS, THE SITE DRAINED FROM NORTHEAST TO SOUTHWEST TO THE I-25 FRONTAGE ROAD DITCH. THE SITE HAS BEEN ACQUIRED BY THE LEXUS OWNERS WHO DEMOLISHED THE RESTAURANT AND ASSOCIATED SITE WORK IN ANTICIPATION OF THIS PROJECT. OFFSITE DRAINAGE DOES NOT IMPACT THE SITE.

V. DEVELOPED CONDITIONS

THE PROPOSED IMPROVEMENTS INCLUDE A NEW VEHICLE SALES AND DISPLAY AREA WITH PAVED PARKING AND LANDSCAPING IMPROVEMENTS. THIS PROJECT WILL BE AN EXPANSION OF THE PREMISES FOR THE EXISTING LEXUS DEALERSHIP. THE SITE WILL CONTINUE TO DRAIN FROM NORTHEAST TO SOUTHWEST WITH THE EXCEPTION OF THE EASTERN PORTION OF THE PROJECT WHERE THERE IS AN EXISTING RIGDELINE THAT WILL BE MAINTAINED TO PRECLUDE CROSS-LOT DRAINAGE. THE SITE WILL CONTINUE TO OUTFALL TO THE I-25 FRONTAGE ROAD DITCH. THERE WILL NOT BE ANY GRADING OR CONSTRUCTION WITHIN I-25 RIGHT-OF-WAY.

VI. GRADING PLAN

THE GRADING PLAN HEREON SHOWS: 1) EXISTING GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS FROM THE TOPOGRAPHIC AND UTILITY SURVEY CONDUCTED BY THIS OFFICE DATED 11/20/2018 (NMP5 11184), 2) PROPOSED GRADES INDICATED BY SPOT ELEVATIONS, CONTOURS, TOP OF CURB ELEVATIONS AND FLOWLINES, 3) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS AS SHOWN BY THE AFOREMENTIONED SURVEY, 4) THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS, AND 5) CONTINUITY BETWEEN PROPOSED AND EXISTING GRADES.

VII. CALCULATIONS

CALCULATIONS ANALYZING THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT WERE PREPARED FOR THE PROJECT LIMITS. 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 HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. THE EXISTING CONDITIONS LAND TREATMENTS (80% D, 10% C, 10% B) WERE TAKEN FROM REFERENCE 1. AS SHOWN BY THE CALCULATIONS HEREON, THERE WILL BE A SMALL DECREASE IN VOLUME AND PEAK FLOW RATE FOR THE 100-YEAR STORM WHEN COMPARED TO THE PREVIOUS DEVELOPED CONDITION.

VIII. STORMWATER QUALITY

CALCULATIONS WERE PERFORMED FOR THE 80TH PERCENTILE STORM UNDER THE REDEVELOPMENT CRITERIA OF 0.26 INCHES TIMES THE IMPERVIOUS AREA. AS SHOWN BY THE CALCULATIONS, THIS VOLUME IS 850 CUBIC FEET. THE STORMWATER QUALITY VOLUME CAN NOT BE MET ON SITE DUE TO 1) PHYSICAL CONDITIONS WHEREBY THE PERIMETER LANDSCAPED AREAS GENERALLY SLOPE DOWN AWAY FROM THE SITE AND CONTAIN NUMEROUS UTILITIES AND A BILLBOARD, THEREBY MAKING DEPRESSED RETENTION AREAS INFEASIBLE, AND 2) THE LOT IS TOO SMALL TO ACCOMMODATE A FULL PLAN OF DEVELOPMENT. FOR THIS SITE THERE IS A 15% NET LANDSCAPING REQUIREMENT. THE PLAN AS PRESENTED INCLUDES 30% LANDSCAPED AREA WHICH GREATLY EXCEEDS THE MINIMUM, YET STILL DOES NOT PROVIDE OPPORTUNITIES FOR ON-SITE MITIGATION DUE TO THE AFOREMENTIONED PHYSICAL CONSTRAINTS. FURTHERMORE, IT SHOULD BE NOTED THAT THE SITE OUTFALL TO THE I-25 FRONTAGE ROAD DIRECTLY DISCHARGES TO THE AMAFCA NORTH DIVERSION CHANNEL THAT HAS WATER QUALITY FEATURES INCORPORATED INTO THE OUTFALL THAT PROVIDE A SIGNIFICANT LEVEL OF MITIGATION. FOR THIS PROJECT, WE PROPOSE THAT THE DEVELOPER PAY THE CASH-IN-LIEU FEE FOR THE 850 CUBIC FEET OF RUNOFF GENERATED BY THE 80TH PERCENTILE EVENT.

IX. CONCLUSIONS

- 1) THE RUNOFF GENERATED BY THE PROPOSED IMPROVEMENTS WILL CONTINUE TO DRAIN VIA SURFACE DRAINAGE TO THE SOUTHWEST CORNER OF THE SITE AND OUT TO THE I-25 FRONTAGE ROAD.
- 2) THE PROPOSED REDEVELOPMENT WILL RESULT IN A MINOR DECREASE IN THE VOLUME AND PEAK RATE OF DISCHARGE AND WILL NOT HAVE AN ADVERSE IMPACT ON DOWNSTREAM CONDITIONS.
- 3) FREE DISCHARGE OF RUNOFF FROM THIS SITE AT THE PROPOSED RATES IS APPROPRIATE AND IN COMPLIANCE WITH PREVIOUSLY APPROVED PLANS FOR THIS SITE.
- 4) ONSITE MEASURES ARE NOT FEASIBLE FOR ADDRESSING STORMWATER QUALITY VOLUME RETENTION AND THE PROJECT WILL PAY THE CASH-IN-LIEU FEE.

THIS SUBMITTAL SUPPORTS GRADING AND PAVING PERMIT APPROVALS.

CALCULATIONS:

I. SITE CHARACTERISTICS

A. PRECIPITATION ZONE =	2
B. $P_{100,6\text{ HR}} = P_{360} =$	2.35 IN
C. $P_{100,6\text{ HR}} = P_{360} =$	55,866 SF
D. TOTAL PROJECT AREA (A _T) =	1.28 AC

D. LAND TREATMENTS

EXISTING LAND TREATMENT				REDEVELOPED LAND TREATMENT			
EXISTING AREA	55,866 SF			REDEVELOPED AREA	55,866 SF		
LAND TREATMENT	1.28 AC			LAND TREATMENT	1.28 AC		
AREA (SF/AC)	%			AREA (SF/AC)	%		
A				A			
B	5,586 SF	10%		B			
	0.13 AC						
C	5,586 SF	10%		C	16,495 SF	30%	
	0.13 AC				0.38 AC		
D	44,694 SF	80%		D	39,371 SF	70%	
	1.03 AC				0.90 AC		

II. HYDROLOGY

A. EXISTING CONDITION 100 YEAR STORM

1. EXISTING AREA

a. VOLUME 100-YR, 6-HR

$$WT_E = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D) / A_T$$
$$\Rightarrow (0.53 \cdot 0.00) + (0.78 \cdot 0.13) + (1.13 \cdot 0.13) + (2.12 \cdot 1.03) / 1.28 =$$
$$V_{100,6\text{ HR}} = (E_W / 12) \cdot A_T \Rightarrow (1.89 / 12) \cdot 1.28 = \mathbf{0.2020\text{ AC-FT}}$$

b. PEAK DISCHARGE 100-YR

$$Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$$
$$\Rightarrow (1.56 \cdot 0.00) + (2.28 \cdot 0.13) + (3.14 \cdot 0.13) + (4.70 \cdot 1.03) =$$

B. REDEVELOPED CONDITION 100 YEAR STORM

1. REDEVELOPED AREA

a. VOLUME 100-YR, 6-HR

$$WT_E = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D) / A_T$$
$$\Rightarrow (0.53 \cdot 0.00) + (0.78 \cdot 0.00) + (1.13 \cdot 0.38) + (2.12 \cdot 0.90) / 1.28 =$$
$$V_{100,6\text{ HR}} = (E_W / 12) \cdot A_T \Rightarrow (1.83 / 12) \cdot 1.28 = \mathbf{0.1956\text{ AC-FT}}$$

b. PEAK DISCHARGE 100-YR

$$Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$$
$$\Rightarrow (1.56 \cdot 0.00) + (2.28 \cdot 0.00) + (3.14 \cdot 0.38) + (4.70 \cdot 0.90) =$$

c. FIRST FLUSH VOLUME

$$V_{FF} = ((P_{FF} / 12) \cdot A_D) \Rightarrow ((0.25 / 12) \cdot (0.90)) =$$
$$\mathbf{0.0196\text{ AC-FT}}$$

C. COMPARISON 100 YEAR STORM

1. EXISTING VS REDEVELOPED

a. VOLUME 100-YR, 6-HR

$$\Delta V_{100,6\text{ HR}} = 8520 - 8800 =$$
$$\mathbf{-280\text{ CF}} \quad \text{(DECREASE)}$$

b. PEAK DISCHARGE 100-YR

$$\Delta Q_{100} = 5.4 - 5.5 =$$
$$\mathbf{-0.1\text{ CFS}} \quad \text{(DECREASE)}$$

LEGEND

AL	AREA LIGHT WITH CMU GUARDS	RR	RIVER ROCK
AR	ASPHALT RAMP	RS	ROCK STEPS
ARV	WATER AIR RELEASE VALVE	SAS	SANITARY SEWER
ASPH	ASPHALT	SD	STORM DRAIN
C	COMMUNICATION	SD/PM	STORM DRAIN BY PAINT MARK
C&G	CURB AND GUTTER	SF	SILT FENCE
C/PM	COMMUNICATION BY PAINT MARK	SGP	STEEL GUARD POST
CC	CONCRETE CURB	SP	STEEL POLE
CMK	CARSONITE COMMUNICATIONS MARKER	TA	TOP OF ASPHALT
CMP	CORRUGATED METAL PIPE	TC	TOP OF CURB
CMR	COMMUNICATIONS RISER	TCO	TOP OF CONCRETE
CMU	CONCRETE MASONRY UNIT WALL	TS	TRAFFIC SIGN
CO	SANITARY SEWER CLEANOUT	TW	TOP OF WALL
CONC	CONCRETE	TYP	TYPICAL
COP	CURB OPENING	VCP	VITRIFIED CLAY PIPE
CP	CONCRETE PAD	VHP	VERY HIGH PRESSURE
CPB	COMMUNICATIONS PULLBOX	WL	WATERLINE
CR	CONCRETE RAMP	WL/PM	WATERLINE BY PAINT MARK
CRD	CONCRETE ROUNDOWN	WMB	WATER METER BOX
CSW	CONCRETE SIDEWALK	WPP	WOOD POWER POLE
DCO	DOUBLE SANITARY SEWER CLEANOUT	WVB	WATER VALVE BOX
E/PM	ELECTRIC BY PAINT MARK	*	PAINTED UTILITY MARKER
EA	EDGE OF ASPHALT	1.2"	DIAMETER OF TREE
EC	EDGE OF CONCRETE	1.2"	
ECND	ELECTRIC CONDUIT		
EM	ELECTRIC METER		
EO	ELECTRIC OUTLET		
EP	ELECTRIC PANEL		
EPB	ELECTRIC PULLBOX		
ET	ELECTRIC TRANSFORMER		
EV	ELECTRIC VAULT		
FH	FIRE HYDRANT		
G/PM	GAS BY PAINT MARK		
GLM	CARSONITE GAS LOCATION MARKER		
GRV	GRAVEL		
GT	GREASE TRAP		
GV	GAS VALVE		
INV	INVERT ELEVATION		
IVB	IRRIGATION VALVE BOX		
LSO	LANDSCAPE DIVIDER		
MED	MEDIAN		
MFP	METAL FENCE POST		
MH	MANHOLE		
MLP	METAL LIGHT POLE WITH CONCRETE BASE		
MP	METAL POLE		
OH(2)	OVERHEAD COMMUNICATION (# OF LINES)		
OH(2)	OVERHEAD ELECTRIC (# OF LINES)		
OV	OV		
PI	PAINTED ISLAND		
PS	PARKING STRIPE		
PVC	POLYVINYL CHLORIDE		
RCP	REINFORCED CONCRETE PIPE		

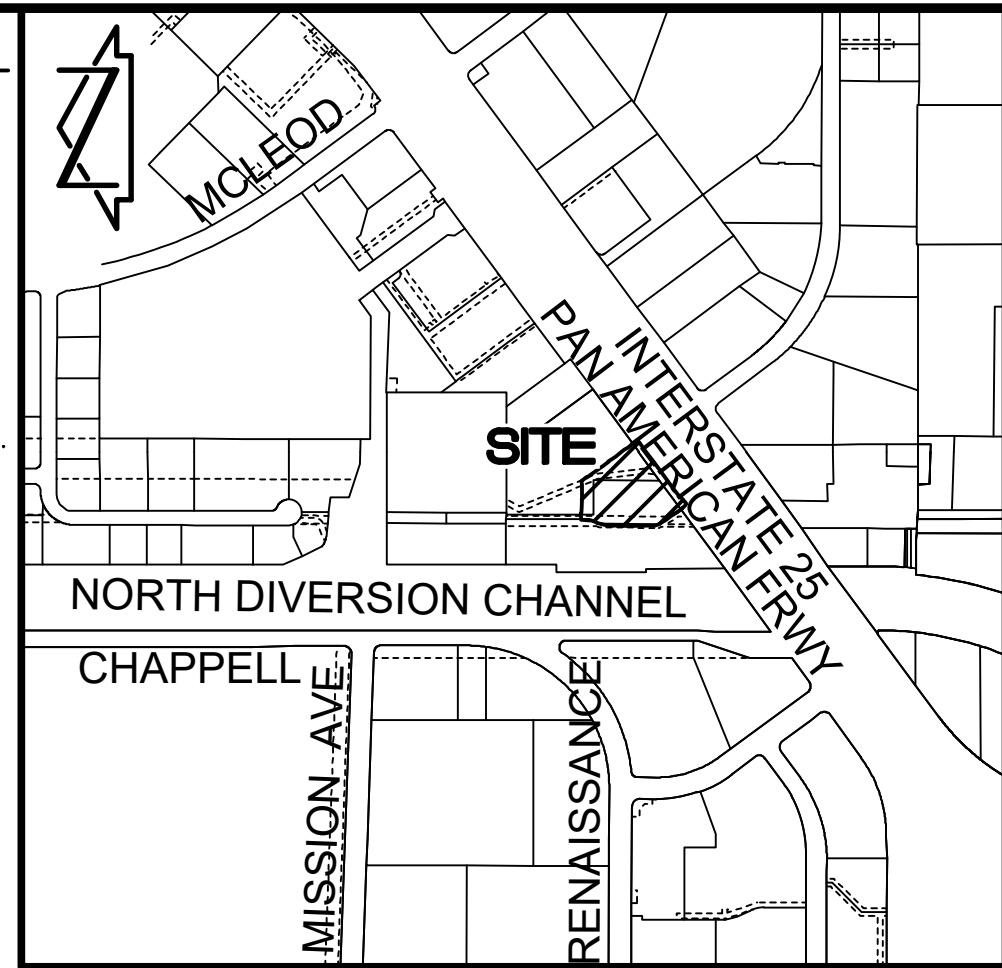
EXISTING FLOWLINE	EXISTING FLOWLINE
PROPOSED FLOWLINE	PROPOSED FLOWLINE
EXISTING CONTOUR	EXISTING CONTOUR
PROPOSED CONTOUR	PROPOSED CONTOUR
EXISTING DIRECTION OF FLOW	EXISTING DIRECTION OF FLOW
PROPOSED DIRECTION OF FLOW	PROPOSED DIRECTION OF FLOW
RIGHT OF WAY LINE	RIGHT OF WAY LINE
PUBLIC EASEMENT LINE	PUBLIC EASEMENT LINE
HIGH POINT / DIVIDE	HIGH POINT / DIVIDE
PROPOSED CONCRETE	PROPOSED CONCRETE
PROPOSED ASPHALT PAVING	PROPOSED ASPHALT PAVING
PROPOSED COBBLE STONE	PROPOSED COBBLE STONE

INDEX OF DRAWINGS

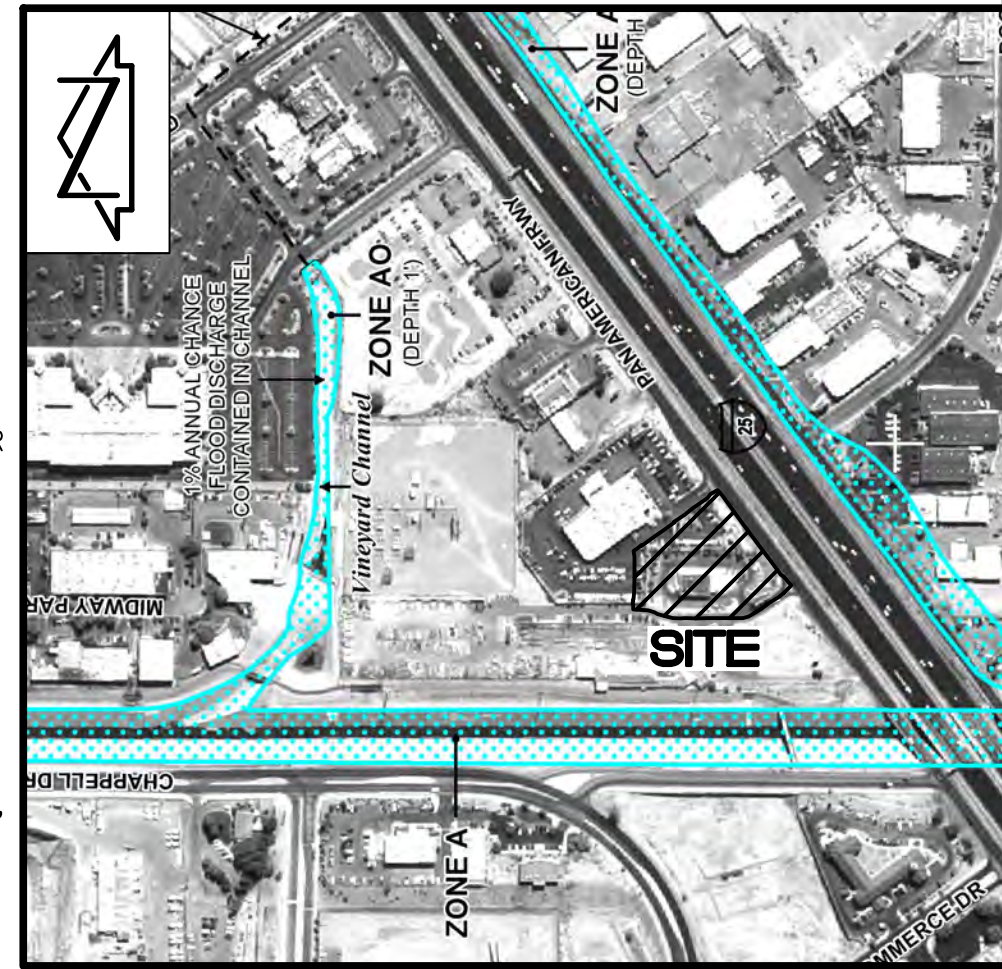
C-001	COVER SHEET, LEGEND, NOTES AND INDEX OF DRAWINGS
C-101	DEMOLITION PLAN
C-102	PAVING SITE PLAN & TRAFFIC CIRCULATION LAYOUT PLAN
C-103	GRADING PLAN
C-104	GRADING SECTIONS & DETAILS
C-105	EROSION AND SEDIMENT CONTROL (ESC) PLAN
C-106	ESC SECTIONS AND DETAILS
VF-101	BOUNDARY SURVEY
VF-102	TOPOGRAPHIC AND UTILITY SURVEY
LS-01	LANDSCAPING PLAN

GENERAL NOTES:

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR APPROVED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS-PUBLIC WORKS CONSTRUCTION-1986-UPDATE NO. 9.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE-SPOTTING) OF EXISTING PUBLIC UTILITIES.
3. UTILITY INFORMATION SHOWN HEREON IS BASED UPON ONSITE SURFACE EVIDENCE, REVIEW OF AVAILABLE ABCWUA AND CITY OF ALBUQUERQUE RECORD DRAWINGS AND DISTRIBUTION MAPS AND UTILITY LINE-SPOTS PROVIDED BY HIGH MESA CONSULTING GROUP (2018.070.1). IN ADDITION, UTILITY LINE-SPOTS WERE REQUESTED VIA THE NEW MEXICO ONE CALL SERVICE (TICKET NO. 18NW050613). UTILITY LINES THAT APPEAR ON THESE DRAWINGS 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 ENGINEER 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 THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE 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 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 FACILITIES. 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.
4. SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
6. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
7. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
8. BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE OR PER COA STANDARD DRAWING 2465, WHICHEVER IS MORE STRINGENT.
9. TACK COAT REQUIREMENTS SHALL BE DETERMINED DURING CONSTRUCTION BY THE PROJECT ENGINEER.
10. SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
11. IF CURB IS DEPRESSED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
12. ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
13. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT http://www.abcwua.org/Water_Shut_Off_Land_Turn_on_Procedures.aspx.
14. CONTRACTOR SHALL NOTIFY THE CITY SURVEYOR NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE SPECIFICATIONS.
15. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. CONTRACTOR MUST REFER TO SECTION 19 OF THE STANDARD SPECIFICATION FOR TRAFFIC CONTROL.
16. TWO WEEKS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHOULD NOTIFY THE TRANSIT DEPARTMENT OF ANY IMPACT THE PROPOSED PROJECT WILL HAVE ON THE TRANSIT SYSTEM SUCH AS CAUSING DETOUR, OR CAUSE THE CLOSING OR RELOCATION OF A BUS STOP. THE CONTACT PERSON IS DOUGLAS GOFF, OFFICE PHONE 505-724-3137, CELL PHONE 505-206-0151, AND EMAIL DOGFF@CABQ.GOV.
17. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED STRIPING BY CONTRACTOR TO EXISTING LOCATION OR AS INDICATED BY THIS PLAN SET.
18. CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926, SUBPART P-EXCAVATIONS.
19. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY MAY REQUIRE TWENTY-FOUR HOUR CONSTRUCTION.
20. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
21. WHEN APPLICABLE, CONTRACTOR SHALL, ON BEHALF OF THE OWNER AND OPERATORS, SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.
23. ALL FILL SHALL BE CLEAN, FREE FROM VEGETATION, DEBRIS, AND OTHER DELETERIOUS MATERIALS, AND SHALL NOT BE CONTAMINATED WITH HYDROCARBONS OR OTHER CHEMICAL CONTAMINANTS.
24. CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT FOR EARTHWORK REQUIREMENTS, AS APPLICABLE.
25. CONTRACTOR SHALL TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, CONTRACTOR SHALL REMOVE 2 FT. OF SUBGRADE MATERIAL AND IMPORT SUITABLE MATERIAL WITH R-VALUE 50 OR GREATER.



VICINITY MAP
SCALE: 1" = 750'



F.I.R.M.
SCALE: 1" = 500'

LEGAL DESCRIPTION

TRACT B, LLD SUBDIVISION, ALBUQUERQUE, NEW MEXICO, PLAT BOOK 2004C, PAGE 102, DOC. #2004039635.

PROJECT BENCHMARK

AN AMAFCA BRASS DISK STAMPED "NDC-14", SET IN A CONCRETE POST 0.5' ABOVE THE GROUND, NORTHWEST CORNER OF THE WEST FRONTAGE ROAD BRIDGE OVER THE NORTH DIVERSION CHANNEL 7.5' NORTHWEST OF THE HEADWALL AND 3.0' BEHIND A METAL GUARD RAIL. ELEVATION = 5108.00 FEET (NAVD 1988)

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

A SCRIBED "+" ON CONCRETE CURB NEAR THE WEST PORTION OF THE PROJECT SITE APPROXIMATELY 34.6 FEET SOUTH OF THE END OF CURB, AS SHOWN ON SHEETS 2, 3 & 4. ELEVATION = 5111.85 FEET (NAVD 1988)

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

A #5 REBAR W/CAP STAMPED "CONTROL PT. PS 15075", SET IN DIRT NEAR THE SOUTHERNMOST PORTION OF THE PROJECT SITE, AS SHOWN ON SHEETS 2, 3 & 4. ELEVATION = 5110.44 FEET (NAVD 1988)

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

A #5 REBAR W/CAP STAMPED "CONTROL PT. PS 15075", SET IN DIRT NEAR THE EASTERN PORTION OF THE PROJECT SITE APPROXIMATELY 81.2 FEET SOUTHWEST OF THE END OF A CONCRETE CURB, AS SHOWN ON SHEETS 2, 3 & 4. ELEVATION = 5112.93 FEET (NAVD 1988)



03-15-2019



6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109
Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesacg.com

COVER SHEET
LEXUS PARKING LOT EXPANSION

DESIGNED BY	NO.	DATE	BY	REVISIONS	JOB NO.
___GM					2018.070.2
DRAWN BY					DATE
___SCC					03-2019
APPROVED BY					SHEET
___GM					C-001

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 ONSITE SURFACE EVIDENCE, REVIEW OF AVAILABLE ABOUJA AND CITY OF ALBUQUERQUE RECORD DRAWINGS AND DISTRIBUTION MAPS AND UTILITY LINE-SPOTS PROVIDED BY HIGH MESA CONSULTING GROUP (2018.070.1). IN ADDITION, UTILITY LINE-SPOTS WERE REQUESTED VIA THE NEW MEXICO ON CALL SERVICE (TICKET NO. 18NV050613). UTILITY LINES THAT APPEAR ON THESE DRAWINGS 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 ENGINEER 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 THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE 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 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.
6. 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.
7. 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.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
2. 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.
3. SPOILS FROM THE PROJECT SHALL NOT BE DEPOSITED OR STORED IN THE STREET OR ROADWAY.
4. SPOILS SHALL BE STAGED ON THE UPSTREAM SIDE OF TRENCHES WHEN TRENCHING IS REQUIRED.
5. THE CONTRACTOR SHALL CLEAN AND REMOVE ALL FUGITIVE DUST, SOIL AND DEBRIS RESULTING FROM THIS PROJECT FROM THE STREET AT THE END OF EACH DAY.
6. CONTRACTOR SHALL LEAVE THE AREA IMMEDIATELY BEHIND THE CURB DEPRESSED TO CONTAIN NUISANCE FLOWS AND SEDIMENT.
7. CONCRETE TRUCKS SHALL BE SENT BACK TO THE PLANT FOR WASHING; THE WASHING OF CONCRETE TRUCKS SHALL NOT BE PERMITTED WITHIN THE PUBLIC RIGHT-OF-WAY.
8. 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.
9. UNLESS FINAL STABILIZATION IS OTHERWISE PROVIDED FOR, ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEEDED ACCORDING TO CITY OF ALBUQUERQUE SPECIFICATION 1012 "MISCELLANEOUS SEEDING". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
10. PROTECT EXISTING STORM DRAIN FACILITIES FROM SEDIMENT AS REQUIRED.

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 RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON A BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS 15075, DATED 11/20/2018 (2018.070.1). THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 15075, DATED 11/20/2018 (2018.070.1).

LEGAL DESCRIPTION

TRACT B, LLD SUBDIVISION, ALBUQUERQUE, NEW MEXICO, PLAT BOOK 2004C, PAGE 102, DOC. #2004039635.

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

A SCRIBED "+" ON CONCRETE CURB NEAR THE WEST PORTION OF THE PROJECT SITE APPROXIMATELY 34.6 FEET SOUTH OF THE END OF CURB, AS SHOWN ON THIS SHEET. ELEVATION = 5111.85 FEET (NAVD 1988)

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

A #5 REBAR W/CAP STAMPED "CONTROL PT. PS 15075", SET IN DIRT NEAR THE SOUTHERNMOST PORTION OF THE PROJECT SITE, AS SHOWN ON THIS SHEET. ELEVATION = 5110.44 FEET (NAVD 1988)

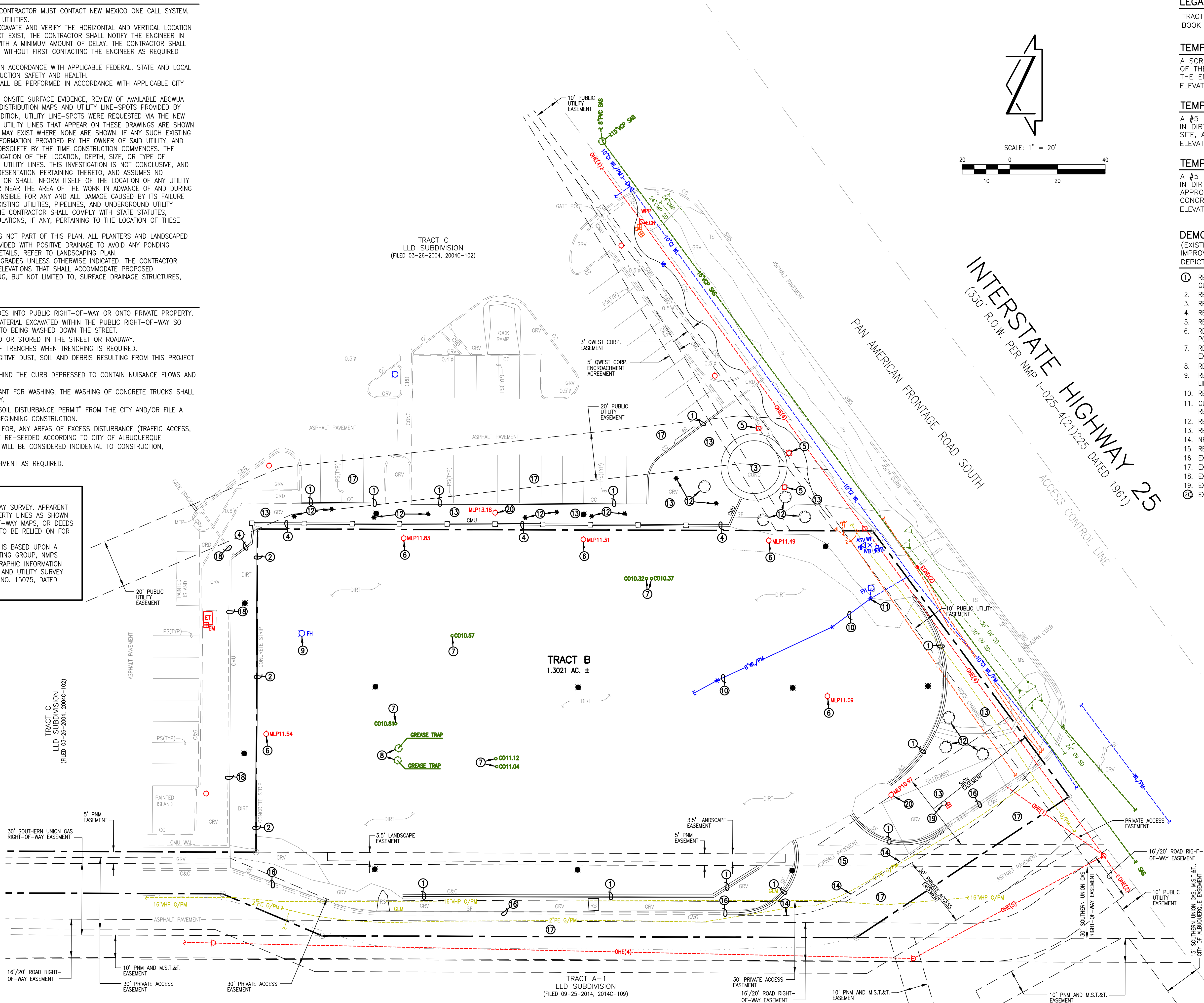
TEMPORARY BENCHMARK #3 (T.B.M.)

A #5 REBAR W/CAP STAMPED "CONTROL PT. PS 15075", SET IN DIRT NEAR THE EASTERN PORTION OF THE PROJECT SITE APPROXIMATELY 81.2 FEET SOUTHWEST OF THE END OF A CONCRETE CURB, AS SHOWN ON THIS SHEET. ELEVATION = 5112.93 FEET (NAVD 1988)

DEMOLITION KEYED NOTES:

(EXISTING SITE CONDITIONS ARE DEPICTED BY DASHED LINES. IMPROVEMENTS TO BE DEMOLISHED BY THIS PROJECT ARE DEPICTED BY SOLID LINES.)

1. REMOVE AND DISPOSE OF EXISTING CONCRETE CURB OR CURB AND GUTTER.
2. REMOVE AND DISPOSE OF EXISTING CONCRETE STRIP.
3. REMOVE AND DISPOSE OF EXISTING CONCRETE VEHICLE DISPLAY PAD.
4. REMOVE AND DISPOSE OF EXISTING CMU WALL.
5. REMOVE AND SALVAGE EXISTING AREA LIGHT.
6. REMOVE AND DISPOSE OF EXISTING LIGHT POLE BASE AND SALVAGE POLE.
7. REMOVE AND DISPOSE OF EXISTING SANITARY SEWER CLEANOUT AND EXISTING ABANDONED SANITARY SEWER LINES.
8. REMOVE AND DISPOSE OF EXISTING GREASE TRAP/INTERCEPTOR.
9. REMOVE AND DISPOSE OF EXISTING FIRE HYDRANT AND EXISTING SUPPLY LINE TO ITS SOURCE.
10. REMOVE AND DISPOSE OF EXISTING 8" WATER LINE.
11. CUT AND CAP EXISTING 8" WATER LINE. EXISTING FIRE HYDRANT TO REMAIN.
12. REMOVE AND DISPOSE OF EXISTING TREE/BUSH.
13. REMOVE AND DISPOSE OF EXISTING LANDSCAPING.
14. NEATLY SAWCUT EXISTING ASPHALT PAVEMENT.
15. REMOVE AND DISPOSE OF EXISTING ASPHALT PAVEMENT.
16. EXISTING CURB AND GUTTER TO REMAIN.
17. EXISTING ASPHALT PAVEMENT TO REMAIN.
18. EXISTING CMU WALL TO REMAIN.
19. EXISTING BILLBOARD TO REMAIN.
20. EXISTING LIGHT POLE AND BASE TO REMAIN.



HIGH MESA Consulting Group
6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109
Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesagroup.com

DEMOLITION PLAN
LEXUS PARKING LOT EXPANSION

DESIGNED BY: GM
DRAWN BY: SCC
APPROVED BY: GM

NO.	DATE	BY	REVISIONS

JOB NO.	2018.070.2
DATE	03-2019
SHEET	C-101

CONSTRUCTION NOTES

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LEGAL DESCRIPTION

TRACT B, LLD SUBDIVISION, ALBUQUERQUE, NEW MEXICO, PLAT BOOK 2004C, PAGE 102, DOC. #2004039635.

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

A SCRIBED "4" ON CONCRETE CURB NEAR THE WEST PORTION OF THE PROJECT SITE APPROXIMATELY 34.6 FEET SOUTH OF THE END OF CURB, AS SHOWN ON THIS SHEET. ELEVATION = 5111.85 FEET (NAVD 1988)

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

A #5 REBAR W/CAP STAMPED "CONTROL PT. PS 15075", SET IN DIRT NEAR THE SOUTHERNMOST PORTION OF THE PROJECT SITE, AS SHOWN ON THIS SHEET. ELEVATION = 5110.44 FEET (NAVD 1988)

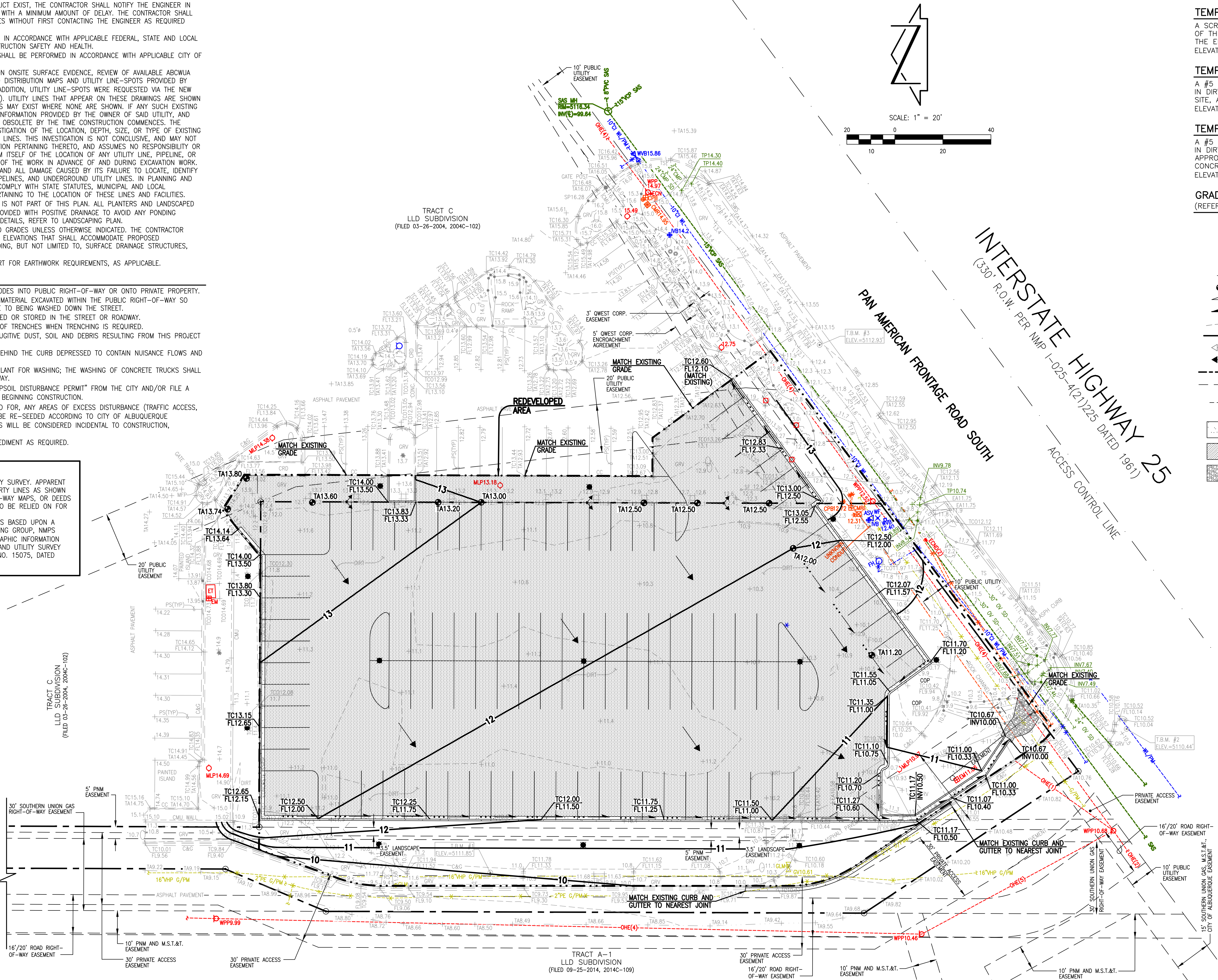
TEMPORARY BENCHMARK #3 (T.B.M.)

A #5 REBAR W/CAP STAMPED "CONTROL PT. PS 15075", SET IN DIRT NEAR THE EASTERN PORTION OF THE PROJECT SITE APPROXIMATELY 81.2 FEET SOUTHWEST OF THE END OF A CONCRETE CURB, AS SHOWN ON THIS SHEET. ELEVATION = 5112.93 FEET (NAVD 1988)

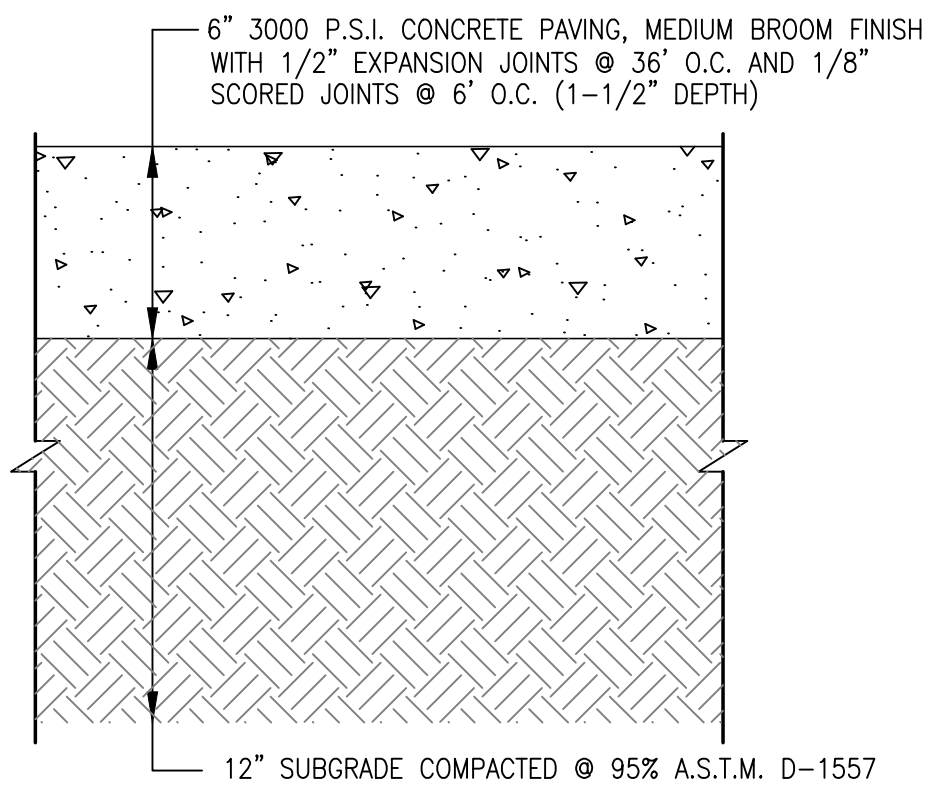
GRADING LEGEND

(REFER SHEET 1 FOR COMPLETE LEGEND)

INV	INVERT
TA	TOP OF ASPHALT PAVEMENT
TC	TOP OF CURB
TG	TOP OF GRATE
+ 20.05	EXISTING SPOT ELEVATION
14.00	PROPOSED SPOT ELEVATION
...	EXISTING FLOWLINE
...	PROPOSED FLOWLINE
-4920-	EXISTING CONTOUR
20	PROPOSED CONTOUR
←	EXISTING DIRECTION OF FLOW
←	PROPOSED DIRECTION OF FLOW
---	RIGHT OF WAY LINE
---	PUBLIC EASEMENT LINE
↑↓	HIGH POINT / DVIDE
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED ASPHALT PAVING
[Pattern]	PROPOSED COBBLE STONE

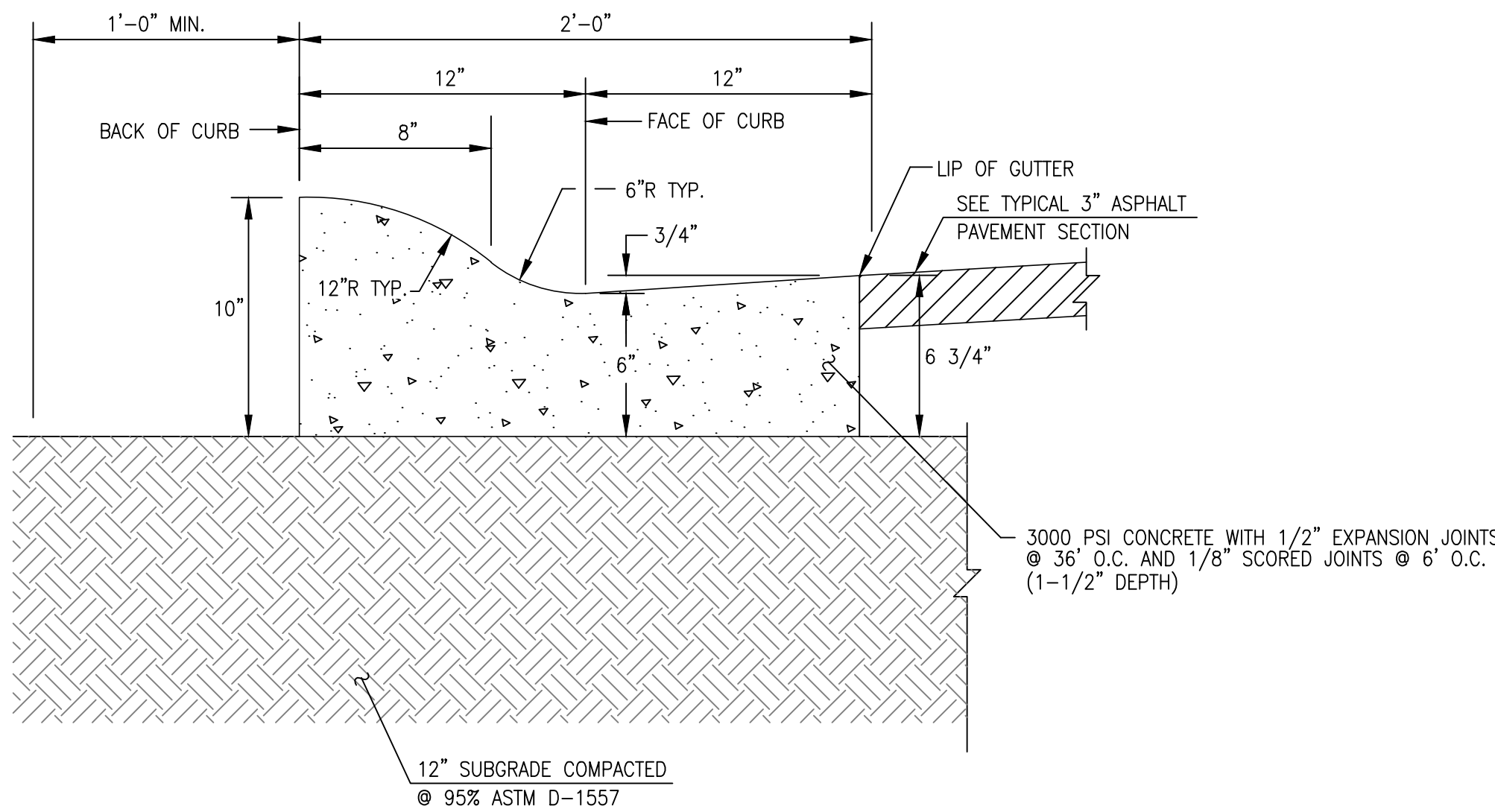


File Name: P:\data\2018\0702\ENG\180702_BASE.dwg - C-104 Plot Date: 3/15/19 Plot Time: 12:33



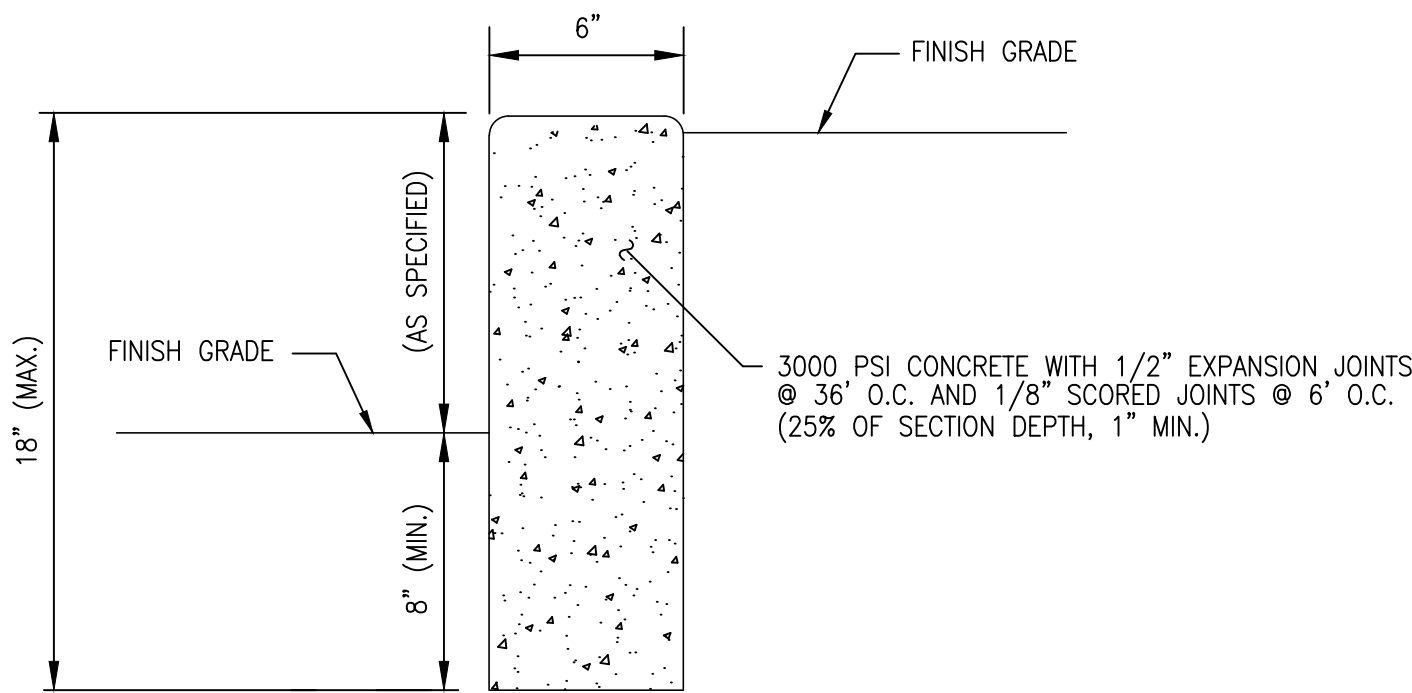
TYPICAL CONCRETE PAVEMENT SECTION

SCALE: 1" = 0'-6"



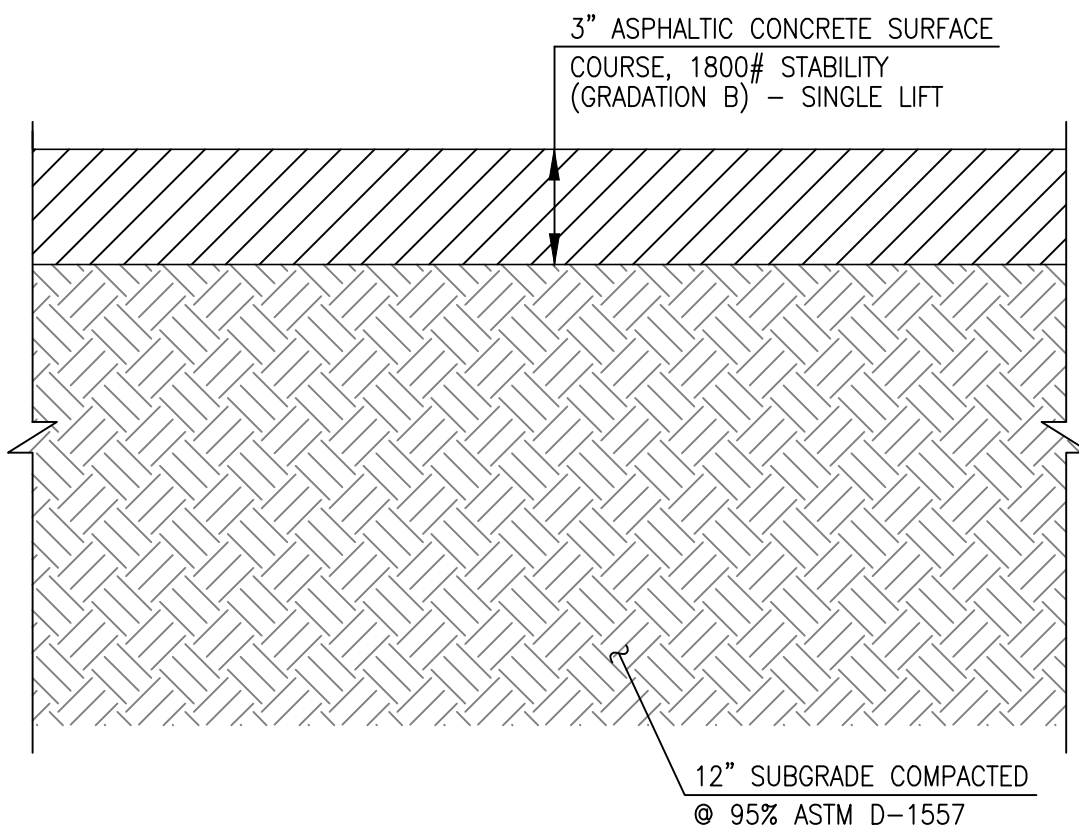
TYPICAL MOUNTABLE CURB & GUTTER SECTION

SCALE: 1" = 0'-6"



TYPICAL HEADER CURB SECTION

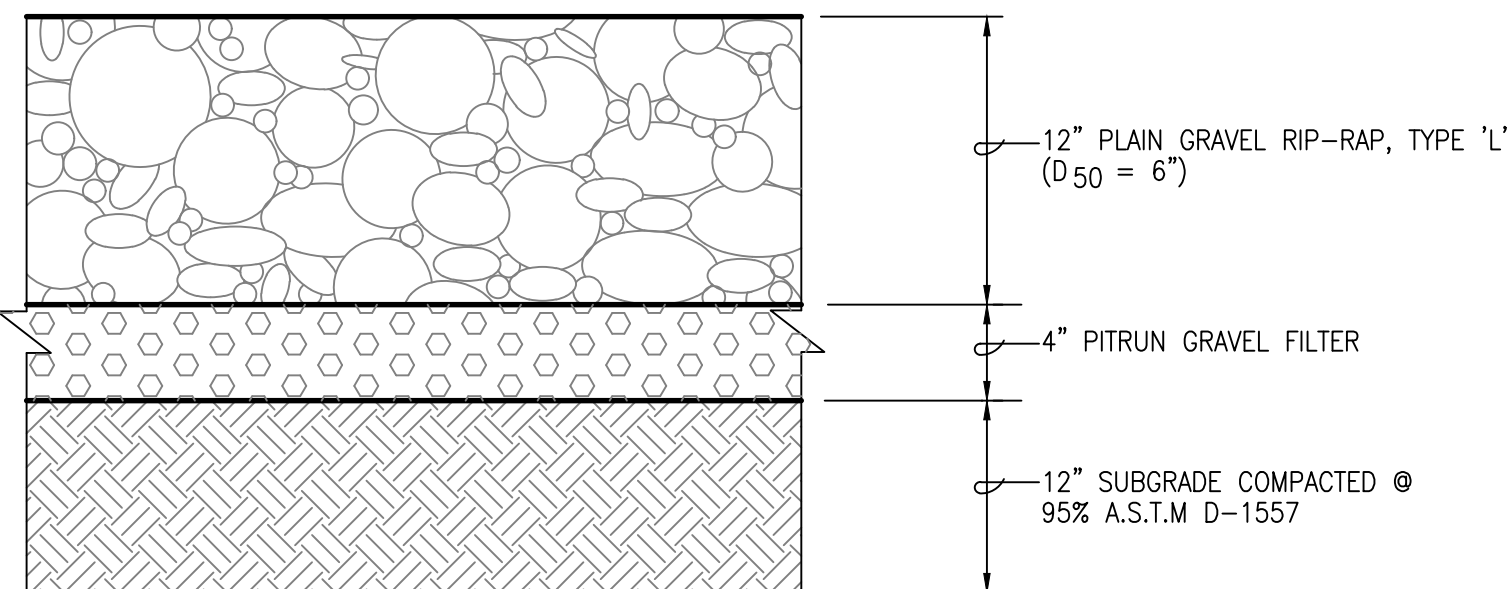
SCALE: 1" = 0'-6"



TYPICAL 3" ASPHALT PAVING SECTION
(VEHICULAR TRAFFIC AREAS)

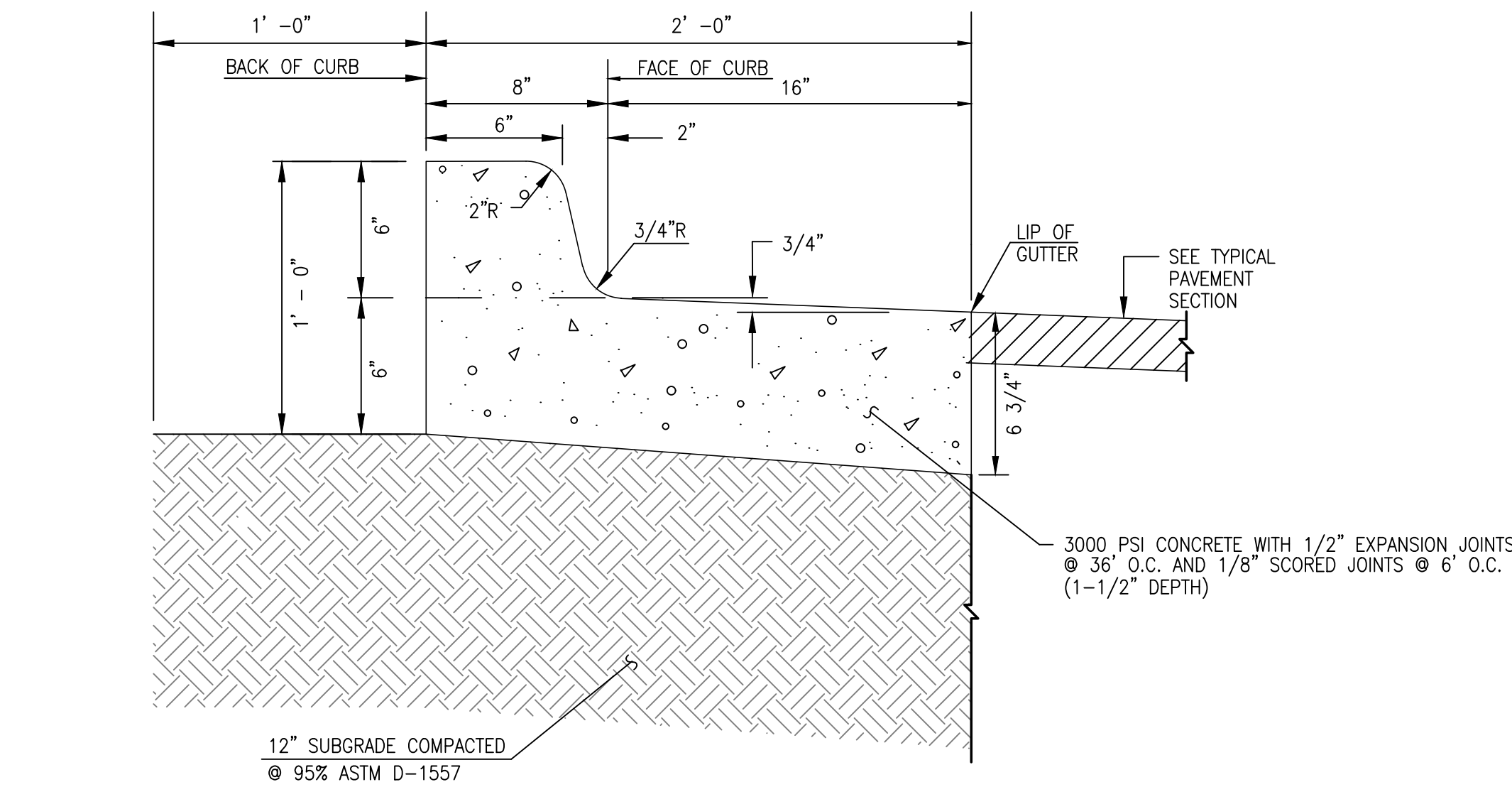
ROAD SECTION NOTES:

1. SEE SHEET _ FOR STRIPING AND SIGNAGE
2. CONTRACTOR SHALL TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, CONTRACTOR SHALL REMOVE 2 FT. OF SUBGRADE MATERIAL AND IMPORT SUITABLE MATERIAL WITH R-VALUE 50 OR GREATER.



TYPICAL RIP-RAP SECTION

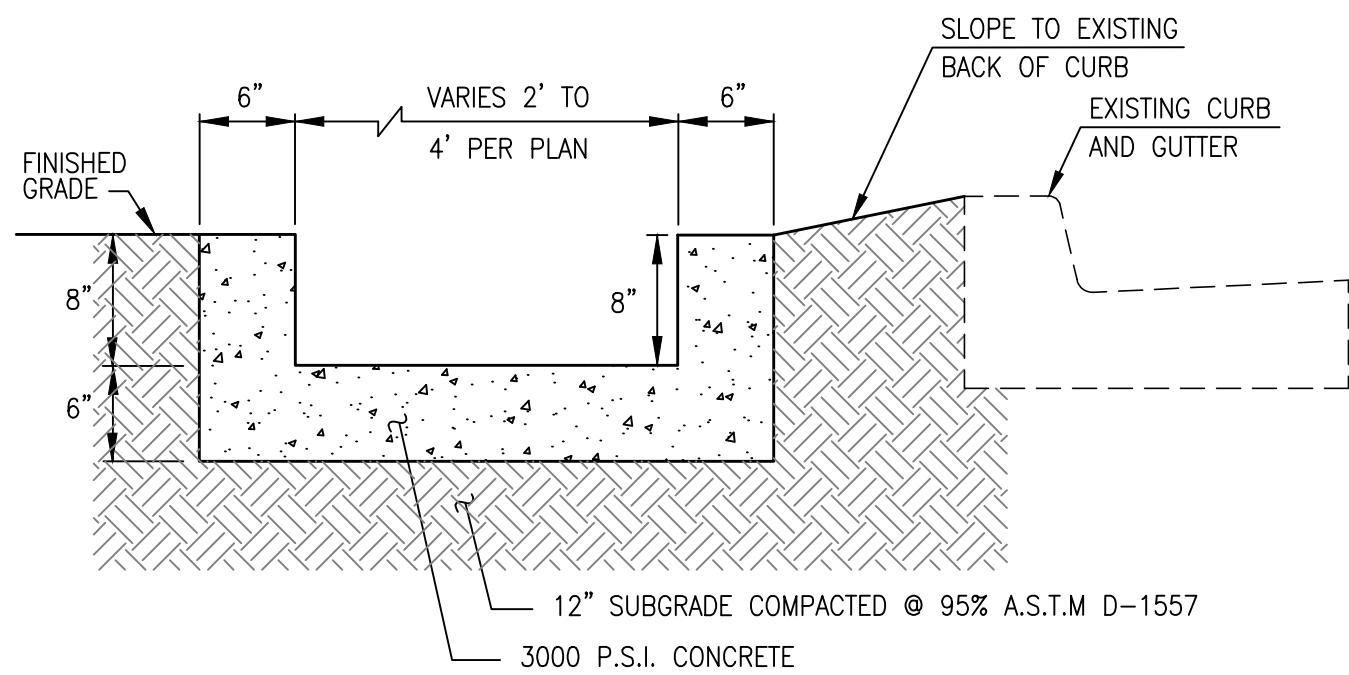
SCALE: 1" = 1'-0"



TYPICAL SIX-INCH DEPRESSED CURB AND GUTTER

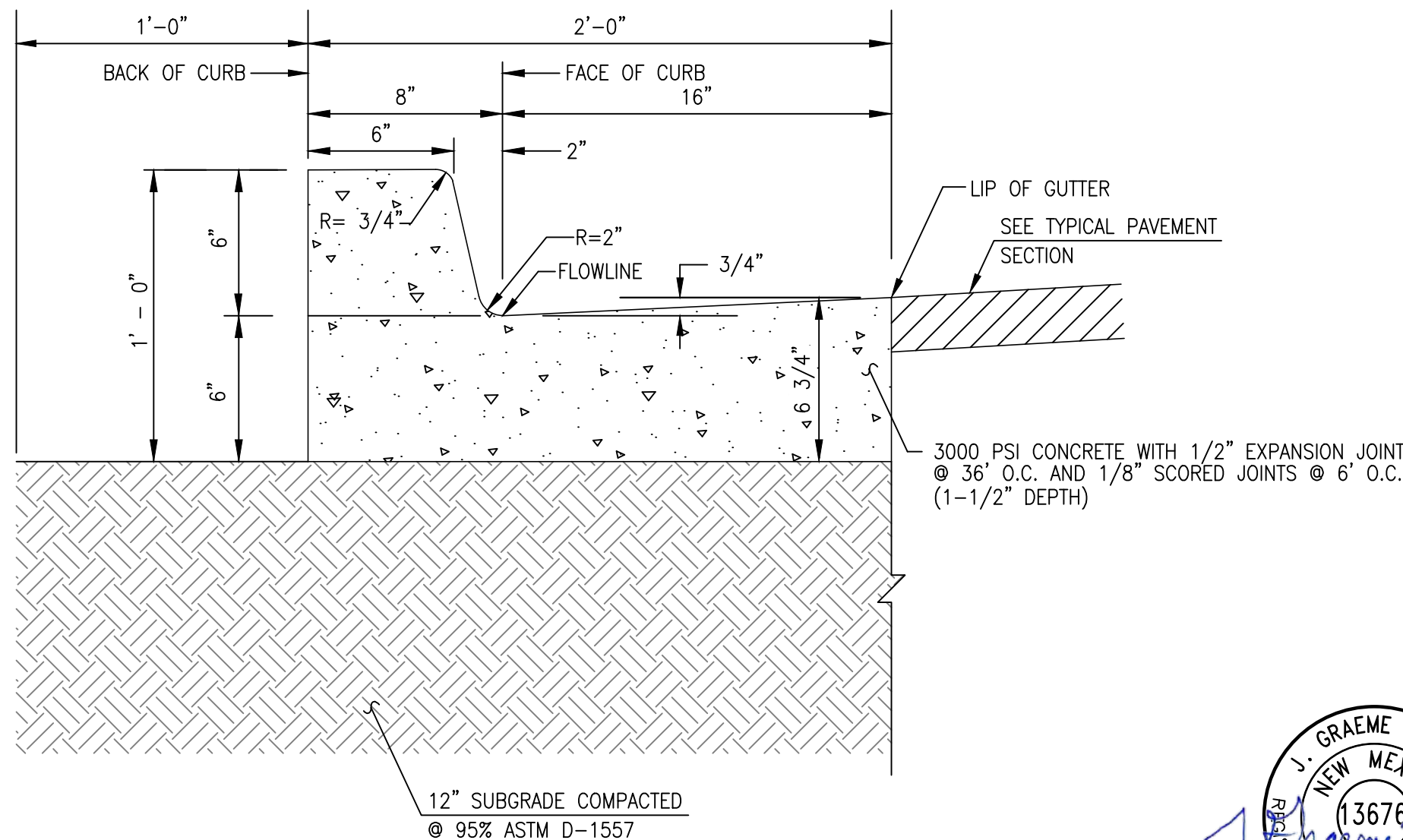
SCALE: 1" = 0'-6"

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



TYPICAL RUNDOWN SECTION

SCALE: 1" = 1'-0"



TYPICAL SIX-INCH CURB & GUTTER

SCALE: 1" = 0'-6"