

GENERAL DEMOLITION NOTES

1. Within the subject property, the intent is to have a clean, clear site, free of all existing items noted to be removed in order to allow for the construction of the new project.
2. All items noted to be removed shall be done as part of the contract for general construction.
3. Remove and dispose of any materials requiring removal from the work area in an approved off-site landfill.
4. The Contractor shall secure all permits for demolition and disposal of demolition material to be removed from the site. The Contractor shall post all bonds and pay all permit fees as required.
5. The Contractor shall cut and plug, or arrange for the appropriate utility company to cut and plug service piping at the property line or at the main (as required). All services may not be shown on this plan.
6. For all items noted to be removed, remove not only above ground elements, but all underground elements as well, including, but not necessarily limited to: foundations, slabs, gravel fills, tree roots, pipes, wires, unsuitable materials, etc.
7. The Contractor shall sawcut existing pavement to provide a clean edge between existing pavement to remain and existing pavement to be removed.
8. Limits of removal shown on demolition plan are approximate only. Actual quantities may vary due to construction activities. Contractor is responsible for all demolition, removal and restoration work necessary to allow for the construction of the new project.
9. Backfill excavations resulting from demolition work to meet the requirements for fill outlined in the Geotechnical / Soils Report.

TAKE CAUTION DURING EXCAVATION:  
THERE ARE UNDERGROUND UTILITY LINES IN THE PROJECT AREA WHICH WERE NOT LOCATED BY THE SURVEYOR.  
NOTIFY "811" IN ADVANCE OF DIGGING TO HAVE LINES MARKED.

PERMITTING CONTACT INFORMATION:

PLANNING / ZONING / BUILDING  
City of Albuquerque - Planning Department  
Contact: David Campbell  
Telephone: 505.924.3860  
Email: dscampbell@cabq.gov

UTILITY CONTACT INFORMATION:

SANITARY SEWER / WATER  
Albuquerque Water Utility Authority  
Contact: Customer Service  
Telephone: 505.842.9287

GAS

New Mexico Gas Company  
Contact: Customer Service  
Telephone: 505.697.3335

ELECTRIC

PNM (Public Service Company of New Mexico)  
Contact: Michael Moyer  
Telephone: 505.241.3697  
Email: mmoyer@pnm.com

TELECOM

CenturyLink  
Contact: Customer Service  
Telephone: 865.465.2313

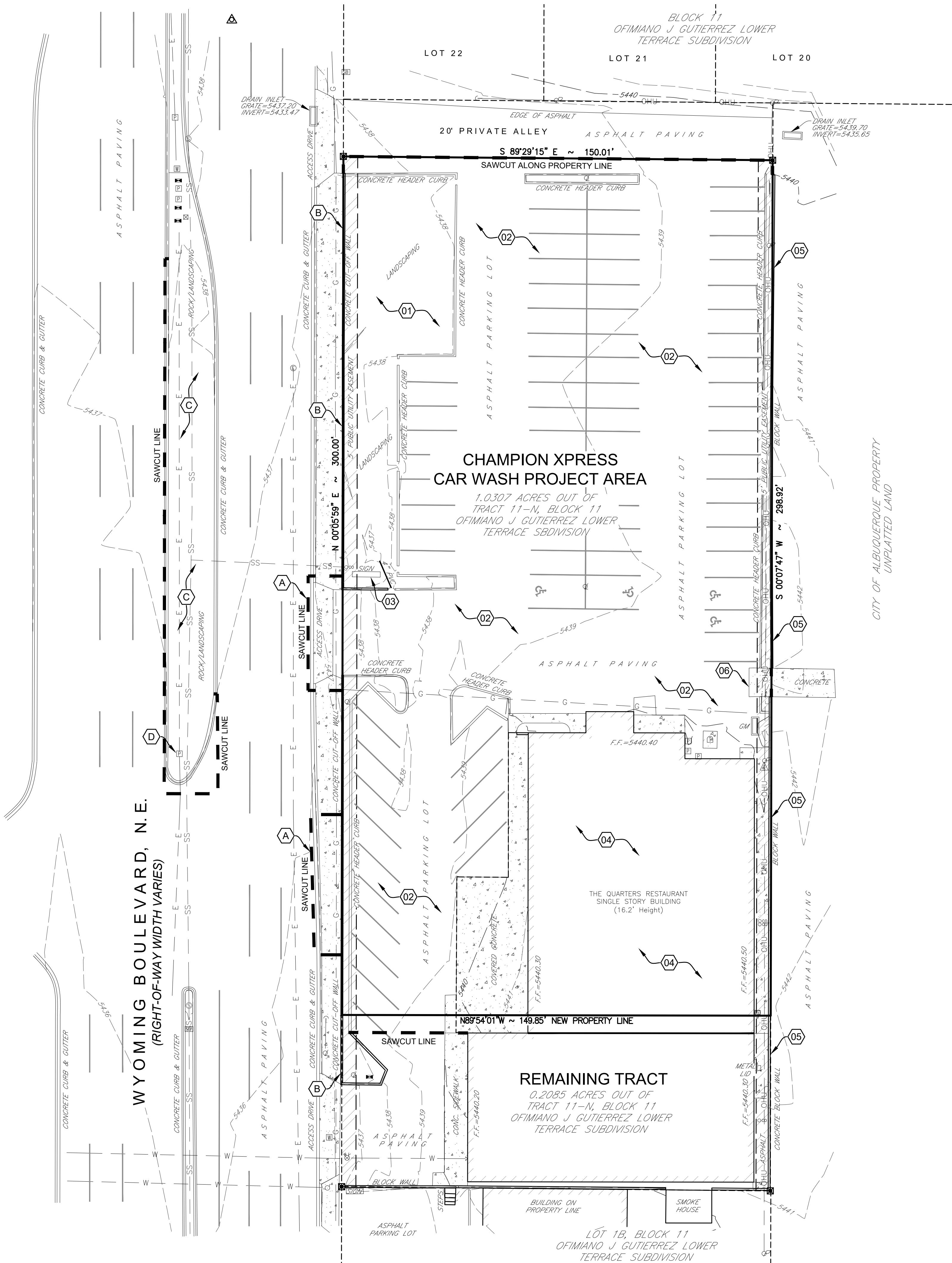
SITE BENCHMARKS

- BM#1 Description: Nail / Disk found at NorthWest corner of Tract 11-N in Wyoming Boulevard right-of-way line.  
Elevation = 5437.92
- BM#2 Description: Nail / Disk found at SouthWest corner of Tract 11-N in Wyoming Boulevard right-of-way line.  
Elevation = 5436.35

ACS Control Monument "13\_F19"  
Elevation = 5434.324 (NAVD 88)



Know what's below.  
Call before you dig.



SITE DEMOLITION KEYNOTES

- 01 REMOVE TOPSOIL, TREES, BUSHES AND ANY OTHER UNSUITABLE MATERIALS IN PROJECT AREA AND PREPARE SITE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- 02 REMOVE EXISTING ASPHALT PAVEMENT AND CONCRETE CURB & GUTTER AND ASSOCIATED SITE LIGHT POLES TO ACCOMMODATE NEW SITE DEVELOPMENT. SAWCUT FOR CLEAN EDGE.
- 03 REMOVE EXISTING PYLON SIGN.
- 04 REMOVE PORTION OF EXISTING BUILDING ALONG NEW SOUTHERN PROPERTY LINE OF PROPOSED CAR WASH TRACT. RETAIN AND PROTECT EXISTING UTILITY SERVICES AS APPLICABLE TO MAINTAIN SERVICES FOR REMAINING BUILDING AND FOR NEW CAR WASH BUILDING. CONTRACTOR TO COORDINATE BUILDING REMOVAL AND UTILITY SERVICE MODIFICATIONS WITH NEIGHBORING PROPERTY / BUILDING OWNER AND UTILITY PROVIDERS.
- 05 RETAIN AND PROTECT BLOCK WALL ALONG EASTERN PROPERTY LINE OF CAR WASH TRACT.
- 06 REMOVE CONCRETE PAD UP TO EASTERN PROPERTY LINE OF CAR WASH TRACT.

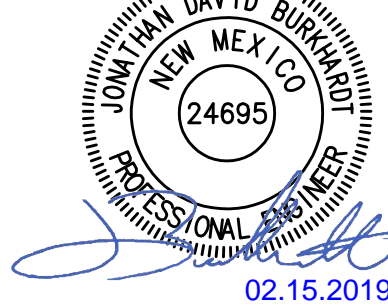
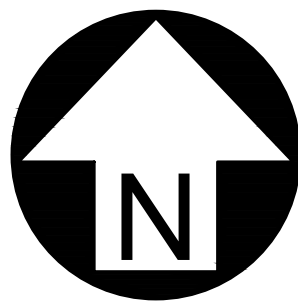
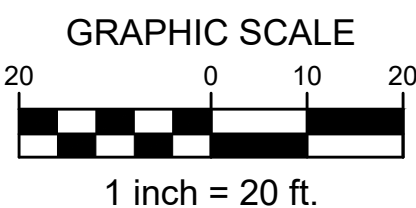
STREET DEMOLITION KEYNOTES

- A REMOVE EXISTING DRIVE PAD, CURB & GUTTER AND SIDEWALK AS NEEDED FOR NEW DRIVE PAD, CURB & GUTTER AND SIDEWALK. SEE SHEETS C-2.0 & C-3.0 FOR INSTALLATION DETAILS. SAWCUT FOR CLEAN EDGE AND MODIFY EXISTING CUT-OFF WALL ALONG WYOMING BOULEVARD AS NEEDED.
- B RETAIN AND PROTECT EXISTING CUT-OFF WALL ALONG WYOMING BOULEVARD RIGHT-OF-WAY LINE.
- C REMOVE EXISTING PAVEMENT AND CURB & GUTTER AS NEEDED FOR NEW TURN LANE / MEDIAN. RETAIN ROCK/LANDSCAPE AS APPLICABLE. SEE SHEETS C-2.0 & C-3.0 FOR INSTALLATION DETAILS. SAWCUT FOR CLEAN EDGE.
- D MODIFY ELECTRIC PULL BOX TOP AS NEEDED.

WORK IN WYOMING BOULEVARD N.E.:  
CONTRACTOR TO REFERENCE CITY OF ALBUQUERQUE  
STANDARD DETAILS FOR TEMPORARY TRAFFIC CONTROL.

EXISTING CONDITIONS LEGEND

	MONUMENT FOUND		ANCHOR
	WATER FDC		PULL BOX
	WATER VALVE		POWER POLE
	FIRE HYDRANT		LIGHT POLE
	WATER METER		SOLAR PANEL
	IRRIGATION BOX		ELECTRIC MANHOLE
	SANITARY MANHOLE		SIGNAL BOX
	SANITARY CLEANOUT		TELEPHONE CABINET
			TELEPHONE PEDESTAL
			CONCRETE
			SANITARY SEWER
			GAS MAIN
			WATER MAIN
			UNDERGROUND ELECTRIC
			OVERHEAD UTILITY LINES
			CONTOUR LINE



Date	Description	Item
02.15.19	Rev 1 - Revised per City Comments.	1

SITE DEVELOPMENT PLANS FOR  
**CHAMPION XPRESS CAR WASH**  
4516 WYOMING BOULEVARD N.E.  
1.0307 ACRES OUT OF TRACT 11-N, BLOCK 11  
OF MIAMINO J. GUTIERREZ LOWER TERRACE SUBDIVISION  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



Design: RJM	Proj: 18.160
Draw: RJM	Dwg: 18-160.dwg
Check: JDB	Tab: C1.1-EC-D

Date: 01.04.2019

Sheet: EXISTING CONDITIONS & DEMOLITION PLAN

Sheet No.:

C-1.1



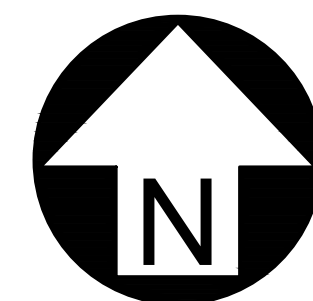


ACS Control Monument "13\_F19"  
Elevation = 5434.324 (NAVD 88)



GRAPHIC SCALE

1 inch = 20 ft.



StormWater Pollution Prevention Plan (SWPPP) Sheet 1 of 2

Sheet No.:

C-6.0



GENERAL STORMWATER POLLUTION PREVENTION NOTES

- All erosion and sediment control practices must conform to the standards and specifications set forth by the Local, State, and Federal Authorities.
- Construction activities shall be scheduled such that a minimum area of the site is disturbed at a time. Construction operation shall be scheduled and performed so that preventative soil erosion control measures are in place prior to excavation in critical areas and temporary stabilization measures are in place immediately following backfilling operations. Contractor shall reduce effects of storm water by using and/or maintaining grassed swales, infiltration structures, or water diversions.
- Special precautions will be taken in the use of construction equipment to prevent situations that promote erosion.
- Cleanup will be done in a manner to ensure that erosion control measures are not disturbed.
- The soil erosion controls are to be inspected once a week and within 24 hours of a 0.25 inch or greater rain event. A written log of these inspections and improvements to controls shall be kept on site. The logs shall include the date of inspection, name of the inspector, weather conditions, actions taken to correct any problems and the date corrective actions were taken.
- Temporary soil stabilization shall occur within 7 days after rough grading if the area will remain idle longer than 21 days. Any disturbed area that is not going to be worked for 21 days or more must be seeded and mulched.
- Trenches for underground utility lines and pipes shall be temporarily stabilized within 7 days if they are to remain inactive for 21 days. Trench dewatering devices shall discharge in a manner that filters soil-laden water before discharging it to a receiving drainage ditch or pond. If seeding, mulching or other erosion and sediment control measures were previously installed, these protective measures shall be reinstalled. Pipelines with joints that allow a manufactured length of pipe to be placed in the trench with the pipe joint assembled/made in the trench require an open pipeline trench that is only slightly longer than the length of pipe being installed. The total length of excavated trench open at any time should not be greater than the total length of pipeline/utility that can be placed in the trench and backfilled in one working day. No more than 50 linear feet of open trench should exist when pipeline/utility line installation ceases at the end of the work day.
- Soil stockpiles shall be stabilized or protected to prevent soil loss.
- All disturbed areas shall be permanently stabilized within 7 days of final grading. Further, soil erosion control measures shall be maintained until permanent stabilization is complete, at which time temporary measures will be removed. Permanent vegetation is a ground cover dense enough to cover 80% of the soil surface and mature enough to survive winter weather conditions.
- Silt fence to be 2' minimum from property lines in areas where work is near adjacent properties.
- The Contractor shall establish a permanent on-site benchmark prior to clearing, grubbing and/or demolition.
- Haul Routes - The Contractor shall be responsible for the cleanup of any mud, dirt, or debris deposited on haul roads as a result of his operations. Soil shall be removed from roads and paved surfaces at the end of each day in such a manner that does not create off-site sedimentation in order to ensure safety and abate off-site soil loss. Collected sediments shall be placed in a stable location on site or taken off-site to a stable location. Contractor shall use State Routes (and shortest distance non-state routes) for project haul route.
- No solid or liquid waste shall be discharged into storm water runoff.
- Disposal of solid, sanitary and toxic waste - Solid, sanitary and toxic waste must be disposed of in a proper manner in accordance with local, state and federal regulations. It is prohibited to burn, bury or pour out onto ground or into storm sewer any solvents, paint, stains, gasoline, diesel fuel, used motor oil, hydraulic fluid, antifreeze, cement curing compounds and other such toxic or hazardous waste.
- Wash out of cement trucks should occur in the designated area where the washing can collect and be disposed of properly when it hardens.
- If a concrete washout area, and/or a stockpile area are needed, a delineated area for each must be provided and maintained for them. Areas can be located in an alternate location than that shown on the plans if necessary due to construction operations and other field considerations.
- No fuel storage is permitted on-site.
- All infiltration, detention, and retention areas shall be cleared of construction sediment upon completion of construction.
- The General Contractor shall be responsible for submitting a Notice of Intent (NOI) and Notice of Termination (NOT) as required by the New Mexico Environment Department.

SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION

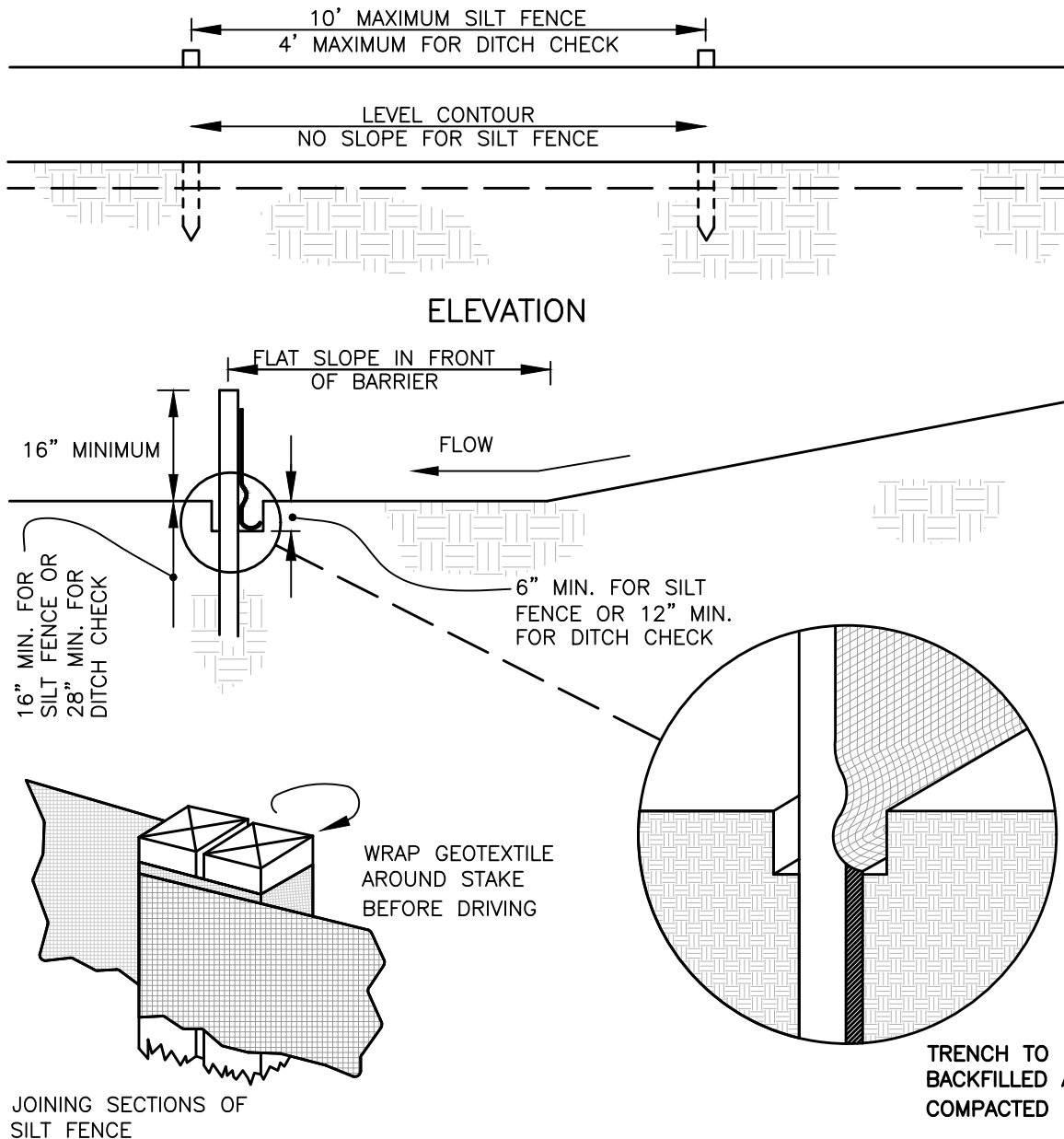
- Stone tracking pad atop geotextile liner.
- Install silt fence and protection fencing.
- Initial clearing, grubbing, and demolition.
- Strip and stockpile top soil.
- Rough grade and balance site.
- Install underground utilities (i.e. Sanitary, Storm & Water)
- Place inlet filters on all storm inlets.
- Install franchise utilities (i.e. Gas, Electric, Telephone & Cable TV).
- Final grade site.
- Install pavement, curb, and other hardscape structures/surfaces.
- Stabilize ditches, swales, common areas and slopes.
- Establish permanent vegetation for all disturbed areas.
- Remove all temporary erosion and sediment control devices.
- Clean out storm sewer system, infiltration, detention, and retention areas upon completion.

SOIL EROSION CONTROL MAINTENANCE

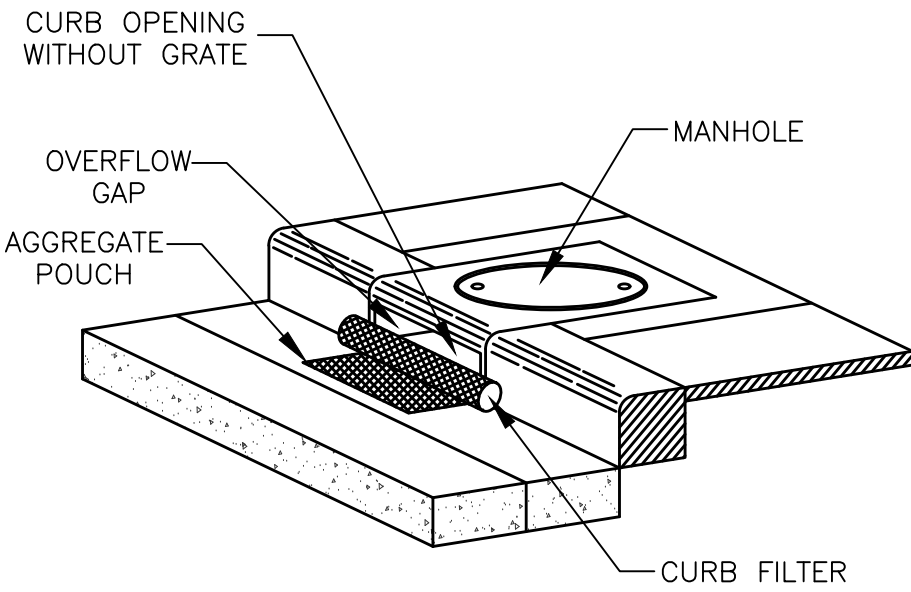
- Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining or deterioration.
- All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as necessary.
- Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
- The construction entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way.
- Sediment from the infiltration, detention, and retention areas shall be removed as necessary to maintain proper functionality.

SOIL EROSION CONTROL NOTES

All stormwater inlets shall be protected with Geotextile Inlet Protection or Inlet Filters (Dandy Products, Flexstorm, or equivalent).

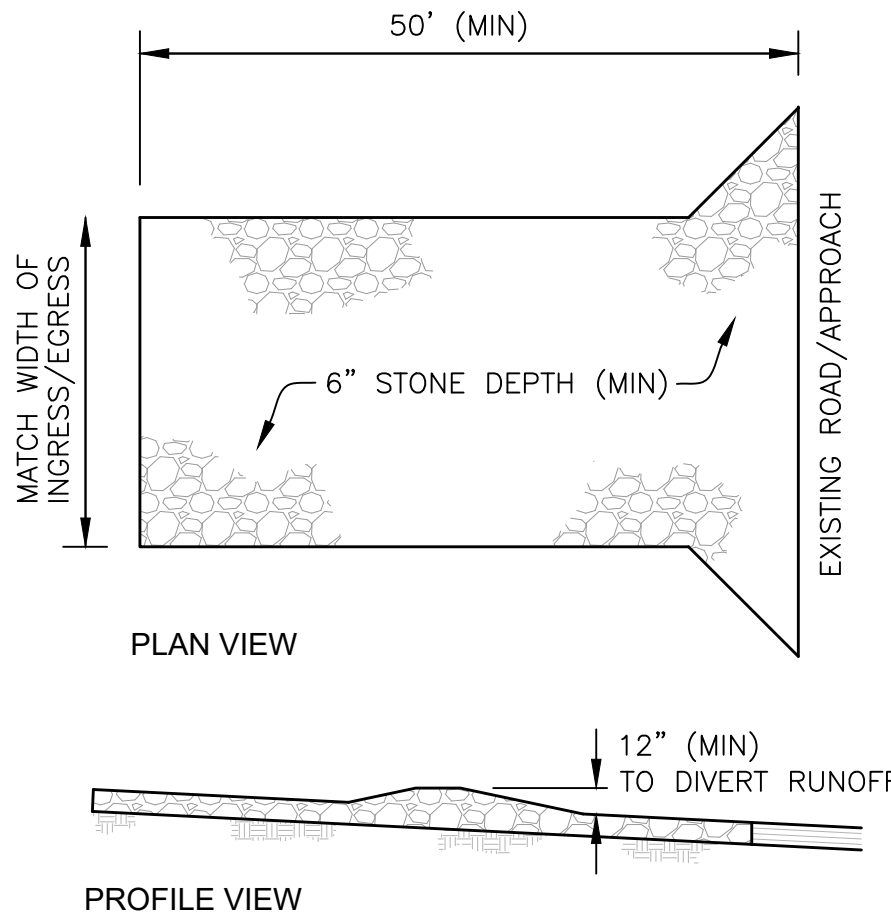


SILT FENCE & SILT DITCH CHECK DETAIL  
NOT TO SCALE



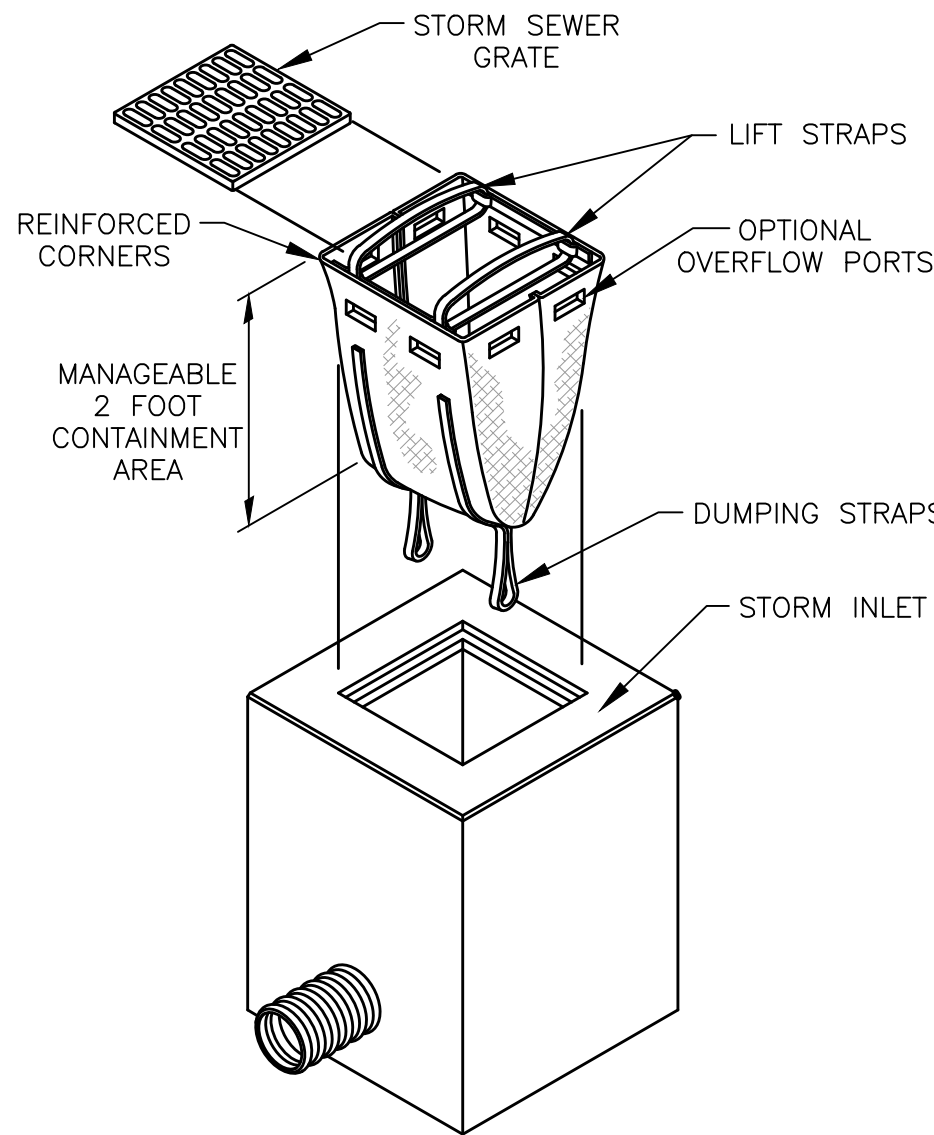
NOTES:  
1. INLET SEDIMENT CONTROL DEVICE WITH CURB FILTER TO BE INSTALLED ON EXISTING PAVEMENT

DANDY CURB™ DETAIL  
NOT TO SCALE

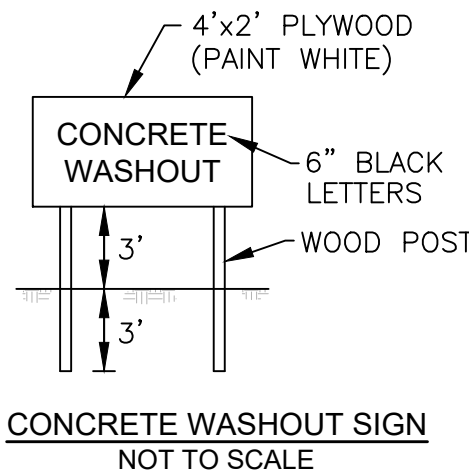


NOTES:  
1. STONE SHALL BE 1.5"-2.5" IN DIAMETER  
2. GEOTEXTILE FABRIC SHALL BE LAID OVER THE ENTIRE AREA PRIOR TO PLACING STONE. (US 200 OR EQUIV.)

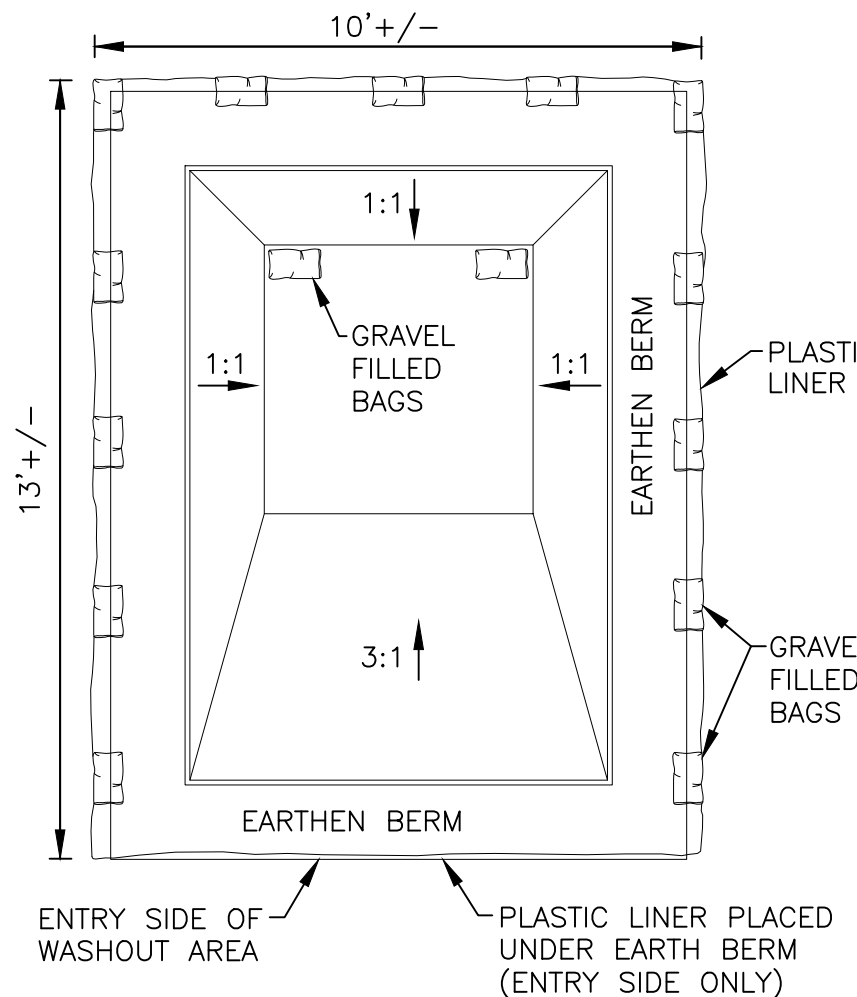
CONSTRUCTION ENTRANCE DETAIL  
NOT TO SCALE



DANDY SACK™ DETAIL  
NOT TO SCALE



CONCRETE WASHOUT SIGN  
NOT TO SCALE



NOTES:  
1. PLASTIC LINER SHALL BE ANCHORED WITH GRAVEL-FILLED BAGS.  
2. CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE CONCRETE WASHOUT AREA.

CONCRETE WASHOUT AREA  
NOT TO SCALE



Date	
Description	
Item	

SITE DEVELOPMENT PLANS FOR  
**CHAMPION XPRESS CAR WASH**  
4516 WYOMING BOULEVARD N.E.  
1.0307 ACRES OUT OF TRACT 11-N, BLOCK 11  
OF MIANO J. GUTIERREZ LOWER TERRACE SUBDIVISION  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



Design: RJM	Proj: 18.160
Draw: RJM	Dwg: 18-160.dwg
Check: JDB	Tab: C6.1-SWP3
Scale: 1" = 20'	

Date: 01.04.2019

Sheet: SWPPP  
NOTES & DETAILS

Sheet No.: C-6.1