

DRAWING LOCATION: P:\2020\03\23\248\0\DRAWINGS\DESIGNWORKING\23248-EP.DWG - SAVED BY: MTHOUAPSON

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SOIL INFORMATION

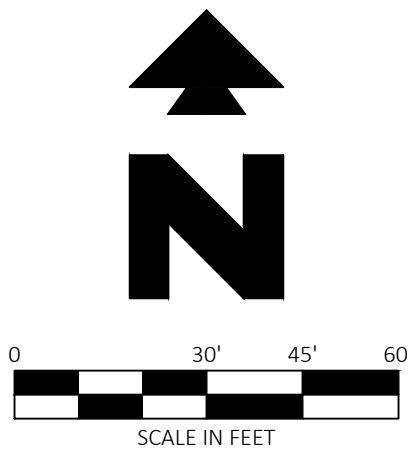
NAME	TYPE	PARTICLE SIZE	RAINFALL EROSION FACTOR (R FACTOR)
Cu	CUT AND FILL LAND	22	22.67
SOIL INFORMATION TAKEN FROM WEB SOIL SURVEY BY: https://websoilsurvey.nrcs.usda.gov			
RAINFALL EROSIONITY CALCULATED BY USING EPA RAINFALL CALCULATOR ON: https://lew.epa.gov			

STABILIZATION MEASURES

- CONTRACTOR TO INSTALL TEMPORARY EROSION CONTROL BLANKETS ON DISTURBED AREAS PRIOR TO FINAL COMPACTION OF FINISH MATERIALS.
- CONTRACTOR TO ENSURE BLANKET PROTECTION DURING SUMMER/RAINY SEASON PERIODS.
- PROJECT SCHEDULED TO COMMENCE OCTOBER 2022 AND COMPLETE DECEMBER 2023.

TEMPORARY SITE BENCHMARK

TBM ON EXISTING STORM DRAIN MANHOLE RIM IN OUTSIDE WEST BOUND LANE MENAUL BOULEVARD NE, APPROXIMATELY 150' WEST OF PROPOSED ENTRANCE
ELEV= 5037.92



Know what's below.
Call before you dig.

EXISTING LEGEND

CENTERLINE	UTILITY POLE
SUBJECT PROPERTY	GUY WIRE ANCHOR
RIGHT-OF-WAY LINE	PVC RISER, NUMBER & SIZE AS SHOWN
ADJOINING PROPERTY	ELECTRICAL METER
EASEMENT LINE	ELECTRICAL VAULT
BUILDING SETBACK LINE	ELECTRICAL MANHOLE
CONCRETE HATCH	ELECTRICAL PULLBOX
CONCRETE SIDEWALK	ELECTRICAL BOX
CHAIN LINK FENCE	ELECTRICAL TRANSFORMER
SCREEN WALL	CABLE TELEVISION PEDESTAL
RETAINING WALL	CABLE TELEVISION PULLBOX
OVERHEAD ELECTRICAL	CABLE TELEVISION VAULT
UNDERGROUND ELECTRICAL	TRAFFIC SIGNAL LIGHT
GAS LINE	TRAFFIC SIGNAL FLASHER
FIBER OPTIC LINE	PEDESTRIAN SIGNAL
CABLE TV LINE	TRAFFIC VAULT
WATER LINE	TRAFFIC SIGNAL CABINET
STORM DRAIN LINE	TRAFFIC SIGNAL PULLBOX
SANITARY SEWER LINE	STREET LIGHT PULLBOX
WATER METER	STREET LIGHT
WATER BOX	STREET LIGHT VAULT
WATER MANHOLE	AREA LIGHT
WATER AIR RELEASE VALVE	GROUND LIGHT
IRRIGATION CONTROL BOX	NATURAL GAS VALVE
FIRE HYDRANT	NATURAL GAS METER ASSEMBLY
WATER VALVE	NATURAL GAS VAULT
WATER BLOW-OFF	NATURAL GAS MANHOLE
FDC ON BLDG.	TELEPHONE PULLBOX
REMOTE FDC	TELEPHONE VAULT
STORM DRAIN MANHOLE	TELEPHONE MANHOLE
STORM DRAIN DROP INLET	TELEPHONE PEDESTAL
CATCH BASIN	FIBER OPTIC MANHOLE
SIGN	FIBER OPTIC VAULT
BOLLARD POST	FIBER OPTIC PEDESTAL
GATE	FIBER OPTIC PULLBOX
FLAG POLE	SANITARY SEWER MANHOLE
TREES	SANITARY SEWER CLEAN OUT
UTILITY VAULT - UNKNOWN	SANITARY SEWER VAULT
UTILITY PULLBOX - UNKNOWN	GREASE TRAP/INTERCEPTOR MANHOLE
UTILITY MANHOLE - UNKNOWN	
ELECTRIC PEDESTAL	

PROPOSED LEGEND

PROPERTY LINE/RIGHT OF WAY LINE	CONCRETE WASHOUT
LIMITS OF DISTURBANCE	CONSTRUCTION ENTRANCE
CONTOUR ELEVATIONS	INLET PROTECTION
GRADE BREAK	SWP-CI (BIG RED)
FLOWLINE	
STRAW WATTLE	
STORM DRAIN	
SILT FENCE	
ROCK CHECK DAM	

GENERAL EROSION NOTES

- A. SEE SHEET "EROSION CONTROL NOTES" FOR EROSION CONTROL NOTES AND DETAILS.

EROSION DETAILS

- 75A BIG RED
80B TEMPORARY STRAW BALE INLET SEDIMENT FILTER
84A TEMPORARY SILT FENCE
85A TEMPORARY STONE CONSTRUCTION ENTRANCE
85C TEMPORARY CONCRETE WASH OUT.

SITE DATA

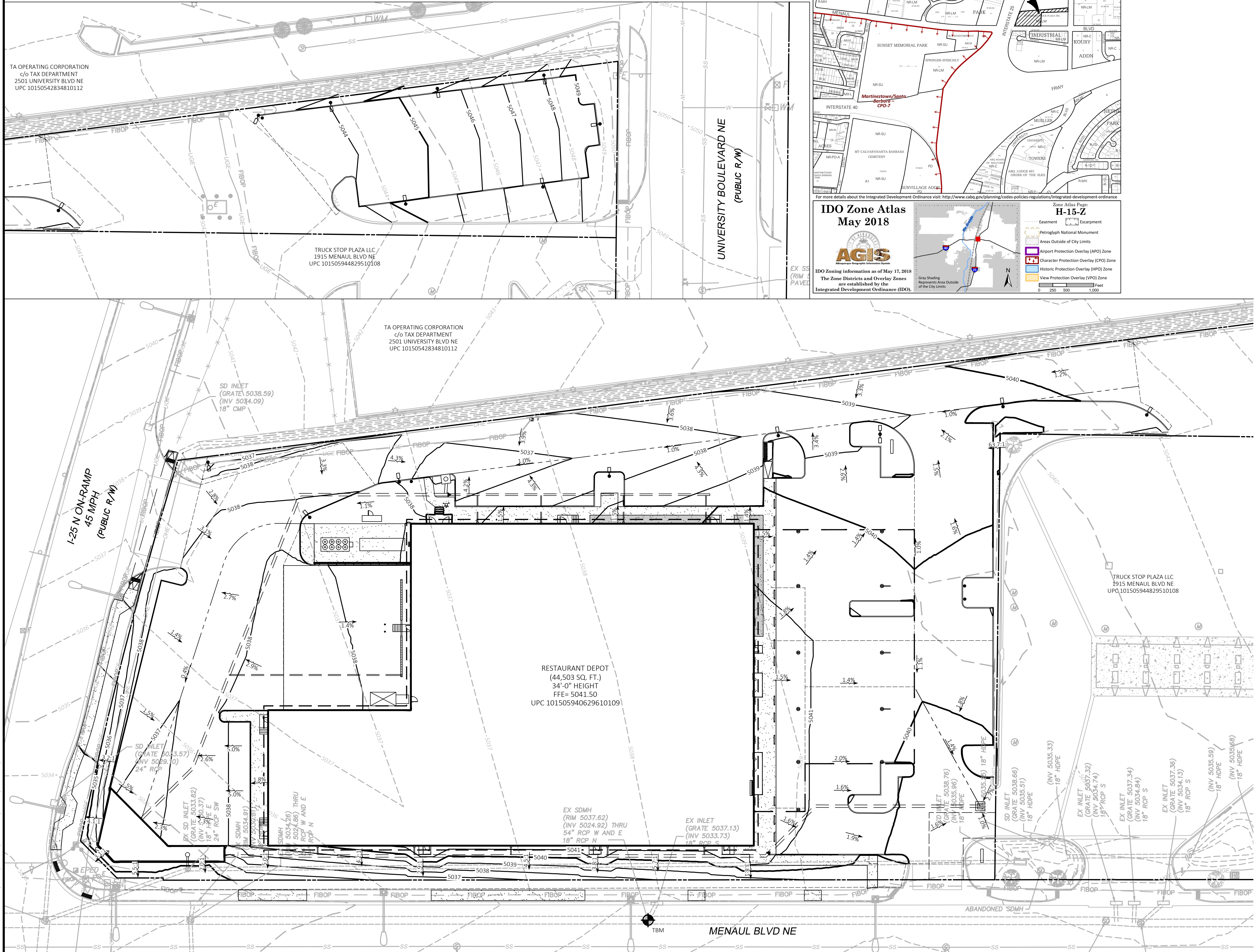
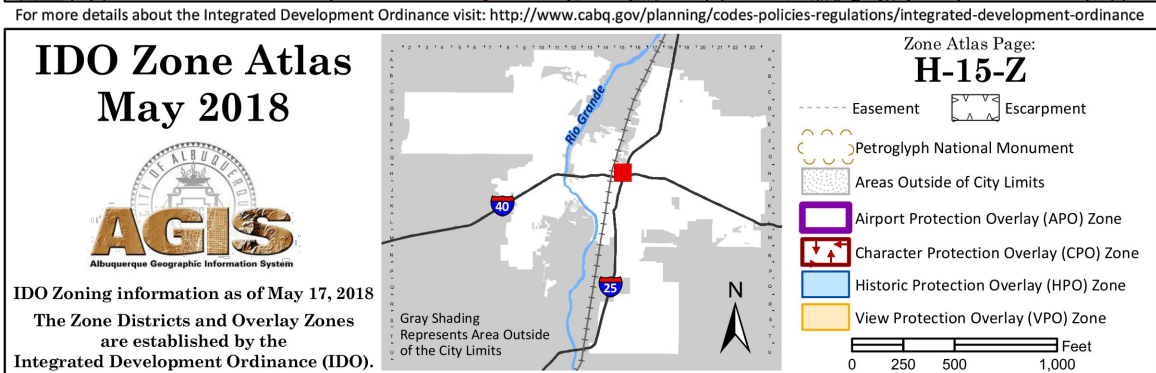
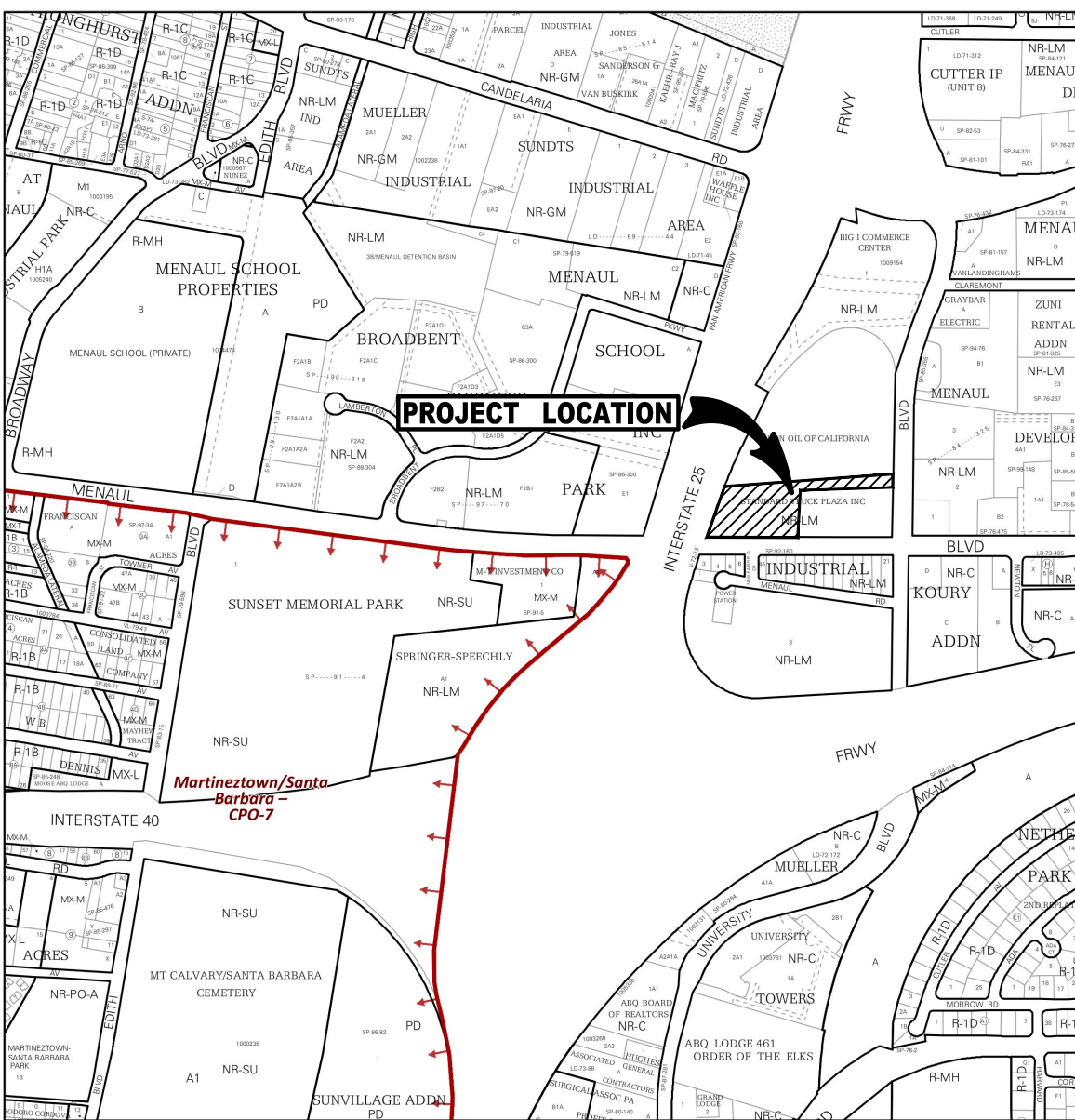
TRACT A-1, TRUCK STOP PLAZA, DOC. #2019104164
AREA = 171,104 S.F. ±
3.93 AC±

SITE DESCRIPTION

THIS PROPOSED COMMERCIAL DEVELOPMENT ON THE INTERSECTION OF MENAUL BLVD NE & I-25 N ON-RAMP, ALBUQUERQUE, NEW MEXICO, MEETS THE GENERAL PROVISIONS OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL WITH REGARD TO THE MANAGEMENT OF STORMWATER RUNOFF. THE PROPOSED WORK DOES NOT ALTER THE OVERALL DRAINAGE PATTERNS THAT CURRENTLY EXIST, NOR WILL IT INCREASE THE DISCHARGE OF RUNOFF EXPECTED FROM THE SITE FOR THE APPLICABLE STORM EVENTS WHEN COMPARED TO EXISTING, PRE-DEVELOPMENT CONDITIONS.

AREA OF DISTURBANCE = 3.38 ACRES (147,284 S.F.)

NO.	DATE	REVISIONS DESCRIPTION
1	04/08/2022	FOR BIDDING
2	04/12/2022	FOR PERMIT
3	06/27/2022	PLAN REVIEW REV'S (REV #2)



RESTAURANT DEPOT

1901 MENAUL BLVD NE
ALBUQUERQUE, NEW MEXICO



9/13/22

PROFESSIONAL OF RECORD	JDG
PROJECT MANAGER	JEH
DESIGNER	HMK/MDT
CEI PROJECT NUMBER	32348
DATE	8/15/2022
REVISION	REV-0

EROSION CONTROL
PLAN

SHEET TITLE
SHEET NUMBER

C5.0

DRAWING LOCATION: P:\23000\23248\0\DRAWINGS\DESIGNWORKING\23248-EP.DWG - SAVED BY: MTHQ\JASON

GENERAL EROSION NOTES

- A. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE STATE OF NEW MEXICO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- B. A COPY OF THE SWPPP AND EROSION CONTROL PLANS, INCLUDING APPLICABLE DETAIL SHEETS, MUST REMAIN ONSITE THROUGHOUT CONSTRUCTION AND MADE AVAILABLE TO THE PUBLIC UNTIL THE SITE IS TERMINATED AND/OR PERMANENTLY STABILIZED PER THE NPDES PERMIT.
- C. THE CONTRACTOR MUST UPDATE THE SWPPP AND EROSION CONTROL PLANS TO REFLECT THE PROGRESS OF CONSTRUCTION AND GENERAL CHANGES TO THE PROJECT SITE. CHANGES MAY INCLUDE BMP INSTALLATION, MODIFICATION, OR REMOVAL, CONSTRUCTION ACTIVITIES, CLEARING, GRUBBING, OR GRADING, AND TEMPORARY OR PERMANENT STABILIZATION.
- D. THE CONTRACTOR MUST ADHERE TO ANY HOURS OF WORK, NOISE LEVEL, OR OTHER CONSTRUCTION RELATED RESTRICTIONS IN ACCORDANCE WITH LOCAL OR STATE REGULATIONS.
- E. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ANY OFFSITE BORROW, SPOIL, OR STORAGE AREAS TO BE UTILIZED, BUT NOT PROVIDED WITHIN THE PROJECT'S LIMITS OF DISTURBANCE, ARE TO BE PROPERLY LICENSED AND PERMITTED.
- F. THE NPDES PERMIT DOES ALLOW CERTAIN NON-STORMWATER DISCHARGES AT THE CONSTRUCTION SITE, SEE NPDES PERMIT, SECTION A.1, FOR A COMPLETE LIST OF PERMITTED DISCHARGES. THESE DISCHARGES MUST BE TREATED BY AN ONSITE BMP PRIOR TO LEAVING THE SITE AND MUST NOT CAUSE EROSION OR DAMAGE TO DOWNSTREAM PROPERTIES AND INFRASTRUCTURE. ALL OTHER DISCHARGES ARE STRICTLY PROHIBITED UNLESS AN APPLICABLE PERMIT HAS BEEN OBTAINED PRIOR TO THE DISCHARGE BY THE CONTRACTOR.
- G. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER AND DEPICTED ON THE ONSITE EROSION CONTROL PLAN.
- H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
- I. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- J. ADEQUATE HOUSEKEEPING MEASURES SHALL BE IMPLEMENTED SO THAT LOOSE TRASH, MATERIALS, TOOLS, AND EQUIPMENT ARE COLLECTED AND PROPERLY STORED AT THE CONSTRUCTION SITE.
- K. DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- L. NO RUBBISH, TRASH, GARBAGE OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES, DRAINAGE STRUCTURES, OR WATERS OF THE STATE.
- M. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL STOP FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY STABILIZED IMMEDIATELY.
- O. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IMMEDIATELY, BUT NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE LANDSCAPING PLAN.
- P. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER.
- Q. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- R. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AFTER THE STABILIZATION OF THE SITE AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS.
- S. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
- T. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- U. SEDIMENT BASINS AND TRAPS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL AND/OR STATE ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.
- V. ALL EXISTING AND PROPOSED STORM SEWER PIPES, DRAINAGE STRUCTURES, AND DRAINAGE DITCHES WITHIN THE PROJECT AREA SHALL BE CLEANED OF ANY TRASH AND ACCUMULATED SEDIMENT PRIOR TO FINAL STABILIZATION.
- W. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF $\frac{1}{2}$ COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
- X. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, WATTLES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.
- Y. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- Z. IN AN EMERGENCY SITUATION, THE CONTRACTOR IS RESPONSIBLE FOR MODIFYING OR ADDING BMPs NECESSARY TO STOP POLLUTANT OR SEDIMENT DISCHARGES FROM THE CONSTRUCTION SITE AND PROTECT THE WATER QUALITY OF THE RECEIVING WATERBODY.
- AA. IF AN EXCAVATION NEEDS TO BE DEWATERED DUE TO A RECENT RAINFALL EVENT, THE CONTRACTOR CAN DEWATER THE EXCAVATION VIA A PUMPED FILTER BAG. THE PUMPED FILTER BAG MUST DISCHARGE ONTO A STABILIZED SURFACE AND UPSTREAM OF AN EROSION CONTROL BMP LIKE A SEDIMENT BASIN/TRAP, SILT FENCE, OR OTHER PERIMETER BMP. IT IS STRICTLY PROHIBITED TO DISCHARGE THE PUMPED FILTER BAG INTO A STORM DRAIN OR OTHER CONVEYANCE STRUCTURE WITHOUT THE RUNOFF BEING TREATED VIA AN EROSION CONTROL BMP FIRST.

SEQUENCE OF CONSTRUCTION

NOTE: DOWNSLOPE PROTECTIVE MEASURES MUST ALWAYS BE IN PLACE BEFORE SOIL IS DISTURBED. CONSTRUCTION STEPS CAN BE IMPLEMENTED CONCURRENTLY ONLY IF ASSOCIATED DOWNSLOPE PROTECTIVE MEASURES HAVE BEEN INSTALLED FOR EACH ACTIVITY.

1. CONSTRUCT THE SILT FENCES ON THE SITE.
2. INSTALL INLET PROTECTION DEVICES ON EXISTING INLETS.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
4. CLEAR AND GRUB THE SITE.
5. GRADE POND AND INSTALL OUTFALL STRUCTURE WITH SEDIMENT PROTECTION.
6. BEGIN GRADING THE SITE.
7. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
8. TEMPORARILY SEED DENUDED AREAS.
9. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
10. INSTALL INLET PROTECTION DEVICES.
11. INSTALL RIP RAP AROUND OUTFALL STRUCTURES.
12. PREPARE SITE FOR PAVING.
13. PAVE SITE.
14. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
15. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

NOTE

1. ALBUQUERQUE EROSION & SEDIMENT CONTROL (ESC) STANDARD NOTES TO TAKE PRECEDENT.

GENERAL EROSION NOTES CONT'D

MAINTENANCE
ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT GREATER THAN 1 INCHES, AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

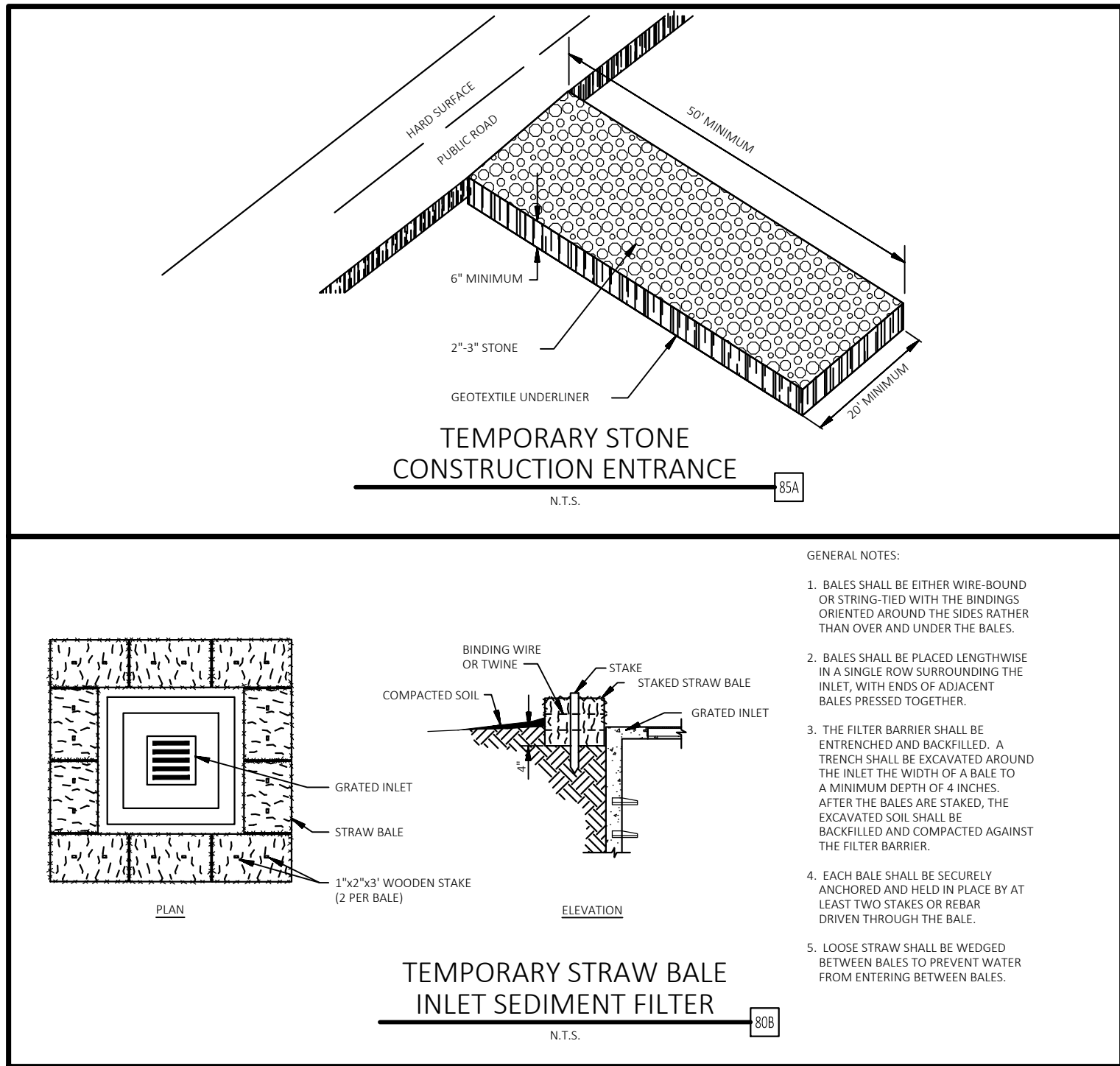
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDED AS NEEDED.
3. SILT FENCES AND WATTLES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES AND WATTLES WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE BMP.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. IF THE STONES IN THE GRAVEL INLET SEDIMENT FILTERS OR ROCK CHECK DAMS BECOME CLOGGED WITH SEDIMENT, THE STONES MUST BE PULLED AWAY, CLEANED AND REPLACED.
7. THE EMBANKMENT OF THE SEDIMENTATION BASIN SHALL BE CHECKED REGULARLY TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.
8. THE TEMPORARY SEDIMENT TRAP AND SEDIMENTATION BASIN STRUCTURES SHALL BE CHECKED REGULARLY TO ENSURE THAT THEY ARE STRUCTURALLY SOUND AND HAVE NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.
9. DIVERSION DIKES AND/OR DITCHES SHALL BE CHECKED REGULARLY FOR EROSION AND SCOUR. ANY ERODED AREAS FOUND MUST BE IMMEDIATELY REPAIRED.
10. CONCRETE WASHOUT AREAS SHALL BE CHECKED REGULARLY FOR LEAKS AND CAPACITY. ALL LEAKS MUST BE REPAIRED IMMEDIATELY. WHEN THE WASHOUT VOLUME HAS BEEN REDUCED BY 85%, THE BMP MUST BE REMOVED AND REPLACED.

ALBUQUERQUE EROSION & SEDIMENT CONTROL (ESC) STANDARD NOTES

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 BMPs MUST BE INSTALLED PRIOR TO BEGINNING ANY EARTH MOVING ACTIVITIES EXCEPT AS SPECIFIED HEREON IN THE PHASING PLAN. CONSTRUCTION OF EARTHEN BMPs 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 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.

ALBUQUERQUE STANDARD EROSION & SEDIMENT CONTROL (ESC) CONSTRUCTION NOTES

1. WHEN DOING WORK IN THE CITY RIGHT-OF-WAY (E.G. SIDEWALK, DRIVE PADS, UTILITIES, ETC.) PREVENT DIRT FROM GETTING INTO THE STREET. IF DIRT IS PRESENT IN THE STREET, THE STREET SHOULD BE SWEEP DAILY OR PRIOR TO A RAIN EVENT OR CONTRACTOR INDUCED WATER EVENT (E.G. CURB CUT OR WATER TEST).
2. WHEN INSTALLING UTILITIES BEHIND THE CURB, THE EXCAVATED DIRT SHOULD NOT BE PLACED IN THE STREET.
3. WHEN CUTTING THE STREET FOR UTILITIES INCLUDE A NOTE THAT THE DIRT SHALL BE PLACED ON THE UPHILL SIDE OF THE STREET CUT AND THE AREA SWEEP AFTER THE WORK IS COMPLETE. A WATTLE OR MULCH SOCK MAY BE PLACED AT THE TOE OF THE EXCAVATED DIRT PILE IF SITE CONSTRAINTS DO NOT ALLOW PLACING THE EXCAVATED DIRT ON THE UPHILL SIDE OF THE STREET CUT.



SWP-CI "Big Red"

Curb Inlet Protector

By ASP Enterprises and Storm Water Products



- Specifications:
1. Infill Material: shredded recycled rubber tires
 2. Weight: approx. 10 lbs per linear foot
 3. Diameter: approx. 8"

Geotextile fabric made of durable high flow fabric with the following properties:

Property	Test Method	Units	Typical Value
Weight	ASTM D5261	oz/sq. yd	9.3
Grab Tensile Strength	ASTM D4632	lb	250 warp fill 290
Tear Strength (Trapezoid)	ASTM D4533	lb	60 warp fill 50
Burst	ASTM D3786	psi	440

(Efforts were made to determine flow rate-the fabric exceeded all capacities of the testing equipment)



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SWP-CI "Big Red"

Curb Inlet Protector

By ASP Enterprises and Storm Water Products
Temporary and Reusable Solutions for Sediment Control



- Reusable Curb Inlet Protection
- Environmentally Friendly
- Drops out sediment by dissipating the water energy

"Big Red" Filter Advantages:

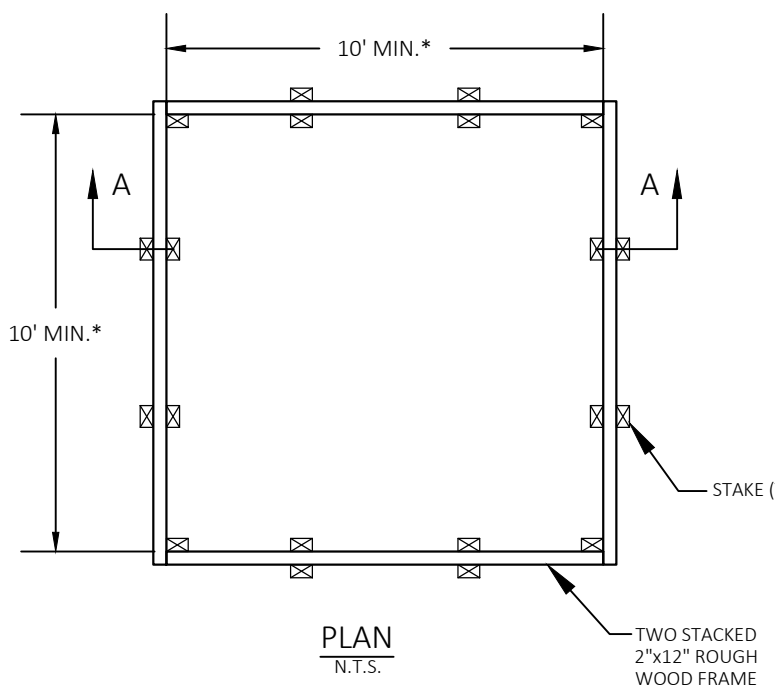
- Easy to Install
- Versatile for a variety of curb inlets
- Reusable and Extremely easy to clean
- Made from 90% Inert Recycled Materials

The SWP-CI "Big Red" Filter is a **REUSABLE** inlet protector that keeps out sediment throughout the entire construction project. There are no pockets to fill, no velcro bags, no assembly etc. Simply place in front of the inlet, make sure it lays in the contour, and you are DONE!

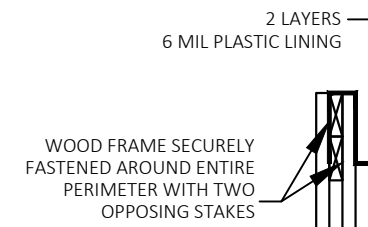
Simple installation also translates into simple removal, cleanup and re-use at the next project or phase. Maintenance is simple as well by lifting the unit from the inlet, shaking the mud off of it, removing the sediment on the concrete, and placing the unit back. If it is severely filled with sediment, wash it out in a vegetated area and it is as good as new.

All of these features and benefits combine to make the SWP-CI "Big Red" curb inlet protector the **perfect choice** for all curb inlet applications. It comes in 54" long for single curb inlets and 104" lengths for double curb inlets.

- High Flow Rate
- Made of Durable High-Strength Geotextile
- Fully Reusable
- Made of Recycled Materials

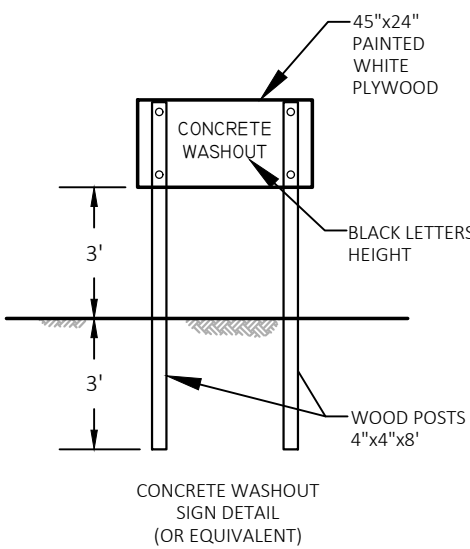


SECTION A-A
N.T.S.



TEMPORARY CONCRETE WASHOUT
(ABOVE GRADE)
N.T.S.

- NOTES:
1. "D" DENOTES THE INTERIOR DIMENSION.
 2. CONCRETE WASHOUT SHALL BE AT LEAST 50 FT. FROM ANY STORM SEWER INLET.
 3. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

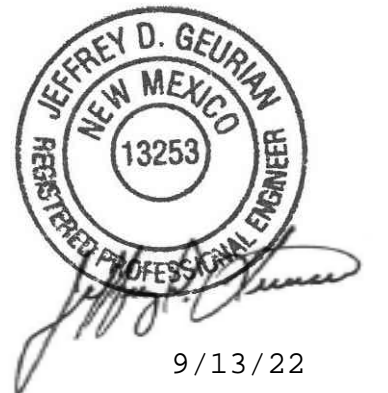


CEI ENGINEERING ASSOCIATES, INC.

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PHONE: (479) 273-9472
FAX: (479) 273-0844

RESTAURANT DEPOT

1901 MENAUL BLVD NE
ALBUQUERQUE, NEW MEXICO



9/13/22

PROFESSIONAL OF RECORD JIG
PROJECT MANAGER JEH
DESIGNER HMK/MDT
CEI PROJECT NUMBER 32348
DATE 8/15/2022
REVISION REV-0

EROSION CONTROL
NOTES

SHEET TITLE
SHEET NUMBER

C5.1

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 12, 2022

Jeffrey D. Geurian, P.E.
CEI Engineering Associates, INC
3030 LBJ Freeway, #100
Dallas, TX 75234

**RE: Restaurant Depot
1901 Menaul Blvd NE
Grading & Drainage Plans and Drainage Report
Engineer's Stamp Date: 08/11/22
Hydrology File: H15D039**

Dear Mr. Geurian:

PO Box 1293

Based upon the information provided in your submittal received 08/15/2022, the Grading & Drainage Plans and Drainage Report is approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Albuquerque

PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the Drainage Covenant with Exhibit A for the stormwater quality pond per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the \$ 25.00 recording fee check made payable to Bernalillo County to Carrie Compton (cacompton@cabq.gov) on the 4th floor of Plaza de Sol.

www.cabq.gov

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

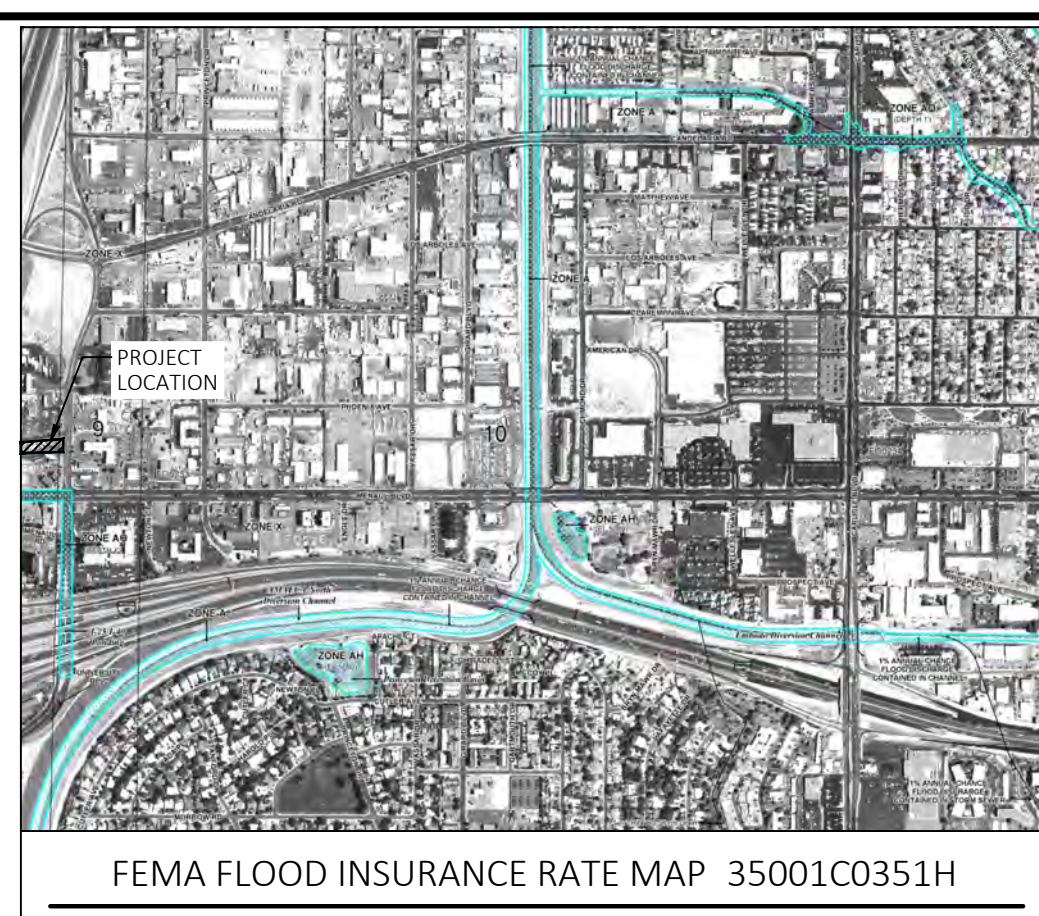
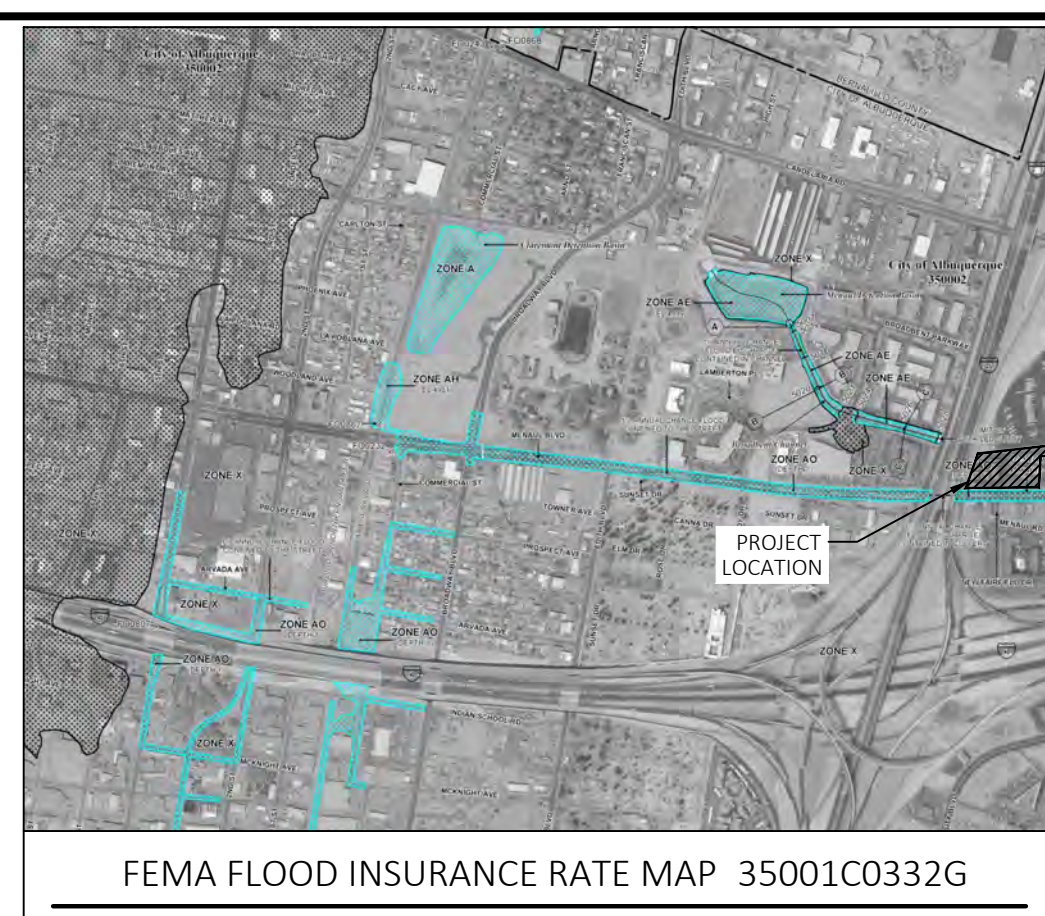
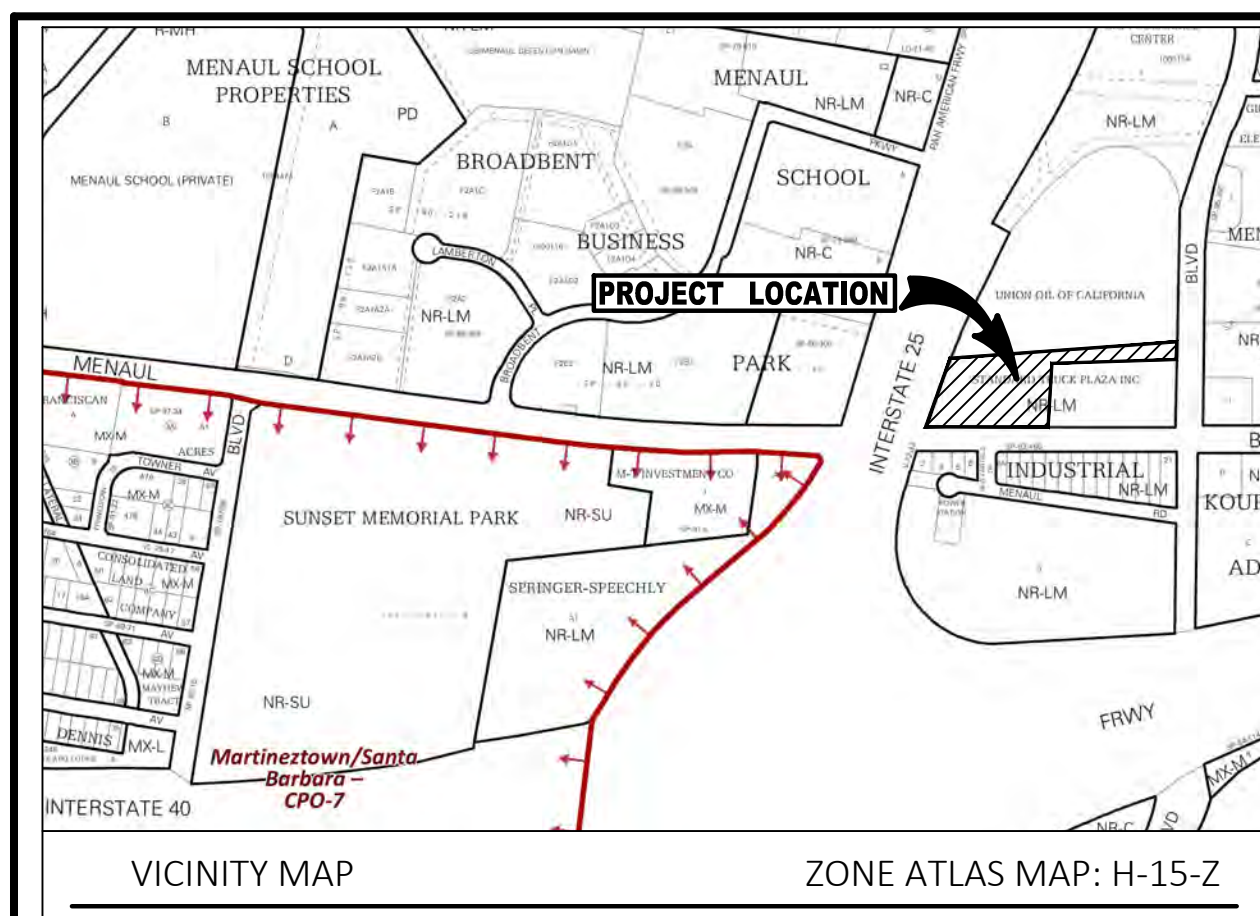
Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

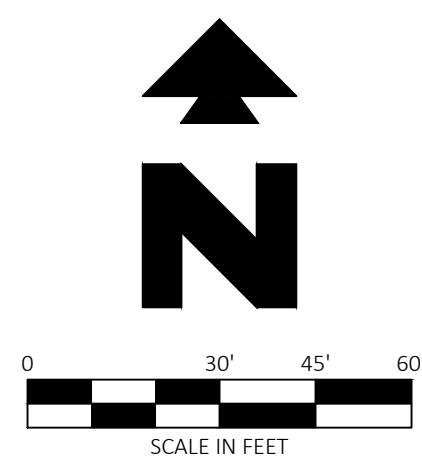
www.cabq.gov



ALBUQUERQUE BENCHMARK
A.G.R.S. MONUMENT "1_40_12": STANDARD N.M.S.H.C. BRASS DISC (FOUND
IN PLACE) SET IN TOP OF CONCRETE POST FLUSH WITH THE GROUND
N:1495236.843; E:1532017.843
ELEV= 5117.29

TEMPORARY SITE BENCHMARK
TBM ON EXISTING STORM DRAIN MANHOLE RIM IN OUTSIDE
WEST BOUND LANE MENAUL BOULEVARD NE, APPROXIMATELY
150' WEST OF PROPOSED ENTRANCE
ELEV= 5037.92

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF
PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING
UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



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



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

FLOOD NOTE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV AND BY GRAPHIC PLOTTING ONLY, THE PROPERTY IS LOCATED IN ZONE 'X', PANEL NUMBER 3500IC0332G, DATED SEPTEMBER 26, 2008 & PANEL NUMBER 3500IC0351H, DATED AUGUST 16, 2012.

LEGAL DESCRIPTION

TRACT A-1 OF PLAT OF TRACTS A-1 & B-1, TRUCK STOP PLAZA, TOWN OF ALBUQUERQUE
GRANT, SECTION 9, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., ALBUQUERQUE,
NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY,
NEW MEXICO ON DECEMBER 6, 2019 IN MAP BOOK 2019C, FOLIO 122.

☐ GRADING DETAILS

06D RETAINING WALL
708 POND RETAINING WALL
70Z SECTION A-A





GRADING NOTES

18D MATCH EXISTING PAVEMENT ELEVATIONS.

EXISTING LEGEND

	CENTER LINE		UTILITY POLE
	SUBJECT PROPERTY		GUY WIRE ANCHOR
	RIGHT-OF-WAY LINE		PVC RISER, NUMBER & SIZE AS SHOWN
	ADJOINING PROPERTY		ELECTRICAL METER
	EASEMENT LINE		ELECTRICAL VAULT
	BUILDING SETBACK LINE		ELECTRICAL MANHOLE
	CONCRETE HATCH		ELECTRICAL PULLBOX
	CONCRETE SIDEWALK		ELECTRICAL BOX
	CHAIN LINK FENCE		ELECTRICAL TRANSFORMER
	SCREEN WALL		CABLE TELEVISION PEDESTAL
	RETAINING WALL		CABLE TELEVISION PULLBOX
	OVERHEAD ELECTRICAL		TRAFFIC SIGNAL LIGHT
	UNDERGROUND ELECTRICAL		TRAFFIC SIGNAL FLASHER
	GAS LINE		PEDESTRIAN SIGNAL
	FIBER OPTIC LINE		TRAFFIC VAULT
	CABLE TV LINE		TRAFFIC SIGNAL CABINET
	WATER LINE		TRAFFIC SIGNAL PULLBOX
	STORM DRAIN LINE		STREET LIGHT PULLBOX
	SANITARY SEWER LINE		STREET LIGHT
	WATER METER		STREET LIGHT VAULT
	WATER BOX		AREA LIGHT
	WATER MANHOLE		GROUND LIGHT
	WATER AIR RELEASE VALVE		NATURAL GAS VALVE
	IRRIGATION CONTROL BOX		NATURAL GAS METER ASSEMBLY
	FIRE HYDRANT		NATURAL GAS VAULT
	WATER VALVE		NATURAL GAS MANHOLE
	WATER BLOW-OFF		TELEPHONE PULLBOX
	FDC ON BLDG.		TELEPHONE VAULT
	REMOTE FDC		TELEPHONE MANHOLE
	STORM DRAIN MANHOLE		TELEPHONE PEDESTAL
	STORM DRAIN DROP INLET		FIBER OPTIC MANHOLE
	CATCH BASIN		FIBER OPTIC VAULT
	SIGN		FIBER OPTIC PEDESTAL
	BOLLARD POST		FIBER OPTIC PULLBOX
	GATE		SANITARY SEWER MANHOLE
	FLAG POLE		SANITARY SEWER CLEAN OUT
	TREES		SANITARY SEWER VAULT
	UTILITY VAULT - UNKNOWN		GREASE TRAP/INTERCEPTOR MANHOLE
	UTILITY PULLBOX - UNKNOWN		
	UTILITY MANHOLE - UNKNOWN		
	ELECTRIC PEDESTAL		

PROPOSED GRADING LEGEND

=====	PROPERTY LINE/RIGHT OF WAY LINE		CURB INLET
-----	STORM LINE		JUNCTION BOX
----- XXX	CONTOUR ELEVATIONS		GRATE INLET
-----	GRADE BREAK		FLARED END SECTION
x XX.XX	SPOT ELEVATIONS: TC = TOP OF CURB G = GUTTER FFE = FINISH FLOOR ELEVATION FG = FINISH GRADE		

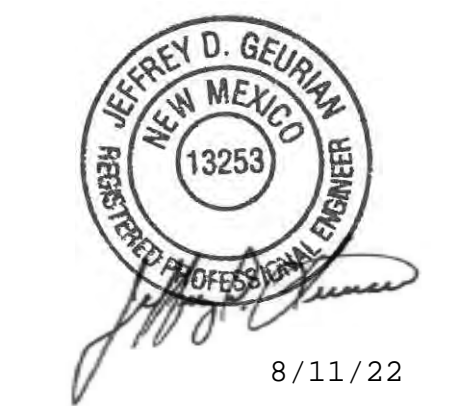
GENERAL GRADING NOTES

- A. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
- B. CONTRACTOR HAS THE OPTION TO BID THE FOLLOWING MATERIAL FOR THE STORM SEWER SYSTEM EXCEPT WHERE OTHERWISE NOTED: RCP OR HDPE AS INDICATED ON THIS PLAN WHERE THE WORD PIPE IS USED. ALL PIPES SHALL HAVE A MINIMUM RIGIDITY (STIFFNESS) OF 0.013 AND SHALL MEET OR EXCEED THE PIPE MANUFACTURER'S REQUIREMENTS FOR MINIMUM AND MAXIMUM COVER. CONTRACTOR SHALL REFER TO THE SITESKETCH SPECIFICATION SECTION FOR STORM SEWER SYSTEMS FOR ACCEPTABLE TYPE AND MATERIAL.
- C. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED, IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL ADEQUATE GRASS GROWTH IS ESTABLISHED. AN AT-TOP LANDSCAPE PLAN FOR SEED, MIX AND PROPER APPLIED RATE), ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXIST FIELD LOCATION OF UTILITIES.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL STORM DRAIN STRUCTURES SHALL BE CONCRETE RCP 24" OR 30" DIA. ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.

NO.	DATE	REVISIONS DESCRIPTION
A	04/08/2022	FOR BIDDING
A	04/12/2022	FOR PERMIT
A	06/27/2022	PLAN REVIEW REV'S (REV #2)

RESTAURANT DEPOT

1901 MENAUL BLVD NE
ALBUQUERQUE, NEW MEXICO



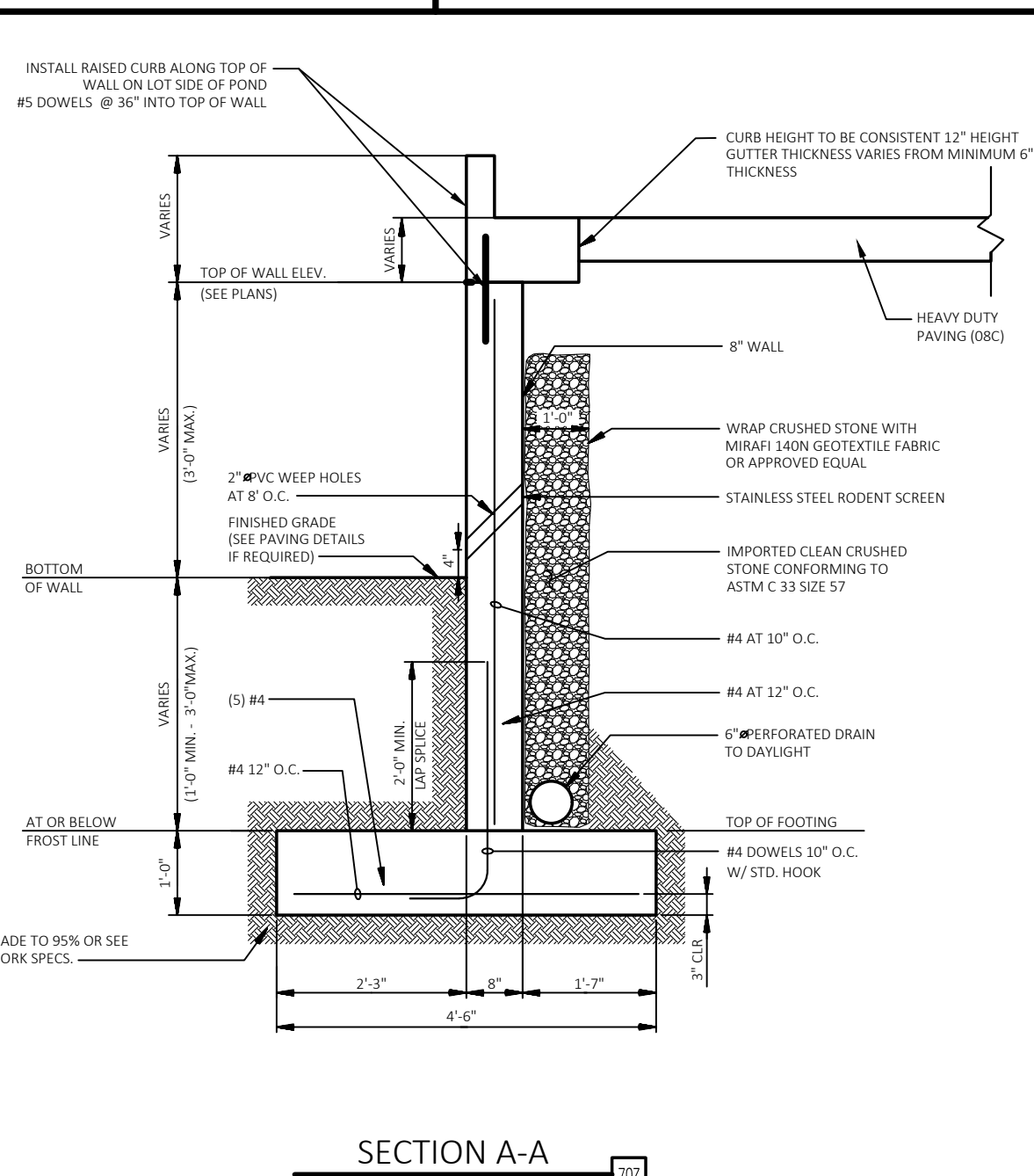
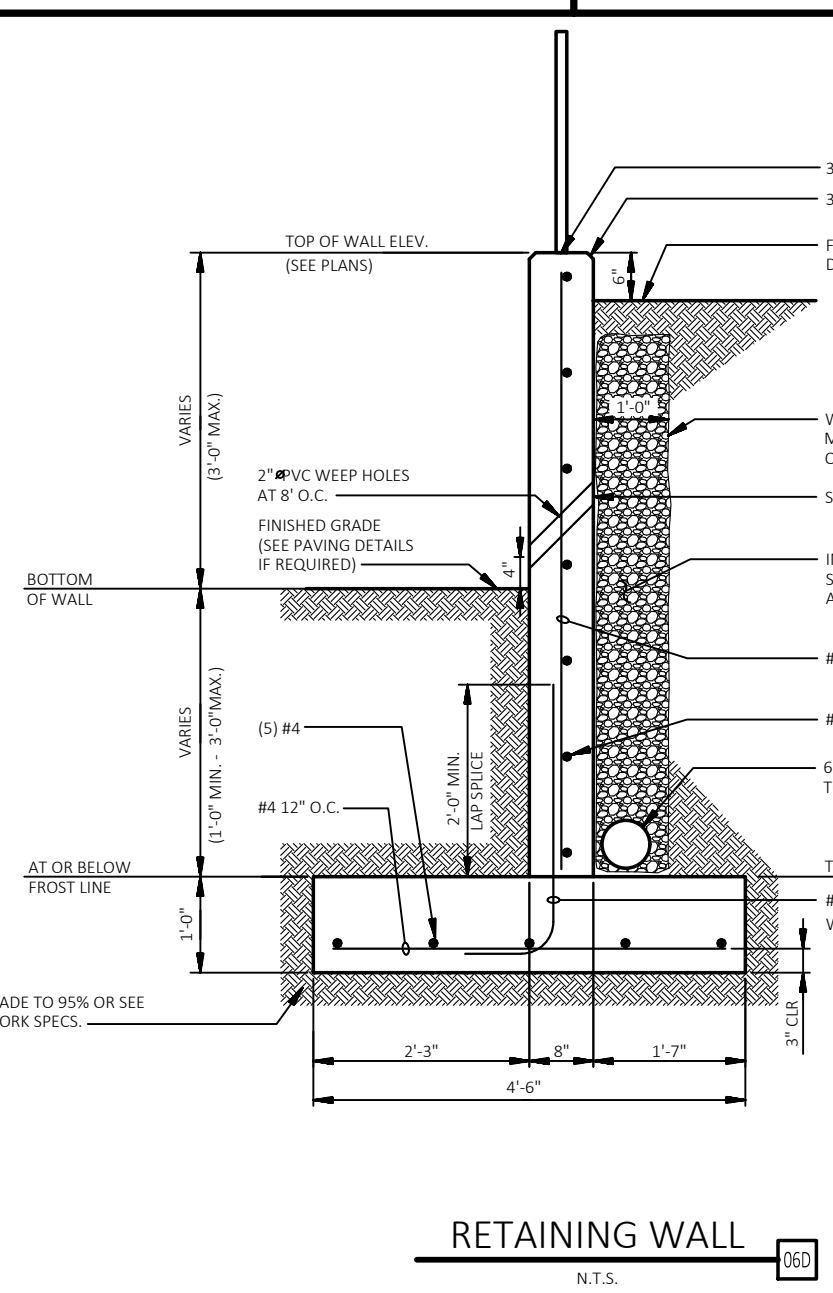
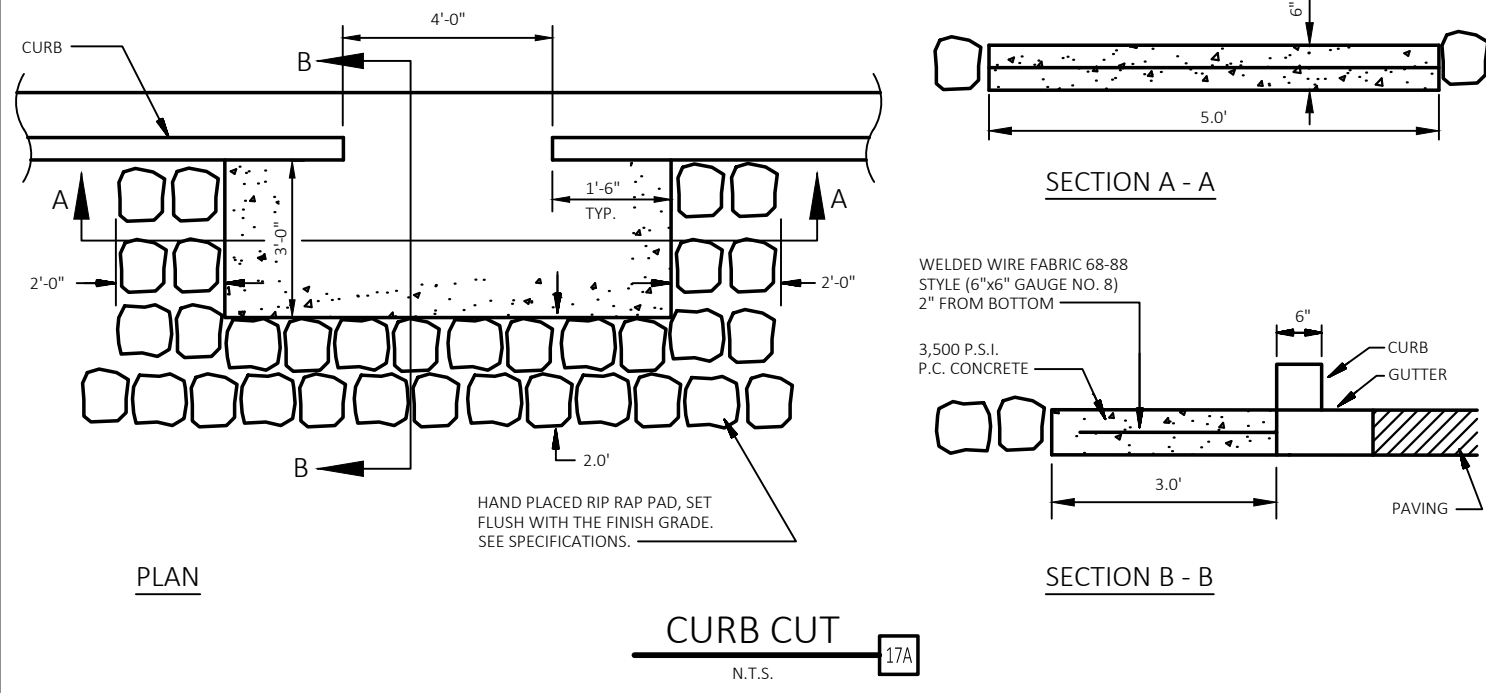
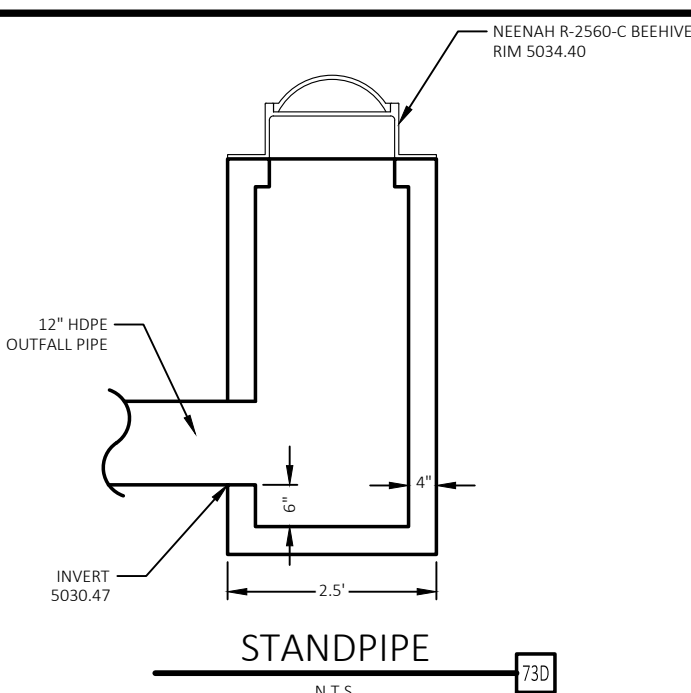
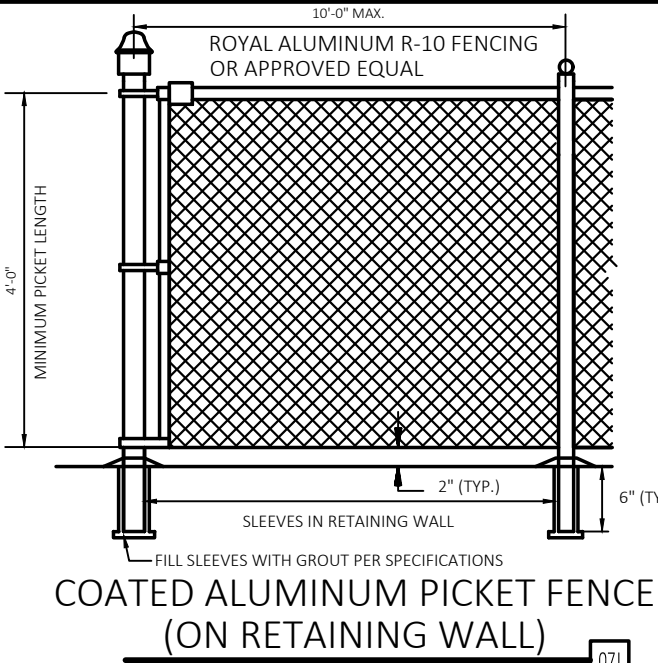
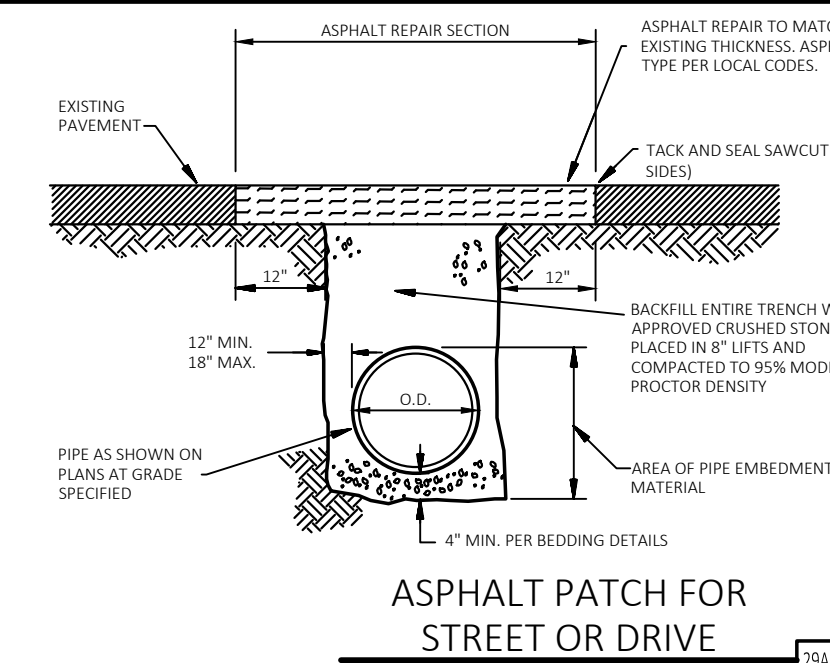
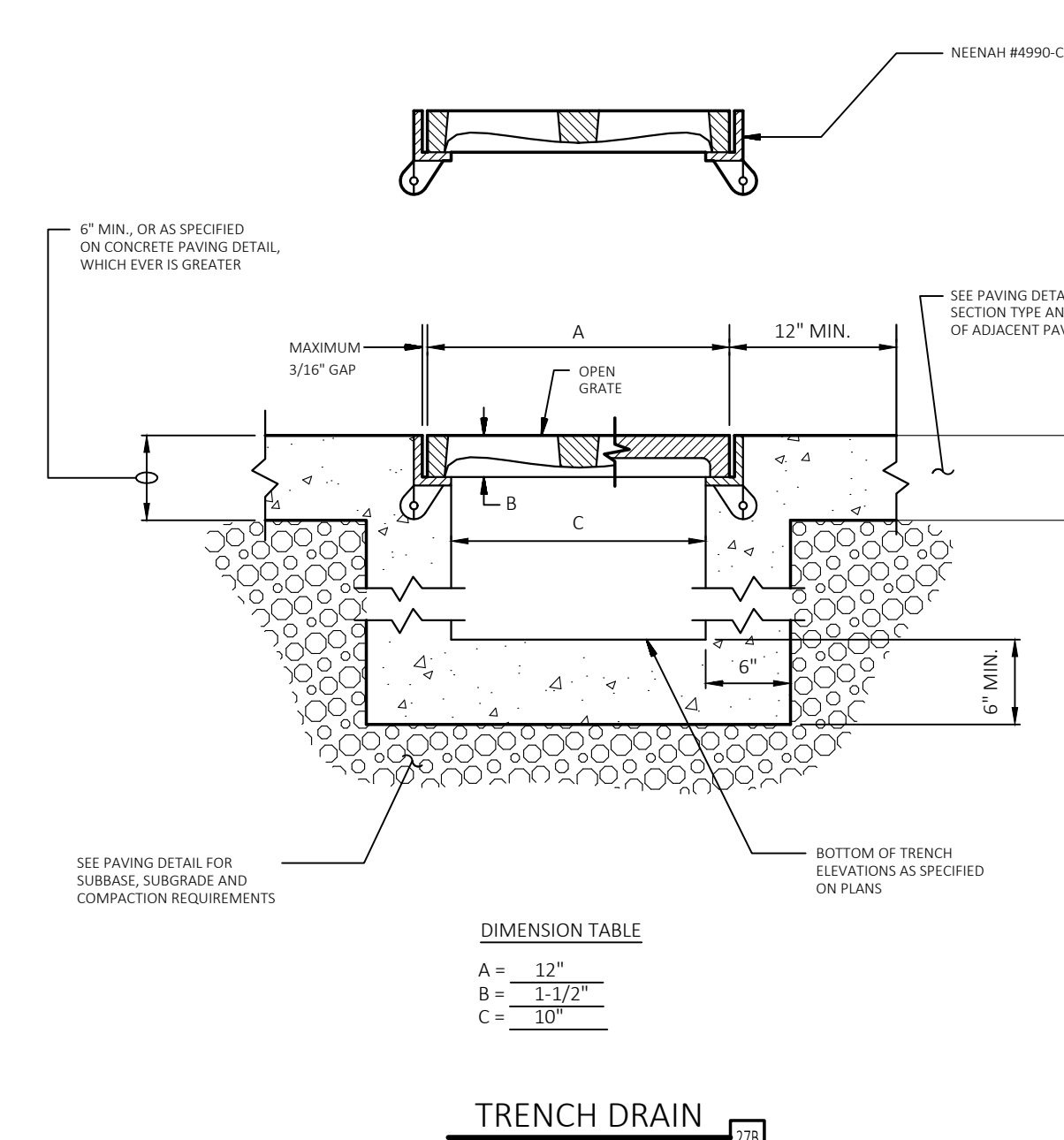
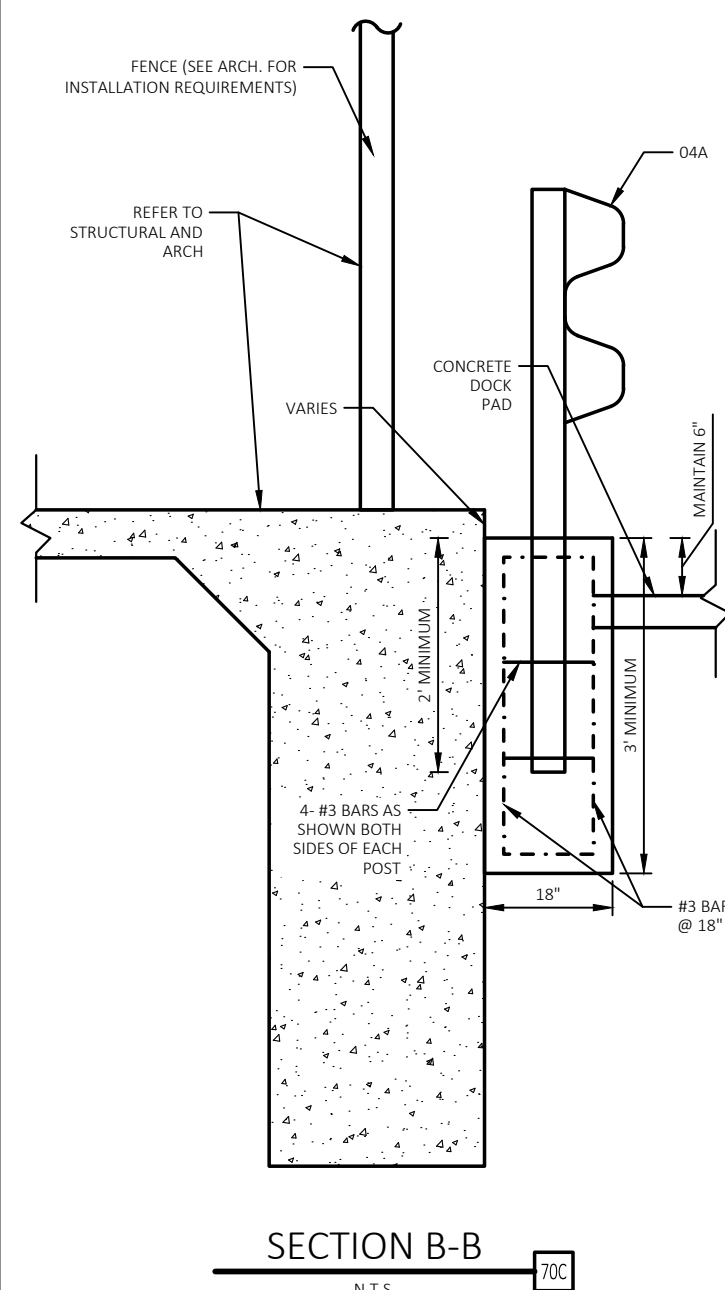
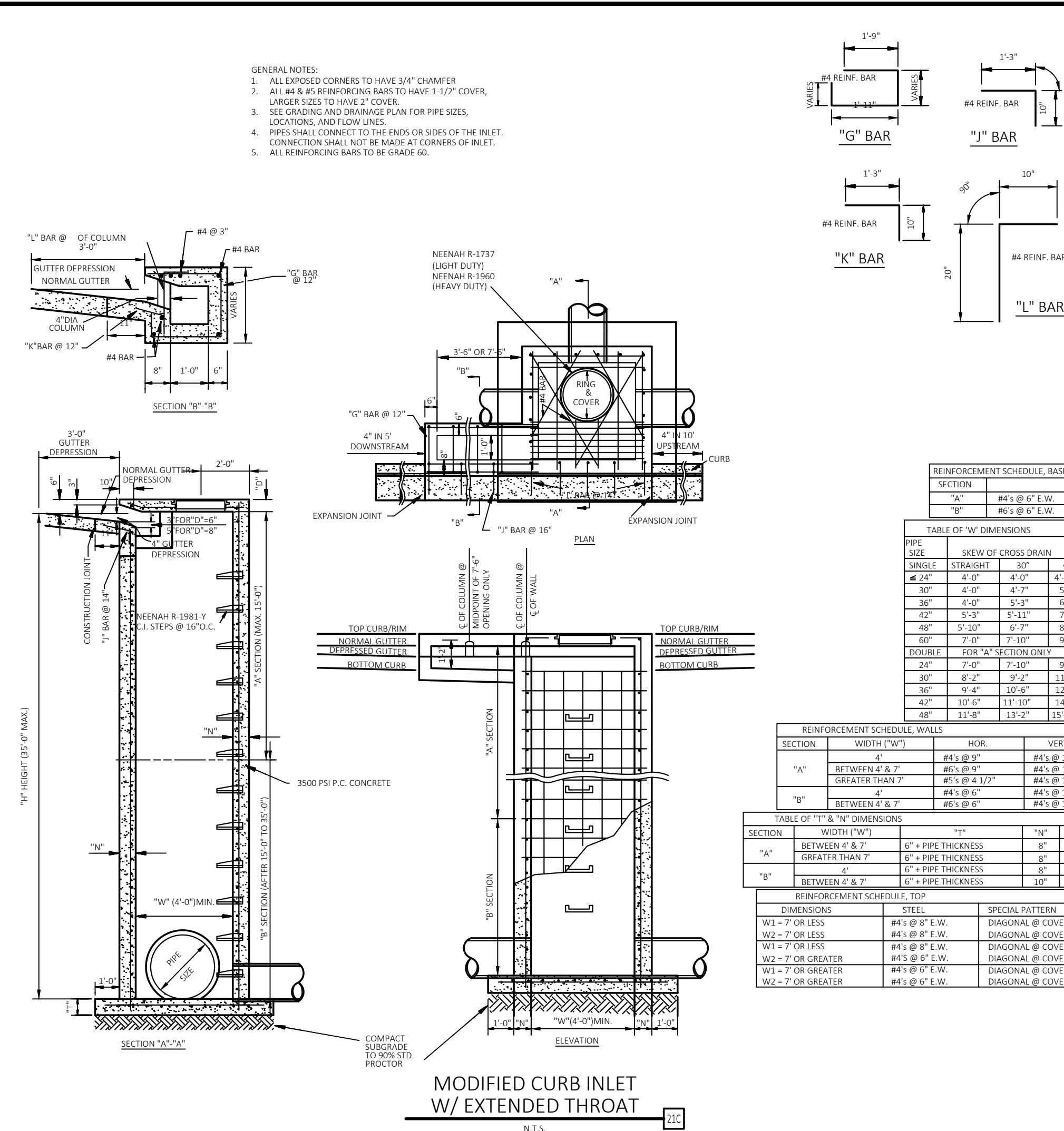
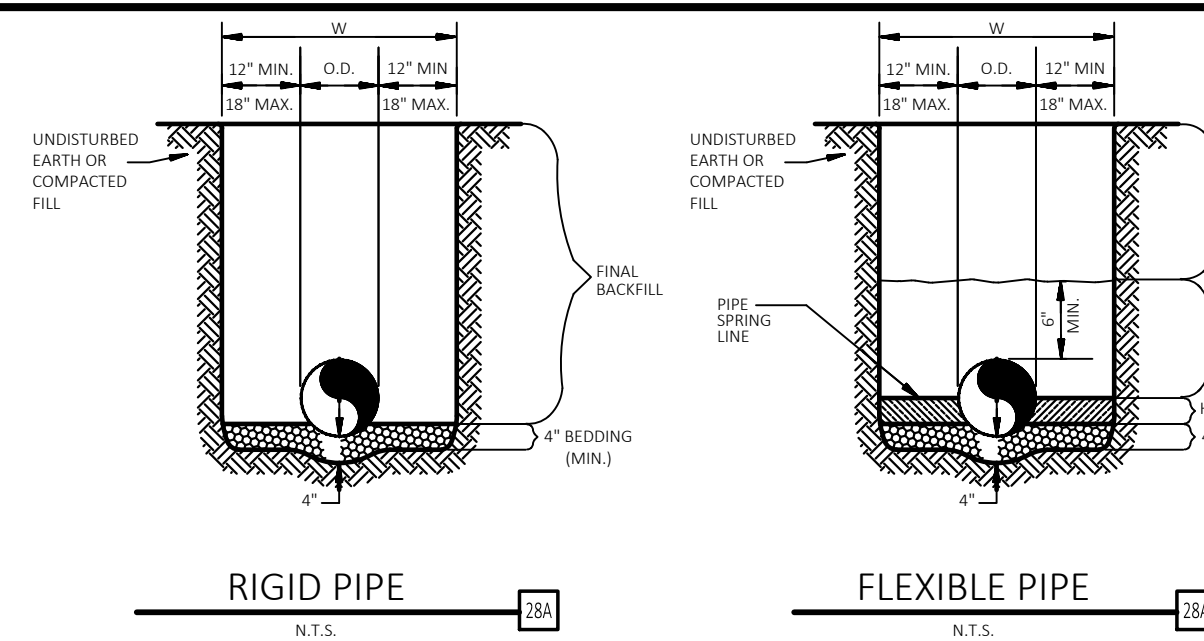
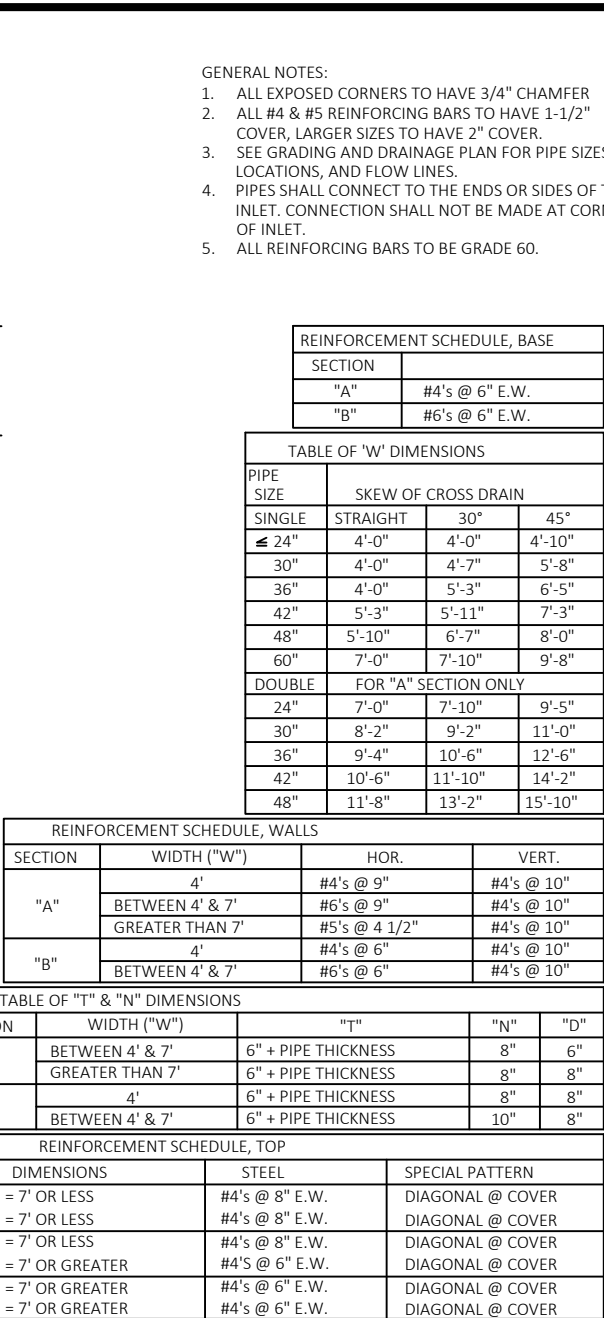
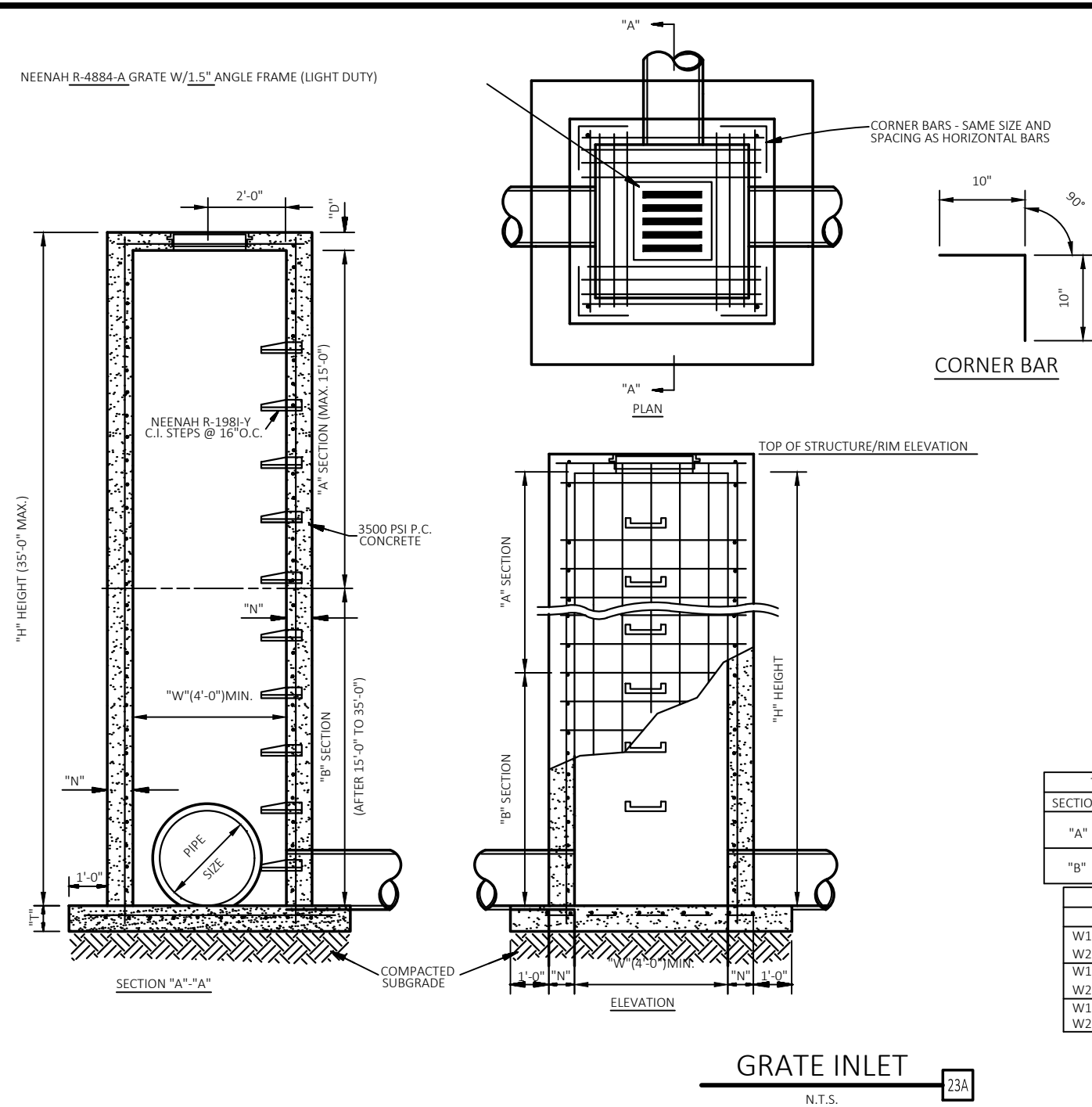
PROFESSIONAL OF RECORD	JDG
PROJECT MANAGER	JEH
DESIGNER	HMK/MDT
CEI PROJECT NUMBER	32348
DATE	8/11/2022
REVISION	REV-C

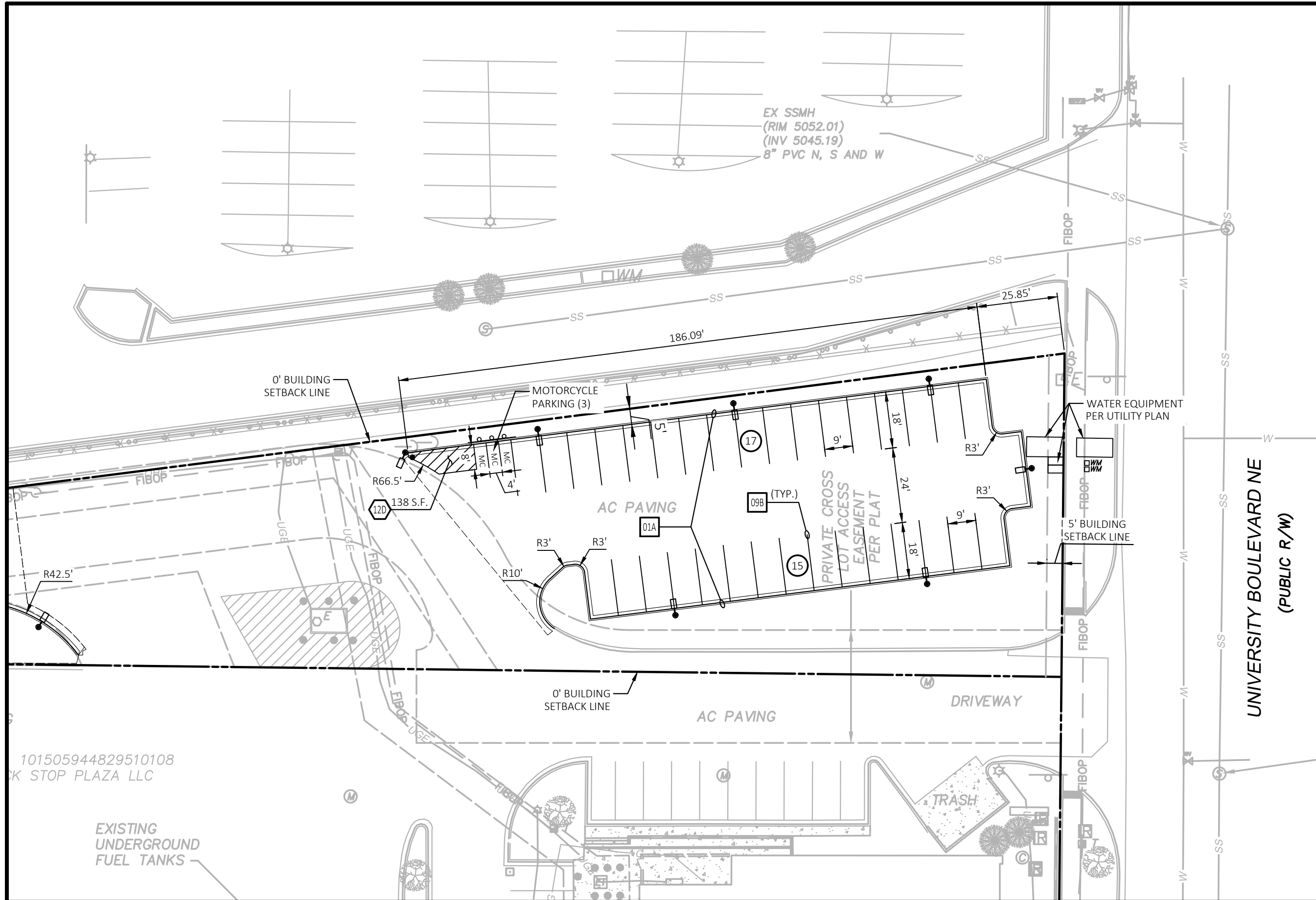
GRADING PLAN

SHEET TITLE
SHEET NUMBER

C4.0

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SITE DATA	
SITE AREA	3.94 ACRES (172,000 ± SF)
BUILDING AREA	44,503 SF
ZONING	NR-LM
PARKING REQUIRED	1/2,000 = 23 SPACES
PARKING PROVIDED	123 SPACES
ADA PROVIDED	8 SPACES

TEMPORARY SITE BENCHMARK

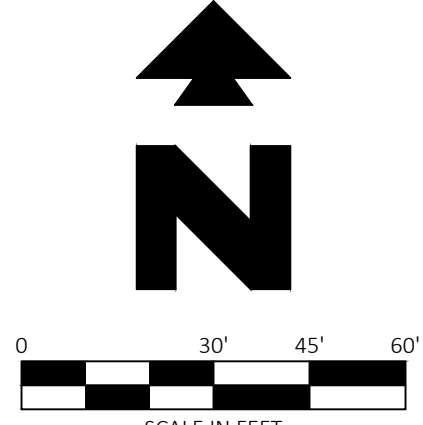
TBM EXISTING STORM DRAIN MANHOLE
RIM OUTSIDE WEST BOUND LANE MENAUL BLVD NE
ELEV= 5037.92

NOTE:

SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

NOTE:

REFER TO STRUCTURAL DRAWINGS FOR FROST SLAB DETAILS.
CLOSELY COORDINATE GRADING AT FROST SLABS AND SURROUNDING PAVEMENT FOR A SMOOTH TRANSITION.



- GENERAL SITE NOTES**
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A & 08B OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 09B.
 - ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
 - ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.
 - THIS DEVELOPMENT IS DETERMINED TO BE A WHOLESALE AND DISTRIBUTION BUSINESS DURING THE SKETCH PLAT REVIEW MEETING.
 - PLEASE REFER TO SHEETS 21 AND 22, THE ALTA/NSPS LAND TITLE SURVEY, FOR EASEMENT DESCRIPTIONS.

EXISTING LEGEND

	CENTERLINE		UTILITY POLE
	SUBJECT PROPERTY		GUY WIRE ANCHOR
	RIGHT-OF-WAY LINE		PVC RISER, NUMBER & SIZE AS SHOWN
	ADJOINING PROPERTY		ELECTRICAL METER
	EASEMENT LINE		ELECTRICAL VAULT
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	CONCRETE SIDEWALK		ELECTRICAL BOX
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	RETAINING WALL		CABLE TELEVISION PULLBOX
	OVERHEAD ELECTRICAL		CABLE TELEVISION VAULT
	UNDERGROUND ELECTRICAL		TRAFFIC SIGNAL LIGHT
	GAS LINE		TRAFFIC SIGNAL FLASHER
	FIBER OPTIC LINE		PEDESTRIAN SIGNAL
	CABLE TV LINE		TRAFFIC VAULT
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	WATER BOX		STREET LIGHT VAULT
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	WATER VALVE		NATURAL GAS VAULT
	WATER BLOW-OFF		NATURAL GAS MANHOLE
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	REMOTE FDC		TELEPHONE VAULT
	STORM DRAIN MANHOLE		TELEPHONE MANHOLE
	STORM DRAIN DROP INLET		TELEPHONE PEDESTAL
	CATCH BASIN		FIBER OPTIC MANHOLE
	SIGN		FIBER OPTIC VAULT
	BOLLARD POST		FIBER OPTIC PEDESTAL
	FLAG POLE		FIBER OPTIC PULLBOX
	TREES		SANITARY SEWER MANHOLE
	UTILITY VAULT - UNKNOWN		SANITARY SEWER CLEAN OUT
	UTILITY PULLBOX - UNKNOWN		SANITARY SEWER VAULT
	UTILITY MANHOLE - UNKNOWN		GREASE TRAP/INTERCEPTOR MANHOLE
	ELECTRIC PEDESTAL		VAPOR AND MONITORING WELLS (ABANDONED IN PLACE)

PROPOSED LEGEND

	PROPERTY LINE/RIGHT OF WAY LINE		GRATE INLET
	CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.		CURB INLET
	FIRE ACCESS		FIRE HYDRANT
	SAWCUT		FDC
	FENCE		VALVE
	BUILDING CONTROL POINT		LIGHT POLE (PER MEP.)
	PROPOSED PARKING SPACES		BOLLARD
	LIMITS OF SIDEWALKS AND CONCRETE APRONS		BOLLARD GUARD
	TRENCH DRAIN		SIGN
			CANOPY COLUMNS

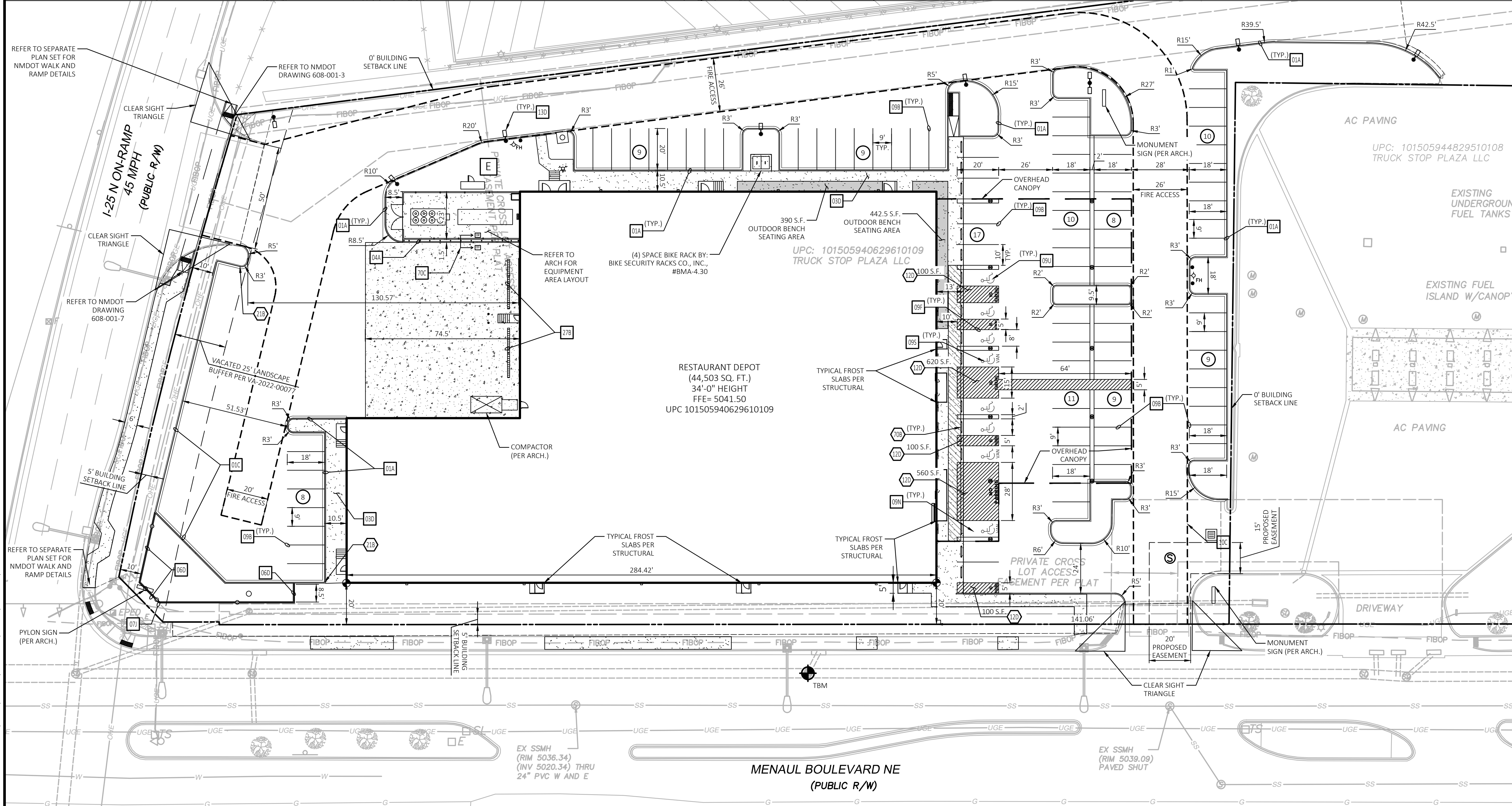
SITE DETAILS

- 01A TYPE A CONCRETE CURB AND GUTTER
- 01C TYPE C CONCRETE RAISED CURB AND GUTTER
- 03D CONCRETE SIDEWALK
- 04A GUIDE RAIL
- 06D RETAINING WALL
- 07J CHAIN LINK FENCE ON RETAINING WALL
- 09B NINETY DEGREE PARKING SPACE STRIPING
- 09F 90 DEGREE ACCESSIBLE PARKING SPACE STRIPING
- 09N 90 DEGREE PARKING
- 09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
- 09U ACCESSIBLE PARKING SYMBOL
- 10C FIRE LANE MARKING
- 13D TYPICAL 39' LIGHTING POLE BASE
- 47C COMMON TRENCH DETAIL ELECTRIC TELEPHONE FIRE ALARM CABLE
- 70C SECTION B-B

SITE NOTES

- 12D 4 INCH WHITE PAINTED YELLOW STRIPES, 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL).
- 21B TAPER CURB FROM 12" TO 6" OVER 12'
- 70B HOOP-STYLE PARKING STOP

NO.	DATE	REVISIONS DESCRIPTION
Δ	04/08/2022	FOR BIDDING
Δ	04/12/2022	FOR PERMIT
Δ	06/27/2022	PLAN REVIEW REV'S (REV #2)



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

RESTAURANT DEPOT
1901 MENAUL BLVD NE
ALBUQUERQUE, NEW MEXICO

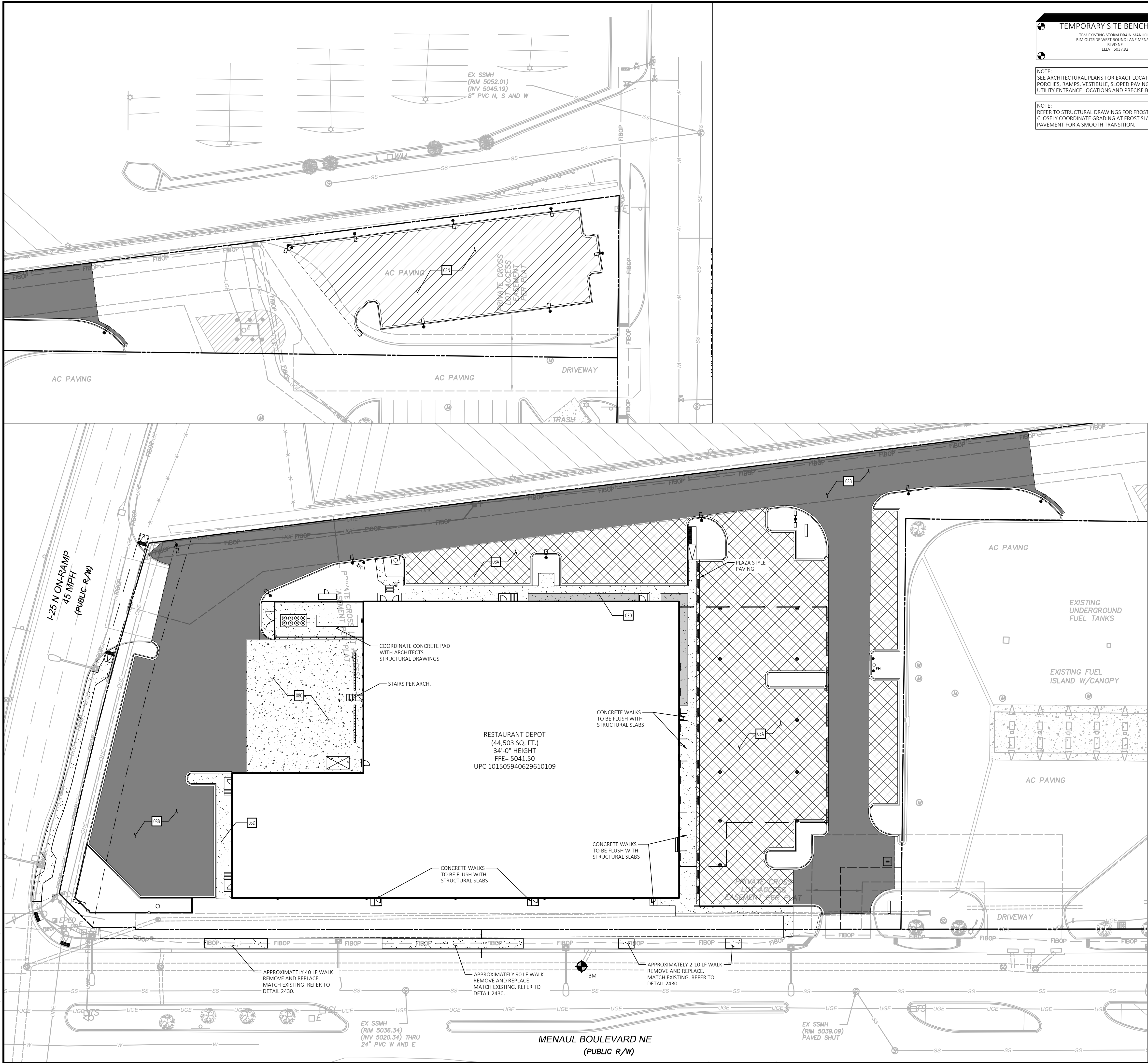
PROFESSIONAL OF RECORD	JDG
PROJECT MANAGER	JEH
DESIGNER	HMK/MDT
CEI PROJECT NUMBER	32348
DATE	9/6/2022
REVISION	REV-0

SITE PLAN

SHEET TITLE
SHEET NUMBER

C2.0

DRAWING LOCATION: P:\202003\23248\DRAWINGS\DESIGNWORKING\23248-EP.DWG - SAVED BY: HKDD



TEMPORARY SITE BENCHMARK

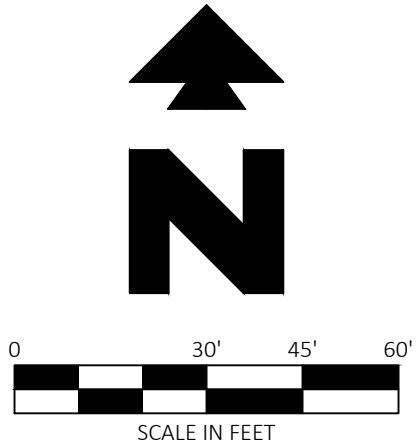
TBM EXISTING STORM DRAIN MANHOLE
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BLVD/VE
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CLOSELY COORDINATE GRADING AT FROST SLABS AND SURROUNDING PAVEMENT FOR A SMOOTH TRANSITION.



Know what's below.
Call before you dig.

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	UTILITY VAULT - UNKNOWN		SANITARY SEWER VAULT
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	UTILITY MANHOLE - UNKNOWN		VAPOR AND MONITORING WELLS (ABANDONED IN PLACE)
	ELECTRIC PEDESTAL		

PROPOSED LEGEND

	PROPERTY LINE/RIGHT OF WAY LINE
	CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
	LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)

PAVING DETAILS

	03D CONCRETE SIDEWALK
	08A STANDARD DUTY ASPHALT PAVING
	08B HEAVY DUTY ASPHALT PAVING
	08C HEAVY DUTY CONCRETE PAVING (REINFORCED)
	08N ASPHALT OVERLAY

NO.	DATE	REVISIONS DESCRIPTION
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3	06/27/2022	PLAN REVIEW REV'S (REV #2)

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
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RESTAURANT DEPOT
1901 MENAUL BLVD NE
ALBUQUERQUE, NEW MEXICO

PROFESSIONAL OF RECORD	JDG
PROJECT MANAGER	JEH
DESIGNER	HMK/MDT
CEI PROJECT NUMBER	32348
DATE	9/6/2022
REVISION	REV-0

PAVING PLAN
SHEET TITLE
SHEET NUMBER

C3.0

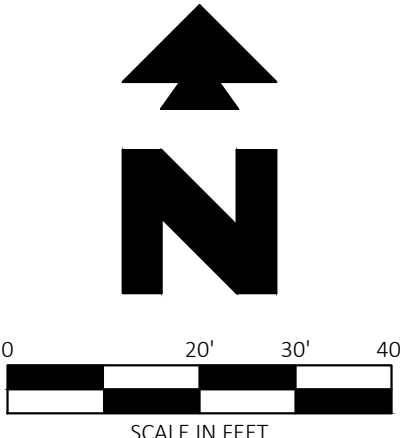
DRAWING LOCATION: P:\2020\32348\DRAWINGS\DESIGNWORKING\32348-EP.DWG - SAVED BY: HKDD
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NO.	DATE	REVISIONS DESCRIPTION
▲	04/08/2022	FOR BIDDING
▲	04/12/2022	FOR PERMIT
▲	06/27/2022	PLAN REVIEW REV'S (REV #2)

SITE BENCHMARK

EXISTING STORM DRAIN MANHOLE IN OUTSIDE WEST BOUND LANE
MENAUL BLVD NE
ELEV= 5037.02

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

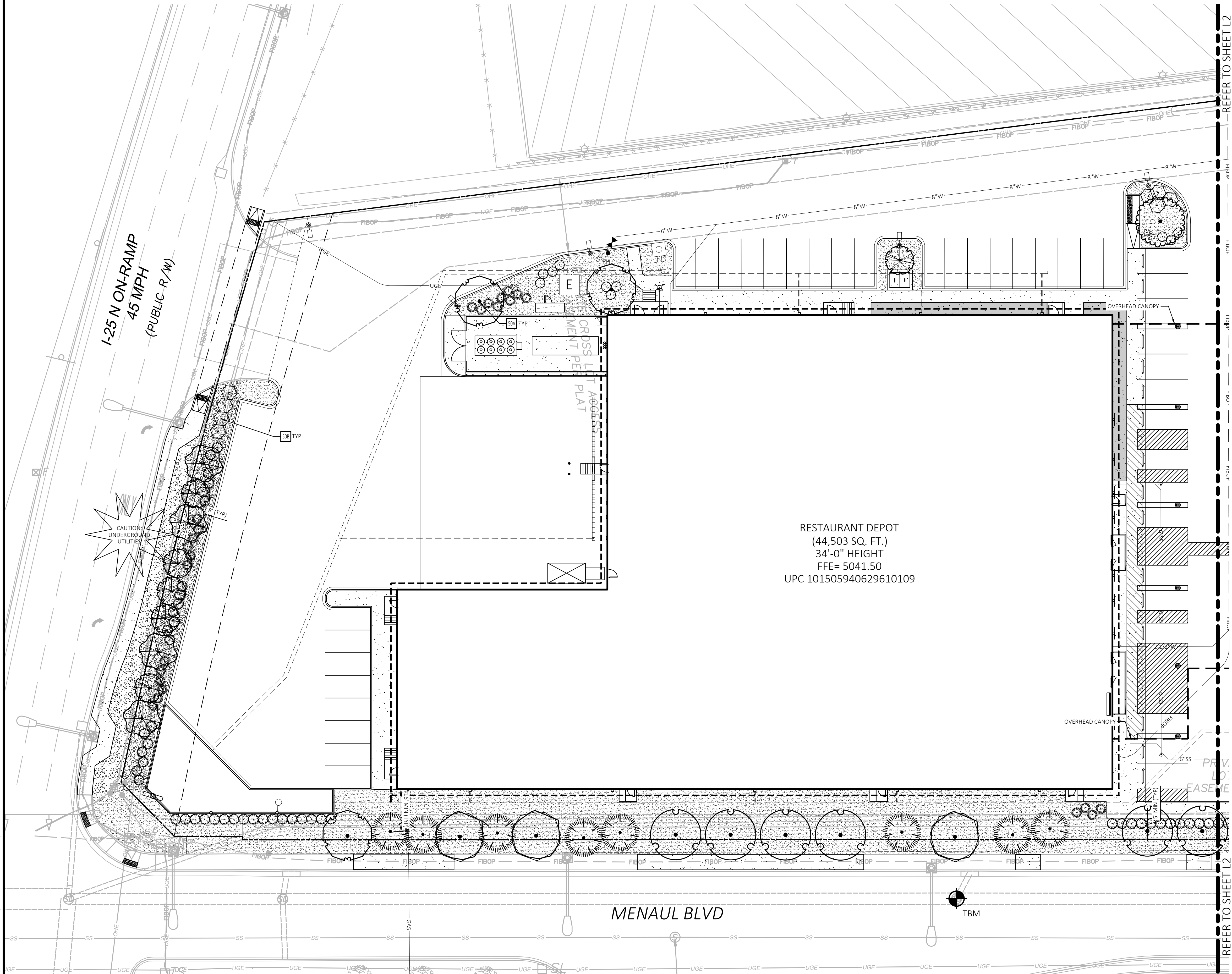


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Land and Life

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EXISTING LEGEND	
CENTERLINE	UTILITY POLE
SUBJECT PROPERTY	GUY WIRE ANCHOR
RIGHT-OF-WAY LINE	PVC RISER, NUMBER & SIZE AS SHOWN
ADJOINING PROPERTY	ELECTRICAL METER
EASEMENT LINE	ELECTRICAL VAULT
BUILDING SETBACK LINE	ELECTRICAL MANHOLE
CONCRETE HATCH	ELECTRICAL PULLBOX
CONCRETE SIDEWALK	ELECTRICAL BOX
CHAIN LINK FENCE	ELECTRICAL TRANSFORMER
SCREEN WALL	CABLE TELEVISION PEDESTAL
RETAINING WALL	CABLE TELEVISION PULLBOX
OVERHEAD ELECTRICAL	CABLE TELEVISION VAULT
UNDERGROUND ELECTRICAL	TRAFFIC SIGNAL LIGHT
GAS LINE	TRAFFIC SIGNAL FLASHER
FIBER OPTIC LINE	PEDESTRIAN SIGNAL
CABLE TV LINE	TRAFFIC VAULT
WATER LINE	TRAFFIC SIGNAL CABINET
STORM DRAIN LINE	TRAFFIC SIGNAL PULLBOX
SANITARY SEWER LINE	STREET LIGHT PULLBOX
WATER METER	STREET LIGHT
WATER BOX	STREET LIGHT VAULT
WATER MANHOLE	AREA LIGHT
WATER AIR RELEASE VALVE	GROUND LIGHT
IRRIGATION CONTROL BOX	NATURAL GAS VALVE
FIRE HYDRANT	NATURAL GAS METER ASSEMBLY
WATER VALVE	NATURAL GAS VAULT
WATER BLOW-OFF	NATURAL GAS MANHOLE
FDC ON BLDG.	TELEPHONE PULLBOX
REMOTE FDC	TELEPHONE VAULT
STORM DRAIN MANHOLE	TELEPHONE MANHOLE
STORM DRAIN DROP INLET	TELEPHONE PEDESTAL
CATCH BASIN	FIBER OPTIC MANHOLE
SIGN	FIBER OPTIC VAULT
BOLLARD POST	FIBER OPTIC PEDESTAL
GATE	FIBER OPTIC PULLBOX
FLAG POLE	SANITARY SEWER MANHOLE
TREES	SANITARY SEWER CLEAN OUT
UTILITY VAULT - UNKNOWN	SANITARY SEWER VAULT
UTILITY PULLBOX - UNKNOWN	GREASE TRAP/INTERCEPTOR MANHOLE
UTILITY MANHOLE - UNKNOWN	
ELECTRIC PEDESTAL	

PROPOSED LEGEND	
BOUNDARY LINE	
RIGHT OF WAY LINE	
STORM DRAIN	
TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST ON SHEET L2)	

GENERAL LANDSCAPE NOTES

- REFER TO SHEET L3 FOR LANDSCAPE NOTES AND DETAILS
- REFER TO SHEET L2 FOR PLANT AND MULCH SCHEDULES
- LANDSCAPE CONTRACTOR SHALL ENSURE ALL TREES AND SHRUBS ARE ADEQUATELY WATERED AND MAINTAINED FOR A PERIOD OF AT LEAST 2 YEARS OR UNTIL FULLY ESTABLISHED. ONCE TREES AND SHRUBS ARE FULLY ESTABLISHED LANDSCAPE MAINTENANCE CONTRACTOR SHALL MANUALLY WATER PLANTS AS NEEDED TO MAINTAIN PLANTS DURING DRY PERIODS.

CITY OF ALBUQUERQUE LANDSCAPE REQUIREMENTS			
AREA	REQUIREMENT	REQUIRED	PROVIDED
LANDSCAPE AREA	A MIN OF 15% OF THE NET LOT AREA (MINUS THE BUILDING AREA) SHALL BE LANDSCAPED	171,000 SF TOTAL SITE - 44,503 SF BUILDING = 126,497 SF x 15% = 18,974 SF REQUIRED	23,730 SF PROVIDED
	TOTAL LANDSCAPE AREA SHALL HAVE 75% COVERAGE BY LIVING LANDSCAPE MATERIAL	REQUIRED	PROVIDED
	A MIN OF 30% COVERAGE OF THE TOTAL LANDSCAPE AREA SHALL BE GROUND-LEVEL PLANTS. A MIN OF 5 SPECIES MUST BE USED	REQUIRED	PROVIDED
LANDSCAPE SETBACKS	FRONT SETBACK: 10 FOOT BUFFER		
	SIDE SETBACK: 6 FOOT BUFFER		
PARKING LANDSCAPE	ONE TREE IS REQUIRED PER 10 PARKING SPACES, NO PARKING SPACE SHALL BE MORE THAN 100' FROM A TREE	132 PARKING SPACES / 10 = 14 TREES REQUIRED	14 TREES PROVIDED
	AT LEAST 75% OF THE REQUIRED PARKING AREA TREES SHALL BE DECIDUOUS SHADE TREES	44 TOTAL TREES PROVIDED x 75% = 33 DECIDUOUS TREES REQUIRED	36 DECIDUOUS TREES PROVIDED
STREET TREES		MENAUL BLVD: 530 LF / 30 = 18 TREES REQUIRED	18 TREES PROVIDED
	STREET TREES ARE REQUIRED ALONG ALL ARTERIAL AND COLLECTOR STREETS AT A RATE OF 1 TREE PER 30 LF	I-25 RAMP: 245 LF / 30 = 9 TREES REQUIRED UNIVERSITY BLVD: 103 LF / 30 = 4 TREES REQUIRED	9 TREES PROVIDED 4 TREES PROVIDED

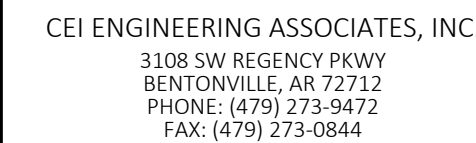
RESTAURANT DEPOT
1901-1915 MENAUL BLVD NE
ALBUQUEQUE, NEW MEXICO

FOR BIDDING
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	JDG
PROJECT MANAGER	JEH
DESIGNER	HMK
CEI PROJECT NUMBER	32348
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REVISION	REV-0

LANDSCAPE PLAN
SHEET TITLE
SHEET NUMBER

L1



RESTAURANT DEPOT

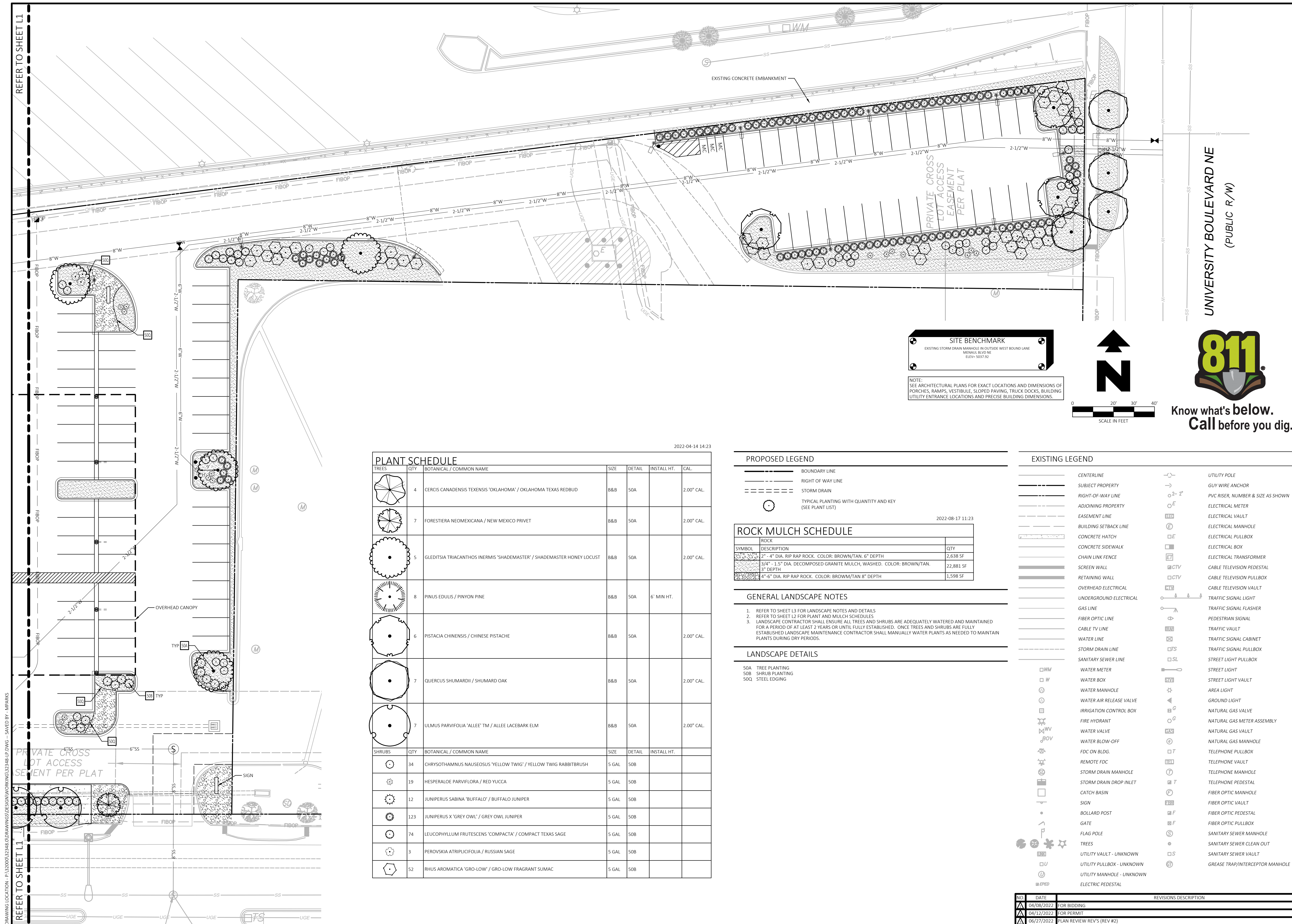
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PROJECT MANAGER	JEH
DESIGNER	HMK
CEI PROJECT NUMBER	32348
DATE	8/22/2022
REVISION	REV-C

LANDSCAPE PLAN
SHEET TITLE
SHEET NUMBER

L2



DRAWING LOCATION: P:\2000\23248\0 DRAWINGS\DESIGNWORKING\23248-1-P.DWG - SAVED BY: JPMARKS

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
- CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
- QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
- IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
- ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
- CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
- ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
- THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
- COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
- CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF IRRIGATION WATER AT ROOT AREA.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER. AS NEEDED, THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
- WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
- THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
- SEEDING ON SLOPES: HYDROSEED WITH GRASS SEED AS INDICATED ON PLANS. SEE LEGEND FOR SPECIFIC GRASS SEED TYPE. SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX, IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE. ALL SLOPES 2:1 OR GREATER SHALL BE COVERED WITH EROSION CONTROL BLANKET AS SHOWN IN THE EROSION CONTROL BLANKET DETAIL. SEE SPECIFICATIONS FOR SEED ESTABLISHMENT REQUIREMENTS.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
- LANDSCAPE CONTRACTOR SHALL ENSURE ALL TREES AND SHRUBS ARE ADEQUATELY WATERED AND MAINTAINED FOR A PERIOD OF AT LEAST 2 YEARS OR UNTIL FULLY ESTABLISHED. ONCE TREES AND SHRUBS ARE FULLY ESTABLISHED LANDSCAPE MAINTENANCE CONTRACTOR SHALL MANUALLY WATER PLANTS AS NEEDED TO MAINTAIN PLANTS DURING DRY PERIODS.

PLANTING NOTES

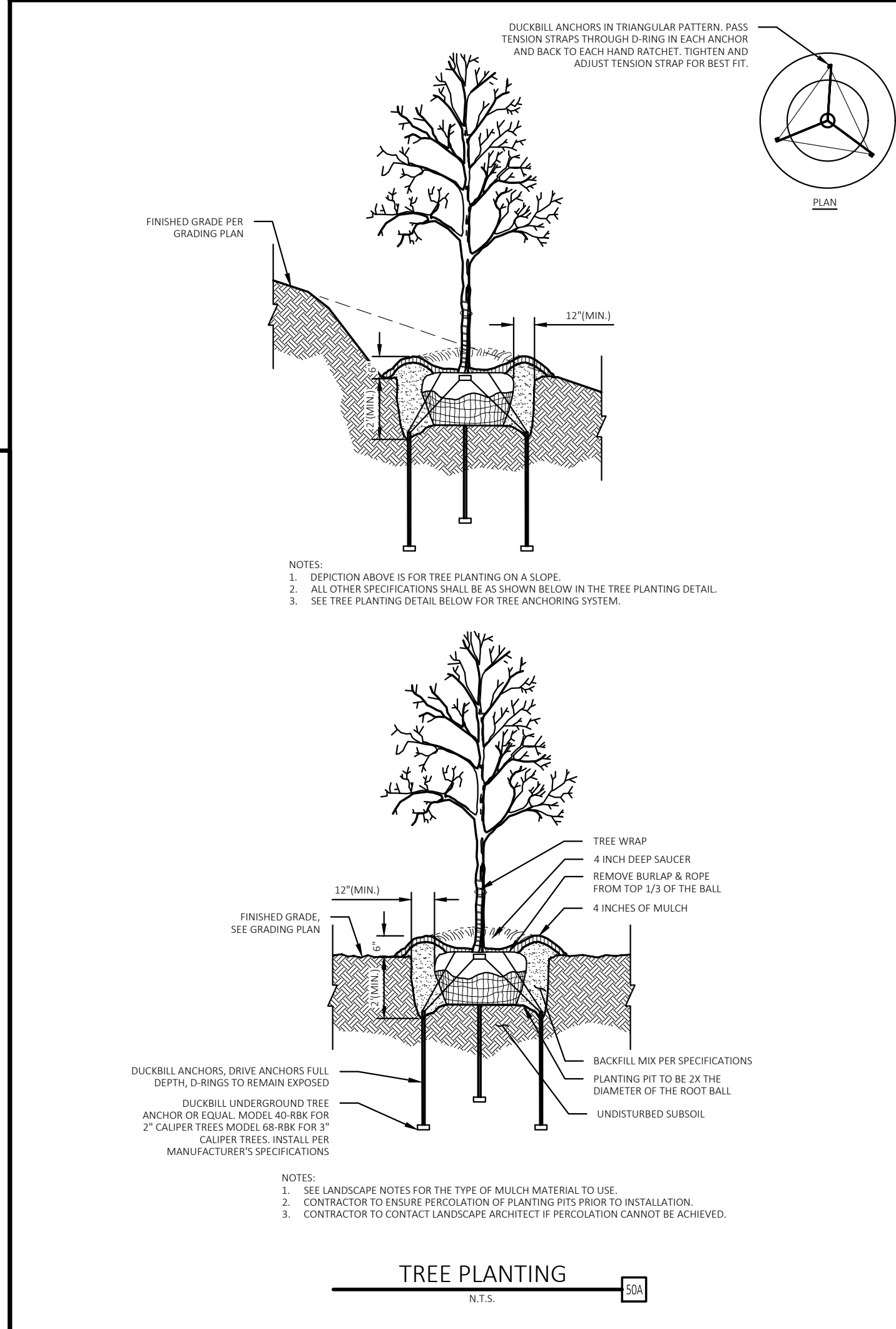
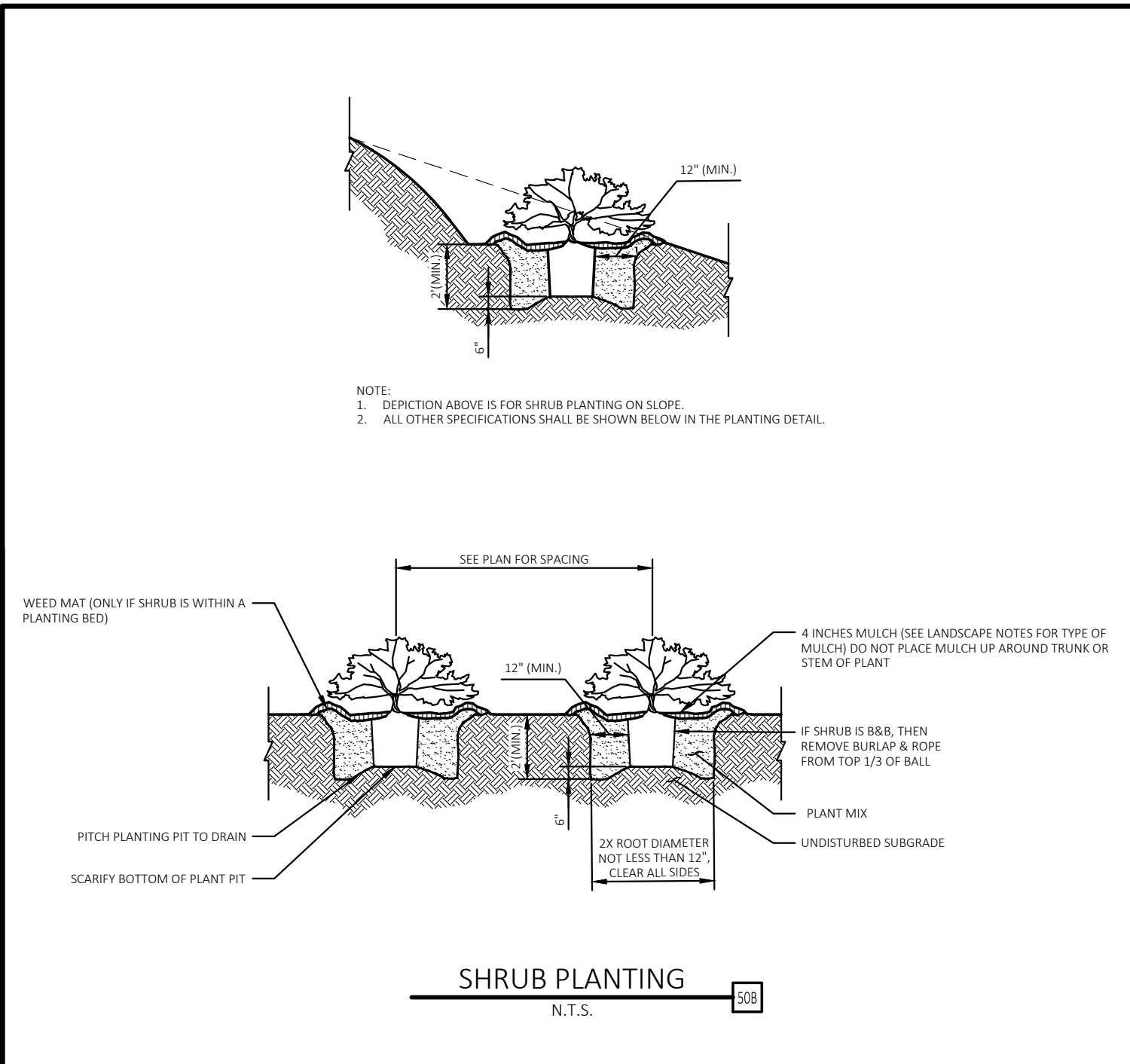
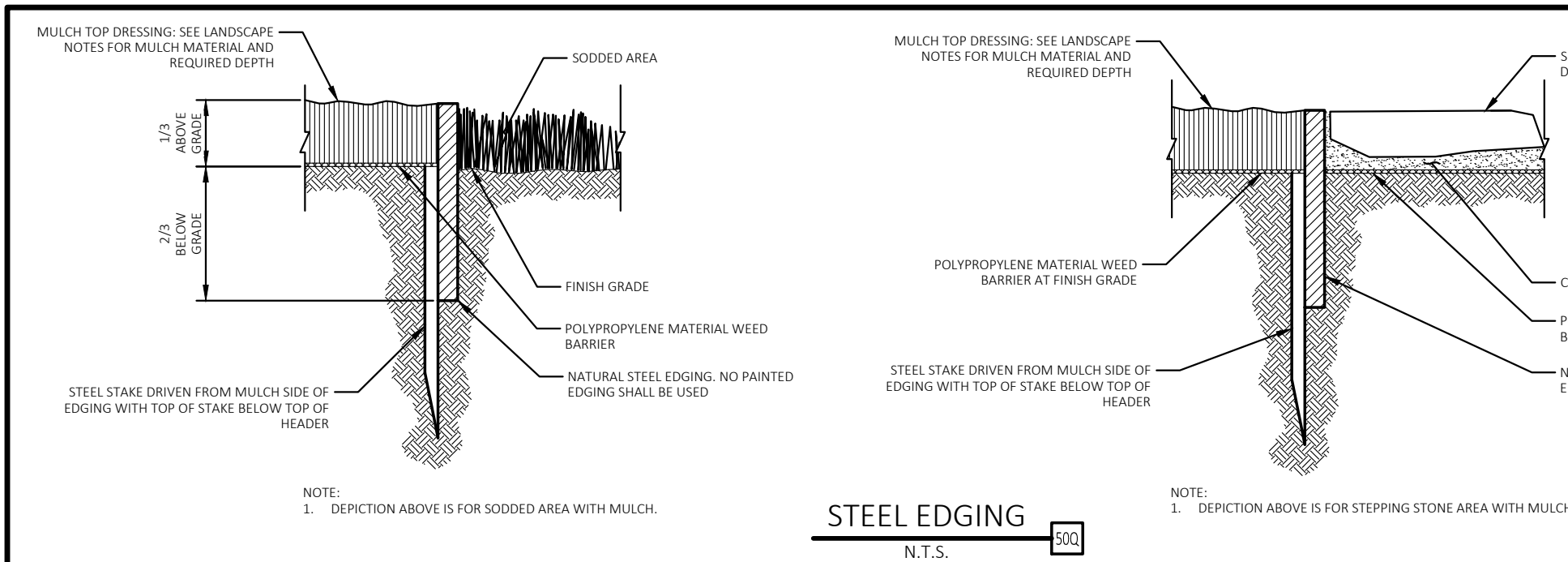
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIALS SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. THE TOP SIX INCHES OF FILL MATERIAL STRIPPED FROM SITE MAY BE UTILIZED FOR PLANTER OR TOPSOIL FILL IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF AND MULCH) MUST BE GRADED TO 1 1/2" BELOW ADJACENT PAVEMENT SURFACES.
- LOCATE SHRUBS A DISTANCE OF HALF OF THEIR AVERAGE MATURE SPREAD AWAY FROM WALKS, STRUCTURES, CONCRETE PADS, ETC. LOCATE GROUND COVER PLANTINGS A MINIMUM OF 2' FROM WALKS, STRUCTURES, CONCRETE PADS, ETC.
- ALL LAWN AREAS NOT OTHERWISE BORDERED BY WALKS, OR OTHER STRUCTURES, SHALL HAVE MANUFACTURED EDGING AS REQUIRED.
- TREES PLANTED ADJACENT TO PUBLIC ROADS AND PEDESTRIAN SIDEWALKS SHALL BE PRUNED SUFFICIENTLY TO AVOID VISUAL BLOCKS TO INTERSECTING VEHICULAR ACCESS OR INTERFERENCE WITH PEDESTRIAN WALKWAYS. TREES WITH A 4" OR LARGER CALIPER SHALL BE PRUNED UP TO 6'-0" ABOVE PAVEMENTS.
- ALL TREES WITHIN 4' OF PAVED SURFACES (SUCH AS CURBS, WALLS, BUILDINGS AND SIDEWALKS) SHALL BE PROVIDED WITH A DEEP ROOT BARRIER CONTROL DEVICE OR EQUAL. INSTALL PER MFR'S SPECIFICATIONS.
- TOPSOIL DEPTH SHALL BE AS FOLLOWS:
PLANTER BEDS - 12" MINIMUM
GRASS/SOD AREAS - 4" MINIMUM (AFTER COMPACTION)
- BACKFILL ALL TREES, SHRUBS, GROUND COVER WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART SOIL CONDITIONING WITH WOOD MULCH.
- THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLE PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS (WHEN FULLY FLOODED WITH WATER) SHALL DRAIN WITHIN 1 HOUR OF FILLING. ENSURE THAT ALL PLANT PITS HAVE POSITIVE DRAINAGE.
- ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURE'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
- FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
- ALL PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST
- ALL TREES AND SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL.
- ANY ROPE OR WIRE BINDING THE BALL SHALL BE CUT PRIOR TO PREVENT GIRDLING OF THE TREE. REMOVE WIRE, TWINE, AND BURLAP FROM THE TOP HALF OF ALL B&B PLANT MATERIAL.
- IF A NON-BIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.
- PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE PROPER ROOT DEVELOPMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. TREES & SHRUBS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER DELIVERY.
- ALL TREES MUST BE STRAIGHT-TRUNKED, FULL-HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL TREES MUST BE STAKED AS SHOWN IN THE DETAILS.
- NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER.
- MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES UNLESS OTHERWISE SPECIFIED.
- A FOUR INCH (4") TOP DRESSING/MULCHING OF BROWN/TAN 3/4" - 1.5" DIA. DECOMPOSED GRANITE MULCH SHALL BE PLACED IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL HAVE TOP DRESSING TO THE OUTSIDE EDGE OF THE MANUFACTURED EDGING OR LANDSCAPE ISLAND. (SEE PLANTING DETAILS) TOP DRESSING CAN BE WOOD MULCH, ROCK, OR ANY OTHER DECORATIVE MATERIAL SPECIFIED ON PLANS. SEE LANDSCAPE PLAN FOR TYPE.
- THE FOLLOWING PLANTING SEASONS ARE RECOMMENDED:
EVERGREEN SHRUBBERY OCT-MAR
DECIDUOUS SHRUBBERY & TREES OCT-MAR
EVERGREEN TREES OCT-MAR

PLANT GUARANTEE, REPLACEMENT AND MAINTENANCE

- A. GUARANTEE:
ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREAS HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEEDED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER THAN 1 SQUARE FOOT, AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL SEEDED LAWN AREA.
- B. REPLACEMENT:
ANY PLANT UNDER THIS SPEC WHICH IS DEAD, MISSING, UNHEALTHY, OR OTHERWISE NOT ACCEPTABLE AND NOT IN SATISFACTORY GROWING CONDITION DURING CONSTRUCTION MAINTENANCE PERIOD, OR AT THE END OF THE GUARANTEE PERIOD, SHALL BE REMOVED FROM SITE AND REPLACED WITH SUITABLE, ACCEPTABLE PLANT AS SPECIFIED, WITHIN FIVE (5) DAYS.
- C. MAINTENANCE:
GENERAL CONTRACTOR SHALL PROVIDE TWO YEARS OF LANDSCAPE MAINTENANCE, FROM THE TIME THE PROJECT RECEIVES THE CERTIFICATE OF OCCUPANCY AND THERE AFTER, FOR ALL NEW LANDSCAPE. IF EXISTING LANDSCAPE EXISTS ON-SITE, GENERAL CONTRACTOR IS TO PROVIDE THE OPTION OF MAINTENANCE FOR THE OWNER'S REVIEW.

HERBICIDES NOTES

- APPLICATION OF HERBICIDES SHALL BE IN COMPLIANCE WITH STATE PESTICIDES REGULATIONS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONSULT WITH THE REGULATORY AGENCIES FOR LOCAL HERBICIDES APPLICATION REQUIREMENTS.
- IF THERE IS A DISCREPANCY BETWEEN STATE REGULATIONS AND ADDITIONAL REQUIREMENTS BELOW, MOST STRINGENT SHALL RULE
- NO AERIAL APPLICATION OF HERBICIDES IS PERMITTED ON SITE.
- CARCINOGENS AND EPA TOXIC CATEGORY I AND II ARE PROHIBITED TO USE ON SITE.



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LANDSCAPE NOTES

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L3