

EROSION AND SEDIEMNT CONTROL PLAN -
BUILDING PERMIT

TOTAL SITE ACRES 7.0 ACRES
TOTAL DISTURBED AREA 3.5 ACRES

REFER TO ESC 102 FOR EROSION CONTROL
GENERAL NOTES AND REQUIREMENTS. REFER
TO SITE SWPPP FOR ADDITIONAL COMPLIANCE
REQUIREMENTS. REFER TO THE ESC BMP
DETAILS FOR INSTALLATION, INSPECTION AND
MAINTENANCE REQUIREMENTS. REFER TO ESC
103 FOR COA ZONE ATLAS LOCATOR.

STAGING / STORAGE AREA -
EXTENDS TO THE NORTH
PARKING LOT CURB - SEE ESC
PLAN - GRADING PERMIT FOR
FULL EXTENTS

OUTFALL -
DISCHARGE
POINT #1

OUTFALL - DISCHARGE
POINT #2 - MONITOR
STORM DRAIN OUTLET

ESC PLAN LEGEND

- LIMITS OF DISTURBANCE / PERMITTED AREA
- PERIMETER BMP - USE EXISITNG CURB / GUTTER
- PERIMETER BMP - AT CONSTRUCTION FENCE (SF/WF, FILTER SOX AT BASE ON PAVEMENT)
- INLET / OUTLET PROTECTION
- CWA
- VTC
- SANITARY TOILETS (STAGING AREA)
- CONSTRUCTION TRAILER (STAGING AREA)
- DUMPSTER (STAGING AREA)
- FLOW DIRECTION
- TEMP SEDIMENT TRAP - MONITOR FOR MAINTENANCE

NOTE - OPERATOR TO DETERMINE
LOCATION OF SECURITY FENCING.
GRAVEL FILTER BAGS (SOX),
WINDFENCE TO BE PLACED INSIDE

PROPOSED BUILDING

EXISTING FIRST BAPTIST CHURCH

BROADWAY BOULEVARD

CENTRAL AVENUE

GRADING KEYNOTES

- HDPE (N12 WT, OR APPROVED EQUAL) STORM DRAIN PIPE.
- STORM DRAIN MANHOLE PER COA STD DWG 2102.
- NEW 12" NYLOPLAST DOME GRATE INLET. TG=67.75
- NEW 24" NYLOPLAST INLET OR APPROVED EQUAL. CONTRACTOR TO PROVIDE PEDESTRIAN RATED GRATE.
- NOT USED
- CONSTRUCT NEW MANHOLE PER COA STANDARD DRAWING 2102. TO CONNECT EXISTING SD TO NEW 15" LINE
- STORM DRAIN FITTING PER MANUFACTURES RECOMMENDATIONS.
- ROOF DRAIN, STUB TO WITHIN 5' OF BUILDING. SEE STRUCTURAL AND PLUMBING PLANS FOR INVERT AND SIZE.
- MATCH EXISTING.
- RETAINING WALL. SEE STRUCTURAL SHEETS FOR ADDITIONAL DETAILS
- CONNECT TO EXISTING ROOF DRAIN. CONTRACTOR TO FIELD VERIFY INVERT AND NOTIFY ENGINEER OF ANY DECFEPANCIES

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADEING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
- ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADEING AT THE END AND BEGINNING OF EACH DAY.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION". ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAIL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIAN AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

GRADING LEGEND

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| PROPERTY LINE | PROPOSED CURB & GUTTER |
| PROJECT LIMITS OF GRADING | DIRECTION OF FLOW |
| EXISTING INDEX CONTOUR | WATER BLOCK/GRADE BREAK |
| EXISTING INTERMEDIATE CONTOUR | PROPOSED STORM DRAIN LINE |
| EXISTING GROUND SPOT ELEVATION | PROPOSED STORM DRAIN MANHOLE |
| PROPOSED INDEX CONTOUR | PROPOSED STORM DRAIN INLETS |
| PROPOSED INTERMEDIATE CONTOUR | PROPOSED RETAINING WALL |
| PROPOSED FLOW LINE | EASEMENT |
| PROPOSED FINISHED GRADE SPOT ELEVATION | PROPOSED WATER HARVESTING AREAS (FIRST FLUSH REQUIREMENT) |
| TO-TOP OF CURB | |
| FL=FLOW LINE | |
| TS=TOP OF SIDEWALK | |
| TG=TOP OF GRATE | |
| FGL=FINISH GROUND HIGH | |
| FGL=FINISH GROUND LOW | |

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

BUILDING
PERMIT SET

ENGINEER

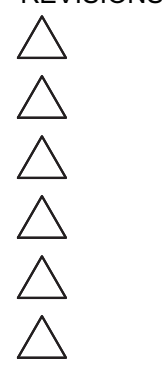


PROJECT

INNOVATE ABQ -
(aka LOBO RAINFOREST)
101 Broadway Blvd. NE
ALBUQUERQUE, NM 87102

BASE BUILDING -
ISSUED FOR
PERMIT

REVISIONS



DRAWN BY MDT
REVIEWED BY MDT
DATE 10-7-16
PROJECT NO.
DRAWING NAME

EROSION AND
SEDIMENT
CONTROL PLAN -
BUILDING PERMIT

SHEET NO.

ESC 101

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