

ABBREVIATIONS:

ADS	ADVANCE DRAINAGE SYSTEM	NAVD	NORTH AMERICAN VERTICAL DATUM
BoP	BOTTOM OF POND	NGS	NATIONAL GEODETIC SYSTEM
Bos	BOTTOM OF SWALE	NTS	NOT TO SCALE
BR	BRAKED TURN (SIDEWALK)	PC	POINT OF CURVATURE
CL	CENTERLINE	PI	POINT OF INTERSECTION
CMBQ	CORRUGATED METAL PIPE	PSI	POUNDS PER SQUARE INCH
CONC	CITY OF ALBUQUERQUE	PT	POINT OF TANGENCY
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE PIPE
DI	DUCTILE IRON	RT	RIGHT
EL	ELEVATION	RSW	RIGHT OF WAY
EOP	EDGE OF PAVEMENT	RS	SANITARY SEWER PIPE
EXIST/EXT	EXISTING	SS	SANITARY SEWER MANHOLE
ESMT	EASEMENT	SD	STORM DRAIN PIPE
FIN	FINISH FLOOR ELEVATION	SDMH	STORM DRAIN MANHOLE
FL	FLOWLINE	ST	SEPTIC TANK
FG	FINISHED GRADE	STA	STATION
GB	GRADE BRAKE	SW	SIDEWALK
GV	GATE VALVE	SWPP	STORMWATER POLLUTION PREVENTION PLAN
HDPE	HIGH DENSITY POLYETHYLENE	TOA	TOP OF ASPHALT
HP	HIGH POINT	TOS	TOP OF SWALE
H/W	HIGH WATER ELEVATION	TOP	TOP OF POND
ID	INNER DIAMETER	TOS	TOP OF SWALE
INV	INVERT	TYP	TYPICAL
LF	LINEAR FEET	VG	VALLEY GUTTER
LT	LEFT		
MIN	MINIMUM		

CITY OF ALBUQUERQUE GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION THROUGH UPDATE #9, REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS."
- ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY OR PUBLIC EASEMENTS MUST BE DONE FROM APPROVED WORK ORDER DOCUMENTS ISSUED BY THE CITY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- CONTRACTOR SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROTECTION OF PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650, SUBPART "P".
- AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- CONTRACTOR SHALL NOTIFY THE CONSTRUCTION ENGINEER (OR CITY PROJECT MANAGER) 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. ONLY THE CITY SURVEYOR SHALL REPLACE SURVEY MONUMENTS. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS/HER OWN EXPENSE, ADJUST THE MONUMENT CORRESPONDING TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO STANDARD SPECIFICATION SECTION 4.4.
- FOR CIP PROJECTS: SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL SUBMIT TO DMD, CONSTRUCTION COORDINATION DIVISION, A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL SUBMIT TO DMD, CONSTRUCTION COORDINATION DIVISION, A BARRICADE PERMIT. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF STANDARD SPECIFICATIONS. PERMIT REQUESTS MAY BE DENIED OR DELAYED DUE TO CONFLICTS WITH OTHER PROJECTS IN THE AREA.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT THE CITY SURVEYOR FOR LOCATION OF ANY EXISTING UTILITIES.
- CONTRACTOR SHALL ASSIST THE ENGINEER / INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND APPURTENANCES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS-BUILT" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES OR APPURTENANCES UNTIL ALL DATA HAVE BEEN RECORDED.
- CONTRACTOR SHALL ASSUME FINANCIAL RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, SIGNAGE, CURB & GUTTER, A.D.A. RAMPS, AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS, AND SHALL REPAIR OR REPLACE, PER THE STANDARD SPECIFICATIONS, ANY SUCH DAMAGE.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNAGE UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY AND OTHER JURISDICTIONAL AUTHORITIES WHERE APPLICABLE.

CITY OF ALBUQUERQUE WATER & SEWER NOTES:

- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING. EXISTING VALVES AND MANHOLES SHALL NOT BE BURIED OR PAVED OVER. RIMS SHALL BE ADJUSTED TO MATCH NEW GRADE PER C.O.A. STANDARD DRAWINGS 2460 AND 2461.
- MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD-VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.
- 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 FOURTEEN (14) DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ON LINE AT: [HTTP://ABQEWa.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEdURES.aspx](http://abqewa.org/water_shut_off_and_turn_on_procedures.aspx)
- PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900, DR18 REQUIREMENTS (6" TO 12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (6" TO 48").
- ALL WATERLINE FITTINGS, VALVES, BENDS, TEES, CROSSES AND APPURTENANCES SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS. THE JOINT RESTRAINT REQUIREMENTS SHOULD BE DELINEATED WITHIN A JOINT-RESTRAINT TABLE.
- ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE. EXCEPT WHEN PROFILED WITHIN A PROPOSED OR EXISTING STREET, WHEREIN STREET STATIONING SHALL GOVERN.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING No. 2465.
- ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO THE CITY STANDARD SPECIFICATIONS, LATEST EDITION.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES AND / OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. CONTRACTOR SHALL COORDINATE RELOCATION OF UTILITY LINES WITH AFFECTED UTILITY COMPANIES AS REQUIRED.
- CONTRACTOR SHALL INSTALL A 4" X 4" X 5' POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.
- CONTRACTOR SHALL PROVIDE THE PROPOSED HYDROSTATIC TESTING PLANS TO THE WATER AUTHORITY INSPECTOR FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS.
- AT UTILITY CROSSINGS, WHERE LESS THAN 18" OF VERTICAL SEPARATION FROM STORM DRAIN PIPING OR STRUCTURES IS PROPOSED, LEAN FIL CONSTRUCTION (PER SECTION 207 OF THE STANDARD SPECIFICATIONS) SHALL BE USED TO PROTECT THE WATER OR SEWER LINE. LEAN FIL SHALL EXTEND A PERPENDICULAR DISTANCE OF 5 FEET ON EACH SIDE OF THE STORM PIPE OR STRUCTURE.

CITY OF ALBUQUERQUE TRANSPORTATION NOTES:

- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECT ORIZED PAVEMENT MARKING BY CONTRACTOR AT THE SAME LOCATION AS EXISTING OR AS INDICATED ON THIS PLAN SET.
- WORK AFFECTING ARTERIAL ROADWAYS MAY REQUIRE TWENTY-FOUR-HOUR CONSTRUCTION.
- REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
- ANY DAMAGE TO THE EXISTING CURB & GUTTER, PAVEMENT, SIDEWALKS, STRIPING, OR SIGNAGE DURING CONSTRUCTION SHALL BE 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.
- CURB & GUTTER, SIDEWALKS, AND DRIVEPADS SHALL MATCH THE LINE AND GRADE OF ADJUTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
- THE SUBGRADE PREPARATION SHALL EXTEND ONE (1) FOOT BEYOND THE FREE EDGE OF NEW CURB & GUTTER AND SIDEWALK.
- CONTRACTOR SHALL TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE TWO FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50, OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.
- AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILL-OVER OR ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENT. IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.
- CONTRACTOR WILL INSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING AND REPLACING CURB & GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR SHALL SAW-CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED. REFER TO C.O.A. STANDARD DRAWING No. 2465 WITH THE APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.
- TWO WEEKS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE TRANSIT DEPARTMENT OF ANY IMPACT THE PROJECT WILL HAVE ON THE BUS SYSTEM, SUCH AS CAUSING A DETOUR OR THE CLOSURE OR REDUCTION OF BUS STOP. THE CONTACT PERSON IS DOUGLAS GOFF, OFFICE PHONE 724-3137, CELL PHONE 206-0151, OR E-MAIL: DGOFF@CABQ.GOV

CITY OF ALBUQUERQUE OTHER COMMON NOTES:

- RCP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATION. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO THE LAYOUT OF THE PIPE. RCP JOINTS SHALL NOT BE GROUDED UNLESS DIRECTED BY THE ENGINEER WITH CITY APPROVAL.
- CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL DETERMINE IN ADVANCE OF CONSTRUCTION IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, GUYS, ETC., ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTIONS TO CONSTRUCTION OPERATIONS ARE PRESENT, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION, ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- PNM WILL PROVIDE, AT NO COST TO THE CITY OR THE CONTRACTOR, THE NECESSARY PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY. LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION AND ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION BEGINS.
- THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, CABLES OR PIPES. REPRESENTATION PERTAINING THEREIN IS THE ENGINEER'S NO RESPONSIBILITY OR LIABILITY THEREFORE. CONTRACTOR SHALL FIELD-VERIFY THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS/HER FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES.
- CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITIES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO STORM SEWER, WATER LINE, AND/OR SEWER LINE COSTS.
- CONTRACTOR SHALL SUPPORT AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES, CABLE TELEVISION, AND/OR CABLE TV LINES. IF UTILITIES AT NO ADDITIONAL COST TO THE OWNER, CABLE SHALL BE SUPPORTED AT A MAXIMUM SPACING OF FIFTEEN (15) FEET. CONTRACTOR SHALL COORDINATE WITH AND MAKE ANY NECESSARY PAYMENT TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES, OR SUPPORT OF CABLES BY THE UTILITY OWNER.
- ALL FINAL BACKFILL FOR TRENCHES WITHIN THE COA RIGHT-OF-WAY SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING No. 2465.
- CONTRACTOR SHALL PROMPTLY CLEAN UP ANY EXCAVATED MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS TO PREVENT ANY EXCAVATED MATERIAL BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL IN AN ENVIRONMENTALLY ACCEPTABLE MANNER AT A LOCATION ACCEPTABLE TO THE PROJECT MANAGER. THERE WILL BE NO DIRECT COMPENSATION FOR THIS WORK.
- CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC.
- ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC. WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED, AND RE-SET BY THE CONTRACTOR.
- IF CULTURAL RESOURCES, SUCH AS HISTORIC OR PRE-HISTORIC ARTIFACTS, OR HUMAN REMAINS ARE DISCOVERED DURING EXCAVATION OR CONSTRUCTION, WORK SHALL CEASE AND THE CONSTRUCTION ENGINEER SHALL NOTIFY THE STATE HISTORIC PRESERVATION OFFICER AT 272-3053. IF THE MEDICAL EXAMINER DETERMINES THAT HUMAN REMAINS ARE NOT PRESENT, THE CONSTRUCTION ENGINEER SHALL NOTIFY THE STATE HISTORIC PRESERVATION OFFICER (SHPO) AT 827-6320.
- IF OBJECTS OF HISTORICAL, ARCHEOLOGICAL, PALEONTOLOGICAL, OR OTHER OBJECTS OF ANTIQUITY ARE ENCOUNTERED, CONTRACTOR SHALL CEASE OPERATIONS AND IMMEDIATELY NOTIFY OWNER AND PROJECT ENGINEER.

GRADING NOTES:

- CONTRACTOR RESPONSIBLE FOR ALL SITE MATERIAL TESTING. TEST REPORTS TO BE SUBMITTED TO THE ENGINEER AND OWNER TO BE INCLUDED IN FINAL DOCUMENTATION.
- ALL STATIONING IS CENTERLINE STATIONING. STATIONS ALONG CURVES ARE RADIAL.
- ALL ROADWAY CONSTRUCTION SHALL MEET THE REQUIREMENTS AND STANDARDS SPECIFICATIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION THROUGH UPDATE #9, REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS."
- EXISTING AND FINISHED TOPOGRAPHIC INFORMATION SHOWN AT 1 FOOT INTERVALS. FINISH TOPOGRAPHY IS APPROXIMATE AND DOES NOT CONSIDER CURBS AND OTHER DETAIL CHANGES. DEFER TO SPOT ELEVATIONS WHERE PROVIDED.
- ALL GRADING SHALL BE MINIMUM OF 4:1 SLOPES OR FLATTER UNLESS OTHERWISE NOTED. ALL CUT AND FILL TRANSITIONS SHALL BE ROUNDED. CONSTRUCTION SLOPES WHICH EXCEED 4:1-V SHALL BE PROTECTED.
- PROVIDE SMOOTH DRIVING TRANSITION AT ALL INTERSECTIONS.
- ALL SPOT ELEVATIONS ARE FINISH DESIGN GRADES UNLESS OTHERWISE NOTED.
- SUBGRADE AND BACKFILL MATERIALS FOR FOUNDATION SHALL BE COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR AS DETERMINED BY ASTM STANDARD D1557.
- BACKFILL MATERIALS TO BE PLACED UNDER CONCRETE SLABS SHALL BE A GRANULAR SOIL. EXPANSIVE TYPE SOILS ARE PROHIBITED AS BACKFILL MATERIALS.

EARTHWORK:

- ALL EARTHWORK SHALL MEET THE REQUIREMENTS ON THE "GEOTECHNICAL REPORT" AS IT IS MADE AVAILABLE.
- PRIOR TO BEGINNING EARTHWORK OPERATIONS ALL NECESSARY CLEARING AND GRUBBING IN THAT AREA SHALL HAVE BEEN PERFORMED. THE PROJECT AREA SHALL BE CLEARED OF VEGETATION GROWTH, STUMPS, ROOTS, TRASH, DEBRIS, ROCKS OVER 3" IN DIAMETER, AND OTHER OBJECTIONABLE MATERIALS. DISPOSAL OF THESE MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ALL DISPOSAL ACTIVITIES SHALL BE IN CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL CUT AREAS SHALL BE REMOVED TO SUBGRADE ELEVATION FOR THE FULL WIDTH OF THE PROPOSED CONSTRUCTION. THE 6" LAYER OF NATIVE SUBGRADE SHALL BE SCARIFIED AND BROUGHT TO A MAXIMUM DENSITY OF 24 + OF OPTIMUM AND COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D1557.
- FILL MATERIALS SHALL BE PLACED IN 12" LOOSE LIFTS NOT TO EXCEED 9" IN DEPTH WHEN COMPACTED. FILL MATERIALS SHALL BE FREE OF ANY ORGANIC OR DELETERIOUS SUBSTANCES. THE FILL MATERIAL UNLESS SOILS CLASSIFICATION SYSTEM CLASSIFIED MATERIAL TYPE GW, GP, SW, SP, GM, SM, OR GC AND SHALL MEET THE FOLLOWING GRADATION:

SIEVE SIZE	% PASSING
3"	100%
3/4"	70 - 100%
#4	50 - 100%
#200	0 - 20%
PLASTIC INDEX	15 MAXIMUM

WHERE FILL IS TO BE PLACED ON SLOPES STEEPER THAN ONE (1) VERTICAL TO FIVE (5) HORIZONTAL, THE GROUND SURFACE SHALL BE BENCHMARKED TO PROVIDE A FIRM BOND FOR THE FILL. NO FILL MATERIAL SHALL BE PLACED, SPREAD OR ROLLED WHILE IT IS FROZEN OR THAWING, OR DURING UNFAVORABLE WEATHER CONDITIONS.

- CONTRACTOR RESPONSIBLE FOR ALL SITE MATERIAL TESTING. TEST REPORTS TO BE SUBMITTED TO THE ENGINEER AND OWNER TO BE INCLUDED IN FINAL DOCUMENTATION.

CONCRETE:

- ALL CONCRETE SHALL BE PLACED IN A SINGLE CONTINUOUS OPERATION SO AS TO PRODUCE A MONOLITHIC SLAB/FOUNDATION BETWEEN CONSTRUCTION JOINTS.
- CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS OTHERWISE NOTED. CEMENT SHALL CONFORM TO ASTM C150, TYPE I, OR III. CONCRETE AGGREGATE SHALL CONFORM TO ASTM C33. CONCRETE SHALL BE PROTECTED FROM LOSS OF MOISTURE FOR A MINIMUM OF 7 DAYS TO PREVENT CURING TENSION CRACKS FROM FORMING IN THE FOUNDATION. FOUNDATIONS OR SLABS SPECIFIED TO HAVE AIR ENTRAINMENT SHALL NOT BE STEEL TROWEL FINISHED. CONCRETE SHALL NOT HAVE A SLUMP IN EXCESS OF 4 INCHES PRIOR TO PLACEMENT. CONCRETE SHALL BE PLACED WITHIN 90 MINUTES OF BATCHING.
- ALL REINFORCING SHALL CONFORM TO ASTM A617, GRADE 40, AND ACI 318-89 UNLESS OTHERWISE NOTED.

AMERICANS WITH DISABILITIES ACT (ADA) MINIMAL REQUIREMENTS:

- THE GENERAL CONTRACTOR TO BECOME FAMILIAR WITH AND APPLY THE ADA MINIMAL REQUIREMENTS AND REPORT TO THE ARCHITECT/ENGINEER ANY DISCREPANCIES BEFORE CONSTRUCTION.
- ACCESSIBLE ROUTES ON AN ACCESSIBLE SITE AND FOR NEW SITE IMPROVEMENTS SHALL BE PROVIDED TO SERVE ALL ACCESSIBLE SPACES OR ELEMENTS.
- THE MINIMAL CLEAR WIDTH OF AN ACCESSIBLE ROUTE PER CODE IS 36".
- EACH ACCESSIBLE PARKING SPACE IS TO BE A MINIMUM OF 14' WIDE, CONSISTING OF A 5' WIDE ACCESS AISLE AND A 9' WIDE PARKING SPACE. EACH VAN ACCESSIBLE PARKING SPACE IS TO BE A MINIMUM OF 17' WIDE, CONSISTING OF A 8' WIDE ACCESS AISLE AND A 9' WIDE PARKING SPACE. THE ACCESS AISLE SHALL BE ON THE PASSENGER'S SIDE OF THE VAN ACCESSIBLE SPACE.
- ACCESSIBLE PARKING SPACES ARE TO BE LOCATED AS CLOSE TO THE BUILDING ENTRANCE AS POSSIBLE AND SHALL BE IDENTIFIED WITH A SIGN.
- RAMPS MUST NOT EXTEND OUT FROM THE CURB INTO THE ACCESS AISLE ANY ACCESSIBLE PARKING SPACE.
- TWO PARKING SPACES MAY SHARE THE SAME ACCESS AISLE.
- ALL ADA PARKING SPACES SHALL BE STRIPED USING 4" WIDE DOUBLE LAYER OF FEDERAL BLUE PAINT, UNLESS OTHERWISE NOTED.
- ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1:50 (2.0%) IN ANY DIRECTION.
- EACH ACCESSIBLE PARKING SPACE SHALL HAVE A IDENTIFICATION SIGN (SEE DETAIL).

RAMPS

- AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 1:20 (5.0%) IS A RAMP AND SHALL COMPLY WITH THE RAMP REQUIREMENTS.
- AN ACCESSIBLE ROUTE MAY CROSS OPEN PAVEMENT OR CONDITIONS. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE ACROSS OPEN PAVEMENT MUST NOT EXCEED 1:20 (5.0%), WITH A CROSS SLOPE NOT EXCEEDING 1:50 (2.0%). SLOPES EXCEEDING 1:20 (5.0%), BUT LESS THAN 1:12 (8.33%), CONSIDERED RAMP. RAMP REQUIREMENTS SHALL CONFORM TO THE REQUIREMENTS OF RAMP DESIGN (HANDRAILS, CURBS, LANDINGS, RISE AND RUN LIMITS, ETC.) AS DETAILED ON THE CIVIL PLANS. NO RAMP SHALL HAVE A RUNNING SLOPE EXCEEDING 1:12 (8.33%), NOR HAVE A CROSS SLOPE EXCEEDING 1:50 (2.0%).
- THE GENERAL CONTRACTOR/CONTRACTOR SHALL MEASURE THE SUBGRADE AND ACROSS FORMS PRIOR TO INSTALLATION OF ASPHALT OR CONCRETE IMPROVEMENTS TO ASSURE THE IMPROVEMENTS WILL MEET THESE MINIMAL ADA REQUIREMENTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE CIVIL ENGINEER PRIOR TO INSTALLATION OF THE IMPROVEMENTS.
- A CURB RAMP SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.
- CURBS RAMPS HAVE A MAXIMUM SLOPE OF 1:12 (8.33%) AND DO NOT REQUIRE HANDRAILS.
- IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IS NOT PROTECTED BY HANDRAILS, IT SHALL HAVE FLARED SIDES; THE MAXIMUM SLOPE OF THE FLARE SHALL BE 1:12 (8.33%).

SITE DRAINAGE:

- THE FLOW ARROWS SHOWN ON THE SITE GRADING DRAWING(S) INDICATE THE GENERAL DIRECTION OF SURFACE RUNOFF. THE CONTRACTOR SHALL NOT CONSTRUCT LOW POINTS IN PAVED SURFACES THAT ALLOW SURFACE RUNOFF TO POND.
 - STORM WATER SHALL NOT BE ALLOWED TO POND WITHIN 10 FEET OF ANY BUILDING FOUNDATION SYSTEM.
 - THE CONTRACTOR SHALL NOT ALLOW SURFACE RUNOFF TO CAUSE EROSION DAMAGE TO EARTHWORK AREAS DURING CONSTRUCTION.
- EROSION CONTROL NOTES:
- SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
 - WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
 - THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16" ABOVE THE ORIGINAL GROUND SURFACE.
 - THE SILT FENCE SHALL BE PLACED IN A TRENCH CUT A MINIMUM OF 6" DEEP. THE TRENCH SHALL BE CUT WITH A TRENCHER, OR OTHER SUITABLE DEVICE WHICH WILL INSURE ADEQUATE UNIFORM TRENCH DEPTH.
 - THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT 8" OF THE CLOTH ARE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6" DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED.
 - SEAMS BETWEEN SECTIONS OF THE SILT FENCE SHALL BE OVERLAPPED WITH THE END STAKES OF EACH SECTION WRAPPED TOGETHER BEFORE DRIVING INTO THE GROUND.
 - SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF IS CONCENTRATED, IT SHALL BE REDIRECTED TO THE DOWN SLOPE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED.
 - SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN FABRIC IS AT 50% CAPACITY.
 - THE CONTRACTOR IS RESPONSIBLE FOR PREPARING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR COMPLIANCE TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM.

DUST CONTROL PLAN:

- DEVELOPMENT TO COMPLY WITH CITY OF ALBUQUERQUE DUST CONTROL ORDINANCE BY USE OF THE FOLLOWING RAMCS (COMPLETE DUST CONTROL PLAN INCLUDED IN STORM WATER POLLUTION PREVENTION PLAN): PRIMARY: STABILIZED CONSTRUCTION ENTRANCE(S) AND CONTINUOUS WATER APPLICATION (BY WATER TRUCK ON AT LEAST A DAILY BASIS DURING WINDY DAYS, PRIMARILY SPRING MONTHS OR AS NEEDED TO MINIMIZE FUGITIVE DUST); ANCILLARY: DUST SUPPRESSION WITH POLYMER - WATERING TO INCLUDE ENVIROTAC II SOIL STABILIZER (OR SIMILAR PRODUCT) APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS ON PRODUCT LABEL. WATER TO PRODUCT RATIO OF 3:1 AT 110 GALLONS PER ACRES FOR NON-TRAFFIC AREAS, WATER TO PRODUCT RATIO OF 3:1 AT 1 GALLON PER 40 SQUARE FEET FOR TRAFFIC AREAS) AND/OR SILT FENCE AND RE-SEEDING IF APPLICABLE.
- ONCE CONSTRUCTION HAS COMMENCED, THE DISTURBED AREA CANNOT SIT FOR MORE THAN TEN (10) SUCCESSIVE CALENDAR DAYS. RAMCS MUST BE CEASED OPERATIONS MORE THAN TWO (2) SUCCESSIVE CALENDAR DAYS AND LESS THAN TEN (10) SUCCESSIVE CALENDAR DAYS.

COMMERCIAL UTILITY NOTES:

- THE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING, RESEARCHING, CALLING FOR DESIGN LOCATES NEW MEXICO ONE CALL (811), LOCATING EXISTING MAINS, SERVICE LINE STUB-OUTS, AND OTHER FACILITIES AND SHOWING THEM APPROPRIATELY ON THE UTILITY SHEET.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR JOB SAFETY OR COMPLIANCE WITH OSHA REGULATIONS.
- SHOULD CONFLICTING INFORMATION OR INTERFERENCE PROBLEMS APPEAR IN THE CONSTRUCTION DRAWINGS THE CONTRACTOR SHALL BRING THAT INFORMATION TO THE ATTENTION OF THE ENGINEER IMMEDIATELY PRIOR TO INSTALLATION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP DONE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF ALBUQUERQUE UTILITY STANDARDS.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES BEFORE COMMENCING WORK AND SHALL BE RESPONSIBLE FOR COMPLYING WITH NEW MEXICO ONE-CALL PROCEDURES. ANY DAMAGE TO EXISTING UTILITIES MUST BE IMMEDIATELY REPORTED TO THE APPROPRIATE UTILITY COMPANY.
- ROADWAY, RIGHT-OF-WAY AND SUB GRADE TO BE ESTABLISHED WITHIN 6 INCHES (BOTH HORIZONTAL AND VERTICAL) OF FINAL LOCATION PRIOR TO INSTALLATION OF ANY UTILITIES. GAS AND WATER UTILITIES TO BE PLACED WITHIN 6 INCHES OF FINAL REQUIRED DEPTH AND LOCATION. THE CONTRACTORS WILL AT HIS EXPENSE RELOCATE OR REPLACE UTILITIES, WHICH FAIL TO ADHERE TO THIS SPECIFICATION.
- CURB CONTRACTOR TO STAMP, FRESH CONCRETE SIDEWALK WITH G. S. AND W. DIRECTLY ABOVE GAS, SEWER, AND WATER STUB OUT LOCATIONS. A UTILITY INSPECTOR SHALL BE PRESENT WHEN MARKING. FAILURE TO APPLY STAMPS SHALL BE CAUSE FOR REJECTION OF THE IMPROVEMENT BY THE CITY.
- IT WILL BE THE DEVELOPER'S RESPONSIBILITY TO SUBMIT THE "AS-BUILT" DRAWINGS, AS COMPLETED BY THE CONTRACTOR AND TURNED IN TO THE CITY OF ALBUQUERQUE PROJECT MANAGER, FOR APPROVAL AND ACCEPTANCE.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF THE IMPROVEMENTS TO THE GAS SYSTEM BEFORE THOSE IMPROVEMENTS BE TIED INTO THE EXISTING GAS SYSTEM.
- THE INSTALLATION OF MAINS/SERVICE LINES IN CITY OF ALBUQUERQUE AND MMDOT RIGHT-OF-WAY REQUIRE A PERMIT FROM THAT GOVERNMENT ENTITY AND MUST BE INITIATED BY THE PERSON REQUESTING THE SERVICE. THE OWNER IS RESPONSIBLE FOR ANY FEES RELATED TO THE PERMIT PROCESS.
- ALL UTILITY LINES SHALL NOT BE INSTALLED UNDER CONCRETE WITHOUT PRIOR APPROVAL FROM THE CITY OF ALBUQUERQUE UTILITIES.
- EXCESS FLOW VALVES (EFV) ARE REQUIRED PER MOST CURRENT CODE OF FEDERAL REGULATION TITLE 49 PART 192.
- TREES SHALL HAVE A 10' MINIMUM CLEARANCE FROM ALL UTILITIES AND UTILITY SERVICES.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY WORK INCLUDING TRAFFIC CONTROL, PAVEMENT CUTS, EXCAVATION, INSTALLATION AND RESTORATION.
- ANY CHANGES FROM THE PREVIOUSLY APPROVED UTILITY PLAN REQUIRE A WRITTEN REQUEST FROM THE ENGINEER OR AN AMENDMENT TO THE UTILITY PLAN.

FIXTURE SUPPLY UNITS & DEVICES NOTE:

- ALL INFORMATION SHOWN IN THE FOLLOWING SHEETS THAT REFERENCES WATER, GAS AND SEWER CALCULATIONS, METERS AND BACKFLOW PREVENTION DEVICES WERE PROVIDED BY OTHERS AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

SITE DATA	
IDO ZONE DISTRICT:	MX-M
IDO DISTRICT DEFINITION:	MODERATE INTENSITY
IDO CATEGORY:	MIXED-USE
LAND USE CATEGORY:	03 - COMMERCIAL RETAIL
LAND USE DESCRIPTION:	03 - RESTAURANT
PROPOSED LAND USE:	FAST FOOD RESTAURANT
LOT AREA:	32,745.99 SF
BUILDING AREA:	2,550.37 SF
ASPHALT AREA:	20,996.34 SF
CONCRETE AREA:	4,233.19 SF
LANDSCAPED AREA:	4,966.09 SF
PARKING REQUIRED:	14 SPACES
PARKING PROVIDED:	14 PERPENDICULAR PARKING SPACES 17 DIAGONAL PARKING SPACES
HC PARKING REQUIRED:	2 SPACES
HC PARKING PROVIDED:	1 REGULAR ADA PARKING SPACE 1 VAN ACCESSIBLE PARKING SPACE
BICYCLE PARKING REQUIRED:	3
BICYCLE PARKING PROVIDED:	3
MOTORCYCLE PARKING REQUIRED:	1
MOTORCYCLE PARKING PROVIDED:	2
CoABQ FIRE DISTRICT:	D12
FLOOD ZONE:	ZONE X
DRAINAGE ZONE:	ZONE 4






GENERAL CONSTRUCTION NOTES:

- THERE WILL BE A PERSON OR PERSONS (HEREINAFTER KNOWN AS THE OWNER'S REPRESENTATIVE) CHOSEN BY THE OWNER (HEREINAFTER KNOWN AS OWNER) TO ACT AS CONTACT PERSONS WITH THE ENGINEER. THE OWNER'S REPRESENTATIVES WILL OBSERVE, PROVIDE INFORMATION AND PROVIDE CRITICAL FEEDBACK THROUGH THE ENGINEER TO THE CONTRACTOR IN THE EVENT OF A PROBLEM WITH THE PROJECT.
- SOUDER, MILLER AND ASSOCIATES SHALL HEREINAFTER BE KNOWN AS THE ENGINEER. THERE WILL BE A PERSON PROVIDED BY THE ENGINEER THAT WILL ACT AS A RESIDENT PROJECT REPRESENTATIVE WHO WILL BE THE FIELD CONTACT FOR QUESTIONS FROM THE CONTRACTOR TO THE ENGINEER.
- THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND IS NOT LIABLE FOR PROBLEMS THAT MAY ARISE FROM THE CONTRACTOR'S FAILURE TO FOLLOW THESE DRAWINGS, SPECIFICATIONS, AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS ARISING FROM FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS.
- THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR PROJECT SITE SAFETY OR COMPLIANCE WITH OSHA REGULATIONS.
- THE CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL, AT THE TIME OF CONSTRUCTION AND/OR INSTALLATION, MUST HAVE ALL APPROPRIATE STATE LICENSES TO PERFORM THESE WORK ACTIVITIES. CONSTRUCTION AND/OR INSTALLATION WORK PERFORMED BY UNLICENSED CONTRACTORS AND/OR SUBCONTRACTORS SHALL NOT BE PAID FOR BY THE OWNER.
- SHOULD CONFLICTING INFORMATION OR INTERFERENCE PROBLEMS APPEAR WITHIN THESE CONSTRUCTION DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL, IN WRITING, BRING THAT INFORMATION TO THE ATTENTION OF THE ENGINEER IMMEDIATELY PRIOR TO INSTALLATION OR CONSTRUCTION. FAILURE TO COMPLY SHALL NOT BE THE BASIS FOR UNLAWFUL PAYMENT TO THE CONTRACTOR.
- WHERE TWO OF MORE SPECIFICATIONS, DETAILS OR PLANS ARE IN CONFLICT, THE MORE RESTRICTIVE SHALL APPLY.
- THESE PLANS AND SPECIFICATIONS DO NOT SHOW EVERY CONSTRUCTION DETAIL, CONSTRUCTION ITEMS, FITTINGS, FIXTURES, MATERIAL TYPES, ETC. THAT ARE REQUIRED TO COMPLETE THE SPECIFIED CONSTRUCTION ACTIVITIES. IT IS ASSUMED THAT THE CONTRACTOR HAS SUFFICIENT EXPERIENCE AND KNOWLEDGE OF ALL APPLICABLE CONSTRUCTION AND BUILDING CODES TO CORRECTLY COMPLETE THE INSTALLATION/CONSTRUCTION OF ALL WORK UNDERTAKEN.
- WHERE PARTICULAR WORK ITEMS ARE NOT SPECIFIED HEREIN OR IN THE PROJECT SPECIFICATIONS, THE CURRENT EDITION OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION THROUGH UPDATE #9, REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS" SHALL GOVERN CONSTRUCTION OF THIS PROJECT UNLESS OTHERWISE NOTED.
- IN THE EVENT THAT THE CONTRACTOR ENCOUNTERS ITEMS OF HISTORICAL IMPORTANCE, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY AND WORK IN THE AREA SHALL BE STOPPED UNTIL THE ENGINEER HAS BEEN CONSULTED. THE EXACT LOCATION OF THE FACILITIES IS NOT KNOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL OVERHEAD AND UNDERGROUND UTILITIES WITHIN THE VICINITY OF THE NEW CONSTRUCTION. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR, WORKING WITH THE RESPECTIVE UTILITY COMPANIES, SHALL ACCURATELY LOCATE AND MARK ALL BURIED FACILITIES, INCLUDING SERVICE LINES, ALL EQUIPMENT LABOR, ETC. NECESSARY TO PROPERLY LOCATE THE EXISTING UTILITIES SHALL BE FURNISHED BY THE CONTRACTOR, THE COST OF WHICH SHALL BE INCLUDED IN THE UNIT PRICES ON VARIOUS BID ITEMS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTING THE PROJECT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION THROUGH UPDATE #9, REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS", NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (NMSSPC), AWWA SPECIFICATIONS, NEW MEXICO DEPARTMENT OF TRANSPORTATION (MMDOT) SPECIFICATIONS, PROJECT MANUAL AND OTHER APPLICABLE REGULATORY AGENCY REQUIREMENTS UNLESS OTHERWISE NOTED.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS THAT MAY BE REQUIRED WHICH HAVE NOT ALREADY BEEN OBTAINED BY THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVALS REQUIRED BY THE PLANS WHETHER SPECIFICALLY LISTED OR NOT TO COMPLETE THE PROJECT. THIS WORK WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND THE CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR UNLISTED REMOVALS. THE CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL IN AN ENVIRONMENTALLY ACCEPTABLE MANNER AT A LOCATION ACCEPTABLE TO THE OWNER AND ENGINEER.
- THE CONTRACTOR SHALL SALVAGE ANY OBSTRUCTIONS NOTED ON THE CONTRACT DRAWINGS AS WELL AS REUSABLE ITEMS FOUND DURING CONSTRUCTION. SUCH ITEMS, IF ANY, SHALL BE DELIVERED TO THE PROPER OWNER AS DIRECTED BY THE ENGINEER AND/OR OWNER DURING CONSTRUCTION.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR SITE SECURITY. SECURING MATERIALS AND EQUIPMENT ONSITE. THE CONTRACTOR WILL NOT BE ALLOWED TO STORE EQUIPMENT WITHIN THE CONSTRUCTION ZONE DURING NON-WORKING HOURS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR UTILITY LOCATION, PROTECTION, AND VERIFICATION. CONTRACTOR MUST NOTIFY NEW MEXICO ONE CALL SYSTEM, INC. AT 1-800-321-ALERT(), AND ALL LOCAL UTILITY PROVIDERS THREE (3) DAYS BEFORE STARTING UTILITY CONSTRUCTION.
- THROUGHOUT THE LIFE OF THE PROJECT, THE CONTRACTOR SHALL KEEP ANY EXISTING SYSTEM OPERATING. THE CONTRACTOR SHALL REPORT ANY UTILITY SHUTOFFS OF ANY OR ALL CONNECTIONS TO THE USER'S REPRESENTATIVE TWENTY-FOUR (24), OR MORE, HOURS IN ADVANCE OF THE SHUT-OFFS. ALL LOCAL RESIDENTS AND BUSINESSES SHALL BE CONTACTED BEFORE ANY DISCONNECTION OF WATER SERVICE. ANY INTERRUPTION OF WATER SERVICE SHALL BE KEPT TO THE MINIMUM LENGTH OF TIME POSSIBLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A WATER SOURCE FOR CONSTRUCTION. NO DIRECT PAYMENT WILL BE MADE FOR WATER. ALL PERMITS, FEES, AND EQUIPMENT, ETC. RELATIVE TO OBTAINING WATER SHALL BE CONSIDERED INCIDENTAL TO THE VARIOUS CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL CONFINE ALL CONSTRUCTION OPERATIONS TO THE LIMITS OF THE PROJECT DEFINED IN THESE DRAWINGS, AND IN NO WAY ENDOURCH ONTO ADJACENT PROPERTIES. UNLESS LEGAL EASEMENTS ARE PROVIDED, CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR ANY AGREEMENTS NEEDED, OR DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO PUBLIC OR PRIVATE PROPERTY, INCLUDING UTILITIES.
- THE CONTRACTOR SHALL TAKE ANY NECESSARY MEASURES TO PROTECT HORIZONTAL AND VERTICAL CONTROL SURVEY MONUMENTS FROM DAMAGE DURING CONSTRUCTION. IF DURING EXECUTION OF THE PROJECT, THE CONTRACTOR'S ACTIVITIES DISTURB OR DESTROY SUCH MONUMENTS, THE CONTRACTOR SHALL RE-ESTABLISH THEM IN ACCORDANCE WITH THE STANDARDS AND PROCEDURES SET FORTH IN THE "GEODETIC MARK PRESERVATION HANDBOOK". FOR MORE INFORMATION CONTACT THE STATE HISTORIC PRESERVATION CENTER, NOLA AT (504) 765-3008.
- CONTRACTOR SHALL REPAIR ANY EXISTING STRUCTURE OR UTILITY CONDUIT DAMAGED DURING THE EXECUTION OF THE PROJECT, AT NO ADDITIONAL COSTS TO THE OWNER.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF MATERIALS AND EQUIPMENT PRIOR TO AND AFTER THEIR INSTALLATION, AS APPLICABLE, UNTIL THE PROJECTS FINAL ACCEPTANCE BY THE OWNER.
- AS REQUIRED, NOT LESS THAN 5 DAYS PRIOR TO INITIATING ANY WORK, THE CONTRACTOR SHALL SUBMIT A DUST SUPPRESSION AND EROSION CONTROL PLAN FOR THE OWNER'S APPROVAL. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN SUCH A MANNER THAT WILL HAVE NO ADVERSE EFFECT UPON ADJACENT PROPERTIES OR PUBLIC ROADWAYS.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR EROSION CONTROL INCIDENTAL TO THE CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL SUBMIT A STORMWATER POLL

DEMOLITION NOTES:

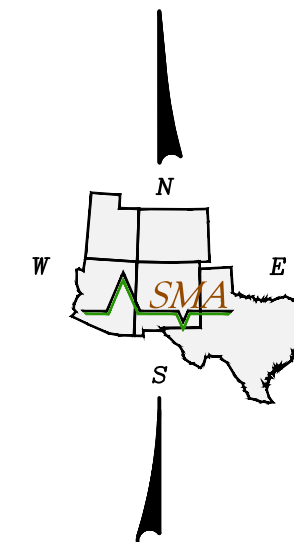
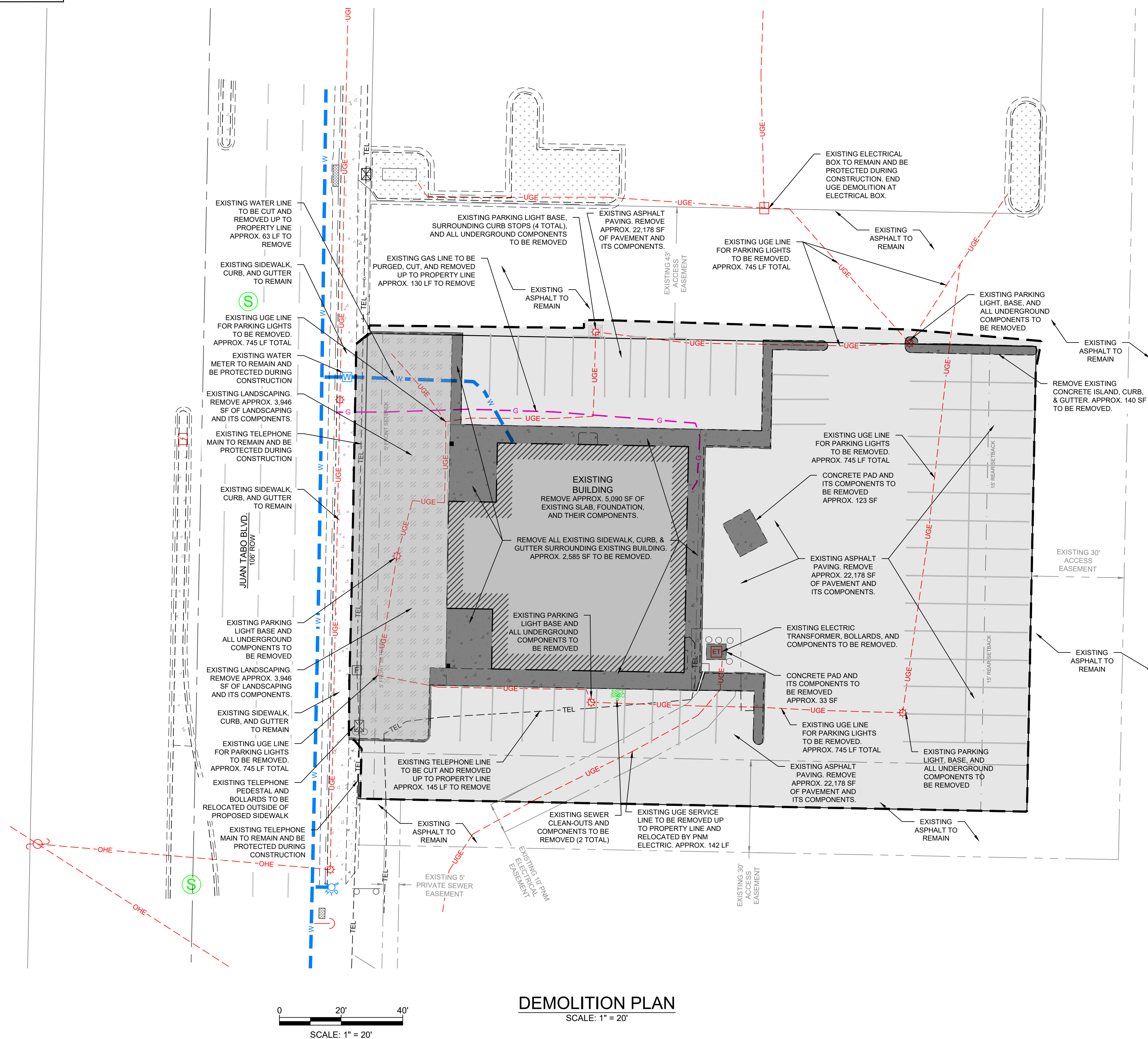
1. THE CONTRACTOR IS RESPONSIBLE TO INSPECT AND BECOME FAMILIARIZED WITH ALL EXISTING SITE CONDITIONS WITHIN THE DEMOLITION LIMITS. NOT ALL ITEMS TO BE RAZED AND REMOVED ARE SHOWN ON THIS DEMOLITION PLAN.
2. REMOVE ALL EXISTING CURBS, SIDEWALKS, DRIVEWAYS, CURBING, FENCING, PLANTWORK, VEGETATION, TIRES AND ALL DELETERIOUS ITEMS WITHIN THE DEMOLITION LIMITS OF THE PROJECT, WHERE APPLICABLE.
3. REMOVE ALL EXISTING GAS EXISTING UTILITIES WITHIN DEMOLITION LIMITS AS APPLICABLE. PER UTILITY OWNERS DIRECTION, ACTUAL LOCATION AND NUMBER OF UTILITIES MAY VARY IN THE FIELD. SEE UTILITY PLAN FOR UTILITY LOCATIONS.
4. ~~REPLACE ALL BROKEN OR CRACKED SIDEWALKS~~ BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH NEW SIDEWALK, CURB, AND GUTTER.

DEMOLITION LEGEND

	= ASPHALT PAVING TO BE REMOVED
	= CONCRETE PAVING, SIDEWALK, OR CURB TO BE REMOVED
	= BUILDING / BUILDING COMPONENTS TO BE REMOVED
	= LANDSCAPING / LANDSCAPING COMPONENTS TO BE REMOVED
	= DEMOLITION LIMITS

NOTE TO CONTRACTOR

1. WHILE THIS SHEET IS INTENDED TO DELINEATE THE DEMOLITION ITEMS, THE CONTRACTOR SHALL BE AWARE THAT ALL ITEMS CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE REMOVED AND/OR RELOCATED WHETHER OR NOT SPECIFICALLY DESIGNATED. CONTRACTOR SHALL VERIFY THAT ALL UTILITY ITEMS SHOWN AS PREVIOUSLY REMOVED HAVE BEEN REMOVED AND TO WHAT EXTENT THEY WERE REMOVED.
2. CONTRACTOR MUST COMPLETE A SITE VISIT PRIOR TO SUBMITTING BID PROPOSAL TO VERIFY EXISTING CONDITIONS ALIGN WITH SCOPE.



NOTE: THESE DRAWINGS ARE TO BE USED TO ACQUIRE PERMITS FROM JURISDICTIONAL GOVERNMENTAL AGENCIES AND ARE NOT TO BE RELIED UPON FOR PROJECT BIDDING PURPOSES OR FOR CONSTRUCTION UNTIL APPLICABLE CONSTRUCTION PERMITS ARE ISSUED.



To Request a Line Locate Dial 8:

New Mexico state law requires everyone involved in any excavation to provide at least two working days' notice to owners of underground facilities when a dig is planned. All facility owners are then required to mark the locations of any underground lines or take other appropriate measures to protect them.



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ALBUQUERQUE, NEW MEXICO

POPEYES COMMERCIAL SITE - 840 JUAN TABO BLVD. NE

ALBUQUERQUE, NEW MEXICO

DEMOLITION PLAN



11/6/2.

THIS DRAWING IS INCOMPLETE
AND NOT TO BE USED FOR
CONSTRUCTION UNLESS IT IS
STAMPED, SIGNED AND DATED

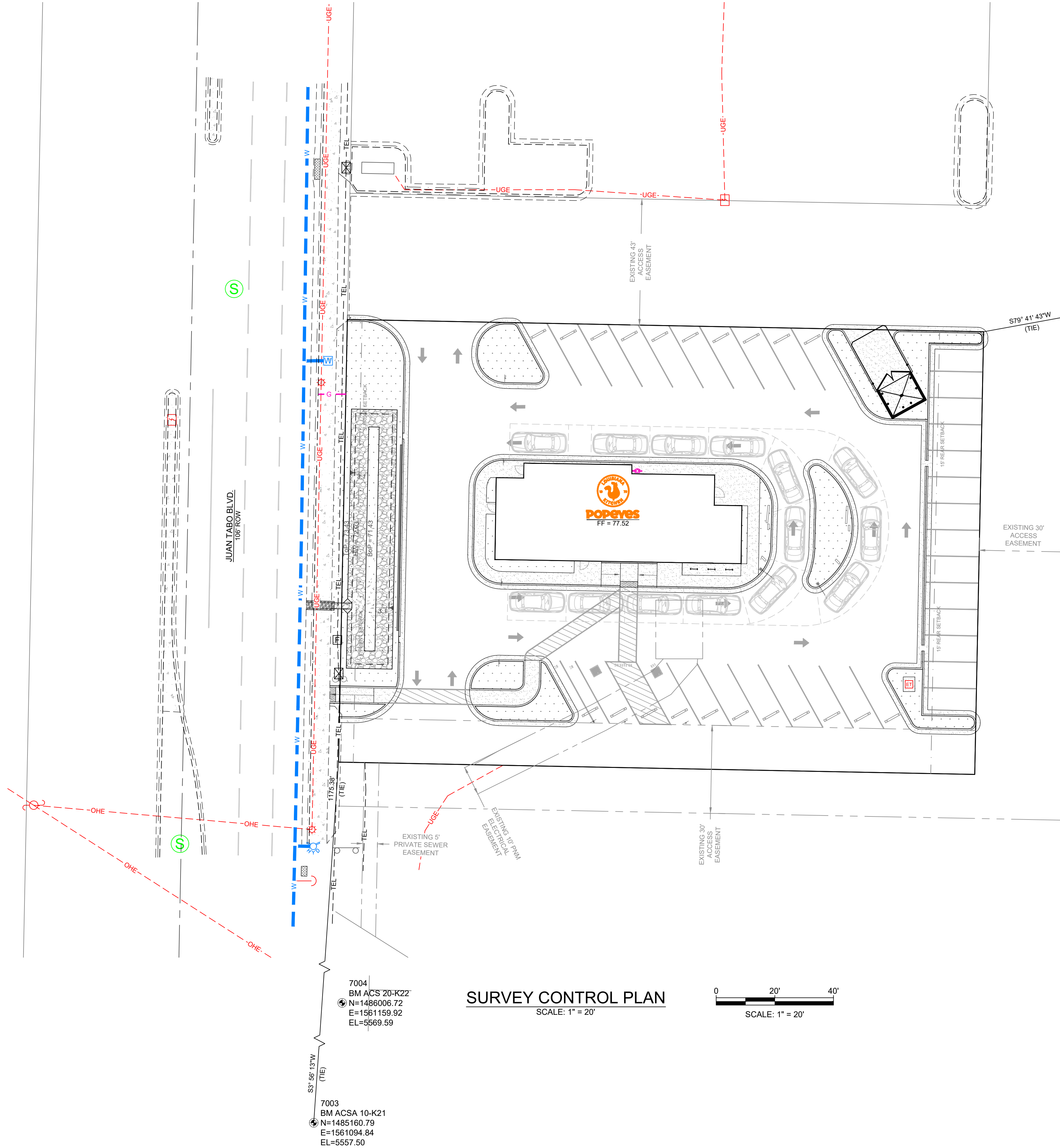
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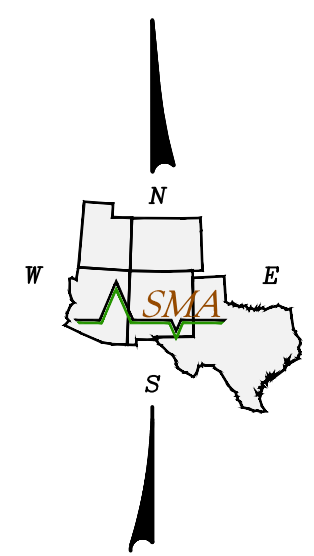
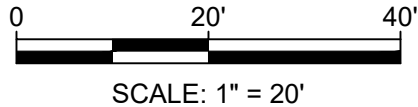
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SURVEY CONTROL PLAN
SCALE: 1" = 20'



NOTE: THESE DRAWINGS ARE TO BE USED TO ACQUIRE PERMITS FROM JURISDICTIONAL GOVERNMENTAL AGENCIES AND ARE NOT TO BE RELIED UPON FOR PROJECT BIDDING PURPOSES OR FOR CONSTRUCTION UNTIL APPLICABLE CONSTRUCTION PERMITS ARE ISSUED.



To Request a Line Locate Dial 811
New Mexico state law requires everyone involved in any excavation to provide at least two working days' notice to owners of underground facilities when a dig is planned. All facility owners are then required to mark the locations of any underground lines or take other appropriate measures to protect them.

Description			By / CRK		
0	2/15/24	SITE PLAN SUBMITTAL	DIF	NJ	
1	3/8/24	CIVIL CHECK SET	DIF	NJ	
2	3/25/24	CITY OF ALBUQUERQUE INITIAL SUBMITTAL	DIF	NJ	
3	9/13/24	CITY OF ALBUQUERQUE 2ND SUBMITTAL	DIF	NJ	
Δ	11/6/24	CITY OF ALBUQUERQUE 3RD SUBMITTAL	DIF	NJ	

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ALBUQUERQUE, NEW MEXICO

POPEYES COMMERCIAL SITE - 840 JUAN TABO BLVD. NE

ALBUQUERQUE, NEW MEXICO

SURVEY CONTROL PLAN

11/6/24

Designed	Drawn	Checked
MJ	DIF	MJ

Date: November 2024

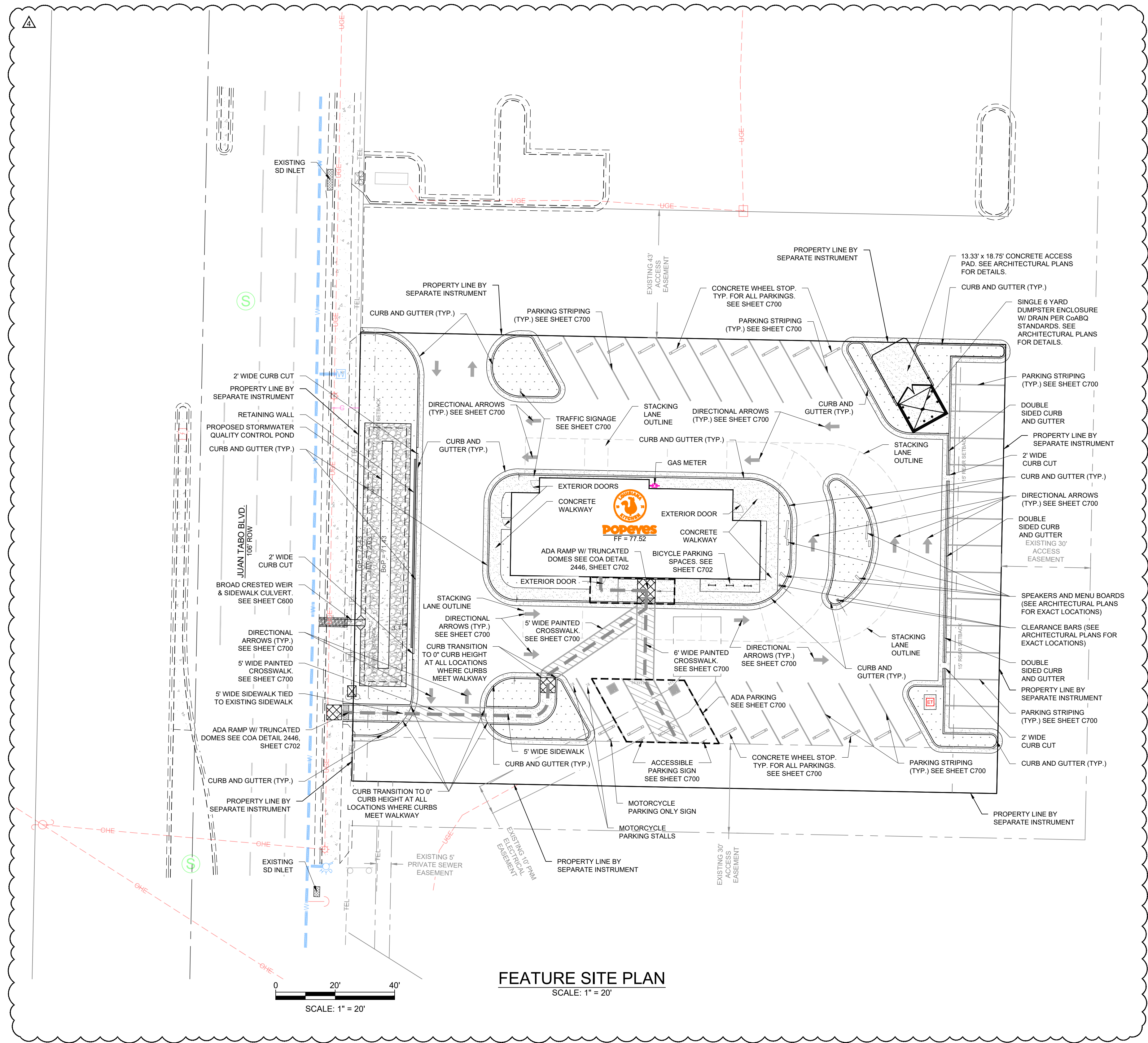
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Project No: 9432731

Sheet: C200

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P:\B-Popeyes Albuquerque Civil Site Design (9432731)\CAD\Civil\Construction Drawings\9432731 - SURVEY CONTROL PLAN.dwg 11/6/2024 2:43 PM DIF



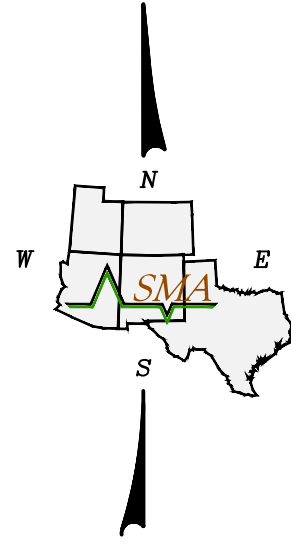
FEATURE SITE PLAN
SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED 4000 PSI CONCRETE PAVEMENT
- PROPOSED LANDSCAPE AREA
- PROPOSED ASPHALT PAVEMENT
- A.D.A. ROUTE - NOT TO EXCEED A RUNNING SLOPE GREATER THAN 5% OR CROSS SLOPE GREATER THAN 2%.
- A.D.A. AREAS - NOT TO EXCEED A SLOPE GREATER THAN 2% IN ANY DIRECTION.
- ADA LANDING (5' x 5' MIN.)
- FLOW LINE LOCATION POINTS (AT PC AND ADA AREAS)

GENERAL NOTES:

- ALL DIMENSIONS ARE TO FLOWLINE OR EDGE OF CONCRETE.
- PERPENDICULAR PARKING STALLS ARE 9'x18'. 14 SPACES ARE PROVIDED.
- DIAGONAL PARKING STALLS ARE 21' IN DEPTH AND 9' WIDE AT A 60° ANGLE. 17 SPACES ARE PROVIDED.
- MOTORCYCLE PARKING STALLS ARE 21' IN DEPTH AND 4.5' WIDE AT A 60° ANGLE. 2 SPACES ARE PROVIDED.
- 1 REGULAR ADA PARKING SPACE AND 1 VAN ADA SPACE IS PROVIDED.
- BICYCLE PARKING SPACES ARE 4'x6'. 3 SPACES ARE PROVIDED.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
- ALL REQUIRED SITE FACILITIES AND AMENITIES SHALL BE ACCESSIBLE TO PEOPLE WITH DISABILITIES.



NOTE: THESE DRAWINGS ARE TO BE USED TO ACQUIRE PERMITS FROM JURISDICTIONAL GOVERNMENTAL AGENCIES AND ARE NOT TO BE RELIED UPON FOR PROJECT BIDDING PURPOSES OR FOR CONSTRUCTION UNTIL APPLICABLE CONSTRUCTION PERMITS ARE ISSUED.



To Request a Line Locate Dial 811

New Mexico state law requires everyone involved in any excavation to provide at least two working days' notice to owners of underground facilities when a dig is planned. All facility owners are then required to mark the locations of any underground lines or take other appropriate measures to protect them.

Rev #	Date	Description	By	CRK
0	2/15/24	SITE PLAN SUBMITTAL	DIF	NJ
1	3/8/24	CIVIL CHECK SET	DIF	NJ
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3	9/13/24	CITY OF ALBUQUERQUE 2ND SUBMITTAL	DIF	NJ
4	11/6/24	CITY OF ALBUQUERQUE 3RD SUBMITTAL	DIF	NJ

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ALBUQUERQUE, NEW MEXICO
POPEYES COMMERCIAL SITE - 840 JUAN TABO BLVD. NE
ALBUQUERQUE, NEW MEXICO
FEATURE SITE PLAN

11/6/24
MICHAEL D. JOHNSON
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER

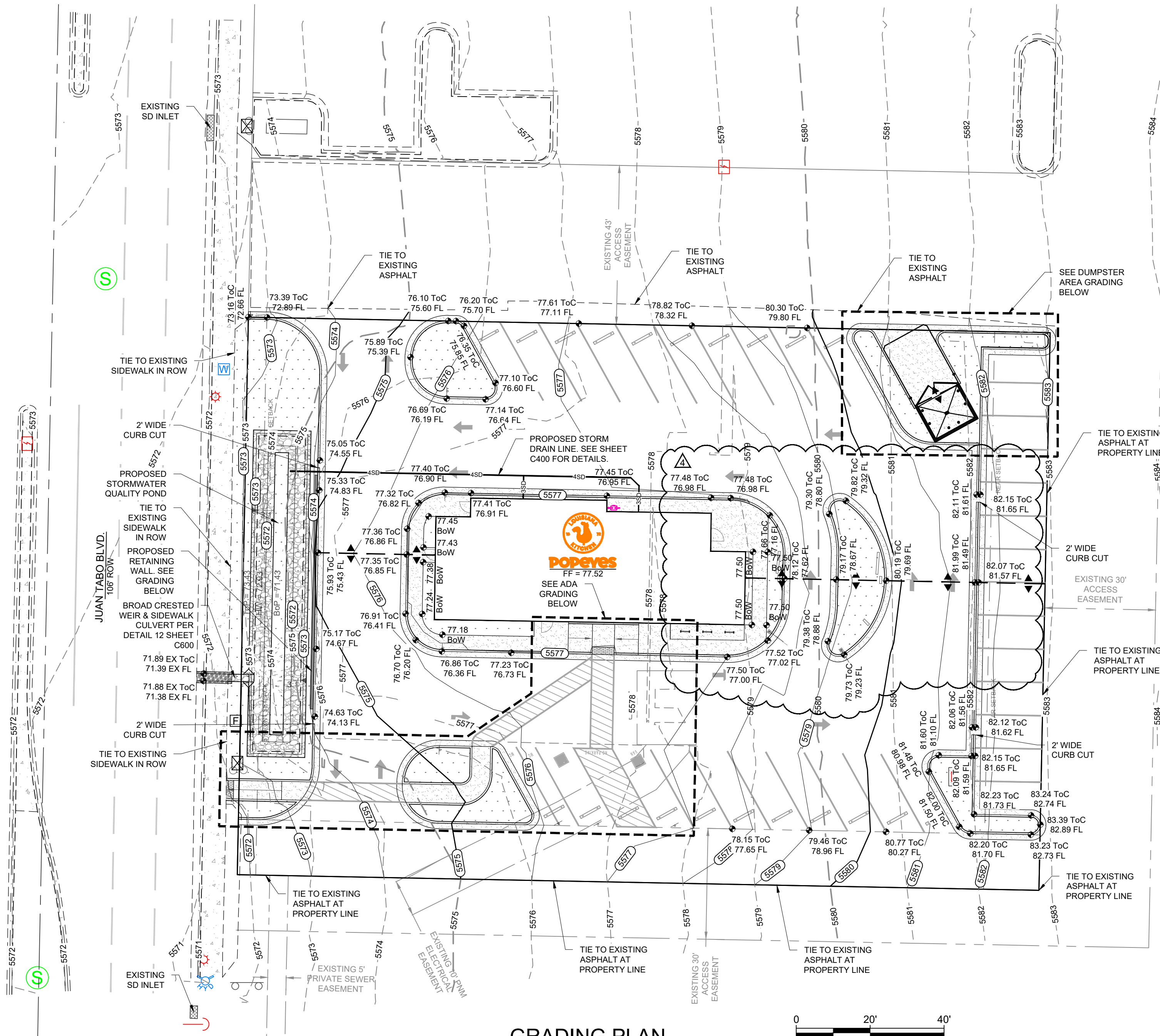
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MJ	DIF	MJ
Date:	November 2024	
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GRADING LEGEND

- ◆ EX BoW = EXISTING BACK OF SIDEWALK ELEVATION
◆ EX ToC = EXISTING TOP OF CURB ELEVATION
◆ EX FL = EXISTING FLOW LINE ELEVATION
◆ EX ToA = EXISTING TOP OF ASPHALT ELEVATION
◆ EG = EXISTING GRADE ELEVATION
◆ EX EoP = EXISTING EDGE OF PAVEMENT ELEVATION
◆ ToC = TOP OF CURB ELEVATION
◆ FL = FLOW LINE ELEVATION
◆ ToA = TOP OF ASPHALT ELEVATION
◆ BoW = BACK OF SIDEWALK ELEVATION
◆ FG = FINISH GRADE ELEVATION
◆ ToS = TOP OF SURFACE ELEVATION
◆ ToP = TOP OF POND ELEVATION
◆ BoP = BOTTOM OF POND ELEVATION
◆ HW = HIGH WATER ELEVATION
— 5580 — EXISTING MAJOR CONTOUR
— 5583 — EXISTING MINOR CONTOUR
— 5575 — PROPOSED MAJOR CONTOUR
— 5572 — PROPOSED MINOR CONTOUR
▲ LOW POINT (GRADE BREAK)
▲ HIGH POINT (GRADE BREAK)

**PRIVATE DRAINAGE FACILITIES
WITHIN CITY RIGHT-OF-WAY
NOTICE TO CONTRACTOR
(SPECIAL ORDER 19 ~ "SO-19")**

- BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
- CONTACT STORM MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- 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.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" (OR (505) 260-1990) FOR THE LOCATION OF EXISTING UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
- CONTRACTOR MUST CONTACT STORM MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

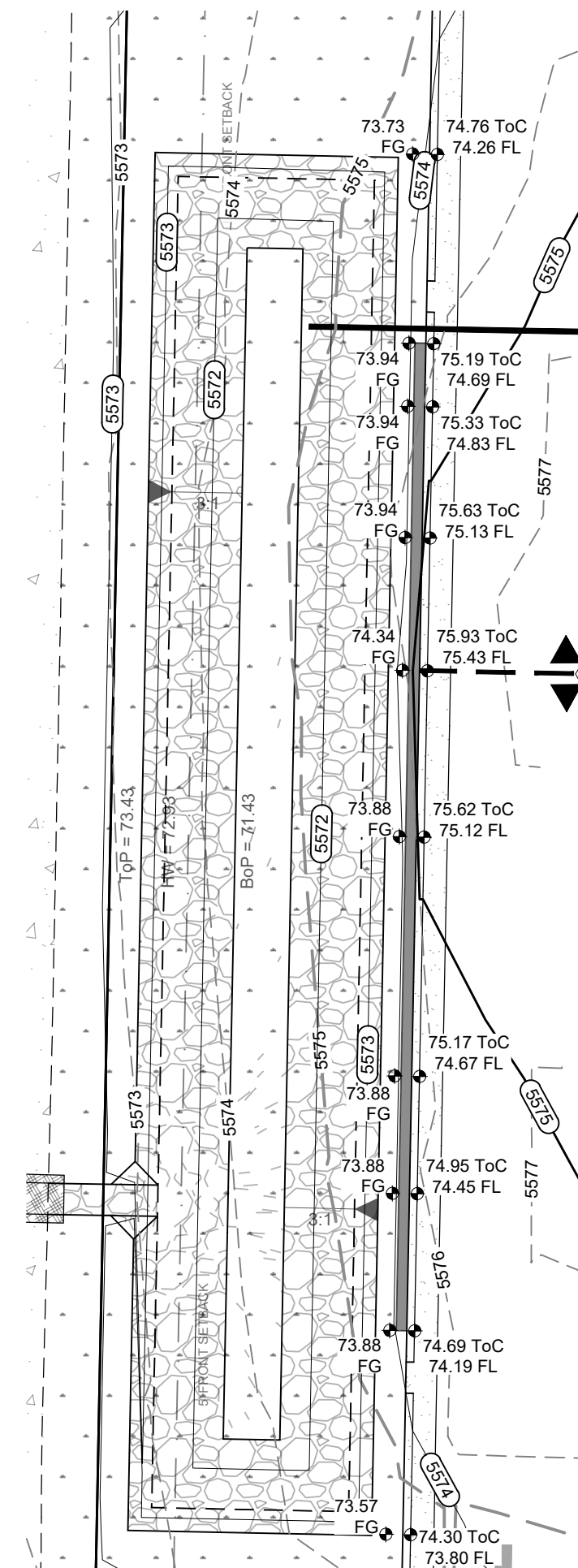


ADA GRADING PLAN

SCALE: 1" = 20'



SCALE: 1" = 20'

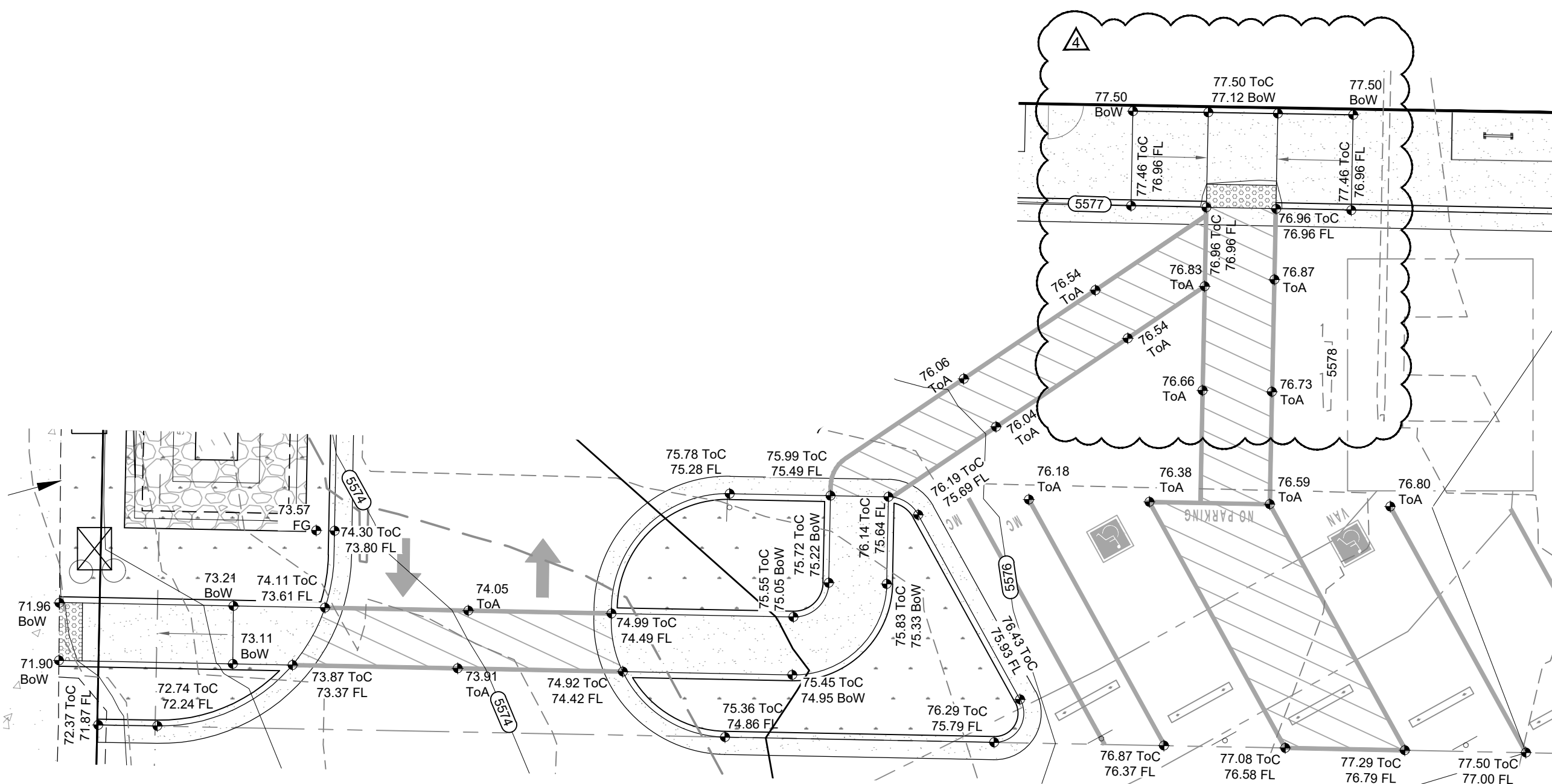


RETAINING WALL GRADING PLAN

SCALE: 1" = 10'

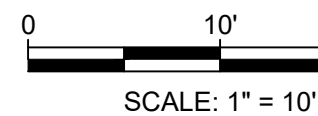


SCALE: 1" = 10'

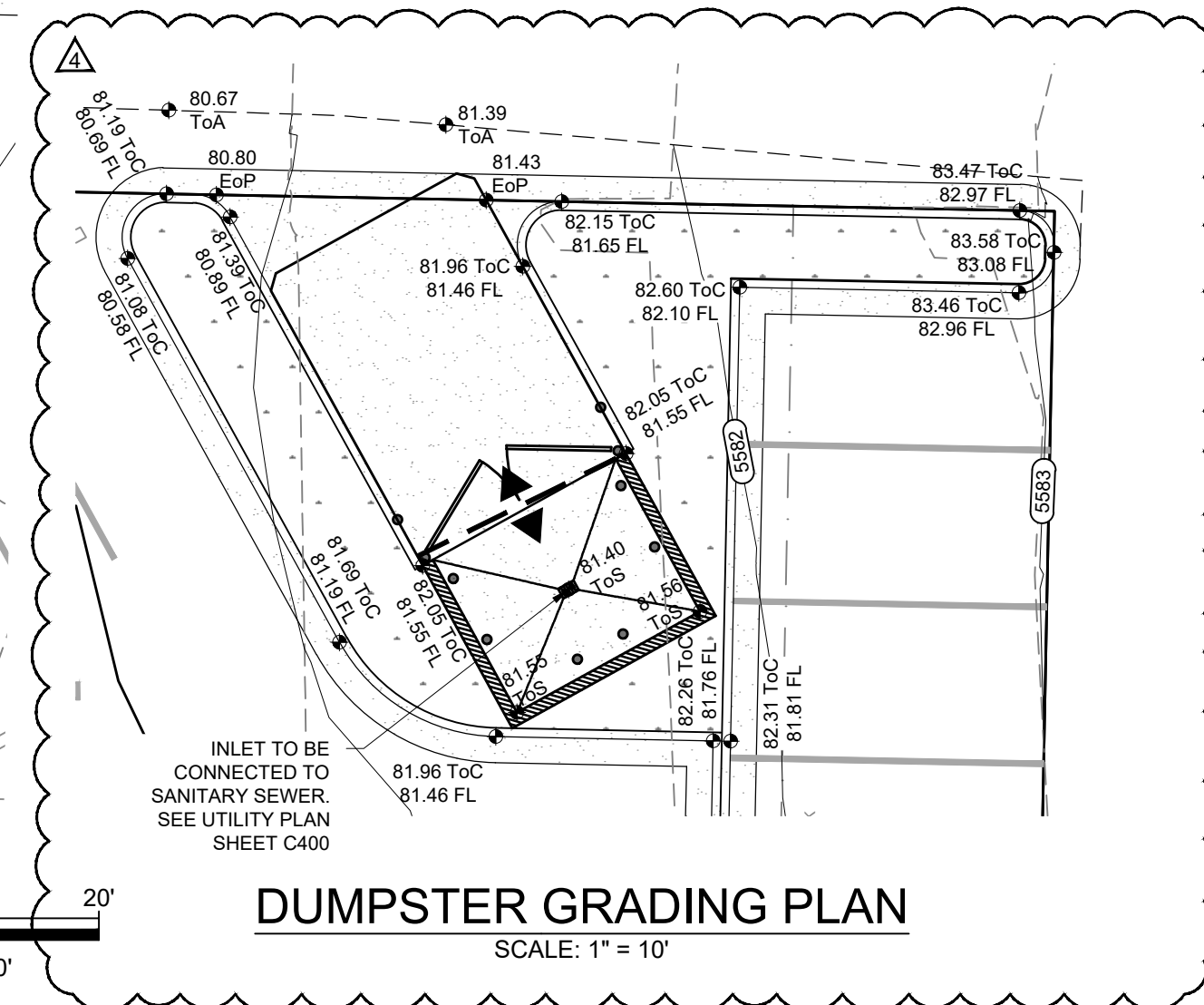


ADA GRADING PLAN

SCALE: 1" = 10'

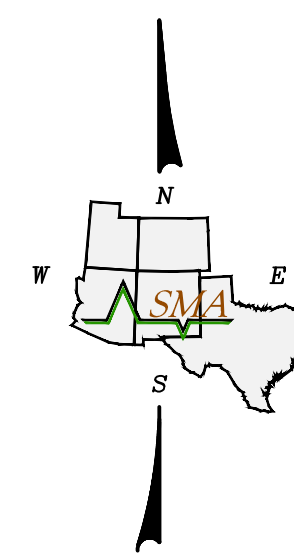


SCALE: 1" = 10'



DUMPSTER GRADING PLAN

SCALE: 1" = 10'



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To Request a Line Locate Dial 811

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Rev #	Date	Description	By	CRK
0	2/15/24	SITE PLAN SUBMITTAL	DIF	NJ
1	3/8/24	CIVIL CHECK SET	DIF	NJ
2	3/25/24	CITY OF ALBUQUERQUE INITIAL SUBMITTAL	DIF	NJ
3	9/1/24	CITY OF ALBUQUERQUE 2ND SUBMITTAL	DIF	NJ
4	11/6/24	CITY OF ALBUQUERQUE 3RD SUBMITTAL	DIF	NJ

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ALBUQUERQUE, NEW MEXICO
POPEYES COMMERCIAL SITE - 840 JUAN TABO BLVD. NE
ALBUQUERQUE, NEW MEXICO
GRADING PLAN

POPEYES LOUISIANA KITCHEN
MICHAEL D. JOHNSON
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
11/6/24

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED
Designed: MJ Drawn: DIF Checked: MJ
Date: November 2024
Scale: Horiz: AS SHOWN Vert: AS SHOWN
Project No: 9432731
Sheet: C300

COMMERCIAL UTILITY NOTES

- THE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING, RESEARCHING AND CALLING FOR DESIGN LOCATES FOR THE LOCATION OF THE EXISTING MAINS, SERVICE LINE SUB-OUTS, AND OTHER FACILITIES AND SHOWING THEM APPROPRIATELY ON THE UTILITY SHEET.
- THE ENGINEER AND THE OWNER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR COMPLIANCE TO OSHA REGULATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR JOB SAFETY OR COMPLIANCE TO OSHA REGULATIONS.
- SHOULD CONFLICTING INFORMATION OR INTERFERENCE PROBLEMS APPEAR IN THE CONSTRUCTION DRAWINGS THE CONTRACTOR SHALL BRING THAT INFORMATION TO THE ATTENTION OF THE ENGINEER IMMEDIATELY PRIOR TO INSTALLATION. FAILURE TO DO SO SHALL NOT BE A BASIS OF EXTRA PAYMENT TO THE CONTRACTOR.
- THE ENGINEER AND THE CONTRACTOR SHALL CALL NEW MEXICO ONE CALL (811) FOR UNDERGROUND FACILITIES TO BE MARKED ON THE SURFACE FOR THE USE FOR DESIGN AND CONSTRUCTION PURPOSES.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP DONE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF ALBUQUERQUE UTILITY STANDARDS.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES BEFORE COMMENCING WORK AND SHALL BE RESPONSIBLE FOR COMPLYING WITH NEW MEXICO ONE-CALL PROCEDURES. ANY DAMAGE TO EXISTING UTILITIES MUST BE IMMEDIATELY REPORTED TO THE APPROPRIATE UTILITY COMPANY.
- ROADWAY, RIGHT-OF-WAY AND SUB GRADE TO BE ESTABLISHED WITHIN 6 INCHES (BOTH HORIZONTAL AND VERTICAL) OF FINAL LOCATION PRIOR TO INSTALLATION OF ANY UTILITIES. GAS AND WATER UTILITIES TO BE PLACED WITHIN 6 INCHES OF FINAL REQUIRED DEPTH AND LOCATION. THE CONTRACTOR SHALL AT HIS EXPENSE RELOCATE OR REPLACE UTILITIES WHICH FAIL TO ADHERE TO THIS SPECIFICATION.
- CURB CONTRACTOR TO STAMP FRESH CONCRETE SIDEWALK WITH G, S, AND W, DIRECTLY ABOVE GAS, SEWER, AND WATER SUB OUT LOCATIONS. A UTILITY INSPECTOR SHALL BE PRESENT WHEN MARKING. FAILURE TO APPLY STAMPS SHALL BE CAUSE FOR REJECTION OF THE IMPROVEMENT BY THE CITY.
- THE CONTRACTOR WILL BE REQUIRED TO SUBMIT ACCURATE DETAILED AND COMPLETE "AS-BUILT" DRAWINGS OF ALL UTILITY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENTS TO THE DEVELOPER PRIOR TO FINAL CONSTRUCTION REVIEW. IT WILL BE THE DEVELOPER'S RESPONSIBILITY TO SUBMIT THE "AS-BUILT" DRAWINGS, AS COMPLETED BY THE CONTRACTOR AND TURNED IN TO THE CITY OF ALBUQUERQUE PROJECT MANAGER, FOR APPROVAL AND ACCEPTANCE. UPON APPROVAL AND ACCEPTANCE BY THE CITY OF ALBUQUERQUE PUBLIC WORKS, THE SUBMITTED "AS-BUILT" BECOME THE PROJECTS "RECORD DRAWINGS".
- THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF THE IMPROVEMENTS TO THE GAS SYSTEM BEFORE THOSE IMPROVEMENTS ARE TIED INTO THE EXISTING GAS SYSTEM. THE DRAWINGS SHALL BE SUBMITTED TO THE INSPECTOR FOR REVIEW AND COMMENTS 24 HOURS PRIOR TO THE PROPOSED TIE-IN. THESE DRAWINGS MAY BE MARKED UP CONSTRUCTION DRAWINGS OR AN ACCURATE SKETCH.
- THE INSTALLATION OF MAINS/SERVICE LINES IN CITY OF ALBUQUERQUE AND NMDOT RIGHT-OF-WAY REQUIRE A PERMIT FROM THAT GOVERNMENT ENTITY AND MUST BE INITIATED BY THE PERSON REQUESTING THE SERVICE. THE OWNER IS RESPONSIBLE FOR ANY FEES WITH THE PERMIT PROCESS.
- TREES SHALL HAVE A 10' MINIMUM CLEARANCE FROM ALL CITY OF ALBUQUERQUE UTILITIES SERVICES.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY WORK INCLUDING TRAFFIC CONTROL, PAVEMENT CUTS, EXCAVATION, INSTALLATION AND RESTORATION. THE CONTRACTOR WILL PERFORM ALL THESE TASKS ON THEIR OWN BEHALF UNLESS IT IS SPECIFICALLY STATED ON THE UTILITY PLAN.
- CHANGES REQUIRE A WRITTEN REQUEST FROM THE ENGINEER OR AN AMENDMENT TO THE UTILITY PLAN.
- FINAL ALIGNMENT AND CONNECTION LOCATION OF 3" CONDUIT FOR DATA SERVICE ARE TO BE COORDINATED BY SAGENET WITH THE SERVICE PROVIDER.

CONTRACTS ADMINISTRATION
GENERAL NOTES

- ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) CONTACT NUMBER: (505) 842-9287.
- ABCWUA SHALL BE NOTIFIED 72 HOURS PRIOR TO COMMENCING ANY WORK IN THE PUBLIC RIGHT OF WAY. ALL INSTALLATIONS REQUIRE VISUAL INSPECTION AS WELL AS MATERIALS TESTING.
- TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO ABCWUA TRAFFIC ENGINEER 72 HRS. PRIOR TO ANY SCHEDULED ROAD OR LANE CLOSURES. TRAFFIC CONTROL MUST MEET CURRENT EDITION OF MUTCD.
- CONTRACTOR SHALL CONTACT ABCWUA BEFORE ANY TRAFFIC CONTROL IS IN PLACE OR BEFORE ANY CONSTRUCTION (INCLUDING DEMOLITION) HAS BEGUN.
- ABCWUA ROADWAY INSPECTOR SHALL BE PRESENT AT THE TIME OF POTHOLING.
- ROADWAY SECTION SHALL MEET CURRENT CITY STANDARDS FOR DEPTH OR MATCH EXISTING DEPTH, WHICHEVER IS THICKER. ANY PAVEMENT OR CONCRETE DISRUPTION CAUSED BY THE CONSTRUCTION/DEVELOPMENT SHALL BE REMOVED AND REPLACED PER CITY STANDARDS.
- BLUE STAKE LOCATES SHALL BE FIELD VERIFIED BY THE CONTRACTOR THROUGH POTHOLING AND COORDINATION WITH UTILITY OWNER.
- RECORD DRAWINGS OR WORK COMPLETED SHALL BE SUBMITTED TO ABCWUA PRIOR TO FINAL ACCEPTANCE OF THE INSTALLATIONS.

UTILITY DESIGN FLOWS

NOTE: DESIGN FLOWS PROVIDED BY OTHERS. REFER TO MEP PLAN FOR UTILITY DESIGN FLOWS.

UTILITY OWNERS

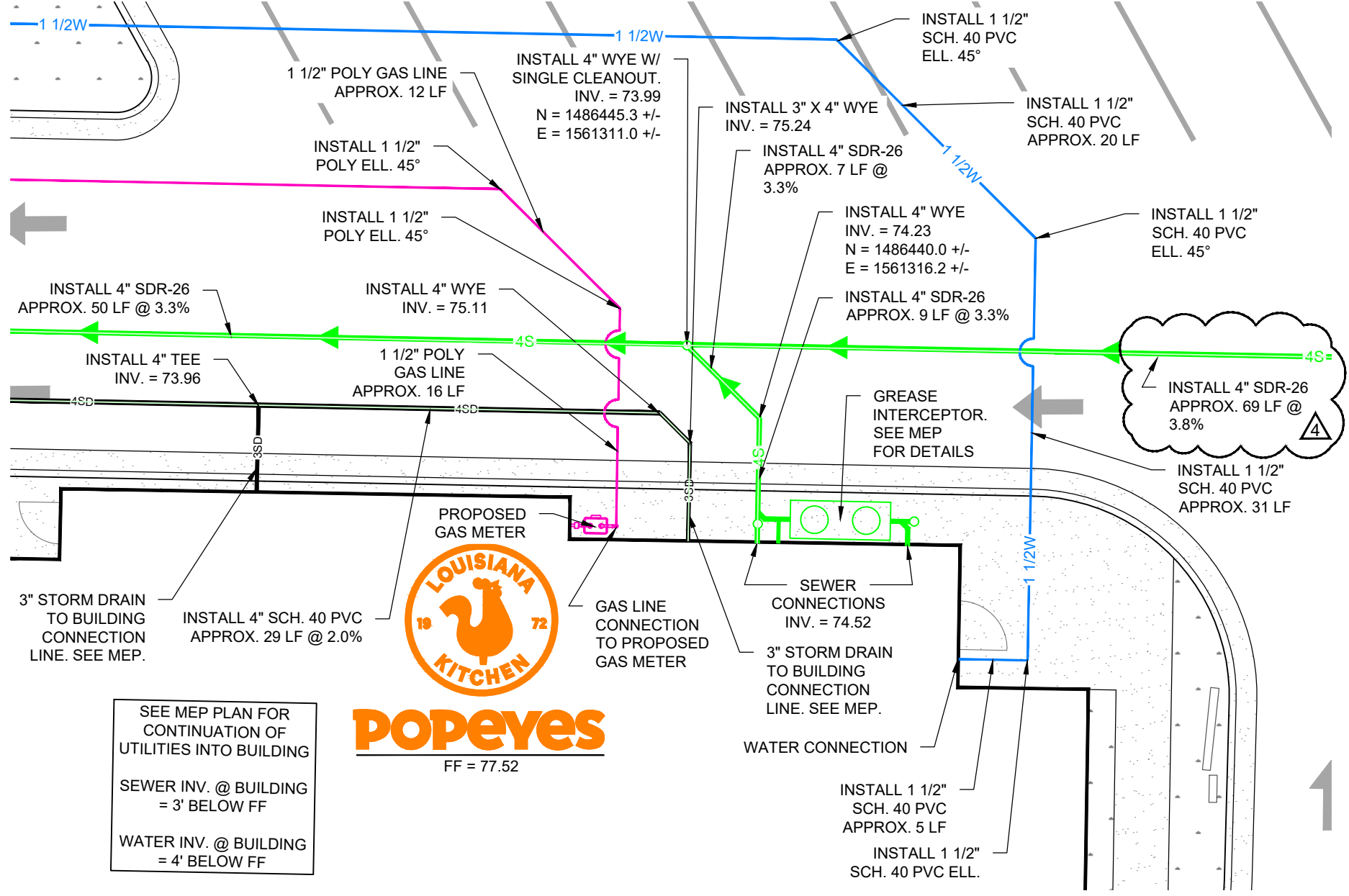
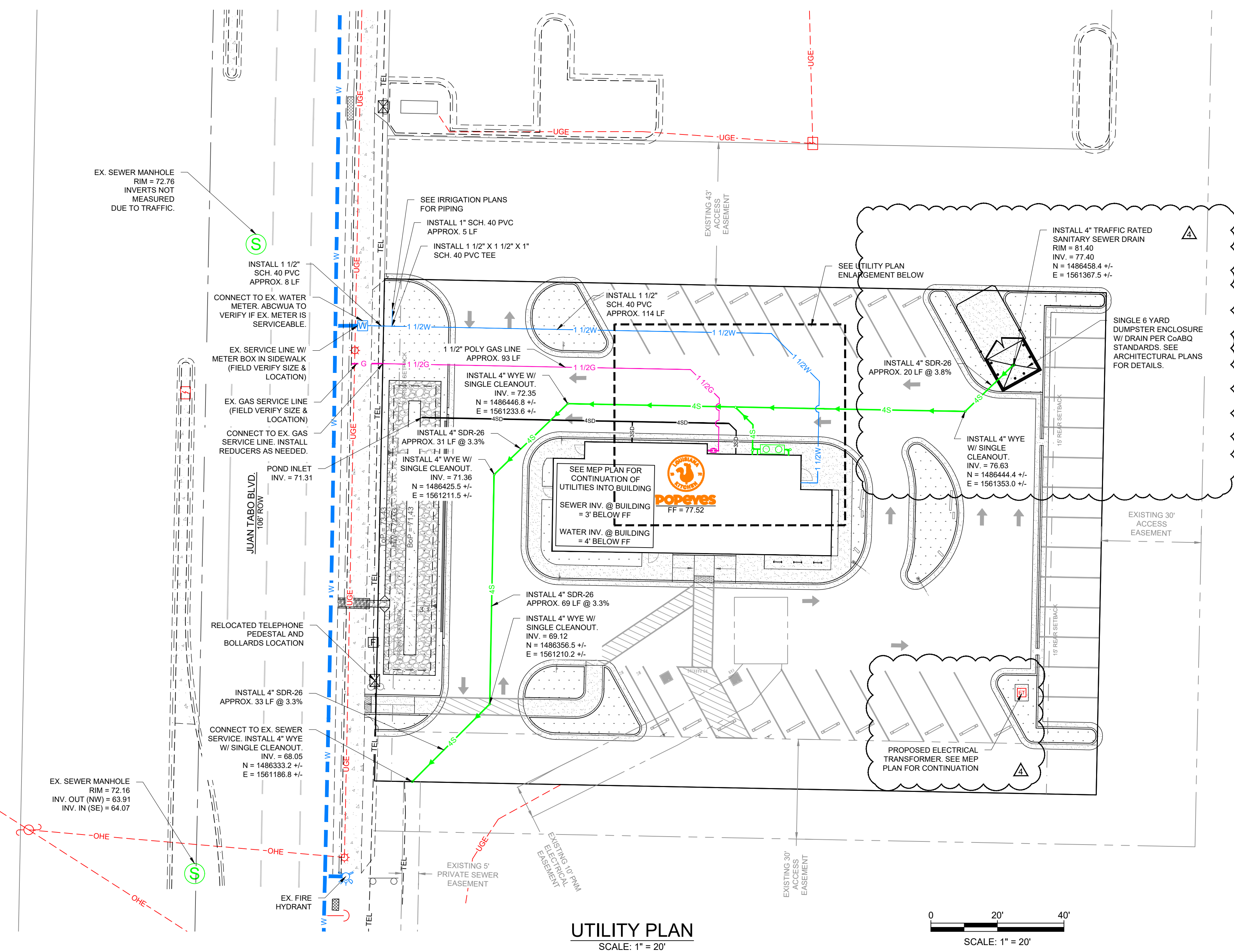
WATER = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (505) 842-9287.
WASTEWATER = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (505) 842-9287.
ELECTRIC = PNM - (888) 342-5766.
GAS = NEW MEXICO GAS COMPANY (888) 664-2726.

UTILITY LEGEND

- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING SEWER LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING TELEPHONE LINE
- EXISTING EASEMENT / PRIVATE ACCESS
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING WATER METER W/ VAULT
- EXISTING FIBER OPTIC BOX
- EXISTING GUY WIRE
- EXISTING ELECTRIC BOX
- EXISTING UTILITY POLE
- EXISTING STREET LIGHT
- EXISTING TELEPHONE PEDESTAL
- PROPOSED 6" SEWER LINE & FLOW
- PROPOSED SEWER CLEANOUT
- PROPOSED 1 1/2" WATER LINE
- PROPOSED 1 1/2" GAS LINE
- PROPOSED GAS METER
- PROPOSED 3" STORM DRAIN LINE
- PROPOSED 4" STORM DRAIN LINE

NOTE:

- SEE MEP PLAN FOR CONTINUATION OF UTILITIES. MINIMUM BURY DEPTH FOR DRY UTILITIES IS 4' BELOW FINISHED GRADE. VERIFY DEPTH REQUIREMENTS WITH UTILITY PROVIDER.
- CONNECTIONS SHALL BE VERIFIED WITH THE MEP PLANS.
- ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) SHALL BE NOTIFIED PRIOR TO ANY NEW WATER CONNECTION AND SERVICE INSTALLATION TO THE MAIN LINE OR ANY EXISTING STUBOUT. ANY CONNECTION AFTER THE WATER METER IS THE CONTRACTORS RESPONSIBILITY.
- EXISTING SEWER INVERTS WERE APPROXIMATED. ALL INVERTS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ALL SEWER LINES MUST HAVE A MIN. SLOPE OF 2.0%. NOTIFY PROJECT ENGINEER IF INVERTS OR PIPE SLOPES MUST CHANGE.



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Sheet: C400



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ALBUQUERQUE, NEW MEXICO
POPEYES LOUISIANA KITCHEN
POPEYES COMMERCIAL SITE - 840 JUAN TABO BLVD. NE
ALBUQUERQUE, NEW MEXICO
UTILITY PLAN

11/6/24

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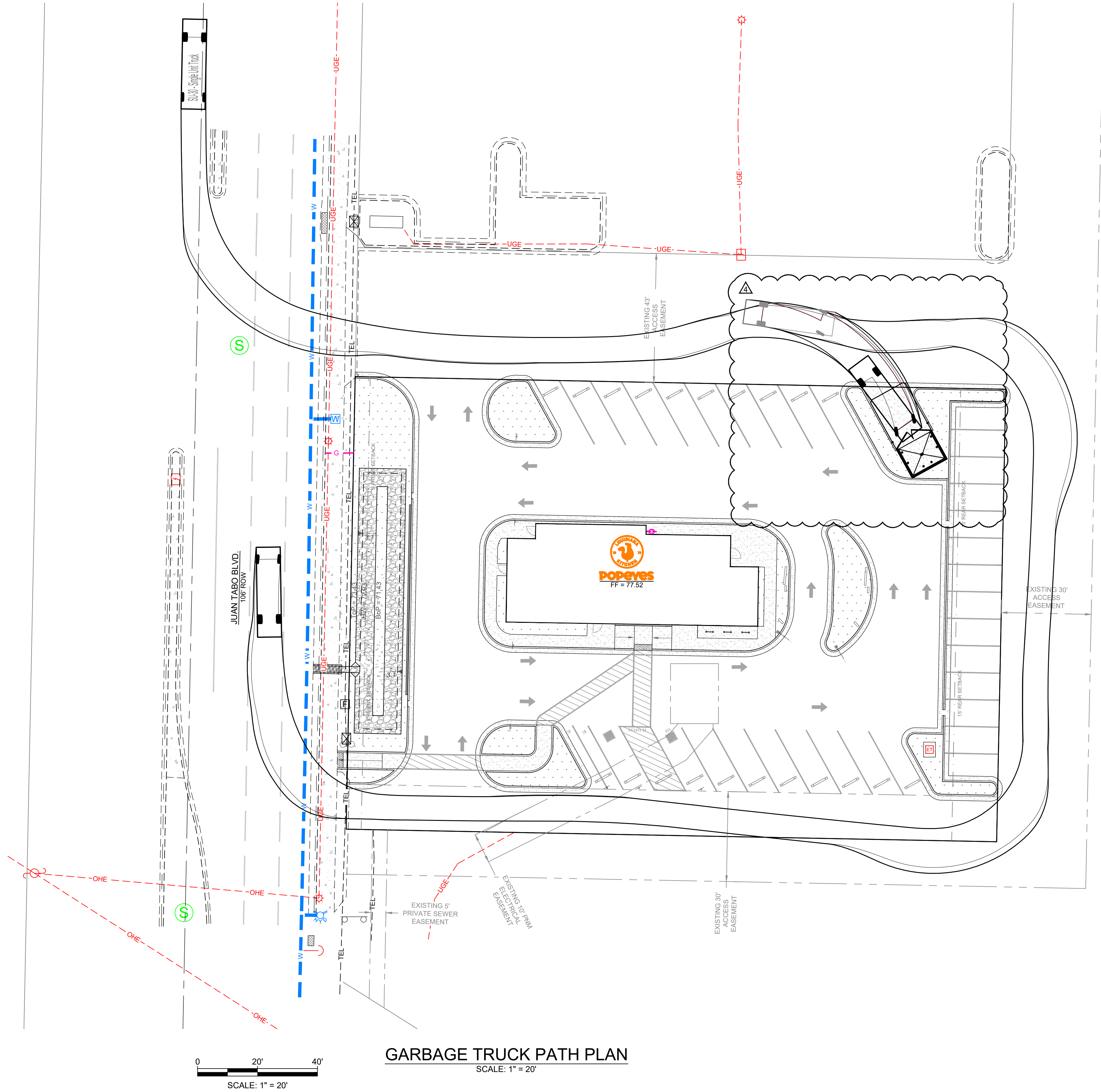
Designed MJ Draw DJF Checked MJ

Date: November 2024

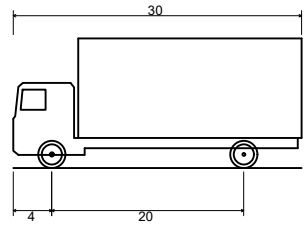
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Project No: 9432731

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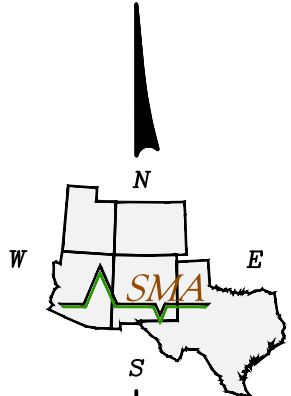


GARBAGE TRUCK PATH PLAN
SCALE: 1" = 20'



SU-30 - Single Unit Truck
Overall Length 30.000ft
Overall Width 8.000ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.357ft
Track Width 8.000ft
Lock-to-lock time 5.00s
Max Steering Angle (Virtual) 31.90°

SINGLE UNIT TRUCK (SU-30)
SCALE: N.T.S.



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3	9/13/24	CITY OF ALBUQUERQUE 2ND SUBMITTAL	DIF	NJ
Δ	11/6/24	CITY OF ALBUQUERQUE 3RD SUBMITTAL	DIF	NJ



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POPEYES LOUISIANA KITCHEN

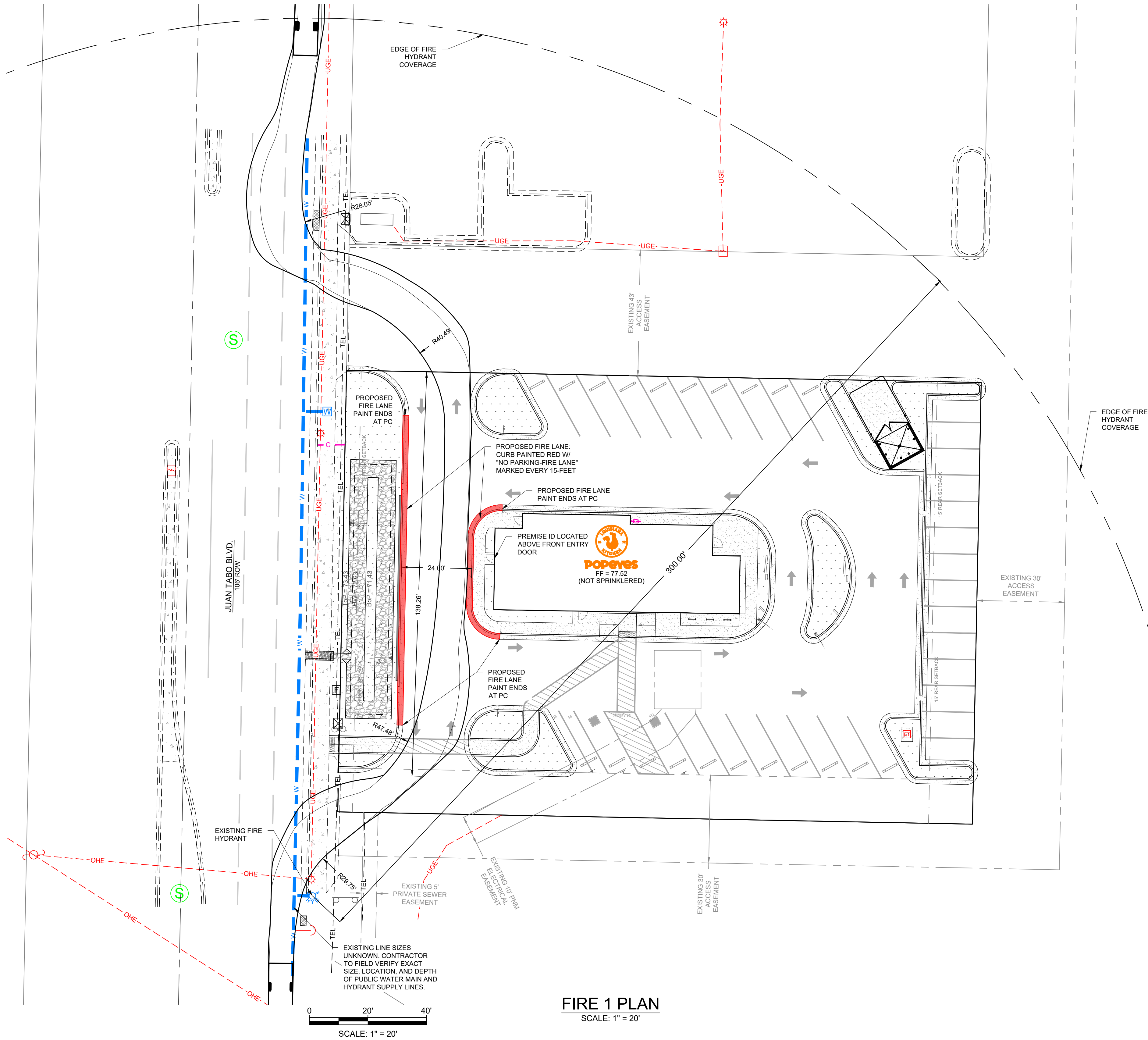
ALBUQUERQUE, NEW MEXICO

POPEYES COMMERCIAL SITE - 840 JUAN TABO BLVD. NE
ALBUQUERQUE, NEW MEXICO
GARBAGE TRUCK PATH PLAN



11/6/24

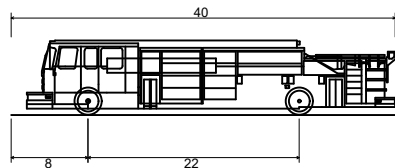
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Designed	Drawn	Checked
MJ	DIF	MJ
Date:	November 2024	
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Project No:	9432731	
Sheet:	C401	



FIRE 1 PLAN
SCALE: 1" = 20'

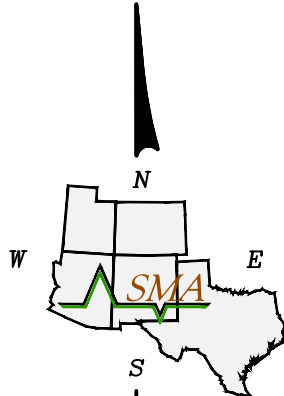
FIRE FLOW REQUIREMENTS

CoABQ FIRE DISTRICT: D12
CONSTRUCTION TYPE: V-B
SQUARE FOOTAGE: 2,550 SF
FIRE FLOW: 2,000 GPM
NUMBER OF HYDRANTS: 1
HYDRANT SPACING: N/A
FIRE LANE MAX. GRADE: 8%



PUMPER FIRE TRUCK
SCALE: N.T.S.

ENGINEERING DATA NOTE:
REFER TO "GEOTECHNICAL ENGINEERING SERVICES
REPORT NO. 1-40101 - POPEYES LOUISIANA KITCHEN -
840 JUAN TABO BLVD. - ALBUQUERQUE, NEW MEXICO"
PREPARED BY "GEOTEST, INC." DATED FEBRUARY 6,
2024 FOR PAVEMENT SECTION DESIGN LOADS.



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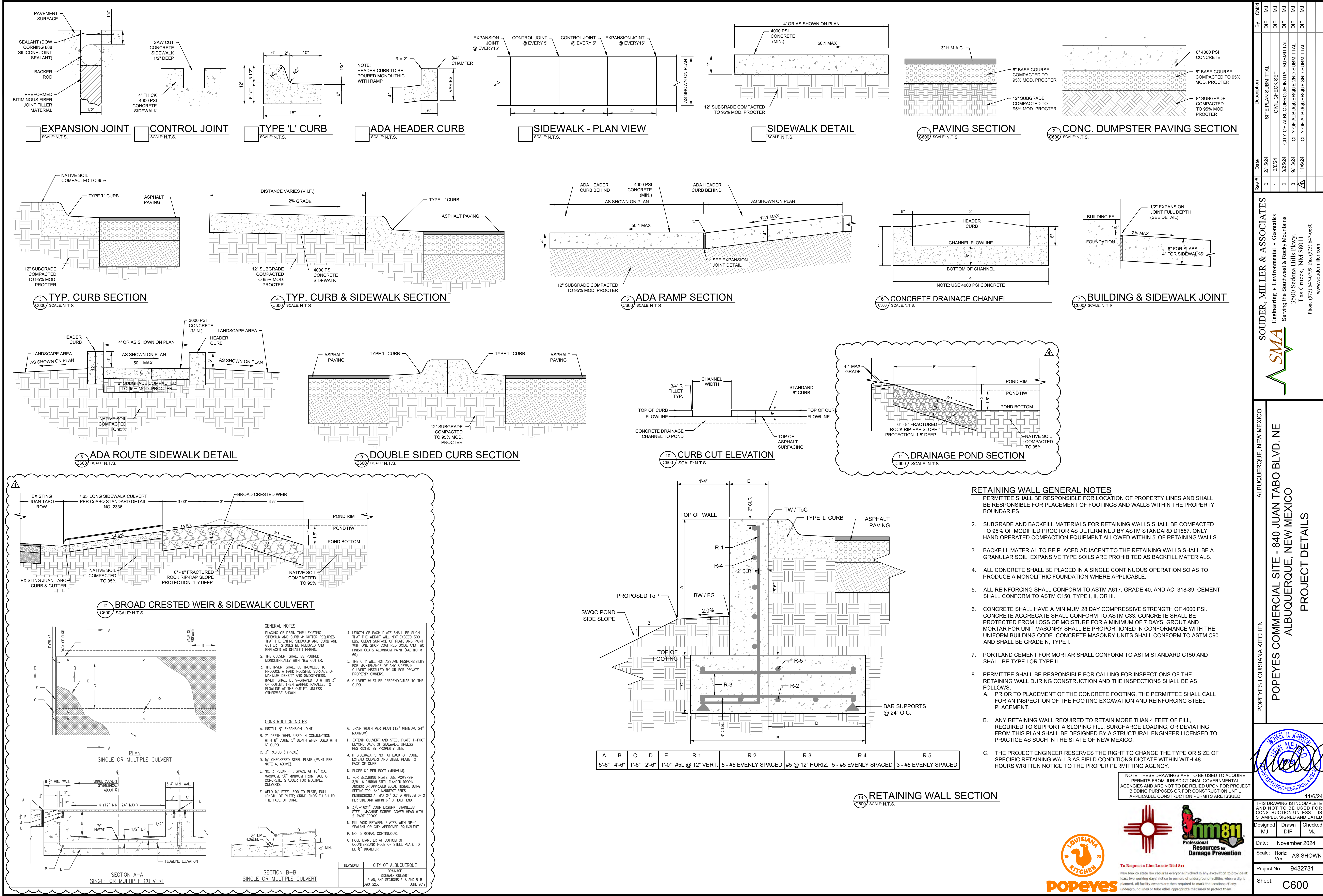
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ALBUQUERQUE, NEW MEXICO
FIRE 1 PLAN

NEW MEXICO
MICHAEL D. JOHNSON
REGISTERED PROFESSIONAL ENGINEER
11/6/24

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Designed MJ	Drawn DIF	Checked MJ
Date:	November 2024	
Scale:	Horiz: AS SHOWN Vert:	
Project No:	9432731	
Sheet:	FIRE1	



LEGEND

PROPERTY LINE

EASEMENT LINE

PROPOSED 4000 PSI CONCRETE PAVEMENT

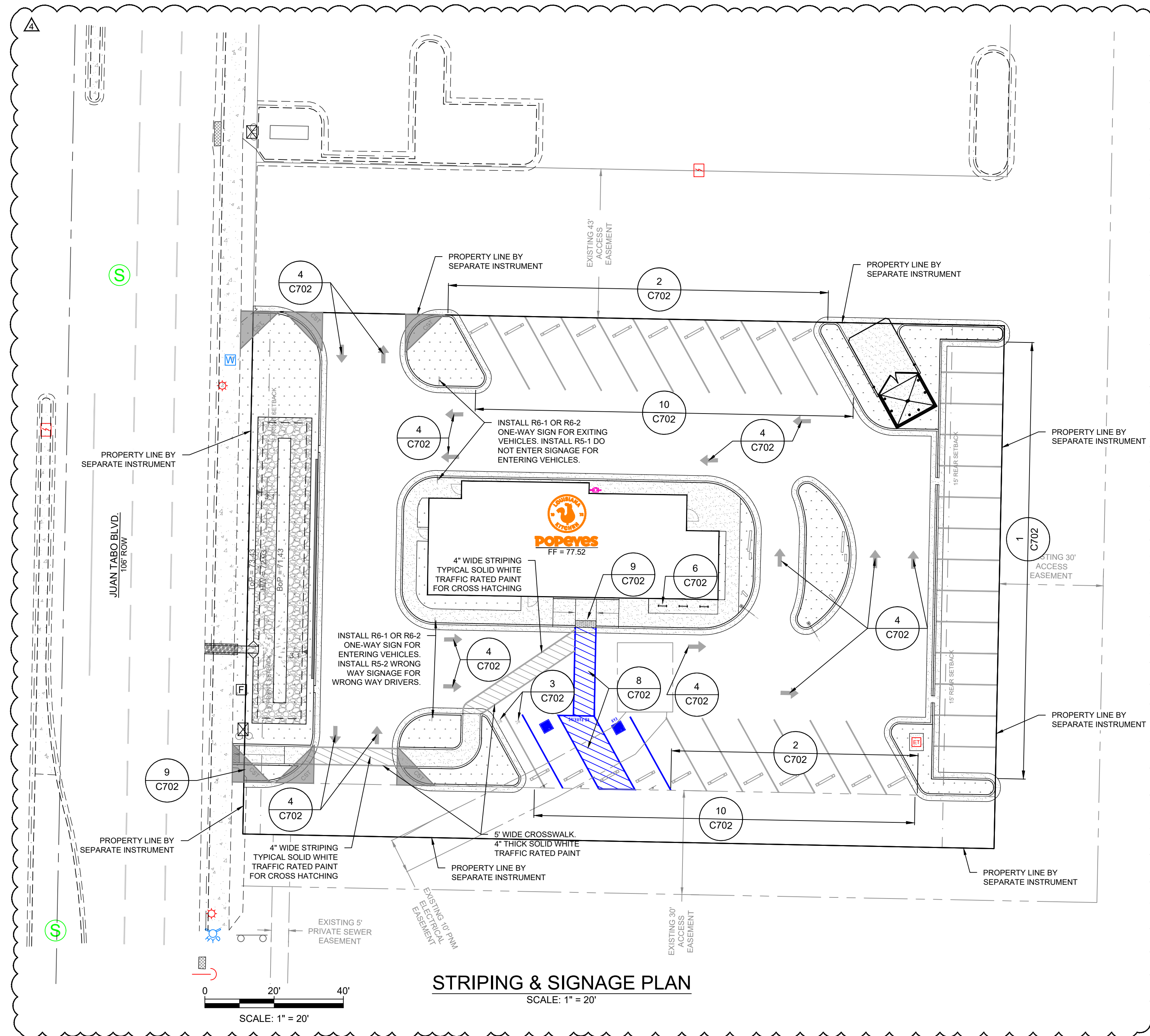
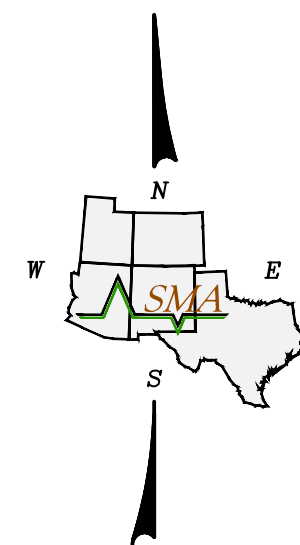
PROPOSED LANDSCAPE AREA

PROPOSED ASPHALT PAVEMENT

CLEAR SIGHT TRIANGLE (CST)

GENERAL NOTES:


1. ALL DIMENSIONS ARE TO FLOWLINE OR EDGE OF CONCRETE.
2. PERPENDICULAR PARKING STALLS ARE 9'x18'. 14 SPACES ARE PROVIDED.
3. DIAGONAL PARKING STALLS ARE 21' IN DEPTH AND 9' WIDE AT A 60° ANGLE. 17 SPACES ARE PROVIDED.
4. MOTORCYCLE PARKING STALLS ARE 21' IN DEPTH AND 4.5' WIDE AT A 60° ANGLE. 2 SPACES ARE PROVIDED.
5. 1 REGULAR ADA PARKING SPACE AND 1 VAN ADA SPACE IS PROVIDED.
6. BICYCLE PARKING SPACES ARE 4'x6'. 3 SPACES ARE PROVIDED
7. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER
8. ALL REQUIRED SITE FACILITIES AND AMENITIES SHALL BE ACCESSIBLE TO PEOPLE WITH DISABILITIES.
9. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT TRIANGLE (CST) REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
10. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH NEW SIDEWALK, CURB, AND GUTTER.



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P:\9-Popeyes Albuquerque Civil Site Design (9432731)\CAD\Civil\Construction Drawings\9432731 - STRIPING & SIGNAGE PLAN.dwg 11/6/2024 2:01 PM DIF

Rev#	Date	Description	By	Chkd
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POPEYES LOUISIANA KITCHEN

POPEYES COMMERCIAL SITE - 840 JUAN TABO BLVD. NE
ALBUQUERQUE, NEW MEXICO
STRIPING & SIGNAGE PLAN

ALBUQUERQUE, NEW MEXICO

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Designed MJ	Drawn DIF	Checked MJ
Date: November 2024		
Scale: Horiz: AS SHOWN Vert:		
Project No: 9432731		
Sheet: C700		

LEGEND

_____ PROPERTY LINE

— — — — EASEMENT LINE



PROPOSED 4000 PSI CONCRETE PAVEMENT

PROPOSED LANDSCAPE AREA

	PROPOSED ASPHALT PAVEMENT
--	---------------------------

— — — — A.D.A. ROUTE - NOT TO EXCEED A RUNNING SLOPE
GREATER THAN 5% OR CROSS SLOPE GREATER
THAN 2%.

A.D.A. AREAS - NOT TO EXCEED A SLOPE GREATER THAN 2% IN ANY DIRECTION.

 ( ADA LANDING (5' x 5' MIN.)

22 FLOW LINE LOCATION POINTS (AT PC AND ADA AREAS)

( CLEAR SIGHT TRIANGLE (CST)

SITE DATA

PROPOSED LAND USE: FAST FOOD RESTAURANT

LOT AREA: 32,745.99 SF

BUILDING AREA: 2,550.37 SF

ASPHALT AREA: 20,996.34 SF

CONCRETE AREA: 4,233.19 SF

LANDSCAPED AREA: 4,966.09 SF

PARKING REQUIRED. 14 SPACES

17 DIAGONAL PARKING SPACES

HC PARKING REQUIRED: 2 SPACES

HC PARKING PROVIDED:	1 REGULAR ADA PARKING SPACE, 1 VAN ACCESSIBLE PARKING SPACE
----------------------	---

BICYCLE PARKING REQUIRED: 3

BICYCLE PARKING PROVIDED: 3

MOTORCYCLE PARKING REQUIRED: 1

MOTORCYCLE PARKING PROVIDED: 2

LEGAL DESCRIPTION (PER TITLE DOCS.):

TRACT LETTERED "C-1" IN BLOCK NUMBERED ONE HUNDRED TWENTY-FIVE (125) OF PRINCESS JEANNE PARK ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED, "A REPLAT OF TRACTS "A" & "B", BLOCK 125 OF PRINCESS JEANNE PARK ADDITION, NOW COMPRISING TRACTS "A-1", "B-1" & "C-1" WITHIN SEC. 22, T. 10, N. 4 E., N.M.P.M., ALBUQUERQUE, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO ON JULY 25, 1985 IN PLAT BOOK C27, PAGE 182.

TOGETHER WITH NON-EXCLUSIVE RIGHTS OF EASEMENT FOR INGRESS AND EGRESS FROM THE LAND ACROSS THE THIRTY (30') FOOT ACCESS EASEMENT AND THE FORTY-THREE (43') FOOT ACCESS EASEMENT, AS SET FORTH ON THE PLAT RECORDED JULY 25, 1985 IN PLAT BOOK C27, PAGE 182, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, TO THE EXTENT OF AND ONLY FOR THE DURATION AS PROVIDED FOR THEREIN.

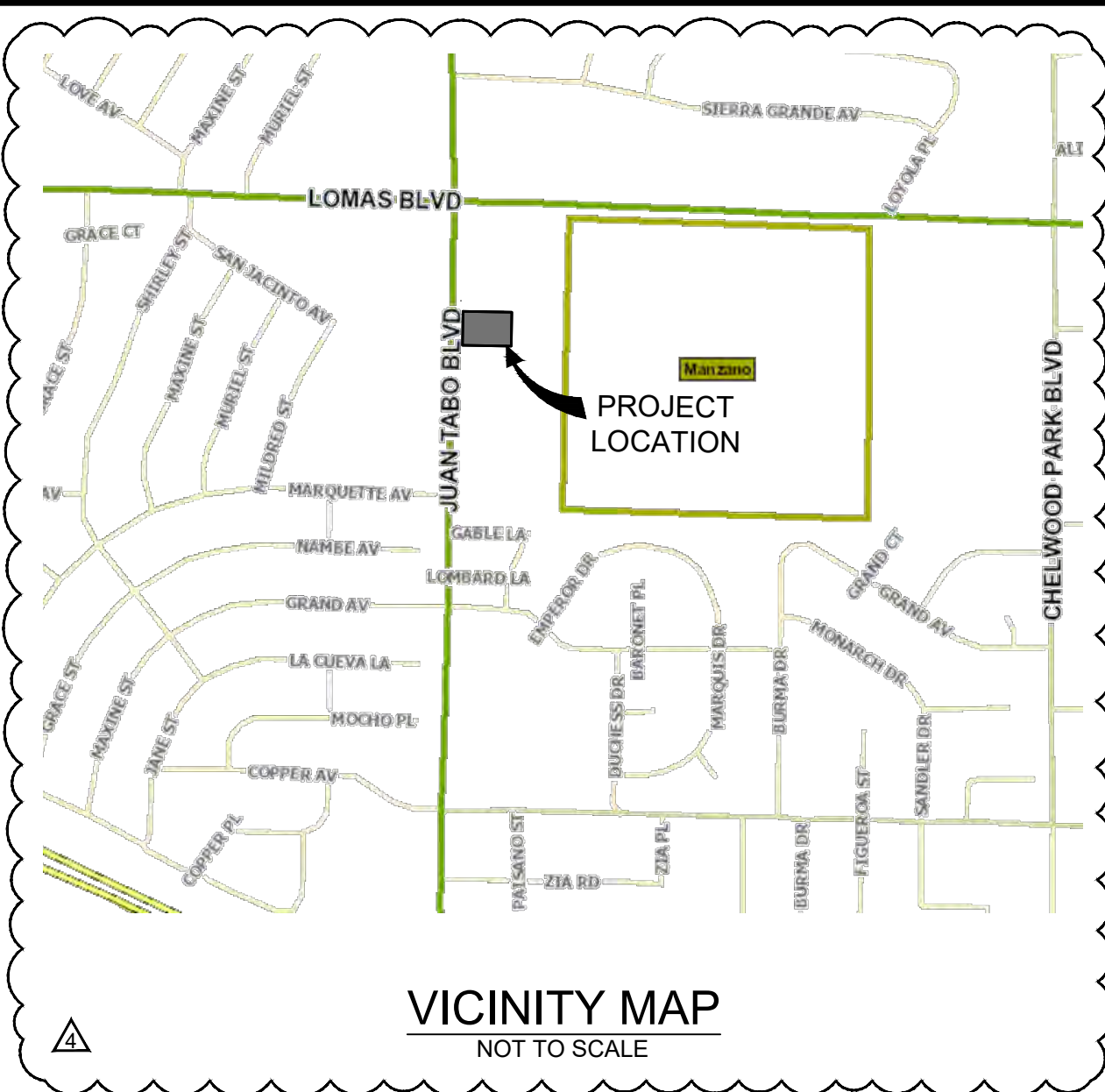
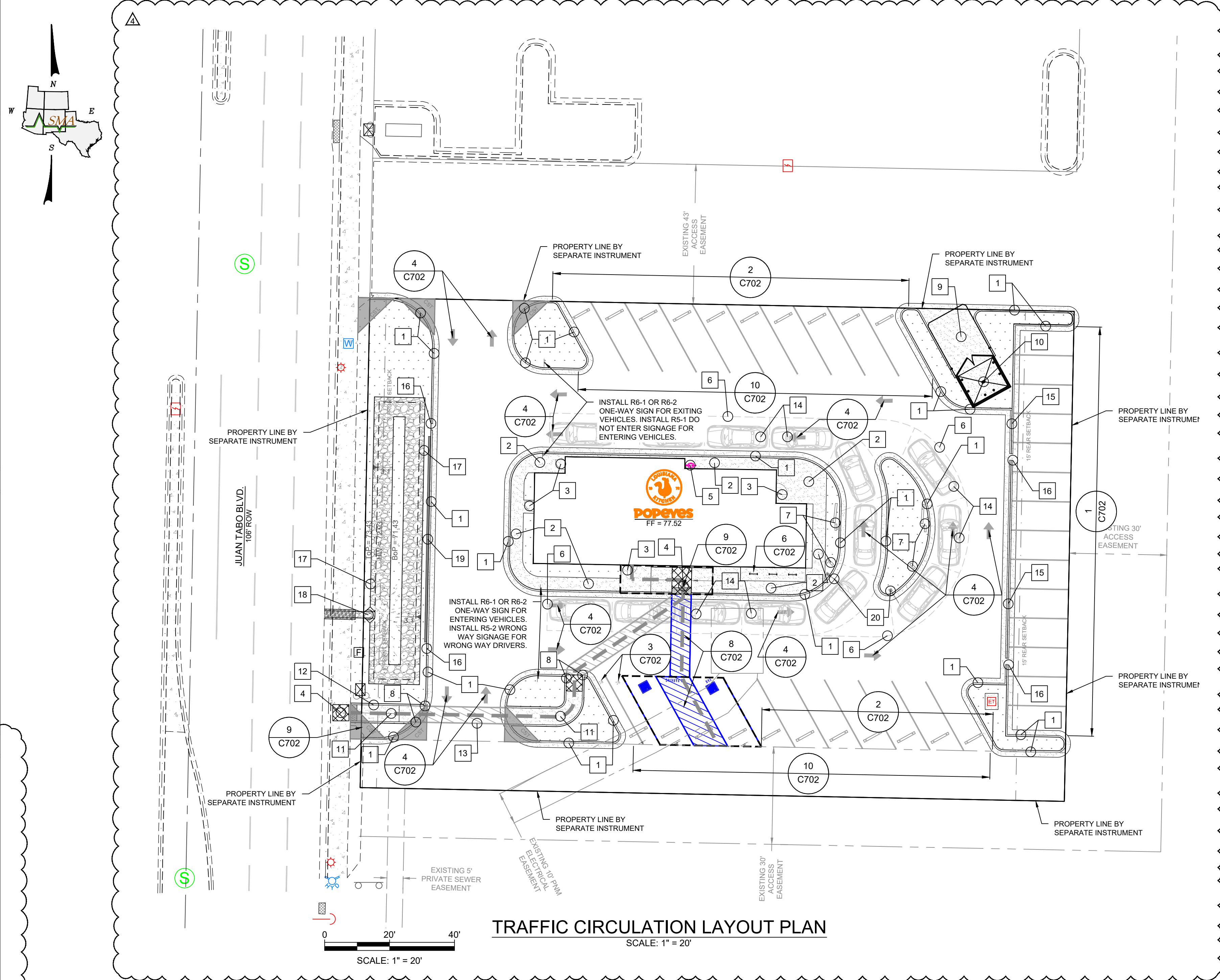
TOGETHER WITH RIGHTS FOR THE PRIVATE SEWER LINE AS SET FORTH IN THE GRANT OF SEWER EASEMENT, EASEMENT FOR SEWER SERVICE EXTENSION RECORDED JANUARY 17, 1986 IN BOOK MISC. 312-A, PAGE 869 AS DOCUMENT NO. 86-5119, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, TO THE EXTENT OR AND ONLY FOR THE DURATION AS PROVIDED FOR THEREIN.

KEYED NOTES

- | | |
|----|---|
| 1 | CURB AND GUTTER (TYP.) |
| 2 | CONCRETE WALKWAY |
| 3 | EXTERIOR DOOR |
| 4 | ADA RAMP W/ TRUNCATED DOMES SEE COA DETAIL 2446, SHEET C702 |
| 5 | GAS METER |
| 6 | STACKING LANE OUTLINE |
| 7 | SPEAKERS AND MENU BOARDS (SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS) |
| 8 | CURB TRANSITION TO 0" CURB HEIGHT AT ALL LOCATIONS WHERE CURBS MEET WALKWAY |
| 9 | 13.33' x 18.75' CONCRETE ACCESS PAD. SEE ARCHITECTURAL PLANS FOR DETAILS. |
| 10 | SINGLE 6 YARD DUMPSTER ENCLOSURE W/ DRAIN PER CoABQ STANDARDS. SEE ARCHITECTURAL PLANS FOR DETAILS. |
| 11 | 5' WIDE SIDEWALK |
| 12 | 5' WIDE SIDEWALK TIED TO EXISTING SIDEWALK |
| 13 | 5' WIDE PAINTED CROSSWALK. SEE SHEET C700 |
| 14 | POTENTIAL STACKED CARS IN STACKING LANES |
| 15 | DOUBLE SIDED CURB AND GUTTER |
| 16 | 2' WIDE CURB CUT |
| 17 | PROPOSED STORMWATER QUALITY POND |
| 18 | BROAD CRESTED WEIR |
| 19 | RETAINING WALL |
| 20 | CLEARANCE BARS (SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS) |

GENERAL NOTES:

1. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT TRIANGLE (CST) REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
2. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH NEW SIDEWALK, CURB, AND GUTTER.



Rev #	Date	Description	By	Chkd
0	2/15/24	SITE PLAN SUBMITTAL	DIF	MJ
1	3/8/24	CIVIL CHECK SET	DIF	MJ
2	3/25/24	CITY OF ALBUQUERQUE INITIAL SUBMITTAL	DIF	MJ
3	3/19/24	CITY OF ALBUQUERQUE 2ND SUBMITTAL	DIF	MJ
4	1/16/24	CITY OF ALBUQUERQUE 3RD SUBMITTAL	DIF	MJ

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Las Cruces, NM 88011
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POPEYES LOUISIANA KITCHEN

POPEYES COMMERCIAL SITE - 840 JUAN TABO BLVD. NE
ALBUQUERQUE, NEW MEXICO

TRAFFIC CIRCULATION LAYOUT PLAN

THIS DRAWING IS INCOMPLETE
AND NOT TO BE USED FOR
CONSTRUCTION UNLESS IT IS
STAMPED, SIGNED AND DATED

Designed MJ	Drawn DIF	Checked MJ
----------------	--------------	---------------

Date: November 2024

Scale: Horiz: AS SHOWN
Vert:

Project No: 9432731

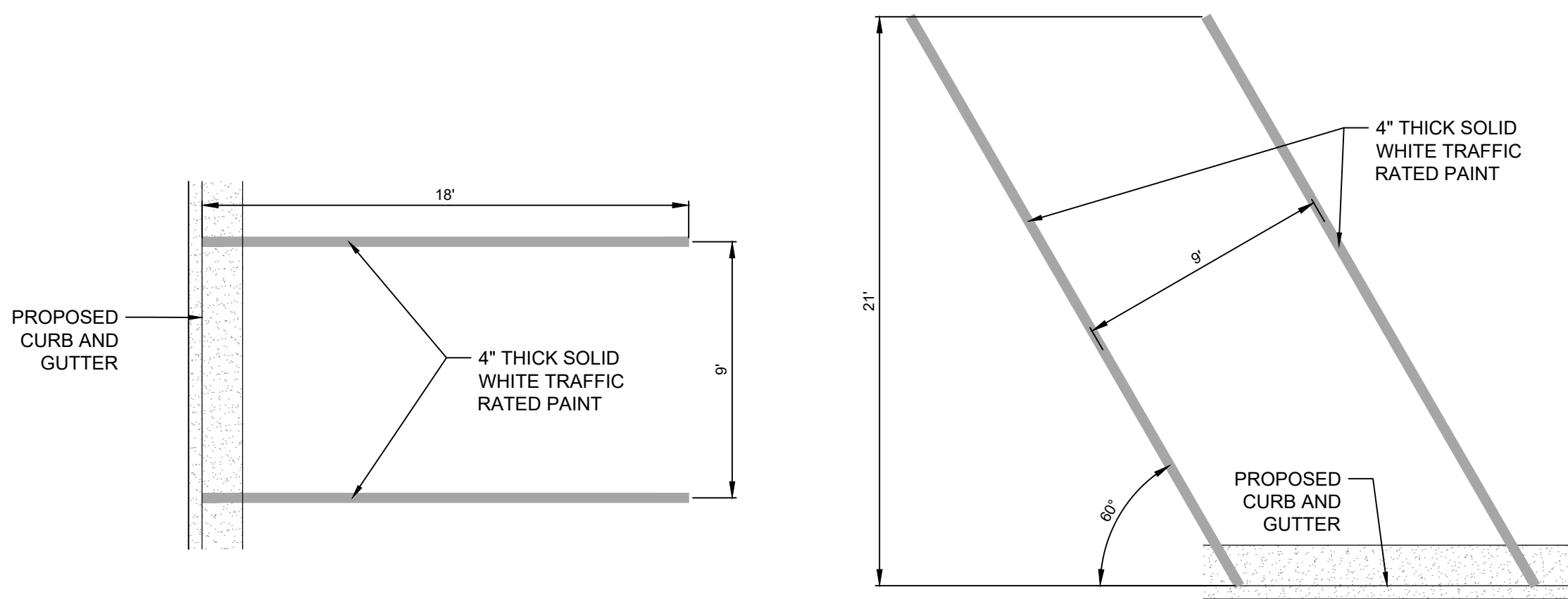
Sheet: C701

NOTE: THESE DRAWINGS ARE TO BE USED TO ACQUIRE PERMITS FROM JURISDICTIONAL GOVERNMENTAL AGENCIES AND ARE NOT TO BE RELIED UPON FOR PROJECT BIDDING PURPOSES OR FOR CONSTRUCTION UNTIL APPLICABLE CONSTRUCTION PERMITS ARE ISSUED.

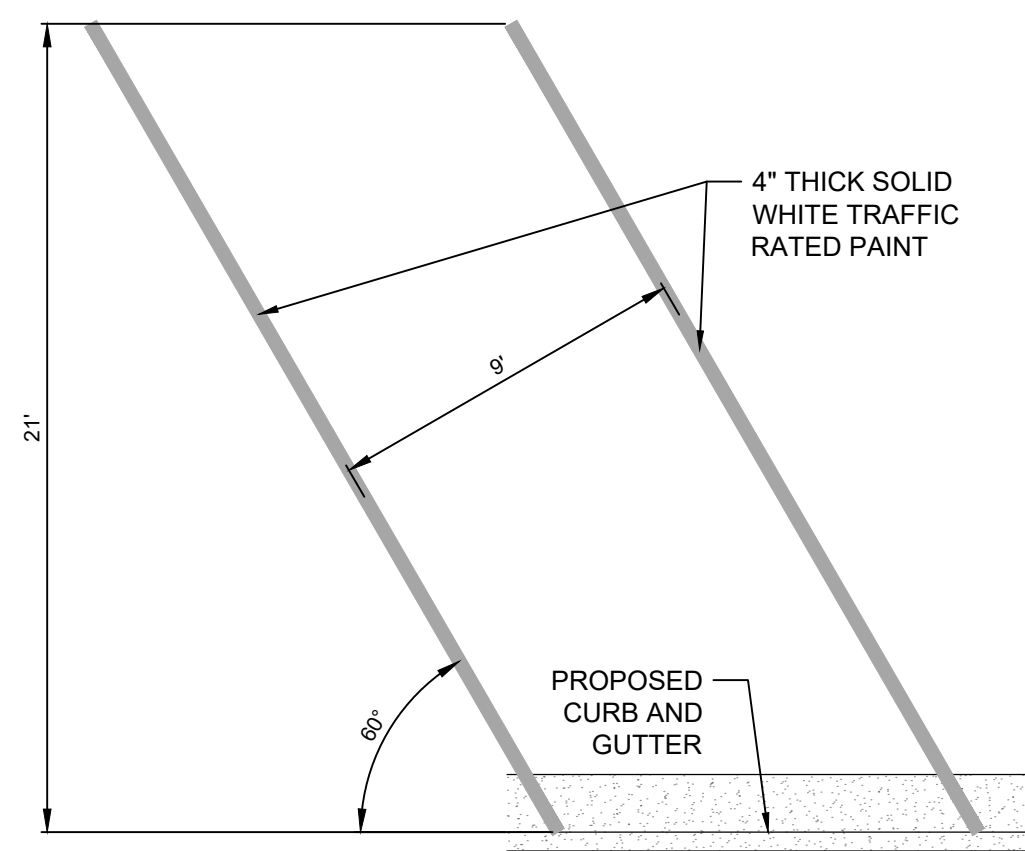


To Request a Line Locate Dial 81:

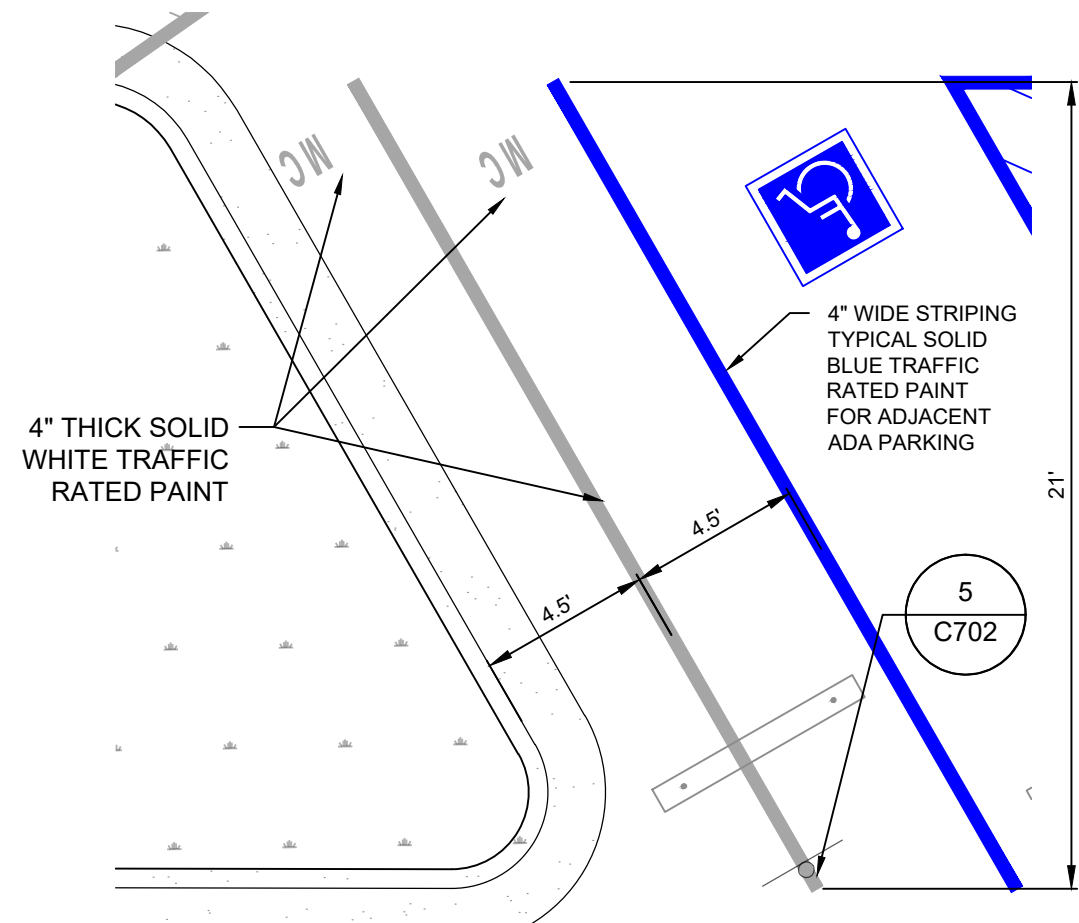
New Mexico state law requires everyone involved in any excavation to provide at least two working days' notice to owners of underground facilities when a dig is planned. All facility owners are then required to mark the locations of any underground lines or take other appropriate measures to protect them.



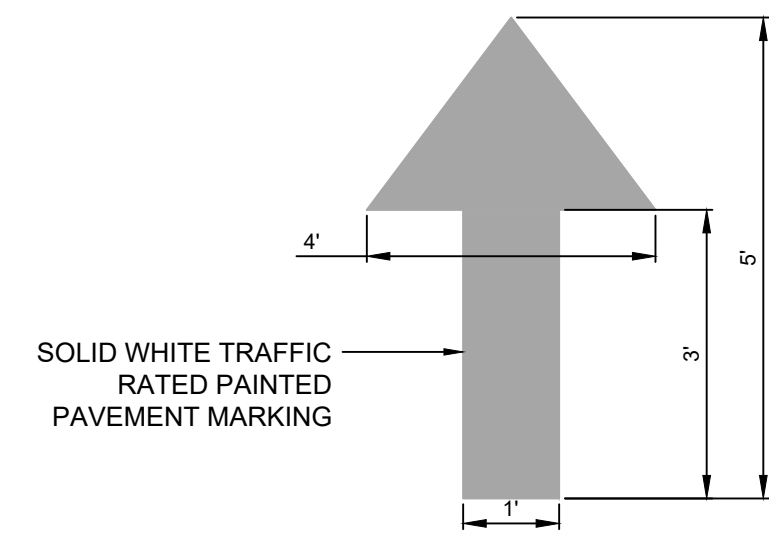
1 TYPICAL PARKING SPACE
C702 SCALE: N.T.S.



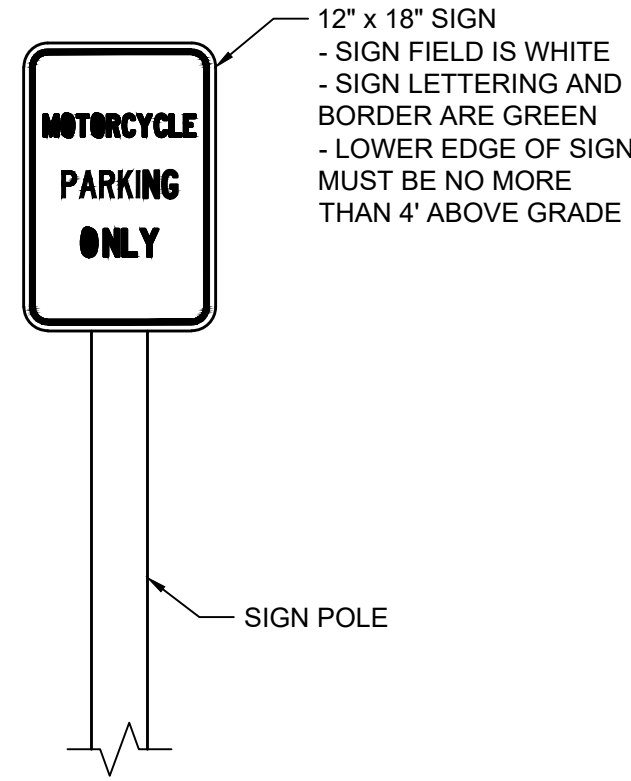
2 DIAGONAL PARKING SPACE
C702 SCALE: N.T.S.



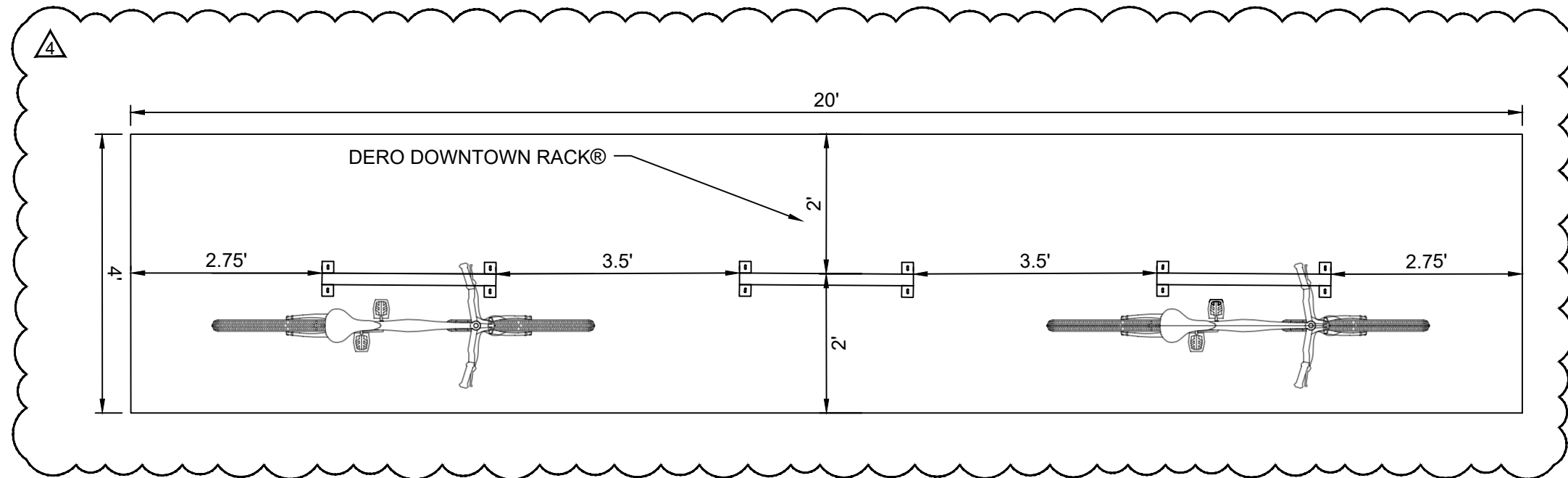
3 MOTORCYCLE PARKING SPACE
C702 SCALE: N.T.S.



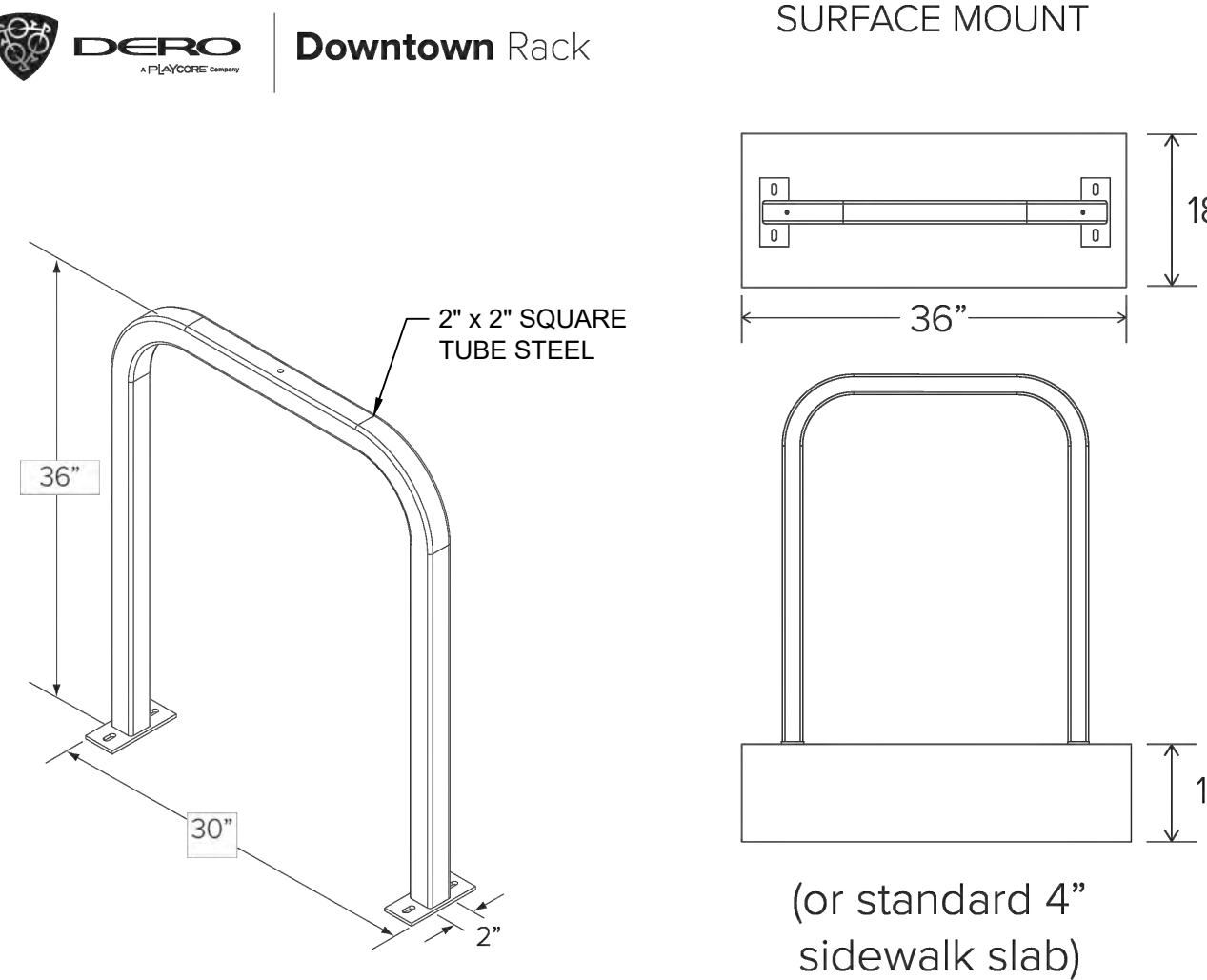
4 PAVEMENT ARROW MARKING
C702 SCALE: N.T.S.



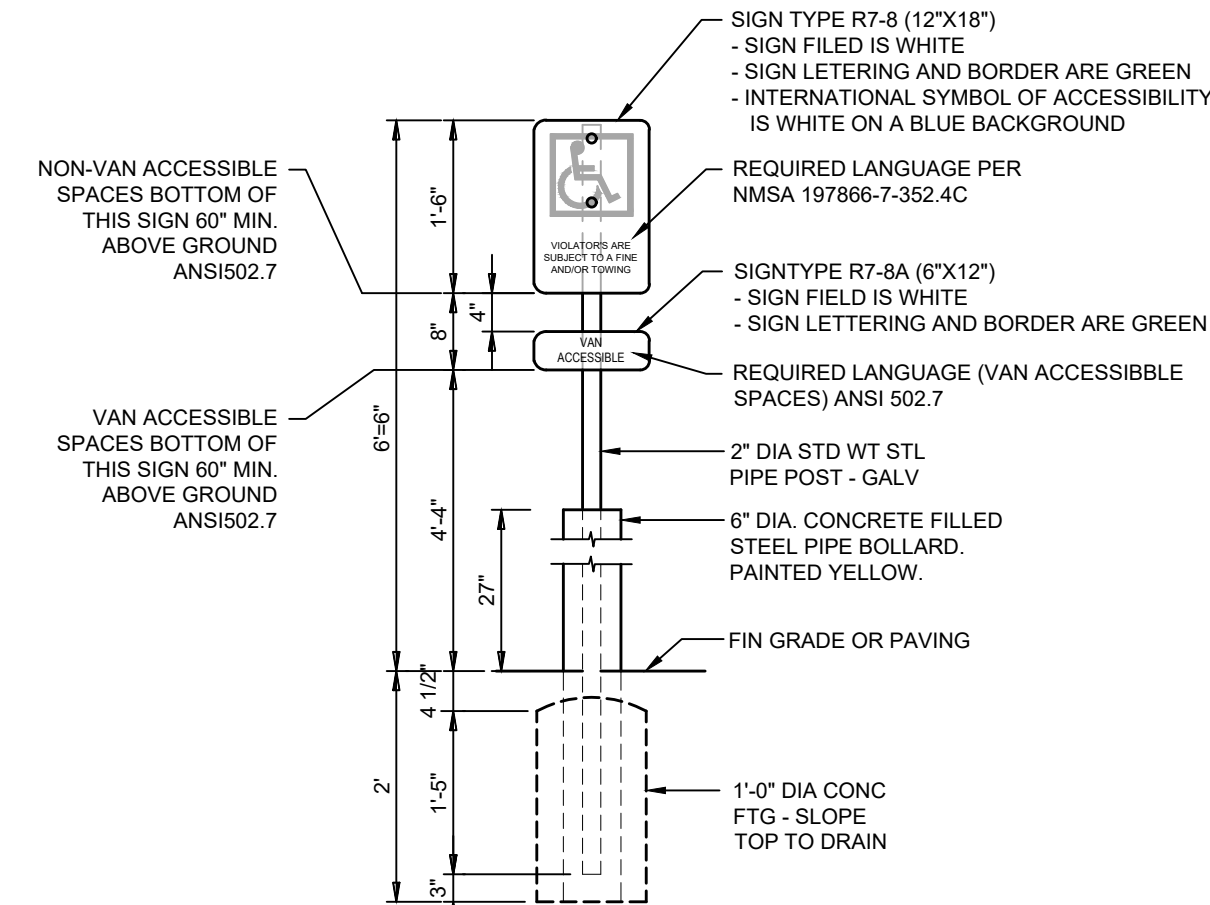
5 MOTORCYCLE PARKING SIGN
C702 SCALE: N.T.S.



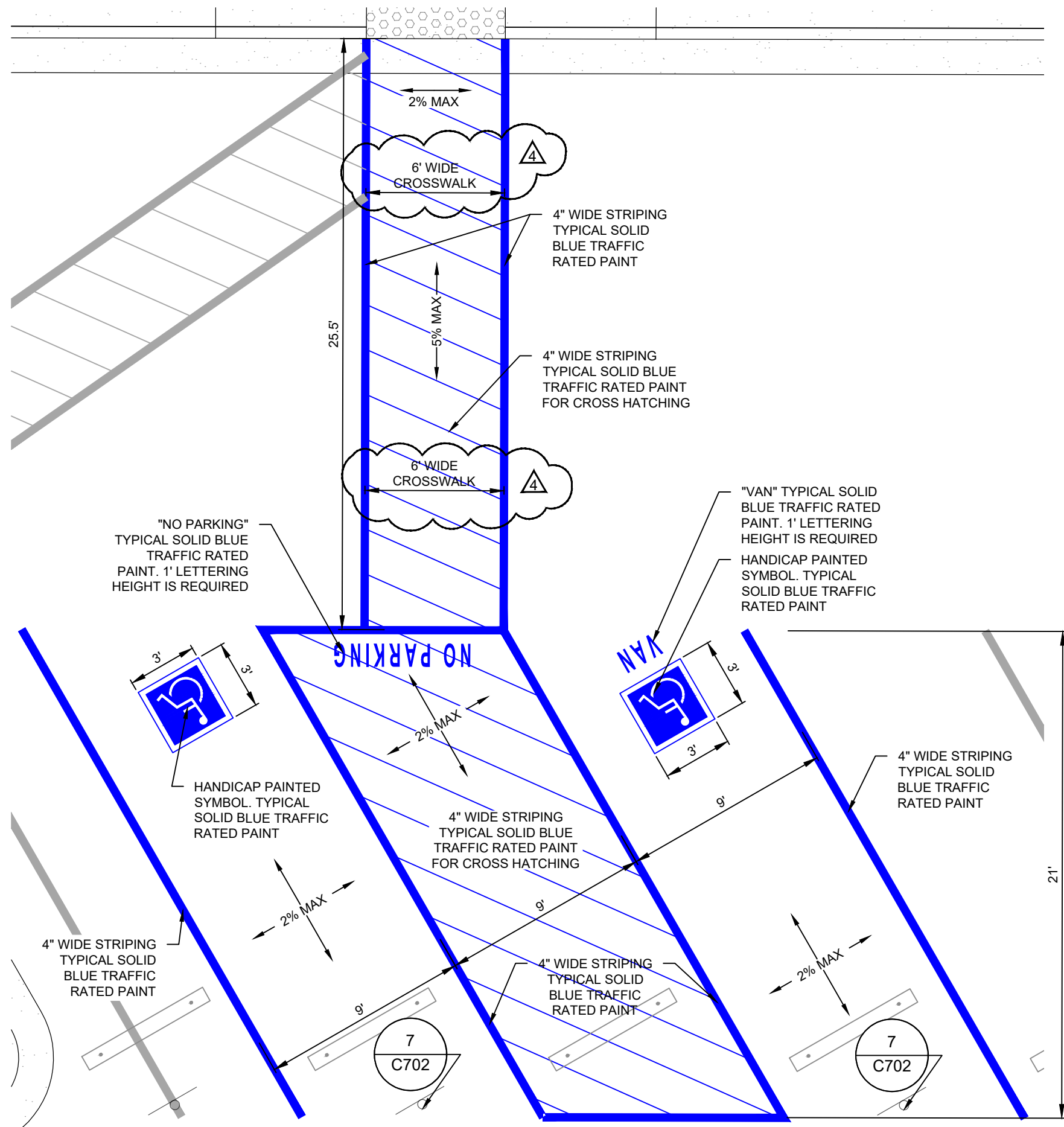
BICYCLE PARKING SPACES DETAIL
SCALE: 1" = 2'



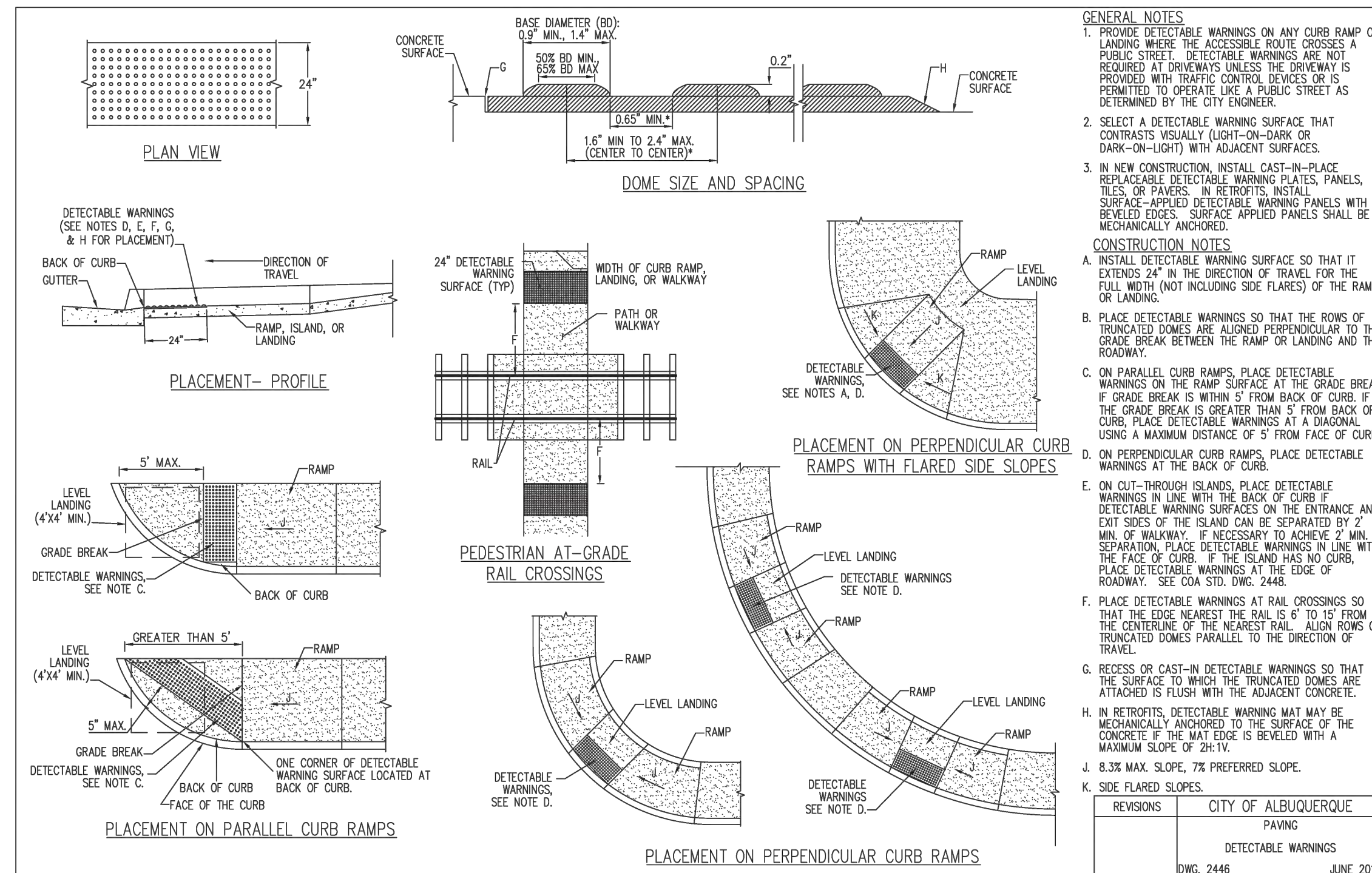
DERO DOWNTOWN RACK® DETAIL
SCALE: N.T.S.



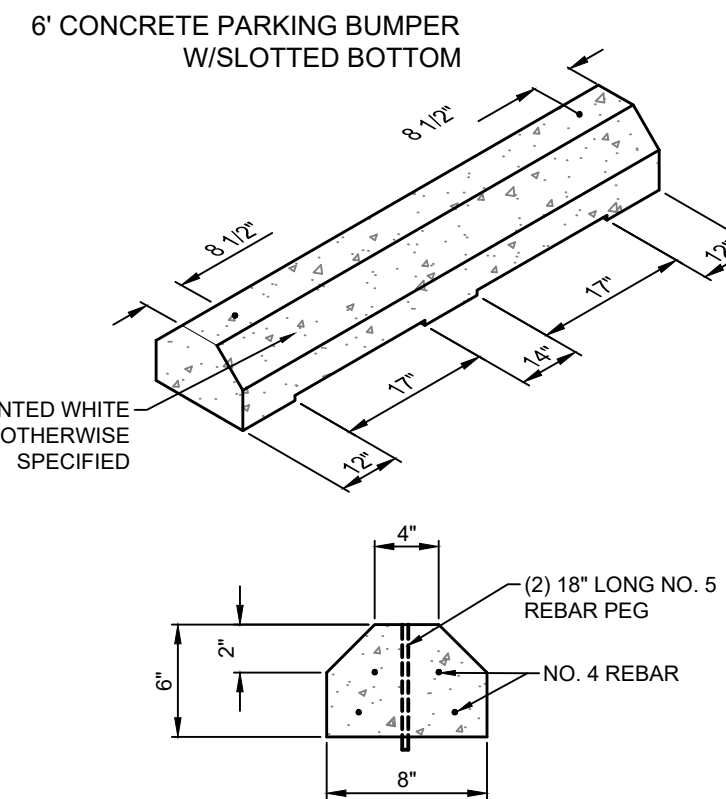
7 ADA PARKING SIGN
C702 SCALE: N.T.S.



8 ADA PARKING & PEDESTRIAN ACCESS
C702 SCALE: N.T.S.



9 ADA RAMP
C702 SCALE: N.T.S.



10 CONCRETE WHEEL STOP
C702 SCALE: N.T.S.

NOTE: THESE DRAWINGS ARE TO BE USED TO ACQUIRE PERMITS FROM JURISDICTIONAL GOVERNMENTAL AGENCIES AND ARE NOT TO BE RELIED UPON FOR PROJECT BIDDING PURPOSES OR FOR CONSTRUCTION UNTIL APPLICABLE CONSTRUCTION PERMITS ARE ISSUED.



To Request a Line Locate Dial 811
New Mexico state law requires everyone involved in any excavation to provide at least two working days' notice to owners of underground facilities when a dig is planned. All facility owners are then required to mark the locations of any underground lines or take other appropriate measures to protect them.

Rev #	Date	Description	By	CRK
0	2/15/24	SITE PLAN SUBMITTAL	DIF	NJ
1	3/8/24	CIVIL CHECK SET	DIF	NJ
2	3/25/24	CITY OF ALBUQUERQUE INITIAL SUBMITTAL	DIF	NJ
3	9/15/24	CITY OF ALBUQUERQUE 2ND SUBMITTAL	DIF	NJ
4	11/6/24	CITY OF ALBUQUERQUE 3RD SUBMITTAL	DIF	NJ

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ALBUQUERQUE, NEW MEXICO
POPEYES COMMERCIAL SITE - 840 JUAN TABO BLVD. NE
ALBUQUERQUE, NEW MEXICO
STRIPING, SIGNAGE, & TRAFFIC CIRCULATION DETAILS

11/6/24
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED
Designed MJ Draw DIF Checked MJ
Date: November 2024
Scale: Horiz: AS SHOWN Vert: AS SHOWN
Project No: 9432731
Sheet: C702

GENERAL EROSION NOTES:

1. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE NPDES/EPA GENERAL PERMIT AND BECOME FAMILIAR WITH THEIR CONTENTS.
2. GENERAL CONTRACTOR SHALL IMPLEMENT STORM WATER CONTROLS AS REQUIRED BY NPDES. ADDITIONAL STORM WATER CONTROLS SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER, THROUGHOUT CONSTRUCTION.
3. STORM WATER CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS OR MANUAL OF PRACTICE. AS APPLICABLE, GENERAL CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
4. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
5. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, AND PAINTING-PLASTER TOOLS CLEANING) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
6. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOATING BLOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS OR LEAKS.
7. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
8. RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE.
9. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS SITE MAP SHALL BE INITIATED AS SOON AS PRACTICABLE.
10. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED FOLLOWING LANDSCAPING SPECIFICATIONS OUTLINED IN LANDSCAPING PLAN. THESE AREAS SHALL BE STABILIZED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURS IN THESE AREAS. AREAS OF PERMANENT STABILIZATION THAT ARE NOT COVER BY THE LANDSCAPE PLAN ARE TO USE MULCH AND/OR COMPOST BLANKETS AND/OR SIMILAR TO PREVENT THE TRANSPORTATION OF SOIL.
11. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY STOPPED SHALL BE TEMPORARILY STABILIZED USING SWCS SUCH AS MULCH AND/OR EROSION CONTROL BLANKETS AND/OR SIMILAR. THESE AREAS SHALL BE STABILIZED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURS IN THOSE AREAS. INSTALLATION AND MAINTENANCE SCHEDULE SHALL BE IMPLEMENTED ON AN AS-NEED BASIS DETERMINED BY THE CONTRACTOR/ OWNER.
12. IF THE ACTION OF VEHICLE TRAVELING OVER THE CONSTRUCTION ENTRANCE/EXIT 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 SITE.
13. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND OVER EXCAVATION FOR BUILDING FOOTINGS.
14. DUE TO THE CHANGE IN GRADING AND THE REQUIREMENTS OF CONSTRUCTION OPERATIONS THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE STORM WATER CONTROLS (STRAW WADDELS, EARTH BERMS, ETC.) TO PREVENT EROSION ON A DAILY BASIS AS PER CONSTRUCTION SCHEDULE.

GOOD HOUSE KEEPING PRACTICES:

1. THE CONTRACTOR SHALL ESTABLISH A CONCRETE WASHOUT PIT BEFORE THE START OF CONSTRUCTION AND MARK ITS LOCATION ON THE SITE MAP.
2. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED AT THE SITE ENTRANCE AS DETERMINED BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL ESTABLISH A COMPREHENSIVE DUST CONTROL PLAN TO LIMIT OFF-SITE SEDIMENTATION BY CONTROLLING THE SITES POTENTIAL FOR PRODUCING AIRBORNE FUGITIVE DUST AND TRACK-OUT OF SEDIMENTS.
4. SANITARY FACILITIES ARE REQUIRED FOR ALL WORK SITES OR CONSTRUCTION AREAS.
5. SOLID WASTE MATERIALS SHALL BE DISPOSED OF WITHIN DUMPSTER RENTED FROM AND COLLECTED BY A PRIVATE WASTE DISPOSAL CONTRACTOR. NO CONSTRUCTION WASTE MATERIALS SHALL BE DISPOSED OF OR BURIED ON-SITE.
6. THE CONTRACTOR SHALL ESTABLISH AN EQUIPMENT MAINTENANCE PLAN TO REDUCE CONTAMINATION OF ON-SITE SOILS.
7. CONSTRUCTION MATERIALS AND CHEMICALS SHALL BE SHELTERED IN COVERED STORAGE AREAS THAT HAVE A SPILL PROOF PERIMETER AROUND IT.
8. LOCATE CHEMICAL STORAGE AREAS AWAY FROM LOW-LYING AREAS AND DRAINAGE PATHS.
9. THE CONTRACTOR SHALL ESTABLISH A SPILL PREVENTION PLAN THAT INCLUDES MEASURES TO LIMIT THE SCOPE OF A SPILL AND MINIMIZE ENVIRONMENTAL DAMAGE. IN THE EVENT OF A SPILL OF A HAZARDOUS SUBSTANCE, THE RESPONSIBLE PARTY SHALL IMMEDIATELY NOTIFY THE NATIONAL RESPONSE CENTER (800-24-8802 OR 202-426-8775), THE NEW MEXICO ENVIRONMENT DEPARTMENT (EMERGENCY LINE: 505-827-9329, NON-EMERGENCY LINE: 866-428-6535) AND THE LOCAL FIRE DEPARTMENT (575-439-4298).

MAINTENANCE:

ALL STORM WATER CONTROLS STATED ON THIS SITE MAP SHALL BE MAINTAINED IN FULL FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL STORM WATER CONTROLS SHALL BE CHECKED AND REPAIRED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE NPDES/EPA PERMIT REQUIREMENTS.

1. BUILT UP SEDIMENT SHALL BE REMOVED FROM SILT FENCES AND WADDELS WHEN IT REACHES 1/2 THE HEIGHT, OR AS NECESSARY FOR MAINTENANCE. IF FABRIC BECOMES CLOGGED, IT SHOULD BE CLEANED, OR REPLACED, IF NECESSARY.
2. HARDENED CONCRETE SHALL BE REMOVED FROM CONCRETE WASHOUT AREA ON A REGULAR BASIS.
3. THE CONSTRUCTION ENTRANCE/EXIT SHALL BE PERIODICALLY RE-GRADED AND/OR TOP DRESSED WITH ADDITIONAL STONE TO KEEP THE EFFICIENCY OF THE ENTRANCE FROM DIMINISHING. WHEN SEDIMENT HAS SUBSTANTIALLY CLOGGED THE VOID AREA BETWEEN THE ROCKS, THE AGGREGATE MUST BE WASHED DOWN AND/OR REPLACED.
4. CONSTRUCTION ENTRANCE/EXIT AREA SHALL BE INSPECTED FOR OFF-SITE TRACKING AND SWEEP AS NECESSARY.
5. SANITARY WASTES SHALL BE COLLECTED FROM PORTABLE SANITARY FACILITIES NOT LESS THAN ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR OR AS REQUIRED BY STATE AND LOCAL REGULATIONS.
6. SOLID WASTE COLLECTION SHALL NOT BE LESS THAN BI-WEEKLY OR MORE OFTEN IF NECESSARY.
7. THE STORAGE/STAGING AND MASON'S AREAS SHALL BE CLEARED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEARED IMMEDIATELY BY A METHOD OTHER THAN BLASTING.

SEQUENCE OF CONSTRUCTION:

DESCRIBED BELOW ARE THE MAJOR CONSTRUCTION ACTIVITIES THAT ARE THE SUBJECT TO THIS PLAN. ALSO INCLUDED IN THE SEQUENCE ARE STORM WATER CONTROLS INSTALLATION ACTIVITIES THAT MUST TAKE PLACE PRIOR TO CONSTRUCTION ACTIVITIES. **NOTE: DOWN SLOPE PROTECTIVE MEASURES MUST ALWAYS BE IN PLACE BEFORE SOIL IS DISTURBED.** ACTIVITIES ARE PRESENTED IN THE SEQUENCE THEY ARE EXPECTED TO BE COMPLETED. CONTRACTOR TO IMMEDIATELY DENOTE ON THIS PLAN ANY CHANGES IN STORM WATER CONTROLS LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. THE SEQUENCE OF CONSTRUCTION IS AS FOLLOWS:

PHASE 1

1. INSTALL SWPPP INFORMATION SIGN.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT.
3. PREPARE STORAGE/STAGING AND MASON'S AREAS. UPON IMPLEMENTATION AND INSTALLATION, DENOTE THE FOLLOWING AREAS ON THIS PLAN: TRAILER PARKING, PORTABLE SANITARY FACILITIES, WASHOUT, MATERIAL STORAGE CONTAINERS, AND SOLID WASTE CONTAINERS.
4. INSTALL SILT FENCE - A STRIP OF PAVEMENT WILL NEED TO BE REMOVED PRIOR TO INSTALLATION.
5. REMOVE AND DEMOLISH EXISTING STRUCTURES.
6. REMOVE AND DEMOLISH EXISTING ASPHALT.
7. REMOVE AND DEMOLISH EXISTING BUILDING.
8. CLEAR AND GRUB THE SITE.
9. BEGIN GRADING THE SITE.
10. TEMPORARY STABILIZE STOCKPILE AREAS.

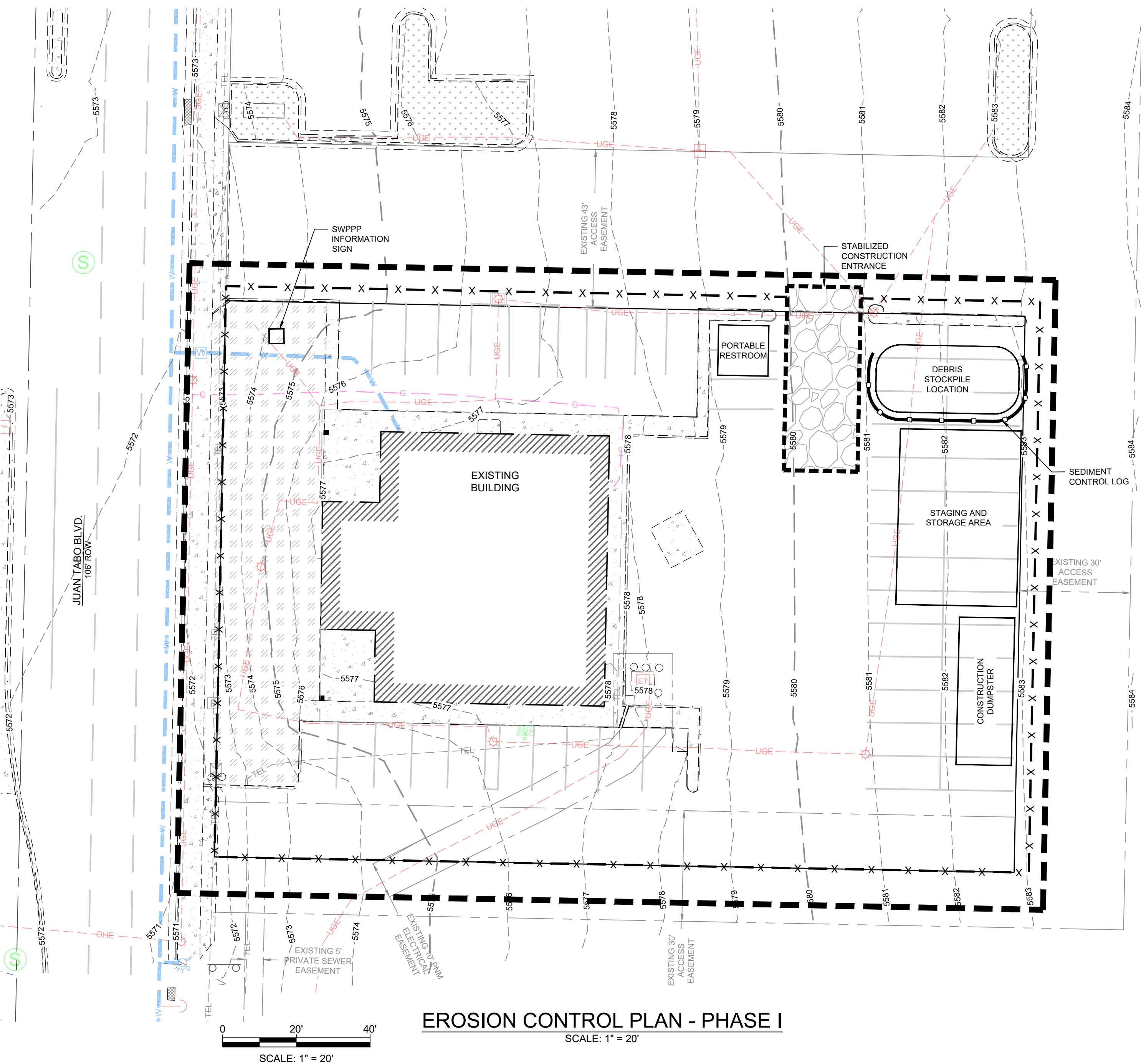
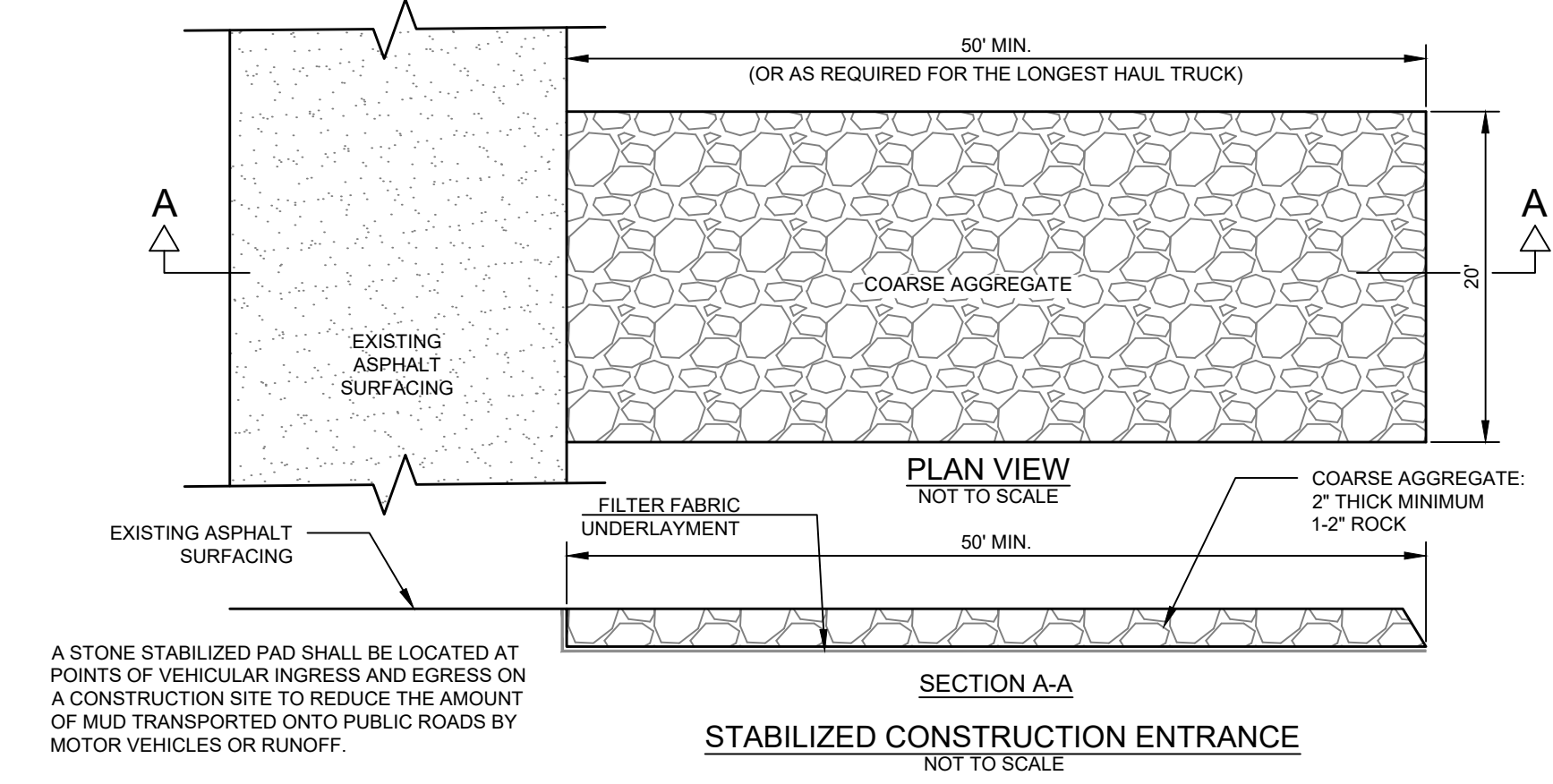
PHASE 2

1. BUILDING CONSTRUCTION
2. INSTALL UTILITIES.
3. INSTALL CONCRETE CURB AND GUTTERS.
4. INSTALL CONCRETE SIDEWALKS AND PADS.
5. INSTALL POND.
6. INSTALL TRASH ENCLOSURE.
7. INSTALL LANDSCAPING.

PHASE 3

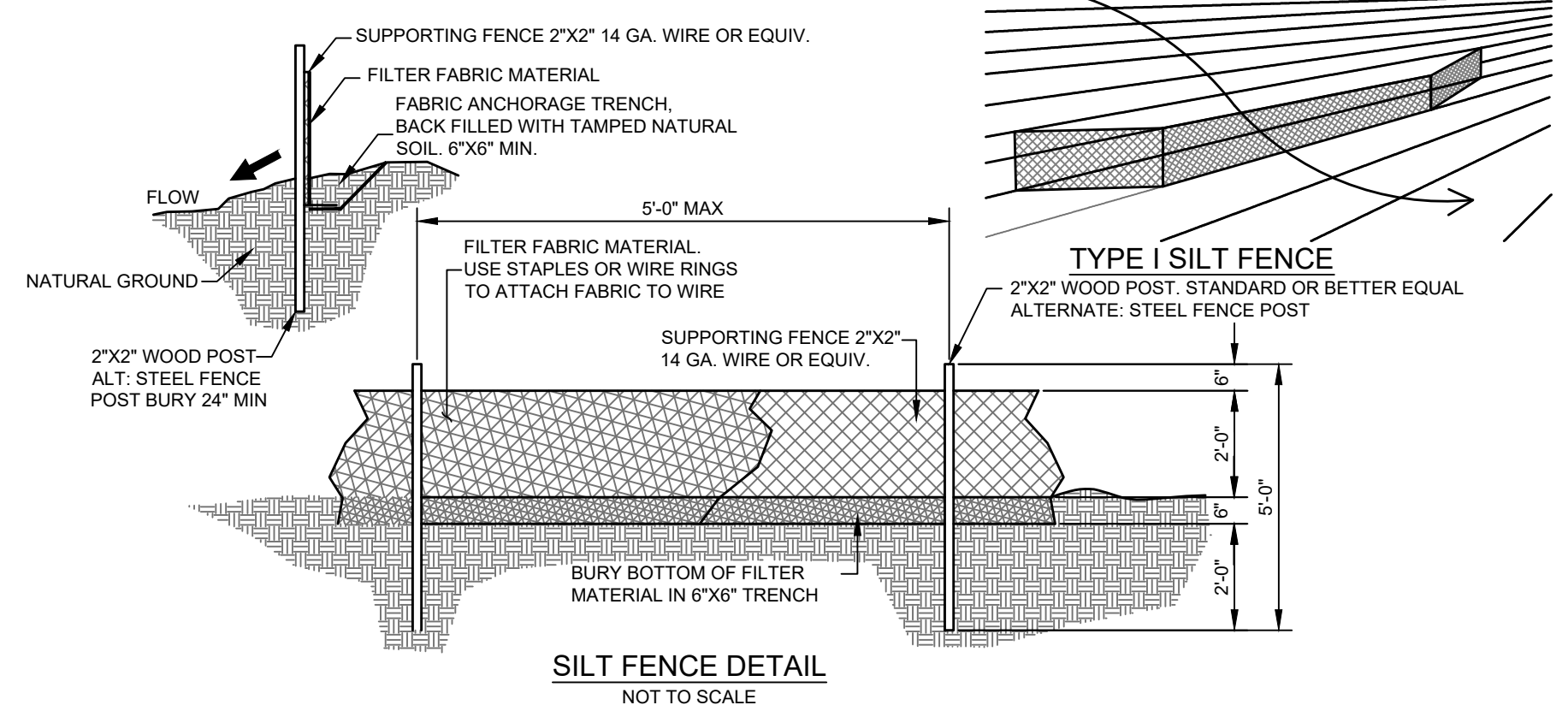
1. BEGIN PAVING OPERATIONS.
2. INSTALL SIGNING AND STRIPING.
3. INSPECT AND CLEAN UP SITE.
4. REMOVE TEMPORARY STORM WATER CONTROLS (ONLY IF SITE IS "FINAL STABILIZED" AS PER 2017 CGP).
5. FILE OWNER AND OPERATION NOTICE OF TERMINATION (NOT).

THE ACTUAL SCHEDULE FOR IMPLEMENTING STORM WATER CONTROLS WILL BE DETERMINED BY PROJECT CONSTRUCTION PROGRESS AND RECORDED BY THE CONTRACTOR ON THE SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE ON THIS PLAN.



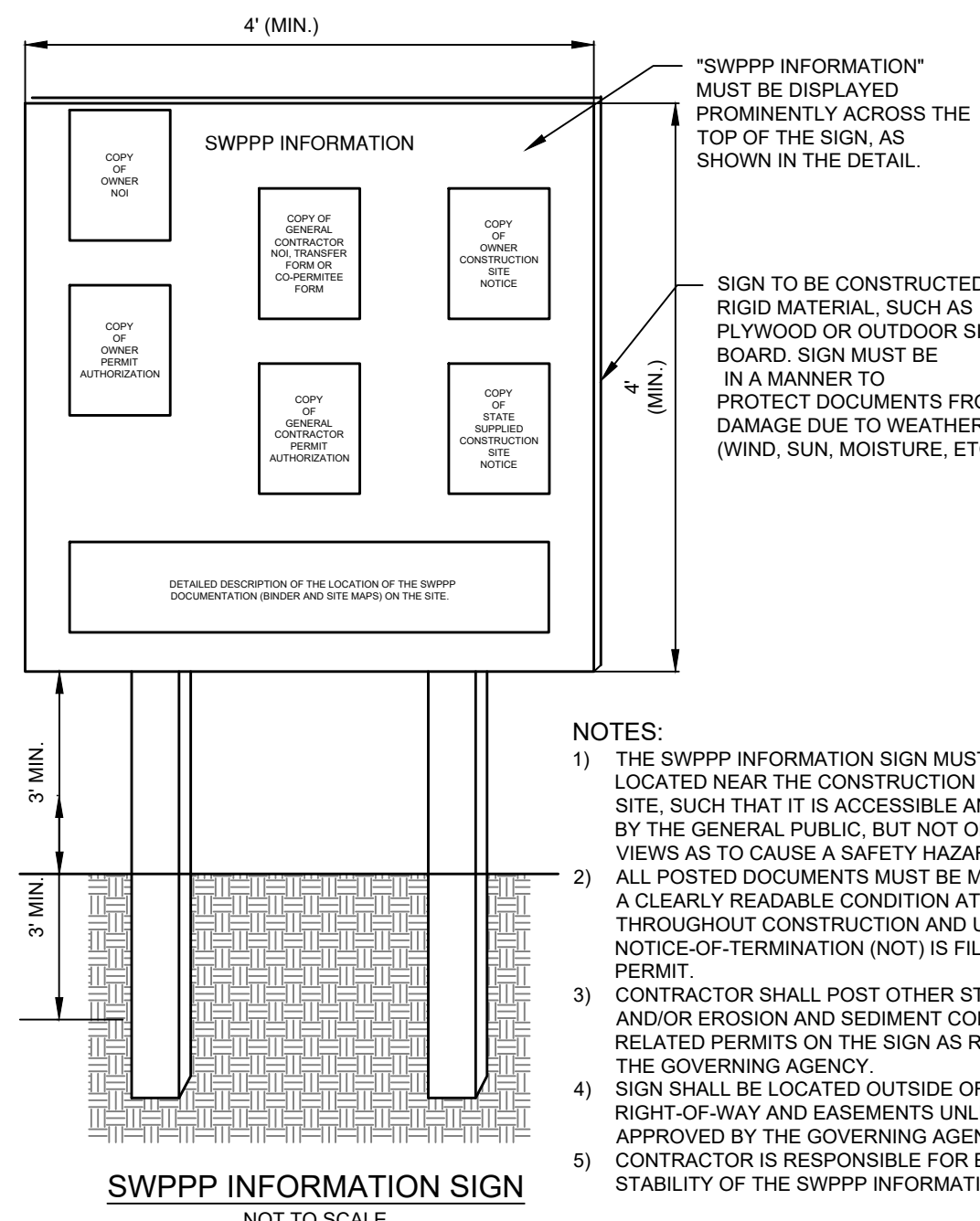
EROSION CONTROL PLAN - PHASE I

SCALE: 1" = 20'



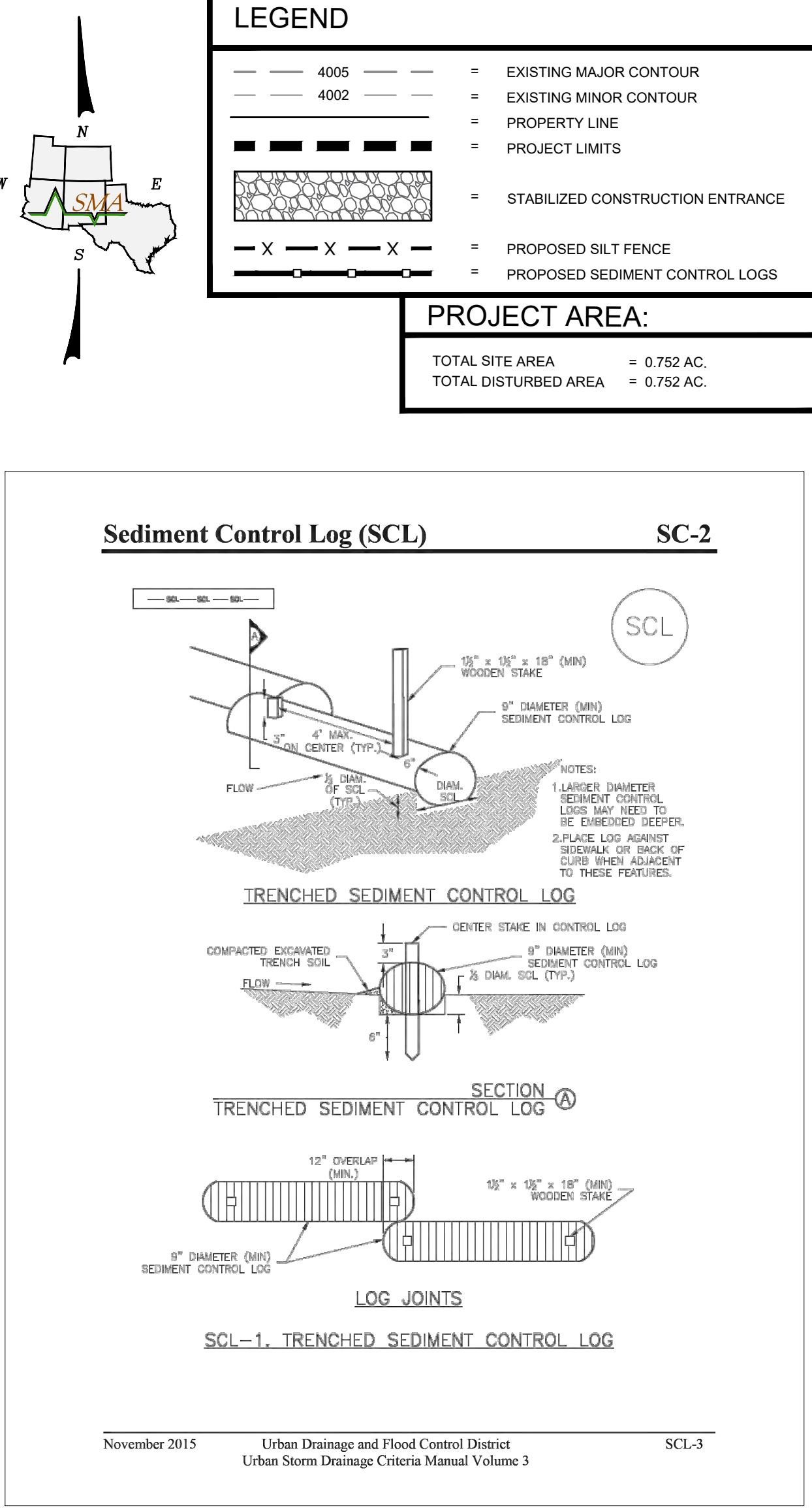
SILT FENCE DETAIL

NOT TO SCALE



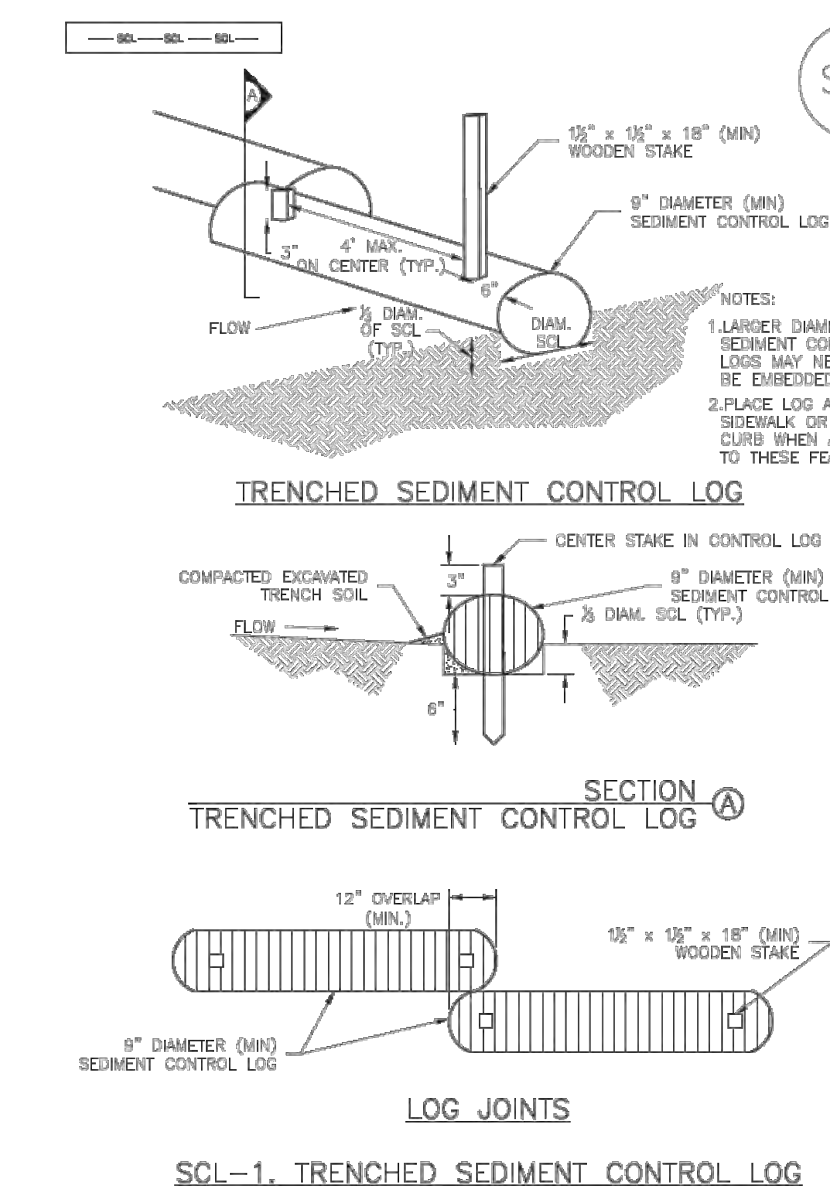
NOTES:

1. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
2. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
3. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
4. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
5. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.



Sediment Control Log (SCL)

SC-2



November 2015 Urban Drainage and Flood Control District SCL-3
Urban Storm Drainage Criteria Manual Volume 3

1. ESC PLAN STANDARD NOTES (2023-06-16)
2. 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:
 - 1.1. THE CITY ORDINANCE § 14-5-2-11, THE ESC ORDINANCE.
 - 1.2. THE EPA'S 2022 CONSTRUCTION GENERAL PERMIT (CGP), AND
 - 1.3. THE CITY OF ALBUQUERQUE CONSTRUCTION BMP MANUAL.
3. ALL BMP'S MUST BE INSTALLED PRIOR TO BEGINNING ANY EARTH MOVING ACTIVITIES EXCEPT AS SPECIFIED HEREON IN THE PHASING PLAN. CONSTRUCTION OF EARTHEN BMP'S 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 BMP'S AND PRIOR TO BEGINNING CONSTRUCTION.
4. SELF-INSPECTIONS - IN ACCORDANCE WITH CITY ORDINANCE § 14-5-2-11(C)(1), "AT A MINIMUM A ROUTINE SELF-INSPECTION IS REQUIRED TO REVIEW THE PROJECT FOR COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT ONCE 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.
5. 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.
6. FINAL STABILIZATION AND NOTICE OF TERMINATION (NOT) - IN ACCORDANCE WITH CITY ORDINANCE § 14-5-2-11(C)(1), SELF-INSPECTIONS MUST CONTINUE UNTIL THE SITE IS "DETERMINED AS STABILIZED BY THE CITY." THE PROPERTY OWNER/OPERATOR IS RESPONSIBLE FOR DETERMINING WHEN THE "CONDITIONS FOR TERMINATING CGP COVERAGE" PER CGP PART 8.2 ARE SATISFIED AND THEN FOR FILING THEIR NOTICE OF TERMINATION (NOT) WITH THE EPA. EACH OPERATOR MAY TERMINATE CGP COVERAGE ONLY IF ONE OR MORE OF THE CONDITIONS IN PART 8.2.1, 8.2.2, OR 8.2.3 HAS OCCURRED. AFTER FILING THE NOT WITH THE EPA, THE PROPERTY OWNER IS RESPONSIBLE FOR REQUESTING A DETERMINATION OF STABILIZATION FROM THE CITY. 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).
7. WHEN INSTALLING UTILITIES BEHIND THE CURB, THE EXCAVATED DIRT SHOULD NOT BE PLACED IN THE STREET.
8. WHEN CUTTING THE STREET FOR UTILITIES 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.
9. ESC PLANS MUST SHOW LONGITUDINAL STREET SLOPE AND STREET NAMES. ON STREETS WHERE THE LONGITUDINAL SLOPE IS STEEPER THAN 2.5%, WATTLES/MULCH SOCKS OR J-HOOK SILT FENCE SHALL BE SHOWN IN THE FRONT YARD SWALE OR ON THE SIDE OF THE STREET.

NOTE: THESE DRAWINGS ARE TO BE USED TO ACQUIRE PERMITS FROM JURISDICTIONAL GOVERNMENTAL AGENCIES AND ARE NOT TO BE RELIED UPON FOR PROJECT BIDDING PURPOSES OR FOR CONSTRUCTION UNLESS STAMPED, SIGNED AND DATED. APPLICABLE CONSTRUCTION PERMITS ARE ISSUED.



To Request a Line Locate Dial 811

New Mexico state law requires everyone involved in any excavation to provide at least two working days' notice to owners of underground facilities when a dig is planned. All facility owners are then required to mark the locations of any underground lines or take other appropriate measures to protect them.

POPEYES

Rev #	Date	Description	By	CHKD
0	2/15/24	SITE PLAN SUBMITTAL	DIF	NJ
1	3/8/24	CIVIL CHECK SET	DIF	NJ
2	3/25/24	CITY OF ALBUQUERQUE INITIAL SUBMITTAL	DIF	NJ
3	9/13/24	CITY OF ALBUQUERQUE 2ND SUBMITTAL	DIF	NJ
4	11/6/24	CITY OF ALBUQUERQUE 3RD SUBMITTAL	DIF	NJ

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ALBUQUERQUE, NEW MEXICO
POPEYES COMMERCIAL SITE - 840 JUAN TABO BLVD. NE
ALBUQUERQUE, NEW MEXICO
EROSION CONTROL PLAN - PHASE I

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.
Designed MJ Draw DIF Checked MJ
Date: November 2024
Scale: Horiz: AS SHOWN Vert: AS SHOWN
Project No: 9432731
Sheet: C900

11/6/24
MICHAEL D. JOHNSON
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER

GENERAL EROSION NOTES:

1. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE NPDES/EPA GENERAL PERMIT AND BECOME FAMILIAR WITH THEIR CONTENTS.
2. GENERAL CONTRACTOR SHALL IMPLEMENT STORM WATER CONTROLS AS REQUIRED BY NPDES. ADDITIONAL STORM WATER CONTROLS SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER, THROUGHOUT CONSTRUCTION.
3. STORM WATER CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS OR MANUAL OF PRACTICE. AS APPLICABLE, GENERAL CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
4. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
5. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, AND PAINTING-PLASTER TOOLS CLEANING) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
6. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOATING BLOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS OR LEAKS.
7. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
8. RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE.
9. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS SITE MAP SHALL BE INITIATED AS SOON AS PRACTICABLE.
10. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED FOLLOWING LANDSCAPING SPECIFICATIONS OUTLINED IN LANDSCAPING PLAN. THESE AREAS SHALL BE STABILIZED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURS IN THESE AREAS. AREAS OF PERMANENT STABILIZATION THAT ARE NOT COVER BY THE LANDSCAPE PLAN ARE TO USE MULCH AND/OR POST BLANKETS AND/OR SIMILAR TO PREVENT THE TRANSPORTATION OF SOIL.
11. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY STOPPED SHALL BE TEMPORARILY STABILIZED USING SWCS SUCH AS MULCH AND/OR EROSION CONTROL BLANKETS AND/OR SIMILAR. THESE AREAS SHALL BE STABILIZED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURS IN THOSE AREAS. INSTALLATION AND MAINTENANCE SCHEDULE SHALL BE IMPLEMENTED ON AN AS-NEED BASIS DETERMINED BY THE CONTRACTOR/ OWNER.
12. IF THE ACTION OF VEHICLE TRAVELING OVER THE CONSTRUCTION ENTRANCE/EXIT 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 SITE.
13. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND OVER EXCAVATION FOR BUILDING FOOTINGS.
14. DUE TO THE CHANGE IN GRADING AND THE REQUIREMENTS OF CONSTRUCTION OPERATIONS THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE STORM WATER CONTROLS (STRAW WADDELS, EARTH BERMS, ETC.) TO PREVENT EROSION ON A DAILY BASIS AS PER CONSTRUCTION SCHEDULE.

GOOD HOUSE KEEPING PRACTICES:

1. THE CONTRACTOR SHALL ESTABLISH A CONCRETE WASHOUT PIT BEFORE THE START OF CONSTRUCTION AND MARK ITS LOCATION ON THE SITE MAP.
2. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED AT THE SITE ENTRANCE AS DETERMINED BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL ESTABLISH A COMPREHENSIVE DUST CONTROL PLAN TO LIMIT OFF-SITE SEDIMENTATION BY CONTROLLING THE SITES POTENTIAL FOR PRODUCING AIRBORNE FUGITIVE DUST AND TRACK-OUT OF SEDIMENTS.
4. SANITARY FACILITIES ARE REQUIRED FOR ALL WORK SITES OR CONSTRUCTION AREAS.
5. SOLID WASTE MATERIALS SHALL BE STORED AND DISPOSED OF WITHIN DUMPSTER RENTED FROM AND COLLECTED BY A PRIVATE WASTE DISPOSAL CONTRACTOR. NO CONSTRUCTION WASTE MATERIALS SHALL BE DISPOSED OF OR BURIED ON-SITE.
6. THE CONTRACTOR SHALL ESTABLISH AN EQUIPMENT MAINTENANCE PLAN TO REDUCE CONTAMINATION OF ON-SITE SOILS.
7. CONSTRUCTION MATERIALS AND CHEMICALS SHALL BE SHELTERED IN COVERED STORAGE AREAS THAT HAVE A SPILL PROOF PERIMETER AROUND IT.
8. LOCATE CHEMICAL STORAGE AREAS AWAY FROM LOW-LYING AREAS AND DRAINAGE PATHS.
9. THE CONTRACTOR SHALL ESTABLISH A SPILL PREVENTION PLAN THAT INCLUDES MEASURES TO LIMIT THE SCOPE OF A SPILL AND MINIMIZE ENVIRONMENTAL DAMAGE. IN THE EVENT OF A SPILL OF A HAZARDOUS SUBSTANCE, THE RESPONSIBLE PARTY SHALL IMMEDIATELY NOTIFY THE NATIONAL RESPONSE CENTER (800-24-8802 OR 202-426-8775), THE NEW MEXICO ENVIRONMENT DEPARTMENT (EMERGENCY LINE: 505-827-9329, NON-EMERGENCY LINE: 866-428-6535) AND THE LOCAL FIRE DEPARTMENT (575-439-4298).

MAINTENANCE:

ALL STORM WATER CONTROLS STATED ON THIS SITE MAP SHALL BE MAINTAINED IN FULL FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL STORM WATER CONTROLS SHALL BE CHECKED AND REPAIRED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE NPDES/EPA PERMIT REQUIREMENTS.

1. BUILT UP SEDIMENT SHALL BE REMOVED FROM SILT FENCES AND WADDELS WHEN IT REACHES 1/2 THE HEIGHT, OR AS NECESSARY FOR MAINTENANCE. IF FABRIC BECOMES CLOGGED, IT SHOULD BE CLEANED OR REPLACED, IF NECESSARY.
2. HARDENED CONCRETE SHALL BE REMOVED FROM CONCRETE WASHOUT AREA ON A REGULAR BASIS.
3. THE CONSTRUCTION ENTRANCE/EXIT SHALL BE PERIODICALLY RE-GRADED AND/OR TOP DRESSED WITH ADDITIONAL STONE TO KEEP THE EFFICIENCY OF THE ENTRANCE FROM DIMINISHING. WHEN SEDIMENT HAS SUBSTANTIALLY CLOGGED THE VOID AREA BETWEEN THE ROCKS, THE AGGREGATE MUST BE WASHED DOWN AND/OR REPLACED.
4. CONSTRUCTION ENTRANCE/EXIT AREA SHALL BE INSPECTED FOR OFF-SITE TRACKING AND SWEEP AS NECESSARY.
5. SANITARY WASTES SHALL BE COLLECTED FROM PORTABLE SANITARY FACILITIES NOT LESS THAN ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR OR AS REQUIRED BY STATE AND LOCAL REGULATIONS.
6. SOLID WASTE COLLECTION SHALL NOT BE LESS THAN BI-WEEKLY OR MORE OFTEN IF NECESSARY.
7. THE STORAGE/STAGING AND MASON'S AREAS SHALL BE CLEARED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEARED IMMEDIATELY BY THE CONTRACTOR/ OWNER.

SEQUENCE OF CONSTRUCTION:

DESCRIBED BELOW ARE THE MAJOR CONSTRUCTION ACTIVITIES THAT ARE THE SUBJECT TO THIS PLAN. ALSO INCLUDED IN THE SEQUENCE ARE STORM WATER CONTROLS INSTALLATION ACTIVITIES THAT MUST TAKE PLACE PRIOR TO CONSTRUCTION ACTIVITIES. **NOTE: DOWN SLOPE PROTECTIVE MEASURES MUST ALWAYS BE IN PLACE BEFORE SOIL IS DISTURBED.** ACTIVITIES ARE PRESENTED IN THE SEQUENCE THEY ARE EXPECTED TO BE COMPLETED. CONTRACTOR TO IMMEDIATELY DENOTE ON THIS PLAN ANY CHANGES IN STORM WATER CONTROLS LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. THE SEQUENCE OF CONSTRUCTION IS AS FOLLOWS:

PHASE 1

1. INSTALL SWPPP INFORMATION SIGN.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT.
3. PREPARE STORAGE/STAGING AND MASON'S AREAS. UPON IMPLEMENTATION AND INSTALLATION, DENOTE THE FOLLOWING AREAS ON THIS PLAN: TRAILER PARKING, PORTABLE SANITARY FACILITIES, WASHOUT, MATERIAL STORAGE CONTAINERS, AND SOLID WASTE CONTAINERS.
4. INSTALL SILT FENCE - A STRIP OF PAVEMENT WILL NEED TO BE REMOVED PRIOR TO INSTALLATION.
5. REMOVE AND DEMOLISH EXISTING STRUCTURES.
6. REMOVE AND DEMOLISH EXISTING ASPHALT.
7. REMOVE AND DEMOLISH EXISTING BUILDING.
8. CLEAR AND GRUB THE SITE.
9. BEGIN GRADING THE SITE.
10. TEMPORARY STABILIZE STOCKPILE AREAS.

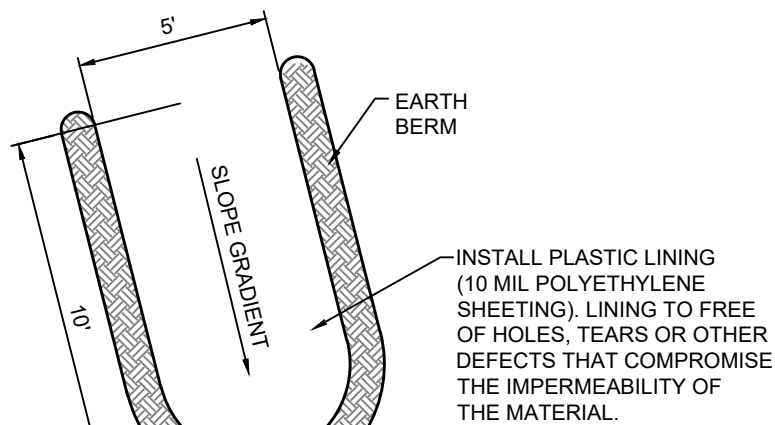
PHASE 2

1. BUILDING CONSTRUCTION
2. INSTALL UTILITIES.
3. INSTALL CONCRETE CURB AND GUTTERS.
4. INSTALL CONCRETE SIDEWALKS AND PADS.
5. INSTALL POND.
6. INSTALL TRASH ENCLOSURE.
7. INSTALL LANDSCAPING.

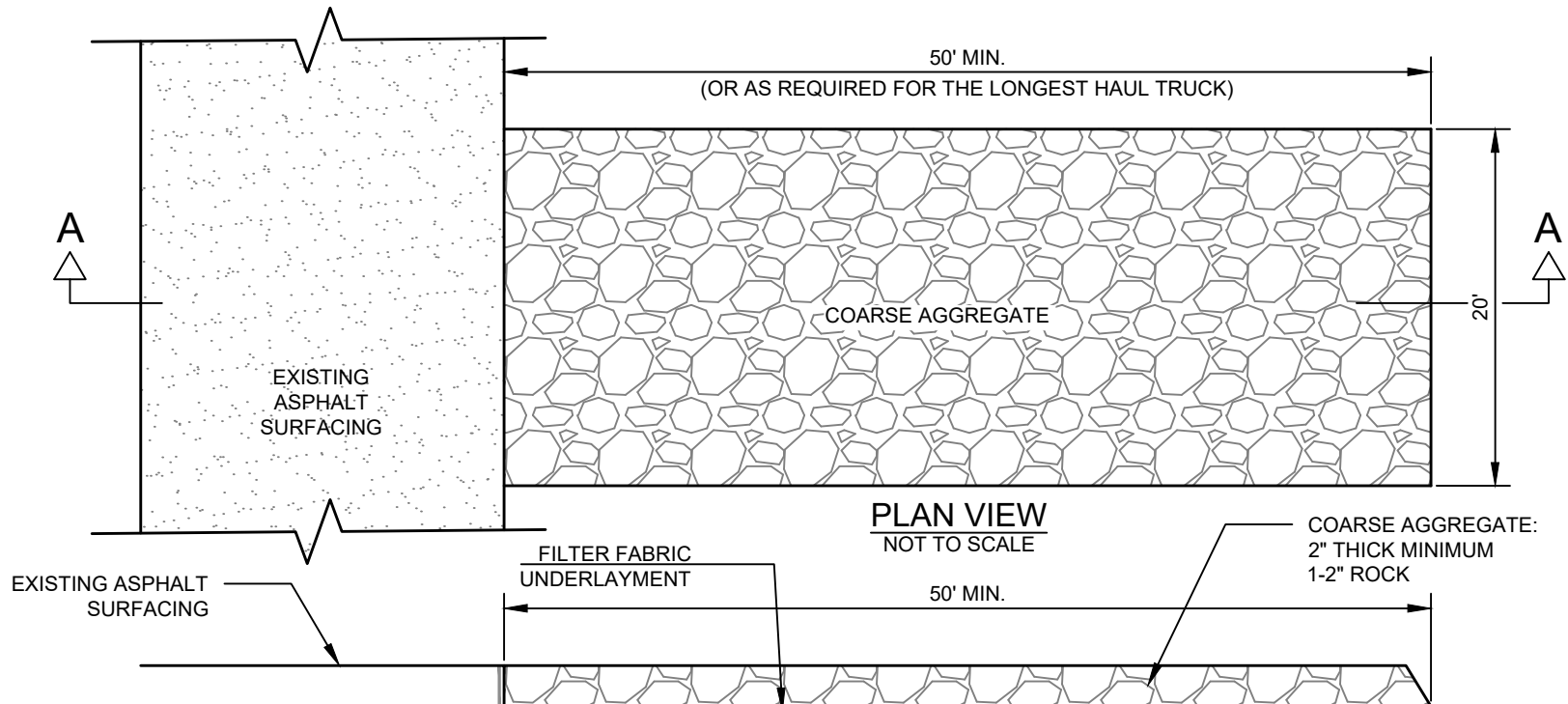
PHASE 3

1. BEGIN PAVING OPERATIONS.
2. INSTALL SIGNING AND STRIPING.
3. INSPECT AND CLEAN UP SITE.
4. REMOVE TEMPORARY STORM WATER CONTROLS (ONLY IF SITE IS "FINAL STABILIZED" AS PER 2017 CGP).
5. FILE OWNER AND OPERATION NOTICE OF TERMINATION (NOT).

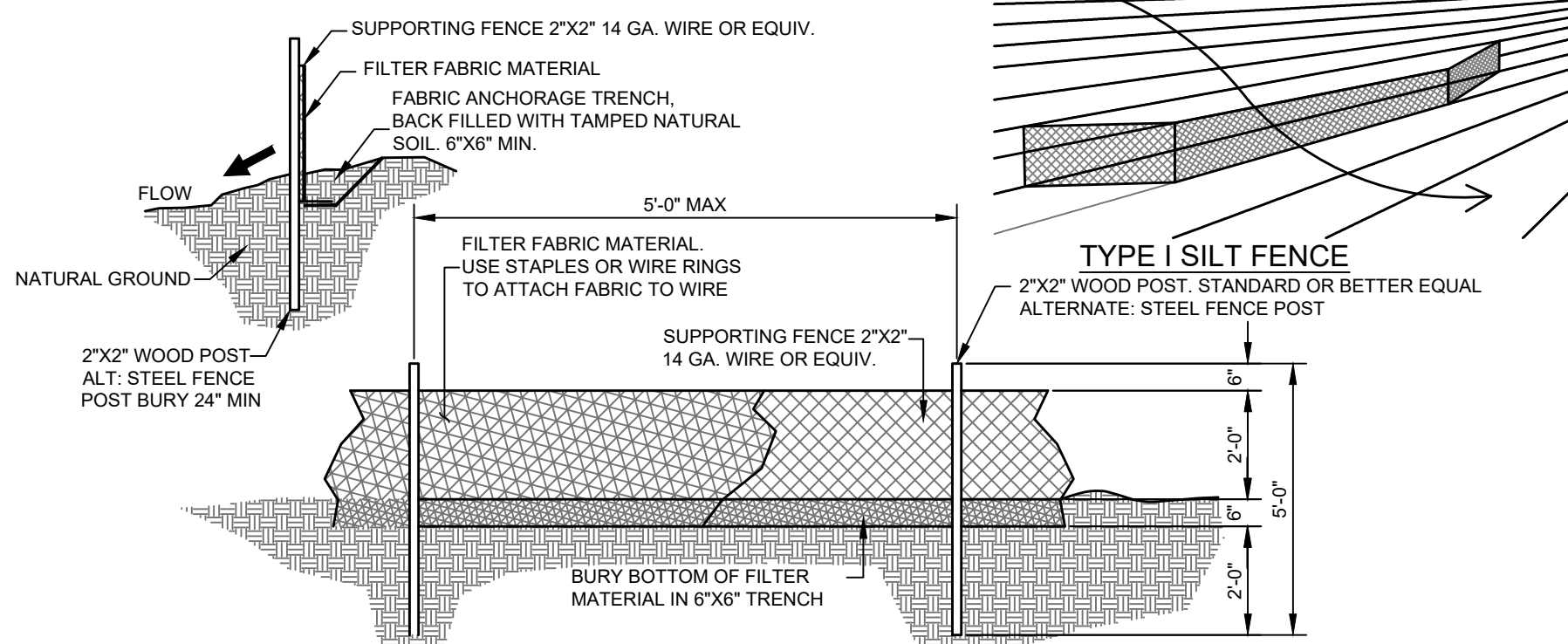
THE ACTUAL SCHEDULE FOR IMPLEMENTING STORM WATER CONTROLS WILL BE DETERMINED BY PROJECT CONSTRUCTION PROGRESS AND RECORDED BY THE CONTRACTOR ON THE SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE ON THIS PLAN.



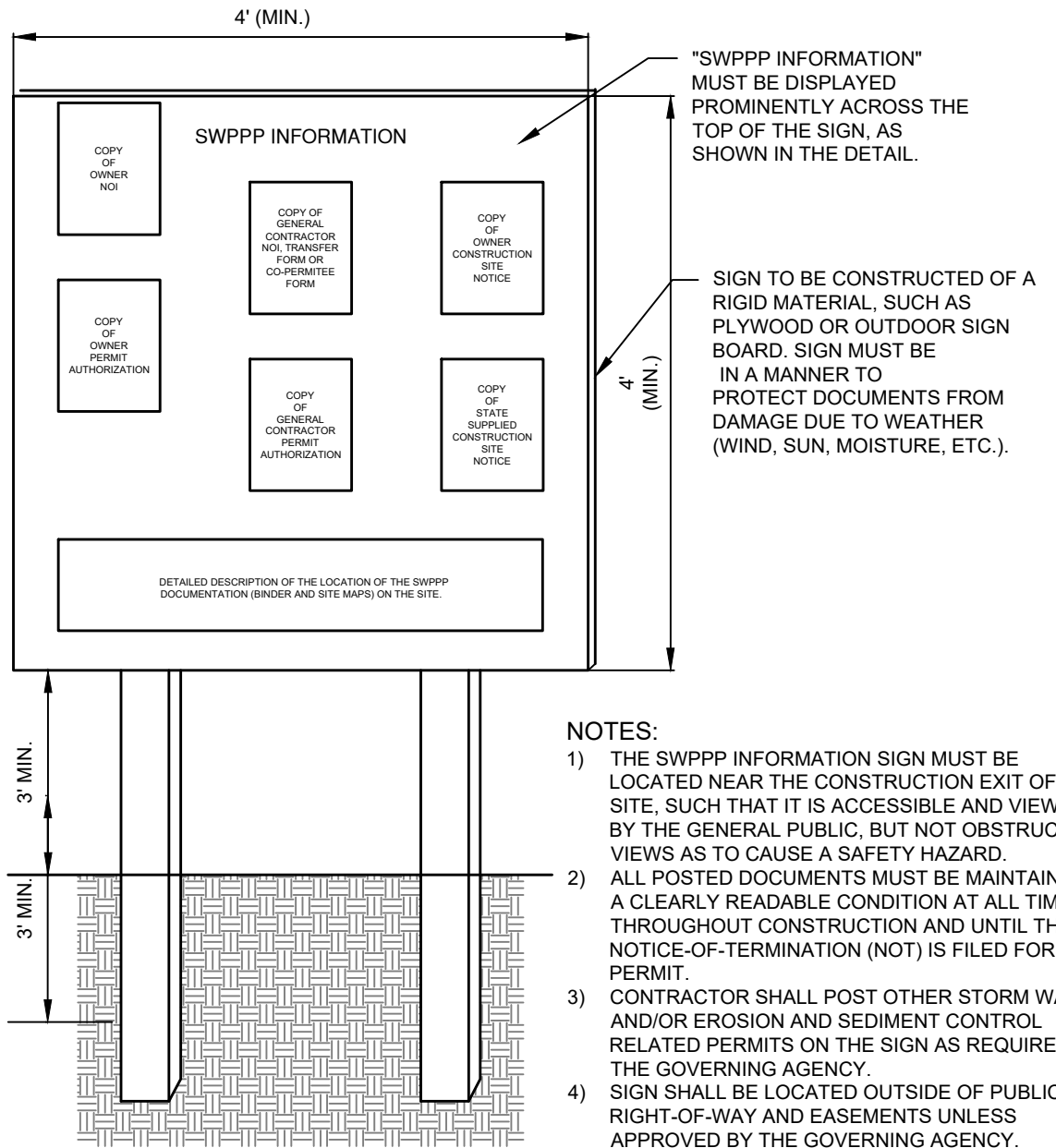
CONCRETE WASHOUT
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

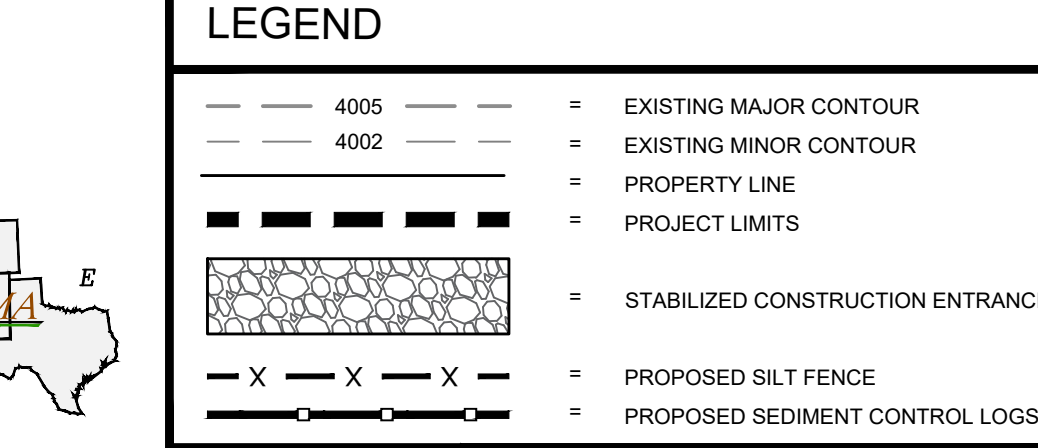


SILT FENCE DETAIL
NOT TO SCALE



NOTES:

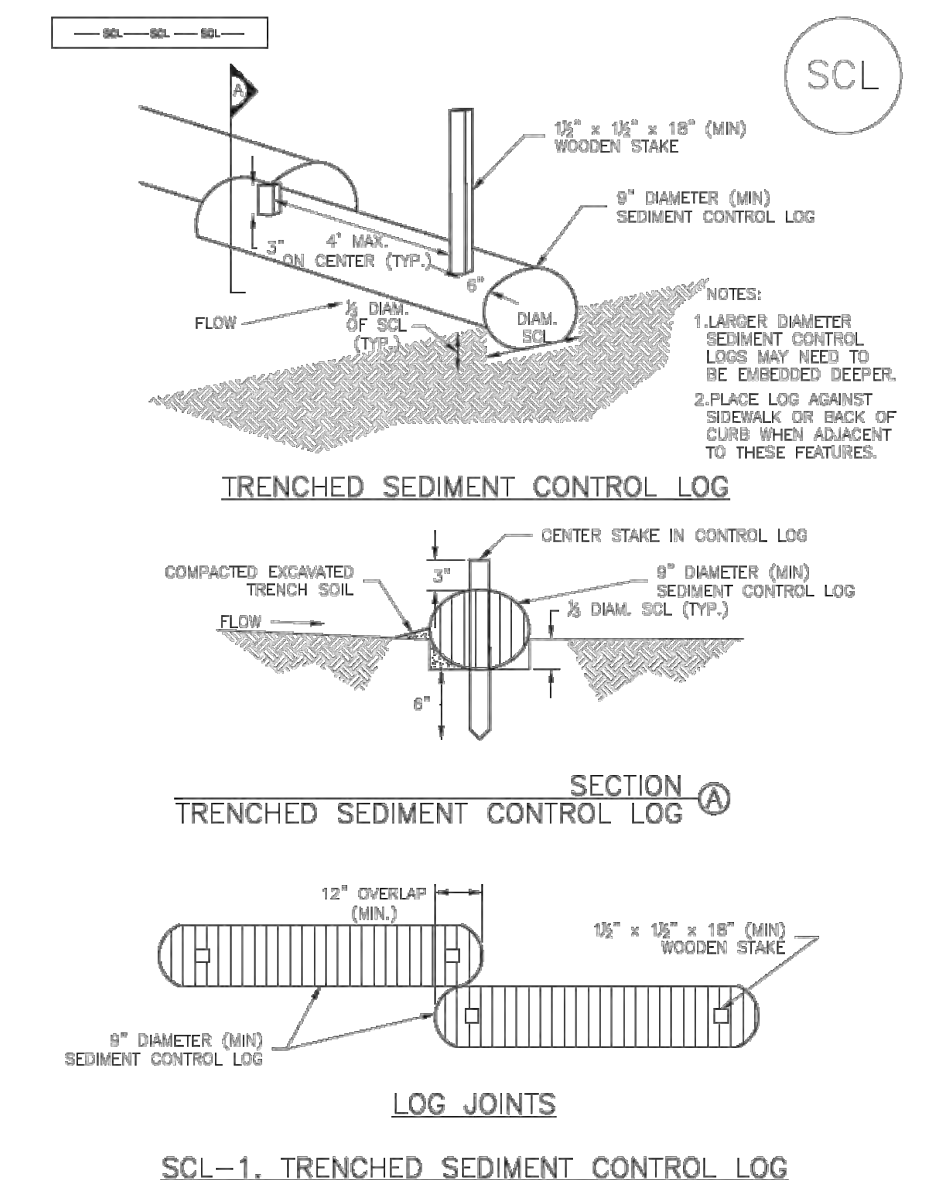
1. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
2. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
3. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
4. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
5. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.



PROJECT AREA:

TOTAL SITE AREA = 0.752 AC.
TOTAL DISTURBED AREA = 0.752 AC.

Sediment Control Log (SCL) SC-2



SCL-1, TRENCHED SEDIMENT CONTROL LOG

November 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-3

1. ESC PLAN STANDARD NOTES (2023-06-16)
2. 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:
 - 1.1. THE CITY ORDINANCE § 14-5-2-11, THE ESC ORDINANCE.
 - 1.2. THE EPA'S 2022 CONSTRUCTION GENERAL PERMIT (CGP), AND
 - 1.3. THE CITY OF ALBUQUERQUE CONSTRUCTION BMP MANUAL.
3. 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.
4. SELF-INSPECTIONS - IN ACCORDANCE WITH CITY ORDINANCE § 14-5-2-11(C)(1), "AT A MINIMUM A ROUTINE SELF-INSPECTION IS REQUIRED TO REVIEW THE PROJECT FOR COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT ONCE 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.
5. 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.
6. FINAL STABILIZATION AND NOTICE OF TERMINATION (NOT) - IN ACCORDANCE WITH CITY ORDINANCE § 14-5-2-11(C)(1), SELF-INSPECTIONS MUST CONTINUE UNTIL THE SITE IS "DETERMINED AS STABILIZED BY THE CITY." THE PROPERTY OWNER/OPERATOR IS RESPONSIBLE FOR DETERMINING WHEN THE "CONDITIONS FOR TERMINATING CGP COVERAGE" PER CGP PART 8.2 ARE SATISFIED AND THEN FOR FILING THEIR NOTICE OF TERMINATION (NOT) WITH THE EPA. EACH OPERATOR MAY TERMINATE CGP COVERAGE ONLY IF ONE OR MORE OF THE CONDITIONS IN PART 8.2.1, 8.2.2, OR 8.2.3 HAS OCCURRED. AFTER FILING THE NOT WITH THE EPA, THE PROPERTY OWNER IS RESPONSIBLE FOR DETERMINING A DETERMINATION OF STABILIZATION FROM THE CITY. 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 SWEEPED DAILY OR PRIOR TO A RAIN EVENT OR CONTRACTOR INDUCED WATER EVENT (E.G. CURB CUT OR WATER TEST).
7. WHEN INSTALLING UTILITIES BEHIND THE CURB, THE EXCAVATED DIRT SHOULD NOT BE PLACED IN THE STREET.
8. WHEN CUTTING THE STREET FOR UTILITIES THE DIRT SHALL BE PLACED ON THE UPHILL SIDE OF THE STREET CUT AND THE AREA SWEEPED 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.
9. ESC PLANS MUST SHOW LONGITUDINAL STREET SLOPE AND STREET NAMES. ON STREETS WHERE THE LONGITUDINAL SLOPE IS STEEPER THAN 2.5% WATTLES/MULCH SOCKS OR J-HOOK SILT FENCE SHALL BE SHOWN IN THE FRONT YARD SWALE OR ON THE SIDE OF THE STREET.

NOTE: THESE DRAWINGS ARE TO BE USED TO ACQUIRE PERMITS FROM JURISDICTIONAL GOVERNMENTAL AGENCIES AND ARE NOT TO BE RELIED UPON FOR PROJECT BIDDING PURPOSES OR FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.



To Request a Line Locate Dial 811

New Mexico state law requires everyone involved in any excavation to provide at least two working days' notice to owners of underground facilities when a dig is planned. All facility owners are then required to mark the locations of any underground lines or take other appropriate measures to protect them.

By	CHKD	Description
DIF	NJ	SITE PLAN SUBMITTAL
DIF	NJ	CIVIL CHECK SET
DIF	NJ	CITY OF ALBUQUERQUE INITIAL SUBMITTAL
DIF	NJ	CITY OF ALBUQUERQUE 2ND SUBMITTAL
DIF	NJ	CITY OF ALBUQUERQUE 3RD SUBMITTAL

Rev #	Date	Description
0	2/15/24	
1	3/8/24	
2	3/25/24	
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4	11/6/24	

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ALBUQUERQUE, NEW MEXICO
POPEYES COMMERCIAL SITE - 840 JUAN TABO BLVD. NE
ALBUQUERQUE, NEW MEXICO
EROSION CONTROL PLAN - PHASE II



THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.
Designed: MJ Drawn: DIF Checked: MJ
Date: November 2024
Scale: Horiz: AS SHOWN Vert: AS SHOWN
Project No: 9432731
Sheet: C901

1. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE NPDES/EPA GENERAL PERMIT AND BECOME FAMILIAR WITH THEIR CONTENTS.

2. ALL CONTRACTORS SHALL IMPLEMENT STORM WATER CONTROLS AS REQUIRED BY NPDES. ADDITIONAL STORM WATER CONTROLS SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER, THROUGHOUT CONSTRUCTION.

3. STORM WATER CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS OR MANUAL OF PRACTICE. AS APPLICABLE, GENERAL EROSION CONTROL SHALL BE IMPLEMENTED IN ADDITION TO THE FOLLOWING:

4. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

5. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, AND PAINTING-PLASTER TOLS CLEANING) SHALL BE DETAINED AND STORED IN A DRAINAGE BASIN OR OTHER STORAGE AREA.

6. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOATING BLOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEANUP FUEL OR CHEMICALS IN LEAKS.

7. SPILLS OF OIL AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

8. RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE CONSTRUCTION SITE.

9. STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS SITE MAP SHALL BE INITIATED AS SOON AS PRACTICABLE.

10. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED FOLLOWING COMPLETION OF CONSTRUCTION. STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE, BUT SHALL BE COMPLETED WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY OCCURS IN THESE AREAS. AREAS OF PERMANENT STABILIZATION THAT ARE NOT COVER BY THE LANDSCAPE PLAN ARE TO USE MULCH AND/OR COMPOST BLANKETS AND/OR SIMILAR TO PREVENT THE TRANSPORTATION OF SOIL.

11. CONSTRUCTION ACTIVITY SHALL BE STOPPED IMMEDIATELY IN THOSE AREAS WHERE CONSTRUCTION SHALL BE TEMPORARILY STABILIZED USING SWCS SUCH AS MULCH AND/OR EROSION CONTROL BLANKETS AND/OR SIMILAR THESE AREAS SHALL BE STABILIZED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURS IN THOSE AREAS INSTALLATION AND MAINTENANCE SCHEDULE SHALL BE IMPLEMENTED ON AN AS-NEED BASIS.

12. IF THE ACTION OF VEHICLE TRAVELING OVER THE CONSTRUCTION ENTRANCE/EXIT 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 TO THE SITE MAP AND PREVENT IT FROM ENTERING A PUBLIC ROAD.

13. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND OVER EXCAVATION FOR BUILDING FOOTINGS.

14. MAINTENANCE OF STORM WATER REQUIREMENTS OF CONSTRUCTION OPERATIONS THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE STORM WATER CONTROLS (STRAY WADINGS, EARTH BERMS, ETC.) TO PREVENT EROSION ON A DAILY BASIS AS PER CONSTRUCTION SCHEDULE.

1. THE CONTRACTOR SHALL ESTABLISH A CONCRETE WASHOUT PIT BEFORE THE START OF CONSTRUCTION AND MARK ITS LOCATION ON THE SITE MAP.
2. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED AT THE SITE ENTRANCE/AS DETERMINED BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL ESTABLISH A COMMERCIAL WASHOUT PIT TO LIMIT OFF-SITE SEDIMENTATION BY CONTROLLING THE CONSTRUCTION OF PRODUCING AIRBORNE DUSTIGEST DUST AND TRACK-OUT OF SEDIMENTS.
4. SANITARY FACILITIES ARE REQUIRED FOR ALL WORK SITES OR CONSTRUCTION AREAS.
5. SOLID WASTE MATERIALS, INCLUDING BUT NOT LIMITED TO, DEBRIS, DUMPS, AND OTHERS, SHALL BE PROPERLY STORED AND COLLECTED BY A PRIVATE WASTE DISPOSAL CONTRACTOR. NO CONSTRUCTION WASTE MATERIALS SHALL BE DISPOSED OF OR BURIED ON-SITE.
6. THE CONTRACTOR SHALL ESTABLISH AN EQUIPMENT MAINTENANCE PLAN TO REDUCE CONTAMINATION OF ON-SITE SOILS.
7. OIL AND FLUID SPILLS SHALL BE PROPERLY STORED AND DISPOSED OF BY A PRIVATE WASTE DISPOSAL CONTRACTOR. AREAS THAT HAVE A SPILL PROOF PERIMETER AROUND IT. LOCATE CHEMICAL STORAGE AREAS AWAY FROM LOW-LYING AREAS AND DRAINAGE PATHS.
8. THE CONTRACTOR SHALL ESTABLISH A SPILL PREVENTION PLAN THAT INCLUDES MEASURES TO LIMIT THE SCOPE OF A SPILL AND MINIMIZE ENVIRONMENTAL DAMAGE. IN THE EVENT OF A SPILL OF A HAZARDOUS SUBSTANCE, THE RESPONSIBLE PARTY SHALL IMMEDIATELY NOTIFY THE NATIONAL ENVIRONMENTAL EMERGENCY RESPONSE TEAM (NEERT) AT 1-800-424-9323 OR 202-636-2679, THE CALIFORNIA ENVIRONMENT DEPARTMENT (EMERGENCY LINE: 565-827-9323, NON-EMERGENCY LINE: 866-428-6535), AND THE LOCAL FIRE DEPARTMENT (754-539-4298).

ALL STORM WATER CONTROLS STATED ON THIS SITE MAP SHALL BE MAINTAINED IN FULL FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL STORM WATER CONTROLS SHALL BE CHECKED AND REPAIRED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE NPDES/EPA PERMIT REQUIREMENTS.

1. BUILD UP SEDIMENT SHALL BE REMOVED FROM SILT FENCES AND WADDLIES WHEN IT REACHES $\frac{1}{2}$ THE HEIGHT, OR AS NECESSARY FOR MAINTENANCE. IF FURTHER BECOMES CLOGGED, IT SHOULD BE CLEANED, OR REPLACED, IF NECESSARY.
2. SEDIMENT SHALL BE REMOVED FROM CONCRETE WASHOUT AREA ON A REGULAR BASIS.
3. THE CONSTRUCTION ENTRANCE/EXIT SHALL BE PERIODICALLY RE-GRADED AND/OR TOP DRESSED WITH ADDITIONAL SOIL TO KEEP THE EFFICIENCY OF THE TRAP AND FLOW OF WATER. WHEN SEDIMENT HAS SUBSTANTIALLY CLOGGED THE VOID AREA BETWEEN THE ROCKS, THE AGGREGATE MUST BE WASHED DOWN AND/OR REPLACED.
4. CONSTRUCTION ENTRANCE/EXIT AREA SHALL BE INSPECTED FOR OFF-SITE TRACKING AND SWEEP AS NECESSARY.
5. ALL PORTABLE SANITARY FACILITIES SHALL BE MAINTAINED AND CLEANED AT LEAST ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR OR AS REQUIRED BY STATE AND LOCAL REGULATIONS.
6. SOLID WASTE COLLECTION SHALL NOT BE LESS THAN BI-WEEKLY OR MORE OFTEN IF NECESSARY.
7. ALL DEBRIS AND/OR SEDIMENT ACCUMULATING FROM THE PUBLIC STREET SHALL BE
8. CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

DESCRIBED BELOW ARE THE MAJOR CONSTRUCTION ACTIVITIES THAT ARE THE SUBJECT TO THIS PLAN. ALSO INCLUDED IN THE SEQUENCE ARE STORM WATER CONTROLS INSTALLATION ACTIVITIES THAT MUST TAKE PLACE PRIOR TO CONSTRUCTION ACTIVITIES. **NOTE: DOWN SLOPE PROTECTIVE MEASURES MUST ALWAYS BE IN PLACE BEFORE SOIL IS DISTURBED.** ACTIVITIES ARE PRESENTED IN THE SEQUENCE THEY ARE EXPECTED TO BE COMPLETED. CONTRACTOR TO IMMEDIATELY DENOTE ON THIS PLAN ANY CHANGES IN STORM WATER CONTROLS LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. THE SEQUENCE OF CONSTRUCTION IS AS FOLLOWS:

1. INSTALL SWPPP INFORMATION SIGN.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT.
3. PREPARE STORAGE/STAGING AND MASON'S AREAS. UPON IMPLEMENTATION AND INSTALLATION, DENOTE THE FOLLOWING AREAS ON THIS PLAN: TRAILER PARKING, PORTABLE SANITARY FACILITIES, WASHOUT, MATERIAL STORAGE CONTAINERS, AND SOLID WASTE CONTAINERS.
4. INSTALL SILT FENCE - A STRIP OF PAVEMENT WILL NEED TO BE REMOVED PRIOR TO INSTALLATION.
5. REMOVE AND DEMOLISH EXISTING STRUCTURES.
6. REMOVE AND DEMOLISH EXISTING ASPHALT.
7. REMOVE AND DEMOLISH EXISTING BUILDING.
8. CLEAR AND GRUB THE SITE.
9. BEGIN GRADING THE SITE.
10. TEMPORARY STABILIZE STOCKPILE AREAS.

1. BUILDING CONSTRUCTION
2. INSTALL UTILITIES.
3. INSTALL CONCRETE CURB AND GUTTERS.
4. INSTALL CONCRETE SIDEWALKS AND PADS.
5. INSTALL POND.
6. INSTALL TRASH ENCLOSURE.
7. INSTALL LANDSCAPING.

1. BEGIN PAVING OPERATIONS.
2. INSTALL SIGNING AND STRIPING.
3. INSPECT AND CLEAN UP SITE.
4. REMOVE TEMPORARY STORM WATER CONTROLS (ONLY IF SITE IS "FINAL STABILIZED" AS PER 2017 CGP).
5. FILE OWNER AND OPERATION NOTICE OF TERMINATION (NOT).

THE ACTUAL SCHEDULE FOR IMPLEMENTING STORM WATER CONTROLS WILL BE DETERMINED BY PROJECT CONSTRUCTION PROGRESS AND RECORDED BY THE CONTRACTOR ON THE SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE ON THIS PLAN.



- 1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC AND NOT BE CONSTRUCTING VIBES AS TO CAUSE A SAFETY HAZARD.
- 2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PROJECT.
- 3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
- 4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND UNLESS OTHERWISE APPROVED BY THE GOVERNING AGENCY.
- 5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

PROJECT AREA:

TOTAL SITE AREA = 0.752 AC
TOTAL DISTURBED AREA = 0.752 AC

November 2015 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 1

ESC PLAN STANDARD NOTES (2023-06-16)

1. ESC PLAN STANDARD NOTICES (2023-06-16)
 1. ALL EROSION AND SEDIMENT CONTROL (ESC) WORK ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON SHALL BE PERMITTED, CONSTRUCTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:
 - 1.1. THE CITY ORDINANCE § 14-5-2-11, THE ESC ORDINANCE,
 - 1.2. THE EPA'S 2022 CONSTRUCTION GENERAL PERMIT (CGP), AND
 - 1.3. THE CITY OF ALBUQUERQUE CONSTRUCTION BEMP (BMP) AND
 2. ALL BMP'S MUST BE INSTALLED PRIOR TO ANY EARTH-MOVING ACTIVITIES EXCEPT AS SPECIFIED HEREIN IN THE PHASING PLAN. CONSTRUCTION OF EARTHEN BMP'S SUCH AS SEDIMENT TRAPS, SEDIMENT BASINS, AND DIVERSION BERMS SHALL BE COMPLETED AND INSPECTED PRIOR TO ANY OTHER CONSTRUCTION OR EARTHWORK.
 3. THE CITY ORDINANCE IS REVOKED AFTER INSTALLATION OF THE BMP'S AND PRIOR TO BEGINNING CONSTRUCTION.
 3. SELF-INSPECTIONS - IN ACCORDANCE WITH CITY ORDINANCE § 14-5-2-11(C)(1), "AT A MINIMUM A ROUTINE SELF-INSPECTION IS REQUIRED TO REVIEW THE PROJECT FOR COMPLIANCE WITH THE CITY ORDINANCE § 14-5-2-11, THE ESC ORDINANCE, AND THE EPA'S 2022 CONSTRUCTION GENERAL PERMIT (CGP) 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 CIP. 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. FINAL STABILIZATION AND NOTICE OF TERMINATION (NOT) - IN ACCORDANCE WITH CITY ORDINANCE § 14-5-2-11(C)(1), SELF-INSPECTIONS MUST CONTINUE UNTIL THE SITE IS DETERMINED AS STABILIZED BY THE CIP. THE PROPERTY OWNER/OPERATOR IS RESPONSIBLE FOR DETERMINING WHEN THE "CONDITIONS FOR TERMINATING" CGP COVERAGE" PER CGP PART 8.2 ARE SATISFIED AND THEN FOR FILING THEIR NOTICE OF TERMINATION (NOT) WITH THE EPA. EACH OPERATOR MAY TERMINATE CGP COVERAGE FOR EROSION OR MULCH LOSS UNDER CONDITIONS 8.2.2, OR 8.2.3 HAS OCCURRED AFTER FILING THE NOT WITH THE EPA. THE PROPERTY OWNER IS RESPONSIBLE FOR REQUESTING A DETERMINATION OF STABILIZATION FROM THE CITY. WHEN DOING WORK IN THE CITY RIGHT-OF-WAY (E.G. SIDEWALK, DRIVE PADS, UTILITIES) THE CONTRACTOR MUST DIRT FILL TO THE CURB OR TO THE DIRT SIDE OF THE STREET. THE STREET SHOULD BE SWEEPED DAILY OR PRIOR TO A RAIN EVENT OR CONTRACTOR INDUCED WATER EVENT (E.G. CURB CUT OR WATER TEST).
 6. WHEN INSTALLING UTILITIES BEHIND THE CURB, THE EXCAVATED DIRT SHOULD NOT BE PLACED ON THE STREET.
 7. WHEN CUTTING THE STREET FOR UTILITIES 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 SCOP MAY BE PLACED AT THE TOE OF THE EXCAVATED DIRT PILE IF THE CONTRACTOR IS NOT ALLOWING PLACING THE EXCAVATED DIRT ON THE UPHILL SIDE OF THE STREET CUT.
 8. ESC PLANS MUST SHOW LONGITUDINAL STREET SLOPE AND STREET NAMES. ON STREETS WHERE THE LONGITUDINAL SLOPE IS STEEPER THAN 2.5%, WATTLES/MULCH SCOP SHOULD BE SHOWN. SLOPE SHALL BE SHOWN IN THE FRONT YARD SWALE OR ON THE SIDE OF THE STREET.

NOTE: THESE DRAWINGS ARE TO BE USED TO ACQUIRE PERMITS FROM JURISDICTIONAL GOVERNMENTAL AGENCIES AND ARE NOT TO BE RELIED UPON FOR PROJECT BIDDING PURPOSES OR FOR CONSTRUCTION UNTIL APPLICABLE CONSTRUCTION PERMITS ARE ISSUED.




To Request a Line Locate Dial 811

New Mexico state law requires everyone involved in any excavation to provide at least two working days' notice to owners of underground facilities when a dig is planned. All facility owners are then required to mark the locations of any underground lines or take other appropriate measures to protect them.

Rev #	Date
0	2/15/24
1	3/8/24
2	3/25/24
3	9/13/24
4	11/6/24

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SMA Engineering Services

ALBUQUERQUE, NEW MEXICO

POPEYES COMMERCIAL SITE - 840 JUAN TABO BLVD. NE

EROSION CONTROL PLAN - PHASE III

THIS DRAWING IS INCOMPLETE
AND NOT TO BE USED FOR
CONSTRUCTION UNLESS IT IS
STAMPED, SIGNED AND DATED

Date: November 2024

Scale: Horiz: AS SHOWN
Vert:

Doc ID: 0422724

Sheet: 0000

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LANDSCAPE GENERAL NOTES

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT AND FAMILIARIZE THEMSELVES WITH THE PROJECT SITE PRIOR TO SUBMITTING THEIR BID. CONTRACTOR SHALL RECEIVE THE SITE IN EXISTING CONDITION.
2. WARNING! BEFORE EXCAVATING, CONTRACTOR SHALL LOCATE AND PROTECT ALL UNDERGROUND UTILITIES LINES INCLUDING SERVICE CONNECTIONS. CONTRACTOR SHALL REPLACE ANY UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES DURING CONSTRUCTION AT NO ADDITIONAL COST TO OWNER. ALL EXCAVATION SHALL BE BACKFILLED.
3. EXISTING UTILITY LINES ARE TO BE BLUE STAKED PRIOR TO EXCAVATION, CHECK AND FIELD VERIFY ALL SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO EXCAVATION. CONSTRUCTION WORK IN CLOSE PROXIMITY TO UNDERGROUND UTILITIES SHALL BE COORDINATED WITH APPROPRIATE AGENCY. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IF ANY CONFLICTS EXIST PRIOR TO THE COMMENCEMENT OF WORK.
4. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO VERIFY LOCATION OF EXISTING UTILITIES & CONTRACTOR SHALL CALL THE RESPECTIVE "1-CALL" NUMBER AT LEAST THREE WEEKS IN ADVANCE FOR SUCH UTILITIES.
5. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH OWNER, ALL AFFECTED UTILITY COMPANIES, AND ALL OTHER ENTITIES HAVING JURISDICTION OVER THE PROJECT.
6. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXCESS PLANTING SOIL, SUBSOIL, MULCH, PLANTS, PACKAGING, AND OTHER EXCESS MATERIAL, TRASH OR DEBRIS, WHICH WAS EITHER BROUGHT TO THE SITE BY THE CONTRACTOR OR EXCAVATED OR DEMOLISHED FROM THE SITE. THIS SHALL HAPPEN DAILY.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCY NOTED SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE. FAILURE OF THE CONTRACTOR TO REPORT ANY FIELD AND PLAN DISCREPANCIES SHALL MAKE THE CONTRACTOR RESPONSIBLE FOR WORK THAT IS PERFORMED.
8. VIBRATORY ROLLERS SHALL NOT BE PERMITTED ON ANY PHASE OF THIS PROJECT, UNLESS APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
9. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL CURRENT SAFETY CODES AND STANDARDS, INCLUDING BUT NOT LIMITED TO OSHA REQUIREMENTS.
10. CONTRACTOR SHALL WATER THE SITE TWICE DAILY, IN THE MORNING AND IN THE AFTERNOON, IN ORDER TO KEEP DOWN DUST. THIS SHALL INCLUDE WATERING ON WEEKENDS AND HOLIDAYS. NO EXCEPTIONS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING IMPROVEMENTS IN THE PROJECT AREA AND ITS VICINITY. ANY DAMAGE RESULTING FROM CONTRACTOR'S WORK SHALL BE RESTORED AT NO COST TO OWNER.
12. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL ENVIRONMENTAL REGULATIONS DURING CONSTRUCTION ACTIVITY.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ENVIRONMENTAL FINES RESULTING FROM THEIR WORK AND HOLD THE OWNER HARMLESS IN SUCH CASES.
14. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THE LOCATION (AND ELEVATION, WHERE RELEVANT) OF THE EXISTING SITE FEATURES. IF CONFLICTS ARE DISCOVERED BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND WHAT IS PRESENT IN THE FIELD, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AFFECTED AREA, REPORT THE DISCREPANCY TO THE OWNER'S REPRESENTATIVE, AND NOT PROCEED WITHOUT SPECIFIC WRITTEN DIRECTION.

PLANTING NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANTS FROM FALLING OR BEING BLOWN OVER AND TO STRAIGHTEN OR REPLANT ALL PLANTS WHICH ARE DAMAGED DUE TO WIND. PLANTS BLOWN OVER BY HIGH WINDS SHALL NOT BE A CAUSE FOR ADDITIONAL EXPENSE TO THE OWNER, BUT SHALL BE THE FINANCIAL RESPONSIBILITY OF CONTRACTOR.
2. TOPSOIL MATERIAL FOR PLANTING, SHALL BE FREE FROM HARD CLODS, STIFF CLAY, HARD PAN, STONES LARGER THAN 1" IN DIAMETER, NOXIOUS WEEDS AND PLANTS, SOD, PARTIALLY DISINTEGRATED DEBRIS, INSECTS OR ANY OTHER UNDESIRABLE MATERIAL INCLUDING PLANTS OR SEEDS THAT WOULD BE TOXIC OR HARMFUL TO GROWTH.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF MATERIAL AND PLANT AND TREE QUANTITIES.
4. IN THE EVENT OF VARIATION BETWEEN THE PLANT QUANTITIES SHOWN ON THE PLANT LEGEND AND THE QUANTITIES SHOWN ON THE PLANS, THE PLANS SHALL CONTROL IMPROPER PLANT COUNT LISTED ON THE PLANT LEGEND MADE BY THE LANDSCAPE ARCHITECT SHALL BE NO CAUSE FOR ADDITIONAL COSTS TO THE OWNER.
5. THE CONTRACTOR SHALL MEET BOTH THE CONTAINER SIZE AND CALIPER SIZE, AS WELL AS HEIGHT AND SPREAD SPECIFICATIONS SPECIFIED.
6. EXCAVATE TWO TIMES GREATER THAN THE ROOT BALL-DIAMETER OF THE SHRUB, TWO TIMES GREATER THAN THE ROOT BALL FOR TREES. SCARIFY BOTTOM OF PLANTING PIT BEFORE PLACING PLANT. PLACEMENT OF PLANT SHALL BE PERPENDICULAR TO GROUND
7. CONTRACTOR WILL NOT PLANT MATERIAL SHOWN ON PLANS WHEN IT IS EVIDENT THAT FIELD CONDITIONS HAVE CHANGED SINCE PLANS WERE DRAWN. ANY CHANGES ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE BEFORE ANY PLANTING IS DONE IN THE AREA.
8. STEMS AND LEAVES TO BE REMOVED FROM LOWER PORTION OF TRUNKS OF TREES TO LEAVE A CLEAN APPEARANCE AND SO TREES APPEAR LESS LIKE SHRUBS AND MORE LIKE TREES.
9. PLANT SUBSTITUTIONS WILL BE PERMITTED WITH WRITTEN APPROVAL OF OWNER'S REPRESENTATIVE. REQUEST SUBSTITUTIONS IN WRITING GIVING REASONS FOR SUCH SUBSTITUTIONS. DOCUMENT THAT REASONABLE EFFORT HAS BEEN MADE TO LOCATE SPECIES ORIGINALLY SPECIFIED. NO PLANT OR TREE SUBSTITUTIONS ALLOWED UNLESS PRIOR APPROVAL FROM OWNER'S REPRESENTATIVE.
10. FOR MULTI-TRUNK TREES IN LANDSCAPE AREAS NARROWER THAN 10', ROTATE TREE SO THAT TRUNKS ARE AIMED PERPENDICULAR TO NARROW DIMENSION.
11. TREAT ALL PLANTING AREAS WITH AN APPLICATION OF SURF. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR APPLICATION.
12. REMOVE ALL WIRE, STRING, WIRE BASKETS, BURLAP, CONTAINERS, ETC., FROM THE ROOTBALL OF PLANTS BEFORE BACKFILLING THE PLANTING HOLE.
13. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
14. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
15. CONTRACTOR SHALL PROVIDE ONE YEAR WARRANTY ON PLANT MATERIAL FROM DATE OF SUBSTANTIAL COMPLETION. DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER UNLESS CAUSED BY FACTORS OUTSIDE THE CONTROL OF THE CONTRACTOR.
16. ALL AREAS TO RECEIVE LANDSCAPE ROCK WITH WEED BARRIER FABRIC SHALL RECEIVE PENDULUM OR OTHER APPROVED EQUAL PRE-EMERGENT OR COMBINATION OF PRE-EMERGENTS. APPLICATION SHALL TAKE PLACE AFTER SOIL PREPARATION AND PRIOR TO INSTALLATION OF WEED BARRIER FABRIC AND SHALL BE APPLIED BY LICENSED APPLICATOR PROVIDED BY CONTRACTOR. PRE-EMERGENT TO PROVIDE PREVENTION OF ALL INVASIVE WEEDS AND GRASSES, INCLUDING BERMUDA GRASS, BUT SHALL NOT HARM EXISTING DESIRABLE PLANTS OR NEW PLANTS. PROTECTION OF EXISTING PLANTS AND TREE ROOTS SYSTEMS SHALL BE PROVIDED PRIOR TO APPLICATION AND AS PER MANUFACTURER RECOMMENDATIONS. SUBMIT PRE-EMERGENT MSDS INFORMATION TO OWNER.
17. ALL ROCK TO BE PROVIDED CLEAN, FREE OF EXCESSIVE DIRT AND DUST. ALL ROCK TO BE RAKED SMOOTH.
18. ALL VINES TO BE PLANTED DIRECTLY ADJACENT TO WALL OR FENCE WITH VINE LEANING ONTO WALL OR FENCE, EVEN IF SHOWN FURTHER FROM WALL OR FENCE ON PLAN.
19. ALL LANDSCAPE AREAS ADJACENT TO BUILDING TO BE SLOPED 3% AWAY FROM BUILDING FOR DRAINAGE.

IRRIGATION NOTES

1. ASSUMED SYSTEM PRESSURE AND FLOW AT THE POINT OF CONNECTION IS LISTED ON THE IRRIGATION LEGEND. CONTRACTOR SHALL TEST AVAILABLE PRESSURE AND FLOW AND SUBMIT RESULTS TO OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK. IN NO CASE SHALL CONTRACTOR COMMENCE WITH CONSTRUCTION IF MEASURED VALUES AT POINT OF CONNECTION ARE LESS THAN ASSUMED VALUES. FAILURE TO CONTACT THE OWNER'S REPRESENTATIVE SHOULD A DISCREPANCY OCCUR, WILL RESULT IN THE CONTRACTOR MAKING NECESSARY CHANGES TO THE IRRIGATION SYSTEM TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE WITHOUT ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS FOR IRRIGATION WORK.
3. IRRIGATION PLAN IS DIAGRAMMATIC IN NATURE. PIPE, VALVE AND IRRIGATION SYSTEM COMPONENT LOCATIONS MAY BE SHOWN IN PAVED AREAS FOR DESIGN CLARIFICATION. ALL SYSTEM COMPONENTS WILL BE IN TURF OR LANDSCAPED AREAS WHERE POSSIBLE. ADJUST LOCATION OF ALL COMPONENTS TO COMPENSATE FOR FINAL SITE CONDITIONS AND PROVIDE OPTIMAL WATER COVERAGE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ACCOMPLISHING FULL COVERAGE IN ALL AREAS WITH SPECIFIED EQUIPMENT. ANY DISCREPANCIES IN THE PLAN SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION.
5. ALL FITTINGS AND NECESSARY EQUIPMENT REQUIRED TO MAKE THE IRRIGATION SYSTEM OPERATE PROPERLY AND TO COMPLY WITH LOCAL AND STATE CODES ARE INCIDENTAL TO THESE PLANS AND ARE THE CONTRACTOR'S RESPONSIBILITY.
6. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE LOCAL CODES AND REQUIREMENTS.
7. CONTRACTOR WILL BE HELD LIABLE FOR GAINING ACCESS UNDER ALL HARD SURFACES.
8. SLEEVES SHOWN ON THE PLANS SHOULD BE VERIFIED FOR ACCESSIBILITY AND FEASIBILITY BEFORE BID IS MADE.
9. THE CONTRACTOR SHALL LOCATE AND VERIFY EACH WATER TAP TO WHICH THE IRRIGATION SYSTEM WILL CONNECT. ALL EQUIPMENT AND INSTALLATION METHODS SHALL COMPLY WITH THE STANDARDS OF THE CITY OF EL PASO.
10. CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS AND VALVES REQUIRED FOR THE FULL IMPLEMENTATION OF THE SYSTEM.
11. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO INITIATING WORK.
12. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE OR INTERRUPTION IN SERVICE CAUSED BY THEIR EXCAVATIONS AND/OR WORK.
13. CONTROLLER WILL HAVE AN INDEPENDENT COMMON WIRE LOOPED TO THE VALVES CONNECTED TO IT.
14. ALL REMOTE CONTROL VALVE WIRES NEED TO BE LABELED AT VALVE W/ WATERPROOF LABELS AND AT CONTROLLER WITH CORRESPONDING LABEL. LETTER AND/OR NUMBER TAGS IN SEQUENTIAL ORDER SHALL BE PROVIDED BY CONTRACTOR. CONTRACTOR SHALL PROVIDE WATERPROOF ZONE MAP IN THE CONTROLLER. ENCLOSURE WITH EACH ZONE CLEARLY IDENTIFIED.
15. SPLICING OF REMOTE CONTROL VALVE WIRES IS NOT ALLOWED BETWEEN CONTROLLER & VALVE BOX. WIRES MUST BE CONTINUOUS FROM CONTROLLER TO REMOTE CONTROL VALVE WITHOUT SPLICING.
16. VALVE BOXES AND CANS SHALL NOT BE LOCATED WITHIN 6" OF BACK OF CURB OR ANY HARDSCAPE EVEN IF SYMBOL ON PLAN IS SHOWN CLOSER.
17. TRENCHES FOR MAIN LINE SHALL BE OF SUFFICIENT DEPTH TO ALLOW MAINLINE TO BE A MINIMUM DEPTH OF 18" BELOW FINISHED GRADE. TRENCHES FOR LATERAL LINES SHALL BE OF SUFFICIENT DEPTH TO ALLOW FOR LATERALS TO BE A MINIMUM OF 12" BELOW FINISHED GRADE.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL DUE TO SYSTEM FAILURE OR INFERIOR WORKMANSHIP DURING THE INSTALLATION OF PLANTS AND MAINTENANCE PERIOD.
19. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL ELECTRICAL CONNECTION FOR CONTROLLERS. THIS SHALL INCLUDE ALL NECESSARY FUSE BOXES OR OTHER ELECTRICAL REQUIREMENTS.
20. IRRIGATION CONTRACTOR SHALL COORDINATE OPERATIONAL REQUIREMENTS OF THE IRRIGATION SYSTEM WITH THE IRRIGATION CONTROLLER(S) AND INSTRUCT THE OWNER ON IT'S PROPER USE.
21. CONTRACTOR TO PROVIDE ONE YEAR WARRANTY OF MATERIALS AND WORKMANSHIP OF IRRIGATION SYSTEM FROM DATE OF SUBSTANTIAL COMPLETION. DAMAGED MATERIALS AND DEFECTIVE WORK SHALL BE REPLACED AT NO COST TO THE OWNER, UNLESS CAUSED BY FACTORS OUTSIDE THE CONTROL OF THE CONTRACTOR.



Jonathan Matthews
J. J. 24

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To Request a Line Locate Dial 811

New Mexico state law requires everyone involved in any excavation to provide at least two working days' notice to owners of underground facilities when a dig is planned. All facility owners are then required to mark the locations of any underground lines or take other appropriate measures to protect them.

Description		By	CRK
SITE PLAN SUBMITTAL	DIF	NJ	
	DIF	NJ	
CIVIL CHECK SET	DIF	NJ	
	DIF	NJ	
Rev #	Date		
0	2/15/24		
1	3/8/24		

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POPEYES LOUISIANA KITCHEN

ALBUQUERQUE, NEW MEXICO

POPEYES COMMERCIAL SITE - 840 JUAN TABO BLVD. NE

ALBUQUERQUE, NEW MEXICO

LANDSCAPE GENERAL NOTES

3/8/24		
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED		
Designed MJ	Drawn DL	Checked MJ
Date: October 2024		
Scale: Horiz: Vert:		
Project No: 9432731		
Sheet: L100		

LANDSCAPE ORDINANCE CALCULATIONS

NET LOT AREA = 32,746 SF
NEW BUILDING FOOTPRINT = 2,515 SF
LANDSCAPE OUTSIDE OF THE PROPERTY = 441 SF
LANDSCAPE AREA REQUIRED = 4,469 SF (32,746 SF - 2,515 SF - 441 SF X .15 = 4,469 SF)
LANDSCAPE AREA PROVIDED = 4,997 SF
TOTAL VEGETATION COVERAGE REQUIRED = 3,354 SF (75%)
50% OF TOTAL VEGETATION COVERAGE FROM TREES REQUIRED = 1,677 SF
25% OF TOTAL VEGETATION COVERAGE FROM SHRUBS REQUIRED = 839 SF
TOTAL VEGETATION COVERAGE PROVIDED = 5,880 SF (132%)
TREE VEGETATION COVERAGE PROVIDED = 4,398 SF TREES
SHRUB VEGETATION PROVIDED = 1,482 SF SHRUBS

	REQUIRED	PROVIDED	NOTES
STREET TREES	6	6	135 LINEAR FEET OF FRONTAGE ALONG JUAN TABO BLVD. 130 / 25 = 6
CANOPY TREES	3	3	34 PARKING SPACES / 10 = 3
PROJECT TREES	5	5	50% OF TOTAL VEGETATION COVERAGE REQUIRED = 1,677 SF TREE VEGETATION PROVIDED = 4,398 SF
TOTAL TREES	14	14	
PROJECT SHRUBS	67	118	25% OF TOTAL VEGETATION COVERAGE REQUIRED = 839 SF SHRUB VEGETATION PROVIDED = 1,482 SF

PLANT LEGEND

TREE	COMMON NAME	BOTANICAL NAME	MIN. SIZE	MIN. HEIGHT	QTY
	AFGHAN PINE	PINUS ELDARICA	2" CAL. / 24" BOX	10'	2
	DESERT MUSEUM PALO VERDE	CERCIDIUM X 'DESERT MUSEUM'	2" CAL. / 24" BOX	10'	1
	SWEET ACACIA MULTI-TRUNK	ACACIA FARNESIANA	2" CAL. / 24" BOX	10'	10
NOTE: MULTI-TRUNK TREES SHALL BE 2" CALIPER, WITH CALIPER EQUALING THE DIAMETER OF THE LARGEST TRUNK PLUS HALF THE DIAMETER OF THE NEXT THREE LARGEST TRUNKS					
SHRUBS	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HEIGHT	QTY
	GOLDEN BARREL CACTUS*	ECHINOCACTUS GRUSONII	5 GALLON LOW WATER	18"	25
	GERMANDER	TEUCRIUM SCORODONIA	5 GALLON	18"	7
	MEXICAN PETUNIA	RUELLIA BRITTONIANA	5 GALLON	18"	8
	RUSSIAN SAGE	PEROVSKIA ABROTANOIDES	5 GALLON	18"	5
	ARIZONA ROSEWOOD	VAUQUELINIA CALIFORNICA	5 GALLON	18"	3
	SOTOL*	DASYLIRION WHEELERI	5 GALLON LOW WATER	18"	19
	SANTA RITA PRICKLY PEAR*	OPUNTIA	5 GALLON LOW WATER	18"	10
	UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'ARP'	5 GALLON	18"	5
	HOMESTEAD PURPLE VERBENA	VERBENA CANADENSIS 'HOMESTEAD PURPLE'	5 GALLON	18"	22
	AFRICAN IRIS	DIETES VEGETA	5 GALLON	18"	5
	NEW MEXICO AGAVE	AGAVE NEOMEXICANA	5 GALLON LOW WATER	18"	9

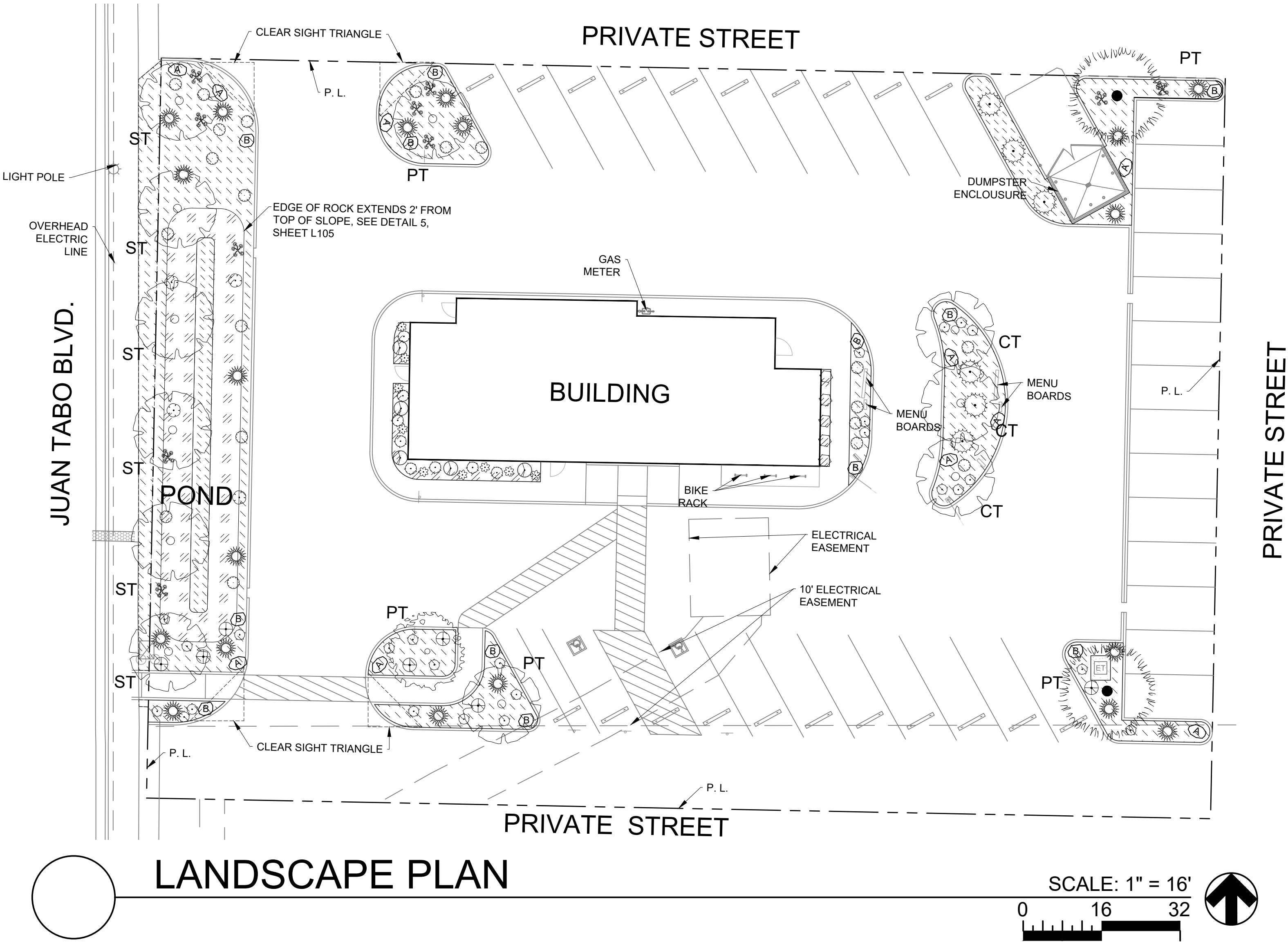
*SEE IRRIGATION LEGEND FOR WATER REQUIREMENTS FOR LOW WATER-USE PLANTS
ST = STREET TREE CT = CANOPY TREE PT = PROJECT TREE

MATERIALS LEGEND

AMENITIES					
SYMBOL	DESCRIPTION	QTY	MODEL	COLOR	DETAIL
(A)	BOULDER A	10	3' MIN.	DESERT TAN	SEE DETAIL 4, SHEET L105
(B)	BOULDER B	12	EQUAL MIX OF 1' & 2'	DESERT TAN	SEE DETAIL 4, SHEET L105
ROCK					
	3/8" ROCK	3,658 SF	GOLDEN BROWN	3"	WITH WEED-BARRIER FABRIC. SEE DETAIL 3, SHEET L105
	ROCK MIX 75% 2"-4" 25% 3/4"	1,339 SF	TRAIL MIX	4"	WITH WEED-BARRIER FABRIC. SEE DETAIL 3, SHEET L105

CLEAR SIGHT NOTE

- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.



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1	3/8/24	CIVIL CHECK SET	DIF	NJ

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ALBUQUERQUE, NEW MEXICO
POPEYES LOUISIANA KITCHEN
POPEYES COMMERCIAL SITE - 840 JUAN TABO BLVD. NE
ALBUQUERQUE, NEW MEXICO
LANDSCAPE PLAN

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Designed MJ	Drawn DL	Checked MJ	Date: October 2024
Scale: Horiz: Vert:			Project No: 9432731
Sheet:			L101



SWEET ACACIA
Acacia Farnesiana
25' H x 25' W



PALO VERDE 'DESERT MUSEUM'
Cercidium x 'Desert Museum'
25' H x 25' W



AFGHAN PINE
Pinus Eldarica
40' H x 30' W



SOTOL
Dasylirion Wheeleri
5' H x 5' W



ROSEMARY UPRIGHT
Rosmarinus officinalis 'Arp'
4' H x 4' W



RUSSIAN SAGE
Perovskia Abrotanoides
5' H x 5' W



GOLDEN BARREL CACTUS
Echinocactus Grusonii
4' H x 3' W



GERMANDER
Teucrium chamaedrys
2' H x 2' W



PURPLE PRICKLEY PEAR
Santa Rita Prickly Pear'
5' H x 5' W



HOMESTEAD VERBENA
Verbena Canadensis
1' H x 3' W



MEXICAN PETUNIA
Ruellia Brittoniana
3' H x 3' W



ARIZONA ROSEWOOD
Vauquelinia Californica
10' H x 6' W



NEW MEXICO AGAVE
Agave Parryi V. Neomexicana
1.5' H x 2' W



AFRICAN IRIS
Dietes Vegeta
2' H x 2' W



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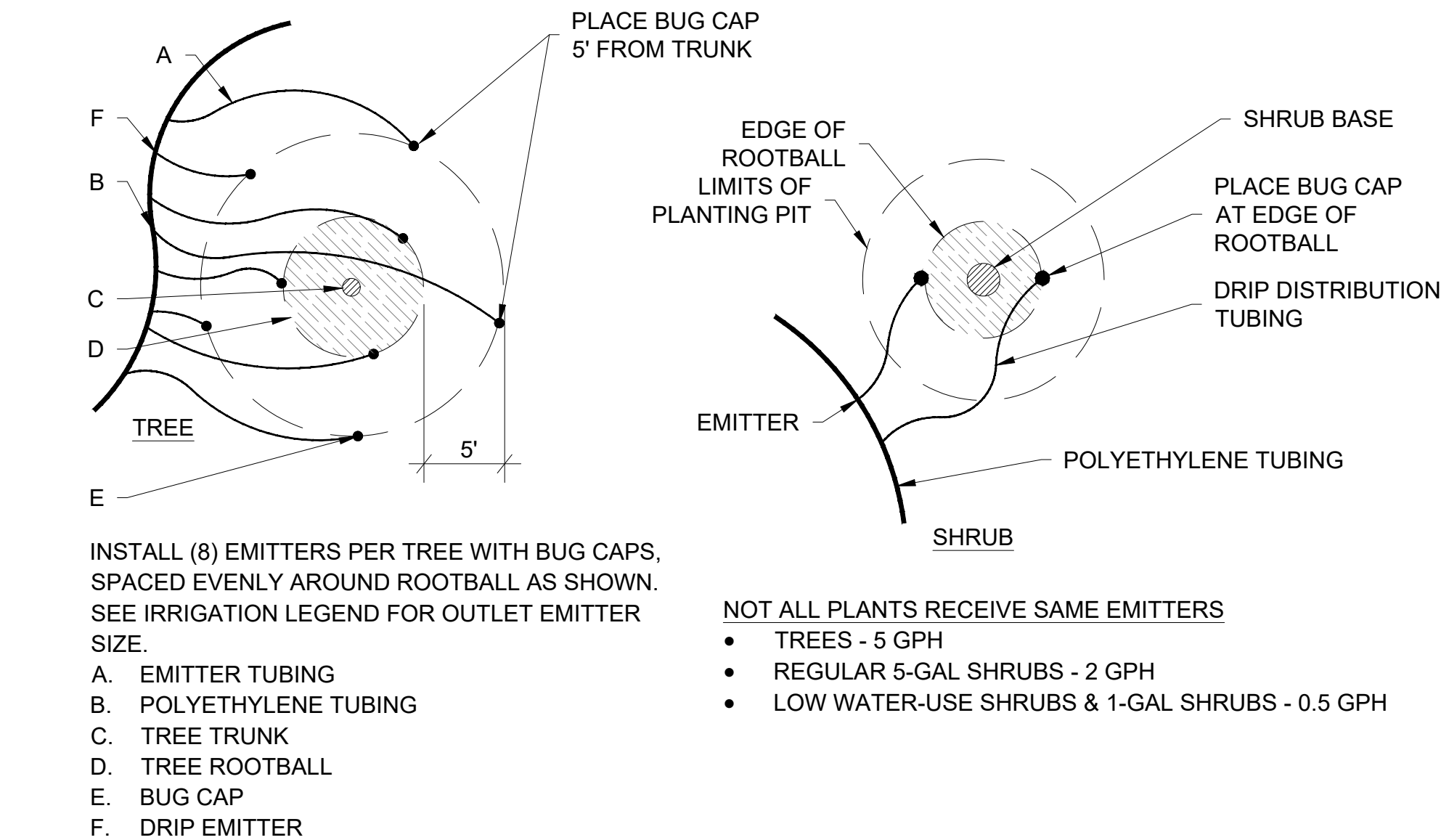
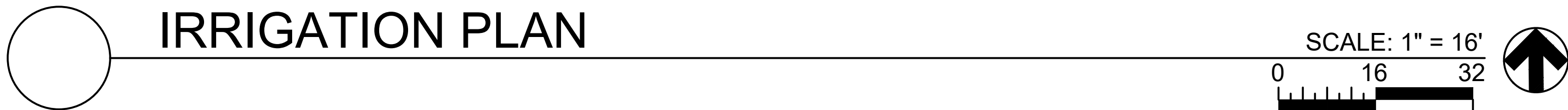
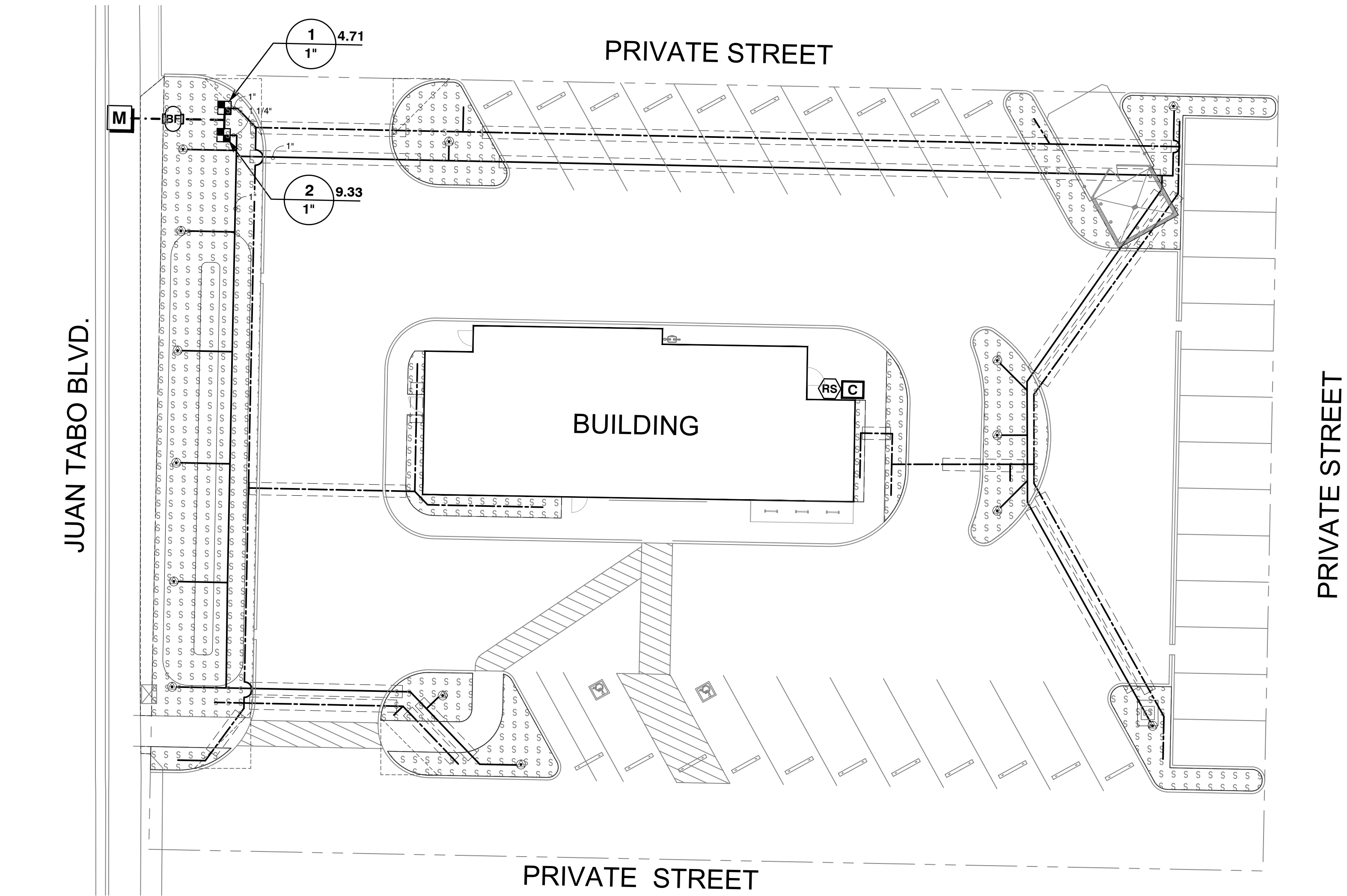
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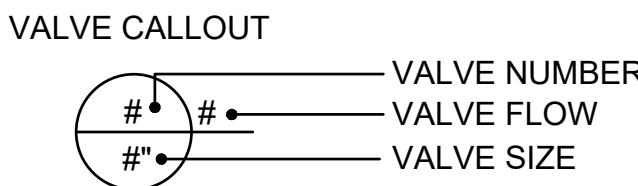
ALBUQUERQUE, NEW MEXICO
POPEYES COMMERCIAL SITE - 840 JUAN TABO BLVD. NE
ALBUQUERQUE, NEW MEXICO
PLANT IMAGES

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IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-100-PRB-COM RAINBIRD CONTROL ZONE KIT MODEL XCZ-100-PRB-COM. SEE DETAIL 3, SHEET L106
	TREE DRIP EMITTERS 3/4" POLY TUBING FEEDING RAINBIRD PC-05 EMITTERS, 8 PER TREE. SEE DETAIL ON THIS SHEET AND DETAIL 4, SHEET L106
	AREA TO RECEIVE DRIP EMITTERS FOR SHRUBS 3/4" POLY TUBING FEEDING RAINBIRD EMITTERS FOR SHRUBS IN THIS AREA. EACH PORTION OF POLY TUBING NOT TO FEED MORE THAN 70 SHRUBS, POLY TUBING TO NOT RUN LONGER THAN 50 FT. EXTEND PVC LATERALS AS NEEDED. RAIN BIRD XB-20PC FOR 5 GALLON SHRUBS RAIN BIRD XB-05PC FOR 5 GALLON LOW-WATER USE SHRUBS SEE DETAIL ON THIS SHEET AND DETAIL 4, SHEET L106
	Emitter Notes: 0.5 GPH emitters (2 assigned to each 5 GALLON LOW WATER plant) 2.0 GPH emitters (2 assigned to each 5 GALLON plant)
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RP BACKFLOW: FEBCO 825Y 3/4" RP BACKFLOW PREVENTER WITH BROWN HUBBELL ENCLOSURE WITH HEAVY DUTY LOCK. BACKFLOW TO MEET CLASS 2, ASSE #1060. SEE DETAIL 5, SHEET L106
	CONTROLLER RAIN BIRD ESP4ME3 IN METAL CABINET 4 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. LNK WIFI MODULE. SEE DETAIL 6, SHEET L106
	RAIN SENSOR: RAIN BIRD RSD-BEX, BRACKET MOUNT, WITH THREADED ADAPTER, EXTENSION WIRE. SEE DETAIL 7, SHEET L106
	WATER METER 1" SEE CIVIL / PLUMBING SHEETS. ASSUMED EXISTING PRESSURE IS 50 PSI AND FLOW IS 30 GPM
	IRRIGATION LATERAL LINE: PVC CLASS 200 FOR TREES SEE PLAN FOR PIPE SIZE. SEE DETAIL 1, SHEET L106
	IRRIGATION LATERAL LINE: PVC CLASS 200 FOR SHRUBS SEE PLAN FOR PIPE SIZE. SEE DETAIL 1, SHEET L106
	IRRIGATION MAINLINE: PVC SCHEDULE 40 IRRIGATION MAINLINE, 1.5" SEE DETAIL 1, SHEET L106
	IRRIGATION MAINLINE: TYPE K COPPER SERVICE LINE FROM METER TO BACKFLOW, 1.5" SEE DETAIL 1, SHEET L106
	PIPE SLEEVE: PVC SCHEDULE 40 SIZED 2 SIZES LARGER THAN TOTAL DIAMETER OF PIPES WITHIN. HARDSCAPE. IF DISTURBED, CONTRACTOR IS RESPONSIBLE TO PATCH AND REPAIR. SEE DETAIL 2, SHEET L106



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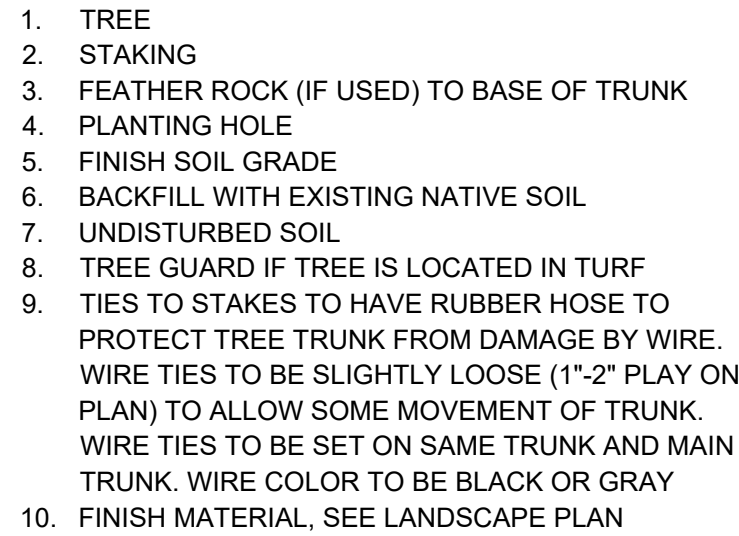
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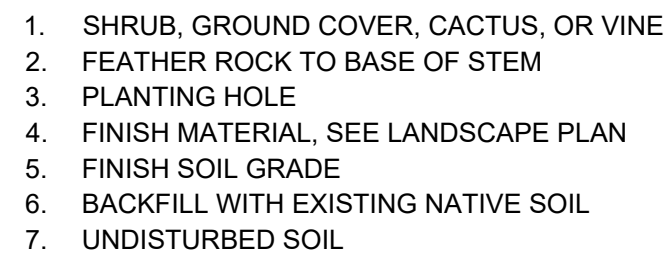
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IRRIGATION PLAN

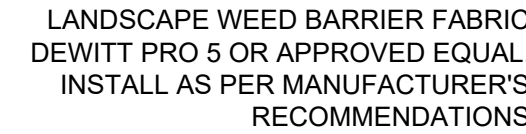
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Sheet:	L104	



- A. KEEP SOIL BELOW ROOT BALL UNDISTURBED TO PREVENT TREE FROM SETTLING
- B. REMOVE ANY EXCESS SOIL FROM TOP OF ROOTBALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE TRUNK). PLANT WITH ROOT FLARE 1"-2" HIGHER THAN FINISH GRADE
- C. FOR CONTAINER TREES REMOVE CONTAINER AND CUT ANY ROOTS THAT ARE CIRCLING THE CONTAINER PRIOR TO SETTING TREE IN PLANTING HOLE. PRIOR TO BACKFILLING, REMOVE BURLAP, ROPE, TWINE, AND WIRE FROM SIDES AND TOP OF ROOTBALL AND FROM PLANTING HOLE, CUT ANY ROOTS THAT ARE CIRCLING THE CONTAINER
- D. TAMP SOIL FIRMLY AROUND BASE OF ROOTBALL WITH FOOT PRESSURE
- E. AT THE TIME OF PLANTING, ONLY PRUNE CO-DOMINANT LEADERS (DOES NOT APPLY TO MULTI-TRUNK SPECIMENS), CROSSOVER LIMBS, AND DEAD OR BROKEN BRANCHES
- F. WHEN DONE PLANTING, THOROUGHLY WATER TO ELIMINATE AIR POCKETS
- G. STAKING IS NOT ALWAYS REQUIRED - STAKE TREES ONLY IF TREE CANNOT STAND ALONE AND/ OR AS REQUESTED BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL NOT STAKE ALL TREES INDISCRIMINATELY, APPROVAL FROM OR DIRECTION BY THE LANDSCAPE ARCHITECT MUST BE OBTAINED TO STAKE TREES
- H. WITH APPROVAL, PROVIDE MIN. 3 WOOD STAKES PER TREE IN A TRIANGULAR PATTERN, STAKED INTO UNDISTURBED SOIL, REMOVE AFTER ONE GROWING SEASON
- I. TOP OF ROOT BALL SHALL BE LEVEL WITH TOP OF MULCH. MULCH SHALL BE FEATHERED TO BE FULL DEPTH
- J. TREES PLANTED IN ROCKY, CALICHE OR CLAY SOILS OR SOILS COMPACTED TO 90% OR MORE TO HAVE PIT EXCAVATED 5 TIMES THE SIZE OF THE ROOT BALL
- K. TREES PLANTED IN ROCKY, CALICHE, AND CLAY SOILS TO HAVE 1/3 TO 1/2 TOP SOIL BLENDED WITH CLAY SOIL AND USED AS BACKFILL
- L. TREES PLANTED IN ROCKY SOILS ARE TO HAVE ALL ROCKY MATERIAL LARGER THAN 1" IN SIZE REMOVED
- M. ALL TREES SHALL BE PRUNED TO ALLOW CODE-REQUIRED CLEARANCE FOR ALL ACCESSIBLE PATHS
- N. CALIPER OF TREE TO BE DETERMINED BY MEASURING THE DIAMETER OF TREE 6" ABOVE TOP OF ROOTBALL
- O. ALL STAKING PROVIDED BY NURSERY AND TAGS PROVIDED BY NURSERY TO BE REMOVED FROM ALL PLANT MATERIAL



- A. KEEP SOIL BELOW ROOTBALL UNDISTURBED TO PREVENT SHRUB FROM SETTLING
- B. REMOVE ANY EXCESS SOIL FROM TOP OF ROOTBALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE STEM). PLANT WITH ROOT FLARE LEVEL WITH FINISH GRADE
- C. TAMP SOIL FIRMLY AROUND BASE OF ROOTBALL WITH FOOT PRESSURE
- D. WHEN DONE PLANTING, THOROUGHLY WATER TO ELIMINATE AIR POCKETS
- E. SPRINKLE GROUND COVER, CACTUS OR VINES PLANTED IN ROCKY, CALICHE, AND CLAY SOILS OR SOILS COMPACTED TO 90% OR MORE TO HAVE PIT EXCAVATED 5 TIMES THE SIZE OF THE ROOTBALL
- F. SHRUBS, GROUND COVER, CACTUS OR VINES PLANTED IN ROCKY, CALICHE, AND CLAY SOILS TO HAVE 1/3 TO 1/2 TOP SOIL BLENDED WITH CLAY SOIL AND USED AS BACKFILL
- G. SHRUBS, GROUND COVER, CACTUS OR VINES PLANTED IN ROCKY SOIL ARE TO HAVE ROCKY MATERIAL LARGER THAN 1" IN SIZE REMOVED



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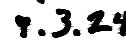


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PLANTING DETAILS

3/8/24

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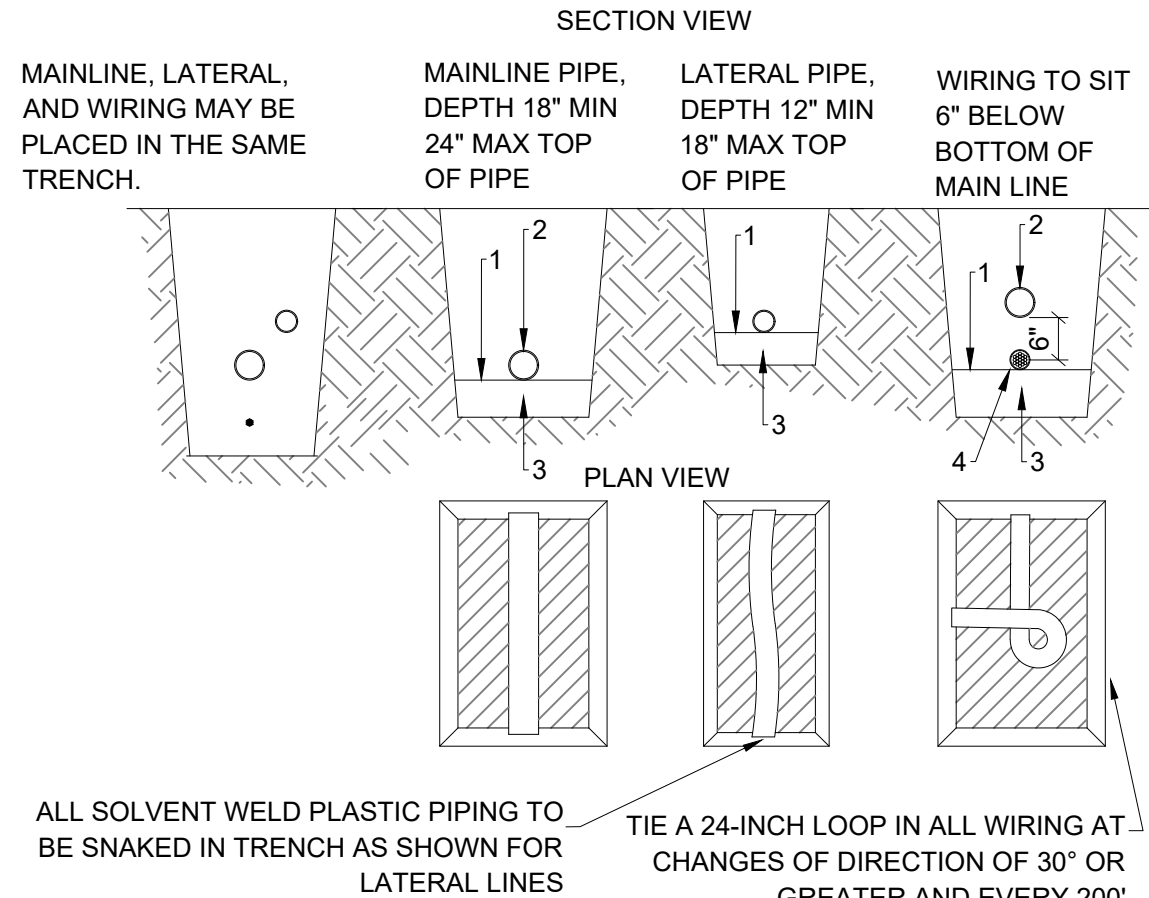
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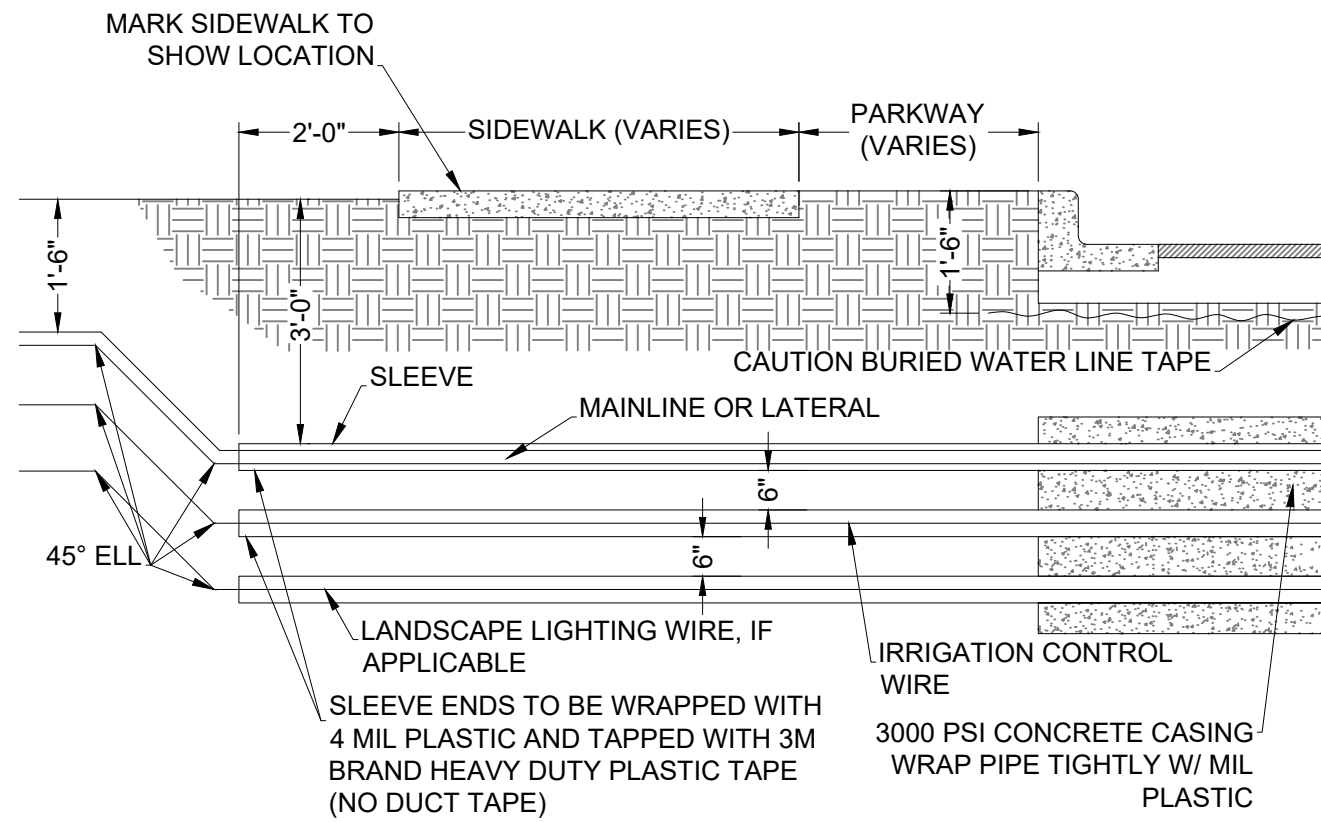
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- NOTES:
- BOTTOM OF EXCAVATED TRENCH WHERE NO ROCKY SOILS ARE ENCOUNTERED
 - IRRIGATION SYSTEM PIPING
 - MINIMUM 4" DEEP BEDDING SANDY SOILS MATERIAL WHERE ROCKY SOILS ARE ENCOUNTERED
 - IRRIGATION VALVE WIRING
- A. BACKFILL SOILS MATERIAL MAY BE NATIVE SOILS IF IT IS FREE OF CALICHE OR STONES LARGER THAN 1" IN SIZE AND ORGANIC MATTER OR WASTE DEBRIS SOILS COMPACTION IN TURF AREAS TO BE 80% TO 85% DENSITY BY ATSM D-1557 STANDARD AND AT 95% DENSITY UNDER PAVED OR HARDSCAPE SURFACES
- B. ALL WIRING UNDER PARKING LOT SHALL BE INSIDE 1-1/4" WIRE CONDUIT

1 PIPE/WIRE IN TRENCH

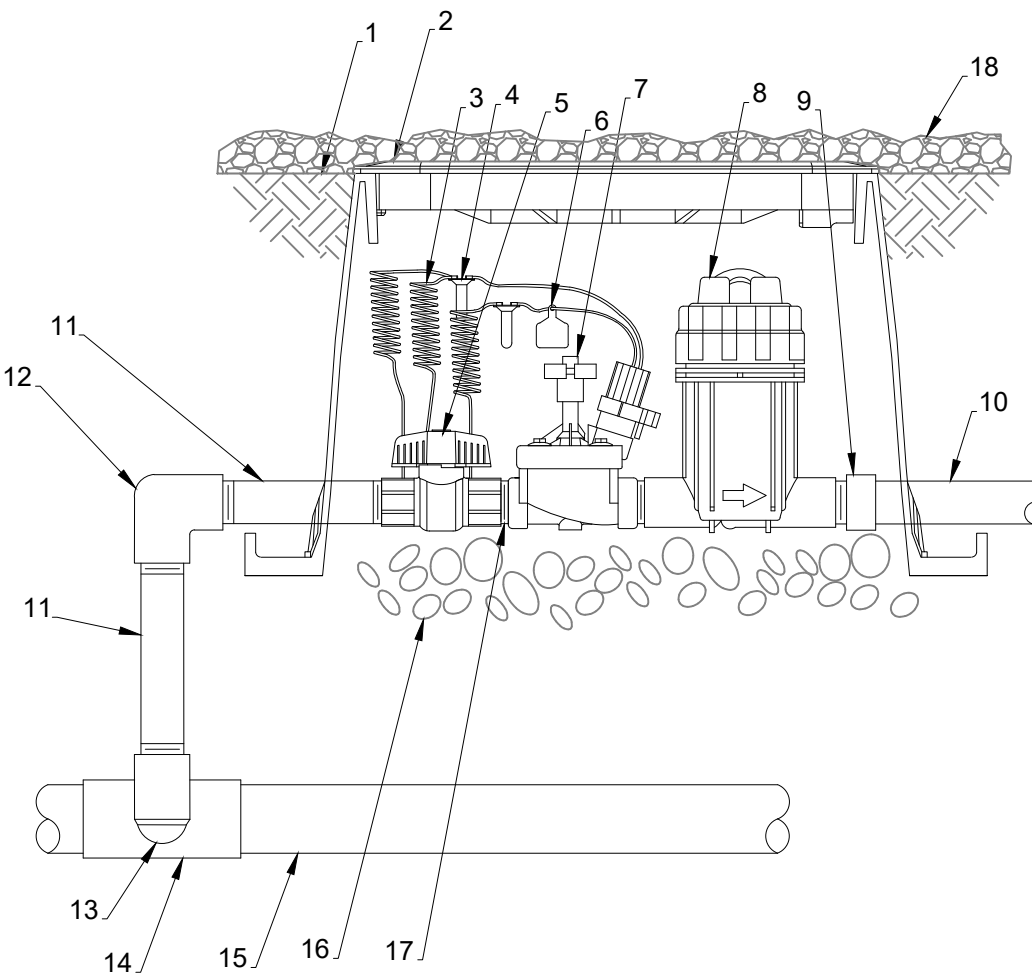
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- NOTE:
- SLEEVE TO BE KEPT CLEAN AND FREE OF SOIL AND DEBRIS
 - AVOID BOULDERS CLOSER TO IRRIGATION AND LIGHTING LINES, MINIMUM OFFSET OF 12". SLEEVE IF NECESSARY.

2 SLEEVE DETAIL

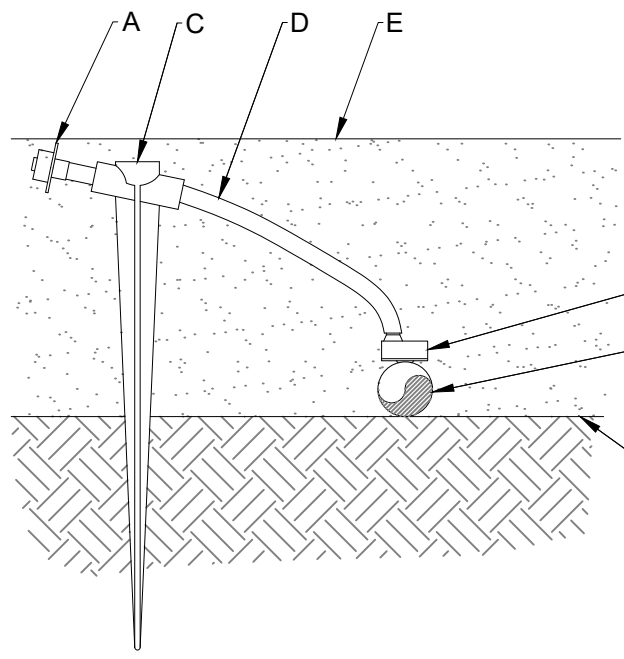
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- FINISH GRADE/TOP OF MULCH
- RAIN BIRD VB SERIES VB-STD-B VALVE BOX WITH BOLT DOWN FLAT LID COVER TO MATCH COLOR OF FINISHED MATERIAL AND VB-STD-6EXT-B STANDARD EXTENSIONS AS NECESSARY OR APPROVED EQUAL WITH COVER, BOLT DOWN
- 30-INCH LINEAR LENGTH OF WIRE, COILED
- WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
- ID TAG
- REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-PRB-100-COM KIT)
- PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
- PVC SCH 40 FEMALE ADAPTOR
- LATERAL PIPE
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- PVC SCH 40 ELL
- PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- PVC SCH 40 TEE OR ELL
- MAINLINE PIPE
- 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)
- SPRINKLE ROCK ON BOX COVER TO PROVIDE 50% COVERAGE IF LOCATED IN AN AREA WITH ROCK

3 DRIP VALVE KIT TRADITIONAL WIRING

SCALE: NTS



- A. RAINBIRD DIFFUSER BUG CAP
- B. RAIN BIRD XERI-BUG OR PRESSURE COMPENSATING MODULE EMITTER
- C. UNIVERSAL 1/4" TUBING STAKE: RAIN BIRD TS-025
- D. 1/4" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
- E. TOP OF GROUND COVER
- F. 3/4" POLYETHYLENE TUBING: RAIN BIRD XT-700 SERIES TUBING
- G. FINISH GRADE

- NOTES:
- USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT BARB CONNECTOR DIRECTLY INTO 1/2" POLYETHYLENE TUBING
 - SHOULD THE EMITTER BECOME DISLODGED, UNREGULATED FLOW WILL OCCUR

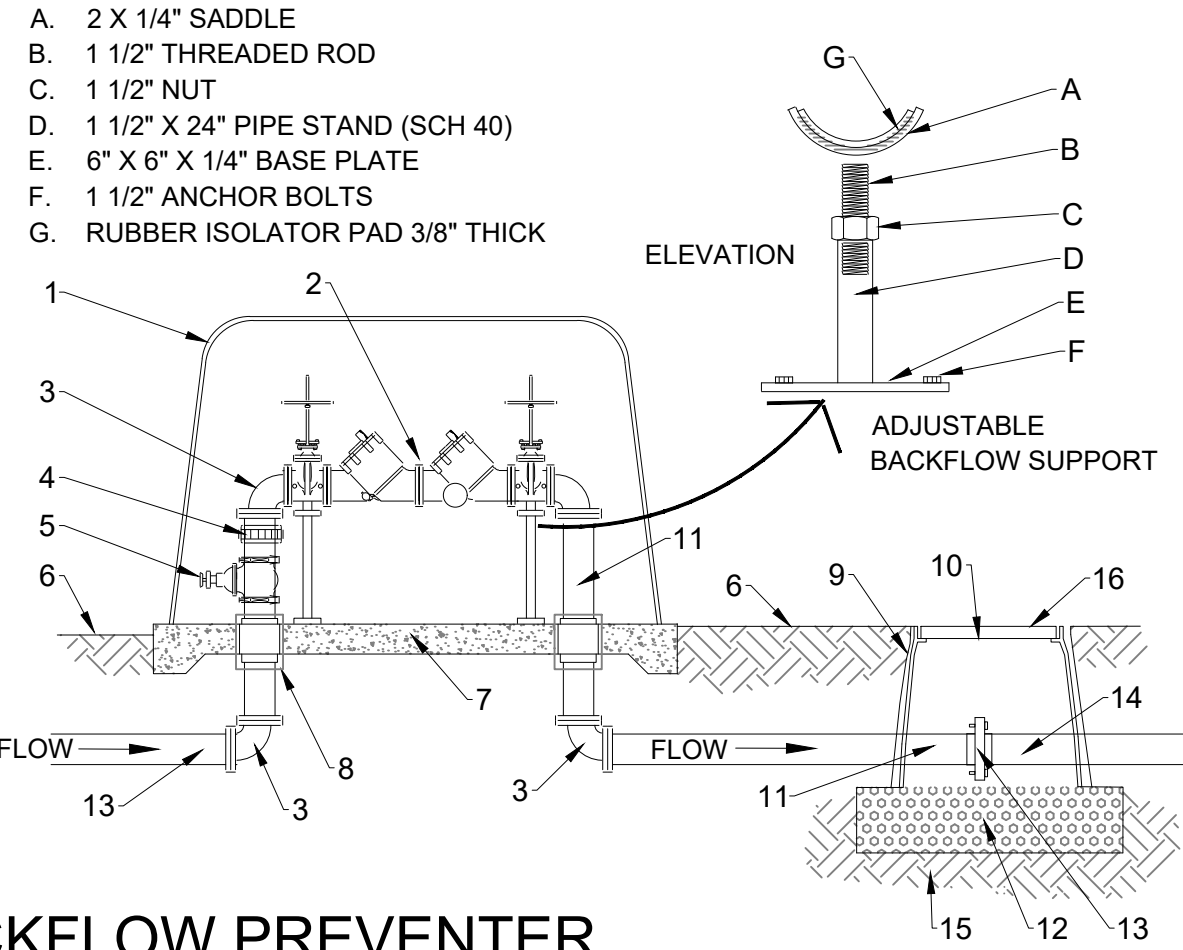
4 DRIP EMITTER ASSEMBLY

SCALE: NTS

- HUBBELL INSULATED ENCLOSURE, ASSE 1060-CLASS 2
- REDUCED PRESSURE ASSEMBLY BACKFLOW PREVENTER
- COPPER FITTINGS
- COPPER UNION, 4" AND ABOVE GRADE, MIN.
- BRASS BALL VALVE SIZE. TO MAIN LINE
- FINISH GRADE
- 4000 PSI CONCRETE PAD, 4" DEPTH, SLOPED 1% TO DRAIN
- PIPE SHALL BE SLEEVED THROUGH CONCRETE PAD WITH SCH 40 PVC SEAL PIPE
- PROVIDE PRO 5 WEED CLOTH ALONG SIDES AND BASE OF VALVE BOX, TAPE TO ALL INLET AND OUTLET PIPE WITH HEAVY DUTY PLASTIC 3M TAPE
- RAIN BIRD VB SERIES VB-STD-B VALVE BOX WITH BOLT DOWN FLAT LID COVER TO MATCH COLOR OF FINISHED MATERIAL AND VB-STD-6EXT-B STANDARD EXTENSIONS AS NECESSARY OR APPROVED EQUAL WITH COVER, BOLT DOWN
- TYPE K COPPER PIPING
- 3/8" WASHED PEA GRAVEL, 4" DEPTH
- FLANGE
- PVC MAINLINE: SIZE TO MATCH PROPOSED MAINLINE SIZE FOR NEW CONSTRUCTION
- UNDISTURBED OR COMPACTED SOILS
- SPRINKLE ROCK ON BOX COVER TO PROVIDE 50% COVERAGE IF LOCATED IN AN AREA WITH ROCK

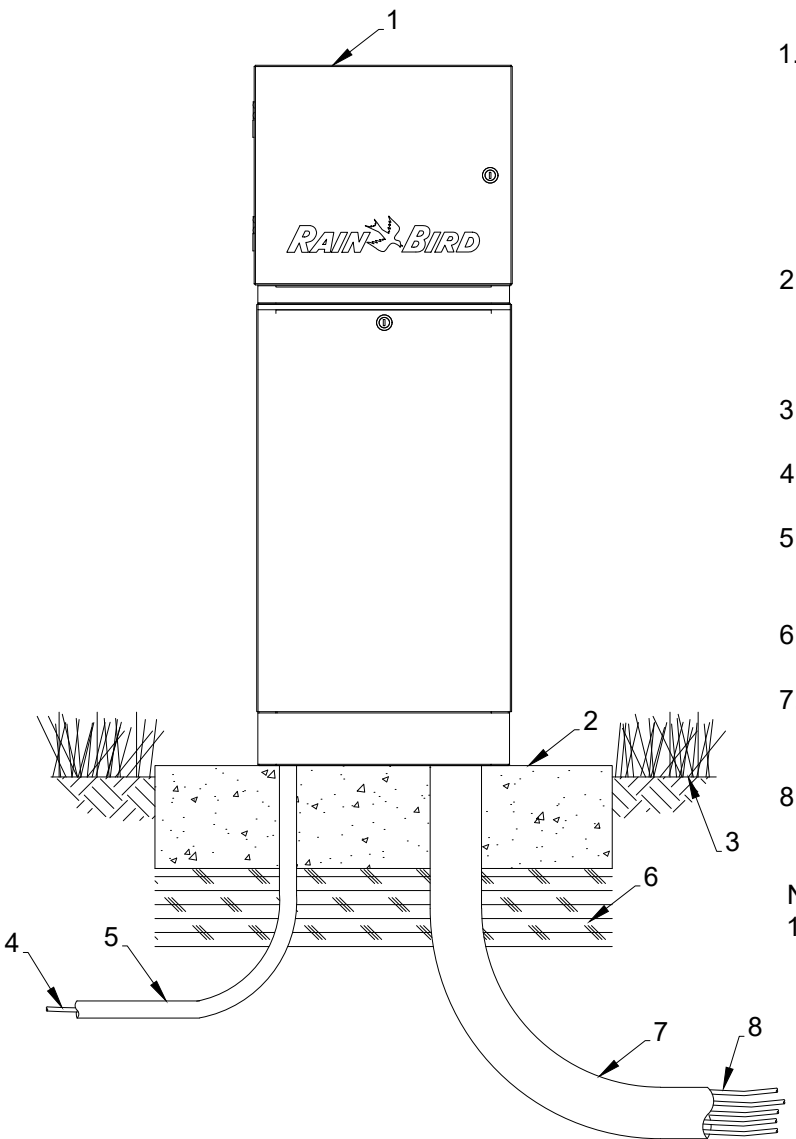
NOTE:

ALL ASSEMBLIES SHOULD BE ACCESSIBLE FOR PERIODIC TESTING AND MAINTENANCE AS ESTABLISHED BY LOCAL CODES. SUGGESTED 16" MINIMUM CLEARANCE FROM TEST COCKSIDE OF ASSEMBLY AND 12" MINIMUM CLEARANCE FROM VALVE BODY



SCALE: NTS

5 REDUCED PRESSURE BACKFLOW PREVENTER

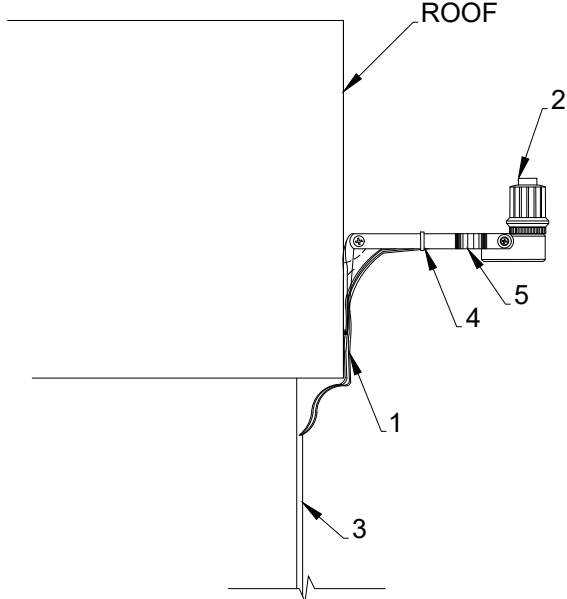


- IRRIGATION CONTROLLER: RAIN BIRD ESP-ME3 CONTROLLER WITH LXMM METAL CABINET AND LXMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
- CONCRETE PAD: 6-INCH MINIMUM THICKNESS, 6-INCHES LARGER ON ALL SIDES THAN PEDESTAL FOOTPRINT
- FINISH GRADE
- POWER SUPPLY WIRE
- 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
- COMPACTED SUBGRADE
- 3-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR TWO-WIRE CABLE
- CONTROL WIRES TO VALVES

- NOTES:
- PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

6 CONTROLLER ESP-ME3 IN METAL CABINET

SCALE: NTS



- SECURE WIRE WITH CABLE TIE BRACKET
- RAIN SENSOR: RAIN BIRD RSD-BEX
- WIRE TO IRRIGATION CONTROLLER. PROVIDE WIRE IN METAL CONDUIT
- PLASTIC TIE DOWN STRAP
- MOUNTING BRACKET

NOTE:

IT IS NOT RECOMMENDED TO PLACE THE RAIN SENSOR MORE THAN 25' AWAY FROM THE CONTROLLER OR ADD ADDITIONAL WIRE TO THE PROVIDED 25'

7 RAIN SENSOR

SCALE: NTS

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POPEYES LOUISIANA KITCHEN

POPEYES COMMERCIAL SITE - 840 JUAN TABO BLVD. NE
ALBUQUERQUE, NEW MEXICO

IRRIGATION DETAILS



THE DRY LAND

LANDSCAPE ARCHITECTURE
110 MONTECILLO, SUITE 101
EL PASO, TEXAS 79912
915.887.7893
INFO@THEDRYLAND.COM



To Request a Line Locate Dial 811

New Mexico state law requires everyone involved in any excavation to provide at least two working days' notice to owners of underground facilities when a dig is planned. All facility owners are then required to mark the locations of any underground lines or take other appropriate measures to protect them.

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED		
Designed	Drawn	Checked
MJ	DL	MJ
Date:	October 2024	
Scale:	Horiz: Vert:	
Project No:	9432731	
Sheet:	L106	