

**EROSION AND SEDIMENT CONTROL PLAN (ESC PLAN)**  
**TOTAL SITE ACRES 2.2 ACRES**  
**TOTAL DISTURBED AREA 2.2 ACRES**  
**SEE SHEET ESC 103 FOR EROSION AND SEDIMENT CONTROL REQUIREMENT NOTES AND BMP DETAILS, INSTALLATION, INSPECTION AND MAINTENANCE REQUIREMENTS.**  
**PROTECT TREES AS SHOWN THIS SHEET.**  
**REFER TO SITE SWPPP FOR ADDITIONAL COMPLIANCE REQUIREMENTS.**

**GENERAL SHEET NOTES**

- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND EXISTING UTILITIES AND IS RESPONSIBLE FOR REMOVAL AS REQUIRED TO COMPLETE THE WORK.
- B. CONTRACTOR TO SUPPLY REFUSE CONTAINERS AS REQUIRED FOR DEBRIS TO BE REMOVED, AS WELL AS ALL FEES ASSOCIATED WITH DISPOSAL OF REMOVED ITEMS.
- C. CONTRACTOR TO PROVIDE SAFETY MEASURES TO PROTECT PEDESTRIANS, VEHICLES, AND ALL EXISTING CONSTRUCTION TO REMAIN.
- D. CONTRACTOR TO COORDINATE WITH THE OWNER FOR ALLOWABLE STAGING AREAS DURING CONSTRUCTION.
- E. CONTRACTOR TO INCLUDE IN BASE BID DEMOLITION AND CAPPING OF IRRIGATION LINES AND THE RELOCATION OF EXISTING UTILITY LINES CONFLICTING WITH SCOPE OF WORK.
- F. "DEMOLISH" IN ALL NOTES MEANS TO REMOVE THE EXISTING ITEM AND ALL ASSOCIATED COMPONENTS AND PROPERLY DISPOSE OF OFF SITE. CAP ALL UTILITIES EITHER BELOW GRADE OR WITHIN CONCEALED CONSTRUCTION AND NOTE LOCATION ON CONTRACTORS RECORD DRAWING SET TO BE TURNED OVER TO OWNER.
- G. SALVAGED ITEMS NOT SCHEDULED FOR RE-USE IN THIS PROJECT TO BE SUBMITTED TO OWNER FOR CONSIDERATION PRIOR TO CONTRACTOR DISPOSAL.
- H. WHERE PARTIAL DEMOLITION OCCURS CONTRACTOR TO PATCH/REPAIR AND MATCH THE SURROUNDING MATERIALS AND CONDITIONS.
- I. CONTRACTOR SHALL REFER TO BERKULLO COUNTY STANDARD SPECIFICATIONS FOR STANDARD CURB AND GUTTER, SIDEWALK, AND ALL OTHER SITE DETAILS NOT CALLED OUT IN THESE PLANS.
- J. CONTRACTOR SHALL COMPLY WITH OWNERS ICRA AND LIFE SAFETY PROCEDURES AND OFFICERS.
- K. ONLY ELEMENTS SHOWN ARE WITHIN THE SCOPE OF WORK UNLESS NOTED OTHERWISE.
- L. LIGHTING AND MECHANICAL EQUIPMENT NOT SHOWN TO BE INCLUDED IN WORK. REFER TO MECHANICAL AND ELECTRICAL.
- M. IT IS NOT THE INTENT OF THESE DOCUMENTS TO INDICATE ALL WORK TO ACHIEVE A COMPLETE INSTALLATION. THE CONTRACTOR, IS EXPECTED TO PROVIDE ALL ADDITIONAL SCOPE OF WORK AND ASSOCIATED BID AMOUNTS TO COMPLETE THE INSTALLATION IN A WORKMANLIKE MANNER, INCLUDING PROPER PATCHING AND REPAIRS.
- N. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE LOCATION AND INSTALLATION. SEE CIVIL AND ELECTRICAL DRAWINGS.
- O. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
- P. SEE ELECTRICAL DEMOLITION ON ELECTRICAL SITE DEMOLITION SHEET.

**SHEET KEYED NOTES**

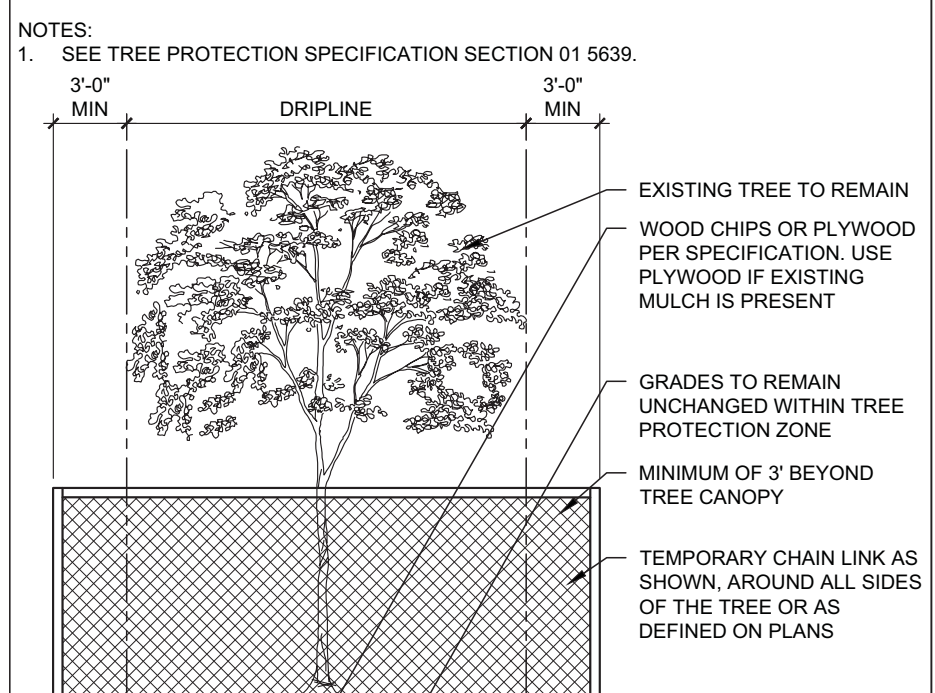
- 1. DEMOLISH EXISTING ASPHALT PAVING THROUGHOUT.
- 2. DEMOLISH CURB AND GUTTER. COORDINATE EXTENTS WITH NEW CONSTRUCTION.
- 3. DEMOLISH SIDEWALK. COORDINATE EXTENTS WITH NEW CONSTRUCTION.
- 4. EXISTING CURB AND GUTTER TO REMAIN.
- 5. DEMOLISH EXISTING DRIVEWAY. COORDINATE WITH NEW CONSTRUCTION.
- 6. EXISTING CONCRETE SIDEWALK TO REMAIN.
- 7. DEMOLISH EXISTING BUILDING INCLUDING ALL ASSOCIATED MECHANICAL, ELECTRICAL, AND PLUMBING.
- 8. APPROXIMATE LOCATION OF BURIED FIBER OPTIC LINE. PROTECT DURING CONSTRUCTION. COORDINATE WITH OWNER TO CONFIRM LOCATION.

**LEGEND**

- PROPERTY LINE
- TREE PROTECTION, SEE B6/ASD101 AND SPECIFICATIONS
- DEMOLITION
- DEMOLISH BASE COURSE
- ASPHALT PAVING TO BE DEMOLISHED, COORDINATE EXTENTS WITH NEW CONSTRUCTION
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE DEMOLISHED

**ESC PLAN LEGEND**

- LIMITS OF DISTURBANCE
- PERIMETER BMP (CONSTRUCTION FENCE WITH WINDFENCE, FILTER SOCK)
- SEDIMENT TRAP
- INLET / OUTLET PROTECTION
- FLOW DIRECTION
- VTC (VEHICLE TRACK-OUT CONTROL)
- PORTABLE TOILETS (TBD)
- WASTE CONTAINER (TBD)
- CONCRETE WASHOUT (TBD)



**A6 TREE PROTECTION**  
 N.T.S.



888-712-5120  
 PO BOX 400  
 LOS LUNAS NM 87031  
 BASED ON PLANS BY OTHERS  
 MDT DATE 10-29-19

**DEKKER PERICH SABATINI**

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT



ENGINEER  
**PRESNow 24/7 Urgent & Emergency Care**  
 3436 ISLETA BLVD. SW  
 ALBUQUERQUE, NM

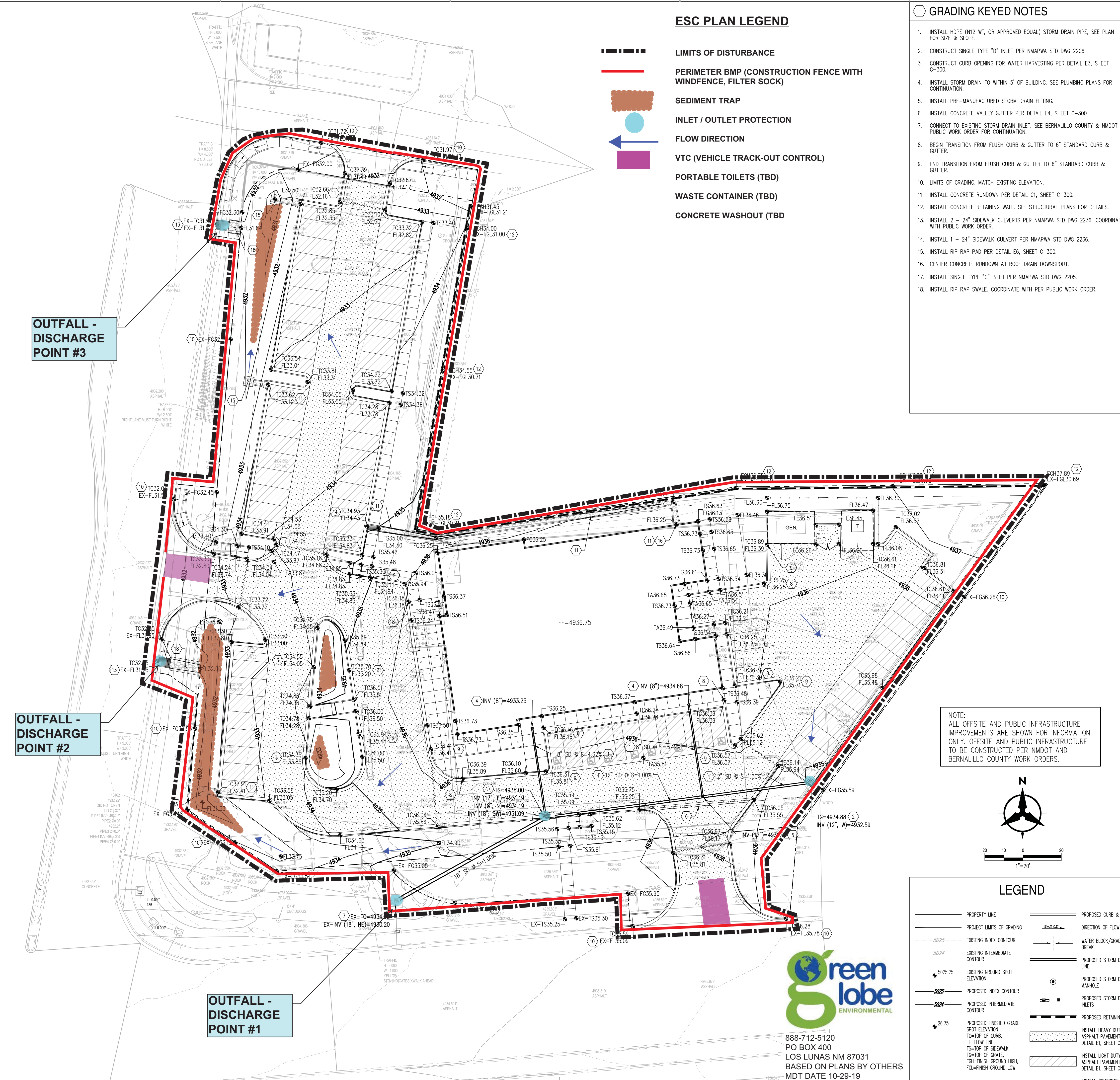
ISSUED FOR BID/PERMIT

REVISIONS


DRAWN BY AS  
 REVIEWED BY DH  
 DATE 8/19/2019  
 PROJECT NO. 19-0039.001  
 DRAWING NAME

**DEMOLITION SITE PLAN**

SHEET NO.  
**ESC 101**  
 OF



**ESC PLAN LEGEND**

- LIMITS OF DISTURBANCE
- PERIMETER BMP (CONSTRUCTION FENCE WITH WINDFENCE, FILTER SOCK)
- SEDIMENT TRAP
- INLET / OUTLET PROTECTION
- FLOW DIRECTION
- VTC (VEHICLE TRACK-OUT CONTROL)
- PORTABLE TOILETS (TBD)
- WASTE CONTAINER (TBD)
- CONCRETE WASHOUT (TBD)

**GRADING KEYED NOTES**

1. INSTALL HDPE (N12 WT. OR APPROVED EQUAL) STORM DRAIN PIPE, SEE PLAN FOR SIZE & SLOPE.
2. CONSTRUCT SINGLE TYPE "D" INLET PER NMAPWA STD DWG 2206.
3. CONSTRUCT CURB OPENING FOR WATER HARVESTING PER DETAIL E3, SHEET C-300.
4. INSTALL STORM DRAIN TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
5. INSTALL PRE-MANUFACTURED STORM DRAIN FITTING.
6. INSTALL CONCRETE VALLEY GUTTER PER DETAIL E4, SHEET C-300.
7. CONNECT TO EXISTING STORM DRAIN INLET. SEE BERNALILLO COUNTY & NMDOT PUBLIC WORK ORDER FOR CONTINUATION.
8. BEGIN TRANSITION FROM FLUSH CURB & GUTTER TO 6" STANDARD CURB & GUTTER.
9. END TRANSITION FROM FLUSH CURB & GUTTER TO 6" STANDARD CURB & GUTTER.
10. LIMITS OF GRADING MATCH EXISTING ELEVATION.
11. INSTALL CONCRETE RUNDOWN PER DETAIL C1, SHEET C-300.
12. INSTALL CONCRETE RETAINING WALL. SEE STRUCTURAL PLANS FOR DETAILS.
13. INSTALL 2 - 24" SIDEWALK CULVERTS PER NMAPWA STD DWG 2236. COORDINATE WITH PUBLIC WORK ORDER.
14. INSTALL 1 - 24" SIDEWALK CULVERT PER NMAPWA STD DWG 2236.
15. INSTALL RIP RAP PAD PER DETAIL E6, SHEET C-300.
16. CENTER CONCRETE RUNDOWN AT ROOF DRAIN DOWNSPOUT.
17. INSTALL SINGLE TYPE "C" INLET PER NMAPWA STD DWG 2205.
18. INSTALL RIP RAP SWALE. COORDINATE WITH PER PUBLIC WORK ORDER.

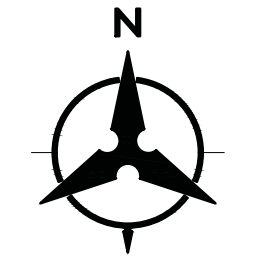
**GENERAL GRADING NOTES**

- A. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE. NMAPWA PUBLIC WORKS STANDARDS SHALL APPLY.
- B. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- C. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- D. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- E. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- F. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- G. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- H. 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.
- I. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
- J. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- K. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM LOS ALAMOS COUNTY ENGINEERING DEPARTMENT. PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- L. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- M. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADES.
- N. ALL DISTURBED AREAS SHALL BE RESEDED PER THE LANDSCAPE PLANS.
- O. THE CONTRACTOR SHALL COMPLY WITH ALL EPA RULES AND REGULATIONS WHICH REGULATE THE DISCHARGE OF POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY AS DEFINED IN THE NPDES STORM WATER REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR SWPPP PREPARATION, IMPLEMENTATION, INSPECTION, AND MAINTENANCE. THE CONTRACTOR WILL POST THE SWPPP ON SITE AS REQUIRED, AS WELL AS SUBMIT COPIES OF SWPPP INSPECTION REPORTS TO OWNER. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO ENSURE THE N.O.I. AND N.O.T. ARE COMPLETED IN A TIMELY FASHION.

**GRADING PLAN NOTES**

- P. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- Q. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- R. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS (1st PRIORITY); PROJECT SPECIFICATIONS (2nd PRIORITY); AND THE NMAPWA STANDARD SPECS FOR PUBLIC WORKS (3rd PRIORITY).
- S. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- T. IT IS THE INTENT OF THESE PLANS THAT THE CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES AND AS DEFINED BY THE LIMITS OF DISTURBANCE.
- U. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY SUCH MEASURES AS CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION AND OTHER MEASURES AS SPECIFIED IN THE PROJECT SWPPP.
- V. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE INSPECTOR. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- W. PAVING AND ROADWAY GRADES SHALL BE +0.1' FROM PLAN ELEVATIONS. FINISHED FLOOR (FF) ELEVATION SHALL BE +0.05' FROM PLAN ELEVATION.
- X. ALL PROPOSED CONTOURS REFLECT FINISHED GRADE OF TOP OF PAVEMENT AND FINISHED LANDSCAPING ELEVATIONS. GRADES MUST BE ADJUSTED FOR MEDIANS AND ISLANDS IN THE PARKING AREAS.
- Y. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

NOTE: ALL OFFSITE AND PUBLIC INFRASTRUCTURE IMPROVEMENTS ARE SHOWN FOR INFORMATION ONLY. OFFSITE AND PUBLIC INFRASTRUCTURE TO BE CONSTRUCTED PER NMDOT AND BERNALILLO COUNTY WORK ORDERS.



**LEGEND**

- |  |  |
|--|--|
| PROPERTY LINE  | PROPOSED CURB & GUTTER   |
| PROJECT LIMITS OF GRADING  | DIRECTION OF FLOW  |
| EXISTING INDEX CONTOUR   | WATER BLOCK/GRADE BREAK  |
| EXISTING INTERMEDIATE CONTOUR  | PROPOSED STORM DRAIN LINE                                      |
| EXISTING GROUND SPOT ELEVATION   | PROPOSED STORM DRAIN MANHOLE                                   |
| PROPOSED INDEX CONTOUR   | PROPOSED STORM DRAIN INLETS                                    |
| PROPOSED INTERMEDIATE CONTOUR  | PROPOSED RETAINING WALL  |
| PROPOSED FINISHED GRADE SPOT ELEVATION   | INSTALL HEAVY DUTY ASPHALT PAVEMENT PER DETAIL E1, SHEET C-300 |
| TO-TOP OF CURB, FL=FLOW LINE, TS=TOP OF SIDEWALK, TG=TOP OF GRADE, FGH=FINISH GROUND HIGH, FGL=FINISH GROUND LOW | INSTALL LIGHT DUTY ASPHALT PAVEMENT PER DETAIL E1, SHEET C-300 |
|  | INSTALL CONCRETE PAVEMENT SECTION PER DETAIL E1, SHEET C-300   |

**NOTE:** CONTRACTOR SHALL PROVIDE AS-BUILT GRADING INFORMATION STAMPED BY A PROFESSIONAL SURVEYOR. AS-BUILT INFORMATION REQUIRED SHALL BE COORDINATED WITH THE ENGINEER AND SHALL BE SUFFICIENTLY DETAILED TO VERIFY THAT THE GRADINGS WILL FUNCTION IN ACCORDANCE WITH THE DESIGN. AS-BUILT DATA SHALL BE PROVIDED AT LEAST 3 WORKING DAYS PRIOR TO CONTRACTORS REQUEST FOR TEMPORARY CERTIFICATE OF OCCUPANCY. AS-BUILT DATA SHALL BE UPDATED AND RE-SUBMITTED ONE WEEK PRIOR TO FINAL CERTIFICATE OF OCCUPANCY REQUEST. AT A MINIMUM AS-BUILT DATA SHALL INCLUDE:

- ALL GRATES AND INVERTS OF CATCH BASINS
- APPROXIMATELY 75% OF ALL DESIGN SPOT ELEVATIONS & FINISHED FLOOR ELEVATIONS.

**DEKKER PERICH SABATINI**

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

ENGINEER



**PresNOW 24/7 Urgent & Emergency Care**  
**3436 Isleta Blvd SW**  
**Albuquerque NM 87105**

ISSUED FOR BID/PERMIT

- REVISIONS
- △
  - △
  - △
  - △
  - △
  - △

DRAWN BY: BF  
 REVIEWED BY: MS  
 DATE: 8/19/2019  
 PROJECT NO.: 19-0039.001  
 DRAWING NAME:

OVERALL GRADING & DRAINAGE PLAN

SHEET NO.

**ESC 102**  
OF



888-712-5120  
 PO BOX 400  
 LOS LUNAS NM 87031  
 BASED ON PLANS BY OTHERS  
 MDT DATE 10-29-19

**Bohannon & Huston**  
 www.bhnc.com 800.877.5332

