

**SITE WILL HAVE A SILT
FENCE PERIMETER
WITH TWO TEMPORARY
SEDIMENT PONDS.
STAGING AREA IS
REPRESENTATIVE AND
MAY BE MOVED WITHIN
PROJECT BOUNDARY TO
ACCOMMODATE WORK.**

LEGEND	
	PROJECT PERIMETER & DISTURBED AREA
	SILT FENCE
	MULCH SOCKS
	FLOW DIRECTION
	STAGING AREA
	STABILIZED CONSTRUCTION ENTRANCE
	TRASH RECEPTACLE
	CHEMICAL TOILET
	CONCRETE WASHOUT
	TEMPORARY SEDIMENT POND
	RIP RAP
	CHECK DAM
	DROP INLET PROTECTION
	OUTFALL
	POSTING SIGN
	PRESERVED VEGETATION

RECEIVING WATERS:	RIO GRANDE VIA ALBUQUERQUE MS4; TIER II WATER AND IMPAIRED WITH E.COLI, PCBs, AND DISSOLVED OXYGEN
CRITICAL HABITAT:	CRITERION "A"; NO CRITICAL HABITATS WITHIN PROJECT AREA
GPS LOCATION:	35.2116, -106.6973

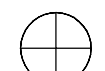





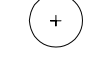





MCMAHON LOTS	
	PROJECT TITLE
ALBUQUERQUE, BERNALILLO, NM	
CITY, COUNTY, STATE	
12/11/2019	DATE
C. DURKIN	DRAWN BY

INSPECTIONS PLUS

LANDSCAPE CALCULATIONS - LOT 9a

TOTAL LOT 9a AREA	31,044 SF
TOTAL BUILDING 9a AREA	4,955 SF
NET LOT AREA	26,089 SF
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	3,914 SF
TOTAL BED PROVIDED	2,531 SF
GROUND COVER REQUIRED	80% PER COMMENTS
TOTAL GROUND COVER REQUIREMENT	3,319 SF
TOTAL GROUND COVER PROVIDED	3,789 SF

PLANT LEGEND

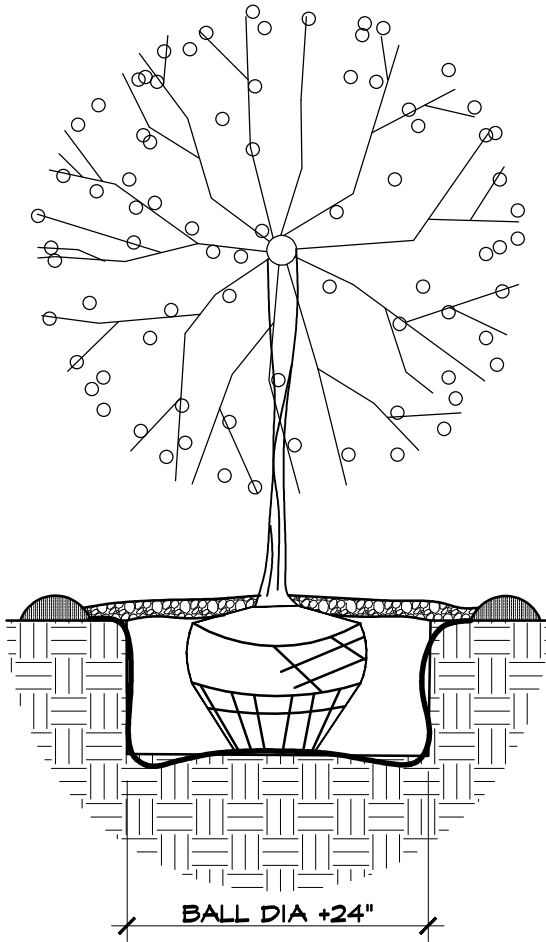
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	COVERAGE AREA
TREES						
	2	CHILOPSIS LINEARIS	DESERT WILLOW	5 GAL.	L	225 SF X 2 = 450 SF
	1	CHILOPSIS X CATALPA	CHITALPA	2" CAL.	M	75 SF X 1 = 75 SF
	1	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL.	M	400 SF X 1 = 400 SF
	3	FORESTIERA NEOMEXICANO	NEW MEXICO OLIVE	15 GAL.	L	225 SF X 3 = 675 SF
SHRUBS						
	3	FALLUGIA PARADOXA	APACHE PLUME	5 GAL.	L	25 SF X 3 = 75 SF
	3	SALVIA GREGGII	AUTUMN SAGE	1 GAL.	M	9 SF X 3 = 27 SF
	4	CAESALPINIA GILLIESII	BIRD OF PARADISE	5 GAL.	L	100 SF X 4 = 400 SF
	3	BUDDLEIA DAVIDII	BUTTERFLY BUSH	5 GAL.	M	100 SF X 3 = 300 SF
	3	POTENTILLA FRUTICOSA	POTENTILLA	1 GAL.	M	9 SF X 3 = 27 SF
	13	ARTEMISIA X POWIS CASTLE	POWIS CASTLE SAGE	1 GAL.	L+	25 SF X 13 = 325 SF
	5	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	L	9 SF X 5 = 45 SF
	35	MUHLENBERGIA CAPILLARIS	REGAL MIST	5 GAL.	M	9 SF X 35 = 315 SF
						TOTAL = 3,789 SF

LANDSCAPE NOTES

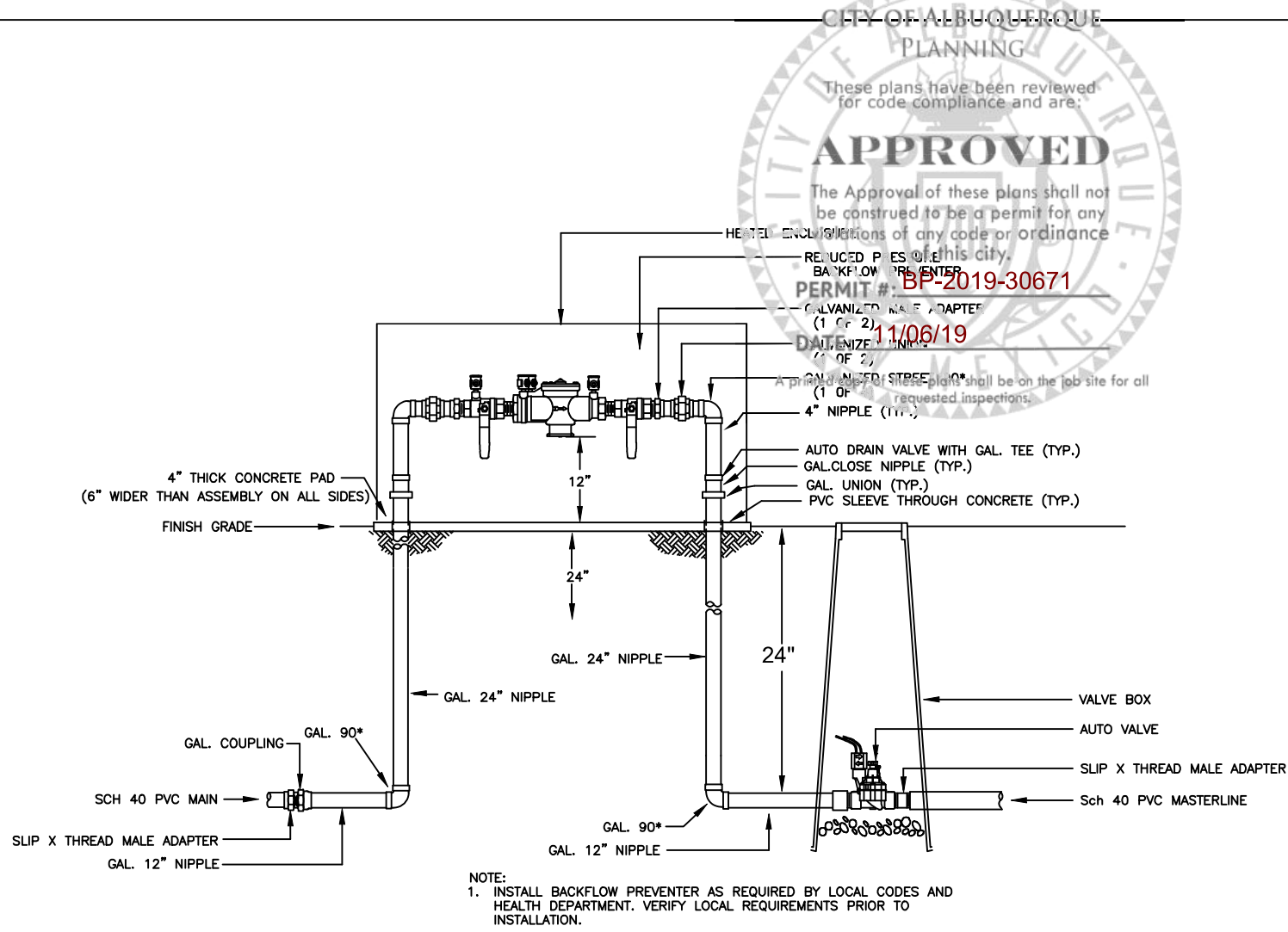
NOTES ON ORIGINAL CONCEPTUAL LANDSCAPE PLAN IN SITE PLAN FOR SUBDIVISION SUBMITTAL APPLY.

NOTES

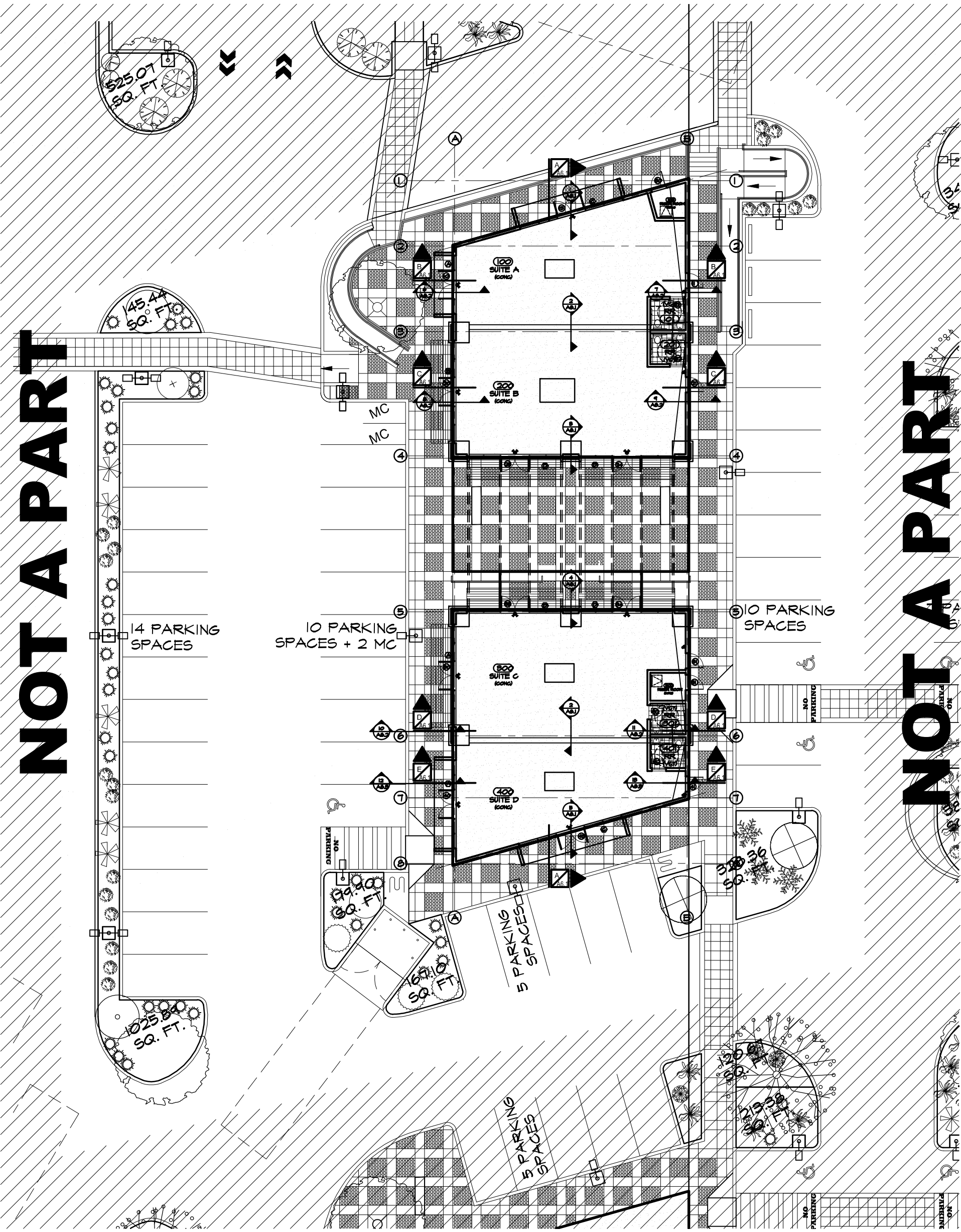
- MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER. PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH.
- IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 80% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY.
- LANDSCAPE AREAS TO BE MULCHED WITH SANTA FE BROWN GRAVEL AT 2"-3" DEPTH OVER FILTER FABRIC.
- APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE.
- TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS.
- NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.
- LANDSCAPING AND SIGNING 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 THIS AREA.



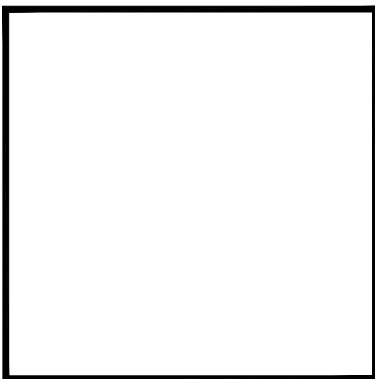
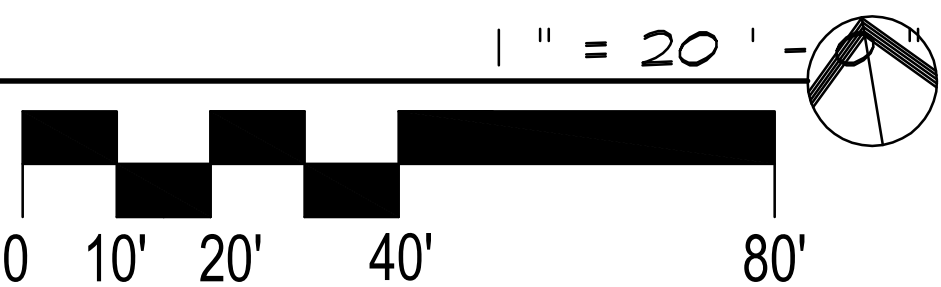
1 TREE PLANTING DETAIL
L1.2 NTS



Mastervalue w/RPBA



SITE PLAN



McMAHON MARKET PLACE
NEW SHELL BUILDING
5750 McMAHON BLVD NW
ALBUQUERQUE, NM 87114
LANDSCAPE PLAN
SITE PLAN FOR BUILDING PERMIT

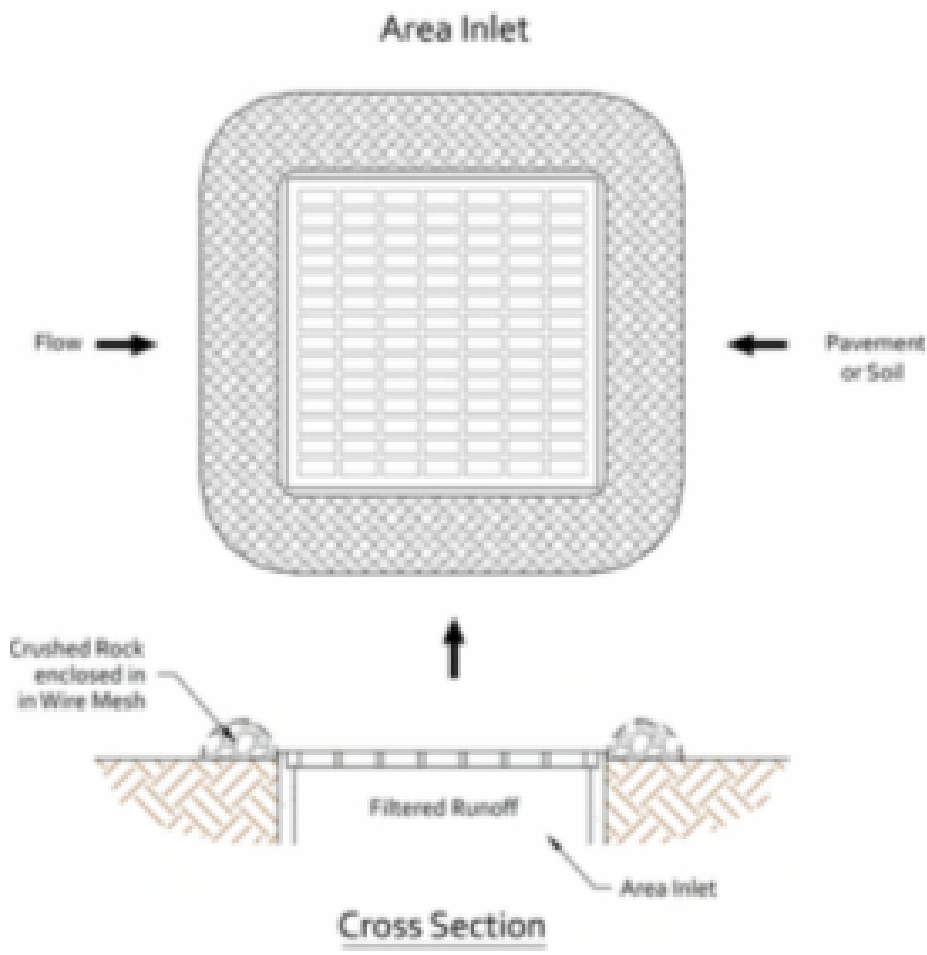
LOT 9a

DATE: 1 AUG 2019
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO:
L1.2

INLET PROTECTION



BMP Objectives

- Sediment Control
- Sheet Flow Runoff Control

SILT FENCE



BMP Objectives

- Sediment Control
- Sheet Flow Runoff Control
- Wind Erosion Control

SEDIMENT TRACK OUT CONTROL



BMP Objectives

- Sediment Control

MULCH SOCK/STRAW WATTLE



BMP Objectives

- Sediment Control
- Reduce Runoff Velocity
- Inlet Protection

BERMS AND SWALES





BMP Objectives

- Runoff Control
- Run-on Diversion

EROSION CONTOL NOTES

1. All perimeter erosion and sediment control measures shall be installed prior to the execution of any grading work and shall be maintained for the duration of the project. failure to install and maintain erosion controls is a violation of the Federal Permit and is subject to fines.
2. All Erosion Controls and their installation shall meet manufacturer specification and comply with the current guidelines for Stormwater Management for Construction Activities.
3. Sediment collected behind sediment filters and Silt Fences shall be removed when sediment reaches 1/3 the height of the barrier.
4. Inspection of erosion and sediment controls and other protective measures are required once every 7 days from July 1st to October 31st and once every 7 days from November 1st to June 30th for discharge to tier and Sensitive Waters. Storm Events that produce 0.25' or more shall be inspected within 24 hours of the storm event.
5. Erosion and Sediment control measures shall be removed following construction or upon permanent stabilization of the disturbed/graded areas, whichever occurs last.
6. All disturbed areas that are not to be paved shall be reseeded unless otherwise noted.
7. The Contractor shall keep the site clean at all times and control dust resulting from earthwork operations. The Contractor shall not track mud or sediment from the site onto the public streets.
8. 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 BMPs and prior to beginning construction.
9. Self-inspections - At a minimum a routine compliance 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.
10. BMPs shall be inspected and maintained until all disturbed areas are stabilized. Unless otherwise specified, Native Grass Seeding and mulch per COA STD 1012 is required for final stabilization prior to removal of BMPs and discontinuation of inspections.

<div><div>12/17/2019 CPESC Stamp</div></div>	MCMAHON LOTS		PROJECT TITLE
	ALBUQUERQUE, BERNALILLO, NM		
	CITY, COUNTY, STATE		
	12/11/2019	DATE	
	C. DURKIN	DRAWN BY	