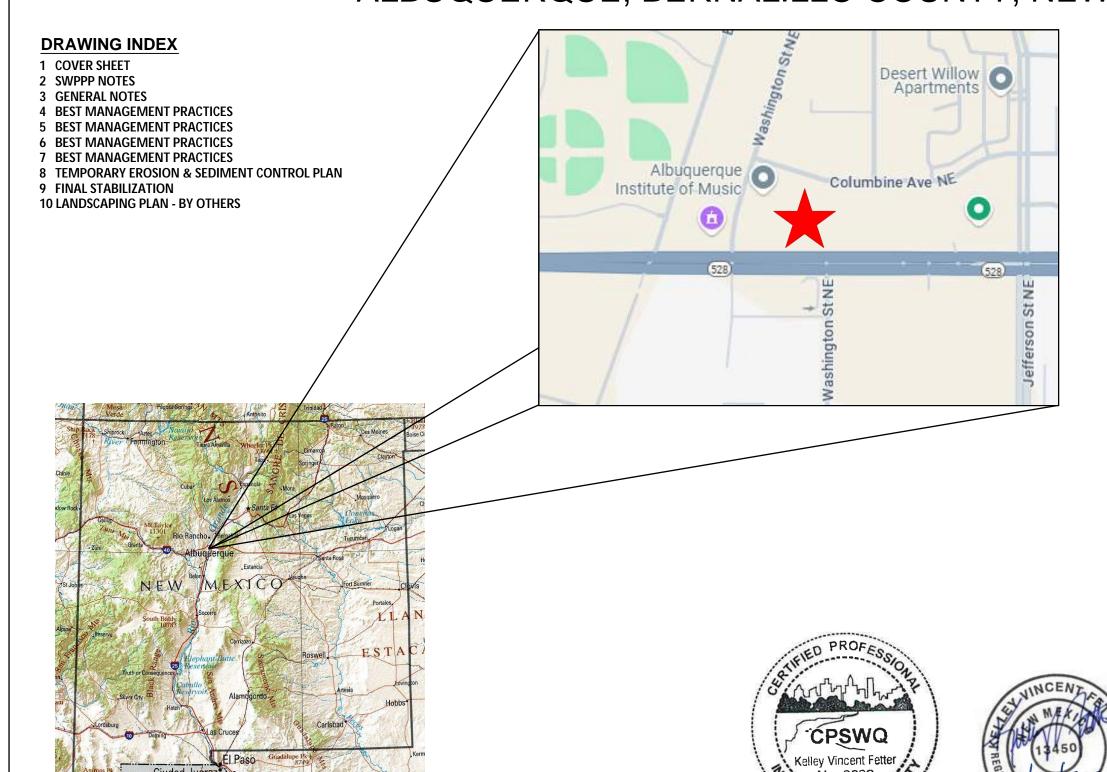
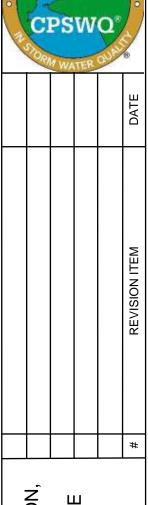
4505 ALAMEDA; RIO GRANDE DERMATOLOGY TEMPORARY SEDIMENT AND EROSION CONTROL DRAWINGS ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO





MECHENBIER CONSTRUCTION, INC. 4505 ALAMEDA; RIO GRANDE

DESIGNED BY:
K. FETTER, P.E.
DRAWN BY:
S. FETTER

SHEET:

1- COVER

=2RC

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SWPPP

Seeding

Stormwater

Erosion Control
Reclamation

PROJECT DETAILS

NPDES ID: NMR1006V9. NMR1006VD

ADDRESS: 4505 ALAMEDA BLVD. NE, ALBUQUERQUE, NM 87133

GPS COORDINATES: 35.185025, -106.595850

TOTAL ACREAGE: 1.01

ANTICIPATED DISTURBED ACREAGE: 1.01

FIRST RECEIVING WATER: RIO GRANDE

WATERS WITHIN ONE MILE OF PROJECT: AMAFCA N. DIVERSION CHANNEL. ALAMEDA DITCH

IMPAIRED/TIERED WATERS: RIO GRANDE

ENDANGERED SPECIES: CRITERION A

SUPPORT ACTIVITIES: SEE SECTION 3.6 OF SWPPP NARRATIVE

SOIL TYPE: SEE NRCS SOIL REPORT PROVIDED IN SWPPP BINDER

TYPE PRE-CONSTRUCTION COVER: ASPHALT PAVING, DIRT PARKING LOT, NO VEGETATION

STABILIZATION MEASURES AND DEADLINES: SEE SECTION 6.0 OF SWPPP NARRATIVE

REGULATING AUTHORITY: ENVIRONMENTAL PROTECTION AGENCY (EPA)

OPERATORS

PROPERTY OWNER: SKIN JAM. LLC 8804 GYSPY DR. NE

ALBUQUERQUE, NM 87122

OWNER CONTACT:

MICHAELA JACOBS

OWNER

(505) 896-2900

GENERAL CONTRACTOR (GC): MECHENBIER CONSTRUCTION, INC. 8500 WASHINGTON ST. NE, SUITE A5

ALBUQUERQUE, NM 87113

GC CONTACT:

JEREMY MECHENBIER

(505) 948-0785

JEREMYMECHENBIER@MECHENBIER.COM

STORMWATER TEAM

SEE SECTION 2.0 OF THE SWPPP NARRATIVE FOR THE PROJECT'S STORMWATER TEAM. RESPONSIBILITIES AND CONTACT INFORMATION

SEQUENCE OF ACTIVITIES

REFER TO THE ANTICIPATED CONSTRUCTION SCHEDULE INCLUDED WITH THE SWPPP BINDER

PHASE I: SITE PREPARATION AND PRE - CONSTRUCTION

- 1.PRIOR TO BEGINNING EARTH DISTURBING ACTIVITIES, THE OPERATOR(S) WILL CLEARLY DEMARCATE THE LIMITS OF DISTURBANCE WITH STAKES, RIBBONS, CONSTRUCTION FENCING. OR OTHER APPROPRIATE METHOD. THESE DEMARCATIONS SHALL REMAIN VISIBLE FOR THE DURATION OF THE PROJECT.
- 2.THE INITIAL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO EARTH DISTURBANCE. THE INITIAL CONTROL MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO:
 - a.PERIMETER CONTROLS (E.G., SILT FENCE, WATTLES, CONSTRUCTION FENCE) b. VEHICLE TRACKING PAD IF THE SITE ENTERS/EXITS ONTO A PAVED PUBLIC ROADWAY c.NPDES NOTIFICATION POSTING
 - d.DESIGNATED STAGING AREA
 - e.ANCHORED SANILETS

 - f.DUMPSTERS

PHASE II: CONSTRUCTION ACTIVITIES

- 1.THE OPERATORS WILL MINIMIZE THE AREA DISTURBED AS MUCH AS FEASIBLY POSSIBLE.
- 2.ANY DISTURBED AREA IN WHICH CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED SHALL TEMPORARILY STABILIZED USING THE METHODS DESCRIBED IN SECTION 6.4 OF THE SWPPP NARRATIVE. SECTION 6.3 OF THE SWPPP NARRATIVE PROVIDES THE TEMPORARY STABILIZATION DEADLINES.
- 3.THE LOCATION OF SOME BMPS MAY REQUIRE ALTERATION IF DRAINAGE PATTERNS CHANGE DURING CONSTRUCTION. THE OPERATORS SHALL INSTALL ADDITIONAL BMPS OR UPGRADE BMPS IF NECESSARY.
- 4.IF CONCRETE IS USED ONSITE AND CONCRETE TRUCKS ARE UNABLE TO WASHOUT OFFSITE. THE OPERATORS WILL PROVIDE ONE OR MORE DESIGNATED CONCRETE WASHOUT AREAS. THE CONCRETE WASHOUTS MUST BE INSTALLED PRIOR TO CONCRETE USE ONSITE AND REMOVED ONLY AFTER CONCRETE WORK IS COMPLETE.

PHASE III: FINAL STABILIZATION AND CONSTRUCTION COMPLETION

- 1.IF APPLICABLE. REVEGETATION OR LANDSCAPING SHALL BE INITIATED IMMEDIATELY UPON KNOWING WORK IN A DISTURBED AREA HAS PERMANENTLY STOPPED AND THE AREA IS NOT COVERED BY PERMANENT STRUCTURES, UNLESS INFEASIBLE. SECTION 6.5 OF THE SWPPP NARRATIVE DISCUSSES PERMANENT STABILIZATION AND ASSOCIATED DEADLINES.
- 2.THE OPERATORS SHALL REMOVE TEMPORARY BMPS ONLY AFTER FINAL STABILIZATION IS COMPLETE.





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> **CONSTRUCTION**, RANDE ALAMEDA, RIO G DERMATOLOGY SWPPP NOTES MECHENBIER 4505

DESIGNED BY: K. FETTER, P.E. DRAWN BY: S. FETTER

SHEET:

2 - SWPPP NOTES

GENERAL NOTES

THE NPDES COMPLIANCE SWPPP DRAWING AND ASSOCIATED DOCUMENTATION IS AND SHALL BE CONSIDERED A LIVING DOCUMENT ALLOWING FOR MODIFICATIONS AS SITE CONDITIONS CHANGE OR DICTATE.

ALL SITE FEATURES (EXISTING/PROPOSED GRADES, EXISTING CONSTRUCTION, FUTURE CONSTRUCTION, ETC.) SHOWN IS PER INFORMATION FROM OTHERS.

MINIMUM REQUIREMENTS TO FURTHER DEVELOP OR MODIFY THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) DRAWING SHALL BE BASED ON THE CURRENT EDITION OF THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT (NMSHTD), NPDES LAW AND CITY OF ALBUQUERQUE ORDINANCE § 14-5-2-11.

ALL OPERATORS SHALL SUBMIT A NOTICE OF INTENT (NOI). THE NOI SHALL BE ACTIVE AND POSTED ON THE EPA'S WEBSITE PRIOR TO COMMENCING EARTH DISTURBING ACTIVITIES.

LOCATE TEMPORARY WASHOUT, ANCHORED TOILETS, CONSTRUCTION ENTRANCE AND PARKING, STAGING, REFUELING, TRASH CONTAINMENT AREA TO MINIMIZE SITE DISTURBANCE DURING CONSTRUCTION ACTIVITY.

THE OPERATOR IS REQUIRED TO REGULARLY PERFORM STREET SWEEPING AND CLEAN - UP MEASURES IN THE EVENT OF SEDIMENT TRACK - OUT.

THE FOLLOWING ARE STANDARD EROSION CONTROL REQUIREMENTS PER THE CITY OF ALBUQUERQUE STORMWATER QUALITY DEPARTMENT (JUNE 16, 2023):

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:

THE CITY ORDINANCE § 14-5-2-11, THE ESC ORDINANCE; THE EPA'S 2022 CONSTRUCTION GENERAL PERMIT (CGP); AND THE CITY OF ALBUQUERQUE CONSTRUCTION BMP MANUAL

ALL BEST MANAGEMENT PRACTICES (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.

SEE SECTION 3.5 OF THE SWPPP NARRATIVE OR THE CONTRACTOR'S SCHEDULE FOR BMP SCHEDULING OR PHASING.

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.

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.

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 "DETERMINE AS STABILIZED BY THE CITY:. THE PROPERTY OWNER/OPERATOR IS RESPONSIBLE FOR DETERMINING WHEN THE "CONDITIONS FOR TERMINATION CGP COVERAGE" PER CGP PART 8.2 ARE SATISFIED AND THE FOR FILING THEIR NOT WITH THE EPA. EACH OPERATOR MAY TERMINATE GCP 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 SEDIMENT FROM ENTERING THE STREET. IF SEDIMENT IS PRESENT IN THE STREET, THE STREET SHOULD BE SWEPT DAILY OR PRIOR TO A RAIN EVENT OR CONTRACTOR INDUCED WATER EVENT (E.G. CURB CUT OR WATER TEST).

WHEN CUTTING THE STREET FOR UTILITIES, THE SEDIMENT SHALL BE PLACED ON THE UPHILL SIDE OF THE STREET CUT AND THE AREA SWEPT AFTER 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.

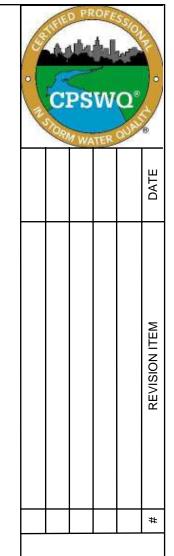
EROSION AND SEDIMENT CONTROL (ESC) PLANS MUST SHOW LONGITUDINAL STREET SLOPE AND STREET NAMES. ON STREETS WHERE THE LONGITUDINAL SLOPE IS STEEPER THAN 2.5%, WATTLES OR MULCH SOCKS OR J-HOOKED SILT FENCE SHALL BE SHOWN IN THE FRONT YARD SWALE OR ON THE SIDE OF THE STREET.





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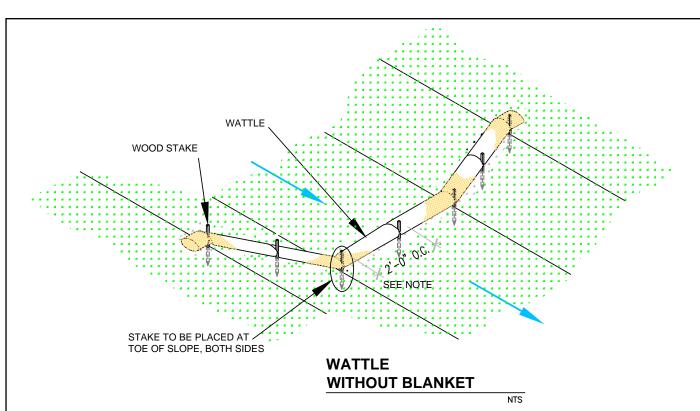


MECHENBIER CONSTRUCTION, INC. 4505 ALAMEDA; RIO GRANDE DERMATOLOGY SWPPP NOTES

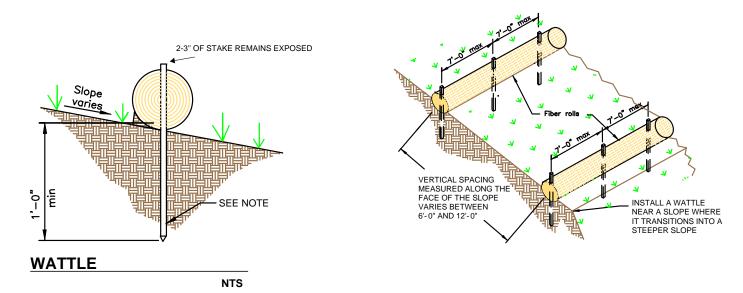
DESIGNED BY:
K. FETTER, P.E.
DRAWN BY:
S. FETTER

SHEET:

3 - GENERAL NOTES



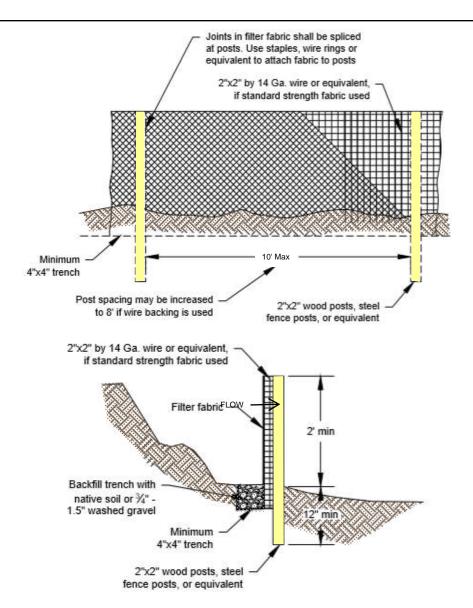
2' FOR DRAWING ONLY. 8' MAX SPACING BETWEEN STAKES



SECURE WATTLE WITH 18-24" STAKES EVERY 3-4' AND STAKES ON EACH END OF THE WATTLE.

DRIVE STAKES PERPENDICULAR TO THE SLOPE FACE AND THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2-3" OF THE STAKE ABOVE THE WATTLE.

VERTICAL SPACING DEPENDENT ON SLOPE GRADIENT.



SILT FENCE

NTS

SILT FENCE IS TO BE PLACED PERPENDICULAR TO THE SLOPE OF THE SITE.

DIG A 4"X4" MINIMUM TRENCH UPSTREAM OF THE SILT FENCE. DRIVE STAKES AT LEAST 1' DEEP ON THE DOWNSTREAM EDGE.

RUN THE SILT FENCE ON THE INSIDE OF THE STAKES AND SECURE WITH HOG RINGS, WIRE, ZIP TIES OR STAPLES.

IF ONE CONTINUOUS PIECE OF FABRIC IS NOT AVAILABLE, OVERLAP THE FABRIC AT LEAST THE WIDTH OF THE STAKE AND SECURE WITH HOG RINGS, WIRE, ZIP TIES OR STAPLES.

COVER TRENCH WITH BACKFILLED COMPACTED SOIL, GRAVEL OR ROCK.



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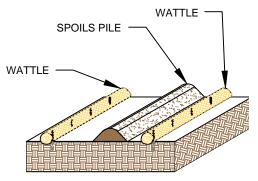
DATE REVISION ITEM

> MECHENBIER CONSTRUCTION, INC. 4505 ALAMEDA; RIO GRANDE DERMATOLOGY BMP DETAILS

DESIGNED BY:
K. FETTER, P.E.
DRAWN BY:
S. FETTER

SHEET:

4



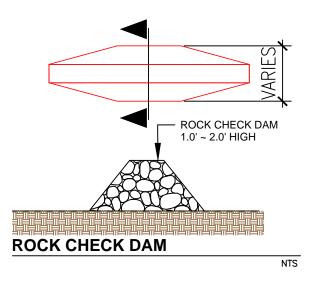
SPOILS PILE PROTECTION

PLACE WATTLES IN FUTURE LOCATIONS OF SPOILS STOCKPILES PRIOR TO CONSTRUCTION.

PLACE WATTLES CONTINOUSLY ALONG THE EXTENT OF THE SPOILS STOCKPILE.

ANCHOR THE WATTLES USING A MINIMUM OF 1" X 2" X 18" WOODEN STAKES OR SAND BAGS.

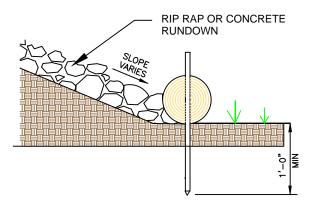
ONCE/IF THE SPOILS STOCKPILE IS DEPLETED OR MOVED, REMOVE THE WATTLES AND REUSE THEM IN THE NEXT LOCATION.



PLACE CHECK DAMS AT REGULARLY SPACED INTERVALS ALONG SWALE OR DRAINAGE DITCH.

HEIGHTS SHOULD ALLOW FOR POOLS TO DEVELOP UPSTREAM OF EACH CHECK DAM.

IF MULTIPLE DAMS ARE USED, THE TOP OF THE LOWER DAM SHOULD BE THE SAME HEIGHT AS THE ELEVATION AS THE TOE OF THE UPPER DAM.



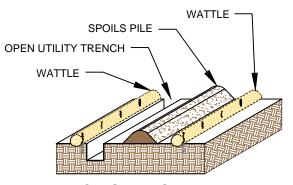
RUNDOWN DETAIL

8' MAX SPACING BETWEEN STAKES

PLACE WATTLES AT THE TOE OF SLOPE. THE RIP RAP OR CONCRETE RUNDOWN SHOULD ABUT THE WATTLE.

ANCHOR THE WATTLES WITH WOODEN STAKES, DRIVE THE STAKE A MINIMUM OF 12" INTO THE MIDDLE OF THE WATTLE AND SOIL UNDERNEATH.

2-3" OF THE WOODEN STAKE SHOULD BE PRESENT ABOVE THE WATTLE.



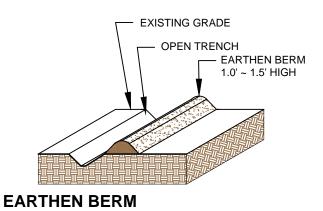
OPEN TRENCH SPOILS PILE PROTECTION

PLACE WATTLES CONTINUOUSLY ALONG THE EXTENT OF THE UTILITY TRENCH AND FUTURE LOCATION OF THE SPOILS STOCKPILE PRIOR TO EXCAVATION OF THE UTILITY.

WATTLES ARE TO REMAIN ANCHORED IN PLACE UNTIL THE UTILITY TRENCH IS BACKFILLED.

ANCHOR THE WATTLES USING A MINIMUM 1"X2"X18" WOODEN STAKE OR SANDBAGS.

ONCE THE TRANCH IS BACKFILLED, WATTLES MAY BE REMOVED AND REUSED IN THE NEXT SECTION OF EXCAVATION PROVIDED THEY ARE IN GOOD CONDITION.



CONSTRUCT AN EARTHEN BERM DOWN HILL OF THE AREA TO BE CONTROLLED.

BERM SHOULD BE A MINIMUM 12" HIGH AND 12" WIDE.

USE EQUIPMENT TO COMPACT EARTHEN BERM BY ROLLING OVER BERM TO MINIMIZE SPREAD.





SWPPP Stormwater **Erosion Control** Reclamation

Seeding

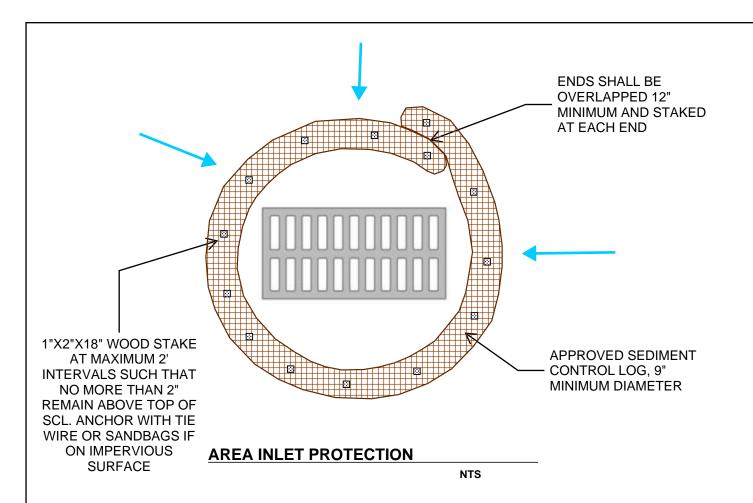
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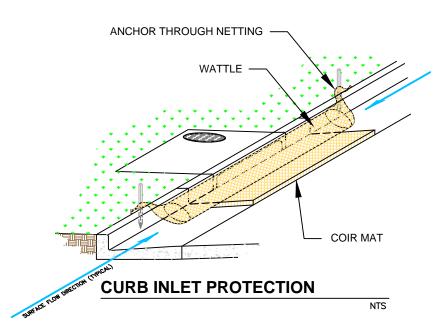
REVISION ITEM

CONSTRUCTION RAND ALAMEDA, RIO GR DERMATOLOGY BMP DETAILS MECHENBIER 4505

DESIGNED BY: K. FETTER, P.E. DRAWN BY: S. FETTER

SHEET:



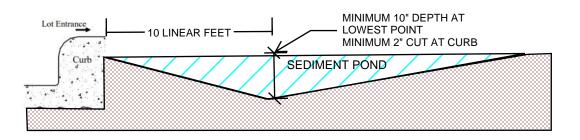


THE MAT SHOULD EXTEND A MINIMUM OF 1" PAST ALL EDGES OF THE INLET. PLACE MAT AGAINST THE CURB INLET.

PLACE WATTLES ON TOP OF THE MAT CLOSEST TO THE INLET OPENING AND CURB.

THE MAXIMUM HEIGHT OF THE PROTECTIVE BARRIER MUST BE LOWER THAN THE TOP OF THE CURB OPENING. THIS ALLOWS OVERFLOW INTO THE INLET DURING LARGE PRECIPITATION EVENTS.

ANCHOR THE BARRIER NETTING OVER THE CURB WITH WOODEN STAKES IF ABLE. IF UNABLE TO DO THAT ANCHOR THE WATTLE WITH SAND BAGS ON EACH END.



CUTBACK CURB

NTS

CUTBACK CURBS SHOULD TYPICALLY BE INSTALLED AT THE SITE ENTRANCE WHEN ACCESS IS NEEDED.

SOIL SHOULD BE CUT BACK FROM BEHIND THE CURB, SIDEWALK OR ROADWAY A MINIMUM 2" DOWN FROM THE TOP OF THE HARDSCAPE.

BRING THE SOIL BACK > 10 FEET FT FROM THE HARDSCAPE TO FORM THE SEDIMENT TRAP.

THE LOWEST POINT OF THE SEDIMENT POND SHALL BE AT LEAST 10 INCHES.

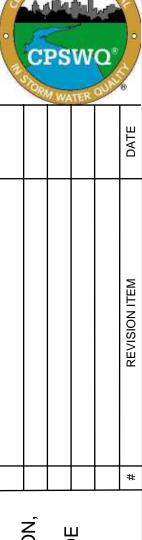
IF THE HOUSE PAD HAS BEEN STABILIZED, THE DEPTH OF THE SEDIMENT POND MAY BE REDUCED TO 4 INCHES.

THE DEPTH AND LENGTH OF THE EXCAVATED AREA CAN BE INCREASED IF MORE STORAGE IS NEEDED.

INSPECT BMPs PRIOR TO FORCAST PRCIPITATION, DAILY DURING PRECIPITATION EVENTS, AFTER PRECIPITATION EVENTS AND THROUGH THE LIFE OF THE PROJECT.

MAINTAIN PROPER DEPTH AND LENGTH OF THE CUTBACK FOR THE DURATION OF THE PROJECT.

KEEP CUTBACK AREA CLEAN AND FREE OF TRASH AND DEBRIS.



CONSTRUCTION RANDE ALAMEDA, RIO GR DERMATOLOGY BMP DETAILS MECHENBIER 4505

SWPPP Stormwater **Erosion Control** Reclamation Seeding

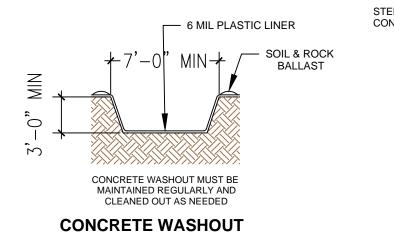
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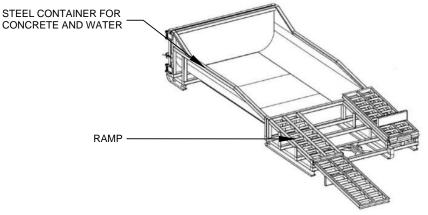
DESIGNED BY:

SHEET:



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MODULAR CONCRETE WASHOUT

NPDES Permit must

be positioned at the most active part of

the project where it

can be viewed by

project entrance)

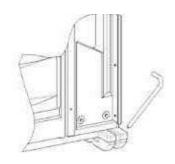
the public (e.g.

LOCATE WASHOUT AT LEAST 50 FT FROM STORMDRAINS, OPEN DITCHES, WATER BODIES OR PROJECT PERIMETER. A SIGN SHOULD BE INSTALLED ADJACENTLY TO THE WASHOUT.

WASH OUT WASTE INTO THE WASHOUT WHERE THE CONCRETE CAN SET, BE BROKEN UP AND DISPOSED OF CORRECTLY.

DO NOT CREATE RUNOFF BY DRAINING WATER TO BERMED AREA OR BY COLLECTING THE WATER WASTE WHEN WASHING CONCRETE TO REMOVE PARTICLES AND EXPOSE THE AGGREGATE.

DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET, STORMDRAIN SYSTEMS OR OFF THE PROJECT SITE.



PORTABLE TOILET STAKING

PLACE THE PORTABLE TOILET ON LEVEL GROUND. A FLAT PAVED SURFACE IS BEST IF AVAILABLE.

DRIVE THE STAKES OVER THE SKIDS OF THE PROTABLE TOILET, AROUND ALL SIDES.



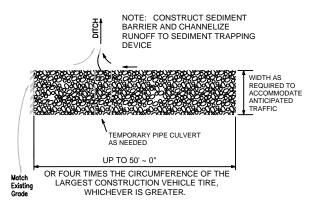
CRUSHED AGGREGATE GREATER THAN 75 MM (3 IN.) BUT SMALLER THAN 150 MM (6 IN.)

FILTER FABRIC

ORIGINAL

300 MM (12 IN), UNLESS OTHERWISE SPECIFIED BY A SOILS ENGINEER

SECTION B-B



STABILIZED CONSTRUCTION **ENTRANCE**

CONSTRUCT THE ENTRANCE ON A LEVEL SURFACE WHERE AN UNPAVED ROAD MEETS A PAVED ROAD. TYPICALLY AT PROJECTS ACCESS AREA.

GRADE THE ENTRANCE TOWARD THE CONSTRUCTION SITE TO PREVENT RUNOFF.

INSPECT THE ENTRANCE TO KEEP TRASH AND DEBRIS OUT OF THE WAY.

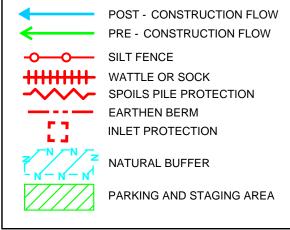
AFTER PRECIPTATION EVENTS, INSPECT THE ENTRANCE FOR ANY REPAIRS THAT MAY BE NEEDED.

SWPPP Stormwater **Erosion Control** Reclamation

NPDES POSTING BOARD

NTS

TEMP TOILET



CONCRETE WASHOUT

VEGETATIVE STABILIZATION

ENDANGERED/THREATENED

CHEMICAL STORAGE

ENTRANCE

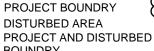
SPECIES

CHECK DAM

STABILIZED CONSTRUCTION



LOCATION FOR PUBLIC NOTIFICATION OF NPDES



BOUNDRY CULVERT BLANKET CUTBACK CURB

TOGETHER IF MOVED. AREAS CAN BE MOVED AFTER START OF

DRAWING KEY

PARKING AND STAGING AREA.

CHEMICAL STORAGE AND

CONCRETE WASHOUT IN APPROXIMATE LOCATION.

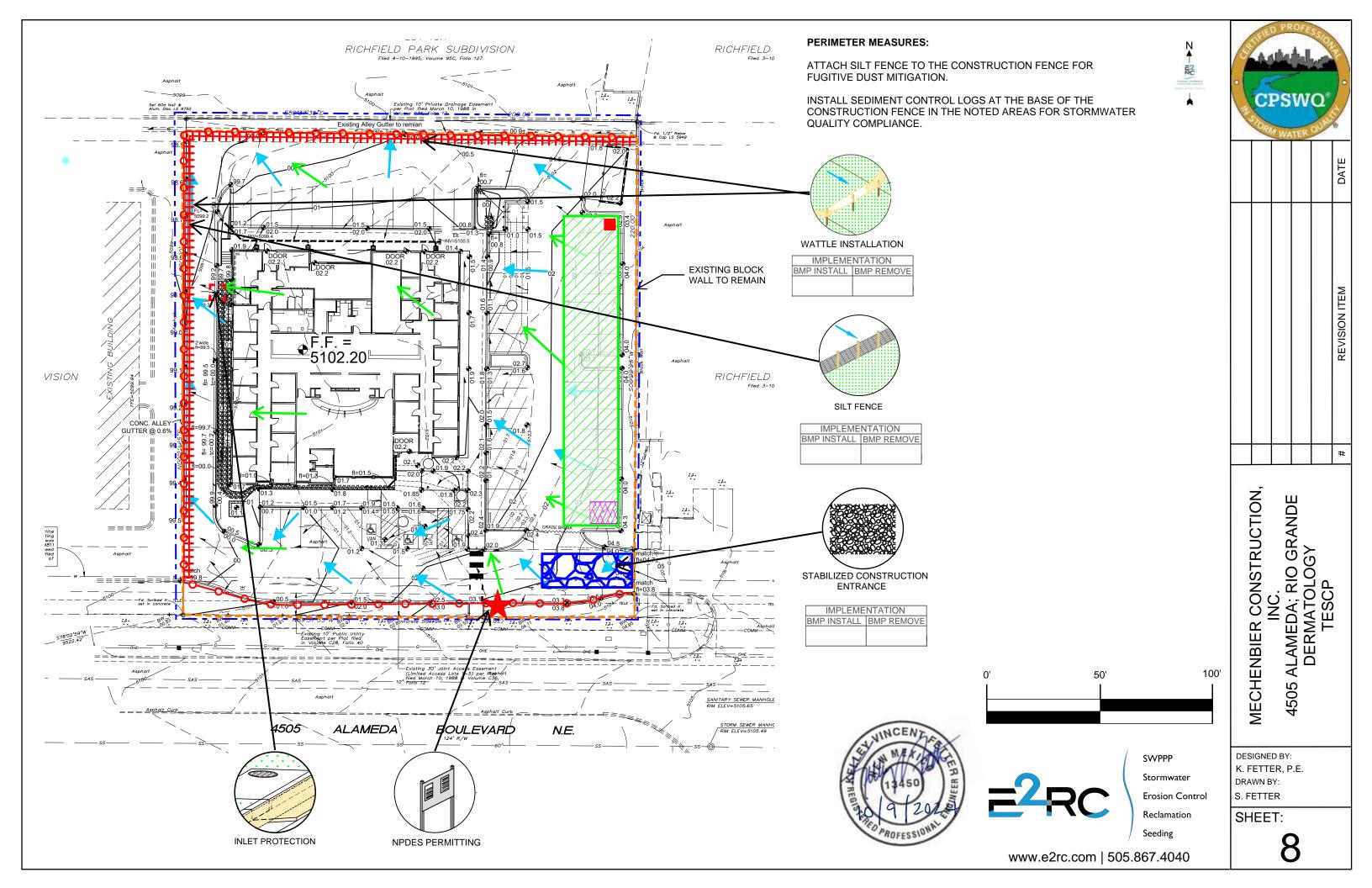
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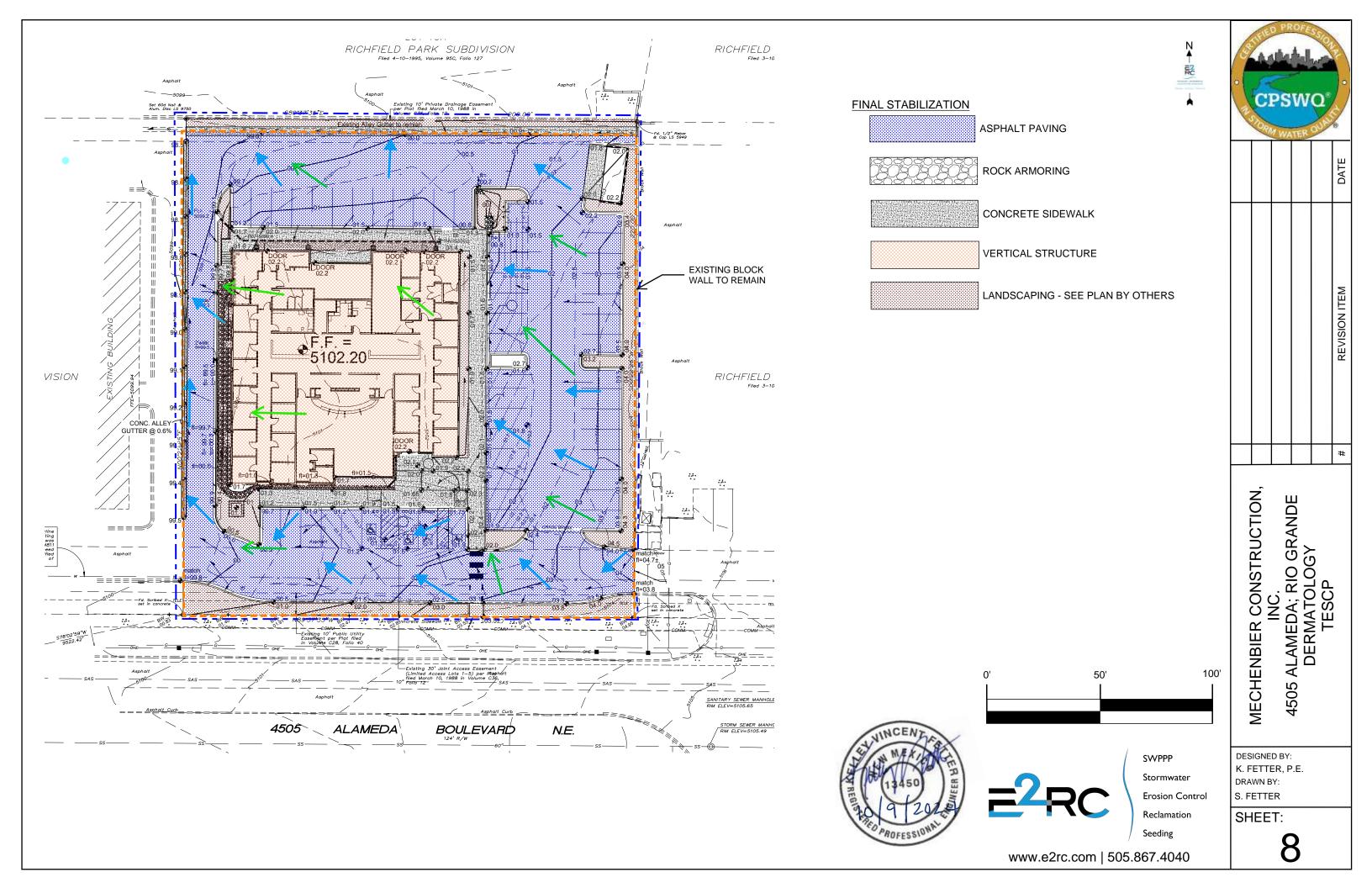
CONSTRUCTION RAND ALAMEDA; RIO GI DERMATOLOGY BMP DETAILS G MECHENBIER

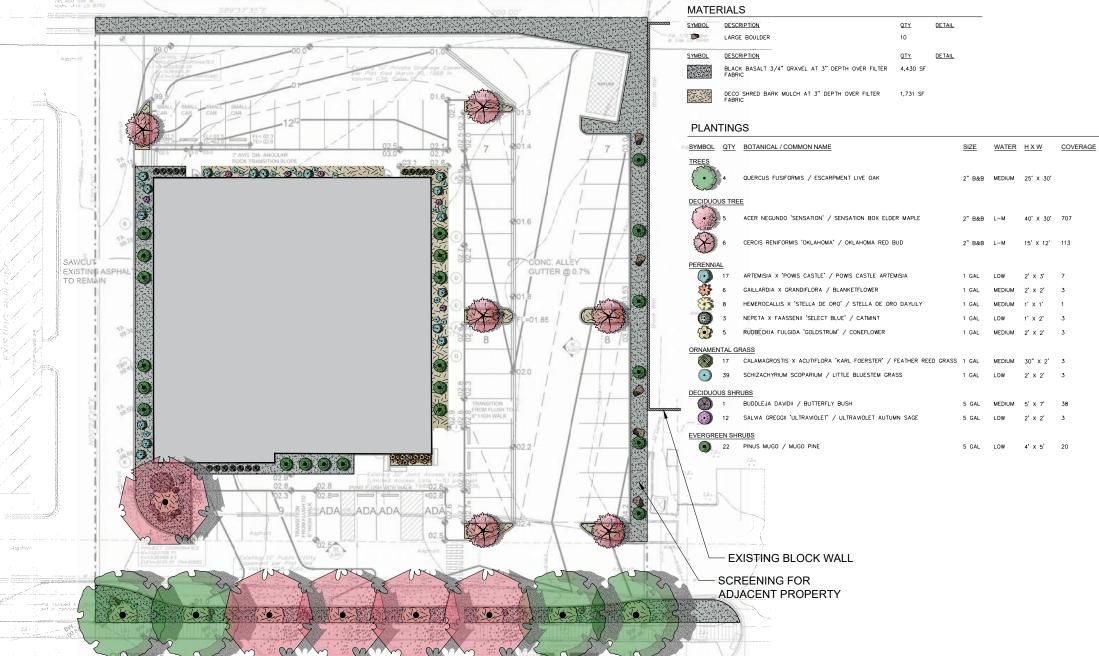
REVISION ITEM

DESIGNED BY: K. FETTER, P.E. DRAWN BY: S. FETTER

SHEET:







	BUILDING AREA (SF)	9,041	-	
	NET LOT AREA (SF)	29,703		
MINIMUM LANDSCAPE		REQUIRED	PROVIDED	
	AREA (SF) - MINIMUM 15 % OF NET LOT AREA*	4,455	6,161	21%
	TOTAL VEGETATIVE COVERAGE (SF) @ PLANT MATURITY (75% OF LANDSCAPE AREA)	3,342	5,064	114%
	VEGETATIVE COVERAGE (SF) OF GROUND-LEVEL PLANTS (25% OF TOTAL, MINIMUM)	835	851	25%
	-5-6(CX2X6), IN DT-UC-MS-PT AREAS, MINIMUM IS 10% OF NET LOT AREA. ILY DWELLING, MINIMUM IS 25% OF NET LOT AREA. SEE 14-16-4-3(BX8) FOR DETAILS.			
PLANTING A		REQUIRED	PROVIDED	_
I CHINITING H				701
	GRAVEL OR CRUSHER FINES (SF)	MAX. 75%	4,430	72%
	-5-6(C)(5) The use of gravel or crusher fines as ground cover is limited to a maximum 50 percent in DT-			
STREET TREES - 1 PER 25 LF		REQUIRED	PROVIDED	
	STREET FRONTAGE (LF)	-	189	
	STREET TREES	7.6	8	
* PER IDO 14-15-	5-6(DXIXo) TREES THAT ARE PLANTED WITHIN 20 FEET OF THE BACK OF CURB OF THE ABUTTING STREET MAY	FULFILL THIS REQUIREMEN	NT.	
PARKING LOT INTERIOR		REQUIRED	PROVIDED	
	PARKING STALLS	-	52	
	PARKING LOT AREA (SF)	-	7,821	
	LANDSCAPED AREA (10% OF PARKING LOT AREA)*	782	2,603	
	TREES (1 PER 10 PARKING SPACES)	5.2	7	
* PER IDD 14-16-	5-6(F)(2). FOR PARKING LOTS CONTAINING 50 OR FEVER SPACES, MINIMUM IS 10% OF PARKING LOT AREA.	•	-	

TOTALS

REQUIRED PROVIDED

TREES

REQUIRED PROVIDED

TREES

14

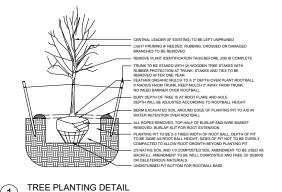
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REQUIREMENT SHALL COUNT TOWARD CONTRIBUTION OF PROVIDED BY 2 DR MORE PROVISIONS OF THIS SECTION 14-16-5-6 DUCRAMP EACH DIVER. THE PROVISION REQUIREMENT SHALL COUNT TOWARD FULFILLING THE OPERAPPING
REQUIREMENT SHALL COUNT TOWARD FULFILLING THE OPERAPPING

LANDSCAPE DATA

GROSS LOT AREA (SF)





SHRUB PLANTING DETAIL

(3)

GENERAL NOTES

- IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
- POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE PROVIDED TO
- POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR AND SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT. GRADING OF THE SITE PER THE GRADING PLAN IS NOT INCLUDED IN THE SCOPE OF WORK OF THE LANDSCAPE CONTRACTOR. GRADES PER THE GRADING PLAN SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR. #1-110TH OF A FOOT, BY OTHERS.

 ALL MAINTENANCE OF THE LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. NO CONTRACTUAL MAINTENANCE SHALL BE INCLUDED UNLESS OTHERWISE SPECIFIED IN THE BIDDING DOCUMENTS. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE APOLITECT IS NOT BESDONSIBLE FOR ANY

- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY RESTRICTIONS OF IRRIGATION WATER USE BY ANY GOVERNING BODY. PER 5-6(C)(4)(a) A MINIMUM OF 5 SPECIES MUST BE USED IN THE LANDSCAPED AREA. PER 5-6(C)(4)(b) ONLY TREES AND SHRUBS SELECTED FROM THE OFFICIAL ALBUQUERQUE PLANT PALETTE OF LOW WATER USE, DROUGHT TOLERANT, AD YEAR OF SERCIES AND SHRUBS SELECTED FROM THE OFFICIAL ALBUQUERQUE PLANT PALETTE OF LOW WATER USE, DROUGHT TOLERANT, DRY SERCIES AND SUMMAY ON A LANDSCAPE PLANT CAN COUNT. OR XERIC SPECIES AND SHOWN ON A LANDSCAPE PLAN CAN COUNT TOWARD THE REQUIREMENTS OF THIS SUBSECTION 14-16-5-6(C) (GENERAL LANDSCAPING STANDARDS), EXCEPT THAT, UPON PRESENTATION OF EVIDENCE. THE RELEVANT DECISION-MAKING BODY MAY AUTHORIZE ALTERNATIVE SPECIES OR CULTIVARS THAT MEET ALL OF THE FOLLOWING
- ALTERNATIVE SPECIES OR CULTIVARS THAT MEET ALL OF THE FOLLO REQUIREMENTS:

 1.MEET THE INTENDED PURPOSE OF THAT TYPE OF LANDSCAPING.

 2.ARE NOT HAZARDOUS.

 3.ARE NOT IDENTIFIED AS INVASIVE ON A CITY OR STATE PLANT LIST.

 4.ARE NOT LISTED IN THE CITY'S WEED IDENTIFICATION HANDBOOK.

 5.ARE EQUALLY HARDY TO THE NEW MEXICO CLIMATE.
- PER 5-3(D)(3)(a) 3, SHADE TREES ALONG REQUIRED PEDESTRIAN WALKWAYS ARE REQUIRED PURSUANT TO SUBSECTION 14-16-5-6(C)(4)(i) (REQUIRED PLANT MATERIALS AND SITE AMENITIES), 5-6(C)(4)(i) SHADE (REQUIRED PLANT MATERIALS AND SITE AMENTHES). 5-6(C)(4)(1) SHADE TREES PLANTED APPROXIMATELY 25 EFET ON-CENTER ARE REQUIRED ALONG ALL REQUIRED PEDESTRIAN WALKWAYS. IF THE WALKWAY IS LESS THAN FEET LONG, AT LEAST ONE TREE IS REQUIRED, OR, WHERE THERE IS INSUFFICIENT SPACE FOR A TREE, A TRELLIS OF AT LEAST 8 FEET HIGH FOR AT LEAST 5 FEET ALONG THE WALKWAY SHALL BE PROVIDED. PER 5-6(F)(1)(1) 10 F THE IDO, ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE SHADE SHAD
- OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET EITHER BY A MASONRY WALL CONSTRUCTED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE STREET-FACING FACADE OF THE APPEARANCE, AND COLOR TO THE STREET-FACING FAÇADIE OF THE PRIMARY BUILDING (BUT EXCLUDING EXPOSED CMU BLOCK), AT LEAST 3 BUT NOT MORE THAN 4 FEET IN HEIGHT, OR BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH WITH A CONTINUOUS LINE OF EVERGREEN SHRUBBERY 3 FEET IN HEIGHT, OR BY OTHER MEANS THAT THE PLANNING DIRECTOR DETERMINES PROVIDES EQUAL OR BETTER SCREENING OF THE HEADLIGHTS OF PARKED VEHICLES.

 10. PER 5-6(C)(9)(a), ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF A MAY AND CALABLE. BUFFERDING OR CORESTING MATERIAL IN THE
- OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.

 PER 5-6(C)(9)(b), ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK ANY TREES THAT OVERHANG A PUBLIC STOPETS SHALL BE TRIMMED TO MAINTAIN AND COLOR AND COLOR TO THE SIDEWALK ANY TREES THAT OVERHANG A PUBLIC STOPETS SHALL BE TRIMMED TO MAINTAIN AND COLOR AND COLOR TO THE SIDEWALK ANY TREES THAT OVERHANG A PUBLIC STOPETS SHALL BE TRIMMED TO MAINTAIN AND COLOR AND COLOR TO THE STOPETS SHALL BE TRIMMED TO MAINTAIN AND COLOR AND COLOR TO THE STOPETS SHALL BE TRIMMED TO MAINTAIN AND COLOR AND COLOR TO THE STOPETS SHALL BE TRIMMED TO MAINTAIN AND COLOR AND COLOR TO THE STOPETS SHALL BE TRIMED. STREET SHALL BE TRIMMED TO MAINTAIN A 9' CLEARANCE OVER THE
- 12. PURSUANT TO 5-6(C)(5)(e), BARK MULCH AREAS CLEARLY DELINEATED ON PLANS FOR LANDSCAPE AREAS AND 5' RADIUS RINGS AROUND TREES
- PLANS FOR LANDSCAPE AREAS AND 5' RADIUS RINGS AROUND TREES.

 13. PURSUANT TO 5-6(C)/(7)(a), ALL VEGETATION HAS BEEN LOCATED A MINIMUM OF 3' IN ANY DIRECTION FROM FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS AND FIRE EPPARTMENT CONNECTIONS.

 14. PURSUANT TO 5-6(C)(10)(a), TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS UNLESS THERE IS NO THER PRACTICABLE LOCATION ON THE LOT WHERE THE LANDSCAPING WOULD ACHIEVE ITS INTENDED BI IDPOSE.
- 15. PURSUANT TO 5-6(C)(10)(b), TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.

 16. CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES,
- TREES, AND SHRUBBERIES BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE

SUNK - DOO!



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Revisions:					
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Drawn by: BH

Reviewed by:

ermatology Design Z 505 Alameda Blvd Albuquerque, NM be $\check{\Box}$ **Grande** Landscap

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NORTH

Scale: 1" = 15'



Sheet Title:

Landscape Plan

Sheet Number:

