



AMARAN SENIOR LIVING
9100 HOLLY AVENUE NE
ALBUQUERQUE, NM 87122

PERMIT
SET

REVISIONS



DRAWN BY J.Y.R.

REVIEWED BY G.M.

DATE 02.15.2019

PROJECT NO. 18-0038

DRAWING NAME

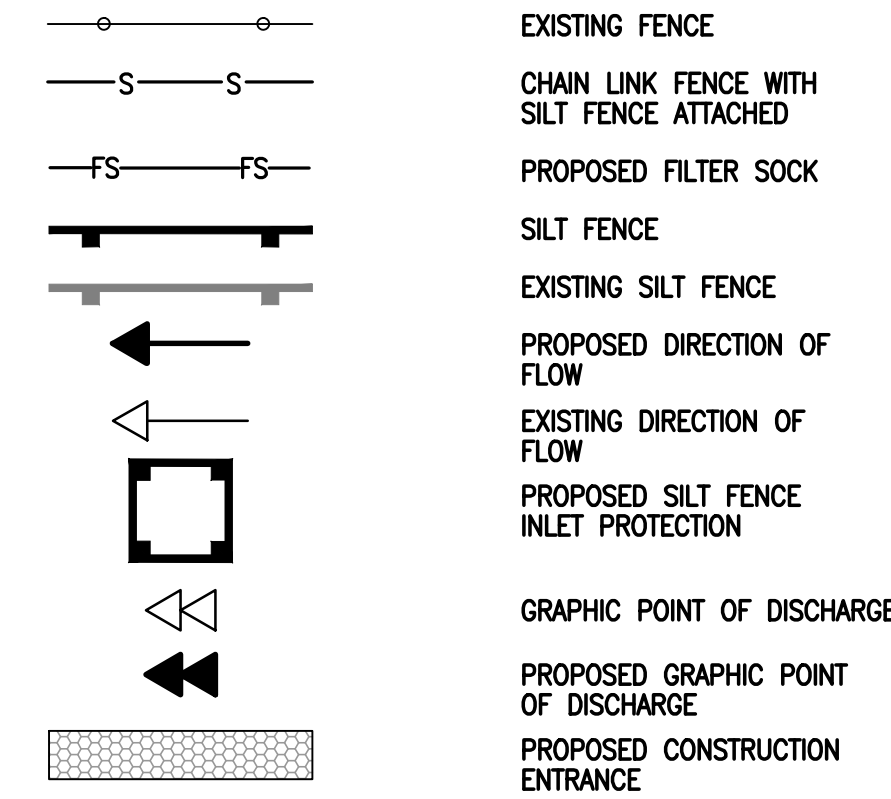
EROSION AND
SEDIMENT CONTROL
PLAN

SHEET NO.

ESC101

OF

EROSION CONTROL LEGEND:



CONSTRUCTION NOTES

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE-SPOTTING) OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
- 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.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- UTILITY INFORMATION SHOWN HEREON IS BASED UPON ONSITE SURFACE EVIDENCE, REVIEW OF AVAILABLE ABCWA AND CITY OF ALBUQUERQUE RECORD DRAWINGS AND DISTRIBUTION MAPS AND UTILITY LINE-SPOTS PROVIDED BY HIGH MESA CONSULTING GROUP (2016.059.1 AND 2016.059.2). IN ADDITION, UTILITY LINE-SPOTS WERE REQUESTED VIA THE NEW MEXICO ONE CALL SERVICE (TICKET NOS. 16DE200007 AND 17AP210205). UTILITY LINES THAT APPEAR ON THESE DRAWINGS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE. THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREOF. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

EROSION AND SEDIMENT CONTROL MEASURES

- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- SPOILS FROM THE PROJECT SHALL NOT BE DEPOSITED OR STORED IN THE STREET OR ROADWAY.
- SPOILS SHALL BE STAGED ON THE UPSTREAM SIDE OF TRENCHES WHEN TRENCHING IS REQUIRED.
- THE CONTRACTOR SHALL CLEAN AND REMOVE ALL FUGITIVE DUST, SOIL AND DEBRIS RESULTING FROM THIS PROJECT FROM THE STREET AT THE END OF EACH DAY.
- CONTRACTOR SHALL LEAVE THE AREA IMMEDIATELY BEHIND THE CURB DEPRESSED TO CONTAIN NUISANCE FLOWS AND SEDIMENT.
- CONCRETE TRUCKS SHALL BE SENT BACK TO THE PLANT FOR WASHING; THE WASHING OF CONCRETE TRUCKS SHALL NOT BE PERMITTED WITHIN THE PUBLIC RIGHT-OF-WAY.
- WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.
- UNLESS FINAL STABILIZATION IS OTHERWISE PROVIDED FOR, ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEEDING ACCORDING TO CITY OF ALBUQUERQUE SPECIFICATION 1012 "MISCELLANEOUS SEEDING". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
- PROTECT EXISTING STORM DRAIN FACILITIES FROM SEDIMENT AS REQUIRED.

NOTE:

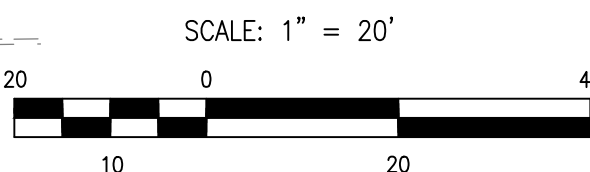
THIS IS NOT A BOUNDARY SURVEY OR RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES OR PROPERTY LINES AS SHOWN ARE DERIVED FROM THE PLAT OF RECORD (2018C-0148, #2018103144, RECORDED 11-29-2018) PREPARED BY HIGH MESA CONSULTING GROUP, NMPS 11184, DATED 11/06/2018 (2016.059.5) AND IS NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES.

THE TOPOGRAPHIC AND UTILITY INFORMATION DEPICTED HEREON IS BASED UPON THE EXISTING TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY THIS FIRM, NMPS NO. 11184, DATED 01/10/2017 (2016.059.1).

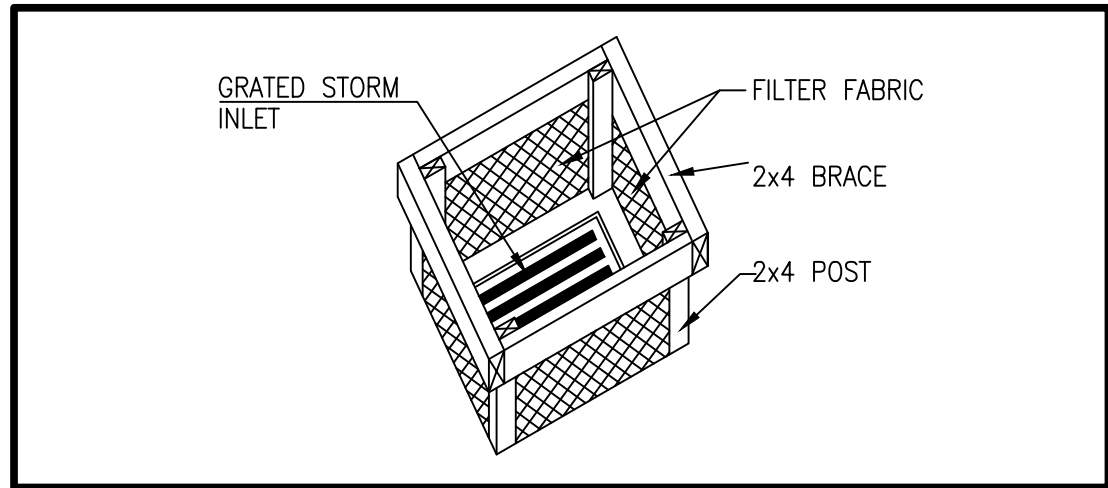
2018.027.2

HIGH
MESA Consulting Group

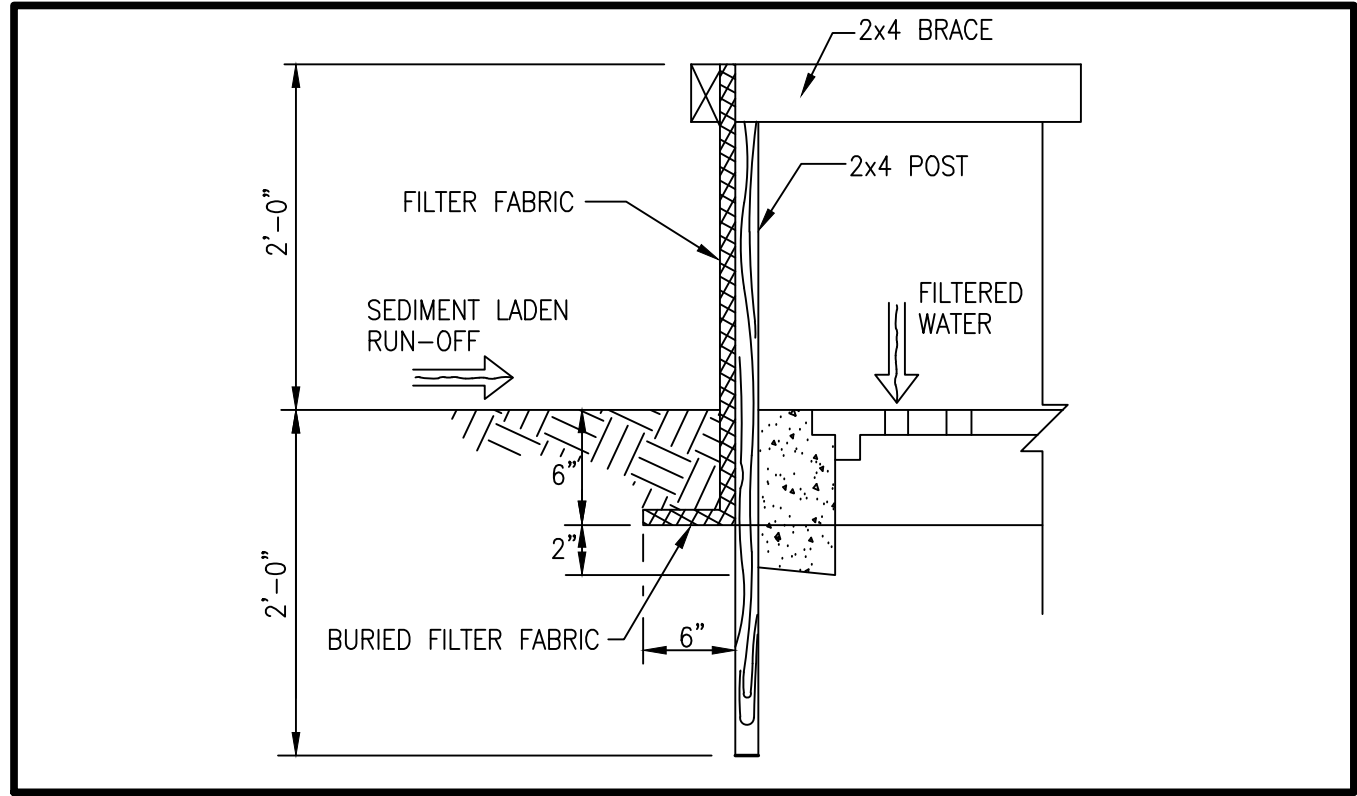
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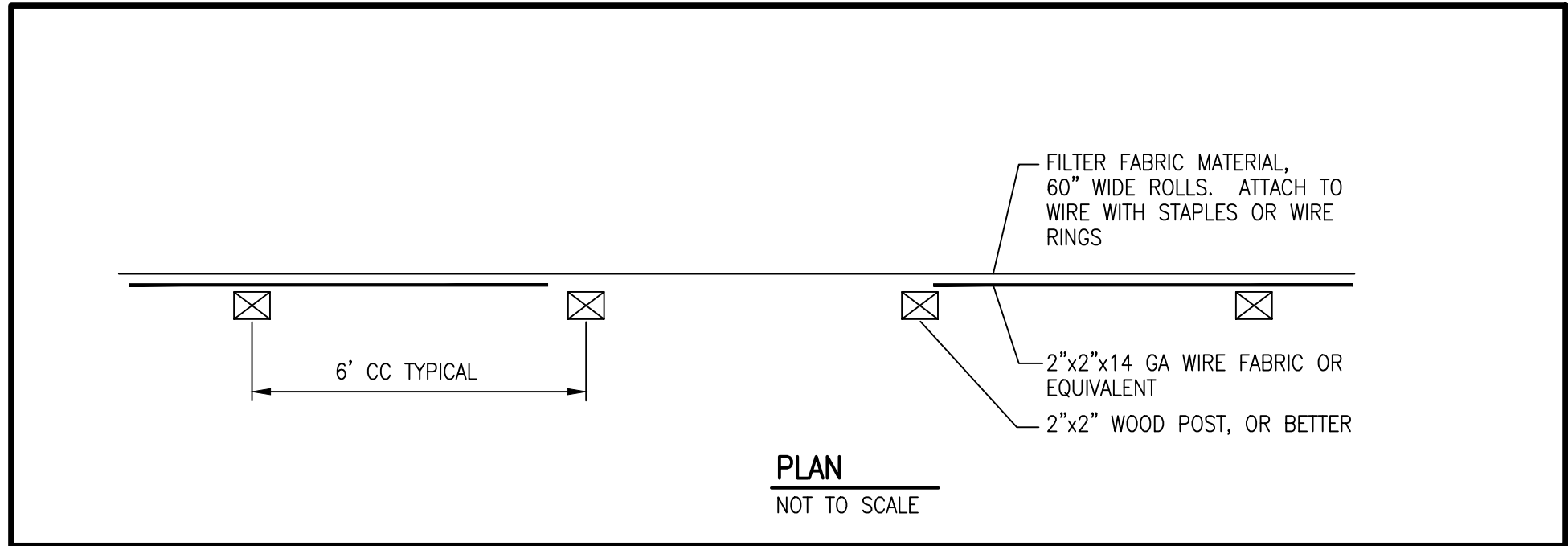
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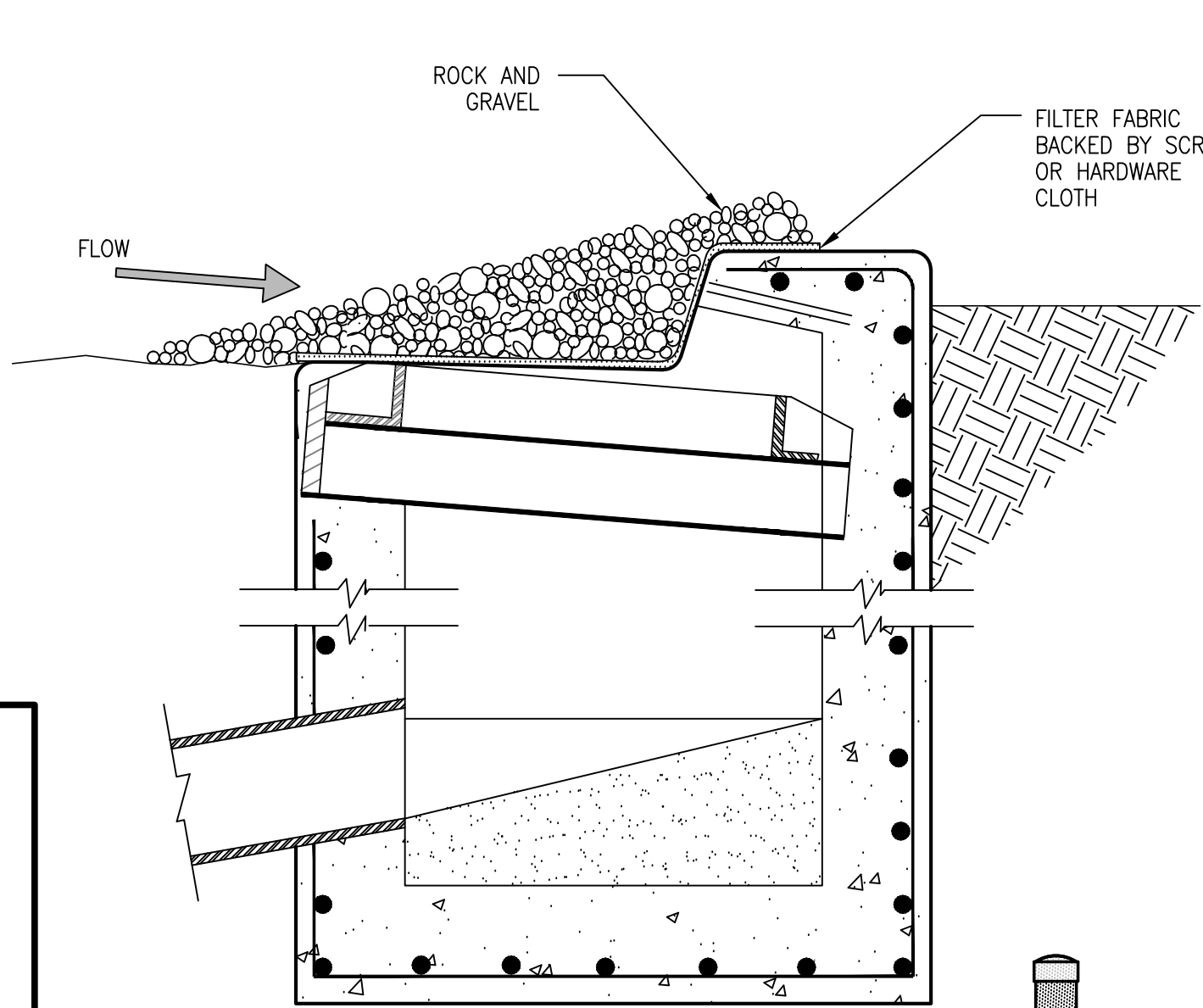
SILT FENCE INLET PROTECTION
NOT TO SCALE



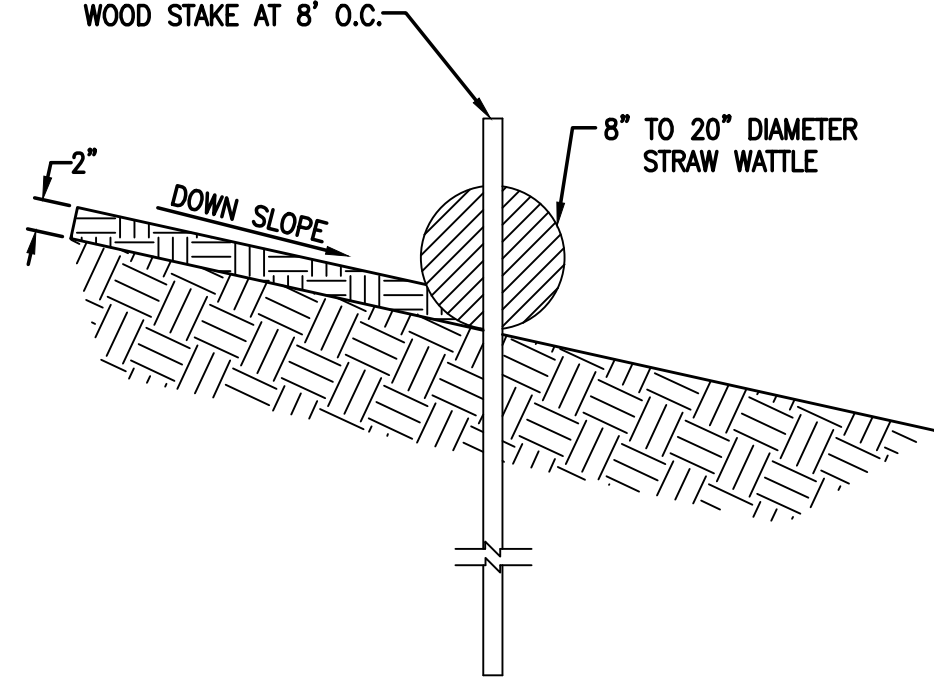
SILT FENCE INLET PROTECTION SECTION
NOT TO SCALE



PLAN
NOT TO SCALE



TYPICAL STORM INLET PROTECTION
SCALE: 1" = 1'-0"



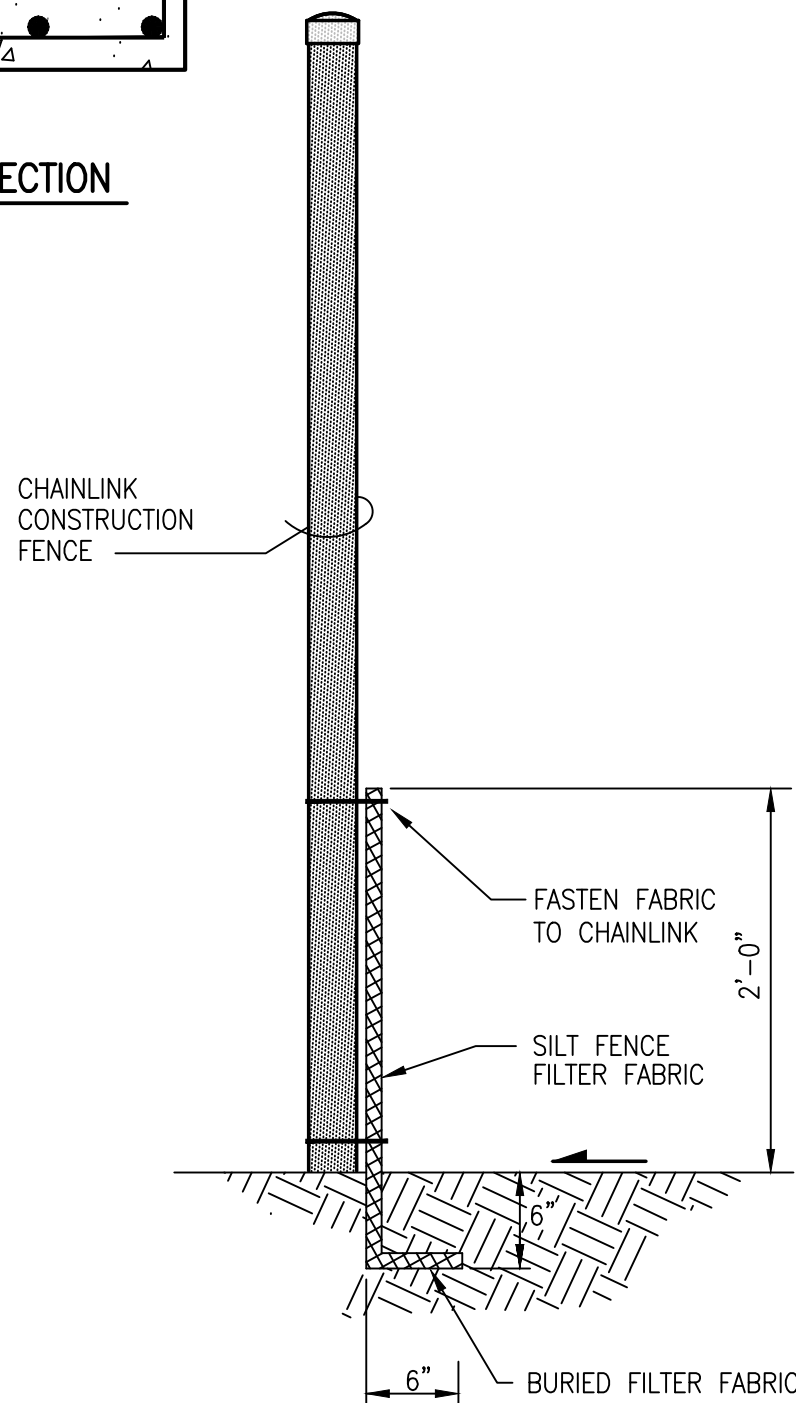
TYPICAL STRAW WATTLE INSTALLATION SECTION
SCALE: 1" = 1'-0"

SEED MIX FOR SANDY SOILS

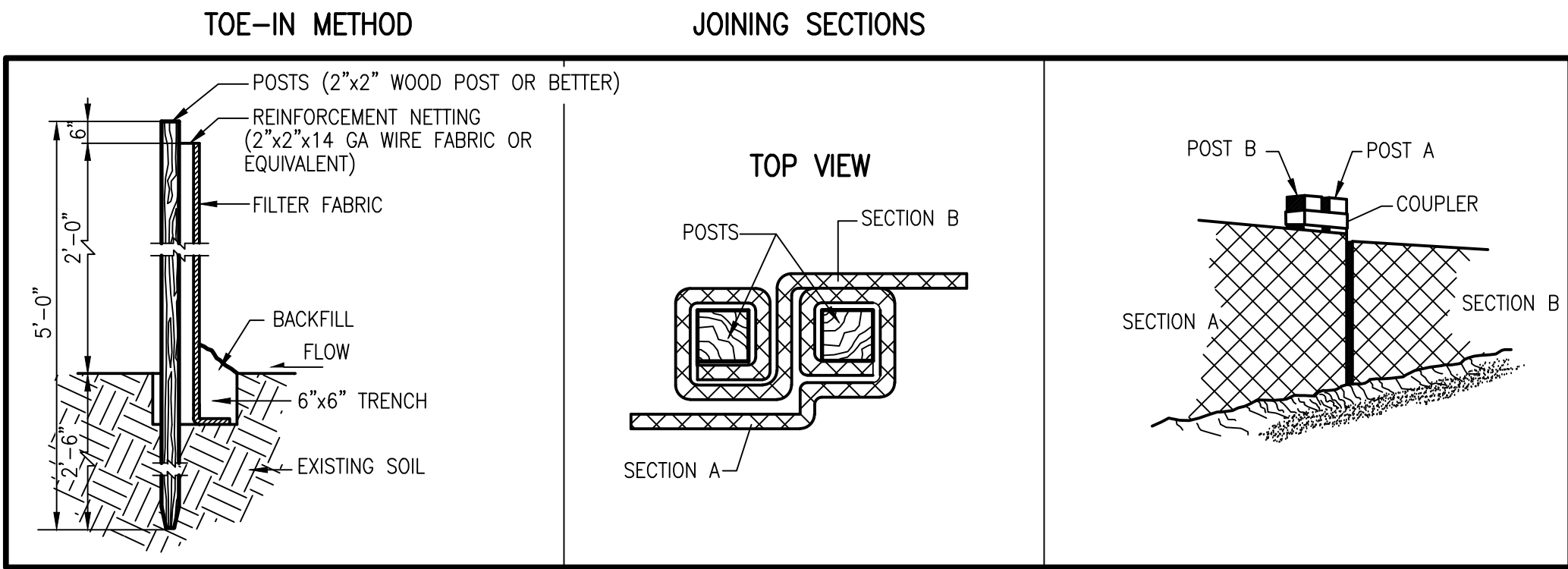
VARIETY/COMMON NAME	GENUS/SPECIES	PLS/ACRE
"PALOMA" INDIAN RICE GRASS	ORYZOPSIS HYMENOIDES	5.0
"VIVA" GALLETIA GRASS	HILARIA JAMESII	1.0
"NINER" SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	3.0
"HATCHITA" BLUE GRAMA	BOUTELOUA GRACILIS	1.0
SAND DROPSEED (NM REGION)	SPOROBOLUS CRYPTANDRUS	1.0
FOUR-WING SALTBUCH (NM REGION)	ATRIPLEX CANESCENS (DE-WINGED)	1.0
TOTAL RATE:		12.0 LBS/ACRE

EROSION AND SEDIMENT CONTROL PLAN NOTES:

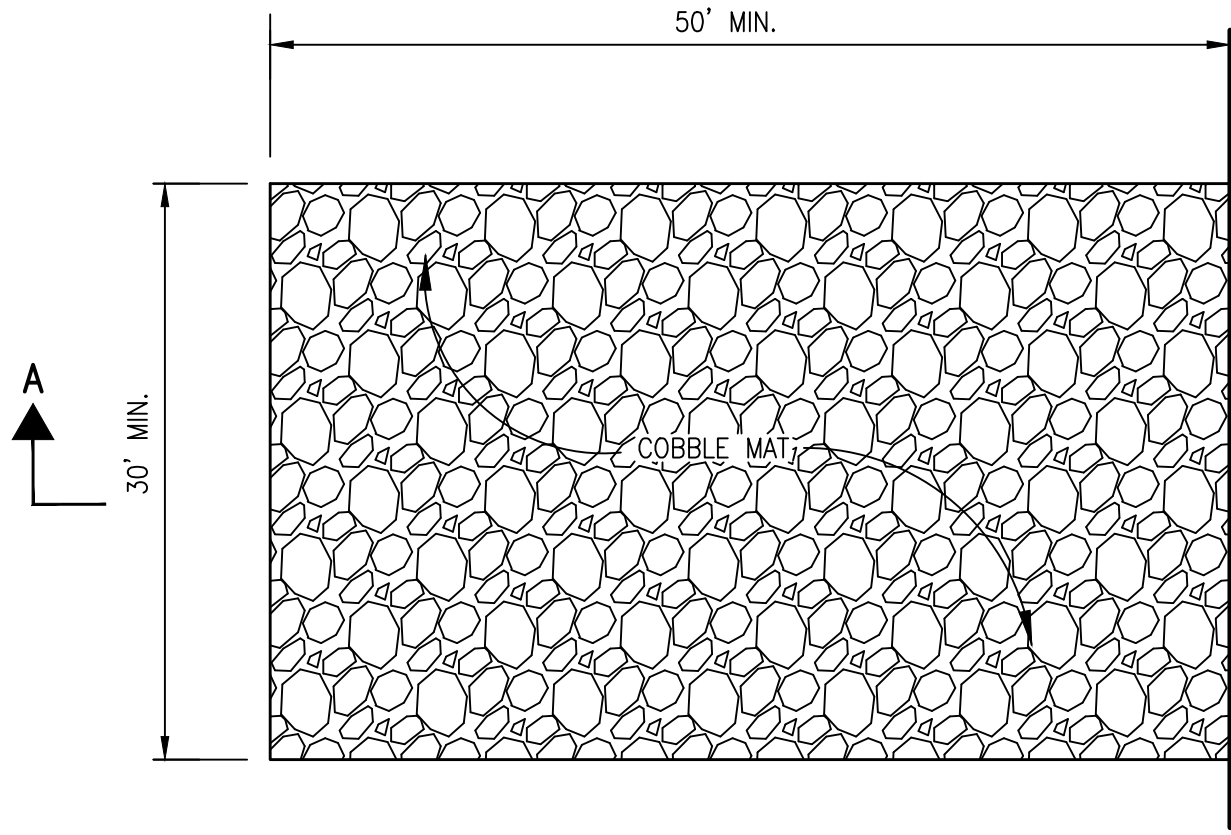
- THIS PLAN ADDRESSES GENERAL AND SPECIFIC MEASURES FOR CONSTRUCTION PHASE EROSION, SEDIMENT AND DUST CONTROL. IT IS INTENDED TO COMPLEMENT THE PROJECT SPECIFIC STORM WATER POLLUTION AND PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT.
- THE CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS BEFORE BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL ALL PERIMETER BMPs BEFORE BEGINNING CONSTRUCTION.
- REFER TO THE SWPPP PREPARED BY HIGH MESA CONSULTING GROUP, FOR PROJECT SPECIFIC PHASING AND INFORMATION. THIS PROJECT SHALL BE IMPLEMENTED IN PHASES TO MINIMIZE THE EXTENT AND DURATION OF SURFACE DISTURBANCE.
- REFER TO THE GRADING AND DRAINAGE PLAN PREPARED BY HIGH MESA CONSULTING GROUP.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR PRIVATE PROPERTY.
- THE CONTRACTOR SHALL PROMPTLY CLEAN-UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- THE CONTRACTOR SHALL CLEAN AND REMOVE ALL FUGITIVE DUST, SOIL AND DEBRIS RESULTING FROM THIS PROJECT FROM THE ADJACENT STREETS AT THE END OF EACH DAY.
- THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL GOOD HOUSEKEEPING MEASURES OUTLINED IN THE SWPPP INCLUDING , BUT NOT LIMITED TO, DAILY PICKING UP TRASH , LITTER AND CONSTRUCTION DEBRIS.
- THE CONTRACTOR SHALL PROMPTLY REMOVE SEDIMENT ACCUMULATION FROM SILT FENCES AND OTHER STRUCTURAL BMPs WITHIN 48 HOURS OF A RAINFALL EVENT.
- THE CONTRACTOR SHALL IMPLEMENT ONSITE STRUCTURAL EROSION CONTROL MEASURES AS REQUIRED TO COMPLY WITH THE EROSION AND SEDIMENT CONTROL PLAN AND SWPPP. THESE MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO SILT FENCES, EARTHEN DIKES, DRAINAGE DIVERSIONS, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, LEVEL SPREADERS, STORM WATER RETENTION SYSTEMS, GABIONS AND TEMPORARY OR PERMANENT SEDIMENT DETENTION BASINS. THE FOLLOWING MEASURES ARE PROPOSED FOR THIS PROJECT:
 - PERIMETER SILT FENCE
 - INTERIOR SILT FENCE
 - WATTLES
 - ONSITE INLET PROTECTION
 - INTERIM SEDIMENT DETENTION BASINS
 - GRAVEL MULCH
 - INTERIM REVEGETATION
 - SOIL STABILANT OR TACKIFIER
 - FILTER SOCK
- THE CONTRACTOR SHALL MINIMIZE OFFSITE VEHICLE TRACKING OF SEDIMENT AND DUST GENERATION.
- CONCRETE TRUCKS SHALL BE SENT BACK TO THE PLANT FOR WASHING; THE WASHING OF CONCRETE TRUCKS SHALL NOT BE PERMITTED ON THIS SITE UNLESS OTHERWISE PROVIDED FOR BY THIS PLAN. IF PROVIDED FOR BY THIS PLAN, CONCRETE TRUCKS MAY ONLY WASH OUT IN A DESIGNATED AND LINED WASHOUT FACILITY.
- OFFSITE MATERIAL STORAGE AREAS USED BY THIS PROJECT ARE CONSIDERED PART OF THE PROJECT AND THEREFORE SUBJECT TO THE REQUIREMENTS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SWPPP.
- UPON COMPLETION OF MASS GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH PERMANENT CONSTRUCTION, LANDSCAPING, VEGETATION AND/OR GRAVEL MULCH. SILT FENCING CAN BE REMOVED UPON SUCCESSFUL ESTABLISHMENT OF VEGETATION.
- THROUGHOUT THE DURATION OF THIS PROJECT, CONTRACTOR SHALL IMPLEMENT, MAINTAIN AND INSPECT ALL BMPs, KEEPING RECORDS OF EACH INSPECTION IN ACCORDANCE WITH THE SWPPP, AND KEEP RECORDS OF THE INSTALLATION MAINTENANCE, AND REMOVAL OF EACH BMP SPECIFIED BY THIS PLAN OR OTHERWISE PROVIDED FOR THROUGHOUT THE LIFE OF THE PROJECT.
- THOSE PORTIONS OF THE COMPLETED PROJECT NOT STABILIZED WITH PERMANENT CONSTRUCTION OR FORMAL LANDSCAPING SHALL BE REVEGETATED WITH NATIVE GRASS SEEDING FOR SANDY SOILS PER THE SEED MIX SPECIFIED HEREON AND SPECIFICATIONS CONTAINED WITHIN THE SWPPP.
- FINAL STABILIZATION OF THE PROJECT SITE WILL CONSIST OF THE FOLLOWING MEASURES:
 - PERMANENT BUILDING CONSTRUCTION
 - PERMANENT PAVING
 - FORMAL LANDSCAPING
 - GRAVEL MULCH
 - NATIVE GRASS VEGETATION
- TOTAL SITE AREA = 1.98 Ac.
- TOTAL DISTURBED AREA = 1.98 Ac.



CONSTRUCTION FENCE/SILT FENCE SECTION
SCALE: 1" = 2'-0"

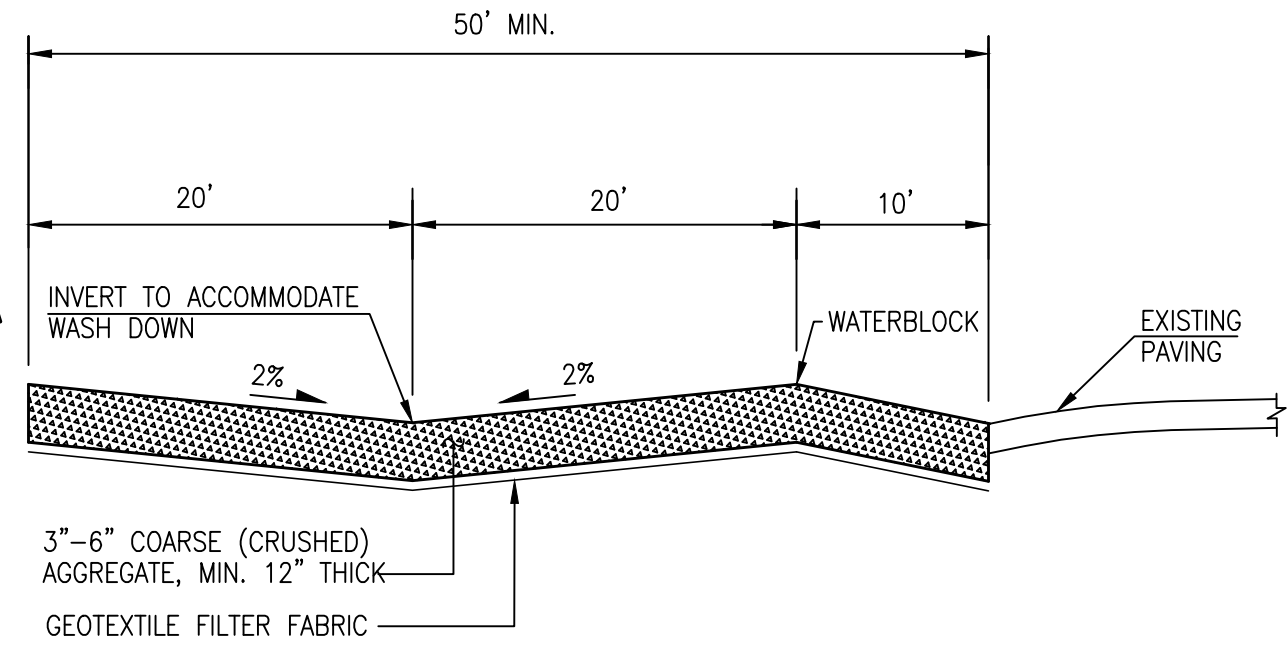


PREFABRICATED SILT FENCE DETAILS
NOT TO SCALE



PLAN

CONSTRUCTION ENTRANCE STABILIZATION
SCALE: 1" = 10'-0" HORIZ.



SECTION A-A

2018.027.1

HIGH MESA Consulting Group

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ARCHITECTURE / DESIGN / INSPIRATION

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ARCHITECT

ENGINEER

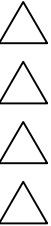


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REVISIONS



DRAWN BY J.Y.R.
REVIEWED BY G.M.
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PROJECT NO. 18-0038
DRAWING NAME

EROSION AND
SEDIMENT CONTROL
PLAN NOTES AND
DETAILS

SHEET NO.

ESC501
OF