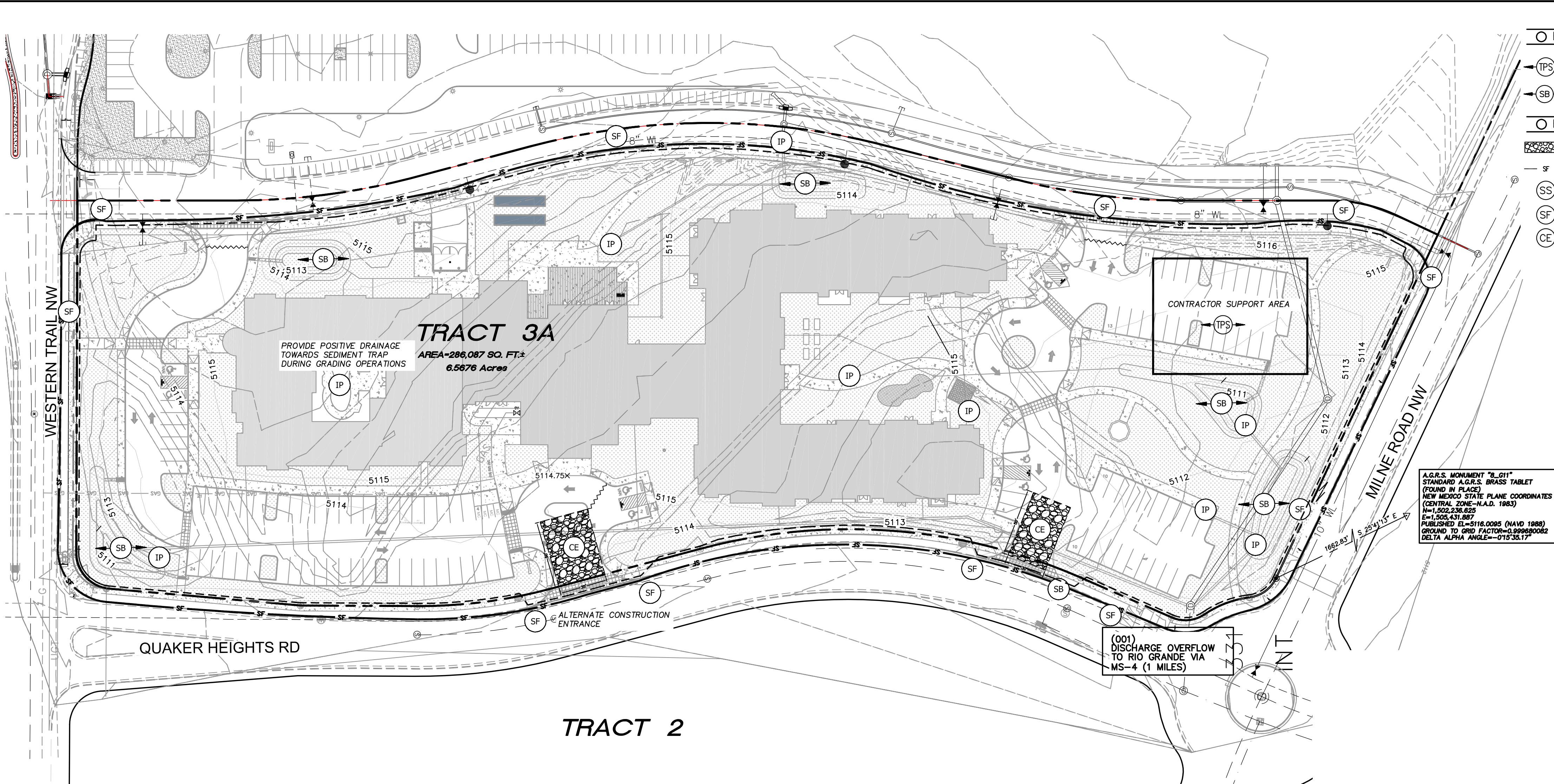
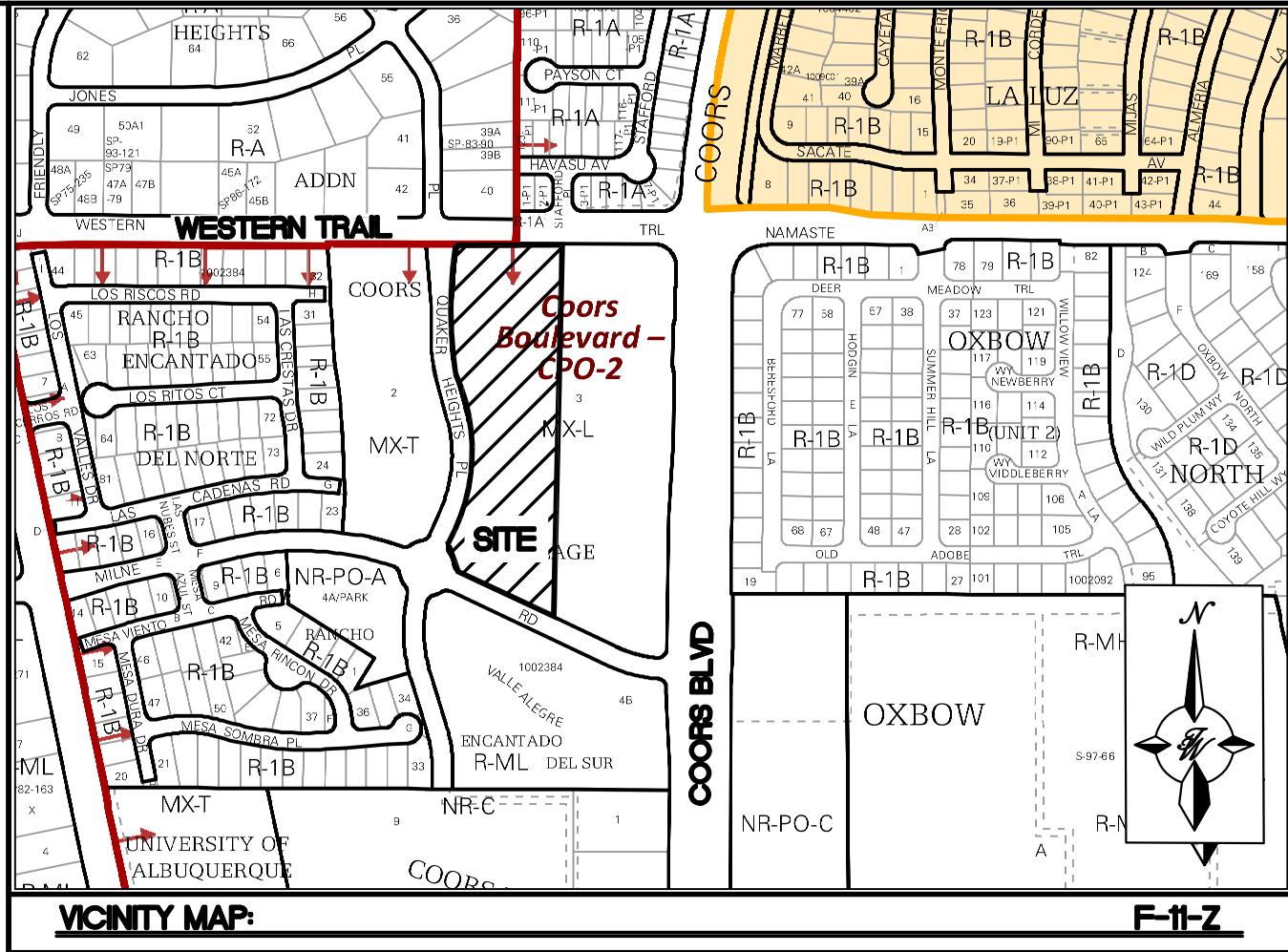


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- EROSION NOTES**
- TPS TPS TEMPORARY PARKING AND STORAGE
 - SB SB TEMPORARY SEDIMENT BASIN
- EROSION DETAILS**
- CE TEMPORARY STONE CONSTRUCTION EXIT
 - SF TEMPORARY SILT FENCE
 - SS SWPPP SIGN
 - SF SILT FENCE
 - CE CONSTRUCTION EXIT



GENERAL EROSION NOTES:

- THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE SWPPP BOOK, THE 2017 GENERAL CONSTRUCTION PERMIT, THIS DRAWING ("TEMPORARY EROSION CONTROL AND SEDIMENTATION PLAN"), STANDARD DETAILS ("TEMPORARY EROSION CONTROL AND SEDIMENTATION DETAILS"), EPA NOTICE OF INTENT PERMIT AND ALL SUBSEQUENT REPORTS, CORRECTIVE ACTIONS AND EROSION CONTROL RELATED DOCUMENTS.
- ALL OPERATORS AS DESIGNATED, CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH SITE ACTIVITIES RELATED TO STORM WATER POLLUTION PREVENTION SHALL REVIEW A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), THE 2017 CONSTRUCTION GENERAL PERMIT, THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), THE CLEAN WATER ACT OF 1972 AND BECOME FAMILIAR WITH THEIR CONTENTS.
- THE OPERATOR IN CONTROL OF DAILY SITE ACTIVITIES SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS THAT MAY OCCUR AT NO ADDITIONAL COST TO PROJECT OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO ALL FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. OPERATOR WITH CONTROL OF DAILY SITE ACTIVITIES SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY, LOCAL JURISDICTIONAL AUTHORITY OR SWPPP COMPLIANCE INSPECTOR.
- THE TEMPORARY EROSION CONTROL AND SEDIMENTATION PLAN IS A WORKING DOCUMENT AND IS REQUIRED TO BE UPDATED WITHIN 24 HOURS OF ANY CHANGES WHEN BMP'S ARE REPAIRED, RELOCATED OR REMOVED BY NOTING ON THE PLAN THE AREAS AND DATES OF THE REPAIRS, RELOCATIONS OR REMOVALS. AN ACTIVE COPY OF THE PLAN SHALL BE POSTED IN THE JOB SITE TRAILER ONSITE AND MUST BE MAINTAINED CURRENT AT ALL TIMES.
- CONTRACTOR SHALL MINIMIZE CLEARING AND EARTH DISTURBANCE TO THE MAXIMUM ACREAGE AS REQUIRED BY THE EPA CONSTRUCTION GENERAL PERMIT.
- CONTRACTOR SHALL DENOTE ON THIS PLAN, THE LOCATION OF TEMPORARY PARKING, STORAGE, PORTABLE SANITARY FACILITIES, OFFICE TRAILERS, AND ALL SUPPORT AREAS. RELOCATIONS OF EACH SHALL ALSO BE DOCUMENTED AS THEY OCCUR.
- ALL WASH OUT WATER USED FOR CONCRETE, MASONRY, PAINT AND OTHER MATERIALS SHALL HAVE ADEQUATE SIGNAGE WITH PROPER CONTAINMENT AND DISPOSED OF PROPERLY WHEN CAPACITY REACHES 50% OR PER VENDOR RECOMMENDATIONS. VENDORS AND TRADESMEN SHALL BE INFORMED OF THE REQUIREMENTS TO USE THE WASH OUT.
- A SPILL KIT SHALL BE READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS. A DISCHARGE OF ANY MATERIAL IN A QUANTITY THAT MAY WITHIN REASONABLE PROBABILITY CAUSE, INJURE OR BE DETRIMENTAL TO HUMAN HEALTH, ANIMAL OR PLANT LIFE, OR PROPERTY; OR INTERFERE WITH THE PUBLIC WELFARE MUST BE REPORTED TO THE NEW MEXICO ENVIRONMENTAL DEPARTMENT HOTLINE AT (505) 827-9329 FOR EMERGENCIES OR FOR NON EMERGENCIES AT (866)-428-6535.
- IF UNSURE IF THE SPILL IS OF A SIGNIFICANT QUANTITY, THE SPILL SHOULD BE REPORTED TO THE HOTLINE AND INFORMATION PROVIDED WITH DETAILS OF THE SPILL FOR FURTHER ACTIONS.
- DUST DURING CONSTRUCTION OPERATIONS SHALL BE FREQUENTLY CONTROLLED BY WATER SUPPRESSION METHODS ONLY. EARTH DISTURBING OPERATIONS SHALL CEASE IF HIGH WINDS ABOVE 35 MPH ARE PRESENT. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS IS STRICTLY PROHIBITED. OTHER CHEMICALS USED FOR DUST SUPPRESSION MUST BE APPROVED BY THE EPA PRIOR TO THEIR USE.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED, COVERED, LEAK PROOF CONTAINERS. CONTAINERS SHALL BE DISPOSED OF PROPERLY WHEN CAPACITY IS REACHED. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER.
- ALL STORM WATER POLLUTION PREVENTION MEASURES AND CONTROLS PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED PER THE SEQUENCE OF CONSTRUCTION AS NOTED.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS BEEN TEMPORARILY SUSPENDED FOR 14 DAYS, SHALL HAVE TEMPORARILY STABILIZATION IN PLACE NO LATER THAN 14 DAYS FROM THE LAST DATE OF CONSTRUCTION ACTIVITY OCCURRING THESE AREAS.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL HAVE PERMANENT CONTROLS IN PLACE NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. THE CITY HAS ACCEPTED ESTABLISHMENT OF NATURAL VEGETATION AS A STABILIZATION METHOD. ONCE THE STAND OF NATURAL VEGETATION HAS BEEN ESTABLISHED IT IS CONSIDERED STABILIZED AND IN LIEU OF ESTABLISHED VEGETATION THE CONTRACTOR CAN PLACE 2 INCHES OF ¾ INCH GRAVEL MULCH WITH AN APPROVED HYDRO-SEEDING MIXTURE ON SLOPES FOR PERMANENT PROTECTION.
- IF THE ACTION OF VEHICLES OR EQUIPMENTS TRAVELING OVER THE CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD FROM LEAVING THE SITE, THEN THE LENGTH OF THE EXIT SHOULD BE EXTENDED TO PROVIDE ADDITIONAL TIRE ROTATIONS, LARGER ROCK MAY BE USED TO CREATE A SUFFICIENT JARRING MOTION OR INSTALL A TIRE WASH OFF WITH A SEDIMENT TRAP BEFORE LEAVING THE SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- THE OPERATOR IN CHARGE OF THE DAILY SITES ACTIVITIES WILL BE RESPONSIBLE FOR REMOVING SEDIMENT OR SOILS ACCUMULATING MORE THAN 50% OF THE DESIGN CAPACITY IN DETENTION PONDS, SILT FENCING OR OTHER SIMILAR EROSION CONTROLS.
- ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES, AS REQUIRED PER THE CONSTRUCTION GENERAL PERMIT. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE ESC PLAN AND PERMITTED IN ACCORDANCE WITH LOCAL AUTHORITIES HAVING JURISDICTIONAL CONTROL.
- SLOPES SHALL BE LEFT WITH CROSS SLOPE GRADING PATTERN AND IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION RISKS. EXCESSIVE SLOPES MAY REQUIRE ADDITIONAL INDUSTRY STANDARD CONTROLS TO PREVENT EROSION.
- DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE OPERATOR IN CONTROL OF THE SITE'S DAILY ACTIVITIES SHALL BE RESPONSIBLE FOR ADJUSTING AND MAINTAINING ALL EROSION CONTROL TO PREVENT EROSION.
- ALL DISTURBED AREAS SHALL BE SUPPRESSED BY WATER AND ALL CONTROLS LEFT IN GOOD WORKING CONDITION AT THE END OF EACH WORKING DAY. THIS INCLUDES REPLACEMENT OF SILT FENCING AND/OR OTHER SURFACE CONTROLS, TRACK OUT SWEEP CLEAN, BACKFILL OF OPEN TRENCHES AND ANY OTHER EROSION CONTROLS.

GROUND COVER (PRE-CONSTRUCTION):

THE UNDISTURBED AND PRE-CONSTRUCTION GROUND COVER CONSISTS OF UNCOMPACTED SOIL WITH NATIVE GRASSES, WEEDS, AND SHRUBS WITH MINIMAL TO NO DISTURBANCES TO GRADING.

SOIL INFORMATION		POM (%) TEXTURE CLASS		
		<0.5	2	4
Madurez-Wink Association		0.35	0.30	0.24
Particle Size - USDA - Fine Sandy Loam:		80% of Fragments = 2 - 74mm		
		20% of Fragments = 75 - 249mm		

NATURE AND EXTENT OF CONSTRUCTION ACTIVITIES:

NATURE OF CONSTRUCTION ACTIVITIES: ROUGH/FINE GRADING OF THE SITE, INSTALLATION OF PRIVATE UTILITIES (WATER, SANITARY, & STORM), PAVING OF ONSITE PARKING, CURB, AND SIDEWALKS, AND CONSTRUCTION OF BUILDING.

PROPERTY SIZE: 6.57 ACRES

DISTURBED AREA SIZE: 6.10 ACRES

DESCRIPTION OF CONSTRUCTION SUPPORT ACTIVITIES: EQUIPMENT STAGING YARD, MATERIALS STORAGE AREA, EXCAVATED MATERIALS DISPOSAL/STORAGE AREAS.

MAXIMUM DISTURBED AREA SIZE: 6.10 ACRES

ESC PLAN STANDARD NOTES:

- 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 2017 CONSTRUCTION GENERAL PERMIT (CGP), AND
 - THE CITY OF ALBUQUERQUE CONSTRUCTION BMP MANUAL.
- 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.
- 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 ¼ 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.
- STABILIZATION REPORTS MUST BE KEPT BY THE PERSON OR ENTITY AUTHORIZED TO DIRECT THE CONSTRUCTION ACTIVITIES ON THE SITE AND MADE AVAILABLE UPON REQUEST. REPORTS SHOULD INCLUDE RECORDS OF WEED REMOVAL PER CITY ORDINANCE (§ 9-8-1), STERILIZATION, SOIL TEST RESULTS AND RECOMMENDATION, MATERIALS AND MANUFACTURER'S SPECIFICATIONS FOR APPLICATION RATES, ESTIMATED FUNCTIONAL LONGEVITY, METHODS OF APPLICATION, INSPECTION AND MAINTENANCE. THE REDUCED SELF-INSPECTION SCHEDULE IN CGP 4.4.1 APPLIES TO STABILIZED AREA AND ANY DAMAGED OR WORN STABILIZATION MUST BE IDENTIFIED IN THE REPORTS ALONG WITH WEED PROBLEMS. CORRECTIVE ACTIONS FOR STABILIZATION SHALL BE DOCUMENTED IN A STABILIZATION REPORT INCLUDING ACTUAL RATES AND DATES OF STABILIZATION, AND THE MATERIALS AND MANUFACTURER'S SPECIFICATIONS USED.
- BMP'S SHALL BE INSPECTED AND MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED IN ACCORDANCE WITH THE FINAL STABILIZATION CRITERIA (CGP 2.2.14.b). GENERALLY, ALL DISTURBED AREAS, OTHER THAN STRUCTURES AND IMPERVIOUS SURFACES, MUST HAVE UNIFORM PERENNIAL VEGETATION THAT PROVIDES 70 PERCENT OR MORE OF THE COVER PROVIDED BY NATIVE VEGETATION OR SEED THE DISTURBED AREA AND PROVIDE NON-VEGETATIVE MULCH THAT PROVIDES COVER AT LEAST THREE YEARS WITHOUT ACTIVE MAINTENANCE. FINAL STABILIZATION MUST BE APPROVED BY THE CITY OF ALBUQUERQUE PRIOR TO REMOVAL OF BMP'S AND DISCONTINUATION OF INSPECTIONS.

BMP MAINTENANCE

ALL MEASURES STATED IN THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR UNTIL FINAL STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AT THE END OF THE WORKDAY BY A QUALIFIED MEMBER OF THE SWPPP COMPLIANCE TEAM. THE OPERATOR WITH CONTROL OF THE SITES DAILY ACTIVITIES IS RESPONSIBLE TO MAINTAIN, CLEAN AND REPAIR EROSION CONTROLS IN ACCORDANCE WITH THE FOLLOWING:

- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED, IF THEY SHOW SIGNS OF UNDERMINING OR DETEIORATION. SEDIMENT SHALL BE REMOVED TO INSURE PROPER FLOWS. INLET PROTECTION TYPES MAY NEED TO BE MODIFIED DURING THE CONSTRUCTION PROGRESS.
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND OF VEGETATION IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RE-SEEDED AS NEEDED.
- SILT FENCES, WADDLES OR OTHER CONTROLS SHALL BE REPLACED OR REPAIRED TO PROPER FUNCTIONING CONDITION, IF DAMAGED. SEDIMENT AND SOIL SHALL BE REMOVED WHEN REACHES ONE-HALF THE HEIGHT OF THE CONTROL.
- THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING, EXTENDING OR OTHER MODIFICATIONS TO THE CONSTRUCTION EXITS AS CONDITIONS DEMAND. SITE TRAFFIC SHOULD BE LIMITED TO THE CONTROLLED EXITS ONLY.
- SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- REFERENCE THE SWPPP BOOK FOR ALL EROSION CONTROL MAINTENANCE PROCEDURES AND FREQUENCIES. CONSULT THE SWPPP PREPARED WITH ANY QUESTIONS REGARDING THIS SWPPP AND ITS REQUIREMENTS.

SEQUENCE OF CONSTRUCTION

- INSTALL STABILIZED CONSTRUCTION ENTRANCES.
- POST PUBLIC NOTICE PER DETAIL
- INSTALL DOWN GRADIENT PERIMETER CONTROLS.
- INSTALL SEDIMENT CONTROLS AT INLETS AND DRAINAGE STRUCTURES.
- INSTALL SEDIMENT TRAP BASINS INCLUDING EMERGENCY OVERFLOW.
- NOTIFY SWPPP COMPLIANCE INSPECTOR OF COMPLETION OF THE ABOVE.
- BEGIN GRUBBING AND SOIL DISTURBING ACTIVITIES.
- PROVIDE POSITIVE GRADES TOWARDS SEDIMENT PONDS DURING SITE GRADING.
- INSTALL INTERMEDIATE CONTROLS OF STEEP SLOPES.
- PROVIDE TEMPORARY STABILIZATION OF DISTURBED AREAS OR STOCKPILES.
- START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
- FINISH GRADING THE SITE.
- COMPLETE SITE FINAL STABILIZATION

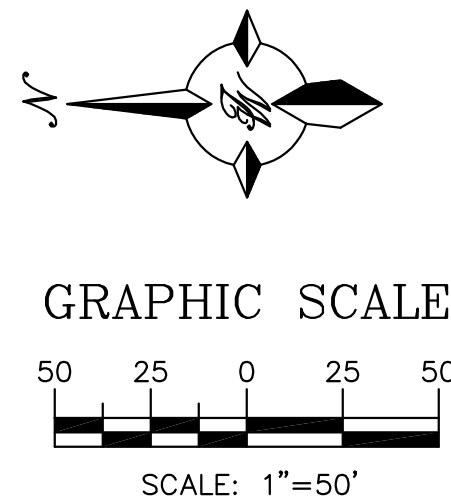
GENERAL NOTES:



- PROVIDE POSITIVE DRAINAGE TOWARDS SEDIMENT TRAPS DURING GRADING OPERATIONS.
- INSTALL WATTLES ALONG LINEAR CONSTRUCTION OF SD
- PROVIDE POSITIVE DRAINAGE TO TEMPORARY SEDIMENT BASIN DURING ALL GRADING ACTIVITIES
- OFFSITE GRADING AND ROADWAY IMPROVEMENTS ARE TO BE COMPLETED BY OTHERS. COORDINATION OF OFFSITE BMP'S WITH PROPOSED ONSITE BMP'S SHALL BE REQUIRED BY THE CONTRACTOR(S)

- PROPOSED**
- BOUNDARY LINE
 - LIMITS OF DISTURBANCE
 - CONTOUR ELEVATIONS

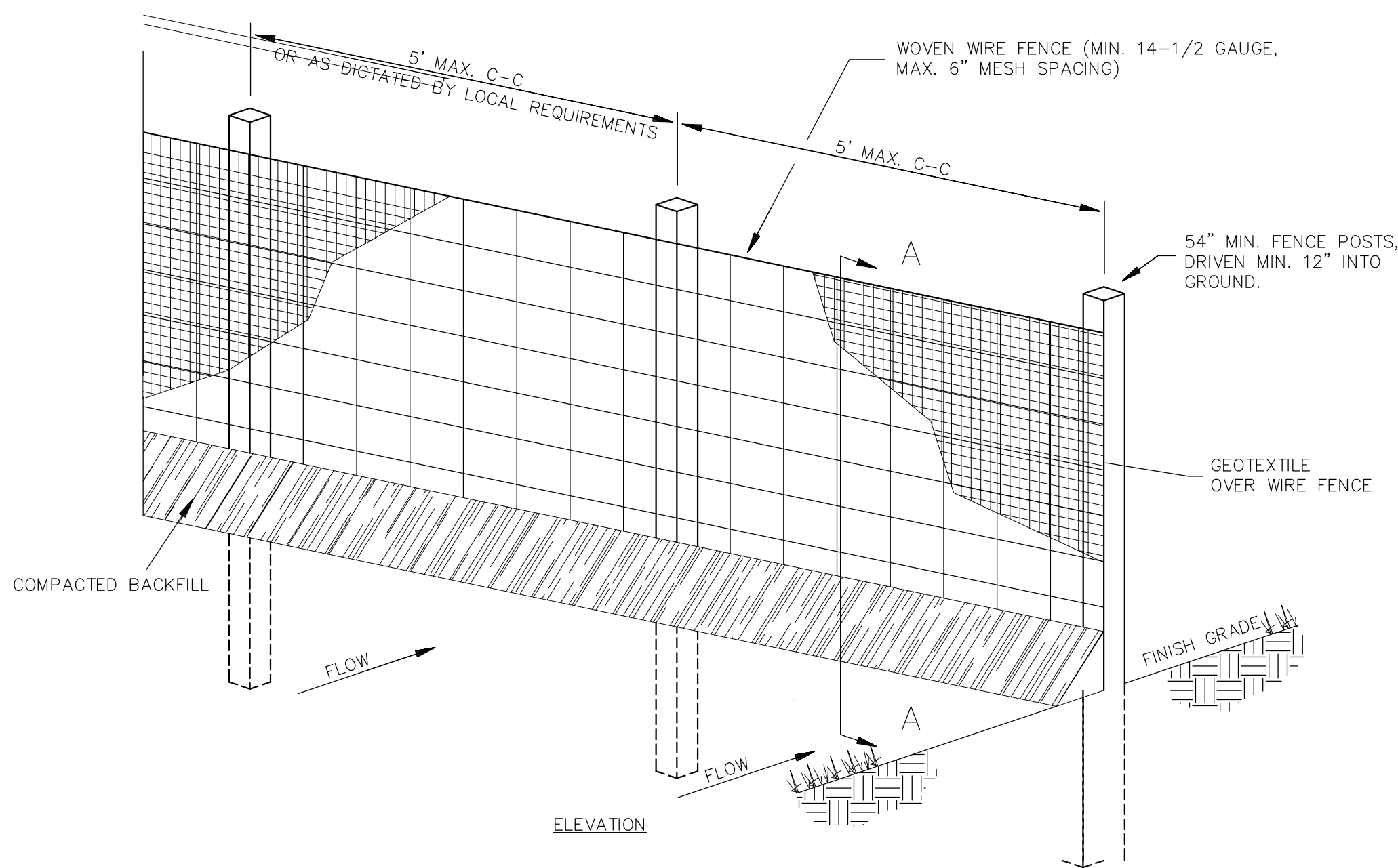
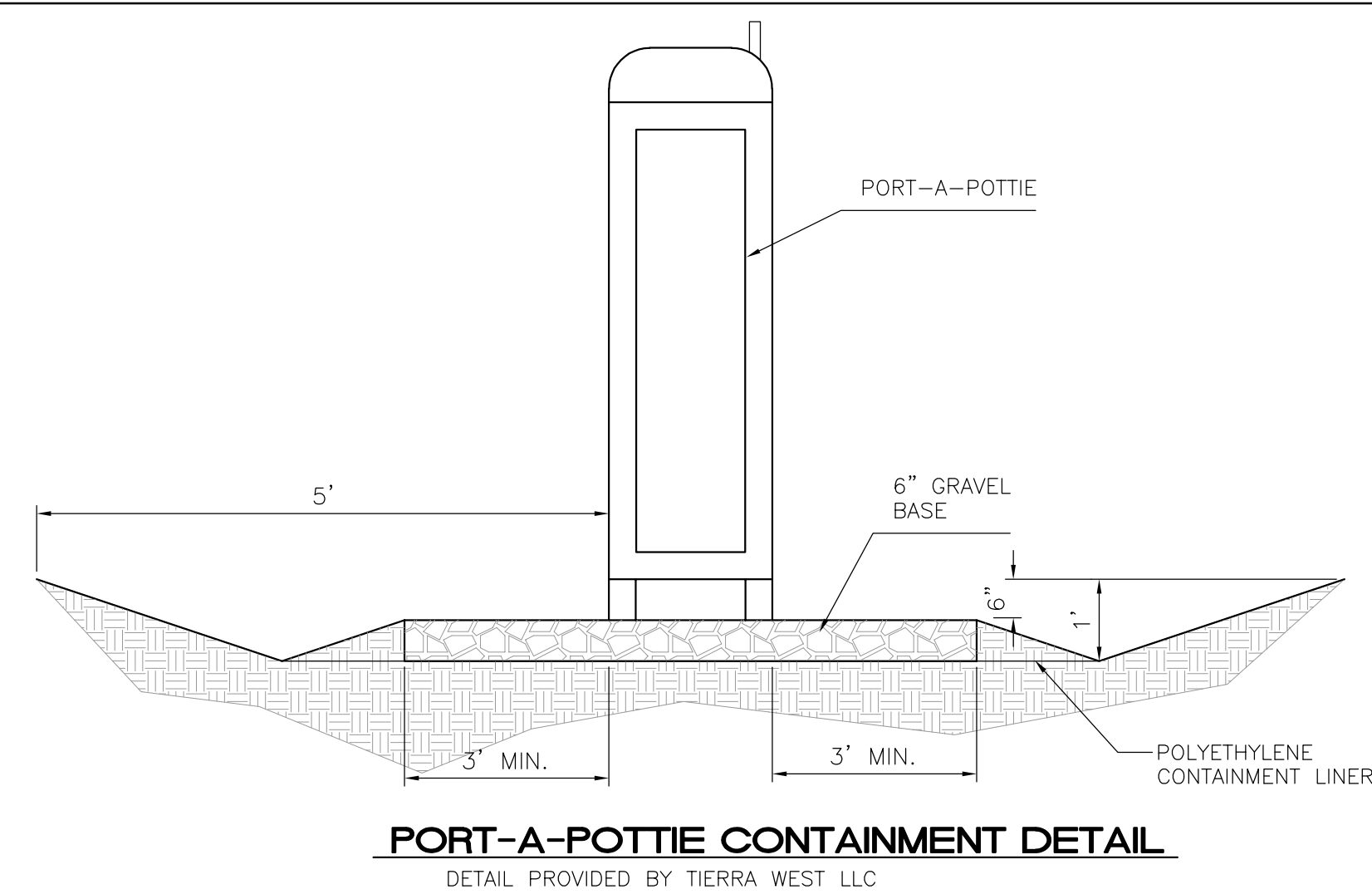
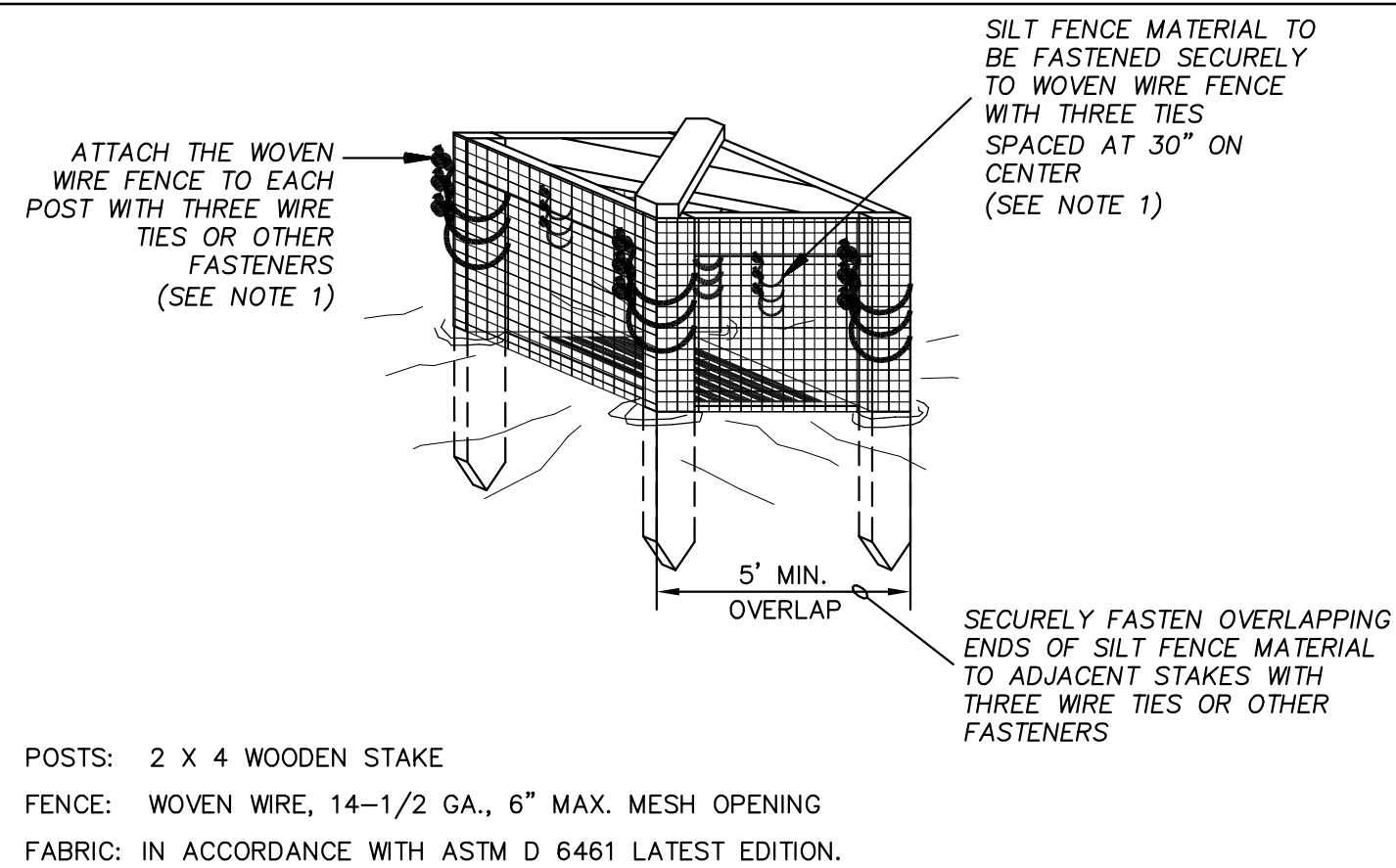
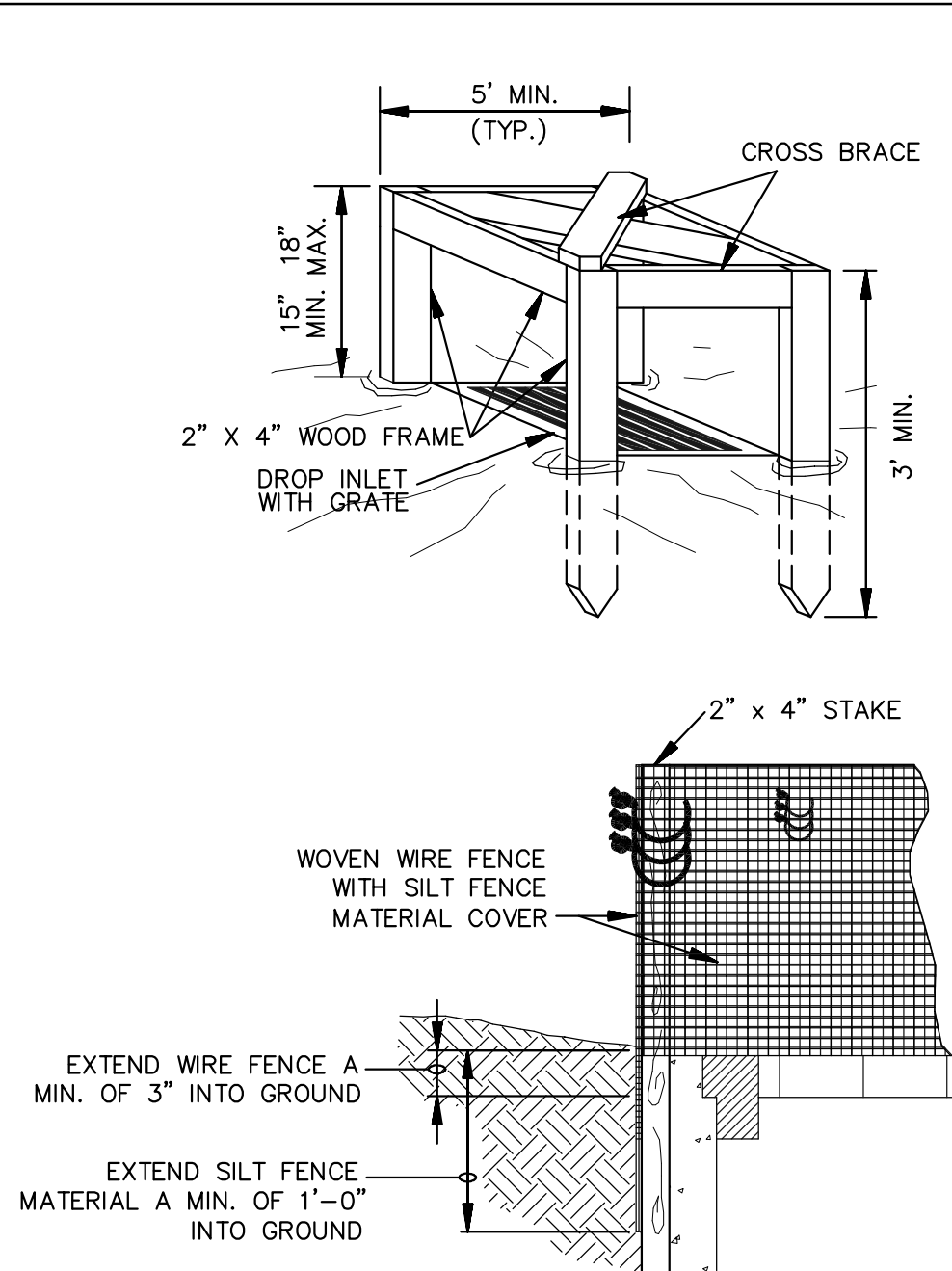
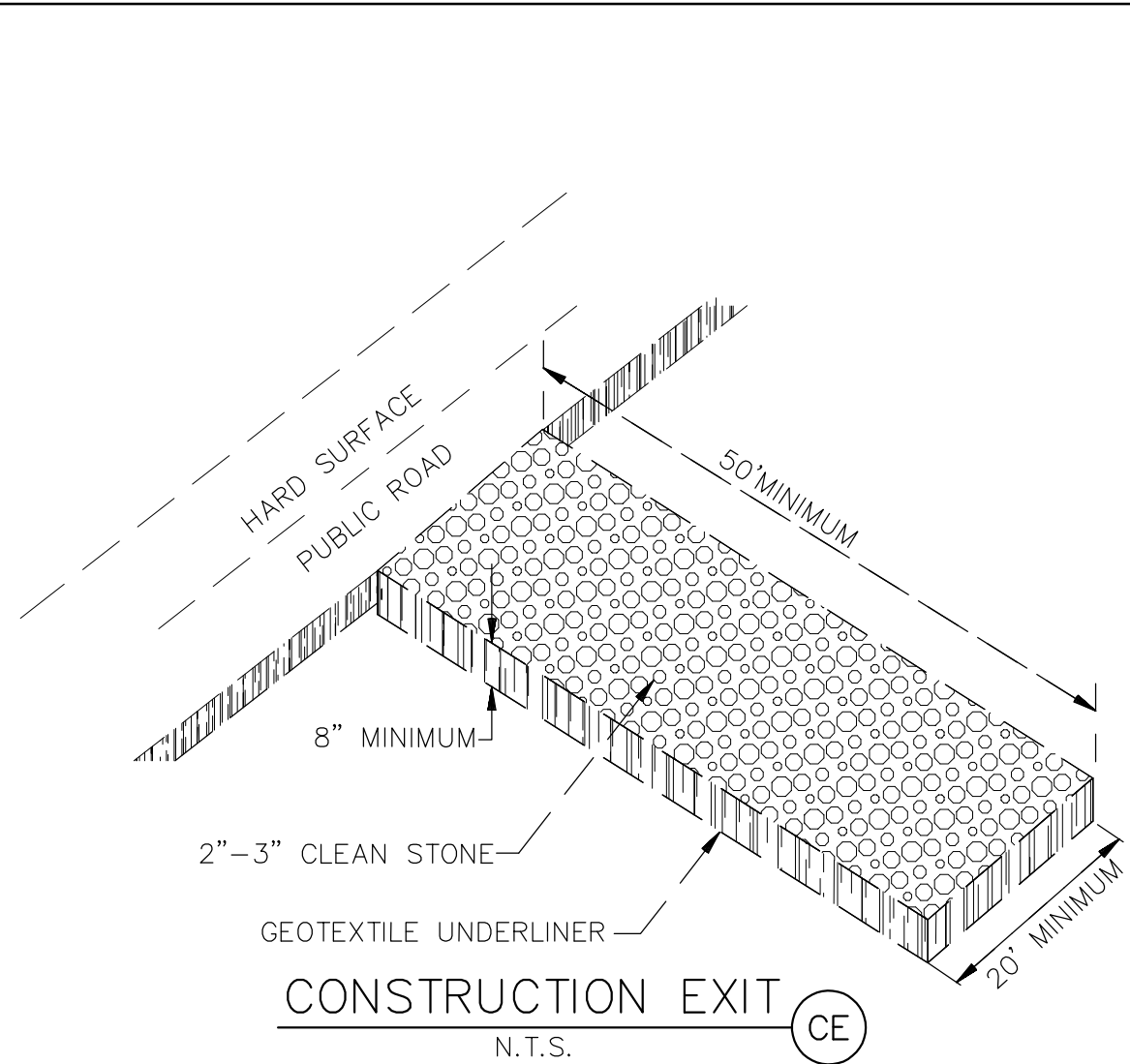
- EROSION DETAILS**
- CE TEMPORARY STONE CONSTRUCTION EXIT
 - SF TEMPORARY SILT FENCE
 - ST TEMPORARY SEDIMENT TRAP
 - IP INLET PROTECTION
 - SB TEMPORARY SEDIMENT BASIN

- EROSION NOTES**
- TPS TEMPORARY PARKING AND STORAGE



ENGINEER'S SEAL	EROSION CONTROL PLAN	DRAWN BY RG
 5/17/2021		DATE 05/17/2021
		DRAWING 2019064-SWPPP
RONALD R. BOHANNAN P.E. #7868	 <i>TERRA WEST, LLC</i> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # SW-1 JOB # 2019064

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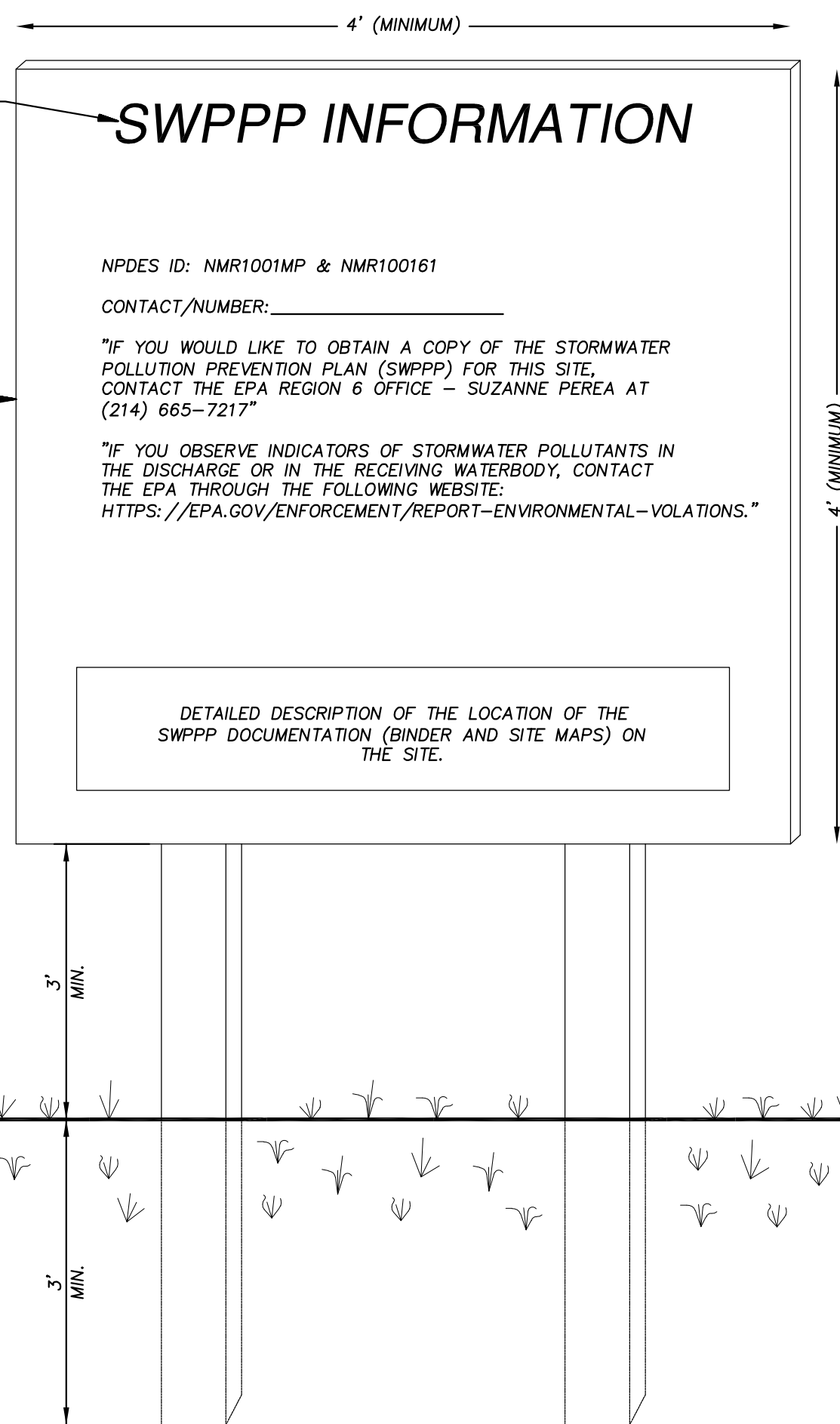


SILT FENCE INLET PROTECTION

N.T.S.

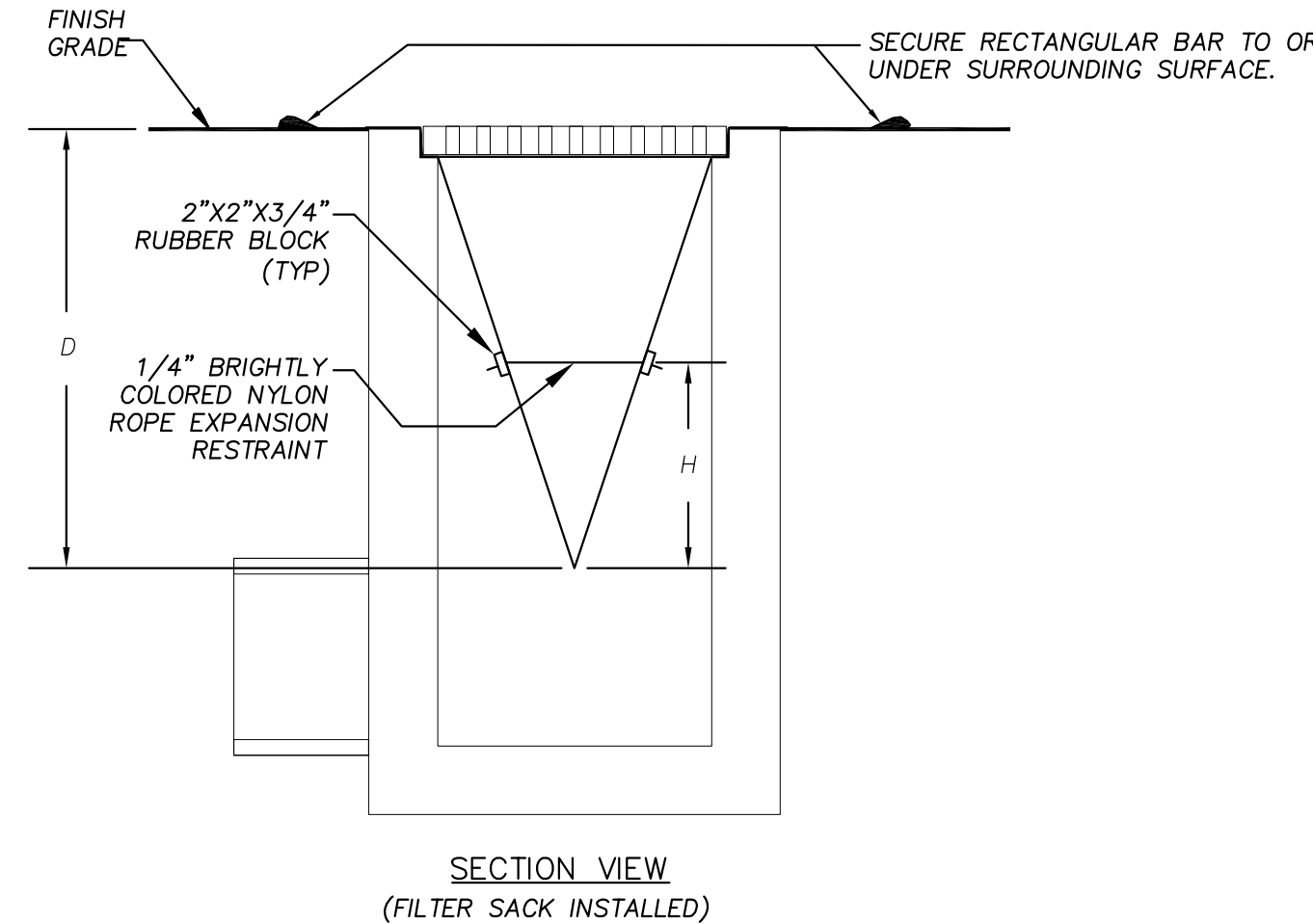
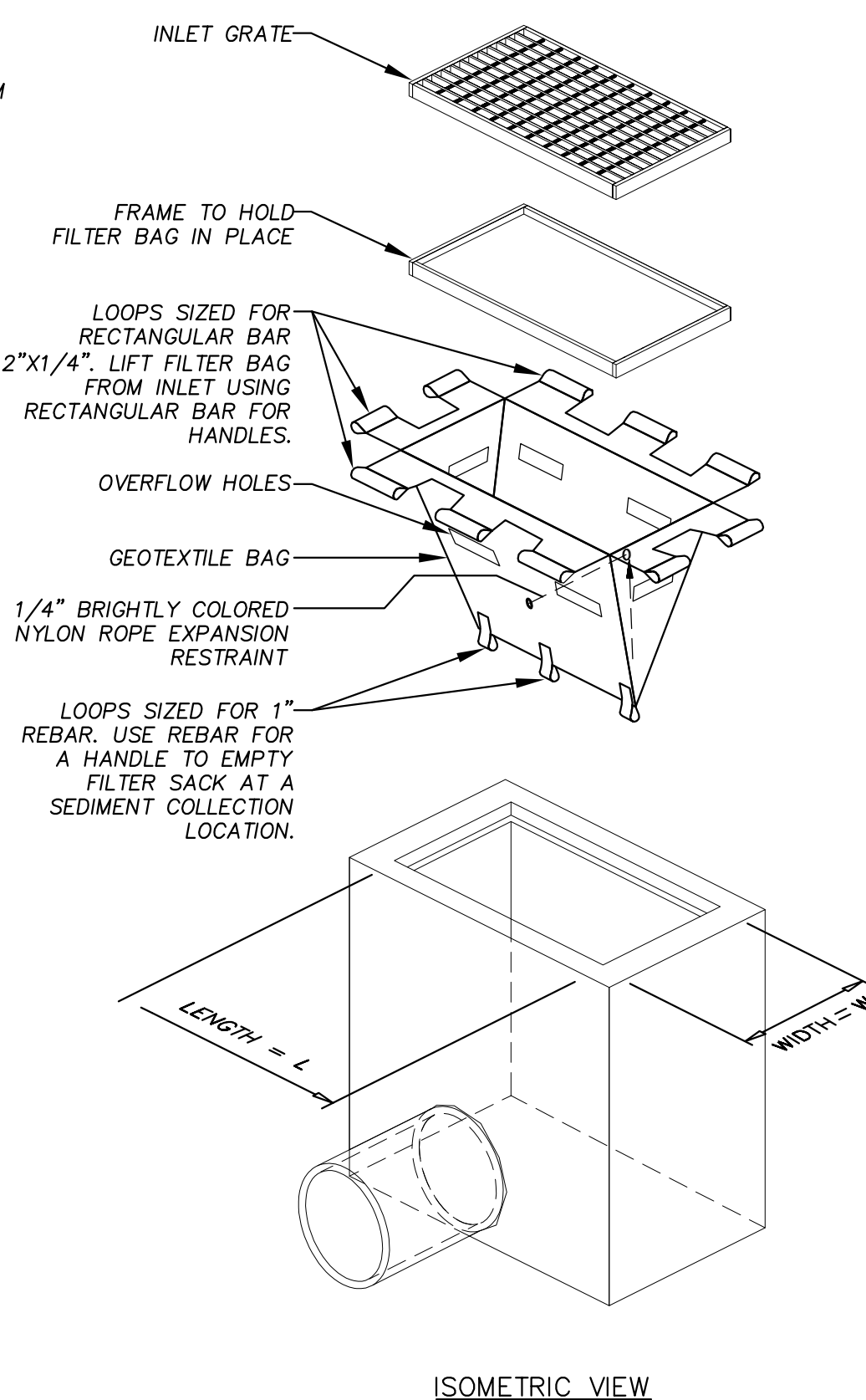
"SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.

SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).



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.



NOTES:

1. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
2. PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
3. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
4. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
5. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

MAINTENANCE NOTES:

1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPs, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

IPS INLET PROTECTION FILTER SACK

N.T.S.

FOR USE ONLY IN PAVED AREAS WHERE SEDIMENT LOADS ARE EXPECTED TO BE VERY LOW. FILTER SACK MUST HAVE OVERFLOW HOLES TO PREVENT PONDING.

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS INDICATED OTHERWISE.

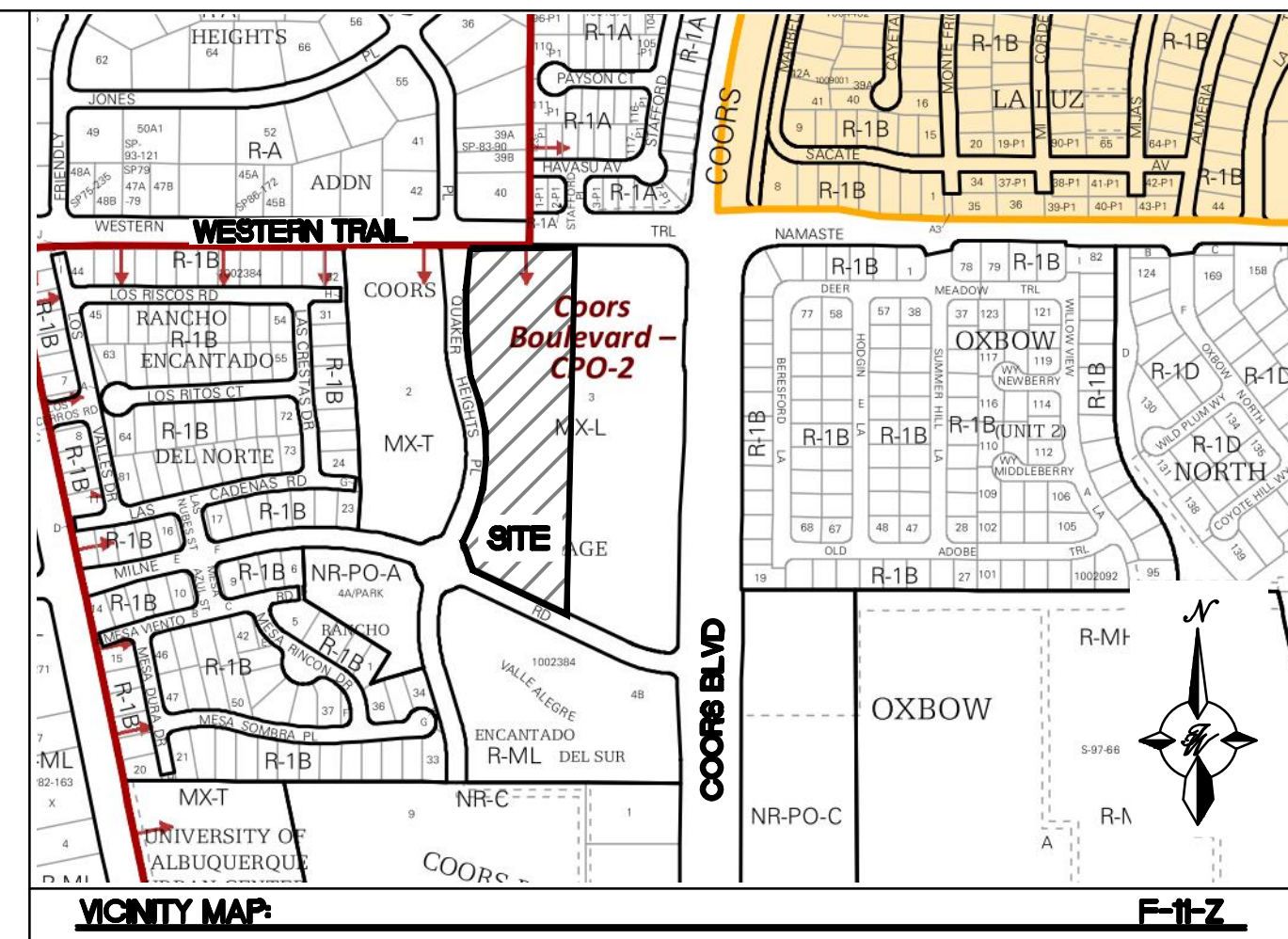
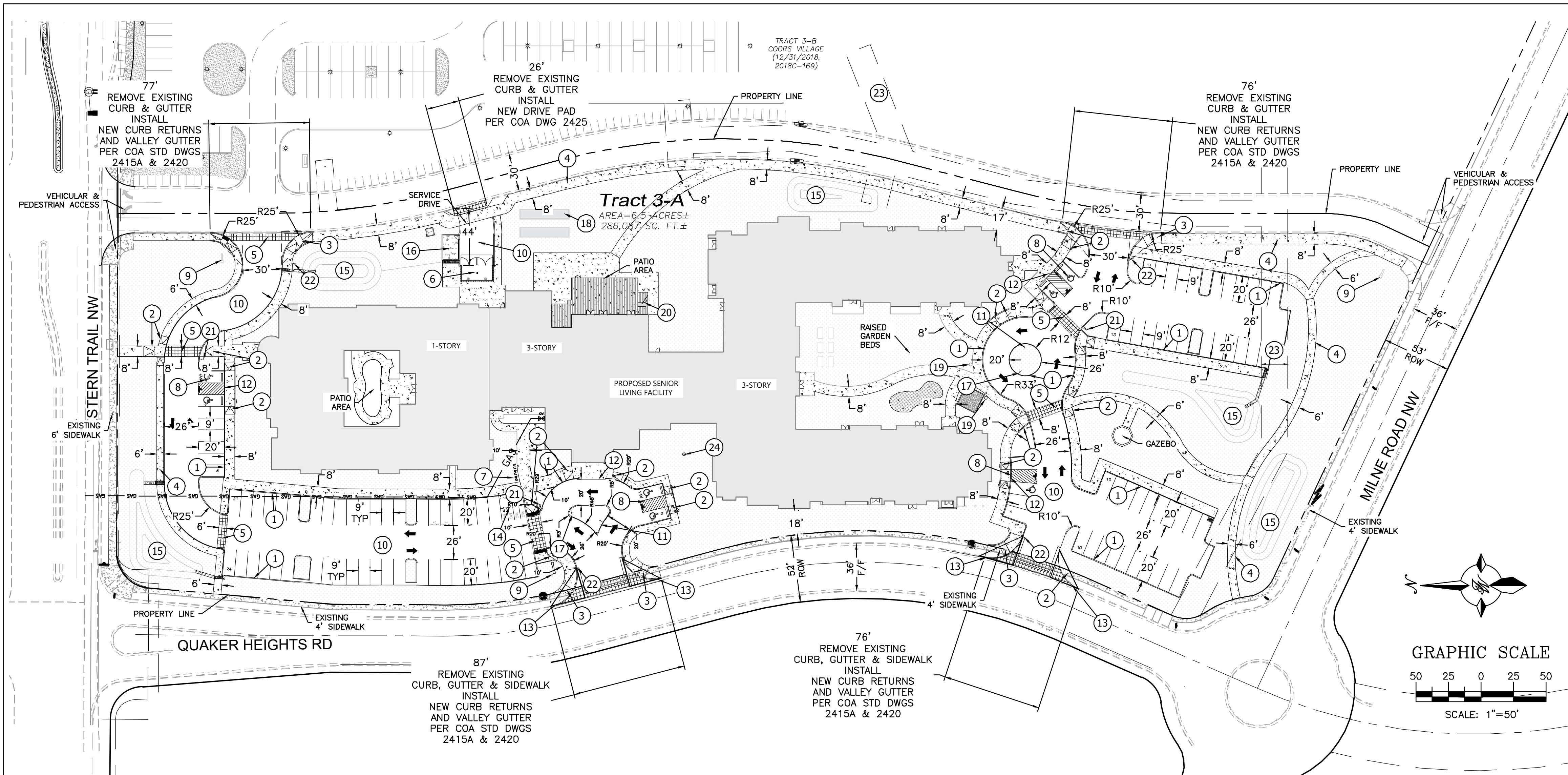
SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT

N.T.S.

SWPPP INFORMATION SIGN

N.T.S.

	ENGINEER'S SEAL	TRACT 3A COORS VILLAGE	DRAWN BY RMG
		4500 QUAKER HEIGHTS ABO NM 87120	DATE 05/17/2021
		EROSION CONTROL DETAILS	DRAWING 2019064-SWPPP
		 TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.terrawestllc.com	SHEET # SW-2 JOB # 2019064



LEGAL DESCRIPTION
Lot 3-A Coors Village Albuquerque, Bernalillo County, New Mexico January 2020

SITE INFORMATION SITE AREA ANALYSIS

ZONE: MX-L (MIXED USE - LOW INTENSITY ZONE DISTRICT)	AREA (SF)	% OF SITE
LOT AREA: 6.56 ACRES	SITE AREA 286,087	100%
PARCEL: TRACT 3A, COORS VILLAGE	BUILDING AREA 64,391	22.8%
BUILDING FOOTPRINT: 64,391 SF	HARDSCAPE 30,709	10.7%
	PARKING/ROADS 70,403	26.3%
	LANDSCAPE 118,188	41.3%

PARKING

RESIDENTIAL USE	REQUIREMENT	UNIT/BEDS	PARKING PROVIDED
ASSISTED LIVING	1 SPACE / 3 BEDS	148 BEDS	50
NURSING HOME (MC)	1 SPACE / 5 BEDS	26 BEDS	6
ACCESSIBLE STALLS	101 - 300 SPACES = 8 ACC, 2 VAN	108	8
BICYCLE PARKING	10% OF REQ'D OFF STREET PARKING	56	6
TOTAL REQUIRED FOR CAMPUS: 56 STALLS			
TOTAL PROVIDED: 102 STANDARD STALLS, 8 ACCESSIBLE = 108 TOTAL PARKING STALLS			

PROJECT NUMBER: PR-2018-001584
APPLICATION NUMBER: SI-2018-00151

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	Date
ABCWUA	Date
Parks & Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

KEYED NOTES:

- 1 CURB & GUTTER (SEE DETAIL SHEET C4)
- 2 STRAIGHT HC RAMP (SEE DETAIL SHEET C4)
- 3 CURB RETURN HC RAMP (SEE DETAIL SHEET C4)
- 4 SIDEWALK (DIMENSION ON PLAN) PER COA STD DWG #2430
- 5 PAVED PEDESTRIAN CROSSING OF COLORED, TEXTURED CONCRETE, DIMENSION ON PLAN (SEE NOTE 11 THIS SHEET)
- 6 DUMPSTER ENCLOSURE RECYCLE & WASTE (SEE DETAIL SHEET C4)
- 7 BIKE RACK (SEE DETAIL SHEET C5)
- 8 ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET C7 FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE). (SEE DETAIL SHEET C5)
- 9 PROPOSED MONUMENT SIGN (SEE ELEVATION SHEET C7 FOR DETAILS)
- 10 ASPHALT PAVEMENT (REFER GEOTECH REPORT)
- 11 ONE WAY SIGN (RIGHT DIRECTION)
- 12 ZERO CURB (SEE DETAIL SHEET C4)
- 13 SIGHT TRIANGLE (SEE NOTE 9 THIS SHEET)
- 14 MOTORCYCLE PARKING SIGN (SEE DETAIL SHEET C5)
- 15 SNOW POND (SEE GRADING SHEET FOR DETAILS)
- 16 GENERATOR BUILDING
- 17 "ONE WAY DO NOT ENTER" SIGN
- 18 SHUFFLE BOARD AND BOCE AREA (REFER ARCH PLANS)
- 19 PET WASTE BIN
- 20 OUTDOOR FIRE PIT
- 21 INSTALL PEDESTRIAN CROSSWALK SIGN BACK-TO-BACK REF: K-6534
- 22 INSTALL 36" R1-1 STOP SIGN
- 23 A 20' WIDE PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT 3-B MAINTAINED BY THE UNDERLYING PROPERTY OWNERS OF TRACT 3-A AND 3-B (12/31/2018, 2018C-169)
- 24 FLAG POLE (SEE ARCH. PLANS FOR DETAILS)

LEGEND

- | | |
|-------|------------------------|
| ===== | CURB & GUTTER |
| ----- | BOUNDARY LINE |
| ----- | EASEMENT |
| ----- | CENTERLINE |
| ----- | RIGHT-OF-WAY |
| ===== | BUILDING |
| ===== | SIDEWALK |
| ===== | SCREEN WALL |
| ===== | RETAINING WALL |
| ===== | STREET LIGHTS |
| ----- | LANE |
| ----- | STRIPING |
| ----- | EXISTING CURB & GUTTER |
| ----- | EXISTING BOUNDARY LINE |
| ===== | EXISTING SIDEWALK |
| ----- | EXISTING LANE |
| ----- | EXISTING STRIPING |

NOTES:



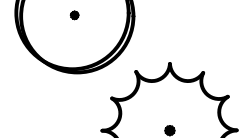
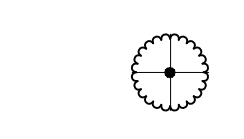
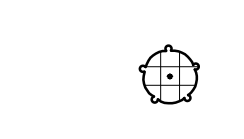
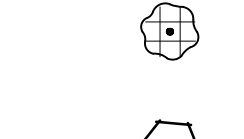
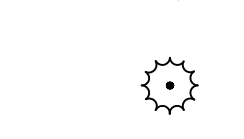

1. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
2. THE SITE IS WITHIN 300' OF BUS ROUTE #96, #790 AND #155 ON COORS BOULEVARD.
3. LIGHT POLES SHALL BE A MAXIMUM OF 16' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 16' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH. BUILDING MOUNTED LIGHTING SHALL BE PROVIDED AT ALL BUILDING ENTRANCES AND EXITS. ALL SITE AND ACCESS LIGHTING SHOULD BE DESIGNED AS ENERGY SAVING LED LIGHTS.
4. STRUCTURE HEIGHT UP SHALL BE PER R-3 ZONE WITHIN TRACT 3-A AND SHALL ADDITIONALLY COMPLY WITH COORS CORRIDOR PLAN HEIGHT RESTRICTIONS.
5. SETBACKS SHALL BE PER THE R-3 ZONE WITHIN TRACT 3-A.
6. TRACT 3A SHALL ONLY BE OPERATED AS "HOUSING FOR OLDER PERSONS" AS THAT TERM IS DEFINED AT 42 U.S.C. SECTION 3607(B)(2). RESTRICTED TO RESIDENTS OF AGE 55 AND OLDER. THE FACILITY MAY PROVIDE SUPPORTIVE SERVICES SUCH AS MEALS, HOUSEKEEPING, SOCIAL ACTIVITIES, AND TRANSPORTATION.
7. BUILDING-MOUNTED LIGHTING SHALL BE PROVIDED AT ALL BUILDING ENTRANCES AND EXITS.
8. DUMPSTER ENCLOSURE SHALL BE PAINTED TO COMPLIMENT THE BUILDING.
9. MINI CLEAR SIGHT TRIANGLE 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 (11'X11' PER DPM 7-11(D)).
10. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB AND GUTTER AS REQUIRED PER COA STD DWG 2430 AND 2415A.
11. PROPOSED DRIVE AISLE CROSSINGS TO BE ENHANCED INTEGRAL COLORED VEHICULAR CONCRETE PAVING WITH CONCRETE BANDS. SIDEWALKS TO BE CONCRETE.

INDEX TO DRAWINGS



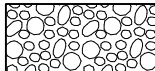
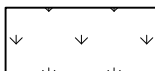
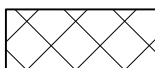

- | | |
|-----|-------------------------------|
| C1. | SITE PLAN FOR BUILDING PERMIT |
| C2. | GRADING AND DRAINAGE PLAN |
| C3. | MASTER UTILITY PLAN |
| C4. | CONSTRUCTIONS DETAILS |
| C5. | CONSTRUCTIONS DETAILS |
| C6. | CONSTRUCTIONS DETAILS |
| L1. | LANDSCAPING PLANS |
| B1. | BUILDING ELEVATIONS |

	TRACT 3A COORS VILLAGE 4500 QUAKER HEIGHTS AVE NM 87120	DRAWN BY RS
	SITE PLAN FOR BUILDING PERMIT	DATE 6/24/2020
		2019064_SP
		SHEET # C1
 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com		JOB # 2019064

PLANT SCHEDULE COORS VILLAGE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	14	Acer negundo 'Sensation' / Sensation Box Elder	2" B&B	Medium	35	40' X 30'
	6	Celtis occidentalis / Common Hackberry	2" B&B	Medium	35	40' X 40'
	5	Cercis reniformis 'Oklahoma' / Oklahoma Red Bud	2" B&B	Medium	30	15' x 12'
	14	Gleditsia triacanthos inermis / Thornless Common Honeylocust	2" B&B	Medium +	30	50' X 45'
	13	Pistacia chinensis / Chinese Pistache	2" B&B	Medium	45	60' X 60'
	21	Quercus buckleyi / Texas Red Oak	2" B&B	Medium		40' X 40'
	12	Quercus gambelii / Gambel Oak	2" B&B	Medium	40	25' x 25'
	22	Quercus muehlenbergii / Chinkapin Oak	2" B&B	Medium	40	40' x 35'
	6	Ulmus parvifolia / Lacebark Elm	2" B&B	Medium	40	35' x 40'
	7	Ulmus x 'Frontier' / Frontier Hybrid Elm	2" B&B	Medium		30' x 30'
DESERT ACCENT TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	12	Chilopsis linearis / Desert Willow	5 gal	RW	45	20' X 25'
	15	Forestiera neomexicana / New Mexican Olive	15 gal	Medium	30	15' X 15'
	7	Vitex agnus-castus / Chaste Tree	5 gal	Medium	35	20' X 20'
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	7	Cedrus atlantica 'Glauca' / Blue Atlas Cedar	6" B&B	Medium +		75' X 50
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	38	Buddleja davidii / Butterfly Bush	1 gal	Medium	20	6' X 6'
	22	Caesalpinia gilliesii / Yellow Bird of Paradise	1 gal	RW	40	10' X 10'
	13	Caryopteris x clandonensis / Blue Mist Spirea	1 gal	Medium	15	4' X 4'
	14	Chamaebatiaria millefolium / Fernbush	5 gal	Low+	30	5' X 6'
	9	Lagerstroemia indica 'Natchez' / Natchez White Crape Myrtle	5 gal	Medium+		15' X 10'
	16	Mirabilis multiflora / Desert Four O'Clock	1 gal	Low+	25	2' X 5'
	24	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	1 gal	Medium		1' X 3'
	57	Perovskia atriplicifolia / Russian Sage	1 gal	Medium	20	5' X 5'
	15	Potentilla fruticosa / Potentilla	1 gal	Medium+	10	3' X 3'
	26	Prunus x cistena / Purple Leaf Sand Cherry	5 gal	Medium		6' X 6'
	101	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Low+	30	2' X 6'
	24	Rhus trilobata / Three Leaf Sumac	5 gal	Low+	30	6' X 6'
	14	Rosa x 'Knockout' TM Pink / Knockout Rose Pink	5 gal	Medium+	20	3' X 3'
	75	Salvia greggii / Autumn Sage Cherry	1 gal	Medium	15	3' X 3'
	36	Salvia greggii 'Ultraviolet' / Ultraviolet Autumn Sage	1 gal	Low+		3' X 3'
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	20	Artemisia filifolia / Sand Sagebrush	1 gal	RW	25	4' X 4'
	17	Artemisia tridentata / Big Sagebrush	5 gal	Low		4' X 4'
	50	Baccharis x 'Starn' / Thompson Broom	5 gal	Low+	30	2' X 5'

MATERIALS LEGEND

- GRAY CRUSHER FINES
- BROWN 3/4" GRAVEL
- 2"-4" COBBLESTONE
- PARK BLEND SOD LAWN
- NATIVE SEED
- ACCENT BOULDER

SITE DATA

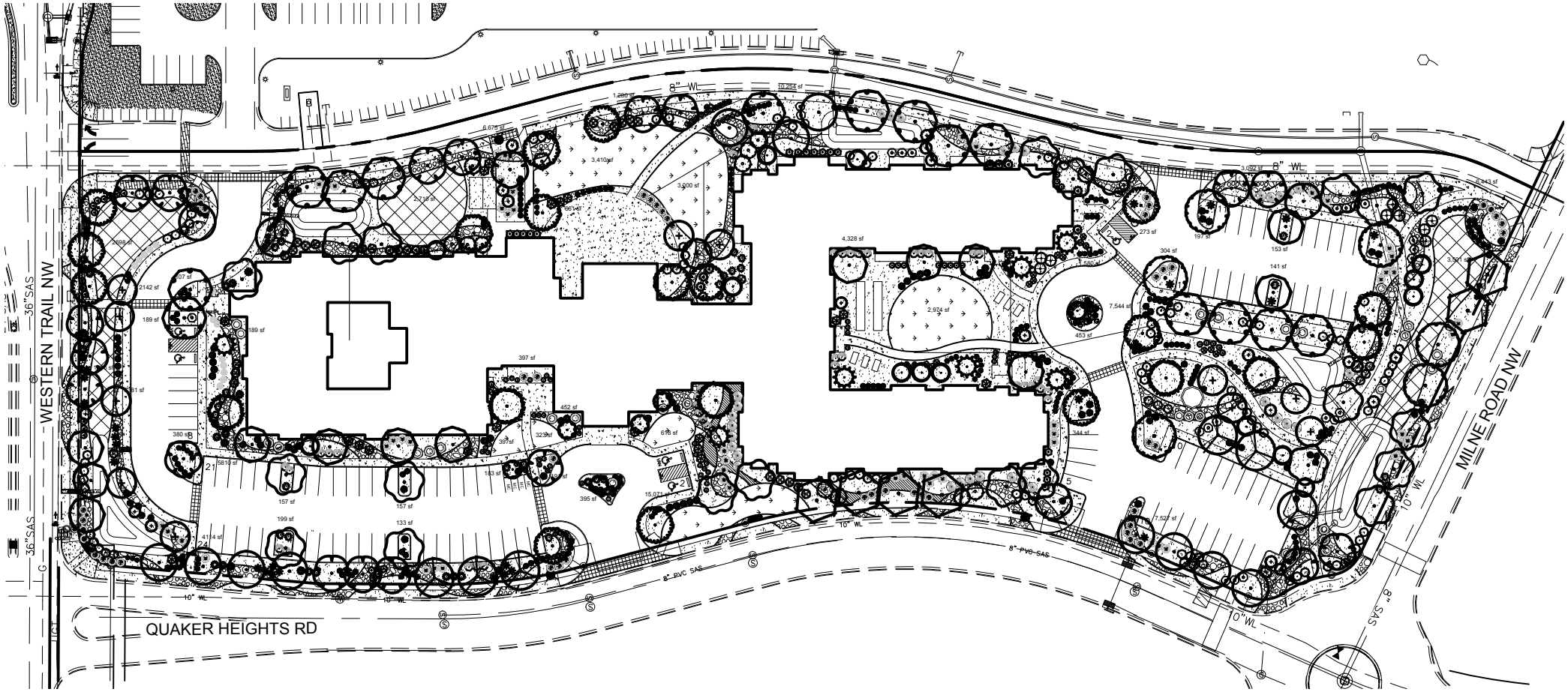
GROSS LOT AREA (6.5 ac)	288,087 SF
LESS BUILDING(S)	66,575 SF
NET LOT AREA	219,512 SF
REQUIRED LANDSCAPE	
15% OF NET LOT AREA	32,927 SF
PROPOSED LANDSCAPE AREA	112,130 SF
PERCENT OF NET LOT AREA	51 %
HIGH WATER USE TURF	
MAX. 20% OF LANDSCAPE AREA	23,504 SF
PROPOSED HIGH WATER USE TURF	12,607 SF
PERCENT OF LANDSCAPE AREA	11 %
REQUIRED STREET TREES	Required Provided
1 PER 30 L.F. OF WESTERN TRAIL NW	8
PROVIDED STREET TREES	9
REQUIRED PARKING LOT TREES	
1 PER 10 SPACES	
94 SPACES/10	10
PROVIDED PARKING LOT TREES	15
REQUIRED DWELLING UNIT TREES	
ONE PER FIRST FLOOR UNIT	62
ONE PER SECOND FLOOR UNIT	41
PROVIDED DWELLING UNIT TREES	Total 103
TOTAL TREES REQUIRED/PROVIDED	121 127
(2" cal or 6' ht.)	
REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL	
(87,496 SF PROPOSED LANDSCAPE X 75%)	65,622 SF MIN.
PROVIDED GROUNDCOVER COVERAGE (81%)	70,852 SF
SOD LAWN/100 % COVERAGE	12,607 SF
NATIVE SEED	6,755 SF
TOTAL PROVIDED GROUNDCOVER COVERAGE	90,214 SF

IRRIGATION NOTE

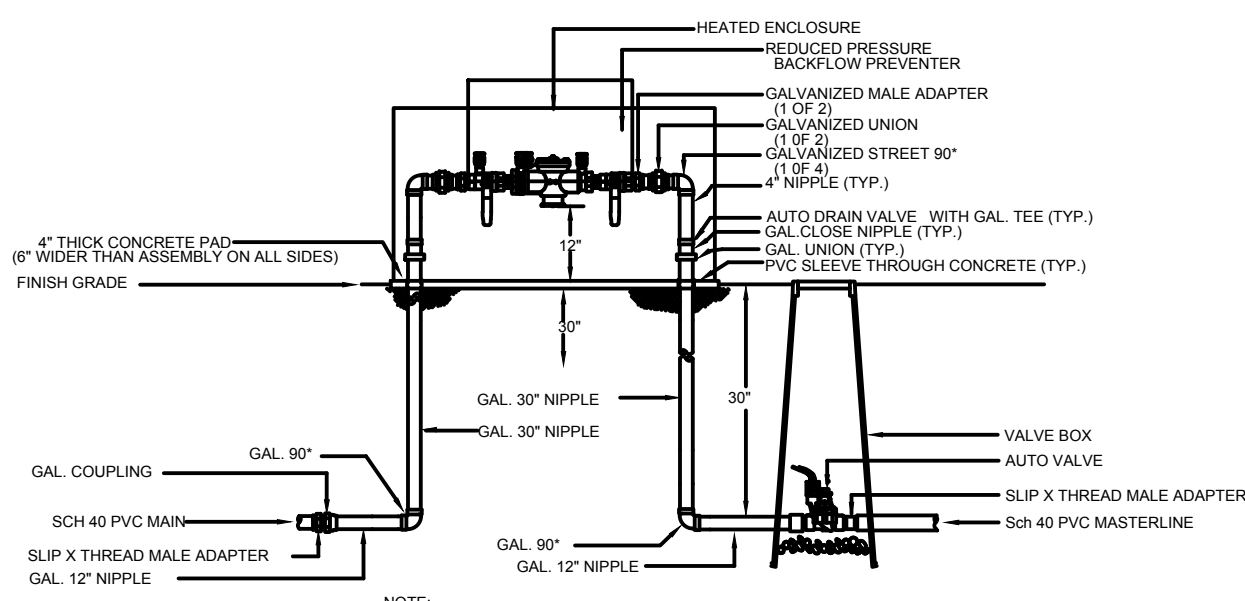
DRIP SYSTEM RUN CYCLES:
ESTABLISHMENT AND SUMMER:
1 HOUR/4 DAYS A WEEK
SPRING:
1 HOUR/2-3 DAYS A WEEK
FALL:
1 HOUR/2-3 DAYS A WEEK
WINTER:
1 HOUR/2 DAYS PER MONTH



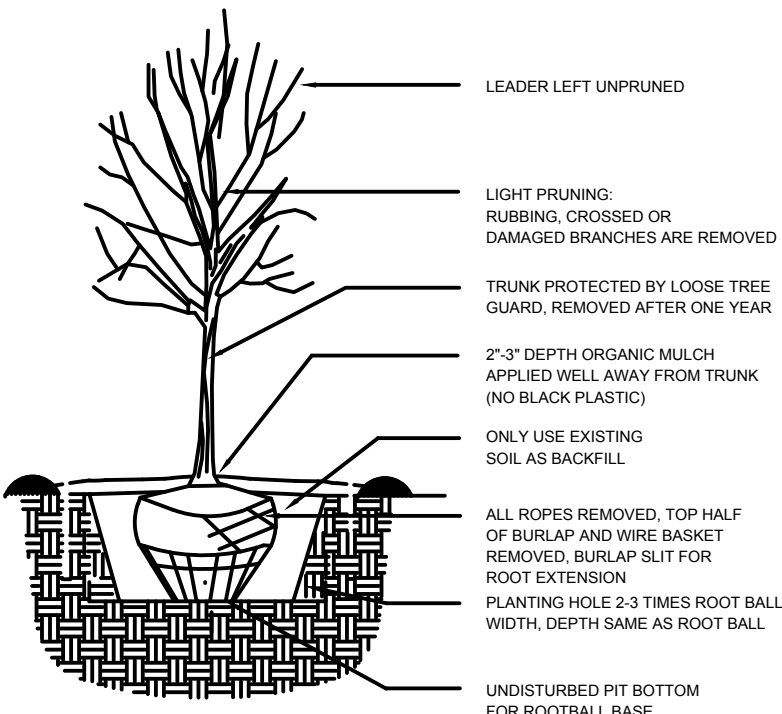
13	Cercocarpus ledifolius / Curl-Leaf Mountain Mahogany	5 gal	Low+	35	15' X 15'
23	Dasylirion texanum / Texas Sotol	5 gal	RW	20	5' X 5'
42	Ephedra spp. / Mormon Tea	5 gal	RW	35	2' X 5'
22	Ericameria laricifolia / Turpentine Bush	5 gal	Low	25	3' X 4'
30	Hesperaloe parviflora / Red Yucca	5 gal	Low	20	3' X 4'
77	Lavandula angustifolia / English Lavender	1 gal	Medium		3' X 3'
38	Pinus mugo / Mugo Pine	5 gal	Medium	20	4' X 4'
21	Rosmarinus officinalis / Rosemary	5 gal	Low+	30	6' X 6'
31	Rosmarinus officinalis 'Creeping' / Creeping Rosemary	5 gal	Low+	30	2' X 6'
31	Yucca baccata / Banana Yucca	1 gal	RW	30	4' X 5'
QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
62	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5 gal	Medium	10	3' X 2'
40	Muhlenbergia capillaris 'Regal Mist' / Regal Mist Muhly	1 gal	Medium		3' X 3'
13	Muhlenbergia rigens / Deer Grass	1 gal	Low+		4' X 4'
32	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	1 gal	Medium	15	8' X 6'



OVERALL PLAN



RP BACKFLOW/MASTER VALVE DETAIL



TREE PLANTING DETAIL

NOTE

MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10 (SEE CALCULATIONS PROVIDED ABOVE)

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 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 6-1-1.

NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

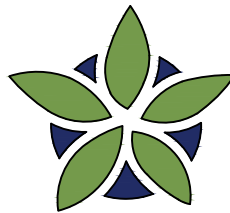
LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10 AND I.D.O.

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 ALLOWED IN THIS AREA.

IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.

STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA. CLEAR-SIGHT TRIANGLE REQUIREMENTS MUST BE MET.

TREES IN PROXIMITY TO DUMPSTER TO BE MAINTAINED TO ALLOW FOR TRUCK ACCESS WITHOUT DAMAGE TO TRUCK OR TREES



YELLOWSTONE LANDSCAPE

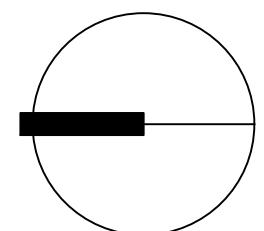
www.yellowstonelandscape.com
P O Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape.com



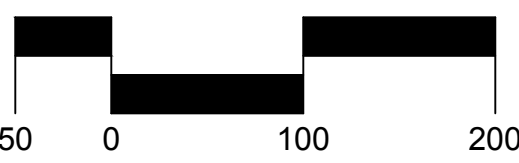
Date: 02.26.2020
Revisions:
03.05.2020

Drawn by: RMC
Reviewed by: JB

COORS VILLAGE
INDEPENDENT LIVING
QUAKER HEIGHTS PL NW & MILNE RD NW
ALBUQUERQUE, NM



Scale: 1" = 100'



Sheet Title:

OVERALL PLAN

Sheet Number:

LP-00

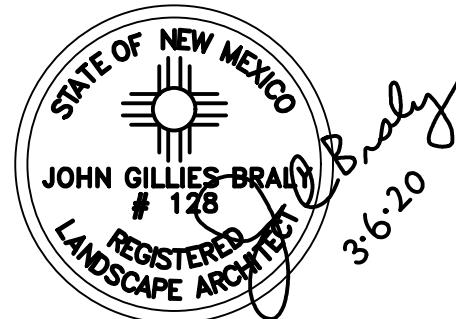


FOR LEGENDS AND NOTES,
SEE SHEET LP-00



YELLOWSTONE
LANDSCAPE

www.yellowstonelandscape.com
P O Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape.com



Date: 02.26.2020

Revisions:

▲ 03.05.2020

▲

▲

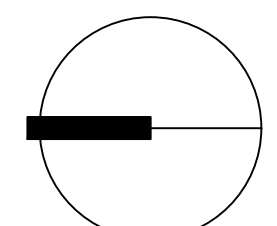
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Drawn by: RMC

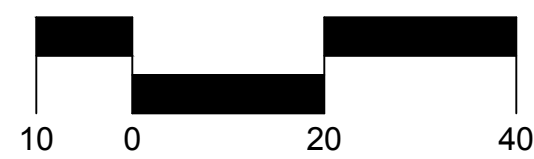
Reviewed by: JB

**COORS VILLAGE
INDEPENDENT LIVING**
QUAKER HEIGHTS PL NW & MILNE RD NW
ALBUQUERQUE, NM



NORTH

Scale: 1" = 20'



Sheet Title:

**LANDSCAPE
PLAN**

Sheet Number:

LP-02