

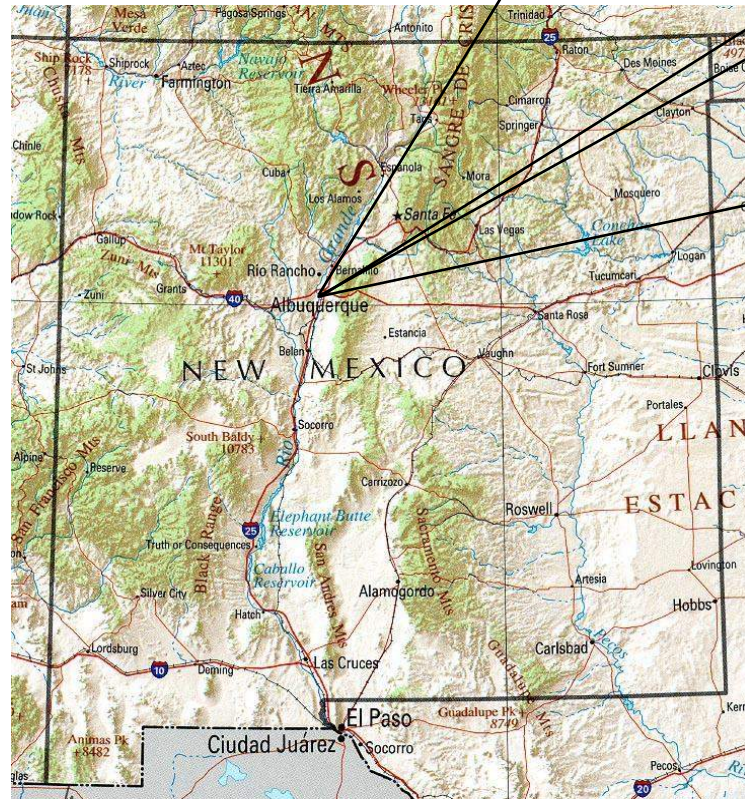
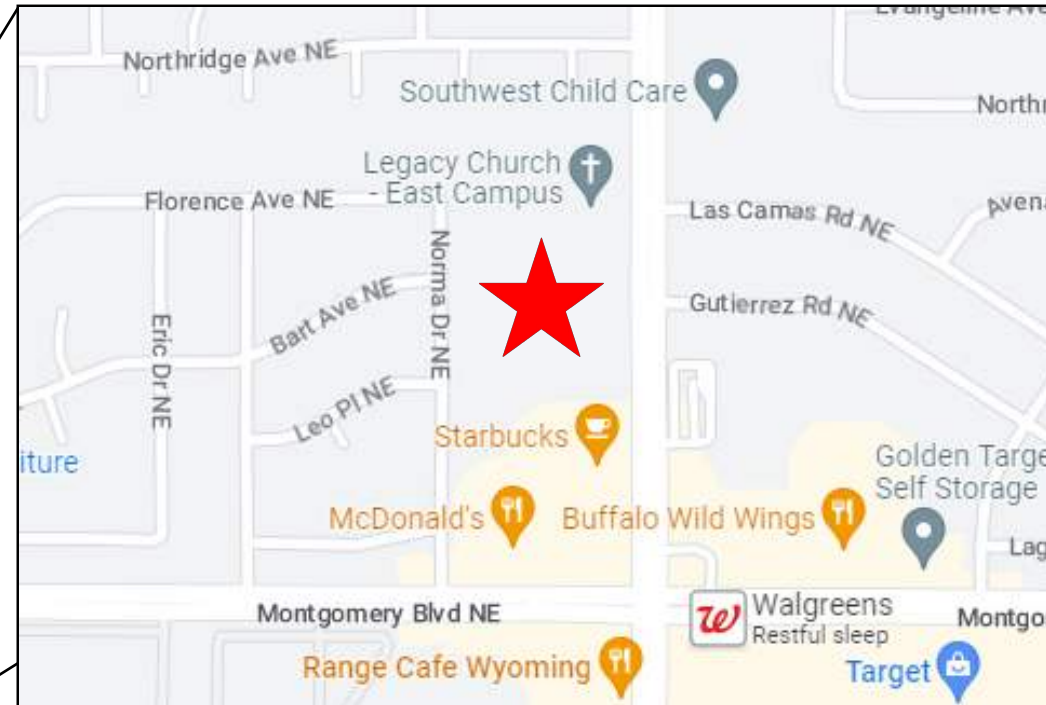
NATURAL GROCERS

TEMPORARY SEDIMENT AND EROSION CONTROL DRAWINGS

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DRAWING INDEX

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9 FINAL STABILIZATION
LANDSCAPING PLAN - BY OTHERS



- SWPPP
- Stormwater
- Erosion Control
- Reclamation
- Seeding

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VITAMIN COTTAGE NATURAL
FOODS MARKET, INC.
NATURAL GROCERS
ALBUQUERQUE, NM

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

SHEET:

COVER

PROJECT DETAILS

NPDES ID: NMR1005KX

ADDRESS: 4625 WYOMING BLVD. NE, ALBUQUERQUE, NM 87111

GPS COORDINATES: 35.132361, -106.551615

TOTAL ACREAGE: 1.4

ANTICIPATED DISTURBED ACREAGE: 1.4

FIRST RECEIVING WATER: UNNAMED WATER (HAHN ARROYO)

WATERS WITHIN ONE MILE OF PROJECT: BEAR CANYON ARROYO

IMPAIRED/TIERED WATERS: NONE, FIRST RECEIVING WATER IS NOT IMPAIRED

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: NATIVE VEGETATION, APPROXIMATELY 50% DENSITY

STABILIZATION MEASURES AND DEADLINES: SEE SECTION 6.0 OF SWPPP NARRATIVE

REGULATING AUTHORITY: ENVIRONMENTAL PROTECTION AGENCY (EPA)

OPERATORS

PROPERTY OWNER (TENANT):
VITAMIN COTTAGE NATURAL FOODS MARKET, INC.
12612 W. ALAMEDA PARKWAY
LAKEWOOD, CO 80228

OWNER CONTACT:
ROBERT LINNANE
(303) 986-4600
RLINNANE@NATURALGROCERS.COM

GENERAL CONTRACTOR (GC):
ENGINEERED STRUCTURS, INC.
3330 EAST LOUIS DRIVE, #300
MERIDIAN, ID 83642

GC CONTACT:
JUSTIN PARRISH
(208) 362-3040

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 DEMARCATATE 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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VITAMIN COTTAGE NATURAL
FOODS MARKET, INC.
NATURAL GROCERS
SWPPP NOTES

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

SHEET:
GENERAL
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 (MARCH 24, 2021):

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 TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES 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 (TAB II OF SWPPP BINDER) FOR BMP SCHEDULING OR PHASING.

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 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.

BMPS 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 FOR AT LEAST THREE YEARS WITHOUT ACTIVE MAINTENANCE. FINAL STABILIZATION MUST BE APPROVED BY THE CITY OF ALBUQUERQUE PRIOR TO REMOVAL OF BMPS AND DISCONTINUATION OF INSPECTIONS.



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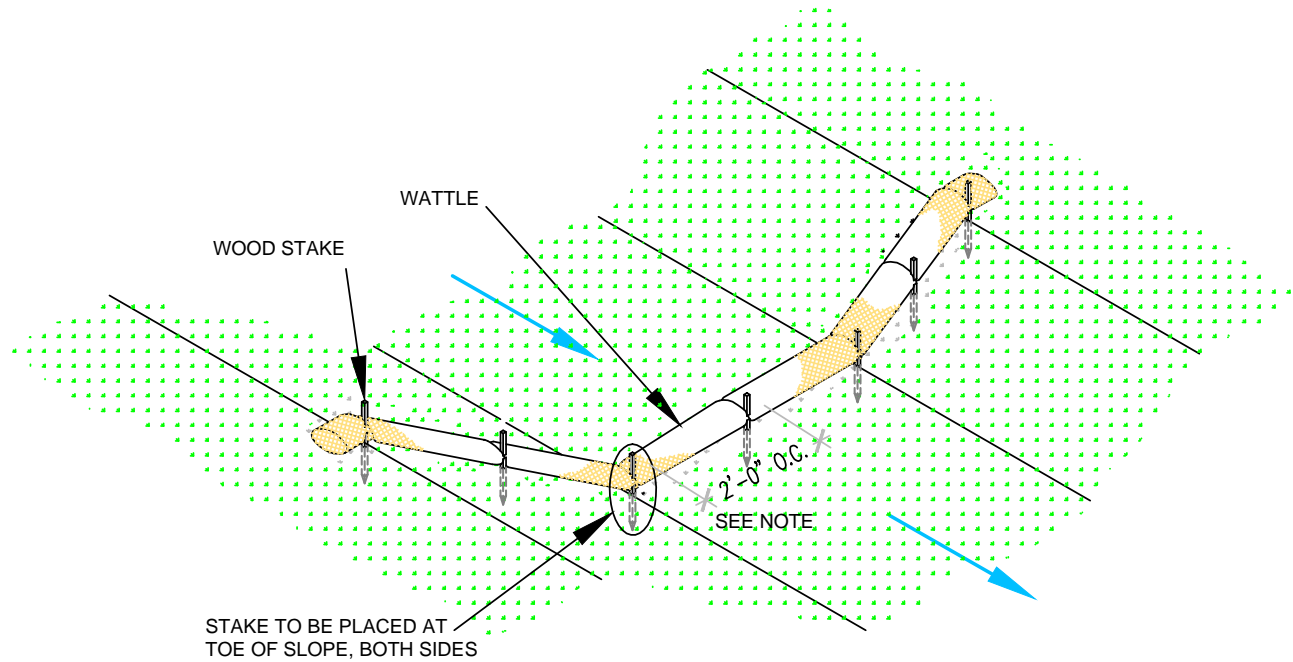


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Erosion Control
Reclamation
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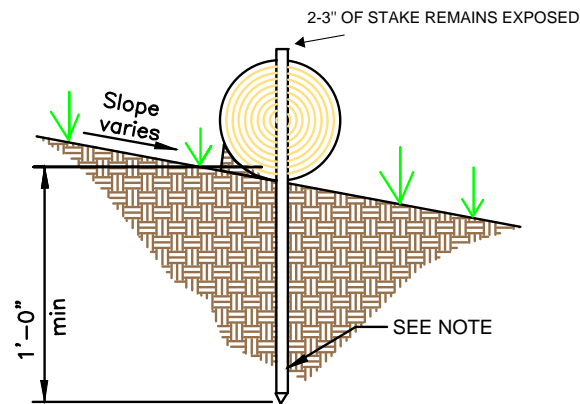
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NOTES



WATTLE WITHOUT BLANKET

NTS

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



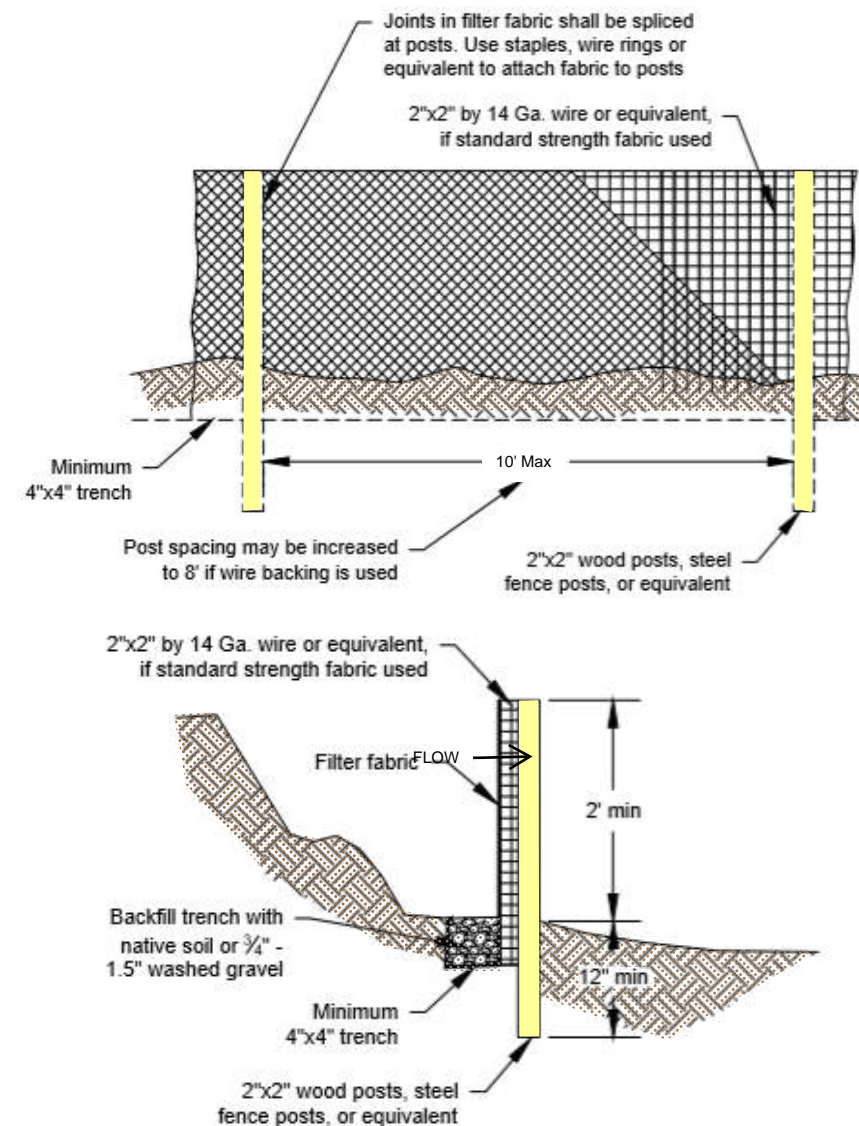
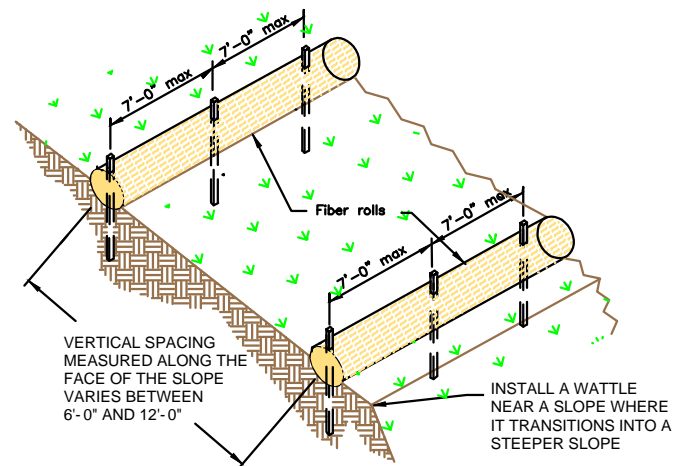
WATTLE

NTS

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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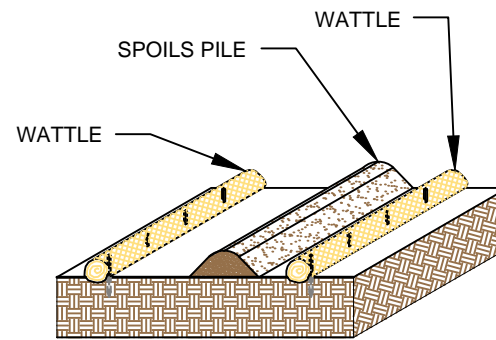
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VITAMIN COTTAGE NATURAL
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NATURAL GROCERS
BMP DETAILS

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S. FETTER

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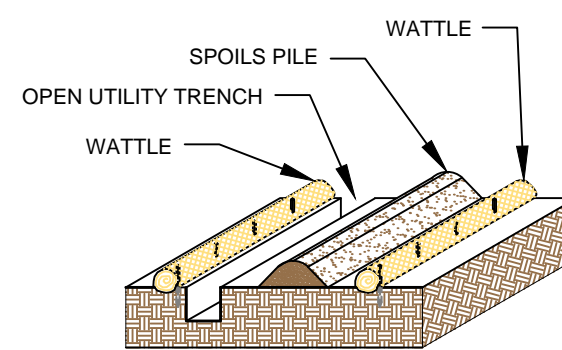
SPOILS PILE PROTECTION

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

PLACE WATTLES CONTINUOUSLY 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.



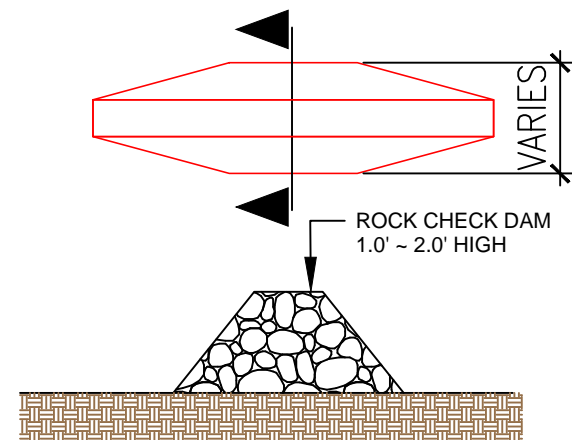
OPEN TRENCH SPOILS PILE PROTECTION

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.

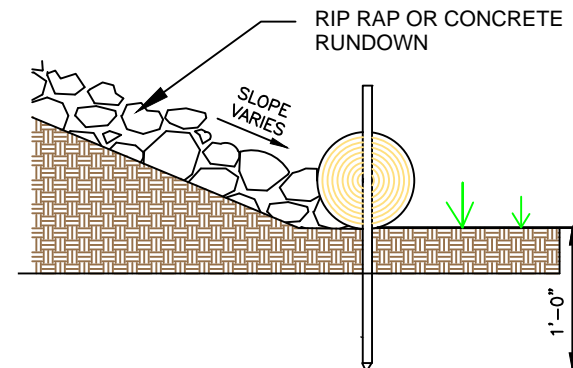


ROCK CHECK DAM

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.



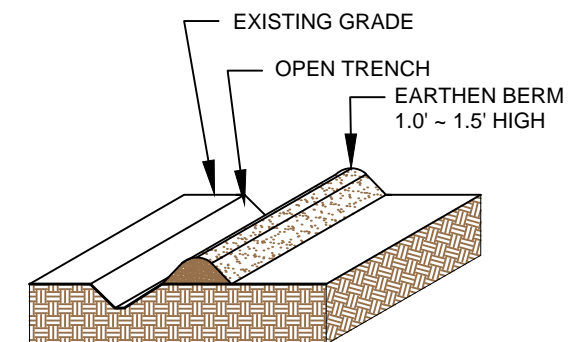
RUNDOWN DETAIL

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.



EARTHEN BERM

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.



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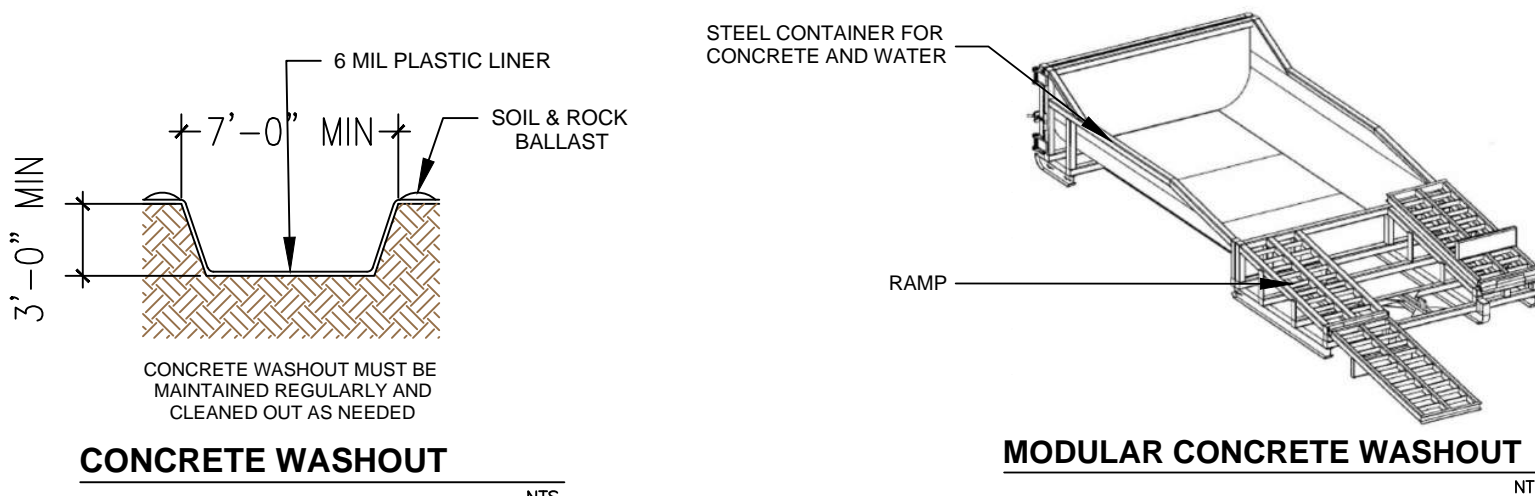
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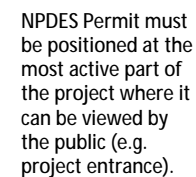
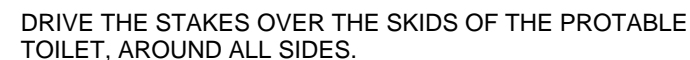
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SHEET:

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



NTS



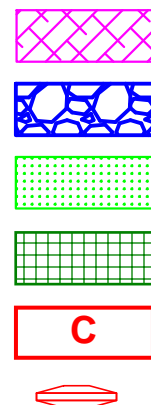
AFTER PRECIPITATION EVENTS, INSPECT THE ENTRANCE FOR ANY REPAIRS THAT MAY BE NEEDED.



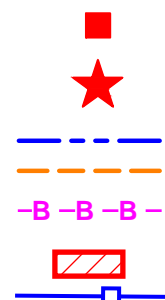
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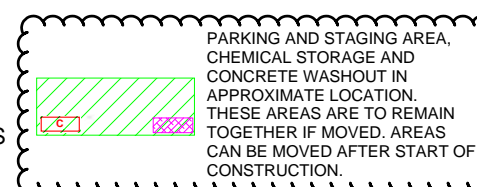
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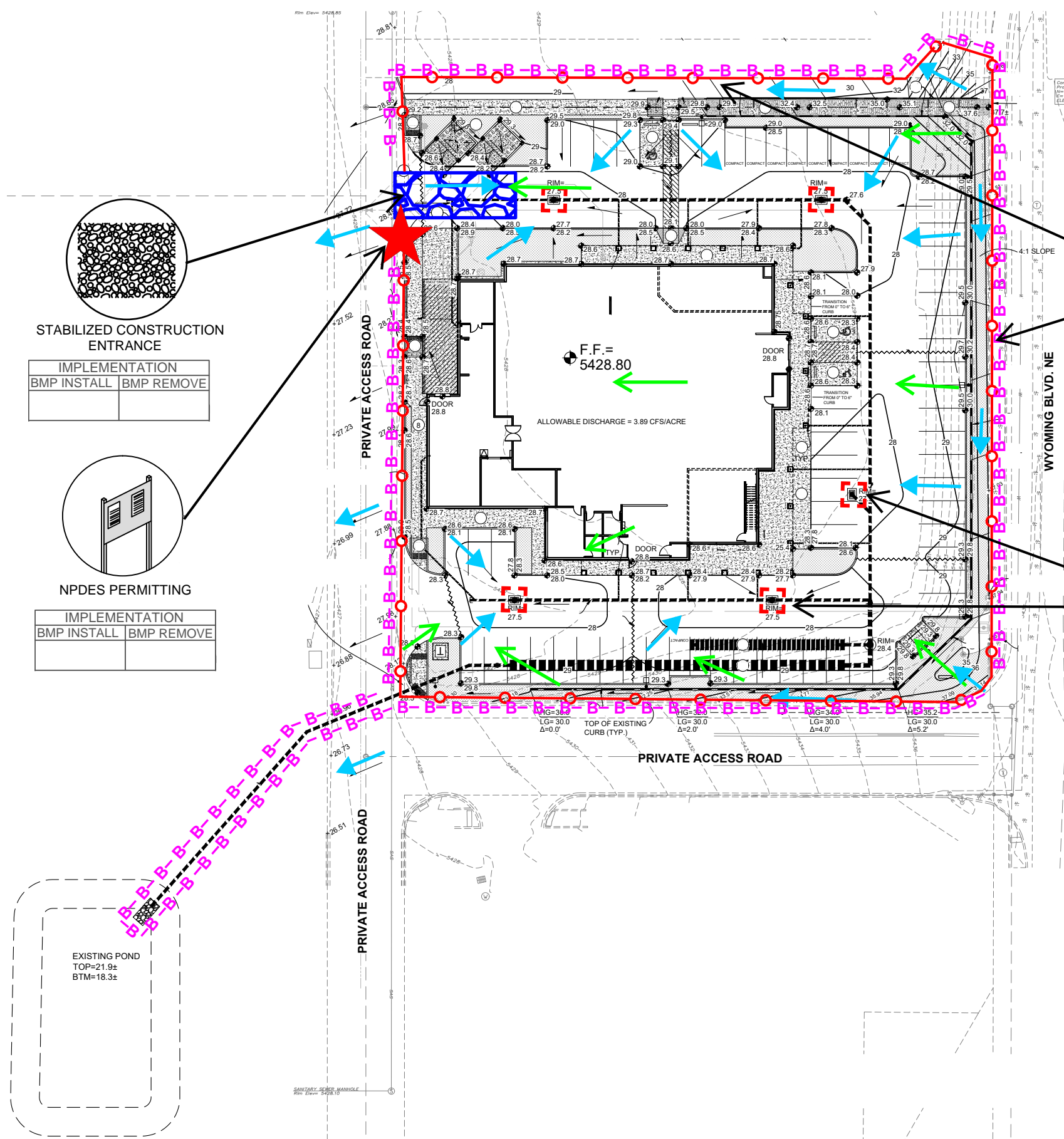
CHECK DAM



CULVERT BLANKET
CUTBACK CURB



DRAWING KEY



STABILIZED CONSTRUCTION ENTRANCE

IMPLEMENTATION	
BMP INSTALL	BMP REMOVE

NPDES PERMITTING

IMPLEMENTATION	
BMP INSTALL	BMP REMOVE

SILT FENCE

IMPLEMENTATION	
BMP INSTALL	BMP REMOVE

INLET PROTECTION

IMPLEMENTATION	
BMP INSTALL	BMP REMOVE



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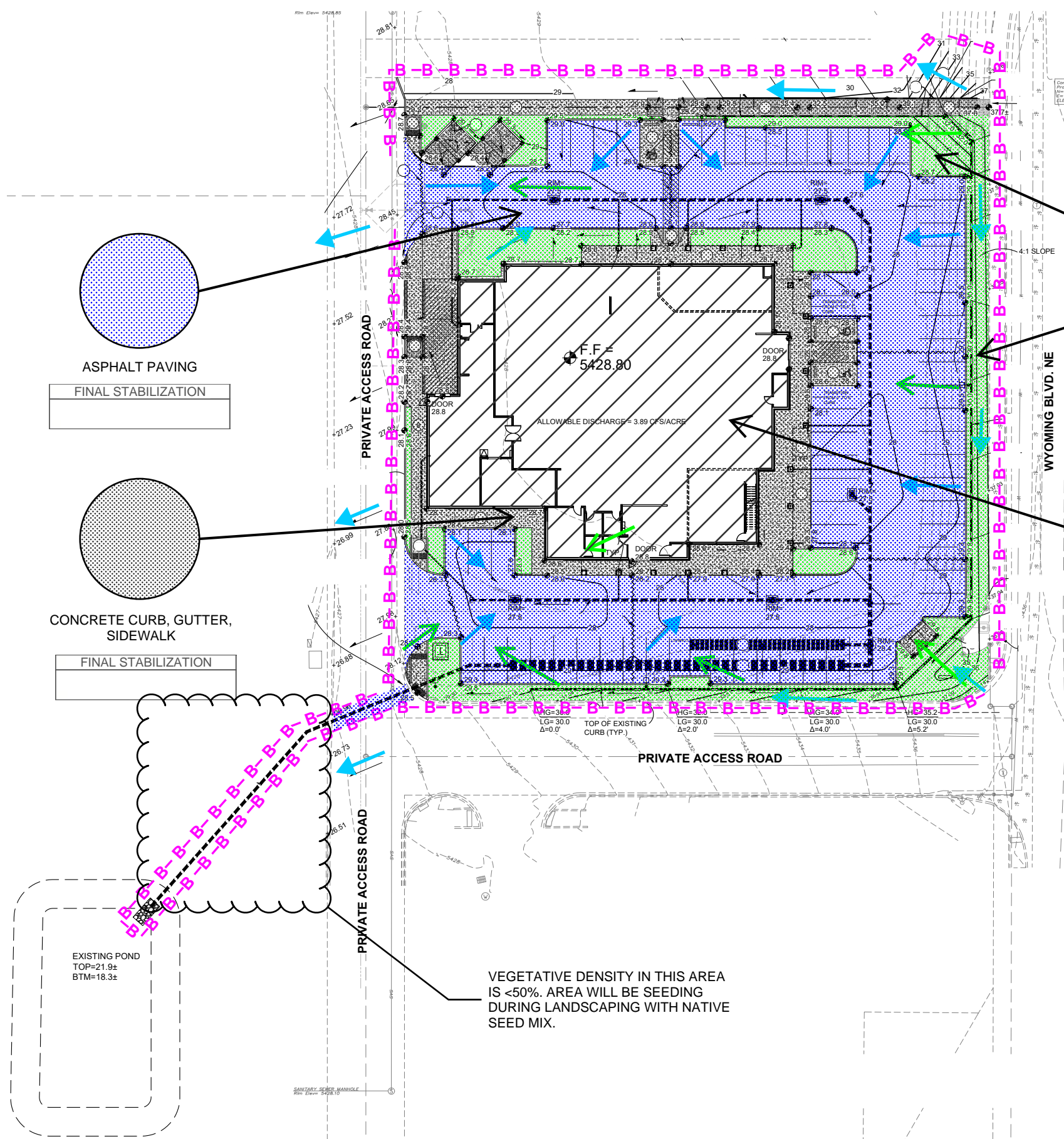
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- SWPPP
- Stormwater
- Erosion Control
- Reclamation
- Seeding



ASPHALT PAVING
FINAL STABILIZATION

CONCRETE CURB, GUTTER,
SIDEWALK
FINAL STABILIZATION

LANDSCAPING - SEE
APPROVED LANDSCAPING
PLAN
FINAL STABILIZATION

VERTICAL STRUCTURE
FINAL STABILIZATION

VEGETATIVE DENSITY IN THIS AREA
IS <50%. AREA WILL BE SEEDING
DURING LANDSCAPING WITH NATIVE
SEED MIX.



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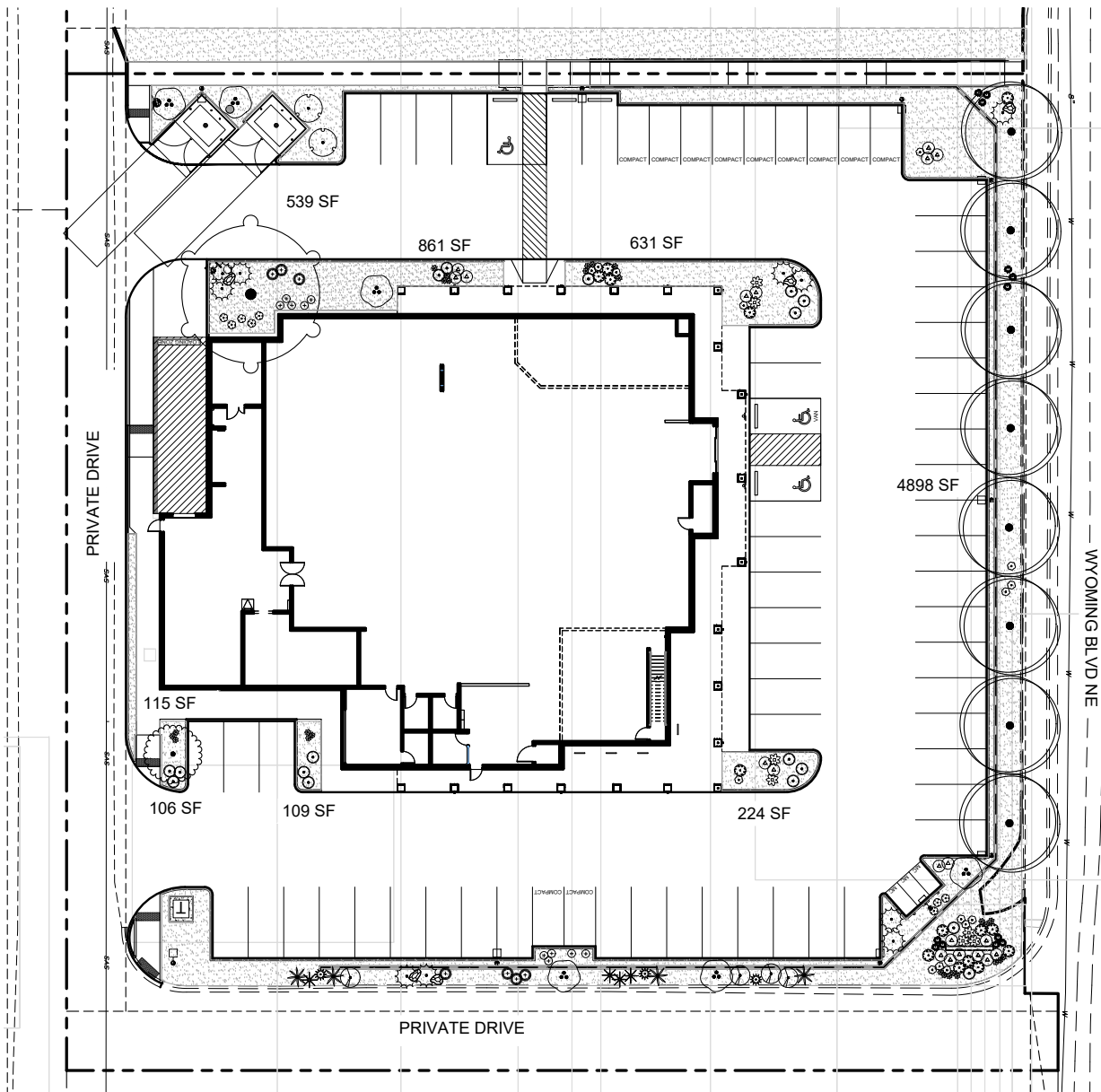
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NATURAL GROCERS
FINAL STABILIZATION

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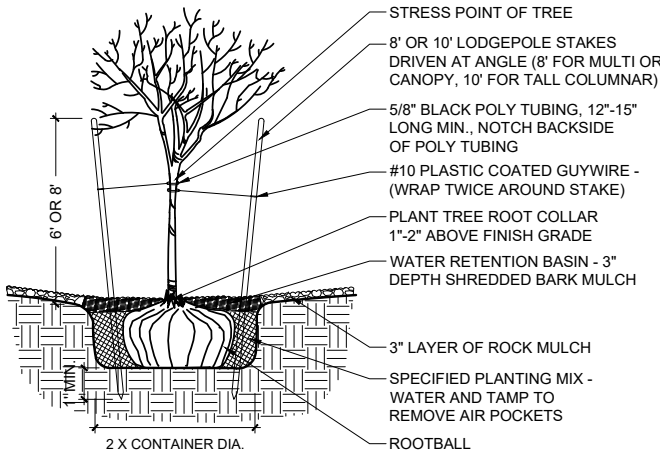




A1 LANDSCAPE PLAN

GENERAL NOTES

- 1. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
- 2. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
- 3. REMOVE ROPE AND BURLAP AFTER PLANTING.



1 TREE PLANTING

SCALE: N.T.S.

PLANT SCHEDULE

TREES				
	QTY	BOTANICAL / COMMON NAME	INSTALL SIZE	MATURE WIDTH
	1	Pistacia chinensis 'Red Push' Red Push Chinese Pistache	2.5" Cal.	40' x 40'
	8	Quercus robur x alba 'Crimschmidt' TM Crimson Spire Oak	2.5" Cal.	35' x 25'
	1	Ulmus carpinifolia x parvifolia 'Frontier' Frontier Elm	2.5" Cal. B&B	25' x 15'
SHRUBS				
	QTY	BOTANICAL / COMMON NAME	INSTALL SIZE	MATURE SIZE
	15	Achillea x 'Moonshine' Moonshine Yarrow	1 gal.	2' x 2'
	20	Centranthus ruber 'Coccineus' Red Valerian	5 gal.	3' x 3'
	4	Fallugia paradoxa Apache Plume	5 gal.	5' x 5'
	26	Gaillardia x 'Oranges and Lemons' Blanket Flower	1 gal.	18" x 18"
	10	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 gal.	1' x 6'
	17	Lavandula x intermedia 'Grosso' Grosso Lavandin	1 gal.	2' x 3'
	10	Mahonia repens Creeping Mahonia	5 gal.	18" x 2'
	14	Penstemon strictus Rocky Mountain Penstemon	1 gal.	2' x 3'
	2	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal.	18" x 7'
	8	Rosa x 'Ausencart' Benjamin Britten David Austin Rose	5 gal.	5' x 2'
	6	Vauquelinia californica Arizona Rosewood	5 gal.	12' x 10'
	8	Rosa x 'Ausencart' Benjamin Britten David Austin Rose	5 gal.	5' x 2'
DESERT ACCENTS				
	QTY	BOTANICAL / COMMON NAME	INSTALL SIZE	MATURE SIZE
	4	Dasyliion wheeleri Grey Desert Spoon	5 gal.	5' x 5'
	4	Hesperaloe parviflora Red Yucca	5 gal.	3' x 3'
	3	Yucca filamentosa Adam's Needle	5 gal.	3' x 3'
GRASSES				
	QTY	BOTANICAL / COMMON NAME	INSTALL SIZE	MATURE SIZE
	7	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 year	3' x 3'
	12	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	5 gal.	4' x 2'
	7	Muhlenbergia capillaris Pink Muhly Grass	5 gal.	3' x 3'

LANDSCAPE BOULDERS AND GRAVEL MULCH

- 5 LANDSCAPE BOULDER: MINIMUM SIZE 3'x3'
- 7,109 SF 1" JUST GOLD GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)

GENERAL LANDSCAPE NOTES

- PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE.
- IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
- ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
- ALL EXISTING PLANT MATERIALS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. DAMAGED MATERIALS SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
- PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY, PLANS SHALL TAKE PRECEDENCE.
- THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING. IN ADDITION, THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
- PLANTING INSTALLATION SHALL BE IN ACCORDANCE WITH ALL CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS (SECTION 1005 - PLANTING) AND DETAILS.

LANDSCAPE CALCULATIONS

SITE AREA (1.4043 AC)	61,171 SF
BUILDING FOOTPRINT	- 13,778 SF
NET LOT	47,393 SF
REQUIRED / PROVIDED LANDSCAPE	7,109 SF (15%) / 7,481 SF (16%)

REQUIRED / PROVIDED VEGETATIVE COVER	5,332 SF (75%) / 7,769 SF (109%)
REQUIRED / PROVIDED GROUND-LEVEL COVER	1,777 SF (25%) / 1,791 SF (25%)

PARKING LOT SPACES REQUIRED / PROVIDED	55 / 68
ONE (1) TREE IS REQUIRED PER 10 PARKING SPACES	
REQUIRED/PROVIDED PARKING LOT TREES (1/10 SPACES)	6 / 10

PARKING LOT AREA	
AT LEAST 15 PERCENT OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES SHALL BE LANDSCAPED.	
PARKING LOT AREA	22,992 SF
REQUIRED / PROVIDED PARKING LOT LANDSCAPE	3,449 SF (15%) / 4,313 SF (19%)

ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH OF CONTINUOUS EVERGREEN SHRUBBERY 3 FEET IN HEIGHT.

ANY PARKING LOT LOCATED WITHIN 20 FEET OF THE SIDE OR REAR LOT LINE SHALL BE SCREENED BY A LANDSCAPE STRIP AT LEAST 6 FEET WIDE CONTAINING AT LEAST 2 TREES AND 6 SHRUBS PER 25 FEET OF THE PARKING LOT EDGE.

STREET TREES
STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 25' O.C. WYOMING BLVD NE IS 209'. REQUIRED / PROVIDED: 8 / 8

CLEAR SIGHT DISTANCE
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 AREA.

GENERAL LANDSCAPE NOTES

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS AND SHRUBS/ GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. FOR IRRIGATION PLANS REFERENCE SHEETS LI-101.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS. THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

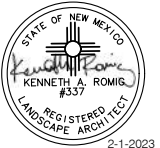
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SHREDDED BARK MULCH AT TREES
SHREDDED BARK MULCH WILL BE PROVIDED BENEATH THE ENTIRE TREE CANOPY FOR ALL NEW TREES IN LANDSCAPE AREAS. PROVIDE 3' DIAMETER CIRCLE.



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CONSULTANTS



ROGUE ARCHITECTURE
NATURAL GROCERS

ALBUQUERQUE, NM
FEBRUARY 1, 2023

SUBMITTAL: FEBRUARY 1, 2023

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO: 2048-00

CAD DWG FILE:

DESIGNED BY: ISH DATE: 2/1/23

DRAWN BY: ISH / KR DATE: 2/1/23

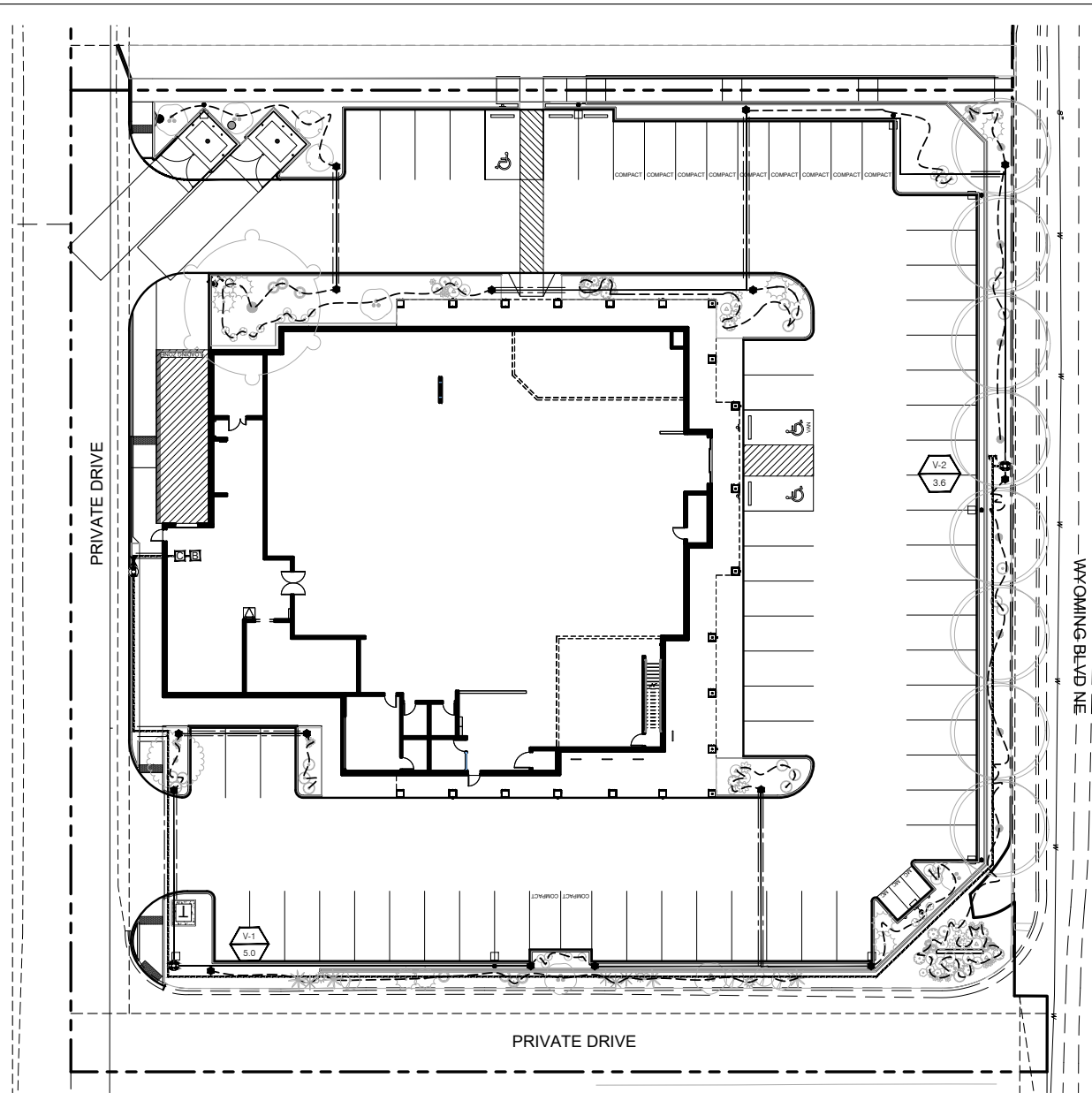
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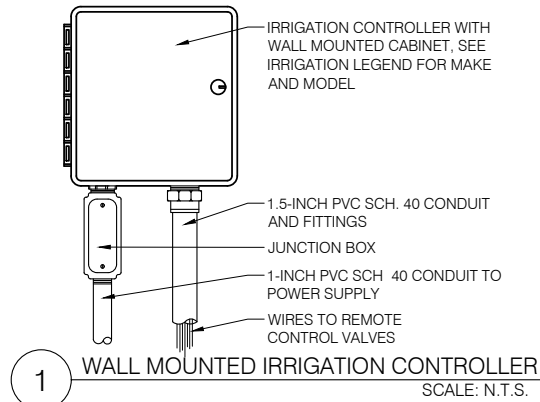
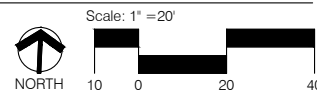
LANDSCAPE
PLAN

DRAWING SHEET

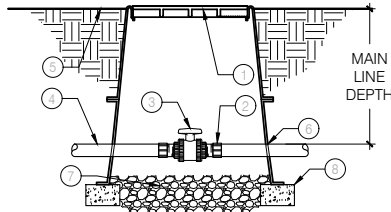
LP-101



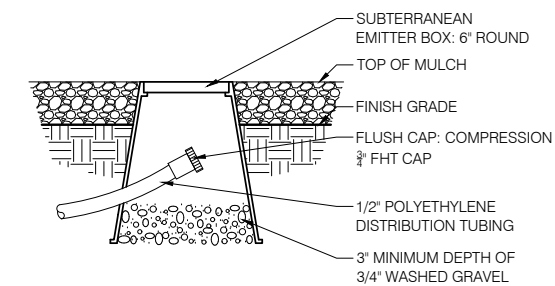
A1 IRRIGATION PLAN



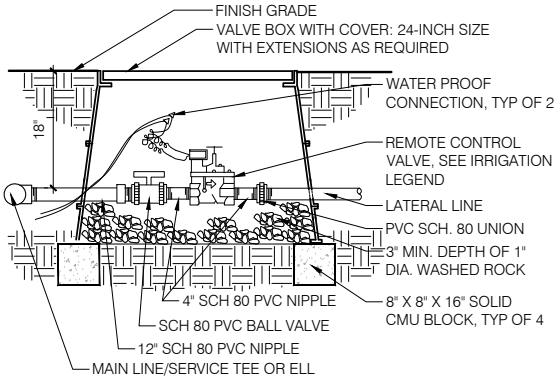
1 WALL MOUNTED IRRIGATION CONTROLLER
SCALE: N.T.S.



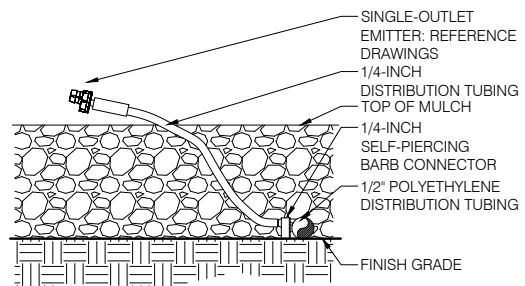
2 MANUAL ISOLATION VALVE
SCALE: N.T.S.



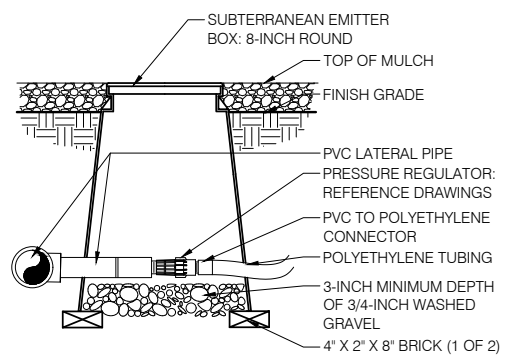
3 DRIP FLUSH CAP
SCALE: N.T.S.



4 REMOTE CONTROL VALVE ASSEMBLY
SCALE: N.T.S.



5 SINGLE-OUTLET EMITTER AT SHRUB
SCALE: N.T.S.



6 PVC TO POLY CONNECTION
SCALE: N.T.S.

GENERAL IRRIGATION NOTES

1. THE SYSTEM DESIGN ASSUMES A MINIMUM STATIC PRESSURE OF 60 PSI AT THE POINT-OF-CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
2. THE IRRIGATION CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. THE IRRIGATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES AND ELECTRICAL WIRING PRIOR TO CONSTRUCTION.
4. THE IRRIGATION CONTRACTOR SHALL NOT INSTALL THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING, OR IF THE DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED. ALL SUCH OBSTRUCTIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
5. THE DRAWINGS ARE DIAGRAMMATIC. IN SOME CASES, IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE OF PLANTING AREAS FOR CLARITY. THE IRRIGATION CONTRACTOR SHALL AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ABOVE GROUND UTILITIES. IRRIGATION PIPE AND WIRING SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE.
6. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF SLEEVES WHERE MAIN LINE, LATERALS, AND WIRES CROSS BENEATH PAVING. EXTEND SLEEVES 2' BEYOND BACK OF EDGE OF CONCRETE AND CAP UNTIL CONTRACTOR IS READY TO BEGIN THE INSTALLATION OF SPRINKLER SYSTEM. STAKE LOCATION OF SLEEVE WITH T-POSTS AND FLAGS.
7. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A J-BOX WITH 120VAC; POWER TO THE CONTROLLER LOCATION. IRRIGATION CONTRACTOR SHALL HARD-WIRE TO J-BOX.
8. CONTRACTOR SHALL CLOSELY FOLLOW THESE CONTRACT DRAWINGS, THE IRRIGATION SPECIFICATIONS, AND THE SPECIFIED RECOMMENDATIONS OF THE EQUIPMENT MANUFACTURERS TO INSURE PROPER INSTALLATION OF THE IRRIGATION SYSTEM. CONTRACTOR SHALL IMMEDIATELY CONSULT WITH THE OWNER WHENEVER THERE APPEARS TO BE A CONFLICT BETWEEN ANY OF THE ABOVE STATED DOCUMENTS.
9. EMITTER DEVICE: RAIN BIRD XERI-BUG EMITTERS AS DEFINED BELOW. 1/4" DISTRIBUTION TUBING PINNED AT EACH SHRUB. SHRUBS - (2) XB-20, 2 GPH EMITTERS EACH TREES - (1) XB-20-6, 6 - 2 GPH (12 GPH TOTAL) MULTI-OUTLET EMITTER EACH.

IRRIGATION EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION
	EXISTING BACKFLOW PREVENTER INSIDE BUILDING
	SLEEVING: CLASS 200 PVC (2 SIZES LARGER THAN PIPE TO BE SLEEVED).
	IRRIGATION MAINLINE: SCHEDULE 40 PVC, SOLVENT WELD (1-1/2"), 30" DEPTH.
	LATERAL PIPING: SCHEDULE 40 PVC, SOLVENT WELD (3/4" UNLESS OTHERWISE NOTED ON PLAN.), 18" DEPTH.
	MANUAL ISOLATION VALVE: SPEARS TRUE UNION BALL VALVE, SIZE SAME AS LINE SIZE. ENCLOSE IN 10" ROUND VALVE BOX. REFERENCE DETAIL 2/LI-101.
	MASTER VALVE ASSEMBLY: RAIN BIRD PEB SERIES PLASTIC ELECTRIC VALVE WITH FLOW CONTROL, SIZE PER VALVE LEGEND.
	RAIN BIRD CONTROL ZONE VALVE: XCZPGA-100-PRF.
	PVC TO POLY CONNECTION: HUNTER 25 PSI IN-LINE PRESSURE REGULATOR LOCATED IN 8" VALVE BOX. REFERENCE DETAIL 6/LI-101.
	DRIP IRRIGATION TUBING: 3/4" POLYETHYLENE PIPE, 6" DEPTH MIN. W/COMPRESSION FITTINGS AND FLUSH CAP; CONNECTION TO PVC LATERAL AND FLUSH CAPS SHALL BE PLACED IN 6" VALVE BOX. TUBING SHALL BE PINNED EVERY 10". REFERENCE DETAIL 3/LI-101.
	CONTROLLER: RAIN BIRD ESP-4-SMTEI, 4 STATION SMART CONTROLLER WALL MOUNT IN LOCKING INDOOR CABINET. CONTRACTOR TO PROVIDE ELECTRICAL POWER TO CONTROLLER. INSTALL PER MANUFACTURES SPECIFICATIONS. REFERENCE DETAIL 1/LI-101.
	INDICATES STATION NUMBER
	INDICATES LATERAL DISCHARGE IN GPM

VALVE LEGEND & SCHEDULE

ID	SIZE	SPK TYPE	FLOW	RUNTIME
V-1	1"	DRIP	5.0 GPM	60 MIN
V-2	1"	DRIP	3.6 GPM	60 MIN
MV	1"	MASTER VALVE	MAX 5.0 GPM	N/A
TOTAL RUNTIME:				2 HR

STATION RUNTIMES ARE CALCULATED TO APPLY 2 GALLONS OF WATER PER SHRUB, AND 12 GALLONS OF WATER PER TREE PER IRRIGATION CYCLE.



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LI-101