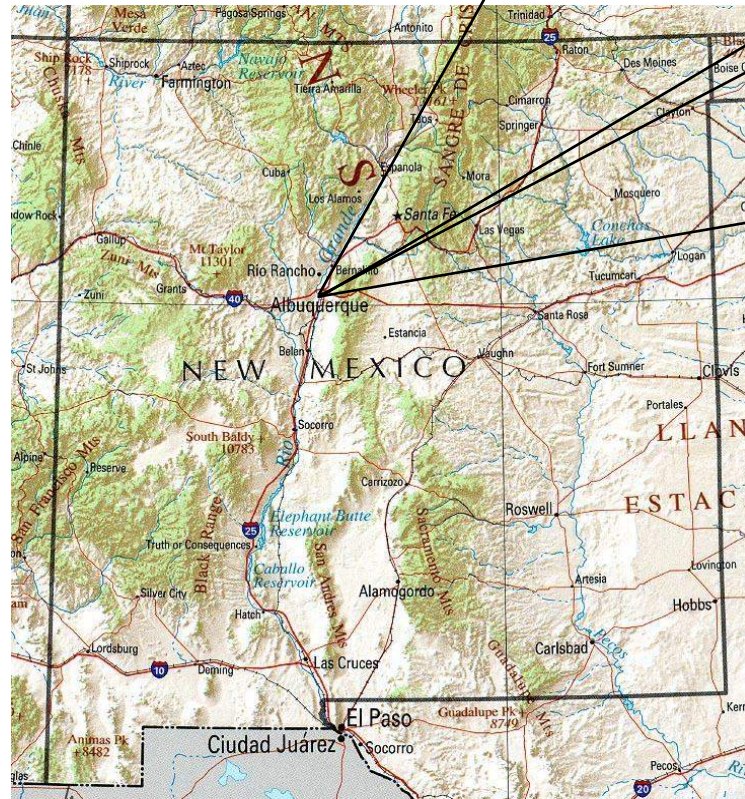
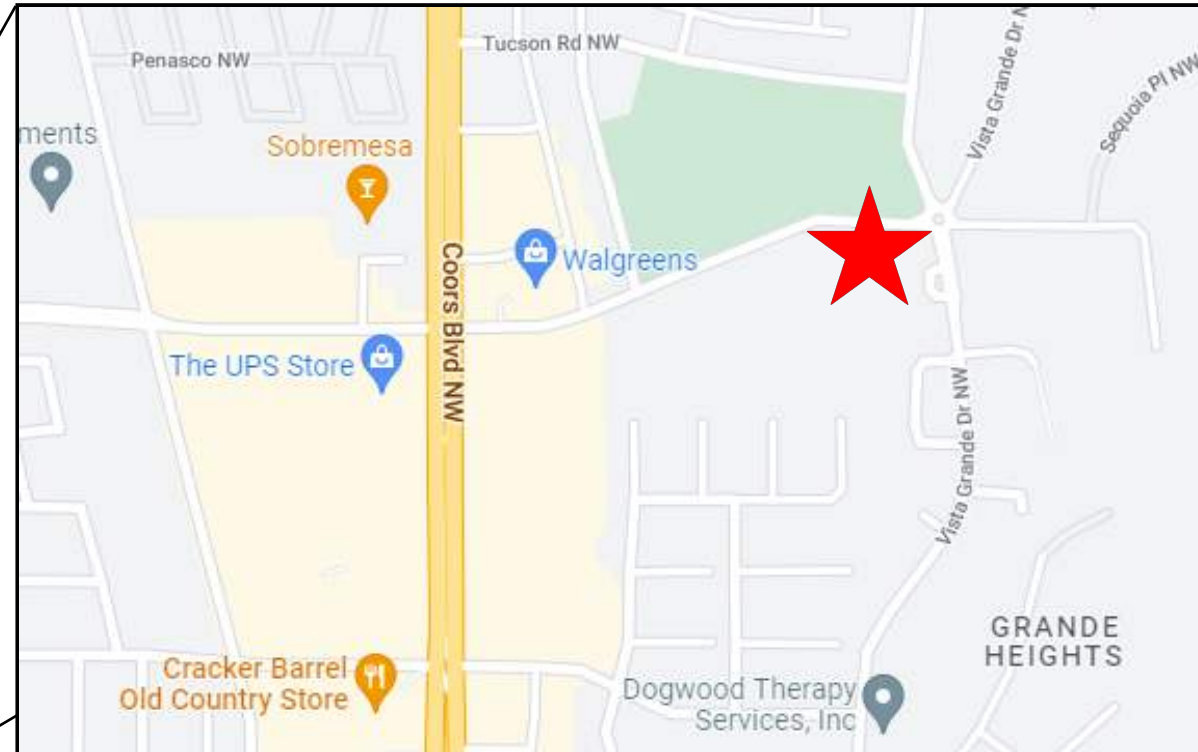


SEQUOIA APARTMENTS
TEMPORARY SEDIMENT AND EROSION CONTROL DRAWINGS
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DRAWING INDEX

- 1 COVER SHEET
- 2 PROJECT DETAILS
- 3 GENERAL NOTES
- 4 BEST MANAGEMENT PRACTICES
- 5 BEST MANAGEMENT PRACTICES
- 6 BEST MANAGEMENT PRACTICES
- 7 BEST MANAGEMENT PRACTICES
- 8 TEMPORARY EROSION & SEDIMENT CONTROL PLAN
- 9 FINAL STABILIZATION
- LANDSCAPING PLAN (BY OTHERS)



- SWPPP
- Stormwater
- Erosion Control
- Reclamation
- Seeding

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SEQUOIA APARTMENTS
ALBUQUERQUE, NM

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

SHEET:

COVER

PROJECT DETAILS

NPDES ID: NMR1005BW

ADDRESS: 5100 SEQUOIA DRIVE NW, ALBUQUERQUE, NM 87120

GPS COORDINATES: 35.121782, -106.697133

TOTAL ACREAGE: 1.2

ANTICIPATED DISTURBED ACREAGE: 1.2

FIRST RECEIVING WATER: RIO GRANDE (NM-2105_51)

WATERS WITHIN ONE MILE OF PROJECT: RIO GRANDE

IMPAIRED/TIERED WATERS: RIO GRANDE

ENDANGERED SPECIES: CRITERION C

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 80% DENSITY

STABILIZATION MEASURES AND DEADLINES: SEE SECTION 6.0 OF SWPPP NARRATIVE

REGULATING AUTHORITY: ENVIRONMENTAL PROTECTION AGENCY (EPA)

OPERATORS

PROPERTY OWNER:
ESMAIL HAIDARI
12008 GAZELLE PL. NE
ALBUQUERQUE, NM 87111

OWNER CONTACT:
ESMAIL HAIDARI
(505) 250-6088

GENERAL CONTRACTOR (GC):
TBD

GC CONTACT:
TBD

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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SEQUOIA APARTMENTS
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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SEQUOIA APARTMENTS
SWPPP NOTES



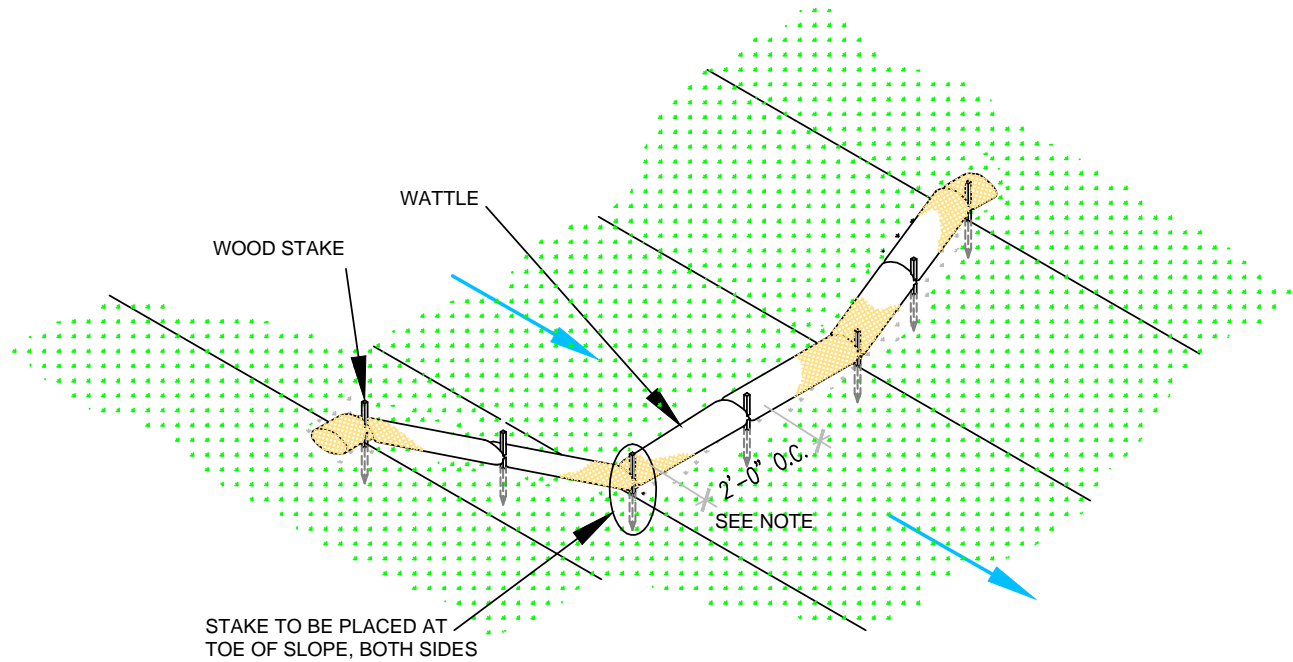


SWPPP
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DRAWN BY:
S. FETTER

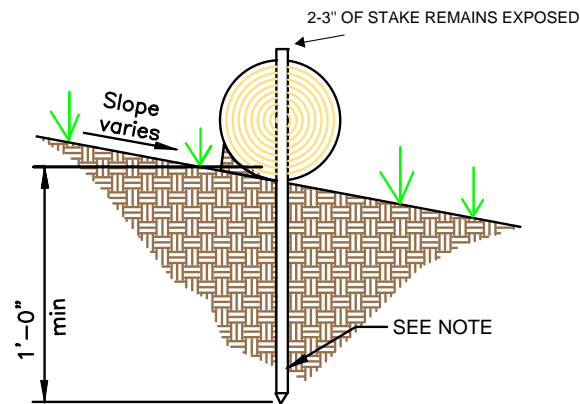
SHEET:
GENERAL
NOTES



WATTLE WITHOUT BLANKET

NTS

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



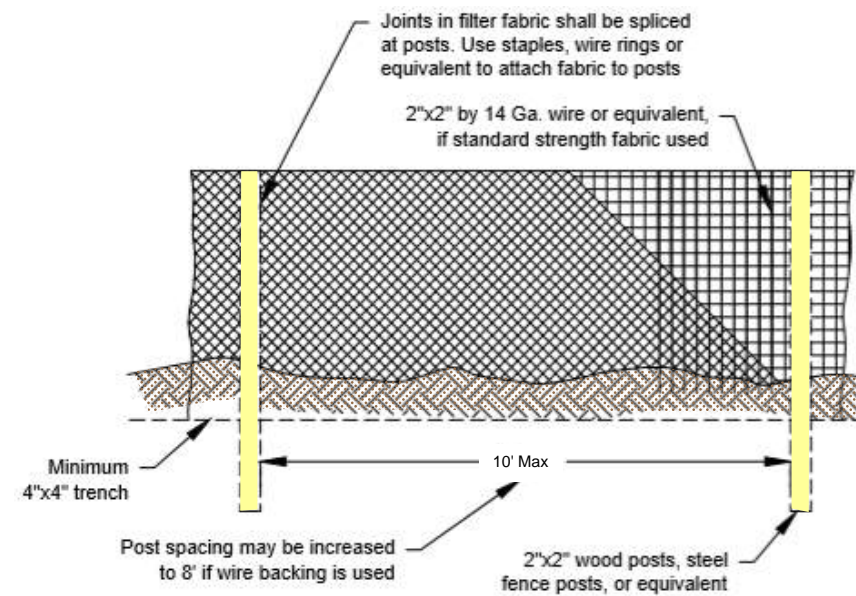
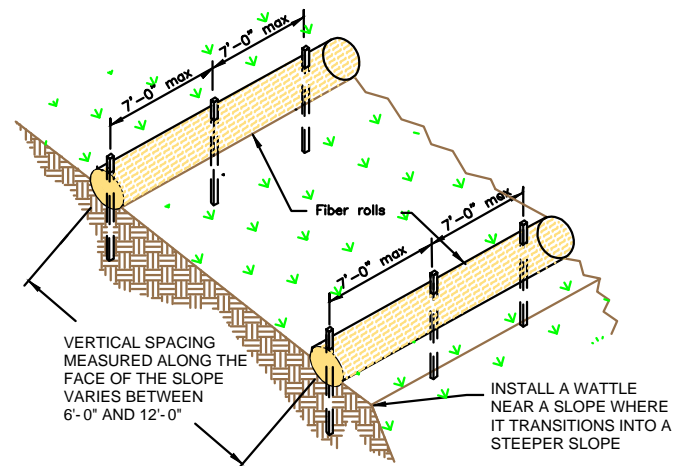
WATTLE

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

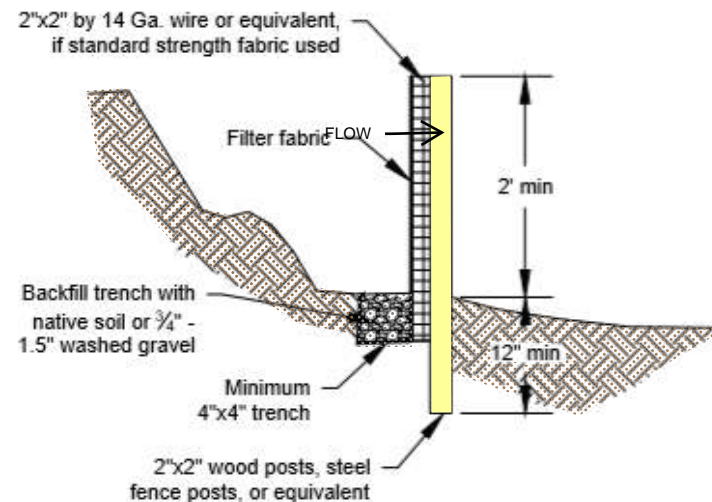
SILT FENCE IS TO BE PLACED PERPENDICULAR TO THE SLOPE OF THE SITE.

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.



2"x2" by 14 Ga. wire or equivalent,
if standard strength fabric used

Filter fabric

FLOW

2' min

Backfill trench with
native soil or 3/4" -
1.5" washed gravel

Minimum
4"x4" trench

2"x2" wood posts, steel
fence posts, or equivalent

2"x2" by 14 Ga. wire or equivalent,
if standard strength fabric used

2"x2" wood posts, steel
fence posts, or equivalent

Minimum
4"x4" trench

10' Max

Post spacing may be increased
to 8' if wire backing is used

2"x2" wood posts, steel
fence posts, or equivalent

Joints in filter fabric shall be spliced
at posts. Use staples, wire rings or
equivalent to attach fabric to posts

2"x2" by 14 Ga. wire or equivalent,
if standard strength fabric used



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SEQUOIA APARTMENTS
BMP DETAILS

SWPPP
Stormwater
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Reclamation
Seeding

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

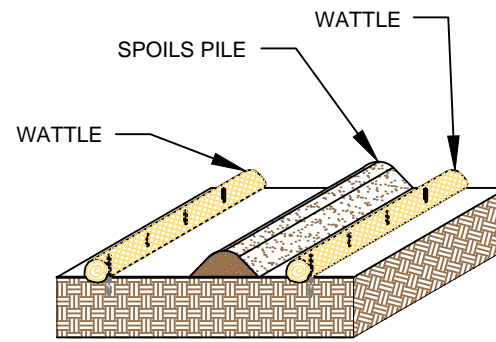
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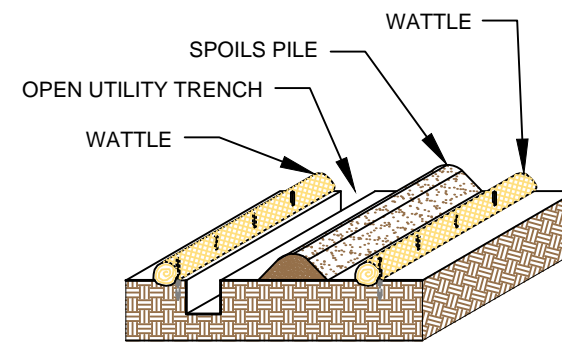
SPOILS PILE PROTECTION

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.



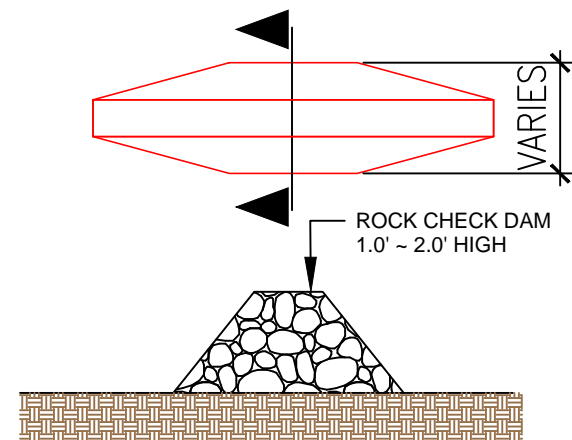
OPEN TRENCH SPOILS PILE PROTECTION

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.

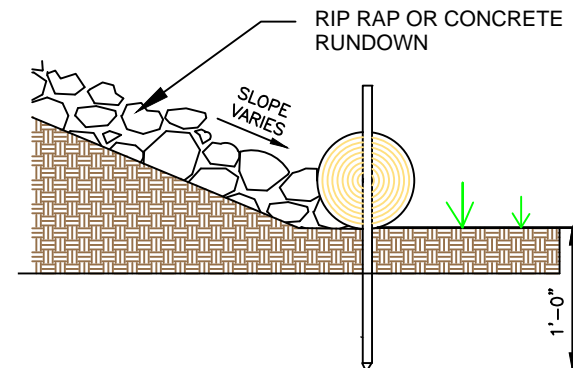


ROCK CHECK DAM

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.



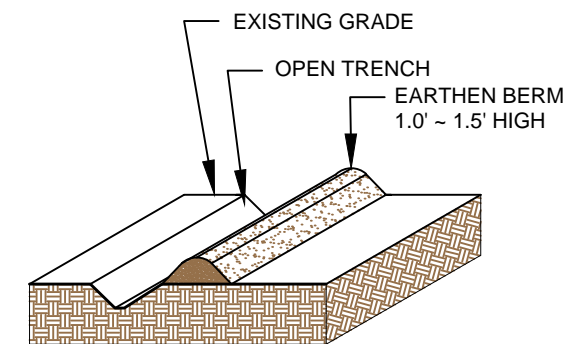
RUNDOWN DETAIL

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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SEQUOIA APARTMENTS BMP DETAILS



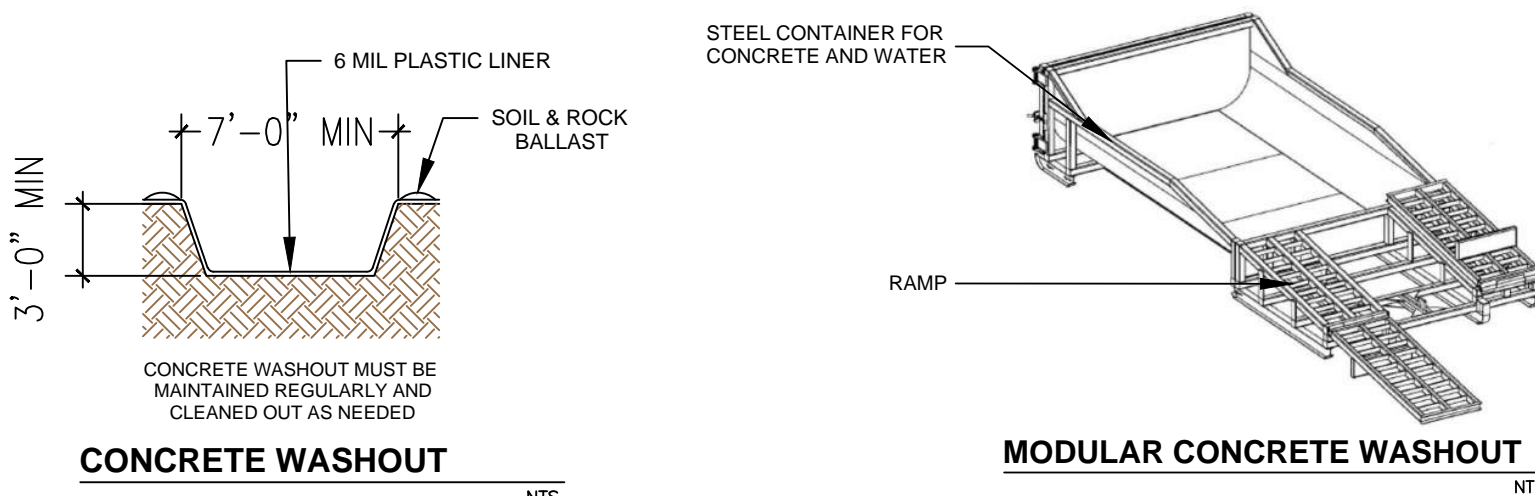
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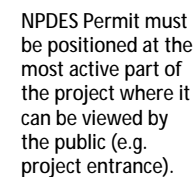
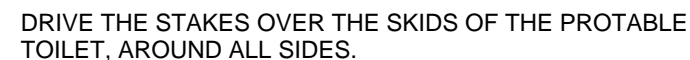
DESIGNED BY:
K. FETTER, P.E.
DRAWN BY:
S. FETTER

SHEET:

5



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.

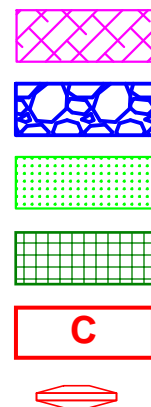


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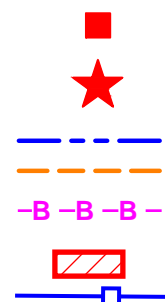
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CHECK DAM



CULVERT BLANKET
CUTBACK CURB

PARKING AND STAGING AREA,
CHEMICAL STORAGE AND
CONCRETE WASHOUT IN
APPROXIMATE LOCATION.
THESE AREAS ARE TO REMAIN
TOGETHER IF MOVED. AREAS
CAN BE MOVED AFTER START OF
CONSTRUCTION.

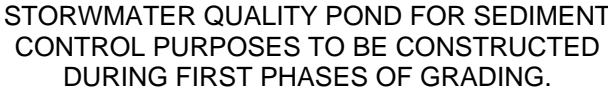
DRAWING KEY

SEQUOIA APARTMENTS BMP DETAILS

DAIE

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IMPLEMENTATION	
BMP INSTALL	BMP REMOVE



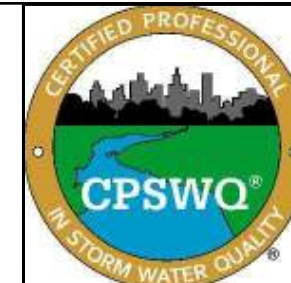
IMPLEMENTATION	
BMP INSTALL	BMP REMOVE



IMPLEMENTATION	
BMP INSTALL	BMP REMOV



IMPLEMENTATION	
BMP INSTALL	BMP REMOV



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SEQUOIA APARTMENTS
TESCP

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

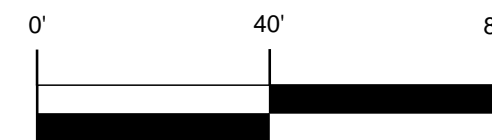
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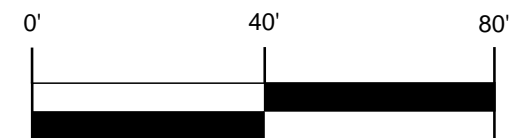
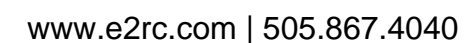
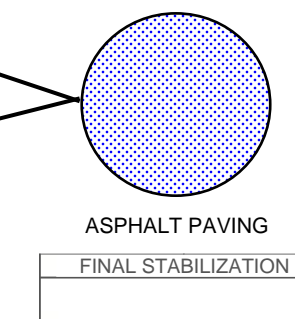
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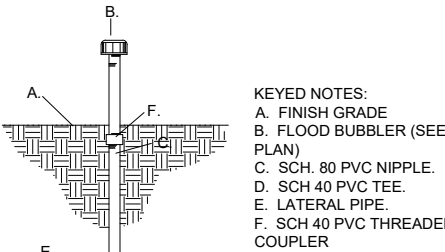
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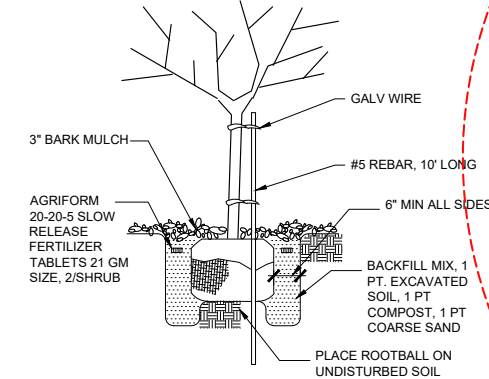
NOTE:
LATERAL LINE TESTING SHALL BE COMPLETED PRIOR TO INSTALLATION
LATERAL TESTING SHALL BE ACCOMPLISHED BY INSTALLING A PLUG IN THE OUTLET OF LATERAL LINE TEES AND ELLS.



IRRIGATION BUBBLER

SCALE: NTS

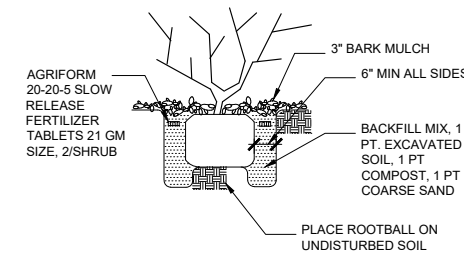
NOTE: CUT & REMOVE WIRE FROM ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL. CAREFULLY TAMP IN BACKFILL. MIX TO INSURE ROOTBALL REMAINS INTACT



TREE PLANTING

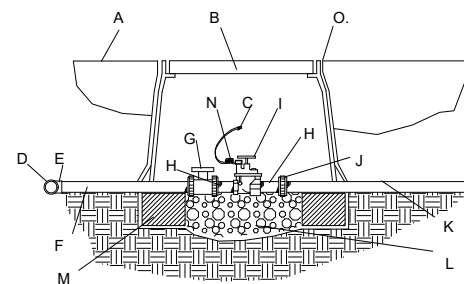
SCALE: NTS

NOTE: CONTRACTOR SHALL GRADE SOIL ADJACENT TO TREES AND SHRUBS TO ENSURE EVEN AND ADEQUATE WATERING OF ALL PLANT MATERIAL



LANDSCAPE PLANTING

SCALE: NTS



IRRIGATION VALVES

SCALE: NTS

KEYED NOTES:
A. FINISH GRADE
B. BROOKS PRODUCTS, INC. 1730 PB-18 BODY (ABS) VALVE BOX W/1730 BOLT DOWN COVER (ABS) & TWO 8" EXTENSIONS.
C. DRY SPLICE CONNECTOR OR EQUAL.
D. IRRIGATION MAINLINE.
E. IRRIGATION MAINLINE SERVICE TEE OR ELL.
F. SCHEDULE 80 PVC X 12" NIPPLE.
G. SPEARS TRUE UNION SCHEDULE 80 PVC BALL VALVE.
H. SCHEDULE 80 PVC CLOSE NIPPLE
I. ELECTRIC VALVE (SEE PLAN)
J. SPEARS SCHEDULE 80 PVC UNION.
K. LATERAL LINE.
L. 1 CUBIC FOOT 1" DIA. WASHED ROCK.
M. 8" X 8" X 16" SOLID CMU BLOCK.
N. 24" WIRE EXPANSION COIL.
O. 6 mm BLACK POLYETHYLENE PLASTIC. TAPE TO ALL INLET & OUTLET PIPE & INSTALL THE FULL DEPTH OF THE VALVE BOX BOTTOM.

NOTES:
INSTALL AN 8" X 8" X 16" SOLID CMU BLOCK @ EA. CORNER OF THE VALVE BOX.
WASH ROCK SHALL BE INSTALLED FLUSH WITH BOTTOM OF PIPE & VALVE.

COORS BOULEVARD - CPO-2
HEIGHT PER 14-16-3-6 (D) (IDO PAGE 130) NOT APPLICABLE

PARKING:
MULTI-FAMILY DWELLING: 46 X 1.5 = 69 SPACES
12 GARAGES EACH HAVE A CHARGING STATION
SPACES PROVIDED: 48 SURFACE + 24 GARAGE (12 X 2) + 4 ON STREET = 76 SPACES
HC REQUIRED: 3 STANDARD, 1 VAN
4 MOTORCYCLE REQUIRED
2 EA. 6 SPACE BIKE RACK

GROSS LOT AREA = 51,888 SF
BUILDINGS = 15,914 SF
NET LOT AREA = 35,974 SF
REQUIRED LANDSCAPE AREA @ 15% = 5,396 SF; 8,409 SF PROVIDED

IDO TABLE 5-1-2 OPEN SPACE R-MH (IDO PAGE 216):
1 BEDROOM: 17 EA X 225 SF = 3,825 SF
2 BEDROOM: 17 EA X 285 SF = 4,845 SF
3 BEDROOM: 12 EA X 350 SF = 4,200 SF

TOTAL REQUIRED = 16,065 SF

GRADE LEVEL = 11,091 SF
BALCONY LEVEL 2 = 1,165 SF
BALCONY LEVEL 3 = 1,165 SF
4TH FLOOR DECK = 5,000 SF
TOTAL PROVIDED = 18,421 SF

UPC: 101106038518940617
LEGAL: LOT 20, CORONA DEL SOL
ZONING: R-MH
ZONE ATLAS PAGE: G11

R-ML ZONING

R-MH ZONING

R-ML ZONING

R-T ZONING

LANDSCAPE PLAN

SCALE: 1" = 20'-0"

35"-0" CLEAR SIGHT TRIANGLE
DPM 35 MPH CLEAR SIGHT TRIANGLE

SETBACKS R-MH IDO PAGE 23

FRONT: 15 FT
SIDE: INTERIOR 5 FT
REAR: 15 FT

NOTE: RECESS WINDOWS 2 INCHES

LANDSCAPING, DWELLING, MULTI-FAMILY
IDO 14-16-4-3(B)(7)(b)
GROUND FLOOR UNITS = 22 UNITS
SECOND FLOOR UNITS = 12 UNITS
TOTAL TREES REQUIRED = 34

LANDSCAPING
IDO 154-16-5-6 (D)(1)
STREET FRONTAGE 190 FT / 25 FT = 8 TREES REQUIRED

BUFFER
IDO 14-16-5-6 (E)(2)
15 FT BUFFER PROVIDED ON EAST PROPERTY LINE
6 FT CMU WALL PROVIDED ON EAST, SOUTH & WEST PROPERTY LINES

LANDSCAPING @ PARKING LOT
IDO 14-16-5-6 (F)(2)
PARKING MORE THAN 50 SPACES 15% LANDSCAPING REQUIRED
19,120 SF X 15% = 2,868 SF LANDSCAPING
1 TREE PER 10 PARKING SPACES = 7 TREES

NOTE: THE PROPERTY OWNER SHALL PROPERLY MAINTAIN ALL IRRIGATION SYSTEMS, LANDSCAPING PLANTS AND GRAVEL MULCH



12 CM - CRAPE MYRTLE - LAGERSTROEMIA INDICA - 7'-9'
19 OR - OKLAHOMA REDBUD - CERCIS RENIFORMIS - 8'-10'
5 LE - LACEBARK ELM - ULMUS PARVIFOLIA - 8'-10'

S - BLUE MIST SPIREA - CARYOPTERIS X CLANDONENSIS - 1-2 GAL
FG - MEXICAN FEATHER GRASS - NASSELLA TENUISSIMA - 1-2 GAL
C - CATMINT - NEPETA FAASSENII - 1-2 GAL
PM - PINK MUHLYGRASS - MUHLENBERGIA CAPILLARIS - 1-2 GAL
FRG - FEATHER REED GRASS - CALAMAGROSTIS ACUTIFLORA 1-2 GAL
BAG - BLUE AVENA GRASS - HELICTOTRICHON SEMPERVIRENS 1-2 GAL
EI - ENGELMAN IVY - 1-2 GAL - 25 EACH (ATTACHED TO WALL)

GRAVEL MULCH

GENERAL NOTES:

- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, STREET TREE ORDINANCE, POLLEN ORDINANCE, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.
- PLANT BEDS SHALL ACHIEVE 75% LIVE GROUND COVER AT MATURITY.
- SBROWN GRAVEL OVER FILTER FABRIC SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED.
- IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (5) 1.0 GPH DRIP EMITTERS AND SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.
- RUN TIME PER EACH DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY, TO BE ADJUSTED ACCORDING TO THE SEASON.
- POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD.
- IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER. LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.
- IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.
- INSTALL BACKFLOW PREVENTION @ IRRIGATION SYSTEM. REFERENCE DETAIL THIS SHEET.
- NO PARKING SPACE SHALL BE MORE THAN 50'-0" FROM A TREE TRUNK.
- TREE CANOPY COUNTS TOWARD 75% OF REQUIRED GROUND COVER FOR LANDSCAPE AREAS UP TO 100SF.

No	Revision	Item	Date
			<p>SCOTT C. ANDERSON & associates architects</p> <p>4415 4th St NW Ste. B albuquerque, nm 87114 scott@scottcanderson.com 505.401.7575</p>
SEQUOIA APARTMENTS 5130 SEQUOIA RD NW ALBUQUERQUE, NM 87120			
DRAWING TITLE			
LANDSCAPE PLAN			
	DESIGNED	PROJECT NO	
	DRAWN	SCALE	
	CHECKED	DRAWING NO	
	REVIEWED	L-101	
	DATE		
	02/25/2022		