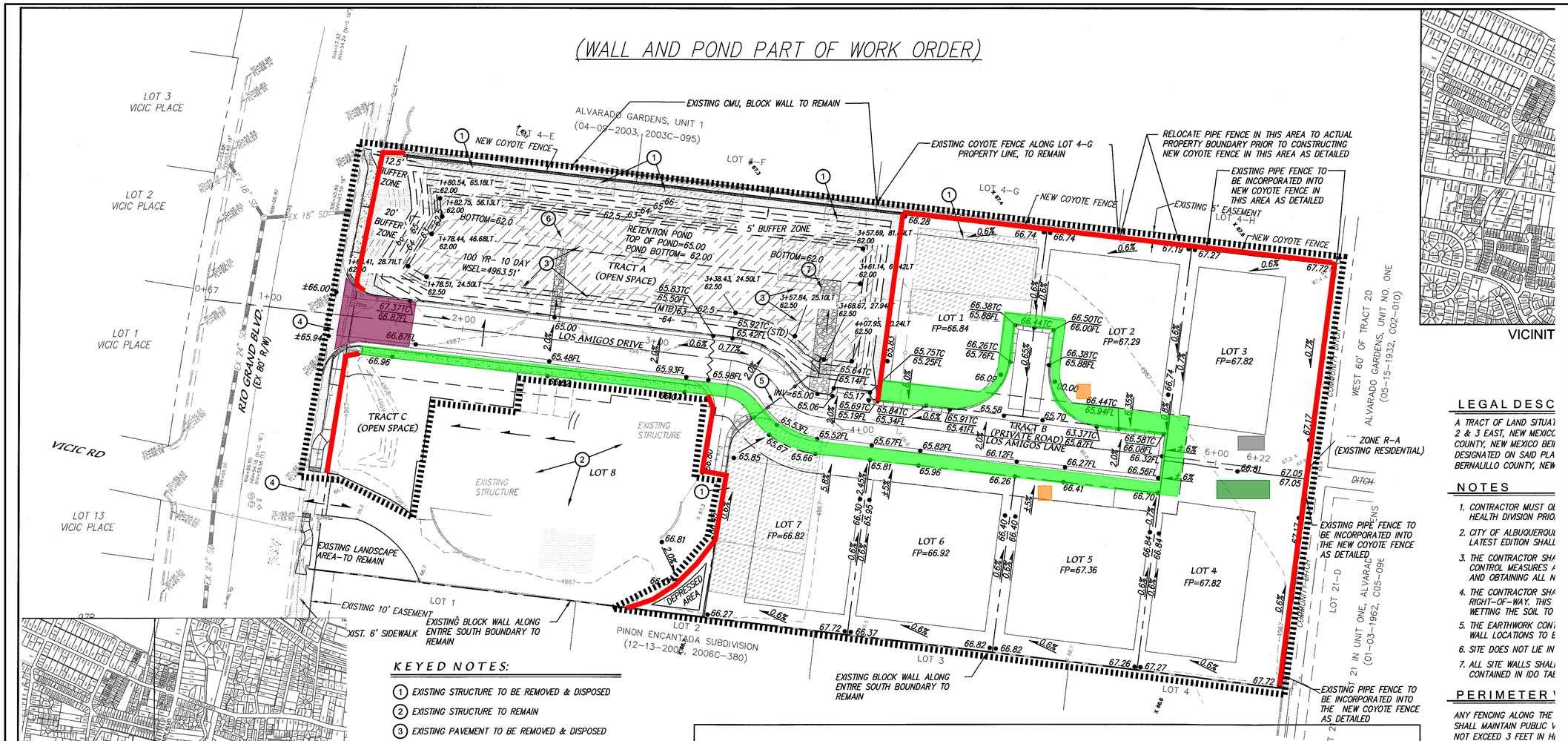
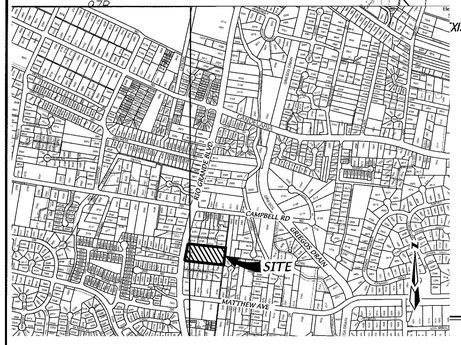
(WALL AND POND PART OF WORK ORDER)

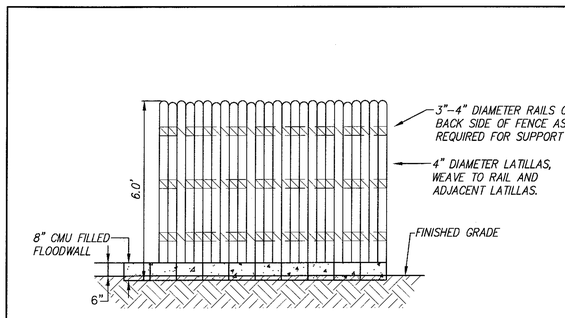




KEYED NOTES:

1. EXISTING STRUCTURE TO BE REMOVED & DISPOSED
2. EXISTING STRUCTURE TO REMAIN
3. EXISTING PAVEMENT TO BE REMOVED & DISPOSED
4. EXISTING DRIVE PAD TO BE REMOVED & REPLACED
5. NEW ACCESS GATE FOR PRIVATE ROADWAY (NOT PART OF WORK ORDER)
6. 5' POND RIPRAP RUNDOWN
7. 10' POND RIPRAP RUNDOWN

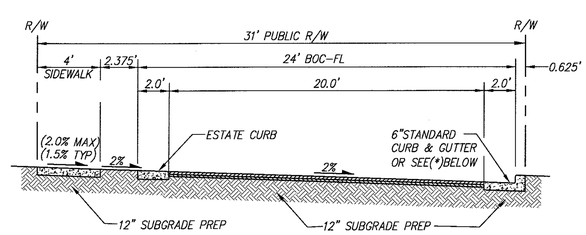
4967	EXISTING CONTOUR (MINOR)
	EXISTING CURB AND GUTTER
	EXISTING CONCRETE
	EXISTING WALL
	EXISTING FENCE – CMU/STUCCO WALL
	EXISTING FENCE – COYOTE FENCE
	EXISTING FENCE – IRON PIPE/CHAIN LINK
TC / FL	EXISTING TOP CURB/FLOW LINE
X 65.00	EXISTING SPOT ELEVATION
S	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEANOUT
D	EXISTING STORM DRAIN MANHOLE
	EXISTING CATCH BASIN/DROP INLET
E	EXISTING OVERHEAD ELECTRIC/UTILITY LINE
	EXISTING POLE
	EXISTING ANCHOR
E	EXISTING ELECTRIC TRANSFORMER/PEDESTAL
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
W	EXISTING WATER METER
	EXISTING SIGN
	EXISTING BOLLARD
	EXISTING TELEPHONE/FIBER OPTIC PEDESTAL
	NEW ESTATE/MOUNTABLE CURB & GUTTER
	NEW 6" STANDARD CURB & GUTTER
	NEW LOT/PROPERTYLINE
	NEW SIDEWALK
	NEW FLOW DIRECTION ARROW
0.7%	NEW SLOPE
66.60	NEW SPOT ELEVATION
66.96TC / 66.46FL	NEW TOP OF CURB ELEVATION / NEW FLOWLINE ELEVATION
FF=68.79	NEW FINISHED FLOOR ELEVATION
	NEW PAVEMENT
	EXISTING BUILDING TO REMAIN
	EXISTING BUILDING (REMOVE & DISPOSE)
	WATERBLOCK
	WSEL FOR 100 YR-10 DAY STORM (4963.51')
	NEW COYOTE FENCE
	BUFFER ZONE BETWEEN PROPERTY LINE AND POND SLOPE



NOTE:
LATILLAS MATERIAL SHALL CONSIST OF NATIVE POLE TIMBER. VERTICAL AND HORIZONTAL PIPING SUPPORT SHALL BE USED AS NECESSARY FOR SUPPORT AND STABILITY OF FENCE STRUCTURE.

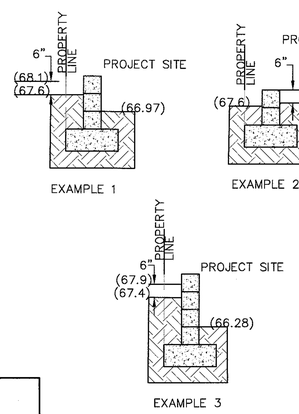
6' COYOTE FENCE

(North and East Property Line) SCALE: 1"=3'

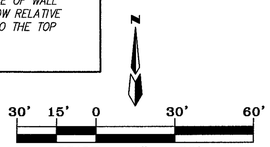


STREET SECTION DETAIL

LOS AMIGOS LANE (STANDARD C&G) SCALE: 1"=5'
(*) LOS AMIGOS DRIVE (MOUNTABLE C&G)



CONSTRUCTION NOTE: TOP OF FLOOD WALL SHALL BE AT LEAST 6" ABOVE THE HIGHEST ADJACENT EXISTING GROUND ELEVATION. REFER TO EXAMPLE DETAILS ABOVE. WALL FOOTING SHALL AT ALL LOCATIONS BE LOCATED WITHIN THE PROJECT PROPERTY AS SHOWN ON THE THREE DETAILS ABOVE UNLESS WRITTEN PERMISSION IS RECEIVED FROM THE ADJACENT PROPERY OWNER TO CONSTRUCT FACE OF WALL ON THE PROPERTY LINE. THIS DETAIL IS TO SHOW RELATIVE EXISTING GROUND ELEVATIONS AS IT RELATES TO THE TOP OF FLOOD WALL.



LEGAL DESC

A TRACT OF LAND SITUAT
2 & 3 EAST, NEW MEXICO
COUNTY, NEW MEXICO BEI
DESIGNATED ON SAID PLA
BERNALILLO COUNTY, NEW

NOTES

1. CONTRACTOR MUST O HEALTH DIVISION PRIO
2. CITY OF ALBUQUERQU LATEST EDITION SHALL
3. THE CONTRACTOR SHA CONTROL MEASURES A AND OBTAINING ALL N
4. THE CONTRACTOR SHA RIGHT-OF-WAY. THIS WETTING THE SOIL TO
5. THE EARTHWORK CON WALL LOCATIONS TO E
6. SITE DOES NOT LIE IN
7. ALL SITE WALLS SHAL CONTAINED IN IDO TA

PERIMETER

ANY FENCING ALONG THE SHALL MAINTAIN PUBLIC V NOT EXCEED 3 FEET IN H LINE MAY NOT EXCEED 6 ALONG THE NORTH AND E ALONG THE NORTH PROPE WALL. THESE AREAS WILL THE SOUTH PROPERTY BO

GRADING AN

EXISTING CONDITIONS – P ON THE SITE. NO OFF-SITE COUPLE OF DEPRESSION A

PROPOSED CONDITIONS – DEVELOPMENT WILL FLOW TO THE OPEN SPACE RETE FOR THE 100 YEAR-10 D SURFACE ELEVATION AT T

LANDSCAPE BUFF

1. FINAL GRADE OF DIRT GRADE.
2. SURFACE BETWEEN BAC (MINIMUM 3/4") OR LA
3. LANDSCAPE FABRIC IS STONE. IF LANDSCAPE

BMP MAP LEGEND

- LIMITS OF DISTURBANCE
- PERIMETER BMP (SILT FENCE)
- FLOW DIRECTION
- CUT-BACK CURB
- VTC (VEHICLE TRACK-OUT CONTROL
- PORTABLE TOILETS
- WASTE CONTAINER
- CONCRETE WASHOUT

green globe ENVIRONMENTAL

OPERATOR: ROKU DEVELOPMENT, LLC

TOTAL SITE AREA: 2.56 ACRES
TOTAL DISTURBED AREA: 2.56 ACRES

RECEIVING WATERS: RIO GRANDE RIVER (TIJERAS ARROYO TO ALAMEDA BRIDGE). TIER 2, SEE IMPAIRMENT INFO ON ESC-3

REFER TO THE ESC BMP DETAILS (ESC-2) FOR INSTALLATION, INSPECTION AND MAINTENANCE REQUIREMENTS.

****GRADING PLAN BY OTHERS****

CINNAMON MORNING SUBDIVISION

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

Drawn By:	
M. VALLEJOS, CPESC, CISEC	04/06/2021

CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL
CPESC®
MATHEW F. VALLEJOS
No. 9108
4-6-21

ESC-1

F:\A16JOBS\A16051 Cinnamon Morning Project\GRADE & DRAIN\A16051 G&D PLAN 4.dwg, Last saved by: Diane, 4/5/15

Silt Fence Detail

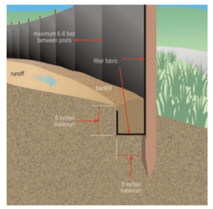
Non-woven Silt Fence
A silt fence is a temporary sediment barrier consisting of a geotextile attached to supporting posts and trenched into the ground. Intended to retain sediment that has been dislodged by stormwater.

Use silt fence as a perimeter control particularly at lower or down slope edge of a disturbed area. Leave space for maintenance between slope and silt fence or roll. Trench in the silt fence on the uphill side (6 in deep by 6 in wide). Install stakes on the downhill side of the fence. Curve silt fence up-gradient to help it contain runoff.

To maintain remove sediment when it reaches one-third of the height of the fence. Replace the silt fence where it is worn, torn, or otherwise damaged. Retrench or replace any silt fence that is not properly anchored to the ground. If the silt fence cannot be toed in properly due to existing hard surface, place mulch filter sock at base to prevent sediment from leaving site.

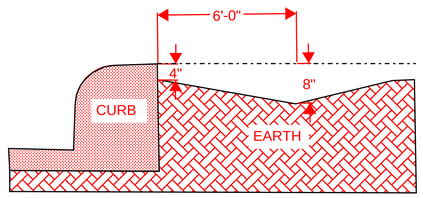
8' max wood stake spacing and 10' max spacing for steel T-post.

Silt Fence Installation



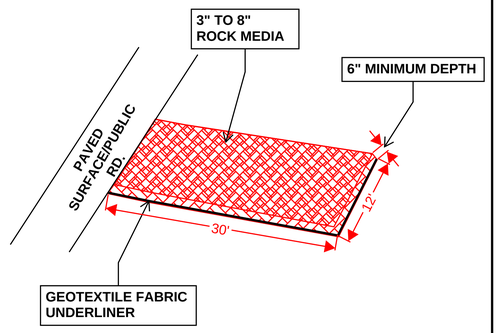
Source: USEPA Guide for Construction Site

Cut-Back Curb Detail



NOT TO SCALE

VEHICLE TRACK-OUT CONTROL



NOT TO SCALE

- DIMENSIONS NOTED CAN BE SITE RESTRICTIVE.

ESC Plan Standard Notes (2021-03-24)

1. 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:
   a. The City Ordinance § 14-5-2-11, the ESC Ordinance,
   b. The EPA's 2017 Construction General Permit (CGP), and
   c. The City Of Albuquerque Construction BMP Manual.
2. 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 BMPs and prior to beginning construction.
3. 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.
4. 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.
5. 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.
6. 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.

TYPICAL CONCRETE WASHOUT-BELOW GRADE

- Install appropriate signage to inform concrete equipment operators of the proper washout location.
- An appropriate stabilized entrance shall be installed where applicable. The length and width of the stabilized entrance may vary based on size and location of the washout.
- Washout facilities must be sized to contain washout water and solids.
- Typical dimensions are 10 feet long by 10 feet wide but may vary upon site limitations.
- Pit shall be delineated with Orange Filter Sock and A-Framed staked.
- The pit shall be lined with 10mil (minimum) polyethylene impermeable liner on the bottom and sides overlapping the top edges completing a leak-proof container.

Start Date-Finish Date (dates to be marked on site plan by operator)	Construction Activity, BMPs, and location
Initial Phase	Pre-Site Grading 1. Install perimeter BMPs (silt fence, erosion control logs, downstream inlet protection, etc.) 2. Construct VTC. 3. Set up construction trailer, construction barrier, and material storage areas 4. Disturbed areas where construction will cease for more than 7 days (per NMED Tier 1 requirements) will be stabilized with erosion controls 5. Install sanitary facilities and dumpster
Interim Phase	Site Grading/ Building Construction 1. Mass grade site 2. Construct utilities, infrastructure 3. Building, pavement construction 4. Implement stabilization procedures were work is complete or ceases for 7 days (per NMED Tier I requirements) or greater
Final Phase	Final Stabilization 1. Implement stabilization procedures were work is complete or ceases for 7 days (per NMED Tier I requirements) or greater 2. Prepare final seeding and landscaping 3. Monitor stabilized areas until final stabilization is reached 4. Remove temporary control BMPs and stabilize any areas disturbed by the removal

Pond Stabilization per Sect. 1012

(Rev 03/30/21)

The landscape plan should show street trees along all street frontage, a 10'(min) level front yard next to the street, a drivepad and ramp down into the pond bottom, and irrigated landscaping of the entire pond per City of Albuquerque Standard Specification 1012.

- The Seed Mixture and Rate shall be per Section 1012.2.2 "Native Grasses and wildflower Meadows."
- Hydro-mulch shall be applied per 1012.2.3.1 and Aggregate Mulch per 1012.2.3.4 shall be used on any 3:1 slope.
- Soil Amendment shall be per 1012.2.4
- Execution shall be per 1012.3
- Maintenance shall be per 1012.3.9,
- Pest and Weed Control per section 1012.3.10
- Warranty required per 1012.3.11 Irrigation is required
- Reviews and observations per 1012.3.12 are required

Warranty and Maintenance shall continue until uniform perennial vegetation (ie. evenly distributed, without large bare areas) that provides 70% of native undisturbed ground cover per the EPA's Construction General Permit 2.2.14.b.i. and a minimum of 1 year.

ROLE¤	COMPANY¤	REPRESENTATVIE· NAME¤	PHONE¤	EMAIL¤	¤
HOME·BUILDER¤	ROKU· DEVELOPMENT¤	STEVE·CHAVEZ¤	505-415-9533¤	STEVE.CHAVEZ505@YAHOO.COM¶ ¤	¤
LAND·OWNER¤	VIVI· INVESTMENTS¤	STEVE·CHAVEZ¤	505-415-9533¤	STEVE.CHAVEZ505@YAHOO.COM¶ ¤	¤
BMP·MAINTENANCE¤	¤	¤	¤	¤	¤
SWPPP·INSPECTIONS¤	¤	¤	¤	¤	¤

green globe ENVIRONMENTAL

OPERATOR: ROKU DEVELOPMENT, LLC

TOTAL SITE AREA: 2.56 ACRES
TOTAL DISTURBED AREA: 2.56 ACRES

RECEIVING WATERS: RIO GRANDE RIVER (TIJERAS ARROYO TO ALAMEDA BRIDGE). TIER 2, SEE IMPAIRMENT INFO ON ESC-3.

REFER TO THE ESC BMP DETAILS (ESC-2) FOR INSTALLATION, INSPECTION AND MAINTENANCE REQUIREMENTS.

CINNAMON MORNING SUBDIVISION

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

Drawn By: M. VALLEJOS, CPESC, CISEC	04/06/2021
CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL CPESC® MATHEW F. VALLEJOS No. 9108 4-6-21	ESC-2

Tables — K Factor, Whole Soil — Summary By Map Unit

Summary by Map Unit — Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico (NM600)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Af	Agua loam MLRA 42	.37	1.2	46.0%
Ge	Gila clay loam MLRA 42	.24	1.4	54.0%
Totals for Area of Interest			**2.5**	**100.0%**

Rio Grande (Tijeras Arroyo to Alameda Bridge)			AU IR CATEGORY	LOCATION DESCRIPTION	
			5/5C	HUC: 13020203 Rio Grande-Albuquerque	
AU ID	**WQS REF**	**WATER TYPE**	**SIZE**	**ASSESSED**	**MONITORING SCHEDULE**
NM-2105_51	20.6.4.105	RIVER	15.6 MILES	2020	2023
USE	**ATTAINMENT**	**CAUSE(S)**	**FIRST LISTED**	**TMDL DATE**	**PARAMETER IR CATEGORY**
IRR	Fully Supporting				
LW	Fully Supporting				
MWWAL	Not Supporting	Mercury - Fish Consumption Advisory	2020		5/5C
		PCBS - Fish Consumption Advisory	2010		5/5C
		Dissolved oxygen	2008	2023 (est.)	5/5A
		Temperature	2010	2023 (est.)	5/5A
PC	Not Supporting	E. coli	2020	6/30/2010	4A
PWS	Not Assessed				
WH	Fully Supporting				

AU Comment: TMDL for E. coli. Fish Consumption Advisory listings are based on NMs current fish consumption advisories for this water body. Per USEPA guidance, these advisories demonstrate non-attainment of CWA goals stating that all waters should be "fishable." Therefore, the impaired designated use is the associated aquatic life even though human consumption of the fish is the actual concern.

green globe ENVIRONMENTAL

OPERATOR: ROKU DEVELOPMENT, LLC

TOTAL SITE AREA: 2.56 ACRES
TOTAL DISTURBED AREA: 2.56 ACRES

RECEIVING WATERS: RIO GRANDE RIVER (TIJERAS ARROYO TO ALAMEDA BRIDGE). TIER 2, SEE IMPAIRMENT INFO ON ESC-3

REFER TO THE ESC BMP DETAILS (ESC-2) FOR INSTALLATION, INSPECTION AND MAINTENANCE REQUIREMENTS.

CINNAMON MORNING SUBDIVISION

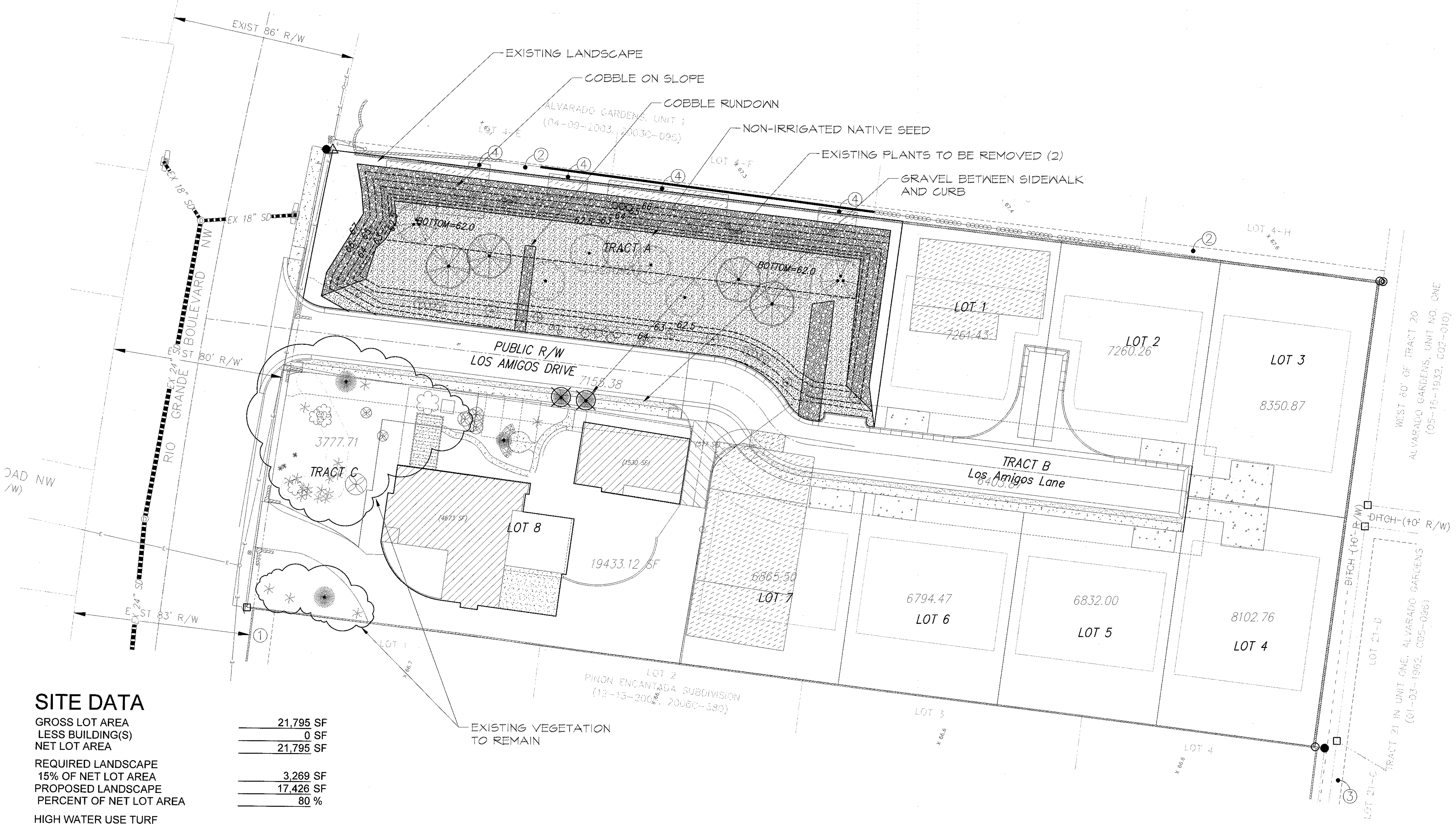
TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

Drawn By:
M. VALLEJOS, CPESC, CISEC

04/06/2021

CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL
CPESC®
MATHEW F. VALLEJOS
No. 9108

ESC-3



SITE DATA

GROSS LOT AREA	21,795 SF
LESS BUILDING(S)	0 SF
NET LOT AREA	21,795 SF
REQUIRED LANDSCAPE	
15% OF NET LOT AREA	3,269 SF
PROPOSED LANDSCAPE	17,426 SF
PERCENT OF NET LOT AREA	80 %
HIGH WATER USE TURF	
MAX. 20% OF LANDSCAPE AREA	0 SF
PROPOSED HIGH WATER USE TURF	0 SF
PERCENT OF LANDSCAPE AREA	0 %
REQUIRED STREET TREES	
1 PER 30 L.F. OF STREET FRONTAGE	
69 LF/30	2
PROVIDED STREET TREES	Existing Trees
REQUIRED PARKING LOT TREES	
1 PER 10 SPACES	
0 SPACES/10	0
PROVIDED PARKING LOT TREES	0
REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL	
(17,426 SF PROPOSED LANDSCAPE X 75%)	13,069 SF
PLANTING AREA COVERAGE	2,412 SF
NATIVE SEED AREA COVERAGE	12,260 SF
TOTAL LANDSCAPE AREA COVERAGE	14,672 SF
PERCENT LANDSCAPE COVERAGE	84 %

GENERAL NOTES:

1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
2. PLANTS ARE SHOWN AT MATURITY.
3. LANDSCAPE AREAS SHALL CAPTURE RUNOFF FROM SITE, SEE CIVIL PLANS.
4. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE PLAN REQUIREMENTS.
5. PLANT MATERIALS AND SIGNING WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ACCEPTABLE IN 'CLEAR SIGHT' AREAS.
6. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL LANDSCAPING REGULATIONS SECTION 14-16-3-10, WATER CONSERVATION LANDSCAPING AND WATER WASTE SECTION 6-1-1-1, INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVERAGE, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS.

IRRIGATION NOTES:

1. ALL PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER.
2. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
3. THE PIP ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS.
4. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER AND MASTER VALVE.
5. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR TO HARDSCAPE WITHOUT THE NEED OF BORING.

Plant Schedule

DECIDUOUS TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER USAGE	COVERAGE
	4	Fraxinus americana `Autumn Purple` / Autumn Purple Ash	2" B&B	Medium	35 x 4 = 140
	3	Prunus cerasifera / Flowering Plum	2" B&B	Medium	35 x 3 = 105
	2	Pyrus calleryana 'Autumn Blaze' / Autumn Blaze Pear	2" B&B	Medium +	20 x 2 = 40
	2	Robinia x ambigua `Purple Robe` / Pink Flowering Locust	2" B&B	Medium	40 x 2 = 80
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**WATER USAGE**	**COVERAGE**
	10	Caesalpinia gilliesii / Yellow Bird of Paradise	5 gal	RW	40 x 10 = 400
	6	Caryopteris x clandonensis `Dark Knight` / Blue Mist Spirea	1 gal	Low+	15 x 6 = 90
	8	Chamaebatiaria millefolium `Fernbush` / Fernbush	5 gal	Low+	30 x 8 = 240
	2	Hibiscus syriacus / Rose Of Sharon	5 gal	Medium	30 x 2 = 60
	6	Lavandula angustifolia / English Lavender	1 gal	Medium	12 x 6 = 72
	7	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal	Low+	30 x 7 = 210
	6	Syringa vulgaris / Common Lilac	5 gal	Medium+	30 x 6 = 180
DESERT ACCENTS	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**WATER USAGE**	**COVERAGE**
	8	Hesperaloe parviflora / Red Yucca	5 gal	Low+	20 x 8 = 160
	6	Nolina microcarpa / Beargrass	5 gal	RW	30 x 6 = 180
	2	Yucca thompsoniana / Thompson`s Yucca	24"box	RW	40 x 2 = 80
EVERGREEN SHRUBS	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**WATER USAGE**	**COVERAGE**
	3	Cytisus scoparius `All Gold` / Scotch Broom	5 gal	Medium	30 x 3 = 90
	6	Ericameria laricifolia / Turpentine Bush	5 gal	Low	25 x 6 = 150
	6	Santolina chamaecyparissus / Lavender Cotton	1 gal	Low+	15 x 6 = 90
GRASSES	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**WATER USAGE**	**COVERAGE**
	3	Miscanthus sinensis `Gracillimus` / Maiden Grass	5 gal	Medium+	15 x 3 = 45

2,412 sf live coverage

Material/Symbol Schedule

SYMBOL	DESCRIPTION	QTY
	Mountainair Brown 7/8" Gravel	901 sf
	Native Seed	12,384 sf
	Wallin 2-4" Cobble	5,921 sf
	Trees to be Removed	

growing better Heads Up
LANDSCAPE CONTRACTORS
www.headsuplandscape.com
P O Box 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@hulc.com

Date: 3/21/2019
Revisions:
4/5/2019

Drawn by: CM
Reviewed by: JB

Communal Real

Rio Grande Blvd. NW
Albuquerque, New Mexico

NORTH

Scale: 1" = 30'

15 0 30 60

Sheet Title:
Landscape Plan

Sheet Number:
LS-01