

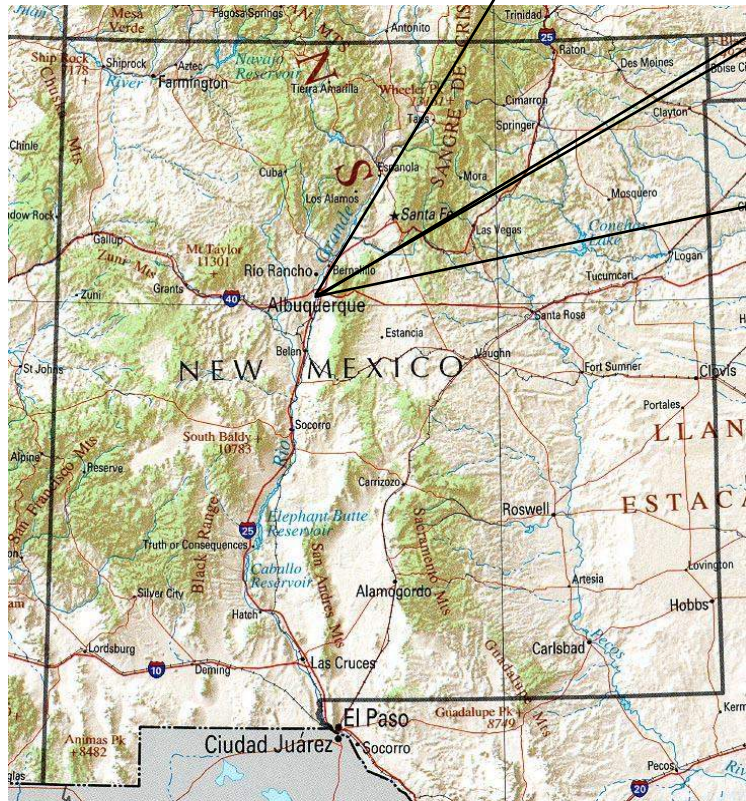
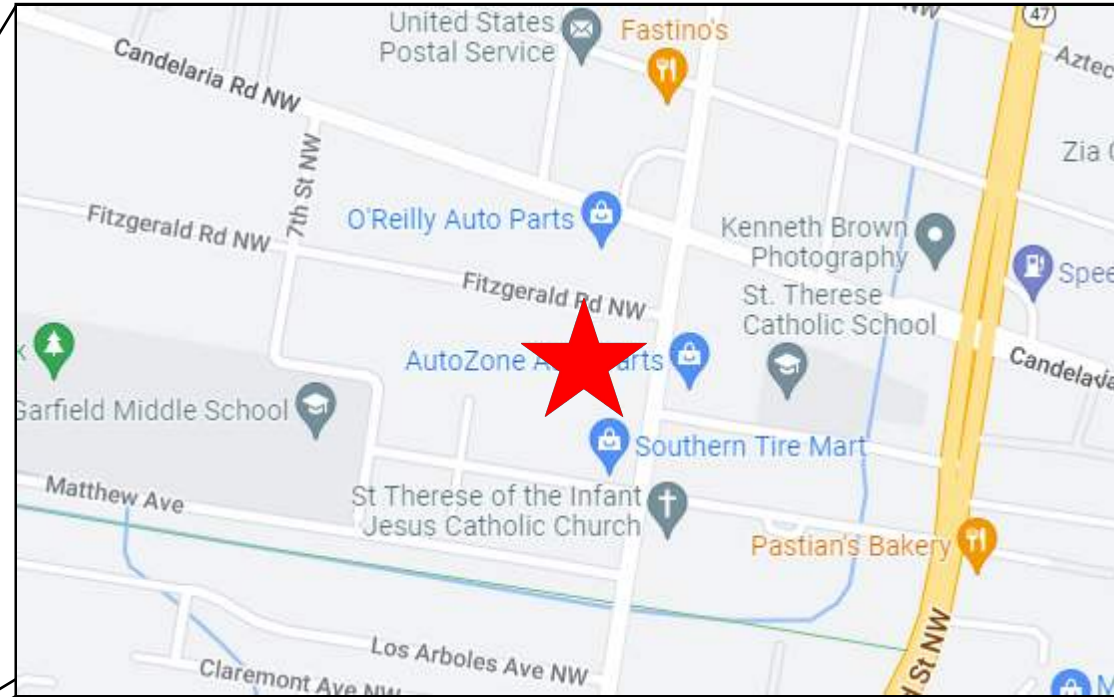
# CALLE CUARTA

## TEMPORARY SEDIMENT AND EROSION CONTROL DRAWINGS

### ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

#### DRAWING INDEX

- 1 COVER SHEET
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- 11 FINAL STABILIZATION - MULTIFAMILY LANDSCAPING PLAN (BY OTHERS)



***THE TЕСP IS A LIVING DOCUMENT.***

***UPDATE THE TЕСP WEEKLY TO REFLECT ONSITE CONDITIONS INCLUDING, BUT NOT LIMITED TO: BMP LOCATIONS (DATES INSTALLED/REMOVED), POLLUTANT SOURCES & POLLUTANT GENERATING ACTIVITIES.***



- SWPPP
- Stormwater
- Erosion Control
- Reclamation
- Seeding

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#	REVISION ITEM	DATE

**PAVILION CONSTRUCTION, LLC  
CALLE CUARTA  
ALBUQUERQUE, NM**

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

SHEET:

**COVER**

**PROJECT DETAILS**

NPDES ID: NMR1005D6, NMR1005EN  
 ADDRESS: 3525 4TH ST NW, ALBUQUERQUE, NM 87107  
 GPS COORDINATES: 35.118784, -106.645906  
 TOTAL ACREAGE: 5.1  
 ANTICIPATED DISTURBED ACREAGE: 2.1  
 FIRST RECEIVING WATER: ALAMEDA DRAIN  
 WATERS WITHIN ONE MILE OF PROJECT: ALAMEDA DRAIN, GRIEGOS LATERAL  
 IMPAIRED/TIERED WATERS: NONE  
 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: BARE, PRE-EXISTING PAVEMENT  
 STABILIZATION MEASURES AND DEADLINES: SEE SECTION 6.0 OF SWPPP NARRATIVE  
 REGULATING AUTHORITY: ENVIRONMENTAL PROTECTION AGENCY (EPA)

**OPERATORS**

PROPERTY OWNER:  
 YES HOUSING, INC.  
 901 PENNSYLVANIA ST. NE  
 ALBUQUERQUE, NM 87110

OWNER CONTACT:  
 PAGE OLLICE  
 DIRECTOR OF CONSTRUCTION MANAGEMENT  
 (505) 923-9607

GENERAL CONTRACTOR (GC):  
 PAVILION CONSTRUCTION, LLC  
 8900 WASHINGTON ST. NE  
 ALBUQUERQUE, NM 87113

GC CONTACT:  
 JARED MCCARN  
 VICE PRESIDENT OF CONSTRUCTION  
 (505) 346-0085

**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 DEMARCATATIONS 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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PAVILION CONSTRUCTION, LLC  
 CALLE CUARTA  
 SWPPP NOTES

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

SHEET:  
 GENERAL  
 NOTES

- SWPPP
- Stormwater
- Erosion Control
- Reclamation
- Seeding

**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.



					DATE
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					#

PAVILION CONSTRUCTION, LLC  
CALLE CUARTA  
SWPPP NOTES

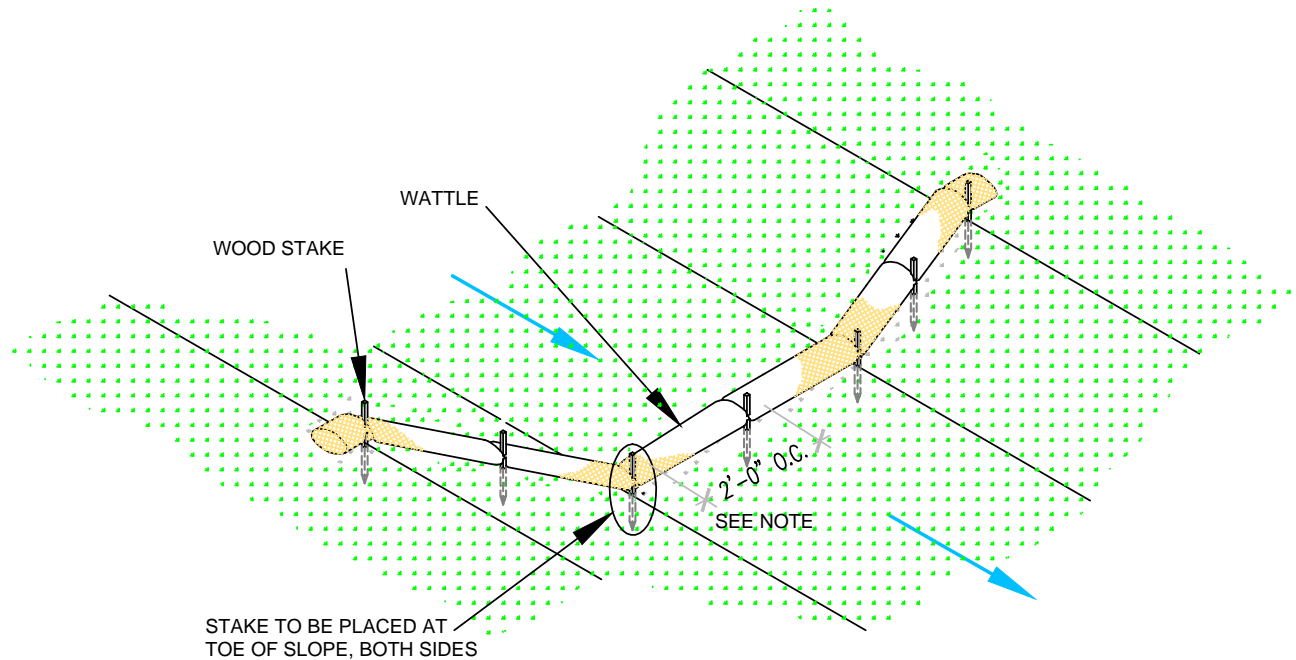


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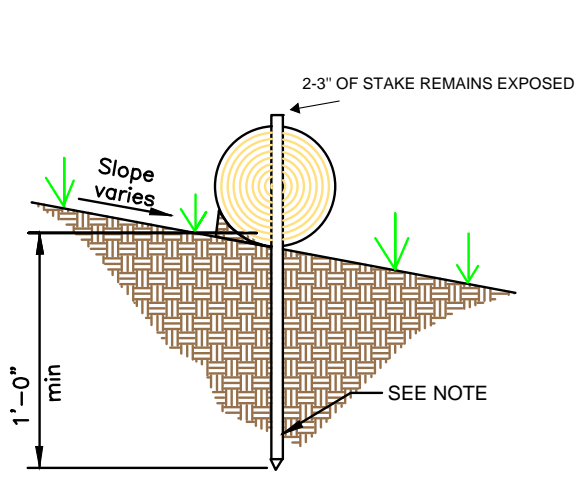
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K. FETTER, P.E.  
DRAWN BY:  
S. FETTER

SHEET:  
**GENERAL  
NOTES**



**WATTLE WITHOUT BLANKET**

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



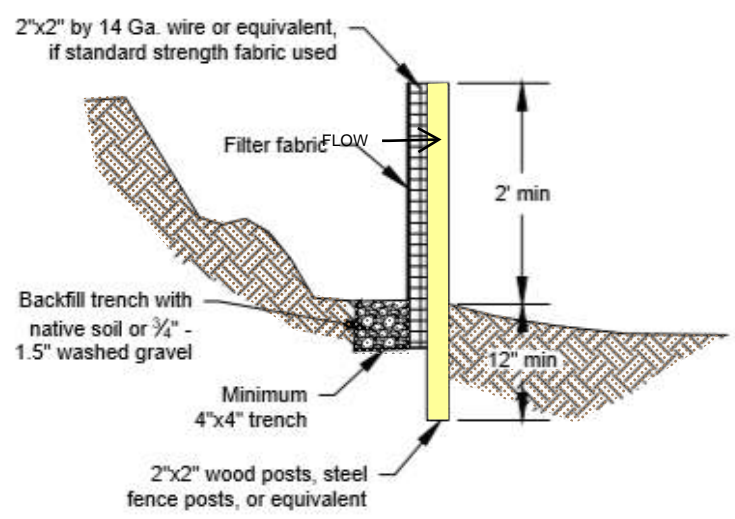
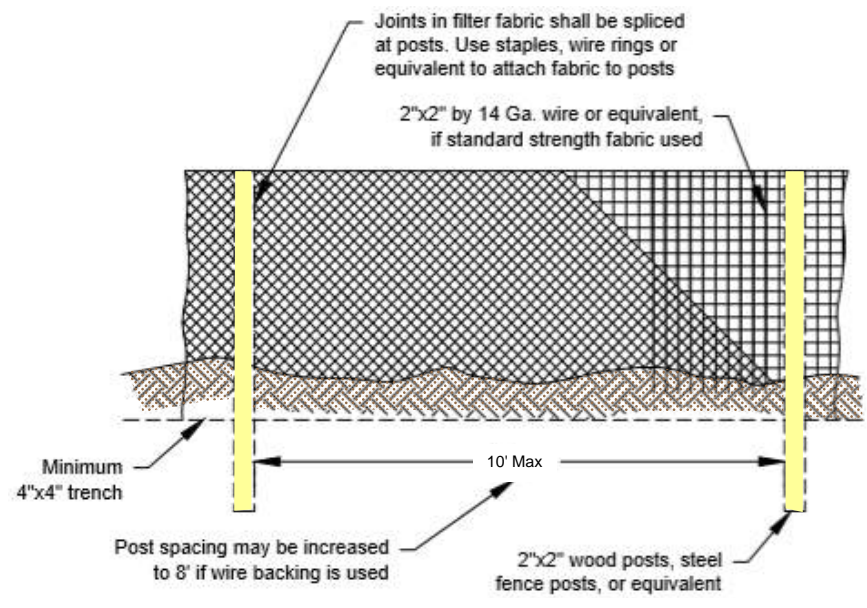
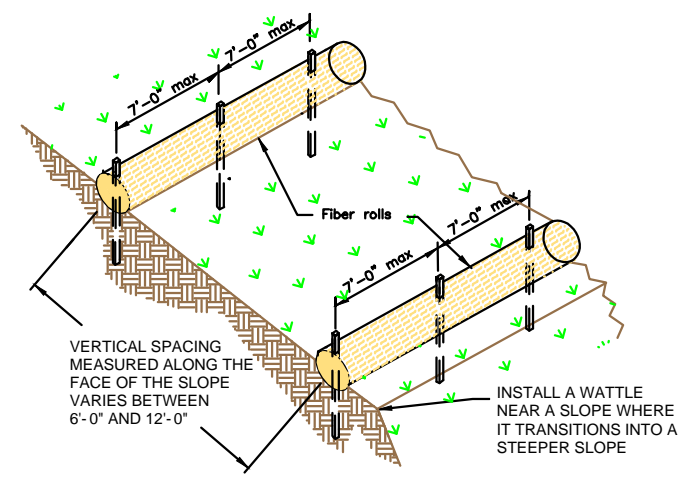
**WATTLE**

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.



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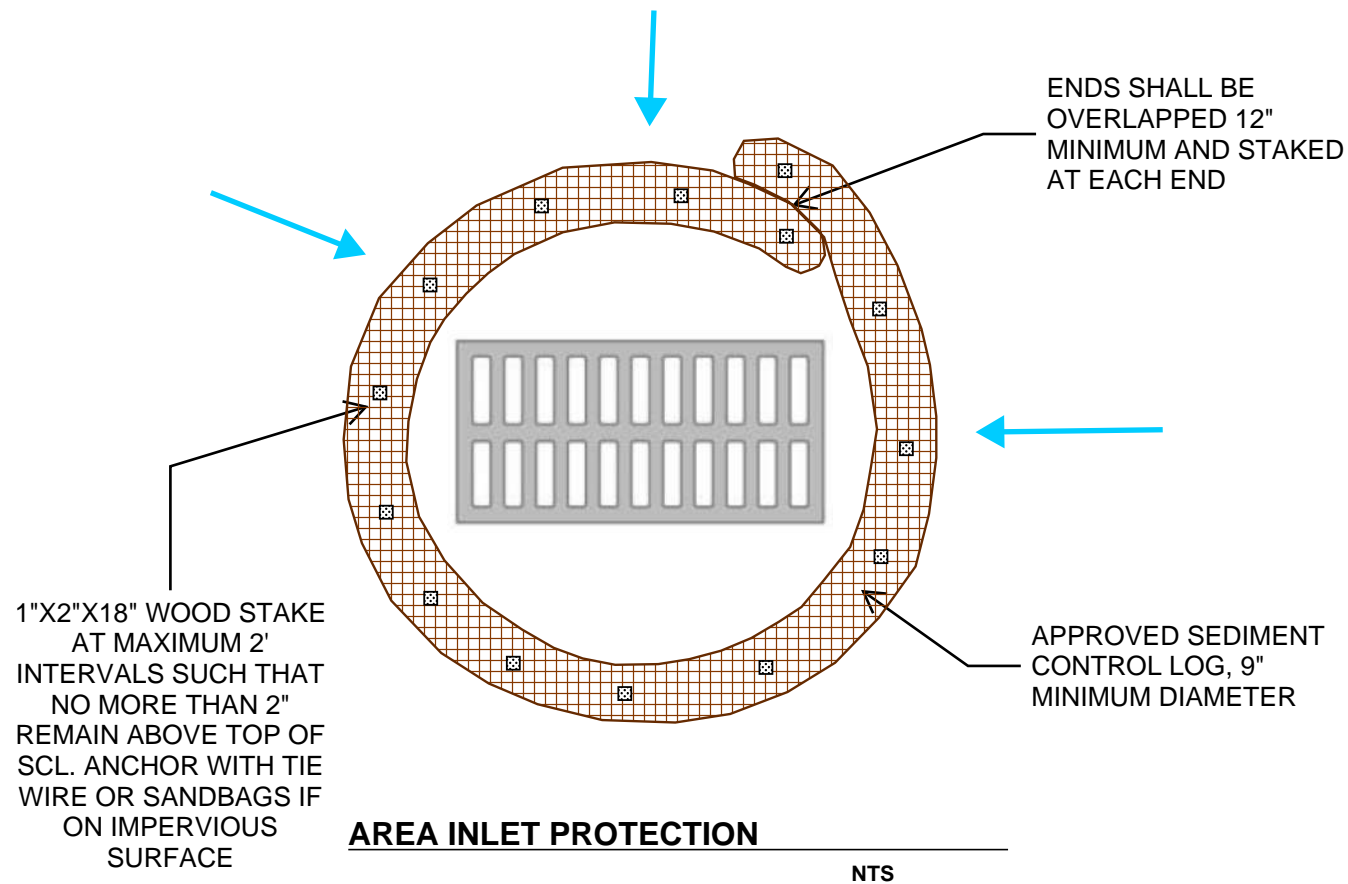
PAVILION CONSTRUCTION, LLC  
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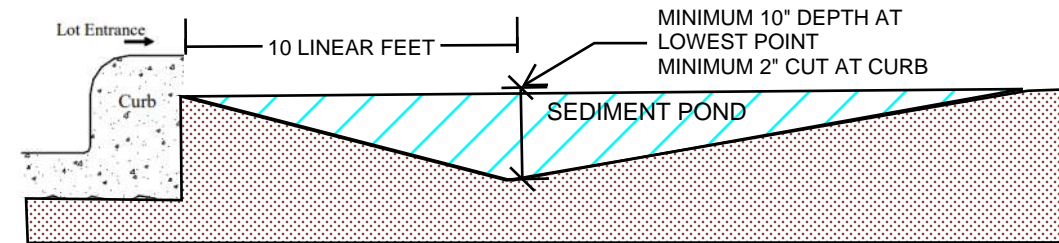
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**AREA INLET PROTECTION**

NTS



**CUTBACK CURB**

NTS

CUTBACK CURBS SHOULD TYPICALLY BE INSTALLED AT THE SITE ENTRANCE WHEN ACCESS IS NEEDED.

SOIL SHOULD BE CUT BACK FROM BEHIND THE CURB, SIDEWALK OR ROADWAY A MINIMUM 2" DOWN FROM THE TOP OF THE HARDSCAPE.

BRING THE SOIL BACK >10 FEET FT FROM THE HARDSCAPE TO FORM THE SEDIMENT TRAP.

THE LOWEST POINT OF THE SEDIMENT POND SHALL BE AT LEAST 10 INCHES.

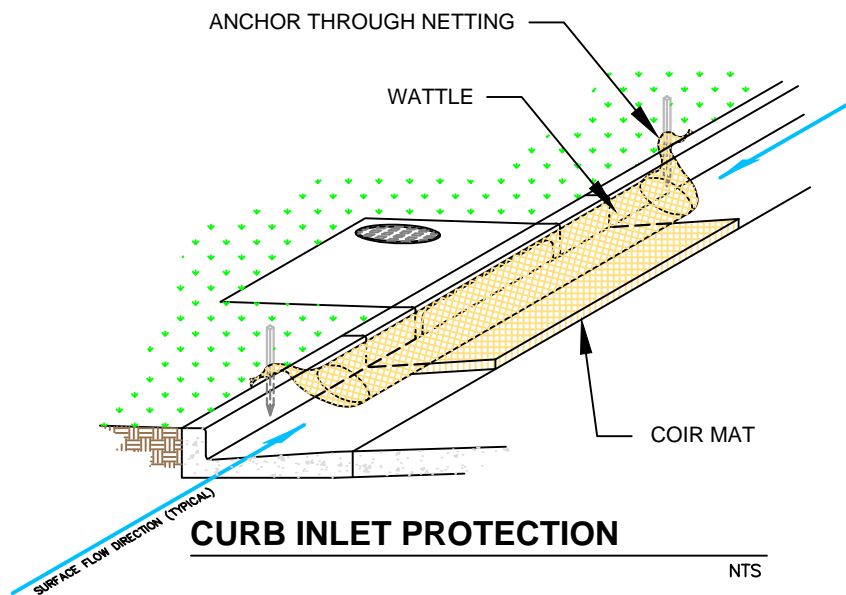
IF THE HOUSE PAD HAS BEEN STABILIZED, THE DEPTH OF THE SEDIMENT POND MAY BE REDUCED TO 4 INCHES.

THE DEPTH AND LENGTH OF THE EXCAVATED AREA CAN BE INCREASED IF MORE STORAGE IS NEEDED.

INSPECT BMPs PRIOR TO FORCAST PRICIPITATION, DAILY DURING PRECIPITATION EVENTS, AFTER PRECIPITATION EVENTS AND THROUGH THE LIFE OF THE PROJECT.

MAINTAIN PROPER DEPTH AND LENGTH OF THE CUTBACK FOR THE DURATION OF THE PROJECT.

KEEP CUTBACK AREA CLEAN AND FREE OF TRASH AND DEBRIS.



**CURB INLET PROTECTION**

NTS

THE MAT SHOULD EXTEND A MINIMUM OF 1" PAST ALL EDGES OF THE INLET. PLACE MAT AGAINST THE CURB INLET.

PLACE WATTLES ON TOP OF THE MAT CLOSEST TO THE INLET OPENING AND CURB.

THE MAXIMUM HEIGHT OF THE PROTECTIVE BARRIER MUST BE LOWER THAN THE TOP OF THE CURB OPENING. THIS ALLOWS OVERFLOW INTO THE INLET DURING LARGE PRECIPITATION EVENTS.

ANCHOR THE BARRIER NETTING OVER THE CURB WITH WOODEN STAKES IF ABLE. IF UNABLE TO DO THAT ANCHOR THE WATTLE WITH SAND BAGS ON EACH END.



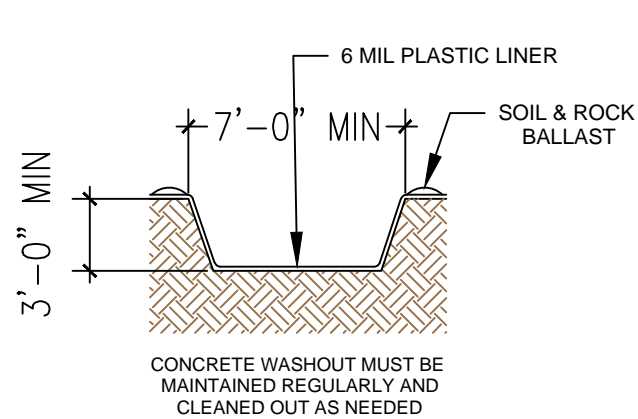
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PAVILION CONSTRUCTION, LLC  
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**CONCRETE WASHOUT**

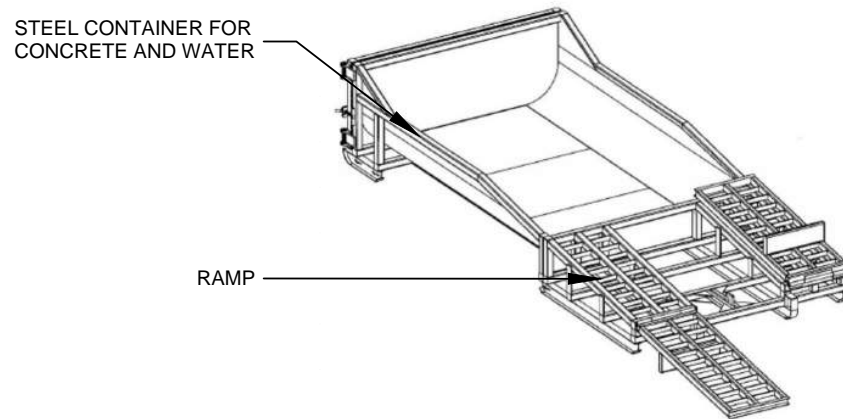
NTS

LOCATE WASHOUT AT LEAST 50 FT FROM STORMDRAINS, OPEN DITCHES, WATER BODIES OR PROJECT PERIMETER. A SIGN SHOULD BE INSTALLED ADJACENTLY TO THE WASHOUT.

WASH OUT WASTE INTO THE WASHOUT WHERE THE CONCRETE CAN SET, BE BROKEN UP AND DISPOSED OF CORRECTLY.

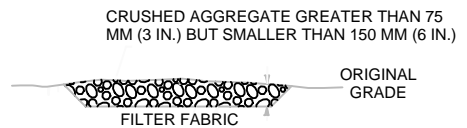
DO NOT CREATE RUNOFF BY DRAINING WATER TO BERMED AREA OR BY COLLECTING THE WATER WASTE WHEN WASHING CONCRETE TO REMOVE PARTICLES AND EXPOSE THE AGGREGATE.

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



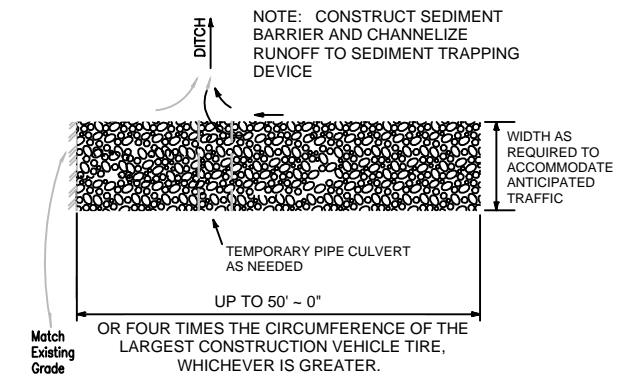
**MODULAR CONCRETE WASHOUT**

NTS



**SECTION B-B**

NTS



**STABILIZED CONSTRUCTION ENTRANCE**

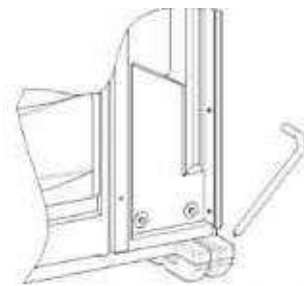
NTS

CONSTRUCT THE ENTRANCE ON A LEVEL SURFACE WHERE AN UNPAVED ROAD MEETS A PAVED ROAD. TYPICALLY AT PROJECTS ACCESS AREA.

GRADE THE ENTRANCE TOWARD THE CONSTRUCTION SITE TO PREVENT RUNOFF.

INSPECT THE ENTRANCE TO KEEP TRASH AND DEBRIS OUT OF THE WAY.

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

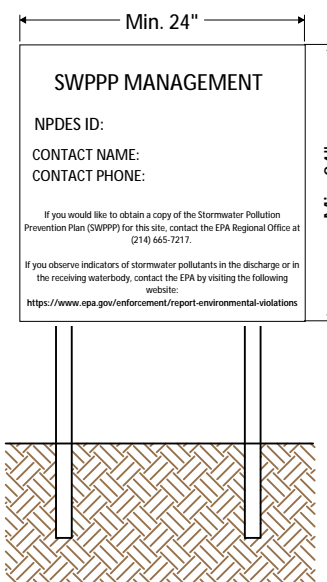


**PORTABLE TOILET STAKING**

NTS

PLACE THE PORTABLE TOILET ON LEVEL GROUND. A FLAT PAVED SURFACE IS BEST IF AVAILABLE.

DRIVE THE STAKES OVER THE SKIDS OF THE PORTABLE TOILET, AROUND ALL SIDES.



NPDES Permit must be positioned at the most active part of the project where it can be viewed by the public (e.g. project entrance).

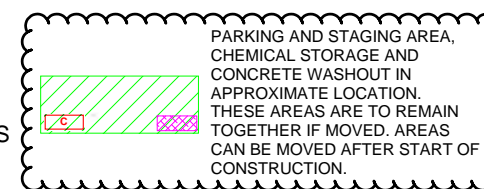
**NPDES POSTING BOARD**

NTS

- POST - CONSTRUCTION FLOW
- PRE - CONSTRUCTION FLOW
- SILT FENCE
- WATTLE OR SOCK
- SPOILS PILE PROTECTION
- EARTHEN BERM
- INLET PROTECTION
- NATURAL BUFFER
- PARKING AND STAGING AREA

- CONCRETE WASHOUT
- STABILIZED CONSTRUCTION ENTRANCE
- VEGETATIVE STABILIZATION
- ENDANGERED/THREATENED SPECIES
- CHEMICAL STORAGE
- CHECK DAM

- TEMP TOILET
- LOCATION FOR PUBLIC NOTIFICATION OF NPDES
- PROJECT BOUNDARY
- DISTURBED AREA
- PROJECT AND DISTURBED BOUNDARY
- CULVERT BLANKET
- CUTBACK CURB



**DRAWING KEY**



- SWPPP
- Stormwater
- Erosion Control
- Reclamation
- Seeding

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PAVILION CONSTRUCTION, LLC  
CALLE CUARTA  
BMP DETAILS

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

SHEET:

7











SEAL

PROJECT

CALLE CUARTA  
3525 4th St. NW  
Albuquerque, New Mexico 87107

ISSUED FOR  
PERMIT

REVISIONS	
△	01/13/2023 ADD: 602 COORDINATION ITEMS
△	
△	
△	
△	

DRAWN BY	CD
REVIEWED BY	CM
DATE	10/21/2022
PROJECT NO	20-0276

DRAWING NAME  
OVERALL  
LANDSCAPE PLAN

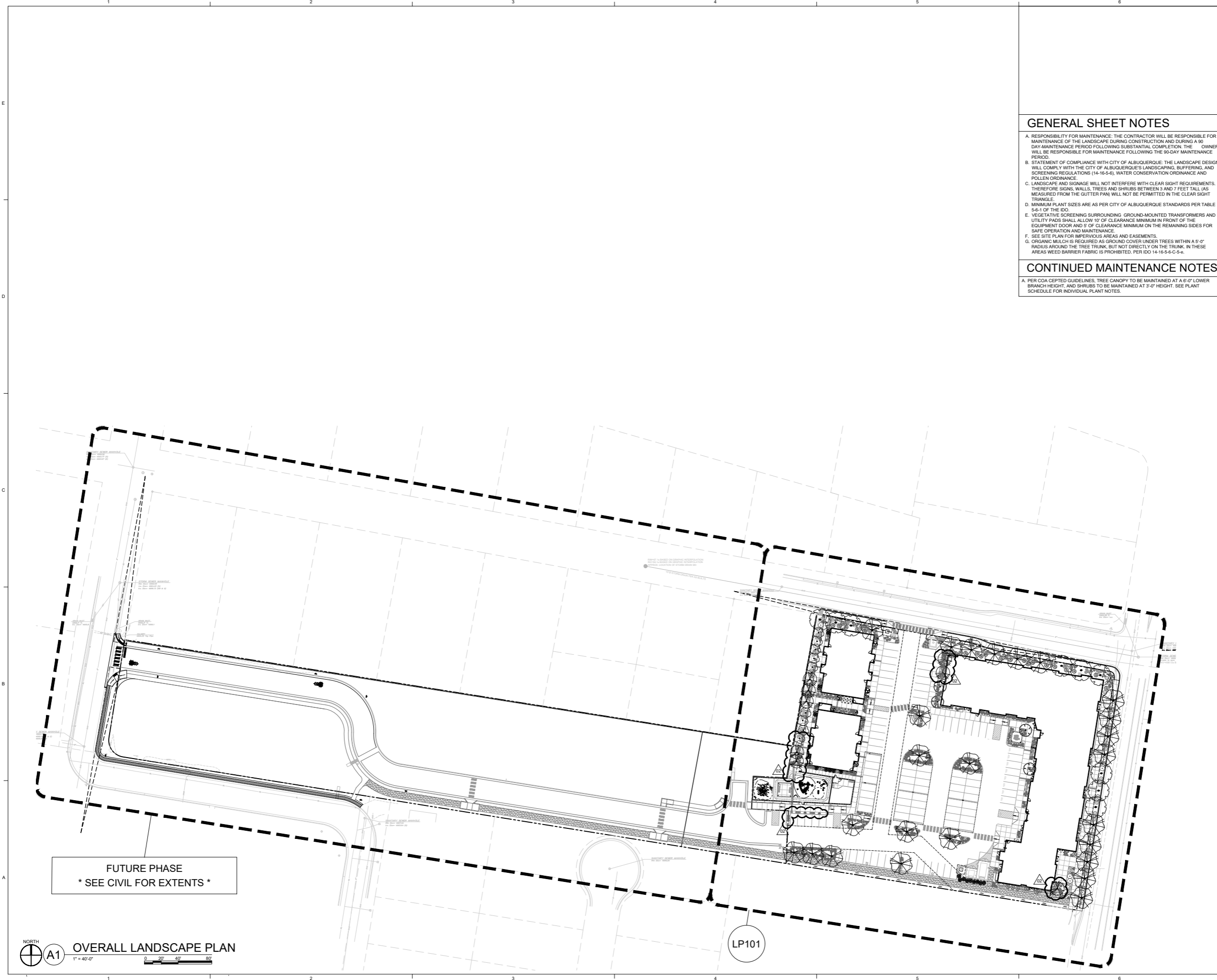
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LP100

**GENERAL SHEET NOTES**

- A. RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- B. STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S LANDSCAPING, BUFFERING, AND SCREENING REGULATIONS (14-16-5-6), WATER CONSERVATION ORDINANCE AND POLLEN ORDINANCE.
- C. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3 AND 7 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- D. MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS PER TABLE 5-6-1 OF THE IDO.
- E. VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE MINIMUM IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE MINIMUM ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- F. SEE SITE PLAN FOR IMPERVIOUS AREAS AND EASEMENTS.
- G. ORGANIC MULCH IS REQUIRED AS GROUND COVER UNDER TREES WITHIN A 5'-0" RADIUS AROUND THE TREE TRUNK, BUT NOT DIRECTLY ON THE TRUNK. IN THESE AREAS WEED BARRIER FABRIC IS PROHIBITED. PER IDO 14-16-5-C-5-e.

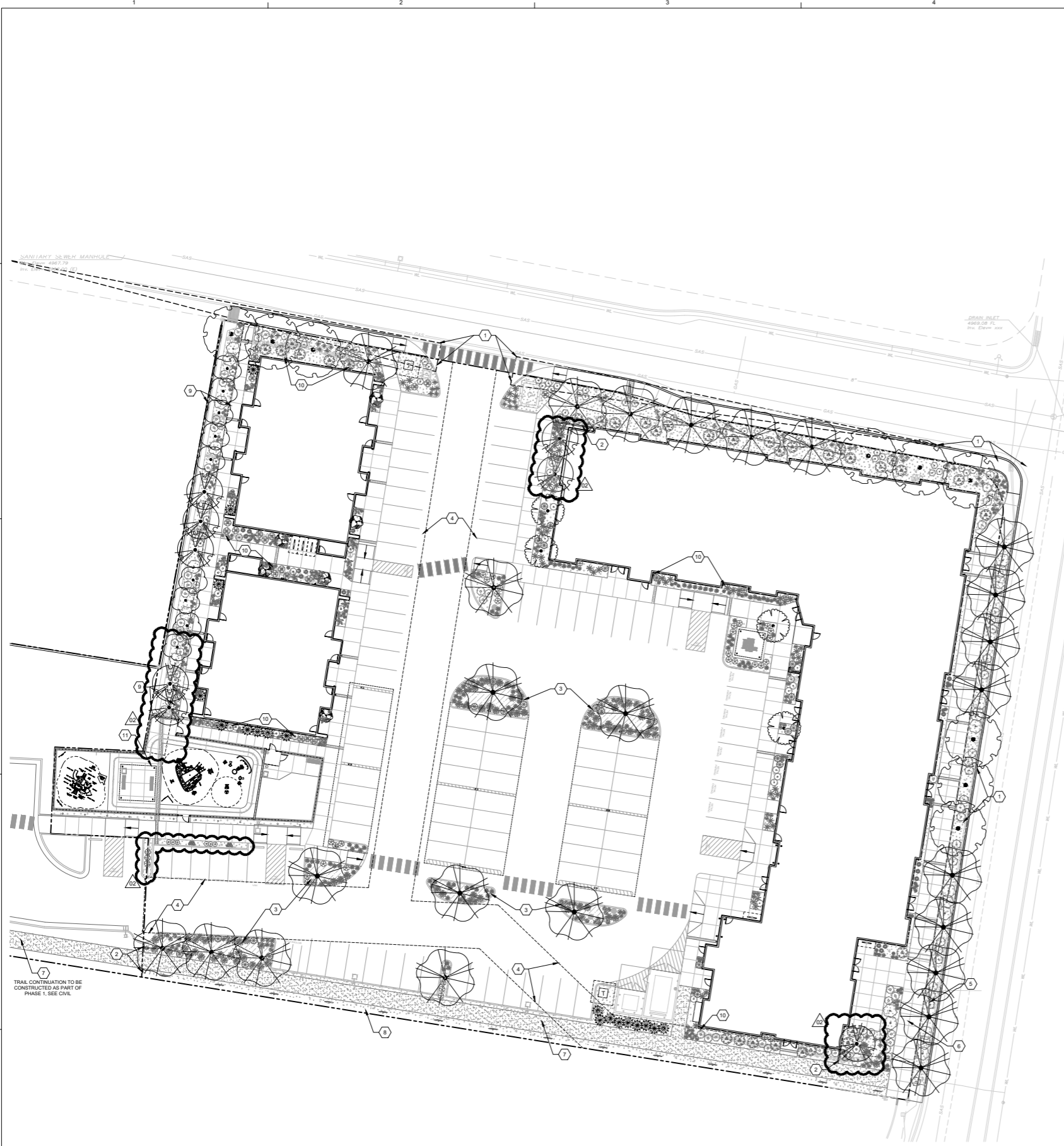
**CONTINUED MAINTENANCE NOTES**

- A. PER COA CEPTED GUIDELINES, TREE CANOPY TO BE MAINTAINED AT A 6'-0" LOWER BRANCH HEIGHT, AND SHRUBS TO BE MAINTAINED AT 3'-0" HEIGHT. SEE PLANT SCHEDULE FOR INDIVIDUAL PLANT NOTES.



NORTH  
A1 OVERALL LANDSCAPE PLAN  
1" = 40'-0"  
0 20' 40' 80'

LP101



NORTH  
**A1 LANDSCAPE PLAN**  
 1" = 20'-0"  
 0 10' 20' 40'

**PLANT LEGEND**

TREES	COMMON NAME
	COMMON HACKBERRY
	OKLAHOMA REDBUD
	YAUPON HOLLY
	DYNAMITE GRAPE MYRTLE
	VELVET PILLAR CRABAPPLE
	CHINESE PISTACHE
	ARISTOCRAT FLOWERING PEAR
SHRUBS	COMMON NAME
	SILVER MOUND ARTEMISIA
	THOMPSON BROOM
	BLUEBEARD
	CORAL BEAUTY COTONEASTER
	APACHE PLUME
	ROYAL GOLD WOADWAXEN
	ABBOTSWOOD POTENTILLA
	PINK SPLASH CARPET GROUNDCOVER ROSE
	SUNNY KNOCK OUT YELLOW ROSE
	GREEN LAVENDER COTTON
	GERMANDER
DESERT ACCENTS	COMMON NAME
	RED YUCCA
	COLOR GUARD SOFT LEAF YUCCA
GRASSES	COMMON NAME
	BLONDE AMBITION BLUE GRAMA
	BLUE FESCUE
	NASHVILLE MUHLY
	HEAVY METAL BLUE SWITCH GRASS
PERENNIALS	COMMON NAME
	HOLLYHOCK
	SUPREME CANTALOUPE CONEFLOWER
	POWWOW WILD BERRY CONEFLOWER
	HIDCOTE SUPERIOR BLUE LAVENDER
	FAT BUD FRENCH LAVENDER
	ENGLISH IVY
VINES	COMMON NAME
	VINE
MULCH LEGEND	
	NATIVE WOOD MULCH OVER FILTER FABRIC, 3" DEPTH
	STABILIZED CRUSHERFINES, SEE B2/LP501

**GENERAL SHEET NOTES**

- A. RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90-DAY MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- B. STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S LANDSCAPING, BUFFERING, AND SCREENING REGULATIONS (14-16-5-8), WATER CONSERVATION ORDINANCE AND POLLEN ORDINANCE.
- C. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3 AND 7 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- D. MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS PER TABLE 5-6-1 OF THE IDO.
- E. VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE MINIMUM IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE MINIMUM ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- F. SEE SITE PLAN FOR IMPERVIOUS AREAS AND EASEMENTS.
- G. ORGANIC MULCH IS REQUIRED AS GROUND COVER UNDER TREES WITHIN A 5'-0" RADIUS AROUND THE TREE TRUNK, BUT NOT DIRECTLY ON THE TRUNK. IN THESE AREAS WEED BARRIER FABRIC IS PROHIBITED. PER IDO 14-16-5-6-C-5-a.

**IRRIGATION NOTES**

- A. CONTRACTOR SHALL DESIGN AND INSTALL THE AUTOMATED IRRIGATION SYSTEM AND ENSURE IT COMPLIES WITH THE CITY OF ALBUQUERQUE REQUIREMENTS AND REGULATIONS.
- B. PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM WITH A SMART IRRIGATION CONTROLLER, PROGRAMMABLE SETTINGS AND MOISTURE SENSOR TO AVOID OVER WATERING.
- C. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE WASTE OF WATER. THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS AND PARKING/LOADING AREAS.
- E. IRRIGATION POINT OF CONNECTION TO THE CITY WATER IS LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- F. RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT RUN TIMES SHALL BE REGULARLY ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.
- G. SLEEVES SHALL BE INSTALLED UNDER ALL PAVED SURFACES AND SHALL EXTEND 24" MINIMUM BEYOND PAVEMENTS. SLEEVES SHALL BE TWO SIZES LARGER THAN IRRIGATION PIPE ENCLOSED.
- H. THE CONTRACTOR SHALL CONDUCT IRRIGATION POINT OF CONNECTION PRESSURE TESTS AND A HYDROSTATIC MAINLINE PRESSURE TEST PER SPECIFICATIONS PRIOR TO BEGINNING WORK.
- I. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE.
- J. 1-1/2" WATER METER TO BE SUPPLIED FOR POINT OF CONNECTION AT THE NORTH END OF PROPERTY. CONTRACTOR TO FIELD VERIFY AND DOCUMENT.
- K. IRRIGATION PRE-CONSTRUCTION MEETING TO BE HELD ONE WEEK BEFORE ANY IRRIGATION INSTALLATION WORK STARTS.
- L. PSI AND GPM ARE NOT VERIFIED OR DOCUMENTED. CONTRACTOR SHALL FIELD VERIFY AND DOCUMENT AND SHARE WITH DESIGN AND CONSTRUCTION TEAM.
- M. IRRIGATION CONTROLLER TO BE A SMART CONTROLLER WITH WIFI ADAPTER OR DIRECT CONNECTION TO ETHERNET.
- N. IRRIGATION CONTROLLER TO BE POWERED BY INDEPENDENT BREAKER SWITCH.

**CONTINUED MAINTENANCE NOTES**

- A. PER COA CEPTED GUIDELINES. TREE CANOPY TO BE MAINTAINED AT A 6'-0" LOWER BRANCH HEIGHT, AND SHRUBS TO BE MAINTAINED AT 3'-0" HEIGHT. SEE PLANT SCHEDULE FOR INDIVIDUAL PLANT NOTES.

**DESIGN NOTES**

THIS PROJECT WAS DESIGNED WITH 65% OF PLANT MATERIAL NATIVE/NATURALIZED TO NEW MEXICO.

**SHEET KEYED NOTES**

- 1 CLEAR SIGHT TRIANGLE, NO PLANT MATERIAL WITH A MATURE HEIGHT GREATER THAN 3'-0", MEASURED FROM GUTTER PAN, TO BE WITHIN THIS AREA
- 2 CONCRETE MOW CURB, SEE C1/LP501
- 3 WATER HARVESTING AREA, SEE CIVIL
- 4 WATER UTILITY EASEMENT
- 5 6'-0" STREET TREE PARKWAY
- 6 10'-0" SIDEWALK, SEE SITE PLAN
- 7 STABILIZED CRUSHER FINE PATHWAY, SEE B2/LP501
- 8 MIN. 1'-0" LANDSCAPE STRIP FOR VINES ON WALL
- 9 DRAINAGE EASEMENT
- 10 COBBLE DRAINAGE SWALES, SEE CIVIL. PRODUCT: 2'-4" DIA. LUCY GOLD ANGULAR ROCK MULCH, OVER FILTER FABRIC, 4" DEPTH
- 11 HOSE BIB, SEE SITE PLAN

**LEGEND**

--- PROPERTY LINE

**VICINITY MAP**



**DEKER PERICH SABATINI**  
 Architecture  
 in Progress



SEAL

PROJECT

CALLE CUARTA  
 3525 4th St. NW  
 Albuquerque, New Mexico 87107

ISSUED FOR PERMIT

REVISIONS

	01/13/2023	ADD 002	COORDINATION ITEMS

DRAWN BY CD  
 REVIEWED BY CM  
 DATE 10/21/2022  
 PROJECT NO 20-0276

DRAWING NAME  
**LANDSCAPE PLAN**

SHEET NO  
**LP101**



SEAL

PROJECT

CALLE CUARTA  
3525 4th St. NW  
Albuquerque, New Mexico 87107

ISSUED FOR  
PERMIT

REVISIONS  
01/13/2023 ADD 602  
COORDINATION ITEMS

DRAWN BY CD  
REVIEWED BY CM  
DATE 10/21/2022  
PROJECT NO 20-0276

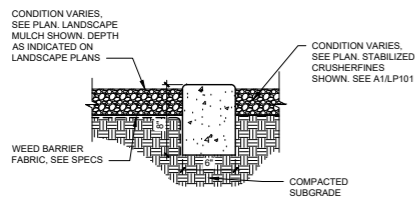
DRAWING NAME  
LANDSCAPE  
SCHEDULE AND  
DETAILS

SHEET NO  
LP501

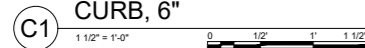
**PLANT SCHEDULE**

TREES	EST. QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	WATER USE
	25	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL. B&B	50.00	40.00	MED
	4	CERCIS RENIFORMIS	OKLAHOMA REDBUD	2" CAL. B&B	25.00	25.00	MED
	18	ILEX VOMITORIA	YALPON HOLLY	6' HT. B&B	15.00	15.00	MED
	6	LAGERSTROEMIA INDICA 'DYNAMITE'	DYNAMITE CRAPE MYRTLE	2" CAL. B&B	12.00	6.00	MED
	9	MALUS X 'VELVETCOLE' TM	VELVET PILLAR CRABAPPLE	2" CAL./8" HT MIN.	20.00	14.00	MED
	9	PISTACIA CHINENSIS	CHINESE PISTACHE	2" CAL B&B	35.00	25.00	MED
	8	PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT FLOWERING PEAR	2" CAL./8" HT MIN.	30.00	25.00	MED
SHRUBS	EST. QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	WATER USE
	16	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	SILVER MOUND ARTEMISIA	1 GAL.	1.50	2.00	LOW
	32	BACCHARIS X 'STARN'	THOMPSON BROOM	5 GAL.	3.00	3.00	LOW
	14	CARYOPTERIS X CLANDONENSIS	BLUEBEARD	5 GAL.	3.00	3.00	LOW+
	26	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	5 GAL.	0.75	6.00	LOW+
	38	FALLUGIA PARADOXA	APACHE PLUME	5 GAL.	5.00	5.00	
	33	GENISTA TINCTORIA 'ROYAL GOLD'	ROYAL GOLD WOODWAXEN	5 GAL.	3.00	4.00	MED
	45	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD POTENTILLA	5 GAL.	2.00	3.00	MED
	28	ROSA X 'NOASPLASH'	PINK SPLASH CARPET GROUNDCOVER ROSE	5 GAL.	2.00	4.00	MED
	55	ROSA X 'RADSUNNY' TM	SUNNY KNOCK OUT YELLOW ROSE	5 GAL.	3.50	3.50	MED
	23	SANTOLINA VIRENS	GREEN LAVENDER COTTON	1 GAL.	1.50	3.00	
	6	TEUCRIUM CHAMAEDRYS	GERMANDER	5 GAL.	2.00	2.00	LOW
DESERT ACCENTS	EST. QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	WATER USE
	49	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	5.00	3.00	RW
	19	YUCCA RECURVIFOLIA 'COLOR GUARD'	COLOR GUARD SOFT LEAF YUCCA	5 GAL.	5.00	3.50	
GRASSES	EST. QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	WATER USE
	57	BOUTELLOJA 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL.	3.00	3.00	LOW
	10	FESTUCA GLAUCA	BLUE FESCUE	5 GAL.	1.00	1.00	LOW
	158	MUHLENBERGIA RIGIDA 'NASHVILLE' TM	NASHVILLE MUHLY SEE B1/SDP2.1	5 GAL.	2.00	2.00	LOW
	71	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL BLUE SWITCH GRASS	5 GAL.	3.50	4.50	MED
PERENNIALS	EST. QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	WATER USE
	5	ALCEA ROSEA	HOLLYHOCK	5 GAL.	6.00	2.50	MED
	99	ECHINACEA 'CANTALOUPE'	SUPREME CANTALOUPE CONEFLOWER	1 GAL.	2.50	1.50	MED
	79	ECHINACEA PURPUREA 'POWWOW WILD BERRY'	POWWOW WILD BERRY CONEFLOWER	1 GAL.	1.50	1.25	MED
	104	LAVANDULA ANGUSTIFOLIA 'HIDCOTE SUPERIOR BLUE'	HIDCOTE SUPERIOR BLUE LAVENDER	1 GAL.	1.25	1.25	MED
	18	LAVANDULA X INTERMEDIA 'GROSSO'	FAT BUD FRENCH LAVENDER	1 GAL.	3.00	3.00	MED
VINES	EST. QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	WATER USE
	23	HEDERA HELIX	ENGLISH IVY	5 GAL.			MED
MULCH LEGEND							
	1" DIA. LUCY GOLD ANGULAR GRAVEL MULCH OVER FILTER FABRIC, 3" DEPTH	RESTORATION GROUP INC., MOUNTAINAIR, NEW MEXICO 87036 505-647-2387					
	2-4" DIA. LUCY GOLD ANGULAR GRAVEL MULCH OVER FILTER FABRIC, 4" DEPTH	RESTORATION GROUP INC., MOUNTAINAIR, NEW MEXICO 87036 505-647-2387					
	NATIVE WOOD MULCH	SOILUTIONS COMPOST AND SOIL, ALBUQUERQUE, NM 87105 505-877-0220					
	3/8" GREY PEA GRAVEL MULCH OVER FILTER FABRIC, 3" DEPTH	ROCKY MOUNTAIN STONE, ALBUQUERQUE, NM 87109 505-317-4108					
	STABILIZED CRUSHERFINES, SEE B2/LP501						

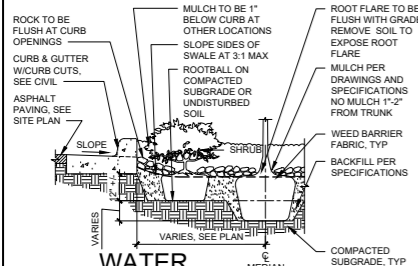
- NOTES:  
1. SEE PLANS AND ASS01 FOR CURBS JOINTING.  
2. FINISH GRADE OF LANDSCAPE MATERIALS TO BE 1/2" BELOW TOP OF CURB.  
3. CAST-IN-PLACE CONCRETE. LIGHT BROOM FINISH, WITH 1/2" RADIUS ON EXPOSED EDGES.  
4. SEE ASS01 FOR VERTICAL CONTROL JOINT.



**CONCRETE MOW CURB, 6"**



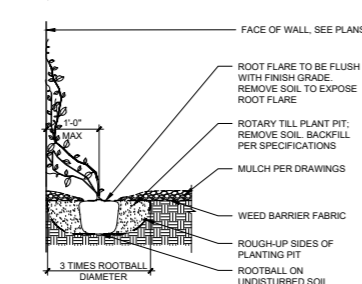
- NOTES:  
1. PLANTER BACKFILL TO BE USED AROUND SHRUB AND TREE PLANTINGS - TYPICALLY TO WITHIN 3'-0" MIN OF ROOTBALLS.  
2. PRIOR TO BACKFILLING, ALL MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP AND ROPE SHALL BE COMPLETELY REMOVED.



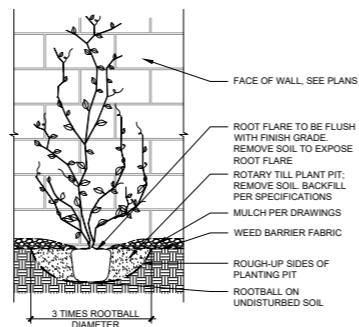
**WATER HARVESTING AREA**



- NOTES:  
1. PRIOR TO BACKFILLING, MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP AND ROPE SHALL BE COMPLETELY REMOVED.



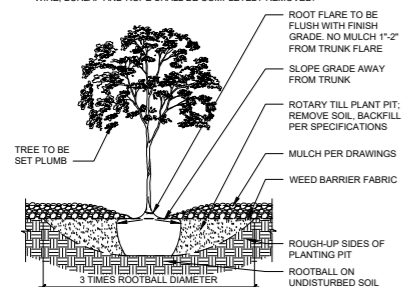
**VINE PLANTING**



**YUCCA PLANTING**



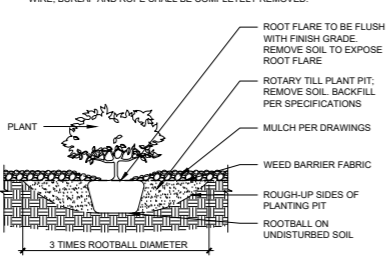
- NOTES:  
1. PRIOR TO BACKFILLING, ALL MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP AND ROPE SHALL BE COMPLETELY REMOVED.



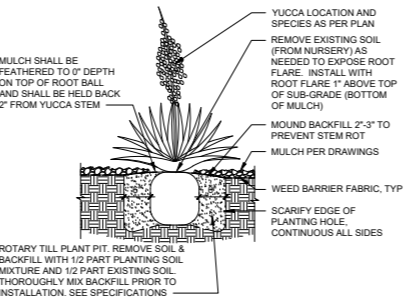
**TREE IN PLANTING BED**



- NOTES:  
1. PRIOR TO BACKFILLING, ALL MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP AND ROPE SHALL BE COMPLETELY REMOVED.



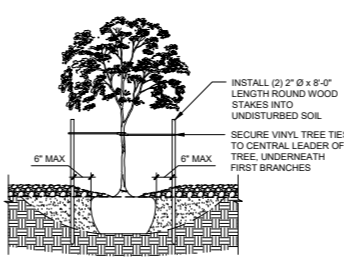
**SHRUB IN BED**



**YUCCA PLANTING**



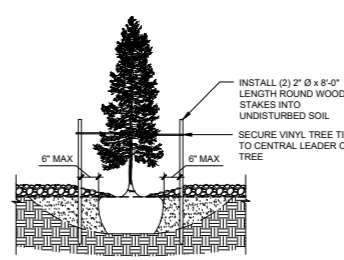
- NOTES:  
1. STAKING TO BE REMOVED AT THE END OF WARRANTY PERIOD.



**TREE STAKING**



- NOTES:  
1. STAKING TO BE REMOVED AT THE END OF WARRANTY PERIOD.



**TREE STAKING**

