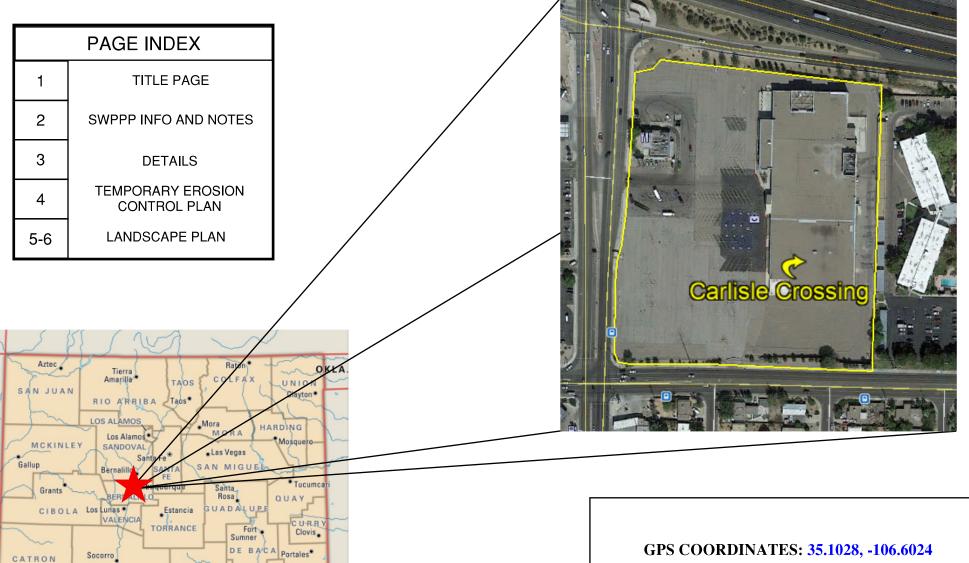
# CARLISLE CROSSING

# 2100 CARLISLE BLVD NE

# TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

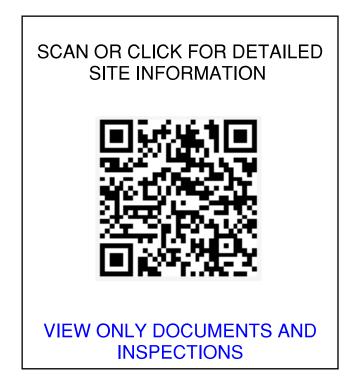


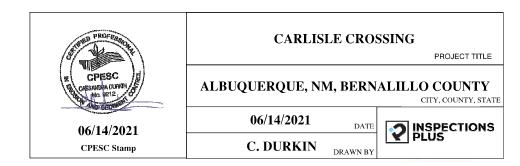
ARIZONA

SIERRA

TEXAS

NEW MEXICO





## STORMWATER POLLUTION PREVENTION PLAN INFORMATION

PERMIT NUMBER: NMR10040K CARLISLE CROSSING, L.P. NMR10040H JAYNES CORPORATION

NMR10000 STATE OF NEW MEXICO, EXCEPT INDIAN COUNTRY NMR101000 INDIAN COUNTRY WITHIN THE STATE OF NEW MEXICO, EXCEPT NAVAJO RESERVATION LANDS THAT ARE COVERED UNDER ARIZONA PERMIT AZR101000 AND UTE MOUNTAIN RESERVATION LANDS THAT ARE COVERED UNDER COLORADO PERMIT COR101000.

OPERATOR NAME:

CARLISLE ASSOCIATES, L.P.

OPERATOR POINT OF CONTACT:

JOE BERNARBEO 516-281-1507 JBERBABEO@ROSENMGMT.COM

NOI PREPARED BY:

**INSPECTIONS PLUS** 

PROJECT/SITE NAME:

**CARLISLE CROSSING** 

PROJECT/SITE ADDRESS:

2100 CARLISLE BLVD NE

ZIVO CARLISLE BLAD NE				
LATITUDE	35.1028			
LONGITUDE	-106.6024			
ESTIMATED PROJECT START DATE	06/28/2021			
ESTIMATED PROJECT COMPLETION DATE	12/31/2021			
ESTIMATED AREA TO BE DISTURBED	10 ACRES			
TYPE OF CONSTRUCTION	COMMERCIAL/INFRASTRUCTURE			
DEMOLITION OF ANY STRUCTURES, 10,000 SQ FT OF	YES			
GREATER BUILT OR RENOVATED BEFORE JANUARY 1, 1980?	123			
WAS THE PREDEVELOPMENT LAND USED FOR	NO			
AGRICULTURE?	110			
COMMENCED EARTH DISTURBING ACTIVITIES?	NO			
DISCHARGE TO MS4? MS4 NAME?	NO			
SURFACE WATERS WITHIN 50FT?	NO			
RECEIVING WATER?	ONSITE PONDING			
IS RECEIVING WATER IMPAIRED? TIER DESIGNATION	NO			
WHAT ARE THE IMPAIRMENTS, IF ANY?	N/A			
SWPPP CONTACT INFORMATION: JESUS ORTIZ 505-205-3109 JESUS.ORTIZ@JAYNESCORP.COM				
ENDANGERED SPECIES CRITERIA: CRITERION "A"; NO CRITICAL HABITATS				

HISTORIC PRESERVATION CRITERIA: CRITERION "A" PREEXISTING DEVELOPMENT

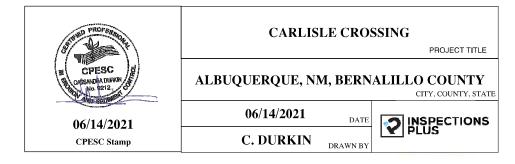
# **EROSION CONTOL NOTES ESC Plan Standard Notes (2021-03-24)**

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.





**BMP Objectives** 

Sediment Control





## **BMP Objectives**

- Runoff Control
- Run-on Diversion

### SILT FENCE



## **BMP Objectives**

- **Sediment Control**
- Sheet Flow Runoff Control
- Wind Erosion Control

### MULCH SOCK/STRAW WATTLE



# **BMP Objectives**

- **Sediment Control**
- Reduce Runoff Velocity
- **Inlet Protection**

### INLET PROTECTION









## **BMP Objectives**

- **Sediment Control**
- Sheet Flow Runoff Control
- Wind Erosion Control



## TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

**PP-PP-PP- PROJECT PERIMETER** 

MS-MS- MULCH SOCK

POSTING SIGN





STAGING AREA



FLOW DIRECTION





**DEBRIS CONTAINMENT** 



CHEMICAL TOILET



CONCRETE WASHOUT



STABILIZED CONTRUCTION ENTRANCE



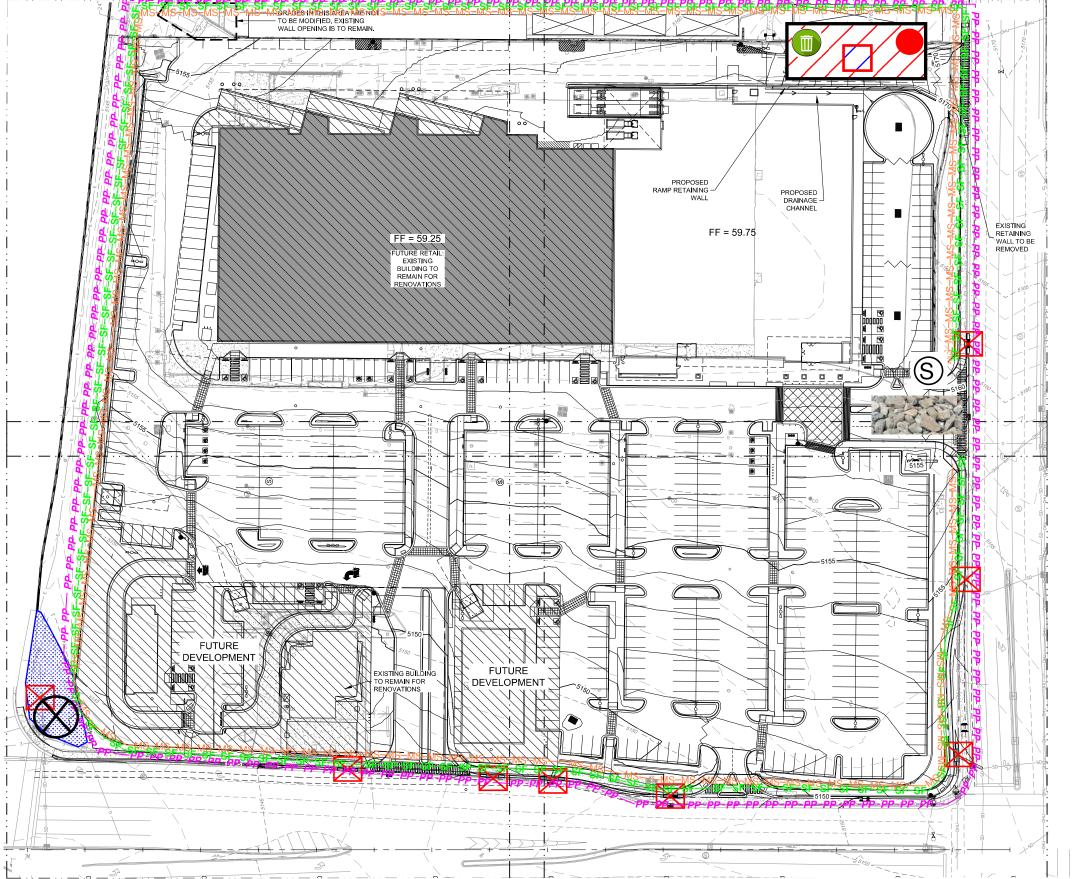
## **CARLISLE CROSSING**

ALBUQUERQUE, NM, BERNALILLO COUNTY

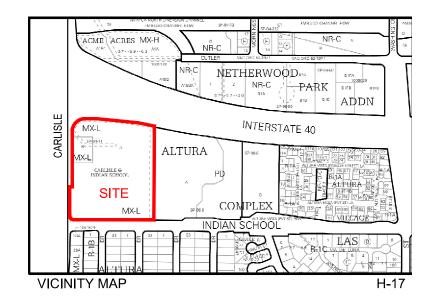
06/14/2021 C. DURKIN







The total required water quality volume for the site is 11,512 cubic feet. The owner has elected to pay the fee in lieu for any required stormwater quality volume not provided in on-site ponds. More details regarding water quality will be provided at Building Permit review.



### SCHEDULE/SEQUENCING OF CONSTRUCTION

- POST PERMITS
   INSTALL REQUIRED BMPs
- 2.a. PERIMETER CONTROLS
- 2.b. STABILIZED CONSTRUCTION ENTRANCE
- 2.c. CONCRETE WASHOUT AREA
- 3. EARTHWORK AND GRADING
- 4. UTILITY INSTALLATION
- PAVEMENT STRUCTURES
- 6. PAD STRUCTURES
- 7. LANDSCPING
- 8. PUNCHLIST

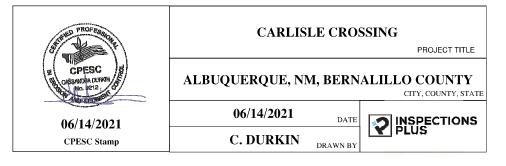
### **SITE OPERATORS:**

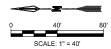
OVERALL SITE CONTROL: CARLISLE ASSOCIATES, L.P. DAVID ROSEN 516-281-1507

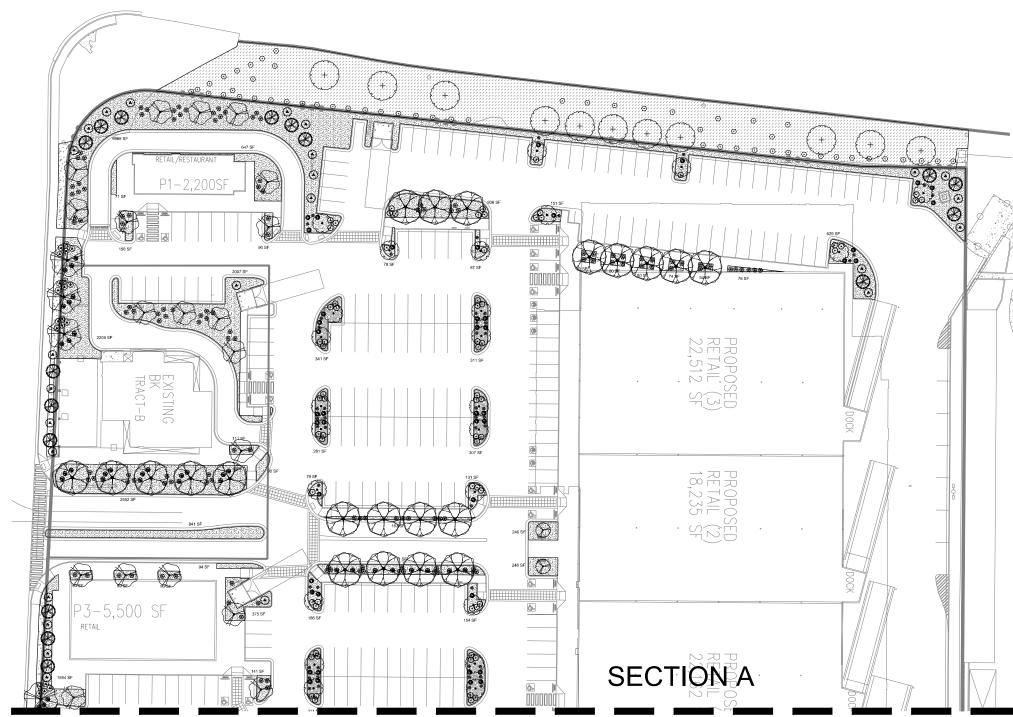
DAY TO DAY SITE CONTROL: JAYNES CORPORATION JESUS ORTIZ 505-205-3109

### STORMWATER TEAM

- A: REMOVE SEDIMENT FROM ADJACENT STREETS: INSPECTIONS PLUS
- B: BMP MAINTENANCE: INSPECTIONS PLUS
- C. SITE INSPECTIONS: INSPECTIONS PLUS







# **SECTION B**

### SITE DATA

SHEDATA	
GROSS LOT AREA (4.03 ACRES)	439,882 SF
LESS BUILDING(S)	121,369 SF
NET LOT AREA	318,513 SF
REQUIRED LANDSCAPE	
15% OF NET LOT AREA	47,776 SF
PROPOSED LANDSCAPE	45,041 SF
PROPOSED OFFSITE LANDSCAPE	1,987_ SF
ROW EXISTING LANDSCAPE	18,084 SF
TOTAL PROPOSED LANDSCAPE	65,112 SF
PERCENT OF NET LOT AREA	

REQUIRED STREET TREES PROVIDED/EXISTING AT 25' O.C. SPACING ALONG STREET 47
REQUIRED PARKING LOT TREES 45 REQUIRED PARKING LOT I REES 45
PROVIDED AT 1 PER 10 SPACES (464 SPACES/10) 140\*\*
TOTAL REQUIRED TREES: 90
TOTAL PROVIDED TREES: 187

(tree provided per parking space quantity is due to IDO ordinance to provide 1 shade tree 25' O.C. along any pedestrian walkway)

REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL

(47,776 SF REQUIRED LANDSCAPE X 75%) PROVIDED GROUNDCOVER COVERAGE (EXCLUDES EXISTING ROW LANDSCAPE) 36,155 SF (1,436 SF) PERCENT GROUNDCOVER COVERAGE
OF REQUIRED LANDSCAPE AREAS 75%

IRRIGATION NOTE

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

PLANT SCHEDULE SITE 10 30 19

	PLANT SCHED	NT SCHEDULE SITE 10.30.19					
	TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	<u>H X S</u>
-	(+)	11	Existing Tree	Varies	Varies	50	Varies
	DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	<u>H X S</u>
		27	Chilopsis linearis / Desert Willow	2" B&B	RW	60	20° X 25°
	Ø.	26	Pistacia chinensis / Chinese Pistache	2" B&B	Medium	75	60, X 60,
_		58	Pyrus calleryana `Cleveland Select` / Cleveland Select Pear	2" B&B	Medium +	70	25' X 15'
0	0	46	Ulmus parvifolia 'Bosque' / Bosque Elm	2" B&B	Medium	75	50' X 30'
~		11	Vitex agnus-castus / Chaste Tree	24"box	Medium	60	20° X 20°
	EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	<u>H X S</u>
	ℯ	19	Pinus leucodermis / Bosnian Pine	6'-8' B&B	Medium	75	20° X 10°
	SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	<u>H X S</u>
	$\odot$	55	Existing Shrub	Varies	Varies	25	varies
	DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	<u>H X S</u>
	<b>③</b>	122	Caryopteris x clandonensis 'Dark Knight' / Blue Mist Spirea	1 gal	Low+	20	3, X 3,
	0	162	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Low+	25	4` X 4`
	DESERT ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	<u>H X S</u>
	<b>③</b>	90	Hesperaloe parviflora / Red Yucca	5 gal	Low+	30	3' X 4'
	•	33	Nolina microcarpa / Beargrass	5 gal	RW	35	5' X 6'
	EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	<u>H X S</u>
	<b>₩</b>	101	Baccharis x 'Starn' / Starn Coyote Brush	5 gal	Low+	30	5' X 5'
	↔	216	Rosmarinus officinalis / Rosemary	5 gal	Low+	30	6, X 6,
	GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	<u>H X S</u>
	<b>⊗</b>	125	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Medium	15	30" X 2`
	VINE/ESPALIER	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	<u>H X S</u>
		36	Lonicera japonica 'Halliana' / Halls Honeysuckle Flowering Vine	5 gal	Medium+	35	Spreading

### REFERENCE NOTES SCHEDULE SITE 10 30 19

TALL LIX	2019-10-30 15:32				
SYMBOL	DESCRIPTION	QTY	DETAIL		
23.	Amaretto 5/8"-1 1/4" Gravel 3" Depth over Filter Fabric (landscape are in ROW)	1,987 sf			
	Amaretto 5/8 - 1 1/4" Gravel 3" Depth over Filter Fabric	45,041 sf			
	2-4" Mountainair Blush Cobble 4" Depth over Filter Fabric	3,947 sf			
	DOT Existing - Gravel and Landscape	18,084 sf			

GENERAL NOTES:

1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY

OWNER.

2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.

3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO REQUIREMENTS.

4. PLANT MATERIALS AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ACCEPTABLE IN 'CLEAR SIGHT' AREAS

5. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL IDO 5. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL IDD.

LANDSCAPING REGULATIONS(section 14-16-56) INCLUDING PROVISION OF A MINIMUM

OF 75% LIVE GROUND COVERAGE, MEASURED AT MATURITY, OF ALL REQUIRED

LANDSCAPE AREAS, AND A MINIMUM OF 25% REQUIRED VEGETATIVE COVERAGE OF

GROUND LEVEL PLANTS. 5-6(C)(4)(h) SHORD TREES ARE TO BE PLANTED

APPROXIMATELY 25' O.C. ALONG ALL REQUIRED PEDESTRIAN WALKWAYS.

S-6(C)(S) IN REGARDS TO A MAXIMUM OF 75% OF GRAVEL OF ANY OUTDOOR SPACE AND ORGANIC MULCH SUCH AS BARK MULCH SURROUNDING VEGETATION ROOT BALLS AND BREATH THE ENTIRE TREE CANOPY OR DRIPLINE.

PLANTINGS NOTES:

1. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, IDO, AND WATER WASTE ORDINANCE...

2. THERE IS NO NEW TURE VISED IN THE DESIGN OF THE LANDSCAPE.

3. THE R.O.W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE PLAN SHALL FOLLOW THE COA DESIGN GUIDELINES FOR STREET THERE I JUNIE YES ORGETILITY EASEMENT.

STREET TREES UNLESS OBSTRUCTED BY UTILITY EASEMENTS. 4. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC.

5. WHERE MUICH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MUICH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.

IRRIGATION NOTES:

1. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.

2. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

3. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND

CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE. SEE 1013 FOR DETAIL.

4. USE 6 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS.

5. INSTALL THRUST BLOCKS WHEREVER THE MAINLINE BENDS IN NINETY DEGREE

6. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD

SURFACES.
7. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST

7. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN, GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.

8. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY, THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASWENTS.

9. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF PROPRIED.



PO Box 10597 Albuquerque, NM 87184 505.898.9615 505.898.2105 (fax) design@hulc.com



Date: 7/16/2019 Revisions

8/19/2019 10/31/2019

Drawn by: V.Blount Reviewed by: TN\_

100 Carlisle Redevelopment 21 Site I

2100 Carlisle Blvd Albuquerque, New Mexico



Scale: 1" = 30'

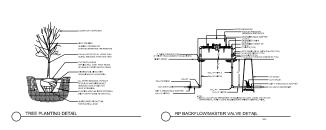


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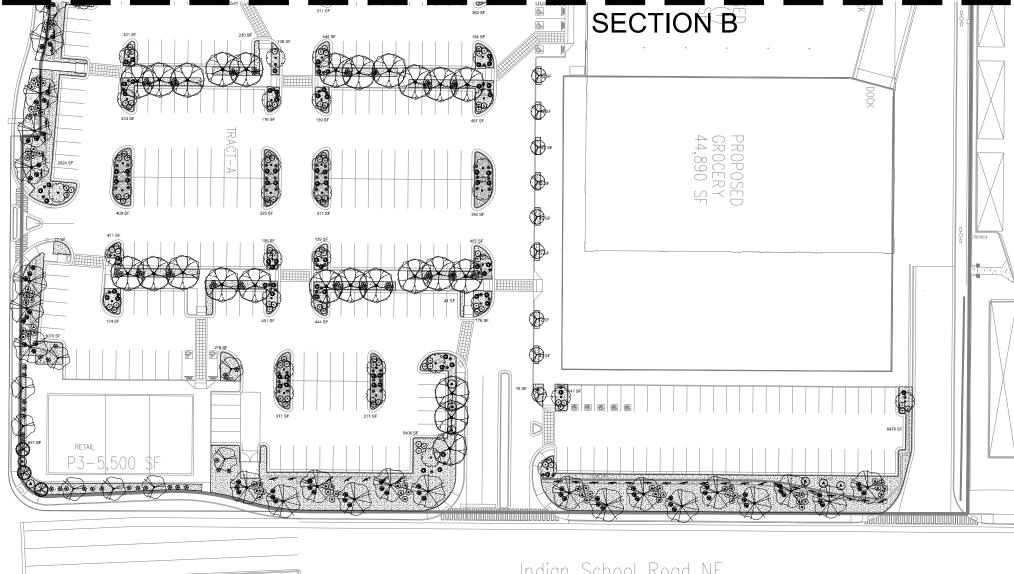
Landscape Plan

Sheet Number:

LP-01



# **SECTION A**



Indian School Road NE (80' R/W)

### SITE DATA

GROSS LOT AREA (4.03 ACRES)	439,882 SF
LESS BUILDING(S)	121,369 SF
NET LOT AREA	318,513 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA PROPOSED LANDSCAPE PROPOSED OFFSITE LANDSCAPE ROW EXISTING LANDSCAPE TOTAL PROPOSED LANDSCAPE PERCENT OF NET LOT AREA	47.776 SF 45.041 SF 1,987 SF 18,084 SF 65,112 SF 20 %

REQUIRED STREET TREES
PROVIDED/EXISTING AT 25' O.C. SPACING ALONG STREET 47
REQUIRED PARKING LOT TREES 45 PROVIDED AT 1 PER 10 SPACES (464 SPACES/10) 140\*\* TOTAL REQUIRED TREES: 90 TOTAL PROVIDED TREES: 187

\*(tree provided per parking space quantity is due to IDO ordinance to provide 1 shade tree 25' O.C. along any pedestrian walkway)

REQUIRED LANDSCAPE COVERAGE

REQUIRED LANDSCAPE COVERAGE
75% LIVE VEGETATIVE MATERIAL
(47,776 SF REQUIRED LANDSCAPE X 75%)
PROVIDED GROUNDCOVER COVERAGE
(EXCLUDES EXISTING ROW LANDSCAPE)
PERCENT GROUNDCOVER COVERAGE
OF REQUIRED LANDSCAPE AREAS
75%

### IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES: ESTABLISHMENT AND SUMMER: 1 HOUR!4 DAYS A WEEK SPRING: 1 HOUR!2-3 DAYS A WEEK

FALL: 1 HOUR/2-3 DAYS A WEEK WINTER: 1 HOUR/2 DAYS PER MONTH

### PLANT SCHEDULE SITE 10.30.19

	PLANT SCHEDULE SITE 10.30.19						
	TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	<u>H X S</u>
	(+)	11	Existing Tree	Varies	Varies	50	Varies
	DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	<u>H X S</u>
•	$\mathcal{D}$	27	Chilopsis linearis / Desert Willow	2" B&B	RW	60	20° X 2
$\forall$	₫``	26	Pistacia chinensis / Chinese Pistache	2" B&B	Medium	75	60° X 60
**	$(\cdot)$	58	Pyrus calleryana 'Cleveland Select' / Cleveland Select Pear	2" B&B	Medium +	70	25` X 1
A	9	46	Ulmus parvifolia 'Bosque' / Bosque Elm	2" B&B	Medium	75	50` X 3I
7		11	Vitex agnus-castus / Chaste Tree	24"box	Medium	60	20° X 20
	EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	<u>H X S</u>
	$\otimes$	19	Pinus leucodermis / Bosnian Pine	6'-8' B&B	Medium	75	20° X 1
	SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	<u>H X S</u>
	⊙	55	Existing Shrub	Varies	Varies	25	varies
	DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	<u>H X S</u>
	<b>(</b> )	122	Caryopteris x clandonensis 'Dark Knight' / Blue Mist Spirea	1 gal	Low+	20	3, X 3,
	$\odot$	162	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal	Low+	25	4` X 4`
	DESERT ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	HXS
	<b>③</b>	90	Hesperaloe parviflora / Red Yucca	5 gal	Low+	30	3` X 4`
	<b>⊙</b>	33	Nolina microcarpa / Beargrass	5 gal	RW	35	5° X 6°
	EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	<u>H X S</u>
	₩	101	Baccharis x 'Starn' / Starn Coyote Brush	5 gal	Low+	30	5' X 5'
	↔	216	Rosmarinus officinalis / Rosemary	5 gal	Low+	30	6, X 6,
	GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	<u>H X S</u>
		125	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Medium	15	30" X 2
	VINE/ESPALIER	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	<u>H X S</u>
		36	Lonicera japonica 'Halliana' / Halls Honeysuckle Flowering Vine	5 gal	Medium+	35	Spread

### REFERENCE NOTES SCHEDULE SITE 10.30.19

SYMBOL	DESCRIPTION	QTY	2019-10- DETAIL
	Amaretto 5/8"-1 1/4" Gravel 3" Depth over Filter Fabric (landscape are in ROW)	1,987 sf	
	Amaretto 5/8 - 1 1/4" Gravel 3" Depth over Filter Fabric	45,041 sf	
	2-4" Mountainair Blush Cobble 4" Depth over Filter Fabric	3,947 sf	

GENERAL NOTES:

1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY

OWNER.
2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO REQUIREMENTS.
4. PLANT MATERIALS AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ACCEPTABLE IN 'CLEAR SIGHT' AREAS

5. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL IDO. 5. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL IDO LANDSCAPING REGULATIONS(section 14-16-5-6) INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND LOVERAGE, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS, AND A MINIMUM OF 25% REQUIRED VEGETATIVE COVERAGE OF GROUND LEVEL PLANTS. 5-6(C)(4)(h) SHADE TREES ARE TO BE PLANTED APPROXIMATELY 25' O.C. ALONG ALL REQUIRED PEDESTRIAN WALKWAYS. 5-6(C)(5) IN REGARDS TO A MAXIMUM OF 75% OF GRAVEL OF ANY OUTDOOR SPACE AND ORGANIC MULCH SUCH AS BARK MULCH SURROUNDING VEGETATION ROOT BALLS AND BENEATH THE ENTIRE TREE CANOPY OR DRIPLINE.

PLANTINGS NOTES:

1. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, IDO, AND WATER WASTE ORDINANCE..

2. THERE IS NO NEW TURE USED IN THE DESIGN OF THE LANDSCAPE.

3. THE R.O. W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE PLAN SHALL FOLLOW THE COA DESIGN GUIDELINES FOR STREET TREES UNLESS OBSTRUCTED BY UTILITY EASEMENTS.

4. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 3" DEPTH OVER BUTTER FABRIC.

DEPTH OVER FILTER FABRIC.

5. WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.

IRRIGATION NOTES:

1. ALL NEW PLANTINGS TO BE WAITERED BY AUTO DRIP IRRIGATION SYSTEM.

2. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

3. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE. SEE 103 FOR DETAIL.

4. USE 6.2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. SEPARTE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS.

5. INSTALL THRUST BLOCKS WHEREVER THE MAINLINE BENDS IN NINETY DEGREE

6. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD

7. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST

7. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.

8. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY, THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASIMENTS.

9. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF ROBING.



PO Box 10597 Albuquerque, NM 87184 505.898.9615 505.898.2105 (fax) design@hulc.com



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Drawn by: V.Blount Reviewed by: TN

100 Carlisle Redevelopment 21 Site |

2100 Carlisle Blvd Albuquerque, New Mexico



Scale: 1" = 30'



Sheet Title:

Landscape Plan

Sheet Number:

LP-02

