

CARLISLE CROSSING

2100 CARLISLE BLVD NE

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

PAGE INDEX	
1	TITLE PAGE
2	SWPPP INFO AND NOTES
3	DETAILS
4	TEMPORARY EROSION CONTROL PLAN
5-6	LANDSCAPE PLAN





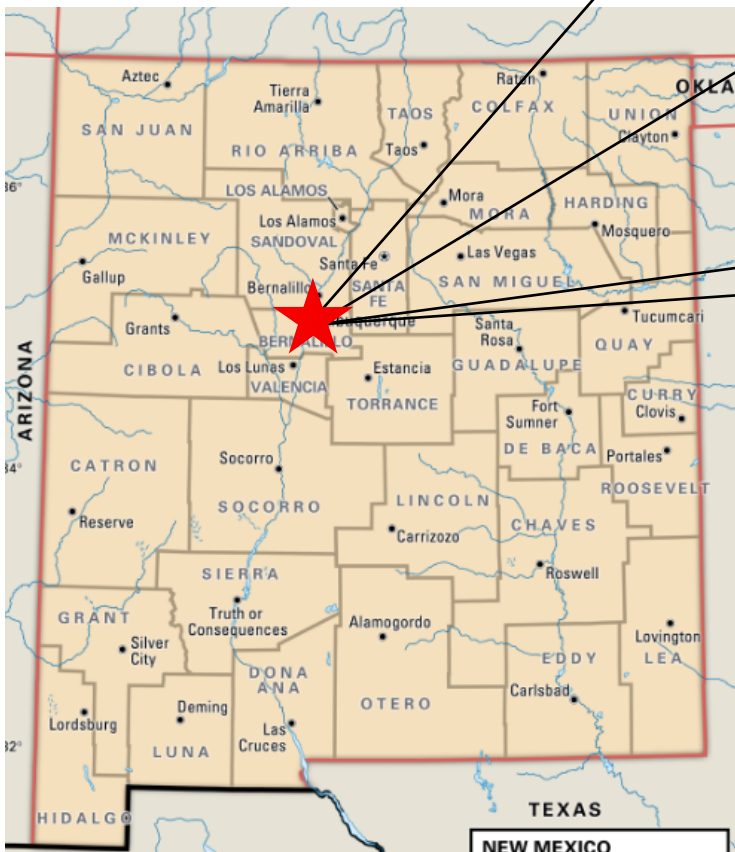
SCAN OR CLICK FOR DETAILED SITE INFORMATION



VIEW ONLY DOCUMENTS AND INSPECTIONS

GPS COORDINATES: 35.1028, -106.6024

 06/14/2021 CPESC Stamp	CARLISLE CROSSING PROJECT TITLE	
	ALBUQUERQUE, NM, BERNALILLO COUNTY CITY, COUNTY, STATE	
	06/14/2021 DATE	
	C. DURKIN DRAWN BY	



STORMWATER POLLUTION PREVENTION PLAN INFORMATION

PERMIT NUMBER: NMR10040K CARLISLE CROSSING, L.P.
NMR10040H JAYNES CORPORATION
NMR100000 STATE OF NEW MEXICO, EXCEPT INDIAN COUNTRY
NMR10I000 INDIAN COUNTRY WITHIN THE STATE OF NEW MEXICO, EXCEPT NAVAJO RESERVATION LANDS THAT ARE COVERED UNDER ARIZONA PERMIT AZR10I000 AND UTE MOUNTAIN RESERVATION LANDS THAT ARE COVERED UNDER COLORADO PERMIT COR10I000.

OPERATOR NAME: CARLISLE ASSOCIATES, L.P.

OPERATOR POINT OF CONTACT: JOE BERNARBE0 516-281-1507 JBERBABEO@ROSENMGMT.COM

NOI PREPARED BY: INSPECTIONS PLUS

PROJECT/SITE NAME: CARLISLE CROSSING

PROJECT/SITE ADDRESS: 2100 CARLISLE BLVD 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 GREATER BUILT OR RENOVATED BEFORE JANUARY 1, 1980? YES

WAS THE PREDEVELOPMENT LAND USED FOR AGRICULTURE? NO

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@JAYNECORP.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.

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	C. DURKIN <small>DRAWN BY</small>	

SEDIMENT TRACK OUT CONTROL



- BMP Objectives**
- Sediment Control

BERMS AND SWALES



- 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

LEGEND

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

PP-PP-PP- PROJECT PERIMETER

MS-MS— MULCH SOCK

Ⓢ POSTING SIGN

⊗ OUTFALL

STAGING AREA

← FLOW DIRECTION

Ⓢ SF-SF-SF-SF SILT FENCE

Ⓢ DEBRIS CONTAINMENT


● CHEMICAL TOILET

CONCRETE WASHOUT

STABILIZED CONTRUCTION ENTRANCE

TEMPORARY DETENTION POND

EXISTING SEDIMENT POND



06/14/2021
CPESC Stamp

CARLISLE CROSSING

PROJECT TITLE

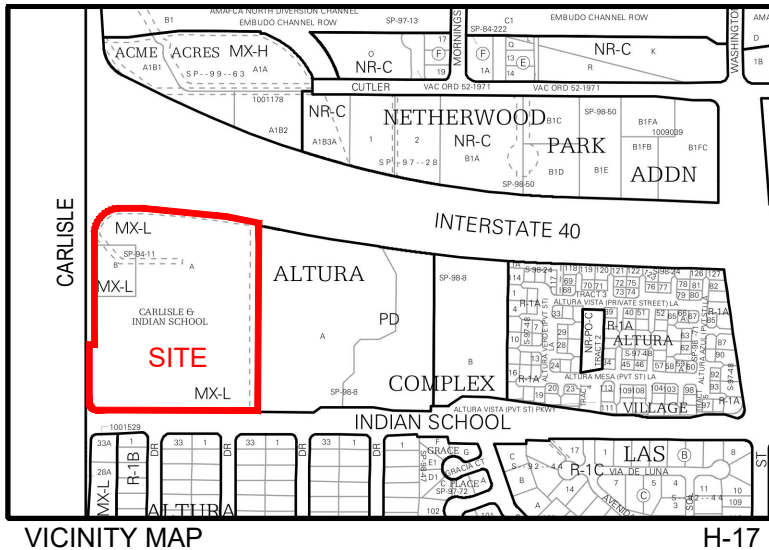
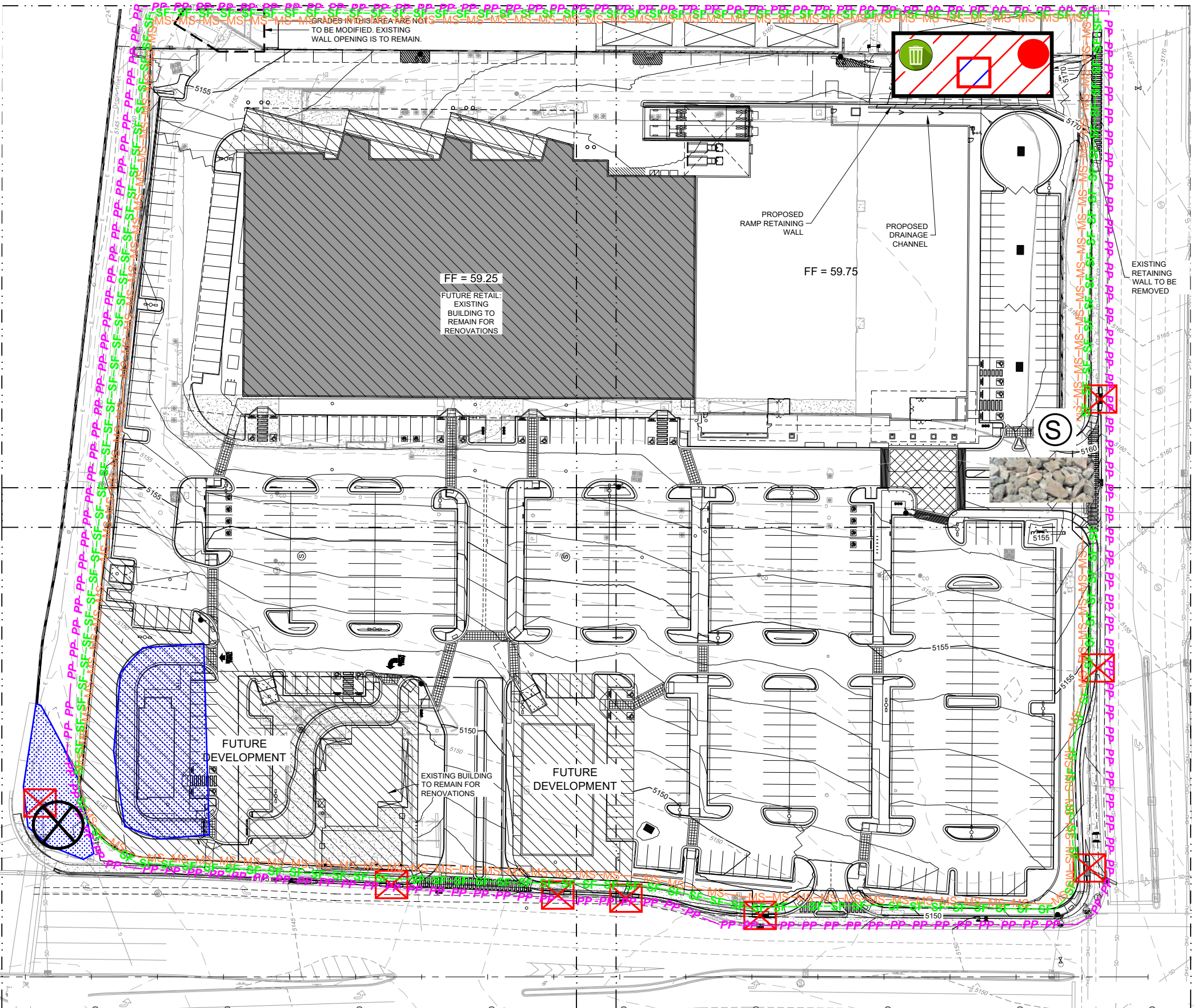
ALBUQUERQUE, NM, BERNALILLO COUNTY

CITY, COUNTY, STATE

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C. DURKIN
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INSPECTIONS PLUS



SCHEDULE/SEQUENCING OF CONSTRUCTION

1. POST PERMITS
2. INSTALL REQUIRED BMPs
 - 2.a. PERIMETER CONTROLS
 - 2.b. STABILIZED CONSTRUCTION ENTRANCE
 - 2.c. CONCRETE WASHOUT AREA
3. EARTHWORK AND GRADING
4. UTILITY INSTALLATION
5. 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



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CPESC Stamp

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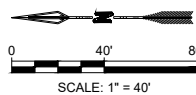
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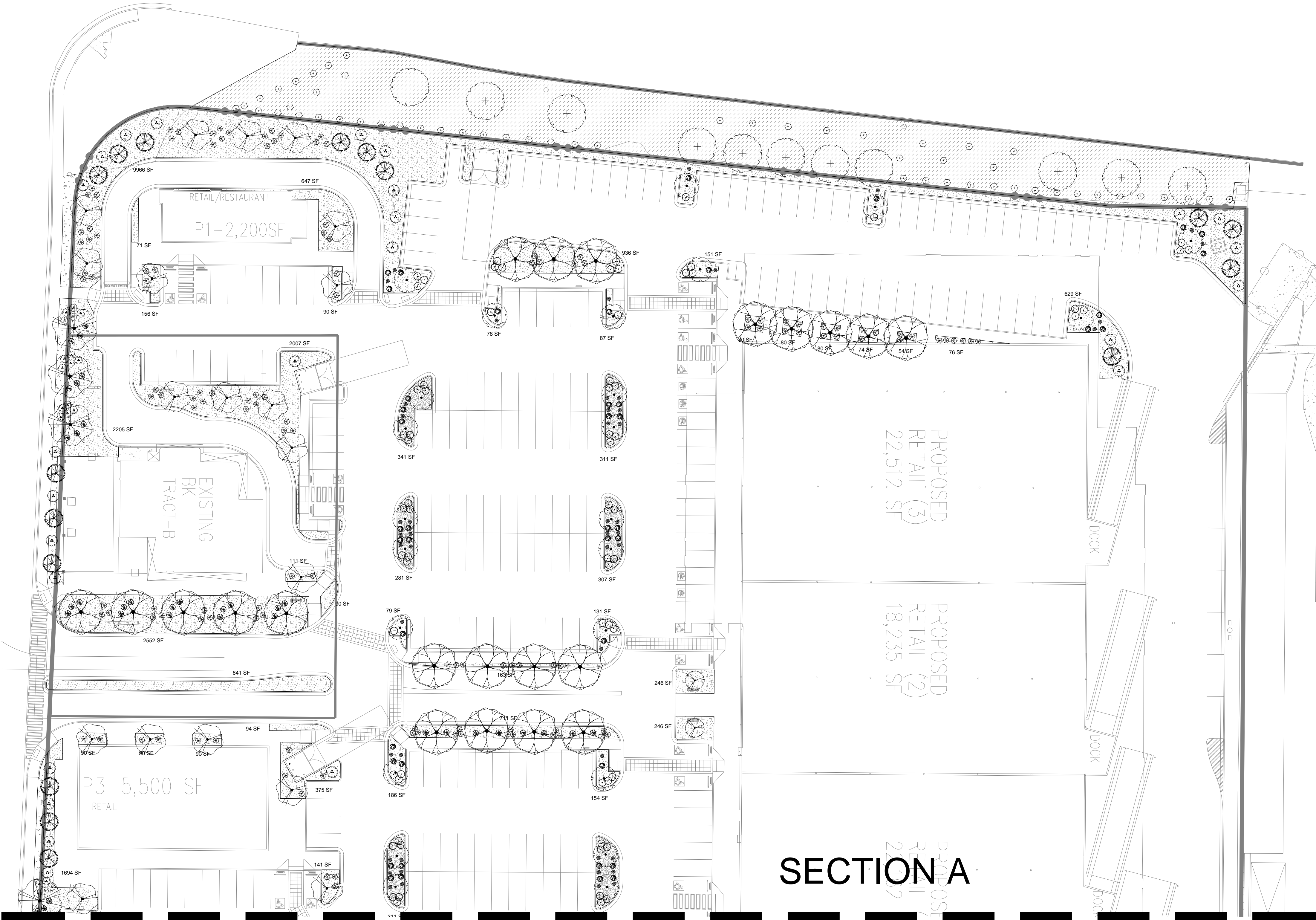
DATE

C. DURKIN

DRAWN BY



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.



SECTION A
SECTION B

SITE DATA

GROSS LOT AREA (4.03 ACRES)	439,882 SF
LESS BUILDING(S)	121,368 SF
NET LOT AREA	318,513 SF

REQUIRED LANDSCAPE	47,776 SF
15% OF NET LOT AREA	45,041 SF
PROPOSED LANDSCAPE	1,987 SF
PROPOSED OFFSITE LANDSCAPE	18,084 SF
ROW EXISTING LANDSCAPE	65,112 SF
TOTAL PROPOSED LANDSCAPE	20 %
PERCENT OF NET LOT AREA	

REQUIRED STREET TREES	45
PROVIDED/EXISTING AT 25' O.C. SPACING ALONG STREET	45
REQUIRED PARKING LOT TREES	140**
PROVIDED AT 1 PER 10 SPACES (464 SPACES/10)	
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	35,832 SF MIN.
(47,776 SF REQUIRED LANDSCAPE X 75%)	
PROVIDED GROUND COVER COVERAGE	36,155 SF
(EXCLUDES EXISTING ROW LANDSCAPE)	(1,436 SF)
PERCENT GROUND COVER 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:

PLANT SCHEDULE SITE 10.30.19

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	11	Existing Tree	Varies	Varies	50	Varies
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	27	Chilopsis linearis / Desert Willow	2" B&B	RW	60	20' X 25'
	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'
	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	H X S
	19	Pinus leucodermis / Bosnian Pine	6'-8' B&B	Medium	75	20' X 10'
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	55	Existing Shrub	Varies	Varies	25	varies
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	122	Caryopteris x clandonensis 'Dark Knight' / Blue Mist Spirea	1 gal	Low+	20	3' X 3'
	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	H X S
	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	H X S
	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	H X S
	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	H X S
	36	Lonicera japonica 'Halliana' / Halls Honeysuckle Flowering Vine	5 gal	Medium+	35	Spreading x

REFERENCE NOTES SCHEDULE SITE 10.30.19

SYMBOL	DESCRIPTION	QTY	2019-10-30 15:32 DETAIL
[Symbol]	Amaretto 5/8"-1 1/4" Gravel 3" Depth over Filter Fabric (landscape are in ROW)	1,987 sf	
[Symbol]	Amaretto 5/8 - 1 1/4" Gravel 3" Depth over Filter Fabric	45,041 sf	
[Symbol]	2-4" Mountainair Blush Cobble 4" Depth over Filter Fabric	3,947 sf	
[Symbol]	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 LANDSCAPING REGULATIONS (section 14-16-5-6) 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) 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.

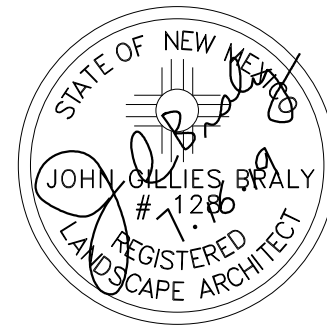
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5. WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.

IRRIGATION NOTES:

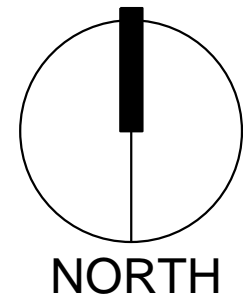
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3. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE. SEE I103 FOR DETAIL.
4. USE 6.2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUND COVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUND COVERS.
5. INSTALL THRUST BLOCKS WHEREVER THE MAINLINE BENDS IN NINETY DEGREE ANGLE.
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 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 EASMENTS.
9. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.

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

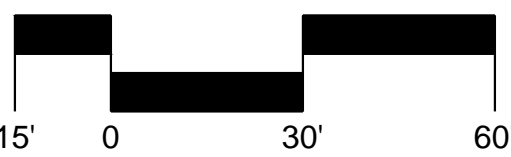


Date: 7/16/2019
Revisions:
▲ 8/19/2019
▲ 10/31/2019
▲
▲
▲
▲
Drawn by: V.Blount
Reviewed by: TN

2100 Carlisle
Site Redevelopment
2100 Carlisle Blvd
Albuquerque, New Mexico



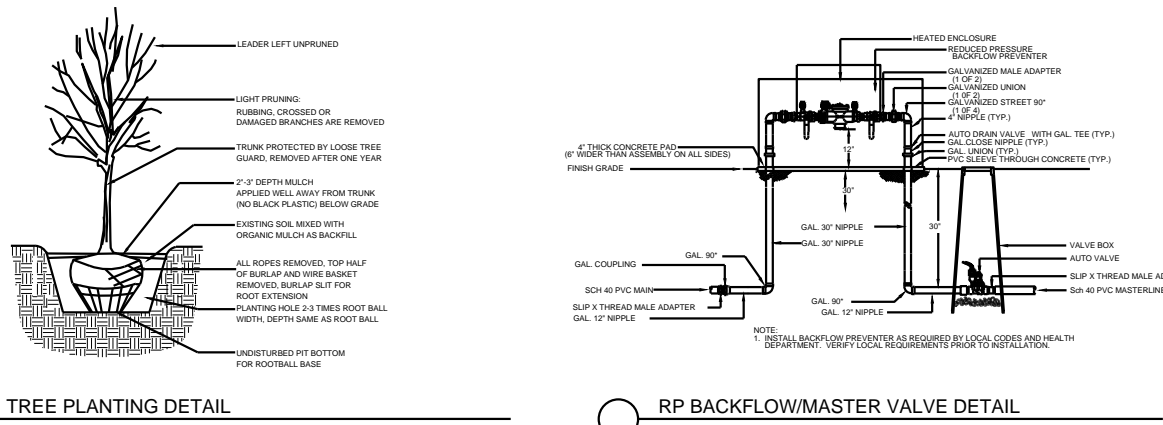
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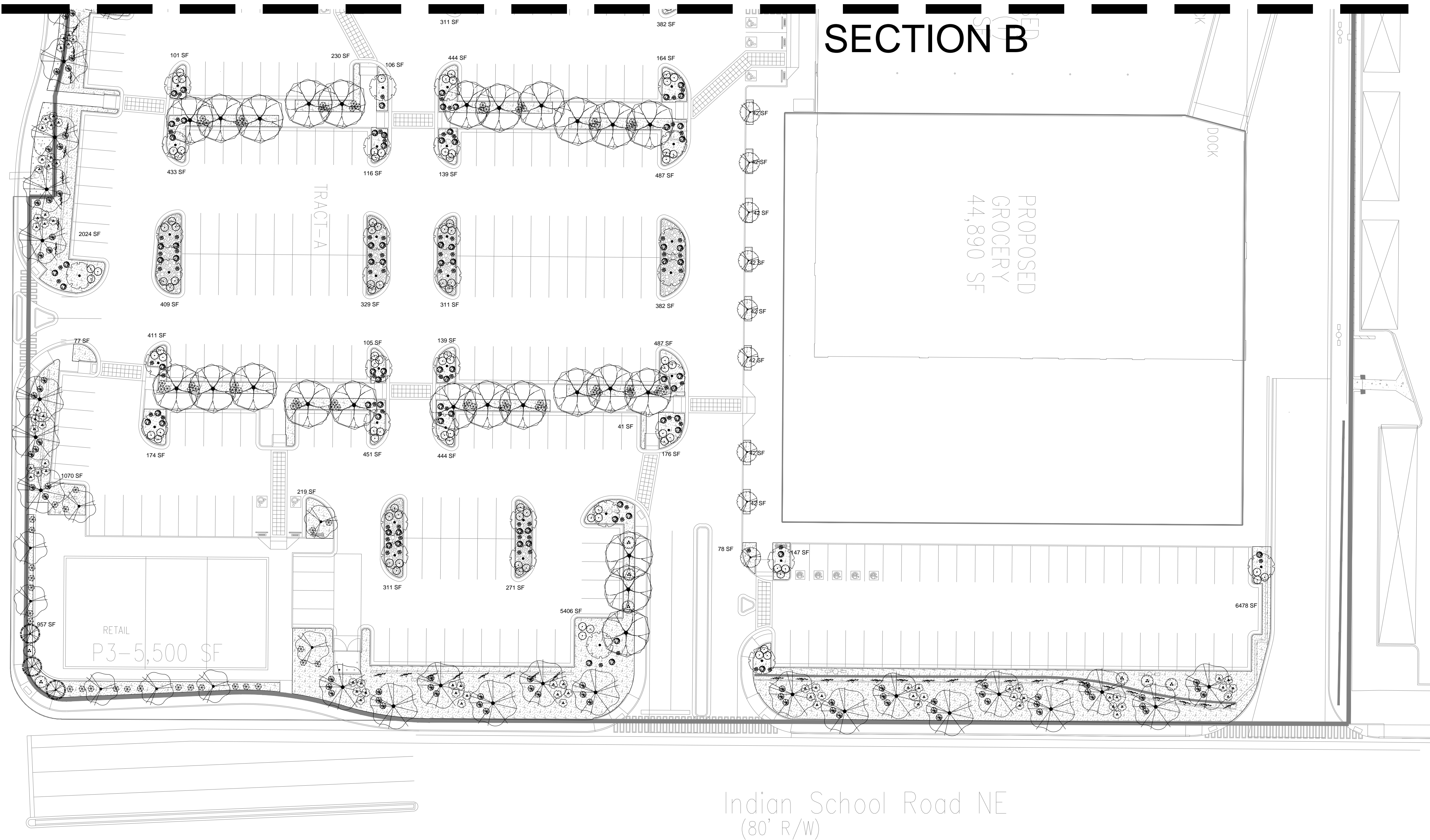
Sheet Title:
Landscape Plan

Sheet Number:

LP-01



SECTION A
SECTION B



PLANT SCHEDULE SITE 10.30.19							
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 5. INSTALL THRUST BLOCKS WHEREVER THE MAINLINE BENDS IN NINETY DEGREE ANGLE.
 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 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 EASMENTS.
 9. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.

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	47,776 SF
15% OF NET LOT AREA	45,041 SF
PROPOSED LANDSCAPE	1,987 SF
PROPOSED OFFSITE LANDSCAPE	18,084 SF
ROW EXISTING LANDSCAPE	65,112 SF
TOTAL PROPOSED LANDSCAPE	20 SF
PERCENT OF NET LOT AREA	

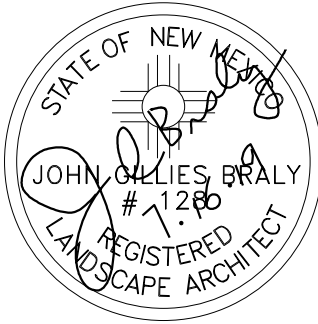
REQUIRED STREET TREES	45
PROVIDED/EXISTING AT 25' O.C. SPACING ALONG STREET	47
REQUIRED PARKING LOT TREES	45
PROVIDED AT 1 PER 10 SPACES (464 SPACES/10)	140**
TOTAL REQUIRED TREES: 90	
TOTAL PROVIDED TREES: 187	
** (tree provided per parking space quantity is due to IDO ordinance to provide 1 shade tree 25' O.C. along any pedestrian walkway)	

REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL	
(47,776 SF REQUIRED LANDSCAPE X 75%)	35,832 SF MIN.
PROVIDED GROUNDCOVER COVERAGE	36,155 SF
(EXCLUDES EXISTING ROW LANDSCAPE)	(1,436 SF)
PERCENT GROUNDCOVER COVERAGE OF REQUIRED LANDSCAPE AREAS	75%

IRRIGATION NOTE

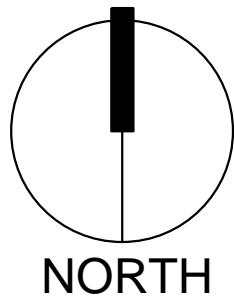
DRIP SYSTEM RUN CYCLES:
ESTABLISHMENT AND SUMMER:
1 HOUR/4 DAYS A WEEK
SPRING:
1 HOUR/2-3 DAYS A WEEK
FALL:
1 HOUR/2-3 DAYS A WEEK
WINTER:
1 HOUR/2 DAYS PER MONTH

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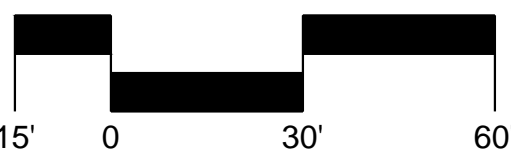


Date: 7/16/2019
Revisions:
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▲ 10/31/2019
▲
▲
▲
▲
Drawn by: V. Blount
Reviewed by: TN

2100 Carlisle
Site Redevelopment
2100 Carlisle Blvd
Albuquerque, New Mexico



Scale: 1" = 30'



Sheet Title:
Landscape Plan

Sheet Number:

LP-02

