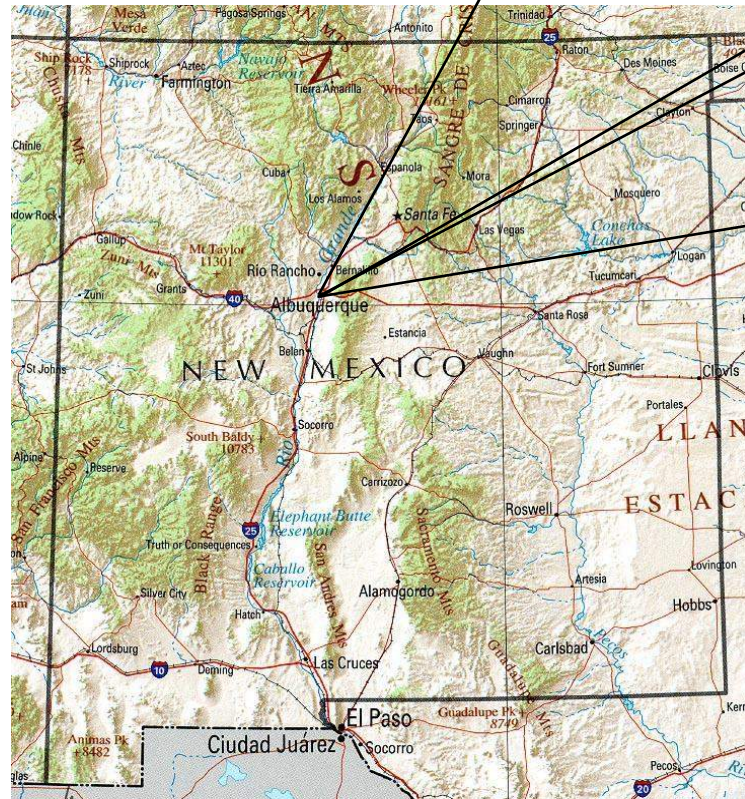
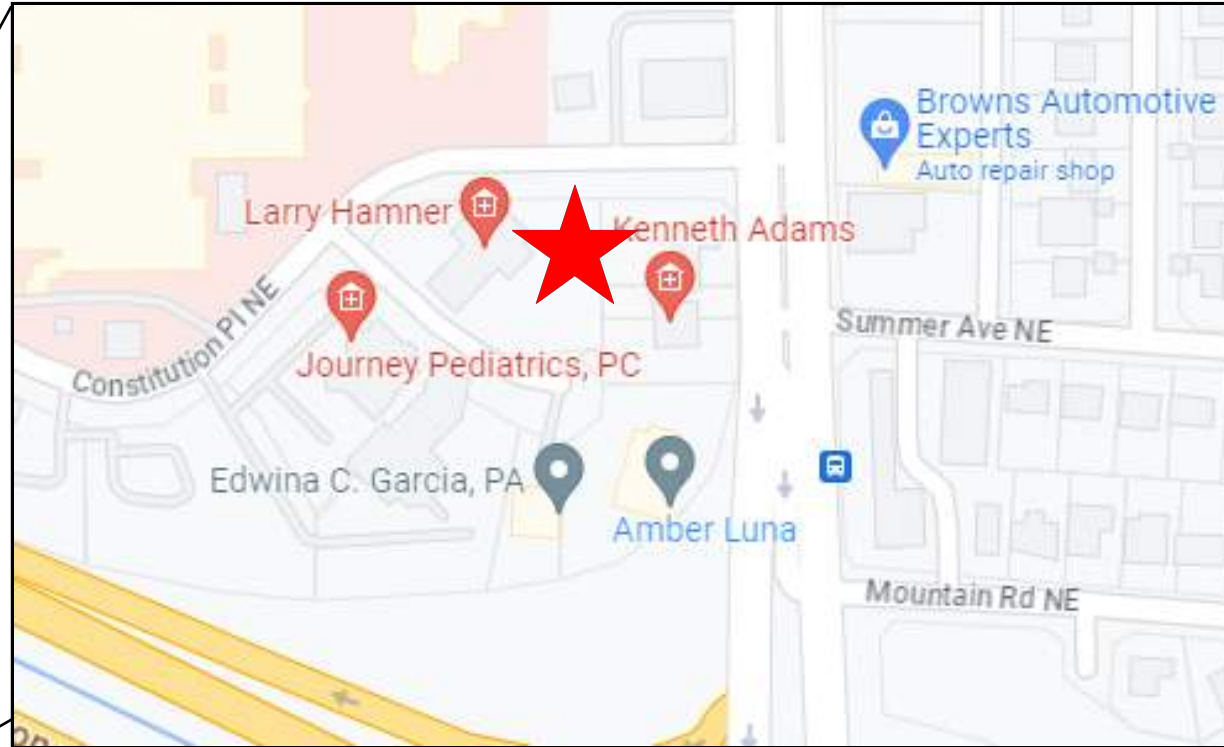


PRESBYTERIAN KASEMAN HOSPITAL SE PARKING LOT
TEMPORARY SEDIMENT AND EROSION CONTROL DRAWINGS
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DRAWING INDEX

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



- SWPPP
- Stormwater
- Erosion Control
- Reclamation
- Seeding

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[illegible]

PLATINUM BUILDERS CORP.
PRESBYTERIAN KASEMAN
HOSPITAL SOUTHEAST PARKING
LOT
ALBUQUERQUE, NM

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

SHEET:

COVER

PROJECT DETAILS

NATURE OF CONSTRUCTION: NEW PARKING LOT & LANDSCAPING

NPDES ID: NMR1005EH, NMR1005EO

ADDRESS: KASEMAN CT. NE CONSTITUTION PL. NE, ALBUQUERQUE, NM 87110

GPS COORDINATES: 35.092516, -106.551469

TOTAL ACREAGE: 1.4

ANTICIPATED DISTURBED ACREAGE: 1.3

FIRST RECEIVING WATER: UNNAMED WATER

WATERS WITHIN ONE MILE OF PROJECT: UNNAMED WATER, MS4 CANAL

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: EXPOSED SOILS, <10% VEGETATION

STABILIZATION MEASURES AND DEADLINES: SEE SECTION 6.0 OF SWPPP NARRATIVE

REGULATING AUTHORITY: ENVIRONMENTAL PROTECTION AGENCY (EPA)

OPERATORS

PROPERTY OWNER:
PRESBYTERIAN HEALTHCARE SERVICES
P.O. BOS 26666
ALBUQUERQUE, NM

OWNER CONTACT:
DIANA LAMB
(505) 563-6632
DLAMB3@PHS.ORG

GENERAL CONTRACTOR (GC):
PLATINUM BUILDERS CORP.
3230 LOS ARBOLES AVE. NE
ALBUQUERQUE, NM 87107

GC CONTACT:
WAYNE MITCHELL
(505) 363-9649
WAYNE@PBCNM.COM

STORMWATER TEAM

SEE SECTION 2.0 OF THE SWPPP NARRATIVE FOR THE PROJECT'S STORMWATER TEAM, RESPONSIBILITIES AND CONTACT INFORMATION

SEQUENCE OF ACTIVITIES

REFER TO THE ANTICIPATED CONSTRUCTION SCHEDULE INCLUDED WITH THE SWPPP BINDER

PHASE I: SITE PREPARATION AND PRE – CONSTRUCTION

- 1.PRIOR TO BEGINNING EARTH DISTURBING ACTIVITIES, THE OPERATOR(S) WILL CLEARLY DEMARCATATE THE LIMITS OF DISTURBANCE WITH STAKES, RIBBONS, CONSTRUCTION FENCING, OR OTHER APPROPRIATE METHOD. THESE DEMARCATIONS SHALL REMAIN VISIBLE FOR THE DURATION OF THE PROJECT.
- 2.THE INITIAL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO EARTH DISTURBANCE. THE INITIAL CONTROL MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO:
- a.PERIMETER CONTROLS (E.G., SILT FENCE, WATTLES, CONSTRUCTION FENCE)
 - b.VEHICLE TRACKING PAD IF THE SITE ENTERS/EXITS ONTO A PAVED PUBLIC ROADWAY
 - c.NPDES NOTIFICATION POSTING
 - d.DESIGNATED STAGING AREA
 - e.ANCHORED SANILETS
 - f.DUMPSTERS WITH COVERS/TARPS

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.
3. CONTACT THE CITY OF ALBUQUERQUE STORMWATER QUALITY DEPARTMENT FOR A FINAL STABILIZATION INSPECTION.



					DATE
					REVISION ITEM
					#

PLATINUM BUILDERS CORP.
PRESBYTERIAN KASEMAN
HOSPITAL SOUTHEAST PARKING
LOT
SWPPP NOTES

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

SHEET:
GENERAL
NOTES

GENERAL NOTES

THE NPDES COMPLIANCE SWPPP DRAWING AND ASSOCIATED DOCUMENTATION IS AND SHALL BE CONSIDERED A LIVING DOCUMENT ALLOWING FOR MODIFICATIONS AS SITE CONDITIONS CHANGE OR DICTATE.

ALL SITE FEATURES (EXISTING/PROPOSED GRADES, EXISTING CONSTRUCTION, FUTURE CONSTRUCTION, ETC.) SHOWN IS PER INFORMATION FROM OTHERS.

MINIMUM REQUIREMENTS TO FURTHER DEVELOP OR MODIFY THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) DRAWING SHALL BE BASED ON THE CURRENT EDITION OF THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT (NMSHTD), NPDES LAW AND CITY OF ALBUQUERQUE ORDINANCE § 14-5-2-11.

ALL OPERATORS SHALL SUBMIT A NOTICE OF INTENT (NOI). THE NOI SHALL BE ACTIVE AND POSTED ON THE EPA'S WEBSITE PRIOR TO COMMENCING EARTH DISTURBING ACTIVITIES.

LOCATE TEMPORARY WASHOUT, ANCHORED TOILETS, CONSTRUCTION ENTRANCE AND PARKING, STAGING, REFUELING, TRASH CONTAINMENT AREA TO MINIMIZE SITE DISTURBANCE DURING CONSTRUCTION ACTIVITY.

THE OPERATOR IS REQUIRED TO REGULARLY PERFORM STREET SWEEPING AND CLEAN - UP MEASURES IN THE EVENT OF SEDIMENT TRACK - OUT.

THE FOLLOWING ARE STANDARD EROSION CONTROL REQUIREMENTS PER THE CITY OF ALBUQUERQUE STORMWATER QUALITY DEPARTMENT (JUNE 16, 2023):

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 BEST MANAGEMENT PRACTICES (BMPs) 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 FOR BMP SCHEDULING OR PHASING.

SELF-INSPECTIONS - IN ACCORDANCE WITH CITY ORDINANCE § 14-5-2-11(C)(1), AT A MINIMUM A ROUTINE 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.

FINAL STABILIZATION AND NOTICE OF TERMINATION (NOT) - IN ACCORDANCE WITH CITY ORDINANCE § 14-5-2-11(C)(1), SELF-INSPECTIONS MUST CONTINUE UNTIL THE SITE IS "DETERMINE AS STABILIZED BY THE CITY". THE PROPERTY OWNER/OPERATOR IS RESPONSIBLE FOR DETERMINING WHEN THE "CONDITIONS FOR TERMINATION CGP COVERAGE" PER CGP PART 8.2 ARE SATISFIED AND THE FOR FILING THEIR NOT WITH THE EPA. EACH OPERATOR MAY TERMINATE GCP COVERAGE ONLY IF ONE OR MORE OF THE CONDITIONS IN PART 8.2.1, 8.2.2 OR 8.2.3 HAS OCCURRED. AFTER FILING THE NOT WITH THE EPA, THE PROPERTY OWNER IS RESPONSIBLE FOR REQUESTING A DETERMINATION OF STABILIZATION FROM THE CITY.

WHEN DOING WORK IN THE CITY RIGHT-OF-WAY (E.G., SIDEWALK, DRIVE PADS, UTILITIES, ETC.) PREVENT SEDIMENT FROM ENTERING THE STREET. IF SEDIMENT IS PRESENT IN THE STREET, THE STREET SHOULD BE SWEEP DAILY OR PRIOR TO A RAIN EVENT OR CONTRACTOR INDUCED WATER EVENT (E.G. CURB CUT OR WATER TEST).

WHEN CUTTING THE STREET FOR UTILITIES, THE SEDIMENT SHALL BE PLACED ON THE UPHILL SIDE OF THE STREET CUT AND THE AREA SWEEP AFTER WORK IS COMPLETE. A WATTLE OR MULCH SOCK MAY BE PLACED AT THE TOE OF THE EXCAVATED DIRT PILE IF SITE CONSTRAINTS DO NOT ALLOW PLACING THE EXCAVATED DIRT ON THE UPHILL SIDE OF THE STREET CUT.

EROSION AND SEDIMENT CONTROL (ESC) PLANS MUST SHOW LONGITUDINAL STREET SLOPE AND STREET NAMES. ON STREETS WHERE THE LONGITUDINAL SLOPE IS STEEPER THAN 2.5%, WATTLES OR MULCH SOCKS OR J-HOOKED SILT FENCE SHALL BE SHOWN IN THE FRONT YARD SWALE OR ON THE SIDE OF THE STREET.



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- Seeding

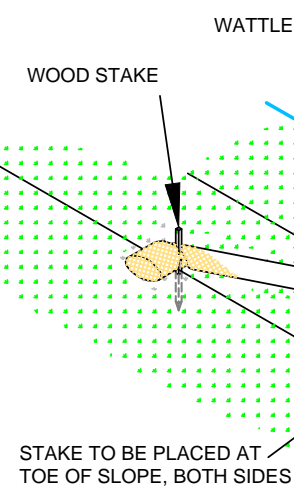


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PLATINUM BUILDERS CORP.
PRESBYTERIAN KASEMAN
HOSPITAL SOUTHEAST PARKING
LOT
SWPPP NOTES

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

SHEET:
GENERAL
NOTES



NTS

2'-0"

2'-3" OF STAKE REMAINS EXPOSED

Slope varies

SEE NOTE

NTS

7'-0" max

7'-0" max

Fiber rolls

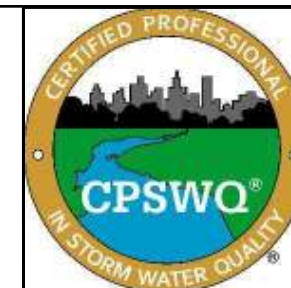
7'-0" max

VERTICAL SPACING MEASURED ALONG THE FACE OF THE SLOPE VARIES BETWEEN 6'-0" AND 12'-0"

INSTALL A WATTLE NEAR A SLOPE WHERE IT TRANSITIONS INTO A STEEPER SLOPE



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LOT
BMP DETAILS

SHEET:

△



ONCE/IF THE SPOILS STOCKPILE IS DEPLETED OR MOVED,
REMOVE THE WATTLES AND REUSE THEM IN THE NEXT
LOCATION.



ONCE THE TRANCH IS BACKFILLED, WATTLES MAY BE REMOVED AND REUSED IN THE NEXT SECTION OF EXCAVATION PROVIDED THEY ARE IN GOOD CONDITION.



IF MULTIPLE DAMS ARE USED, THE TOP OF THE LOWER DAM SHOULD BE THE SAME HEIGHT AS THE ELEVATION AS THE TOE OF THE UPPER DAM.



2-3" OF THE WOODEN STAKE SHOULD BE PRESENT ABOVE THE WATTLE.



USE EQUIPMENT TO COMPACT EARTHEN BERM BY ROLLING OVER BERM TO MINIMIZE SPREAD.

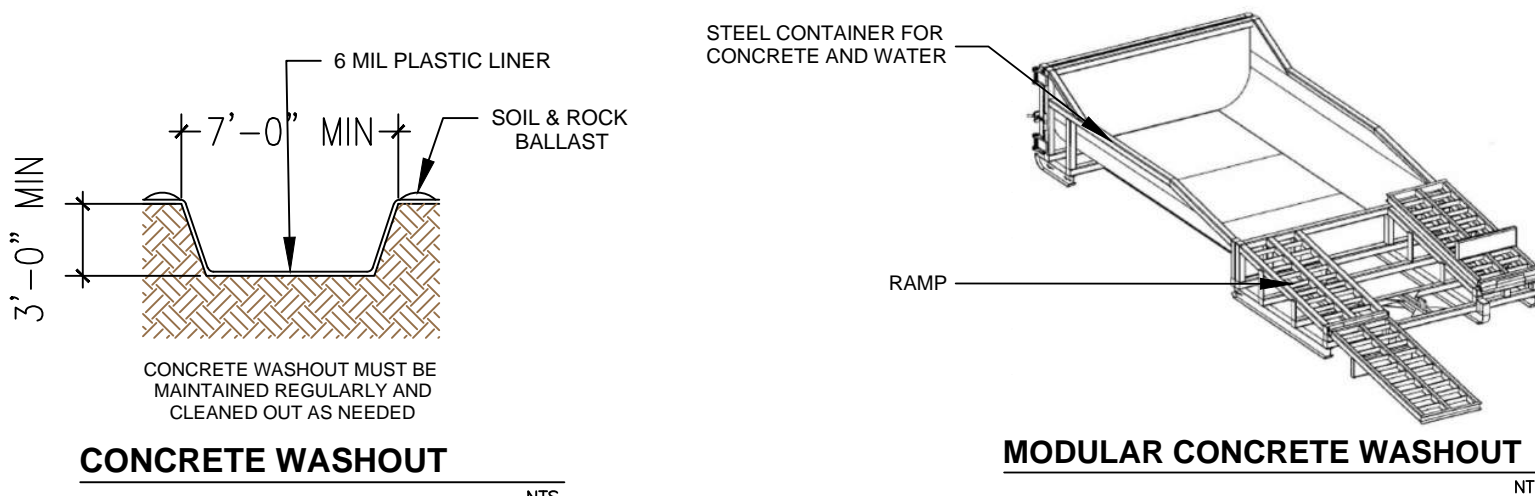


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SHEET:

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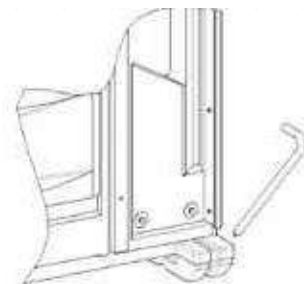


LOCATE WASHOUT AT LEAST 50 FT FROM STORMDRAINS, OPEN DITCHES, WATER BODIES OR PROJECT PERIMETER. A SIGN SHOULD BE INSTALLED ADJACENTLY TO THE WASHOUT.

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.

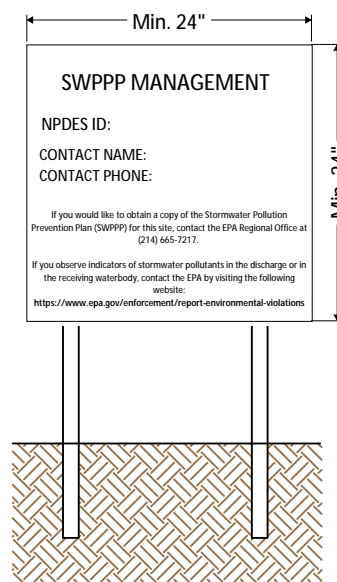
DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET, STORMDRAIN SYSTEMS OR OFF THE PROJECT SITE.



PORTABLE TOILET STAKING

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

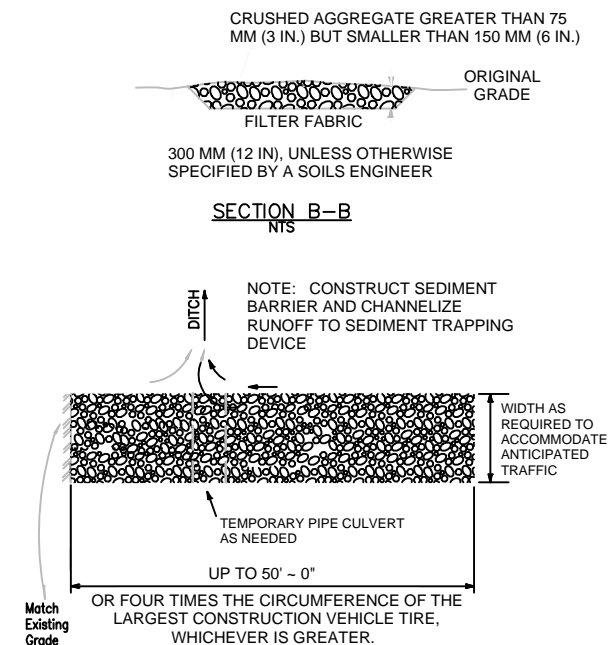
DRIVE THE STAKES OVER THE SKIDS OF THE PORTABLE
TOILET, AROUND ALL SIDES.



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



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.

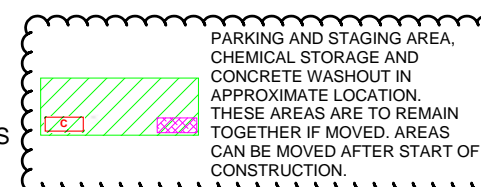
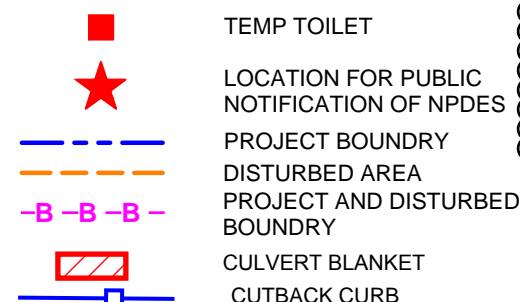
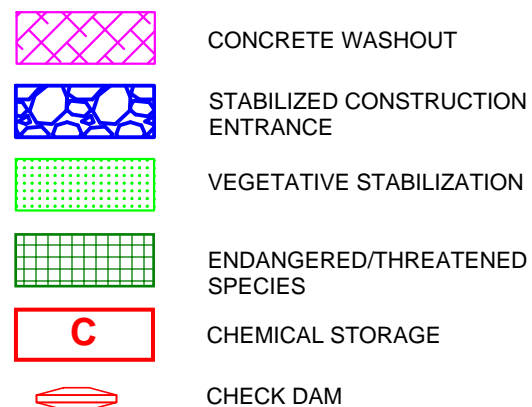
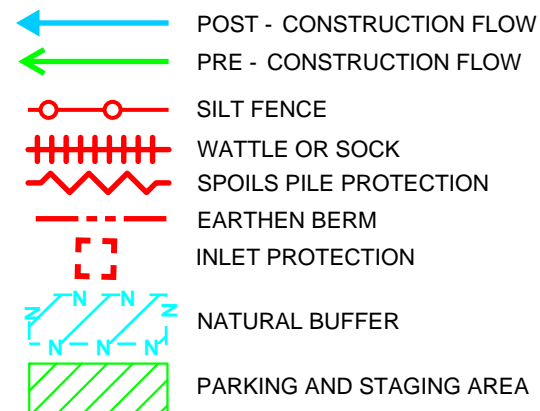
AFTER PRECIPITATION EVENTS, INSPECT THE ENTRANCE FOR ANY REPAIRS THAT MAY BE NEEDED.



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DRAWING KEY

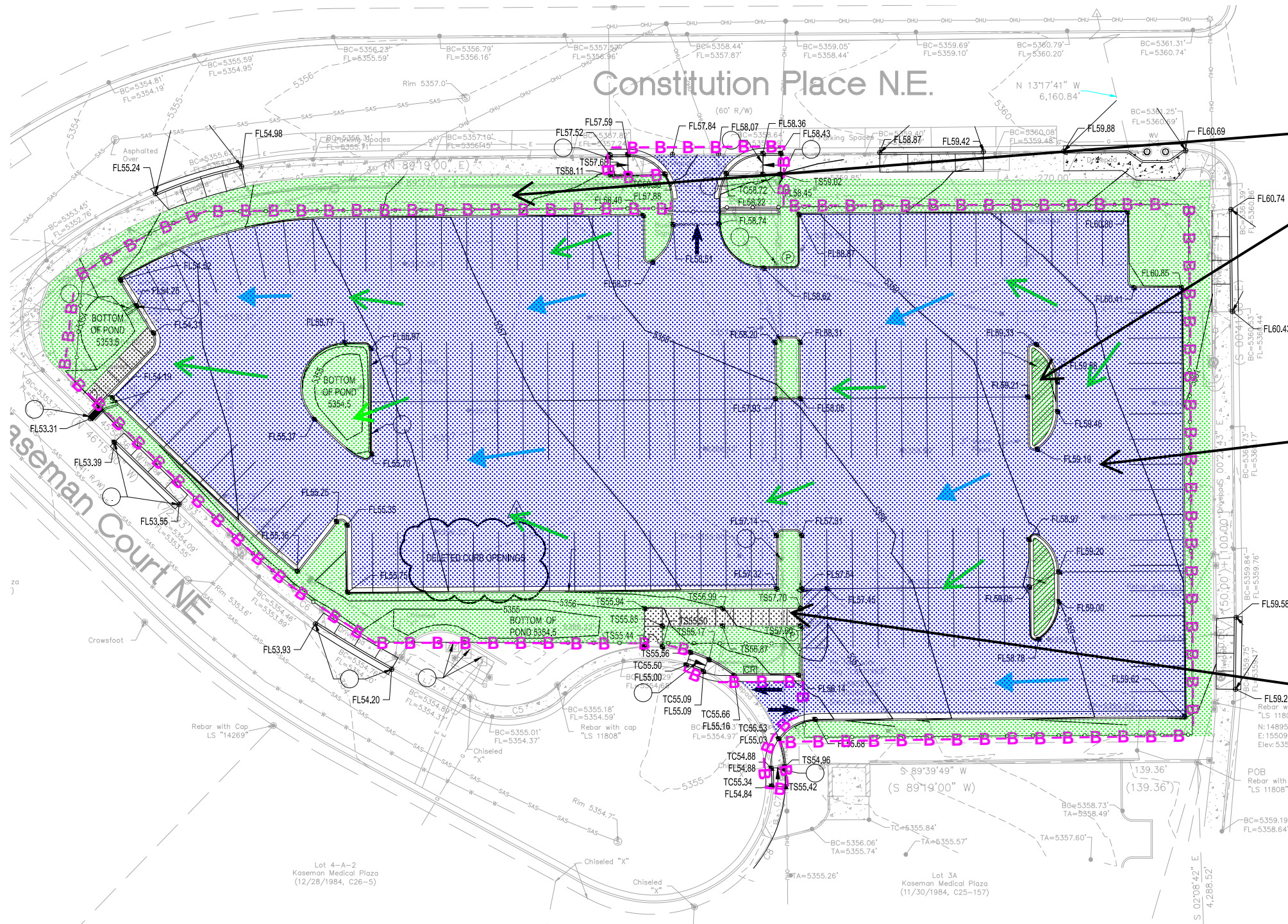
<p style="text-align: center;"> PLATINUM BUILDERS CORP. PRESBYTERIAN KASEMAN HOSPITAL SOUTHEAST PARKING LOT BMP DETAILS </p>								#	REVISION ITEM	DATE
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DRAWN BY:										
S. FETTER										
SHEET:										
7										



SHEET:
8

IMPLEMENTATION	
BMP INSTALL	BMP REMOVE

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LANDSCAPING - SEE
APPROVED LANDSCAPING
PLAN

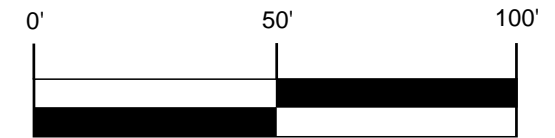
FINAL STABILIZATION

ASPHALT PAVING

FINAL STABILIZATION

CONCRETE CURB, GUTTER,
SIDEWALK

FINAL STABILIZATION



- SWPPP
- Stormwater
- Erosion Control
- Reclamation
- Seeding

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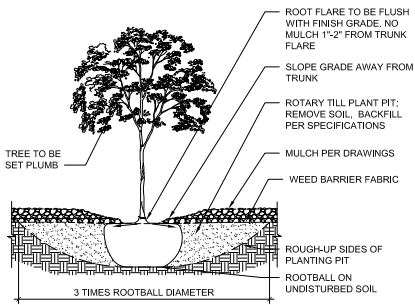
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PLATINUM BUILDERS CORP.
PRESBYTERIAN KASEMAN
HOSPITAL SOUTHEAST PARKING
LOT
FINAL STABILIZATION

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

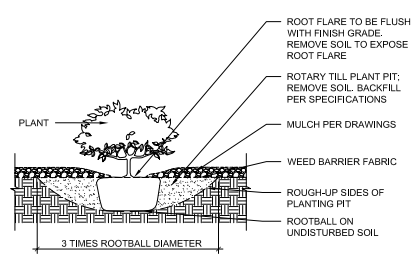
SHEET:
9

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



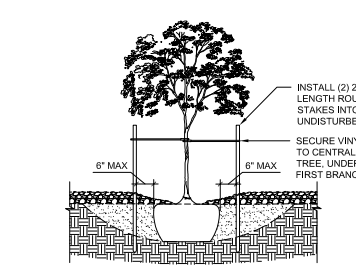
E1 TREE IN PLANTING BED
3/4" = 1'-0"

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



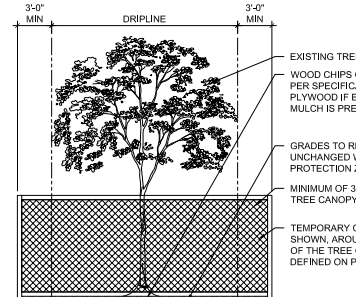
D1 SHRUB IN BED
3/4" = 1'-0"

NOTES:
1. VINYL TREE TIES TO BE CINCH-TIE 3/2" OR APPROVED EQUAL, AVAILABLE FROM V.I.T. PRODUCTS - 800-728-1314
2. STAKING TO BE REMOVED AT THE END OF WARRANTY PERIOD



E2 TREE STAKING
3/4" = 1'-0"

NOTES:
1. SEE TREE PROTECTION SPECIFICATION SECTION 01 5639.



D2 TREE PROTECTION
N.T.S.

LANDSCAPE LEGEND

TREES	QTY	COMMON / BOTANICAL NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
3	SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS 'SKYLINE'	2" CAL B&B	45.00	35.00	
10	CHINESE PISTACHE / PISTACIA CHINENSIS	2" CAL.	35.00	25.00	
4	EXCLAMATION LONDON PLANETREE / PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	2" CAL B&B	50.00	40.00	
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
32	LEADPLANT / AMORPHA CANESCENS	5 GAL	3.00	3.00	
61	THOMPSON BROOM / BACCHARIS X 'STARN'	5 GAL	3.00	3.00	
42	GREYLEAF COTONEASTER / COTONEASTER GLAUCOPHYLLUS	5 GAL	3.00	6.00	
36	LENA'S BROOM / CYTISUS SCOPARIUS 'LENA'S'	5 GAL	4.00	4.00	
28	ROYAL GOLD WOADWAXEN / GENISTA TINCTORIA 'ROYAL GOLD'	5 GAL	3.00	4.00	
6	TAM JUNIPER / JUNIPERUS SABINA 'TAMARISCIFOLIA'	5 GAL	3.50	8.00	
16	AUTUMN AMBER SUMAC / RHUS TRILOBATA 'AUTUMN AMBER'	5 GAL	1.00	6.00	
DESERT ACCENTS	QTY	COMMON / BOTANICAL NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
13	HAVARD'S CENTURY PLANT / AGAVE HAVARDIANA	5 GAL	3.00	3.50	
63	RED YUCCA / HESPERALOE PARVIFLORA	5 GAL	5.00	3.00	
25	BEARGRASS / NOLINA MICROCARPA	5 GAL	6.00	5.00	
23	PLAINS PRICKY PEAR / OPUNTIA MACRORHIZA	5 GAL	1.00	3.00	
9	BANANA YUCCA / YUCCA BACCATA	5 GAL	4.00	4.00	
6	SOAPTREE YUCCA / YUCCA ELATA	5 GAL	10.00	7.00	
GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
44	BLONDE AMBITION BLUE GRAMA / BOUTELOUA 'BLONDE AMBITION'	1 GAL	3.00	3.00	
56	KARL FOERSTER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	5 GAL	4.00	2.5'	
22	PLUMETASTIC PINK MUHLY / MUHLENBERGIA CAPILLARIS 'IRVINE'	5 GAL	3.00	4.00	
PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
53	BURGUNDY BLANKETFLOWER / GAILLARDIA X GRANDIFLORA 'BURGUNDY'	5 GAL	2.00	3.00	

GENERAL SHEET NOTES

- A. THE LANDSCAPING SHALL COMPLY WITH THE CITY OF ALBUQUERQUE ZONING CODE INCLUDING, BUT NOT LIMITED TO, GENERAL LANDSCAPING REGULATIONS, WATER CONSERVATION LANDSCAPING AND WATER WASTE REGULATIONS, POLLEN-RELATED REGULATIONS, AND STREET TREE REGULATIONS.
- B. THE PROPERTY OWNER SHALL MAINTAIN RIGHT-OF-WAY (ROW) LANDSCAPING IN A NEAT AND HEALTHY CONDITION. THE PROPERTY OWNER ACKNOWLEDGES THAT APPROVED LANDSCAPING AND TREES IN THE RIGHT-OF-WAY MAY BE REMOVED BY NMDOT WITHOUT COMPENSATION.
- C. LANDSCAPING WILL BE WATERED WITH AN AUTOMATED IRRIGATION SYSTEM THAT INCLUDES DRIP ZONES FOR ALL LANDSCAPING.
- D. WATER MANAGEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- E. LANDSCAPE AREAS SHALL ACHIEVE 75% VEGETATIVE COVERAGE AT MATURITY. GROUND LEVEL PLANTS SHALL ACHIEVE 30% VEGETATIVE COVERAGE AT MATURITY.
- F. TREES ARE NOT REQUIRED TO BE STAKED, BUT TREES THAT BLOW OVER, SETTLE OR TIP WILL BE REQUIRED TO BE REPLACED OR RESET BY THE CONTRACTOR AT NO COST TO THE OWNER.
- G. 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.
- H. TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- I. MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS: 2" CALIPER TREES, 6' HEIGHT CONIFERS, AND 1 GALLON SHRUBS.
- J. ALL VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- K. CONTRACTOR IS TO VERIFY ALL EXISTING UTILITY LOCATIONS BEFORE EXCAVATION AND PLANTING.
- L. LANDSCAPE MULCH AREAS ADJACENT TO SIDEWALKS SHALL BE A MAXIMUM OF 1/2" BELOW ADJACENT SIDEWALK GRADE.

DEKKER
PERICH
SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT



ENGINEER

PROJECT

PRESBYTERIAN KASEMAN HOSPITAL
SE PARKING LOT
8300 CONSTITUTION AVE. NE
ALBUQUERQUE, NM 87110

ISSUED FOR
BID/PERMIT

REVISIONS
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△
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SHEET KEYED NOTES

SYMBOL	DESCRIPTION
1	CLEAR SIGHT TRIANGLE, NO PLANT MATERIAL WITH A MATURE HEIGHT GREATER THAN 3'-0" TO BE WITHIN THIS AREA
2	MONUMENT SIGN, SEE ARCH
3	EASEMENT LINE

LEGEND

	PROPERTY LINE
	EXISTING TREES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION, SEE D2/LP101
	7/8" Ø SANTA FE BROWN ROCK MULCH AT 3" DEPTH OVER WEED BARRIER FABRIC

DRAWN BY

CD

REVIEWED BY

CM

DATE

4/29/2022

PROJECT NO.

20-0045.001

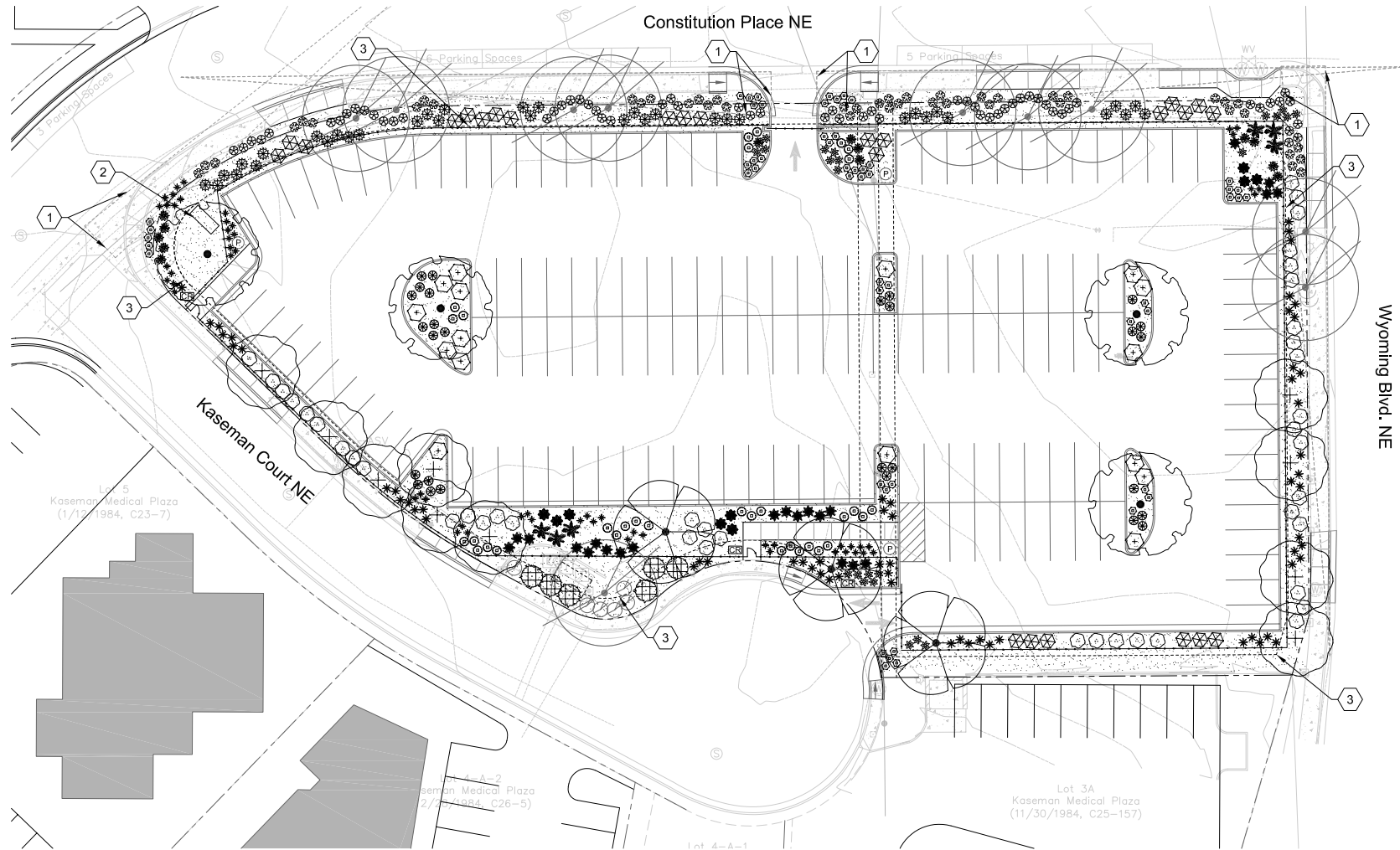
DRAWING NAME

LANDSCAPE PLAN
AND DETAILS

SHEET NO.

LP101

OF



LANDSCAPE PLAN

1" = 20'-0"