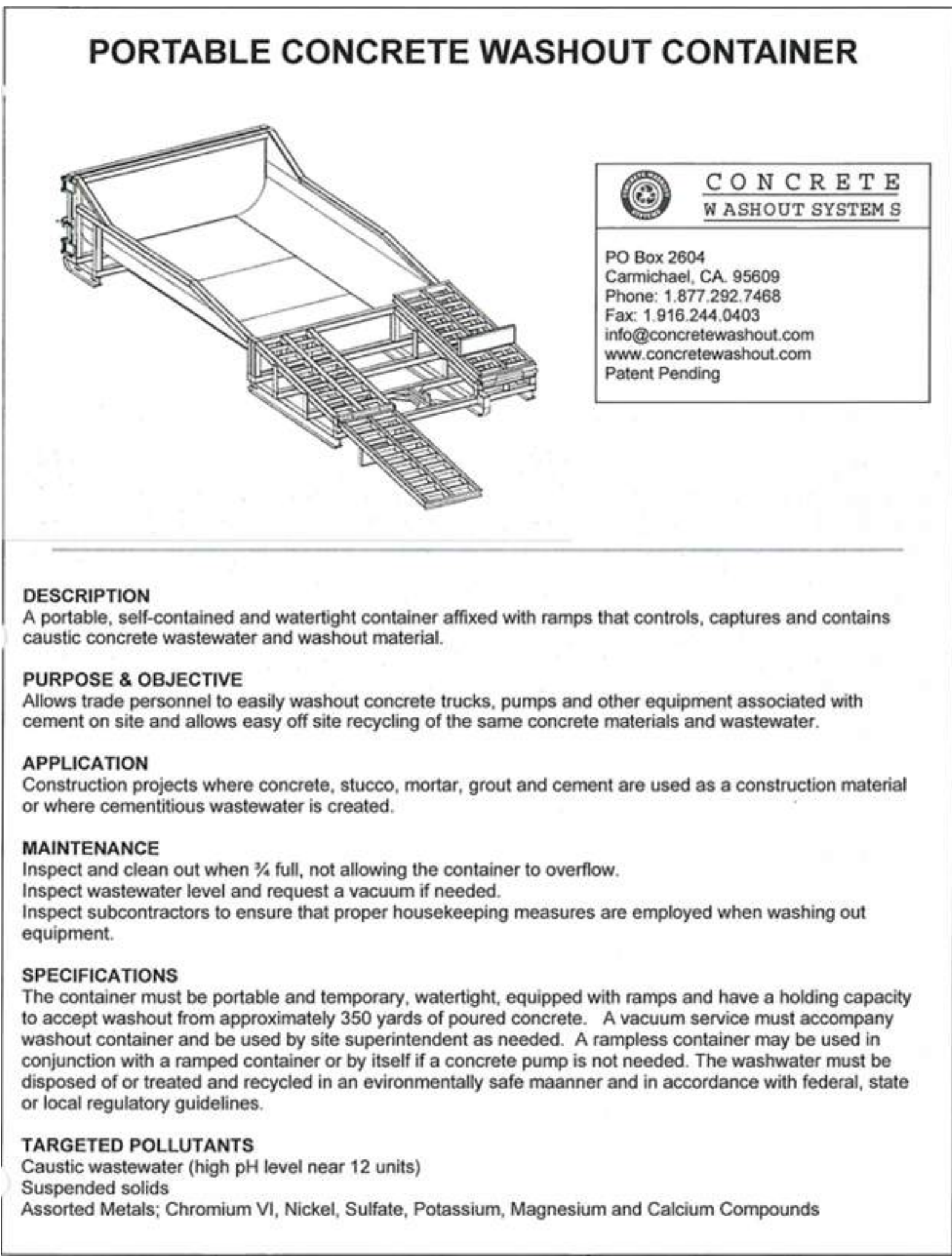
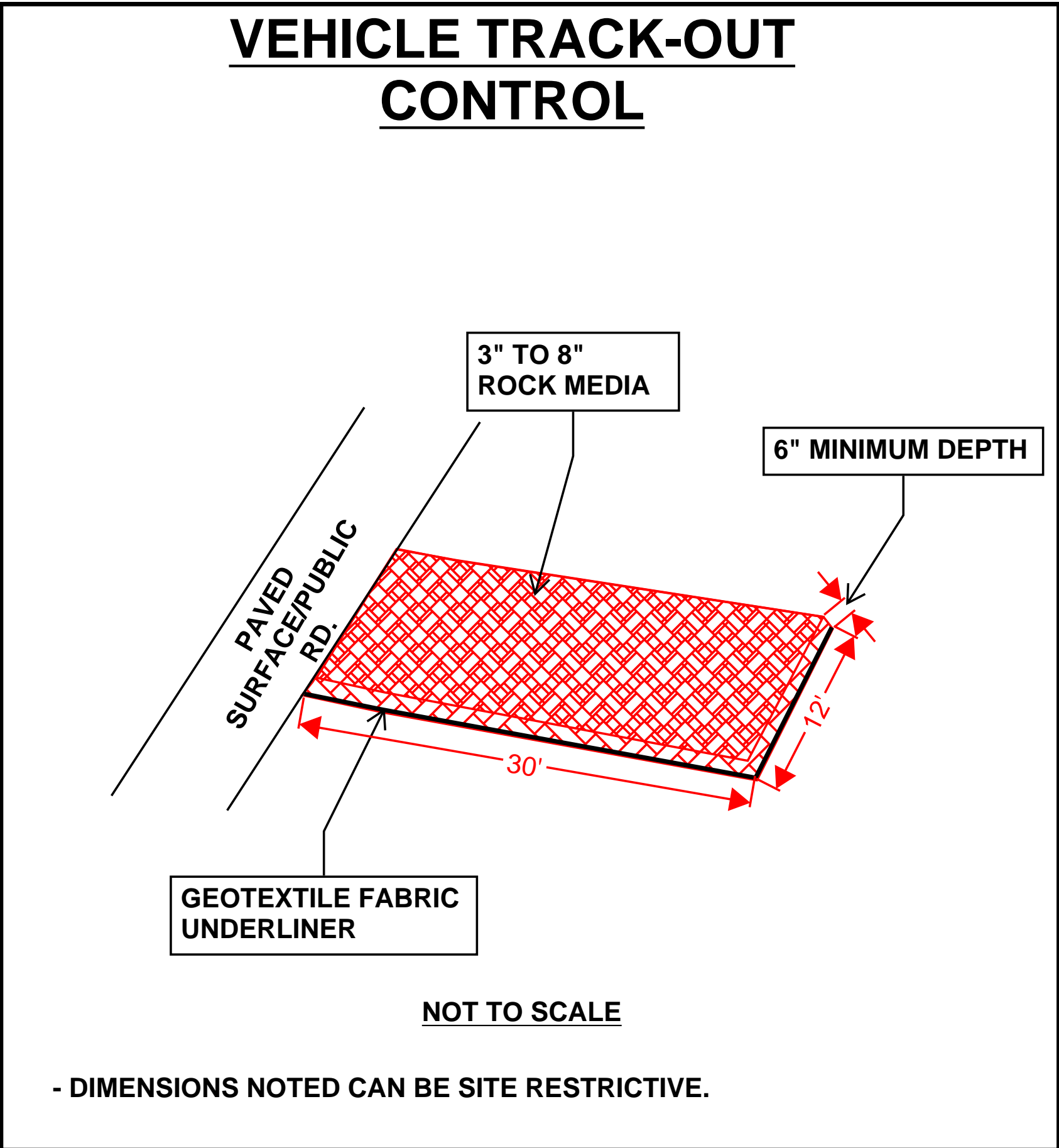
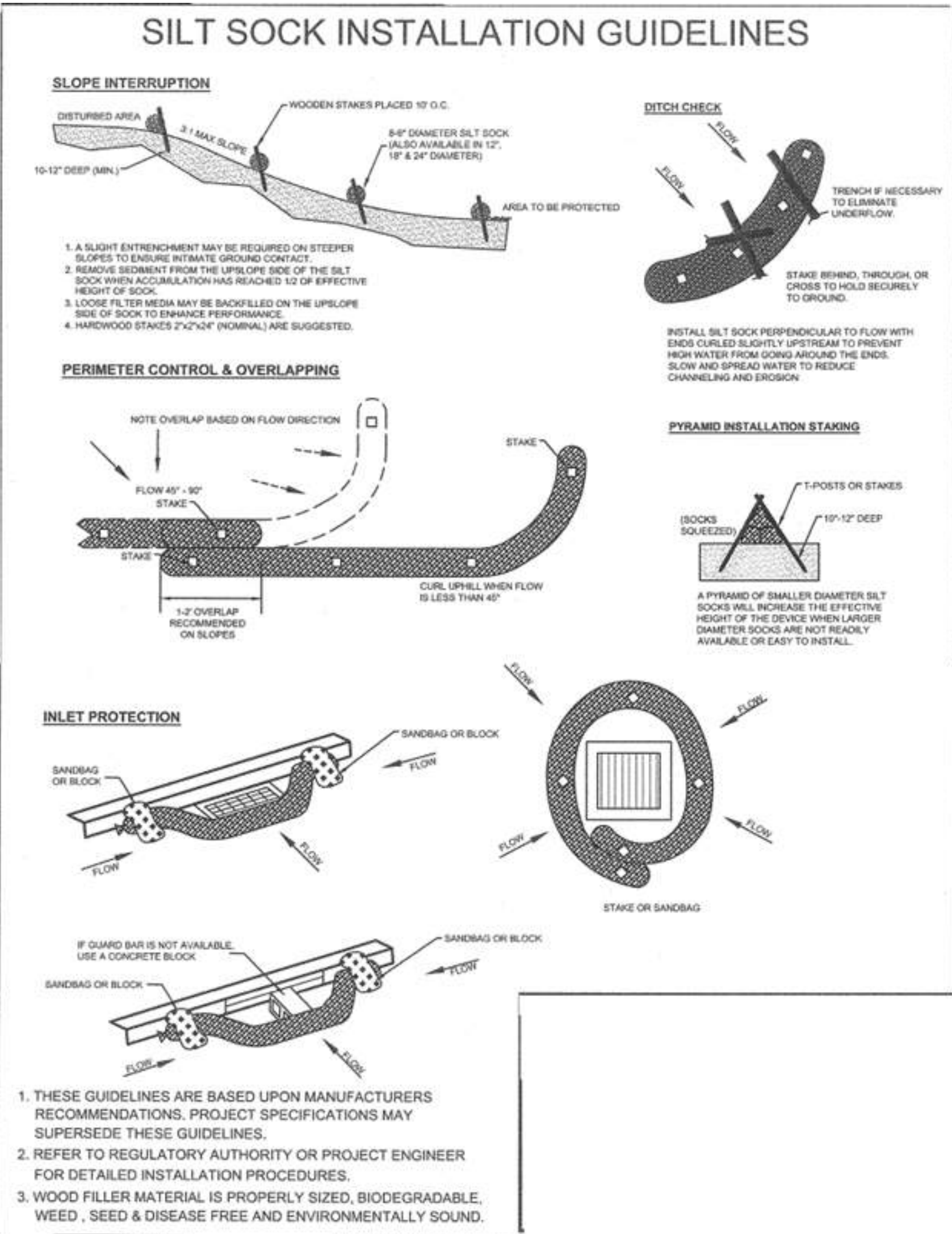




BMP MAP LEGEND	
LIMITS OF DISTURBANCE	
PERIMETER BMP (FILTER SOCK PLACED AT BASE OF TEMP FENCE W/ WINDSCREEN ATTACHED)	
FLOW DIRECTION	
VTC (VEHICLE TRACK-OUT CONTROL)	
PORTABLE TOILETS	
WASTE CONTAINER	
CONCRETE WASHOUT	
OPERATOR: JAYNES CORPORATION	
TOTAL SITE AREA: 1.75 ACRES TOTAL DISTURBED AREA: 1.75 ACRES	
RECEIVING WATERS: RIO GRANDE RIVER (TIEJRAS ARROYO TO ALAMEDA BRIDGE)	
REFER TO THE ESC BMP DETAILS (ESC-2) FOR INSTALLATION, INSPECTION AND MAINTENANCE REQUIREMENTS.	
GRADING PLAN BY OTHERS	
HILAND PLAZA APARTMENT	
TEMPORARY EROSION AND SEDIMENT CONTROL PLAN	
Drawn By: M. VALLEJOS, CPESC, CISEC	10/05/2021
	ESC-1



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.

OPERATOR: JAYNES CORPORATION

TOTAL SITE AREA: 1.75 ACRES
TOTAL DISTURBED AREA: 1.75 ACRES

RECEIVING WATERS: RIO GRANDE RIVER
(TIJERAS ARROYO TO ALAMEDA BRIDGE)

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

HILAND PLAZA APARTMENTS

TEMPORARY EROSION AND SEDIMENT
CONTROL PLAN

Drawn By:
M. VALLEJOS, CPESC, CISEC

10/05/21



ESC-2

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.

Nature of Construction Activity:

This project consists of new construction of apartment complex. This project covers approximately 1.75 acres of the Hiland Plaza Apartments project. Jaynes Corporation is responsible for all construction activities including earthwork, infrastructure, utilities, flatwork and vertical construction. The activities to occur on-site are consistent with commercial construction.

Project/Site Name: Hiland Plaza Apartments
Project Street/Location: 5000 Central Ave. SE
City: Albuquerque
State: NM
Zip Code: 87106
County: Albuquerque

Project Latitude: 35.07755 Longitude: -106.58884

Determination of Latitude/Longitude:

- ☐ USGS topographic map (scale: _____)
☐ EPA Web Site ☒ NM OpenEnviroMap ☐ GPS
☐ Other (please specify): _____

Function of Construction Activity:

- ☐ Residential ☒ Commercial ☐ Industrial ☐ Linear (roadway)
☐ Linear (Utility) ☐ Development ☐ Other (specify): _____

Start-Date-Finish-Date (dates to be marked on site plan by operator)	Construction Activity, BMPs, and locations
Initial Phases	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. Install sanitary facilities and dumpster 5. Implement stabilization procedures where work is complete or ceases (per section 2.2.14 of the 2017 EPA CGP)
Interim Phases	Site Grading/ Building Construction 1. Mass grade site 2. Construct utilities, infrastructure 3. Building, pavement construction 4. Implement stabilization procedures <u>where</u> work is complete or ceases (per section 2.2.14 of the 2017 EPA CGP)
Final Phases	Final Stabilization 1. Implement stabilization procedures <u>where</u> work is complete or ceases (per section 2.2.14 of the 2017 EPA CGP) 2. Prepare final seeding and <u>landscaping</u> 3. Monitor stabilized areas until final stabilization is <u>reached</u> 4. Remove temporary control BMPs and stabilize any areas disturbed by the removal

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 PCBS - Fish Consumption Advisory Dissolved oxygen Temperature	2020 2010 2008 2010	2023 (est.) 2023 (est.)	5/5C 5/5C 5/5A 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 GWA 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.					



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)				
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
TpB	Tijeras gravelly fine sandy loam, 1 to 5 percent slopes	.17	1.6	100.0%
Totals for Area of Interest			1.6	100.0%

ROLE	COMPANY	REPRESENTATIVE NAME	PHONE	EMAIL
OWNER	GREATER ALBUQUERQUE HOUSING PARTNERSHIP	FELIPE RAE	505-980-5922	FELIPE@ABQGAHP.ORG
OPERATOR	JAYNES CORPORATION	JEFF HARPER	505-250-9351	JEFF.HARPER@JAYNECORP.COM
BMP MAINTENANCE	SUPERIOR STORMWATER SERVICES	TIM SLATUNAS	505-353-2558	TIM@SUPERIORSTORMWATER.COM
SWPPP INSPECTIONS	GREEN GLOBE ENVIRONMENTAL	TIM SLATUNAS	505-353-2558	TIM@GREENGLOBENM.COM



OPERATOR: JAYNES CORPORATION

TOTAL SITE AREA: 1.75 ACRES
TOTAL DISTURBED AREA: 1.75 ACRES

RECEIVING WATERS: RIO GRANDE RIVER
(TIJERAS ARROYO TO ALAMEDA BRIDGE)

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

HILAND PLAZA APARTMENTS
TEMPORARY EROSION AND SEDIMENT
CONTROL PLAN

Drawn By:
M. VALLEJOS, CPESC, CISEC

10/05/21



ESC-3

BASE BID AND ALTERNATES:

BASE BID:
ALL DIRECT AND APPURTENANT WORK WITHIN THESE CONSTRUCTION DOCUMENTS EXCLUDING THE ALTERNATE WORK INDICATED ON PLAN SHEET LS102.

ADDITIVE ALTERNATE #14:
CONTRACTOR SHALL FURNISH AND INSTALL FOUR (4) MOVEABLE TABLE AND CHAIRS, INSTALL IPE WOOD SEAT TOPS AT SEAT WALLS, TWO (2) METAL PICNIC TABLES, AND SEVEN (7) LARGE CONCRETE PLANTERS INDICATED ON PLAN SHEET LS102.

ADDITIVE ALTERNATE #15:
CONTRACTOR SHALL FURNISH AND INSTALL MODULAR SKATE ELEMENTS INDICATED ON PLAN SHEET LS102.

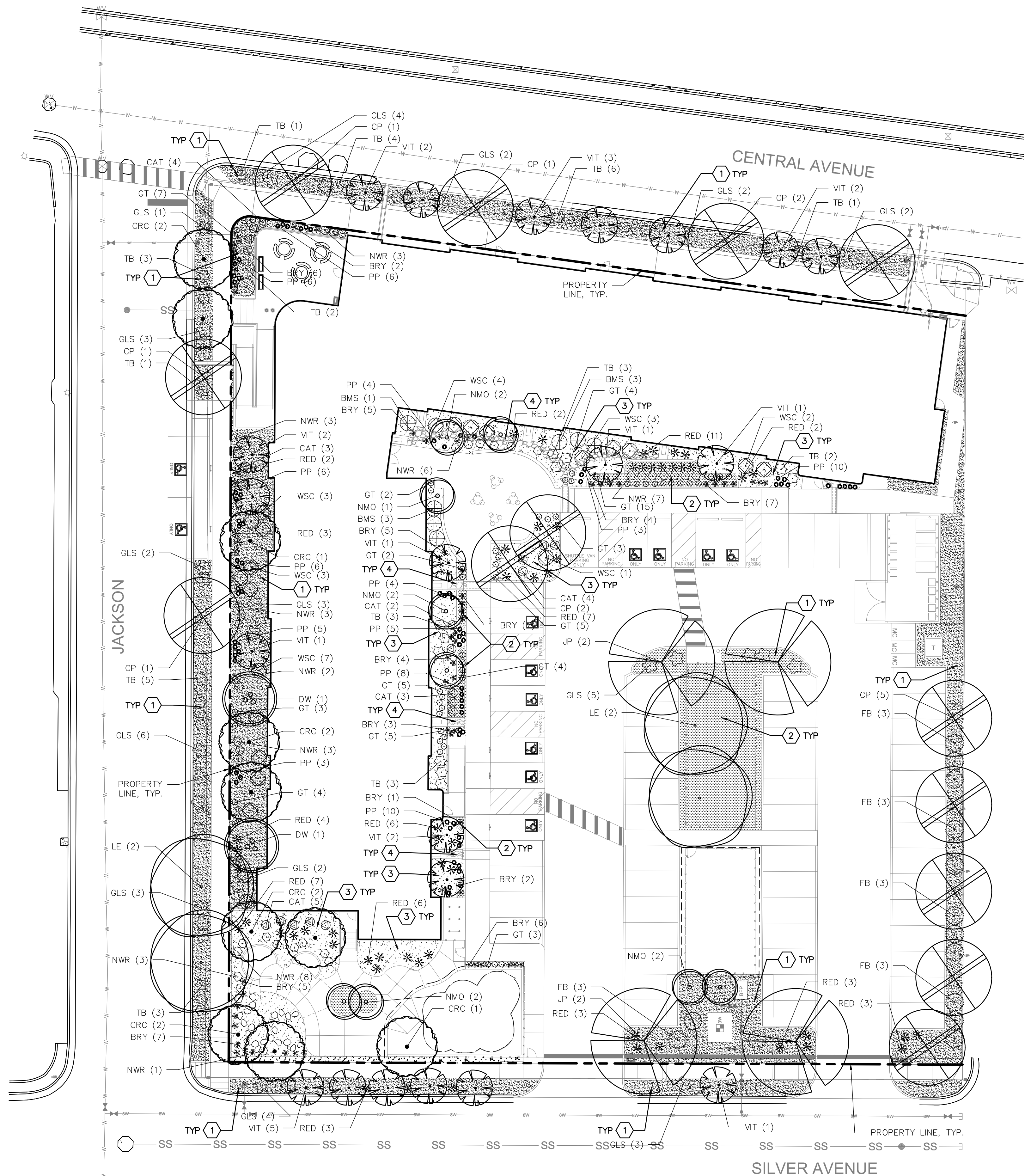
ADDITIVE ALTERNATE #18:
CONTRACTOR SHALL FURNISH AND INSTALL 10'X10' SHADE STRUCTURE, TWO (2) BENCHES WITH ASSOCIATED CONCRETE PAVEMENT, AND ARTIFICIAL TURF WITH ASSOCIATED CONCRETE MOWCURB EDGER INDICATED ON PLAN SHEET LS102.

ADDITIVE ALTERNATE #19:
CONTRACTOR SHALL CONSTRUCT VARIABLE WIDTH CONCRETE EDGER AND CONCRETE SEATWALL WITH IPE WOOD SEAT TOP INDICATED ON PLAN SHEET LS102. IF ADDITIVE ALTERNATE #19 IS ACCEPTED, STEPPER STONES AND CONCRETE CURB AT ARTIFICIAL TURF IN PLAYGROUND SHALL BE DELETED FROM BASE BID SCOPE.

ADDITIVE ALTERNATE #21:
CONTRACTOR SHALL FURNISH AND INSTALL 22'X12' CANTILEVERED SHADE STRUCTURE INDICATED ON PLAN SHEET LS102.

ADDITIVE ALTERNATE #22:
CONTRACTOR SHALL FURNISH AND INSTALL LARGE CANTILEVERED SHADE STRUCTURE INDICATED ON PLAN SHEET LS102.

ADDITIVE ALTERNATE #23:
CONTRACTOR SHALL FURNISH AND INSTALL SMALL CANTILEVERED SHADE STRUCTURE INDICATED ON PLAN SHEET LS102.



PLANT LEGEND

KEY	COMMON NAME	BOTANICAL NAME	QTY	INSTALLED SIZE	REMARKS	MATURE SIZE
TREES						
JP	JAPANESE PAGODA TREE	STYPHNOLOBIUM JAPONICUM 'HALKA'	4	2" CAL., 10'-12' HT.	B&B	45' HT. X 35' SPD.
LE	LACEBARK ELM	ULMUS PARVIFOLIA 'EMER II'	4	2" CAL., 10'-12' HT.	B&B	50' HT. X 35' SPD.
CP	CHINESE PISTACHE	PISTACHIA CHINENSIS	13	2" CAL., 10'-12' HT.	24" BOX	30' HT. X 30' SPD.
CRC	CANADA RED CHOKECHERRY	PRUNUS X VIRGINIANA 'CANADA RED'	10	2" CAL., 8'-10' HT.	24" BOX	25' HT. X 20' SPD.
DW	DESERT WILLOW	CHILOPSIS LINEARIS	2	4'-6' HT.	15 GA. MULTI	20' HT. X 20' SPD.
VT	CHASTE TREE	VITEX AGNUS-CASTUS	21	4'-6' HT.	15 GA. MULTI	20' HT. X 20' SPD.
NMO	NEW MEXICO OLIVE	FORESTIERA NEOMEXICANA	9	4'-6' HT.	15 GA. MULTI	15' HT. X 12' SPD.
SHRUBS/GROUNDCOVERS/GRASSES/PERENNIALS						
FB	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	17	MIN. 12" HT.	5 GALLON	5' HT. X 6' SPD.
BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	7	MIN. 18" HT.	5 GALLON	5' HT. X 5' SPD.
GLS	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	42	MIN. 18" SPD.	5 GALLON	3' HT. X 5' SPD.
TB	TURPENTINE BUSH	ERICAMERIA LARICIFOLIA	35	MIN. 12" HT.	5 GALLON	3' HT. X 4' SPD.
GT	GOLDEN TORCH GOLDENROD	SOLIDAGO SP.	62	MIN. 12" HT.	5 GALLON	2' HT. X 2' SPD.
WSC	WESTERN SAND CHERRY	PRUNUS BESSEY 'PAWNEE BUTTES'	23	MIN. 18" SPD.	5 GALLON	2' HT. X 5' SPD.
RED	RED YUCCA	HESPERALOE PARVIFLORA	62	MIN. 12" HT.	5 GALLON	3' HT. X 3' SPD.
CAT	CATMINT	NEPETA FAASSENII	21	MIN. 6" SPD.	1 GALLON	1' HT. X 3' SPD.
NWR	NEARLY WILD ROSE	ROSA 'NEARLY WILD'	39	MIN. 12" HT.	1 GALLON	2' HT. X 3' SPD.
BRY	BREAKLIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	64	MIN. 6" HT.	3 GALLON	2' HT. X 2' SPD.
PP	PINELEAF PENSTEMON	PENSTEMON PINIFOLIUS	76	MIN. 8" HT.	1 GALLON	1' HT. X 18" SPD.

HATCH LEGEND

- GRAVEL MULCH - SEE PLANTING NOTE B.
- CRUSHER FINES MULCH - SEE PLANTING NOTE C.
- SHREDDED BARK MULCH - SEE PLANTING NOTE K.
- COBBLE MULCH - SEE PLANTING NOTE D.

PLANTING NOTES

- IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT LEGEND AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLANTING PLAN AND THE PLANT LIST.
- GRAVEL MULCH SHALL BE 1" BUILDOLGY BROWN, AS AVAILABLE FROM BUILDOLGY, INC. (505-344-6626), OR APPROVED EQUAL, INSTALLED AT A 4" DEPTH OVER FILTER FABRIC.
- CRUSHER FINES SHALL BE 'VALLEY GOLD FINES', AS AVAILABLE FROM BUILDOLGY, INC. (505-344-6626), OR APPROVED EQUAL, INSTALLED AT A 4" DEPTH OVER FILTER FABRIC. INSTALL PER DETAIL A4/LP101. IN DOG PARK FILTER FABRIC SHALL BE OMITTED.
- COBBLE MULCH SHALL BE 2-4" 'DESERT BRONZE', AS AVAILABLE FROM BUILDOLGY, INC. (505-344-6626), OR APPROVED EQUAL, INSTALLED AT A 4" DEPTH OVER FILTER FABRIC.
- FILTER FABRIC SHALL BE MIN. 4 OZ. NON-WOVEN NEEDLE-PUNCHED POLYPROPYLENE (MIRAFI OR EQUIVALENT). OVERLAP ENDS 3" AND TURN DOWN EDGES 6".
- THE TOP OF MULCH SHALL BE 1" BELOW TOP OF ADJACENT CONCRETE SURFACES.
- CONTRACTOR SHALL PRUNE LOWER BRANCHES OF DECIDUOUS TREES AS DIRECTED BY LANDSCAPE ARCHITECT IN THE FIELD.
- TREES SHALL BE INSTALLED PER DETAIL C5/L1501.
- SHRUBS SHALL BE INSTALLED PER DETAIL C5/L1501.
- IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE CONTAINER SIZE CALLED OUT UNDER "REMARKS" AND HEIGHT & SPREAD CALLED OUT UNDER "SIZE", THE SPECIFIED PLANT MUST MEET HEIGHT & SPREAD REQUIREMENTS SPECIFIED UNDER "SIZE". EVEN IF A LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER.
- SHREDDED BARK MULCH SHALL BE "NATIVE MULCH" AS AVAILABLE FROM SOLUTIONS (505-877-0220), OR APPROVED EQUAL, INSTALLED AT A 4" DEPTH. NO FILTER FABRIC SHALL BE INSTALLED UNDER SHREDDED BARK MULCH.
- TREES AND SHRUBS SHALL BE INSTALLED PER SPECIFICATION SECTION 329300 - PLANTS.

KEYED NOTES

- GRAVEL MULCH. SEE PLANTING NOTE B.
- CRUSHER FINES MULCH. SEE PLANTING NOTE C.
- SHREDDED BARK MULCH. SEE PLANTING NOTE K.
- COBBLE MULCH. SEE PLANTING NOTE D.

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STAMP



PERMIT SET

PROJECT NAME

HILAND PLAZA

5000 CENTRAL AVENUE NE
ALBUQUERQUE, NM 87108

REVISIONS

NO.	DATE	DESCRIPTION

Copyright: Design Group

Drawn by	KA
Checked by	GM
Date	SEPTEMBER 20, 2021
Project number	21023

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

LP101