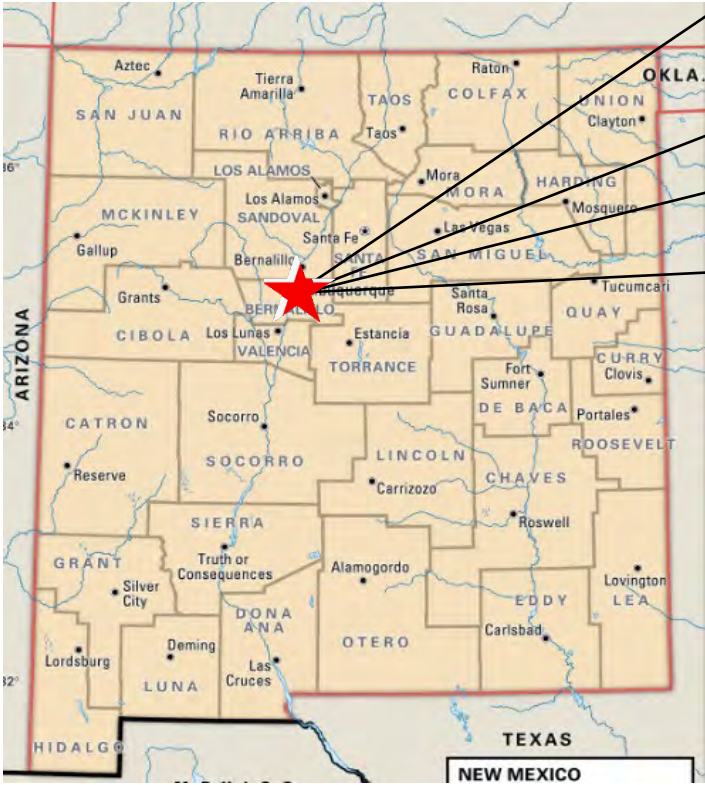


Milagro Building G
10000 Central Avenue SW, Albuquerque, NM 87121

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

PAGE INDEX	
1	TITLE PAGE
2	SWPPP INFO & NOTES
3	DETAILS
4-7	TEMPORARY EROSION CONTROL PLAN
8	SCHEDULE & SWPPP TEAM



GPS COORDINATES:
35.07118,
-106.74811

	Milagro Building G	
	PROJECT TITLE	
	ALBUQUERQUE, NM - BERNALILLO COUNTY	
	CITY, COUNTY, STATE	
	05/05/2023	DATE
	D. Lewis / J. Tolman	DRAWN BY

PERMIT NUMBER: NMR1005MC NMR1005MD

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: PPP II, LLC

OPERATOR POINT OF CONTACT: Doug Peterson

NOI PREPARED BY: Inspections Plus



PROJECT/SITE NAME: Milagro Building G

PROJECT/SITE ADDRESS: 10000 Central Avenue SW, Albuquerque, NM 87121

LATITUDE	35.071180
LONGITUDE	-106.743811
ESTIMATED PROJECT START DATE	06/01/2023
ESTIMATED PROJECT COMPLETION DATE	06/01/2024
ESTIMATED AREA TO BE DISTURBED	2.36 acres
TYPE OF CONSTRUCTION	Commercial
DEMOLITION OF ANY STRUCTURES, 10,000 SQ FT OF GREATER BUILT OR RENOVATED BEFORE JANUARY 1, 1980?	No
WAS THE PREDEVELOPMENT LAND USED FOR AGRICULTURE?	No
COMMENCED EARTH DISTURBING ACTIVITIES?	No
DISCHARGE TO MS4? MS4 NAME?	Bernalillo County
SURFACE WATERS WITHIN 50FT?	No
RECEIVING WATER?	Amole del Norte Channel
IS RECEIVING WATER IMPAIRED? TIER DESIGNATION	No
WHAT ARE THE IMPAIRMENTS, IF ANY?	None
SWPPP CONTACT INFORMATION:	John Wilger
ENDANGERED SPECIES CRITERIA:	CRITERION "A"; NO CRITICAL HABITATS CRITERION "A"
HISTORIC PRESERVATION CRITERIA:	PREEXISTING DEVELOPMENT

EROSION CONTOL NOTES
ESC Plan Standard Notes (2022-08-23)

- 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.

 7/7/2 CPESC STAMP	Milagro Building G PROJECT TITLE	
	ALBUQUERQUE, NM - BERNALILLO COUNTY CITY, COUNTY, STATE	
	05/05/2023 DATE	 D. Lewis / J. Tolman DRAWN BY

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

  CPESC STAMP	Milagro Building G		PROJECT TITLE
	ALBUQUERQUE, NM - BERNALILLO COUNTY		
	CITY, COUNTY, STATE		
	05/05/2023	DATE	
D. Lewis / J. Tolman			
		DRAWN BY	



CERTIFIED PROFESSIONAL
CPESC
LANDSCAPE ARCHITECT
NEW MEXICO
141.0001

PROJECT TITLE

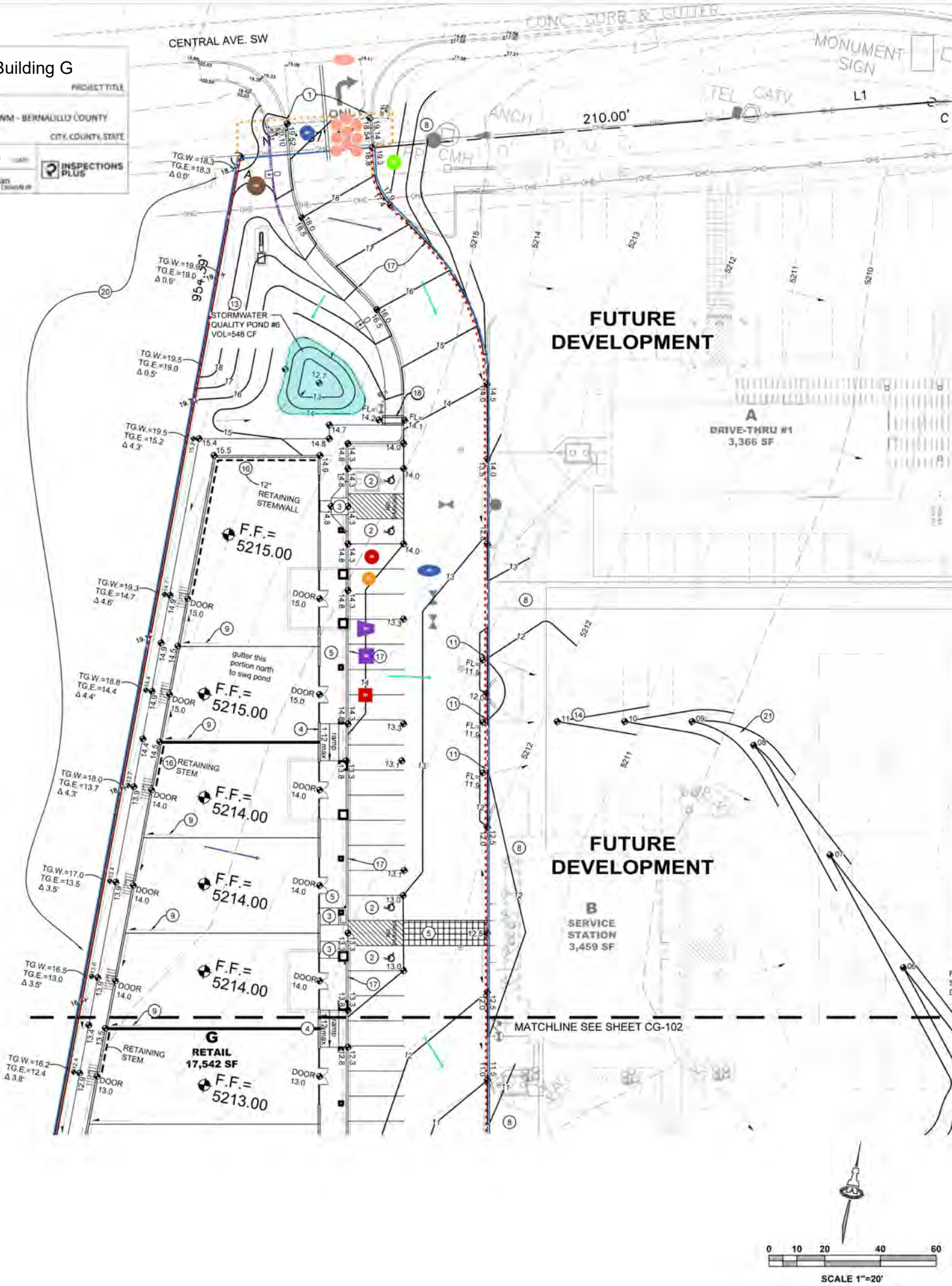
ALBUQUERQUE, NM - BERNALILLO COUNTY

CITY, COUNTY, STATE

05/05/2023

D. Lewis / J. Tolman

INSPECTIONS PLUS



PROJECT INFORMATION

PROPERTY: THE SITE IS AN UNDEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP L-9. THE SITE IS PART OF THE MERCADO EL MILAGRO COMMERCIAL DEVELOPMENT WHICH IS BOUND TO THE EAST BY 98TH ST. SW. TO THE WEST BY PARTIALLY DEVELOPED COMMERCIAL PROPERTY. TO THE NORTH BY CENTRAL AVE. SW AND TO THE SOUTH BY SUNSET GARDENS RD SW. THIS IS THE SECOND PHASE OF A SIX-PHASE DEVELOPMENT.

PROPOSED IMPROVEMENTS: A STRIP COMMERCIAL/OFFICE BUILDING WITH ASSOCIATED PARKING AND LANDSCAPING SHALL BE CONSTRUCTED.

LEGAL: A PORTION OF LOT 2-A, BLK 1, LANDS OF ATRISCO LAND GRANT

BENCHMARK: ACS MONUMENT 14-K9: A 3-1/4" ALUMINUM DISK SET IN CONCRETE AT THE NW CORNER OF THE INTERSECTION OF BRIDGE BLVD SW AND 96TH ST. SW. ELEVATION (NAVD 1988): 5117.017

FLOOD HAZARD: THIS PROPERTY LIES WITHIN FEMA FLOODZONE "X" (NO FLOOD HAZARD) AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE FLOOD INSURANCE RATE MAP: ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO PANEL 350002 0328 H, EFFECTIVE DATE: AUGUST 16, 2012.

STORMWATER QUALITY

FOR THIS DEVELOPMENT, THE CADO STORMWATER QUALITY VOLUME (SWQV) IS BASED ON 0.34" PER SQ. FT. OF IMPERVIOUS AREA AS OUTLINED IN THE APPROVED MASTER DRAINAGE PLAN.

THE TOTAL SWQV REQUIRED FOR THIS PHASE OF THE PROJECT IS 2,423 CF; THE SWQV IS PROVIDED IN PERMANENT POND #6, MEDIAN PONDS #1 & #2, INTERIM SWQV POND #5 AND #6 TO BE CONSTRUCTED WITH THIS PROJECT AND IN INTERIM POND #1 AND PERMANENT POND #2 TO BE CONSTRUCTED WITH BUILDING 'D' (PHASE I).

SEE BELOW TABLE AND THE MERCADO EL MILAGRO BUILDING 'G' DRAINAGE REPORT FOR ADDITIONAL INFORMATION.

POND #	REQ'D (CF)	PROVIDED (CF)
1	468	1,083
2	224	1,475
5	246	548
INT 5	346	1,136
p1, p2 & INT 6	1,140	1,889
TOTAL	2,423	6,133

ADD'L 110 CF FROM BLDG D)
ADD'L 680 CF FROM BLDG D)

KEYED NOTES

THESE NOTES ARE REFERENCED ON SHEETS CG-101 AND CG-102. NOT ALL NOTES ARE USED ON EACH SHEET. SEE CP-101 PAVING PLAN AND CP-501 PAVING DETAILS. SEE CG-501 FOR GRADING AND DRAINAGE DETAILS. SEE CG-101 FOR ADA COMPLIANCE TARGET SLOPES AND MAXIMUM SLOPES.

- PROVIDE SMOOTH TRANSITION TO EXISTING PAVEMENT.
- ADA COMPLIANT PARKING AND ACCESS AISLES.
- ADA COMPLIANT ACCESS RAMP.
- ADA COMPLIANT 1:12 SITE RAMP.
- ADA COMPLIANT PEDESTRIAN WALK.
- 0.5' DESIGN CONTOURS ARE PROVIDED DASHED TO CLARIFY GRADING CONCEPT. SEE LEGEND.
- PROPOSED ASPHALT PAVEMENT GRADES / SLOPES ARE NOT UNIFORM DUE TO FUTURE TRANSITIONS REQUIRED TO ACHIEVE OVERALL GRADING SOLUTION. CONTRACTOR SHALL ADHERE TO GRADES SHOWN TO PROVIDE FOR FUTURE IMPROVEMENTS. TYPICAL.
- TEMPORARY GRADING TO TRANSITION TO EXISTING. 4:1 MAX SIDE SLOPE (SAME OWNER).
- ROOF DISCHARGE TO BE DIRECTED WEST AND GUTTERED NORTH AND SOUTH. SEE ARCHITECTURAL ADDITIONAL INFORMATION.
- PROVIDE 24" WIDE CURB OPENING TO PASS FLOW WITH 3'X3'X8" DEEP MEDIUM EROSION PROTECTION. SEE DETAILS ON SHEET CG-501.
- PROVIDE 24" WIDE OPENING IN TEMPORARY ASPHALT CURB TO PASS FLOW. INSTALL 3'X2'X8" DEEP MEDIUM EROSION PROTECTION.
- CONCRETE DUMPSTER PAD WITH SAS DRAIN INLET. SEE UTILITY PLAN.
- STORMWATER QUALITY RETENTION POND AT ELEVATIONS SHOWN. ALL STORMWATER QUALITY PONDING VOLUMES WILL BE VERIFIED AS PART OF AS-BUILT CERTIFICATION. PONDS WHICH DO NOT PROVIDE THE REQUIRED VOLUME WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.
- TEMPORARY STORMWATER QUALITY POND. MAX. 4:1 SIDE SLOPES.
- INSTALL PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG-103 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
- BUILDING RETAINING AND/OR EXTENDED STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
- 6" HIGH CURB. TO ENSURE READABILITY, NOT ALL CURBS ARE LABELED WITH BOTH FLOWLINE AND TOP OF CURB ELEVATION. SPOT ELEVATIONS SHOWN WITHIN GUTTER ARE FLOWLINE ELEVATION. ADD CURB HEIGHT / TOP OF CURB ELEVATION. SEE PAVING PLAN AND DETAILS FOR ADDITIONAL INFORMATION.
- CONSTRUCT 18" WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT AT FLOWLINE ELEVATIONS SHOWN. SEE DETAIL ON SHEET CG-501.
- CONSTRUCT BERM PER DETAIL ON SHEET CG-501.
- SITE PERIMETER / RETAINING WALL(S) TO ACHIEVE GRADE DIFFERENCE SHOWN. T.G.E. = TOP OF GRADE ON EAST SIDE OF WALL. T.G.W. = TOP OF EXISTING GRADE ON WEST SIDE OF WALL (ADJACENT PROPERTY). Δ X' X" = ESTIMATED RETAINING HEIGHT. WALL DESIGN TO BE PROVIDED BY WALL CONTRACTOR OR STRUCTURAL ENGINEER TO INCLUDE TOTAL HEIGHT, L-FOOTING, GUARDRAIL, REINFORCING, WEEPHOLES, ETC. WALL OR FOOTING SHALL NOT ENCRoACH INTO THE ADJACENT PROPERTY WITHOUT A LETTER OF PERMISSION BY THE ADJACENT PROPERTY OWNER.
- TEMPORARY V-SWALE: 4:1 SIDE SLOPES, 1' DEEP.

ADA COMPLIANCE

SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%.

ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12.1 (8.3%).

ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.

LEGEND

5647	EXISTING CONTOUR
42	PROPOSED 1.0' CONTOUR
42.5	PROPOSED 0.5' CONTOUR
42.4	PROPOSED SPOT ELEVATION
→	FLOW DIRECTION
FF = 5205.50	FINISH FLOOR ELEVATION
■■■■■■■■■■	2' WIDE COMPACTED EARTH BERM
■■■■■■■■■■	EROSION PROTECTION

ADA COMPLIANCE

SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%.


ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12.1 (8.3%).

ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.


REVISIONS

NO.	DESCRIPTION	DATE


CG-101




17531
09/30/2022



MARTIN P. GRUMMER
ARCHITECT
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121
(505) 255-2507



PETERSON
PROPERTIES



Isaacson & Artman, Inc.
Civil Engineering Consultants
1300 Alameda Street NE
Albuquerque, NM 87106
(505) 255-2507

MERCADO EL MILAGRO
BUILDING 'G'
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121

G&D PLAN
NORTH

DATE: 9/30/2022
DRAWN BY: ANW/BJB/DEC
CHECKED BY: ANW
VERIFIED BY:




SHEET NO:
CG-101

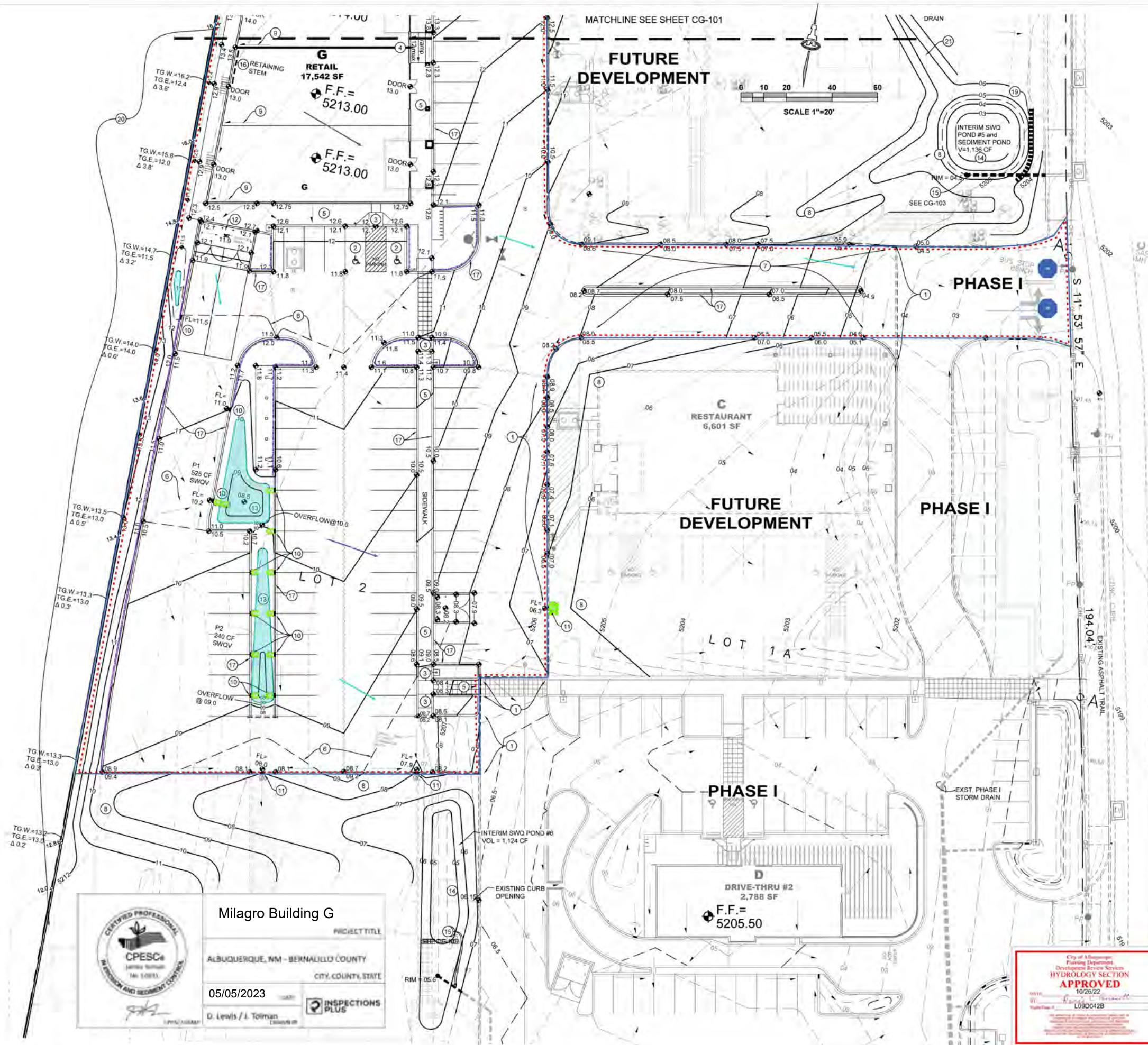
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 Longitude: -106.743811









-  Retention Basin (1)
-  Cut-back Curbs and/or Sidewalks (2)
-  Pre-Construction Water Flow/Slope (2)
-  Post-Construction Water Flow/Slope (4)
-  Property Boundary & Limit of Disturbance (2)
-  Silt Fence (2)
-  Extended Limit of Disturbance (1)
-  Portable Concrete Washout Bin w/ Sign (1)
-  Water Truck (1)
-  NOI/Site Notice Posting (1)
-  Temporary Barricade (1)
-  Stockpiles (1)
-  Street Sweeping (1)
-  Portable Toilet - within secondary containment system if on impervious surfaces (1)
-  Material Storage (1)
-  Stabilized Construction Entrance/Exit (1)
-  Spill Kit - near Material Storage (1)
-  Dumpster (1)

  <small>CPESC STAMP</small>	Milagro Building G	
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	05/05/2023	<small>DATE</small>
	D. Lewis / J. Tolman	 INSPECTIONS PLUS
	<small>DRAWN BY</small>	






LEGEND



-  Retention Basin (3)
-  Cut-back Curbs and/or Sidewalks (8)
-  Post-Construction Water Flow/Slope (4)
-  Pre-Construction Water Flow/Slope (2)
-  Silt Fence (2)
-  Property Boundary & Limit of Disturbance (1)
-  Rip Rap (13)
-  Temporary Barricade (2)

Latitude: 35.071180
 Longitude: -106.743811

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	 INSPECTIONS PLUS	

OPERATOR:

Wilger Enterprises
425 Edmon Road NE
Albuquerque, NM 87107
John Wilger
Project Manager
505-345-2854
jwilger@wilger.com

OWNER:

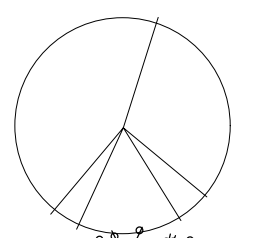
PPP II, LLC
Doug Peterson
2325 San Pedro NE, Suite 2A
Albuquerque, NM 87110
505-884-3578
doug@petersonproperties.net

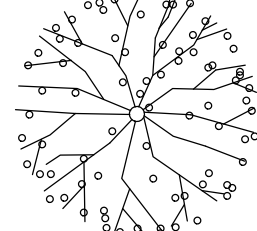
**SCHEDULE/ SEQUENCING OF CONSTRUCTION:
MILAGRO BUILDING G**

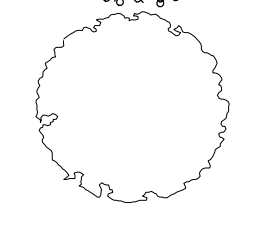
1. POST PERMIT
2. INSTALL REQUIRED BMPs
 - 2.a. PERIMETER CONTRLS (SILT FENCE)
 - 2.b. STABILIZED CONSTRUCTION ENTRANCE
 - 2.c. CONCRETE WASHOUT AREA
3. EARTHWORK AND GRADING
4. UTILITY INSTALLATION
5. PAVEMENT STRUCTURES
6. PAD STRUCTURES
7. LANDSCAPING
8. PUNCHLIST

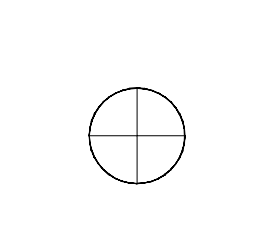
	Milagro Building G	
	PROJECT TITLE	
	ALBUQUERQUE, NM - BERNALILLO COUNTY	
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	D. Lewis / J. Tolman	
	DRAWN BY	
		

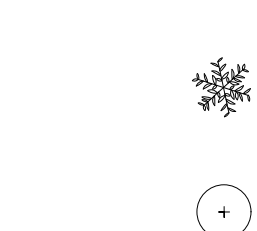
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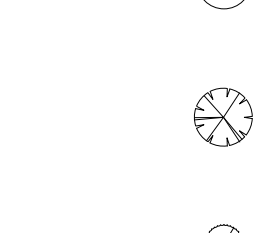
- 


8 SHUMARD OAK (M)
QUERCUS SHUMARDII
2" CAL 350 SF
- 


14 COMMON HACKBERRY (M)
CELTIS OCCIDENTALIS
2" CAL 200 SF
- 

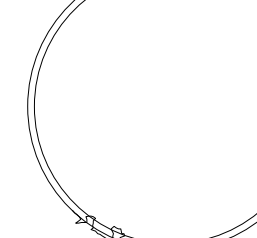
4 CHITALPA (M)
CHILOPSIS X CATALPA
2" CAL 300 SF
- 

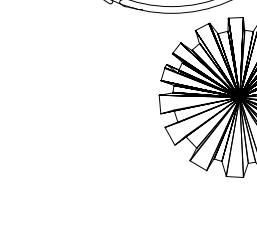
26 DESERT WILLOW (L)
CHILOPSIS LINEARIS
5 GAL 225 SF
- 

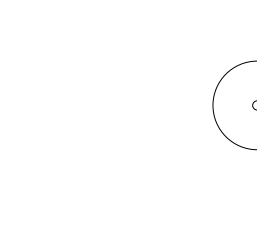
80 BUTTERFLY BUSH (M)
BUDDLEIA DAVIDII
5 GAL 100 SF
- 


45 BIRD OF PARADISE (L)
CAESALPINIA GILLIESII
5 GAL 100 SF
- 

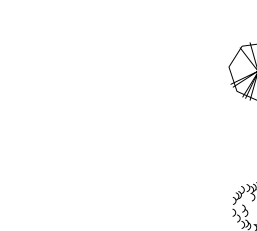
21 RUSSIAN SAGE (M)
PEROVSKIA ATRIPUICIFOLIA
5 GAL 36 SF
- 


212 INDIAN HAWTHORN (M)
RAPHIOLEPIS INDICA
5 GAL 36 SF
- 

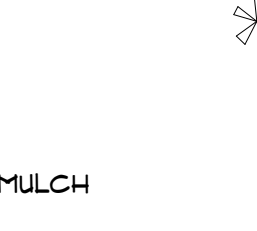
15 PURPLE ROBE LOCUST (M)
ROBINIA PSEUDACIA
2" CAL 350 SF
- 


5 AFGHAN PINE (M)
FINUS ELDIRICA
MIN. 10' WITH AV. CALIPER OF 3"
200 SF
- 

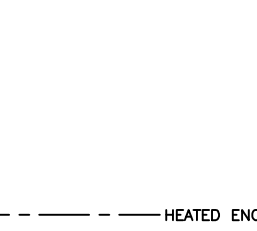
6 NEW MEXICO OLIVE (L)
FORESTIERA NEOMEXICANO
15 GAL 225 SF
- 

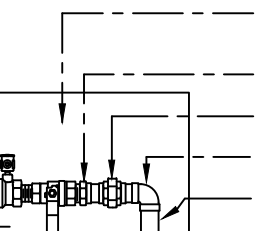
41 APACHE PLUME (L)
FALLUGIA PARADOXA
5 GAL 25 SF
- 

192 SANTOLINA (L)
SANTOLINA SPP.
1 GAL 25 SF
- 

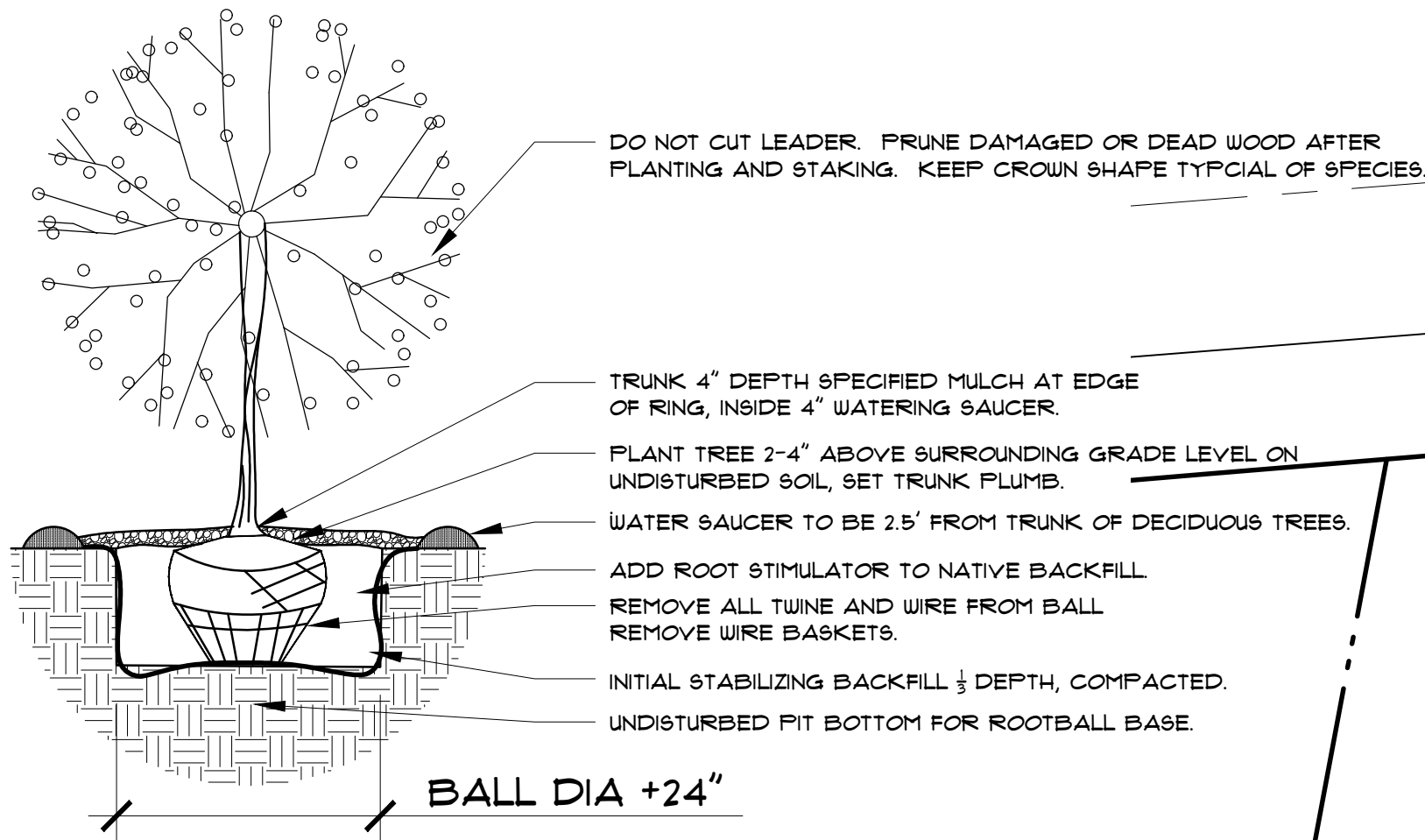
275 FERN BUSH (L+)
CHAMAEBATIARIA MILLEFOLIUM
5 GAL 25 SF
- 

24 AUTUMN SAGE (M)
SALVIA GREGGII
1 GAL 9 SF
- 

28 RED YUCCA (L)
HESPERALOE PARVIFLORA
5 GAL 9 SF
- 

SANTA FE BROWN GRAVEL MULCH
WITH FILTER FABRIC
- 

BOULDER MONOLITH



1 TREE PLANTING DETAIL
L1.2 NTS

NOTE-LANDSCAPING IN ROW

ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY AND MAY REQUIRE AN AGREEMENT WITH THE CITY SPECIFYING MAINTENANCE, REPAIRS, OR LIABILITY RESPONSIBILITIES. ANY TREES THAT OVERHANG A PUBLIC SIDEWALK SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9 FOOT CLEARANCE OVER THE STREET SURFACE. WHERE LANDSCAPING IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, AN ADEQUATE IRRIGATION SYSTEM THAT MEETS THE MINIMUM TECHNICAL REQUIREMENTS OF THE ROA 1934 AND THE DPM SHALL BE INSTALLED, WITH A SEPARATE METER FOR THE LANDSCAPE AREA IN THE PUBLIC RIGHT-OF-WAY, OR A SEPARATE VALVE(S) AT THE PROPERTY LINE ALLOWING ISOLATION OF THE IRRIGATION TO THE LANDSCAPE WITHIN THE PUBLIC RIGHT-OF-WAY. DRIP IRRIGATION SYSTEMS AND ARTIFICIAL TURF SHALL NOT BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.

NOTES

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 80% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY

LANDSCAPE AREAS TO BE MULCHED WITH SANTA FE BROWN GRAVEL AT 2"-3" DEPTH OVER FILTER FABRIC EXCEPT ORGANIC MULCH, SUCH AS WOOD CHIPS OR PEGAN SHELLS, OVER FILTER FABRIC TO BE USED AS GROUND COVER FOR THE PORTION OF ANY LANDSCAPED AREA SURROUNDING THE VEGETATION ROOT BALL, AS WELL AS BENEATH THE ENTIRE TREE CANOPY OR DRIFLINE, IN EACH REQUIRED LANDSCAPE AREA. THE USE OF GRAVEL OR CRUSHER FINES AS GROUND COVER IS LIMITED TO A MAXIMUM OF 15% OF ANY OUTDOOR SPACE.

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE

TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS

NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

LANDSCAPING 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) WILL NOT BE ACCEPTABLE IN THIS AREA.

LANDSCAPE GRAVEL TO BE 2-3 INCH DEPTH OVER FABRIC. COLOR TO BE SANTA FE BROWN.

LANDSCAPE CALCULATIONS

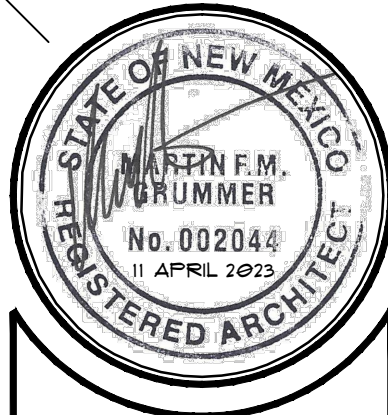
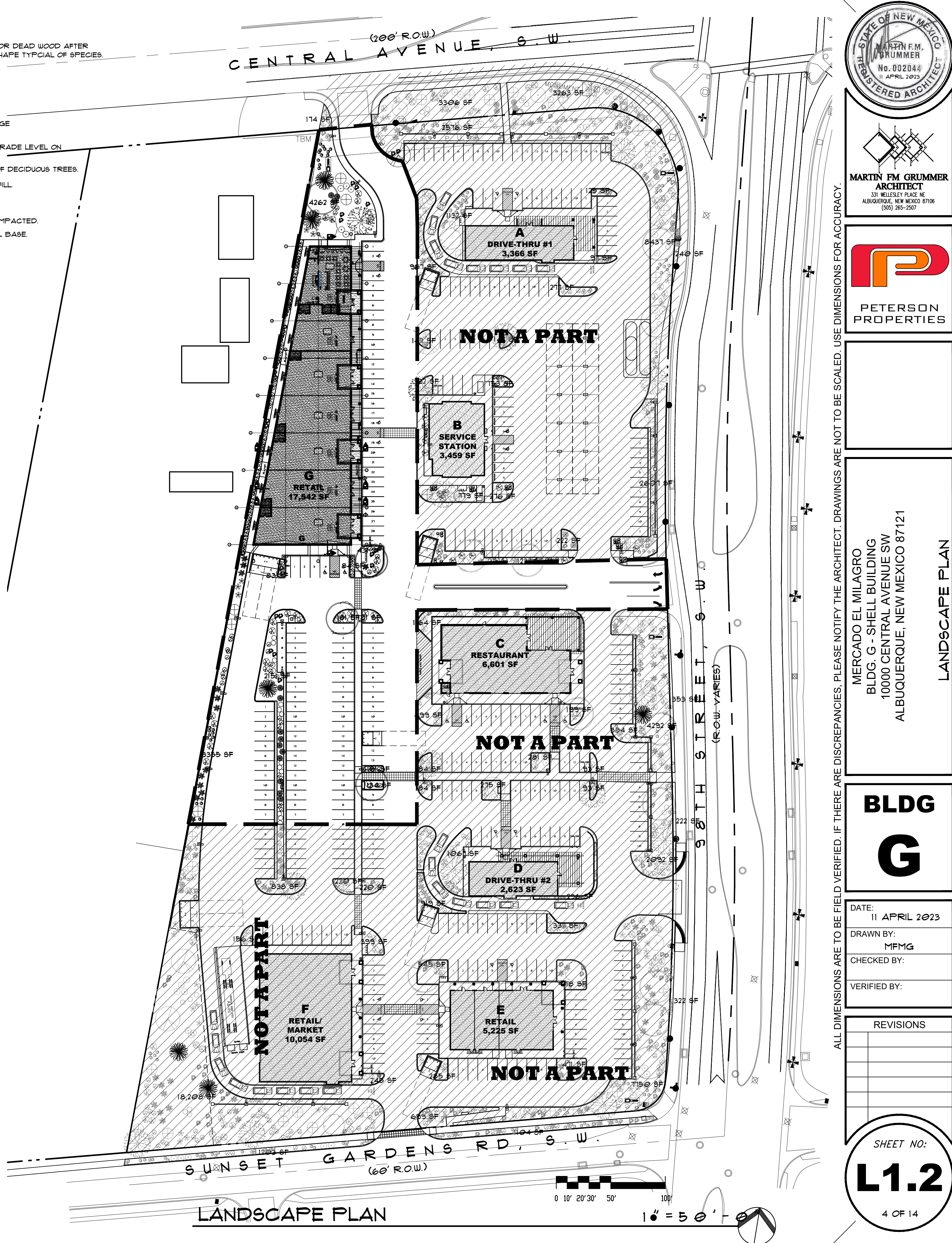
TOTAL LOT AREA	311,533 SF
TOTAL BUILDING AREA	61,556 SF
NET LOT AREA	315,911 SF
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	41,391 SF
TOTAL BED PROVIDED	61,166 SF
GROUND COVER REQUIRED	75% PER COMMENTS
TOTAL GROUNDCOVER REQUIREMENT	35,541 SF
TOTAL GROUNDCOVER PROVIDED	42,481 SF (89%)

STREET TREES
SUNSET GARDENS - 500 LF FRONTAGE 11 TREES PROVIDED
98TH STREET - 930 LF FRONTAGE 24 TREES PROVIDED
CENTRAL AVE. - 325 LF FRONTAGE 8 TREES PROVIDED

PARKING TREES
319 PARKING SPACES PROVIDED @ 1/10 = 32 TREES REQUIRED
33 PROVIDED WITHIN 100 FT

LANDSCAPE CALCULATIONS - LOT 1

		TO BE CONSTRUCTED
TOTAL LOT 1 AREA	51,315 SF	94,411 SF
TOTAL BUILDING 1 AREA	11,542 SF	11,542 SF
NET LOT AREA	33,113 SF	76,869 SF
LANDSCAPE REQUIREMENT	15%	15 %
TOTAL LANDSCAPE REQUIREMENT	5,066 SF	11,530 SF
TOTAL BED PROVIDED	8,699 SF	10,954 SF
GROUND COVER REQUIRED	80% PER COMMENTS	80%PER COMMENTS
TOTAL GROUNDCOVER REQUIREMENT	4,545 SF	9,224 SF
TOTAL GROUNDCOVER PROVIDED	6,075 SF	



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PETERSON
PROPERTIES

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BLDG
G

DATE: 11 APRIL 2023
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO:
L1.2
4 OF 14