TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

Tierra Linda

HWY 500 & 98th Street, Albuquerque NM 87121

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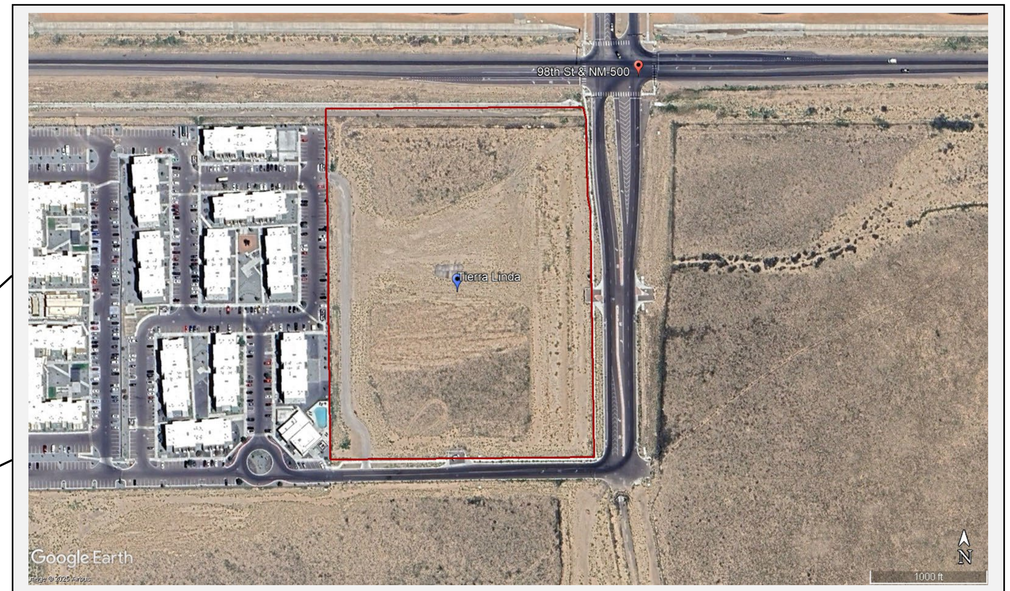

LATITUDE: 35.023128
LONGITUDE: -106.741597

CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL — CPESC® James Tolman No. 10631 — CPESC STAMP	Tierra Linda
	Albuquerque, Bernalillo County, NM
	07/10/2025
	Bruce Henriksen James Tolman
	INSPECTIONS PLUS

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

PERMIT NUMBER:	NMR100433
	NMR100000 State of New Mexico, Except Indian Country
OWNER NAME:	DBG Properties, LLC
OWNER POINT OF CONTACT:	Eric Grodahl – Owner Representative
NOI PREPARED BY:	Inspections Plus
PROJECT/SITE NAME:	Tierra Linda
PROJECT/SITE ADDRESS:	HWY 500 & 98th Street, Albuquerque NM 87121
LATITUDE	35.023128
LONGITUDE	-106.741597
ESTIMATED PROJECT START DATE	07/01/2025
ESTIMATED PROJECT COMPLETION DATE	10/01/2027
PROPERTY SIZE	11.50 acres
TOTAL AREA OF DISTURBANCE	11.50 acres
MAXIMUM AREA DISTURBED AT ONE TIME	11.50 acres
TYPE OF CONSTRUCTION	Commercial
DEMOLITION OF ANY STRUCTURES 10,000 SQ FT OR GREATER BUILT OR RENOVATED BEFORE JANUARY 1, 1980?	N/A
WAS THE PREDEVELOPMENT LAND USED FOR AGRICULTURE?	N/A
COMMENCED EARTH DISTURBING ACTIVITIES?	No
DISCHARGE TO MS4? MS4 NAME	Yes – COA
SURFACE WATERS WITHIN 50 FT?	No
RECEIVING WATER	Unnamed tributary
REC. WATER IMPAIRED? TIER	No
WHAT IMPAIREMENTS?	N/A
SWPPP CONTACT INFORMATION	Eric Grodahl 503-860-3298 grodahl@dbgpropertiesllc.com
ENDANGERED SPECIES CRITERIA	Criterion “A”, No Critical Habitats
HISTORICAL LOCATION CRITERIA	Preexisting Development

ESC Plan Stnadard Notes (2023-06-16)

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 2022 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 BMP’s and prior to beginning construction.
3. 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 ¼ 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. 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 “determined as stabilized by the city.” The property owner/operator is responsible for determining when the “Conditions for Terminating CGP Coverage” per CGP Part 8.2 are satisfied and then filing their Notice of Termination (NOT) with the EPA. Each operator may terminate the CGP 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.
6. When doing work in the City right-of-way (e.g. sidewalk, drive pads, utilities, etc.) prevent dirt from getting into the street. If dirt is present in the street, the street should be swept daily or prior to a rain event or contractor induced water event (e.g. curb cut or water test).
7. When installing utilities behind the curb, the excavated dirt should not be placed in the street.
8. When cutting the street for utilities the dirt shall be placed on the uphill side of the street cut and the area swept after the work is complete. A wattle or mulch sock may be placed at the toe of the excavated dirt pile if the site constraints do not allow placing the excavated dirt on the uphill side of the street cut.
9. ESC Plans must show longitudinal street slope and street names. On streets where the longitudinal slope is steeper than 2.5%, wattles/mulch socks or j-hook silt fence shall be shown in the front yard swale or on the side of the street.

Note: An ESC Plan and the offsite property owner's NOI must be submitted to the City for review and approval before starting any offsite construction support activities. An NMDOT Permit is needed before land disturbance in the NMDOT right-of-way north of this site.

CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL — CPESC® James Tolman No. 10631 — CPESC STAMP	Tierra Linda	
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	07/10/2025	INSPECTIONS PLUS
	Bruce Henriksen James Tolman	

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

OPERATOR:

GateKeeper Construction, Inc.

116 Pinewood Court

Oregon City, OR 97048

Paul Ochs

Project Manager

623-423-6438

paul@gatekeeperconst.com

OWNER:

DBG Properties, LLC

2164 SW Park Place

Portland, OR 97205

Eric Grodahl

Property Owner Contact

503-860-3298

egrodahl@dbgproperties.com

Nature of Construction Activities – Development Construction phase

Start: 07/01/2025 – End: 10/01/2027

Dates are estimates and may be adjusted based on external factors or unexpected events.

8.00 acre total property, 11.50 acres disturbed and maximum area to be disturbed at any one time.

The Operator, GateKeeper Construction will be constructing the Tierra Linda Apartment Complex. This will include grading, excavation, demolition, installation and connection to utilities, gutter, curb, and road construction (asphalt paving, concrete work), landscaping for final stabilization.

No temporary cessation of construction activities anticipated during this phase.

Applicable BMPs for this Phase: Inlet Protection, Stabilized Construction Entrance/Exit, Silt Fencing, , Street Sweeping, Water Truck, Weighted Mulch Sock, and Hydroseeding.

Commencement of Development Construction Activities: Placement of Silt Fencing and Stabilized Construction Entrance/Exit, Grading, excavation/trenching, connecting utilities, pouring of concrete curbs & gutters, asphalt paving: 07/2025 – 04/2026

Vertical Construction of Apartment Buildings – 08/2025 – 10/2027

Final Stabilization: Asphalt road, concrete curbs & gutters, and landscaping for final stabilization on all areas of disturbance: 06/2027 – 10/2027

Permanent Cessation of Construction Activities for this Phase: 10/2027

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Tierra Linda	
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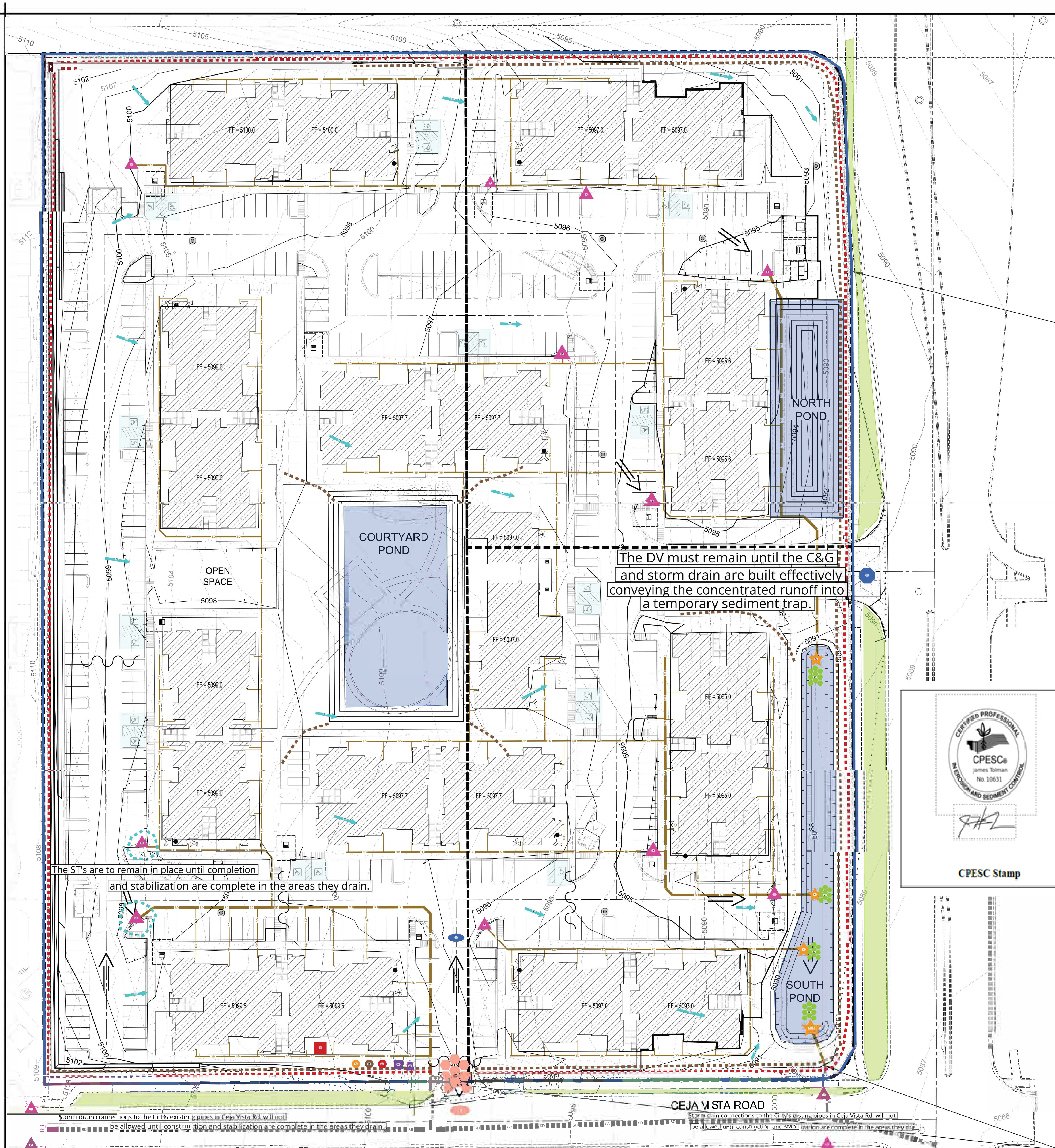
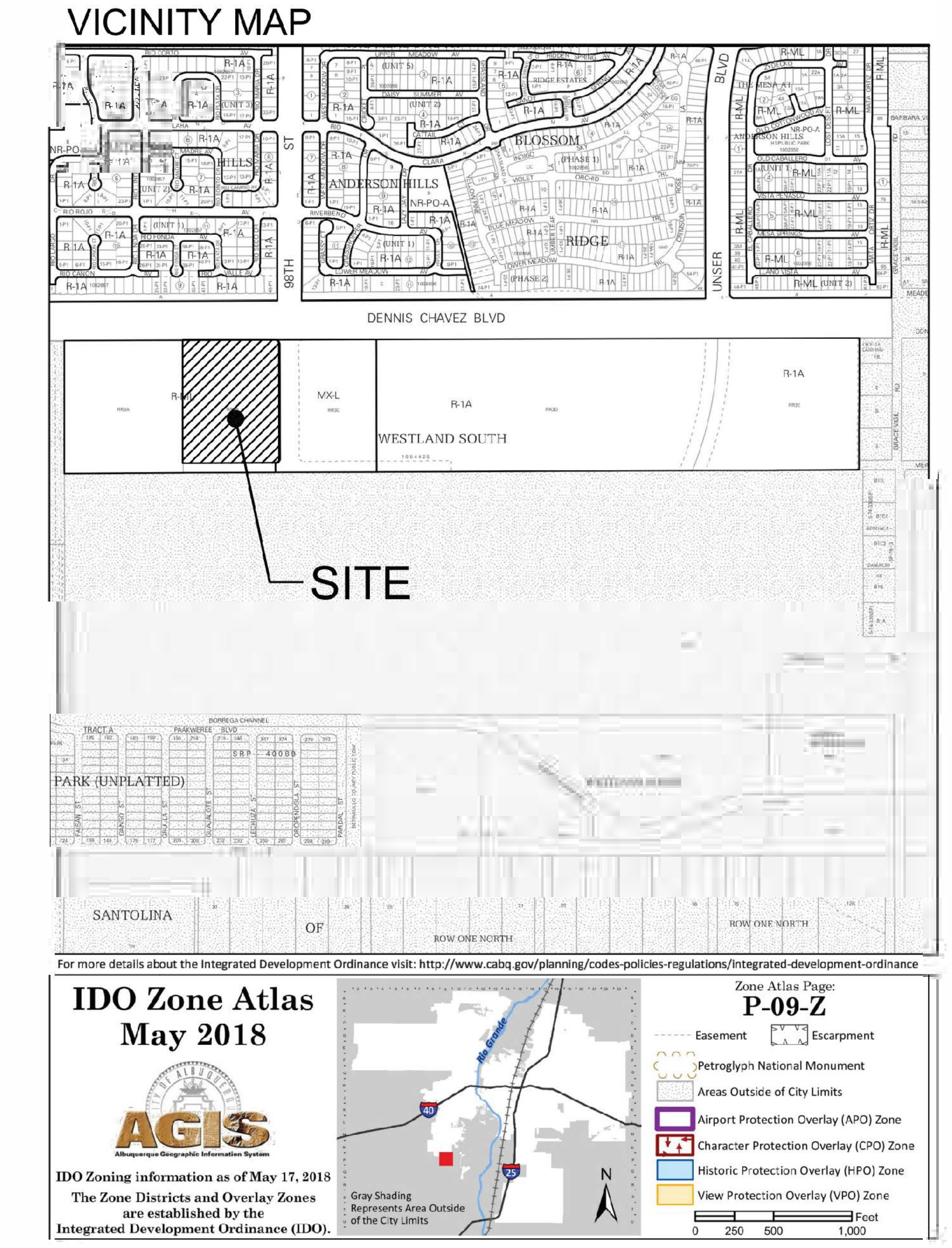


LEGEND

- DISCHARGE LOCATION
- FLOW DIRECTION
- HIGH POINT

VICINITY MAP



LOCATION AND LEGAL DESCRIPTION

LOCATION: SW CORNER OF DENNIS CHAVEZ BLVD. AND 98TH STREET
LEGAL DESCRIPTION: TRACT RR3B1, PLAT FOR WESTLAND SOUTH

GENERAL NOTES

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY

2. ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

…ITE INTO PUBLIC …BY CONSTRUCTING …WING.

…Y CITY OF ALBUQUERQUE …CTION.

… CITY OF ALBUQUERQUE

CPESC Stamp

Tierra Linda

PROJECT TITLE

ALBUQUERQUE, NM, BERNALILLO COUNTY
CITY, COUNTY, STATE

07/10/2025 DATE

B. Henriksen / J. Tolman DRAWN BY

INSPECTIONS PLUS

5088	4591	0.105	0.090	0.19
5089	6056	0.139	0.122	0.31
5090	7650	0.176	0.157	0.46
5091	9372	0.215	0.195	**0.66**

SOUTH POND FOR 2.8 AC DRAINAGE AREA
Volume of 2-year 24-hour storm = (1 22 in)*(2 8 AC) = **0.28 AC-FT**

Elevation (ft)	Area (sq ft)	Area (ac)	Volume (ac-ft)	Cumulative Volume (ac-ft)
5088	3766	0.086	0	0
5089	6279	0.144	0.115	0.12
5090	8893	0.204	0.174	0.29
5091	11608	0.266	0.235	**0.52**

COURTYARD POND FOR 5.9 AC DRAINAGE AREA
Volume of 2-year 24-hour storm = (1 22 in)*(5 9 AC) = **0 60 AC-FT**

Elevation (ft)	Area (sq ft)	Area (ac)	Volume (ac-ft)	Cumulative Volume (ac-ft)
5095	12054	0.277	0	0
5096	13972	0.321	0.299	0.30
5097	16019	0.368	0.344	0.64
5098	18193	0.418	0.393	**1.04**

nm811 Know what's below. Call before you dig. TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 260-1990

HUITT ZOLLARS

DBG PROPERTIES, LLC
TIERRA LINDA APARTMENT COMPLEX
9901 CEJA VISTA RD SW, ALBUQUERQUE, NM

TITLE: TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

Design Review Committee | City Engineer | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. XXXX.XX | Zone Map No. P-09-Z | Sheet C1.3 | Of

AS BUILT INFORMATION: CONTRACTOR, STAKED BY, ACCEPTANCE BY, FIELD VERIFICATION BY, DRAWINGS CORRECTED BY, MICRO-FILM INFORMATION, RECORDED BY, DATE

BENCH MARKS: FOUND MONUMENT "1_H19A" A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST 0.1 FEET BELOWGROUND LEVEL AND IS STAMPED "1-H19A 1969" X = 1548358.44 Y = 1482076.47 ELEVATION IS 5326.611 (NAVD 1988)

SURVEY INFORMATION: FIELD NOTES, NO., BY, DATE

ENGINEER'S SEAL

REVISIONS: NO., DATE, REMARKS, BY; DESIGN DATE XXXXX

DESIGNED BY: SE
DRAWN BY: LT
DWG NAME: TESCP.dwg
CHECKED BY: NV

L E G E N D

- Property Boundary / Limit of Disturbance (1)
- Silt Fence (3)
- Temporary Diversion Berm (11)
- Fiber Roll / Straw Wattle ST (2)
- Pre & Post Construction Water Flow (19)
- Retention Basin (3)
- Landscaped Buffer Swale (4)
- Materials Storage (1)
- Stockpiles (1)
- Water Truck (1)
- Street Sweeping (1)
- Insert Inlet Protection (15)
- Portable Toilet (1)
- Dumpster (1)
- Temporary Blockade (1)
- Spill Kit (1)
- Outfall (5)
- Portable Concrete Washout (1)
- Rip Rap (4)
- Stabalized Construction Exit (1)

CPESC Stamp

Tierra Linda
PROJECT TITLE

ALBUQUERQUE, NM, BERNALILLO COUNTY
CITY, COUNTY, STATE

07/10/2025
DATE

B. Henriksen / J. Tolman
DRAWN BY

INSPECTIONS PLUS

A1-1 DUST CONTROL

A1 A2 A3

Image credit: Sites Southwest

DESCRIPTION

Dust control measures reduce a construction site's potential for producing airborne fugitive dust that can lead to air and water pollution. Sediments that are transported from construction sites by wind and construction vehicles that have left the site, are often re-dispersed to the air by subsequent vehicular traffic and winds. Likewise, these sediments may be transported by the next rainfall to streams and into public storm sewer systems. Implementation of control measures to minimize the generation of fugitive dust from disturbed landscapes and construction sites will also limit the quantity of sediments in stormwater.

PRIMARY USE

Dust control is used to limit and control nuisance fugitive dust from disturbed landscapes and construction sites. Project types and conditions that benefit from execution of a dust control strategy include, but are not limited to, the following:

- *Grading operations (land clearing and earthmoving).*
- *Drilling and blasting.*
- *Batch drop operations (loader operation).*
- *Exposed, cleared, and unstabilized areas.*
- *Vehicle traffic on unpaved surfaces.*
- *Sediment tracking on paved surfaces.*
- *Blasting and wrecking ball operations.*
- *Soil and debris storage piles.*

SEE ALSO

A1-4 *Grassland Seedbank Protection*
A1-5 *Stockpile Management*
A2-1 *Seeding*
A2-2 *Mulching*

NMDOT TESCP (TEMPORARY EROSION AND SEDIMENT CONTROL PLAN) SYMBOL

DU

A1-1 DUST CONTROL CONTINUED

APPLICATION

Dust control measures vary widely and should be selected alone or in combination for the specific project type, conditions, and resource availability. Dust control measures include, but are not limited to, the following:

- *Provide covers for trucks transporting materials that contribute dust.*
- *Pave, apply gravel, vegetate or chemically stabilize large disturbed areas.*
- *Immediately water disturbed areas.*
- *Regularly water and dampen unstabilized areas.*

Additionally, if the contractor is responsible for complying with the requirements of the air pollution control permit, the following is typically required:

- *Provide dust control plans for construction or land-clearing projects.*
- *Conduct enforcement activities with priority given to citizen complaints.*
- *Conduct documentation of maintenance.*

LIMITATIONS

Some dust control measures may be of limited use due to lack of resources at the site, construction sequencing, and the need to repeatedly re-implement measures during the course of construction. Limitations may include:

- *Access to water.*
- *Availability of equipment.*
- *Drought.*
- *Frequent disturbance during construction.*

MAINTENANCE REQUIREMENTS

- *Inspect stabilized soils for disturbance on a regular basis.*
- *Wet soil and soils treated with stabilization agents.*
- *Regrade and reapply soil stabilizing agents.*

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CPESC®
James Tolman
No. 10631
CPESC STAMP

Bluewater Galleria Mall
PROJECT TITLE

ALBUQUERQUE, NM - BERNALILLO COUNTY
CITY, COUNTY, STATE

05/19/2025
DATE

D. Lewis / J. Tolman
DRAWN BY

INSPECTIONS PLUS

A2-6 DROP INLET PROTECTION

A1 A2 A3

Image credit: NMDOT

DESCRIPTION

A variety of drop inlet protection methods are used to intercept sediments at median drop inlets (MDI) and curb drop inlets (CDI) through the use of stone, filter fabric, mulch socks, or other materials.

PRIMARY USE

Drop inlet protection is normally used in combination with other BMPs and as a second defense in site sedimentation control at drop inlets.

APPLICATION

Inlet protection techniques for various conditions include:

- *Installation of mulch socks as a filter barrier on small-sized projects with shallow slopes.*
- *Installation of masonry block and gravel for situations where flows exceed 0.5 cfs.*
- *Use of wire mesh and gravel where vehicular traffic crosses inlet.*

LIMITATIONS

- *Drop inlet protection is only viable at low-point inlets. Inlets that are on a slope cannot be effectively protected because stormwater will bypass the inlet and continue downstream, causing an overload condition at inlets beyond.*
- *Regular maintenance of porosity is key to effectiveness in order to avoid ponding and possible flooding.*

SEE ALSO

A2-8 *Mulch Socks*

NMDOT STANDARD DRAWING

603-01-4/7 Drop Inlet Protection

NMDOT TESCP (TEMPORARY EROSION AND SEDIMENT CONTROL PLAN) SYMBOL

DIP

A2-6 DROP INLET PROTECTION CONTINUED

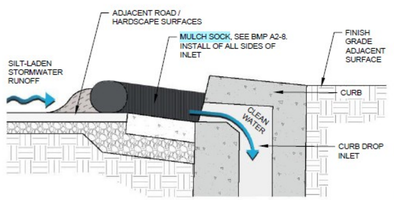
MAINTENANCE REQUIREMENTS

- *Inspect on a weekly basis and after major storm events.*
- *Clean debris from protection or, if necessary, replace protection measures.*
- *Remove sediment regularly.*
- *Clean and replace clogged stone protection measures.*

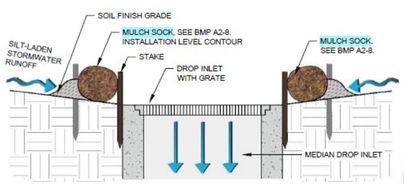
Image credit: NMDOT

Image credit: Sites Southwest

Drop inlet protection with mulch socks staked in place in rural application or median (LEFT) and at a curb in urban application (RIGHT).



Curb drop inlet protection with mulch sock at a curb - SECTION VIEW.



Median drop inlet protection with mulch sock - SECTION VIEW.

A2-8 MULCH SOCKS

A1 A2 A3

Image credit: NMDOT

DESCRIPTION

Mulch socks are erosion and sediment control materials made typically of high density polyethylene (HDPE) or biodegradable plastic filament mesh tubes filled with compost or other organic media.

PRIMARY USE

Mulch socks are primarily used to filter and slow stormwater. Uses include:

- *Filter sediment and silts from sheet stormwater flowing from disturbed sites.*
- *Protect inlets from sediment.*
- *Create temporary ponding areas behind socks to facilitate the deposition of suspended solids.*
- *Slow stormwater runoff and reduce peak flows.*
- *Filter heavy metals, pollutants and oil from stormwater when socks are filled with adsorbent media.*
- *Provide temporary protection at drop inlets or culverts.*
- *Create check dams or sediment traps at concrete washout areas.*
- *Provide perimeter control, runoff diversion, and slope interruption.*
- *Reinforce stream banks and aid in the protection and establishment of stabilizing watercourse vegetation.*

NMDOT TESCP (TEMPORARY EROSION AND SEDIMENT CONTROL PLAN) SYMBOL

MS
CMS

APPLICATION

Strategies for successful use of mulch socks include:

- *Lay the sock upon the surface and stake the tube every 10 feet.*
- *Lay the tube along contours, vegetated channels, and outside of the toes of slopes.*

A2-8 MULCH SOCKS CONTINUED

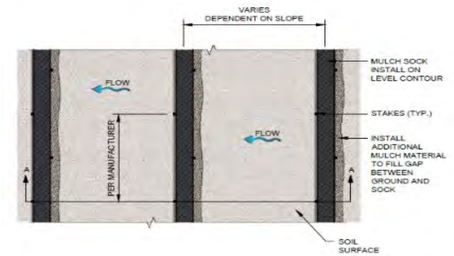
LIMITATIONS

- *Mulch socks do not provide long-term solutions for stormwater storage.*
- *Mulch socks have limited usefulness in concentrated flow conditions.*
- *On NMDOT projects composted mulch socks (CMS) are used exclusively; wood chip mulch socks are not allowed.*

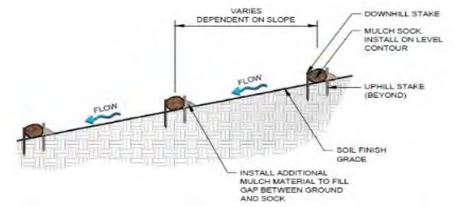
MAINTENANCE REQUIREMENTS

- *Inspect mulch socks periodically, especially after major storm events.*
- *Remove sediments from behind socks after accumulation is 1/3 sock height.*
- *Restake and overlap socks that are displaced due to storm events or construction disturbance.*

Use for alternative to Cut Back Curbs in certain areas; and curb and grate inlet protection.



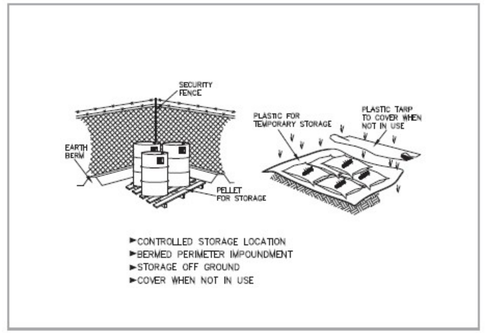
Mulch sock - PLAN VIEW.



Mulch sock - SECTION A-A.

BMP: Material Storage

MS
Construction



DESCRIPTION:
Controlled storage of on-site materials.

APPLICATION:
- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

INSTALLATION/APPLICATION CRITERIA:
- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

LIMITATIONS:
- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

MAINTENANCE:
- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

A1-11 SOLID WASTE MANAGEMENT

A1
A2
A3

Image credit: Public Domain

DESCRIPTION
Solid waste management prevents or reduces the discharge of pollutants into stormwater and drainage systems from solid and/or construction wastes. Solid waste can harm public safety, adversely affect the environment, and harm the public perception of NMDOT and private contractors.

PRIMARY USE
Solid waste management is applicable to construction sites and industrial facilities with any of the following construction debris:

- *Solid waste generated from trees and shrubs removed during land clearing, demolition of existing structures (rubble), and building construction.*
- *Packaging materials including wood, paper, and plastic.*
- *Scrap or surplus building materials including scrap metals, rubber, plastic, glass pieces, and masonry products .*
- *Domestic wastes including food containers such as beverage cans, coffee cups, paper bags, plastic wrappers, and cigarettes.*

APPLICATION
The following strategies help keep a clean site and reduce stormwater pollution:

- *Identify designated waste collection areas onsite.*
- *Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use.*
- *Locate containers in a covered area and/or in a secondary containment.*
- *Provide an adequate number of containers with lids to keep rain out and to prevent loss of waste during windy conditions.*

SEE ALSO

A1-9 *Spill Prevention Plan*
A1-10 *Concrete Waste Management*
A1-12 *Hazardous Waste Management*

NMDOT TESCP
(TEMPORARY EROSION AND SEDIMENT CONTROL PLAN)
SYMBOL

SWM

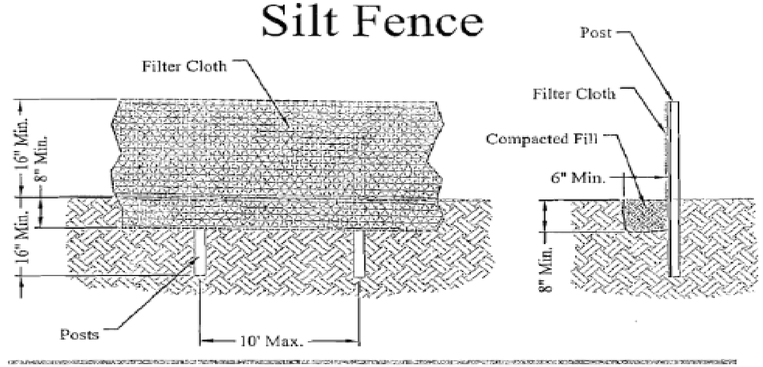
A1-11 SOLID WASTE MANAGEMENT CONTINUED

APPLICATION *CONTINUED*
- *Plan for additional containers and more frequent pickup during the demolition phase of construction.*
- *Regularly and promptly remove solid waste from erosion and sediment control devices.*
- *Salvage or recycle useful material.*
- *Clean dumpsters offsite.*
- *Collect waste regularly and clean up spills immediately.*
- *Train employees and subcontractors in proper solid waste management.*

LIMITATIONS
- *No major limitations.*

MAINTENANCE REQUIREMENTS
- *Collect site trash daily.*
- *Inspect waste area regularly.*
- *Arrange for regular waste collection.*
- *Inspect dumpsters for leaks and repair or replace dumpsters that are not watertight.*

Silt Fence



Definition

A temporary barrier of Geotextile Class "F" used to intercept sediment laden runoff from small drainage areas.

Purpose

The purpose of silt fence is to reduce runoff where velocity and allow the deposition of transported sediment to occur. Limits imposed by ultraviolet light on the stability of the fabric will dictate the maximum period that the silt fence may be used.

1. Silt fence provides a barrier that can collect and hold debris and soil, preventing the material from entering critical areas, streams, streets, etc.
2. Silt fence can be used where the installation of a dike would destroy sensitive areas; woods, wetlands, etc.

Conditions where the Practice Applies

Silt Fence is limited to intercepting sheet flow runoff from limited distances according to slope. It provides filtering and velocity dissipation to promote gravity settling of sediment.

Design Criteria

Wood or Steel Posts may be used in certain instances. Silt fence should be placed as close to the contour as possible. No section of silt fence should exceed a grade of 5 percent for a distance more than 50 feet. Where ends of the geotextile fabric come together, the ends shall be overlapped, folded, and stapled to prevent sediment bypass.

* If wood post are to be used they must meet the following specifications:
1 ½" X 1 ½" minimum square posts, or 1 ¾ " minimum diameter round post
* If metal posts are to be used they must be standard "T" or "U" post weighing not less than 1 lb. per linear foot.

The length of the flow contributing to silt fence shall conform to the following limitations.

Slope (%)	Slope Steepness	Slope Length (Ft.) (Maximum)	Silt Fence Length (Ft.) (Maximum)
2	0-50:1	Unlimited	Unlimited
2-10	50:1-10:1	125	1,000
10-20	10:1-5:1	100	750
20-33	5:1-3:1	60	500
33-50	3:1-2:1	40	250
50 +	> 2:1	20	125

4

CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL
CPESC®
James Tolman
No. 10631
CPESC STAMP

Tierra Linda
PROJECT TITLE

ALBUQUERQUE, NM - BERNALILLO COUNTY
CITY, COUNTY, STATE

06/23/2025
DATE

D. Lewis / J. Tolman
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INSPECTIONS PLUS

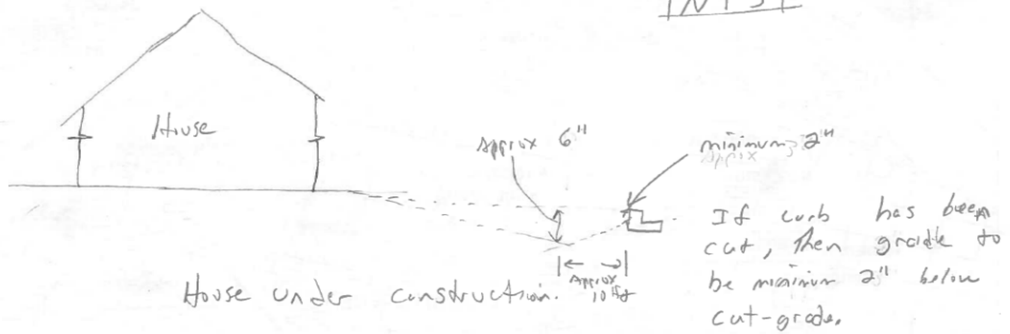
Typical Cut Grading - Sedimentation Pond

If pad has been effectively stabilized, depth of sediment pond can be reduced to 4".

Pre-House Construction

NTS

Cut Back Curb



House under construction.

If curb has been cut, then grade to be minimum 2" below cut-grade.

Curtis Cherne Stormwater Quality 9-28-17

A1-6 SANITARY FACILITY MANAGEMENT

A1 A2 A3

Image credit: iStock/Merrimon

DESCRIPTION
Portable sanitary facilities store sanitary waste to eliminate onsite disposal and minimize nuisances. Sanitary waste can harm public health and safety and adversely affect the environment. Nuisance complaints regarding poor sanitary facility management can adversely affect the project schedule, project cost, and public perception of NMDOT and private contractors.

PRIMARY USE
Sanitary facilities prevent onsite disposal of sanitary wastes, and minimize illicit discharges and nuisance odors.

APPLICATION
Sanitary facilities are required for all work sites or construction areas.

LIMITATIONS
» *Sanitary facilities shall be located a minimum of 50 feet away from receiving waters and drop inlets.*

MAINTENANCE REQUIREMENTS
» *Schedule regular waste removal.*
» *Maintain facilities in good working order.*
» *Restock supplies regularly.*

NMDOT TESCP (TEMPORARY EROSION AND SEDIMENT CONTROL PLAN) SYMBOL

SF

A1-10 CONCRETE WASTE MANAGEMENT

A1 A2 A3

Image credit: SoCal Sandbags

DESCRIPTION
Concrete waste management reduces or prevents the discharge of pollutants to stormwater by implementing management measures.

PRIMARY USE
Concrete waste products can negatively affect the pH of water, harm aquatic life, and contribute to total suspended solids in stormwater. Concrete waste management strategies keep the discharge of concrete waste materials from affecting local stormwater and drainage systems during concrete construction operations.

Concrete construction operations that have the potential for contaminating receiving waters include, but are not limited to:

» *Pouring and finishing concrete slabs on grade and concrete paving.*
» *Pouring vertical cast in place concrete (header curbs, concrete curbs and gutters, retaining walls, concrete footings).*
» *Drilling, cutting, polishing, and curing concrete.*
» *Washing concrete dust, and exposed aggregate concrete.*
» *Spilling concrete.*
» *Dampening freshly made concrete.*
» *Creating and applying concrete slurry coat.*
» *Building masonry structures.*
» *Finishing surfaces with stucco.*
» *Washing equipment.*

SEE ALSO

A1-9 *Spill Prevention Plan*
A1-11 *Solid Waste Management*
A1-12 *Hazardous Waste Management*

NMDOT TESCP (TEMPORARY EROSION AND SEDIMENT CONTROL PLAN) SYMBOL

CWM

A1-10 CONCRETE WASTE MANAGEMENT CONTINUED

APPLICATION
Concrete waste management strategies include:

» *Avoid mixing excess amounts of fresh concrete or cement onsite.*
» *Perform washout of concrete trucks offsite or in designated areas on site at least 50 feet from storm drains, open ditches or bodies of water.*
» *Block drop inlets and direct concrete wastewater into temporary pits where the concrete can set, be broken up, and then disposed of properly.*
» *Collect and return sweepings to aggregate base stockpile or dispose of properly.*
» *Train employees and subcontractors in proper concrete waste management.*

LIMITATIONS
» *Offsite washout of concrete wastes may not always be possible.*

MAINTENANCE REQUIREMENTS
» *Ensure subcontractors properly manage concrete wastes.*
» *Dispose of hardened concrete on a regular basis.*
» *Regularly inspect drop inlet protection measures.*

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A1-9 SPILL PREVENTION PLAN

A1
A2
A3

Image credit: iStock/ Shelly Still

DESCRIPTION
A spill prevention plan is an emergency plan to contain spills of dangerous, hazardous, or toxic wastes in order to mitigate environmental damage, safeguard the public and provide prompt notice to proper authorities. Hazardous chemicals include but are not limited to fertilizers, paints, oils, grease, pesticides, fuels, and construction or industrial facility chemicals.

PRIMARY USE
Spill prevention plans are applicable to all construction sites and specified in the Stormwater Pollution Prevention Plan (SWPPP). Sites closest to watercourses, canals, and reservoirs are at highest risk of contaminating surface waters with an uncontained spill.

APPLICATION
The spill prevention plan is created prior to construction and includes measures to limit the scope of spills and minimize the impact on the environment and public health. Typical spill prevention plan strategies include:

- *Designate a Pollution Prevention and Spill Response Coordinator (refer to Section I.B.2.h of the Manual).*
- *Select a designated area for storage.*
- *Seal and label all containers.*
- *Surround storage areas by a berm with an impermeable liner. Construct berms to provide a storage volume of no less than 1.5 times the total volume of the stored material.*
- *Establish cleanup procedures and have cleanup materials readily available.*

NMDOT STANDARD SPECIFICATION

603 Temporary Erosion and Sediment Control

NMDOT TESCP (TEMPORARY EROSION AND SEDIMENT CONTROL PLAN) SYMBOL

SPP

A1-9 SPILL PREVENTION PLAN CONTINUED

APPLICATION *CONTINUED*
- *Post cleanup procedures near where dangerous, hazardous or toxic materials are stored or used.*
- *Dispose of contaminated material in accordance with state or local requirements.*

Other strategies for specific situations include:

- *Small or incidental spills (<5 gallons): contain and clean the spill using facility personnel if they are able to do so without risking safety and injury.*
- *Large or reportable spills (> 5 gallons): clean the spill using emergency responders and/or clean up contractors. For releases of hazardous substances, the federal government has established Superfund Reportable Quantities (RQs).*
- *Releases of Hazardous Substances: if a hazardous substance is released to the environment in an amount that equals or exceeds its RQs, the release must be reported to federal authorities, unless certain reporting exemptions for hazardous substances releases also apply. Information on RQs can be found on the EPA website (https://www.epa.gov/epcra/cercla-and-epcra-continuous-release-reporting). In the event of a spill of a hazardous substance, notify the National Response Center (NRC) at (800) 424-8802, the New Mexico Environment Department (NMED) at (505) 827-9329, and the local fire department.*

LIMITATIONS
- *No major limitations.*

MAINTENANCE REQUIREMENTS
- *Inspect hazardous material storage areas frequently and after storm events.*
- *Maintain storage areas in a clean and orderly fashion.*
- *Maintain records of stored hazardous materials.*

A1-5 STOCKPILE MANAGEMENT

A1
A2
A3

Image credit: State of Hawaii Department of Transportation, Highways Division, Oahu District - www.stormwaterhawaii.com

DESCRIPTION
Stockpile management methods and practices reduce erosion and stormwater pollution from stockpiled materials.

PRIMARY USE
Stockpile management occurs on sites where material stocks such as concrete, soil, asphalt, chemicals, petroleum products, and bulk delivered materials such as soil amendments are temporarily located prior to use or removal from the site. Stockpile management is a best management practice for stormwater protection for new construction, renovations and existing properties including industrial facilities.

Stockpile management strategies occur in the following areas:

- *Construction sites with laydown yards, delivery spaces and heavy machinery parking.*
- *Construction sites with earth-moving operations.*
- *Maintenance yards or industrial facilities with stockpiled soil, concrete, aggregate, chemicals, and asphalt materials.*

APPLICATION
Strategies for stockpile management include:

- *Place materials on pallets and cover materials.*
- *Label and remove contaminated soil stockpiles.*
- *Protect soil stockpiles with temporary soil stabilization measures.*
- *Cover and protect cold mix materials or treated wood with an erosion control barrier.*

SEE ALSO

A1-1 *Dust Control*
A2-8 *Mulch Socks*

NMDOT STANDARD SPECIFICATION

603 Temporary Erosion and Sediment Control

NMDOT TESCP (TEMPORARY EROSION AND SEDIMENT CONTROL PLAN) SYMBOL

SM

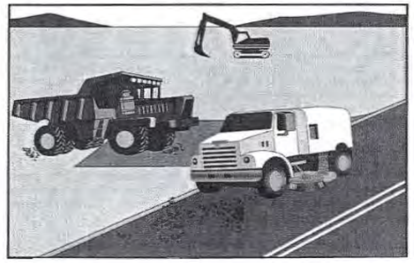
A1-5 STOCKPILE MANAGEMENT CONTINUED

APPLICATION *CONTINUED*
- *Fence stockpile areas to limit wind-blown debris and applying perimeter erosion barriers.*
- *Limit temporarily stockpiled materials such as topsoil, compost and wood mulch to use within 48 hours after delivery.*
- *Cover, secure and protect long-term stockpiled materials (longer than 48 hours) from wind and water erosion.*
- *Install temporary erosion control measures such as mulch socks or staked hay bales around stockpiles.*

LIMITATIONS
- *Site constraints may complicate strict adherence to measures.*
- *Stockpile protection measures such as plastic tarps can increase runoff volumes.*
- *Stockpiles shall not be located in areas of concentrated stormwater flows and shall be a minimum of 50 feet away from all drainage inlets.*

MAINTENANCE REQUIREMENTS
- *Inspect erosion control measures surrounding the stockpile areas according to the Stormwater Pollution Prevention Plan (SWPPP).*
- *Inspect stockpile areas and protection measures weekly and after storm events.*

Street Sweeping and Vacuuming SE-7



Objectives
EC Erosion Control
SE Sediment Control
TR Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Managemenland Materias Pollution Control

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives
None

Description and Purpose
Street sweeping and vacuuming includes use of self-propelled and walk-behind equipment to remove sediment from streets and roadways, and to clean paved surfaces in preparation for final paving. Sweeping and vacuuming prevents sediment from the project site from entering storm drains or receiving waters.

Suitable Applications
Sweeping and vacuuming are suitable anywhere sediment is tracked from the project site onto public or private paved streets and roads, typically at points of egress. Sweeping and vacuuming are also applicable during preparation of paved surfaces for final paving.

Limitations
Sweeping and vacuuming may not be effective when sediment is wet or when tracked soil is caked (caked soil may need to be scraped loose).

mplementation
- Controlling the number of points where vehicles can leave the site will allow sweeping and vacuuming effo ls to be focused, and perhaps save money.
- Inspect potential sediment tracking locations daily.
- Visible sediment tracking should be swept or vacuumed on a daily basis.

January 2003 1 of 2

SE-7 Street Sweeping and Vacuuming

- Do not use kick brooms or sweeper attachments. These tend to spread the dirt rather than remove it.
- If not mixed with debris or trash, consider incorporating the removed sediment back into the project

Costs
Rental rates for self-propelled sweepers valy depending on hopper size and duration of rental. Expect rental rates from $58/hour (3 yd3 hopper) to $88/hour (9 yd3 hopper), plus operator costs. Hourly production rates vary with the amount of area to be swept and amount of sediment. Match the hopper size to the area and expect sediment load to minimize time spent dumping.

Inspection and Maintenance
- Inspect BMPs prior to forecast rain, daily during extended rain events, after rain events, weekly during the rainy season, and at two-week intervals during the non-rainy season.
- When actively in use, points of ingress and egress must be inspected daily.
- When tracked or spilled sediment is observed outside the construction limits, it must be removed at least daily. More frequent removal, even continuous removal, may be required in some jurisdictions.
- Be careful not to sweep up any unknown substance or any object that may be potentially hazardous.
- Adjust brooms frequently; maximize efficiency of sweeping operations.
- After sweeping is finished, properly dispose of sweeper wastes at an approved dumpsite.

References
Stormwater Quality Handbooks - Construction Site Best Management Practices (BMPs) Manual, State of California Depaltment of Transportation (Caltrans). November 2000.

Labor Surcharge and Equipment Rental Rates, State of California Department of TranspOltation (Caltrans), April 1, 2002 - March 31, 2003.

2 of 2 January 2003

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Tierra Linda
PROJECT TITLE

ALBUQUERQUE, NM - BERNALILLO COUNTY
CITY, COUNTY, STATE

06/23/2025 DATE

D. Lewis / J. Tolman DRAWN BY

INSPECTIONS PLUS

A1-13 STABILIZED CONSTRUCTION ENTRANCE/EXIT

A1 A2 A3

Image credit: Sites Southwest

DESCRIPTION
A stabilized construction entrance/exit consists of a pad of crushed stone, recycled concrete, or other rock-like material on top of a geotextile filter, which is used to facilitate the wash-down and removal of sediment and other debris from construction equipment prior to exiting the site.

PRIMARY USE
Stabilized construction entrances/exits are used to reduce offsite sediment tracking from trucks and construction equipment, and for sites where considerable truck traffic occurs each day. They also reduce the need to clean adjacent pavement as often, and help route site traffic through a single point. Stabilized construction entrances and exits are recommended for all construction sites, and may be required for Construction General Permit compliance.

APPLICATION
Strategies for successful and effective stabilized construction entrances/exits include but are not limited to:

» *Location selection able to accommodate construction traffic.*
» *Appropriate selection of locally available material.*

LIMITATIONS
» *Selection of the construction entrance/exit location is critical. To be effective, it must be used exclusively.*
» *Stabilized access points can be expensive and must be installed in combination with one or more other sediment control techniques. It may be more cost effective, however, than labor-intensive street cleaning.*

NMDOT STANDARD DRAWING

603-01-7/7 Offsite Tracking Prevention

NMDOT TESCP (TEMPORARY EROSION AND SEDIMENT CONTROL PLAN) SYMBOL

SCEE

A1-13 STABILIZED CONSTRUCTION ENTRANCE/EXIT CONTINUED

LIMITATIONS *CONTINUED*
» *Site constraints may limit the recommended 50 feet entrance/exit drive length.*

MAINTENANCE REQUIREMENTS
» *Inspect the stabilized construction entrance after major storm events to ascertain sediment and pollution are being effectively captured on site. When sediment or debris has substantially clogged the void area between the rocks, the aggregate mat must be washed down or replaced.*
» *Re-grade and top dress stone periodically to retain the effectiveness of the entrance/exit.*

A2-1 SEEDING

A1 A2 A3

Image credit: iStock/FCerez

DESCRIPTION
Temporary and permanent seeding operations are used to establish vegetative cover on disturbed areas. Vegetation effectively reduces erosion on stockpiles, berms, mild to medium slopes, and in swales and along roadways. Even the use of narrow vegetative strips can help control sedimentation when used as a perimeter control for utility and site development construction.

Temporary seeding operations use locally appropriate, rapidly growing annual vegetation, annual grasses, small grains, and/or legumes. Short-term vegetation reduces erosion and subsequent sedimentation of disturbed areas that will not be permanently stabilized within an acceptable period of time. Temporary seeding also reduces mud and dust from construction activities on bare, unprotected soil surfaces.

Permanent seeding operations use locally appropriate perennial grasses, forbs, and shrubs to permanently stabilize sites to reduce erosion and sedimentation on disturbed areas.

PRIMARY USE
Temporary seeding is used on disturbed areas that will not be permanently stabilized or that will not have work performed upon them for a period of 21 days or more. These sites include denuded areas, soil stockpiles, dikes, berms, temporary embankments, excavation areas, slopes, and other disturbed and exposed areas that need temporary stabilization. NMDOT typically does not utilize temporary seeding.

Permanent seeding is used to stabilize disturbed areas and the grasses and other vegetation that establish protect the soil and provide some sediment filtration for overland runoff. Subjected to acceptable

SEE ALSO

A2-2 *Mulching*
A2-4 *Land Imprinting*

NMDOT STANDARD SPECIFICATION

632 Revegetation

NMDOT TESCP (TEMPORARY EROSION AND SEDIMENT CONTROL PLAN) SYMBOL

SEED

A2-1 SEEDING CONTINUED

PRIMARY USE *CONTINUED*
runoff velocities, seeding is an effective method of permanent stormwater management that can also serve as habitat and a visual amenity.

APPLICATION
Permanent vegetation techniques can and should apply to every construction project, with few exceptions. Seeding operations should be planned for when conditions are most favorable for germination and growth and on areas that are impacted by construction or maintenance disturbance. Strategies for successful seeding installations include the following:

Surface Preparation
» *Complete interim or final grading prior to seeding, minimizing steep slopes.*
» *Install necessary erosion structures such as dikes, swales, diversions, etc. prior to seeding.*
» *Groove or furrow slopes steeper than 3:1 on the contour line before seeding.*
» *Provide 4-6 inches of topsoil over rock, gravel, or otherwise unsuitable soils.*
» *Ensure seedbed is well pulverized, loose, and uniform.*

Seed Selection, Fertilization and Irrigation
» *Use only high quality, U.S. Department of Agriculture (USDA)-certified seed.*
» *Use an appropriate species or species mix adapted to local climate, soil conditions, and season. Consult with the local Natural Resources Conservation Service (NRCS) office or local County Extension Service as necessary for selection of proper species and application techniques.*
» *Follow NRCS or Extension Service recommendations on seeding rates.*
» *Apply fertilizer according to the manufacturer's recommendation with proper spreading equipment. Typical application rate for 10-10-10 grade fertilizer is 700-1000 lb/acre. Do not overapply fertilizer.*
» *Do not mix seed and fertilizer more than 30 minutes before application, if using hydroseeding.*
» *Evenly apply seed using cyclone seeder, seed drill, cultipacker or hydroseeder.*
» *Provide adequate water to aid in establishment of vegetation. Consider establishing a temporary irrigation system if possible as it contributes to more successful germination.*
» *Use appropriate mulching techniques where necessary.*

LIMITATIONS
» *Temporary seeding may not be an effective practice in arid and semi-arid regions where the climate prevents fast plant establishment. In those areas, or when seasonal planting restrictions prohibit seeding, temporary mulching may be a better short-term solution.*

MAINTENANCE REQUIREMENTS
» *Inspect seeded areas for germination.*
» *Reseed areas not germinating with additional seed as soon as possible.*
» *Mow permanently seeded areas once a year leaving seeds and straw for soil protection.*

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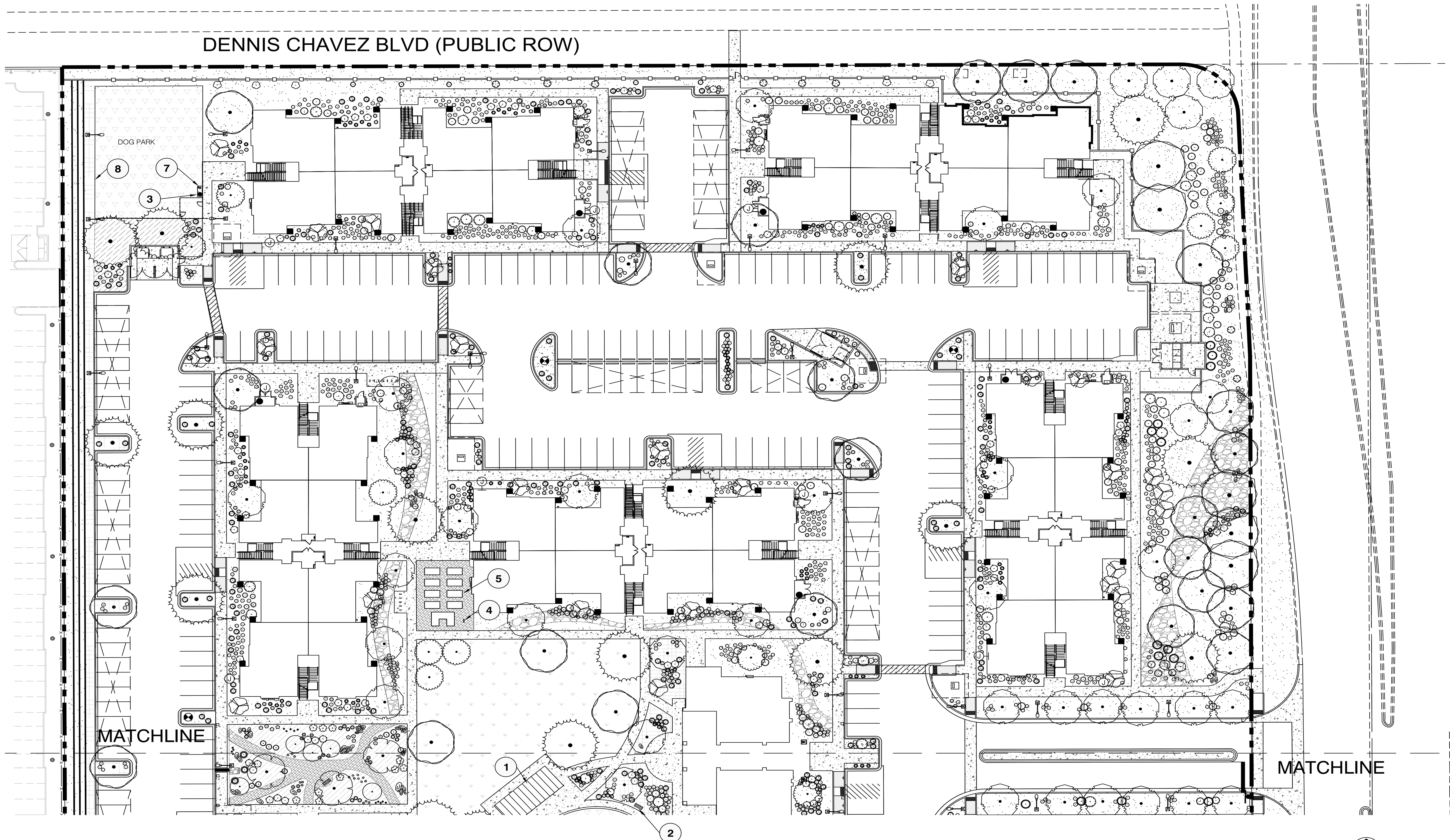


SCALE: 1" = 30'

NORTH

PLANTING PLAN

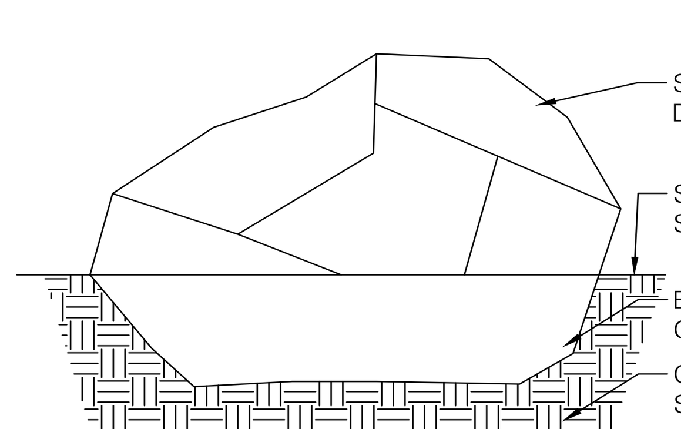
CPESC Stamp	Tierra Linda (PROJECT TITLE)
	ALBUQUERQUE, NM, BERNALILLO COUNTY (CITY, COUNTY, STATE)
	07/02/2025 (DATE) — INSPECTIONS PLUS
	B. Henriksen / J. Tolman (DRAWN BY)

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
1	TUBE STEEL TRELLIS, DETAIL TO BE PROVIDED BY CONTRATCTOR	
2	DUMOR (800) 598-4018 190 SERIES BENCH, BLACK. INSTALL PER MANUFACTURER INSTRUCTIONS.	
3	GLOBAL INDUSTRIES (800) 645-2986 PET WASTE STATION, MODEL 277CP42. INSTALL PER MANUFACTURER INSTRUCTIONS.	
4	ZURN (855) 663-9876 YARD HYDRANT, MODEL Z1395. INSTALL PER MANUFACTURER INSTRUCTIONS.	
5	PLANTING BEDS FROM DURABLE GREENBED (541) 209-2040. TRIM IN TIMBERTECH PVC, BLACK. INSTALL PER MANUFACTURER INSTRUCTIONS. FILL WITH GARDENING SOIL.	
6	PLAYGROUND EQUIPMENT TO BE PROVIDED BY PROPERTY MANAGEMENT	
7	PET DRINKING FOUNTAIN FROM DOG ON IT PARKS (877) 449-0089, MODEL NUMBER 7216R. COLOR STAINLESS STEEL. REQUIRES 1/2" INLET AND 30"X30"6" CONCRETE PAD. CONTRACTOR PROVIDE AVB FROM POC. INSTALL PER MANUFACTURER INSTRUCTIONS.	
8	6' BLACK FENCING AND GATES FROM MARCO SPECIALTY STEEL (713) 649-5310. INSTALL PER MANUFACTURER INSTRUCTIONS.	
9	BAG TOSS GAME TO BE PROVIDED BY PROPERTY MANAGEMENT	

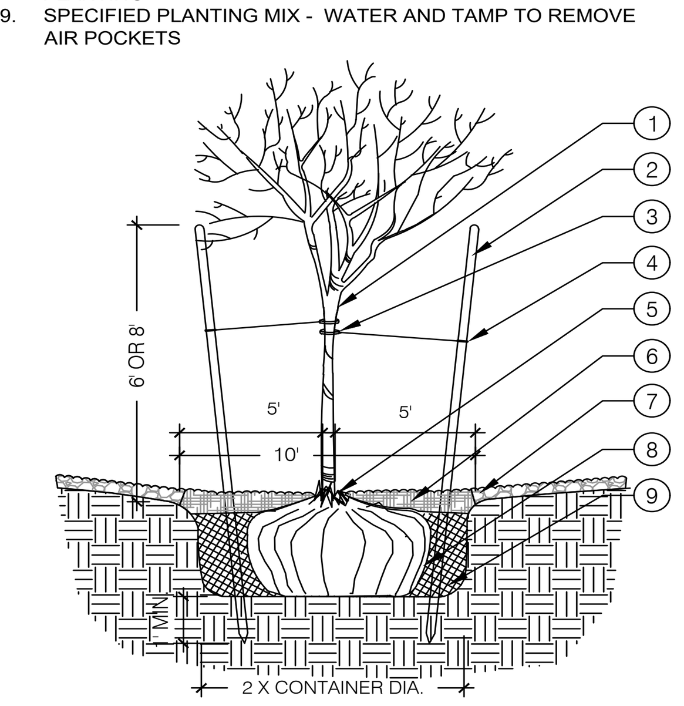
PLANTING NOTES

1. PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
2. ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
3. ALL EXISTING PLANT MATERIALS SHALL BE PROTECTED DURING CONSTRUCTION. DAMAGED MATERIALS SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY, PLANS SHALL TAKE PRECEDENCE.
4. THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING. IN ADDITION, THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
5. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
6. ALL DISTURBED GROUND AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 1012 NATIVE GRASS SEEDING, AS CURRENTLY UPDATED.



1 BOULDER DETAIL — SCALE: N.T.S.

1. STRESS POINT OF TREE
2. 8' OR 10' LODGEPOLE STAKES DRIVEN AT ANGLE (8' FOR MULTI OR CANOPY, 10' FOR TALL COLUMNAR)
3. 5/8" BLACK POLY TUBING, 12"-15" LONG MIN., NOTCH BACKSIDE OF POLY TUBING
4. #10 PLASTIC COATED GUYWIRE - (WRAP TWICE AROUND STAKE)
5. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
6. WATER RETENTION BASIN - ORGANIC MULCH SHALL BE PROVIDED WITHIN A 5' RADIUS OF NEWLY PLANTED TREES, AT A DEPTH OF 3". THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES
7. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
8. ROOTBALL WITH REMOVE ROPE AND BURLAP AFTER PLANTING
9. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS

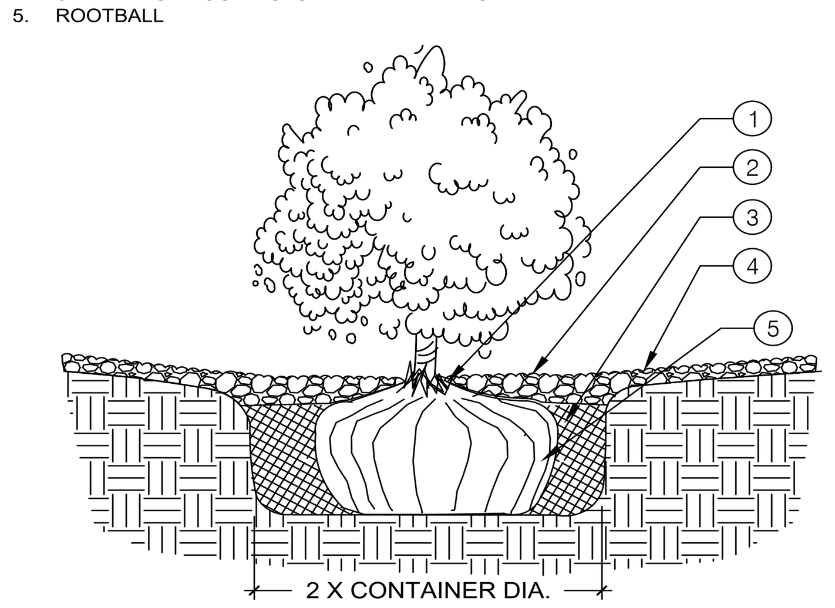


2 TREE PLANTING — SCALE: N.T.S.

GENERAL LANDSCAPE NOTES

1. PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE.
2. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
3. ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
4. ALL EXISTING PLANT MATERIALS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. DAMAGED MATERIALS SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
5. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY, PLANS SHALL TAKE PRECEDENCE.
6. THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING. IN ADDITION, THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
7. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.

1. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
2. WATER RETENTION BASIN - 3" LAYER OF ORGANIC BARK MULCH. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
3. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS
4. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
5. ROOTBALL



3 SHRUB PLANTING — SCALE: N.T.S.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	INSTALL SIZE	MATURE SIZE	WATER USE
TREES					
	1	Acer negundo / Box Elder	2.5" cal.	30'X25'	MED
	3	Acer negundo 'Sensation' / Sensation Box Elder	2.5" cal.	20' x 20'	MED
	66	Acer tataricum 'GarAnn' / Hot Wings® Tatarian Maple	2.5" cal.	20' x 20'	Low
	43	Chilopsis linearis / Desert Willow	2" cal.	15' x 10'	LOW
	25	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	B&B	15'x3'	LOW
	9	Koelreuteria paniculata 'Fastigiata' / Columnar Goldenrain Tree	2.5" cal.	20' x 4'	LOW
	24	Malus x 'Spring Snow' / Spring Snow Crabapple	2" cal.	20'x15'	LOW
	34	Pinus nigra / Austrian Pine	2.5" B&B	50'x30'	LOW
	12	Pistacia chinensis / Chinese Pistache	2.5" B&B	30' x 30'	LOW
	34	Ulmus x 'Frontier' / Frontier Elm	2.5" cal.	30'X25'	MED
	5	Zelkova serrata 'Fastigiata' / Fastigiate Japanese Zelkova	2.5" cal.	20' x 4'	LOW
SHRUBS					
	319	Achillea millefolium 'ACBZ0002' / Little Moonshine Common Yarrow	3 gal.	1' x 2'	Low
	5	Amelanchier utahensis / Utah Serviceberry	15 gal.	10` x 10`	Low - Med.
	10	Asclepias tuberosa / Butterfly Milkweed	1 gal.	2' x 2'	Low
	3	Baptisia australis / Blue Wild Indigo	5 gal.	4' x 4'	Medium
	153	Calamagrostis x acutiflora / Feather Reed Grass	3 gal.	3' x 2'	Low
	206	Chamaebatiaria millefolium / Fernbush	5 gal.	5` X 4`	Low
	16	Dalea purpurea / Purple Prairie Clover	1 gal.	1' x 1'	Low
	329	Dasylirion wheeleri / Grey Desert Spoon	3 gal.	2' x 2'	Low
	131	Ericameria nauseosa / Rubber Rabbitbrush	5 gal.	4' x 4'	Low
	9	Eriogonum umbellatum / Sulfurflower Buckwheat	1 gal.	1' x 3'	Low - Med.
	52	Forestiera neomexicana / New Mexico Privet	15 gal.	8` x 6`	Low
	14	Helianthus maximiliani / Maximilian Sunflower	1 gal.	1' x 2'	Low
	29	Mahonia haematocarpa / Red Barberry	5 gal.	8` x 6`	Low
	110	Melampodium leucanthum / Blackfoot Daisy	1 gal.	1' x 2'	Low
	12	Mirabilis jalapa / Marvel of Peru	1 gal.	2' x 2'	Low - Med.
	697	Nepeta x faassenii / Catmint	3 gal.	2' x 2'	Low
	46	Nolina microcarpa / Sacahuista	1 gal.	4' x 3'	Low
	13	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	5 gal.	3' x 2'	Low - Med.
	17	Penstemon ambiguus / Gilia Beardtongue	1 gal.	1' x 1'	Low
	316	Rhus trilobata 'Autumn Amber' / Autumn Amber Sumac	5 gal.	1' x 3'	Low
	10	Ribes aureum / Golden Currant	5 gal.	4' x 4'	Low
	29	Sporobolus wrightii / Big Sacaton	5 gal.	5' x 5'	Low
	467	Teucrium chamaedrys 'Nanum' / Creeping Germander	1 gal.	1' x 2'	Low
	161	Yucca glauca / Soapweed	5 gal.	4' x 3'	Low

MATERIALS HATCH LEGEND

AREA	DESCRIPTION
139,784 SF	3/4" 'SMOKE' GRAVEL (3" DEPTH), AS AVAILABLE FROM BUILDOLOGY, INC., (505) 344-6626 (OR APPROVED EQUAL). INSTALL WITH FILTER FABRIC.
16,722 SF	2"-4" 'GREY' COBBLE (4" DEPTH), AS AVAILABLE FROM BUILDOLOGY, INC., (505) 344-6626 (OR APPROVED EQUAL). INSTALL WITH FILTER FABRIC.
16,124 SF	WOOD MULCH (3" DEPTH), AS AVAILABLE FROM BUILDOLOGY, INC., (505) 344-6626 (OR APPROVED EQUAL). INSTALL WITH FILTER FABRIC.
8,746 SF	FIBARSYSTEM 100 ENGINEERED WOOD FIBER
4,841 SF	'GREY' CRUSHER FINES, AS AVAILABLE FROM BUILDOLOGY, INC., (505) 344-6626 (OR APPROVED EQUAL).
11,244 SF	PARK BLEND TURFGRASS SOD.
11,511 SF	SOUTHWEST NATIVE GRASS SEED MIX FROM AMERICAN MEADOWS, SOW AT 1LB/1000SF.
3,215 SF	SOUTHWEST WILDFLOWER SEED MIX FROM AMERICAN MEADOWS, SOW AT 1LB/1000SF.

L 1/LP101

CPESC Stamp	Tierra Linda (PROJECT TITLE)
	ALBUQUERQUE, NM, BERNALILLO COUNTY (CITY, COUNTY, STATE)
	07/10/2025 (DATE) — INSPECTIONS PLUS
	B. Henriksen / J. Tolman (DRAWN BY)

PROJECT

NO. 24-2031-01

TIERRA LINDA APARTMENTS

3450 98th St SW
Albuquerque, NM

CLIENT

DBG PROPERTIES LLC
2164 SW Park Pl.
Portland , OR 97205
503-860-3298 p

SEAL

STATE OF NEW MEXICO — KENNETH A. ROMIG #337 — REGISTERED LANDSCAPE ARCHITECT
4-22-2025

CONTACT

TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
ARCHITECTURE. PLANNING. LANDSCAPE ARCHITECTURE.
4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM

PHASE

04-22-2025
1ST CITY SUBMITTAL

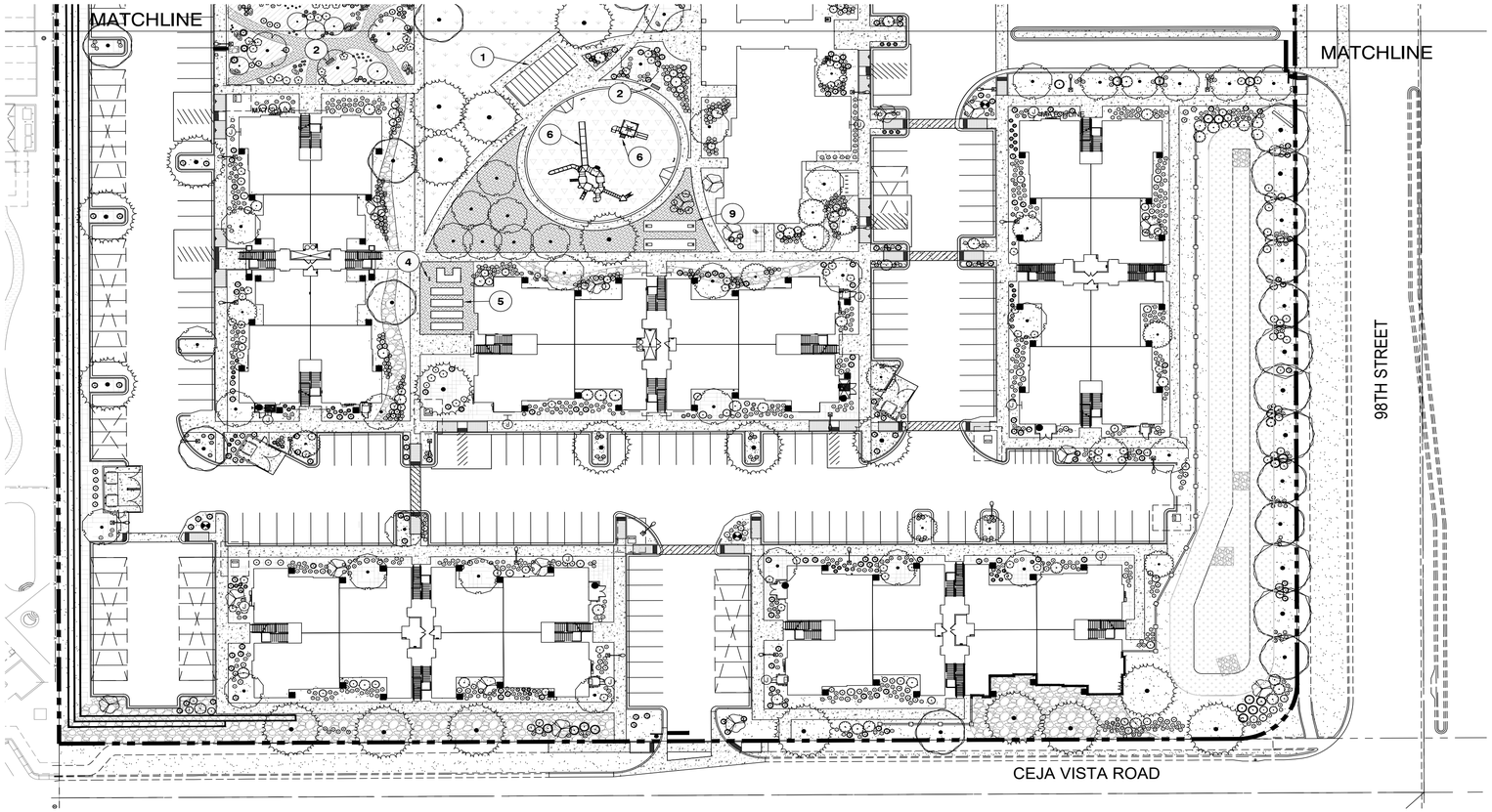
DATA

CITY OF ALBUQUERQUE PLANNING
These plans have been reviewed for code compliance and are:
APPROVED
BPC-2025-00326
The approval of these plans shall not be construed to be a permit for any violations of any code or ordinance of this city
Levy Griego
June 05, 2025

CONSENSUS PLANNING
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102

PLANTING PLAN

LP-101



PLANTING PLAN

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
1	TUBE STEEL TRELLIS, DETAIL TO BE PROVIDED BY CONTRATCTOR	
2	DUMOR (800) 598-4018 190 SERIES BENCH, BLACK. INSTALL PER MANUFACTURER INSTRUCTIONS.	
3	GLOBAL INDUSTRIES (800) 645-2986 PET WASTE STATION, MODEL 277CP42. INSTALL PER MANUFACTURER INSTRUCTIONS.	
4	ZURN (855) 663-9876 YARD HYDRANT, MODEL Z1395. INSTALL PER MANUFACTURER INSTRUCTIONS.	
5	PLANTING BEDS FROM DURABLE GREENBED (541) 209-2040. TRIM IN TIMBERTECH PVC; BLACK. INSTALL PER MANUFACTURER INSTRUCTIONS. FILL WITH GARDENING SOIL.	
6	PLAYGROUND EQUIPMENT TO BE PROVIDED BY PROPERTY MANAGEMENT	
7	PET DRINKING FOUNTAIN FROM DOG ON IT PARKS (877) 449-0089, MODEL NUMBER 7216R. COLOR STAINLESS STEEL. REQUIRES 1/2" INLET AND 30"X30"6" CONCRETE PAD. CONTRACTOR PROVIDE AVB FROM POC. INSTALL PER MANUFACTURER INSTRUCTIONS.	
8	6' BLACK FENCING AND GATES FROM MARCO SPECIALTY STEEL (713) 649-5310. INSTALL PER MANUFACTURER INSTRUCTIONS.	
9	BAG TOSS GAME TO BE PROVIDED BY PROPERTY MANAGEMENT	

CPESC Stamp

Tierra Linda
PROJECT TITLE
ALBUQUERQUE, NM, BERNALILLO COUNTY
APS / ZONING / CASE
07/02/2025
DATE
B. Henriksen / J. Tolman
DRAWN BY
INSPECTIONS PLUS

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	INSTALL SIZE	MATURE SIZE	WATER USE
TREES					
	1	Acer negundo / Box Elder	2.5" cal.	30'X25'	MED
	3	Acer negundo 'Sensation' / Sensation Box Elder	2.5" cal.	20' x 20'	MED
	66	Acer tataricum 'GarAnn' / Hot Wings® Tatarian Maple	2.5" cal.	20' x 20'	Low
	43	Chilopsis linearis / Desert Willow	2" cal.	15' x 10'	LOW
	25	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	B&B	15'x3'	LOW
	9	Koelreuteria paniculata 'Fastigiata' / Columnar Goldenrain Tree	2.5" cal.	20' x 4'	LOW
	24	Malus x 'Spring Snow' / Spring Snow Crabapple	2" cal.	20'x15'	LOW
	34	Pinus nigra / Austrian Pine	2.5" B&B	50'x30'	LOW
	12	Pistacia chinensis / Chinese Pistache	2.5" B&B	30' x 30'	LOW
	34	Ulmus x 'Frontier' / Frontier Elm	2.5" cal.	30'X25'	MED
	5	Zelkova serrata 'Fastigiata' / Fastigiate Japanese Zelkova	2.5" cal.	20' x 4'	LOW
SHRUBS					
	319	Achillea millefolium 'ACBZ0002' / Little Moonshine Common Yarrow	3 gal.	1' x 2'	Low
	5	Amelanchier utahensis / Utah Serviceberry	15 gal.	10' x 10'	Low - Med.
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MATERIALS HATCH LEGEND

139,784 SF		3/4" 'SMOKE' GRAVEL (3" DEPTH), AS AVAILABLE FROM BUILDOLOGY, INC., (505) 344-6626 (OR APPROVED EQUAL). INSTALL WITH FILTER FABRIC.
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16,124 SF		WOOD MULCH (3" DEPTH), AS AVAILABLE FROM BUILDOLOGY, INC., (505) 344-6626 (OR APPROVED EQUAL). INSTALL WITH FILTER FABRIC.
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11,511 SF		SOUTHWEST NATIVE GRASS SEED MIX FROM AMERICAN MEADOWS, SOW AT 1LB/1000SF.
3,215 SF		SOUTHWEST WILDFLOWER SEED MIX FROM AMERICAN MEADOWS, SOW AT 1LB/1000SF.
192		BASALT BOULDERS 3 X 3 X 3. PER DETAIL 1/LP101

GENERAL LANDSCAPE NOTES
1. PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE.
2. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
3. ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
4. ALL EXISTING PLANT MATERIALS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. DAMAGED MATERIALS SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
5. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY, PLANS SHALL TAKE PRECEDENCE.
6. THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING. IN ADDITION, THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
7. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.

PROJECT
NO. 24-2031-01
TIERRA LINDA APARTMENTS

3450 98th St SW
Albuquerque, NM

CLIENT
DBG PROPERTIES LLC
2164 SW Park Pl.
Portland , OR 97205
503-860-3298 p

SEAL
STATE OF NEW MEXICO
KENNETH A. ROMIG
#337
REGISTERED LANDSCAPE ARCHITECT
4-22-2025

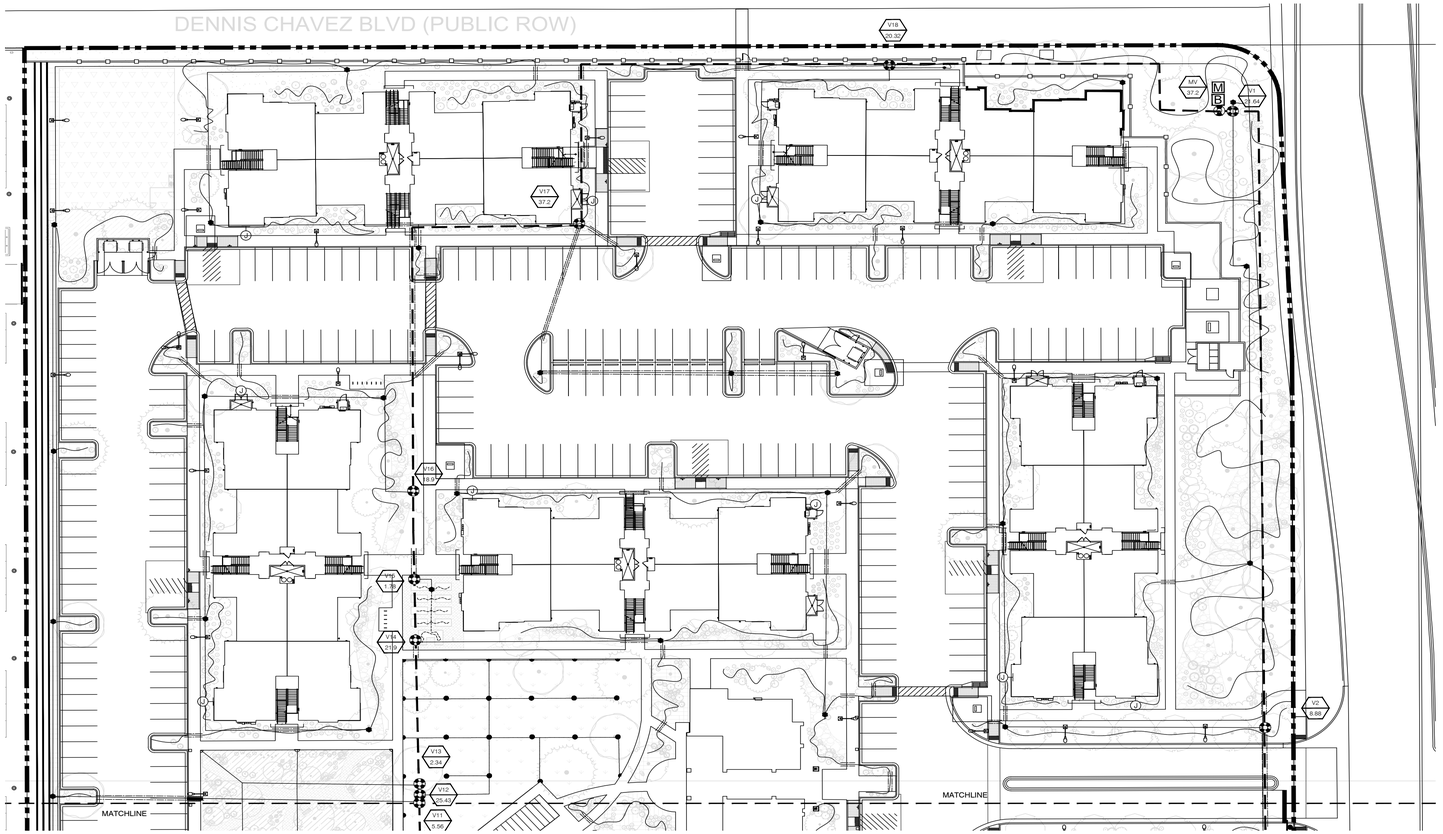
CONTACT
TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
ARCHITECTURE. PLANNING. LANDSCAPE ARCHITECTURE.
4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM

PHASE
04-22-2025
1ST CITY SUBMITTAL

DATA
CITY OF ALBUQUERQUE
PLANNING
These plans are not reviewed for code compliance and are
APPROVED
BPC-2025-00826
The approval of these plans shall not be construed to be a permit for, any violations of any code or ordinance of this city. NM 87102
(505) 924-3860 Fax 924-3864
Levy.Griego@cabq.gov
June 05, 2025

PLANTING PLAN

LP-102



IRRIGATION PLAN

0 30' 60'

SCALE: 1" = 30'

NORTH

IRRIGATION EQUIPMENT SCHEDULE

SYMBOL DESCRIPTION: ALL SITE IRRIGATION SHALL BE INSTALLED PER COSF CODE: 14-8.4(E)

- M — METER - 1-1/2" (SEE UTILITY PLAN)
- B — BACKFLOW PREVENTER : FEBCO 825YA REDUCED PRESSURE BACKFLOW PREVENTER (1-1/2") IN HOT BOX HB-1.5 INSULATED BACKFLOW ENCLOSURE CONTRACTOR TO PROVIDE POSITIVE HEAT SOURCE TO BACKFLOW PREVENTER. PER DETAIL 2/LIS01.
- MASTER VALVE: RAINBIRD PEB SERIES PLASTIC ELECTRIC VALVE WITH FLOW CONTROL. PER DETAIL 3/LIS01.
- SLEEVING: CLASS 200 PVC SOLVENT WELD, 2 SIZES LARGER THAN PIPE TO BE SLEEVED, 1 PIPE PER SLEEVE.
- IRRIGATION MAINLINE: SCHEDULE 40 PVC, SOLVENT WELD (1"), 36" DEPTH FOR CONSTANT PRESSURE MAIN AND 24" DEPTH FOR NON-CONSTANT PRESSURE MAIN.
- LATERAL PIPING: SCHEDULE 40 PVC, 18" DEPTH, 3/4" UNLESS NOTED OTHERWISE.
- AUTOMATIC DRIP VALVE ASSEMBLY: RAIN BIRD XCZ-100-PRB-LC CONTROL ZONE CONTROL KIT W/PRESSURE REGULATING BASKET FILTER. PER DETAIL 4/LIS01.
- AUTOMATIC VALVE ASSEMBLY (SPRAY): RAINBIRD PEB SERIES PLASTIC ELECTRIC VALVE WITH FLOW CONTROL. PER DETAIL 3/LIS01.
- MANUAL ISOLATION VALVE ASSEMBLY: SPEARS SCH. 80 PVC BALL VALVE WITH UNIONS, (SIZE PER LINE).

POP-UP SPRAY HEADS:
RAIN BIRD 'RD-06-SAM-PRS-MPR' WITH 'HE-VAN-15' 6'-15' ADJUSTABLE SPRAY

MODEL NO.	RADIUS	GPM	PSI	PR/Hr
QUARTER	90°	.39	30	1.76"/hr
HALF	180°	.59	30	1.76"/hr
3/4	270°	.88	30	1.76"/hr
FULL	360°	1.17	30	1.76"/hr

ROTOR SPRAY HEADS:
RAINBIRD 5012 PCSR - 12" 50000 SERIES POP- UP ROTOR WITH PRS PRESSURE REGULATION AND SAM CHECK VAIVE.

MODEL NO.	RADIUS	GPM	PR-Hr
QUARTER	25'- 50'	.27	.31
HALF	25'- 50'	.51	.59

- PVC TO POLY CONNECTION: HUNTER 25 PSI IN-LINE PRESSURE REGULATOR LOCATED IN 8" VALVE BOX. PER DETAIL 6/LIS01.
- DRIP IRRIGATION TUBING: 3/4" POLYETHYLENE PIPE W/COMPRESSION FITTINGS AND FLUSH CAP; FLUSH CAPS SHALL BE SCH 80 PVC BALL VALVE PLACED IN 10" VALVE BOX. TUBING SHALL BE PINNED EVERY 10'.
- NETAFIM TECHLINE EZ 12MM EMITTER ROLL

EMITTER DEVICE (NOT INDICATED): RAIN BIRD XERI-BUG EMITTERS AS DEFINED BELOW.
1/4" DISTRIBUTION TUBING PINNED AT EACH SHRUB/TREE.
SHRUBS - (2) XB-10, 1 GPH EMITTERS EACH
TREES - (6) XB-20, 2 GPH EMITTERS EACH

- C — CONTROLLER: RAIN BIRD ESP12-LXME W/3 ADDITIONAL 12 STATION MODULES (48 STATIONS TOTAL) W/LXMMSS STAINLESS STEEL CABINET ON LXMMSSPED STAINLESS STEEL PEDESTAL. CONTRACTOR TO PROVIDE ELECTRICAL POWER TO CONTROLLER. PER DETAIL 1/LIS01.

CONTROLLER/STATION NUMBER — AX = VALVE TYPE (SP=SPRINKLER, D=DRIP); XX

GENERAL IRRIGATION NOTES

1. THE SYSTEM DESIGN ASSUMES A MINIMUM STATIC PRESSURE OF 50 PSI AT THE POINT-OF-CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
2. THE IRRIGATION CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. THE IRRIGATION CONTRACTOR SHALL DETERMINE THE LOCATION OF UNDERGROUND UTILITIES AND ELECTRICAL WIRING PRIOR TO CONSTRUCTION.
4. THE IRRIGATION CONTRACTOR SHALL NOT INSTALL THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING, OR IF THE DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED. ALL SUCH OBSTRUCTIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
5. THE DRAWINGS ARE DIAGRAMMATIC. IN SOME CASES, IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE OF PLANTING AREAS FOR CLARITY. THE IRRIGATION CONTRACTOR SHALL AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ABOVE GROUND UTILITIES. IRRIGATION PIPE AND WIRING SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE.
6. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF SLEEVES WHERE MAIN LINE, LATERALS, AND WIRES CROSS BENEATH PAVING. EXTEND SLEEVES 2' BEYOND BACK OF EDGE OF CONCRETE AND CAP UNTIL CONTRACTOR IS READY TO BEGIN THE INSTALLATION OF SPRINKLER SYSTEM. STAKE LOCATION OF SLEEVE WITH T-POSTS AND FLAGS.
7. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A J-BOX WITH 120VAC; PHASE POWER TO THE CONTROLLER AND BACKFLOW PREVENTER LOCATIONS. IRRIGATION CONTRACTOR SHALL HARD-WIRE TO J-BOX.
8. CONTRACTOR SHALL INSTALL SPECIFIED BACKFLOW PREVENTER AND PROTECTIVE HOUSING AT THE LOCATION SHOWN ON THE DRAWINGS. CONTRACTOR SHALL CLOSELY FOLLOW THESE CONTRACT DRAWINGS, THE IRRIGATION SPECIFICATIONS, AND THE SPECIFIED RECOMMENDATIONS OF THE EQUIPMENT MANUFACTURERS TO INSURE PROPER INSTALLATION OF THE IRRIGATION SYSTEM. CONTRACTOR SHALL IMMEDIATELY CONSULT WITH THE OWNER WHENEVER THERE APPEARS TO BE A CONFLICT BETWEEN ANY OF THE ABOVE STATED DOCUMENTS.
9. CONTRACTOR SHALL CLOSELY FOLLOW THESE CONTRACT DRAWINGS, THE IRRIGATION SPECIFICATIONS, AND THE SPECIFIED RECOMMENDATIONS OF THE EQUIPMENT MANUFACTURERS TO INSURE PROPER INSTALLATION OF THE IRRIGATION SYSTEM. CONTRACTOR SHALL IMMEDIATELY CONSULT WITH THE OWNER WHENEVER THERE APPEARS TO BE A CONFLICT BETWEEN ANY OF THE ABOVE STATED DOCUMENTS.
9. ALL VALVE BOXES SHALL BE TAN W/TAN LID.

VALVE LEGEND & SCHEDULE

ID	SIZE	SPK TYPE	FLOW	PRECIP. RATE	RUNTIME
V-1	1.5"	DRIP	21.64 GPM	N/A	60 MIN
V-2	1"	DRIP	8.88 GPM	N/A	60 MIN
V-3	1.5"	DRIP	13.46 GPM	N/A	60 MIN
V-4	1.5"	DRIP	15.02 GPM	N/A	60 MIN
V-5	1.5"	DRIP	15.72 GPM	N/A	60 MIN
V-6	1.5"	DRIP	16.24 GPM	N/A	60 MIN
V-7	1.5"	DRIP	15.36 GPM	N/A	60 MIN
V-8	1.5"	DRIP	16.48 GPM	N/A	60 MIN
V-9	3/4"	NETAFIM	1.66 GPM	N/A	60 MIN
V-10	1.5"	DRIP	17.42 GPM	N/A	60 MIN
V-11	1"	DRIP	5.56 GPM	N/A	60 MIN
V-12	1.5"	SPRAY	25.43 GPM	1.76"/HR	30 MIN
V-13	3/4"	SPRAY	2.34 GPM	.59"/HR	75 MIN
V-14	1.5"	DRIP	21.9 GPM	N/A	60 MIN
V-15	3/4"	NETAFIM	1.78 GPM	N/A	60 MIN
V-16	1.5"	DRIP	18.9 GPM	N/A	60 MIN
V-17	2"	DRIP	37.2 GPM	N/A	60 MIN
V-18	1.5"	DRIP	20.32 GPM	N/A	60 MIN
MV	2"	MASTERVALVE	37.2 GPM	N/A	
			TOTAL RUNTIME		1,065 MIN

Tierra Linda
PROJECT TITLE
ALBUQUERQUE, NM, BERNALELLO COUNTY
CITY, COUNTY, STATE
07/02/202 DATE
INSPECTIONS PLUS DRAWN BY
CPESC Stamp
5

PROJECT
NO. 24-2031-01
TIERRA LINDA APARTMENTS

3450 98th St SW
Albuquerque, NM

CLIENT
DBG PROPERTIES LLC
2164 SW Park Pl.
Portland , OR 97205
503-860-3298 p

SEAL
STATE OF NEW MEXICO
KENNETH A. ROMIG #337
REGISTERED LANDSCAPE ARCHITECT
4-22-2025

CONTACT
TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
ARCHITECTURE, PLANNING, LANDSCAPE ARCHITECTURE.
4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM

PHASE
04-22-2025
1ST CITY SUBMITTAL

DATA
CITY OF ALBUQUERQUE
PLANNING
These plans have been reviewed for code compliance and are:
APPROVED
BPC-2025-00226
The approval of these plans shall not be construed to be a permit for any violations of any code or ordinance of this city.
Levy Ortega
June 05, 2025
Consensus Planning & Urban Design Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 (505) 842-5495
e-mail:pc@consensusplanning.com

IRRIGATION PLAN

LI-101

PROJECT

NO. 24-2031-01

TIERRA LINDA APARTMENTS

3450 98th St SW
Albuquerque, NM

CLIENT

DBG PROPERTIES LLC
2164 SW Park Pl.
Portland , OR 97205
503-860-3298 p

SEAL

STATE OF NEW MEXICO
KENNETH A. ROMIG
#337
REGISTERED LANDSCAPE ARCHITECT
4-22-2025

CONTACT

TODD + ASSOCIATES
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PHASE

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1ST CITY SUBMITTAL

DATA

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BPC-2025-00326
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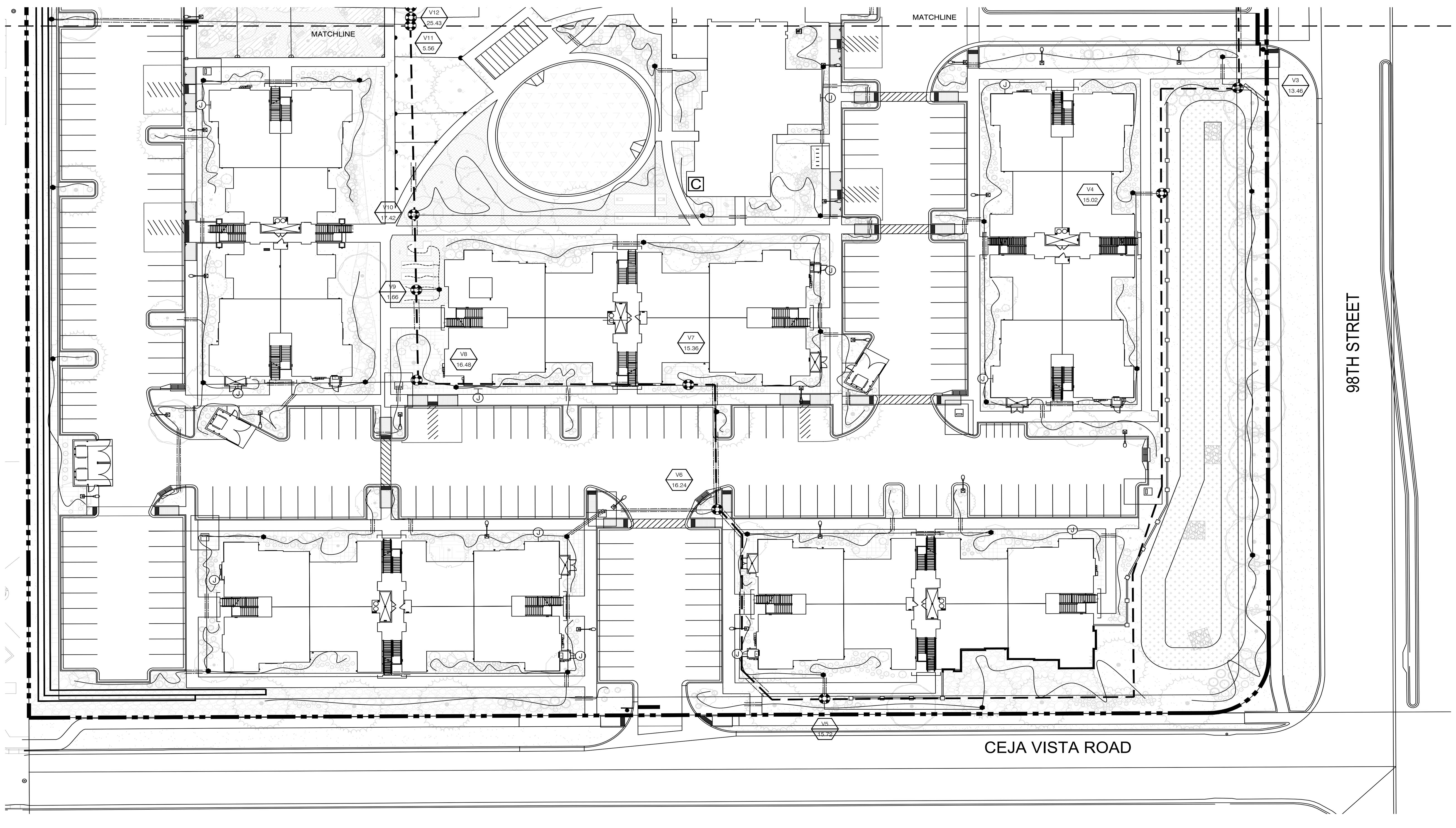
Levy Griego
June 05, 2025

CONSENSUS
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail:cp@consensusplanning.com



IRRIGATION PLAN

SCALE: 1" = 30'
NORTH

IRRIGATION EQUIPMENT SCHEDULE

SYMBOL DESCRIPTION: ALL SITE IRRIGATION SHALL BE INSTALLED PER COSF CODE: 14-8.4(E)

- M — METER - 1-1/2" (SEE UTILITY PLAN)
- B — BACKFLOW PREVENTER : FEBCO 825YA REDUCED PRESSURE BACKFLOW PREVENTER (1-1/2") IN HOT BOX HB-1.5 INSULATED BACKFLOW ENCLOSURE. CONTRACTOR TO PROVIDE POSITIVE HEAT SOURCE TO BACKFLOW PREVENTER. PER DETAIL 2/LI501.
- MASTER VALVE: RAINBIRD PEB SERIES PLASTIC ELECTRIC VALVE WITH FLOW CONTROL. PER DETAIL 3/LI501.
- SLEEVING: CLASS 200 PVC SOLVENT WELD, 2 SIZES LARGER THAN PIPE TO BE SLEEVED, 1 PIPE PER SLEEVE.
- IRRIGATION MAINLINE: SCHEDULE 40 PVC, SOLVENT WELD (1"), 36" DEPTH FOR CONSTANT PRESSURE MAIN AND 24" DEPTH FOR NON-CONSTANT PRESSURE MAIN.
- LATERAL PIPING: SCHEDULE 40 PVC, 18" DEPTH, 3/4" UNLESS NOTED OTHERWISE.
- AUTOMATIC DRIP VALVE ASSEMBLY: RAIN BIRD XCZ-100-PRB-LC CONTROL ZONE CONTROL KIT W/PRESSURE REGULATING BASKET FILTER. PER DETAIL 4/LI501.
- AUTOMATIC VALVE ASSEMBLY (SPRAY): RAINBIRD PEB SERIES PLASTIC ELECTRIC VALVE WITH FLOW CONTROL. PER DETAIL 3/LI501.
- MANUAL ISOLATION VALVE ASSEMBLY: SPEARS SCH. 80 PVC BALL VALVE WITH UNIONS, (SIZE PER LINE).

POP-UP SPRAY HEADS:
RAIN BIRD 'RD-06-SAM-PRS-MPR' WITH 'HE-VAN-15' 6'-15' ADJUSTABLE SPRAY

MODEL NO.	RADIUS	GPM	PSI	PR-hr
QUARTER	90'	.39	30	1.76"/hr
HALF	180'	.59	30	1.76"/hr
3/4	270'	.88	30	1.76"/hr
FULL	360'	1.17	30	1.76"/hr

ROTOR SPRAY HEADS:
RAINBIRD 5012 PCSR - 12" 50000 SERIES POP- UP ROTOR WITH PRS PRESSURE REGULATION AND SAM CHECK VAIVE.

MODEL NO.	RADIUS	GPM	PR-hr
QUARTER	25'- 50'	.27	.31
HALF	25'- 50'	.51	.59

- PVC TO POLY CONNECTION: HUNTER 25 PSI IN-LINE PRESSURE REGULATOR LOCATED IN 8" VALVE BOX. PER DETAIL 6/LI501.
- DRIP IRRIGATION TUBING: 3/4" POLYETHYLENE PIPE W/COMPRESSION FITTINGS AND FLUSH CAP; FLUSH CAPS SHALL BE SCH 80 PVC BALL VALVE PLACED IN 10" VALVE BOX. TUBING SHALL BE PINNED EVERY 10'.
- NETAFIM TECHLINE EZ 12MM EMITTER ROLL

EMITTER DEVICE (NOT INDICATED): RAIN BIRD XERI-BUG EMITTERS AS DEFINED BELOW.
1/4" DISTRIBUTION TUBING PINNED AT EACH SHRUB/TREE.
SHRUBS - (2) XB-10, 1 GPH EMITTERS EACH
TREES - (6) XB-20, 2 GPH EMITTERS EACH

- C — CONTROLLER: RAIN BIRD ESP12-LXME W/3 ADDITIONAL 12 STATION MODULES (48 STATIONS TOTAL) W/LXMMSS STAINLESS STEEL CABINET ON LXMMSSPED STAINLESS STEEL PEDESTAL. CONTRACTOR TO PROVIDE ELECTRICAL POWER TO CONTROLLER. PER DETAIL 1/LI501.

CONTROLLER/STATION NUMBER — AX D / 00 — VALVE TYPE
SP=SPRINKLER
D=DRIP

GENERAL IRRIGATION NOTES

1. THE SYSTEM DESIGN ASSUMES A MINIMUM STATIC PRESSURE OF 50 PSI AT THE POINT-OF-CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
2. THE IRRIGATION CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. THE IRRIGATION CONTRACTOR SHALL DETERMINE THE LOCATION OF UNDERGROUND UTILITIES AND ELECTRICAL WIRING PRIOR TO CONSTRUCTION.
4. THE IRRIGATION CONTRACTOR SHALL NOT INSTALL THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING, OR IF THE DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED. ALL SUCH OBSTRUCTIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
5. THE DRAWINGS ARE DIAGRAMMATIC. IN SOME CASES, IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE OF PLANTING AREAS FOR CLARITY. THE IRRIGATION CONTRACTOR SHALL AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ABOVE GROUND UTILITIES. IRRIGATION PIPE AND WIRING SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE.
6. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF SLEEVES WHERE MAIN LINE, LATERALS, AND WIRES CROSS BENEATH PAVING. EXTEND SLEEVES 2' BEYOND BACK OF EDGE OF CONCRETE AND CAP UNTIL CONTRACTOR IS READY TO BEGIN THE INSTALLATION OF SPRINKLER SYSTEM. STAKE LOCATION OF SLEEVE WITH T-POSTS AND FLAGS.
7. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A J-BOX WITH 120VAC; PHASE POWER TO THE CONTROLLER AND BACKFLOW PREVENTER LOCATIONS. IRRIGATION CONTRACTOR SHALL HARD-WIRE TO J-BOX.
8. CONTRACTOR SHALL INSTALL SPECIFIED BACKFLOW PREVENTER AND PROTECTIVE HOUSING AT THE LOCATION SHOWN ON THE DRAWINGS. CONTRACTOR SHALL CLOSELY FOLLOW THESE CONTRACT DRAWINGS, THE IRRIGATION SPECIFICATIONS, AND THE SPECIFIED RECOMMENDATIONS OF THE EQUIPMENT MANUFACTURERS TO INSURE PROPER INSTALLATION OF THE IRRIGATION SYSTEM. CONTRACTOR SHALL IMMEDIATELY CONSULT WITH THE OWNER WHENEVER THERE APPEARS TO BE A CONFLICT BETWEEN ANY OF THE ABOVE STATED DOCUMENTS.
9. CONTRACTOR SHALL CLOSELY FOLLOW THESE CONTRACT DRAWINGS, THE IRRIGATION SPECIFICATIONS, AND THE SPECIFIED RECOMMENDATIONS OF THE EQUIPMENT MANUFACTURERS TO INSURE PROPER INSTALLATION OF THE IRRIGATION SYSTEM. CONTRACTOR SHALL IMMEDIATELY CONSULT WITH THE OWNER WHENEVER THERE APPEARS TO BE A CONFLICT BETWEEN ANY OF THE ABOVE STATED DOCUMENTS.
9. ALL VALVE BOXES SHALL BE TAN W/TAN LID.

VALVE LEGEND & SCHEDULE

ID	SIZE	SPK TYPE	FLOW	PRECIP. RATE	RUNTIME
V-1	1.5"	DRIP	21.64 GPM	N/A	60 MIN
V-2	1"	DRIP	8.88 GPM	N/A	60 MIN
V-3	1.5"	DRIP	13.46 GPM	N/A	60 MIN
V-4	1.5"	DRIP	15.02 GPM	N/A	60 MIN
V-5	1.5"	DRIP	15.72 GPM	N/A	60 MIN
V-6	1.5"	DRIP	16.24 GPM	N/A	60 MIN
V-7	1.5"	DRIP	15.36 GPM	N/A	60 MIN
V-8	1.5"	DRIP	16.48 GPM	N/A	60 MIN
V-9	3/4"	NETAFIM	1.66 GPM	N/A	60 MIN
V-10	1.5"	DRIP	17.42 GPM	N/A	60 MIN
V-11	1"	DRIP	5.56 GPM	N/A	60 MIN
V-12	1.5"	SPRAY	25.43 GPM	1.76"/HR	30 MIN
V-13	3/4"	SPRAY	2.34 GPM	.59"/HR	75 MIN
V-14	1.5"	DRIP	21.9 GPM	N/A	60 MIN
V-15	3/4"	NETAFIM	1.78 GPM	N/A	60 MIN
V-16	1.5"	DRIP	18.9 GPM	N/A	60 MIN
V-17	2"	DRIP	37.2 GPM	N/A	60 MIN
V-18	1.5"	DRIP	20.32 GPM	N/A	60 MIN
MV	2"	MASTERVALVE	37.2 GPM	N/A	
			TOTAL RUNTIME		1,065 MIN

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CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL CPESC James Tolman No. 10631	ALBUQUERQUE, NM, BERNALILLO COUNTY (CITY, COUNTY, STATE)
	07/02/202 5 (DATE) — B. Henriksen / J. Tolman (DRAWN BY) — INSPECTIONS PLUS

IRRIGATION PLAN

LI-102

A2-10 SEDIMENT TRAP

Image credit: Coleman Engineering

DESCRIPTION

A sediment trap is a small temporary ponding area where water is slowed, and sediment can settle. There are two types of sediment traps: bermed traps and excavated traps.

PRIMARY USE

Sediment traps are used to collect and store sediment from small sites, and cleaned or graded areas during construction. Sediment traps are used where the disturbed site area is less than 5 acres, and is located at points of discharge from the disturbed area. Sediment traps are temporary measures maintained until permanent measures are installed.

APPLICATION

Sediment trap design strategies include:

- » *Create a rectangular and shallow trap with a length-to-width ratio of 2:1 or greater.*
- » *Construct an outlet structure that consists of a stone section in the embankment formed by a combination coarse aggregate/riprap to provide for filtering/detention capability.*
- » *Locate the outlet crest at least 1 foot below the top of the embankment.*
- » *Place geotextile fabric at the stone-soil interface to act as a separator.*

SEE ALSO

A2-11 *Sediment Basin*

NMDOT STANDARD DRAWING

603-01-5/7 Sediment Trap

NMDOT TESCP
(TEMPORARY EROSION AND SEDIMENT CONTROL PLAN)
SYMBOL

ST

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A2-10 **SEDIMENT TRAP** CONTINUED

LIMITATIONS

» *The amount of land required may limit sediment trap use.*
» *Sediment traps can cause minor flooding upstream of a dam, impacting construction operations.*
» *Sediment traps are a temporary measure during construction and should not be used for more than 18 months due to reduced efficiency.*

MAINTENANCE REQUIREMENTS

» *Remove sediment and re-grade to its original dimensions when the capacity of the impoundment has been reduced to one-half of its original storage capacity. Stockpile sediment or redistribute in areas that are protected from erosion.*
» *Inspect trap after major storm events to check for clogging of the void spaces between stones. If the aggregate appears to be silted in such that efficiency is diminished, the stone should be replaced.*

CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL
CPESC®
James Tolman
No. 10631

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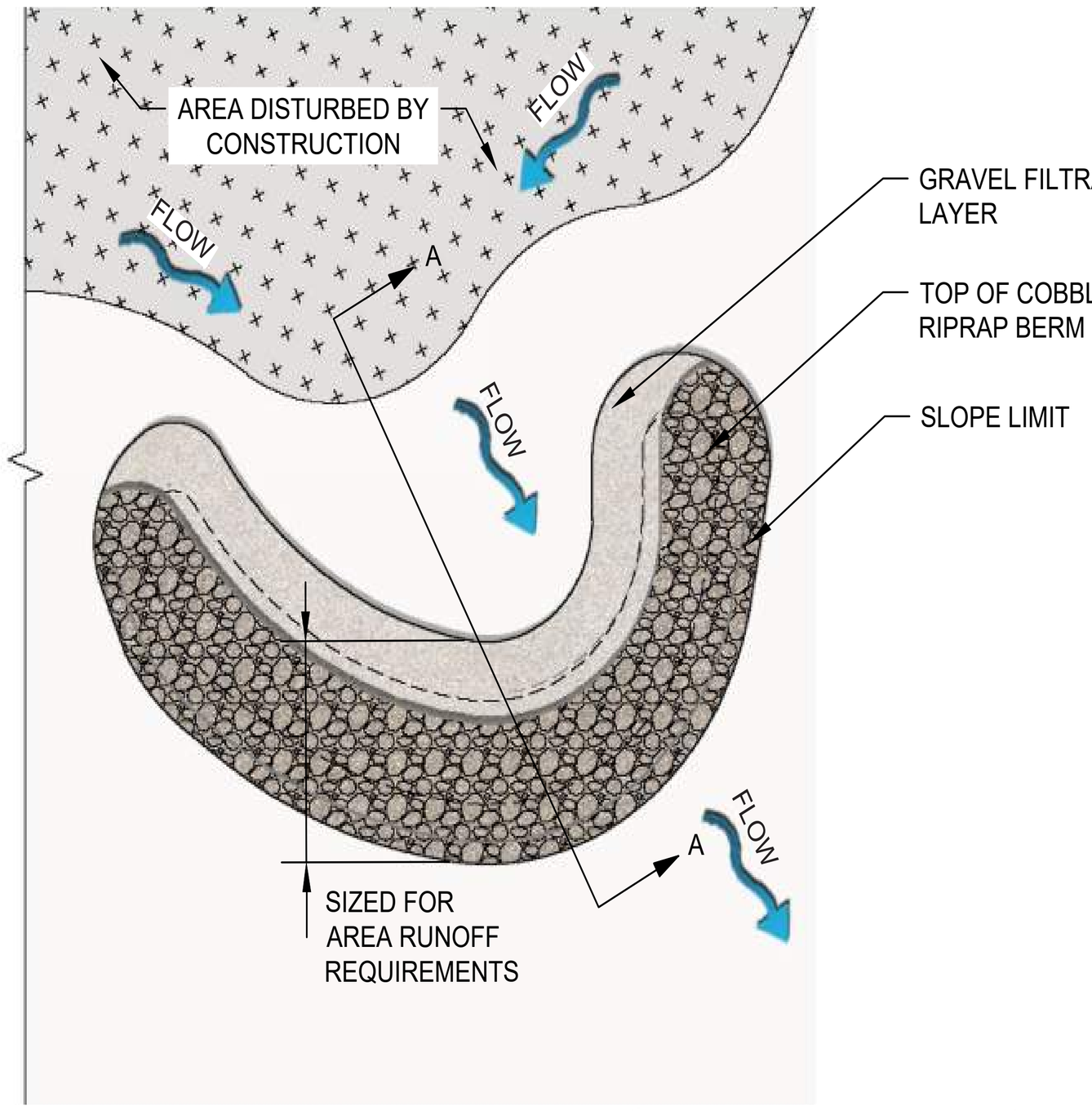
A2-10 **SEDIMENT TRAP** CONTINUED



Bermed sediment trap - PLAN VIEW.

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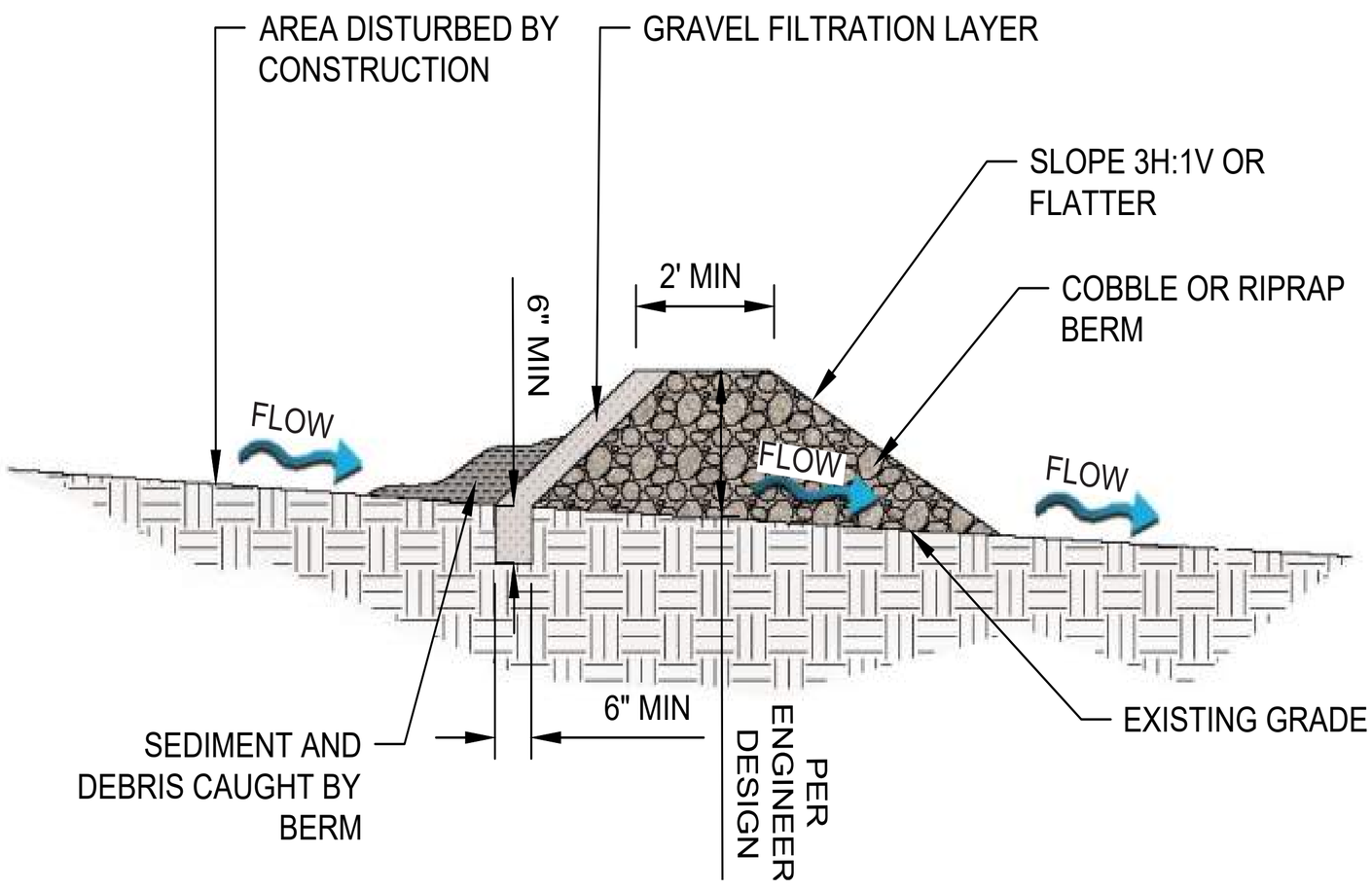
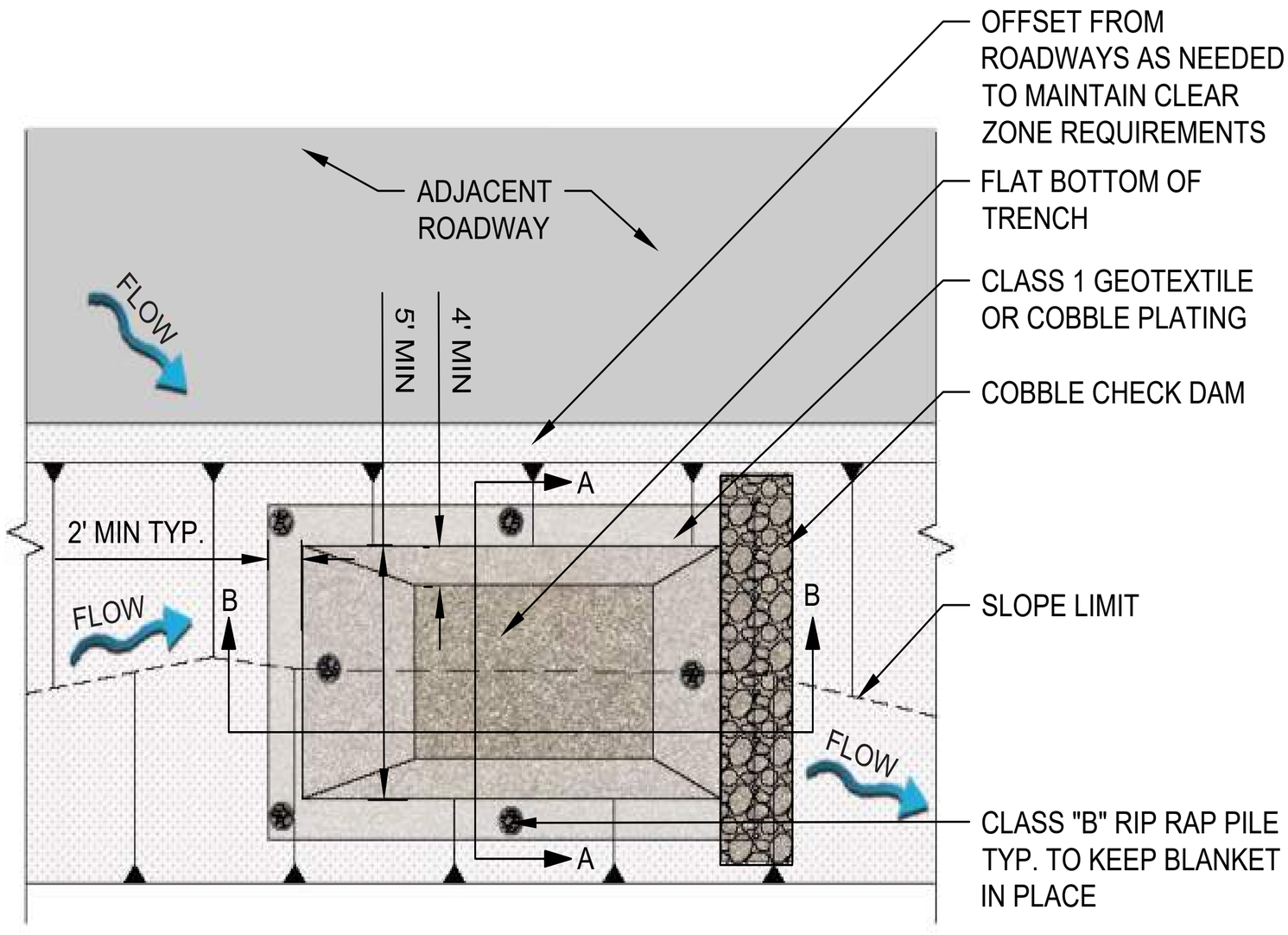
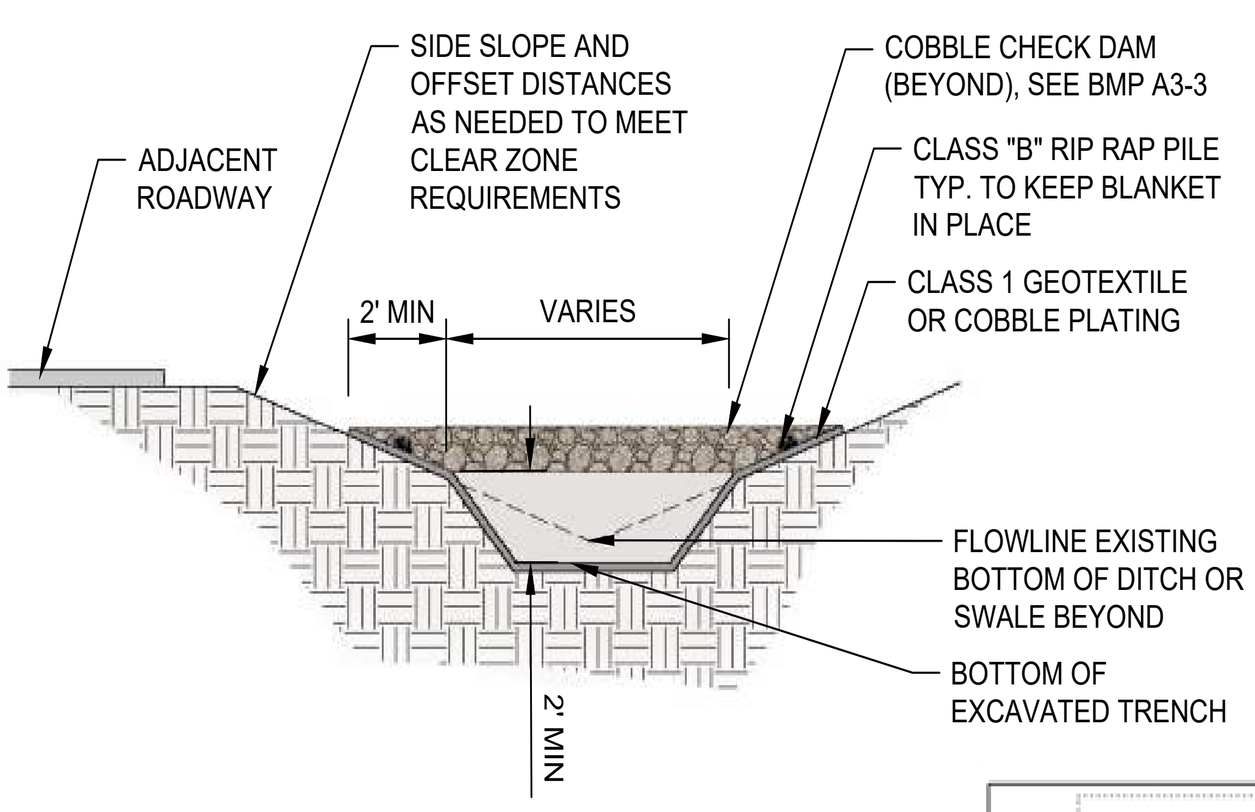


Bermed sediment trap - SECTION A-A.

A2-10 **SEDIMENT TRAP** CONTINUED



Excavated sediment trap - PLAN VIEW.



Excavated sediment trap - SECTION B-B.

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A3-1 DIVERSION CHANNEL

Image credit: iStock/Olga Ihnatsyeva

DESCRIPTION

Diversion channels are constructed conveyances that concentrate and route stormwater flow away from construction areas or toward desired locations. They can be constructed as either dikes (berms) or swales.

PRIMARY USE

Diversion channels are typically used to collect and direct flow around disturbed areas into a controlled outlet. Diversion channels are useful when significant offsite flow could disturb a site; when flow needs to be directed away from staging, storage, or fueling areas; or where routing is required for treatment.

APPLICATION

Berms and diversions should be constructed of compacted soil or coarse aggregate. Strategies for successful diversion channel design include:

Earth Dike (Berm)

- *Provide immediate stabilization of compacted earth dikes upon placement to avoid contributing to site erosion and sedimentation.*
- *Design berms with a minimum height of 18 inches, side slopes of 2:1 or flatter, and a minimum base width of 6 feet.*
- *Design berms to include uninterrupted positive grade to a stabilized outlet.*

Diversion Channel (Swale)

- *Quickly stabilize interceptor swales upon excavation to avoid contributing to site erosion and sedimentation.*
- *Excavate and shape diversion channels to line, grade, and cross section as indicated in the plans and as required to meet the criteria specified.*

SEE ALSO

A3-2 *Contour Swale*

NMDOT STANDARD DRAWING

603-01-5/7 Earth Dike (Berm)
603-01-7/7 Diversion Dike

NMDOT TESCP (TEMPORARY EROSION AND SEDIMENT CONTROL PLAN) SYMBOL

DC

A3-1 DIVERSION CHANNEL CONTINUED

LIMITATIONS

Earth Dike (Berm)

» *The dikes can be a hindrance to construction equipment moving on the site. Carefully plan placement prior to installation.*

Diversion Channel (Swale)

» *Swales may be unsuitable to site conditions (too flat or steep).*
» *Temporary swales might have limited flow capacity.*

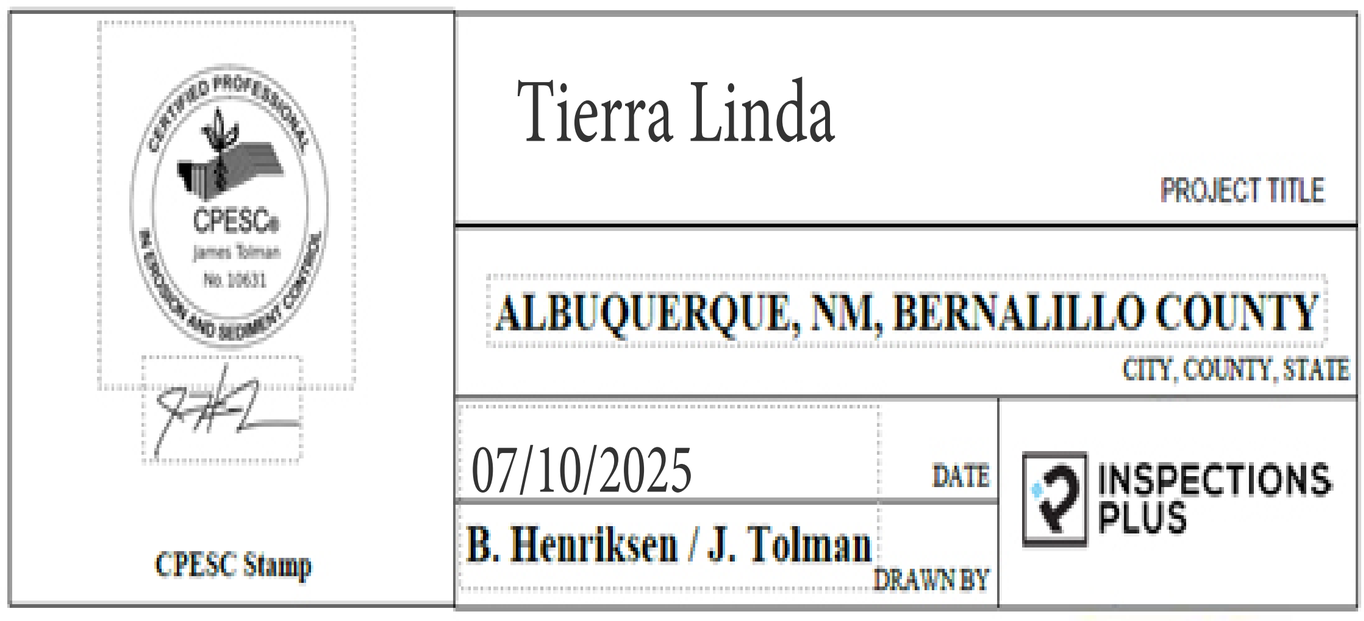
MAINTENANCE REQUIREMENTS

Earth Dike (Berm)

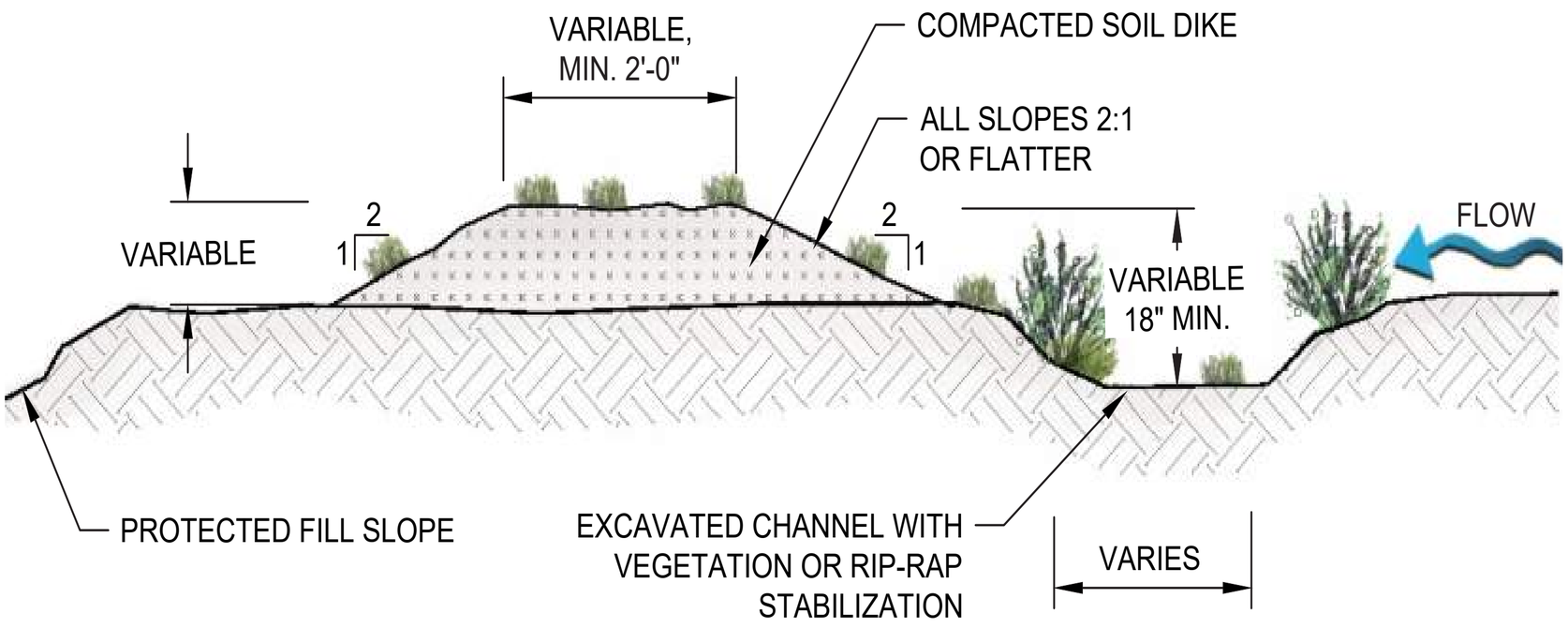
» *Inspect weekly and after (>0.5 inch) storm events during construction to determine if silt is building up behind the dike, or if erosion is occurring on the face of the dike.*
» *Remove silt in a timely manner.*
» *Stabilize slopes through mulch or seeding (or flatten the slope) if erosion is occurring on the face of the dike.*

Diversion Channel (Swale)

» *Inspect weekly and after (>0.5 inch) storm events during construction to locate and repair any damage to the channel.*
» *Clear debris or other obstructions so as not to diminish flow capacity.*
» *Repair damage from storms or normal construction activities, such as tire ruts or disturbance of swale stabilization.*

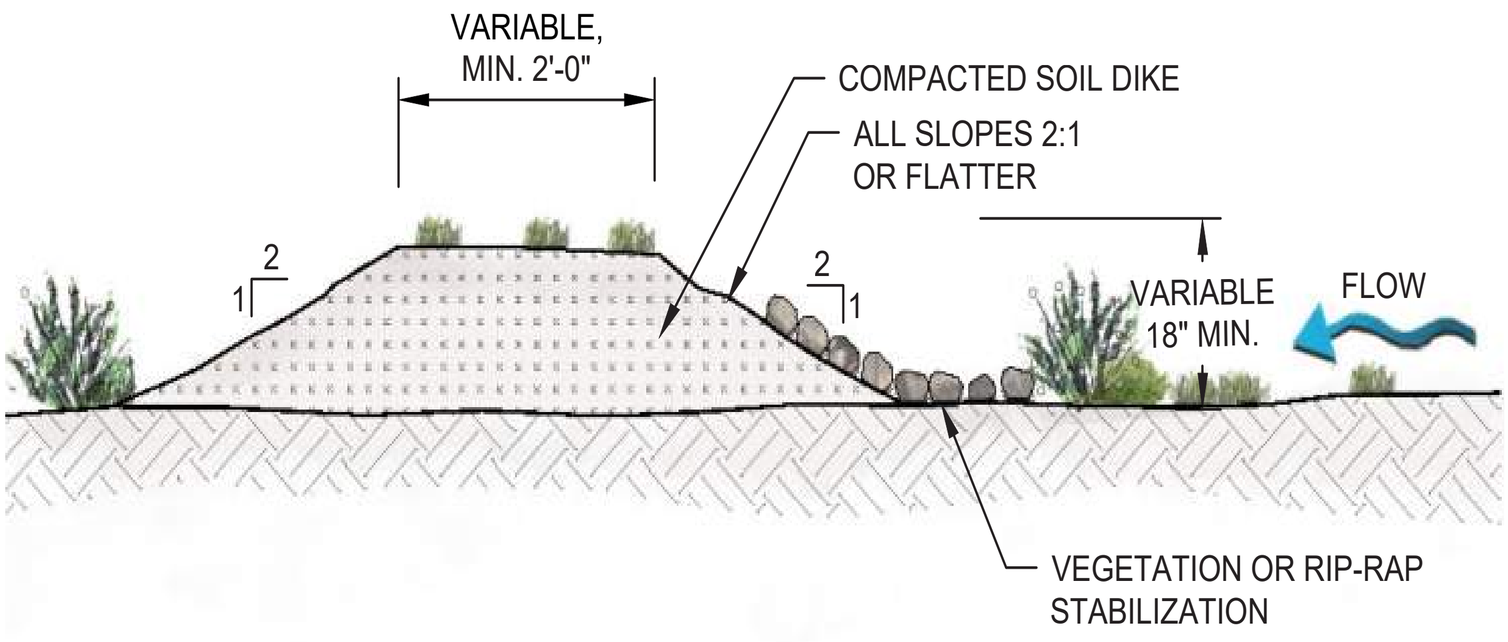


A3-1 **DIVERSION CHANNEL** CONTINUED



NOTES:
1. THE CHANNEL BEHIND THE DIKE SHALL HAVE POSITIVE GRADE TO A STABILIZED OUTLET.
2. THE DIKE SHALL BE ADEQUATELY COMPACTED TO PREVENT FAILURE.

Earth dike and excavated swale combination - SECTION VIEW.



NOTES:
1. THE CHANNEL BEHIND THE DIKE SHALL HAVE POSITIVE GRADE TO A STABILIZED OUTLET.
2. THE DIKE SHALL BE ADEQUATELY COMPACTED TO PREVENT FAILURE.

Earth dike without excavated swale - SECTION VIEW.

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