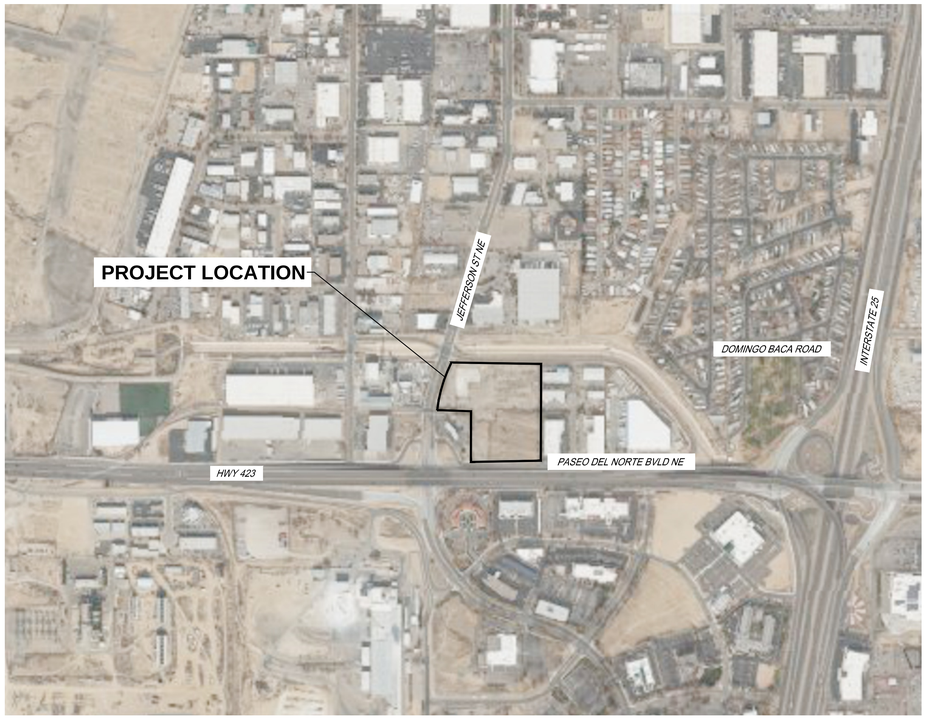
EROSION AND SEDIMENT CONTROL PLAN

PROPOSED U-HAUL FACILITY



CITY OF ALBUQUERQUE

LOCATION MAP

SCALE IN FEET

0 500 1000

N W E S

Sheet List Table

CIVIL PLAN ABBREVIATIONS:

AC	ACRE	CJ	CONTROL JOINT	EOF	EMERGENCY OVERFLOW	GL	GUTTER LINE	IPS	IRON PIPE SIZE	NWL	NORMAL WATER LEVEL	RCP	REINFORCED CONCRETE PIPE	THRU	THROUGH
ADA	AMERICANS WITH DISABILITIES ACT	CL	CENTERLINE	EQ	EQUAL	GPM	GALLONS PER MINUTE	J-BOX	JUNCTION BOX	OC	ON CENTER	RD	ROOF DRAIN	TNFH	TOP NUT OF FIRE HYDRANT
ADD	ADDENDUM	CMP	CORRUGATED METAL PIPE	EX	EXISTING	GV	GATE VALVE	JT	JOINT	OCEW	ON CENTER EACH WAY	REBAR	REINFORCING BAR	TRANS	TRANSFORMER
AFF	ABOVE FINISHED FLOOR	CO	CLEANOUT	FDC	FIRE DEPARTMENT CONNECTION	HDPE	HIGH DENSITY POLYETHYLENE	LF	LINEAR FEET	OH	OVERHEAD	REM	REMOVE	TV	TELEVISION
AGG	AGGREGATE	CONC	CONCRETE	FDN	FOUNDATION	HD	HEAVY DUTY	LIN	LINEAR	OHD	OVERHEAD DOOR	ROW	RIGHT OF WAY	T/W	TOP OF WALL
APPROX	APPROXIMATE	CONST	CONSTRUCTION	FES	FLARED END SECTION	HH	HANDHOLE	LPS	LOW PRESSURE STEAM	OZ	OUNCE	R/W	RIGHT OF WAY	TYP	TYPICAL
ARCH	ARCHITECT, ARCHITECTURAL	CONT	CONTINUOUS	FFE	FINISHED FLOOR ELEVATION	HORIZ	HORIZONTAL	LS	LUMP SUM	PED	PEDESTAL, PEDESTRIAN	SAN	SANITARY	UT	UTILITY, UNDERGROUND
BFE	BASEMENT FLOOR ELEVATION	CY	CUBIC YARD	FPM	FEET PER MINUTE	HR	HOUR	LSO	LOWEST STRUCTURAL OPENING	PERF	PERFORATED	SCH	SCHEDULE		TELEPHONE
BIT	BITUMINOUS	C&G	CURB AND GUTTER	FPS	FEET PER SECOND	HWL	HIGH WATER LEVEL	MAX	MAXIMUM	PL	PROPERTY LINE	SF	SQUARE FOOT	VCP	VITRIFIED CLAY PIPE
CAD	COMPUTER-AIDED DESIGN	DEMO	DEMOLITION	FT	FOOT, FEET	HWY	HIGHWAY	MB	MAIL BOX	PP	POLYPROPYLENE	SPEC	SPECIFICATION	W/O	WITHOUT
CB	CATCH BASIN	DIA	DIAMETER	FTG	FOOTING	HYD	HYDRANT	MECH	MECHANICAL	PSI	POUNDS PER SQUARE INCH	SQ	SQUARE	W/	WITH
CFS	CUBIC FEET PER SECOND	DIM	DIMENSION	GA	GAUGE	I	INVERT	MH	MANHOLE	PVC	POLYVINYL CHLORIDE	STA	STATION	YD	YARD
CF	CUBIC FOOT	DS	DOWNSPOUT	GAL	GALLON	ID	INSIDE DIAMETER	MIN	MINIMUM	PVMT	PAVEMENT	SY	SQUARE YARD	YR	YEAR
CI	CAST IRON	EA	EACH	GALV	GALVANIZED	IN	INCH	MISC	MISCELLANEOUS	QTY	QUANTITY	T/C	TOP OF CURB		
CIP	CAST IRON PIPE	ELEC	ELECTRICAL	GC	GENERAL CONTRACTOR	INV	INVERT	NO	NUMBER	R	RIM	TEL	TELEPHONE		
CIPC	CAST IN PLACE CONCRETE	ELEV	ELEVATION	GFE	GARAGE FLOOR ELEVATION	IP	IRON PIPE	NTS	NOT TO SCALE	RAD	RADIUS	TEMP	TEMPORARY		

ESC Plan Standard 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 BMPS 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 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. 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 FOR FILING THEIR NOTICE OF TERMINATION（NOT） WITH THE EPA. EACH OPERATOR MAY TERMINATE 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 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-HOOD SILT FENCE SHALL BE SHOWN IN THE FRONT YARD SWALE OR ON THE SIDE OF THE STREET.

PROJECT ADDRESS:

8200 JEFFERSON STREET NE
ALBUQUERQUE, NM

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "NEW MEXICO ONE CALL" FOR UTILITY LOCATIONS, MINIMUM 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (811).

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REQUIREMENTS.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), ON THE NEW MEXICO STATE PLANE, CENTRAL ZONE IN U.S. SURVEY FEET AS MEASURED ALONG THE NORTHWEST LINE OF THE SUBJECT PROPERTY WHICH BEARS N 17°16'54" E PER GPS COORDINATE OBSERVATIONS.
LATITUDE = 35°10'35.9250"
LONGITUDE = -106°35'34.8662"
CONVERGENCE ANGLE = 00°11'51.4113"

ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS WITH ORIGINATING BENCHMARK CITY OF ALBUQUERQUE VETICAL CONTROL MONUMENT G-442.

RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN NOVEMBER 2021 BY BLEW & ASSOCIATES, PA (479-443-4506)

B.M. ELEVATION= 5127.87
ALUMINIUM CAP "NM DOT" (ADJACENT TO PASEO DEL NORTE IN SW CORNER OF LOT)
N: 1519065.87 / E: 1538067.67

LEGEND

EXISTING

CITY LIMITS
SECTION LINE
QUARTER SECTION LINE
RIGHT OF WAY LINE
PROPERTY / LOTLINE
EASEMENT LINE
ACCESS CONTROL
WATER EDGE
WETLAND BOUNDARY
WETLAND / MARSH
FENCE LINE
CULVERT
STORM SEWER
SANITARY SEWER
SANITARY SEWER FORCEMAIN
WATER
GAS
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
UNDERGROUND TV
OVERHEAD UTILITY
UNDERGROUND UTILITY
UNDERGROUND FIBER OPTIC
CONTOUR (MAJOR)
CONTOUR (MINOR)
DECIDUOUS TREE
CONIFEROUS TREE
TREE LINE
MANHOLE/STRUCTURE
CATCH BASIN
HYDRANT
VALVE
CURB STOP
POWER POLE
UTILITY PEDESTAL / CABINET

PROPOSED

LOT LINE
RIGHT OF WAY
EASEMENT
CULVERT
STORM SEWER
STORM SEWER (PIPE WIDTH)
SANITARY SEWER
SANITARY SEWER (PIPE WIDTH)
WATER
GAS
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
UNDERGROUND TV
CONTOUR
MANHOLE (STORM, SANITARY)
CATCH BASIN
HYDRANT
VALVE

NATURE OF CONSTRUCTION ACTIVITIES

U-HAUL ALBUQUERQUE - PHASE 1 OF 1

START: 01/19/26 - END: 3/9/27

DATES ARE ESTIMATED AND DEPENDENT OF EXTERNAL CIRCUMSTANCES AND FINAL PERMIT APPROVAL:

9.75 TOTAL AND MAXIMUM AREA TO BE DISTURBED AT ANY ONE TIME.

- THE OPERATOR, U-HAUL CO. OF NORTHERN NEW MEXICO (WHO WILL BE OVERSEEING HASTCO/FRANKLINS EARTHMOVING WHO WILL BE PERFORMING THE WORK) WILL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF BMP'S, MASS GRADING AND TRENCHING FOR UTILITY INSTALLATION ALONG THE 8200 BLOCK OF JEFFERSON ST NE AND PASEO DEL NORTE BOULEVARD NE. BELOW ARE THE STAGES OF WORK AND APPROXIMATE START/STOP DATES. IT IS POSSIBLE THAT SOME OF THESE STAGES OF WORK WILL OVER LAP WITH EACHOTHER/EXTEND PAST DATES PROVIDED PENDING CITY PERMIT APPROVALS.

- BMP'S TO USE THROUGHOUT ALL STAGES OF CONSTRUCTION AND REMOVAL AS REQUIRED TO ALLOW FINAL ESTABLISHMENT: INCLUDING INSTALLATION OF FODS MATS AT JOBSITE ENTRANCES/EXITS, PERIMETER SILT FENCE FOR DUST CONTROL, STRAW WATTLES (BIO ROLL) AT RETENTION PONDS/DRAINAGE SWALES, INLET PROTECTION, RIP RAP SECTIONS, STREET SWEEPING AS NEEDED (BOTH PRIVATE & PUBLIC), WATER TRUCKS FOR DUST CONTROL, ETC.

-1/2026-2/2026- SITE PREPARATION WITH INSTALLATION OF INITIAL BMP PERIMETER CONTROLS AND SURROUNDING EXISTING INLET PROTECTION WILL BE PLACED PER APPROVED ESC/BMP PLAN, ESC/BMP'S TO BE MAINTAINED THROUGH CONSTRUCTION AS REQUIRED TO MEET CITY/STATE/EPA REQUIREMENTS.

-2/2026-5/2026- SITE DEMO ONSITE/ALONG JEFFERSON ST. & PASEO BLVD., CLEAR AND GRUB SITE, OVER EX OF BUILDING PADS AND BUILDING PAD PREP, CUTTING OF DESIGNED PERMANENT RETENTION PONDS WITH DESIGNED OUTFLOW, COMPLETE SITE GRADING READY FOR PAVEMENT/LANDSCAPE ESTABLISHMENT.

-3/2026-6/2026- SITE UTILITIES PREPARE ALL ON SITE UTILITIES, SETUP ROAD CLOSURE/TRAFFIC CONTROL FOR UTILITY TIE-INS WITH APPROVED TRAFFIC CONTROL PLAN, COORDINATE & PERFORM UTILITY TIE-INS IN JEFFERSON ST. AND PASEO, FORM AND POUR SIDEWALK/CURB POURBACKS.

-5/2026-9/2026- LAY DOWN PAVEMENT SUBGRADE ROCK, FORM AND POUR CONCRETE ENTRANCES, POUR PERIMETER CURB LINES, PAVE PARKING LOT.

-4/2026-1/2027- BUILDING CONSTRUCTION OF MAIN STORAGE BUILDING, U-BOX BUILDING, MINI STORAGE BUILDINGS AND RV CANOPIES.

-10/2026-2/2027- FINAL SITE GRADING AND LANDSCAPING (BRIGHTVIEW LANDSCAPE). IT IS POSSIBLE THAT THIS COULD HAPPEN EARLIER IF SCHEDULE ALLOWS AND CURB/PAVING IS COMPLETED PRIOR TO WINTER MONTHS.

-COMPLETION OF CONSTRUCTION ACTIVITIES WILL TAKE PLACE AFTER INSTALLATION OF ALL BMP'S AND SITE DEMO/CLEAR & GRUB. FINAL STABILIZATION WILL INCLUDE LAYING OF ASPHALT PAVEMENT AND SITE LANDSCAPING. AT THOSE TIMES WITHIN THE PROJECT SCHEDULE, REMOVAL OF FODS MATS ENTRANCES AND BMP PERIMETER CONTROLS WILL TAKE PLACE AND THE TIMING OF REMOVAL WILL BE COORDINATED TO BE AS CLOSE TO FINAL STABILIZATION AS POSSIBLE. IF THERE ARE DELAYS BEYOND 14 DAYS IN THE SCHEDULE, TEMPORARY BMP MEASURES WILL BE INSTALLED UNTIL FINAL STABLIZATION IS COMPLETED. FINAL STABLIZATION/ESTABLISHMENT WILL BE CONFIRMED/APPROVED WITH CITY OF ALBUQUERQUE OFFICIAL AND CLOSED OUT AT THE CITY/STATE/EPA LEVEL.

OPERATOR:
U-HAUL CO. OF NORTHERN NEW MEXICO
3101 PRINCETON DRIVE NE
ALBUQUERQUE, NM 87107

OWNER:
AMERCO REAL ESTATE COMPANY
2727 N CENTRAL AVE
PHOENIX, AZ 85004

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/30/2024	ARA	CITY SUBMITTAL #1
2	06/26/2025	ARA	CITY SUBMITTAL #2
3	10/22/2025	ARA	CITY SUBMITTAL #3
4	12/3/2025	ARA	CITY SUBMITTAL #4
5			
6			
7			
8			

PROFESSIONAL SEAL:

RYAN J. ANDERSON
NEW MEXICO
28792
PROFESSIONAL ENGINEER

01/13/2026

ISG

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT

U-HAUL
PR-2023-008710
SI-2025-00082

ALBUQUERQUE NEW MEXICO

SITE ADDRESS:
U-Haul Moving & Storage
8200 JEFFERSON ST

SHEET CONTENTS:

COVER SHEET

824071

DRAWN:	GBV	1
CHECKED:	ARA	
DATE:	--/--/--	

28816 ESC COVER

STORMWATER BASIN SHALL BE MAINTAINED AS TEMPORARY SEDIMENT BASIN. TEMPORARY SEDIMENT BASIN SHALL BE MAINTAINED UNTIL ALL OF CONSTRUCTION AND STABILIZATION IS COMPLETED IN THE ENTIRE SITE. ACCUMULATED SEDIMENT TO BE REMOVED TO MAINTAIN AT LEAST ONE HALF OF THE DESIGN CAPACITY PER CGP 2.2.12.F.

PROPOSED LIMITS OF DISTURBANCE (LOCATED INSIDE SILT FENCE LINES)

STOCKPILE LOCATION

DOMINGO BACA ROAD
(101 DOMINGO BACA CHANNEL BERM)

JEFFERSON STREET NE
(8" RAISED CURB)

PASEO DEL NORTE BOULEVARD NE
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

ZONING/LAND USE: DRAINAGE

ZONING/LAND USE: NR-LM / INDUSTRIAL

ZONING/LAND USE: NR-LM / COMMERCIAL RETAIL

ZONING/LAND USE: NR-LM / WAREHOUSING

ZONING/LAND USE: NOT APPLICABLE (NM DOT RIGHT-OF-WAY)

DRAINAGE CHANNEL

CONCRETE FOUNDATION (REMOVED BUILDING)

VACANT LAND
TOTAL AREA
399,065 SQ FEET ±
9.161 ACRES ±
APN: 101706431405940150

EXISTING RAILROAD TRACK

RETAINING WALL

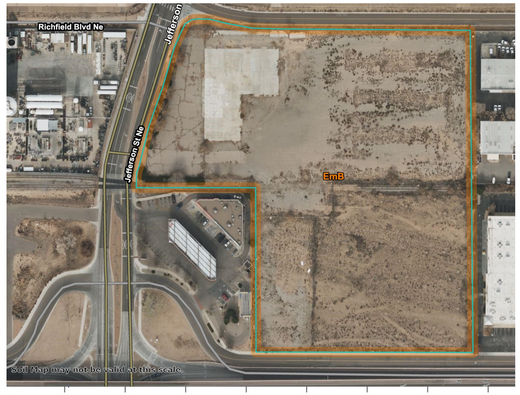
CONCRETE RETAINING WALL

CONCRETE BARRIER

BUILDING NOT A PART OF SURVEY

CARWASH-KIOSK
CARWASH-DRAIN

ACCESS



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EmB	Embudo gravelly fine sandy loam, 0 to 5 percent slopes	9.3	100.0%
Totals for Area of Interest		9.3	100.0%

Natural Resources Conservation Service

EROSION AND SEDIMENT CONTROL PLAN CHECKLIST

LIMITS OF LAND DISTURBING ACTIVITIES: SHOWN ON TEH PLANS INSIDE THE SILT FENCE AROUND THE SITE.

EXISTING AND PROPOSED GRADES: SHOWN ON BOTH THE PRE-CONSTRUCTION SWPPP AND PROPOSED SWPPP SHEETS.

STOCKPILES: SHOWN ON THE EAST SIDE OF THE SITE

CONSTRUCTION ENTRANCES: SHOWN ON BOTH THE PRE-CONSTRUCTION SWPPP AND PROPOSED SWPPP SHEETS.

LOCATION OF STRUCTURES: SHOWN ON THE PROPOSED SWPPP SHEET.

CONSTRUCTION SUPPORT ACTIVITY: ONLY PROPERTY LOCATED ON THESE PLAN SHEETS.

WATERS OF THE US: THIS PROPERTY IS LOCATED THREE (3) MILES FROM THE RIO GRANDE RIVER WITH OTHER EXISTING DEVELOPMENTS IN BETWEEN.

CRITICAL HABITAT: BASED OFF CORRESPONDENCE WITH US FISH AND WILDLIFE, THERE IS NO EFFECT ON ANY ENDANGERED SPECIES ON THIS SITE. THIS IS AN EXISTING DEVELOPED SITE THAT WILL BE REDEVELOPED.

PRE-CONSTRUCTION COVER: THIS SITE IS DEVELOPED IN ITS EXISTING CONDITIONS WITH PAVEMENTS AND BULIDING SLAB FOUNDATIONS.

DRAINAGE PATTERNS: THE EXISTING DRAINAGE PATTERNS GENERALLY FLOW FROM THE EAST TO THE WEST.

DIRECTLY CONNECTED STORM DRAINS AND CHANNELS: NO EXISTING DRAINAGE STRUCTURES ARE ON THIS SITE. THE PROPOSED CONDITIONS OF THE SITE WILL HAVE AN OVERFLOW DISCHARGE TO THE JEFFERSON ST NE ROADWAY VIA SIDEWALK CULVERTS ON THE WEST SIDEWALK ON THIS SITE.

POLLUTANT GENERATING ACTIVITIES: NO POLLUTANT GENERATING ACTIVITIES WILL BE DONE ON THIS SITE. IF ANY POLLUTANTS ARE PART OF THE CONSTRUCTION OF THIS PROJECT, AN INVENTORY WILL BE TAKEN TO ACCOUNT FOR ANY POTENTIAL SPILLS OR LEAKS THAT COULD DISCHARGE INTO THE STORMWATER SYSTEM.

BMP LOCATIONS AND DETAILS: SHOWN ON THE PROPOSED SWPPP SHEET AND DETAIL SHEET.

CHEMICALS: IF PRESENT, AN INVENTORY WILL BE TAKEN ALONG WITH WHERE THEY WILL BE STORED AND USED.

SEDIMENT BASIN: DRAINAGE BASIN SHALL PROVIDE THE CALCULATED VOLUME OF 3,600 CF PER ACRE OF DRAINAGE AREA. 9.75 AC DRAINAGE AREA X 3,600 CF REQUIRES 35,100 CF (35,125 CF PROVIDED IN NORTHWEST DETENTION BASIN AT ELEV = 5121.94)

STABILIZATION MEASURES: 6:1 POND SIDE SLOPES SHALL BE STABILIZED WITH 1" AGGREGATE MULCH (BOTTOM 6' OF BASE OF POND SHALL BE 2" MIN) AGGREGATE MULCH AT 4" DEPTH OVER 3" DEPTH OF WOOD MULCH

STABILIZATION MEASURES: CONTRACTOR TO FOLLOW COA DWG 2414 LANDSCAPE BUFFER DETAIL IN BUFFERED SIDEWALK BETWEEN ROADWAY AND NEW SIDEWALK.

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
SF	SILT FENCE, PREASSEMBLED
	ROCK CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

N

0 40 80

SCALE IN FEET

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REVISIONS:

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PROFESSIONAL SEAL:

RYAN J. ANDERSON
NEW MEXICO
28792
PROFESSIONAL ENGINEER

01/13/2026

ISG

PROJECT

U-HAUL
PR-2023-008710
SI-2025-00082

ALBUQUERQUE NEW MEXICO

SITE ADDRESS:
U-Haul Moving & Storage
8200 JEFFERSON ST

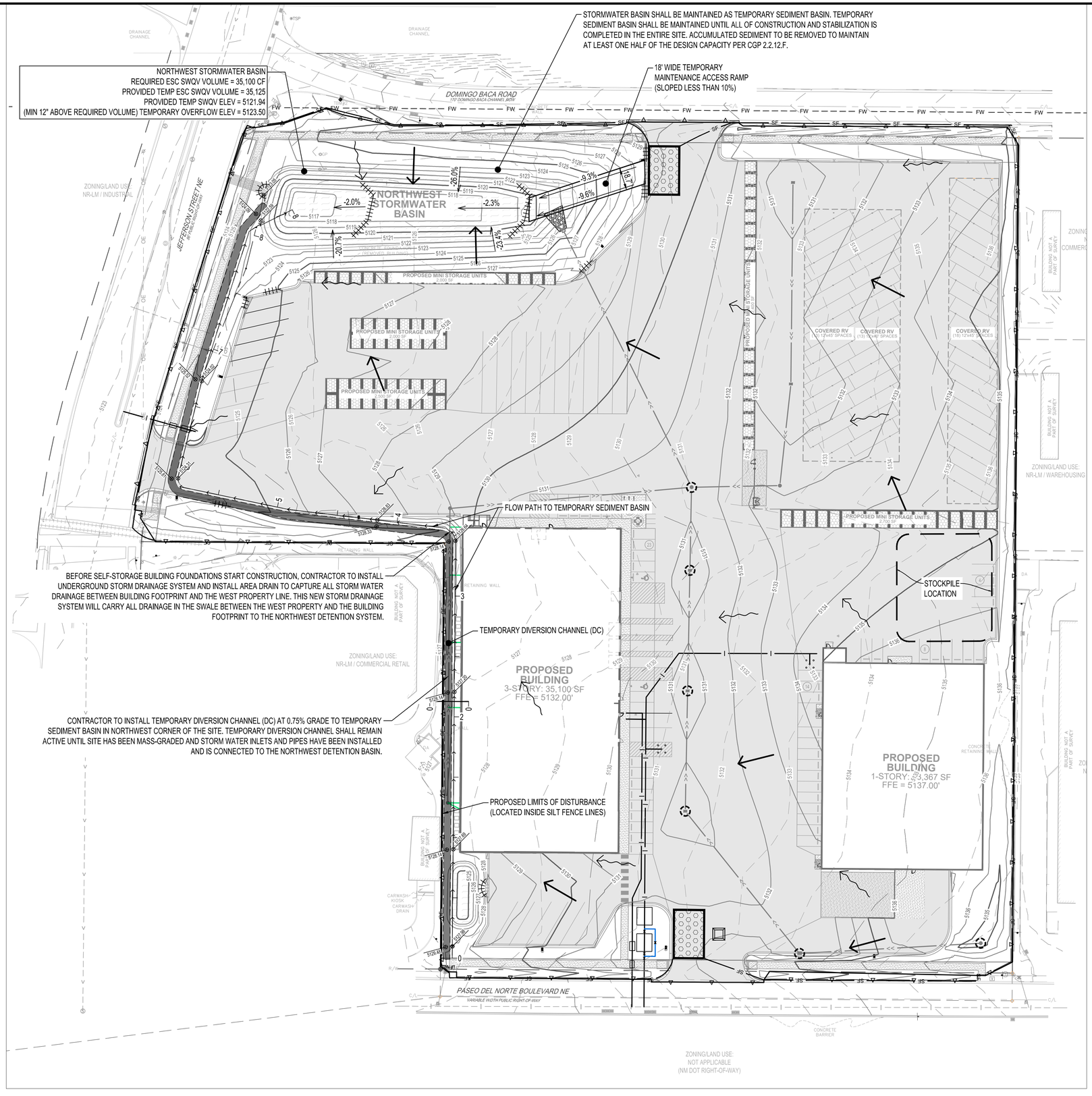
SHEET CONTENTS:

PRE-CONSTRUCTION SWPPP

824071

DRAWN:	GBV	2
CHECKED:	ARA	
DATE:	--/--/--	

28816 ESC 2



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DIRECTLY CONNECTED STORM DRAINS AND CHANNELS: NO EXISTING DRAINAGE STRUCTURES ARE ON THIS SITE. THE PROPOSED CONDITIONS OF THE SITE WILL HAVE AN OVERFLOW DISCHARGE TO THE JEFFERSON ST NE ROADWAY VIA SIDEWALK CULVERTS ON THE WEST SIDEWALK ON THIS SITE.

POLLUTANT GENERATING ACTIVITIES: NO POLLUTANT GENERATING ACTIVITIES WILL BE DONE ON THIS SITE. IF ANY POLLUTANTS ARE PART OF THE CONSTRUCTION OF THIS PROJECT, AN INVENTORY WILL BE TAKEN TO ACCOUNT FOR ANY POTENTIAL SPILLS OR LEAKS THAT COULD DISCHARGE INTO THE STORMWATER SYSTEM.

BMP LOCATIONS AND DETAILS: SHOWN ON THE PROPOSED SWPPP SHEET AND DETAIL SHEET.

CHEMICALS: IF PRESENT, AN INVENTORY WILL BE TAKEN ALONG WITH WHERE THEY WILL BE STORED AND USED.

SEDIMENT BASIN: DRAINAGE BASIN SHALL PROVIDE THE CALCULATED VOLUME OF 3,600 CF PER ACRE OF DRAINAGE AREA. 9.75 AC DRAINAGE AREA X 3,600 CF REQUIRES 35,100 CF (35,125 CF PROVIDED IN NORTHWEST DETENTION BASIN AT ELEV = 5121.94)

STABILIZATION MEASURES: 6:1 POND SIDE SLOPES SHALL BE STABILIZED WITH 1" AGGREGATE MULCH (BOTTOM 6' OF BASE OF POND SHALL BE 2" MIN) AGGREGATE MULCH AT 4" DEPTH OVER 3" DEPTH OF WOOD MULCH

STABILIZATION MEASURES: CONTRACTOR TO FOLLOW COA DWG 2414 LANDSCAPE BUFFER DETAIL IN BUFFERED SIDEWALK BETWEEN ROADWAY AND NEW SIDEWALK.

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
SF	SILT FENCE, PREASSEMBLED
	BIO ROLL
	ROCK CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	TEMPORARY DIVERSION CHANNEL (DC)
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

N

0 40 80

SCALE IN FEET

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/30/2024	ARA	CITY SUBMITTAL #1
2	06/26/2025	ARA	CITY SUBMITTAL #2
3	10/22/2025	ARA	CITY SUBMITTAL #3
4	12/3/2025	ARA	CITY SUBMITTAL #4
5			
6			
7			
8			

PROFESSIONAL SEAL:

RYAN J. ANDERSON
NEW MEXICO
28792
PROFESSIONAL ENGINEER

01/13/2026

ISG

PROJECT

U-HAUL
PR-2023-008710
SI-2025-00082

ALBUQUERQUE NEW MEXICO

SITE ADDRESS:
U-Haul Moving & Storage
8200 JEFFERSON ST

SHEET CONTENTS:

PROPOSED SWPPP

824071

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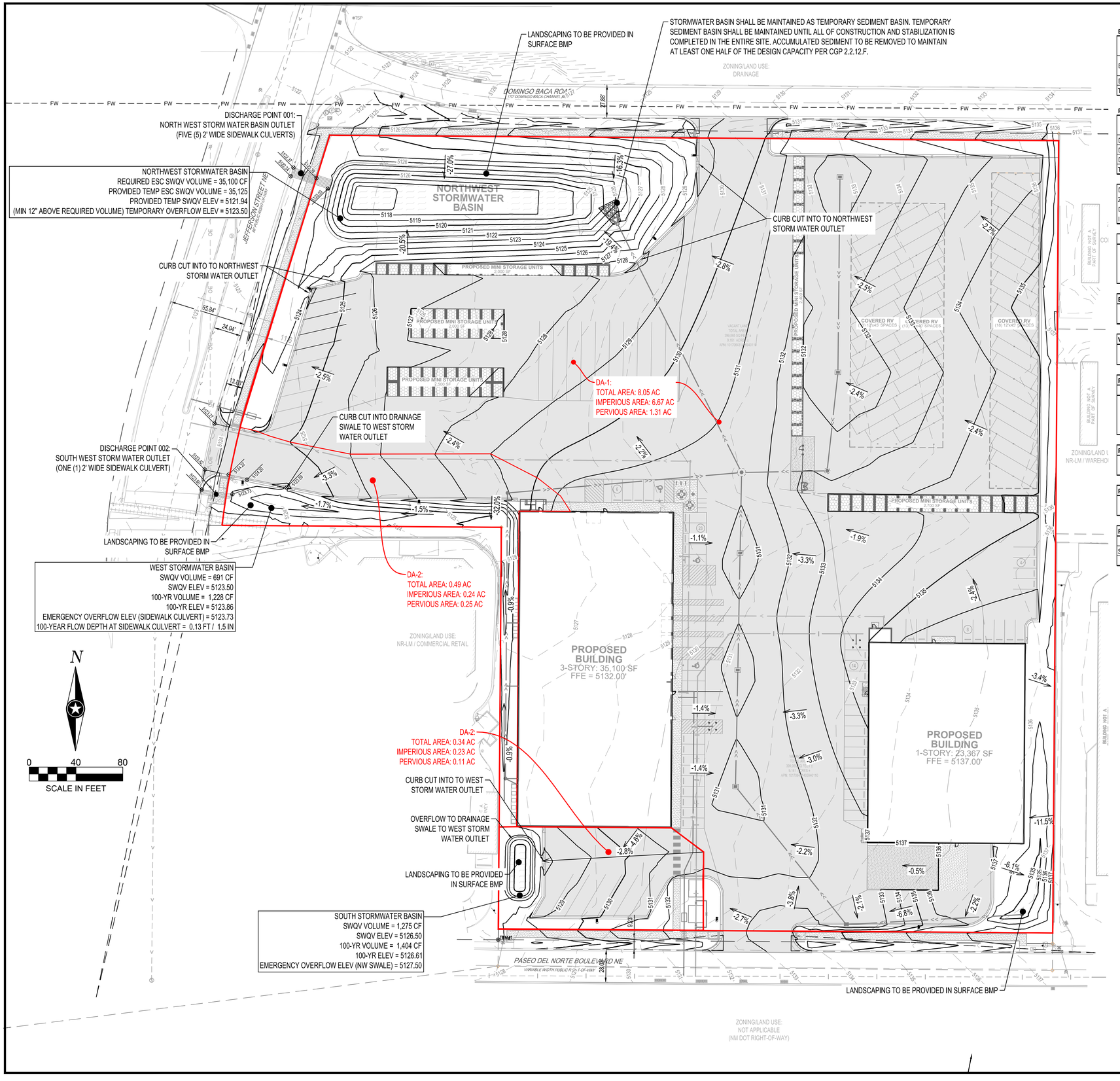
CHECKED:	ARA	
DATE:	--/--/--	

28816 ESC 2



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EXISTING DRAINAGE AREAS

Drainage Area	Total Area		Impervious Area		Pervious		% Imp	Flows To
	SF	AC	SF	AC	SF	AC		
EX-1	293152	6.73	37759	0.87	255393	5.86	12.9%	West Offsite to Jefferson
EX-2	93694	2.15	0	0.00	93694	2.15	0.0%	West Offsite
Total	386846	8.88	37759	0.87	349087	8.01	9.8%	-

PROPOSED DRAINAGE AREAS

Drainage Area	Total Area		Impervious Area		Pervious		% Imp	Flows To
	SF	AC	SF	AC	SF	AC		
DA-1	347173	7.97	290545	6.67	56628	1.30	83.7%	Northwest Outlet
DA-2	39204	0.90	23522	0.54	15682	0.36	60.0%	Southwest Outlet
DA-2	39204	0.90	23522	0.54	15682	0.36	60.0%	Southwest Outlet
Total	425581	9.77	337590	7.75	87991	2.02	79.3%	

DPM 6-2 FOR DEVELOPMENTS 40 AC AND SMALLER
ZONE 2, 100 YEAR, 6 HR STORM EVENT

DEPTH	2.29	IN
INTENSITY	0.38	IN/HR

TYPE	EXISTING AREA SF	PROPOSED AREA SF	E(100 YR)
A	0	18156	0.62
B	349087	69835	0.80
C	0	0	1.03
D	37759	337590	2.33

EXCESSS PRECIPITATION (SUM OF E*A FOR EACH TYPE / TOTAL A)

EXISTING E(100 YR) =	0.86	IN
PROPOSED E(100 YR) =	2.01	IN

VOLUME OF RUNOFF (E * A / 12)

EXISTING VOLUME =	30604.04	CF
PROPOSED VOLUME =	71142.47	CF

PEAK DISCHARGE RATE (TABLE 6.2.14, ZONE 2)

TYPE	EXISTING AREA SF	PROPOSED AREA SF	Q (CFS/AC)
A	0	18156	1.71
B	349087	69835	2.36
C	0	0	3.05
D	37759	337590	4.34

PEAK DISCHARGE RATE (QP = SUM OF Q*A / 43,560)

EXISTING QpA =	22.67	CFS
PROPOSED QpA =	38.13	CFS

PEAK DISCHARGE RATE PER DRAINAGE AREA		Calc	Sidewalk Culverts Needed
DA-1	31.11 CFS (6.3 CFS per sidewalk culvert)	4.94	**5 (2 ft wide each)**
DA-2	3.51 CFS (6.3 CFS per sidewalk culvert)	0.56	**1 (1 ft wide each)**

REQUIRED SWQV PER DPM 6-12

Impervious Area		Required SWQV		Provided SWQV	
SF	WQ Depth (IN)	CF	AC-FT	CF	AC-FT
337590	0.42	11816	0.27	33690	0.77

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U-HAUL
PR-2023-008710
SI-2025-00082

ALBUQUERQUE NEW MEXICO

SITE ADDRESS:
U-Haul Moving & Storage
8200 JEFFERSON ST

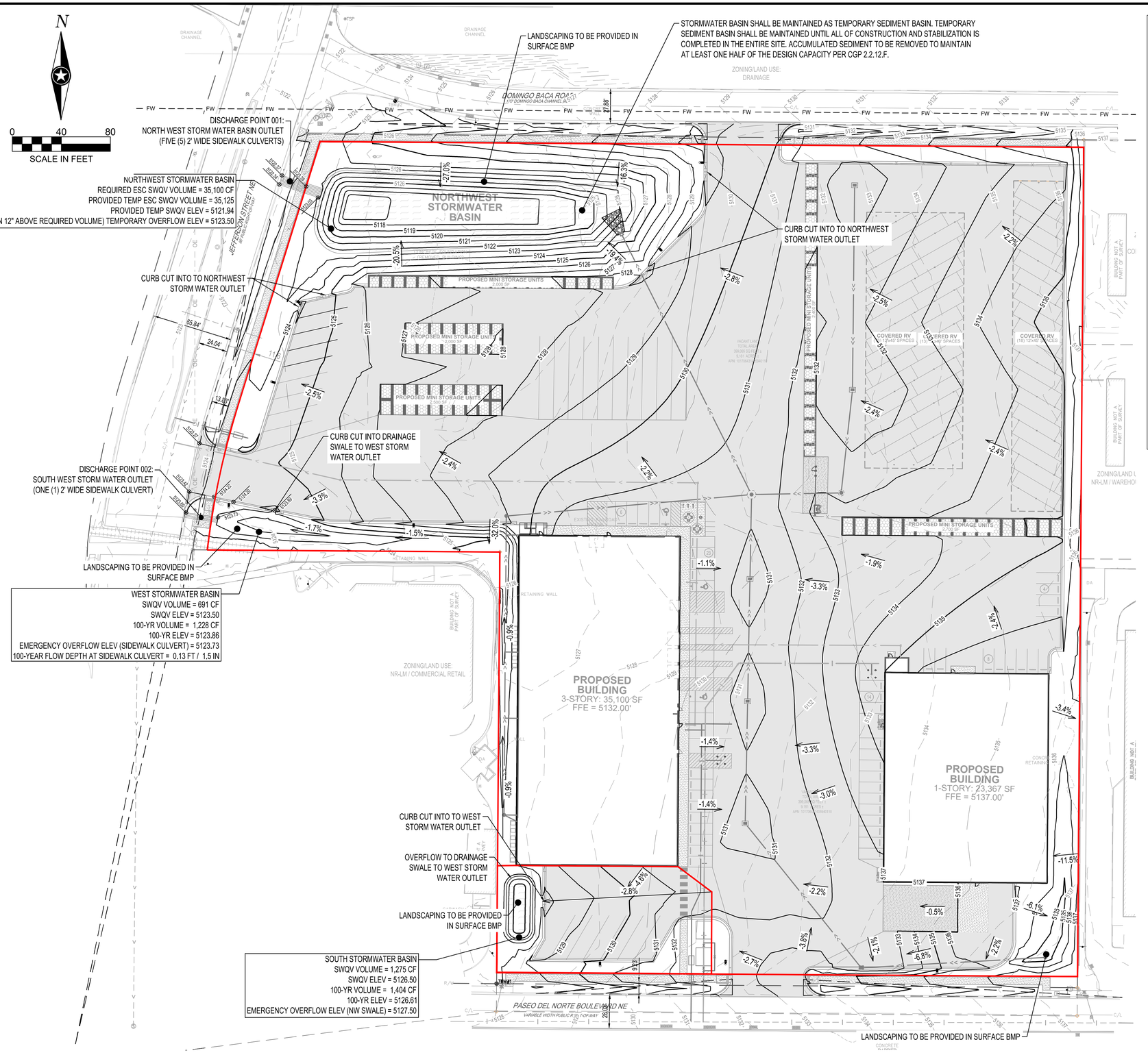
SHEET CONTENTS:

GRADING AND DRAINAGE PLAN

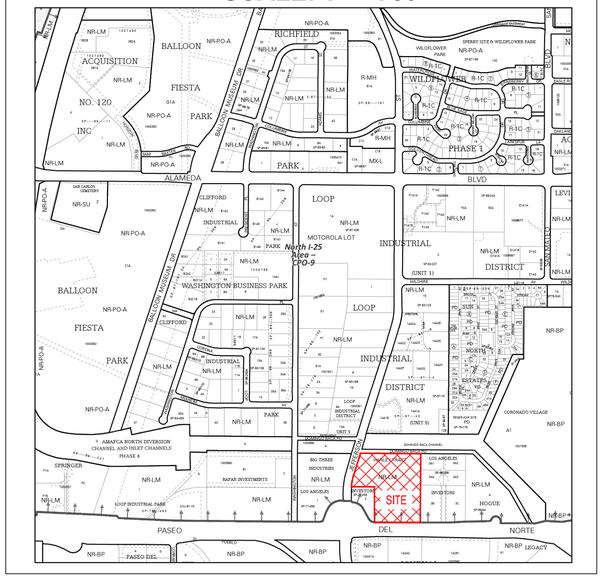
824071

DRAWN:	GBV	4
CHECKED:	ARA	
DATE:	--/--/--	

28816 ESC 1



ZONE ATLAS MAP (C-17-Z)
SCALE: 1" = 750'



NOTES:
PRIOR TO ANY WORK WITHIN THE NEW MEXICO DEPARTMENT OF TRANSPORTATION'S (NMDOT) RIGHT-OF-WAY, AN NMDOT PERMIT WILL BE REQUIRED. A COPY OF THE ISSUED PERMIT IS REQUIRED PRIOR TO REQUESTING CERTIFICATE OF OCCUPANCY.

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BERNALILLO, STATE OF NM, AND IS DESCRIBED AS FOLLOWS: THAT CERTAIN TRACT OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WITHIN THE ELENA GALLEGOS GRANT, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS HARLEY TRACT WITHIN LOOPINDUSTRIAL DISTRICT, UNIT NO. 1, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SURVEY AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LOS ANGELES BLVD. NE, WHENCE THE QUARTER CORNER COMMON TO SECTIONS 14 AND 23, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., BEARS S.82°41'50" W., 848.85 FEET DISTANCE; THENCE, N. 00°17'00" E., 375.00 FEET DISTANCE TO A POINT; THENCE, N. 89°43'00" W., 250.34 FEET DISTANCE TO A POINT ON A CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF JEFFERSON STREET NE; THENCE, NORTHEASTERLY 124.71 FEET DISTANCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF JEFFERSON STREET NE, ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 673.20 FEET AND CHORD WITH BEARS 124.53 FEET DISTANCE) TO A POINT OF TANGENCY; THENCE, N. 11°49'35" E., S. 17°08'00" E., 227.77 FEET DISTANCE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A DRAINAGE CHANNEL (AMAFCA) AND THE NORTHWEST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE, S. 89°43'00" E., 633.04 FEET DISTANCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF A DRAINAGE CHANNEL (AMAFCA) TO THE NORTHEAST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE, S. 00°17'00" W., 715.00 FEET DISTANCE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LOS ANGELES BLVD. NE AND THE SOUTHEAST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE, N. 89°43'00" W., 473.64 FEET DISTANCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LOS ANGELES BLVD. NE TO THE PLACE OF BEGINNING.

FLOOD HAZARD:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0137H, WHICH BEARS AN EFFECTIVE DATE OF 08/16/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA
ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BENCHMARK INFO:
LOCATED AT SE CORNER OF SITE ADJACENT TO PASEO DEL NORTE
FOUND 2" ALUMINUM CAP "N.M. D.O.T."
NORTHING: 1519065.87
EASTING: 1538067.67
ELEVATION: 5127.87'

SHEET NOTES:

REVISIONS:

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PROFESSIONAL SEAL:

RYAN J. ANDERSON
NEW MEXICO
28792
PROFESSIONAL ENGINEER

01/13/2026

ISG

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT

U-HAUL
PR-2023-008710
SI-2025-00082
ALBUQUERQUE NEW MEXICO

SITE ADDRESS:
U-Haul Moving & Storage
8200 JEFFERSON ST

SHEET CONTENTS:

GRADING AND DRAINAGE PLAN

824071

DRAWN:	GBV	5
CHECKED:	ARA	
DATE:	--/--/--	

28816 ESC 1

CONSTRUCTION EXIT (CE) & TRACK-OUT CONTROL

1. **DESCRIPTION & PURPOSE:**

CONSTRUCTION EXITS HELP REDUCE OR ELIMINATE SEDIMENT THAT LEAVES THE CONSTRUCTION SITE AND GETS ONTO THE PUBLIC RIGHT-OF-WAY. THIS IS DONE BY CONTROLLING RUNOFF AND CLEANING MUD FROM VEHICLES AND TIRES.
A CE IS A STABILIZED SURFACE BUILT USING LARGE STONE PLACED ON A FILTER FABRIC PLUS A SHAKING OR WASHING MECHANISM TO REMOVE MUD FROM VEHICLE TIRES BEFORE TRAFFIC LEAVES A CONSTRUCTION SITE ONTO A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING LOT.
SELECTING THE PROPER LOCATION FOR VEHICLE EXITS FROM THE CONSTRUCTION SITE AND ENSURING IT IS PROTECTED FROM DRAINAGE ORIGINATING FROM LAND-DISTURBING ACTIVITIES IS A KEY ELEMENT OF THIS BEST MANAGEMENT PRACTICE (BMP).
BESIDES ENVIRONMENTAL CONCERNS, SEDIMENT ON PUBLIC ROADS ALSO CREATES A TRAFFIC HAZARD. PUBLIC ROADS SHOULD BE KEPT CLEAR OF ANY SEDIMENT. ANY TRACKING SHOULD BE SWEPT DAILY BEFORE AFTERNOON TRAFFIC. SPECIAL ATTENTION SHOULD BE PAID TO CONSTRUCTION EXITS NEAR WATER BODIES.

2. **CONDITIONS WHERE PRACTICE APPLIES:**

THIS PRACTICE IS APPLIED ANYWHERE CONSTRUCTION TRAFFIC LEAVES OR ENTERS A CONSTRUCTION SITE.

3. **DESIGN CONSIDERATIONS:**

A. LOCATE THE CONSTRUCTION EXIT UPSLOPE FROM THE DISTURBED AREA WHENEVER POSSIBLE. IF THE ONLY ACCESS TO THE SITE IS FROM ROADS DOWNSLOPE, PLACE THE CONSTRUCTION EXIT AT THE HIGHEST POINT ALONG THAT FRONTAGE AND INCLUDE CONTROLS AS NEEDED TO PREVENT RUNOFF FROM THE DISTURBED SITE FROM DRAINING INTO THE CONSTRUCTION EXIT.

B. THE CE MUST INCLUDE SPECIFICATIONS FOR ADDITIONAL TRACK-OUT CONTROLS SUCH AS WHEEL WASHING, RUMBLE STRIPS, AND RATTLE PLATES, AS NEEDED TO ENSURE SEDIMENT REMOVAL OCCURS BEFORE VEHICLE EXIT. SHAKER RACKS WORK BY REMOVING MUD OR SOIL FROM VEHICLE TIRES THROUGH BOUNCING OR SHAKING AS THE VEHICLE DRIVES OVER THE RACK. TRACK-OUT CONTROL MATS, MADE OF ROWS OF STAGGERED PYRAMIDS, DEFORM TIRES AS VEHICLES PASS OVER, EFFECTIVELY DISLODGING SEDIMENT, STONES, AND DEBRIS WITHOUT DAMAGING THE TIRES. THE DEBRIS COLLECTS AT THE BASE OF EACH MAT AND WILL NOT CONTACT SUBSEQUENT VEHICLES' TIRES. SIMILARLY, THE SIZE OF THE ROCK IN THE CE CAN BE INCREASED FROM THE NORMAL SIZE—1" TO 3"—TO A LARGER SIZE—3" TO 6"—TO HELP DISLODGE SEDIMENT FROM TIRES.

C. MANAGE CONSTRUCTION WATER. SHOW THE LOCATION OF THE WATER SOURCE USED FOR FILLING WATER TRUCKS AND WASHING MUD AND DIRT FROM VEHICLES, AND INDICATE AN ON-SITE SPOT WHERE WATER TRUCKS WILL BE FILLED.

D. PREVENT UNNECESSARY VEHICLES FROM ENTERING THE DISTURBED PORTION OF THE SITE. SHOW STABILIZED EMPLOYEE AND VISITOR PARKING AREAS ON THE ESC PLAN.

E. DRAINAGE FROM THE CONSTRUCTION EXIT MUST BE DIRECTED AWAY FROM THE CONNECTING PAVEMENT. IT MUST FLOW INTO THE SITE OR AN APPROPRIATELY SIZED SEDIMENT TRAP. A SEDIMENT TRAP IS REQUIRED TO CAPTURE VEHICLE WASH WATER.

F. TEMPORARY ACCESS RAMPS OVER THE CURB ARE COMMONLY MADE OF METAL, RUBBER, OR WOOD, BUT DIRT RAMPS ARE NOT ALLOWED.

G. IF A CONSTRUCTION SITE ENTRANCE OR EXIT CROSSES A STREAM, SWALE, OR OTHER DEPRESSION, INSTALL A BRIDGE OR CULVERT TO PREVENT EROSION OF UNPROTECTED BANKS.

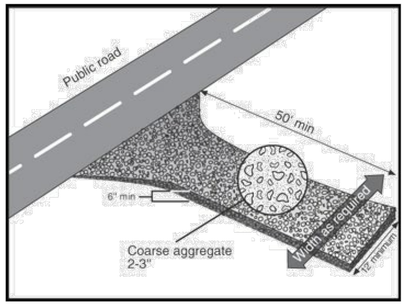
H. ACCESS CONTROLS SHOULD LIMIT ACCESS FROM THE SIDES AND DIRECT TRAFFIC TO TRAVEL THE FULL LENGTH OF THE CE. EXITING VEHICLES SHOULD NOT BE ABLE TO GO AROUND THE CONSTRUCTION EXIT.

4. **CONSTRUCTION SPECIFICATIONS:**

A. THE CONSTRUCTION EXIT MUST BE BUILT AT THE LOCATION SPECIFIED ON THE ESC PLAN BEFORE STARTING LAND DISTURBING ACTIVITIES. IF THE LOCATION ON THE ESC PLAN CHANGES, A REVISED PLAN MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.

B. THE LENGTH OF THE CONSTRUCTION EXIT MUST BE AT LEAST 50 FEET, AND THE WIDTH MUST BE AT LEAST 12 FEET FOR EXIT ONLY AND AT LEAST 24 FEET FOR TWO-WAY TRAFFIC. TURNING RADII MUST BE SUFFICIENT TO ACCOMMODATE ALL EXITING VEHICLES, 20' MINIMUM FOR WATER AND DUMP TRUCKS, 30' MINIMUM FOR TRACTOR-TRAILERS.

C. ADD CURB RAMPS. DO NOT PLACE DIRT IN THE STREET. TYPICAL RAMP MATERIALS INCLUDE TIMBER, RUBBER, AND METAL. THEY MUST NOT CREATE A TRAFFIC HAZARD THAT DISRUPTS NORMAL TRAFFIC OR DAMAGES VEHICLES. GENERALLY, THEY SHOULD NOT EXTEND PAST THE CONCRETE GUTTER. RAMPS MUST BE REMOVED AT THE END OF CONSTRUCTION, AND ANY DAMAGED CURB REPAIRED.

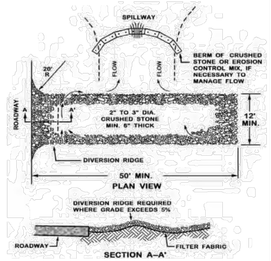


D. PREPARE THE SUBGRADE BY REMOVING VEGETATION AND TOPSOIL, THEN GRADE THE AREA SO IT DRAINS AWAY FROM THE STREET.

E. INSTALL SEPARATION GEOTEXTILE, CLASS 1, WITH A MINIMUM GRAB TENSILE STRENGTH OF 220 LBS, 220% MINIMUM ELONGATION AT FAILURE PER ASTM D1682, A MULLEN BURST STRENGTH OF 430 LBS PER ASTM D3786, A PUNCTURE STRENGTH OF 125 LBS PER ASTM D751 (MODIFIED), AND AN EQUIVALENT OPENING SIZE OF 40-80 MM U.S. STD SIEVE.

F. INSTALL A 6-INCH LAYER OF SINGLE-GRADE 3-INCH CRUSHED AGGREGATE ON TOP OF THE SEPARATION GEOTEXTILE TO STABILIZE CONSTRUCTION EXITS. IT SHOULD BE CLEAN, HARD, DURABLE, AND FREE FROM ADHERENT COATINGS, SALT, ALKALI, DIRT, CLAY, LOAM, SHALE, SOFT OR FLAKY MATERIALS, OR ORGANIC AND HARMFUL MATTER. THE ROCK SHOULD BE WELL-DRAINED, WITH 35% OR MORE VOIDS.

G. IF THE CE CAN'T BE LOCATED DOWNHILL FROM THE PAVED STREET, THEN PREVENT DRAINAGE INTO THE STREET BY ADDING A MOUNTABLE ROCK BERM NEXT TO THE STREET TO DIVERT DRAINAGE TO AN ON-SITE SEDIMENT TRAP.

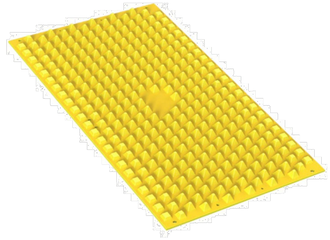


H. PROVIDE ONE OR MORE TYPES OF ADDITIONAL TRACK-OUT CONTROL. ADDITIONAL TRACK-OUT CONTROL CAN BE INCLUDED IN THE 50-FOOT MINIMUM REQUIRED LENGTH OF THE CE AND SHOULD BE POSITIONED AT THE OPPOSITE END FROM THE STREET. IT MUST EXTEND ACROSS THE FULL WIDTH OF THE CE TO PREVENT TRAFFIC FROM BYPASSING THE CONTROL AND SHOULD BE LONG ENOUGH TO REMOVE SEDIMENT, STONES, AND DEBRIS BEFORE REACHING THE REST OF THE CE OR THE STREET. COMMON TYPES OF ADDITIONAL TRACKOUT CONTROL INCLUDE:

i. USE A LARGER STONE BY REPLACING THE 3-INCH AGGREGATE WITH A 10-INCH-THICK LAYER OF 6-INCH SINGLE-GRADE ROCK PLACED INDIVIDUALLY. DO THIS FOR PART OF THE LENGTH OF THE CE AS NEEDED TO REMOVE SEDIMENT BEFORE REACHING THE REST OF THE CE OR THE STREET.

ii. SHAKER RACKS REMOVE MUD OR SOIL FROM VEHICLE TIRES BY BOUNCING OR SHAKING AS THE VEHICLE DRIVES OVER THEM.

iii. FOREIGN OBJECT DEBRIS SYSTEM (FODS) TRACKOUT CONTROL MATS, MADE OF ROWS OF STAGGERED PYRAMIDS, DEFORM TIRES AS VEHICLES PASS OVER, EFFECTIVELY DISLODGING SEDIMENT, STONES, AND DEBRIS WITHOUT DAMAGING THE TIRES. THE DEBRIS COLLECTS AT THE BASE OF EACH MAT AND WILL NOT CONTACT SUBSEQUENT VEHICLES' TIRES.



INSTALL FODS ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. FODS TRACKOUT CONTROL MATS CAN BE USED WITH A STABILIZED CE OR ALONE, AS LONG AS THEY CAN ACCOMMODATE THE TURNING MOVEMENTS OF THE LARGEST VEHICLES EXITING THE SITE.

iv. WHEEL WASH - PRESSURE WASHING DIRT OFF VEHICLE WHEELS CAN BE VERY EFFECTIVE. WHEEL WASH WASTEWATER IS PROCESS WATER, NOT STORMWATER. IT MUST BE DISCHARGED TO A SEPARATE ON-SITE TREATMENT SYSTEM THAT PREVENTS ITS RELEASE FROM THE SITE.

5. **OPERATION, INSPECTION, AND MAINTENANCE SPECIFICATIONS**

A. RESTRICT VEHICLE USE TO PROPERLY DESIGNATED EXIT POINTS.

B. PREVENT VEHICLES FROM LEAVING THE SITE DURING WET PERIODS.

C. INSPECT AND REMOVE SEDIMENT DAILY FROM NEARBY PAVED AREAS WHENEVER IT LEAVES YOUR SITE, WHETHER TRACKED OUT BY VEHICLES, BLOWN AWAY BY WIND, OR MOVED BY OTHER CONSTRUCTION ACTIVITIES. ENSURE REMOVAL OCCURS BY THE END OF THE SAME BUSINESS DAY WHEN THE SEDIMENT DISCHARGE HAPPENS, OR BY THE NEXT BUSINESS DAY IF IT OCCURS ON A NON-BUSINESS DAY. USE SWEEPING, SHOVELING, VACUUMING, OR SIMILAR EFFECTIVE METHODS FOR SEDIMENT REMOVAL. DO NOT SPRAY OR HOSE SEDIMENT ON SURFACES THAT DRAIN INTO NATURAL DRAINAGE FEATURES, STORM DRAINS, OR RECEIVING WATERS.

D. MANAGE WATER TRUCK ACTIVITY

i. DON'T WATER ALL PATHS LEADING TO THE CE AT ONCE. LEAVE A CLEAR PATH FOR VEHICLES TO EXIT WITHOUT DRIVING THROUGH MUD.

ii. PROVIDE AN ON-SITE LOCATION FOR FILLING WATER TRUCKS WHERE POSSIBLE.

iii. DO NOT SPRAY WATER ON OFF-SITE PAVED SURFACES THAT DRAIN TO A NATURAL DRAINAGE FEATURE, STORM DRAIN INLET, OR RECEIVING WATER

REVISIONS	CITY OF ALBUQUERQUE
Draft 8/22/2025	CONSTRUCTION STORMWATER QUALITY **CONSTRUCTION EXIT (CE)** **& TRACK-OUT CONTROL** SHEET 1 OF 2

REVISIONS	CITY OF ALBUQUERQUE
Draft 8/22/2025	CONSTRUCTION STORMWATER QUALITY **CONSTRUCTION EXIT (CE)** **& TRACK-OUT CONTROL** SHEET 2 OF 2

SEDIMENT BASIN & SEDIMENT TRAP (SB) & (ST)

1. **DESCRIPTION:**

Sediment basins (SB) and sediment traps (ST) are temporary retention ponds excavated below ground level to avoid the need for an embankment. Sediment basins overflow through a pipe, while sediment traps use a surface spillway. They are typically installed in a drainage channel or at a concentrated discharge point. The size of the trap—length, width, and depth—depends on the area that drains into it. Sediment traps are usually smaller ponds located in the upper parts of watersheds, whereas sediment basins are larger and found in the lower parts, where permanent storm drains can carry overflow through a controlled pond outlet structure.

2. **PURPOSE:**

Temporary sediment traps and sediment basins are used either to prevent onsite erosion by retaining stormwater upstream of land-disturbing activities or to capture sediment and other pollutants downstream of land-disturbing activities.
When on the upslope side of a site, a temporary sediment trap or basin helps prevent surface runoff from entering a disturbed construction area. This improves working conditions by reducing stormwater runoff across the disturbed zone, which decreases erosion on the site.
A temporary sediment trap or basin can also be placed on the downslope side of a site to retain on-site sediment-laden runoff, preventing soil loss.

3. **CONDITION WHERE PRACTICE APPLIES:**

A. Concentrated flows – Stormwater Silt Fence (SWSF) and Compost Mulch Sock (CFS) effectively control sheet flows, but a sediment basin or trap is necessary where flows are concentrated.

B. At "Discharge Points" where concentrated stormwater enters or exits areas of land-disturbing activity.

C. At the downstream end of a sloping perimeter control, such as a diversion channel (DC) that collects and concentrates stormwater.

D. At multiple locations within the project site where sediment control is needed.

E. Around or upslope from storm drain inlet protection measures.

F. Upstream from sites on a watercourse with a 100-year peak flow rate of 50 cfs or more to comply with city ordinance § 14-5-2-12(b)(3), which requires safe passage of the 10-year flow from May 1 through October 31.

4. **Limitations:**

Do not use embankments in areas where dam failure could cause loss of life, property damage, or disrupt public roads and utilities.

5. **DESIGN SPECIFICATIONS:**

Part 2.2.12 of the EPA's Construction General Permit (CGP) says *"If you install a sediment basin or similar impoundment:*

A. Situate the basin or impoundment outside of any receiving water and any natural buffers established under Part 2.2.1;
B. Design the basin or impoundment to avoid collecting water from wetlands;
C. Design the basin or impoundment to provide storage for either:
  a. The calculated volume of runoff from a 2-year, 24-hour storm; or
  b. 3,600 cubic feet per acre drained.
D. Utilize outlet structures that withdraw water from the surface of the sediment basin or similar impoundment, unless infeasible;
E. Use erosion controls and velocity dissipation devices to prevent erosion at inlets and outlets; and
F. Remove accumulated sediment to maintain at least one-half of the design capacity and conduct all other appropriate maintenance to ensure the basin or impoundment remains in effective operating condition."

Calculations of the required retention volume for sediment basins and traps must be included on the Erosion and Sediment Control (ESC) Plan and comply with CGP 2.2.12.C above. Typically, the minimum volume needed is the 2-year, 24-hour runoff volume from the entire watershed draining to the pond, including both on-site and off-site areas. Watershed basin boundaries must also be shown on a map within the ESC Plan.

Pond outlet structures—risers for sediment basins and spillways for sediment traps—must be designed to handle the 100-year peak flow rate. Both the retention volume and the 100-year flow rate should be based on the most severe watershed shape and ground cover conditions expected during construction. One foot of freeboard is required between the elevation of the required volume and the overflow elevation. If an embankment is used, an additional foot of freeboard is required between the 100-year elevation and the minimum top-of-dam elevation. ESC plans may include multiple phases, each with different watershed conditions and pond designs. A temporary sediment trap or basin can be converted into a post-construction SWQ pond after construction and stabilization are complete, but in some cases, a single pond design may satisfy both temporary construction and post-construction requirements.

Where the 100-year peak flow rate is 50 cfs or more, the minimum required retention volume must be increased to the 10-year 24-hour volume to comply with Ordinance § 14-5-2-12(B)(3), which requires the safe passage of stormwater runoff from the 10-year storm from May 1 to October 31.

Embankments must be avoided at most sites in Albuquerque to ensure downstream safety, so the required volume of sediment basins and traps must be constructed below the lowest adjacent grade. Where embankments are used, the minimum top width shall be equal to the height of the dam measured at the downstream toe of the dam and not less than four feet.

6. **Erosion and Sediment Control (ESC) Plan requirements:**

The design of temporary sediment basins and traps must be included on an ESC Plan submitted to the Stormwater Quality (SWQ) Section of the Planning Department of the City of Albuquerque for approval per City Ordinance § 14-5-2-12(G)(4). The design of Post-Construction SWQ Ponds must be shown on a Grading and Drainage (G&D) Plan submitted separately to the Hydrology Section of the same department for approval. The precipitation depth used for temporary construction SWQ ponds is much larger than the depth used to size post-construction SWQ ponds. Sometimes, a single pond design may satisfy both temporary construction and post-construction requirements if the design engineer considers both during the initial design. The G&D Plan must be approved before the ESC Plan. While the temporary construction SWQ calculations will not be reviewed by Hydrology, the G&D and ESC Plans can be submitted and reviewed simultaneously.

ESC Plans that include a temporary sediment basin or trap must be designed in accordance with good engineering practices by a New Mexico Professional Engineer qualified in erosion control. Include applicable design calculations and construction specifications on the ESC Plan per CGP 2.1.2 and 9.6.1.c.iii. as follows.

Include a watershed basin map if off-site areas drain into the site or if the site has multiple discharge points. Include a separate map for each phase if watershed boundaries change during construction.

Include the drainage area, ground cover, time of concentration, peak flow rate, and 24-hour runoff volume in a hydrology summary table for each design storm for each pond unless the required volume of *"3,600 cubic feet per acre drained"* is assumed.

Include plan view and section view details of each pond with construction specifications for side slopes, spot elevations, and either dimensions or coordinates for each pond. Include overflow structure details with specifications for riser and spillway dimensions and materials. Include profile views through each pond labeling:
A. the pond bottom elevation, area, and volume.
B. the sediment cleanout elevation, area, and volume
C. the elevation and area of the required volume
D. the overflow elevation, area, and volume
E. the 100-year elevation, area, and volume
F. the dam top elevation, area, and volume (if applicable)
Include design volume calculations using the conic method and 100-year hydraulic calculations for each outlet on the ESC Plan with the details.

REVISIONS	CITY OF ALBUQUERQUE
Draft 11/20/2025	CONSTRUCTION STORMWATER QUALITY **SEDIMENT BASIN & TRAP** **(SB) & (ST)** SHEET 1 OF 1

SILT FENCES

1. **DESCRIPTION & PURPOSE:**

STORMWATER SILT FENCES (SWSF) ARE TEMPORARY SEDIMENT BARRIERS MADE OF POROUS FABRIC HELD UP BY WOODEN OR METAL POSTS DRIVEN INTO THE GROUND. THEY ARE INEXPENSIVE AND RELATIVELY EASY TO REMOVE. THE FABRIC PONDS STORMWATER RUNOFF, CAUSING SEDIMENT TO BE RETAINED BY THE SETTLING PROCESSES. IT ALSO KNOCKS DOWN WIND-DRIVEN SAND. IT KEEPS SOIL OUT OF CITY STREETS, THUS PREVENTING CLOGGED STORM DRAINS AND THE DEGRADATION OF AQUATIC HABITATS.

2. **PRIMARY USE:**

STORMWATER SILT FENCE (SWSF) IS PRIMARILY FOR STORMWATER CONTROL, BUT DUST CONTROL MAY BE A SECONDARY BENEFIT. SEE SEPARATE DUST CONTROL SILT FENCE (DCSF) FOR SILT FENCE USED PRIMARILY FOR FUGITIVE DUST CONTROL. BOTH TYPES OF SILT FENCE MAY BE SHOWN ON A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MAP AND/OR AN EROSION AND SEDIMENT CONTROL (ESC) PLAN WITH CLEAR DIFFERENTIATION BETWEEN THE TWO.
STORMWATER SILT FENCE IS UNSUITABLE TO CONTROL STORMWATER AT CONCENTRATED DISCHARGE POINTS, LARGE DRAINAGE AREAS, OR WHERE THE SILT FENCE ISN'T ON CONTOUR. WHERE SILT FENCES ARE UNSUITABLE, A SEPARATE STORMWATER CONTROL IS REQUIRED, SUCH AS A BERM OR A POND, IN ADDITION TO DUST CONTROL SILT FENCE. DUST CONTROL SILT FENCES ARE STILL NEEDED TO CONTROL WIND EROSION ON TOP OF OTHER STORMWATER CONTROLS, SUCH AS BERMS AND PONDS, AT THE DOWNSTREAM PERIMETER OF CONSTRUCTION SITES.
STORMWATER SILT FENCE IS USED AS A **PERIMETER STORMWATER CONTROL** WHEN INSTALLED DOWNSLOPE FROM EXPOSED SOIL PER PART 2.2.3 OF THE EPA'S CONSTRUCTION GENERAL PERMIT (CGP), AND AS AN **AIR QUALITY CONTROL** AROUND THE REST OF THE PERIMETER IN SUPPORT OF CGP PART 2.2.6 AND THE ALBUQUERQUE-BERNALILLO COUNTY AIR QUALITY PROGRAM.

3. **STORMWATER QUALITY DESIGN SPECIFICATIONS:**

A. SILT FENCE IS FOR **SHEET FLOW ONLY**, NEVER FOR CONCENTRATED STORMWATER. STORMWATER SILT FENCE ISN'T ALLOWED AS THE STORMWATER CONTROL AT CONCENTRATED DISCHARGE POINTS. OTHER STORMWATER CONTROLS, SUCH AS PONDS AND BERMS, ARE REQUIRED AT DISCHARGE POINTS.
ALTERNATIVELY, SILT FENCES MAY BE USED ALONG THE SIDES OF STABILIZED CONCENTRATED FLOW PATHS THROUGH CONSTRUCTION SITES TO REMOVE SEDIMENT FROM THE STORMWATER BEFORE IT ENTERS THE STABILIZED CONCENTRATED FLOW PATH.

B. THE **DRAINAGE AREA** IS LIMITED TO 25,000 SF PER 100 FT OF FENCE OR COMBINED WITH A SEDIMENT BASIN ON A LARGER SITE.

C. THE **MAXIMUM SLOPE DISTANCE** ABOVE THE FENCE IS FURTHER LIMITED BY THE SLOPE STEEPNESS, AS SHOWN IN THE TABLE BELOW.

LAND SLOPE (%)	MAXIMUM SLOPE DISTANCE ABOVE FENCE (FT)
2	250
5	180
10	100
20	50
30	30

D. STORMWATER SILT FENCES MUST BE CONSTRUCTED **ON CONTOUR**, LEVEL ACROSS THE BOTTOM, WITH THE ENDS TURNED UPHILL AS NECESSARY TO PREVENT FLANKING. A SILT FENCE ALONE SHOULDN'T BE USED AS A DIVERSION. AN AIR QUALITY SILT FENCE MAY BE USED IN CONJUNCTION WITH A DIVERSION BERM OR SWALE ALONG A SLOPING PERIMETER ON THE DOWNHILL SIDE OF CONSTRUCTION SITES.

E. LIMIT THE LENGTH OF ANY SINGLE RUN OF SILT FENCE TO 500 FT. AND IT MUST BE PLACED ALONG A LEVEL CONTOUR.

F. DO NOT USE SILT FENCES TO DIVERT FLOW.

4. **SELECT STANDARD STRENGTH OR EXTRA STRENGTH SILT FENCE MATERIAL**

A. STANDARD STRENGTH SILT FENCE IS APPROPRIATE IF THE SLOPE OF AREA DRAINING TO FENCE IS 4:1 (H: V) OR LESS AND THE DRAINAGE AREA PRODUCES LOW SEDIMENT LOADS. THE EXPECTED LONGEVITY IS GENERALLY LIMITED TO LESS THAN FIVE MONTHS

B. EXTRA STRENGTH SILT FENCE IS APPROPRIATE IF THE SLOPE OF AREA DRAINING TO FENCE IS 1:1 (H: V) OR LESS AND AREA DRAINING TO FENCE PRODUCES MODERATE SEDIMENT LOADS. EXPECTED LONGEVITY IS GENERALLY LIMITED TO EIGHT MONTHS. LONGER PERIODS MAY REQUIRE FABRIC REPLACEMENT.
HEAVY-DUTY FENCE FABRIC HAS GREATER TENSILE STRENGTH AND PERMEABILITY THAN OTHER FABRIC TYPES. THE POSTS MAY BE SPACED CLOSER TOGETHER THAN OTHER PREMANUFACTURED SILT FENCE TYPES AVAILABLE FROM THE MANUFACTURER.

STORMWATER SILT FENCE MATERIAL	
PHYSICAL PROPERTY	REQUIREMENTS
TENSILE STRENGTH AT 20% (MAXIMUM) ELONGATION	STANDARD STRENGTH: 30 LB/IN (MINIMUM) EXTRA STRENGTH: 50 LB/IN (MINIMUM)
UV RESISTANT	90%
SLURRY FLOW RATE	0.3 GAL/MIN (MINIMUM)

REVISIONS	CITY OF ALBUQUERQUE
Draft 7/29/2025	CONSTRUCTION STORMWATER QUALITY **STORMWATER SILT FENCE** **(SWSF)** SHEET 1 OF 2

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/30/2024	ARA	CITY SUBMITTAL #1
2	06/26/2025	ARA	CITY SUBMITTAL #2
3	10/22/2025	ARA	CITY SUBMITTAL #3
4	12/3/2025	ARA	CITY SUBMITTAL #4
5			
6			
7			
8			

PROFESSIONAL SEAL:

RYAN J. ANDERSON
NEW MEXICO
28792
PROFESSIONAL ENGINEER

01/13/2026

ISG

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT

U-HAUL
PR-2023-008710
SI-2025-00082

ALBUQUERQUE NEW MEXICO

SITE ADDRESS:
U-Haul Moving & Storage
8200 JEFFERSON ST

SHEET CONTENTS:

SWPPP DETAILS

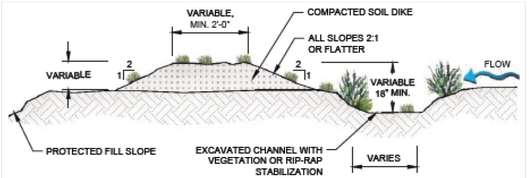
824071

DRAWN:	GBV	6
CHECKED:	ARA	
DATE:	--/--/--	

28816 ESC 2

TEMPORARY DIVERSION CHANNEL (DC)

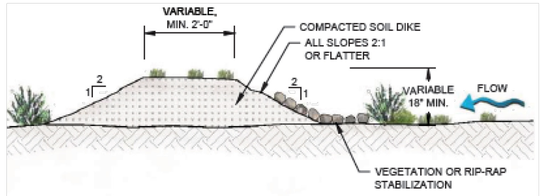
1. **DESCRIPTION:**
   A TEMPORARY DIVERSION CHANNEL (DC) IS A COMPACTED EARTHEN PERIMETER CONTROL CONSISTING OF A COMPACTED DIKE OR A COMBINATION OF A CHANNEL AND A DIKE, WITH A VEGETATED OR RIP-RAP LINING. IT IS BUILT ALONG THE PERIMETER AND WITHIN THE DISTURBED AREA OF A SITE, EITHER AT THE TOP OR BASE OF A SLOPING DISTURBED ZONE. DIKES ARE ALSO KNOWN AS BERMS, AND CHANNELS ARE REFERRED TO AS DITCHES OR SWALES.
2. **PURPOSE:**
   TEMPORARY DIVERSION CHANNELS ARE CONSTRUCTED TO CONTROL THE VELOCITY OR ROUTE (OR BOTH) OF SEDIMENT-LADEN STORMWATER RUNOFF.
   WHEN ON THE UPSLOPE SIDE OF A SITE, A TEMPORARY DIVERSION CHANNEL HELPS PREVENT SURFACE RUNOFF FROM ENTERING A DISTURBED CONSTRUCTION AREA, THEREBY IMPROVING WORKING CONDITIONS BY PREVENTING AN INCREASE IN SHEET FLOW RUNOFF TRAVELING ACROSS THE DISTURBED ZONE, WHICH REDUCES EROSION ON THE SITE.
   A TEMPORARY DIVERSION CHANNEL CAN ALSO BE LOCATED ON THE DOWNSLOPE SIDE OF A SITE TO DIVERT SEDIMENT-LADEN RUNOFF GENERATED ON-SITE TO A SEDIMENT-TRAPPING DEVICE, PREVENTING SOIL LOSS.
3. **CONDITION WHERE PRACTICE APPLIES:**
   THE PLACEMENT OF A TEMPORARY DIVERSION CHANNEL DEPENDS ON THE TOPOGRAPHY OF THE SURROUNDING AREA AT THE CONSTRUCTION SITE. ANOTHER CRITICAL FACTOR IS WHETHER THE GOAL IS TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE SITE OR TO KEEP STORMWATER RUNOFF FROM ENTERING THE SITE.
   TEMPORARY DIVERSION CHANNELS ARE REQUIRED ALONG THE UPHILL SIDE OF THE AREAS OF LAND DISTURBANCE TO DIVERT STORMWATER RUNOFF AROUND THE DISTURBED AREA UNLESS THE RUNOFF FROM UPSTREAM OFF-SITE BASINS IS RETAINED IN A SEDIMENT BASIN PER CGP 2.2.12. DIVERSIONS MUST RETURN THE FLOW TO ITS ORIGINAL PATH AND VELOCITY AT THE DOWNSTREAM EDGE OF THE SITE PER CGP 2.2.11.
   TEMPORARY DIVERSION CHANNELS ARE ALSO APPROPRIATE ALONG THE PERIMETER OF THE SITE DOWNSTREAM FROM LAND DISTURBING ACTIVITIES WHERE THE DESIGN CRITERIA OF STORMWATER SILT FENCE (SWSF) AND COMPOST FILTER SOCK (CFS) ARE EXCEEDED, AND TO CONVEY ON-SITE DRAINAGE TO A TEMPORARY SEDIMENT BASIN TO BE RETAINED ONSITE PER CGP 2.2.12.
4. **DESIGN SPECIFICATIONS:**
   THE EPA REQUIRES A DESIGN FOR 2-YEAR STORMS ACCORDING TO CGP 2.2.12, AND CITY ORDINANCE § 14-5-2-12(B)(3) MANDATES A 10-YEAR STORM DESIGN FROM MAY 1 THROUGH OCTOBER 31, IF THE 100-YEAR PEAK FLOW RATE IS 50 CFS OR MORE.
   DESIGN CALCULATIONS, INCLUDING FLOW RATES, DEPTH, AND VELOCITY CALCULATIONS, AS WELL AS CONSTRUCTION SPECIFICATIONS, MUST BE SHOWN ON AN ESC PLAN STAMPED BY A NEW MEXICO PROFESSIONAL ENGINEER. RIP-RAP LINING IS REQUIRED WHERE THE DESIGN FLOW VELOCITY EXCEEDS 3 FEET PER SECOND TO PREVENT EXCESSIVE EROSION.



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 CHANNEL 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 CHANNEL

SECTION VIEW

5. **Construction Specifications:**
   Construct diversion channels and fully stabilize them before any major land disturbance begins. This method ensures the diversion functions effectively as an erosion and sediment control device. The top of the soil dike should be at least 2 feet wide, and the bottom width at ground level should be at least 6 feet. The minimum height for the earth channel should be 18 inches, with extra height added as needed to maintain a minimum of 6 inches freeboard. Side slopes should be no steeper than 2:1. At points where vehicles will cross the channel, ensure the slope does not exceed 3:1, and use gravel rather than soil for the mound. This design extends the channel's durability and reinforces the vehicle crossing point. Before excavating or mound-building, remove all trees, brush, stumps, and other objects in the path of the diversion structure. Till the base of the dike before adding the fill, then compact the soil as necessary to prevent failure.

6. **Inspection and Maintenance:**
   A certified inspector must conduct self-inspections every 14 days, immediately after each rainfall of ¼" or more, and at least daily during extended rainfalls to check for erosion or deterioration.
   Maintain temporary diversion channels at their original height. Repair any decrease in height caused by settling and fix erosion with riprap immediately. To stay effective, earth channels must be kept compacted at all times.

REVISIONS	CITY OF ALBUQUERQUE
Draft 10/28/2025	CONSTRUCTION STORMWATER QUALITY **TEMPORARY DIVERSION CHANNEL (DC)**
	SHEET 1 OF 1

SILT FENCES

1. **DESCRIPTION & PURPOSE:**
   STORMWATER SILT FENCES (SWSF) ARE TEMPORARY SEDIMENT BARRIERS MADE OF POROUS FABRIC HELD UP BY WOODEN OR METAL POSTS DRIVEN INTO THE GROUND. THEY ARE INEXPENSIVE AND RELATIVELY EASY TO REMOVE. THE FABRIC PONDS STORMWATER RUNOFF, CAUSING SEDIMENT TO BE RETAINED BY THE SETTLING PROCESSES. IT ALSO KNOCKS DOWN WIND-DRIVEN SAND. IT KEEPS SOIL OUT OF CITY STREETS, THUS PREVENTING CLOGGED STORM DRAINS AND THE DEGRADATION OF AQUATIC HABITATS.
2. **PRIMARY USE:**
   STORMWATER SILT FENCE (SWSF) IS PRIMARILY FOR STORMWATER CONTROL, BUT DUST CONTROL MAY BE A SECONDARY BENEFIT. SEE SEPARATE DUST CONTROL SILT FENCE (DCSF) FOR SILT FENCE USED PRIMARILY FOR FUGITIVE DUST CONTROL. BOTH TYPES OF SILT FENCE MAY BE SHOWN ON A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MAP AND/OR AN EROSION AND SEDIMENT CONTROL (ESC) PLAN WITH CLEAR DIFFERENTIATION BETWEEN THE TWO.
   STORMWATER SILT FENCE IS UNSUITABLE TO CONTROL STORMWATER AT CONCENTRATED DISCHARGE POINTS, LARGE DRAINAGE AREAS, OR WHERE THE SILT FENCE ISN'T ON CONTOUR. WHERE SILT FENCES ARE UNSUITABLE, A SEPARATE STORMWATER CONTROL IS REQUIRED, SUCH AS A BERM OR A POND, IN ADDITION TO DUST CONTROL SILT FENCE. DUST CONTROL SILT FENCES ARE STILL NEEDED TO CONTROL WIND EROSION ON TOP OF OTHER STORMWATER CONTROLS, SUCH AS BERMS AND PONDS, AT THE DOWNSTREAM PERIMETER OF CONSTRUCTION SITES.
   STORMWATER SILT FENCE IS USED AS A **PERIMETER STORMWATER CONTROL** WHEN INSTALLED DOWNSLOPE FROM EXPOSED SOIL PER PART 2.2.3 OF THE EPA'S CONSTRUCTION GENERAL PERMIT (CGP), AND AS AN **AIR QUALITY CONTROL** AROUND THE REST OF THE PERIMETER IN SUPPORT OF CGP PART 2.2.6 AND THE ALBUQUERQUE-BERNALILLO COUNTY AIR QUALITY PROGRAM.
3. **STORMWATER QUALITY DESIGN SPECIFICATIONS:**
   A. SILT FENCE IS FOR **SHEET FLOW ONLY**, NEVER FOR CONCENTRATED STORMWATER. STORMWATER SILT FENCE ISN'T ALLOWED AS THE STORMWATER CONTROL AT CONCENTRATED DISCHARGE POINTS. OTHER STORMWATER CONTROLS, SUCH AS PONDS AND BERMS, ARE REQUIRED AT DISCHARGE POINTS.
   ALTERNATIVELY, SILT FENCES MAY BE USED ALONG THE SIDES OF STABILIZED CONCENTRATED FLOW PATHS THROUGH CONSTRUCTION SITES TO REMOVE SEDIMENT FROM THE STORMWATER BEFORE IT ENTERS THE STABILIZED CONCENTRATED FLOW PATH.
   B. THE **DRAINAGE AREA** IS LIMITED TO 25,000 SF PER 100 FT OF FENCE OR COMBINED WITH A SEDIMENT BASIN ON A LARGER SITE.
   C. THE **MAXIMUM SLOPE DISTANCE** ABOVE THE FENCE IS FURTHER LIMITED BY THE SLOPE STEEPNESS, AS SHOWN IN THE TABLE BELOW.

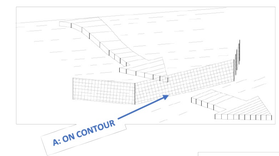
LAND SLOPE (%)	MAXIMUM SLOPE DISTANCE ABOVE FENCE (FT)
2	250
5	180
10	100
20	50
30	30

   D. STORMWATER SILT FENCES MUST BE CONSTRUCTED **ON CONTOUR**, LEVEL ACROSS THE BOTTOM, WITH THE ENDS TURNED UPHILL AS NECESSARY TO PREVENT FLANKING. A SILT FENCE ALONE SHOULDN'T BE USED AS A DIVERSION. AN AIR QUALITY SILT FENCE MAY BE USED IN CONJUNCTION WITH A DIVERSION BERM OR SWALE ALONG A SLOPING PERIMETER ON THE DOWNHILL SIDE OF CONSTRUCTION SITES.
   E. LIMIT THE LENGTH OF ANY SINGLE RUN OF SILT FENCE TO 500 FT. AND IT MUST BE PLACED ALONG A LEVEL CONTOUR.
   F. DO NOT USE SILT FENCES TO DIVERT FLOW.
4. **SELECT STANDARD STRENGTH OR EXTRA STRENGTH SILT FENCE MATERIAL**
   A. STANDARD STRENGTH SILT FENCE IS APPROPRIATE IF THE SLOPE OF AREA DRAINING TO FENCE IS 4:1 (H: V) OR LESS AND THE DRAINAGE AREA PRODUCES LOW SEDIMENT LOADS. THE EXPECTED LONGEVITY IS GENERALLY LIMITED TO LESS THAN FIVE MONTHS
   B. EXTRA STRENGTH SILT FENCE IS APPROPRIATE IF THE SLOPE OF AREA DRAINING TO FENCE IS 1:1 (H: V) OR LESS AND AREA DRAINING TO FENCE PRODUCES MODERATE SEDIMENT LOADS. EXPECTED LONGEVITY IS GENERALLY LIMITED TO EIGHT MONTHS. LONGER PERIODS MAY REQUIRE FABRIC REPLACEMENT.
   HEAVY-DUTY FENCE FABRIC HAS GREATER TENSILE STRENGTH AND PERMEABILITY THAN OTHER FABRIC TYPES. THE POSTS MAY BE SPACED CLOSER TOGETHER THAN OTHER PREMANUFACTURED SILT FENCE TYPES AVAILABLE FROM THE MANUFACTURER.

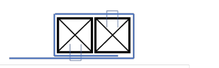
STORMWATER SILT FENCE MATERIAL	
PHYSICAL PROPERTY	REQUIREMENTS
TENSILE STRENGTH AT 20% (MAXIMUM) ELONGATION	STANDARD STRENGTH: 30 LB/IN (MINIMUM) EXTRA STRENGTH: 50 LB/IN (MINIMUM)
UV RESISTANT	90%
SLURRY FLOW RATE	0.3 GAL/MIN (MINIMUM)

REVISIONS	CITY OF ALBUQUERQUE
Draft 7/29/2025	CONSTRUCTION STORMWATER QUALITY **STORMWATER SILT FENCE (SWSF)**
	SHEET 1 OF 2

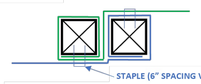
5. **CONSTRUCTION SPECIFICATIONS:**
   A. INSTALL SILT FENCE ALONG A LEVEL CONTOUR, WITH THE ENDS TURNED UPHILL (12" VERTICAL MIN.) FAR ENOUGH TO PREVENT FLANKING. EXCEPT FOR THE ENDS, THE DIFFERENCE IN ELEVATION BETWEEN THE HIGHEST AND LOWEST POINT ALONG THE TOP OF THE SILT FENCE SHALL NOT EXCEED ONE-THIRD THE FENCE HEIGHT.
   B. CLEAR THE GROUND AT THE SILT FENCE LOCATION TO BARE DIRT. REMOVE VEGETATION, ROCKS, GRAVEL, AND PAVEMENT.
   C. INSTALL POSTS SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 18 INCHES. HARDWOOD POSTS MUST BE 2" X 2", AND STEEL POSTS (STANDARD "U" OR "T' SECTION) MUST HAVE A MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT AND SHALL HAVE A MINIMUM LENGTH OF 4' FEET. DOUBLE POSTS ARE REQUIRED AT BOTH ENDS OF EACH PIECE OF SILT FENCE AND AT SPLICES.
   D. EXCAVATE A TRENCH A MINIMUM OF 6" DEEP BY 6" WIDE ALONG THE UPHILL SIDE OF THE POSTS. ALTERNATIVELY, A 12" DEEP STATIC SLICE IS ALLOWED.
   E. OPTIONAL WIRE FENCE REINFORCEMENT IS TYPICALLY 14 GAUGE OR MORE WITH A MAXIMUM MESH SPACING OF 6 INCHES, FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES, OR HOG RINGS. THE WIRE REINFORCEMENT SHOULD ALSO EXTEND 6" INTO THE TRENCH.
   F. THE FILTER FABRIC SHOULD BE STAPLED OR WIRED TO THE FENCE AND POSTS, AND 12 INCHES OR MORE OF THE FABRIC SHOULD EXTEND INTO THE TRENCH. THE WIRE REINFORCEMENT (IF USED) AND FILTER FABRIC SHOULD BE STRETCHED TIGHTLY WHILE ATTACHING THEM.
   G. EMBED THE FILTER FABRIC 12" MINIMUM INTO THE TRENCH AND BACKFILL WITH CLEAN EARTH, FREE OF ROCKS AND ORGANIC MATTER, AND COMPACTED WITH OPTIMUM MOISTURE BY WHEEL ROLLING, TAMPING, OR OTHER SIMILAR MEANS. THE FINISHED GRADE SHOULD BE THE SAME ON BOTH SIDES OF THE FENCE, AND THE DEPTH OF EMBEDMENT SHOULD BE MEASURED FROM THE LOWEST GRADE ADJACENT TO THE FENCE. SUBSTITUTIONS INSTEAD OF EMBEDMENT, LIKE WATTLES, ARE NOT ALLOWED.
   H. THE HEIGHT OF A STORMWATER SILT FENCE SHALL BE A MINIMUM OF 24 INCHES ABOVE THE HIGHEST GROUND SURFACE ADJACENT TO THE FENCE. ADDITIONAL HEIGHT (30" MIN.) IS REQUIRED TO SATISFY THE ALBUQUERQUE-BERNALILLO COUNTY AIR QUALITY PROGRAM.
   I. THE FILTER FABRIC MAY BE ATTACHED TO A CHAIN LINK FENCE CONSTRUCTED IN ACCORDANCE WITH COA STD DWG 2252 INSTEAD OF THE ABOVE-SPECIFIED WIRE FENCE REINFORCEMENT AND POSTS, PROVIDED THAT CHAIN LINK REINFORCEMENT AND FILTER FABRIC ARE EMBEDDED AS SPECIFIED ABOVE.



SECTION



TERMINAL END STAKE DETAIL (TOP VIEW)



JOINING DETAIL (TOP VIEW)

6. **MAINTENANCE:**
   A. SELF-INSPECTION IS REQUIRED BY A CERTIFIED INSPECTOR EVERY 14 DAYS AND IMMEDIATELY AFTER EACH RAINFALL OF ¼" OR MORE, AND AT LEAST DAILY DURING PROLONGED RAINFALL.
   B. INSPECTION CHECKLIST
      i. DOES THE SILT FENCE FOLLOW A CONTOUR?
      ii. ARE THE ENDS OF THE SILT FENCE TURNED UPHILL FOR THE LAST 12" VERTICALLY?
      iii. IS THE HEIGHT OF THE SILT FENCE 24" OR MORE ABOVE GROUND?
      iv. IS THE COLOR BAND EMBEDDED 6" OR MORE?
      v. IS THE SILT FENCE SECURE TO THE WIRE FENCE REINFORCEMENT OR THE STAKES?
      vi. HAS SEDIMENT ACCUMULATED BEHIND THE FENCE BY MORE THAN 1/2 THE HEIGHT OF THE FENCE? IF YES, THEN CLEAR IT.
      vii. DOES ANY 100-FOOT OF SILT FENCE SERVE MORE THAN 25,000 SQUARE FEET (ABOUT 1/2 ACRE) OF EXPOSED AREA?
      viii. IS THERE ANY INDICATION OF WASH AROUND OR UNDER WASH? IF YES, THEN RESET THE FENCE AND DETERMINE IF IT IS OVERLOADED (I.E., ANOTHER FENCE SHOULD BE INSTALLED UPSTREAM).
   C. REPAIRS MUST BE COMPLETED WITHIN 24 HOURS OF FINDING THE DEFECT. DEFECTS TYPICALLY INCLUDE LOOSE POSTS OR ATTACHMENTS TO POSTS OR WIRE REINFORCEMENT. SOMETIMES REPAIRS INCLUDE TRENCHING AND EMBEDMENT. CORRECTIVE ACTIONS MUST BE COMPLETED WITHIN 7 DAYS OF DETECTING THE DEFECT.
   D. CORRECTIVE ACTIONS INCLUDE RESETTING THE EXISTING FENCE OR REPLACING THE SECTION WHERE THE FILTER FABRIC HAS BEEN TORN OR WORN OUT. HOLES IN THE FILTER FABRIC REQUIRE REMOVAL AND REPLACEMENT WITH DOUBLE POSTS ON BOTH REPLACEMENT ENDS. PATCHES ARE NOT ADEQUATE REPAIRS OF HOLES. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE BEFORE THE END OF THE EXPECTED USABLE LIFE, AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED.
   E. EITHER REMOVE SEDIMENT DEPOSITS WHEN THE DEPOSIT REACHES HALF THE HEIGHT OF THE FENCE OR INSTALL A SECOND SILT FENCE AS DIRECTED BY THE PE/CPESC
   F. THE SILT FENCE SHALL REMAIN IN PLACE UNTIL THE PE/CPESC DIRECTS IT BE REMOVED. UPON REMOVAL, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ANY EXCESS SEDIMENT ACCUMULATIONS, DRESS THE AREA TO GIVE IT A PLEASING APPEARANCE, AND VEGETATE ALL BARE AREAS PER CONTRACT REQUIREMENTS.
   G. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES RESULTING FROM END RUNS AND UNDERCUTTING.

REVISIONS	CITY OF ALBUQUERQUE
Draft 7/29/2025	CONSTRUCTION STORMWATER QUALITY **STORMWATER SILT FENCE (SWSF)**
	SHEET 2 OF 2

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/30/2024	ARA	CITY SUBMITTAL #1
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PROFESSIONAL SEAL:

RYAN J. ANDERSON NEW MEXICO 28792 PROFESSIONAL ENGINEER

01/13/2026

ISG

PROJECT

U-HAUL
PR-2023-008710
SI-2025-00082

ALBUQUERQUE NEW MEXICO

SITE ADDRESS:
U-Haul Moving & Storage
8200 JEFFERSON ST

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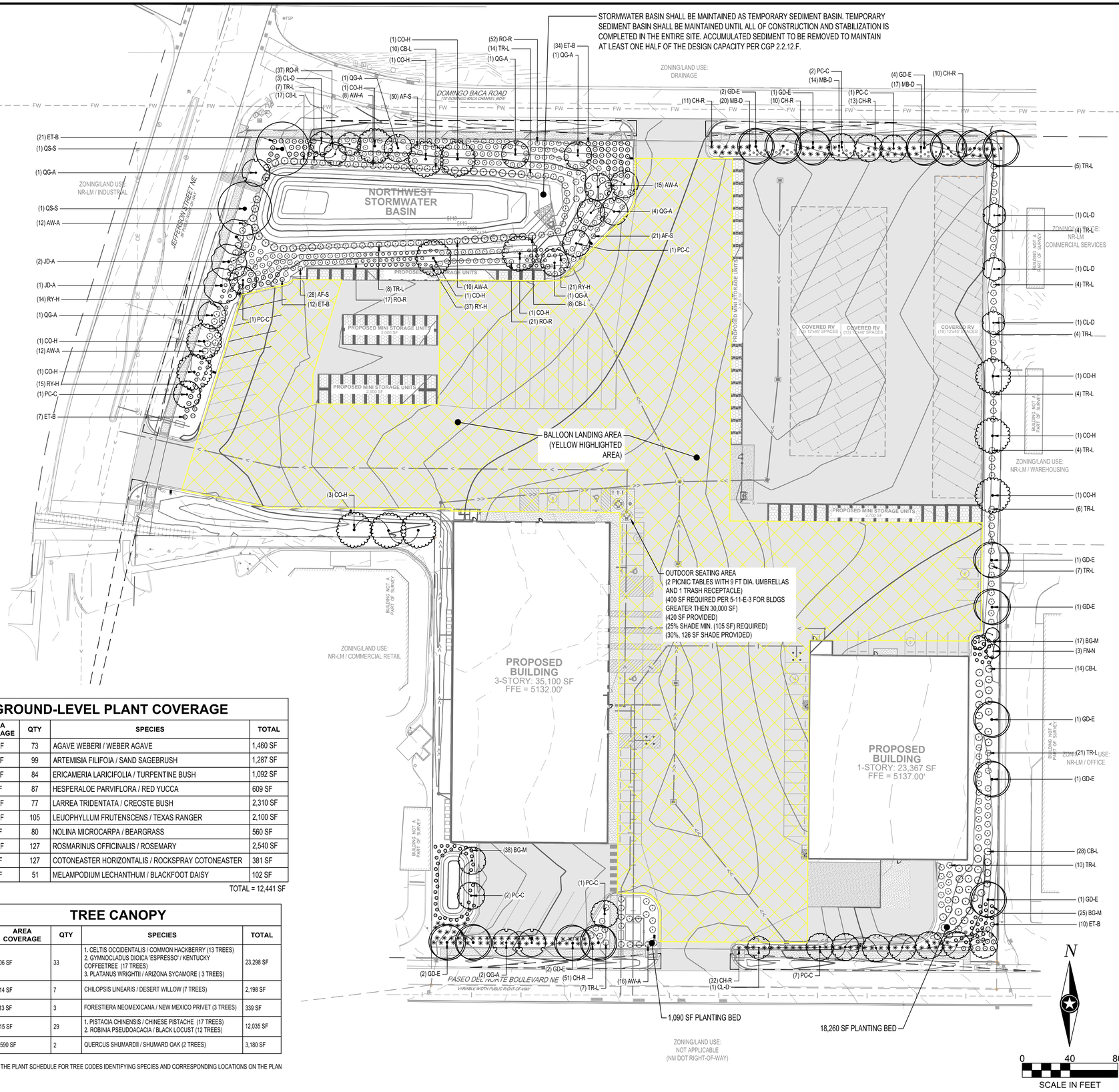
STORMWATER BASIN SHALL BE MAINTAINED AS TEMPORARY SEDIMENT BASIN. TEMPORARY SEDIMENT BASIN SHALL BE MAINTAINED UNTIL ALL OF CONSTRUCTION AND STABILIZATION IS COMPLETED IN THE ENTIRE SITE. ACCUMULATED SEDIMENT TO BE REMOVED TO MAINTAIN AT LEAST ONE HALF OF THE DESIGN CAPACITY PER CGP 2.2.12.F.



GROUND-LEVEL PLANT COVERAGE

SIZE	AREA COVERAGE	QTY	SPECIES	TOTAL
5 GAL	20 SF	73	AGAVE WEBERI / WEBER AGAVE	1,460 SF
5 GAL	13 SF	99	ARTEMISIA FILIFOIA / SAND SAGEBRUSH	1,287 SF
5 GAL	13 SF	84	ERICAMERIA LARICIFOLIA / TURPENTINE BUSH	1,092 SF
5 GAL	7 SF	87	HESPERALOE PARVIFLORA / RED YUCCA	609 SF
5 GAL	30 SF	77	LARREA TRIDENTATA / CREOSTE BUSH	2,310 SF
5 GAL	20 SF	105	LEUOPHYLLUM FRUTENSCENS / TEXAS RANGER	2,100 SF
5 GAL	7 SF	80	NOLINA MICROCARPA / BEARGRASS	560 SF
5 GAL	20 SF	127	ROSMARINUS OFFICINALIS / ROSEMARY	2,540 SF
1 GAL	3 SF	127	COTONEASTER HORIZONTALIS / ROCKSPRAY COTONEASTER	381 SF
1 GAL	2 SF	51	MELAMPODIUM LECHANTHUM / BLACKFOOT DAISY	102 SF

TOTAL = 12,441 SF

TREE CANOPY

TREE RADIUS	AREA COVERAGE	QTY	SPECIES	TOTAL
15'	706 SF	33	1. CELTIS OCCIDENTALIS / COMMON HACKBERRY (13 TREES) 2. GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE (17 TREES) 3. PLATANUS WRIGHTII / ARIZONA SYCAMORE (3 TREES)	23,298 SF
10'	314 SF	7	CHILOPSIS LINEARIS / DESERT WILLOW (7 TREES)	2,198 SF
6'	113 SF	3	FORESTIERA NEOMEXICANA / NEW MEXICO PRIVET (3 TREES)	339 SF
11.5'	415 SF	29	1. PISTACIA CHINENSIS / CHINESE PISTACHE (17 TREES) 2. ROBINIA PSEUDOACACIA / BLACK LOCUST (12 TREES)	12,035 SF
22.5'	1,590 SF	2	QUERCUS SHUMARDII / SHUMARD OAK (2 TREES)	3,180 SF

NOTE: REFER TO THE PLANT SCHEDULE FOR TREE CODES IDENTIFYING SPECIES AND CORRESPONDING LOCATIONS ON THE PLAN

CITY LANDSCAPE REQUIREMENTS (NR-LM)

TOTAL SITE AREA (10 AC): 386,871 SF
BUILDING AREA: - 70,067 SF
NET AREA: 316,804 SF

NON-RESIDENTIAL LIGHT MANUFACTURING STANDARDS :
MUST PROVIDE A MINIMUM LANDSCAPE AREA OF 15% IF THE TOTAL NET LOT AREA = 316,804 X 0.15 = 47,521 SF
REQUIRED / PROVIDED LANDSCAPE 47,521 SF (15%) / 73,740 SF (18.5%) **(COMPLIANT)**

REQUIRED VEGETATIVE COVERAGE: IDO 5-6 (C)(2)(c)
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75% OF THE TOTAL LANDSCAPE AREA, A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUB,GRASSES, ETC) OF THE REQUIRED VEGETATIVE COVERAGE.

REQUIRED / PROVIDED LIVE VEGETATIVE COVERAGE 35,641 SF (75%) REQUIRED / 40,836 SF (83%) PROVIDED **(COMPLIANT)**
REQUIRED / PROVIDED GROUND LEVEL COVERAGE 11,881 SF (25%) REQUIRED / 12,441 SF (26.2%) PROVIDED **(COMPLIANT)**

STREET FRONTAGE LANDSCAPING:
TREES ARE REQUIRED ALONG STREET FRONTAGES EVERY (25') ON CENTER.
- 1,400 LF OF LOT FRONTAGE / 25 = 56 TREES REQUIRED / 56 TREES PROPOSED **(COMPLIANT)**

PLANTING SHALL MEET THE MINIMUM SIZE REQUIREMENTS LISTED IN TABLE 5-6-3.

PARKING LOT INTERIOR REQUIREMENTS:
AT LEAST (10%) OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR FEW SPACES, AND AT LEAST (15%) OF THE PARKING LOT AREAS OF LOTS CONTAINING 50 OR MORE SPACES SHALL BE LANDSCAPED.

(1) TREE IS REQUIRED PER (10) PARKING SPACES
- 55 PARKING STALLS / 10 = 5.5 TREES REQUIRED / 6 TREES PROPOSED **(COMPLIANT)**

AT LEAST (75%) OF THE REQUIRED PARKING AREA TREES SHALL BE DECIDUOUS CANOPY-TYPE SHADE TREES, CAPABLE OF ACHIEVING A MATURE CANOPY DIAMETER OF AT LEAST (25') **(COMPLIANT)**

GRAVEL MULCH COVERAGE:
LANDSCAPE SHALL APPLY PURSUANT TO 5-6(C)(5)(C) THE USE OF GRAVEL OR CRUSHER FINES AS GROUND COVER IS LIMITED TO A MAXIMUM OF 75% OF ANY LANDSCAPED AREA

REQUIRED: 35,641 SF (NO MORE THAN 75%)
PROVIDED: 35,468 SF (74%) **(COMPLIANT)**

ADDITIONAL NOTES:
ALL LANDSCAPING IS PLACED WITHIN PROPERTY LINES
ALL LANDSCAPING SHALL NOT BE PLACED WITHIN 10 FEET IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE **(COMPLIANT)**

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
ORNAMENTAL TREES					
	CL-D	7	CHILOPSIS LINEARIS / DESERT WILLOW	1.5" CAL	B & B
	FN-N	3	FORESTIERA NEOMEXICANA / NEW MEXICO PRIVET	1.5" CAL	B & B
SHADE TREES					
	CO-H	13	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2" CAL	B & B
	GD-E	16	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	2" CAL	B & B
	PC-C	16	PISTACIA CHINENSIS / CHINESE PISTACHE	2" CAL	B & B
	JD-A	3	PLATANUS WRIGHTII / ARIZONA SYCAMORE	2" CAL	B & B
	QS-S	2	QUERCUS SHUMARDII / SHUMARD OAK	2" CAL	B & B
	QG-A	12	ROBINIA PSEUDOACACIA / BLACK LOCUST	2" CAL	B & B
SHRUBS					
	AW-A	73	AGAVE WEBERI / WEBER AGAVE	5 GAL	CONT
	AF-S	99	ARTEMISIA FILIFOLIA / SAND SAGEBRUSH	5 GAL	CONT
	ET-B	84	ERICAMERIA LARICIFOLIA / TURPENTINE BUSH	5 GAL	CONT
	RY-H	87	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	CONT
	CB-L	77	LARREA TRIDENTATA / CREOSOTE BUSH	5 GAL	CONT
	TR-L	105	LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER	5 GAL	CONT
	BG-M	80	NOLINA MICROCARPA / BEARGRASS	5 GAL	CONT
	RO-R	127	ROSMARINUS OFFICINALIS / ROSEMARY	5 GAL	CONT
PERENNIALS					
	CH-R	127	COTONEASTER HORIZONTALIS / ROCKSPRAY COTONEASTER	1 GAL	CONT
	MB-D	51	MELAMPODIUM LEUCANTHUM / BLACKFOOT DAISY	1 GAL	CONT

GENERAL NOTE: SEE PLANTING NOTES FOR MULCH SPECIFICATION

MULCH NOTE: ORGANIC MULCH IS REQUIRED AS GROUND COVER UNDER TREES, NOT INCLUDING STREET TREES, WITHIN A 5-FOOT RADIUS AROUND THE TREE TRUNK, BUT NOT DIRECTLY AGAINST THE TRUNK. IN THESE AREAS, WEED BARRIER FABRIC IS PROHIBITED.

IRRIGATION NOTE: IRRIGATION SYSTEM SHALL BE DESIGN-BUILD BY THE CONTRACTOR BUT ALL NON-PAVED AREAS ON THIS SITE SHALL HAVE DRIP IRRIGATION.

TURF AREA: THERE ARE NO HIGH WATER TURF AREAS ON THIS SITE.

RESPONSIBILITY FOR MAINTENANCE: THE OWNER (U-HAUL) SHALL MAINTAIN THE LANDSCAPING ON THIS SITE AND SHALL MAINTAIN CITY COMPLIANCE WITH THESE LANDSCAPE PLANS.

PARKING LOT AND EDGE BUFFER: BUFFERS WIDTHS AND DIMENSIONS SHOWN ON THE PLAN SHEETS.

SHEET NOTES:

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PROFESSIONAL SEAL:

STATE OF NEW MEXICO
DANIELLE P. PIERQUET
LA-2024-0016
REGISTERED LANDSCAPE ARCHITECT
01/13/2026

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PROJECT

U-HAUL
PR-2023-008710
SI-2025-00082

ALBUQUERQUE NEW MEXICO

SITE ADDRESS:
U-Haul Moving & Storage
8200 JEFFERSON ST

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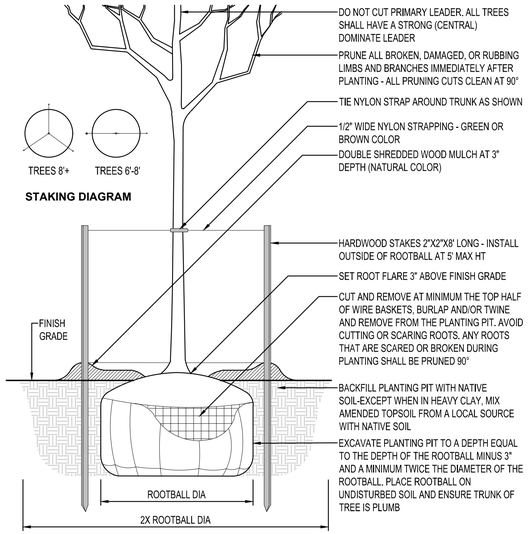

DECIDUOUS TREE PLANTING
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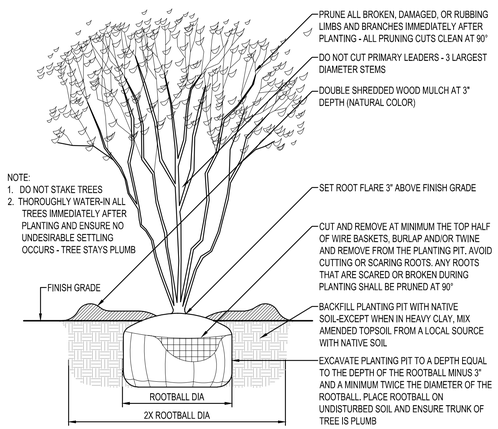

MULTI-STEM TREE PLANTING
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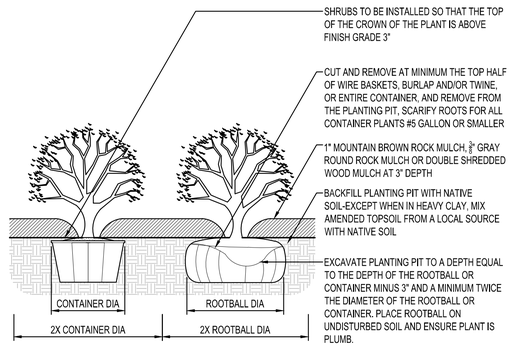

SHRUB PLANTING
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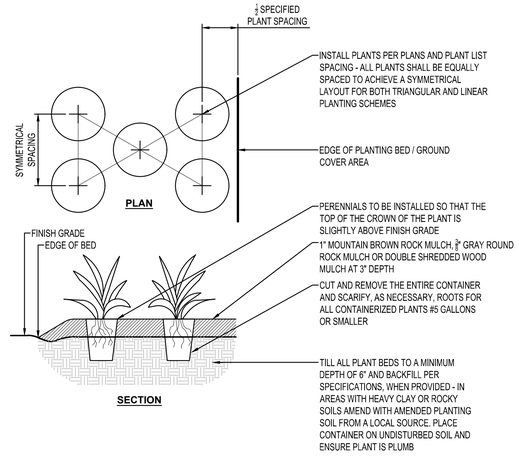

PERENNIAL PLANTING
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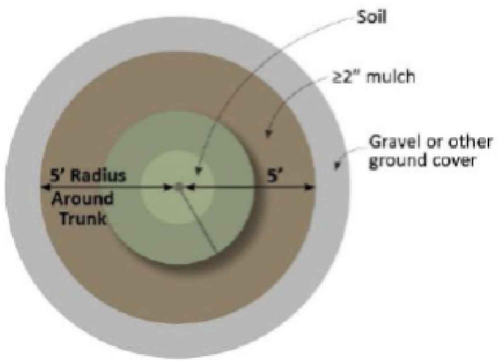

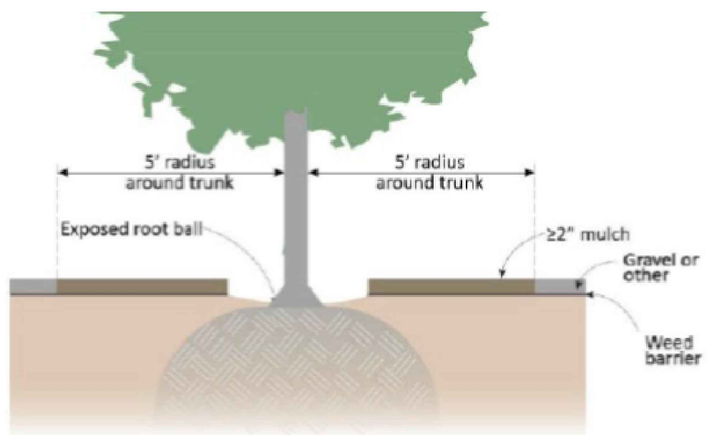

TREE MULCHING DETAIL
NTS

PLANTING NOTES

1. COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
2. SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
3. REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
4. REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
5. FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
6. ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
7. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
10. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
11. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
12. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
13. PROVIDE ROCK MULCH SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS TO A 3" MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
14. MULCHING MATERIAL SHALL BE 1" MOUNTAIN BROWN ROCK MULCH OR ¾" GRAY ROUND ROCK MULCH AT 3" DEPTH, WITH NO INDIVIDUAL PIECES LARGER THAN 3", FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
15. CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
16. INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
17. ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.

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PROFESSIONAL SEAL:

RYAN J. ANDERSON
NEW MEXICO
28792
PROFESSIONAL ENGINEER

01/13/2026

ISG

PROJECT

U-HAUL
PR-2023-008710
SI-2025-00082

ALBUQUERQUE NEW MEXICO

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SHEET CONTENTS:

LANDSCAPE PLAN

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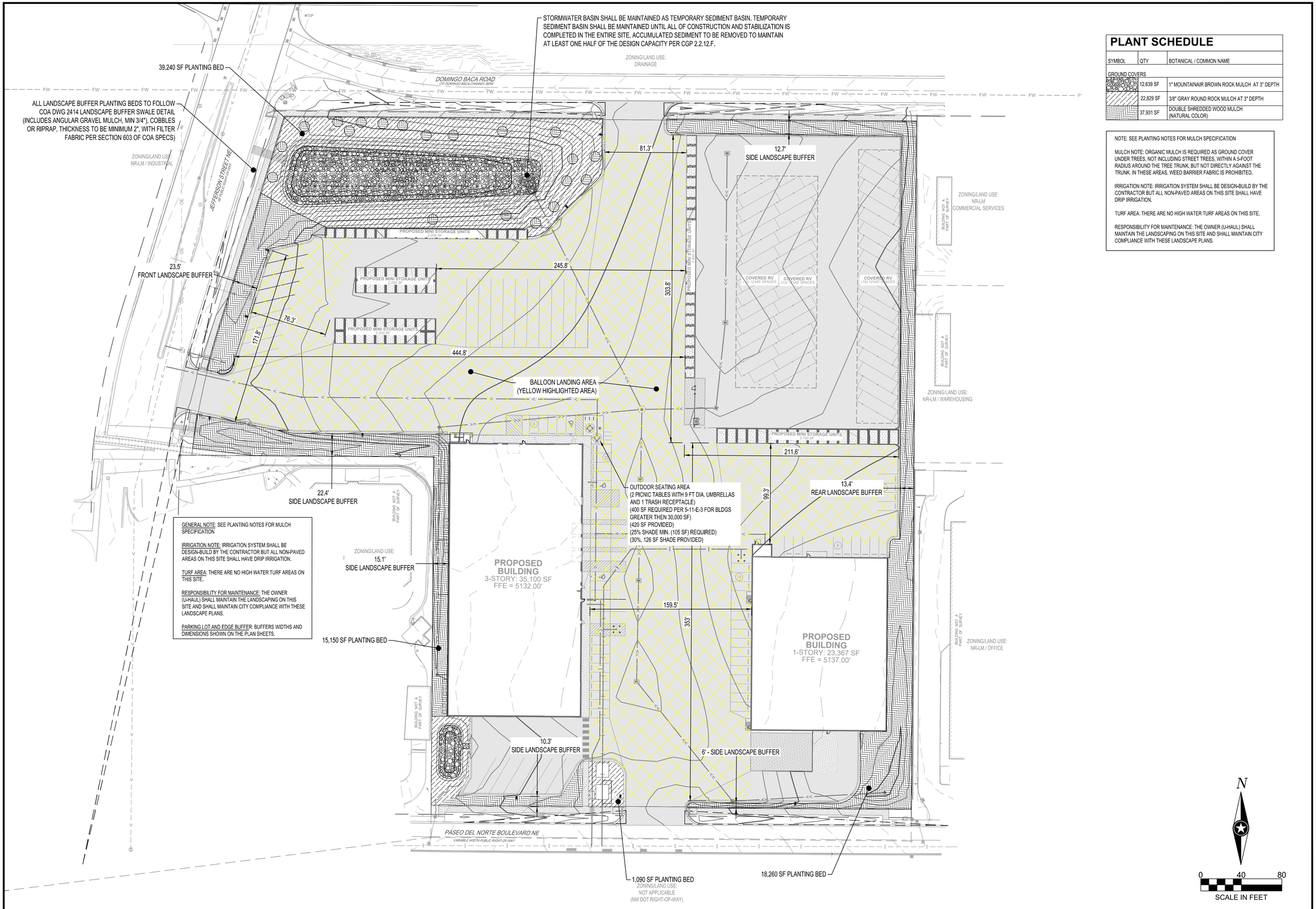

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
GROUND COVERS		
	12,639 SF	1" MOUNTAINAIR BROWN ROCK MULCH AT 3" DEPTH
	22,829 SF	3/8" GRAY ROUND ROCK MULCH AT 3" DEPTH
	37,931 SF	DOUBLE SHREDDED WOOD MULCH (NATURAL COLOR)

NOTE: SEE PLANTING NOTES FOR MULCH SPECIFICATION

MULCH NOTE: ORGANIC MULCH IS REQUIRED AS GROUND COVER UNDER TREES, NOT INCLUDING STREET TREES, WITHIN A 5-FOOT RADIUS AROUND THE TREE TRUNK, BUT NOT DIRECTLY AGAINST THE TRUNK. IN THESE AREAS, WEED BARRIER FABRIC IS PROHIBITED.

IRRIGATION NOTE: IRRIGATION SYSTEM SHALL BE DESIGN-BUILD BY THE CONTRACTOR BUT ALL NON-PAVED AREAS ON THIS SITE SHALL HAVE DRIP IRRIGATION.

TURF AREA: THERE ARE NO HIGH WATER TURF AREAS ON THIS SITE.

RESPONSIBILITY FOR MAINTENANCE: THE OWNER (U-HAUL) SHALL MAINTAIN THE LANDSCAPING ON THIS SITE AND SHALL MAINTAIN CITY COMPLIANCE WITH THESE LANDSCAPE PLANS.

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