

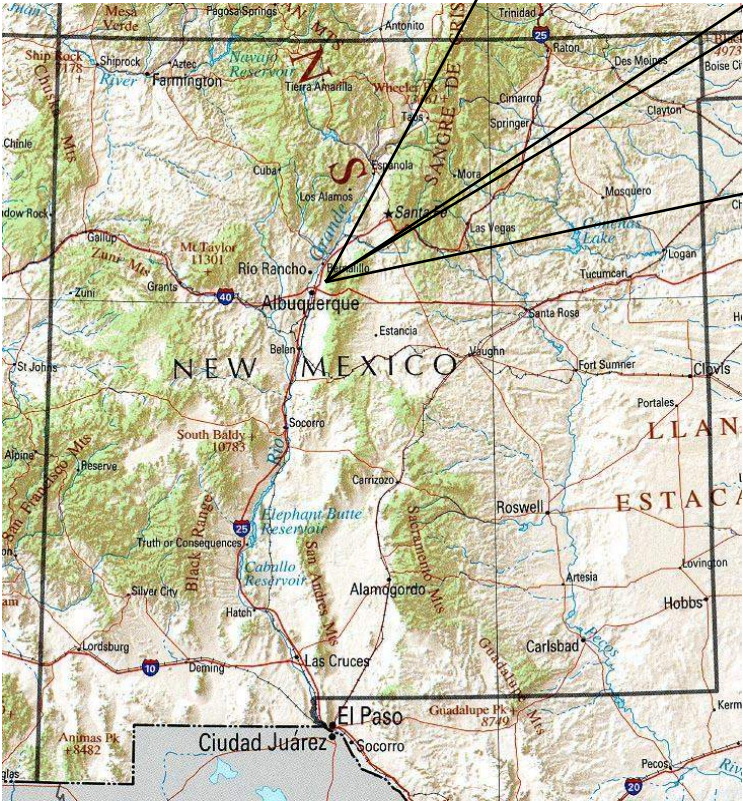
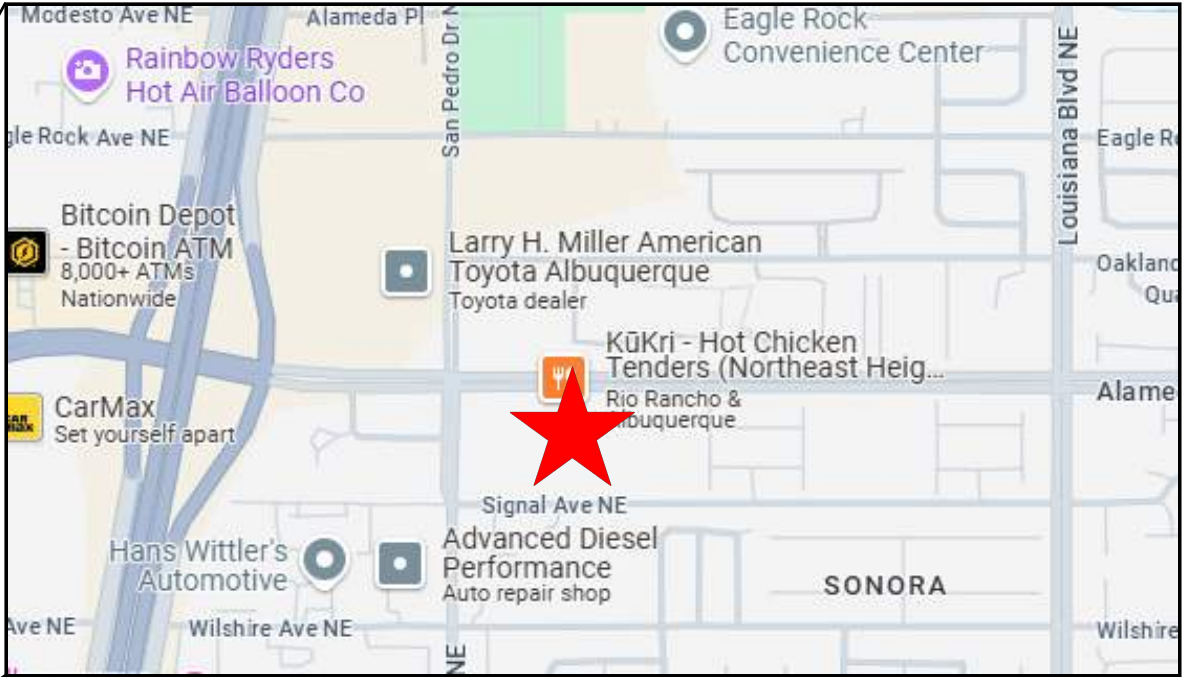
# PRECISION STORAGE

## TEMPORARY SEDIMENT AND EROSION CONTROL DRAWINGS

### ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

#### DRAWING INDEX

- 1 COVER SHEET
- 2 PROJECT DETAILS
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- 9 FINAL STABILIZATION
- 10 DRAINAGE MANAGEMENT PLAN - BY OTHERS
- 11 LANDSCAPING PLAN - BY OTHERS



THE TESCP IS A LIVING DOCUMENT.

UPDATE THE TESCP WEEKLY TO REFLECT  
ONSITE CONDITIONS INCLUDING, BUT NOT  
LIMITED TO: BMP LOCATIONS (DATES  
INSTALLED/REMOVED), POLLUTANT SOURCES  
& POLLUTANT GENERATING ACTIVITIES.



SWPPP  
Stormwater  
Erosion Control  
Reclamation  
Seeding

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SNYDER CONSTRUCTION, LLC  
PRECISION STORAGE  
ALBUQUERQUE, NM

DESIGNED BY:  
K. FETTER, P.E.  
DRAWN BY:  
O. CHAVEZ

SHEET:  
1 - COVER



REVISION ITEM					DATE

#

PROJECT DETAILS

NPDES ID: NMR10072E, NMR10073O

ADDRESS: 6217 SIGNAL AVE. NE, ALBUQUERQUE, NM 87113

GPS COORDINATES: 35.18336111, -106.57484167

TOTAL ACREAGE: 2.00

ANTICIPATED DISTURBED ACREAGE: 2.00

FIRST RECEIVING WATER: RIO GRANDE

WATERS WITHIN ONE MILE OF PROJECT: ARROYO DE DOMINGO BACA

IMPAIRED/TIERED WATERS: RIO GRANDE

ENDANGERED SPECIES: CRITERION A

SUPPORT ACTIVITIES: SEE SECTION 3.6 OF SWPPP NARRATIVE

SOIL TYPE: SEE NRCS SOIL REPORT PROVIDED IN SWPPP BINDER

TYPE PRE-CONSTRUCTION COVER: DIRT, TREES, SOME EXISTING BUILDING, FENCING

STABILIZATION MEASURES AND DEADLINES: SEE SECTION 6.0 OF SWPPP NARRATIVE

REGULATING AUTHORITY: ENVIRONMENTAL PROTECTION AGENCY (EPA)

OPERATORS

PROPERTY OWNER:  
PRECISION STORAGE, LLC  
1200 SOUTH RENNAISSANCE BLVD. NE  
ALBUQUERQUE, NM 87107

OWNER CONTACT:  
DAVID BEDY  
MANAGING MEMBER  
(505) 280-7398

GENERAL CONTRACTOR (GC):  
SNYDER CONSTRUCTION, LLC  
5800 SAN FRANCISCO RD. NE  
ALBUQUERQUE, NM 87109

GC CONTACT:  
ZACK SNYDER  
(505) 923-3181  
ZSNYDER@SNYDER-CONST.COM

STORMWATER TEAM

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

SEQUENCE OF ACTIVITIES

REFER TO THE GC'S CONSTRUCTION SCHEDULE FOR CURRENT SEQUENCING.

PHASE I: SITE PREPARATION AND PRE – CONSTRUCTION

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

PHASE II: CONSTRUCTION ACTIVITIES

- 1.THE OPERATORS WILL MINIMIZE THE AREA DISTURBED AS MUCH AS FEASIBLY POSSIBLE.
- 2.ANY DISTURBED AREA IN WHICH CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED SHALL TEMPORARILY STABILIZED USING THE METHODS DESCRIBED IN SECTION 6.3 OF THE SWPPP NARRATIVE. SECTION 6.1 OF THE SWPPP NARRATIVE PROVIDES THE TEMPORARY STABILIZATION DEADLINES.
- 3.THE LOCATION OF SOME BMPS MAY REQUIRE ALTERATION IF DRAINAGE PATTERNS CHANGE DURING CONSTRUCTION. THE OPERATORS SHALL INSTALL ADDITIONAL BMPS OR UPGRADE BMPS IF NECESSARY.
- 4.IF CONCRETE IS USED ON SITE AND CONCRETE TRUCKS ARE UNABLE TO WASHOUT OFF SITE, THE OPERATORS WILL PROVIDE ONE OR MORE DESIGNATED CONCRETE WASHOUT AREAS. THE CONCRETE WASHOUTS MUST BE INSTALLED PRIOR TO CONCRETE USE ON SITE AND REMOVED ONLY AFTER CONCRETE WORK IS COMPLETE.

PHASE III: FINAL STABILIZATION AND CONSTRUCTION COMPLETION

- 1.IF APPLICABLE, RE-VEGETATION OR LANDSCAPING SHALL BE INITIATED IMMEDIATELY UPON KNOWING WORK IN A DISTURBED AREA HAS PERMANENTLY STOPPED AND THE AREA IS NOT COVERED BY PERMANENT STRUCTURES, UNLESS INFEASIBLE. SECTION 6.4 OF THE SWPPP NARRATIVE DISCUSSES PERMANENT STABILIZATION AND ASSOCIATED DEADLINES.
- 2.THE OPERATORS SHALL REMOVE TEMPORARY BMPS ONLY AFTER FINAL STABILIZATION IS COMPLETE.





SWPPP  
Stormwater  
Erosion Control  
Reclamation  
Seeding



					DATE
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					#

SNYDER CONSTRUCTION, LLC  
PRECISION STORAGE  
SWPPP NOTES

DESIGNED BY:  
K. FETTER, P.E.  
DRAWN BY:  
O. CHAVEZ

SHEET:  
2 - SWPPP  
NOTES



GENERAL NOTES

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

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

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

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

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

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

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

ALL EROSION AND SEDIMENT CONTROL (ESC) WORK ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON SHALL BE PERMITTED, CONSTRUCTED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH:

THE CITY ORDINANCE § 14-5-2-11, THE ESC ORDINANCE;  
THE EPA'S 2022 CONSTRUCTION GENERAL PERMIT (CGP); AND  
THE CITY OF ALBUQUERQUE CONSTRUCTION BMP MANUAL

ALL BEST MANAGEMENT PRACTICES (BMPs) MUST BE INSTALLED PRIOR TO BEGINNING ANY EARTH MOVING ACTIVITIES EXCEPT AS SPECIFIED HEREON IN THE PHASING PLAN. CONSTRUCTION OF EARTHEN BMPs SUCH AS SEDIMENT TRAPS, SEDIMENT BASINS, AND DIVERSION BERMS SHALL BE COMPLETED AND INSPECTED PRIOR TO ANY OTHER CONSTRUCTION OR EARTHWORK. SELF-INSPECTION IS REQUIRED AFTER INSTALLATION OF THE BMPs AND PRIOR TO BEGINNING CONSTRUCTION.

SEE SECTION 3.5 OF THE SWPPP NARRATIVE OR THE CONTRACTOR'S SCHEDULE FOR BMP SCHEDULING OR PHASING.

SELF-INSPECTIONS - IN ACCORDANCE WITH CITY ORDINANCE § 14-5-2-11(C)(1), AT A MINIMUM A ROUTINE SELF-INSPECTION IS REQUIRED TO REVIEW THE PROJECT FOR COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT ONCE EVERY 14 DAYS AND AFTER ANY PRECIPITATION EVENT OF 1/4 INCH OR GREATER UNTIL THE SITE CONSTRUCTION HAS BEEN COMPLETED AND THE SITE DETERMINED AS STABILIZED BY THE CITY. REPORTS OF THESE INSPECTIONS SHALL BE KEPT BY THE PERSON OR ENTITY AUTHORIZED TO DIRECT THE CONSTRUCTION ACTIVITIES ON THE SITE AND MADE AVAILABLE UPON REQUEST.

CORRECTIVE ACTION REPORTS MUST BE KEPT BY THE PERSON OR ENTITY AUTHORIZED TO DIRECT THE CONSTRUCTION ACTIVITIES ON THE SITE AND MADE AVAILABLE UPON REQUEST.

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

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

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

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



					DATE
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SWPPP NOTES

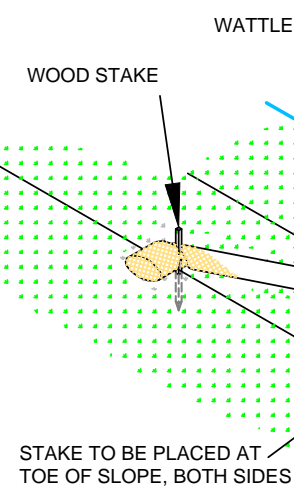


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- Stormwater
- Erosion Control
- Reclamation
- Seeding

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K. FETTER, P.E.  
DRAWN BY:  
O. CHAVEZ

SHEET:  
3 - GENERAL  
NOTES

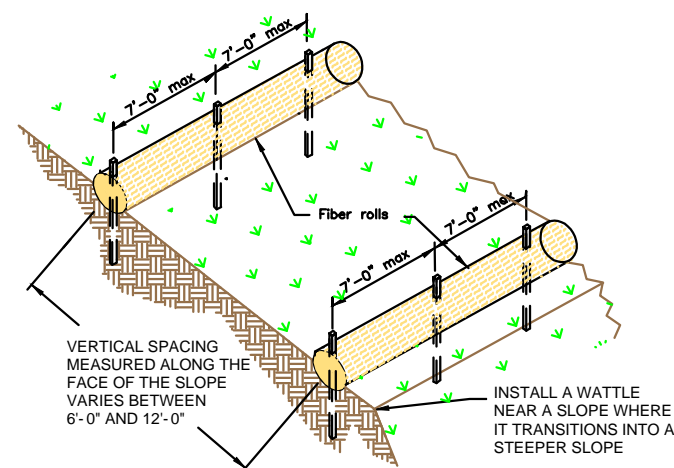


## NTS

Diagram illustrating a slope stake layout. A circular stake is shown with concentric circles. A vertical dashed line represents the centerline. The stake is labeled "2'-3" OF STAKE REMAINS EXPOSED". The slope area is cross-hatched and labeled "Slope varies". A vertical dimension line on the left indicates a minimum depth of "1'-0" min". A note "SEE NOTE" points to the cross-hatched area.

## NTS

VERTICAL SPACING DEPENDENT ON SLOPE GRADIENT.

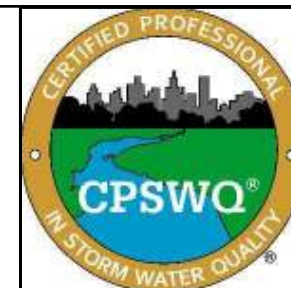


NTS



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PRECISION STORAGE  
BMP DETAILS

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K. FETTER, P.E.  
DRAWN BY:  
O. CHAVEZ

SHEET:

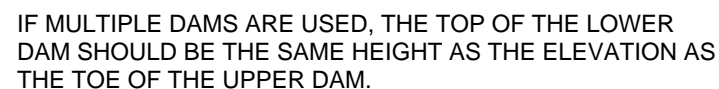
4



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



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



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



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



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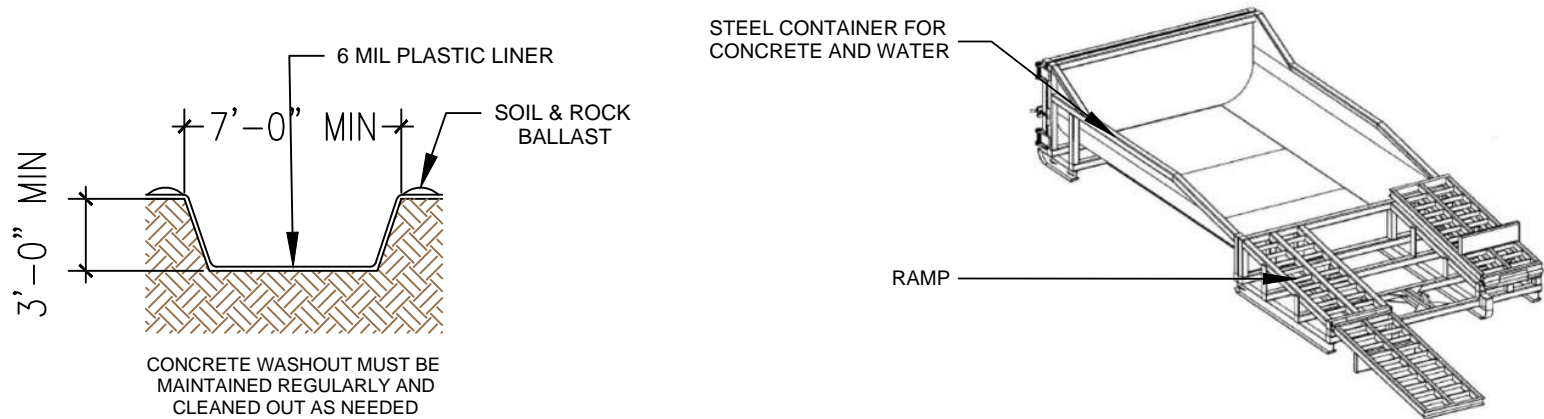
SNYDER CONSTRUCTION, LLC  
PRECISION STORAGE  
BMP DETAILS

SHEET:

# 5







## CONCRETE WASHOUT

NTS

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

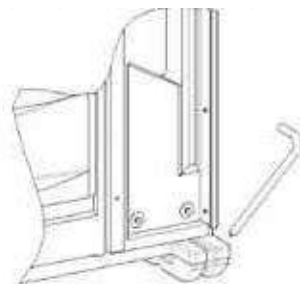
WASH OUT WASTE INTO THE WASHOUT WHERE THE CONCRETE CAN SET, BE BROKEN UP AND DISPOSED OF CORRECTLY.

DO NOT CREATE RUNOFF BY DRAINING WATER TO BERMED AREA OR BY COLLECTING THE WATER WASTE WHEN WASHING CONCRETE TO REMOVE PARTICLES AND EXPOSE THE AGGREGATE.

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

## MODULAR CONCRETE WASHOUT

NTS

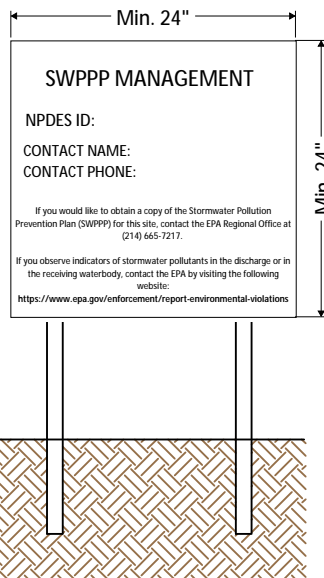


## PORTABLE TOILET STAKING

NTS

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

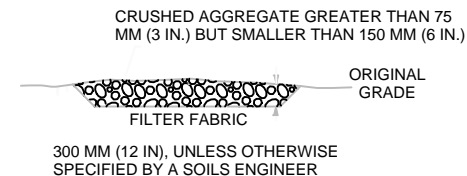
DRIVE THE STAKES OVER THE SKIDS OF THE PORTABLE TOILET, AROUND ALL SIDES.



NPDES Permit must be positioned at the most active part of the project where it can be viewed by the public (e.g. project entrance).

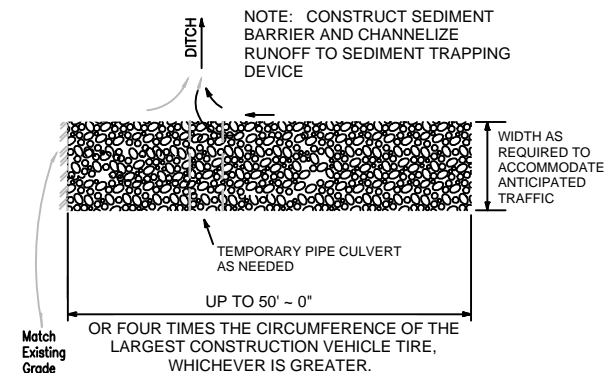
## NPDES POSTING BOARD

NTS



## SECTION B-B

NTS



## STABILIZED CONSTRUCTION ENTRANCE

NTS

CONSTRUCT THE ENTRANCE ON A LEVEL SURFACE WHERE AN UNPAVED ROAD MEETS A PAVED ROAD. TYPICALLY AT PROJECTS ACCESS AREA.

GRADE THE ENTRANCE TOWARD THE CONSTRUCTION SITE TO PREVENT RUNOFF.

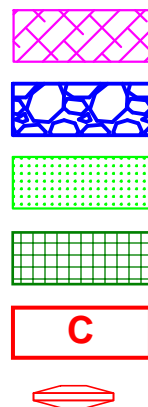
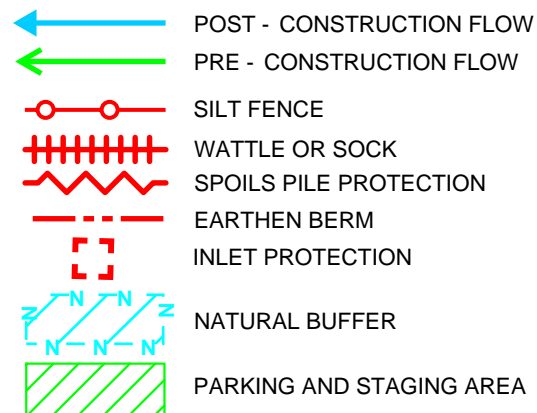
INSPECT THE ENTRANCE TO KEEP TRASH AND DEBRIS OUT OF THE WAY.

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



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## DRAWING KEY



CONCRETE WASHOUT

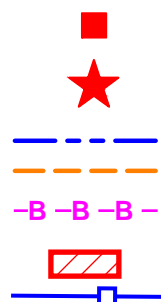
STABILIZED CONSTRUCTION ENTRANCE

VEGETATIVE STABILIZATION

ENDANGERED/THREATENED SPECIES

CHEMICAL STORAGE

CHECK DAM



TEMP TOILET

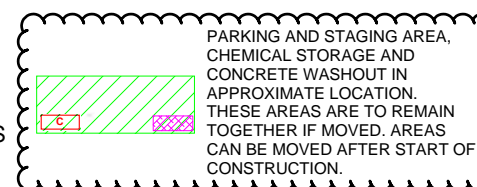
LOCATION FOR PUBLIC NOTIFICATION OF NPDES

PROJECT BOUNDARY

DISTURBED AREA  
PROJECT AND DISTURBED BOUNDARY

CULVERT BLANKET

ASPHALT CUTBACK



PARKING AND STAGING AREA, CHEMICAL STORAGE AND CONCRETE WASHOUT IN APPROXIMATE LOCATION. THESE AREAS ARE TO REMAIN TOGETHER IF MOVED. AREAS CAN BE MOVED AFTER START OF CONSTRUCTION.



DATE

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BMP DETAILS

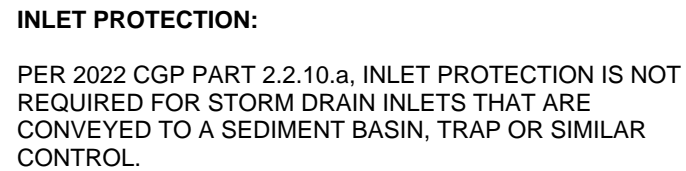
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DRAWN BY:  
O. CHAVEZ

SHEET:

7

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WHEN SILT FENCE IS REPLACED, INSTALL SEDIMENT CONTROL LOGS AT THE BASE OF THE CONSTRUCTION FENCE FOR STORMWATER QUALITY COMPLIANCE.



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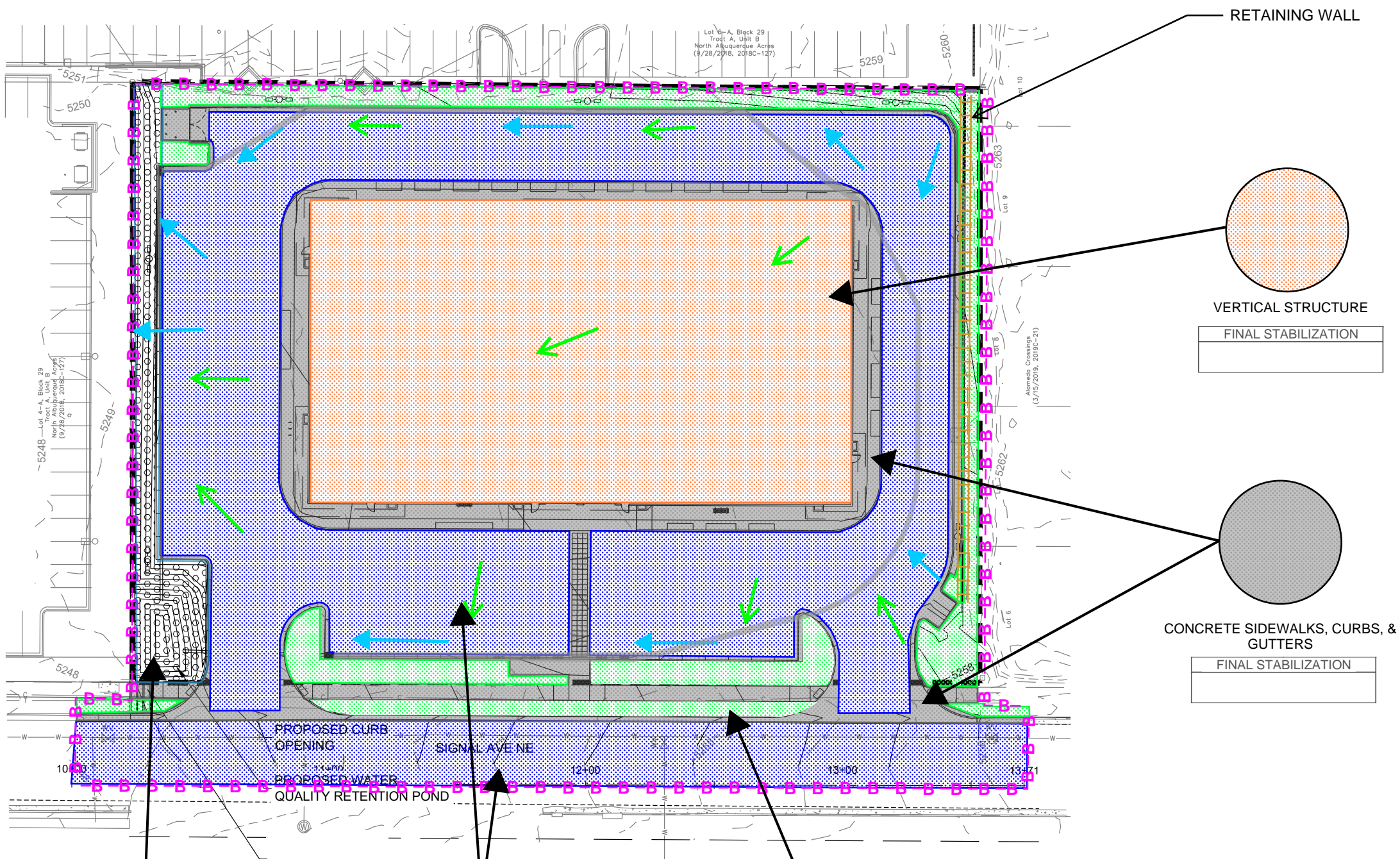
SNYDER CONSTRUCTION, LLC  
PRECISION STORAGE  
TESCP

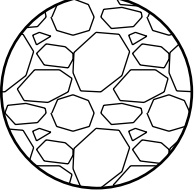
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DRAWN BY:  
O. CHAVEZ

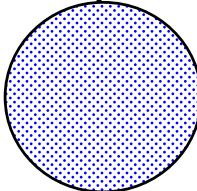
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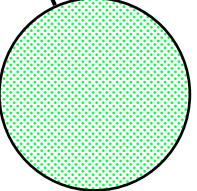
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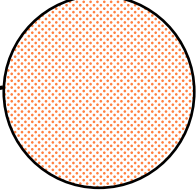


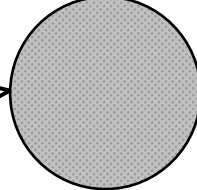


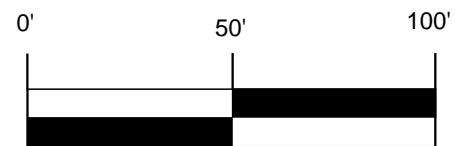
  
BROKEN STONE  
FINAL STABILIZATION

  
ASPHALT PAVING  
FINAL STABILIZATION

  
LANDSCAPING - SEE  
PAGE 11  
FINAL STABILIZATION

  
VERTICAL STRUCTURE  
FINAL STABILIZATION

  
CONCRETE SIDEWALKS, CURBS, &  
GUTTERS  
FINAL STABILIZATION



- SWPPP
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- Erosion Control
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PRECISION STORAGE  
FINAL STABILIZATION

DESIGNED BY:  
K. FETTER, P.E.  
DRAWN BY:  
O. CHAVEZ

NAME: N:\Projects\W6602 23001-Precision Storage3.DWG\Sheets\03770 Drainage Plan.dwg PLOT DATE: Mar. 26, 2024 3:17pm

AHYMO INPUT

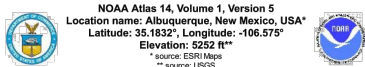
\* 100 YEAR RAINFALL TABLE  
RAINFALL TYPE=13 RAIN QUARTER=1.07 IN  
RAIN ONE=1.79 IN RAIN SIX=2.39 IN  
RAIN DAY=2.72 IN  
DT=0.05 HR

\*S SBUX DEVELOPED

\*S COMPUTE HYD BASIN DEV A  
COMPUTE NM HYD ID=1 HYDNO=101 DA=0.002775Q MI  
PER A=0 PER B=7.5 PER C=7.5 PER D=85  
TP=-0.13 RAIN=-1  
PRINT HYD ID=1 CODE=10

FINISH

NOAA ATLAS 14 RAINFALL DATA  
(AHYMO INPUT)



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiler, Kasungu Malata, Deborah Martin, Sandra Pavlovic, Shari Roy, Carl Trypala, Dale Urish, Fenglin Tan, Michael Weiss, Tan Zhao, Geoffrey Borwin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchon

NOAA National Weather Service, Silver Spring, Maryland

PF\_tabular | PF\_graphical | Maps & aerials

PF tabular

Duration	Average recurrence interval (years)						
	1	2	5	10	50	100	1000
5-min	0.170 (0.144-0.202)	0.220 (0.185-0.261)	0.296 (0.250-0.351)	0.355 (0.298-0.420)	0.500 (0.364-0.516)	0.568 (0.416-0.592)	0.839 (0.598-0.870)
10-min	0.259 (0.219-0.307)	0.335 (0.282-0.397)	0.451 (0.380-0.535)	0.540 (0.453-0.639)	0.664 (0.555-0.785)	0.864 (0.713-1.02)	1.12 (0.910-1.32)
15-min	0.321 (0.272-0.381)	0.415 (0.340-0.493)	0.559 (0.471-0.663)	0.670 (0.561-0.793)	0.822 (0.687-0.973)	0.944 (0.785-1.12)	1.21 (1.01-1.41)
30-min	0.432 (0.365-0.512)	0.559 (0.471-0.664)	0.752 (0.634-0.883)	0.901 (0.756-1.07)	1.11 (0.926-1.31)	1.27 (1.06-1.50)	1.62 (1.33-1.92)
60-min	0.534 (0.452-0.634)	0.692 (0.582-0.821)	0.931 (0.785-1.10)	1.12 (0.939-1.32)	1.37 (1.14-1.62)	1.57 (1.31-1.86)	2.01 (1.69-2.37)
2-hr	0.646 (0.533-0.802)	0.829 (0.684-1.03)	1.10 (0.903-1.36)	1.31 (1.08-1.62)	1.61 (1.31-1.98)	1.86 (1.50-2.26)	2.38 (2.03-2.76)
3-hr	0.691 (0.574-0.851)	0.878 (0.727-1.08)	1.15 (0.951-1.42)	1.37 (1.13-1.68)	1.68 (1.38-2.05)	1.92 (1.57-2.30)	2.46 (2.07-2.86)
6-hr	0.809 (0.678-0.989)	1.02 (0.857-1.25)	1.32 (1.11-1.60)	1.55 (1.30-1.89)	1.88 (1.56-2.27)	2.12 (1.76-2.57)	2.67 (2.18-3.22)
12-hr	0.894 (0.764-1.06)	1.13 (0.960-1.33)	1.43 (1.22-1.69)	1.67 (1.42-1.97)	2.00 (1.69-2.35)	2.25 (1.89-2.64)	2.78 (2.29-3.30)
24-hr	1.09 (0.869-1.17)	1.26 (1.09-1.49)	1.58 (1.37-1.84)	1.83 (1.58-2.13)	2.18 (1.87-2.54)	2.44 (2.09-2.84)	3.01 (2.55-3.48)
2-day	1.05 (0.916-1.21)	1.32 (1.15-1.52)	1.66 (1.44-1.91)	1.93 (1.67-2.21)	2.28 (1.97-2.62)	2.84 (2.40-3.29)	3.52 (2.98-4.05)
3-day	1.17 (1.05-1.31)	1.46 (1.31-1.63)	1.81 (1.62-2.02)	2.08 (1.82-2.32)	2.45 (2.16-2.73)	2.73 (2.42-3.04)	3.39 (3.23-3.59)
4-day	1.29 (1.18-1.40)	1.60 (1.46-1.74)	1.95 (1.79-2.13)	2.24 (2.05-2.43)	2.61 (2.39-2.84)	2.90 (2.65-3.15)	3.47 (3.16-3.77)
7-day	1.47 (1.36-1.60)	1.83 (1.68-1.98)	2.22 (2.05-2.40)	2.52 (2.33-2.73)	2.92 (2.69-3.15)	3.22 (2.96-3.47)	3.79 (3.48-4.08)
10-day	1.63 (1.50-1.76)	2.02 (1.86-2.19)	2.46 (2.28-2.64)	2.81 (2.60-3.04)	3.27 (3.02-3.52)	3.62 (3.33-3.89)	4.29 (4.32-5.10)
20-day	2.04 (1.89-2.21)	2.53 (2.33-2.74)	3.06 (2.83-3.32)	3.47 (3.23-3.75)	3.98 (3.67-4.30)	4.35 (4.00-4.69)	5.03 (4.59-5.67)
30-day	2.43 (2.24-2.62)	3.01 (2.77-3.25)	3.61 (3.33-3.89)	4.06 (3.74-4.36)	4.61 (4.25-4.95)	5.00 (4.60-5.36)	5.70 (5.24-6.11)
45-day	2.97 (2.74-3.20)	3.67 (3.40-3.95)	4.36 (4.04-4.69)	4.85 (4.49-5.21)	5.44 (5.04-5.83)	5.83 (5.41-6.25)	6.49 (6.04-6.94)
60-day	3.42 (3.17-3.69)	4.22 (3.92-4.56)	5.02 (4.66-5.41)	5.59 (5.19-6.01)	6.27 (5.83-6.74)	6.73 (6.26-7.22)	7.50 (6.99-8.06)

\* Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

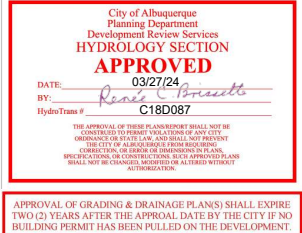
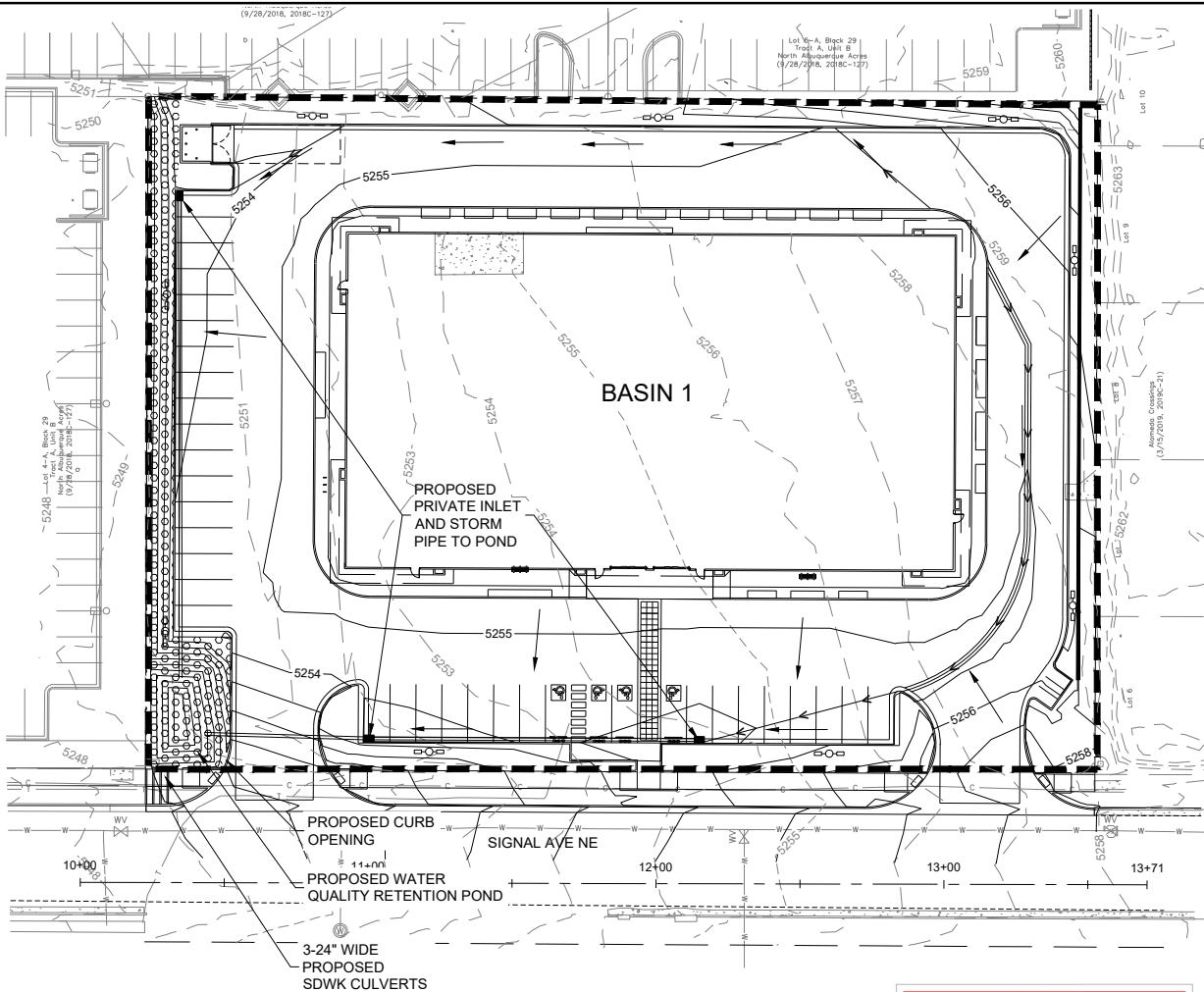
Back to Top

PF graphical

AHYMO OUTPUT

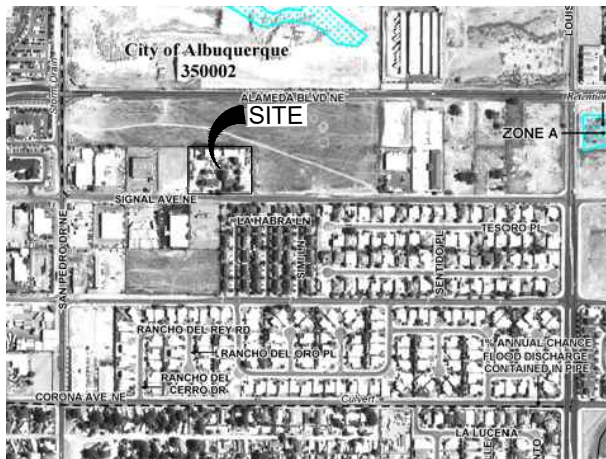
AHYMO PROGRAM SUMMARY TABLE (AHYMO-84) - Ver. 84.02a, Rel: 02a RUN DATE (MM/DD/YY) =11/07/2023  
INPUT FILE = N:\CDS Library\Engineering Tools\AHYMO-84\AHYMO Input.hmi USER NO.= AHYMO-84TempUser05901704

COMMAND	IDENTIFICATION	NO.	FROM NO.	TO NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1
RAINFALL	TYPE=13										
*S SBUX DEVELOPED											
*S COMPUTE HYD BASIN DEV A											
COMPUTE NM HYD	101.00	-	1		0.00277	6.96	0.328	2.22237	1.500	3.925 PER IMP=	85.00



LEGEND

- PROPERTY BOUNDARY
- SD SD PROPOSED STORM DRAIN
- SD SD SD EXISTING STORM DRAIN
- FLOW LINE
- BASIN BOUNDARY LINE
- HIGH POINT



BACKGROUND

LOT 27-A, BLOCK 29, NORTH ALBUQUERQUE ACRES CONTAINS APPROXIMATELY 1.77 TOTAL ACRES IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE PROPERTY IS LOCATED ON SIGNAL AVE BETWEEN SAN PEDRO DRIVE AND LOUISIANA BOULEVARD. THERE IS NO DESIGNATED 100-YEAR FLOODPLAIN ON THE SITE. THIS AREA IS INCLUDED IN THE NORTH ALBUQUERQUE ACRES MASTER DRAINAGE PLAN (NAAMPD).

METHODOLOGY

HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE TECHNICAL STANDARDS. AHYMO WAS USED, BASED ON THE 100-YR, 24-HR STORM EVENT, TO CALCULATE PEAK FLOW RATES IN ORDER TO ENSURE ALL FLOW PATHS ARE SUFFICIENT TO CARRY FLOWS. THIS SITE IS A REDEVELOPMENT, SO THE REQUIRED WATER QUALITY VOLUME WAS CALCULATED BY MULTIPLYING THE IMPERVIOUS AREA BY THE FIRST FLUSH RUNOFF VALUE OF 0.26". ALL HYDROLOGIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

EXISTING CONDITIONS

CURRENTLY TWO RESIDENTIAL BUILDINGS ARE LOCATED ON THE PROPERTY. IN GENERAL, THE AREA SLOPES FROM NORTHEAST TO SOUTHWEST AT VARYING SLOPES BETWEEN 2% - 4%. THE STORM WATER RUNOFF GENERATED BY THE SITE CURRENTLY FREELY SURFACE DISCHARGES INTO THE SIGNAL AVENUE RIGHT-OF-WAY AND FLOWS WEST ALONG THE NORTHERN EDGE OF PAVEMENT. THE SAN PEDRO WIDENING PROJECT (HYDROLOGY FILE: C18D106) APPROVED IN MARCH 2021 IS THE GOVERNING DRAINAGE MASTER PLAN FOR THE STORM SEWER IN SAN PEDRO. THE STORM SEWER IN SAN PEDRO IS ULTIMATELY ACCEPTS THE RUNOFF FROM THIS SITE. THE SAN PEDRO WIDENING PROJECT ASSUMED THAT THIS SITE WAS 100% IMPERVIOUS FOR THE SIZING OF THE STORM SEWER.

PROPOSED CONDITIONS

THE PROPERTY CONSISTS OF ONE HYDROLOGIC BASIN, BASIN 1, WHICH IS 85% IMPERVIOUS. SURFACE DISCHARGES INTO SIGNAL AVENUE, AND GENERATES 6.92 CFS OF RUNOFF DURING THE PEAK OF THE DESIGN STORM.

PRECIPITATION THAT FALLS ON THE 10 FT WIDE FILL SLOPE ALONG THE EAST EDGE OF THE SITE IS NOT CAPTURED BY THE RETENTION POND AND WILL INSTEAD INFILTRATE IN THE LANDSCAPE MEDIAN AT THE TOE OF SLOPE. RUNOFF FROM A SMALL PORTION OF PAVEMENT BYPASSES THE PROPOSED CURB OPENING AT THE EAST SITE ENTRANCE AND DISCHARGES DIRECTLY INTO SIGNAL AVENUE.

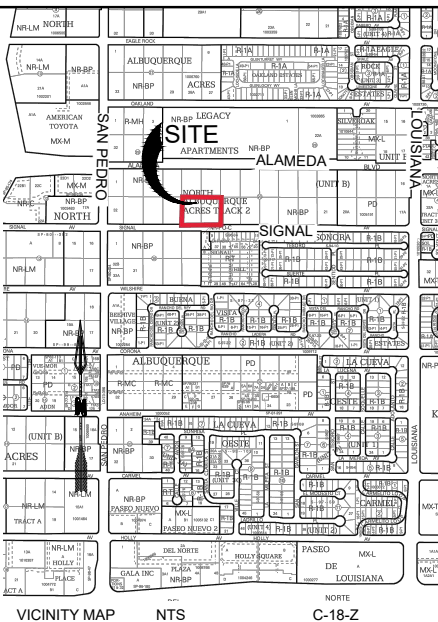
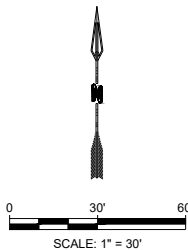
WATER QUALITY TREATMENT IS PROVIDED WITH A RETENTION POND. THE SITE HAS AN IMPERVIOUS AREA OF 65,536 SQ FT. THEREFORE, THE REQUIRED WATER QUALITY VOLUME IS:

65,536 SF X 0.26" / 12 = 1,420 CF.

445 CF OF WATER QUALITY VOLUME IS PROVIDED IN THE ONSITE RETENTION POND.

ALL ONSITE RUNOFF IS CONVEYED TO THE RETENTION POND. VOLUME ABOVE THE RETENTION VOLUME OF THE POND DISCHARGES INTO SIGNAL AVE THROUGH SIDEWALK CULVERTS.

Weir Flow Calcs: 1 - 24" wide sidewalk culvert	
$Q_w = 2.7P(h)^{1.5}$	
P = Perimeter (ft)	2.00
h = Head (ft)	0.58
2.7 = coefficient of discharge	
$Q_w$ = Capacity (cfs)	2.4
Peak Discharge (cfs)	
Number of sidewalk culverts required	3



DESIGNED JS  
DRAWN JMS  
CHECKED JS  
DATE 3.26.2024

REVISION

RESPEC  
5971 Jefferson Street Suite 101  
Albuquerque, New Mexico 87109  
Water and Natural Resources  
505.253.9718

RESPEC

STAMP  
SHELDON E. GREER  
NEW MEXICO  
17154  
LICENSED PROFESSIONAL ENGINEER  
3/4/2024

THIS DRAWING IS INCOMPLETE  
AND NOT TO BE USED FOR  
CONSTRUCTION UNLESS IT IS  
STAMPED, SIGNED AND DATED

nm811  
Know what's below.  
Call before you dig.

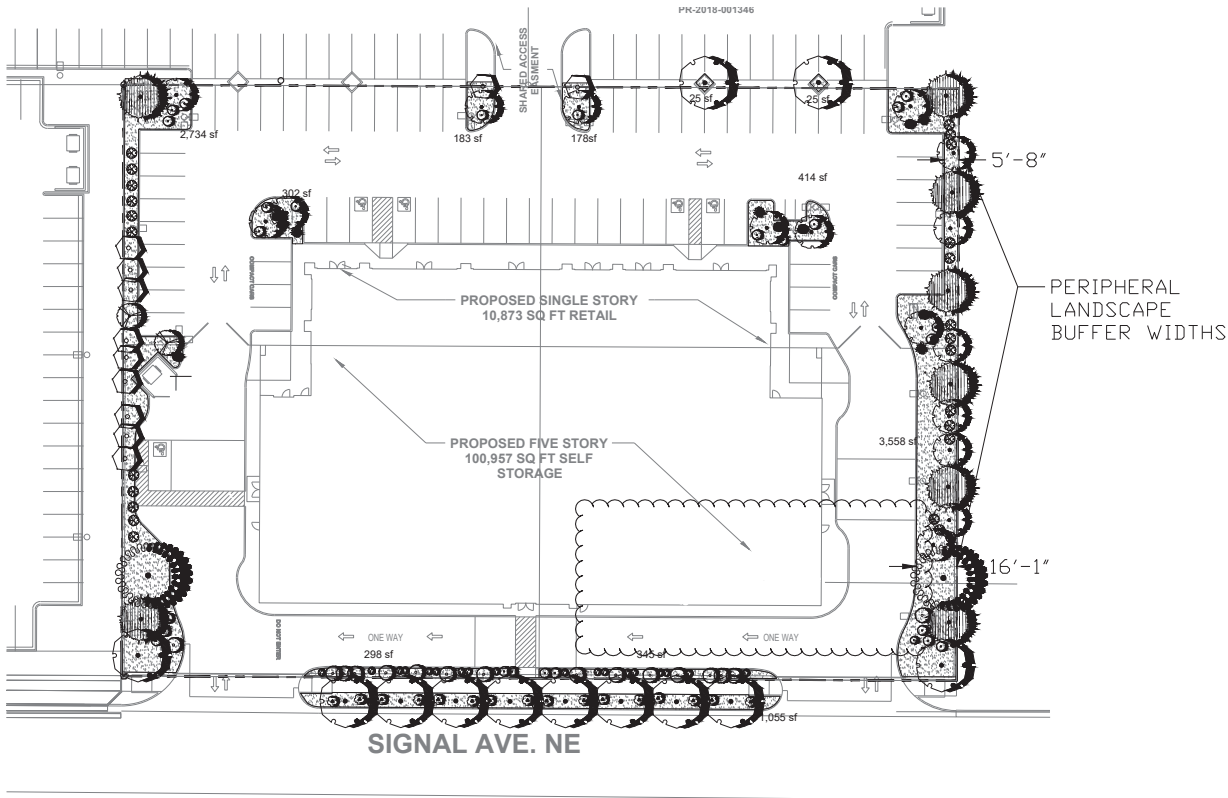
PROJECT NAME: PRECISION STORAGE

SHEET TITLE: DRAINAGE PLAN

SUBMITTED FOR: BUILDING PERMIT

SHEET NUMBER: C-102





## NOTE

MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. IDO ZONING AND WATER WASTE ORDINANCE 6-1-1.

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10 (SEE CALCULATIONS PROVIDED ABOVE)

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

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

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA.

IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.

STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA. CLEAR-SIGHT TRIANGLE REQUIREMENTS MUST BE MET.

TREES IN PROXIMITY OF DUMPSTER TO BE MAINTAINED TO ALLOW FOR TRUCK ACCESS WITHOUT DAMAGE TO TRUCK OR TREES

## IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES:  
ESTABLISHMENT AND SUMMER:  
1 HOUR/4 DAYS A WEEK  
SPRING:  
1 HOUR/2-3 DAYS A WEEK  
FALL:  
1 HOUR/2-3 DAYS A WEEK  
WINTER:  
1 HOUR/2 DAYS PER MONTH

## SITE DATA

GROSS LOT AREA (5.24 ac) 77,109 SF  
LESS BUILDING(S) 27,413 SF  
NET LOT AREA 49,696 SF

REQUIRED LANDSCAPE 7,454 SF  
PROPOSED LANDSCAPE 9,118 SF  
PERCENT OF NET LOT AREA 18 %

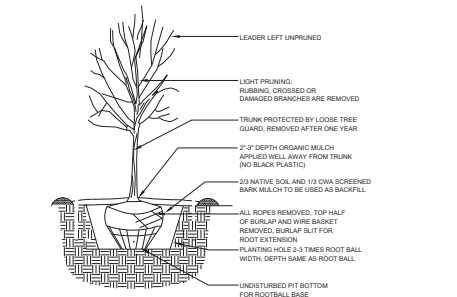
HIGH WATER USE TURF 0 SF  
MAX. 20% OF LANDSCAPE AREA  
PROPOSED HIGH WATER USE TURF 0 SF  
PERCENT OF LANDSCAPE AREA 0 %

REQUIRED STREET TREES 11  
1 PER 30 L.F. OF STREET FRONTAGE  
PROVIDED STREET TREES 11

REQUIRED PARKING LOT TREES 7  
1 PER 10 SPACES  
71 SPACES/10  
PROVIDED PARKING LOT TREES 7

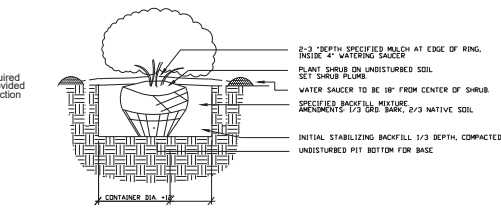
TOTAL TREE REQUIRED/PROVIDED (2" cal or 6" ht.) 18/18

REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL (9,167 SF PROPOSED LANDSCAPE X 75%) 6,875 SF MIN.  
PROVIDED GROUNDCOVER COVERAGE 7,415 SF  
PERCENT GROUNDCOVER COVERAGE OF REQUIRED LANDSCAPE AREAS 80%



## TREE PLANTING DETAIL

N.T.S.



## SHRUB PLANTING DETAIL

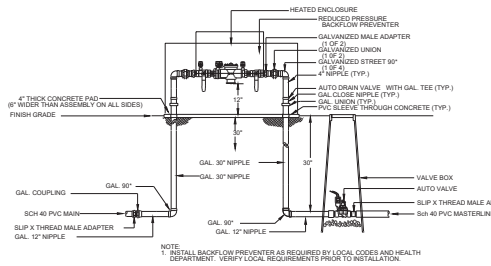
N.T.S.

## PLANT SCHEDULE BASE 01.06.20

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	2	Celtis occidentalis / Common Hackberry	2" B&B	Medium	75	40' X 40'
	12	Gleditsia triacanthos inermis / Thornless Common Honeylocust	2" B&B	Medium	75	50' X 45'
	16	Pyrus calleryana 'Cleveland Select' / Cleveland Select Pear	2" B&B	Medium +	60	25' X 15'
	2	Vitex agnus-castus / Chaste Tree	24" box	Medium	60	20' X 20'
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	9	Pinus eldarica / Afghan Pine	6" B&B	Medium	75	30' X 20'
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	18	Caryopteris x clandonensis 'Dark Knight' / Blue Mist Spirea	1 gal	Low+	30	3' X 3'
	25	Perovskia atriplicifolia / Russian Sage	5 gal	Medium	35	5' X 5'
	25	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Low+	35	4' X 4'
	7	Rosa x 'Knockout' TM / Rose	5 gal	Medium	30	6' X 5'
DESERT ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	16	Hesperaloe parviflora / Red Yucca	5 gal	Low+	35	3' X 4'
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	8	Ericameria laricifolia / Turpentine Bush	5 gal	Low	40	3' X 4'
	16	Photinia x fraseri / Photinia	5 gal	Low+	40	8' X 8'
	4	Rosmarinus officialis 'Arp' / Arp Rosemary	5 gal	Low+	35	6' X 4'
	11	Vauquelinia californica / Arizona Rosewood	5 gal	Low+	45.	10' X 10'

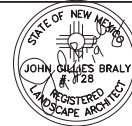
## REFERENCE NOTES SCHEDULE BASE 01.06.20

SYMBOL	DESCRIPTION	QTY	DETAIL
	Grey Crusher Fines	9,118 sf	
	3" Depth over Filter Fabric		



## RP BACKFLOW/MASTER VALVE DETAIL

N.T.S.



Date: 09/20/19  
Revisions:  
▲ 10.24.19  
▲ 10.30.19  
▲ 11.07.19  
▲ 01.06.2020  
▲ 03.02.2020  
03.24.2021 HA  
Drawn by: V. Blount  
Reviewed by: JB

# Precision Storage Landscape Plan

Signal Ave NE  
Albuquerque, New Mexico



Scale: 1" = 30'



Sheet Title:  
Landscape  
Plan

Sheet Number:

LP-01