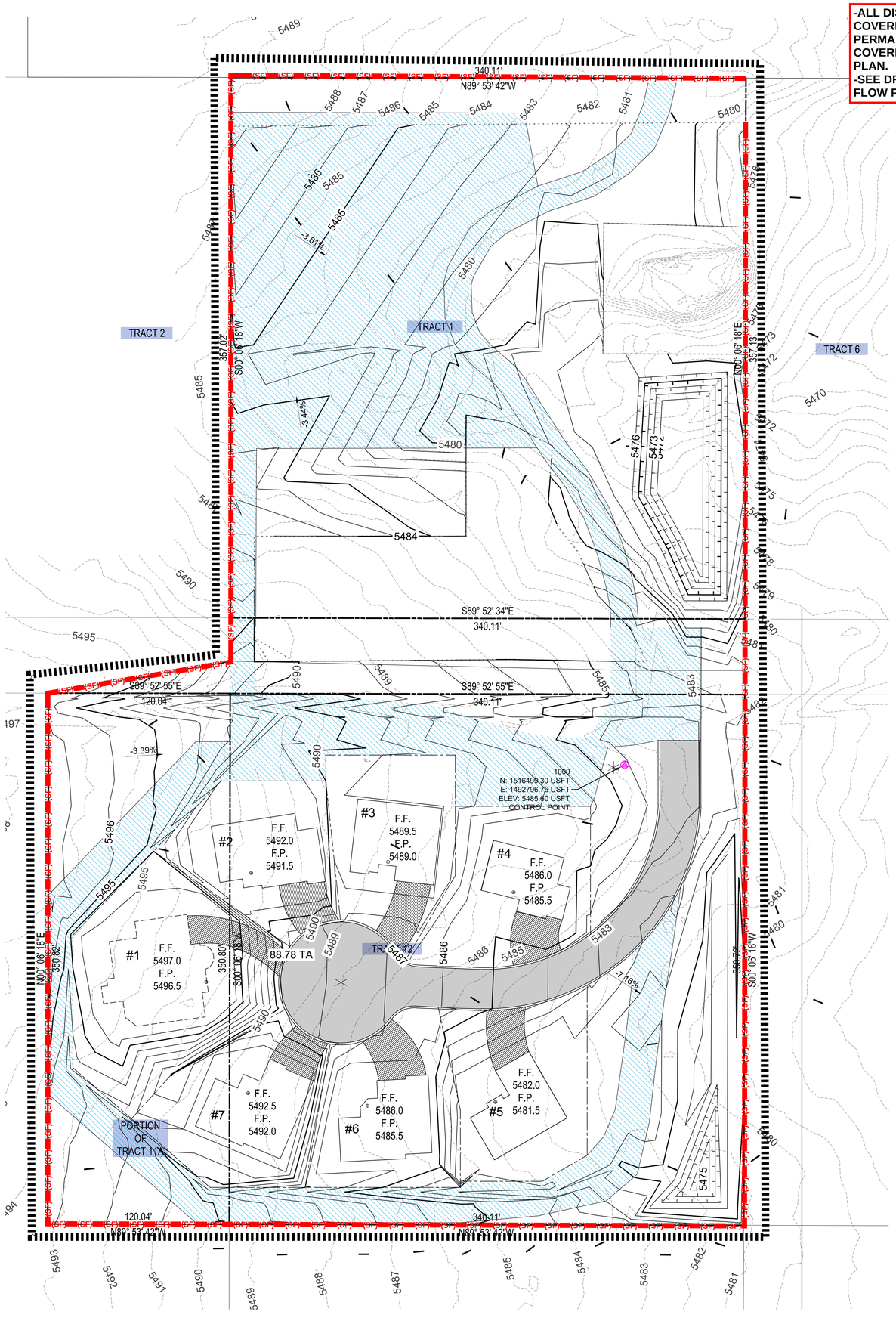

-ALL DISTURBED AREAS NOT COVERED BY LANDSCAPING OR PERMANET STRUCUTURE WILL BE COVERED AS DESCRIBED ON SITE PLAN.
-SEE DRAINAGE PLAN FOR DETAILED FLOW PATHS.




## BMP MAP LEGEND

- LIMITS OF DISTURBANCE
- (SF)—(SF) PERIMETER BMP (SILT FENCE)
- FLOW DIRECTION
- PORTABLE TOILETS
- WASTE CONTAINER
- CONCRETE WASHOUT

green globe ENVIRONMENTAL

**OPERATOR: MESQUITE PRODUCTIONS, INC.**

**TOTAL SITE AREA: 7 ACRES**
**TOTAL DISTURBED AREA: 7 ACRES**

**RECEIVING WATERS: ON-SITE RETENTION POND**

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

****GRADING PLAN BY OTHERS****

**WYCARO 339**

**TEMPORARY EROSION AND SEDIMENT CONTROL PLAN**

| Drawn By: | |
|---|---|
| M. VALLEJOS, CPESC, CISEC | 08/29/23 |

CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL — CPESC® — MATHEW F. VALLEJOS — No. 9108 — 8-29-23

**ESC-1**

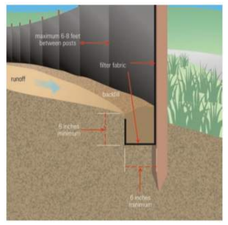
**Non-woven Silt Fence**
A silt fence is a temporary sediment barrier consisting of a geotextile attached to supporting posts and trenched into the ground. Intended to retain sediment that has been dislodged by stormwater.

Use silt fence as a perimeter control particularly at lower or down slope edge of a disturbed area. Leave space for maintenance between slope and silt fence or roll. Trench in the silt fence on the uphill side (6 in deep by 6 in wide). Install stakes on the downhill side of the fence. Curve silt fence up-gradient to help it contain runoff.

To maintain remove sediment when it reaches one-third of the height of the fence. Replace the silt fence where it is worn, torn, or otherwise damaged. Retrench or replace any silt fence that is not properly anchored to the ground. If the silt fence cannot be toed in properly due to existing hard surface, place mulch filter sock at base to prevent sediment from leaving site.

8' max wood stake spacing and 10' max spacing for steel T-post.

***Silt Fence Installation***




***Source: USEPA Guide for Construction Site***

## TYPICAL CONCRETE WASHOUT-BELOW GRADE

- Install appropriate signage to inform concrete equipment operators of the proper washout location.
- An appropriate stabilized entrance shall be installed where applicable. The length and width of the stabilized entrance may vary based on size and location of the washout.
- Washout facilities must be sized to contain washout water and solids.
- Typical dimensions are 10 feet long by 10 feet wide but may vary upon site limitations.
- Pit shall be delineated with Orange Filter Sock and A-Framed staked.
- The pit shall be lined with 10mil (minimum) polyethylene impermeable liner on the bottom and sides overlapping the top edges completing a leak-proof container.

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.

green globe ENVIRONMENTAL

**OPERATOR: MESQUITE PRODUCTIONS, INC.**

**TOTAL SITE AREA: 7 ACRES**
**TOTAL DISTURBED AREA: 7 ACRES**

**RECEIVING WATERS: ON-SITE RETENTION POND**

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

**WYCARO 339**

**TEMPORARY EROSION AND SEDIMENT CONTROL PLAN**

| Drawn By: | 08/29/23 |
|---|---|
| M. VALLEJOS, CPESC, CISEC | |

CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL — CPESC — MATHEW F. VALLEJOS No. 9108 — 8-29-23

**ESC-2**

**Nature of Construction Activity:**
This project consists of land development and vertical construction for film industry back lot. This project covers approximately 7.0 acres of the Wycaro 339 project. Mesquite Productions, Inc. is responsible for all construction activities including earthwork, infrastructure, utilities, flatwork, asphalt paving and vertical construction. The activities to occur on-site are consistent with land development and

**Project/Site Name:** Wycaro 339
**Project Street/Location:** Rainbow Blvd. and Scenic Dr. NW
**City:** Albuquerque
**State:** NM
**Zip Code:** 87120
**County:** Bernalillo

**Project Latitude:** 35.16580 **Longitude:** -106.73913

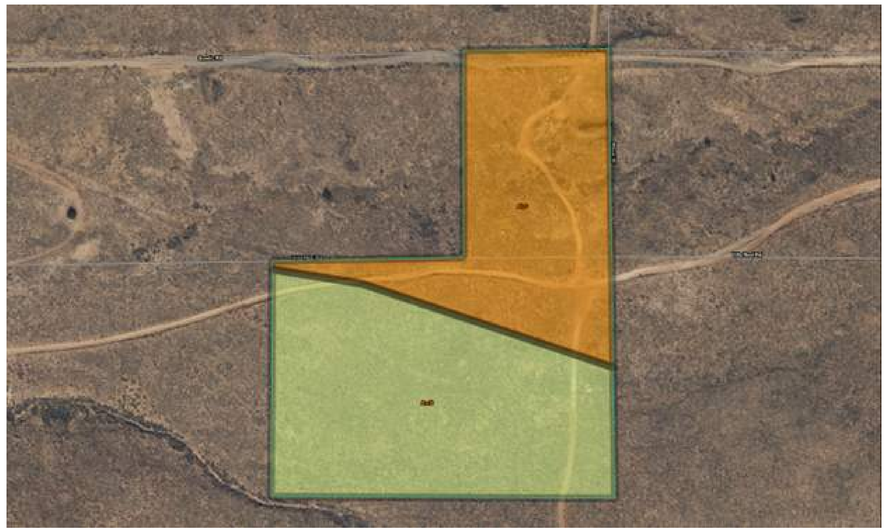
**Determination of Latitude/Longitude:**
☐ USGS topographic map (scale: )
☐ EPA Web Site ☒ NM OpenEnviroMap ☐ GPS
☐ Other (please specify):

**Function of Construction Activity:**
☐ Residential ☐ Commercial ☐ Industrial ☐ Linear (roadway)
☐ Linear (Utility) ☒ Development ☐ Other (specify): Film Industry Back Lot

**Is your project/site located on Federal or Native American Lands Yes☐ No☒**
**Description:**

| ROLE | COMPANY | REPRESENTATVIE NAME | PHONE | EMAIL |
|---|---|---|---|---|
| OPERATOR | MESQUITE PRODUCTIONS, INC. | JULIE HARTLEY | 612-940-0954 | JULIEHARTLEY@GMAIL.COM |
| OWNER (TRACT 1 & 12) | JOSEPH ARCHBOLD | JOSEPH ARCHBOLD | 505-328-1331 | ARCHBOLD@FLASH.NET |
| OWNER (TRACT 11) | LIDIA MORALES | LIDIA MORALES | 505-473-2131 | LIDIAMORALES1986@GMAIL.COM |
| BMP MAINTENANCE | SUPERIOR STORMWATER SERVICES, LLC | TIM SLATUNAS | 505-353-2558 | TIM@SUPERIORSTORMWATER.COM |
| SWPPP INSPECTIONS | GREEN GLOBE ENVIRIONMENTAL, LLC | TIM SLATUNAS | 505-353-2558 | TIM@GREENGLOBENM.COM |

| Start Date-Finish Date (dates to be marked on site plan by operator) | Construction Activity, BMPs, and location |
|---|---|
| **Initial Phase** | Pre-Site Grading<br>1. Install perimeter BMPs (silt fence, erosion control logs, downstream inlet protection, etc.)<br>2. Construct VTC.<br>3. Set up construction trailer, construction barrier, and material storage areas, etc.<br>4. Install sanitary facilities and dumpster<br>5. Implement stabilization procedures where work is complete or ceases (per section 2.2.14 of the 2022 EPA CGP) |
| **Interim Phase** | Site Grading/ Building Construction<br>1. Mass grade site<br>2. Construct utilities, infrastructure<br>3. Building, pavement construction<br>4. Implement stabilization procedures where work is complete or ceases (per section 2.2.14 of the 2022 EPA CGP) |
| **Final Phase** | Final Stabilization<br>1. Implement stabilization procedures where work is complete or ceases (per section 2.2.14 of the 2022 EPA CGP)<br>2. Prepare final seeding and landscaping<br>3. Monitor stabilized areas until final stabilization is reached<br>4. Remove temporary control BMPs and stabilize any areas disturbed by the removal |



Tables — K Factor, Whole Soil — Summary By Map Unit

Summary by Map Unit — Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico (NM600)

Summary by Map Unit — Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico (NM600)

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|---|---|---|---|---|
| AkC | Akela-Rock outcrop complex, 1 to 9 percent slopes | .10 | 4.6 | 43.6% |
| AmB | Alemeda sandy loam, 0 to 5 percent slopes | .24 | 5.9 | 56.4% |
| **Totals for Area of Interest** | | | **10.5** | **100.0%** |

**OPERATOR: MESQUITE PRODUCTIONS, INC.**

**TOTAL SITE AREA: 7 ACRES**
**TOTAL DISTURBED AREA: 7 ACRES**

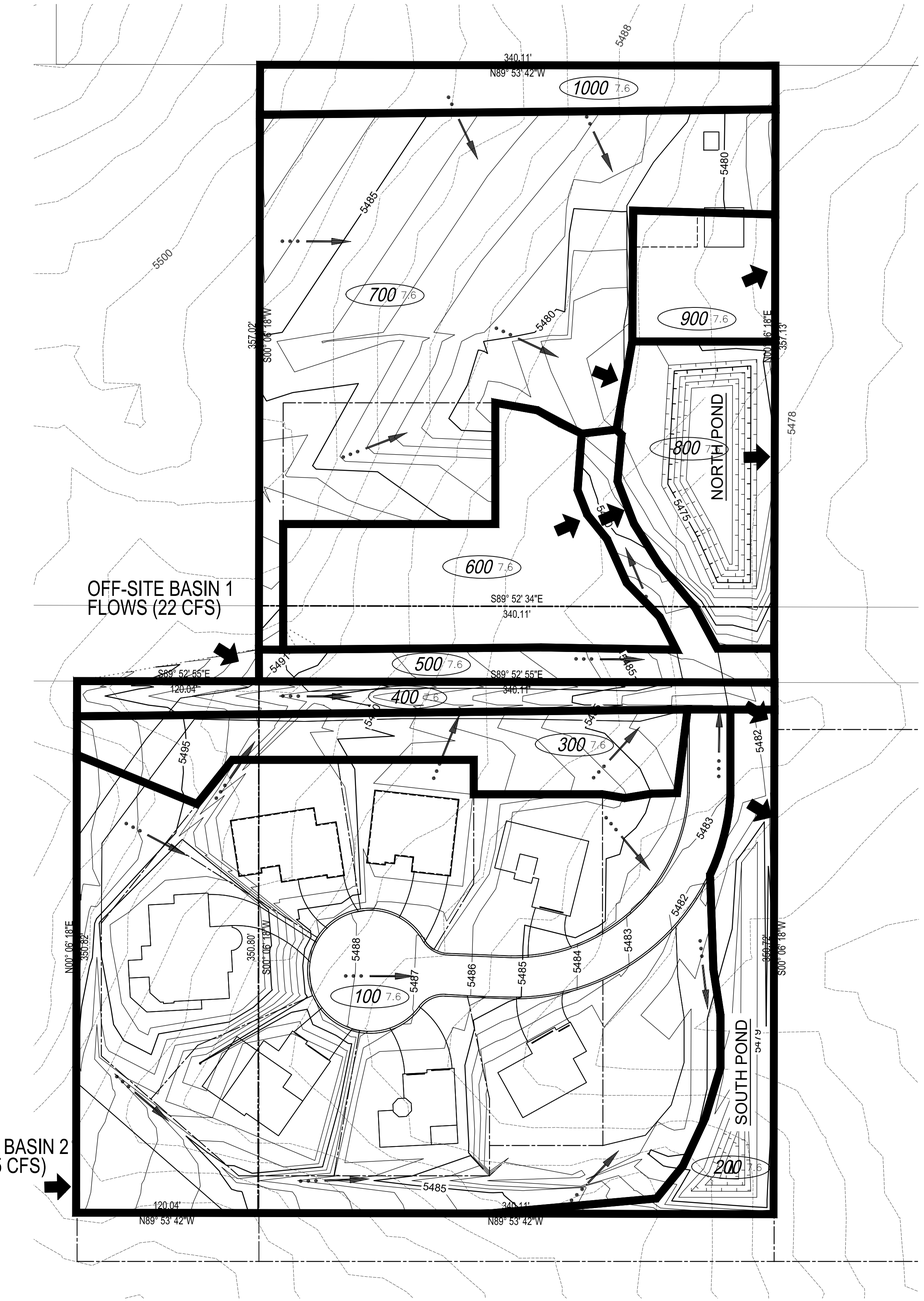
**RECEIVING WATERS: ON-SITE RETENTION POND**

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

**WYCARO 339**

**TEMPORARY EROSION AND SEDIMENT CONTROL PLAN**

| Drawn By: M. VALLEJOS, CPESC, CISEC | 08/29/23 |
|---|---|
| CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL — CPESC — MATHEW F. VALLEJOS No. 9108 — 8-29-23 | **ESC-3** |




DRAINAGE PLAN:

LOCATION: SUBJECT PROPERTY IS LOCATED WITHIN SECTIONS 201 & 21, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN (N.M.P.M.), ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

SITE AREA: APPROX. 6.9 ACRES

FLOOD HAZARD STATEMENT: THE SITE IS NOT LOCATED IN A HAZARD AREA ACCORDING TO F.E.M.A FIRM MAP DATED SEPTEMBER 26, 2008 (MAP NUMBER 35001C0111G).

EXISTING DRAINAGE CONDITIONS:
THE PROJECT SITE IS UNDEVELOPED AND GENERALLY SLOPES FROM WEST TO EAST. THE UNDEVELOPED LAND PRODUCES 8.84 CFS. OFF SITE RUNOFF THAT CURRENTLY TRAVELS THROUGH THE PROJECT SITE CONTRIBUTES A PEAK DISCHARGE OF APPROX. 48 CFS.

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL. THE DESIGN STORM USED FOR DEVELOPED CONDITIONS IS THE 100-YEAR, 6-HOUR STORM EVENT FOR RUNOFF COMPUTATIONS.

DEVELOPED DRAINAGE CONDITIONS:
THE SITE IS PROPOSED FOR A TEMPORARY STUDIO PRODUCTION SITE.

THE STUDIO, BASIN 100 DISCHARGES INTO THE RETENTION POND (SOUTH POND) BASIN 200.

BASIN 400 IS A DITCH CONVEYING OFF-SITE BASIN 1 AND BASIN 300 THRU THE SITE.

BASIN 500 AN ACCESS ROAD AND SLOPE AND DICHARGES INTO THE RETENTION POND BASIN 800.

BASIN 700 IS TEMPORARY PARKING AND DISCHARGES INTO THE RETENTION POND BASIN 800.

BASIN 800 IS THE NORTH POND.

BASIN 900 IS UNDISTURBED.

BASIN 1000 IS UNDISTURBED.

THE SITE DISCHARGES BELOW HISTORIC FLOW RATES.

SOUTH POND CAPACITY IS 17,322 CF AND REQUIRES 12,757 CF. EXCEEDS REQUIREMENT.

NORTH POND CAPACITY IS 30,666 CF AND REQUIRES 5,692 CF. EXCEEDS REQUIREMENT.

THE SITE IS CURRENTLY NOT LOCATED IN A FLOOD HAZARD ZONE ACCORDING TO THE NATIONAL FLOOD HAZARD FIRMETTE SECTION 35001C0111G.

## NORTH POND

*North Pond - Rating Curve*

| Elevation | Area | Average Area | Volume | Volum | Accumulative Volum | Accumulative Volume |
|---|---|---|---|---|---|---|
| | sf | sf | Cu-Ft | Acre-Ft | Cu-Ft | Acre-Ft |
| 0.0 | 1415 | | | | | |
| | | 1759 | 1759 | 0.04 | 1759 | 0.04 |
| 1.0 | 2102 | | | | | |
| | | 2501 | 2501 | 0.06 | 4260 | 0.10 |
| 2.0 | 2900 | | | | | |
| | | 3335 | 3335 | 0.08 | 7595 | 0.17 |
| 3.0 | 3769 | | | | | |
| | | 4239 | 4239 | 0.10 | 11833 | 0.27 |
| 4.0 | 4708 | | | | | |
| | | 5212 | 5212 | 0.12 | 17045 | 0.39 |
| 5.0 | 5716 | | | | | |
| | | 6255 | 6255 | 0.14 | 23300 | 0.53 |
| 6.0 | 6793 | | | | | |
| | | 7366 | 7366 | 0.17 | 30666 | 0.70 |
| 7.0 | 7939 | | | | | |

## SOUTH POND

*South Pond - Rating Curve*

| Elevation | Area | Average Area | Volume | Volum | Accumulative Volum | Accumulative Volume |
|---|---|---|---|---|---|---|
| | sf | sf | Cu-Ft | Acre-Ft | Cu-Ft | Acre-Ft |
| 0.0 | 39 | | | | | |
| | | 278 | 278 | 0.01 | 278 | 0.01 |
| 1.0 | 516 | | | | | |
| | | 529 | 529 | 0.01 | 807 | 0.02 |
| 2.0 | 542 | | | | | |
| | | 782 | 782 | 0.02 | 1589 | 0.04 |
| 3.0 | 1022 | | | | | |
| | | 1650 | 1650 | 0.04 | 3239 | 0.07 |
| 4.0 | 2278 | | | | | |
| | | 3054 | 3054 | 0.07 | 6293 | 0.14 |
| 5.0 | 3830 | | | | | |
| | | 4659 | 4659 | 0.11 | 10952 | 0.25 |
| 6.0 | 5488 | | | | | |
| | | 6370 | 6370 | 0.15 | 17322 | 0.40 |
| 7.0 | 7252 | | | | | |

## LEGEND

FLOW PATH

BASIN ID

WATER BLOCK

NEW CURB & GUTTER

## LEGEND

BASIN BOUNDARY

DISCHARGE LOCATION

FLOW DIRECTION

GRADE BREAK

LIMITS OF DISTURBANCE

BASIN ID

100 7.6

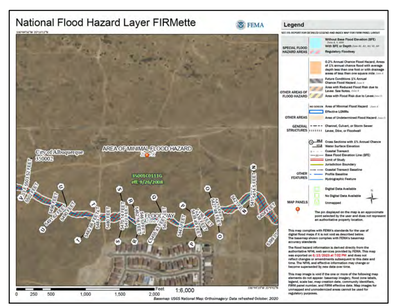
AREA (SF)

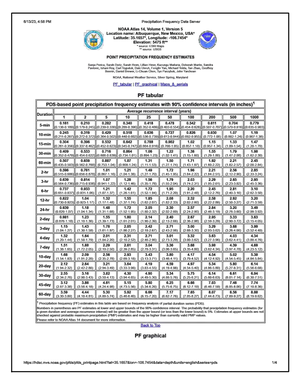
City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
**APPROVED**
DATE: 07/26/23
BY: Renée C. Brissette
HydroTrans #: D08D001

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS/REPORT. ANY SUBSEQUENT CHANGES, ADDITIONS, OR CONSTRUCTIONAL ILLEGS APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

## SURVEY GENERAL NOTES:

1. DATE OF AERIAL SURVEY: MAY 30, 2023.
2. SUBJECT PROPERTY IS LOCATED WITHIN SECTIONS 201 & 21, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN (N.M.P.M.), ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
3. SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF FLOODPLAIN) PER FEMA FLOOD INSURANCE RATE MAP No. 35001C0111G WITH A REVISED DATE OF SEPTEMBER 26, 2008.
4. SURVEY IS BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM (NAD83, CENTRAL ZONE). UNITS ARE US SURVEY FOOT (USFT).
5. PROJECT COMBINED FACTOR FOR GROUND TO GRID TRANSFORMATION OF THE HORIZONTAL COORDINATES (SCALED ABOUT N = 0, E = 0) IS 0.9996661210.
6. ALL DISTANCES SHOWN ARE GROUND DISTANCES






AS BUILT INFORMATION

CONTRACTOR — DATE

WORK STAKED BY — DATE

ACCEPTANCE BY — DATE

FIELD VERIFICATION BY — DATE

DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE

NO.

BENCH MARKS

FOUND MONUMENT "5-R15 2006"

STANDARD 3 1/4" ALUMINUM DISC

NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)

N= 1,452,149.458

E= 1,529,053.738

ELEV=5306.874 (NAVD 1988)

GROUND TO GRID FACTOR=0.999664300

MAPPING ANGLE=-0°12'47.60"

SURVEY INFORMATION

FIELD NOTES

NO. BY DATE

ENGINEER'S SEAL

A. EDDINGS NEW MEXICO 12856 REGISTERED PROFESSIONAL ENGINEER SCOTT

7/25/23

NO. BY DATE REMARKS

REVISIONS

DESIGN

DESIGNED BY: SAE — DATE: JUNE 20, 2023

DRAWN BY: CAT — DATE: JUNE 20, 2023

DWG NAME: Studio_Production_Drainage_Report.dwg PROJ #:

CHECKED BY: SAE — DATE: JUNE 20, 2023

Designed By:

HUITT ZOLLARS

FILM TEAM

TITLE:

DRAINAGE PLAN

JULY 14, 2023

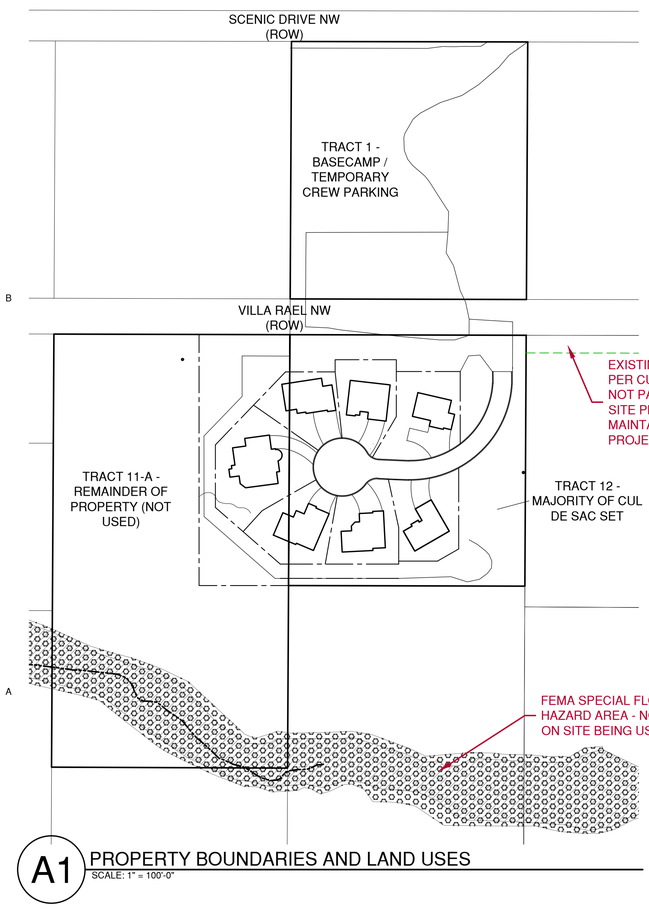
| Design Review Committee | City Engineer | Last Update | Mo./Day/Yr. | Mo./Day/Yr. |
|---|---|---|---|---|
| | | | | |

City Project No.

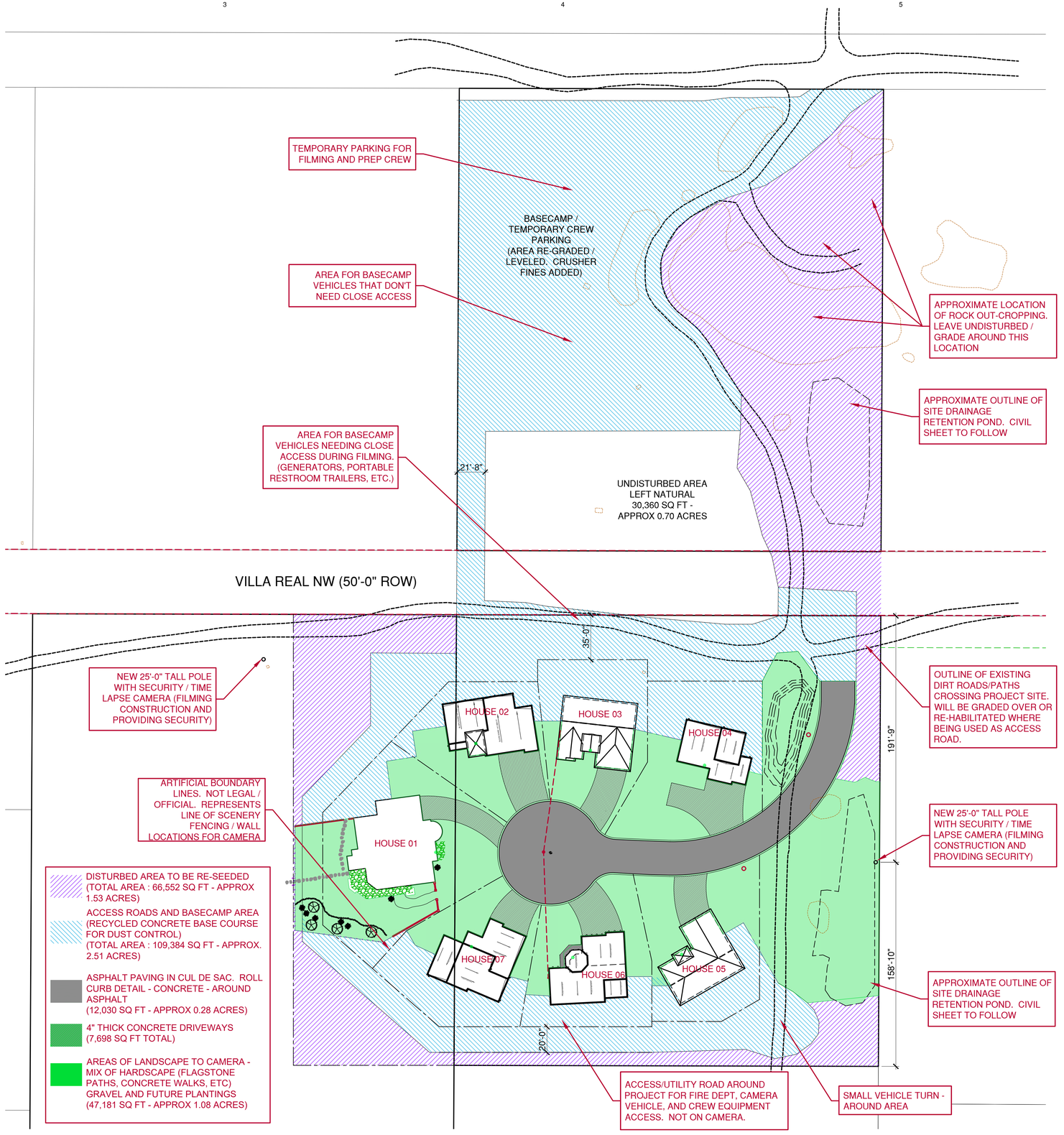
Zone Map No. D-8-Z

Sheet C101 Of

Plotted: 7/25/2023 1:52:26 PM, By:EdDings, Scott
H:\Transfer\Corte\Studio Production Project\Studio_Production_Drainage_Report.dwg
Last Saved:7/25/2023 1:49:37 PM, seddings




A1 PROPERTY BOUNDARIES AND LAND USES
SCALE: 1" = 100'-0"




A2 SITE PLAN
SCALE: 1" = 40'-0"

PROJECT ADDRESS :
WESTSIDE ALBUQUERQUE
99999 VILLA REAL RD LOT 12
ALBUQUERQUE, NM 87114

PROJECT :
EXT CUL-DE-SAC - BACKLOT/SCENERY
SITE PLAN - SURFACE TREATMENT

PROJECT
SITE PLAN

SHEET #
A001a