# OVERTURE ANDALUCIA

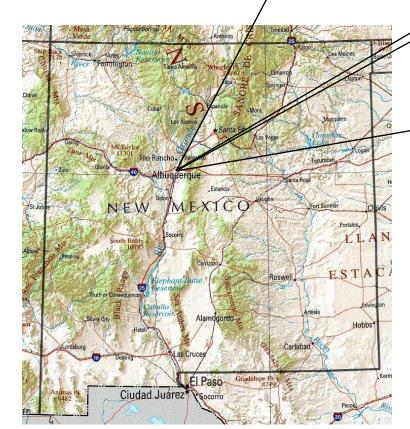
TEMPORARY SEDIMENT AND EROSION CONTROL DRAWINGS

# ALBUQUERQUE, BERNALILLO COUNTY, NM



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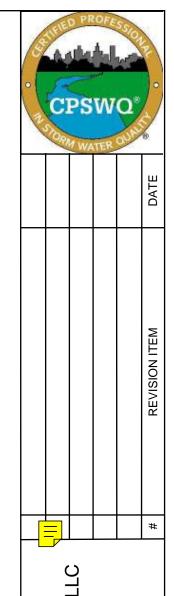






**SWPPP** Stormwater **Erosion Control** Reclamation Seeding

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PAVILION CONSTRUCTION, OVERTURE ANDALUCIA ALBUQUERQUE, NM

DESIGNED BY: K. FETTER, P.E. DRAWN BY: S. FETTER

SHEET:

**COVER** 

#### **GENERAL NOTES**

THE NPDES COMPLIANCE SWPPP DRAIWING AND ASSOCITAED 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:

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 2017 CONSTRUCTION GENERAL PERMIT (CGP); AND THE CITY OF ALBUQUERUQ CONSTRUCTION BMP MANUAL

ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES 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 (TAB II OF SWPPP BINDER) FOR BMP SCHEDULING OR PHASING.

SELF INSPECTIONS: AT A MINIMUM A ROUTINE COMPLIANCE SELF-INSPECTION IS REQUIRED TO REVIEW THE PROJECT FOR COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT ONCE EVERY 14 DAYS AND AFTER ANY PRECIPITATION EVEN OF 1/4 INCH OR GREATER UNTIL THE SITE CONSTRUCTION HAS BEEN COMPLETED AND THE SITE DETERMINED AS STABILIZED BY THE CITY OF ALBUQUERQUE. REPORTS OF THESE INSPECTIONS SHALL BE KEPT BY THE PERSON OR ENTITY AUTHORIZED TO DIRECT THE CONSTRUCTION ACTIVITIES ON THE SITE.

BMPS SHALL BE INSPECTED AND MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED IN ACCORDANCE WITH THE FINAL STABILIZATION CRITERIA (CGP 2.2.14.B). GENERALLY, ALL DISTURBED AREAS, OTHER THAN STRUCTURES, MUST HAVE UNIFORM PERENNIAL VEGETATION THAT PROVIDES 70 PERCENT OR MORE OF THE COVER PROVIDED BY NATIVE VEGETATION OR SEED THE DISTURBED AREA AND PROVIDE NON-VEGETATIVE MULCH THAT PROVIDES COVER FOR AT LEAST THREE YEARS WITHOUT ACTIVE MAINTENANCE. FINAL STABILIZATION MUST BE DOCUMENTED ON SELF-INSPECTION REPORTS AND APPROVED BY THE CITY OF ALBUQUERQUE PRIOR TO REMOVAL OF BMPS AND DISCONTINUATION OF INSPECTIONS.

#### PROJECT DETAILS

NPDES ID: NMR1003PX AND NMR1003QM

ADDRESS: 5301 ANTEQUERA ROAD NW, ALBUQUERQUE, NM 87120

GPS COORDINATE: 35.145757, -106.690056

**DISTURBED ACREAGE: 7.7** 

RECEIVING WATERS: UNNAMED CANAL THENCE RIO GRANDE

IMPAIRED/TIERED WATERS: RIO GRANDE (NM-2105\_51)

ENDANGERED SPECIES: CRITERION C

FINAL STABLIZATION TYPE: ASPHALT PAVING, CONCRETESIDEWALKS, CURBS, GUTTERS,

PAVERS AND VERTICAL STRUCTURES.

REGULATING AUTHORITY: ENVIRONMENTAL PROTECTION AGENCY (EPA)

REGULATING PERMIT: 2017 CONSTRUCTION GENERAL PERMIT

PROPERTY OWNER:

CRP-GREP OVERTURE ANDALUCIA OWNER, LLC 2500 BEE CAVE ROAD, BUILDING III, SUITE 500

AUSTIN, TX 78746

OWNER CONTACT: NIC WHITTAKER

(512) 762-2473

NWHITTAKER@GREYSTAR.COM

GENERAL CONTRACTOR (GC): PAVILION CONSTRUCTION, LLC 8900 WASHINGTON ST NE ALBUQUERQUE, NM, 87113

GC CONTACT: JARED MCCARN (505) 688-8854

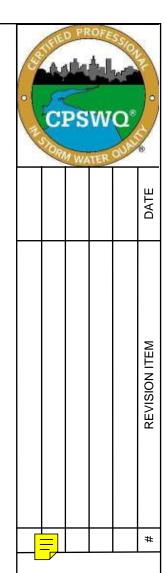
JMCCARN@PAVILIONCONSTRUCTION.COM





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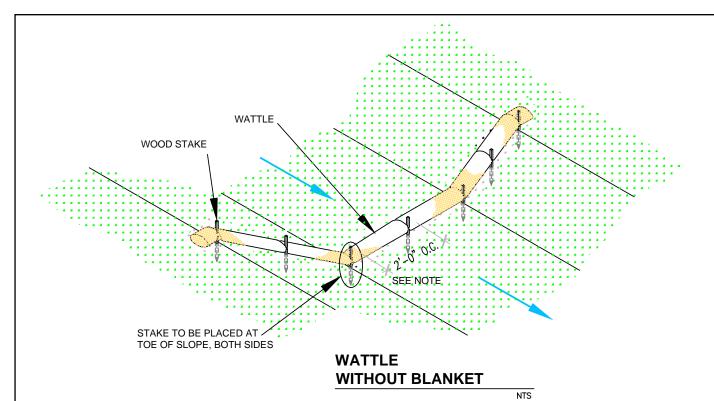


PAVILION CONSTRUCTION, LLC OVERTURE ANDALUCIA SWPPP NOTES

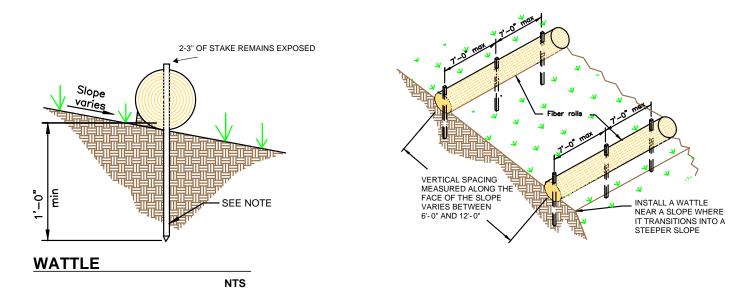
DESIGNED BY: K. FETTER, P.E. DRAWN BY: S. FETTER

SHEET:

GENERAL NOTES



2' FOR DRAWING ONLY. 8' MAX SPACING BETWEEN STAKES

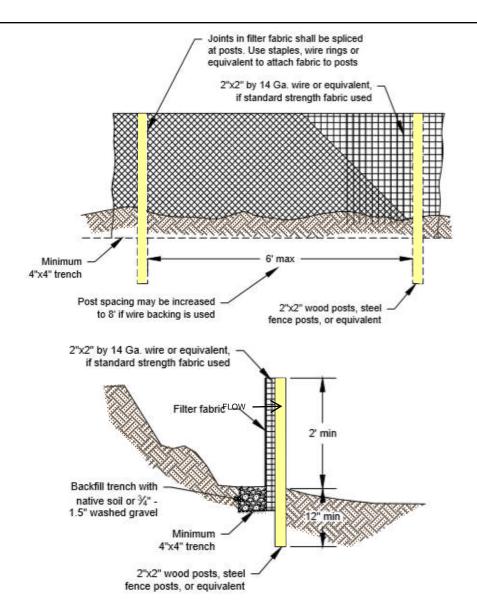


SECURE WATTLE WITH 18-24" STAKES EVERY 3-4' AND STAKES ON EACH END OF THE WATTLE.

DRIVE STAKES PERPENDICULAR TO THE SLOPE FACE AND THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2-3" OF THE STAKE ABOVE THE WATTLE.

VERTICAL SPACING DEPENDENT ON SLOPE GRADIENT.





### **SILT FENCE**

SILT FENCE IS TO BE PLACED PERPENDICULAR TO THE SLOPE OF THE SITE.

DIG A 4"X4" MINIMUM TRENCH UPSTREAM OF THE SILT FENCE. DRIVE STAKES AT LEAST 1' DEEP ON THE DOWNSTREAM EDGE.

RUN THE SILT FENCE ON THE INSIDE OF THE STAKES AND SECURE WITH HOG RINGS, WIRE, ZIP TIES OR STAPLES.

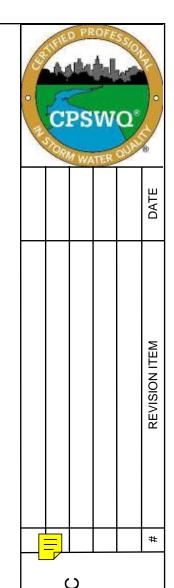
IF ONE CONTINUOUS PIECE OF FABRIC IS NOT AVAILABLE, OVERLAP THE FABRIC AT LEAST THE WIDTH OF THE STAKE AND SECURE WITH HOG RINGS, WIRE, ZIP TIES OR STAPLES.

COVER TRENCH WITH BACKFILLED COMPACTED SOIL, GRAVEL OR ROCK.



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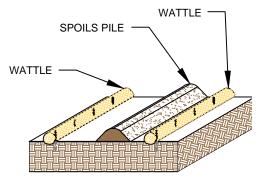
PAVILION CONSTRUCTION, OVERTURE ANDALUCIA BMP DETAILS

S. FETTER SHEET:

DESIGNED BY:

DRAWN BY:

K. FETTER, P.E.



### **SPOILS PILE PROTECTION**

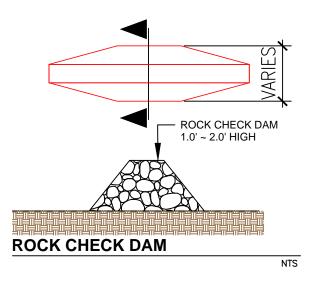
NTS

PLACE WATTLES IN FUTURE LOCATIONS OF SPOILS STOCKPILES PRIOR TO CONSTRUCTION.

PLACE WATTLES CONTINOUSLY ALONG THE EXTENT OF THE SPOILS STOCKPILE.

ANCHOR THE WATTLES USING A MINIMUM OF 1" X 2" X 18" WOODEN STAKES OR SAND BAGS.

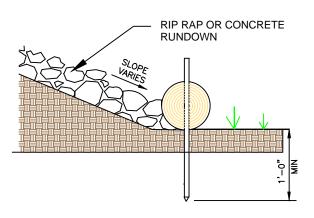
ONCE/IF THE SPOILS STOCKPILE IS DEPLETED OR MOVED, REMOVE THE WATTLES AND REUSE THEM IN THE NEXT LOCATION.



PLACE CHECK DAMS AT REGULARLY SPACED INTERVALS ALONG SWALE OR DRAINAGE DITCH.

HEIGHTS SHOULD ALLOW FOR POOLS TO DEVELOP UPSTREAM OF EACH CHECK DAM.

IF MULTIPLE DAMS ARE USED, THE TOP OF THE LOWER DAM SHOULD BE THE SAME HEIGHT AS THE ELEVATION AS THE TOE OF THE UPPER DAM.



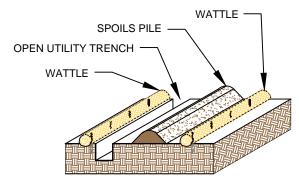
## **RUNDOWN DETAIL**

8' MAX SPACING BETWEEN STAKES

PLACE WATTLES AT THE TOE OF SLOPE. THE RIP RAP OR CONCRETE RUNDOWN SHOULD ABUT THE WATTLE.

ANCHOR THE WATTLES WITH WOODEN STAKES. DRIVE THE STAKE A MINIMUM OF 12" INTO THE MIDDLE OF THE WATTLE AND SOIL UNDERNEATH.

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



# OPEN TRENCH SPOILS PILE PROTECTION

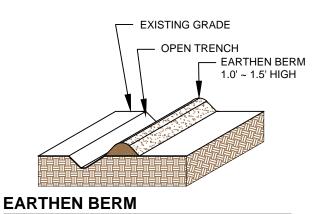
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PLACE WATTLES CONTINUOUSLY ALONG THE EXTENT OF THE UTILITY TRENCH AND FUTURE LOCATION OF THE SPOILS STOCKPILE PRIOR TO EXCAVATION OF THE UTILITY.

WATTLES ARE TO REMAIN ANCHORED IN PLACE UNTIL THE UTILITY TRENCH IS BACKFILLED.

ANCHOR THE WATTLES USING A MINIMUM 1"X2"X18" WOODEN STAKE OR SANDBAGS.

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



CONSTRUCT AN EARTHEN BERM DOWN HILL OF THE AREA TO BE CONTROLLED.

BERM SHOULD BE A MINIMUM 12" HIGH AND 12" WIDE.

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

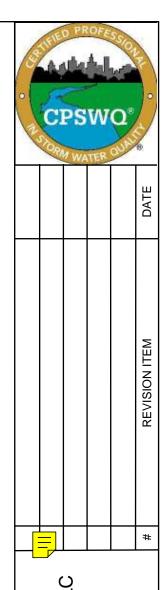




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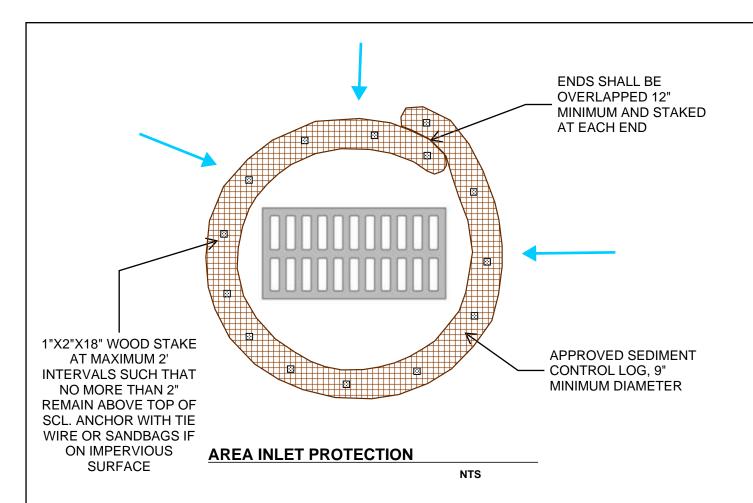


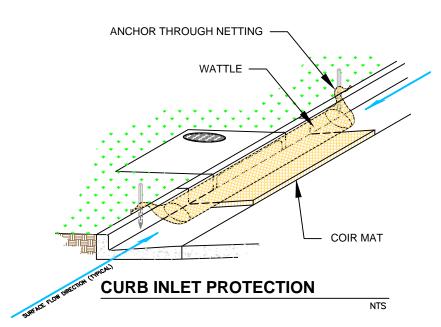
PAVILION CONSTRUCTION, LLC OVERTURE ANDALUCIA BMP DETAILS

DESIGNED BY: K. FETTER, P.E. DRAWN BY: S. FETTER

SHEET:

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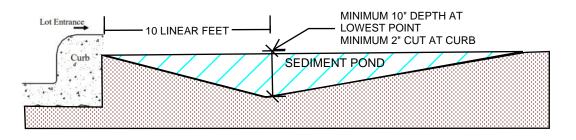


THE MAT SHOULD EXTEND A MINIMUM OF 1" PAST ALL EDGES OF THE INLET. PLACE MAT AGAINST THE CURB INLET.

PLACE WATTLES ON TOP OF THE MAT CLOSEST TO THE INLET OPENING AND CURB.

THE MAXIMUM HEIGHT OF THE PROTECTIVE BARRIER MUST BE LOWER THAN THE TOP OF THE CURB OPENING. THIS ALLOWS OVERFLOW INTO THE INLET DURING LARGE PRECIPITATION EVENTS.

ANCHOR THE BARRIER NETTING OVER THE CURB WITH WOODEN STAKES IF ABLE. IF UNABLE TO DO THAT ANCHOR THE WATTLE WITH SAND BAGS ON EACH END.



#### **CUTBACK CURB**

NTS

CUTBACK CURBS SHOULD TYPICALLY BE INSTALLED AT THE SITE ENTRANCE WHEN ACCESS IS NEEDED.

SOIL SHOULD BE CUT BACK FROM BEHIND THE CURB, SIDEWALK OR ROADWAY A MINIMUM 2" DOWN FROM THE TOP OF THE HARDSCAPE.

BRING THE SOIL BACK >10 FEET FT FROM THE HARDSCAPE TO FORM THE SEDIMENT TRAP.

THE LOWEST POINT OF THE SEDIMENT POND SHALL BE AT LEAST 10 INCHES.

IF THE HOUSE PAD HAS BEEN STABILIZED, THE DEPTH OF THE SEDIMENT POND MAY BE REDUCED TO 4 INCHES.

THE DEPTH AND LENGTH OF THE EXCAVATED AREA CAN BE INCREASED IF MORE STORAGE IS NEEDED.

INSPECT BMPs PRIOR TO FORCAST PRCIPITATION, DAILY DURING PRECIPITATION EVENTS, AFTER PRECIPITATION EVENTS AND THROUGH THE LIFE OF THE PROJECT.

MAINTAIN PROPER DEPTH AND LENGTH OF THE CUTBACK FOR THE DURATION OF THE PROJECT.

KEEP CUTBACK AREA CLEAN AND FREE OF TRASH AND DEBRIS.





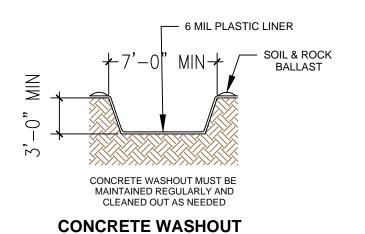
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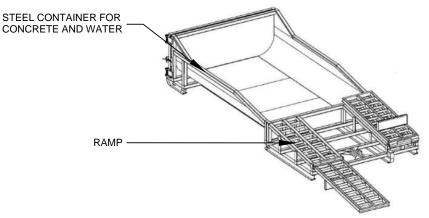
K. FETTER , P.E. DRAWN BY: S. FETTER

SHEET:

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### **MODULAR CONCRETE WASHOUT**

NPDES Permit must

be positioned at the most active part of

the project where it

can be viewed by

project entrance)

the public (e.g.

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.



# PORTABLE TOILET STAKING

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

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

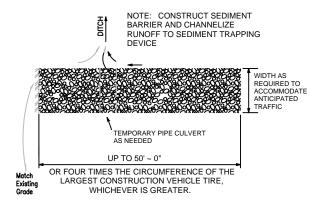


CRUSHED AGGREGATE GREATER THAN 75 MM (3 IN.) BUT SMALLER THAN 150 MM (6 IN.)

FILTER FABRIC

ORIGINAL

300 MM (12 IN), UNLESS OTHERWISE SPECIFIED BY A SOILS ENGINEER



### STABILIZED CONSTRUCTION **ENTRANCE**

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

SWPPP Stormwater **Erosion Control** Reclamation

K. FETTER, P.E. DRAWN BY: S. FETTER

DESIGNED BY:

LLC

CONSTRUCTION, TURE ANDALUCIA

**PAVILION** 

OVERTURE ANDA BMP DETAIL

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## NPDES POSTING BOARD NTS

POST - CONSTRUCTION FLOW PRE - CONSTRUCTION FLOW SILT FENCE WATTLE OR SOCK SPOILS PILE PROTECTION **EARTHEN BERM INLET PROTECTION** NATURAL BUFFER PARKING AND STAGING AREA

**CONCRETE WASHOUT** 

STABILIZED CONSTRUCTION ENTRANCE

**CHEMICAL STORAGE** 

**SPECIES** 

CHECK DAM

VEGETATIVE STABILIZATION

**ENDANGERED/THREATENED** 

PROJECT BOUNDRY

LOCATION FOR PUBLIC NOTIFICATION OF NPDES

**TEMP TOILET** 

DISTURBED AREA PROJECT AND DISTURBED **BOUNDRY** 

**CULVERT BLANKET** CUTBACK CURB

**DRAWING KEY** 

PARKING AND STAGING AREA.

TOGETHER IF MOVED. AREAS

CAN BE MOVED AFTER START OF

CHEMICAL STORAGE AND

CONCRETE WASHOUT IN APPROXIMATE LOCATION.

REVISION ITEM

