



Stormwater Quality Plan Information Sheet and Inspection Fee Schedule

Project Name: U-Haul 4th Street & I-40

Project Location: (address or major cross streets/arroyo)
2217 4th Street NW Albuquerque NM

Plan Preparer Information:

Company: Tierra West, LLC

Contact: Jonathan Niski

Address: 5571 Midway Park Place NE
Albuquerque, NM 87109

Phone Number: (O) 505-858-3100 (Cell (optional)) _____

e-Mail: jniski@tierrawestllc.com

Owner Information:

Company: Amerco Real Estate Company

Contact: Matt Braccia

Address: 2727 North Central Phoenix, AZ 85004-1120

Phone: 800-528-0463

e-Mail: _____

I am submitting the ESC plan to obtain approval for:

Grading X Building Permit Work Order Construction Plans

Note: More than one item can be checked for a submittal

Stormwater Quality Inspection fee: (based on development type and disturbed area)

Commercial	< 2 acres \$300 ☐	2 to 5 acres \$500 ☒	>5 acres \$800 ☐
Land/Infrastructure	< 5 acres \$300 ☐	5 to 40 acres \$500 ☐	>40 acres \$800 ☐
Multi - family	< 5 acres \$500 ☐	≥5 acres \$800 ☐	
Single Family Residential	<5 acres \$500 ☐	5 to 40 acres \$1000 ☐	> 40 acres \$1500 ☐

Plan Review fee is \$105 for the first submittal ☒ and \$75.00 for a resubmittal ☐

Total due equals the plan review fee plus the Stormwater Quality Inspection fee.

Total Due \$ 605.00

If you have questions, please contact Curtis Cherne, Stormwater Quality 924-3420, ccherne@cabq.gov

Rev May 2019

PURCHASE AND SALE AGREEMENT

(2217 4th Street NW)
(Albuquerque, NM 87102)

THIS PURCHASE AND SALE AGREEMENT (this "Agreement") is made as of the Agreement Date as hereinafter defined and is by and between Amerco Real Estate Company, a Nevada corporation ("Buyer"), and Kaplan 4th Street LLC, a Colorado limited liability company ("Seller").

RECITALS

WHEREAS, Seller is the owner of the Property (as hereinafter defined); and

WHEREAS, subject to the terms, covenants and conditions set forth herein, Seller desires to sell the Property to Buyer and Buyer desires to purchase the Property from Seller.

NOW, THEREFORE, in consideration of the foregoing, and the terms, covenants and conditions contained herein and for other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Definitions. As used in this Agreement, the terms below shall have the following meanings unless the context requires otherwise.

a. "Agreement" means this Purchase and Sale Agreement, as amended or supplemented from time to time.

b. "Agreement Date" means the date that a fully executed original or electronic copy of this Agreement and the Deposit has been received by Escrow Agent, which Agreement Date shall be indicated on the Escrow Agent Acceptance set forth at the end of this Agreement.

c. "Closing" means the date upon which Buyer acquires title to the Property as more specifically described in Section 7(b).

d. "Deed" means the Special Warranty Deed, a draft of which is to be provided by Seller five (5) days prior to Closing.

e. "Escrow Agent" means First American Title Insurance Company, Attn: Sarah Buvala, Address: 2425 E. Camelback Road, Suite 300, Phoenix, AZ 85016; Tel: (602) 567-8147; Email: sbuvala@firstam.com.

f. "Feasibility Expiration Date" means the date that is Ninety (90) days following the Agreement Date.

g. "Feasibility Period" means the period of time from the Agreement Date through and including the Feasibility Expiration Date.

h. *"Permitted Title Exceptions"* means the various matters with respect to the title of the Property approved by Buyer pursuant to Section 4(b).

i. *"Property"* means the real property identified on Exhibit A hereto, containing approximately 2.5 net acres of vacant land.

j. *"Purchase Price"* means the total consideration to be paid to acquire the Property as described in Section 3, any personal property and any other asset being purchased as part of this transaction.

k. *"Rezoning"* means the rezoning of the Property from its existing classification to a different classification, as well as the receipt of any special or conditional use permits or the like, all as determined by Buyer in its sole discretion, in order to permit Buyer to use the Property for Buyer's intended use.

2. Agreement of Purchase and Sale. At the Closing, subject to the terms, covenants and conditions of this Agreement, Seller shall sell to Buyer, and Buyer shall purchase from Seller, the Property.

3. Purchase Price. Subject to adjustment as provided below, the purchase price to be paid for the Property (the "Purchase Price") shall be Eight Hundred Twenty Five Thousand Dollars (\$825,000.00), payable by Buyer as follows:

a. Earnest Money Deposit. Within three (3) business days after execution of this Agreement, Buyer shall deposit with Escrow Agent Twenty Four Thousand Dollars (\$24,000.00) (the "Deposit") in cash, cashier's check, or other immediately available funds to be held in escrow by Escrow Agent. At 5 p.m. MDT on the Feasibility Expiration Date, the Deposit shall become fully non-refundable to Buyer except in the event of Seller's default or as otherwise provided herein. The Deposit shall be applied in full as a credit to Buyer's payment of the Purchase Price at Closing.

b. Cash at Closing. On or before the Closing, Buyer shall cause to be delivered to Escrow Agent, for the benefit of Seller, the balance of the Purchase Price by wire transfer of immediately available funds to the account of Escrow Agent.

c. Interest on Deposits. All monies deposited by Buyer hereunder shall be invested by Escrow Agent and interest on such funds shall belong to Buyer.

4. Buyer's Contingencies. The obligation of Buyer to purchase the Property from Seller is contingent upon the satisfaction, or waiver in writing by Buyer, of each of the following conditions within the time periods provided.

a. General Feasibility.

(i) License to Inspect. Seller hereby grants to Buyer, its engineers, consultants and agents, a license to go upon the Property for the purpose of making inspections and conducting feasibility studies with respect to the Property, including, without limitation, physical site inspections and utilities, drainage, soil tests, hazardous waste studies including a Phase I and a Phase II as deemed appropriate, zoning studies, flood control, appraisal, marketability and economic feasibility studies (the "Feasibility Study"). Buyer shall diligently pursue its investigation and shall have the right to conduct its Feasibility Study as Buyer deems appropriate in Buyer's sole discretion. Buyer shall have the right to terminate this Agreement in Buyer's sole discretion for any reason or no reason on or prior to 5:00 p.m. MDT on the Feasibility Expiration Date and in such event shall receive a full refund of the Deposit, subject to the \$100 independent consideration which shall be released to Seller upon termination of this Agreement, as provided in Section 5 hereof. In the event Buyer elects to have a Phase I site inspection conducted, Buyer shall pay the cost of such Phase I. In the event the Phase I leads to the commissioning of a Phase II site inspection, Buyer shall pay the cost of such Phase II.

(ii) Insurance Coverage. Buyer shall maintain insurance, including through a blanket insurance policy with Buyer's affiliates, which policy shall name Seller as an additional insured, for comprehensive commercial general liability for personal injury (including wrongful death) and damage to property covering any act or omission by Buyer and its agents and invitees in connection with the Feasibility Study, with a combined single limit of liability for bodily injury and property damage of not less than \$1,000,000 per occurrence.

(iii) Indemnity. Buyer shall indemnify, defend and hold harmless Seller for, from and against all injuries, losses, liens, claims, demands, judgments, liabilities, damages, costs and expenses sustained by Seller which directly result from the Feasibility Study, excluding, however, any of the foregoing that are proximately caused by the sole, contributory or comparative negligence or willful misconduct of Seller, its agents or invitees.

(iv) Intentionally omitted.

(v) Documents and Other Items. During the Feasibility Period, Seller, without representation or warranty shall provide Buyer with existing copies of a Phase I and Phase II; survey; and title policy.

(vi) Board Approval. The purchase by Buyer of the Property hereunder is subject to approval by Buyer's Board of Directors. In the event Buyer's Board of Directors does not approve the purchase of the Property hereunder on or prior to the Feasibility Expiration Date, Buyer shall notify Seller of such non-approval, and Buyer shall have the right to terminate this Agreement on or prior to the Feasibility Expiration Date, and in such event Buyer shall receive a full refund of the Deposit (less the \$100 independent consideration).

(vii) Election to Terminate. Buyer shall have until 5:00 p.m. MDT on the Feasibility Expiration Date to conduct its Feasibility Study. In Buyer's sole discretion and for any reason whatsoever, Buyer may elect to terminate this Agreement by providing notice of termination

to Seller on or before 5:00 p.m. MDT on the Feasibility Expiration Date as provided in Section 5, and in such event Buyer shall receive a full refund of the Deposit (less the \$100 independent consideration). If Buyer fails to so terminate this Agreement, Buyer shall be deemed to have waived its right to terminate this Agreement pursuant to Section 5.

b. Survey and Title Review.

(i) Survey and Title Report. Within ten (10) days following the Agreement Date, Buyer may, at its sole cost and expense, cause an ALTA survey (the "Survey") of the Property to be prepared by a licensed engineer. Promptly following the Agreement Date, Buyer shall cause Escrow Agent to deliver to Buyer a current preliminary title report of the Property prepared by Escrow Agent (the "Title Report") leading to the issuance of an ALTA extended coverage owner's policy of title insurance in the amount of the Purchase Price, together with legible copies of all instruments of records referred to on Schedule B thereof. Buyer shall have until the Feasibility Expiration Date to review and disapprove, in its reasonable discretion, the Title Report and Survey. If Buyer does not expressly disapprove the status of title to the Property as described in the Survey and Title Report (and any amendment to the Title Report) by giving written notice to Seller and Escrow Agent on or before the Feasibility Expiration Date, Buyer shall be deemed to have approved the status of title to the Property as reflected on the Survey and Title Report, as may be amended. If Buyer objects to the status of title to the Property by delivering written notice thereof to Seller on or before 5:00 p.m. MDT on the Feasibility Expiration Date, then Buyer shall have the right to terminate this Agreement as provided in Section 5.

(ii) Buyer's Objection: Seller's Cure. If Buyer delivers a notice specifying its objection to any matter(s) affecting the Property contained in the Title Report or any amendment thereto, Seller shall attempt to cure the matter(s) objected to by Buyer. If Seller notifies Buyer of its inability or unwillingness to cure such objections, or if Seller is unable to cure such matters to Buyer's satisfaction (determined in Buyer's reasonable discretion), Buyer shall have the right to terminate this Agreement as provided in Section 5.

(iii) No Monetary Liens. Notwithstanding anything to the contrary contained in this Section 4(b), Seller shall be obligated to remove (regardless of whether Buyer objects thereto) all deeds of trust, mortgages, mechanics' liens, UCC filings, judgments and other monetary liens voluntarily imposed on the Property by Seller or arising against the Property as a result of Seller's (or its agents' or affiliates') actions or negligent or intentional omissions or improvements made to, or services rendered in connection with the Property at the request of, or on behalf of, Seller; it being the intent of the parties that the Property be conveyed to Buyer free and clear of all such monetary liens, and in no event shall any such monetary liens be deemed Permitted Title Exceptions.

5. Termination of Agreement. If either Buyer or Seller is granted the right to terminate this Agreement in accordance with any provisions of this Agreement, such party may exercise such right by delivering written notice (the "Termination Notice") to the other party indicating both its election to terminate and the specific provision pursuant to which it is making that election. Upon delivery of the Termination Notice, this Agreement shall terminate, and if Buyer is not then in default hereunder, the Deposit, together with the interest thereon, shall be returned to Buyer; *provided, however*, that in the event Buyer terminates this Agreement prior to the Feasibility

Expiration Date, \$100 of the Deposit shall not be refundable to Buyer but shall instead be released to Seller, such amount constituting independent consideration for Seller's willingness to enter this Agreement, remove the Property from the market and provide Buyer with a feasibility period hereunder. Upon Seller's receipt of the Termination Notice, Seller hereby authorizes Escrow Agent to release the Deposit to Buyer unless Seller provides Buyer and Escrow Agent written notice within five (5) business days of receipt of the Termination Notice that Buyer is in default under this Agreement and not entitled to the Deposit. If requested by Escrow Agent, Seller agrees to consent to the release of the Deposit in writing. If written consent is not received by Escrow Agent within five (5) business days of said request, Seller is hereby deemed to have given its consent to the release of the Deposit to Buyer. Thereafter (except as otherwise expressly provided in this Agreement), neither Buyer, Seller or Escrow Agent shall have any further obligations or liabilities under this Agreement.

6. Title Insurance; Deed.

a. Owner's Insurance Policy. At the Closing, Buyer shall cause Escrow Agent to deliver to Buyer, at Buyer's option, an extended coverage ALTA owner's policy of title insurance issued by Escrow Agent or its principal, or the unconditional commitment of the title insurer to issue such policy, insuring title to the Property to Buyer in the amount of the Purchase Price; the policy to be subject to the usual printed exclusions, exceptions, conditions and stipulations set forth in the printed form policy, the Permitted Title Exceptions and such other matters approved in writing by Buyer or resulting from Buyer's actions (the "Title Policy"). Buyer shall be responsible for paying the portion of the title insurance premium relating to standard owner's coverage; and if Buyer elects to obtain extended coverage, then Buyer shall pay the additional portion of the premium relating to extended coverage and the cost of any endorsements requested by Buyer.

b. Deed. At the Closing, Seller shall deliver to Buyer the Deed granting and conveying to Buyer the Property free and clear of all liens other than the Permitted Title Exceptions and monetary liens other than taxes which are a lien but not yet delinquent.

7. The Escrow.

a. Escrow Instructions. Buyer and Seller shall establish an escrow (the "Escrow") with Escrow Agent to facilitate the consummation of the transaction contemplated by this Agreement. The provisions of this Agreement applicable to Escrow Agent shall together constitute escrow instructions between Seller, Buyer and Escrow Agent.

b. Closing. Except as otherwise provided below, the Closing shall occur on the date (the "Closing Date") which is no later than fifteen (15) days after the Feasibility Expiration Date. The Closing shall take place at 10:00 a.m. MDT on the Closing Date in the office of Escrow Agent, or at such other time and location as the parties may mutually agree, including by exchange of documents by electronic mail and/or FEDEX and by wire transfer of funds as provided herein. As a material inducement to this Agreement, Seller agrees that upon Closing hereunder, the Property shall be provided and delivered to Buyer with all debris, trash and other objects and items of personal property removed by Seller prior to Closing.

c. Action at the Closing by Seller. Not less than three (3) days prior to the Closing, Seller shall deliver or cause to be delivered to Escrow Agent for the account of Buyer all of the following instruments or documents dated as of the Closing, fully executed and, if appropriate, acknowledged: (i) the Deed; (ii) an Affidavit of Property Value (or other similar instrument) if required in connection with the transfer of the Property; (iii) A Non-Foreign Person Affidavit; (iv) a bill of sale; (v) an Owner's Affidavit; and (vi) such other instruments or documents as may be reasonably necessary to fulfill the covenants and obligations to be performed by Seller pursuant to this Agreement.

d. Action at the Closing by Buyer. At the Closing, as a condition to Seller's obligations hereunder, Buyer shall deliver or cause to be delivered to Escrow Agent for the account of Seller (if not otherwise delivered prior thereto) all of the following: (i) all funds required pursuant to the provisions of this Agreement; and (ii) such other funds, instruments, or documents as are reasonably necessary to fulfill the covenants and obligations to be performed by Buyer pursuant to this Agreement.

e. Closing Costs. The Escrow fee payable to Escrow Agent in respect of the conveyance and transfer of the Property to Buyer shall be shared equally by the parties. Land transfer taxes, if any, shall be paid by Seller. All other fees, recording costs, charges or expenses incidental to the sale, transfer and assignment of the Property to Buyer shall, except as otherwise herein expressly provided, be paid according to the customs for real estate transactions consummated in the county in which the Property is located. Notwithstanding the foregoing, if this Agreement is terminated due to the default of a party, the defaulting party shall be responsible for the payment of any escrow cancellation fees due upon any such termination.

f. Proration of Real Estate Taxes. All general and special assessments by any governmental authority which are a lien on the Property as of the Closing Date and which are not collected as part of the property tax assessment shall be paid by Seller in full at the Closing. Regular property taxes shall be prorated between the parties as of the Closing Date.

8. Possession; Risk of Loss. Seller shall deliver possession of the Property to Buyer at the Closing, subject only to the Permitted Title Exceptions. The risk of loss of any damage or destruction to the Property shall remain with Seller until the Closing.

9. Representations and Warranties of Seller. Seller, to the best of Seller's knowledge, acknowledges, represents and warrants to Buyer that the following are true as of the Agreement Date and will be true as of the Closing, and in entering into this Agreement Buyer is relying upon, the following:

a. Due Organization, Etc. Seller is a duly organized, validly existing Colorado limited liability company and is in good standing under the laws of the State of Colorado and a validly existing foreign limited liability company under the State of New Mexico and is in good standing under the laws of the State of New Mexico. The transactions contemplated by this Agreement and the execution and delivery of all documents required herein, and its performance hereunder, have been duly authorized by Seller. The execution and delivery of this Agreement and any other document required herein and the consummation of the transactions contemplated hereby

and thereby will not result in any violation of, or default under, any term or provision of any organizational document, agreement, instrument, mortgage, loan, or similar documents to which Seller is a party or by which Seller is bound.

b. No Litigation. There is no litigation, investigation or proceeding pending or, to the knowledge of Seller, contemplated or threatened against Seller or the Property which would impair or adversely affect Seller's ability to perform its obligations under this Agreement or under any contract, instrument or document related hereto.

c. Foreign Person. Seller is not a "foreign person" as such term is defined under Section 1445 of the Internal Revenue Code of 1986, as amended (the "Code").

d. No Condemnation. There are no existing, or, to Seller's knowledge, pending or threatened condemnation or similar proceedings against or involving the Property.

e. No Leases. There are no commercial, farm or other leases applicable to or affecting the Property and no parties in possession or adverse possession of the Property. To the extent that any such leases exist, Seller shall obtain a termination thereof prior to the Feasibility Expiration Date.

f. Agreements. There are no options or rights of first refusal, recorded or unrecorded, affecting the Property, nor any other unrecorded agreements affecting the development or use of the Property.

g. No Undisclosed Assessments. There are no taxes, assessments (special, general or otherwise) or bonds of any nature affecting the Property, or any portion thereof, except as disclosed in the list of Permitted Title Exceptions. Seller has no understanding or agreement with any taxing authority respecting the imposition or deferment of any taxes or assessments respecting the Property. Seller shall not form, nor consent to the formation of an improvement district or otherwise consent to the creation of any assessment lien against the Property.

h. No Violations. Seller has not received written notice of any violation of any applicable law pertaining to the Property, and neither the Seller nor the Property is in violation of any such applicable laws.

i. Hazardous Waste. The Property requires soil remediation and capping of the monitoring wells.

j. Mechanics Liens. No goods or services have been contracted for or furnished to the Property which might give rise to any mechanic's liens affecting all or any part of the Property.

k. Further Encumbrances. Seller shall not further encumber the Property or allow an encumbrance upon the title to the Property, or modify the terms or conditions of any existing leases, contracts or encumbrances, if any, without the prior written consent of Buyer.

10. Notices. All notices or other communications required or provided to be sent by either party or by Escrow Agent shall be in writing and shall be sent (i) by United States Postal Service, postage prepaid, certified, return receipt requested; or (ii) by any nationally known overnight delivery service; or (iii) by courier; or (iv) by facsimile transmission; or (v) in person; or (vi) by electronic mail. All notices shall be deemed to have been given upon receipt or rejection via personal delivery, overnight delivery service, courier, facsimile transmission, electronic mail, or personally delivered. All notices shall be addressed to the party at the address below:

If to Seller: Kaplan 4th Street LLC
#17 Hogan Court, Paako Village
Sandia Park, New Mexico 87047
Attn: Art Kaplan
Telephone No.: (505) 288-1507
Fax No.: (505) 881-0183
Email: akaplan@integrity.com

If to Buyer: Amerco Real Estate Company
2727 North Central Avenue
Phoenix, AZ 85004
Attn: Carla Waltman
Telephone No.: (602) 263-6555 x515203
Fax No.: (602) 277-5824
Email: carla_waltman@uhaul.com

Any address or name specified above may be changed by notice given to the addressee by the other party in accordance with this paragraph. The inability to deliver because of a changed address of which no notice was given, or rejection or other refusal to accept any notice, shall be deemed to be the receipt of the notice as of the date of such inability to deliver or rejection or refusal to accept. Any notice to be given by any party hereto may be given by the counsel for such party. Any notice to be given to Escrow Agent shall be sent to the address set forth in Section 1(e).

11. Seller's Remedies.

a. Remedies. If Buyer shall default on any of the terms or provisions of this Agreement on or before the Closing, Seller may waive such breach and close the Escrow in accordance with the terms hereof, or Seller may, as its exclusive remedy, terminate this Agreement and retain the Deposit as liquidated damages and as consideration for the acceptance of this Agreement and for taking the Property off the market, and not as a penalty. Buyer and Seller acknowledge that it would be impractical and extremely difficult to estimate the actual damages which Seller may suffer as a result of a default by Buyer, and therefore, Buyer and Seller agree that the Deposit is calculated as a reasonable estimate of the amount of damages likely to be suffered by Seller under the circumstances existing at the time this Agreement is entered into.

b. Cure Period. Notwithstanding Section 11(a), Buyer shall not be deemed to be in default unless the breach or default complained of by Seller has not been cured within ten (10) business days after written notice thereof has been delivered from Seller to Buyer.

12. Buyer's Remedies.

a. Remedies. If Seller defaults on any of the terms or provisions of this Agreement, Buyer may, at Buyer's election, as its exclusive remedies, either (i) terminate this Agreement by written notice to Seller, whereupon the Deposit shall be immediately returned to Buyer and thereafter neither party shall have any further obligation or liability to the other; or (ii) waive such default and consummate the transaction contemplated hereby in accordance with the terms hereof; or (iii) seek specific performance or any other equitable remedy for any default of Seller.

b. Cure Period. Notwithstanding Section 12(a), Seller shall not be deemed to be in default hereunder unless the breach or default complained of by Buyer has not been cured within ten (10) business days after written notice thereof has been delivered from Buyer to Seller.

13. Survival of Covenants, Agreements, Representations and Warranties. Except as otherwise may be limited by the specific terms of this Agreement, all covenants, agreements, representations and warranties set forth in this Agreement shall survive the Closing for a period of six (6) months and shall not merge into any deed or other instrument executed or delivered in connection with the transaction contemplated hereby. Nonetheless, if Buyer is made aware of a representation or warranty that is no longer true as of Closing and thereafter closes on the Property, Buyer shall have no claim for misrepresentation or breach of warranty.

14. Intentionally omitted.

15. Modification of Agreement. No modification of this Agreement shall be deemed effective unless in writing and signed by the parties hereto, and any waiver granted shall not be deemed effective except for the instance and in the circumstances particularly specified therein and unless in writing and executed by the party against whom enforcement of the waiver is sought.

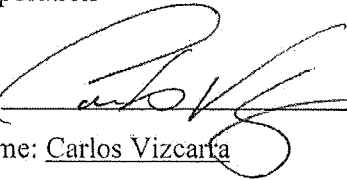
16. Further Instruments. Each party, promptly upon the request of the other or upon the request of Escrow Agent, shall execute and have acknowledged and delivered to the other or to Escrow Agent, as may be appropriate, any and all further instruments reasonably requested or appropriate to evidence or give effect to the provisions of this Agreement and which are consistent with the provisions hereof.

17. Entire Contract. This Agreement (including the Exhibits hereto and any Addendum herewith) constitutes the entire contract between the parties with regard to the Property. All terms and conditions contained in any other writings previously executed by the parties and all other discussions, understandings or agreements regarding the Property and the subject matter hereof shall be deemed to be superseded hereby.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Agreement Date.

BUYER:

Amerco Real Estate Company, a Nevada corporation

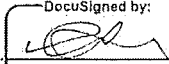
By: 

Name: Carlos Vizcarra

Its: President

SELLER:

Kaplan 4th Street LLC, a Colorado limited liability company

By: 

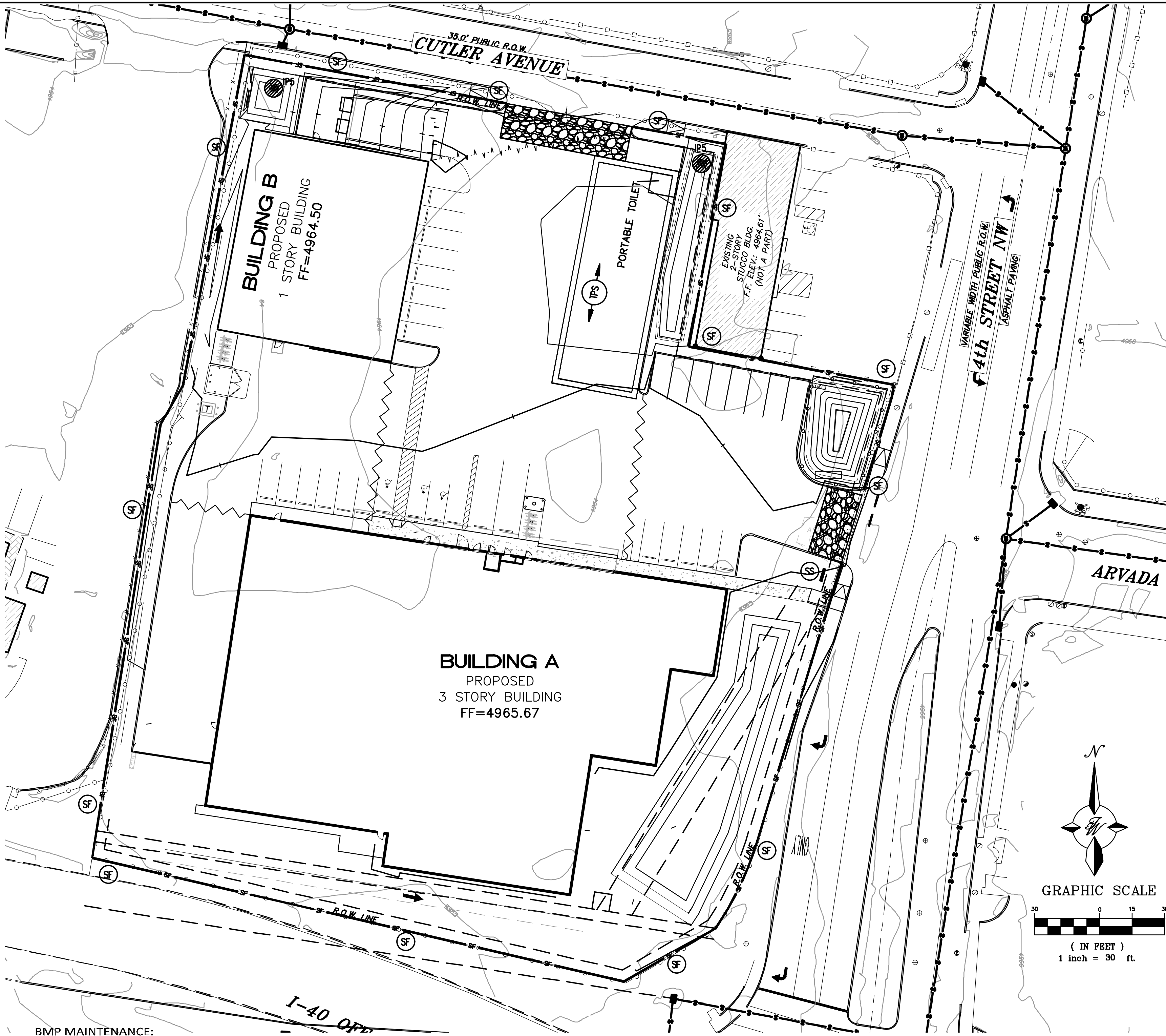
Name: Art Kaplan

Its: Member

DocuSigned by:

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BMP MAINTENANCE:

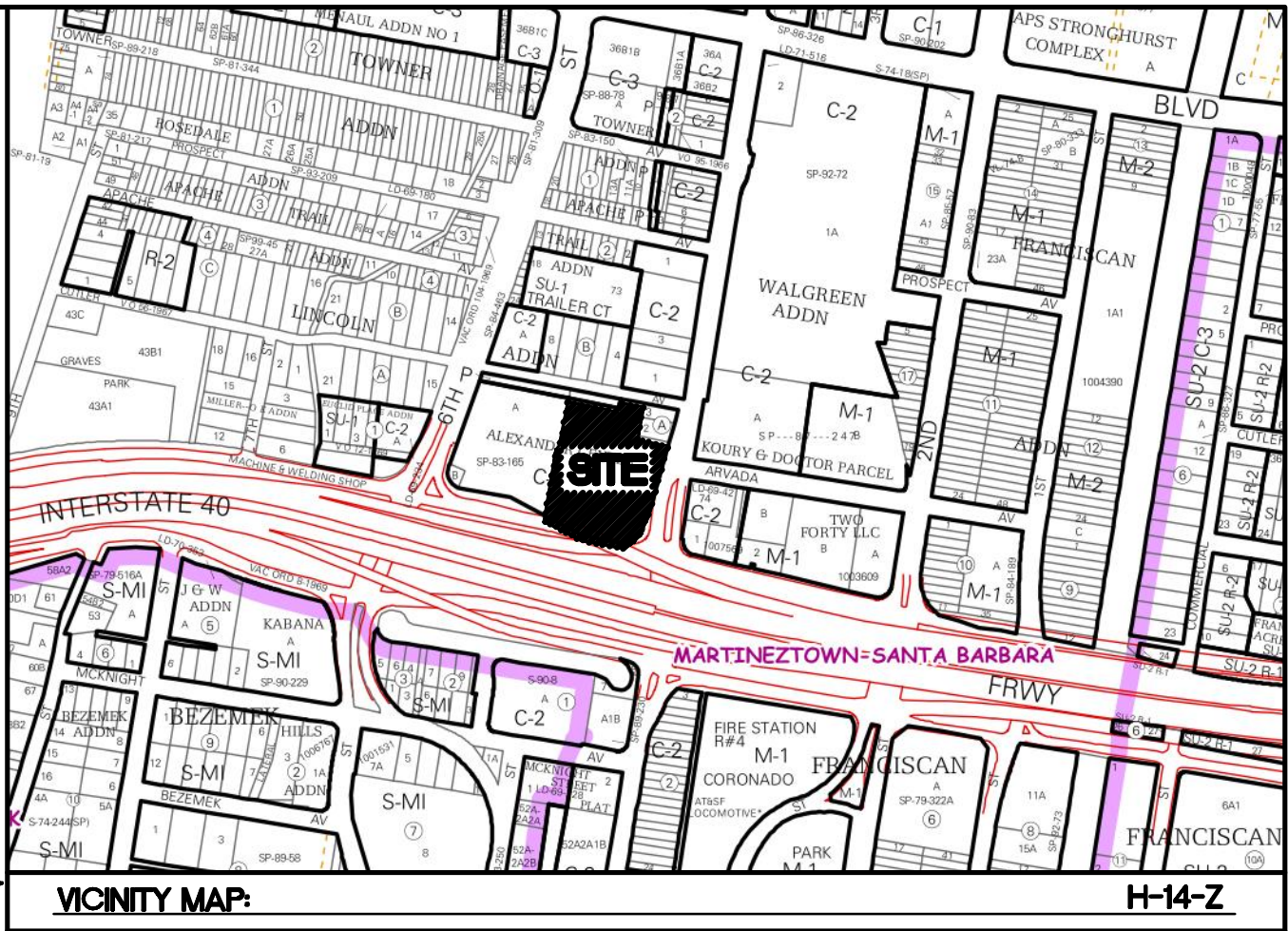
- ALL MEASURES STATED IN THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR UNTIL FINAL STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AT THE END OF THE WORKDAY BY A QUALIFIED MEMBER OF THE SWPPP COMPLIANCE TEAM.
- THE OPERATOR WITH CONTROL OF THE SITES DAILY ACTIVITIES IS RESPONSIBLE TO MAINTAIN, CLEAN AND REPAIR EROSION CONTROLS IN ACCORDANCE WITH THE FOLLOWING:
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED, IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION. SEDIMENT SHALL BE REMOVED TO INSURE PROPER FLOWS. INLET PROTECTION TYPES MAY NEED TO BE MODIFIED DURING THE CONSTRUCTION PROGRESS.
 2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND OF VEGETATION IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RE-SEEDED AS NEEDED.
 3. SILT FENCES, WADDLES OR OTHER CONTROLS SHALL BE REPLACED OR REPAIRED TO PROPER FUNCTIONING CONDITION, IF DAMAGED. SEDIMENT AND SOIL SHALL BE REMOVED WHEN REACHES ONE-HALF THE HEIGHT OF THE CONTROL.
 4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING, EXTENDING OR OTHER MODIFICATIONS TO THE CONSTRUCTION EXITS AS CONDITIONS DEMAND. SITE TRAFFIC SHOULD BE LIMITED TO THE CONTROLLED EXITS ONLY.
 5. SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
 6. REFERENCE THE SWPPP BOOK FOR ALL EROSION CONTROL MAINTENANCE PROCEDURES AND FREQUENCIES. CONSULT THE SWPPP PREPARER WITH ANY QUESTIONS REGARDING THIS SWPPP AND ITS REQUIREMENTS.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT FROM THE LOCAL JURISDICTIONAL AUTHORITY PRIOR TO BEGINNING WORK.
2. THE OPERATOR WITH CONTROL OF THE DAILY SITES ACTIVITIES IS RESPONSIBLE FOR MAINTAINING RUN-OFF AND RUN ON OF SITE DURING CONSTRUCTION.
3. THE OPERATOR WITH CONTROL OF THE DAILY SITES ACTIVITIES IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL EXPOSED EARTH SURFACES MUST HAVE APPROPRIATE CONTROLS TO PROTECT FROM WIND AND WATER EROSION DURING ALL PHASES OF THE PROJECT.
5. STOCKPILES INACTIVE FOR 14 DAYS ARE REQUIRED TO HAVE TEMPORARY STABILIZATION OR APPROPRIATE COVER TO CONTROL WIND AND WATER EROSION.
6. THE OPERATOR WITH CONTROL OF THE DAILY SITES ACTIVITIES IS REQUIRED TO MAINTAIN ALL SITE BMP'S IN GOOD CONDITION FOR THE DURATION OF THE PROJECT UNTIL A NOTICE OF TERMINATION IS ACCEPTED BY THE EPA.
7. IF SITE EARTH DISTURBANCES EXCEED 5 ACRES AT ANY ONE TIME, TEMPORARY AND/OR PERMANENT STABILIZATION MUST BE COMPLETED WITHIN 7 DAYS WHEN AREA BECOMES INACTIVE OR EARTH DISTURBING ACTIVITIES ARE COMPLETE. SITE EARTH DISTURBANCES OF LESS THAN 5 ACRES, HAVE 14 DAYS TO PROVIDE TEMPORARY OR PERMANENT STABILIZATION WHEN AREA BECOMES INACTIVE OR EARTH DISTURBING ACTIVITIES ARE COMPLETE.

GENERAL EROSION NOTES:

- A. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE SWPPP BOOK, THE 2017 GENERAL CONSTRUCTION PERMIT, THIS DRAWING ("TEMPORARY EROSION CONTROL AND SEDIMENTATION PLAN"), STANDARD DETAILS ("TEMPORARY EROSION CONTROL AND SEDIMENTATION DETAILS"), EPA NOTICE OF INTENT PERMIT AND ALL SUBSEQUENT REPORTS, CORRECTIVE ACTIONS AND EROSION CONTROL RELATED DOCUMENTS.
- B. ALL OPERATORS AS DESIGNATED, CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH SITE ACTIVITIES RELATED TO STORM WATER POLLUTION PREVENTION SHALL REVIEW A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), THE 2017 CONSTRUCTION GENERAL PERMIT, THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), THE CLEAN WATER ACT OF 1972 AND BECOME FAMILIAR WITH THEIR CONTENTS.
- C. THE OPERATOR IN CONTROL OF DAILY SITE ACTIVITIES SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS THAT MAY OCCUR AT NO ADDITIONAL COST TO PROJECT OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- D. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO ALL FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. OPERATOR WITH CONTROL OF DAILY SITE ACTIVITIES SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY, LOCAL JURISDICTIONAL AUTHORITY OR SWPPP COMPLIANCE INSPECTOR.
- E. THE TEMPORARY EROSION CONTROL AND SEDIMENTATION PLAN IS A WORKING DOCUMENT AND IS REQUIRED TO BE UPDATED WITHIN 24 HOURS OF ANY CHANGES WHEN BMP'S ARE REPAIRED, RELOCATED OR REMOVED. BY NOTING ON THE PLAN THE AREAS AND DATES OF THE REPAIRS, RELOCATIONS OR REMOVALS, AN ACTIVE COPY OF THE PLAN SHALL BE POSTED IN THE JOB SITE TRAILER ONSITE AND MUST BE MAINTAINED CURRENT AT ALL TIMES.
- F. CONTRACTOR SHALL MINIMIZE CLEARING AND EARTH DISTURBANCE TO THE MAXIMUM ACREAGE AS REQUIRED BY THE EPA CONSTRUCTION GENERAL PERMIT.
- G. CONTRACTOR SHALL DENOTE ON THIS PLAN, THE LOCATION OF TEMPORARY PARKING, STORAGE, PORTABLE SANITARY FACILITIES, OFFICE TRAILERS, AND ALL SUPPORT AREAS. RELOCATIONS OF EACH SHALL ALSO BE DOCUMENTED AS THEY OCCUR.
- H. ALL WASH OUT WATER USED FOR CONCRETE, MASONRY, PAINT AND OTHER MATERIALS SHALL HAVE ADEQUATE SIGNAGE WITH PROPER CONTAINMENT AND DISPOSED OF PROPERLY WHEN CAPACITY REACHES 50% OR PER VENDOR RECOMMENDATIONS. VENDORS AND TRADESMEN SHALL BE INFORMED OF THE REQUIREMENTS TO USE THE WASH OUT.
- I. A SPILL KIT SHALL BE READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS. DISCHARGE OF ANY MATERIAL IN A QUANTITY THAT MAY WITHIN REASONABLE PROBABILITY CAUSE, INJURE OR BE DETRIMENTAL TO HUMAN HEALTH, ANIMAL OR PLANT LIFE, OR PROPERTY; OR INTERFERE WITH THE PUBLIC WELFARE MUST BE REPORTED TO THE NEW MEXICO ENVIRONMENTAL DEPARTMENT HOTLINE AT (505) 827-9329 FOR EMERGENCIES OR FOR NON EMERGENCIES AT (866)-428-6535. IF UNSURE IF THE SPILL IS OF A SIGNIFICANT QUANTITY, THE SPILL SHOULD BE REPORTED TO THE HOTLINE AND INFORMATION PROVIDED WITH DETAILS OF THE SPILL FOR FURTHER ACTIONS.
- J. DUST DURING CONSTRUCTION OPERATIONS SHALL BE FREQUENTLY CONTROLLED BY WATER SUPPRESSION METHODS ONLY. EARTH DISTURBING OPERATIONS SHALL CEASE IF HIGH WINDS ABOVE 35 MPH ARE PRESENT. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS IS STRICTLY PROHIBITED. OTHER CHEMICALS USED FOR DUST SUPPRESSION MUST BE APPROVED BY THE EPA PRIOR TO THEIR USE.
- K. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED, COVERED, LEAK PROOF CONTAINERS. CONTAINERS SHALL BE DISPOSED OF PROPERLY WHEN CAPACITY IS REACHED. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER.
- L. ALL STORM WATER POLLUTION PREVENTION MEASURES AND CONTROLS PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED PER THE SEQUENCE OF CONSTRUCTION AS NOTED.
- M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS BEEN TEMPORARILY SUSPENDED FOR 14 DAYS, SHALL HAVE TEMPORARILY STABILIZATION IN PLACE NO LATER THAN 14 DAYS FROM THE LAST DATE OF CONSTRUCTION ACTIVITY OCCURRING THESE AREAS.
- N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL HAVE PERMANENT CONTROLS IN PLACE NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
- O. IF THE ACTION OF VEHICLES OR EQUIPMENTS TRAVELING OVER THE CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD FROM LEAVING THE SITE. THEN THE LENGTH OF THE EXIT SHOULD BE EXTENDED TO PROVIDE ADDITIONAL TIRE ROTATIONS. LARGER ROCK MAY BE USED TO CREATE A SUFFICIENT JARRING MOTION OR INSTALL A TIRE WASH OFF WITH A SEDIMENT TRAP BEFORE LEAVING THE SITE.
- P. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- Q. THE OPERATOR IN CHARGE OF THE DAILY SITES ACTIVITIES WILL BE RESPONSIBLE FOR REMOVING SEDIMENT OR SOILS ACCUMULATING MORE THAN 50% OF THE DESIGN CAPACITY IN DETENTION PONDS, SILT FENCING OR OTHER SIMILAR EROSION CONTROLS.
- R. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES, AS REQUIRED PER THE CONSTRUCTION GENERAL PERMIT. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE ESC PLAN AND PERMITTED IN ACCORDANCE WITH LOCAL AUTHORITIES HAVING JURISDICTIONAL CONTROL.
- S. SLOPES SHALL BE LEFT WITH CROSS SLOPE GRADING PATTERN AND IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION SPILLS. EXCESSIVE SLOPES MAY REQUIRE ADDITIONAL INDUSTRY STANDARD CONTROLS TO PREVENT EROSION.
- T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE OPERATOR IN CONTROL OF THE SITE'S DAILY ACTIVITIES SHALL BE RESPONSIBLE FOR ADJUSTING AND MAINTAINING ALL EROSION CONTROL TO PREVENT EROSION.
- U. ALL DISTURBED AREAS SHALL BE SUPPRESSED BY WATER AND ALL CONTROLS LEFT IN GOOD WORKING CONDITION AT THE END OF EACH WORKING DAY, THIS INCLUDES REPLACEMENT OF SILT FENCING AND/OR OTHER SURFACE CONTROLS, TRACK OUT SWEEP CLEAN, BACKFILL OF OPEN TRENCHES AND ANY OTHER EROSION CONTROLS.
- V. SITE WILL BE STABILIZED AT THE END OF THE GRADING IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL DETAILS. ALL SURFACES WILL BE STABILIZED NO LATER THAN 14 DAYS AFTER THE LAST DAY THAT THE SURFACE HAS BEEN DISTURBED. IF FINAL STABILIZATION HAS NOT BEEN INSTALLED A GRAVEL ROCK PLATING (INSTALLED TO A MINIMUM OF 2 INCHES DEEP) WILL BE APPLIED. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE SURFACE IS STABLE EITHER BY PLACING A ROCK PLATING OR THE ESTABLISHMENT OF NATIVE SEEDING IN ACCORDANCE WITH THE SEEDING SPECIFICATION ON THE PLANS. IF THE CONTRACTOR CHOOSES TO USE NATIVE SEEDING THE SITE WILL BE MAINTAINED BY THE CONTRACTOR AND SUPPLEMENTAL SEEDING SHALL BE PERFORMED AS REQUIRED UNTIL SUCH STABILIZATION HAS BEEN ACHIEVED.
- W. THE STORMWATER QUALITY PONDS ARE TO BE GRADED FIRST AND ARE TO BE MAINTAINED AS TEMPORARY SEDIMENT TRAPS DURING CONSTRUCTION.



LEGAL DESCRIPTION:

TRACT C OF ALEXANDER CENTER (EXCL S'LY PORT OUT TO R/W)

NOTES:

UPC NO: 101405927019832507

PROPOSED

- BOUNDARY LINE
- LIMITS OF DISTURBANCE
- CONTOUR ELEVATIONS
- EXISTING CONTOURS
- PROPOSED CONTOURS

EROSION DETAILS

- CE TEMPORARY STONE CONSTRUCTION EXIT
- SF TEMPORARY SILT FENCE
- SS TEMPORARY SWPPP SIGN
- IP INLET PROTECTION
- SB TEMPORARY SEDIMENT BASIN

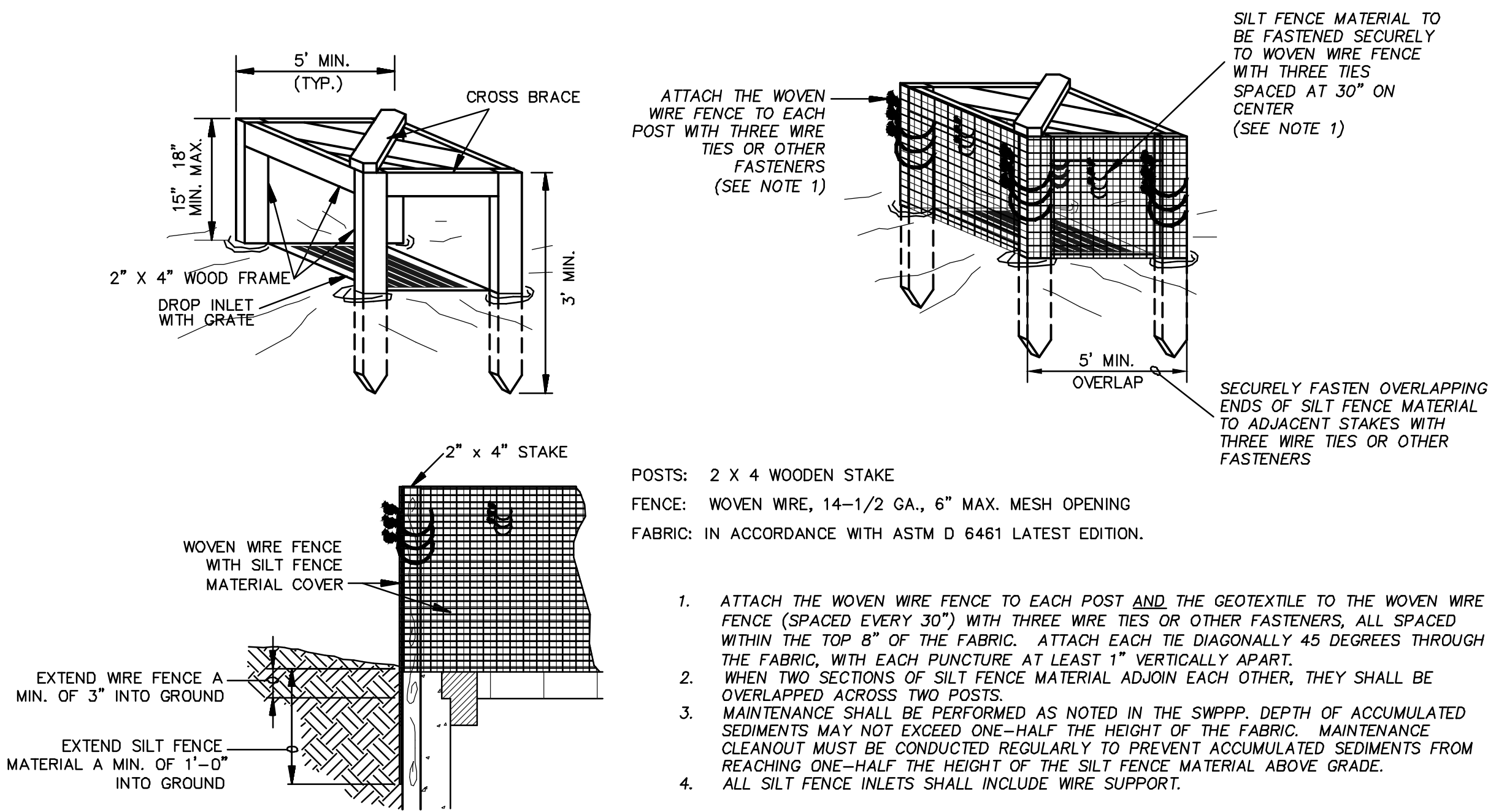
EROSION NOTES

- TPS TEMPORARY PARKING AND STORAGE

SEQUENCE OF CONSTRUCTION:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. POST PUBLIC NOTICE PER DETAIL.
3. INSTALL DOWN GRADIENT PERIMETER CONTROLS.
4. INSTALL SEDIMENT CONTROLS AT INLETS AND DRAINAGE STRUCTURES.
5. INSTALL SEDIMENT TRAP BASINS INCLUDING EMERGENCY OVERFLOW.
6. NOTIFY SWPPP COMPLIANCE INSPECTOR OF COMPLETION OF THE ABOVE.
7. BEGIN GRUBBING AND SOIL DISTURBING ACTIVITIES.
8. PROVIDE POSITIVE GRADES TOWARDS SEDIMENT PONDS DURING SITE GRADING.
9. INSTALL INTERMEDIATE CONTROLS OF STEEP SLOPES.
10. PROVIDE TEMPORARY STABILIZATION OF DISTURBED AREAS OR STOCKPILES.
11. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
12. FINISH GRADING THE SITE.
13. COMPLETE SITE FINAL STABILIZATION

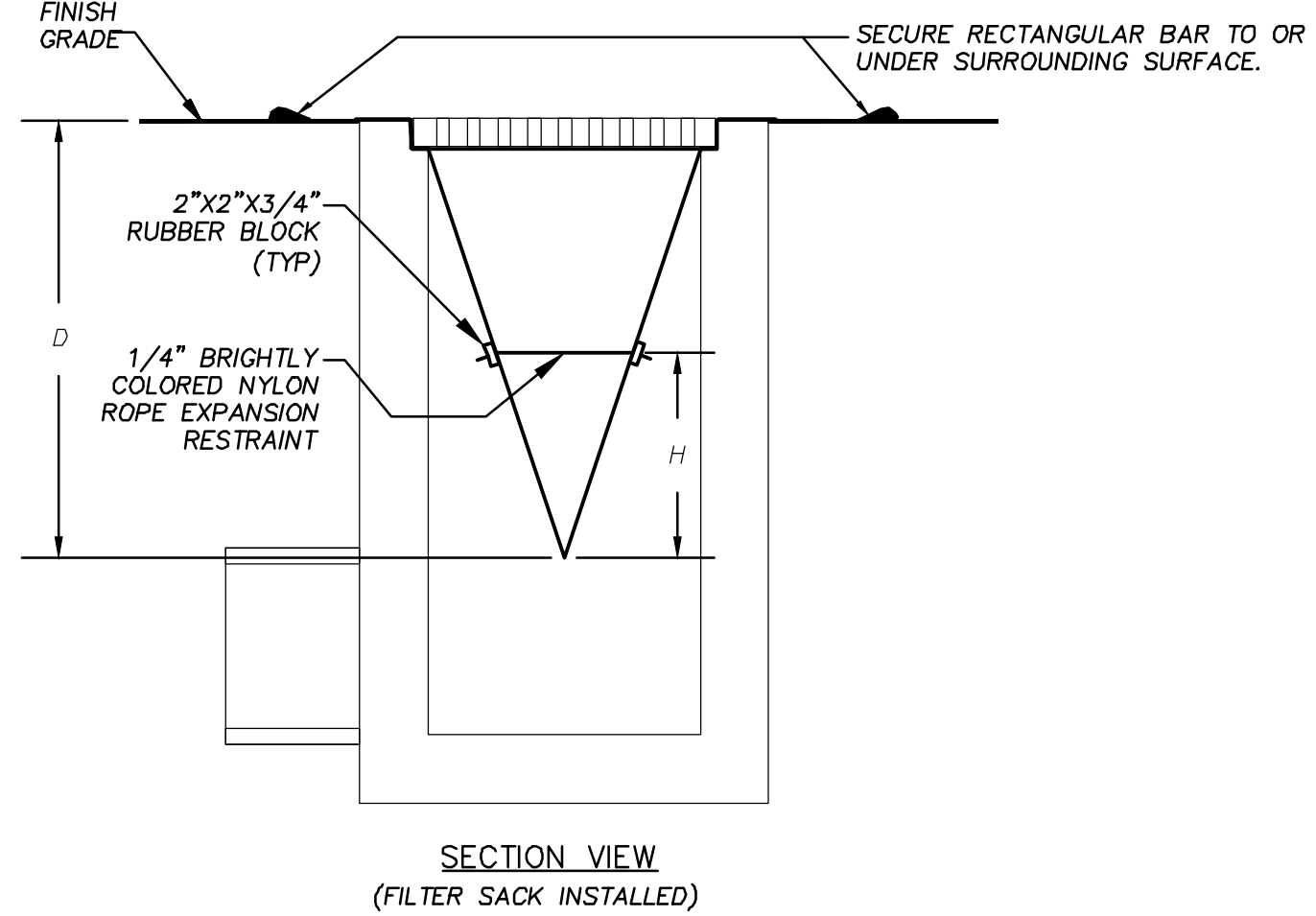
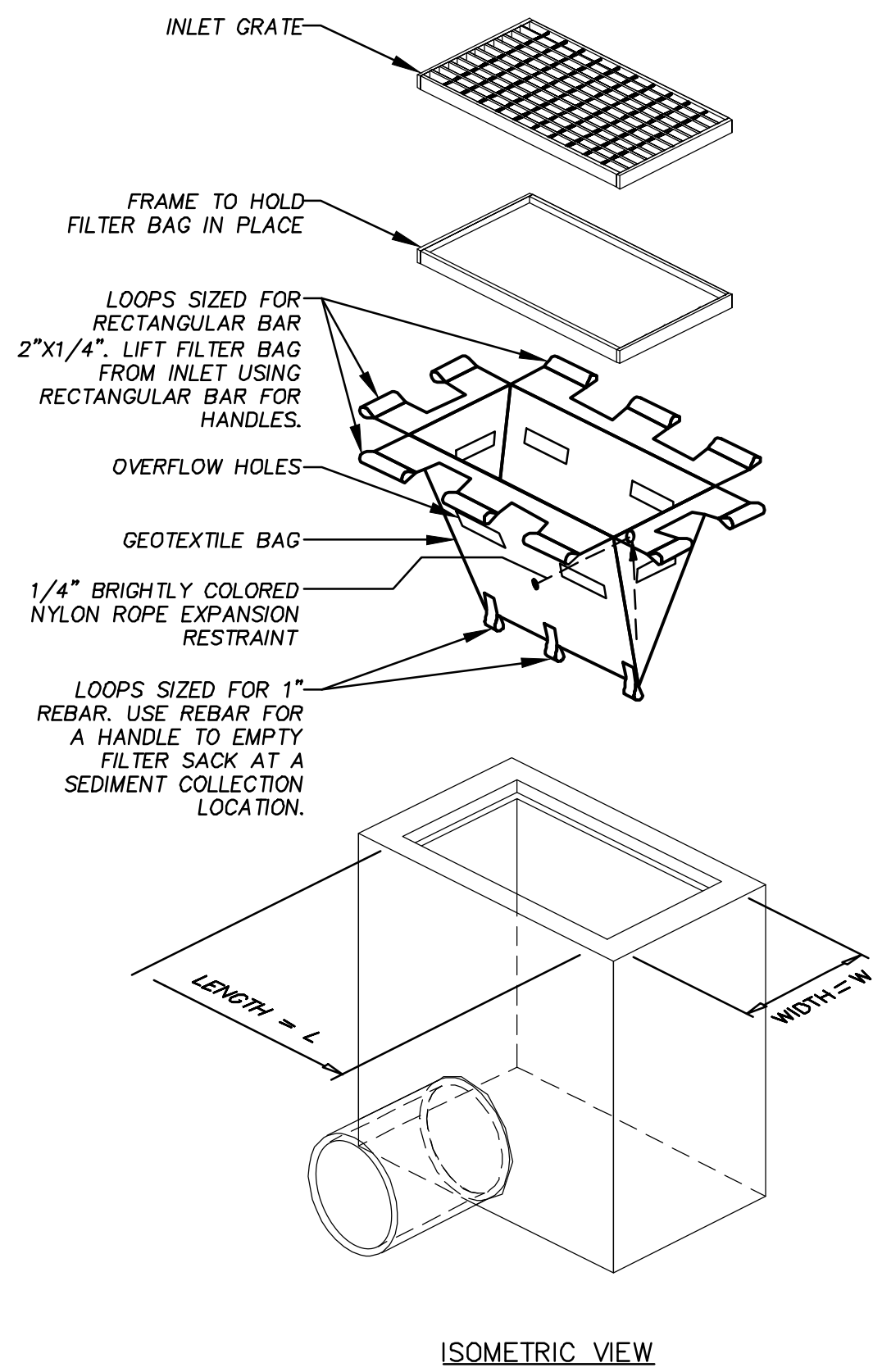
	U-HAUL 4TH AND I-40	DRAWN BY RMG
	SWPPP	DATE 03/23/2020
		2019070-SWPPP
		SHEET # SW1
		JOB # 2019070



SILT FENCE INLET
PROTECTION

N.T.S.

IP6



- NOTES:
1. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
 2. PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
 3. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
 4. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
 5. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.
- MAINTENANCE NOTES:
1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
 2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
 3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
 4. CONTACT THE DEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPs, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
 5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

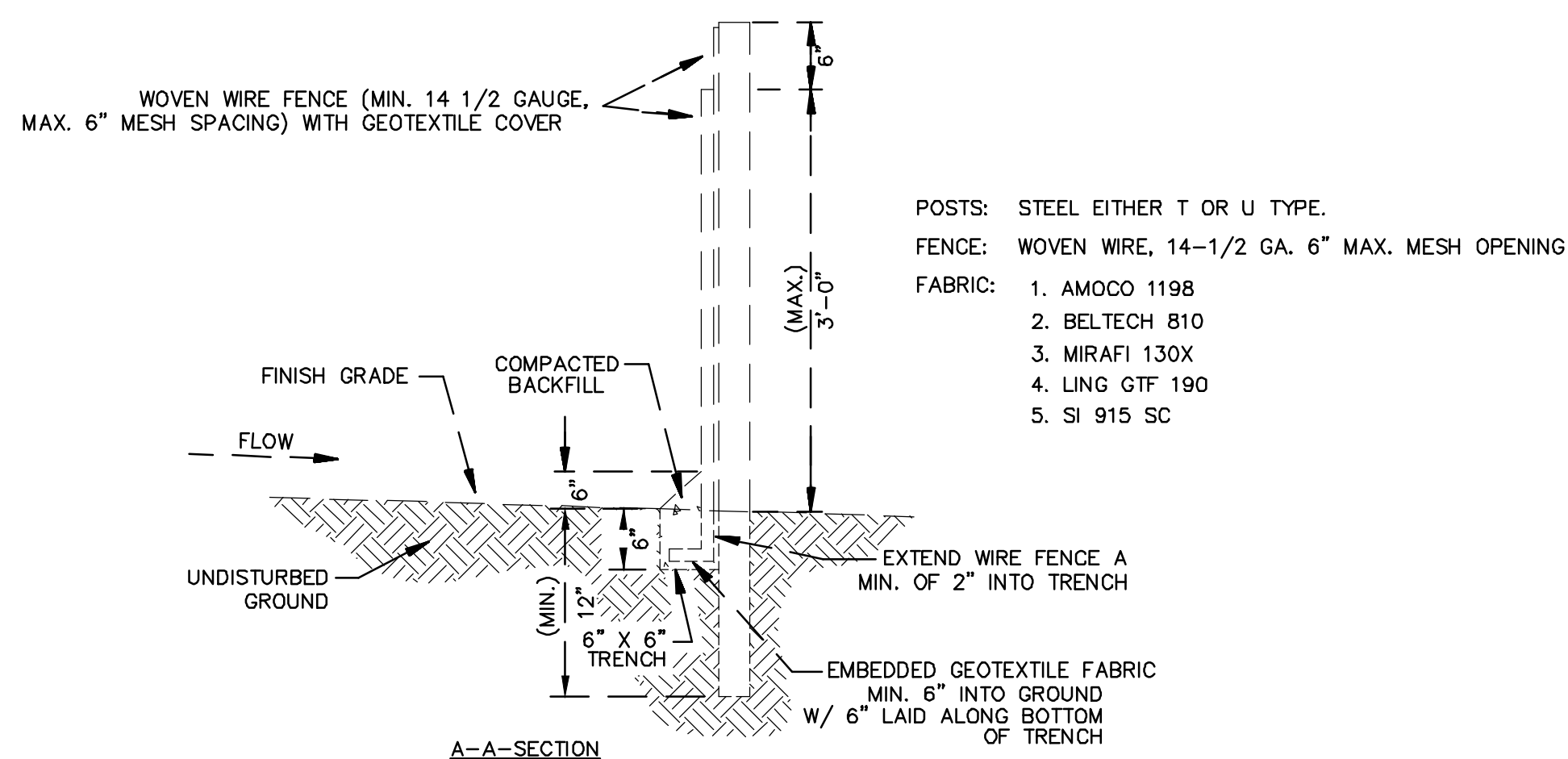
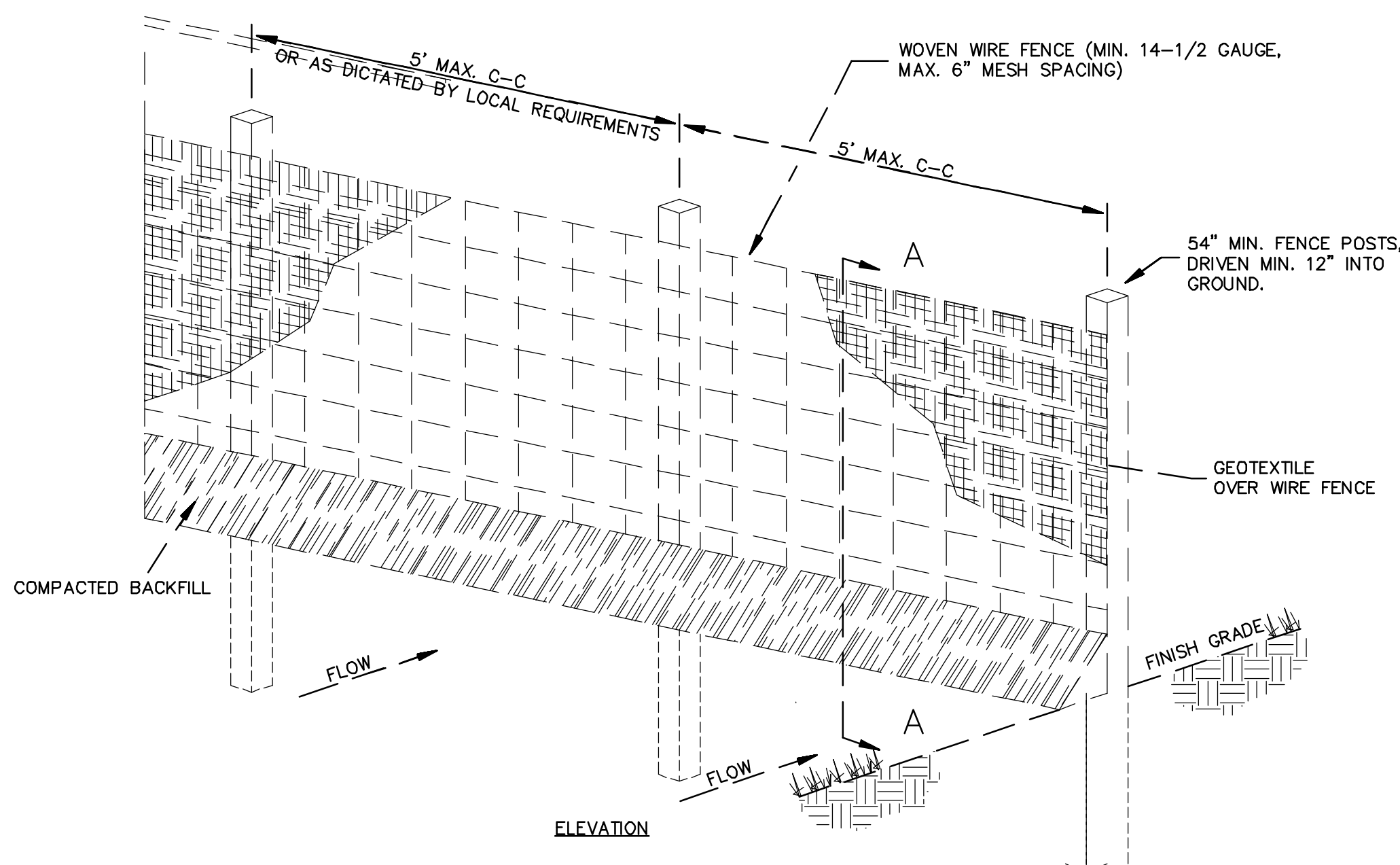
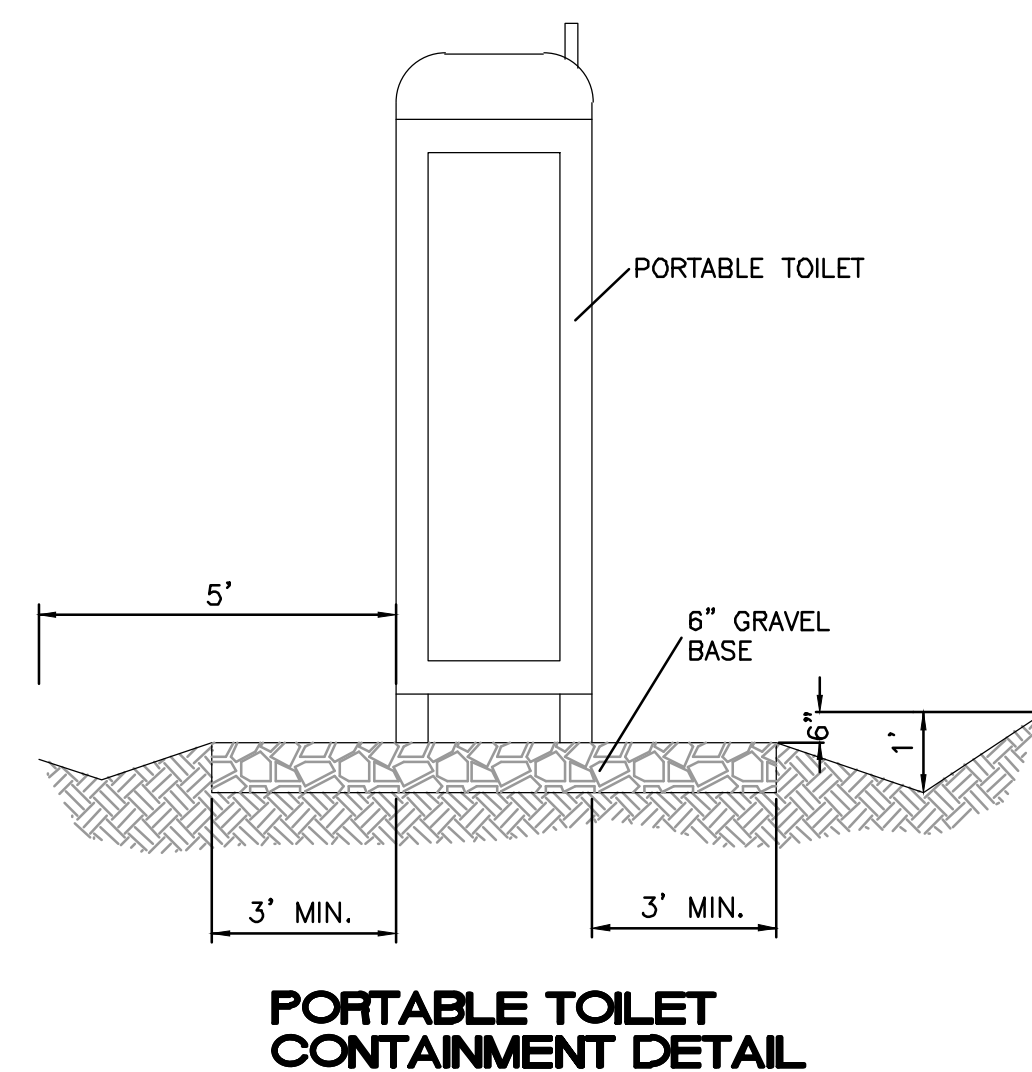
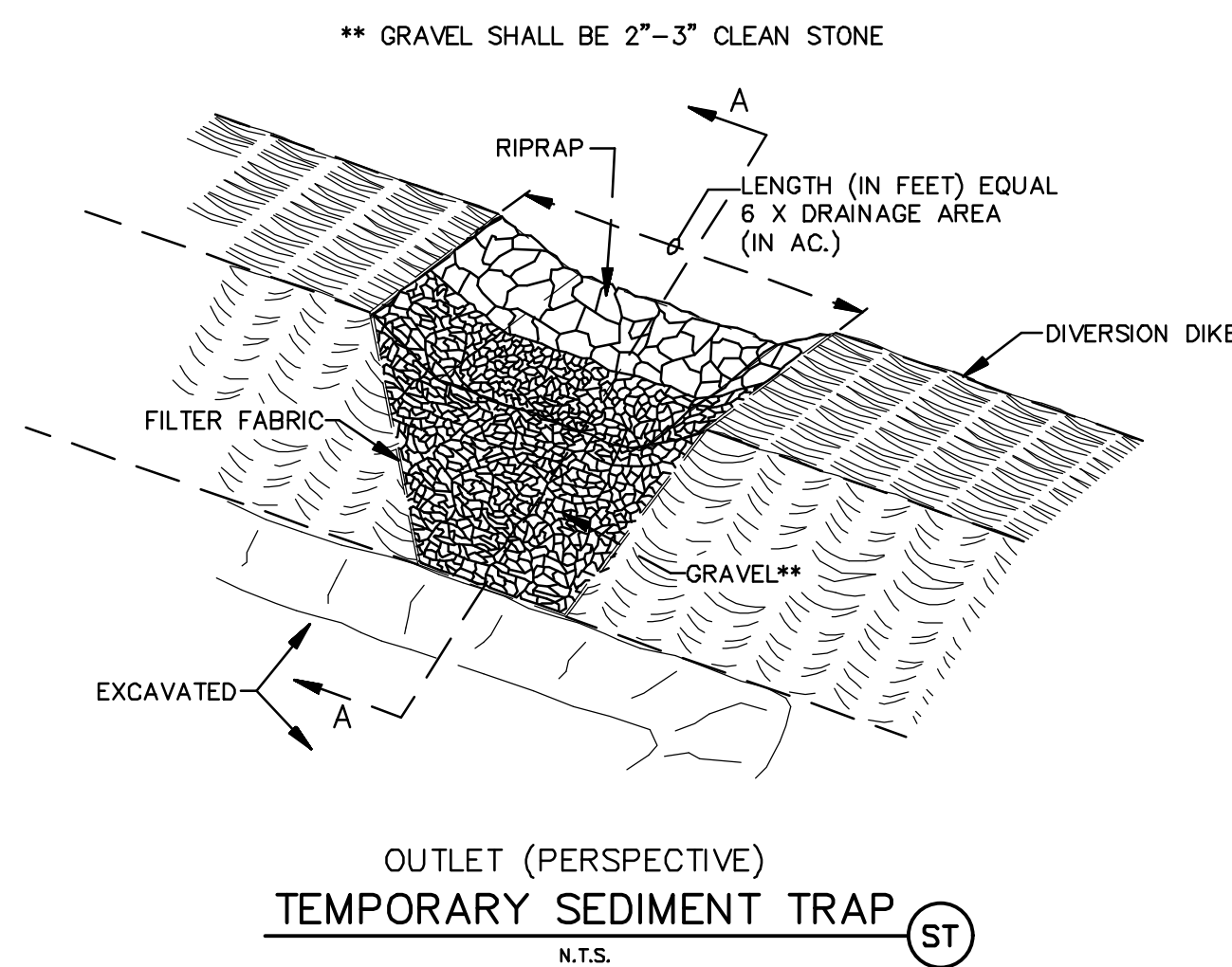
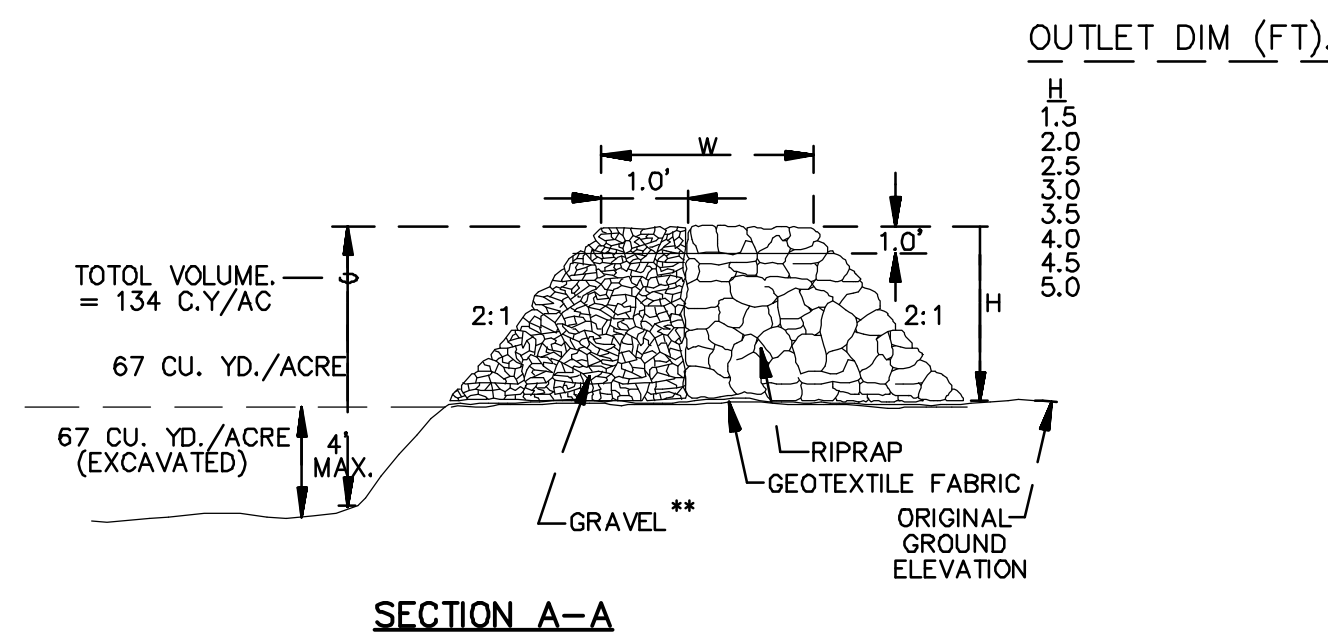
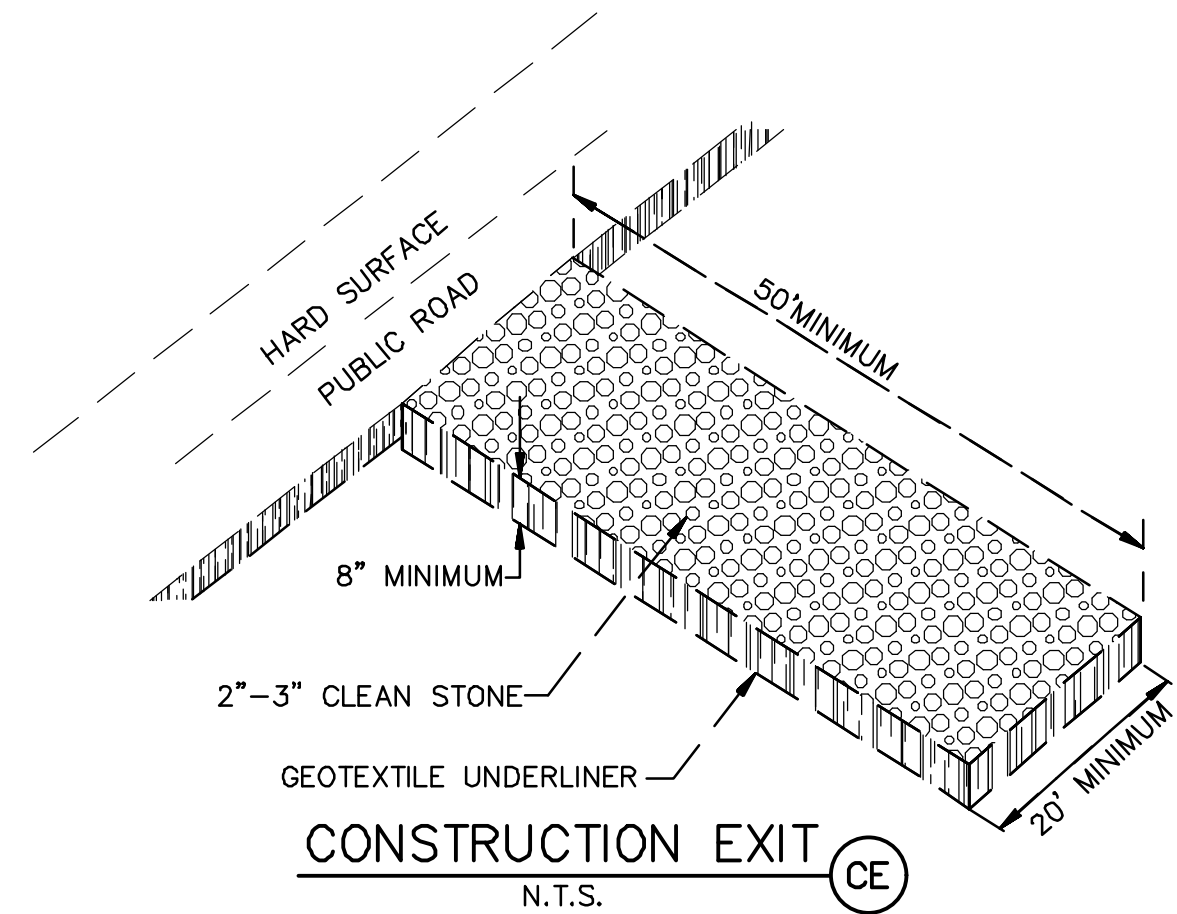
IP5

INLET PROTECTION FILTER SACK

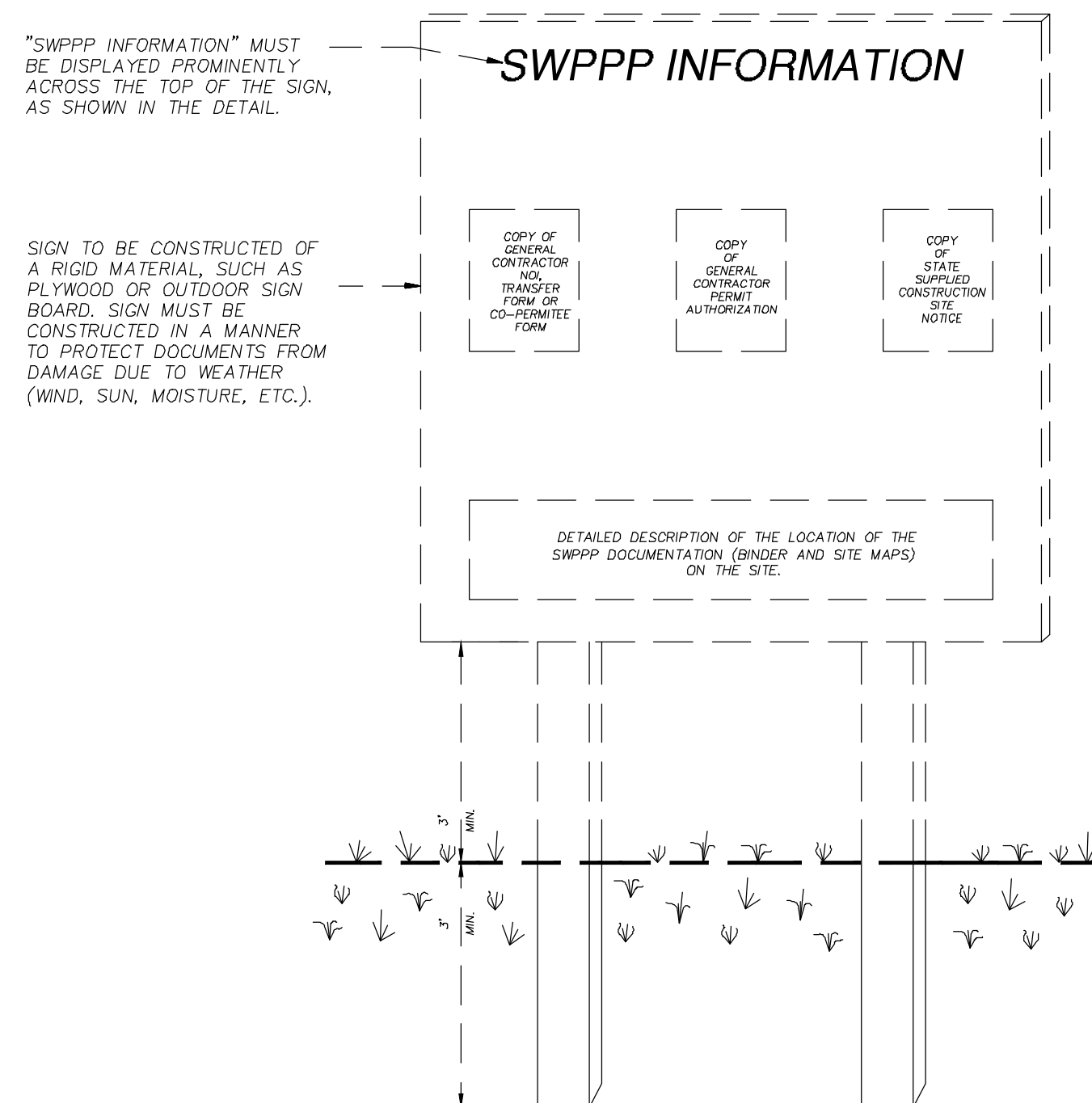
N.T.S.

FOR USE ONLY IN PAVED AREAS WHERE SEDIMENT LOADS ARE EXPECTED TO BE VERY LOW. FILTER SACK MUST HAVE OVERFLOW HOLES TO PREVENT PONDING.

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	U-HAUL 4TH AND I-40	DRAWN BY RMG
	SWPPP DETAILS	DATE 03/23/2020
	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2019070-SWPPP
		SHEET # SW2
		JOB # 2019070



1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS INDICATED OTHERWISE

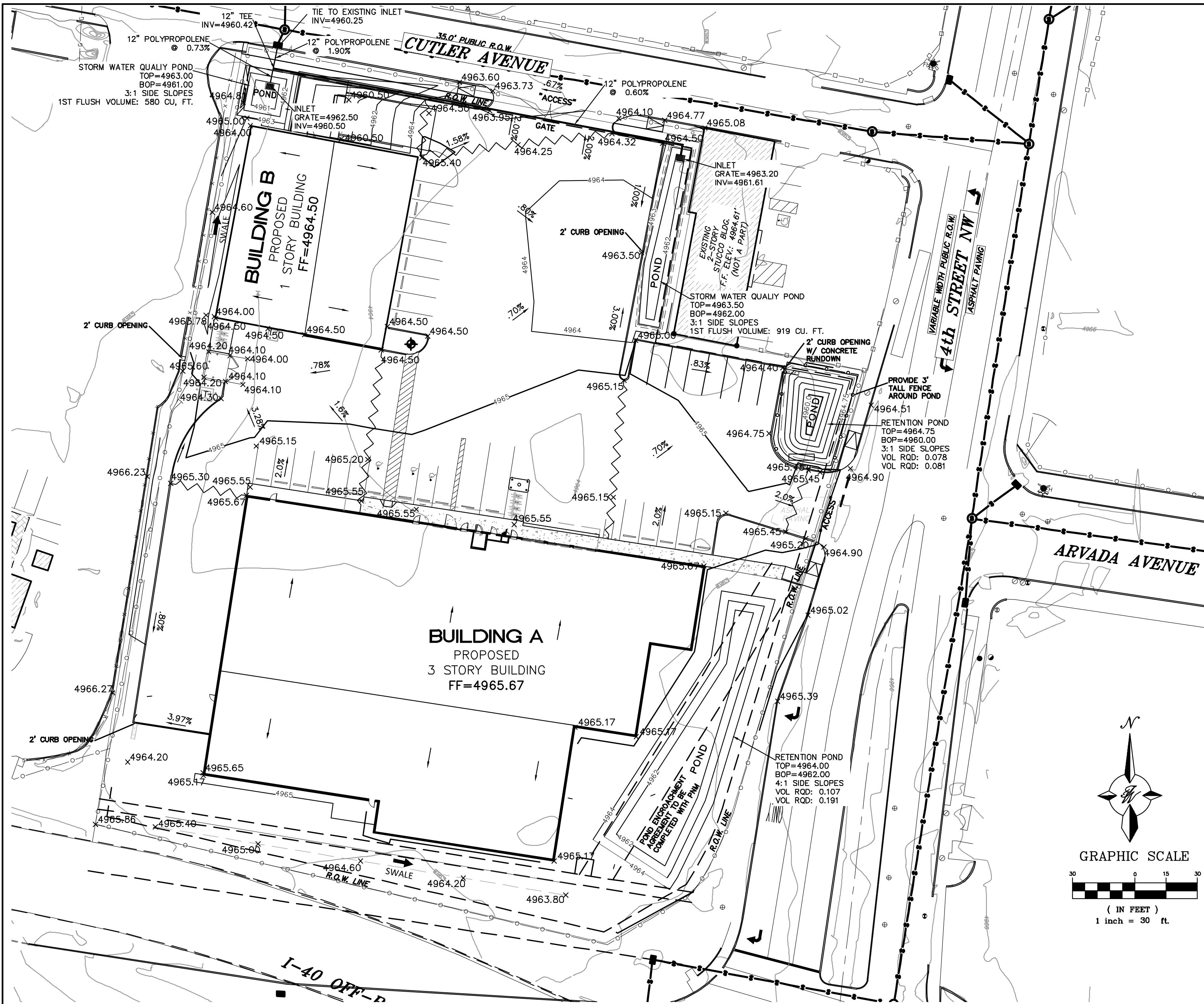


- NOTES:
- 1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
 - 2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
 - 3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
 - 4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
 - 5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN
N.T.S.

SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT
N.T.S.

	ENGINEER'S SEAL	U-HAUL 4TH AND I-40	DRAWN BY RMG
	DATE 03/23/2020	SWPPP DETAILS	2019070-SWPPP
			SHEET # SW3
			JOB # 2019070



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION (FLOWLINE)
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING SPOT ELEVATION
- EXISTING LIGHT STANDARD
- PHASE LINE

EXISTING DRAINAGE CONDITION:
THE SITE IS AN EXISTING UNDEVELOPED 2.5 ACRE LOT. THE SITE DRAINS FROM SOUTH TO NORTH AND THE SURFACE RUNOFF IS DISCHARGED INTO CUTLER AVE. WHERE IT IS CAPTURED BY AN EXISTING DROP INLET NEAR THE NORTHWEST CORNER OF THE SITE. THERE IS NO OFFSITE RUNOFF THAT ENTERS THE SITE. THE SITE MAY HAVE BEEN USED AS A GRAVEL PARKING LOT IN THE PAST. AS SUCH THE EXISTING LAND TREATMENT WAS CONSIDERED COMPACT GRAVEL WITH TREATMENT "C" GENERATING A RUNOFF OF 7.93 CFS. A PORTION OF THE SITE IS LOCATED IN SHADED ZONE X WITH THE REST IN ZONE X.

PROPOSED DRAINAGE CONDITION:
THE SITE WAS DIVIDED UP INTO SEVEN BASINS AS SHOWN ON THE BASIN MAP ON THIS SHEET. BASIN ONE CONSISTS OF THE BACK HALF OF THE LARGE BUILDING AND THE REAR LANDSCAPED AREA. THIS BASIN WILL DRAIN FROM WEST TO EAST IN A SWALE TO A RETENTION POND LOCATED BETWEEN THE BUILDING AND 4TH STREET. THE POND IS SIZED FOR THE 100YR, 10 DAY STORM AND IS ONLY 2 FEET DEEP. THAT POND IS LOCATED IN AN EXISTING OVERHEAD POWERLINE EASEMENT FOR WHICH AN ENCROACHMENT AGREEMENT WILL BE EXECUTED WITH PNM.

BASIN 2 CONTAINS THE WESTERN PORTION OF THE SITE AND THE BACK HALF OF THE SMALL BUILDING. THE RUNOFF WILL FLOW IN A SWALE BEHIND THE SMALL BUILDING TO A STORM WATER QUALITY POND LOCATED AT THE NORTHWEST CORNER OF THE SITE. THE POND IS SIZED TO HOLD THE FIRST FLUSH VOLUME BEFORE DISCHARGING 1.86 CFS INTO A DROP INLET.

BASIN 3 CONTAINS THE EASTERN PARKING LOT AND A SMALL PORTION OF THE LARGE BUILDING. THE RUNOFF WILL SURFACE FLOW TO A RETENTION POND SIZED FOR THE 100YR, 10 DAY STORM AND IS 4 FEET DEEP. THIS POND WILL BE SURROUNDED BY A FENCE TO KEEP PEDESTRIANS OUT.

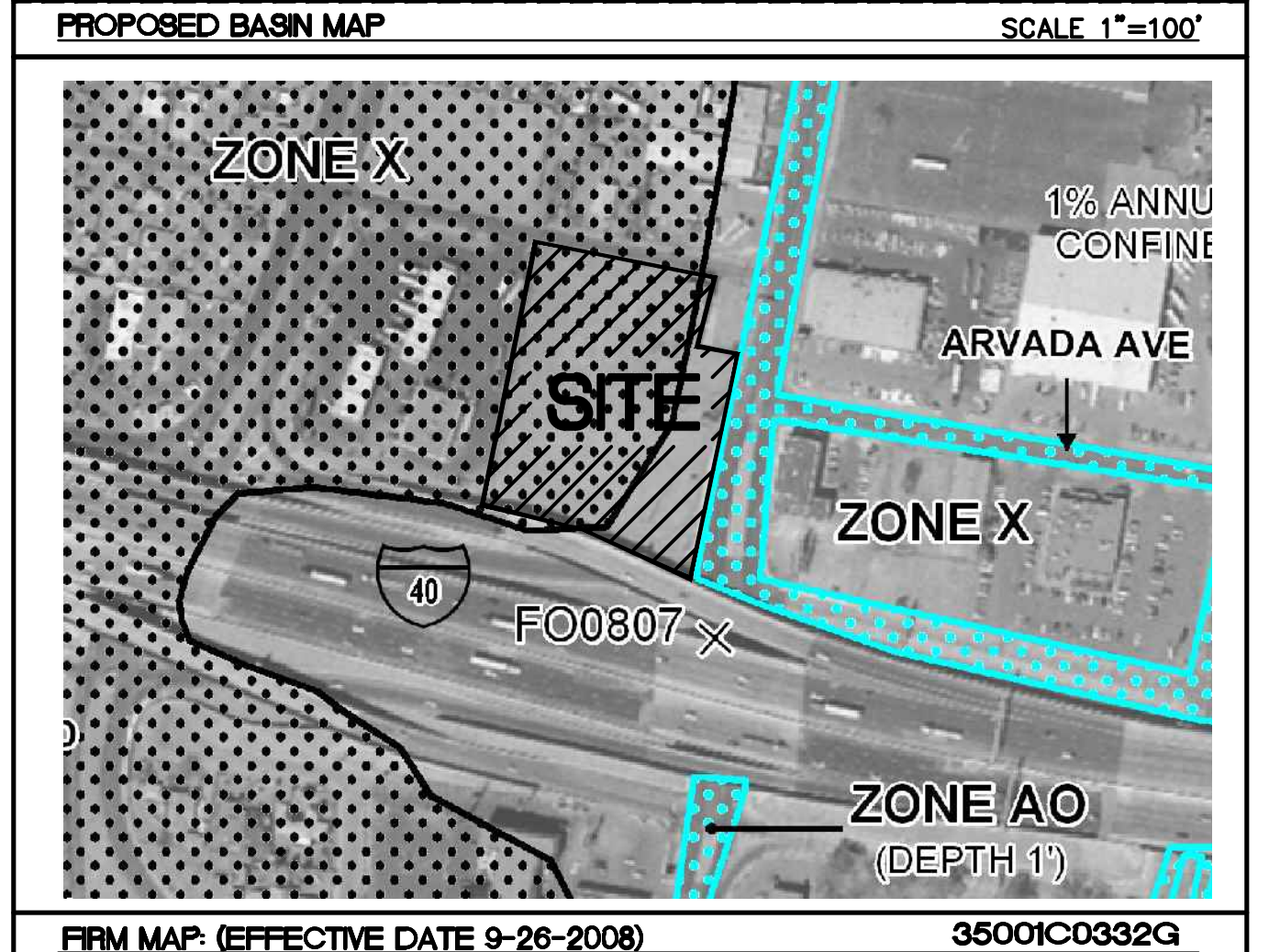
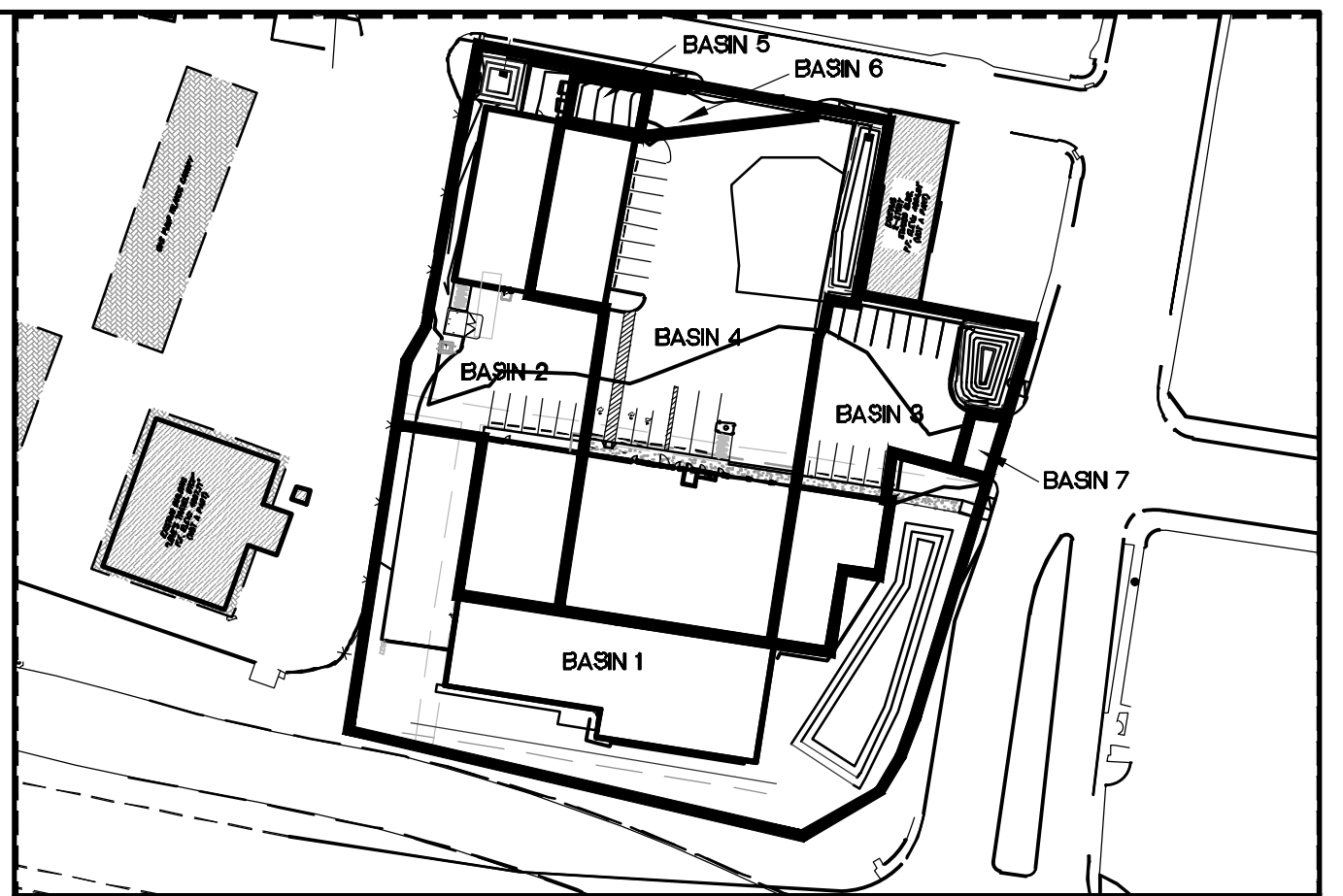
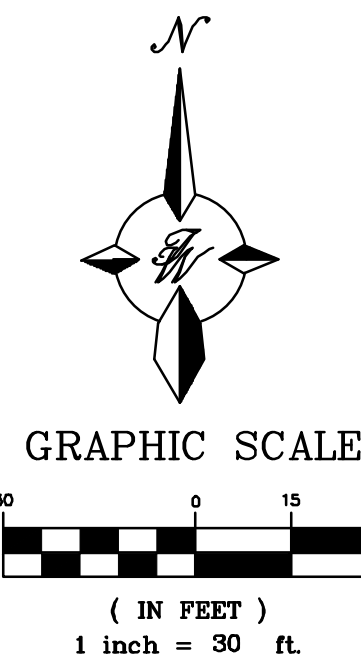
BASIN 4 CONTAINS MOST OF THE PARKING LOT AND THE FRONT PORTION OF BOTH BUILDINGS. THE RUNOFF WILL SURFACE FLOW TO A STORM WATER QUALITY POND LOCATED IN THE NORTHEAST CORNER OF THE SITE. THE POND IS SIZED TO HOLD THE FIRST FLUSH VOLUME PRIOR TO DISCHARGING 3.90 CFS INTO A DROP INLET. THE STORM WATER FROM BASINS 2, 3 AND 4 WILL DISCHARGE 5.76 CFS VIA STORM SEWER TO THE EXISTING DROP INLET IN CUTLER AVE.

BASIN 5 CONSISTS OF A LOADING DOCK THAT WILL DRAIN TO A SUMP PUMP. THE SUMP PUMP WILL DISCHARGE THE STORM WATER INTO THE STORM WATER QUALITY POND BEHIND THE LOADING DOCK.

BASINS 6 AND 7 CONSIST OF THE ENTRANCE WATER BLOCKS AND WILL DISCHARGE A TOTAL OF .25 CFS TO CUTLER AVE AND 4TH STREET. THE TOTAL STORM WATER DISCHARGED FROM THE PROPOSED PROJECT IS 7.42 CFS WHICH IS BELOW THE EXISTING DISCHARGE OF 7.93.

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 785-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
- PRIOR TO WORK WITHIN THE INTERSTATE 40 RIGHT-OF-WAY, A NMDOT PERMIT WILL BE REQUIRED.



NOTICE TO CONTRACTORS

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- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
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APPROVAL	NAME	DATE
INSPECTOR		

FIRST FLUSH MANAGEMENT

WATER QUALITY MEASURES WILL CONSIST OF RETENTION PONDS SIZED TO RETAIN THE FIRST FLUSH VOLUME FROM THE DEVELOPED AREAS. FLOWS WILL BE CONVEYED TO THE PONDS PRIMARILY BY SURFACE DRAINAGE AS WELL AS A PRIVATE STORM DRAIN SYSTEM BETWEEN BUILDINGS "A" AND "B". DRAINAGE VOLUMES IN EXCESS OF THE FIRST FLUSH WILL BE DISCHARGED THROUGH A PROPOSED STORM DRAIN SYSTEM AND INTO THE EXISTING PUBLIC STORM DRAIN WITHIN 4TH STREET.

FIRST FLUSH CALCULATIONS

BASIN 1: 9847 x .32"/12" = 213 CU.FT.
BASIN 2: 15246 x .32"/12" = 329 CU.FT.
BASIN 3: 10890 x .32"/12" = 237 CU.FT.
BASIN 4: 34848 x .32"/12" = 751 CU.FT.
BASIN 5: 1307 x .32"/12" = 94 CU.FT.
BASIN 6: 1742 x .32"/12" = 38 CU.FT.
BASIN 7: 436 x .32"/12" = 15 CU.FT.
TOTAL FIRST FLUSH VOLUME = 1677 CU.FT.

CAUTION:

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

Weighted E Method

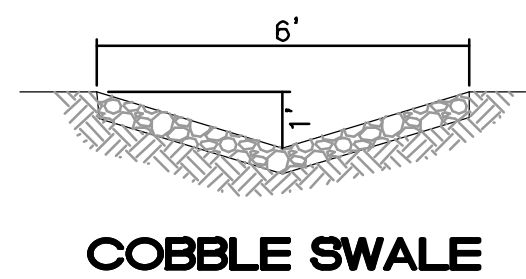
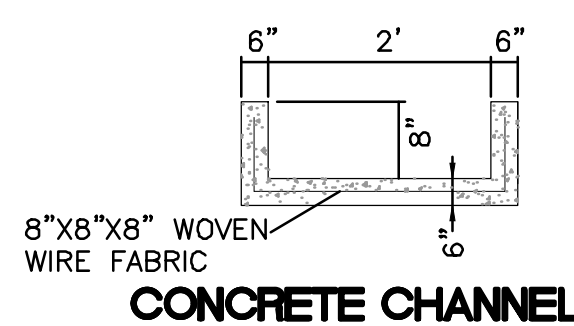
Developed On-Site Basins																				
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year, 6-Hr			10-Year, 6-Hr			100-Year, 10-Day			1st Flush Volume (ft ³)
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E	Volume (ac-ft)	Flow cfs	Weighted E	Volume (ac-ft)	Flow cfs	Weighted E	Volume (ac-ft)	Flow cfs	
1	36,471	0.84	0%	0	73%	0.61	0%	0	27%	0.23	1.142	0.080	2.46	0.566	0.040	1.29	1.142	0.107	2.46	213
2	19,484	0.45	0%	0	22%	0.10	0%	0	78%	0.35	1.825	0.068	1.86	1.107	0.041	1.19	1.825	0.111	1.86	329
3	13,027	0.30	0%	0	16%	0.05	0%	0	84%	0.25	1.906	0.047	1.29	1.170	0.029	0.83	1.906	0.078	1.29	237
4	37,672	0.86	0%	0	8%	0.07	0%	0	92%	0.80	2.013	0.145	3.90	1.255	0.090	2.56	2.013	0.243	3.90	751
5	1,106	0.03	0%	0	0%	0.00	0%	0	100%	0.03	2.120	0.004	0.12	1.340	0.003	0.08	2.120	0.008	0.12	24
6	1,739	0.04	0%	0	0%	0.00	0%	0.00	100%	0.04	2.120	0.007	0.19	1.340	0.004	0.13	2.120	0.012	0.19	38
7	600	0.01	0%	0	0%	0.00	0%	0.00	100%	0.01	2.120	0.002	0.06	1.340	0.002	0.04	2.120	0.004	0.06	13
Total Discharge													6.13							
Undeveloped On-Site Basins																				
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year, 6-Hr									
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E	Volume (ac-ft)	Flow cfs							
1	110,000	2.53	0%	0	0%	0.00	100%	2.525	0%	0.00	1.130	0.238	7.93							

Pipe Capacity

Pipe	D (in)	Slope (%)	Area (ft²)	R	Q Provided (cfs)	Q Required (cfs)	Velocity (ft/s)
1	12	0.6	0.79	0.250	3.27	3.90	4.97
2	10	0.73	0.55	0.208	2.22	1.86	3.41
3	12	1.9	0.79	0.250	5.82	5.76	7.33

Manning's Equation:
 $Q = 1.49 \text{ in}^3 \cdot A \cdot R^{2/3} \cdot S^{1/2}$

A = Area
R = D/4
S = Slope
n = 0.011



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