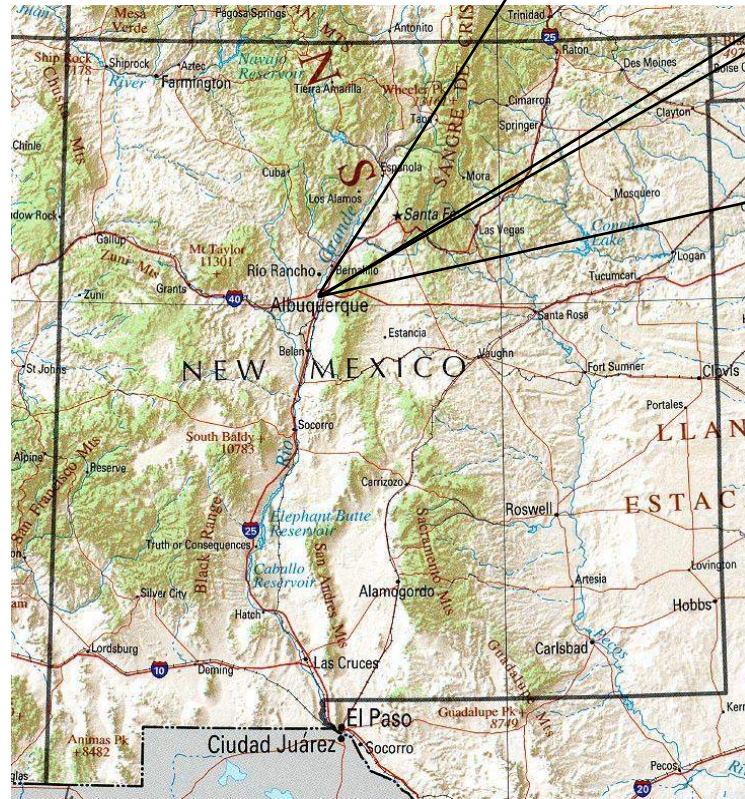
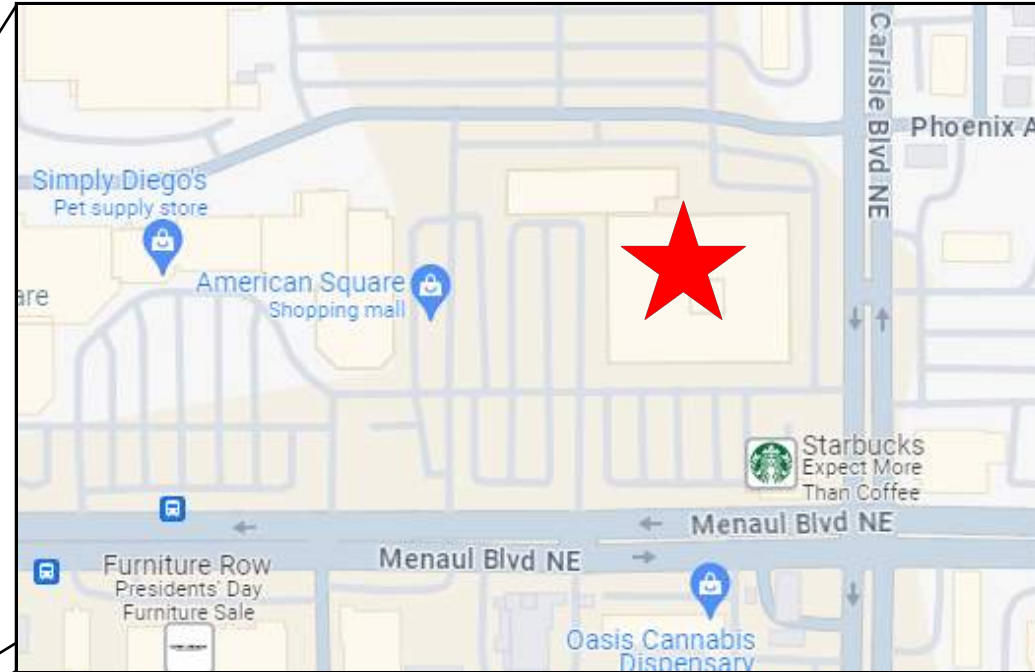


AMERICAN FURNITURE DEMOLITION & EARTHWORK  
TEMPORARY SEDIMENT AND EROSION CONTROL DRAWINGS  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

## DRAWING INDEX

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**GUZMAN CONSTRUCTION  
SOLUTIONS, LLC  
AMERICAN FURNITURE  
DEMOLITION & EARTHWORK  
ALBUQUERQUE, NM**

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

SHEET:

1

PROJECT DETAILS

NPDES ID: NMR10068E, NMR10068F

ADDRESS: 3535 MENAUL BLVD. NE, ALBUQUERQUE, NM 87107

GPS COORDINATES: 35.110390, -106.605118

PROPERTY ACREAGE: 9.8

ANTICIPATED DISTURBED ACREAGE: 5.8

MAXIMUM DISTURBED ACREAGE: 5.8

FIRST RECEIVING WATER: RIO GRANDE

WATERS WITHIN ONE MILE OF PROJECT: AMAFCA N. DIVERSION CHANNEL

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: EXISTING BUILDING, ASPHALT PAVING

STABILIZATION MEASURES AND DEADLINES: SEE SECTION 6.0 OF SWPPP NARRATIVE

REGULATING AUTHORITY: ENVIRONMENTAL PROTECTION AGENCY (EPA)

OPERATORS

PROPERTY OWNER:  
VISTA ORIENTE, LTD. CO.  
500 4TH ST. NW  
ALBUQUERQUE, NM 87102

OWNER CONTACT:  
JEFF JESIONOWSKI  
(505) 259-0991  
JEFF@AMCDEVELOPMENT

GENERAL CONTRACTOR (GC):  
GUZMAN CONSTRUCTION SOLUTIONS, LLC  
6020 INDUSTRY WAY SE  
ALBUQUERQUE, NM 87105

GC CONTACT:  
EDDIE GONZALES  
(505) 975-8149  
EDDIE@GUZMANCS.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 ANTICIPATED CONSTRUCTION SCHEDULE INCLUDED WITH THE SWPPP BINDER

DEMOLITION & GRADING:

PHASE I: SITE PREPARATION AND PRE – CONSTRUCTION

- 1.PRIOR TO BEGINNING DEMOLITION AND 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. INSTALL STORMWATER PONDS 1 AND 2 IMMEDIATELY AFTER THE ASPHALT PAVEMENT IS REMOVED. THE PONDS WILL OPERATE AS SEDIMENT TRAPS DURING CONSTRUCTION.
- 3.THE INITIAL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO EARTH DISTURBANCE. ABOVE - GRADE CONTROLS MAY BE IMPLEMENTED PRIOR TO THE SEDIMENT TRAPS TO MEET FUGITIVE DUST CONTROL REQUIREMENTS. 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
- PHASE II: DEMOLITION ACTIVITIES
- 1.THE OPERATORS WILL MINIMIZE THE AREA DISTURBED AS MUCH AS FEASIBLY POSSIBLE.
2. CONSTRUCT THE STORMWATER PONDS AND DIVERSION SWALES AS SOON AS THE ASPHALT UNDERLYING THE LOCATION OF EACH POND HAS BEEN REMOVED. REFER TO THE APPROVED GRADING & DRAINAGE PLAN FOR THE POND SIZE AND LOCATION DETAILS.
- 3.ANY DISTURBED AREA IN WHICH CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED SHALL TEMPORARILY STABILIZED USING THE METHODS DESCRIBED IN SECTION 6.4 OF THE SWPPP NARRATIVE. SECTION 6.3 OF THE SWPPP NARRATIVE PROVIDES THE TEMPORARY STABILIZATION DEADLINES.
- 4.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.
- 5.IF CONCRETE IS USED ONSITE AND CONCRETE TRUCKS ARE UNABLE TO WASHOUT OFFSITE, THE OPERATORS WILL PROVIDE ONE OR MORE DESIGNATED CONCRETE WASHOUT AREAS. THE CONCRETE WASHOUTS MUST BE INSTALLED PRIOR TO CONCRETE USE ONSITE AND REMOVED ONLY AFTER CONCRETE WORK IS COMPLETE.

PHASE III: STABILIZATION

1. IF VERTICAL CONSTRUCTION DOES NOT BEGIN WITHIN 14 - DAYS OF CEASING EARTH DISTURBING ACTIVITIES, THE DISTURBED AREA WILL BE TEMPORARILY STABILIZED.
2. DISTURBED AREAS WILL BE TEMPORARILY STABILIZED WITH TACKIFER FOLLOWING THE COMPLETE DEMOLITION AND REMEDIATION. THE PROJECT AREA WILL NOT BE SEEDED AS THE PROPERTY OWNER EXPECTS TO START NEW CONSTRUCTION SOON AFTER. TACKIFER WILL BE APPLIED EVERY SIX MONTHS IF NEW CONSTRUCTION IS DELAYED. THE SILT FENCE WILL REMAIN IN PLACE UNTIL NEW CONSTRUCTION BEGINS.
3. FOLLOWING REMEDIATION, MAINTAIN ALL STORMWATER CONTROLS LEADING UP TO AND DURING INFRASTRUCTURE CONSTRUCTION.
4. STORMWATER CONTROLS MAY ONLY BE REMOVED AFTER THE SITE MEETS THE EPA'S FINAL STABILIZATION CRITERIA.

INFRASTRUCTURE

1. PRIOR TO BEGINNING INFRASTRUCTURE CONSTRUCTION, THE OPERATOR(S) ARE REQUIRED TO SUBMIT AN UPDATED EROSION CONTROL DRAWING TO THE CITY OF ALBUQUERUE THAT IS SPECIFIC TO THE INFRASTRUCTURE PHASE OF CONSTRUCTION. REVISE OR AMEND THE SWPPP AND NOI(S) AS APPROPRIATE.
- SALES & VERTICAL CONSTRUCTION
1. THE MAINTENANCE OF BMPS ON THE PURCHASED PROPERTY AND RESPONSIBILITY TO COMPLY WITH THE 2022 CGP AND COA STORMWATER QUALITY REGULATIONS TRANSFER TO THE PURCHASING PARTY UPON COMPLETION OF THE SALE.
2. THE PURCHASING PARTY OF EACH COMMERCIAL LOT SHALL SUBMIT A SEPARATE EROSION CONTROL DRAWING AND NOI PER THE COA REQUIREMENTS. THE PURCHASING PARTY MUST HAVE AN APPROVED COA EROSION CONTROL PERMIT AND ACTIVE NOTICE OF INTENT BEFORE COMMENCING ANY EARTH DISTURBING ACTIVITIES.
3. THE PROPERTY OWNER MAY TERMINATE ITS PERMIT AUTHORIZATION AFTER ALL COMMERCIAL LOTS ARE SOLD AND SUCESSFULLY PERMITTED BY THE PURCHASING PARTY.



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DRAWN BY:  
S. FETTER

SHEET:



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.



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S. FETTER

SHEET:

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NPDES REQUIREMENTS FOR DEMOLITION ACTIVITIES (2022 CGP PART 3.2)

PROVIDE WASTE CONTAINERS OF SUFFICIENT SIZE AND NUMBER TO CONTAIN CONSTRUCTION AND DOMESTIC WASTE. WASTE CONTAINERS MUST BE COVERED WHEN NOT IN USE, AT THE END OF EACH BUSINESS DAY AND DURING STORM EVENTS. IF THE WASTE CONTAINER DOES NOT HAVE A LID, COVER THE CONTAINER WITH A SECURED TARP.

THE PROJECT DISCHARGES TO A WATER THAT IS IMPAIRED FOR POLYCHLORINATED BIPHENYLS (PCBS) AND THE STRUCTURE BEING DEMOLISHED IS GREATER THAT 10,000 SQUARE FEET AND BUILT BEFORE JANUARY 1, 1980. AS SUCH, THE OPERATOR MUST:

- 1) IMPLEMENT CONTROLS TO MINIMIZE THE EXPOSURE OF PCB - CONTAINING BUILDING MATERIALS, INCLUDING PAINT, CAULT, AND PRE-1980 FLUORESCENT LIGHTING FIXTURES, TO PRECIPITATION AND TO STORMWATER; AND
- 2) ENSURE THAT DISPOSAL OF SUCH MATERIALS IS PERFORMED IN COMPLIANCE WITH APPLICABLE STATE, FEDERAL AND LOCAL LAWS.

EXAMPLES OF CONTROLS TO MINIMIZE EXPOSURE OF PCBS TO PRECIPITATION AND STORMWATER INCLUDE SEPARATING WORK AREAS FROM NON - WORK AREAS AND SELECTING PERSONAL PROTECTIVE EQUIPMENT AND TOOLS, CONSTRUCTING A CONTAINMENT AREA SO THAT ALL DUST OR DEBRIS GENERATED BY THE WORK REMAINS WITHIN THE PROTECTED AREA, AND USING TOOSL THAT MINIMIZE DUST AND HEAT (<212 DEGREES FARENHEIT).



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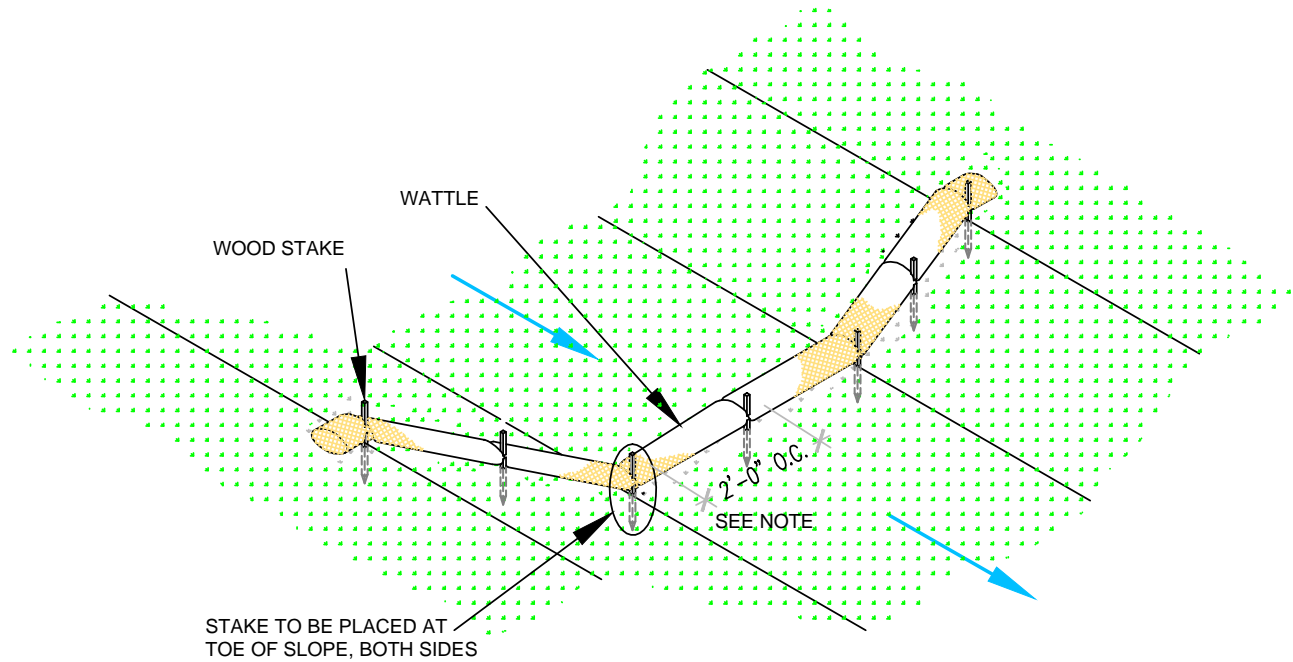


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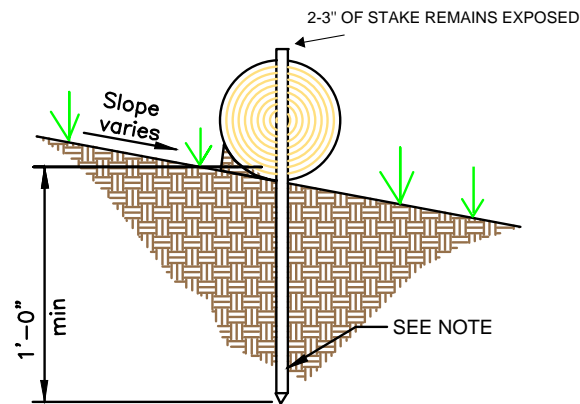
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### WATTLE WITHOUT BLANKET

NTS

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



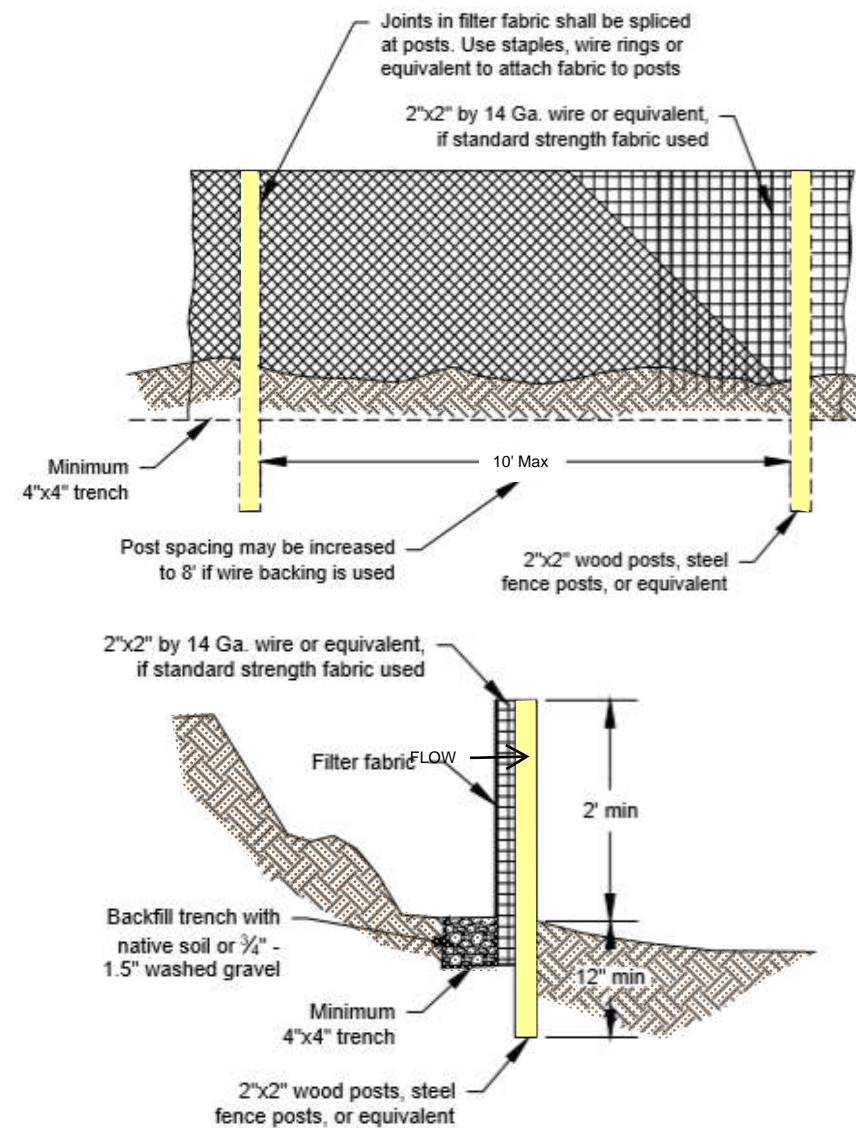
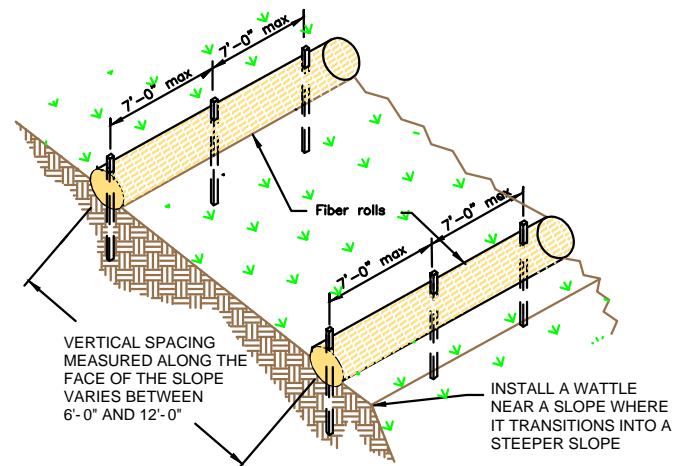
### WATTLE

NTS

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

NTS

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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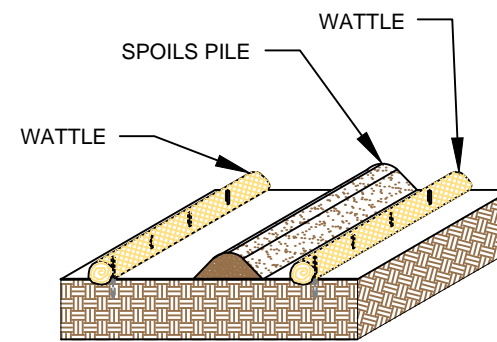
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## SPOILS PILE PROTECTION

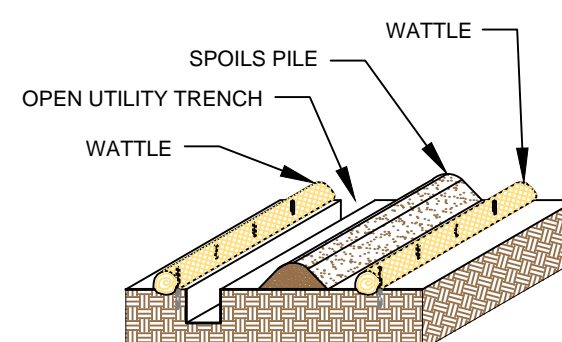
NTS

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

PLACE WATTLES CONTINUOUSLY 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.



## OPEN TRENCH SPOILS PILE PROTECTION

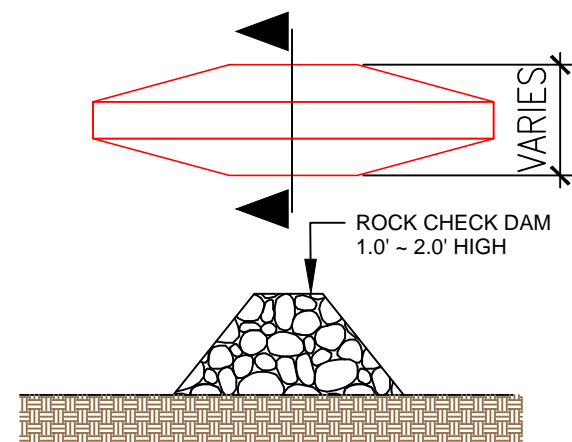
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PLACE WATTLES CONTINUOUSLY ALONG THE EXTENT OF THE UTILITY TRENCH AND FUTURE LOCATION OF THE SPOILS STOCKPILE PRIOR TO EXCAVATION OF THE UTILITY.

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.



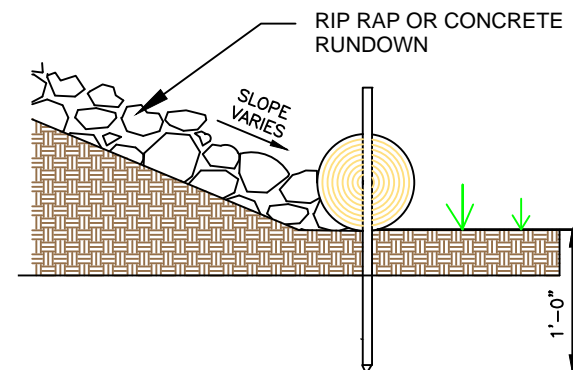
## ROCK CHECK DAM

NTS

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

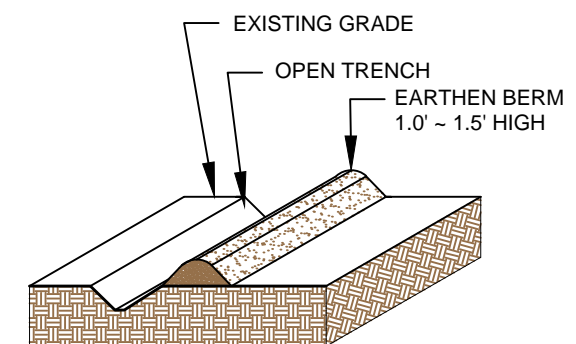
NTS

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.



## EARTHEN BERM

NTS

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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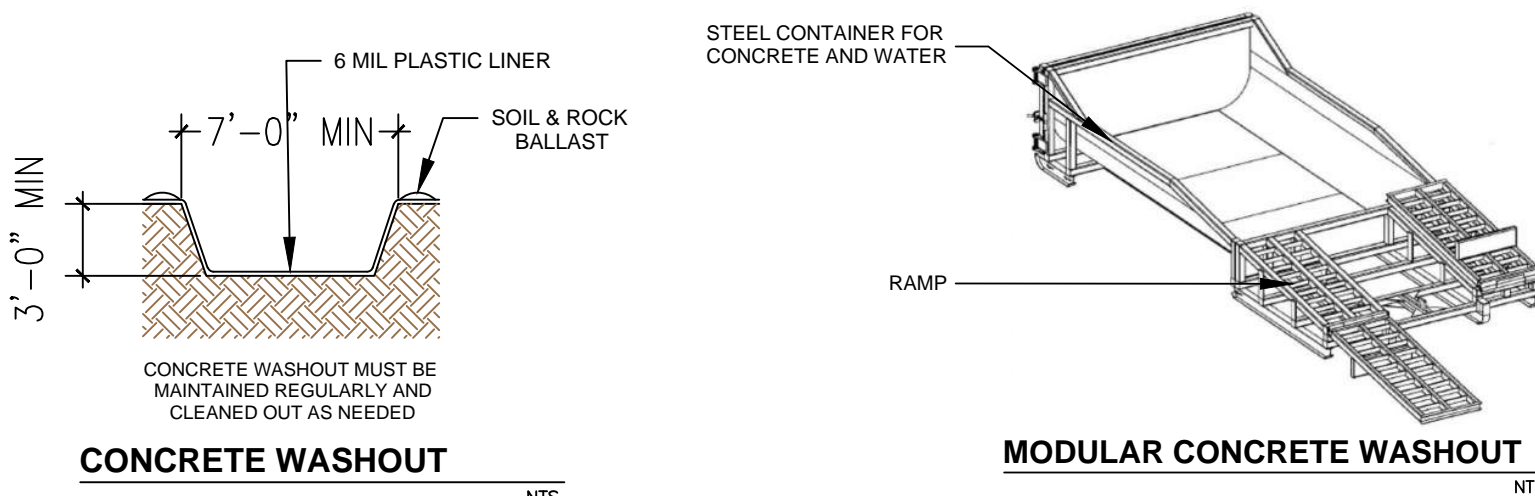
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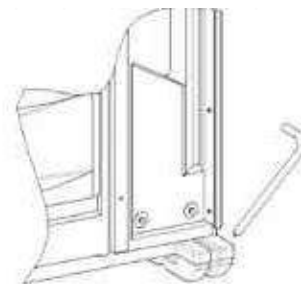


LOCATE WASHOUT AT LEAST 50 FT FROM STORMDRAINS, OPEN DITCHES, WATER BODIES OR PROJECT PERIMETER. A SIGN SHOULD BE INSTALLED ADJACENTLY TO THE WASHOUT.

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.

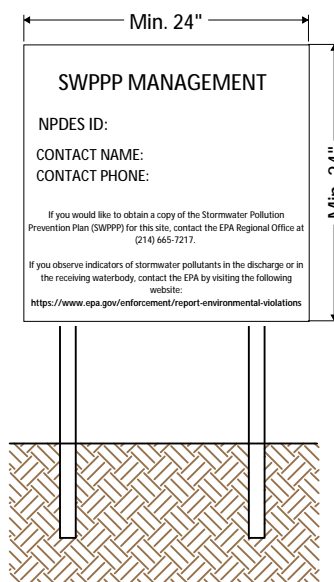
DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET, STORMDRAIN SYSTEMS OR OFF THE PROJECT SITE.



## 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 PORTABLE  
TOILET, AROUND ALL SIDES.

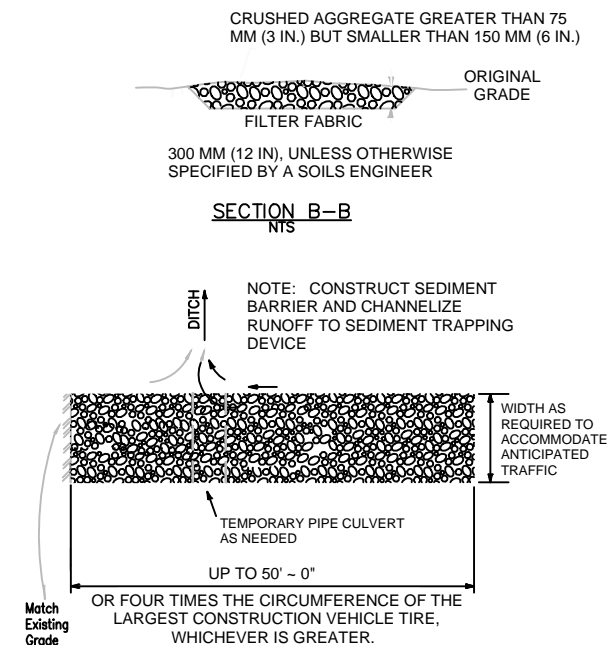


NPDES Permit must be positioned at the most active part of the project where it can be viewed by the public (e.g. project entrance).

# NPDES POSTING BOARD

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NTS



## 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.

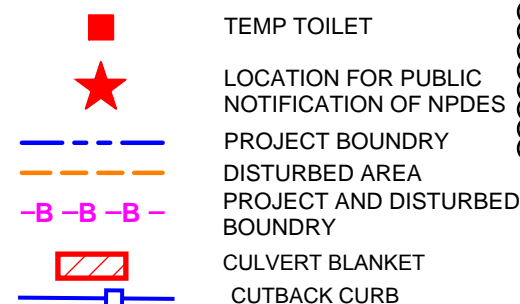
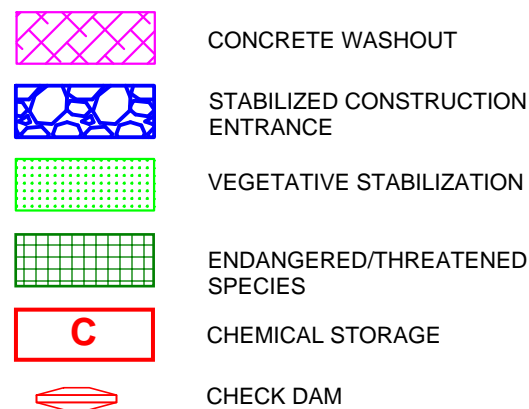
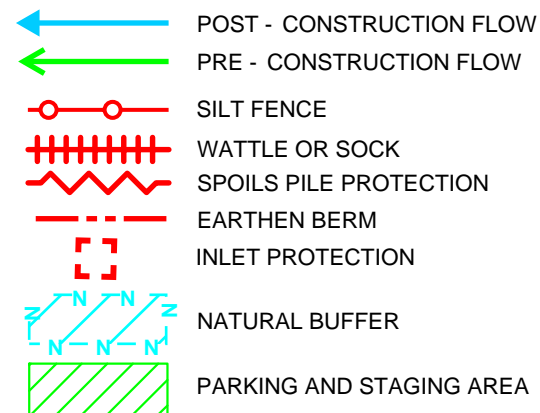
AFTER PRECIPITATION EVENTS, INSPECT THE ENTRANCE FOR ANY REPAIRS THAT MAY BE NEEDED.



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DRAWN BY:  
S. FETTER

SHEET: 8



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.

## DRAWING KEY

- SWPPP
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- Seeding



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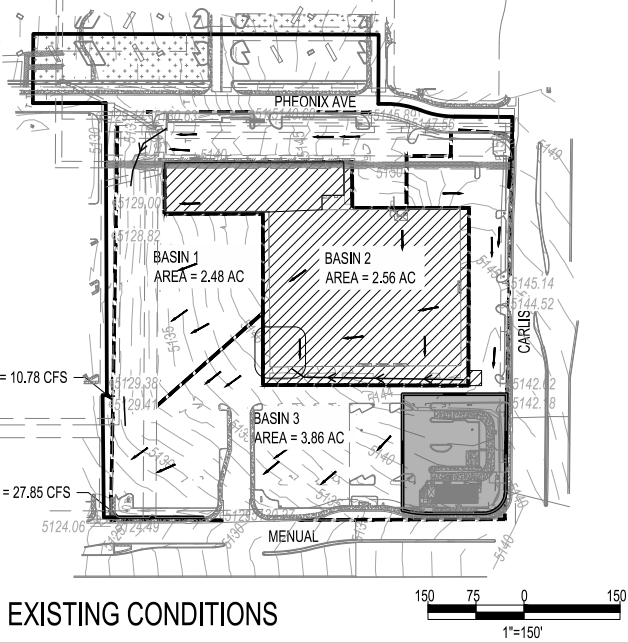












**Carlisle and Menaul  
Existing Basin Data Table**

This table is based on page 6-10 of the DPM, Zone: 2

Basin ID	Area	Area	Land Treatment Percentages				Q(100yr CFS)
	(SQ. FT)	(AC.)	A	B	C	D	
SITE							
BASIN 1	108,159	2.48	0.0%	0.0%	0.0%	100.0%	10.78
BASIN 2	111,348	2.56	0.0%	0.0%	0.0%	100.0%	11.09
BASIN 3	168,212	3.86	0.0%	0.0%	0.0%	100.0%	16.76
SITE SUBTOTAL	387,719	8.90	-	-	-	-	38.63

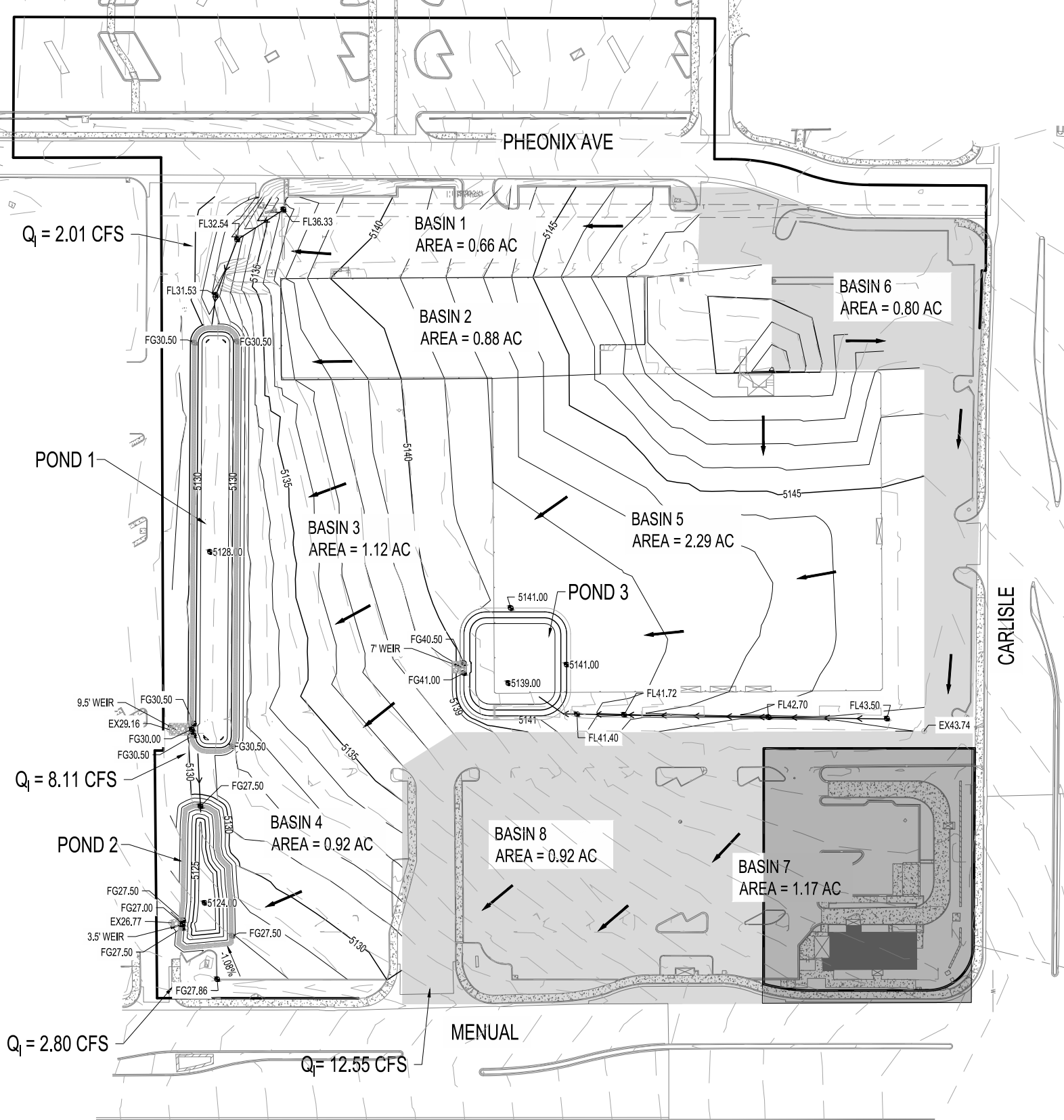
**Carlisle and Menaul  
Interim Basin Data Table**

This table is based on page 6-10 of the DPM, Zone: 2

Basin ID	Area	Area	Land Treatment Percentages				Q(100yr) (CFS)
	(SQ. FT)	(AC.)	A	B	C	D	
SITE							
BASIN 1	28,697	0.66	0.0%	0.0%	100.0%	0.0%	2.01
BASIN 2	38,312	0.88	0.0%	0.0%	100.0%	0.0%	2.68
BASIN 3	48,771	1.12	0.0%	0.0%	100.0%	0.0%	3.41
BASIN 4	39,976	0.92	0.0%	0.0%	100.0%	0.0%	2.80
BASIN 5	99,758	2.29	0.0%	0.0%	100.0%	0.0%	6.98
BASIN 6	34,786	0.80	0.0%	0.0%	0.0%	100.0%	3.47
BASIN 7	50,945	1.17	0.0%	0.0%	0.0%	100.0%	5.08
BASIN 8	40,238	0.92	0.0%	0.0%	0.0%	100.0%	4.01
SITE SUBTOTAL	381,482	8.76	-	-	-	-	30.44

**Interim Pond Information**

POND ID	TOP ELEV FT	BOF ELEV FT	CONTRIBUTING BASINS	TOTAL Q(100YR) CFS	V PROVIDED AC-FT	V REQUIRED AC-FT
POND 1	5130	5128	B1, B2, B3	8.11	0.24	0.22
POND 2	5127	5124	B4	2.80	0.11	0.08
POND 3	5141	5139	B5	6.98	0.23	0.19



**DRAINAGE NARRATIVE**

**INTRODUCTION:**

THIS SITE IS LOCATED IN ALBUQUERQUE, NM AT THE NORTHWEST CORNER OF MENAUL AND CARLISLE AND IS KNOWN AS LOT 2-B OF AMERICAN SQUARE. THE TOTAL AREA OF THE LOT 2-B IS 9.8 ACRES, HOWEVER, THIS PROJECT AFFECTS THE SOUTHERN PORTION OF THE LOT BELOW PHOENIX DRIVE AND IS HEREIN CALL THE "SITE". THE SITE CONSISTS OF APPROXIMATELY 7.71 ACRES. (LOT 2-A OF AMERICAN SQUARE IS LOCATED ON THE SOUTHEASTERN CORNER OF CARLISLE AND MENAUL - IT IS AN EXISTING BUSINESS AND WILL REMAIN UNDISTURBED.) THIS GRADING AND DRAINAGE PLAN IS PRESENTED IN SUPPORT OF THE DEMOLITION PERMIT FOR THE EXISTING BUILDING ON LOT 2-B. AS SUCH THE GRADING AND DRAINAGE PLAN SHOWN WILL ACT AS "INTERIM CONDITION" UNTIL THE SITE IS FULLY RE-DEVELOPED. IT SHOULD BE NOTED THAT THE FLOWS CALCULATED HERE AS EXISTING CONDITIONS WILL SERVE AS THE TOTAL FLOW ALLOWED FROM THE SITE ONCE IT IS RE-DEVELOPED.

**METHODOLOGY:**

THE 100YR 24 HOUR RUNOFF FLOWS ARE CALCULATED USING THE CFS/ACRE METHODOLOGY IN THE CITY OF ALBUQUERQUE'S DPM TABLE 6.2.14 FOR ZONE 2. IN ADDITION, SECTION 2.2.12 OF THE CONSTRUCTION GENERAL PERMIT IS REFERENCED TO APPROPRIATELY SIZE THE PROPOSED PONDS TO CONTAIN EITHER THE 2-YEAR STORM EVENT OR 3,600 CUBIC FOOT PER ACRE BEING DRAINED. THE CALCULATED VOLUME OF 3,600 CUBIC FOOT PER ACRE WAS FOUND TO BE THE LARGEST OF THE TWO AND THUS THIS IS THE DESIGN BASELINE USED FOR THE PONDS.

**EXISTING CONDITIONS:**

IN EXISTING CONDITIONS, THE SITE CONSISTS OF ONE LARGE BUILDING AND ASSOCIATED PARKING LOTS THAT GENERALLY SLOPES FROM THE NORTHEAST CORNER TO THE SOUTHWEST CORNER. THE EXISTING SITE HAS BEEN DELINEATED INTO THREE SEPARATE BASINS AS SHOWN ON THIS SHEET. IN CURRENT CONDITIONS, THE SITE IS 100% IMPERVIOUS AND ALL OF THE RUNOFF GENERATED BY THE SITE IS FREELY DISCHARGING OFFSITE AT POINTS NOTED ON THE PLAN. IT SHOULD BE NOTED THAT THE FLOWS CALCULATED HERE AS EXISTING CONDITIONS WILL SERVE AS THE TOTAL FLOW ALLOWED FROM THE SITE ONCE IT IS RE-DEVELOPED.

**PROPOSED "INTERIM" CONDITIONS:**

THE PROPOSED CONDITIONS SHOWN ON THIS PLAN WILL SERVE AS AN "INTERIM CONDITION" UNTIL THE SITE IS FULLY DEVELOPED. SINCE THE INTERIM CONDITIONS DEMOLISH THE IMPERVIOUS AREAS, THE INTERIM CONDITIONS WILL PRODUCE LESS FLOW THAN THE EXISTING CONDITIONS - THUS NO ADDITIONAL FLOW WILL ENTER MENAUL BLVD OR THE ADJOINING PROPERTY. HOWEVER, IN ORDER TO CONTROL THE STORMWATER QUALITY RUNOFF DURING THE DEMOLITION PROCESS, PONDING AREAS WILL BE CONSTRUCTED TO CAPTURE THE FLOW PRIOR TO ENTERING THE EXISTING CITY'S STORM WATER SYSTEM IN MENAUL. IN PROPOSED CONDITIONS, THE SITE HAS BEEN DELINEATED INTO EIGHT SEPARATE DRAINAGE BASINS AS SEEN ON THIS SHEET.

BASINS 1 THROUGH 5 WILL BE GRADED AS SHOWN AND THEIR RUNOFF WILL BE MANAGED IN A SET OF THREE PONDS. THE FLOWS FROM BASIN 1, WHICH ENCOMPASSES THE NORTHERN TOP PORTION OF THE SITE IS DIRECTED INTO POND 1 VIA A SWALE.

BASIN 7 IS AN EXISTING BUSINESS WITH AN APPROVED GRADING AND DRAINAGE PLAN. THIS BASIN WILL NOT BE AFFECTED BY THE DEMOLITION. BASINS 6 AND 8 WILL REMAIN UNDISTURBED TO MAINTAIN ACCESS TO THE EXISTING, FULLY DEVELOPED SITE, LOCATED IN BASIN 7. BASINS 6, 7 AND 8 ARE NON-CONTRIBUTING BASINS TO THE DEMOLITION AREA AND THEIR GRADING AND DRAINAGE PATTERNS WILL REMAIN UNDISTURBED. AS SUCH, THESE AREAS ARE NOT INCLUDED IN THE STORMWATER QUALITY VOLUME REQUIREMENT FOR CONSTRUCTION GENERAL PERMIT. BASINS 6, 7 AND 8 WILL CONTINUE TO DISCHARGE FREELY ONTO MENAUL.

**CONCLUSION:**

THE PROPOSED CONDITIONS SHOWN ON THIS PLAN WILL SERVE AS AN "INTERIM CONDITION" UNTIL THE SITE IS FULLY DEVELOPED. SINCE THE INTERIM CONDITIONS DEMOLISH THE IMPERVIOUS AREAS, THE INTERIM CONDITIONS PRODUCE LESS FLOW THAN THE EXISTING CONDITIONS. STORMWATER QUALITY PONDS HAVE BEEN SIZED TO HOLD 3,600 CY PER ACRE DRAINED TO PROTECT THE DOWNSTREAM STORM DRAIN SYSTEM. THESE PONDS SHALL REMAIN AFTER THE DEMOLITION PROCESS AND UNTIL THE SITE HAS BEEN RE-DEVELOPED. ANY FUTURE PLATTING ACTIONS OR INDIVIDUAL SITE PLANS WILL NEED TO PROVIDE THEIR OWN GRADING AND DRAINAGE PLANS PRIOR TO SITE PLAN, WORK ORDER, BUILDING PERMIT OR PAVING APPROVAL. IT SHOULD BE NOTED THAT THE FLOWS CALCULATED HERE AS EXISTING CONDITIONS WILL SERVE AS THE TOTAL FLOW ALLOWED FROM THE SITE ONCE IT IS RE-DEVELOPED.



CALL NM ONE-CALL SYSTEM  
SEVEN (7) DAYS PRIOR TO  
ANY EXCAVATION



CITY OF ALBUQUERQUE  
DEPARTMENT OF MUNICIPAL DEVELOPMENT  
ENGINEERING DIVISION

**CARLISLE AND MENAUL  
DRAINAGE MANAGEMENT PLAN  
FOR DEMOLITION PERMIT**

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

ZONE MAP NO.

H-16

CITY PROJECT NO.

SHEET NO.

1 OF 1

BHI JOB NO. 2024/0281

