

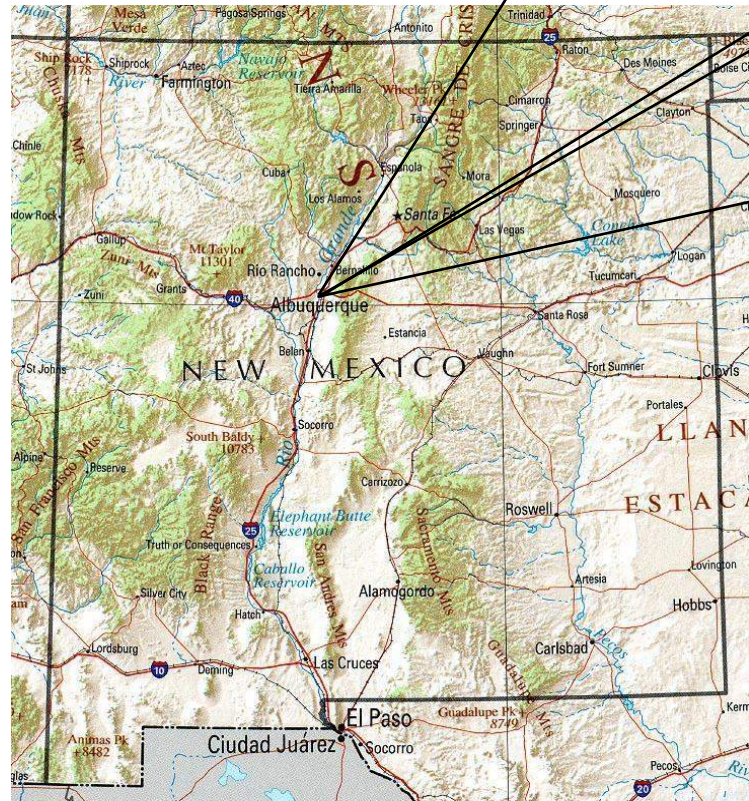
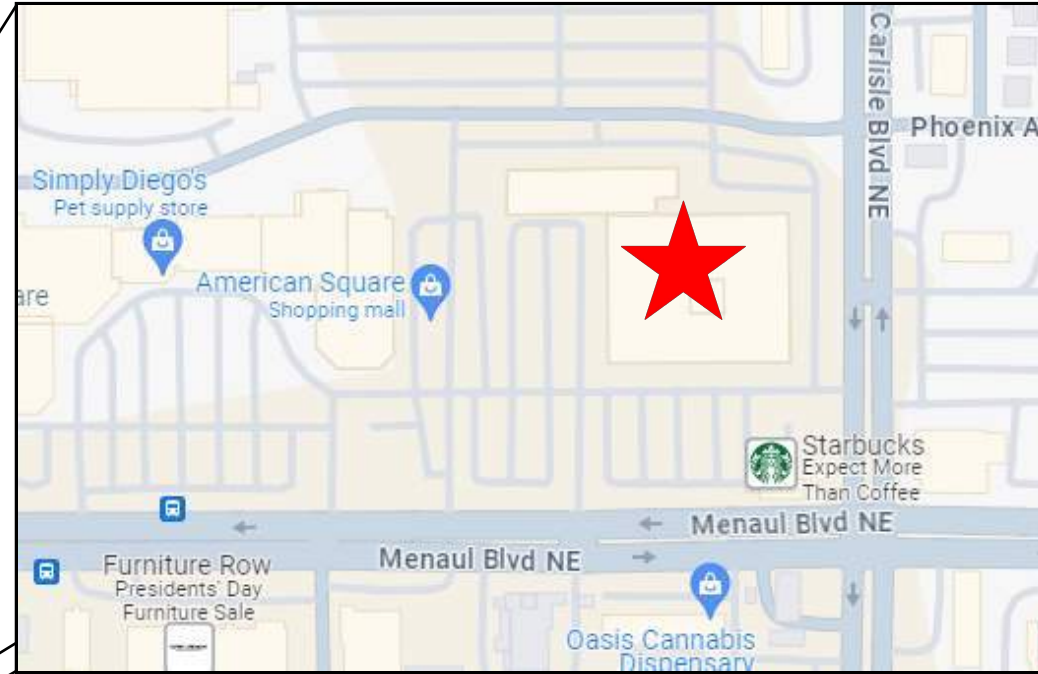
CARLISLE BLVD. & MENAUL BLVD. COMMERCIAL DEVELOPMENT

TEMPORARY SEDIMENT AND EROSION CONTROL DRAWINGS

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DRAWING INDEX

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SWPPP
Stormwater
Erosion Control
Reclamation
Seeding

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REVISION ITEM	DATE
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VISTA ORIENTE, LTD. CO.
CARLISLE BLVD. & MENAUL BLVD.
COMMERCIAL DEVELOPMENT
ALBUQUERQUE, NM

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

SHEET:
1- COVER

PROJECT DETAILS

NPDES ID: NMR1007QA
 ADDRESS: 3535 MENAUL BLVD. NE, ALBUQUERQUE, NM 87107
 GPS COORDINATES: 35.110390, -106.605118
 PROPERTY ACREAGE: 9.8
 ANTICIPATED DISTURBED ACREAGE: 7.5
 MAXIMUM DISTURBED ACREAGE: 7.5
 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: EXPOSED SEDIMENT, 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	LOT 2-B-2 DEVELOPER: CWPS CORP. DBA MISTER CAR WASH 222 E. 5TH STREET TUCSON, AZ 85705 ANNA REMPALA (773) 726-7389
OWNER CONTACT: JEFF JESIONOWSKI (505) 259-0991 JEFF@AMCDEVELOPMENT	LOT 2-B-5 DEVELOPER: TRUE WARM & WELCOME 3535 MENAUL BLVD. NE ALBUQUERQUE, NM 87107 JOHNATHON TURNER

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

PHASE I: SITE PREPARATION AND PRE – CONSTRUCTION

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

PHASE II: MASS GRADING AND INFRASTRUCTURE CONSTRUCTION ACTIVITIES

1. THE OPERATORS WILL MINIMIZE THE AREA DISTURBED AS MUCH AS FEASIBLY POSSIBLE.
2. CONSTRUCT THE TEMPORARY BASINS AND DIVERSION SWALES DURING INITIAL GRADING ACTIVITIES.
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.

PHASE IV: 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 SUCCESSFULLY PERMITTED BY THE PURCHASING PARTY.



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 COMMERCIAL DEVELOPMENT
 SWPPP NOTES**

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

**SHEET:
2 - SWPPP
NOTES**

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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SWPPP NOTES

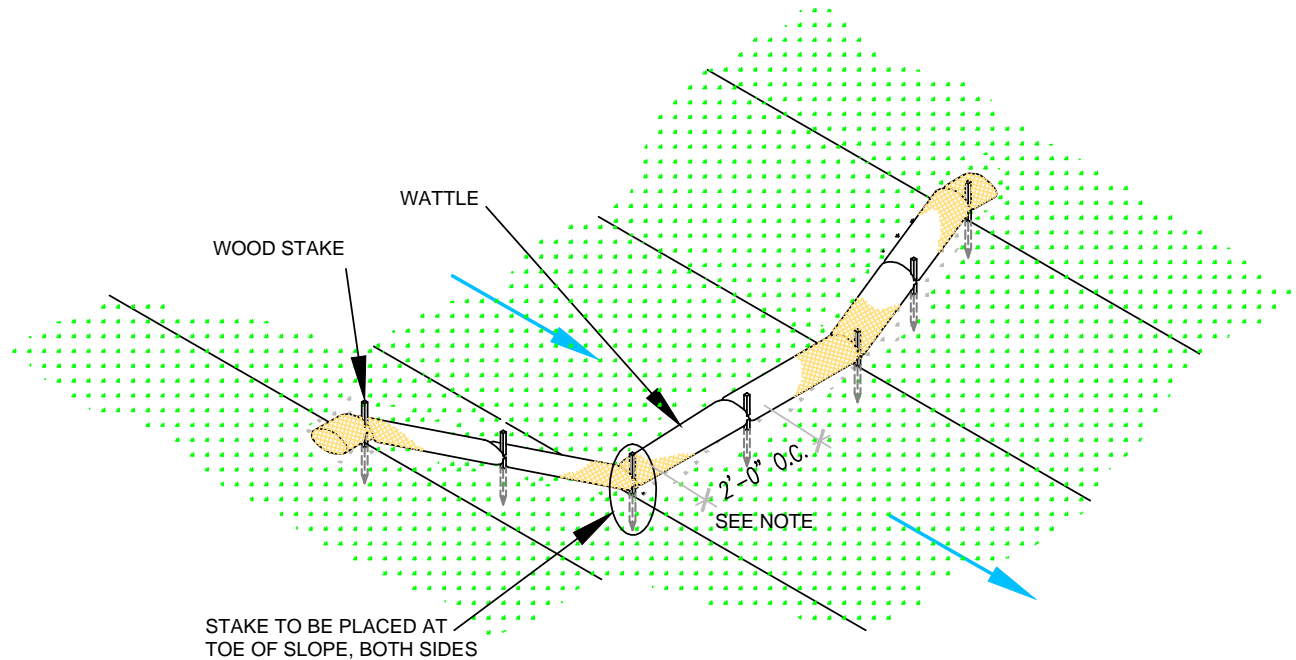


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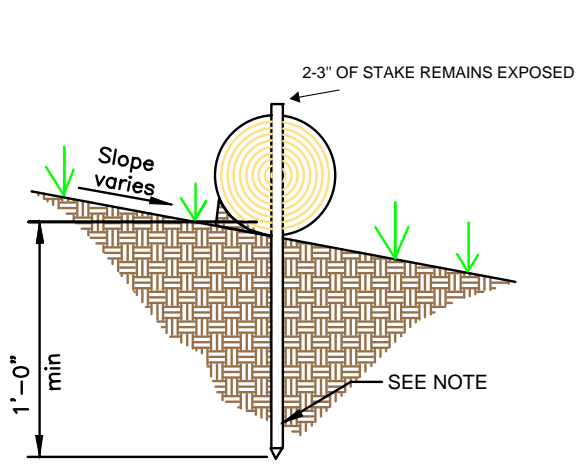
SHEET:
3 - GENERAL NOTES



WATTLE WITHOUT BLANKET

NTS

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



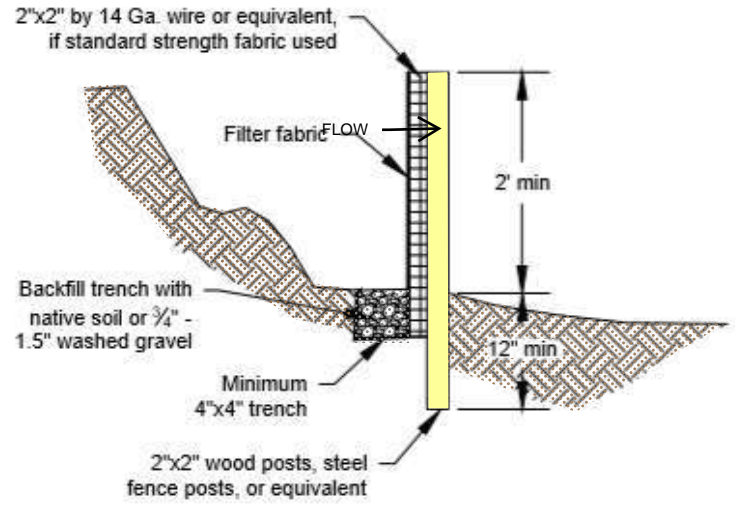
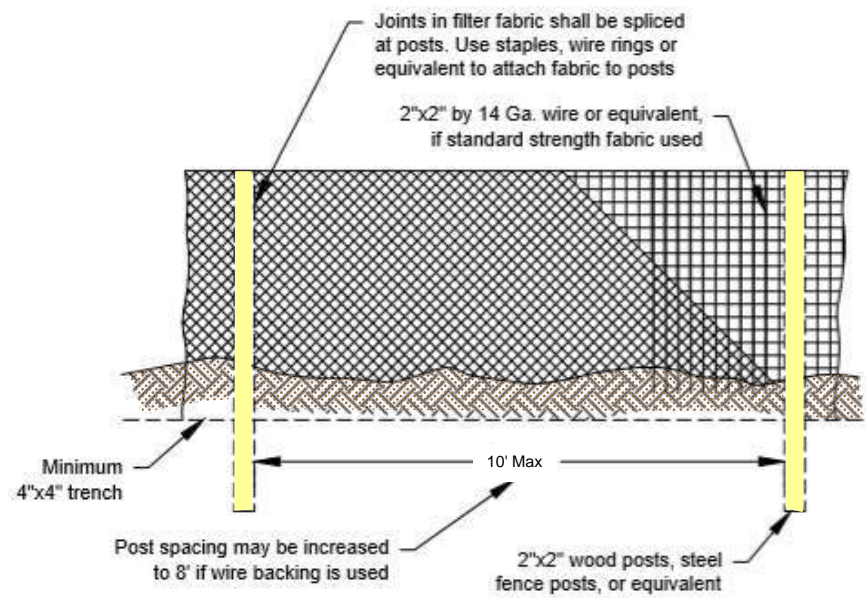
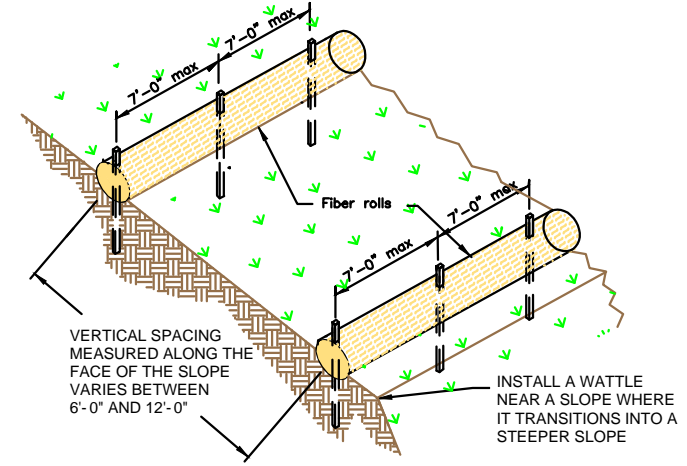
WATTLE

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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BMP DETAILS

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S. FETTER

SHEET:

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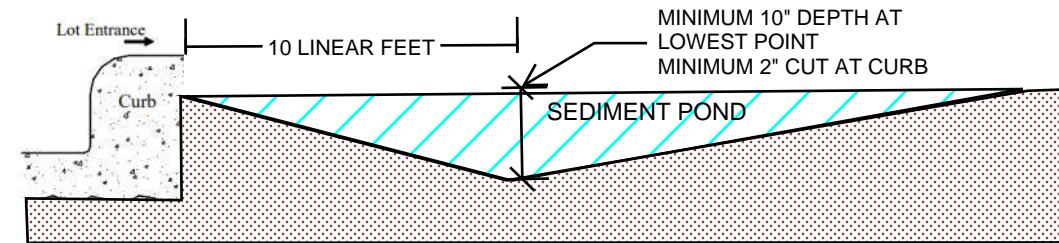


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 S. FETTER

SHEET:
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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.

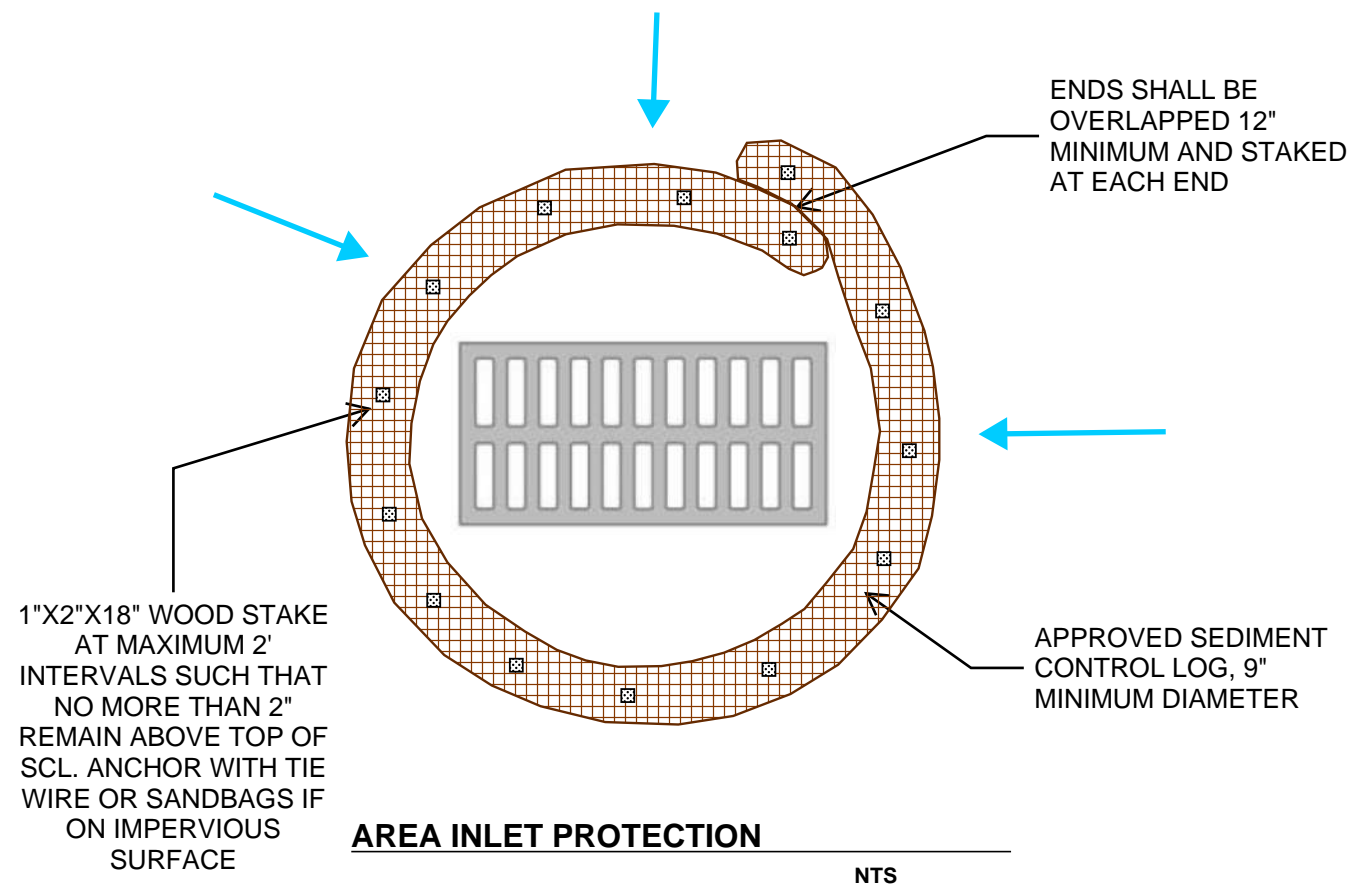
IF THE HOUSE PAD HAS BEEN STABILIZED, THE DEPTH OF THE SEDIMENT POND MAY BE REDUCED TO 4 INCHES.

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

INSPECT BMPs PRIOR TO FORCAST PRICIPITATION, 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.



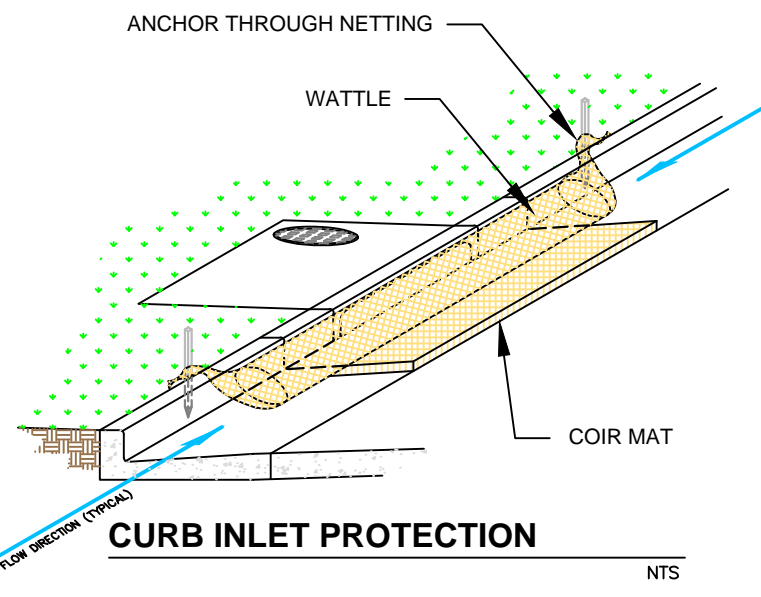
AREA INLET PROTECTION

NTS

1"X2"X18" WOOD STAKE
 AT MAXIMUM 2'
 INTERVALS SUCH THAT
 NO MORE THAN 2"
 REMAIN ABOVE TOP OF
 SCL. ANCHOR WITH TIE
 WIRE OR SANDBAGS IF
 ON IMPERVIOUS
 SURFACE

ENDS SHALL BE
 OVERLAPPED 12"
 MINIMUM AND STAKED
 AT EACH END

APPROVED SEDIMENT
 CONTROL LOG, 9"
 MINIMUM DIAMETER



CURB INLET PROTECTION

NTS

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

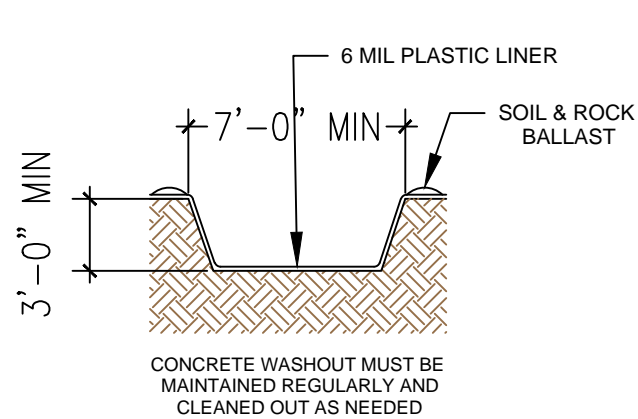
PLACE WATTLES ON TOP OF THE MAT CLOSEST TO THE INLET OPENING AND CURB.

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.



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CONCRETE WASHOUT

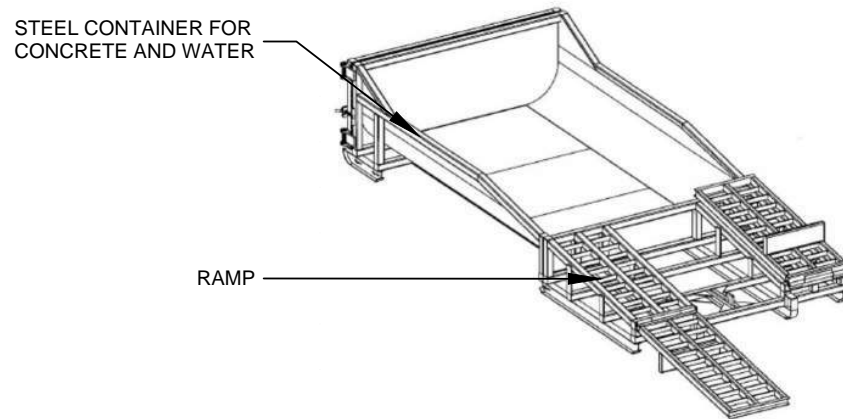
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LOCATE WASHOUT AT LEAST 50 FT FROM STORMDRAINS, OPEN DITCHES, WATER BODIES OR PROJECT PERIMETER. A SIGN SHOULD BE INSTALLED ADJACENTLY TO THE WASHOUT.

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.



MODULAR CONCRETE WASHOUT

NTS

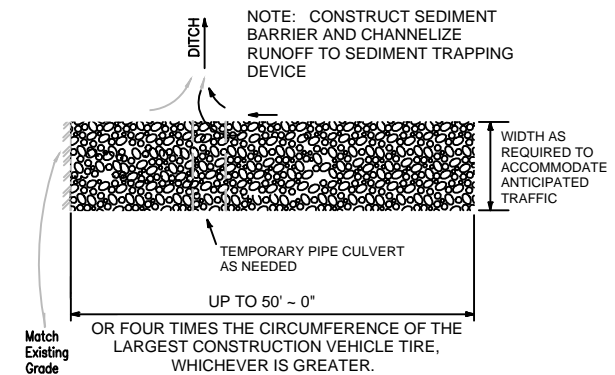
CRUSHED AGGREGATE GREATER THAN 75 MM (3 IN.) BUT SMALLER THAN 150 MM (6 IN.)



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

SECTION B-B

NTS



STABILIZED CONSTRUCTION ENTRANCE

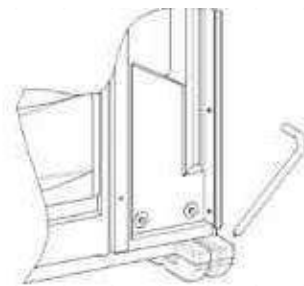
NTS

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

GRADE THE ENTRANCE TOWARD THE CONSTRUCTION SITE TO PREVENT RUNOFF.

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

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

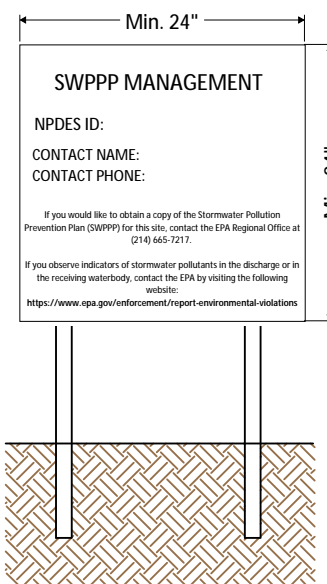


PORTABLE TOILET STAKING

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

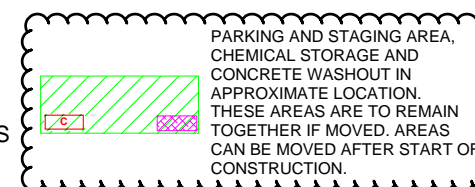
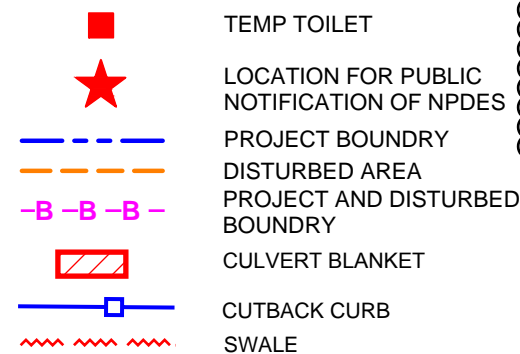
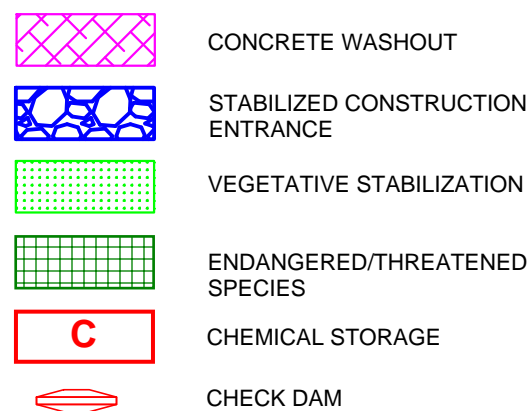
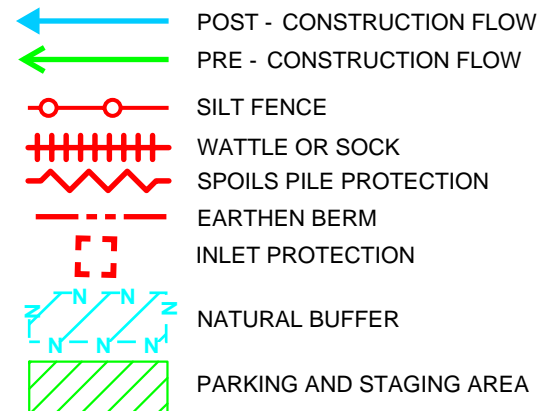
DRIVE THE STAKES OVER THE SKIDS OF THE PORTABLE TOILET, AROUND ALL SIDES.



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

NPDES POSTING BOARD

NTS



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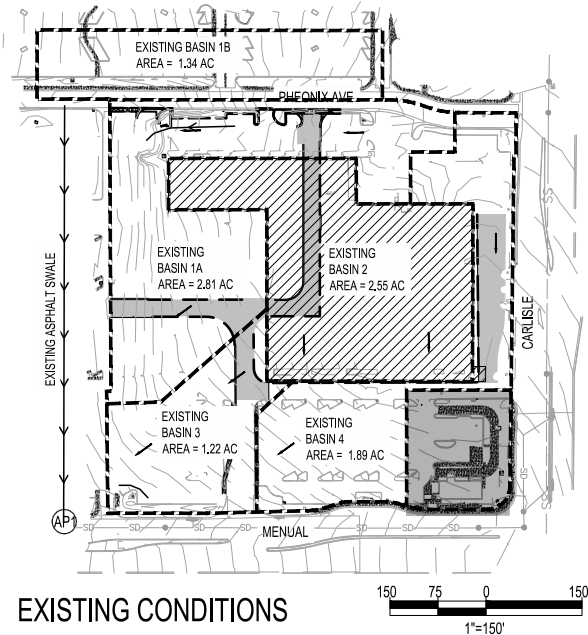
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BMP DETAILS

DESIGNED BY:
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S. FETTER

SHEET:

7



EXISTING CONDITIONS

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 SITE IS 100% IMPERVIOUS AND ALL OF THE RUNOFF GENERATED BY THE SITE IS ULTIMATELY DISCHARGING INTO MENAUL BLVD. NO OFFSITE DRAINAGE IS EXPECTED TO FLOW THROUGH THE SITE. THE ADJACENT EXISTING ESTABLISHMENT ON THE SOUTHEAST CORNER WILL REMAIN AND WILL CONTINUE TO DISCHARGE INTO MENAUL BLVD. THE NORTHERN MOST PORTION OF THE SITE, EXISTING BASIN 1B, WILL REMAIN UNTOUCHED DURING DEVELOPMENT. EXISTING BASIN 1B DRAINS WEST OFFSITE ALONG PHOENIX AVENUE. EXISTING BASIN 1A AND 3 DISCHARGE ALONG ON THE WESTERN BOUNDARY OF THE SITE BEFORE ENTERING AN ASPHALT SWALE THAT CONVEYS THE FLOW INTO MENAUL BLVD. THESE TWO BASINS GENERATE 17.45 CFS. EXISTING BASIN 2, WHICH ENCOMPASSES THE ENTIRETY OF THE EXISTING BUILDING ON SITE, IS SAID TO ROOF DRAIN STRAIGHT TO MENAUL PER THE PRIOR DRAINAGE PLAN FOR AMERICAN SQUARE. EXISTING BASIN 4 DISCHARGES TO MENAUL VIA AN EXISTING INLET. EXISTING BASIN 2 AND 4 PRODUCE 11.04 CFS AND 8.20 CFS, RESPECTIVELY. IN EXISTING CONDITIONS, THE SITE AS A WHOLE GENERATES 36.70 CFS AND DISCHARGES INTO MENAUL BLVD.

Carlisle and Menaul

Existing Basin Data Table (Assumed 100% impervious area)
 This table is based on page 6-10 of the DPM, Zone: 2

BASIN ID	Area AC	Land Treatment Percentages				Q(100yr) CFS
		A	B	C	D	
EXISTING BASIN 1A	2.81	0.0%	0.0%	0.0%	100.0%	12.16
EXISTING BASIN 2	2.55	0.0%	0.0%	0.0%	100.0%	11.04
EXISTING BASIN 3	1.22	0.0%	0.0%	0.0%	100.0%	5.29
EXISTING BASIN 4	1.89	0.0%	0.0%	0.0%	100.0%	8.20
SUBTOTAL	8.48	-	-	-	-	36.70

OFFSITE

BASIN ID	Area AC	A	B	C	D	Q(100yr) CFS
EXISTING BASIN 1B	1.34	0.0%	0.0%	0.0%	100.0%	5.80
SUBTOTAL	1.34	-	-	-	-	5.80

BACKBONE Conditions Data Table

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

Lot ID	Area (AC)	Land Treatment Percentages				Q(2yr) (CFS)	V _(2yr-2mi) (CF)
		A	B	C	D		
Lot 1	1.02	0.0%	0.0%	100.0%	0.0%	0.83	1364
Lot 2	1.53	0.0%	0.0%	100.0%	0.0%	1.22	1940
Lot 3	1.30	0.0%	0.0%	100.0%	0.0%	0.98	1451
Lot 4	0.89	0.0%	0.0%	100.0%	0.0%	0.58	664
Lot 5	1.20	0.0%	0.0%	100.0%	0.0%	0.79	901
Lot 6	2.35	0.0%	0.0%	100.0%	0.0%	1.64	2101
SITE	8.29	-	-	-	-	6.04	0.73

Carlisle and Menaul Allowable Fully Developed Flows

Proposed Lot Data Table (Assumed 90% impervious area)
 This table is based on page 6-10 of the DPM, Zone: 2

LOT ID	Area AC	Land Treatment Percentages				Q(100yr) CFS	V(100yr) AC-FT	SWQV ¹ CF
		A	B	C	D			
LOT 1	1.02	0.0%	0.0%	10.0%	90.0%	4.27	0.19	891
LOT 2	1.53	0.0%	0.0%	10.0%	90.0%	6.44	0.28	1302
LOT 3	1.30	0.0%	0.0%	10.0%	90.0%	5.44	0.24	1121
LOT 4	0.89	0.0%	0.0%	10.0%	90.0%	3.74	0.16	755
LOT 5	1.20	0.0%	0.0%	10.0%	90.0%	5.04	0.22	1013
LOT 6	2.35	0.0%	0.0%	10.0%	90.0%	9.88	0.43	2137
SUBTOTAL	8.29	-	-	-	-	34.81	-	-

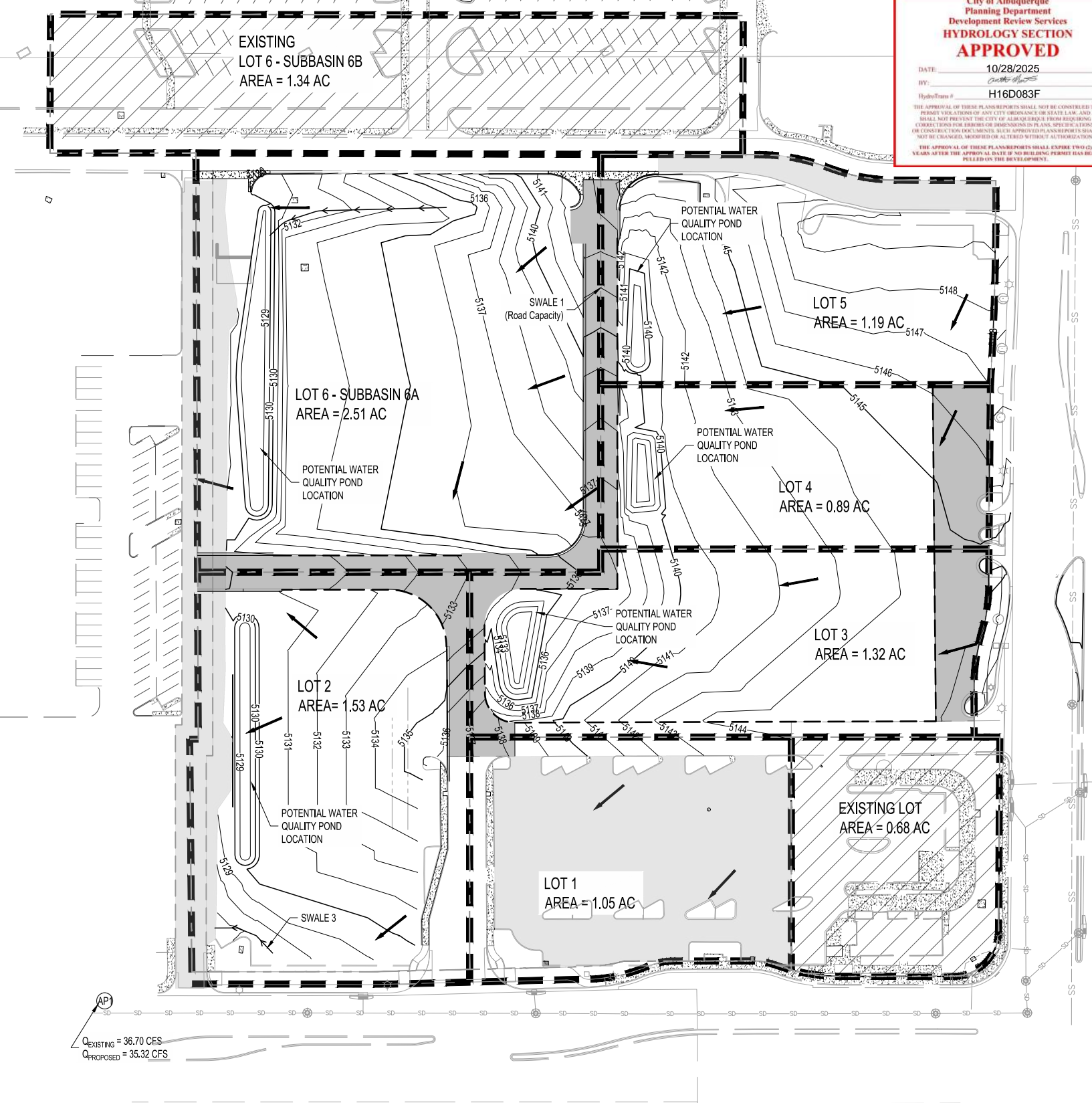
OFFSITE

LOT ID	Area AC	A	B	C	D	Q(100yr) CFS	V(100yr) AC-FT	SWQV ¹ CF
LOT 6 Subbasin 6B	1.34	0.0%	0.0%	0.0%	100.0%	5.80	0.26	0
SUBTOTAL	1.34	-	-	-	-	5.80	-	-

¹ For redevelopment site, SWQV = 0.26 in

SWALE TABLE

SWALE	SWALE TYPE	Swale Capacity	Actual Flow (CFS)	Depth of Flow (FT)	Velocity (FT/S)
SWALE 1	V swale d=0.8' n=0.017 S=1.0%	44.4	17.4	0.32	3.1



City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 10/28/2025
 BY: [Signature]
 HydroTeam #: H16D083F

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSIDERED TO PREVENT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM MAKING CORRECTIONS FOR ERRORS OR OMISSIONS OF PLANS, SPECIFICATIONS, OR CONTRACT DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION. THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

LEGEND

- 5320 — PROPOSED INDEX CONTOUR
- 5319 — PROPOSED INTERMEDIATE CONTOUR
- 5320 — EXISTING INDEX CONTOUR
- 5319 — EXISTING INTERMEDIATE CONTOUR
- SD — EXISTING STORM DRAIN LINE
- SS — EXISTING SANITARY SEWER LINE
- [Symbol] — EXISTING STORM DRAIN INLET
- [Symbol] — ASPHALT DRIVE ISLE TO BE INSTALLED WITH THIS BACKBONE PROJECT
- [Symbol] — EXISTING ASPHALT DRIVE TO REMAIN
- [Symbol] — DIRECTION OF OFFSITE FLOW

DRAINAGE NARRATIVE

INTRODUCTION:
 IN EXISTING CONDITIONS THE NEARLY 10 ACRE SITE CONSIST OF A SINGLE COMMERCIAL BUILDING. THE BUILDING WILL BE DEMOLISHED AND THE SITE WILL ULTIMATELY BE REPLATTED TO DIVIDE THE SITE INTO 6 LOTS. FOR THE DURATION OF THIS PROJECT THE EXISTING STARBUCKS SITE LOCATED ON THE SOUTHEAST CORNER OF THE SITE WILL REMAIN AND ACCESS TO SAID ESTABLISHMENT WILL NEED TO BE MAINTAINED THROUGHOUT. INDIVIDUAL LOTS ARE NOT BEING DEVELOPED AT THIS TIME. ALL LOTS SHALL BE INDIVIDUALLY RESPONSIBLE FOR SITE SPECIFIC GRADING AND DRAINAGE PLANS INCLUDING STORM WATER QUALITY TREATMENT OR CASH-IN LIEU PAYMENTS WITH RESPECT TO THEIR SITE PLAN APPLICATION. INDIVIDUAL LOTS SHALL NEED TO CONFORM TO RELEASE RATES SPECIFIED IN THIS PLAN (LISTED AS "FULLY DEVELOPED CONDITIONS"). THE SITE HAS A PRELIMINARY APPROVED GRADING AND DRAINAGE PLAN DATED 10/16/2024. THIS GRADING PLAN ADHERES TO THAT APPROVED DRAINAGE PLAN.

METHODOLOGY:
 THE 100YR 6 HOUR RUNOFF FLOWS ARE CALCULATED USING THE CFS/ACRE METHODOLOGY IN THE CITY OF ALBUQUERQUE'S DPM TABLE 6.2.14 FOR ZONE 2. THE SITE IS NOT WITHIN A DEFINED FLOOD ZONE.

PROPOSED BACKBONE CONDITIONS:
 THE SITE WILL BE DEVELOPED FOR THE "BACKBONE" CONDITIONS. THE BACKBONE CONDITIONS CONSIST OF THE INSTALLATION OF A CENTRAL ASPHALT ROAD TO ACCESS THE INDIVIDUAL LOTS. IN ADDITION, THE INDIVIDUAL LOTS WILL BE MASS GRADED TO INCLUDE PONDS SIZED FOR THE 2 YEAR STORM EVENT PER SECTION 2.2.12 OF THE CONSTRUCTION GENERAL PERMIT. THE BACKBONE CONDITIONS WILL PRODUCE LESS FLOW THAN THE EXISTING CONDITIONS - THUS NO ADDITIONAL FLOW WILL ENTER MENAUL BLVD OR THE ADJOINING PROPERTY.

THE OVERALL GRADING SCHEME FOLLOWS THE EXISTING CONDITIONS. LOTS 3, 4 AND 5 WILL DRAIN TOWARDS THE BACKBONE ROAD. THE BACKBONE ROAD WILL HAVE AN INVERTED CROWN AND WILL BE ABLE TO CONVEY THE LOTS' RUNOFF TOWARDS THE WEST SIDE OF THE PROPERTY BEFORE ENTERING MENAUL.

LOTS 2 AND 6 WILL ALSO DISCHARGE ON THE WEST SIDE OF THE PROPERTY BEFORE ENTERING MENAUL. LOT 1 WILL REMAIN AS IN EXISTING CONDITIONS - IT DRAINS INTO AN EXISTING INLET IN THE SOUTHWEST CORNER OF THE SITE.

FULLY DEVELOPED CONDITIONS:
 IN THE FULLY DEVELOPED CONDITIONS, IT IS BEING ASSUMED THAT ALL PROPOSED LOTS ARE 90% LAND TREATMENT D AND 10% LAND TREATMENT C. ALL LOTS WILL BE INDIVIDUALLY RESPONSIBLE FOR STORM WATER QUALITY OR CASH-IN LIEU.

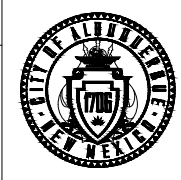
IN THE FULLY DEVELOPED CONDITIONS, THE TOTAL DISCHARGE INTO MENAUL WILL BE LESS THAN THE EXISTING DISCHARGE PRESENT IN EXISTING CONDITIONS DUE TO THE COMBINATION OF AN INCREASE IN LANDSCAPED AREA AS WELL AS POTENTIAL PONDING RETENTION VOLUME.

CONCLUSION:
 "PROPOSED BACKBONE" AND "FULLY DEVELOPED" CONDITIONS WILL FOLLOW EXISTING DRAINAGE PATTERNS AND DISCHARGE INTO MENAUL PER RATES SHOWN IN THE TABLES ON THIS SHEET.

ONCE THE SIDE IS FULLY DEVELOPED, THE SITE WILL DISCHARGE 34.81 CFS INTO MENAUL BLVD. THIS IS LESS THAN THE EXISTING CONDITIONS OF 36.70 CFS. INDIVIDUAL LOTS ARE NOT BEING DEVELOPED AT THIS TIME, ALL LOTS SHALL BE INDIVIDUALLY RESPONSIBLE FOR STORM WATER QUALITY TREATMENT OR CASH-IN LIEU. INDIVIDUAL LOTS SHALL NEED TO CONFORM TO RELEASE RATES SPECIFIED IN THIS PLAN. PONDS WILL BE CONSTRUCTED IN EACH LOT AND SIZED FOR THE 2 YEAR STORM EVENT PER SECTION 2.2.12 OF THE CONSTRUCTION GENERAL PERMIT. CROSS LOT DRAINAGE WILL BE ALLOWED AS THESE PONDS WILL FILL AND OVERFLOW BEFORE ULTIMATELY DISCHARGING INTO MENAUL BLVD (AS IN EXISTING CONDITIONS). WHEN AN INDIVIDUAL LOT IS DEVELOPED, THE LOT MAY RESIZE AND/OR RELOCATE THE POND ACCORDING TO THEIR SITE DRAINAGE PLAN BUT WILL NEED TO ACCOUNT FOR THEIR OWN DEVELOPED FLOWS AS WELL AS THE CROSS LOT FLOWS DRAINING INTO THEIR SITE. EACH LOT WILL HAVE AN ALLOWABLE PROPOSED FLOW AS DEFINED BELOW AND ON THE PROPOSED LOT DATA TABLE.



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



CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 ENGINEERING DIVISION

CARLISLE AND MENAUL COMMERCIAL DEVELOPMENT BACKBONE INFRASTRUCTURE PROPOSED DMP

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

ZONE MAP NO. H-16

CITY PROJECT NO.

SHEET NO. 1 OF 1

Bohannon
Huston
 www.bhinc.com
 800.877.5332

CONSULTANTS
 BENCHMARKS

SEAL
 001 SUBMITTAL

NO.	DATE	DESCRIPTION	BY
AS-BUILT INFORMATION		CONTRACTOR:	
WORK STAKED BY:		INSPECTOR'S ACCEPTANCE BY:	
FIELD VERIFICATION BY:		DATE:	
DRAWINGS CORRECTED BY:		DATE:	

DESIGNED BY: DRAWN BY: KK
 CHECKED BY: JR
 DATE: 09/03/2024