



Design | Comply | Restore

February 23, 2026

James D. Hughes, P.E., CPESC
City of Albuquerque, Development and Review Services
600 2nd St. NW
Ste. 300
Albuquerque, NM 87102

Re: ESC Plan for Carlisle Blvd. & Menaul Blvd. Commercial Development Subdivision, 3535
Menaul Blvd NE - H16E083F - NMR1007QA - (SWQ-2026-00012)

Mr. Hughes,

E2RC thanks you for your correspondence and comments regarding the Carlisle Blvd. & Menaul Blvd. Commercial Development Subdivision project. This letter responds to each comment in your letter.

Your letter discusses the following items:

1. We believe submitting a separate Notice of Intent (NOI) for the infrastructure phase of construction is appropriate as the upcoming work is distinctly different than that authorized by NPDES ID NMR10068E.

NPDES ID NMR10068E and the associated SWPPP, erosion control drawing and permit were specific to the demolition work. The upcoming work does not include demolition. As you know, the CGP has specific requirements when demolition is anticipated.

Separating the permit authorizations due to the differences in scope allows the Operator to more clearly demonstrate its compliance with the requirements necessitated by these specific activities. The NOI associated with NPDES ID NMR10068E will be terminated upon the authorization of the NOI associated with NMR1007QA.

2. We removed the prospective buyers that were listed in the 'Operators' section on Sheet 2 and Sheet 10. An amended version of your suggested note has been added to the same section on Sheet 2.
3. The 'Sequence of Activities' has been updated according to your directions and moved to Sheet 3 due to its length.

4. Page 4 reflects the February 2, 2026, City of Albuquerque (COA) standard ESC notes and notes that the COA BMP details referenced are still in 'draft' status as of the engineer's stamp date. However, we did not replace the BMP details included in the first submittal, as the BMP specifications developed by the COA are open to comment and change.

We acknowledge COA is developing and has published a draft version of a future standard on the COA website. We also acknowledge other service providers have chosen to incorporate the draft BMP details in current submissions. We believe that is premature due to the possibility of changes before finalization.

Additionally, the silt fence presently installed was completed under the first submittal which was accepted by COA. Is it COA's expectation that the Operator will remove and replace the silt fence to satisfy a draft BMP detail?

Furthermore, the drawing provides BMPs which are accepted by the Environmental Protection Agency (EPA) and meet the 2022 CGP requirements. The drawings carry an engineer's stamp and the requirements of the licensing law of NM. Additionally, the SWPPP narrative thoroughly discusses the design specifications, construction specifications, maintenance requirements and inspection criteria for each BMP identified in the erosion control drawing, satisfying CGP Part 9.1.c.i. Lastly, the BMPs are supported by the RUSLE2 calculation which is also included in the full SWPPP binder.

We remind the Stormwater Quality Department (SQD) that the erosion control drawing and SWPPP narrative are to be used together. The erosion control drawing is one part to the larger plan. The SQD's preference to list the CGP Part 9.1.c.i components in the drawing has the potential to create an unwieldy document for the Operator.

5. Sheet 10 identifies the areas which may be reseeded per the NM APWA 1012 seeding specification if the infrastructure work is completed before the lots are purchased by prospective buyers. We note that the project is subject to the final stabilization exception for projects in arid, semi-arid or drought-stricken environments.

It may cost prohibitive for the Operator to place aggregate mulch as an interim stabilization measure in areas which will be commercially developed.

When the lots are purchased and the buyer's obtain separate authorization and COA erosion control permit, the temporary and permanent stabilization requirements become the responsibility of the buyer. The NM APWA 1012 seeding specification is included in the 'Stabilization BMP Details' of the SWPPP.

6. The label on Sheet 9 specifies the TESCP is for Phase II. We added a diversion swale on the south side of lots 2-B-3 and 2-B-2 to prevent drainage into the streets on Sheets 9 and 10. Diversion channels to prevent cross-lot drainage should be executed by the prospective buyers' prior to construction as part of the individual lot ESC plans. The *Temporary Diversion Channel* detail drafted by COA is still 'draft' and open to both comment and change. The earthen swale installation detail which was approved by COA Hydrology as part of the *Overall Grading Plan* is included on Page 9.

7. The note on Sheet 9 was moved to follow the additional notes in the 'Sequence of Activities'. We modified the note slightly, as it was duplicative of the notes your letter directs in item #3 as well as the *Standard* notes #10 on Sheet 4.
8. The additional note requested in item 8.a was added to the Phase IV section in the 'Sequence of Activities' on Sheet 3 for consistency and coherency. The note requested in item 8.b was not added, as this note has been addressed in the requested changes for item #3 and #7, and would be redundant.
9. The engineer's stamp has been updated to reflect the current date.

Please advise if questions remain.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kelley V. Fetter". The signature is stylized and cursive.

Kelley V. Fetter, P.E., CPMSM, CPSWQ, CISEC
President

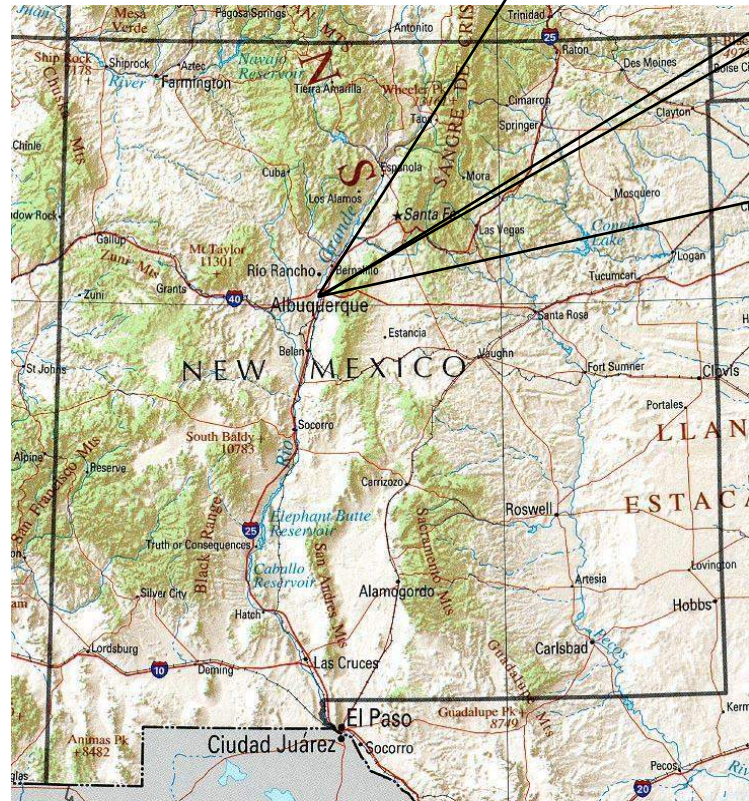
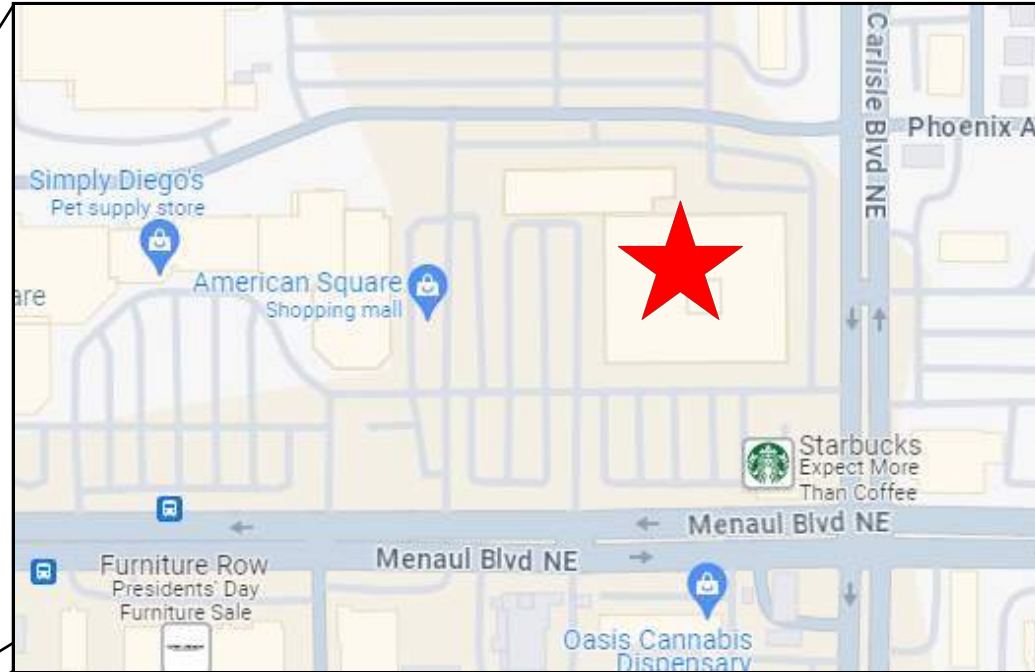
CARLISLE BLVD. & MENAUL BLVD. COMMERCIAL DEVELOPMENT

TEMPORARY SEDIMENT AND EROSION CONTROL DRAWINGS

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DRAWING INDEX

- 1 COVER SHEET
- 2 PROJECT DETAILS AND PHASING NOTES
- 3 GENERAL NOTES
- 4 COA SWA ESC STANDARD NOTES
- 5 BEST MANAGEMENT PRACTICES
- 6 BEST MANAGEMENT PRACTICES
- 7 BEST MANAGEMENT PRACTICES
- 8 BEST MANAGEMENT PRACTICES
- 9 TEMPORARY EROSION & SEDIMENT CONTROL PLAN
- 10 FINAL STABILIZATION
- 11 DRAINAGE MANAGEMENT PLAN



DATE	REVISION ITEM	#

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



- SWPPP
- Stormwater
- Erosion Control
- Reclamation
- Seeding

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

SHEET:

1

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

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

THIS PLAN IS SPECIFIC TO AND FOR THE SUBDIVISION DEVELOPMENT ONLY.
 THIS TESCP IS NOT FOR BUILDING PERMIT CONSTRUCTION ON ANY LOT.
 SEE THE SEPARATE ESC PLANS APPROVED BY THE CITY FOR BUILDING PERMITS.

STORMWATER TEAM

SEE SECTION 2.0 OF THE SWPPP NARRATIVE FOR THE PROJECT'S STORMWATER TEAM, RESPONSIBILITIES AND CONTACT INFORMATION

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.



					DATE
					REVISION ITEM
					#

CARLISLE BLVD. & MENAUL BLVD.
 COMMERCIAL DEVELOPMENT
 SWPPP NOTES



- SWPPP
- Stormwater
- Erosion Control
- Reclamation
- Seeding

www.e2rc.com | 505.867.4040

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

SHEET:

2

CITY OF ALBUQUERQUE STORMWATER QUALITY DEPARTMENT EROSION & SEDIMENT CONTROL STANDARD NOTES (FEBRUARY 2, 2026)

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

- a. THE CITY ORDINANCE § 14-5-6-6, THE ESC ORDINANCE,
- b. THE EPA'S 2022 CONSTRUCTION GENERAL PERMIT (CGP),
- c. THE CITY OF ALBUQUERQUE CONSTRUCTION BMP MANUAL AND BMP DETAILS (CBC, CE, CFS, DC, SWSF, AND SB & ST).*

2. ALL BMPS MUST BE INSTALLED BEFORE BEGINNING ANY EARTH-MOVING ACTIVITIES EXCEPT AS SPECIFIED IN THE PHASING PLAN. CONSTRUCTION OF EARTHEN BMPS SUCH AS SEDIMENT TRAPS, SEDIMENT BASINS, AND DIVERSION CHANNELS SHALL BE COMPLETED AND INSPECTED PRIOR TO ANY OTHER CONSTRUCTION OR EARTHWORK. SELF-INSPECTION IS REQUIRED AFTER INSTALLATION OF THE BMPS AND BEFORE CONSTRUCTION BEGINS.

3. SELF-INSPECTIONS - IN ACCORDANCE WITH CITY ORDINANCE § 14-5-6-6(C)(1), "AT A MINIMUM, A ROUTINE SELF-INSPECTION IS REQUIRED TO REVIEW THE PROJECT FOR COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT ONCE EVERY 14 DAYS AND AFTER ANY PRECIPITATION EVENT OF 1/4 INCH OR GREATER UNTIL THE SITE CONSTRUCTION HAS BEEN COMPLETED AND THE SITE DETERMINED AS STABILIZED BY THE CITY. REPORTS OF THESE INSPECTIONS SHALL BE KEPT BY THE PERSON OR ENTITY AUTHORIZED TO DIRECT THE CONSTRUCTION ACTIVITIES ON THE SITE AND MADE AVAILABLE UPON REQUEST.

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

5. FINAL STABILIZATION AND NOTICE OF TERMINATION (NOT) - IN ACCORDANCE WITH CITY ORDINANCE § 14-5-6-6(C)(2), SELF-INSPECTIONS MUST CONTINUE UNTIL THE SITE IS "DETERMINED AS STABILIZED BY THE CITY." THE PROPERTY OWNER/OPERATOR IS RESPONSIBLE FOR DETERMINING WHEN THE "CONDITIONS FOR TERMINATING CGP COVERAGE" PER CGP PART 8.2 ARE SATISFIED AND THEN FOR FILING THEIR NOTICE OF TERMINATION (NOT) WITH THE EPA. EACH OPERATOR MAY TERMINATE CGP COVERAGE ONLY IF ONE OR MORE OF THE CONDITIONS IN PART 8.2.1, 8.2.2, OR 8.2.3 HAS OCCURRED. AFTER FILING THE NOTICE WITH THE EPA, THE PROPERTY OWNER IS RESPONSIBLE FOR REQUESTING A DETERMINATION OF STABILIZATION FROM THE CITY.

6. WHEN WORKING IN THE PUBLIC RIGHT-OF-WAY (E.G., SIDEWALK, DRIVE PADS, UTILITIES, ETC.), PREVENT DIRT FROM ENTERING THE STREET. IF DIRT IS ON THE STREET, IT SHOULD BE SWEEPED DAILY AND BEFORE A RAIN OR CONTRACTOR-INDUCED WATER EVENT (E.G., CURB CUT OR WATER TEST).

7. WHEN INSTALLING UTILITIES BEHIND THE CURB, THE EXCAVATED DIRT SHOULD NOT BE PLACED IN THE STREET.

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

9. STORMWATER CONTROLS MUST BE DESIGNED IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES BY A QUALIFIED NM P.E. OR CPESC ACCORDING TO CGP 9.6.1.C. THE CERTIFICATION OF THE PROFESSIONAL RESPONSIBLE FOR THE DESIGN MUST BE SIGNED AND DATED ON THE EROSION AND SEDIMENT CONTROL (ESC) PLAN MAINTAINED IN THE SWPPP AND AVAILABLE ONSITE. MAJOR CHANGES TO THE ESC PLAN AFTER CITY APPROVAL MUST BE RECERTIFIED BY THE PROFESSIONAL AND RESUBMITTED TO THE CITY FOR APPROVAL BEFORE MODIFYING THE STORMWATER CONTROLS. THE OPERATOR(S) MUST IMPLEMENT AND MAINTAIN BMPS IN THE MANNER SPECIFIED ON THE APPROVED ESC PLAN.

10. IF ANY PART OF THE PROPERTY IS SOLD TO A NEW OWNER OR LEASED TO A NEW TENANT BEFORE CONSTRUCTION IS FINISHED, THE NEW OWNER OR TENANT MUST SUBMIT A NEW ESC PLAN AND NOI TO THE CITY FOR APPROVAL 14 DAYS PRIOR TO THE TRANSFER OF PROPERTY RIGHTS, IN ACCORDANCE WITH CITY ORDINANCE § 14-5-6-6(A). IF NEW LAND-DISTURBING ACTIVITIES ARE ADDED, THE PROPERTY OWNER MUST SUBMIT A REVISED ESC PLAN TO THE CITY FOR APPROVAL 14 DAYS BEFORE BEGINNING CONSTRUCTION IN THE NEW AREAS.

11. OFF-SITE CONSTRUCTION SUPPORT ACTIVITIES MUST BE SHOWN ON THE ESC PLAN WITH STORMWATER CONTROLS DESIGNED BY A PROFESSIONAL AND APPROVED BY ALBUQUERQUE'S STORMWATER QUALITY (SWQ) SECTION. THE OFF-SITE PROPERTY OWNER'S NOI MUST ALSO BE SUBMITTED TO THE CITY FOR APPROVAL. THE DEVELOPER MUST STABILIZE OFF-SITE PROPERTY DISTURBED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH HIS DEVELOPMENT USING "NATIVE SEED AND AGGREGATE MULCH PER COA STD 1012" OR AN EQUIVALENT, IN COMPLIANCE WITH THE FINAL STABILIZATION CRITERIA IN CGP 2.2.14.C AND AS APPROVED BY THE OFF-SITE PROPERTY OWNER.

12. FROM MAY 1 THROUGH OCTOBER 31, ANY GRADING WITHIN OR ADJACENT TO A FACILITY THAT CONVEYS A 100-YEAR FLOW RATE OF 50 CFS OR RECEIVES A 100-YEAR 24-HOUR VOLUME OF 2.0 ACRE-FEET OR MORE MUST PROVIDE STORMWATER CONTROL, EROSION CONTROL, AND SAFE PASSAGE OF THE 10-YEAR DESIGN STORM RUNOFF DURING CONSTRUCTION. THE ESC PLAN MUST INCLUDE DESIGN CALCULATIONS AND CONSTRUCTION SPECIFICATIONS WITH AN ENGINEER'S STAMP FOR TEMPORARY FACILITIES THAT ENSURE SAFE, NON-EROSIVE PASSAGE OF THE 10-YEAR STORM TO PREVENT SEDIMENT DISCHARGE INTO THE CITY'S MS4, IN ACCORDANCE WITH CITY ORDINANCE § 14-5-2-12(B)(3). THE ESC PLAN, INCLUDING THIS INFORMATION, MUST BE SUBMITTED TO THE SWQ SECTION OF THE PLANNING DEPARTMENT OF THE CITY OF ALBUQUERQUE FOR APPROVAL AT LEAST 14 DAYS PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES IN OR NEXT TO THE FACILITY DURING THE RESTRICTED PERIOD.

*THE CITY OF ALBUQUERQUE BMP DETAILS HAVE NOT BEEN FINALIZED AS OF THE ENGINEER'S STAMP DATE AND ARE SUBJECT TO POSSIBLE REVISION AND CHANGE.



					DATE
					REVISION ITEM
					#

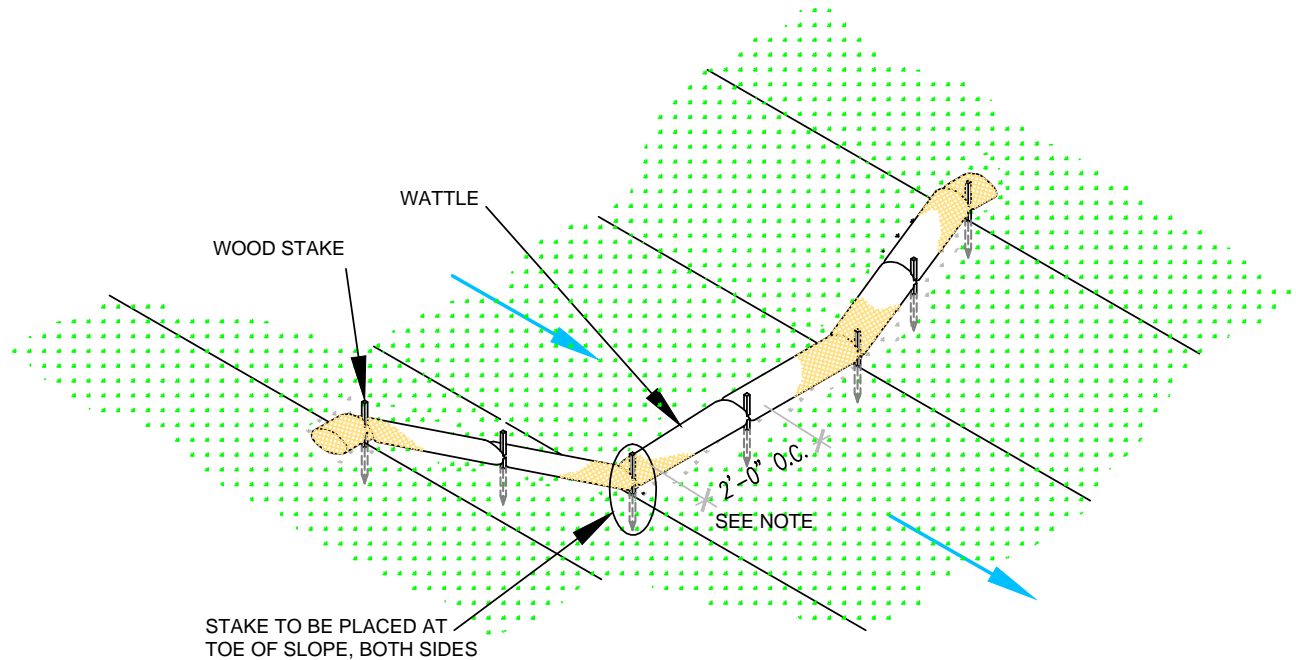
CARLISLE BLVD. & MENAUL BLVD.
COMMERCIAL DEVELOPMENT
COA STANDARD ESC NOTES



- SWPPP
- Stormwater
- Erosion Control
- Reclamation
- Seeding

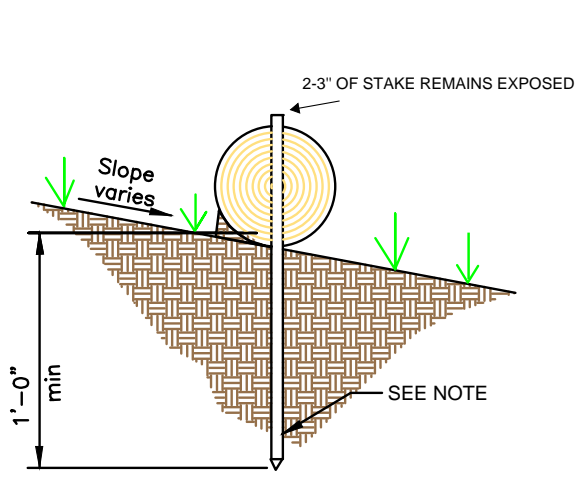
DESIGNED BY:
K. FETTER, P.E.
DRAWN BY:
S. FETTER

SHEET:



WATTLE WITHOUT BLANKET

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



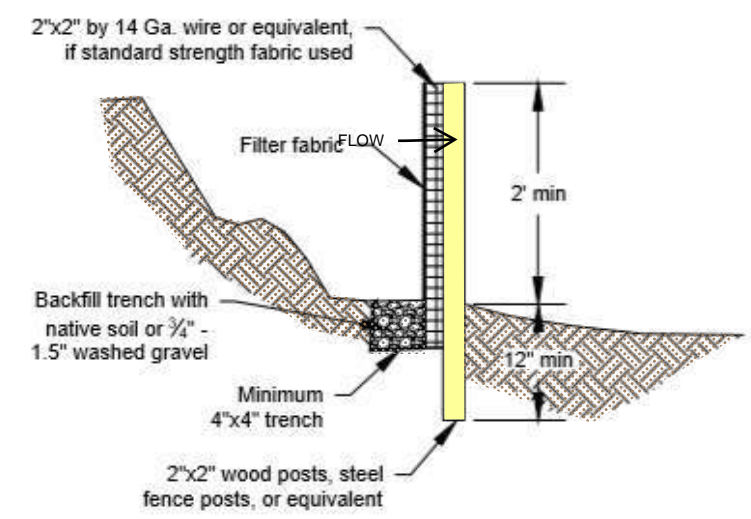
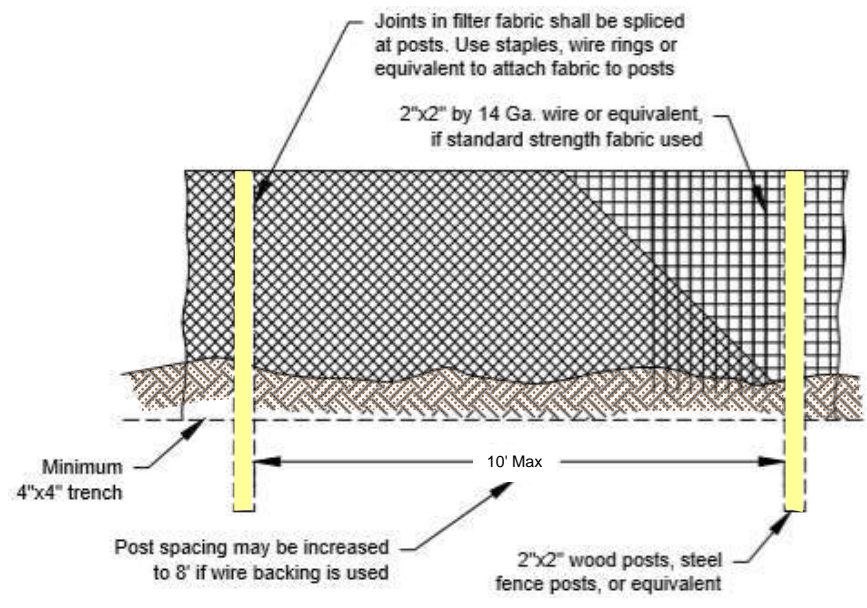
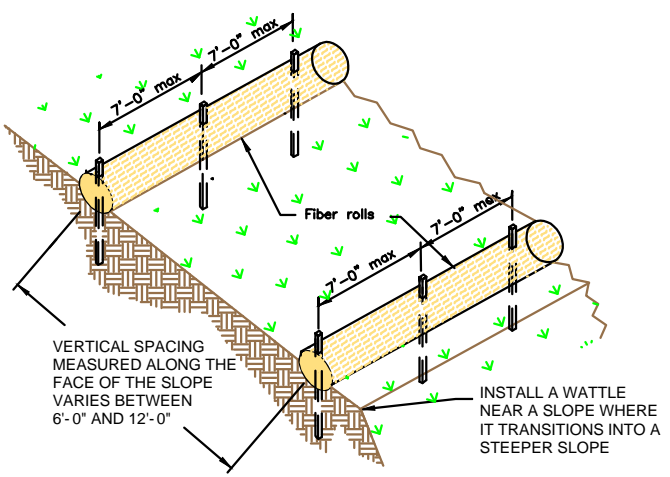
WATTLE

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.



- SWPPP
- Stormwater
- Erosion Control
- Reclamation
- Seeding

www.e2rc.com | 505.867.4040



DATE	REVISION ITEM	#

CARLISLE BLVD. & MENAUL BLVD.
COMMERCIAL DEVELOPMENT
BMP DETAILS

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

SHEET:

5



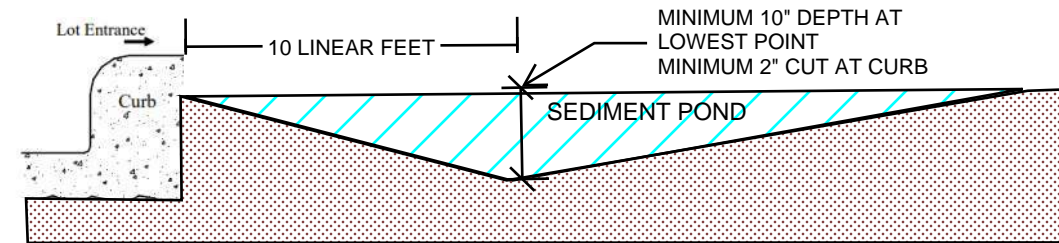
DATE	REVISION ITEM	#

**CARLISLE BLVD. & MENAUL BLVD.
 COMMERCIAL DEVELOPMENT
 BMP DETAILS**

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

SHEET:

7



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.

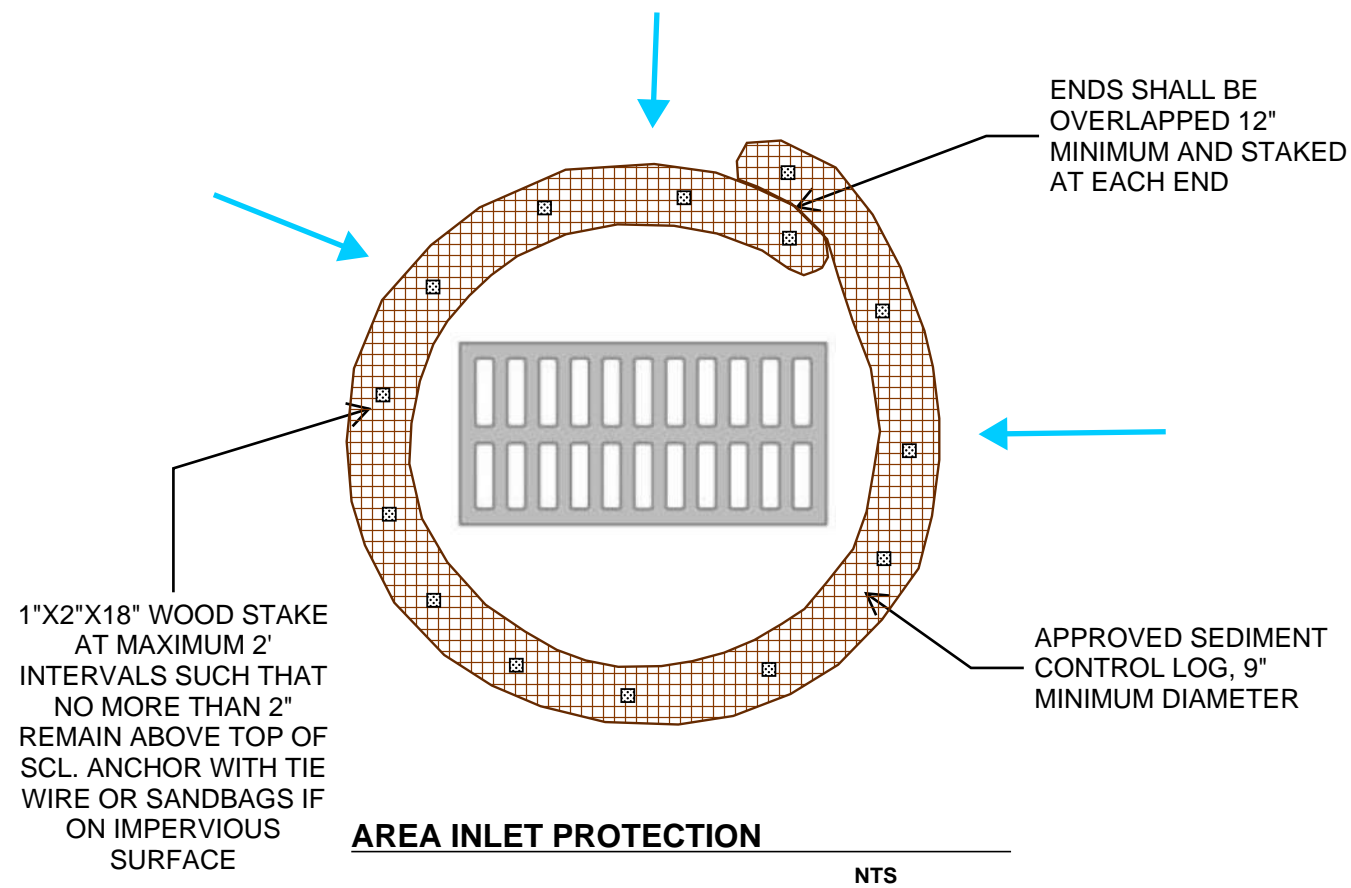
IF THE HOUSE PAD HAS BEEN STABILIZED, THE DEPTH OF THE SEDIMENT POND MAY BE REDUCED TO 4 INCHES.

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.



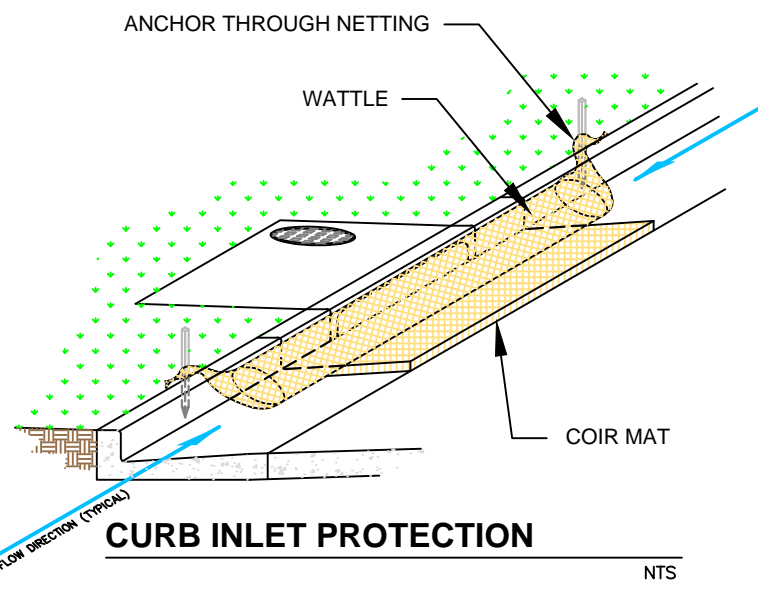
AREA INLET PROTECTION

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.

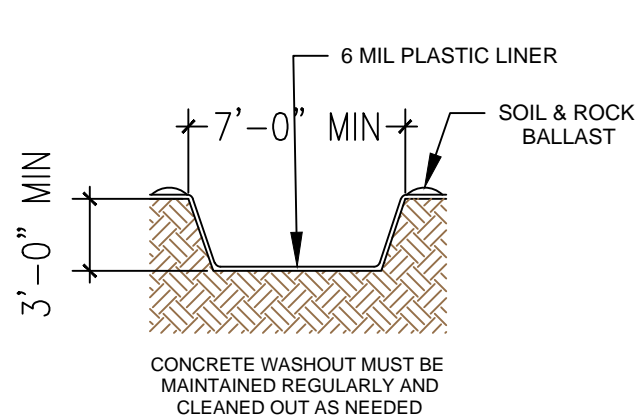
PLACE WATTLES ON TOP OF THE MAT CLOSEST TO THE INLET OPENING AND CURB.

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.



- SWPPP
- Stormwater
- Erosion Control
- Reclamation
- Seeding



CONCRETE WASHOUT

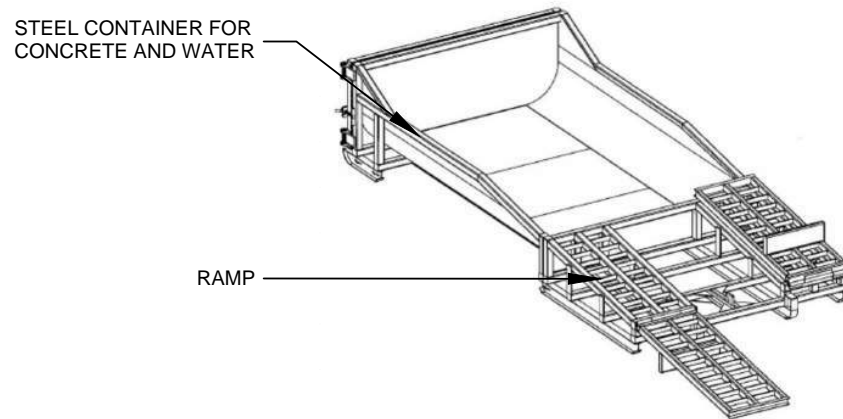
NTS

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.

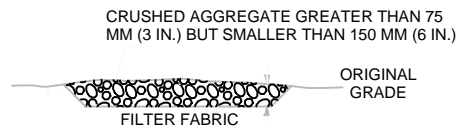
DO NOT CREATE RUNOFF BY DRAINING WATER TO BERMED AREA OR BY COLLECTING THE WATER WASTE WHEN WASHING CONCRETE TO REMOVE PARTICLES AND EXPOSE THE AGGREGATE.

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



MODULAR CONCRETE WASHOUT

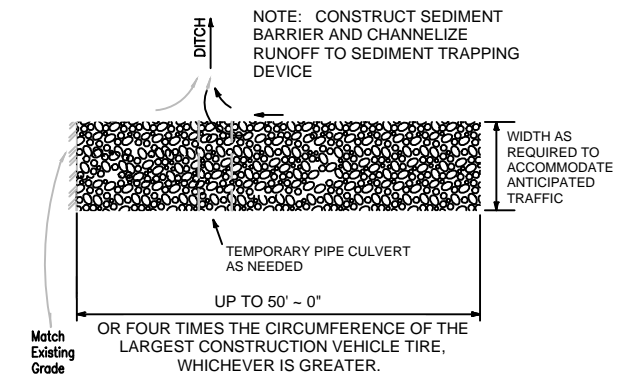
NTS



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

SECTION B-B

NTS



STABILIZED CONSTRUCTION ENTRANCE

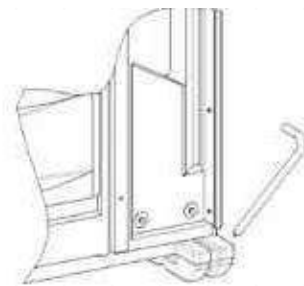
NTS

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.

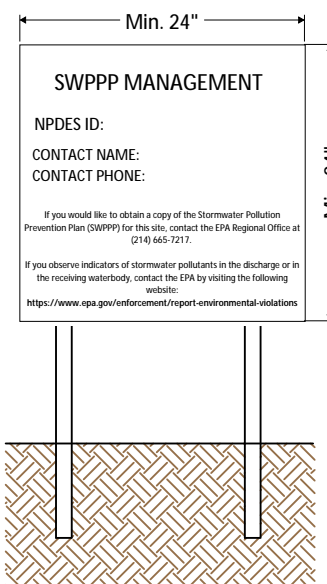


PORTABLE TOILET STAKING

NTS

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).

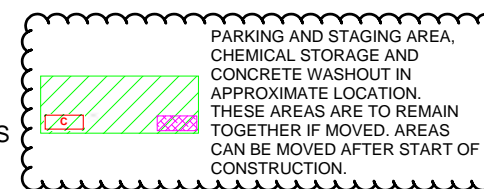
NPDES POSTING BOARD

NTS

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

- CONCRETE WASHOUT
- STABILIZED CONSTRUCTION ENTRANCE
- VEGETATIVE STABILIZATION
- ENDANGERED/THREATENED SPECIES
- CHEMICAL STORAGE
- CHECK DAM

- TEMP TOILET
- LOCATION FOR PUBLIC NOTIFICATION OF NPDES
- PROJECT BOUNDARY
- DISTURBED AREA
- PROJECT AND DISTURBED BOUNDARY
- CULVERT BLANKET
- CUTBACK CURB
- SWALE



DRAWING KEY



- SWPPP
- Stormwater
- Erosion Control
- Reclamation
- Seeding

www.e2rc.com | 505.867.4040

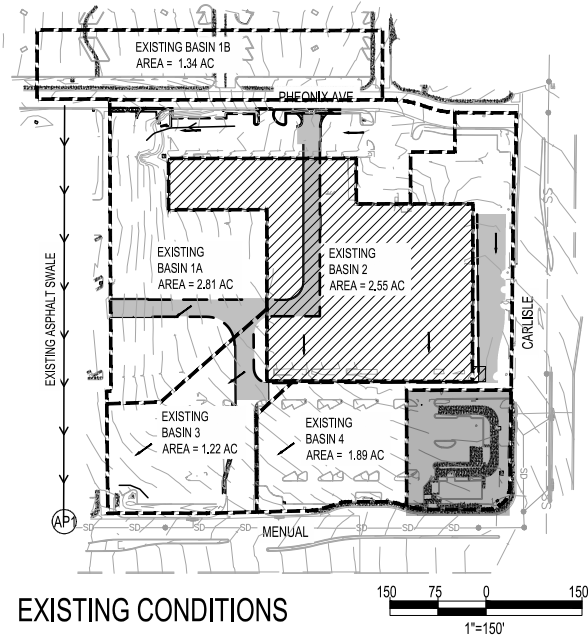
DATE	REVISION ITEM	#

CARLISLE BLVD. & MENAUL BLVD.
COMMERCIAL DEVELOPMENT
BMP DETAILS

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

SHEET:

8



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

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	-	-

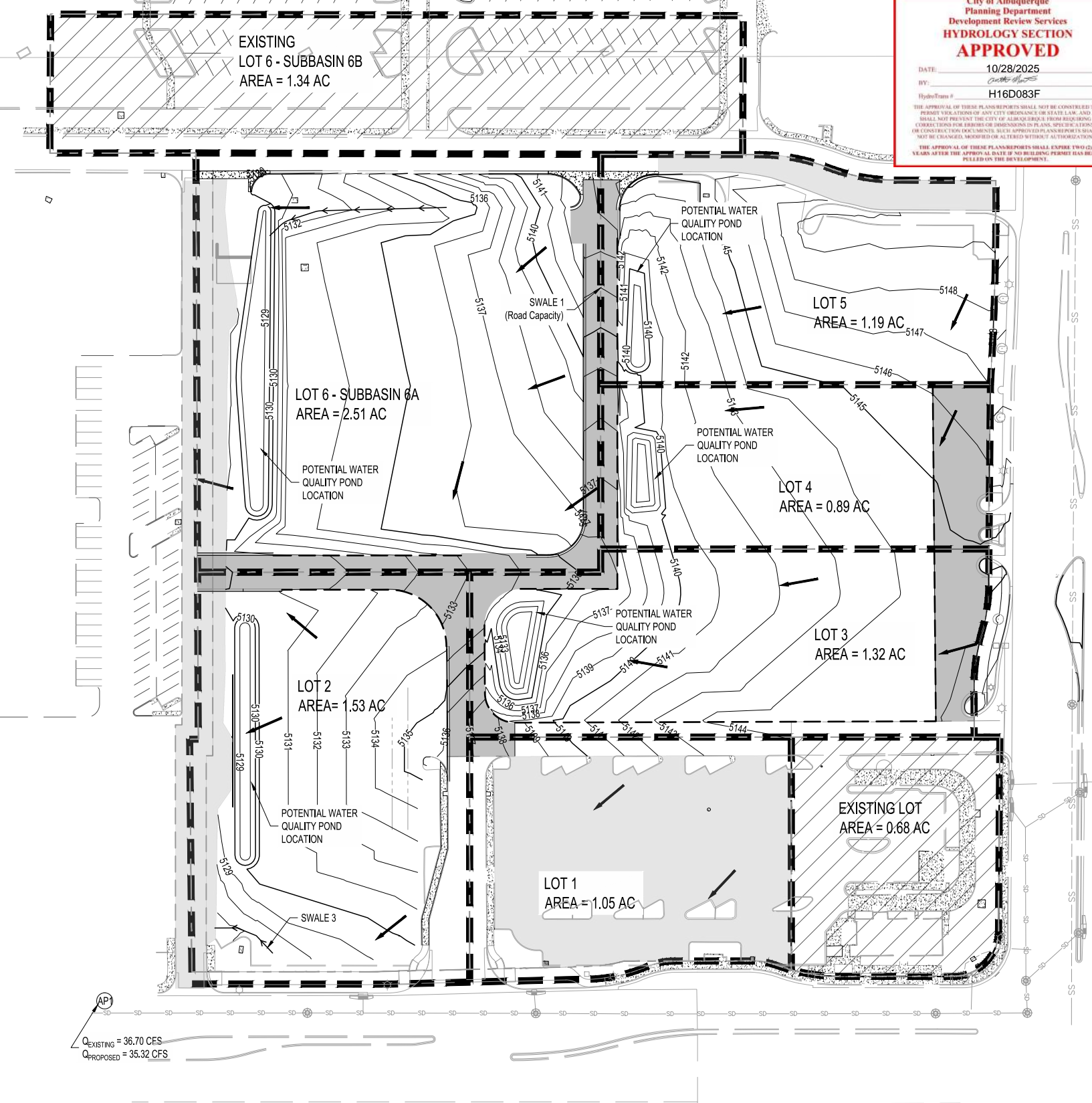
OFFSITE

LOT 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 PRESENT 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] — BASIN LIMITS
- [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.

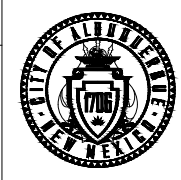
IN THE FULLY DEVELOPED CONDITIONS, THE TOTAL DISCHARGE INTO MENAUL WILL BE LESS THAN THE EXISTING DISCHARGE PRESENT IN EXISTING CONDITIONS DUE TO THE COMBINATION OF AN INCREASE IN LANDSCAPED AREA AS WELL AS POTENTIAL PONDING RETENTION VOLUME.

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

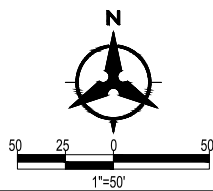
**CARLISLE AND MENAUL COMMERCIAL DEVELOPMENT
 BACKBONE INFRASTRUCTURE
 PROPOSED DMP**

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

ZONE MAP NO. H-16

CITY PROJECT NO.

SHEET NO. 1 OF 1



BHI JOB NO. BH PROJECT NUMBER