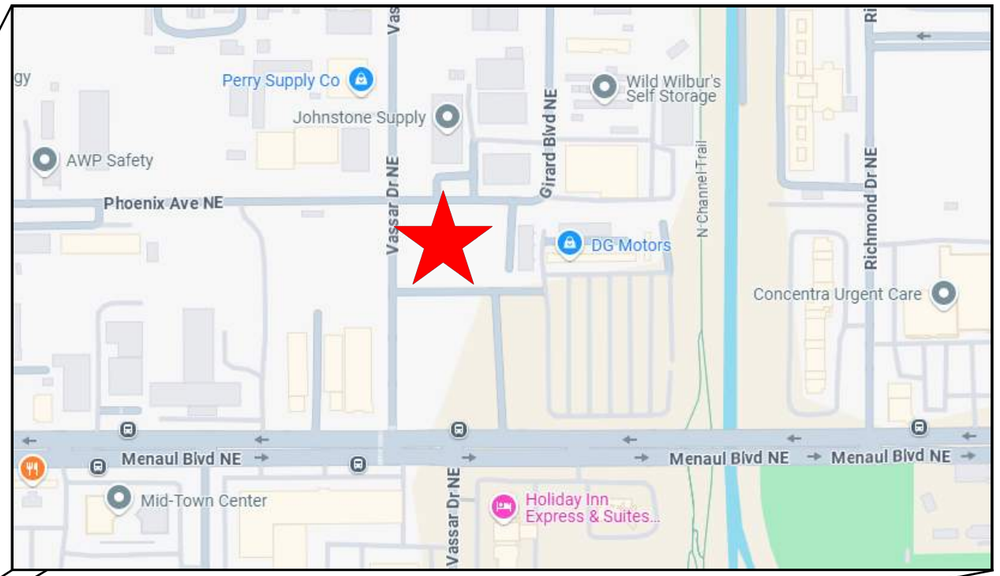
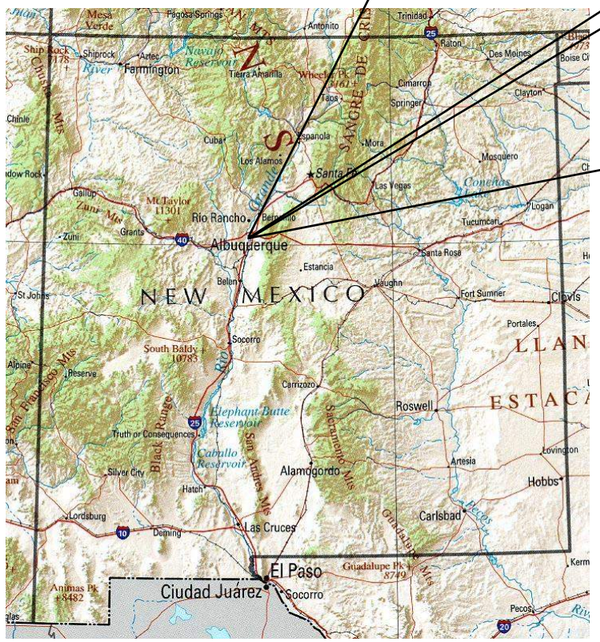
2500 PHOENIX AVE. NE

TEMPORARY SEDIMENT AND EROSION CONTROL DRAWINGS

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DRAWING INDEX





CERTIFIED PROFESSIONAL IN STORM WATER QUALITY
CPSWQ
Kelley Vincent Fetter
No. 0682

KELLEY VINCENT FETTER
NEW MEXICO
13450
REGISTERED PROFESSIONAL ENGINEER
06-30-25

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CERTIFIED PROFESSIONAL IN STORM WATER QUALITY CPSWQ

#	REVISION ITEM	DATE

VISION BUILD, INC.
2500 PHOENIX AVE. NE
ALBUQUERQUE, NM

DESIGNED BY:
K. FETTER, P.E.
DRAWN BY:
O. CHAVEZ

SHEET:
1- COVER

PROJECT DETAILS

NPDES ID: NMR1007CT, NMR1007CQ

ADDRESS: 2500 PHOENIX AVE. NE, ALBUQUERQUE, NM 87197

GPS COORDINATES: 35.110526, -106.614638

TOTAL ACREAGE: 2.04

ANTICIPATED DISTURBED ACREAGE: 2.04

FIRST RECEIVING WATER: RIO GRANDE, ALAMEDA LATERAL

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:
E&J INVESTMENTS, LLC
6509 COORS BLVD. NW,
ALBUQUERQUE, NM 87120

OWNER CONTACT:
PETER GINERIS
(505) 250-4697
PETER.GINERIS@CBRE.COM

GENERAL CONTRACTOR (GC):
VISION BUILD, INC.
1104 PARK AVE. SW
ALBUQUERQUE, NM 87102

GC CONTACT:
AARON BENNETT
(505) 238-0918
AARONB@VISIONBUILDINC.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

PHASE I: SITE PREPARATION AND PRE – CONSTRUCTION

1.PRIOR TO BEGINNING EARTH DISTURBING ACTIVITIES, THE OPERATOR(S) WILL CLEARLY DEMARCATE THE LIMITS OF DISTURBANCE WITH STAKES, RIBBONS, CONSTRUCTION FENCING, OR OTHER APPROPRIATE METHOD. THESE DEMARCATIONS 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: CONSTRUCTION ACTIVITIES

1.THE OPERATORS WILL MINIMIZE THE AREA DISTURBED AS MUCH AS FEASIBLY POSSIBLE.

2.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.

3.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.

4.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: FINAL STABILIZATION AND CONSTRUCTION COMPLETION

1.IF APPLICABLE, REVEGETATION OR LANDSCAPING SHALL BE INITIATED IMMEDIATELY UPON KNOWING WORK IN A DISTURBED AREA HAS PERMANENTLY STOPPED AND THE AREA IS NOT COVERED BY PERMANENT STRUCTURES, UNLESS INFEASIBLE. SECTION 6.5 OF THE SWPPP NARRATIVE DISCUSSES PERMANENT STABILIZATION AND ASSOCIATED DEADLINES.

2.THE OPERATORS SHALL REMOVE TEMPORARY BMPS ONLY AFTER FINAL STABILIZATION IS COMPLETE.

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NEW MEXICO
13450
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06-30-25

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O. CHAVEZ

SHEET:
2 - SWPPP 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 SWEPT 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 SWEPT 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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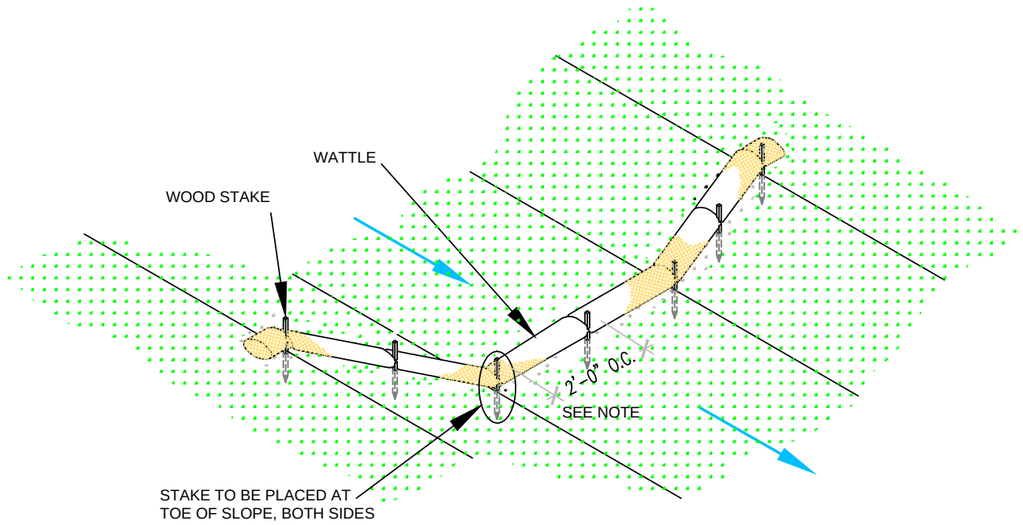
DRAWN BY:
O. CHAVEZ

SHEET:
3 - GENERAL NOTES

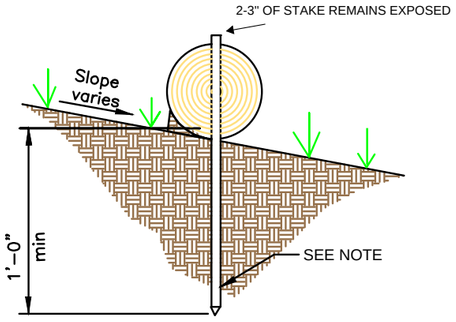
GENERAL NOTES

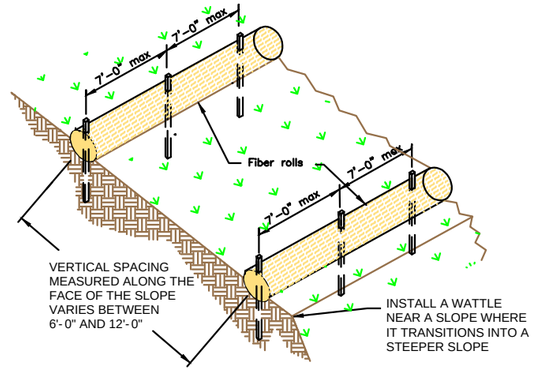


WATTLE
WITHOUT BLANKET

NTS

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





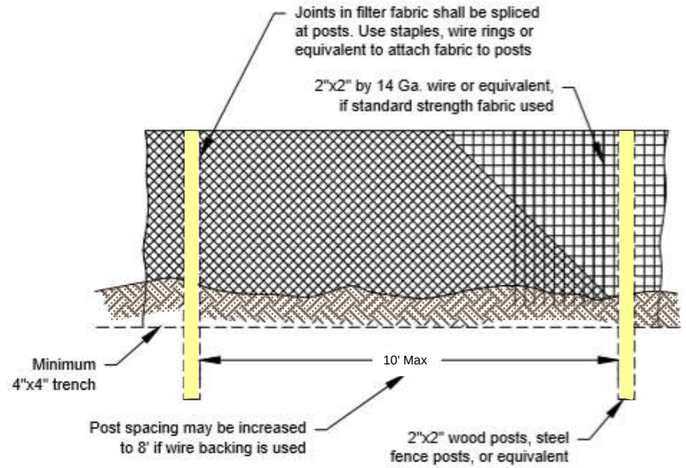
WATTLE

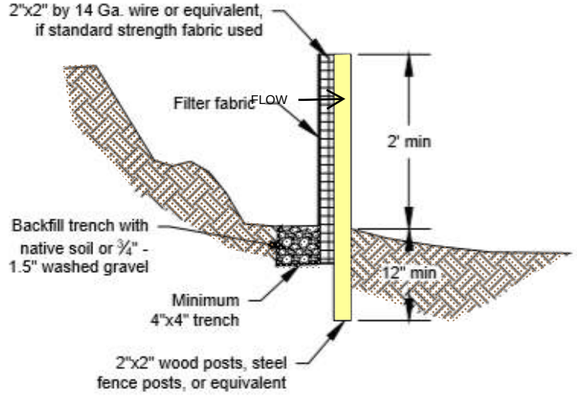
NTS

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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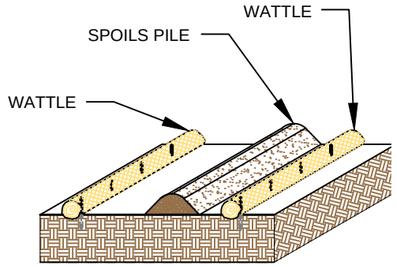
SHEET:
4



SPOILS PILE PROTECTION

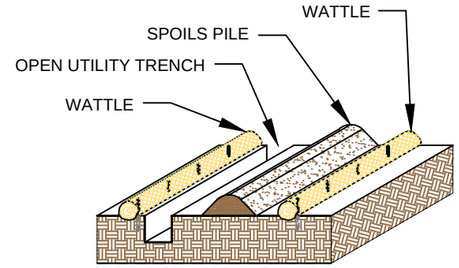
NTS

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

PLACE WATTLES CONTINOUSLY ALONG THE EXTENT OF THE SPOILS STOCKPILE.

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

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



OPEN TRENCH SPOILS PILE PROTECTION

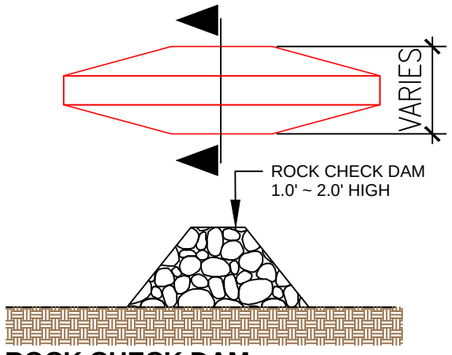
NTS

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.



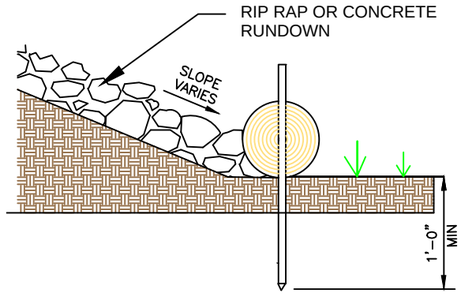
ROCK CHECK DAM

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

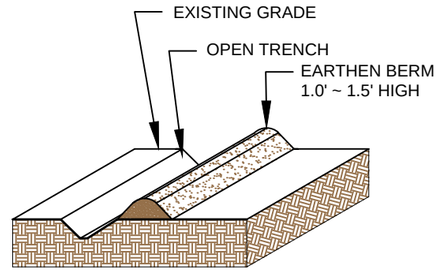
NTS

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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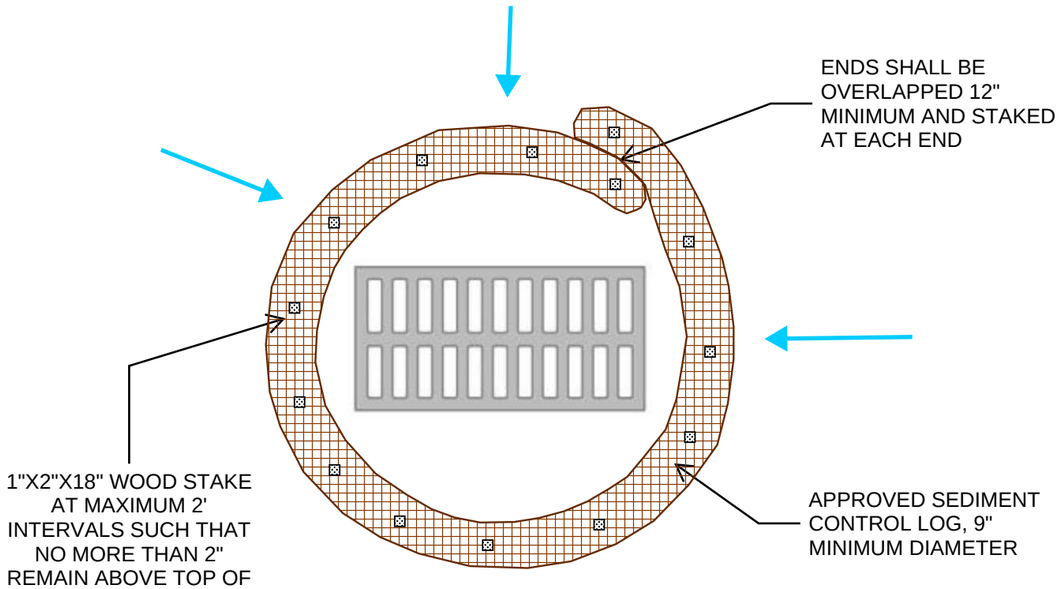
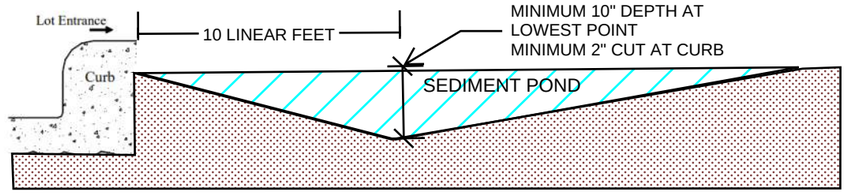


AREA INLET PROTECTION

NTS



CUTBACK CURB

NTS

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

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

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

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

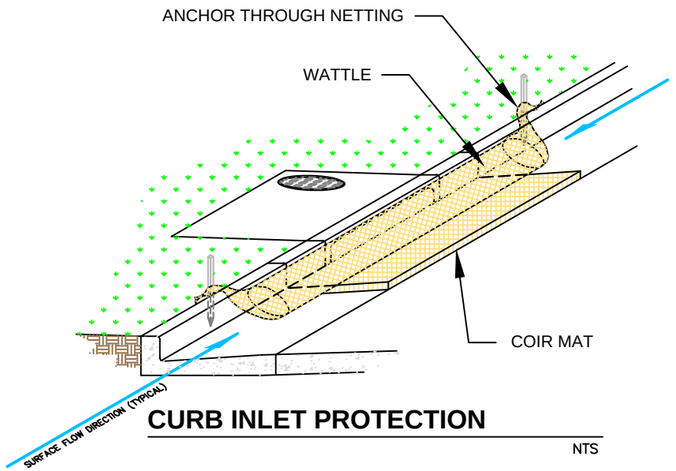
IF THE HOUSE PAD HAS BEEN STABILIZED, THE DEPTH OF THE SEDIMENT POND MAY BE REDUCED TO 4 INCHES.

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

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

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

KEEP CUTBACK AREA CLEAN AND FREE OF TRASH AND DEBRIS.



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.

CERTIFIED PROFESSIONAL CPSWQ® IN STORM WATER QUALITY®

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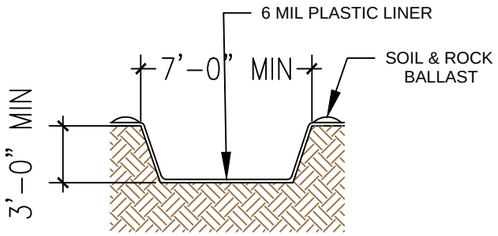
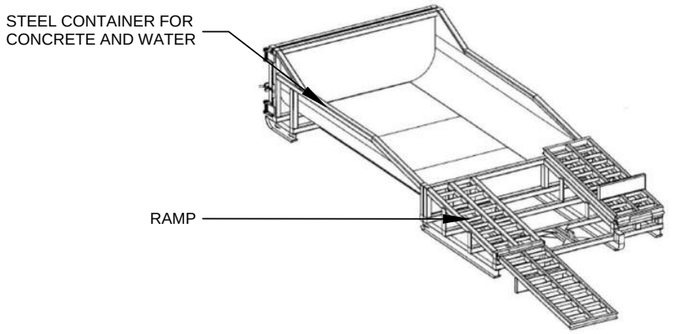


CONCRETE WASHOUT MUST BE MAINTAINED REGULARLY AND CLEANED OUT AS NEEDED

CONCRETE WASHOUT

NTS



MODULAR 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.

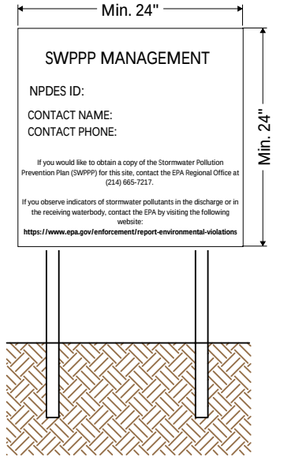
DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET, STORMDRAIN SYSTEMS OR OFF THE PROJECT SITE.

PORTABLE TOILET STAKING

NTS

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

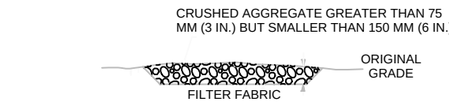
DRIVE THE STAKES OVER THE SKIDS OF THE PROTABLE TOILET, AROUND ALL SIDES.



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).

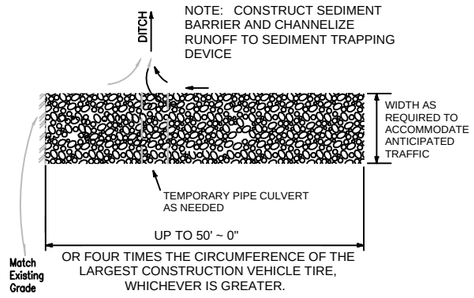
NPDES POSTING BOARD

NTS



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

DRAWING KEY

- 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
- C — CHEMICAL STORAGE
- CHECK DAM
- TEMP TOILET
- LOCATION FOR PUBLIC NOTIFICATION OF NPDES
- PROJECT BOUNDRY
- DISTURBED AREA
- PROJECT AND DISTURBED BOUNDRY
- CULVERT BLANKET
- CUTBACK CURB
- 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.

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Erosion Control
Reclamation
Seeding

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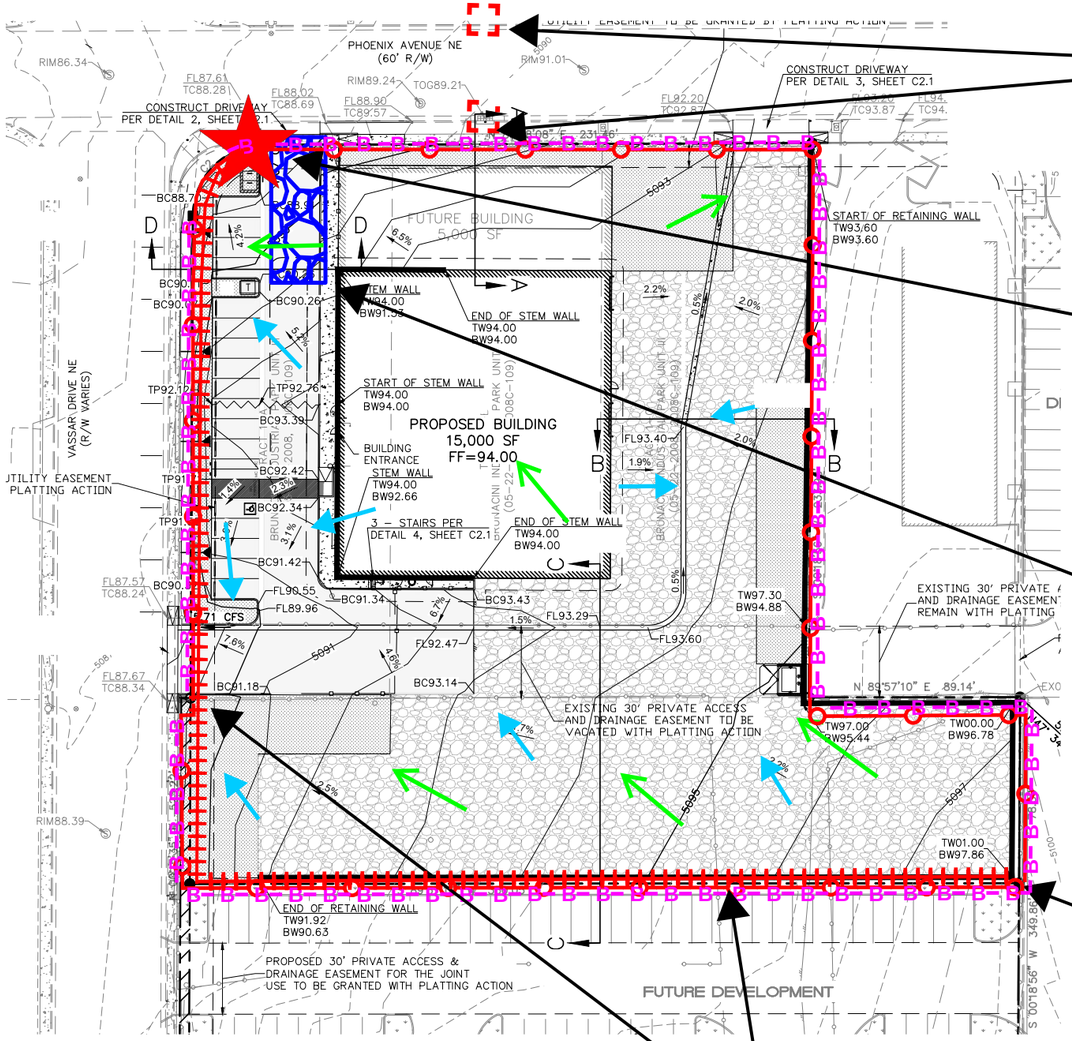
CERTIFIED PROFESSIONAL IN STORM WATER QUALITY — CPSWQ®

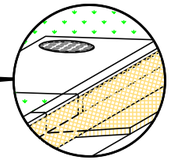
#	REVISION ITEM	DATE

VISION BUILD, INC.
2500 PHOENIX AVE. NE
BMP DETAILS

DESIGNED BY:
K. FETTER, P.E.
DRAWN BY:
O. CHAVEZ

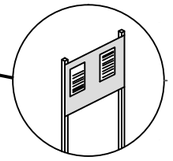
SHEET:
7





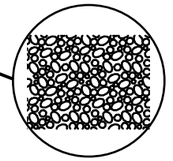
INLET PROTECTION

IMPLEMENTATION	
BMP INSTALL	BMP REMOVE



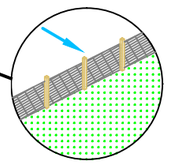
NPDES PERMITTING

IMPLEMENTATION	
BMP INSTALL	BMP REMOVE



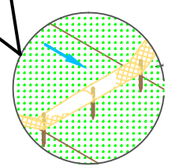
STABILIZED CONSTRUCTION ENTRANCE

IMPLEMENTATION	
BMP INSTALL	BMP REMOVE



SILT FENCE

IMPLEMENTATION	
BMP INSTALL	BMP REMOVE



WATTLE INSTALLATION

IMPLEMENTATION	
BMP INSTALL	BMP REMOVE

PERIMETER MEASRURE:

ATTACH SILT FENCE TO THE CONSTRUCTION FENCE FOR FUGITIVE DUST MITIGATION.

INSTALL SEDIMENT CONTROL LOGS AT THE BASE OF THE CONSTRUCTION FENCE IN THE IDENTIFIED AREAS FOR STORMWATER QUALITY COMPLIANCE, WIRE THE SEDIMENT CONTROL LOGS TO THE CONSTRUCTION FENCE.

BOTH OPERATORS HAVE CONTROL OVER THE PROPERTY DURING CONSTRUCTION ACTIVITIES.

N

0' 60' 120'

KELLEY VINCENT FETTER
NEW MEXICO
13450
REGISTERED PROFESSIONAL ENGINEER
06-30-25

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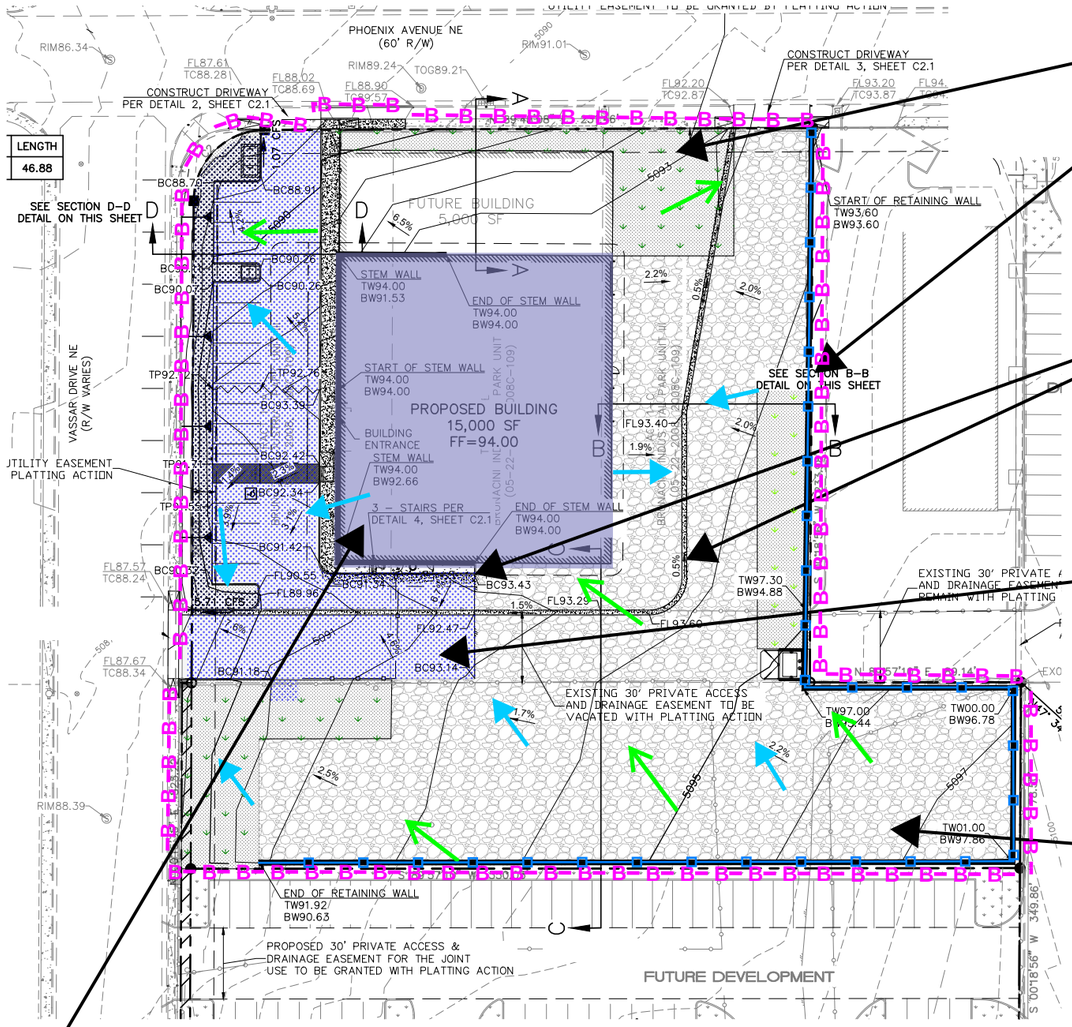
#	REVISION ITEM	DATE

VISION BUILD, INC.
2500 PHOENIX AVE. NE
TESCP

DESIGNED BY:
K. FETTER, P.E.
DRAWN BY:
O. CHAVEZ

SHEET:
8



LANDSCAPING
FINAL STABILIZATION

CONCRETE GUTTER, CURBS, SIDEWALK
FINAL STABILIZATION

ASPHALT PAVEMENT
FINAL STABILIZATION

BASE COURSE
FINAL STABILIZATION

VERTICAL STRUCTURE
FINAL STABILIZATION

0' 60' 120'

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CERTIFIED PROFESSIONAL IN STORM WATER QUALITY CPSWQ®

#	REVISION ITEM	DATE

VISION BUILD, INC.
2500 PHOENIX AVE. NE
FINAL STABILIZATION

DESIGNED BY:
K. FETTER, P.E.
DRAWN BY:
O. CHAVEZ

SHEET:
9

FLOOD PLAIN

THE SITE IS LOCATED WITHIN FLOOD ZONE X, WHICH IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." THE SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS SHOWN ON FIRM MAP 35001C0351H AND REQUIRES NO FURTHER FLOOD-PROOFING OR OTHER FLOOD MITIGATION.

METHODOLOGY

THE HYDROLOGIC ANALYSIS PROVIDED WITH THIS DRAINAGE MANAGEMENT PLAN HAS BEEN PREPARED IN ACCORDANCE WITH ARTICLE 6-2 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL. THE SITE IS IN PRECIPITATION ZONE 2 PER TABLE 6.2.7 OF SECTION 6-2(A)(1). THE DESIGN STORM FOR EXISTING AND PROPOSED HYDROLOGY IS THE 100 YEAR 6 HR EVENT. LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ACCORDING TO THE SITE CONDITIONS. THE WEIGHTED E TABLE AND EQUATIONS USED ARE SHOWN ON THIS SHEET.

EXISTING CONDITIONS

THE EXISTING 2.02 ACRES FOR THE SUBJECT IS CURRENTLY DEVELOPED AND COVERED WITH MOSTLY COMPACTED SOIL, BASE COURSE AND PAVEMENT. THERE IS APPROXIMATELY 22-FT OF FALL FROM THE SOUTHEAST TO THE NORTHWEST. AS SHOWN ON THIS SHEET, THE SITE IS DIVIDED INTO SEVEN BASINS AND REFERRED TO AS E1, E2, E3, O1, O2, O3, O4.

BASIN E1 IS THE SOUTH HALF OF THE SUBJECT SITE AND MADE OF TREATMENT C (55%) AND TREATMENT D (45%). IT GENERATES APPROXIMATELY 2.94 CFS FOR A 100-YEAR STORM.

BASIN E2 IS A MAJORITY OF THE NORTH HALF OF THE SUBJECT SITE AND IS MADE OF TREATMENT C (100%). IT GENERATES APPROXIMATELY 3.15 CFS FOR A 100-YEAR STORM.

BASIN O1 IS APPROXIMATELY 1.11 ACERS OF TRACT 5 AND IS COVERED WITH MOSTLY COMPACTED SOILS, BASE COURSE, AND PAVEMENT CONTAINING TREATMENT C (83%) AND TREATMENT D (17%). IT GENERATES APPROXIMATELY 3.62 CFS FOR A 100-YEAR STORM.

BASIN O2 IS APPROXIMATELY 0.06 ACERS OF TRACT 1-D AND IS MADE OF TREAMENT D (100%). IT GENERATES APPROXIMATELY 0.27 CFS FOR A 100-YEAR STORM.

BASIN O3 IS APPROXIMATELY 0.01 ACERS OF TRACT 1-D AND IS MADE OF TREAMENT C (100%). IT GENERATES APPROXIMATELY 0.03 CFS FOR A 100-YEAR STORM.

ALL FLOWS FROM BASIN E1, E2, O1, O2, O3 ARE DIRECTED NORTHWEST ONTO PHOENIX AVE. AND CAPTURED BY A ROADWAY CURB INLET APPROXIMATELY 75-FT WEST OF THE INTERSECTION. THE COMBINED DISCHARGE IS 10.03 CFS FOR A 100-YEAR STORM.

BASIN E3 IS THE NORTHEAST CORNER OF THE SITE AND IS MADE OF TREATMENT C (100%). IT GENERATES APPROXIMATELY 0.54 CFS FOR A 100-YEAR STORM.

BASIN O4 IS APPROXIMATELY 0.01 ACERS OF TRACT 1-D AND IS MADE OF TREATMENT C (100%). IT GENERATES APPROXIMATELY 0.04 CFS FOR A 100-YEAR STORM.

ALL FLOWS FROM BASIN E3 AND O4 CONVEYS RUNOFF ONTO PHOENIX AVE AND CAPTURED BY A ROADWAY CURB INLET APPROXIMATELY 124-FT EAST OF THE INTERSECTION. THE COMBINED DISCHARGE IS 0.58 CFS FOR A 100-YEAR STORM.

REMAINING OFFSITE FLOWS FROM TRACT 1-D ARE EXCLUDED DUE TO THE PROPERTIES USE OF STANDARD 6-INCH CURB AND GUTTER THAT DIRECTS FLOW THROUGH A 1-FOOT CONCRETE RUNDOWN INTO A VALLEY GUTTER AND DISCHARGES ONTO PHOENIX AVE AS SEEN BY FIELD OBSERVATION AND A GRADING AND DRAINAGE PLAN PREPARED BY TGC ENGINEERING, INC. (9/24/2008)

THE OFFSITE FLOWS FROM TRACTS 2, 3, AND 4 ARE EXCLUDED DUE TO THE PROPERTIES' USE OF HEADER CURBS. THE GRADING AND DRAINAGE PLAN PREPARED BY LEVI VALDEZ (2/23/2006) AND SITE INSPECTION CONFIRMS CURBING EXISTENCE.

PROPOSED CONDITIONS

ACCORDING TO THE ALBUQUERQUE MASTER DRAINAGE STUDY, VOLUME I, DATED JANUARY 1981, THE SUBJECT SITE IS ALLOWED FREE DISCHARGE ONTO VASSAR DR. AND PHOENIX AVE. THE PROPOSED INDUSTRIAL DEVELOPMENT IS DIVIDED UP INTO TWO PROPOSED BASINS AND THE EXISTING OFFSITE BASINS. THEY ARE REFERRED TO AS P1, P2, O1, O2, O3, AND O4 AS SHOWN ON THIS SHEET.

BASIN P1 IS APPROXIMATELY 0.80 ACRES AND GENERATES APPROXIMATELY 2.85 CFS FOR A 100-YEAR STORM. BASIN O2 WILL TRAVEL ONTO BASIN P1 GENERATING A COMBINED FLOW RATE OF APPROXIMATELY 3.12 CFS. FLOWS ARE DIRECTED NORTH THROUGH THE PARKING LOT BY A 2' VALLEY GUTTER AND CONVEY ONTO PHOENIX AVE.

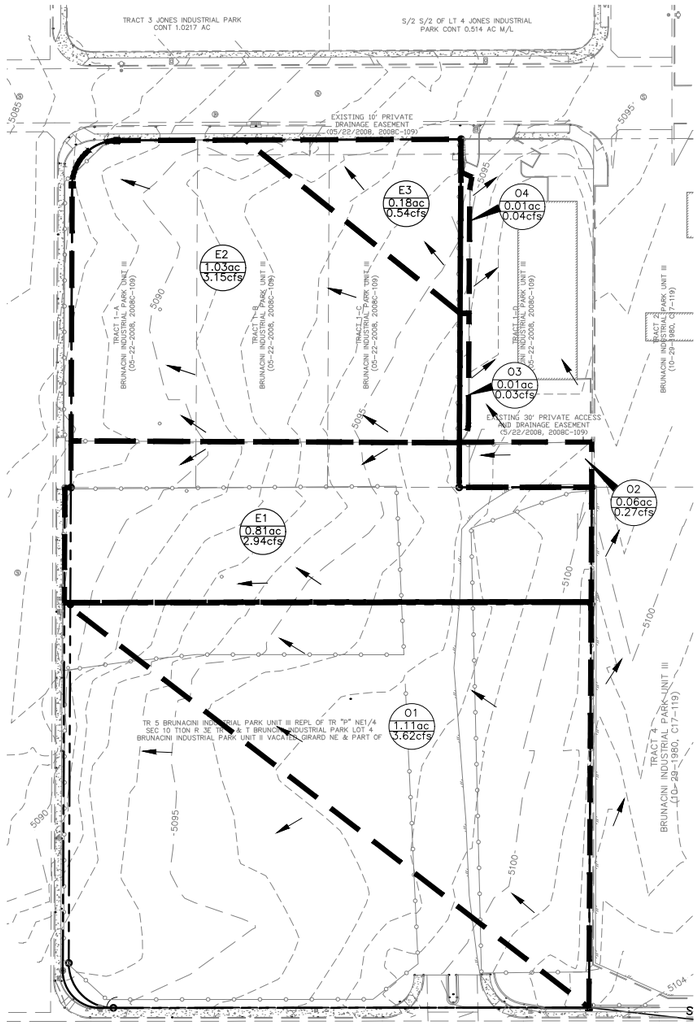
BASIN P2 IS APPROXIMATELY 1.22 ACRES AND GENERATES 4.15 CFS FOR A 100 YEAR STORM. FLOWS ARE DIRECTED SOUTH THROUGH THE PARKING LOT AND SOUTHWEST THROUGH THE GRAVEL YARD BY A 2' VALLEY GUTTER. ALL FLOWS WILL CONVEY ONTO VASSAR DR AND PHOENIX AVE.

ALL FLOWS FROM P1, P2, AND O2 WILL TRAVEL WEST ON PHOENIX AVE AND CAPTURED BY THE ROADWAY CURB INLET APPROXIMATELY 75-FT WEST OF THE INTERSECTION. THE COMBINED DISCHARGE IS APPROXIMATELY 6.78 CFS FOR A 100-YEAR STORM.

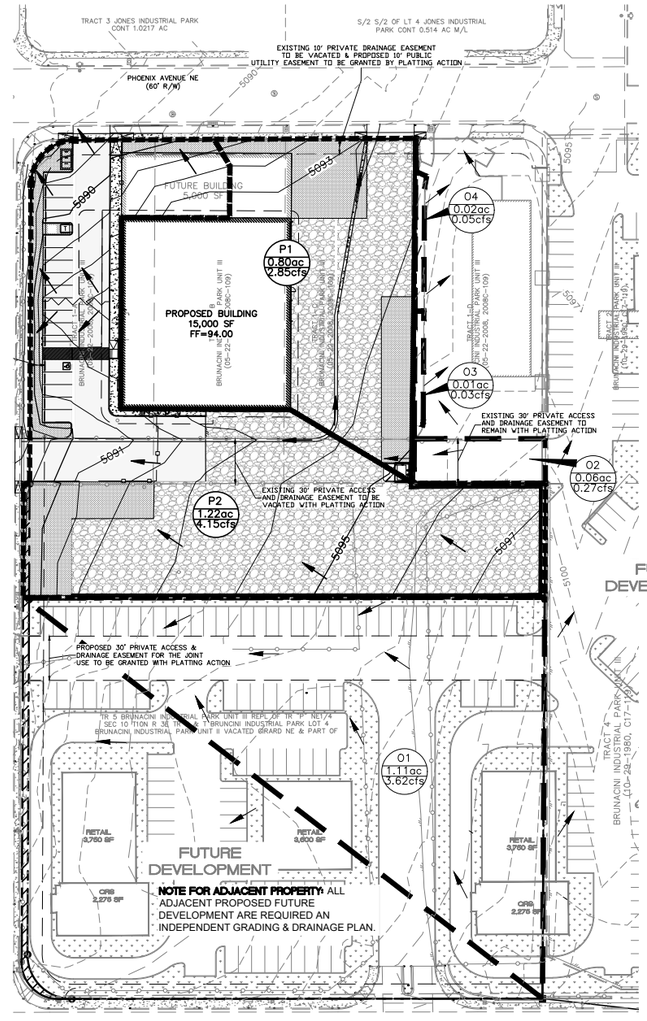
ALL FLOWS FROM BASINS O1, O2, O3, AND O4 ARE EXCLUDED FROM DRAINING ONTO SUBJECT SITE AS SHOWN ON GRADING PLAN.

STORMWATER QUALITY

ARTICLE 6-12 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL STATES THAT ALL NEW DEVELOPMENT MUST MANAGE THE STORMWATER QUALITY VOLUME BY MANAGEMENT ON-SITE OR PAYMENT-IN-LIEU. THE PROPOSED PROJECT IS UNABLE TO ACCOMMODATE MANAGEMENT ON-SITE DUE THE AMOUNT OF FALL AND THE SIZE OF THE SITE RELATIVE TO THE EXISTING 22-FT OF FALL FROM THE SOUTHEAST TO THE NORTHWEST. PAYMENT-IN-LIEU IS THE NECESSARY OPTION TO ACCOMMODATE THE REQUIREMENT. THE SITE IS LOCATED IN A METROPOLITAN REDEVELOPMENT AREA. ACCORDING TO SECTION 6-12(C)(1), PAYMENT-IN-LIEU SHALL BE WAIVED.



EXISTING BASIN MAP



PROPOSED BASIN MAP

WEIGHTED E METHOD

Existing Basins

Basin	Basin Area			Treatments								100-Year			10-Year		
	Area (sf)	Area (acres)	Area (sq miles)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
E1	35,324.5	0.81	0.001	0%	0.00	0%	0.00	55%	0.45	45%	0.36	1.615	0.109	2.94	0.944	0.064	1.70
E2	45,035.0	1.03	0.002	0%	0.00	0%	0.00	100%	1.03	0%	0.00	1.030	0.089	3.15	0.480	0.041	1.64
E3	7,766.8	0.18	0.000	0%	0.00	0%	0.00	100%	0.18	0%	0.00	1.030	0.015	0.54	0.480	0.007	0.28
O1	48,294.5	1.11	0.002	0%	0.00	0%	0.00	83%	0.92	17%	0.19	1.251	0.116	3.62	0.655	0.061	1.97
O2	2,704.1	0.06	0.000	0%	0.00	0%	0.00	0%	0.00	100%	0.06	2.330	0.012	0.27	1.510	0.008	0.17
O3	497.7	0.01	0.000	0%	0.00	0%	0.00	100%	0.01	0%	0.00	1.030	0.001	0.03	0.480	0.000	0.02
O4	574.3	0.01	0.000	0%	0.00	0%	0.00	100%	0.01	0%	0.00	1.030	0.001	0.04	0.480	0.001	0.02
Total	**140,196.9**	**3.218**	**0.00503**	**0%**		**0%**		**81%**		**19%**			**0.343**	**10.61**		**0.182**	**5.81**

Developed Basins

Basin	Basin Area			Treatments								100-Year			10-Year		
	Area (sf)	Area (acres)	Area (sq miles)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
P1	34,771.0	0.80	0.001	0%	0.00	16%	0.13	35%	0.28	49%	0.39	1.630	0.108	2.85	0.956	0.064	1.63
P2	53,229.0	1.22	0.002	0%	0.00	13%	0.16	53%	0.65	34%	0.42	1.442	0.147	4.15	0.807	0.082	2.31
O1	48,294.5	1.11	0.002	0%	0.00	0%	0.00	83%	0.92	17%	0.19	1.251	0.116	3.62	0.655	0.061	1.97
O2	2,704.1	0.06	0.000	0%	0.00	0%	0.00	0%	0.00	100%	0.06	2.330	0.012	0.27	1.510	0.008	0.17
O3	497.7	0.01	0.000	0%	0.00	0%	0.00	100%	0.01	0%	0.00	1.030	0.001	0.03	0.480	0.000	0.02
O4	574.3	0.01	0.000	0%	0.00	0%	0.00	100%	0.01	0%	0.00	1.030	0.001	0.04	0.480	0.001	0.02
Total	**90,704.1**	**2.1**	**0.0**	**0%**		**14%**		**45%**		**42%**			**0.3**	**7.3**		**0.2**	**4.1**

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)
Volume = Weighted D * Total Area
Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad
FIRST FLUSH VOLUME= Impervious Area*0.42 inches (For New Development sites)
$V_{10\text{-}DAY}=V_{6HR}+A_C(P_{10DAYS}-P_{6HR})/12$ IN/FT
P_{10DAYS} = 3.67 IN
P_{6HR} = 2.20 IN

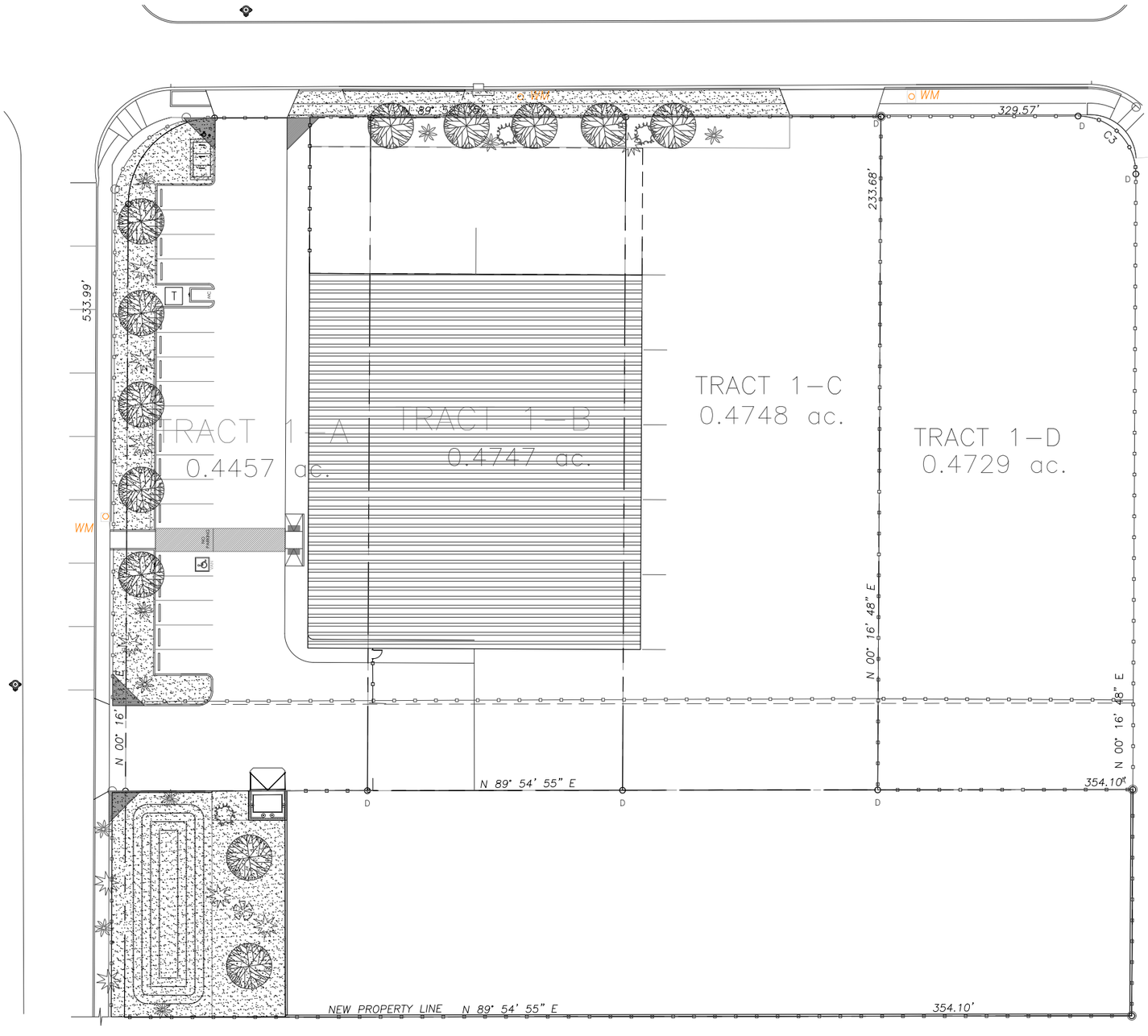
ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
05/21/2025
RONALD R. BOHANNAN P.E. #7868

MENAUL AND VASSAR
2500 PHOENIX AVE NE, ALBUQUERQUE, NM, 87107

GRADING AND DRAINAGE PLAN

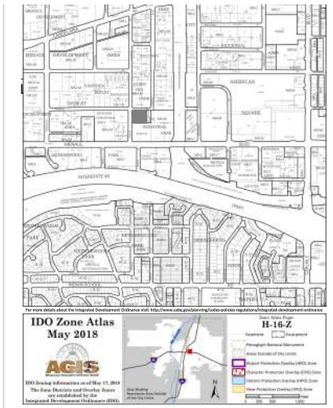
TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: JL
DATE: 1/3/2025
DRAWING
SHEET #: C2.1
JOB #: 2022093



1 LANDSCAPE PLAN
1"=20'

BAR SCALE
10' 0 20' 40'
(IN FEET)



VICINITY MAP

MEDIUM INTENSITY ZONE (MX-M)

NOTE:
ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER." A BUILD NOTE MUST BE PROVIDED REFERRING TO THE APPROPRIATE CITY STANDARD DRAWING.

TREE LANDSCAPE LEGEND:

SYMBOL	QTY.	SIZE (INSTALLED)	COMMON / BOTANICAL	MATURE (H x W)	WATER USE	COVER (EA.)	TOTAL
	12	2 + GAL	GOLDENRAIN TREE Koelreuteria paniculata	25' x 25'	M	625	6250

SHRUB LANDSCAPE LEGEND:

SYMBOL	QTY.	SIZE (INSTALLED)	COMMON / BOTANICAL	MATURE (H x W)	WATER USE	COVER (EA.)	TOTAL
	5	5 GAL	BLUE MIST SPIREA Caruyopteris x clandonensis	3' x 3'	LOW +	9	45
	10	5 GAL	SWITCHGRASS Panicum virgalum	4' x 4'	M	16	160
	9	5 GAL	PINK DOUBLE KNOCK OUT ROSE Rosa 'Pink Double Knock Out'	4' x 4'	M	16	144
	1	5 GAL	APACHE BLUME Fallugia paradoxa	6'x 7'	Low +	49	49
TOTAL SHRUB COUNT:	25				TOTAL SHRUB COVERAGE:		398

GROUND MATERIAL LANDSCAPE LEGEND:

SYMBOL	QTY.	TYPE
	9,411 S.F.	LANDSCAPE GRAVEL A WITH FITTER FABRIC, 3/4" CRUSHED GREY GRAVEL

MENAUL & VASSAR
LANDSCAPE PLAN
2500 PHOENIX AVE NE 87107
ALBUQUERQUE, NM
PROJECT #2267

REVISION DATE

STATE OF NEW MEXICO
RICHARD P. BENNETT
No. 1240
10/18/2024
REGISTERED ARCHITECT

RBA ARCHITECTURE, PC
ARCHITECTURE
PLANNING
DESIGN

DATE
10/18/2024

SHEET NUMBER
L-1.0