



SWPPP
Stormwater
Erosion Control
Reclamation
Seeding

January 7, 2026

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

RE: Casitas Del Camino at 120 60th ST NW – Erosion & Sediment Control Plan (SWQ-2025-00061)

Dear Mr. Hughes,

E2RC thanks you for your correspondence and comments regarding the Casitas Del Camino project. This letter and attachments are provided in response to your letter.

Your letter has the following items:

1. Correction of North arrows shown on pages 8-11. This item has been corrected.
2. The site map identifies the southwestern area between the buildings which appear to have proposed contours as part of the disturbed area. The sidewalks to be added in the 'Existing Development to Remain' portion of the project will not change the elevation or grading of the existing terrain. Spot elevations shown for the sidewalks correlate with contours established in actual work areas where soil disturbance occurs and will be mitigated through construction. This information is sufficient for stormwater assessment needs and construction purposes as the sidewalks are added without a change to pre- and post-construction elevations.
3. The undeveloped site west of 60th Street will drain to five ponds total. Two temporary stormwater ponds have been added totaling 2,400 cubic feet (cf) of volume. Ponds A and B will be constructed during the initial phases of work adding 2,400 cf of volume. Pond C will be constructed during the initial phases of work, adding 1,000 cf of volume. The total volume of retention for construction phases is 5,800 cf of volume. The temporary ponds will be eliminated when preparation for paving the parking areas is performed, and paving is placed in this area. Please note the addition of the drainage channel along the block wall structure on the south side of the project. This channel drains to Pond C and it will be constructed as noted in your comments.
4. Please note the calculations for the temporary ponds are attached as a supplement for design review (3,600 cf basis as discussed in 3). The specification for the pond construction is the same as the stormwater quality ponds and it is not replicated to avoid redundancy. There isn't a long-term maintenance plan for temporary ponds as they will be eliminated when paving is executed. A basin designation is called out on Sheet 8 for each pond. The SWPPP otherwise provides the specifications and schedules for all BMPs, as required by CGP Part. 9.6.1.c.i.
5. The parking lots are remove-and-replace items and not new construction. There is no grade change in these areas thus diversion channels are not required. Each lot becomes a temporary sediment basin when the asphalt is removed since the gutter and curb are not part of the reconstruction. This was not made clear on the original drawing set when it was submitted.



SWPPP
Stormwater
Erosion Control
Reclamation
Seeding

6. Add a separate sheet for demolition. This sheet is enumerated as 'AS1.3' and located as the ninth sheet in the drawing set. Notations for this work are included on Sheet 3.
7. Section 6.5 of the SWPPP discusses the site-specific temporary and permanent stabilization methods and deadlines for the project. The Reviewer is directed to Section 6.5 on Sheet 2 in the notes for "Phase III: Final Stabilization and Construction Completion". The site-specific permanent stabilization is shown on Sheets 11-12 of the plan for vertical construction, sidewalk construction, and paving activities. The landscape plan is incorporated into the erosion control drawing for reference as the final Sheet.
8. The site map works in concert with the SWPPP documentation. Comprehensive soil type descriptions are included in the SWPPP documentation as noted on Sheet 2.
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".

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

Encl. Temporary Sediment Pond Calculations with Channel/Wall Detail

Design | Comply | Restore

PROJECT: AHA CASITAS CHANNEL (TEMP.)	SHEET: 1
LOCATION:	DATE: 1-6-25
CLIENT: HBCONSET.	BY: KYF
	CHECKED:

CHANNEL DEPTH:

USE DRAINAGE AREA 0.85 AC

$$C = 0.60$$

NON-VEGETATED SILTY SAND

$$L = 5.0 \text{ in/hr}, \frac{S}{12} = 0.417 \text{ ft/hr}$$

RECTANGULAR CHANNEL

WIDTH - 4.0'

SLOPE - 0.01

$n = 0.025$, COMPACTED SILTY SAND.

$$Q = CIA$$

$$= 0.60(0.85 \times 43560) \left(\frac{0.417}{3600} \right)$$

$$\approx 2.6 \text{ cfs.} \rightarrow \text{NOW MANNING'S: } Q = \frac{1.486}{n} A R^{2/3} S^{1/2}$$

NEED AREA: $W \times D$, 2:1 RATIO

$$A = 4 + D \rightarrow 4D$$

$$W_p = 4 + 2D$$

$$R = \frac{4D}{4 + 2D}$$

SOLN:

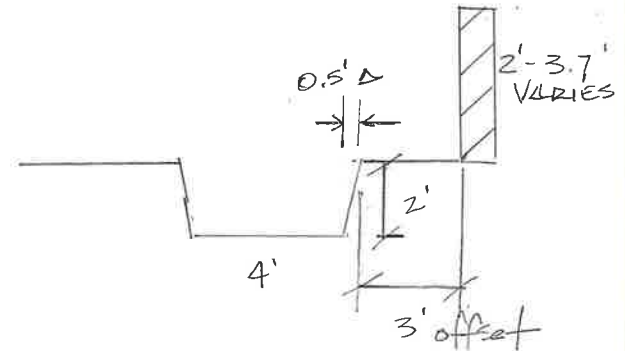
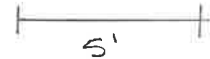
$$2.6 = \frac{1.486}{0.025} (4D) \left(\frac{4D}{4 + 2D} \right)^{2/3} (0.01)^{1/2}, \text{ TIE FOR } D$$

$$D = 0.35', A = 1.4 \text{ ft}^2, W_p = 4.7 \text{ ft}, R = 0.30 \text{ ft} \rightarrow Q \approx 2.4 \text{ cfs} \rightarrow \text{NO}$$

$$D = 0.38', A = 1.52 \text{ ft}^2, W_p = 4.76 \text{ ft}, R = 0.32 \text{ ft} \rightarrow Q \approx 2.6 \text{ cfs} \rightarrow \text{CHECK.}$$

USE $D = 0.38'$ OR $\approx 4.5 \text{ W}$, PLUS 6" FB = 10" REQ'D. - 10" \angle 24"

OK



PROJECT DETAILS

NPDES ID: NMR1007L3, NMR1007LD
 ADDRESS: 104 KNOTTS LANDING CT NW Albuquerque, NM 87105
 GPS COORDINATES: 35.082706, -106.705913
 TOTAL ACREAGE: 6.18
 ANTICIPATED DISTURBED ACREAGE: 5.50
 FIRST RECEIVING WATER: RIO GRANDE
 WATERS WITHIN ONE MILE OF PROJECT: ARENAL CANAL
 IMPAIRED/TIERED WATERS: RIO GRANDE
 ENDANGERED SPECIES: CRITERION
 SUPPORT ACTIVITIES: SEE SECTION 3.6 OF SWPPP NARRATIVE
 SOIL TYPE: SEE NRCS SOIL REPORT PROVIDED IN SWPPP BINDER
 TYPE PRE-CONSTRUCTION COVER: PAVED PARKING LOT, CONCRETE SIDEWALKS, NATIVE VEGETATION, 30% DENSITY
 STABILIZATION MEASURES AND DEADLINES: SEE SECTION 6.0 OF SWPPP NARRATIVE
 REGULATING AUTHORITY: ENVIRONMENTAL PROTECTION AGENCY (EPA)

OPERATORS

PROPERTY OWNER:
 ALBUQUERQUE HOUSING AUTHORITY
 1840 UNIVERSITY BLVD SE
 ALBUQUERQUE, NM 87106

OWNER CONTACT:
 LINDA BRIDGE
 (505) 764-3920
 LBRIDGE@ABQHA.ORG

GENERAL CONTRACTOR (GC):
 HB CONSTRUCTION, INC.
 3010 MONTE VISTA BLVD NE
 ALBUQUERQUE, NM 87106

GC CONTACT:
 ANDREW KONNICK
 (505) 228-0632
 ANDREWK@HBCONSTRUCTION.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 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: 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.



					DATE
					REVISION ITEM
					#

**HB CONSTRUCTION, INC.
 CASITAS DEL CAMINO
 SWPPP NOTES**



- SWPPP
- Stormwater
- Erosion Control
- Reclamation
- Seeding

www.e2rc.com | 505.867.4040

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

**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.

DEMOLITION REQUIREMENTS:

PROVIDE WASTE CONTAINERS (E.G., DUMPSTERS, TRASH RECEPTACLE OF SUFFICIENT SIZE AND NUMBER TO CONTAIN CONSTRUCTION AND DOMESTIC WASTES PER CGP 2.3.3.E, INCLUDING DEMOLITION DEBRIS.

FOR WASTE CONTAINERS WITH LIDS, KEEP WASTE CONTAINER LIDS CLOSED WHEN NOT IN USE, AND CLOSE LIDS AT THE END OF THE BUSINESS DAY AND DURING STORM EVENTS.

FOR WASTE CONTAINERS WITHOUT LIDS, KEEP WASTE CONTAINER LIDS PROVIDE EITHER COVER (E.G., A TARP, PLASTIC SHEETING, TEMPORARY ROOF) TO MINIMIZE EXPOSURE OF WASTES TO PRECIPITATION OR A SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE THE DISCHARGE OF POLLUTANTS (E.G., SECONDARY CONTAINMENT).

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.



					DATE
					REVISION ITEM
					#

**HB CONSTRUCTION, INC.
CASITAS DEL CAMINO
SWPPP NOTES**

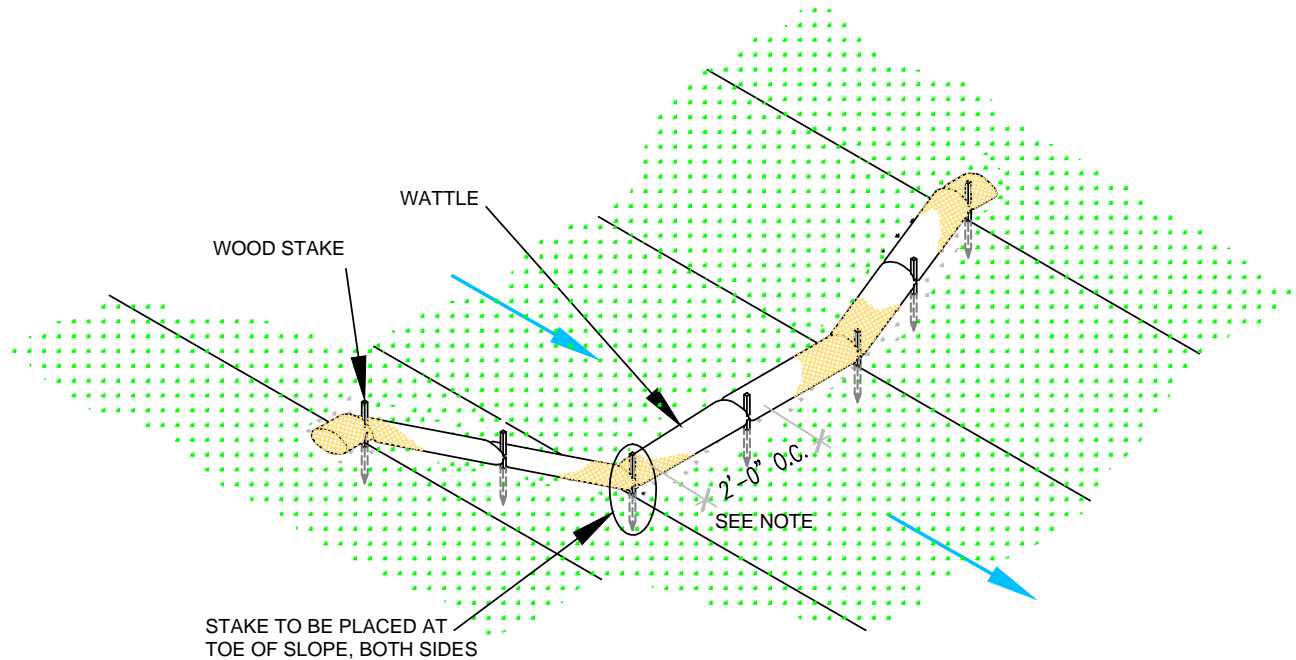


- SWPPP
- Stormwater
- Erosion Control
- Reclamation
- Seeding

www.e2rc.com | 505.867.4040

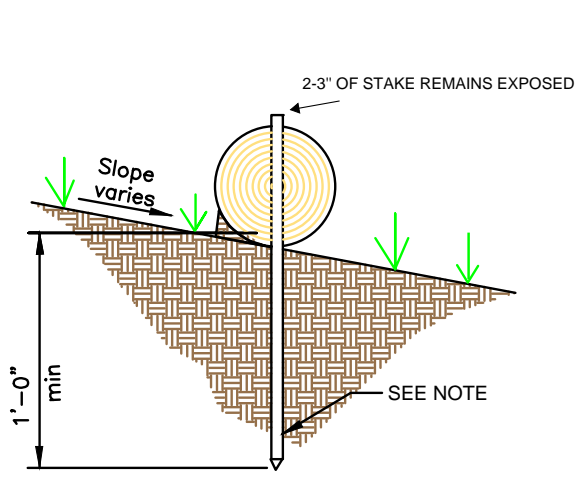
DESIGNED BY:
K. FETTER, P.E.
DRAWN BY:
O. CHAVEZ

**SHEET:
3 - GENERAL
NOTES**



WATTLE WITHOUT BLANKET

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



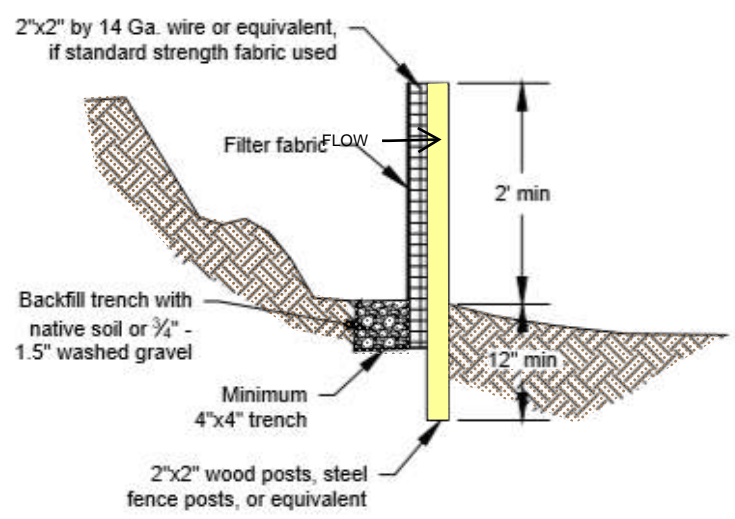
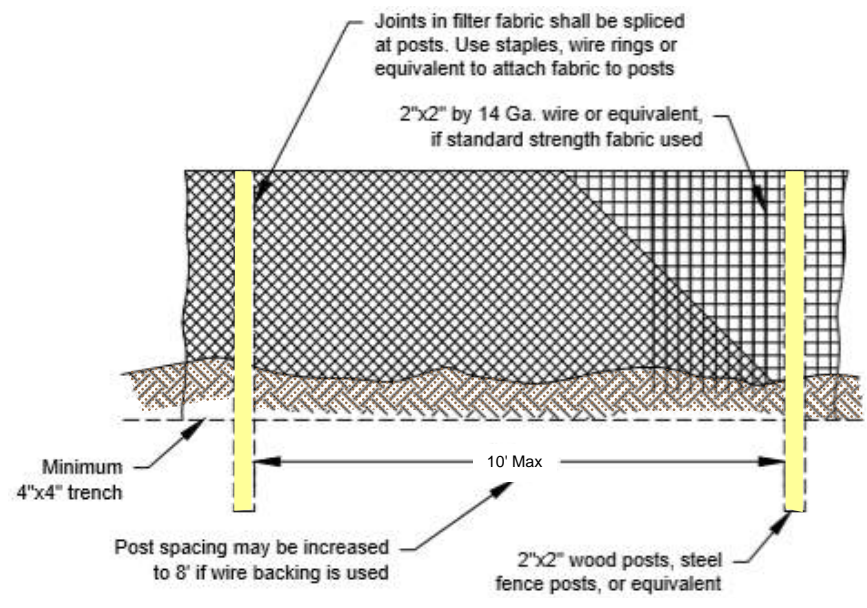
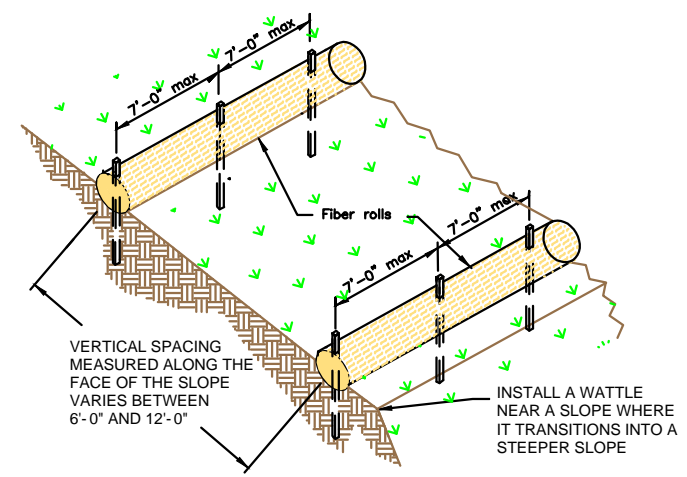
WATTLE

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.



www.e2rc.com | 505.867.4040

- SWPPP
- Stormwater
- Erosion Control
- Reclamation
- Seeding

DATE	REVISION ITEM	#

HB CONSTRUCTION, INC.
CASITAS DEL CAMINO
BMP DETAILS

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

SHEET:

4



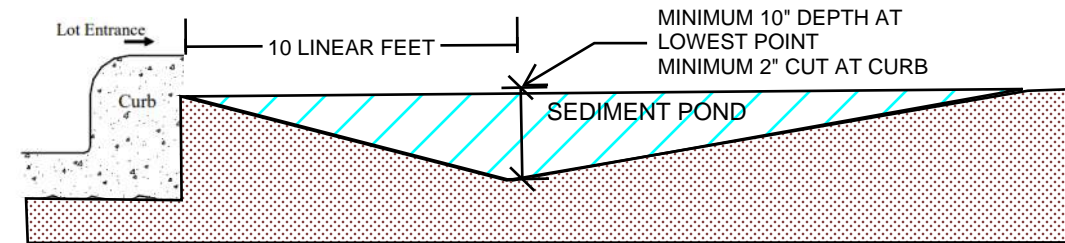
DATE	REVISION ITEM	#

HB CONSTRUCTION, INC.
CASITAS DEL CAMINO
BMP DETAILS

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

SHEET:

6



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.

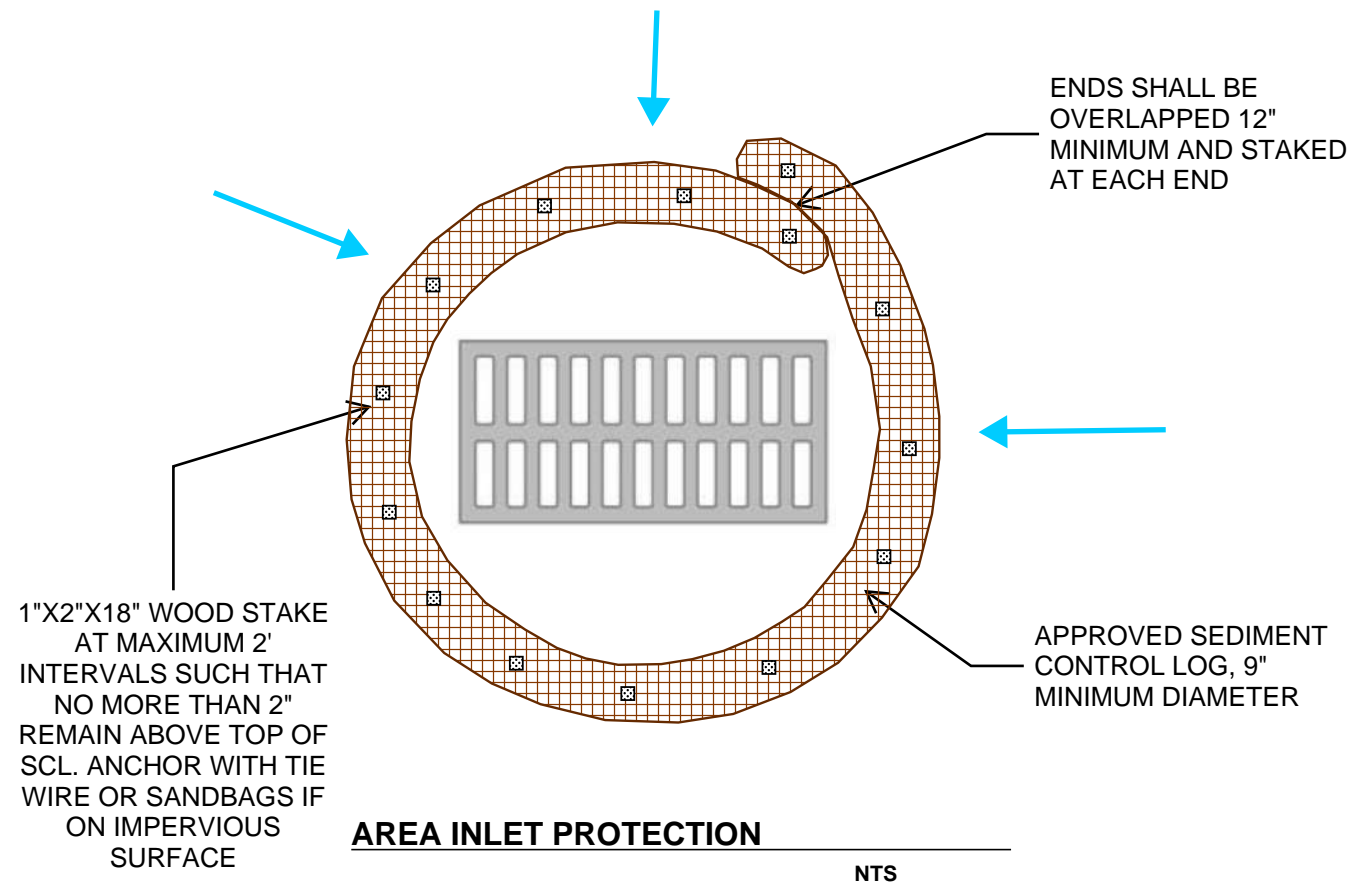
IF THE HOUSE PAD HAS BEEN STABILIZED, THE DEPTH OF THE SEDIMENT POND MAY BE REDUCED TO 4 INCHES.

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.

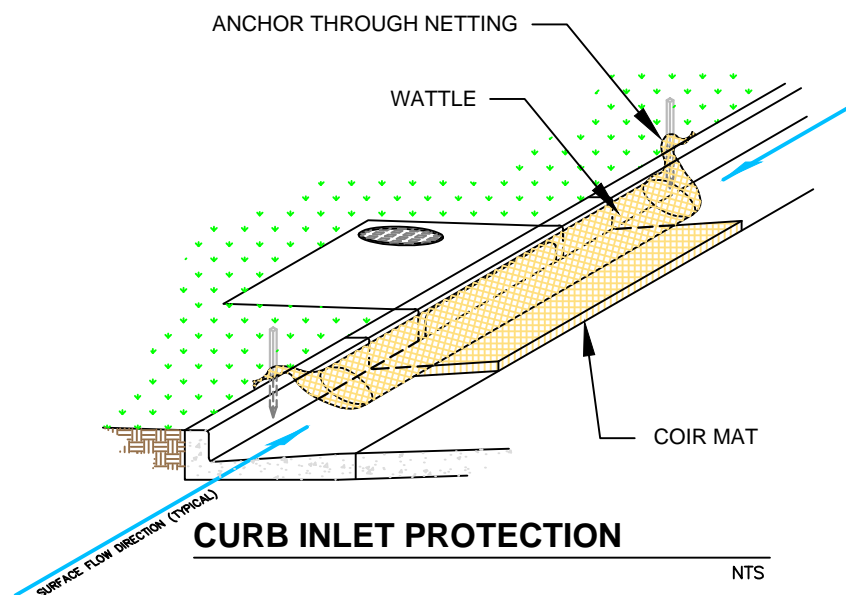


AREA INLET PROTECTION

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

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.

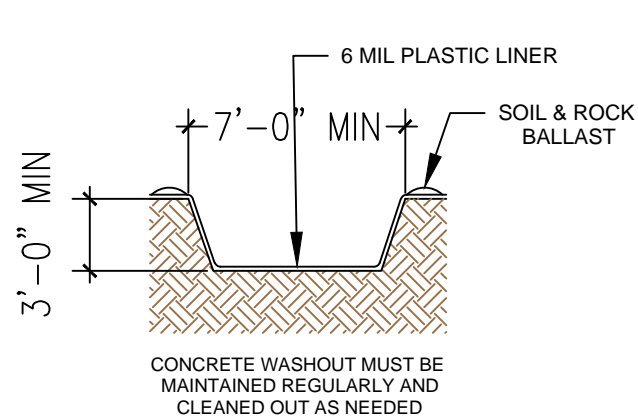
PLACE WATTLES ON TOP OF THE MAT CLOSEST TO THE INLET OPENING AND CURB.

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

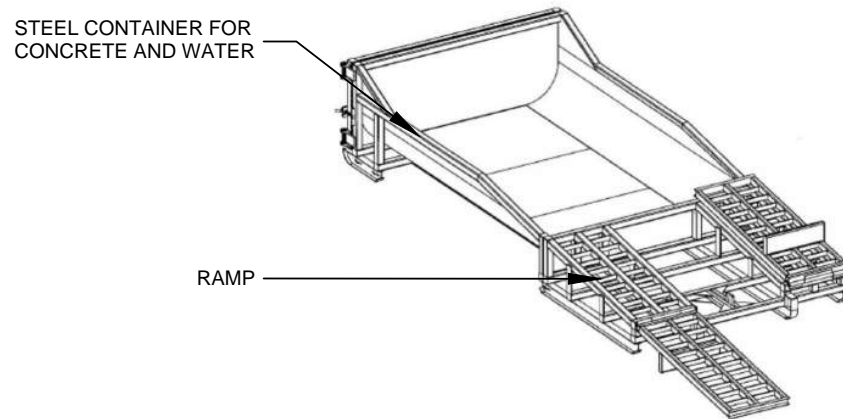
NTS

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

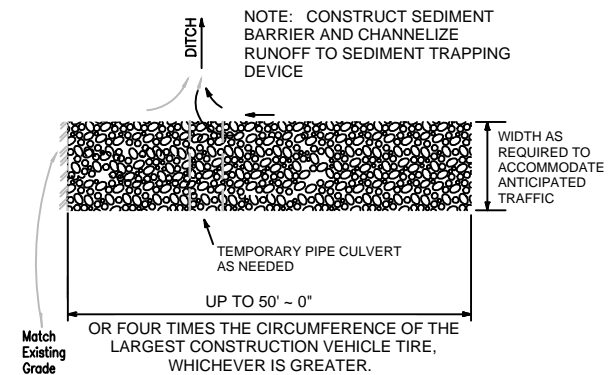
CRUSHED AGGREGATE GREATER THAN 75 MM (3 IN.) BUT SMALLER THAN 150 MM (6 IN.)



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

SECTION B-B

NTS



STABILIZED CONSTRUCTION ENTRANCE

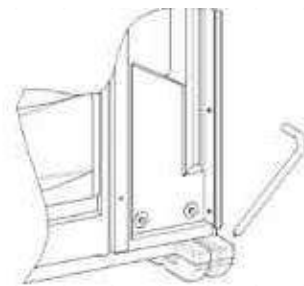
NTS

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.

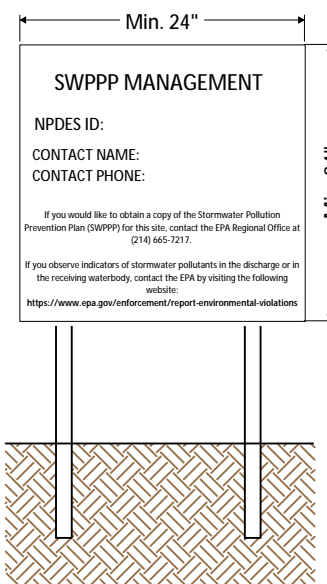


PORTABLE TOILET STAKING

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).

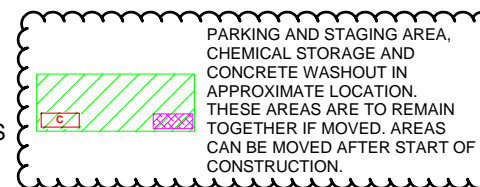
NPDES POSTING BOARD

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



DRAWING KEY



- SWPPP
- Stormwater
- Erosion Control
- Reclamation
- Seeding

www.e2rc.com | 505.867.4040

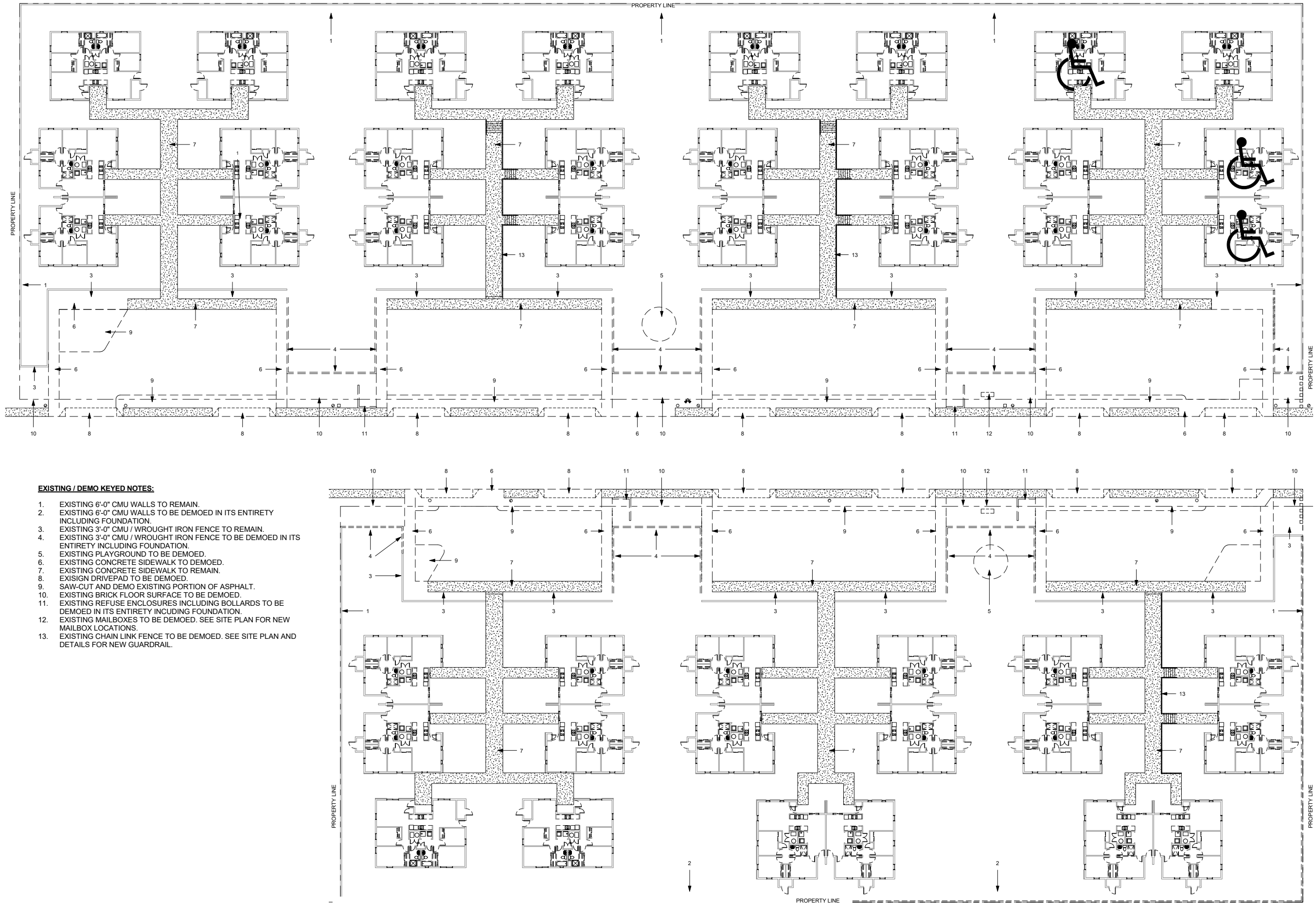
DATE	REVISION ITEM	#

HB CONSTRUCTION, INC.
CASITAS DEL CAMINO
BMP DETAILS

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

SHEET:

7



EXISTING / DEMO KEYED NOTES:

1. EXISTING 6'-0" CMU WALLS TO REMAIN.
2. EXISTING 6'-0" CMU WALLS TO BE DEMOED IN ITS ENTIRETY INCLUDING FOUNDATION.
3. EXISTING 3'-0" CMU / WROUGHT IRON FENCE TO REMAIN.
4. EXISTING 3'-0" CMU / WROUGHT IRON FENCE TO BE DEMOED IN ITS ENTIRETY INCLUDING FOUNDATION.
5. EXISTING PLAYGROUND TO BE DEMOED.
6. EXISTING CONCRETE SIDEWALK TO DEMOED.
7. EXISTING CONCRETE SIDEWALK TO REMAIN.
8. EXISIGN DRIVEPAD TO BE DEMOED.
9. SAW-CUT AND DEMO EXISTING PORTION OF ASPHALT.
10. EXISTING BRICK FLOOR SURFACE TO BE DEMOED.
11. EXISTING REFUSE ENCLOSURES INCLUDING BOLLARDS TO BE DEMOED IN ITS ENTIRETY INCLUDING FOUNDATION.
12. EXISTING MAILBOXES TO BE DEMOED. SEE SITE PLAN FOR NEW MAILBOX LOCATIONS.
13. EXISTING CHAIN LINK FENCE TO BE DEMOED. SEE SITE PLAN AND DETAILS FOR NEW GUARDRAIL.

① Demo Site Plan
1" = 20'-0"

easy as pie



JEEBS & ZUZU, LLC.
Architecture
Construction
Design-Build

5924 ANAHEIM AVENUE NE SUITE A
 ALBUQUERQUE, NM 87113
 P. 505-797-1318



job no:	-
drawn:	EAM
checked:	J&Z
date:	Feb. 6, 2025

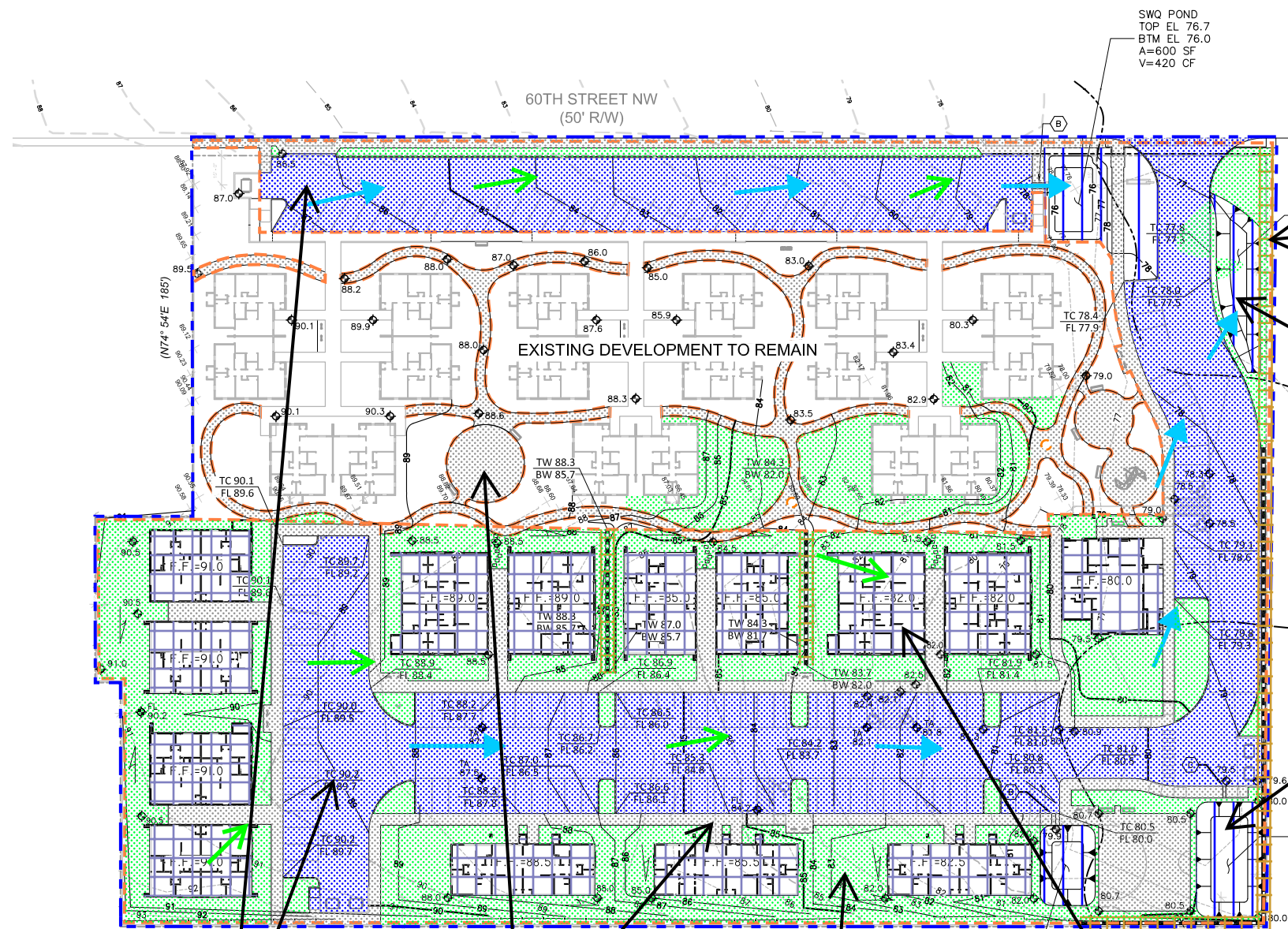
www.jeebsandzuzu.com

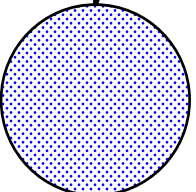
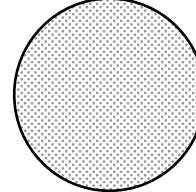
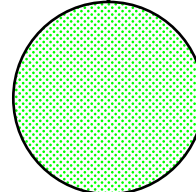
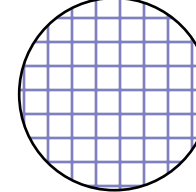
EXISTING / DEMO SITE PLAN

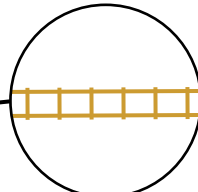
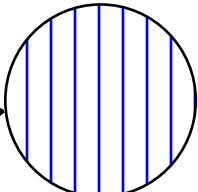
CASTAS DEL CAMINO

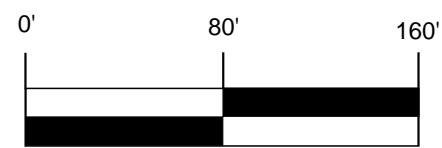
60th Street NW
 Albuquerque, NM 87105

sheet no:
AS1.3



 ASPHALT PAVING FINAL STABILIZATION	 CONCRETE PAVING FINAL STABILIZATION	 LANDSCAPING - SEE APPROVED LANDSCAPING PLAN FINAL STABILIZATION	 VERTICAL STRUCTURE FINAL STABILIZATION
--	---	--	--

 RETAINING WALL FINAL STABILIZATION
 PERMANENT STORMWATER QUALITY POND FINAL STABILIZATION



- SWPPP
- Stormwater
- Erosion Control
- Reclamation
- Seeding

DATE	REVISION ITEM	#

HB CONSTRUCTION, INC.
 CASITAS DEL CAMINO
 TESCP

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

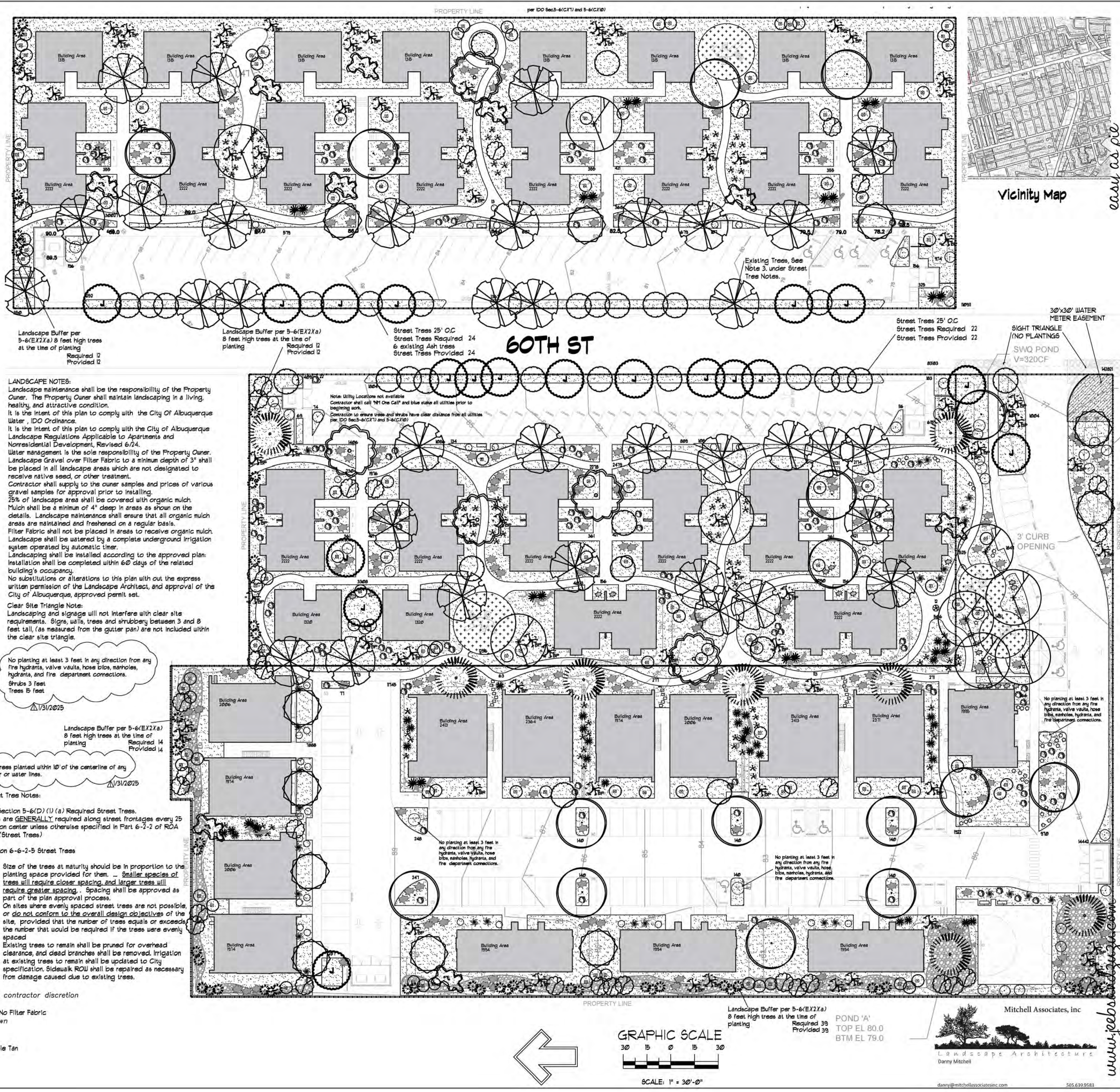
SHEET:

LANDSCAPE LEGEND									
TREES									
QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	25' CANOPY	WATER USE	COVERAGE	COVERAGE ALLOWED @600PF	TOTAL COVERAGE	
3	Varies	Existing Trees To be preserved	40x30	35	M	101	600	2,000	
9	2" CAL	Chinese Pistache <i>Pistacia chinensis</i>	40x35	9	M	962	600	5,400	
8	6'	Austrian Pine <i>Pinus nigra</i>	35x25	8	M	491	491	3,528	
5	2" CAL	Oak <i>Quercus emoryi</i>	35x35	5	M	962	600	3,000	
3	30" Box	Grape Myrtle <i>Chorodendron</i> Tree Farm- multi trunk <i>Lagerstroemia 'cherokee'</i>	35x15		M	111	111	1,500	
12	2" CAL	Palm Yucca <i>Yucca faxoniana</i> Note: Install 3 Boulders and 150sf cobble accent.	15x6		L	28	28	339	
34	2" CAL	Redbud <i>Cercis canadensis</i> 'Pink pom poms'	15x12		M	113	113	3,842	
11	2" CAL	Desert Willow <i>Chilopsis linearis</i>	20x25	11	L	491	491	5,391	
18	2" CAL	Golden Rain Tree <i>Koelreuteria paniculata</i>	25x25	18	M	491	491	9,322	
16	2" CAL	Western Soapberry <i>Sapindus drummondii</i>	30x30	16	M	101	600	9,600	
32	2" CAL	Paul's scarlet hawthorn <i>Crataegus laevigata</i>	25x15		M	111	111	5,652	
50	4'-6'	Upright Juniper <i>Upright Juniper</i>	12x6		M	28	28	1,400	
TOTAL TREES:	240			103		TOTAL COVERAGE:		10,469	

Note: Trees shall be pruned for overhead line clearance and dead branches shall be removed. Irrigation shall be updated to city spec. Sidewalk ROW shall be repaired as necessary from damage caused due to existing trees.

Shrubs & Groundcovers									
QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE			
118	5 Gal	India Hawthorn <i>Raphiolepis indica</i>	3x4	M	12.56	1,495			
21	5 Gal	Beargrass <i>Nolina texana</i>	4x4	L	12.56	339			
43	5 Gal	Deep Blue Lavender <i>Lavender angustifolia 'Hidcote'</i>	2x3	L	1.01	304			
32	5 Gal	Turpentine Bush <i>Ericameria laricifolia</i>	3x4	L	12.56	402			
118	5 Gal	Gro-Low Sumac <i>Rhus aromatica 'Gro-Low'</i>	3x8	L	50.24	5,928			
13	5 Gal	Yellow Bird of Paradise <i>Caesalpinia gilliesii</i>	8x10	L	18.5	5,131			
7	5 Gal	Chamisa <i>Chrysothamnus nauseosus</i>	5x5	L	19.63	131			
21	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	6x5	L	19.63	530			
31	5 Gal	Sotal Yucca <i>Dasyliodon wheeleri</i>	6x1	L	38.41	1,193			
93	5 Gal	Red Yucca <i>Dasyliodon wheeleri</i>	3x3	L	10.100	656			
196	5 Gal	Buffalo Juniper <i>Juniperus sabina 'Buffalo'</i>	1x8	M	50.2400	9,841			
19	5 Gal	Knock Out Roses <i>Rosa 'Knock Out'</i>	3x4	L	12.5600	239			

LANDSCAPE CALCULATIONS FOR R-M-L	
TOTAL LOT AREA (sf)	336,915
TOTAL BUILDING AREA (sf)	-18,135
TOTAL NET-LOT AREA (sf)	318,780
LANDSCAPE REQUIREMENT	x0.25
TOTAL LANDSCAPE REQUIRED (25%)	64,695
TOTAL ON-SITE LANDSCAPE PROVIDED	128,599
TREE CANOPY up to 600ft dia + GROUNDCOVER REQUIRED (75% of total landscape provided)	91,799
TREE CANOPY + GROUNDCOVER PROVIDED	91,271
GROUNDCOVERS REQUIRED (25% of total vegetative coverage required)	24,300
GROUNDCOVERS PROVIDED	26,802
Parking Lot Landscape Area Calculation	
Total Parking	132 spaces
180' of each x 132 spaces = landscape required	23,760
23,760 x 0.15 = 3564	3,564
Landscape Provided (sf)	13,299
One (1) tree is required per 10 parking spaces.	
Tree Required	13
Tree Provided	33
At least 75 percent deciduous canopy-type shade trees.	
Deciduous Tree Required	10
Deciduous Tree Provided	33
Organic Mulch (refer to IDO sheet)	
Note, Each Tree, min 5' rad. 185	240 Trees x 185 sf = 44,400
See Tree Detail, a 5' radius of wood mulch is required around each tree w/out Filter Fabric	
Note, Each Shrub, min 3' rad. 28.3	185 Shrubs x 28.3 sf = 5,216
Total Mulch Provided (area sf)	41,056
Volume Required (area x 3" min = cf)	24,300
Gravel or Crusher Fines (refer to IDO sheet)	
Total Landscaped Area	128,599
15% maximum gravel or crusher fines	9,133
Gravel or Crusher Fines Provided (41%)	61,112



LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain landscaping in a living, healthy, and attractive condition. It is the intent of this plan to comply with the City of Albuquerque Water, IDO Ordinances. It is the intent of this plan to comply with the City of Albuquerque Landscape Regulations Applicable to Apartments and Nonresidential Development, Revised 6/24. Water management is the sole responsibility of the Property Owner. Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed, or other treatment. Contractor shall supply to the owner samples and prices of various gravel samples for approval prior to installing. 75% of landscape area shall be covered with organic mulch. Mulch shall be a minimum of 4" deep in areas as shown on the details. Landscape maintenance shall ensure that all organic mulch areas are maintained and refreshed on a regular basis. Filter Fabric shall not be placed in areas to receive organic mulch. Landscape shall be watered by a complete underground irrigation system operated by automatic timer. Landscaping shall be installed according to the approved plan. Installation shall be completed within 60 days of the related building's occupancy. No substitutions or alterations to this plan without the express written permission of the Landscape Architect, and approval of the City of Albuquerque, approved permit set. Clear Site Triangle Note: Landscaping and signage will not interfere with clear site requirements. Signs, walls, trees and shrubbery between 3 and 8 feet tall, (as measured from the gutter pan) are not included within the clear site triangle.

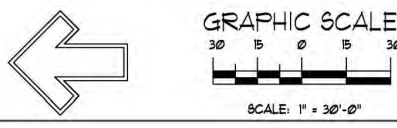
No planting at least 3 feet in any direction from any fire hydrants, valve vaults, hose bibs, manholes, hydrants, and fire department connections. Shrubs 3 feet Trees 15 feet

Per Section 5-6(D) (1) (a) Required Street Trees. Trees are GENERALLY required along street frontages every 25 feet on center unless otherwise specified in Part 6-2-2 of ROA 1994 (Street Trees)

Section 6-6-2-2 Street Trees (A)

- Size of the trees at maturity should be in proportion to the planting space provided for them. Smaller species of trees will require closer spacing and larger trees will require greater spacing. Spacing shall be approved as part of the plan approval process.
- On sites where evenly spaced street trees are not possible or do not conform to the overall design objectives of the site, provided that the number of trees equals or exceeds the number that would be required if the trees were evenly spaced.
- Existing trees to remain shall be pruned for overhead clearance, and dead branches shall be removed. Irrigation at existing trees to remain shall be updated to City specification. Sidewalk ROW shall be repaired as necessary from damage caused due to existing trees.

REHAB:	NEW CONSTRUCTION:
THREE BEDROOM 32	TWO BEDROOM 30
FOUR BEDROOM 10	THREE BEDROOM 16
	TOTAL UNITS 88
Usable open space, minimum: 350 sq.ft/unit	Usable open space, Provided: 126,879 sq.ft
Usable open space, Required:	1 Tree Per Ground Floor Dwelling
	1 Tree Per Second Floor Dwelling
	88
	Required: 240
	Provided: 240
	Total Trees: 240
	50% Trees Required shall have 25ft Canopy
	Required: 44
	Provided: 103
2-3cf Boulders To be placed at contractor discretion	36
Landscape Gravel / No Filter Fabric Mountainair Brown	96,509
Playground Mulch	3,124
2-4" Fractured Cobble Tan	6,659



5924 ANAHEIM AVENUE SUITE A
ALBUQUERQUE, NM 87113
P. 505-797-1318

JEEBS & ZUZU, LLC.
Architecture
Construction
Design-Build



job no: -
drawn: FV
checked: DM
date: 1/31/2025

Project No: 2023-056
sheet no: **LS-101**
of 104

Mitchell Associates, Inc
LANDSCAPE ARCHITECTURE
DANNY MITCHELL
danny@mitchellassociatesinc.com 505.639.9583