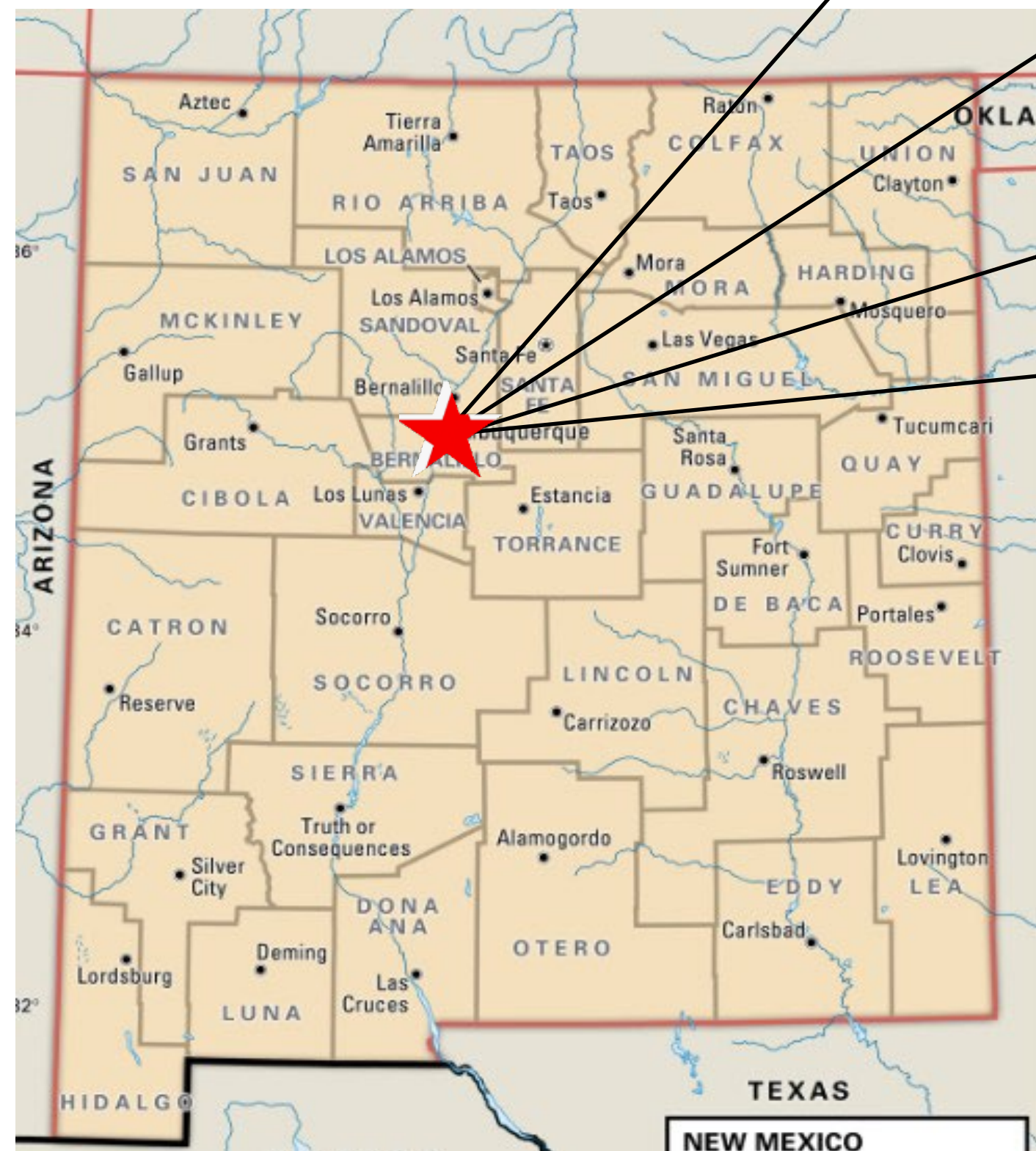
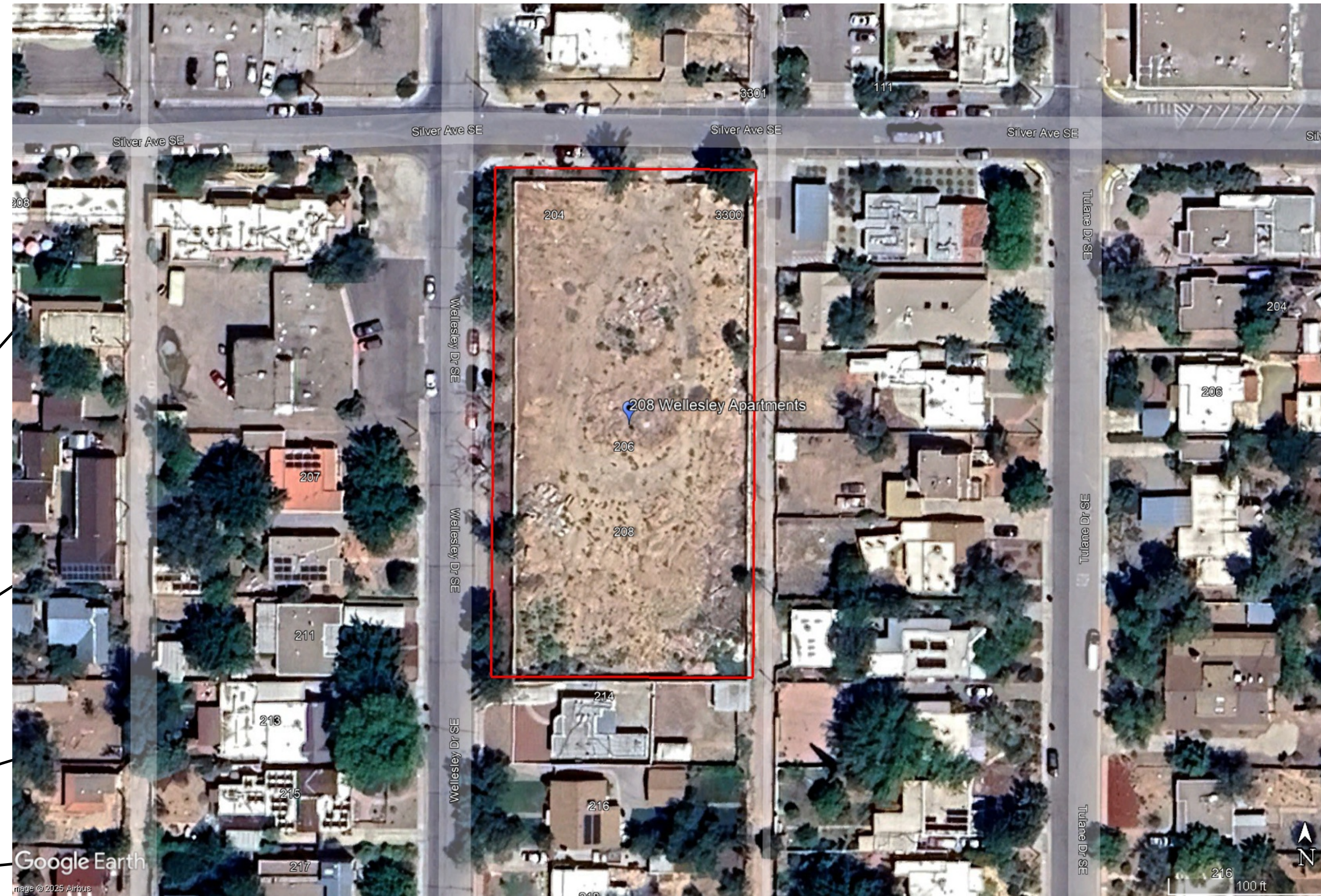


# Solana Apartments

208 Wellesley Drive SE, Albuquerque, NM 87106

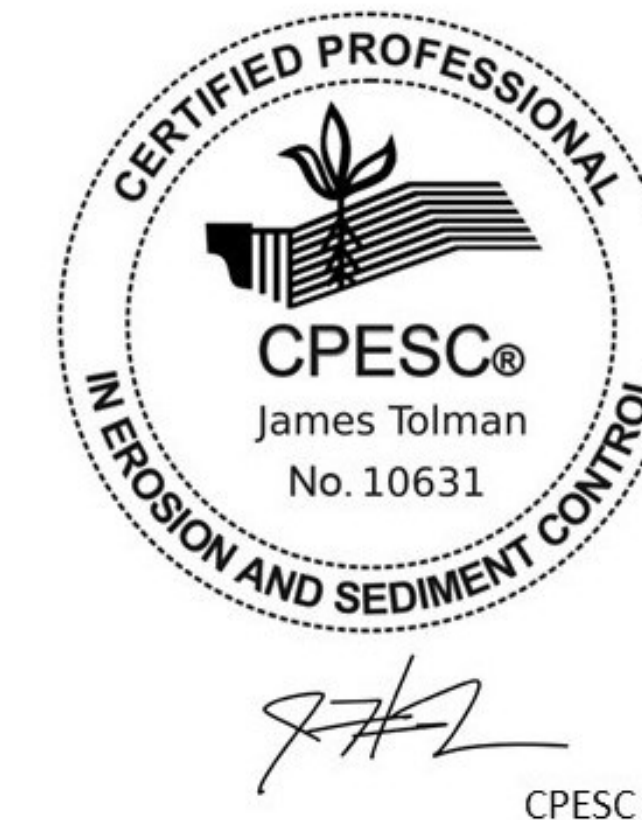
## TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

Page Index	
1	Title Page
2	SWPPP info / ESC Std. Notes
3	Owner/Operator - Nature of Construction
4 - 5	ESC Map and Legend
6 - 8	BMP Specification Sheets



GPS COORDINATES:

**35.078606**  
**-106.607960**



Solana Apartments

PROJECT TITLE

ALBUQUERQUE, NM - BERNALILLO COUNTY

CITY, COUNTY, STATE

11/07/2025

DATE

Doug Lewis/J. Tolman  
DRAWN BY





## STORMWATER POLLUTION PREVENTION PLAN INFORMATION

<b>PERIMT NUMBER:</b> NMR#####	
<b>NMR100000</b> STATE OF NEW MEXICO, EXCEPT INDIAN COUNTRY <b>NMR101000</b> INDIAN COUNTRY WITHIN THE STATE OF NEW MEXICO, EXCEPT NAVAJO RESERVATION LANDS THAT ARE COVERED UNDER ARIZONA PERMIT AZR10I000 AND UTE MOUNTAIN RESERVATION LANDS THAT ARE COVERED UNDER COLORADO PERMIT COR10I000.	
OWNER NAME: C3 Residential, LLC	
OWNER POINT OF CONTACT: Robert Cohen	
NOI PREPARED BY: Inspections Plus	
PROJECT/SITE NAME: Solana Apartments	
PROJECT/SITE ADDRESS: 208 Wellesley Drive SE, Albuquerque, NM 87106	
LATITUDE	35.078606
LONGITUDE	-106.607960
ESTIMATED PROJECT START DATE	11/13/2025
ESTIMATED PROJECT COMPLETION DATE	11/13/2026
ESTIMATED AREA TO BE DISTURBED	0.97 acres
TYPE OF CONSTRUCTION	Commercial
DEMOLITION OF ANY STRUCTURES, 10,000 SQ FT OF GREATER BUILT OR RENOVATED BEFORE JANUARY 1, 1980?	No
WAS THE PREDEVELOPMENT LAND USED FOR AGRICULTURE?	No
COMMENCED EARTH DISTURBING ACTIVITIES?	No
DISCHARGED TO MS4? MS4 NAME?	Albuquerque
SURFACE WATERS WITHIN 50FT?	No
RECEIVING WATER?	Amafca North Diversion Channel - 5969'
IS RECEIVING WATER IMPAIRED? TIER DESIGNATION	No
WHAT ARE THE IMPAIRMENTS, IF ANY?	N/A
SWPPP CONTACT INFORMATION:	Madelyn Schauer; 505-895-1547, madelyn@inspectionsplus.com
ENDANGERED SPECIES CRITERIA:	CRITERION "A"; NO CRITICAL HABITATS CRITERION "A"
HISTORIC PRESRVATION CRITERIA:	PREEXISTING DEVELOPMENT

### ESC Plan Standard Notes (2023-06-16)

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 § 14-5-2-11, the ESC Ordinance,
  - b. The EPA's 2022 Construction General Permit (CGP), and
  - c. The City Of Albuquerque Construction BMP Manual.
2. All BMP's must be installed prior to beginning any earth moving activities except as specified hereon in the Phasing Plan. Construction of earthen BMP's 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.
3. 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.
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 § 14-5-2-11(C)(1), 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 NOT with the EPA, the property owner is responsible for requesting a Determination of Stabilization from the City.
6. When doing work in the City right-of-way (e.g. sidewalk, drive pads, utilities, etc.) prevent dirt from getting into the street. If dirt 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).
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 swept after the 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.
9. ESC Plans must show longitudinal street slope and street names. On streets where the longitudinal slope is steeper than 2.5%, wattles/mulch socks or j-hood silt fence shall be shown in the front yard swale or on the side of the street.

 CPESC STAMP	Solana Apartments <small>PROJECT TITLE</small>	
	Albuquerque, NM - Bernalillo County <small>CITY, COUNTY, STATE</small>	
	11/07/2025 <small>DATE</small>	
	Doug Lewis/J. Tolman <small>DRAWN BY</small>	

**Operator:**

**American Realcorp Construction Services, Inc.**  
9677 Eagle Ranch Road NW, Unit 2215  
Albuquerque, NM 87114

**Dan Loy**  
Site Superintendent  
505-991-2089  
[Laso1@me.com](mailto:Laso1@me.com)

**Owner:**

**C3 Residential, LLC**  
208 Wellesley Drive SE  
Albuquerque, NM 87106

**Robert Cohen**  
Owner  
949-423-5560  
[rcbuilds73@gmail.com](mailto:rcbuilds73@gmail.com)

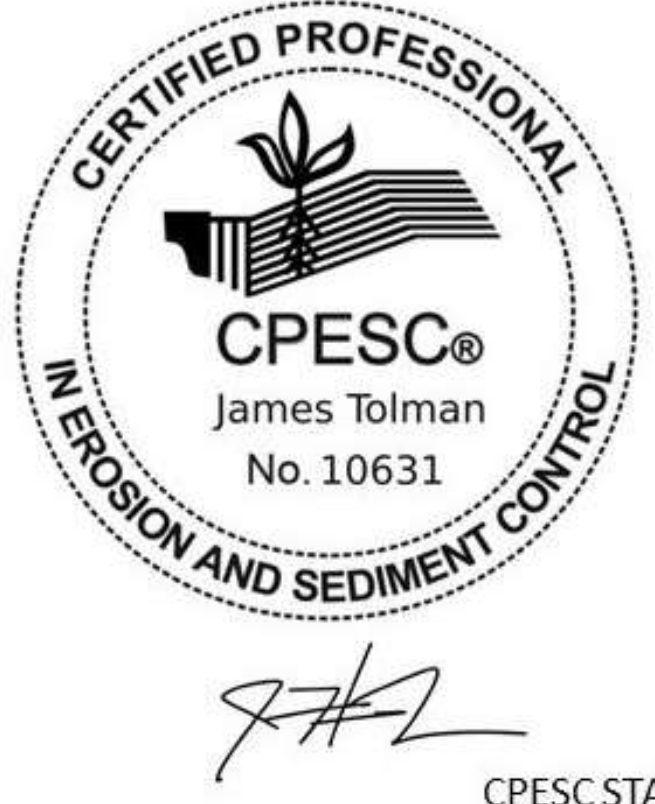

**Nature of Construction Activities**

**Start: 11/03/2025 - End: 11/13/2026**

*(Dates are estimates and may be adjusted based on external factors or unexpected events)*

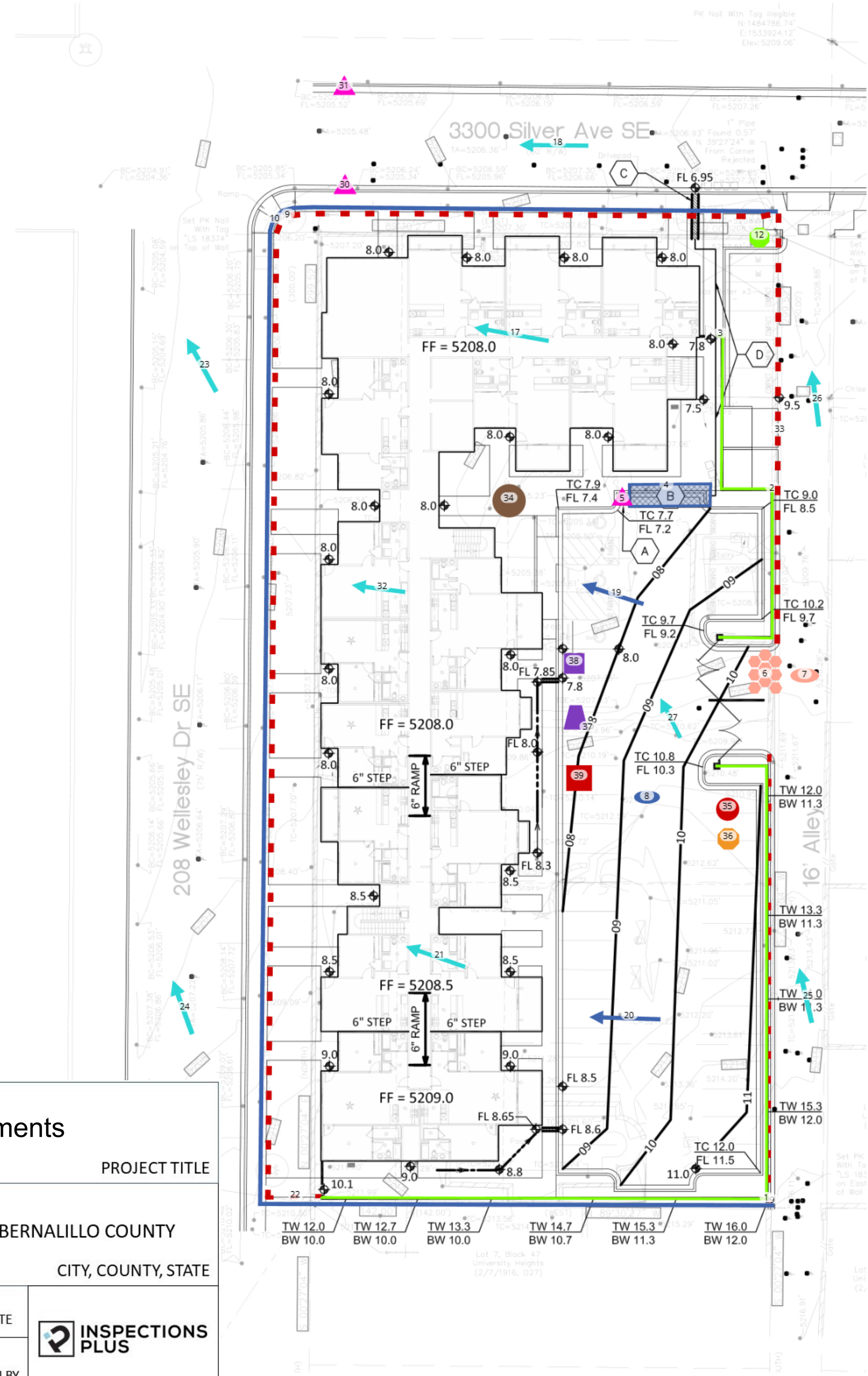
**0.97 acres** total, and maximum area to be disturbed at any one time.

- The **Operator, American Realcorp Construction Services, Inc.**, will be responsible for the development and vertical construction of a new apartment complex and installation of new curbs, sidewalk, and parking lots. Below are the stages of work and the approximate start/stop dates and the overlapping of work.
- No temporary cessation of construction activities is anticipated during this project.
- BMPs to use throughout all stages of work: Construction Exit & Track Out Control, Street Sweeping, Stormwater Silt Fences (SWSF), Mulch Socks for Inlet Protection, Dust Control, Stockpile Management, Concrete Washout and Material Storage Controls.
- 11/2025 – 11/2025 – Site preparation, perimeter and inlet protection BMP placement. BMPs associated with this stage: Perimeter controls, inlet protection: Compost Filter Sock Inlet Protection, dust controls, track out controls, stockpiles, topsoil controls, soil compaction, and waste controls.
- 11/2025 – 03/2026 – Clearing, grading, excavation & trenching; installation of utilities, parking lots, sidewalks, curbs & gutters. BMPs associated with this stage: All previous controls will remain in place. Concrete washout and material storage controls will be used as necessary.
- 03/2026 – 11/2026 – Vertical Construction of a commercial apartment building. BMPs associated with this stage: All previous controls will remain in place.
- Paint/stucco washout will be used as necessary.
- 10/2026 – 11/2026 – Cessation of Construction Activities. Controls will be removed during this stage. Construction activities will cease, and vehicles and equipment will be removed. The site will be stabilized through landscaping by **American Realcorp Construction Services, Inc.**

	Solana Apartments		PROJECT TITLE	
	ALBUQUERQUE, NM - BERNALILLO COUNTY			CITY, COUNTY, STATE
	11/07/2025	DATE		
	Doug Lewis /J. Tolman	DRAWN BY		

City of Albuquerque  
 Planning Department  
 Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**  
 DATE: 7/1/2025  
 BY: [Signature]  
 HydroTeam # K16D097

THIS APPROVAL IS FOR THE HYDROLOGY SECTION ONLY AND IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE CITY OF ALBUQUERQUE DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED. THE CITY OF ALBUQUERQUE DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED. THE CITY OF ALBUQUERQUE DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED.



**DRAINAGE ANALYSIS**

ADDRESS: 208 Wellesley Ave SE  
 LEGAL DESCRIPTION: Lots 1-6, Block 47, University Heights Addition  
 SITE AREA: 42,532 SF (0.976 acres)

BENCHMARK: City of Albuquerque Station '20-L16'  
 ELEV= 5210.836 (NAVD 1988)

SURVEYOR: Cartesian Surveying dated May, 2022  
 PRECIPITATION ZONE: 2

FLOOD HAZARD: From FEMA Map 33001C0353H (8/16/12), this site is identified as being within Zone 'X' which is located outside the 0.2% annual chance floodplain.

EXISTING CONDITIONS: The site was previously a residential development, but the buildings have been cleared. The site slopes down to the NW at 2-3% and runoff sheet flows west to discharge to Wellesley Drive SE.

OFFSITE FLOW: No offsite flow is accepted. The property to the south is residential while the west and north sides are bounded by public streets. A public alley abuts the east side of the site which carries flow north to Silver Avenue.

PROPOSED IMPROVEMENTS: The proposed improvements include a 3-story building with interior access drive, paved parking, and landscape areas.

DRAINAGE APPROACH: The site drainage pattern will remain unchanged as the site will continue to drain to adjacent public streets per historic conditions.

Existing land treatment: 31% B, 51% C, & 18% D Precipitation Zone: 2  
 $Q = [(0.31)(2.36) + (.51)(3.05) + (.18)(4.34)](0.976) = 3.0$  CFS

Proposed land treatment: 2% B, 2% C and 96% D  
 $Q = [(0.02)(2.36) + (.02)(3.05) + (.96)(4.34)](0.976) = 4.2$  CFS

SWQ V= (40,830) (0.26/12) = 885 CF  
 Onsite storage volume provided = 1,030 CF

The proposed underground storage volume contains the SWQ volume. Runoff increases slightly but there will be no adverse impact on downstream drainage facilities.



VICINITY MAP K-16-Z

**LEGEND**

- EXISTING CONSTRUCTION
- NEW CONTOUR
- FF = 5208.00 PROPOSED BUILDING FINISH FLOOR ELEV
- ◆ 36.5 NEW SPOT ELEVATION
- NEW CONSTRUCTION
- RD ROOF DRAIN
- TC TOP OF CURB

**KEYED NOTES**

- A. INSTALL CITY STD TYPE 'D' INLET; GRATE = 7.0 & INV = 3.5  
 INSTALL 10" PVC DRAIN LINE FROM INLET TO UNDERGROUND CHAMBER LEVEL AT INVERT = 4.8
- B. INSTALL UNDERGROUND INFILTRATION SYSTEM USING 5 MC-4500 STORMTECH CHAMBERS WITH END CAPS (8.3'W x 5'H x 25.3'L) ON 9" STONE BASE PROVIDING STORAGE VOLUME OF 1,030 CF.
- C. BUILD NEW 24" SIDEWALK CULVERT PER COA STD DWG 2236 FROM NORTH PROPERTY LINE TO SILVER AVENUE.
- D. INSTALL 2 PARALLEL 6" PVC DRAIN LINES FROM STORMTECH CHAMBER TO OUTLET AT NORTH PROPERTY LINE.

Private Drainage Facilities within City Right-of-Way  
 Notice to Contractor  
 (Special Order 19 ~ "SO-19")

1. Build sidewalk culvert per COA STD DWG 2236. Work is permitted and inspected by DMD Construction Services Division.
2. An excavation permit will be required before beginning any work within City Right-Of-Way.
3. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
4. Prior to any excavation, the contractor must contact New Mexico One Call, dial "811" [or (505) 260-1990] for the location of existing utilities.
5. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
6. Backfill compaction shall be 95%.
7. Maintenance of the facility shall be the responsibility of the owner of the property being served.
8. Work on arterial streets may be required on a 24-hour basis.
9. For excavation and barricading inspections, contact DMD Construction Services Division.

CPESC STAMP

**Solana Apartments**

PROJECT TITLE

ALBUQUERQUE, NM - BERNALILLO COUNTY

CITY, COUNTY, STATE

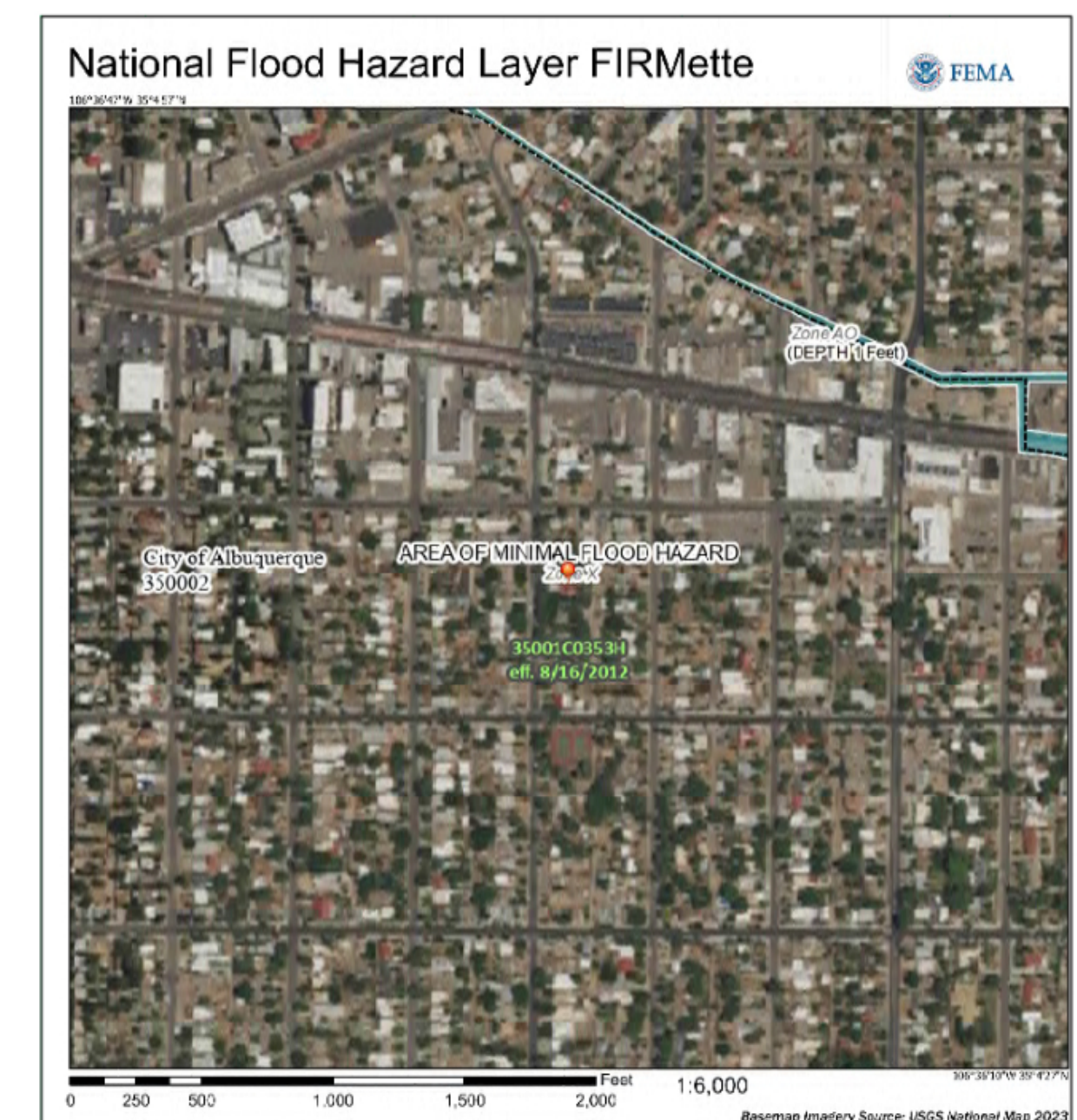
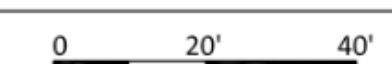
11/07/2025 DATE

D. Lewis / J. Tolman DRAWN BY

INSPECTIONS PLUS

**GRADING AND DRAINAGE PLAN**

1" = 20'



**FLOOD INSURANCE RATE MAP**

FIRM PANEL XXX NOT TO SCALE

SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS

2818 4th St NW, Suite C, Albuquerque, NM 87107

scott@scottcanderson.com

505-401-7575

WELLESLEY APARTMENTS

208 WELLESLEY DR SE

ALBUQUERQUE, NM 87106






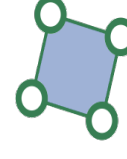











DRAWING TITLE




**GRADING & DRAINAGE PLAN**

DESIGNED: SMM	PROJECT NO:
DRAWN: JSK	SCALE:
CHECKED: SMM	DRAWING NO:
REVIEWED: SMM	<b>C-101</b>
DATE: 06/18/2025	

# LEGEND

Latitude: 35.078606  
 Longitude: -106.607960

-  Property Boundary & Limit of Disturbance (1)
-  6' Wall (3)
-  Silt Fence (4)
-  Post-Construction Water Flow/Slope (2)
-  Pre-Construction Water Flow/Slope (9)
-  StormTech MC-4500 Underground Infiltration System (1)
-  Material Storage (1)
-  Stockpiles (1)
-  Water Hose/Truck (1)
-  Street Sweeping (1)
-  Compost Filter Sock Inlet Protection (3)
-  Portable Toilet (1)
-  Dumpster (1)
-  Spill Kit (1)
-  NOI/Site Notice Posting (1)
-  Portable Concrete Washout Bin w/ Sign (1)
-  Stabilized Construction Exit (1)

  CPESC STAMP	Solana Apartments <small>PROJECT TITLE</small>	
	ALBUQUERQUE, NM - BERNALILLO COUNTY <small>CITY, COUNTY, STATE</small>	
	11/07/2025 <small>DATE</small>	 <b>INSPECTIONS PLUS</b>
	D. Lewis / J. Tolman <small>DRAWN BY</small>	

### SILT FENCES

- DESCRIPTION & PURPOSE:  
STORMWATER SILT FENCES (SWSF) ARE TEMPORARY SEDIMENT BARRIERS MADE OF POROUS FABRIC HELD UP BY WOODEN OR METAL POSTS DRIVEN INTO THE GROUND. THEY ARE INEXPENSIVE AND RELATIVELY EASY TO REMOVE. THE FABRIC PONDS STORMWATER RUNOFF, CAUSING SEDIMENT TO BE RETAINED BY THE SETTLING PROCESSES. IT ALSO KNOCKS DOWN WIND-DRIVEN SAND. IT KEEPS SOIL OUT OF CITY STREETS, THUS PREVENTING CLOGGED STORM DRAINS AND THE DEGRADATION OF AQUATIC HABITATS.
- PRIMARY USE:  
STORMWATER SILT FENCE (SWSF) IS PRIMARILY FOR STORMWATER CONTROL, BUT DUST CONTROL MAY BE A SECONDARY BENEFIT. SEE SEPARATE DUST CONTROL SILT FENCE (DCSF) FOR SILT FENCE USE PRIMARILY FOR FUGITIVE DUST CONTROL. BOTH TYPES OF SILT FENCE MAY BE SHOWN ON A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MAP AND/OR AN EROSION AND SEDIMENT CONTROL (ESC) PLAN WITH CLEAR DIFFERENTIATION BETWEEN THE TWO. STORMWATER SILT FENCE IS UNSUITABLE TO CONTROL STORMWATER AT CONCENTRATED DISCHARGE POINTS, LARGE DRAINAGE AREAS, OR WHERE THE SILT FENCE ISN'T ON CONTOUR. WHERE SILT FENCES ARE UNSUITABLE, A SEPARATE STORMWATER CONTROL IS REQUIRED, SUCH AS A BERM OR A POND, IN ADDITION TO DUST CONTROL SILT FENCE. DUST CONTROL SILT FENCES ARE STILL NEEDED TO CONTROL WIND EROSION ON TOP OF OTHER STORMWATER CONTROLS, SUCH AS BERMS AND PONDS, AT THE DOWNSTREAM PERIMETER OF CONSTRUCTION SITES. STORMWATER SILT FENCE IS USED AS A PERIMETER STORMWATER CONTROL WHEN INSTALLED DOWNSLOPE FROM EXPOSED SOIL PER PART 2.2.3 OF THE EPA'S CONSTRUCTION GENERAL PERMIT (CGP), AND AS AN AIR QUALITY CONTROL AROUND THE REST OF THE PERIMETER IN SUPPORT OF CGP PART 2.2.6 AND THE ALBUQUERQUE-BERNALILLO COUNTY AIR QUALITY PROGRAM.
- STORMWATER QUALITY DESIGN SPECIFICATIONS:
  - SILT FENCE IS FOR SHEET FLOW ONLY, NEVER FOR CONCENTRATED STORMWATER. STORMWATER SILT FENCE ISN'T ALLOWED AS THE STORMWATER CONTROL AT CONCENTRATED DISCHARGE POINTS. OTHER STORMWATER CONTROLS, SUCH AS PONDS AND BERMS, ARE REQUIRED AT DISCHARGE POINTS. ALTERNATIVELY, SILT FENCES MAY BE USED ALONG THE SIDES OF STABILIZED CONCENTRATED FLOW PATHS THROUGH CONSTRUCTION SITES TO REMOVE SEDIMENT FROM THE STORMWATER BEFORE IT ENTERS THE STABILIZED CONCENTRATED FLOW PATH.
  - THE DRAINAGE AREA IS LIMITED TO 25,000 SF PER 100 FT OF FENCE OR COMBINED WITH A SEDIMENT BASIN ON A LARGER SITE.
  - THE MAXIMUM SLOPE DISTANCE ABOVE THE FENCE IS FURTHER LIMITED BY THE SLOPE STEEPNESS, AS SHOWN IN THE TABLE BELOW.
 

LAND SLOPE (%)	MAXIMUM SLOPE DISTANCE ABOVE FENCE (FT)
2	250
5	150
10	100
20	50
30	30
- STANDARD STRENGTH OR EXTRA STRENGTH SILT FENCE MATERIAL:
  - STANDARD STRENGTH SILT FENCE IS APPROPRIATE IF THE SLOPE OF AREA DRAINING TO FENCE IS 1:1 (H:V) OR LESS AND THE DRAINAGE AREA PRODUCES LOW SEDIMENT LOADS. THE EXPECTED LONGEVITY IS GENERALLY LIMITED TO LESS THAN FIVE MONTHS.
  - EXTRA STRENGTH SILT FENCE IS APPROPRIATE IF THE SLOPE OF AREA DRAINING TO FENCE IS 1:1 (H:V) OR LESS AND AREA DRAINING TO FENCE PRODUCES MODERATE SEDIMENT LOADS. EXPECTED LONGEVITY IS GENERALLY LIMITED TO EIGHT MONTHS. LONGER PERIODS MAY REQUIRE FABRIC REPLACEMENT. HEAVY-DUTY FENCE FABRIC HAS GREATER TENSILE STRENGTH AND PERMEABILITY THAN OTHER FABRIC TYPES. THE POSTS MAY BE SPACED CLOSER TOGETHER THAN OTHER PREMANUFACTURED SILT FENCE TYPES AVAILABLE FROM THE MANUFACTURER.

STORMWATER SILT FENCE MATERIAL	
PHYSICAL PROPERTY	REQUIREMENTS
TENSILE STRENGTH AT 20% (MAXIMUM)	STANDARD STRENGTH: 30 LB/N (MINIMUM) EXTRA STRENGTH: 50 LB/N (MINIMUM)
ELONGATION	LB/N (MINIMUM)
UV RESISTANT	90%
SLURRY FLOW RATE	0.3 GAL/MIN (MINIMUM)

REVISIONS	CITY OF ALBUQUERQUE
Draft 7/29/2025	CONSTRUCTION STORMWATER QUALITY STORMWATER SILT FENCE (SWSF)
	SHEET 1 OF 2

- CONSTRUCTION SPECIFICATIONS:
  - INSTALL SILT FENCE ALONG A LEVEL CONTOUR, WITH THE ENDS TURNED UPHILL (12" VERTICAL MIN.) FAR ENOUGH TO PREVENT FLANKING. EXCEPT FOR THE ENDS, THE DIFFERENCE IN ELEVATION BETWEEN THE HIGHEST AND LOWEST POINT ALONG THE TOP OF THE SILT FENCE SHALL NOT EXCEED ONE-THIRD THE FENCE HEIGHT.
  - CLEAR THE GROUND AT THE SILT FENCE LOCATION TO BARE DIRT. REMOVE VEGETATION, ROCKS, GRAVEL, AND PAVEMENT.
  - INSTALL POSTS SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 18 INCHES. HARDWOOD POSTS MUST BE 2" X 2", AND STEEL POSTS (STANDARD "U" OR "T" SECTION) MUST HAVE A MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT AND SHALL HAVE A MINIMUM LENGTH OF 4' FEET. DOUBLE POSTS ARE REQUIRED AT BOTH ENDS OF EACH PIECE OF SILT FENCE AND AT SPLICES.
  - EXCAVATE A TRENCH A MINIMUM OF 6" DEEP BY 6" WIDE ALONG THE UPHILL SIDE OF THE POSTS. ALTERNATIVELY, A 12" DEEP STATIC SLICE IS ALLOWED.
  - OPTIONAL WIRE FENCE REINFORCEMENT IS TYPICALLY 14 GAUGE OR MORE WITH A MAXIMUM MESH SPACING OF 6 INCHES, FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, THE WIRES, OR HOG RINGS. THE WIRE REINFORCEMENT SHOULD ALSO EXTEND 6" INTO THE TRENCH.
  - THE FILTER FABRIC SHOULD BE STAPLED OR WIRED TO THE FENCE AND POSTS, AND 12 INCHES OR MORE OF THE FABRIC SHOULD EXTEND INTO THE TRENCH. THE WIRE REINFORCEMENT (IF USED) AND FILTER FABRIC SHOULD BE STRETCHED TIGHTLY WHILE ATTACHING THEM.
  - EMBED THE FILTER FABRIC 12" MINIMUM INTO THE TRENCH AND BACKFILL WITH CLEAN EARTH, FREE OF ROCKS AND ORGANIC MATTER, AND COMPACTED WITH OPTIMUM MOISTURE BY WHEEL ROLLING, TAMPING, OR OTHER SIMILAR MEANS. THE FINISHED GRADE SHOULD BE THE SAME ON BOTH SIDES OF THE FENCE, AND THE DEPTH OF EMBEDMENT SHOULD BE MEASURED FROM THE LOWEST GRADE ADJACENT TO THE FENCE. SUBSTITUTIONS INSTEAD OF EMBEDMENT, LIKE WATTLES, ARE NOT ALLOWED.
  - THE HEIGHT OF A STORMWATER SILT FENCE SHALL BE A MINIMUM OF 24 INCHES ABOVE THE HIGHEST GROUND SURFACE ADJACENT TO THE FENCE. ADDITIONAL HEIGHT (30" MIN.) IS REQUIRED TO SATISFY THE ALBUQUERQUE-BERNALILLO COUNTY AIR QUALITY PROGRAM.
  - THE FILTER FABRIC MAY BE ATTACHED TO A CHAIN LINK FENCE CONSTRUCTED IN ACCORDANCE WITH COA STD DWG 2252 INSTEAD OF THE ABOVE-SPECIFIED WIRE FENCE REINFORCEMENT AND POSTS, PROVIDED THAT CHAIN LINK REINFORCEMENT AND FILTER FABRIC ARE EMBEDDED AS SPECIFIED ABOVE.

REVISIONS	CITY OF ALBUQUERQUE
Draft 7/29/2025	CONSTRUCTION STORMWATER QUALITY STORMWATER SILT FENCE (SWSF)
	SHEET 2 OF 2

CPESC STAMP

## Solana Apartments

PROJECT TITLE

ALBUQUERQUE, NM - BERNALILLO COUNTY

CITY, COUNTY, STATE

11/07/2025 DATE

D. Lewis / J. Tolman DRAWN BY

INSPECTIONS PLUS

Revision 03 December 2020

## A2-6 DROP INLET PROTECTION



- A1
- A2
- A3

**DESCRIPTION**  
A variety of drop inlet protection methods are used to intercept sediments at median drop inlets (MDI) and curb drop inlets (CDI) through the use of stone, filter fabric, mulch socks, or other materials.

**PRIMARY USE**  
Drop inlet protection is normally used in combination with other BMPs and as a second defense in site sedimentation control at drop inlets.

**APPLICATION**  
Inlet protection techniques for various conditions include:  
 » Installation of mulch socks as a filter barrier on small-sized projects with shallow slopes.  
 » Installation of masonry block and gravel for situations where flows exceed 0.5 cfs.  
 » Use of wire mesh and gravel where vehicular traffic crosses inlet.

**LIMITATIONS**  
 » Drop inlet protection is only viable at low-point inlets. Inlets that are on a slope cannot be effectively protected because stormwater will bypass the inlet and continue downstream, causing an overload condition at inlets beyond.  
 » Regular maintenance of porosity is key to effectiveness in order to avoid ponding and possible flooding.

SEE ALSO

A2-8 Mulch Socks

NMDOT STANDARD DRAWING

603-01-4/7 Drop Inlet Protection

NMDOT TESCP (TEMPORARY EROSION AND SEDIMENT CONTROL PLAN) SYMBOL

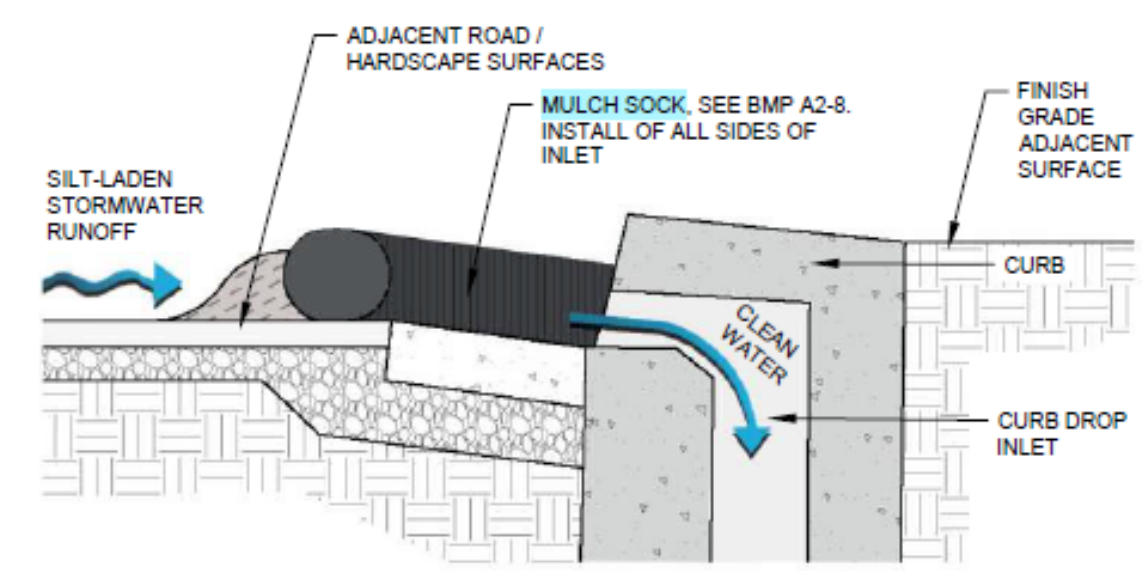
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Revision 03 December 2020

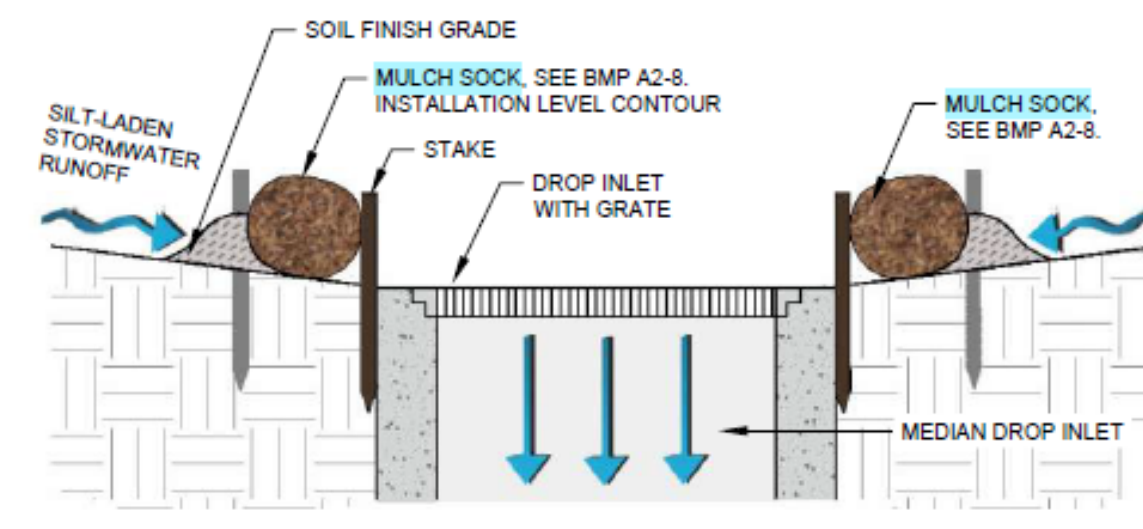
## A2-6 DROP INLET PROTECTION CONTINUED

**MAINTENANCE REQUIREMENTS**

- » Inspect on a weekly basis and after major storm events.
- » Clean debris from protection or, if necessary, replace protection measures.
- » Remove sediment regularly.
- » Clean and replace clogged stone protection measures.

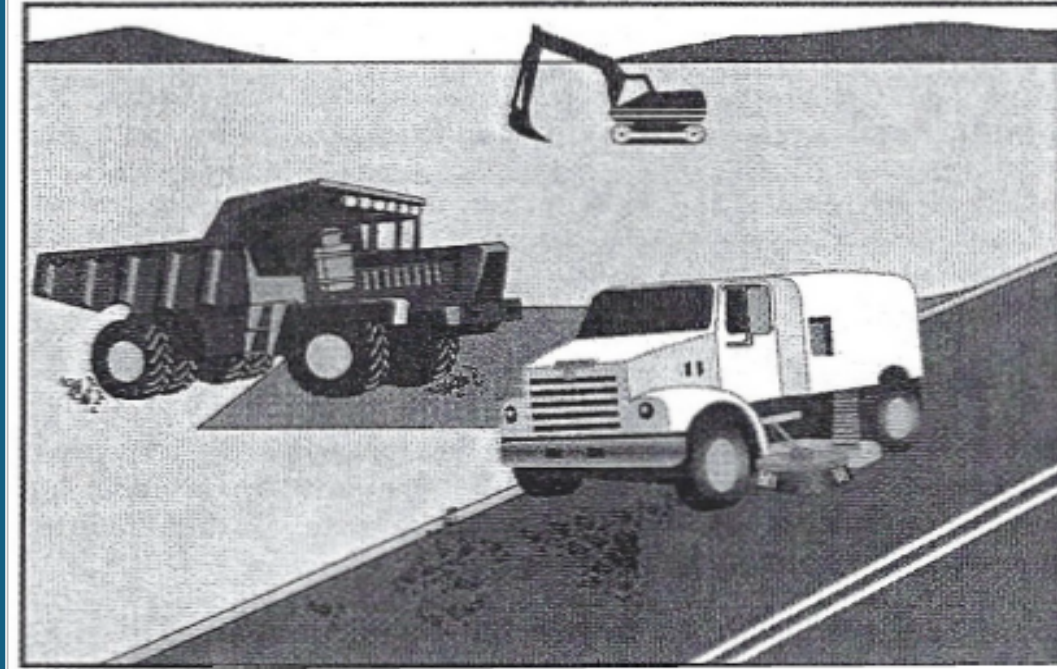


Curb drop inlet protection with mulch sock at a curb - SECTION VIEW.



Median drop inlet protection with mulch sock - SECTION VIEW.

**Street Sweeping and Vacuuming SE-7**



- Objectives**
- EC Erosion Control
  - SE Sediment Control
  - TR Tracking Control
  - WE Wind Erosion Control
  - NS Non-Stormwater Management Control
  - WM Waste Managementland Materias Pollution Control

**Targeted Constituents**

- Sediment
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

**Potential Alternatives**

None

**Description and Purpose**

Street sweeping and vacuuming includes use of self-propelled and walk-behind equipment to remove sediment from streets and roadways, and to clean paved surfaces in preparation for final paving. Sweeping and vacuuming prevents sediment from the project site from entering storm drains or receiving waters.

**Suitable Applications**

Sweeping and vacuuming are suitable anywhere sediment is tracked from the project site onto public or private paved streets and roads, typically at points of egress. Sweeping and vacuuming are also applicable during preparation of paved surfaces for final paving.

**Limitations**

Sweeping and vacuuming may not be effective when sediment is wet or when tracked soil is caked (caked soil may need to be scraped loose).

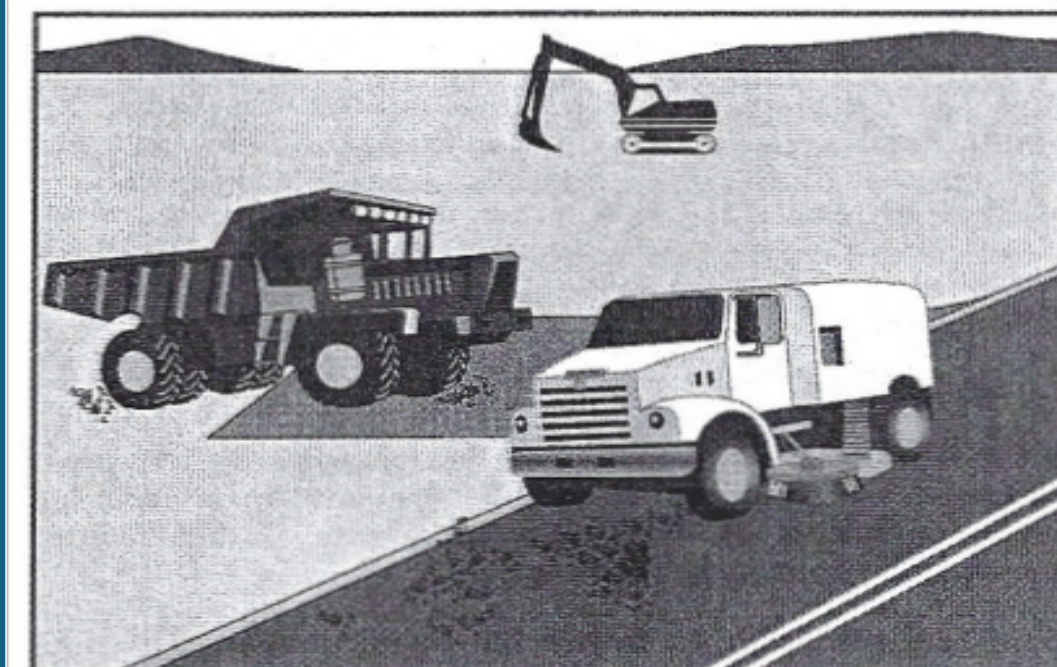
**Implementation**

- Controlling the number of points where vehicles can leave the site will allow sweeping and vacuuming efforts to be focused, and perhaps save money.
- Inspect potential sediment tracking locations daily.
- Visible sediment tracking should be swept or vacuumed on a daily basis.

January 2003

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**Street Sweeping and Vacuuming SE-7**



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Revision 03 December 2020

**A1-10 CONCRETE WASTE MANAGEMENT**



- A1
- A2
- A3

**DESCRIPTION**

Concrete waste management reduces or prevents the discharge of pollutants to stormwater by implementing management measures.

**PRIMARY USE**

Concrete waste products can negatively affect the pH of water, harm aquatic life, and contribute to total suspended solids in stormwater. Concrete waste management strategies keep the discharge of concrete waste materials from affecting local stormwater and drainage systems during concrete construction operations.

Concrete construction operations that have the potential for contaminating receiving waters include, but are not limited to:

- » Pouring and finishing concrete slabs on grade and concrete paving.
- » Pouring vertical cast in place concrete (header curbs, concrete curbs and gutters, retaining walls, concrete footings).
- » Drilling, cutting, polishing, and curing concrete.
- » Washing concrete dust, and exposed aggregate concrete.
- » Spilling concrete.
- » Dampening freshly made concrete.
- » Creating and applying concrete slurry coat.
- » Building masonry structures.
- » Finishing surfaces with stucco.
- » Washing equipment.

**SEE ALSO**

- A1-9 Spill Prevention Plan
- A1-11 Solid Waste Management
- A1-12 Hazardous Waste Management

NMDOT TESCP  
(TEMPORARY EROSION AND  
SEDIMENT CONTROL PLAN)  
SYMBOL

**CWM**

Revision 03 December 2020

**A1-10 CONCRETE WASTE MANAGEMENT CONTINUED**

**APPLICATION**

Concrete waste management strategies include:

- » Avoid mixing excess amounts of fresh concrete or cement onsite.
- » Perform washout of concrete trucks offsite or in designated areas on site at least 50 feet from storm drains, open ditches or bodies of water.
- » Block drop inlets and direct concrete wastewater into temporary pits where the concrete can set, be broken up, and then disposed of properly.
- » Collect and return sweepings to aggregate base stockpile or dispose of properly.
- » Train employees and subcontractors in proper concrete waste management.

**LIMITATIONS**

- » Offsite washout of concrete wastes may not always be possible.

**MAINTENANCE REQUIREMENTS**

- » Ensure subcontractors properly manage concrete wastes.
- » Dispose of hardened concrete on a regular basis.
- » Regularly inspect drop inlet protection measures.

Revision 03 December 2020

**A1-1 DUST CONTROL**



- A1
- A2
- A3

**DESCRIPTION**

Dust control measures reduce a construction site's potential for producing airborne fugitive dust that can lead to air and water pollution. Sediments that are transported from construction sites by wind and construction vehicles that have left the site, are often re-dispersed to the air by subsequent vehicular traffic and winds. Likewise, these sediments may be transported by the next rainfall to streams and into public storm sewer systems. Implementation of control measures to minimize the generation of fugitive dust from disturbed landscapes and construction sites will also limit the quantity of sediments in stormwater.

**PRIMARY USE**

Dust control is used to limit and control nuisance fugitive dust from disturbed landscapes and construction sites. Project types and conditions that benefit from execution of a dust control strategy include, but are not limited to, the following:

- » Grading operations (land clearing and earthmoving).
- » Drilling and blasting.
- » Batch drop operations (loader operation).
- » Exposed, cleared, and unstabilized areas.
- » Vehicle traffic on unpaved surfaces.
- » Sediment tracking on paved surfaces.
- » Blasting and wrecking ball operations.
- » Soil and debris storage piles.

**SEE ALSO**

- A1-4 Grassland Seedbank Protection
- A1-5 Stockpile Management
- A2-1 Seeding
- A2-2 Mulching

NMDOT TESCP  
(TEMPORARY EROSION AND  
SEDIMENT CONTROL PLAN)  
SYMBOL

**DU**

Revision 03 December 2020

**A1-1 DUST CONTROL CONTINUED**

**APPLICATION**

Dust control measures vary widely and should be selected alone or in combination for the specific project type, conditions, and resource availability. Dust control measures include, but are not limited to, the following:

- » Provide covers for trucks transporting materials that contribute dust.
- » Pave, apply gravel, vegetate or chemically stabilize large disturbed areas.
- » Immediately water disturbed areas.
- » Regularly water and dampen unstabilized areas.

Additionally, if the contractor is responsible for complying with the requirements of the air pollution control permit, the following is typically required:

- » Provide dust control plans for construction or land-clearing projects.
- » Conduct enforcement activities with priority given to citizen complaints.
- » Conduct documentation of maintenance.

**LIMITATIONS**

Some dust control measures may be of limited use due to lack of resources at the site, construction sequencing, and the need to repeatedly re-implement measures during the course of construction. Limitations may include:

- » Access to water.
- » Availability of equipment.
- » Drought.
- » Frequent disturbance during construction.

**MAINTENANCE REQUIREMENTS**

- » Inspect stabilized soils for disturbance on a regular basis.
- » Wet soil and soils treated with stabilization agents.
- » Regrade and reapply soil stabilizing agents.

<p>CPESC STAMP</p>	<b>Solana Apartments</b>		PROJECT TITLE	
	ALBUQUERQUE, NM - BERNALILLO COUNTY			CITY, COUNTY, STATE
	11/07/2025	DATE		
	D. Lewis / J. Tolman			

### A1-5 STOCKPILE MANAGEMENT



A1  
A2  
A3

**DESCRIPTION**  
Stockpile management methods and practices reduce erosion and stormwater pollution from stockpiled materials.

**PRIMARY USE**  
Stockpile management occurs on sites where material stocks such as concrete, soil, asphalt, chemicals, petroleum products, and bulk delivered materials such as soil amendments are temporarily located prior to use or removal from the site. Stockpile management is a best management practice for stormwater protection for new construction, renovations and existing properties including industrial facilities.

Stockpile management strategies occur in the following areas:  
» Construction sites with laydown yards, delivery spaces and heavy machinery parking  
» Construction sites with earth-moving operations.  
» Maintenance yards or industrial facilities with stockpiled soil, concrete, aggregate, chemicals, and asphalt materials.

**APPLICATION**  
Strategies for stockpile management include:  
» Place materials on pallets and cover materials.  
» Label and remove contaminated soil stockpiles.  
» Protect soil stockpiles with temporary soil stabilization measures.  
» Cover and protect cold mix materials or treated wood with an erosion control barrier.

**SEE ALSO**  
A1-1 Dust Control  
A2-8 Mulch Socks  
**NMDOT STANDARD SPECIFICATION**  
603 Temporary Erosion and Sediment Control

**NMDOT TESCP**  
(TEMPORARY EROSION AND SEDIMENT CONTROL PLAN)  
**SYMBOL**  
**SM**

### A1-5 STOCKPILE MANAGEMENT CONTINUED

**APPLICATION CONTINUED**  
» Fence stockpile areas to limit wind-blown debris and applying perimeter erosion barriers.  
» Limit temporarily stockpiled materials such as topsoil, compost and wood mulch to use within 48 hours after delivery.  
» Cover, secure and protect long-term stockpiled materials (longer than 48 hours) from wind and water erosion.  
» Install temporary erosion control measures such as mulch socks or staked hay bales around stockpiles.

**LIMITATIONS**  
» Site constraints may complicate strict adherence to measures.  
» Stockpile protection measures such as plastic tarps can increase runoff volumes.  
» Stockpiles shall not be located in areas of concentrated stormwater flows and shall be a minimum of 50 feet away from all drainage inlets.

**MAINTENANCE REQUIREMENTS**  
» Inspect erosion control measures surrounding the stockpile areas according to the Stormwater Pollution Prevention Plan (SWPPP).  
» Inspect stockpile areas and protection measures weekly and after storm events.

### A1-11 SOLID WASTE MANAGEMENT



A1  
A2  
A3

**DESCRIPTION**  
Solid waste management prevents or reduces the discharge of pollutants into stormwater and drainage systems from solid and/or construction wastes. Solid waste can harm public safety, adversely affect the environment, and harm the public perception of NMDOT and private contractors.

**PRIMARY USE**  
Solid waste management is applicable to construction sites and industrial facilities with any of the following construction debris:  
» Solid waste generated from trees and shrubs removed during land clearing, demolition of existing structures (rubble), and building construction.  
» Packaging materials including wood, paper, and plastic.  
» Scrap or surplus building materials including scrap metals, rubber, plastic, glass pieces, and masonry products.  
» Domestic wastes including food containers such as beverage cans, coffee cups, paper bags, plastic wrappers, and cigarettes.

**APPLICATION**  
The following strategies help keep a clean site and reduce stormwater pollution:  
» Identify designated waste collection areas onsite.  
» Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use.  
» Locate containers in a covered area and/or in a secondary containment.  
» Provide an adequate number of containers with lids to keep rain out and to prevent loss of waste during windy conditions.

**SEE ALSO**  
A1-9 Spill Prevention Plan  
A1-10 Concrete Waste Management  
A1-12 Hazardous Waste Management

**NMDOT TESCP**  
(TEMPORARY EROSION AND SEDIMENT CONTROL PLAN)  
**SYMBOL**  
**SWM**

### A1-11 SOLID WASTE MANAGEMENT CONTINUED

**APPLICATION CONTINUED**  
» Plan for additional containers and more frequent pickup during the demolition phase of construction.  
» Regularly and promptly remove solid waste from erosion and sediment control devices.  
» Salvage or recycle useful material.  
» Clean dumpsters offsite.  
» Collect waste regularly and clean up spills immediately.  
» Train employees and subcontractors in proper solid waste management.

**LIMITATIONS**  
» No major limitations.  
**MAINTENANCE REQUIREMENTS**  
» Collect site trash daily.  
» Inspect waste area regularly.  
» Arrange for regular waste collection.  
» Inspect dumpsters for leaks and repair or replace dumpsters that are not watertight.

### A1-6 SANITARY FACILITY MANAGEMENT



A1  
A2  
A3

**DESCRIPTION**  
Portable sanitary facilities store sanitary waste to eliminate onsite disposal and minimize nuisances. Sanitary waste can harm public health and safety and adversely affect the environment. Nuisance complaints regarding poor sanitary facility management can adversely affect the project schedule, project cost, and public perception of NMDOT and private contractors.

**PRIMARY USE**  
Sanitary facilities prevent onsite disposal of sanitary wastes, and minimize illicit discharges and nuisance odors.

**APPLICATION**  
Sanitary facilities are required for all work sites or construction areas.

**LIMITATIONS**  
» Sanitary facilities shall be located a minimum of 50 feet away from receiving waters and drop inlets.

**MAINTENANCE REQUIREMENTS**  
» Schedule regular waste removal.  
» Maintain facilities in good working order.  
» Restock supplies regularly.

**NMDOT TESCP**  
(TEMPORARY EROSION AND SEDIMENT CONTROL PLAN)  
**SYMBOL**  
**SF**

**BMP: Material Storage** **MS Construction**

**DESCRIPTION:**  
Controlled storage of on-site materials.

**APPLICATION:**  
» Storage of hazardous, toxic, and all chemical substances.  
» Any construction site with outside storage of materials.

**INSTALLATION/APPLICATION CRITERIA:**  
» Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.  
» Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.  
» Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.  
» For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

**LIMITATIONS:**  
» Does not prevent contamination due to mishandling of products.  
» Spill Prevention and Response Plan still required.  
» Only effective if materials are actively stored in controlled location.

**MAINTENANCE:**  
» Inspect daily and repair any damage to perimeter impoundment or security fencing.  
» Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

### A1-9 SPILL PREVENTION PLAN



A1  
A2  
A3

**DESCRIPTION**  
A spill prevention plan is an emergency plan to contain spills of dangerous, hazardous, or toxic wastes in order to mitigate environmental damage, safeguard the public and provide prompt notice to proper authorities. Hazardous chemicals include but are not limited to fertilizers, paints, oils, grease, pesticides, fuels, and construction or industrial facility chemicals.

**PRIMARY USE**  
Spill prevention plans are applicable to all construction sites and specified in the Stormwater Pollution Prevention Plan (SWPPP). Sites closest to watercourses, canals, and reservoirs are at highest risk of contaminating surface waters with an uncontained spill.

**APPLICATION**  
The spill prevention plan is created prior to construction and includes measures to limit the scope of spills and minimize the impact on the environment and public health. Typical spill prevention plan strategies include:  
» Designate a Pollution Prevention and Spill Response Coordinator (refer to Section I.B.2.h of the Manual).  
» Select a designated area for storage.  
» Seal and label all containers.  
» Surround storage areas by a berm with an impermeable liner. Construct berms to provide a storage volume of no less than 1.5 times the total volume of the stored material.  
» Establish cleanup procedures and have cleanup materials readily available.

**NMDOT STANDARD SPECIFICATION**  
603 Temporary Erosion and Sediment Control

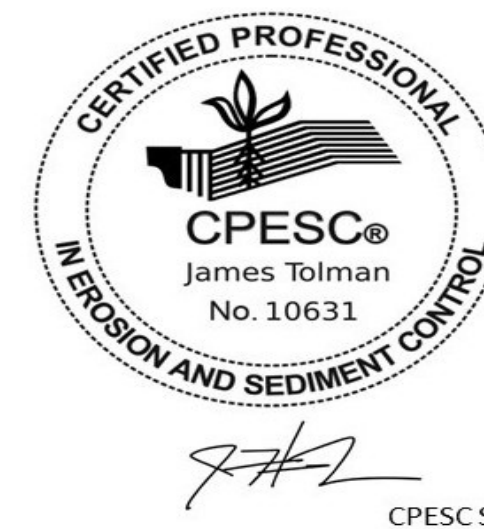
**NMDOT TESCP**  
(TEMPORARY EROSION AND SEDIMENT CONTROL PLAN)  
**SYMBOL**  
**SPP**

### A1-9 SPILL PREVENTION PLAN CONTINUED

**APPLICATION CONTINUED**  
» Post cleanup procedures near where dangerous, hazardous or toxic materials are stored or used.  
» Dispose of contaminated material in accordance with state or local requirements.

Other strategies for specific situations include:  
» Small or incidental spills (<5 gallons): contain and clean the spill using facility personnel if they are able to do so without risking safety and injury.  
» Large or reportable spills (> 5 gallons): clean the spill using emergency responders and/or clean up contractors. For releases of hazardous substances, the federal government has established Superfund Reportable Quantities (RQs).  
» Releases of Hazardous Substances: if a hazardous substance is released to the environment in an amount that equals or exceeds its RQs, the release must be reported to federal authorities, unless certain reporting exemptions for hazardous substances releases also apply. Information on RQs can be found on the EPA website (<https://www.epa.gov/epcra/cercla-and-epcra-continuous-release-reporting>). In the event of a spill of a hazardous substance, notify the National Response Center (NRC) at (800) 424-8802, the New Mexico Environment Department (NMED) at (505) 827-9329, and the local fire department.

**LIMITATIONS**  
» No major limitations.  
**MAINTENANCE REQUIREMENTS**  
» Inspect hazardous material storage areas frequently and after storm events.  
» Maintain storage areas in a clean and orderly fashion.  
» Maintain records of stored hazardous materials.



**Solana Apartments**  
PROJECT TITLE  
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CITY, COUNTY, STATE  
11/07/2025 DATE  
D. Lewis / J. Tolman DRAWN BY  
**INSPECTIONS PLUS**