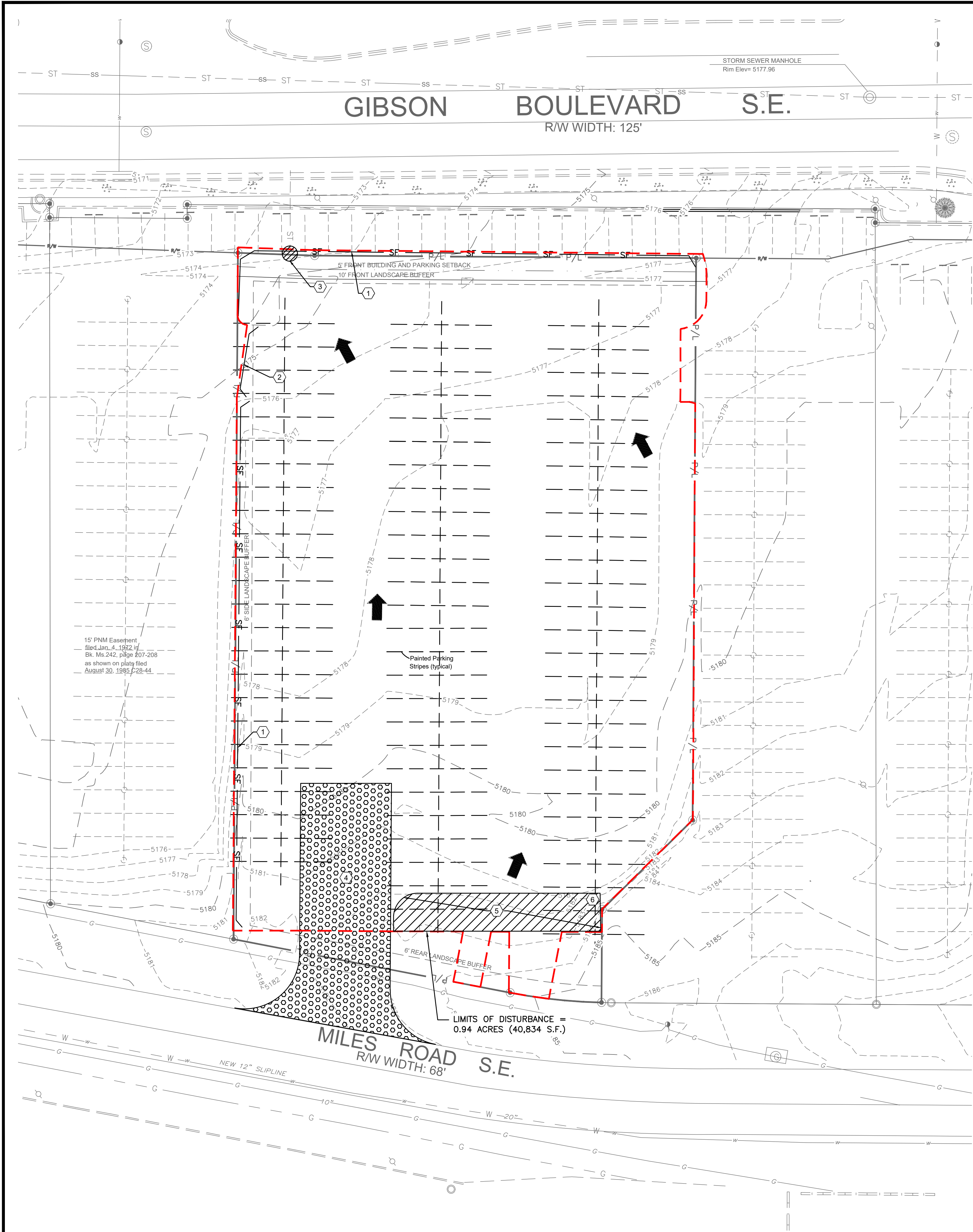


N:\03\6240497119-Albuquerque, NM\Docs\CAD\CIVIL\DWG set\C-9.0 SWPPP.dwg, 22/12/2024 3:30 PM, drozin, kevin



SITE DATA			
	SQ. FT.	ACRES	PERCENT
LIMITS OF DISTURBANCE	40,075	0.92	-
TOTAL SITE AREA	42,107	0.97	-
EXISTING PERVIOUS	0	0.00	0.0%
EXISTING IMPERVIOUS	42,107	0.97	100.0%
TOTAL PROPOSED PERVIOUS	8,494	0.20	20.2%
TOTAL PROPOSED IMPERVIOUS	33,613	0.77	79.8%

KEYED NOTES:

- 1 TEMPORARY SILT FENCE, SEE DETAIL ON SWPPP DETAIL SHEET C-10.2
- 2 TEMPORARY COMPOST FILTER SOCK; SEE DETAIL ON SWPPP DETAIL SHEET C-10.2
- 3 ROCK SOCKS, SEE DETAIL ON SHEET C-10.1
- 4 VEHICLE TRACKING CONTROL, SEE DETAIL ON SHEET C-10.2
- 5 STABILIZED STAGING AREA
- 6 PORTABLE TOILET

GENERAL NOTES:

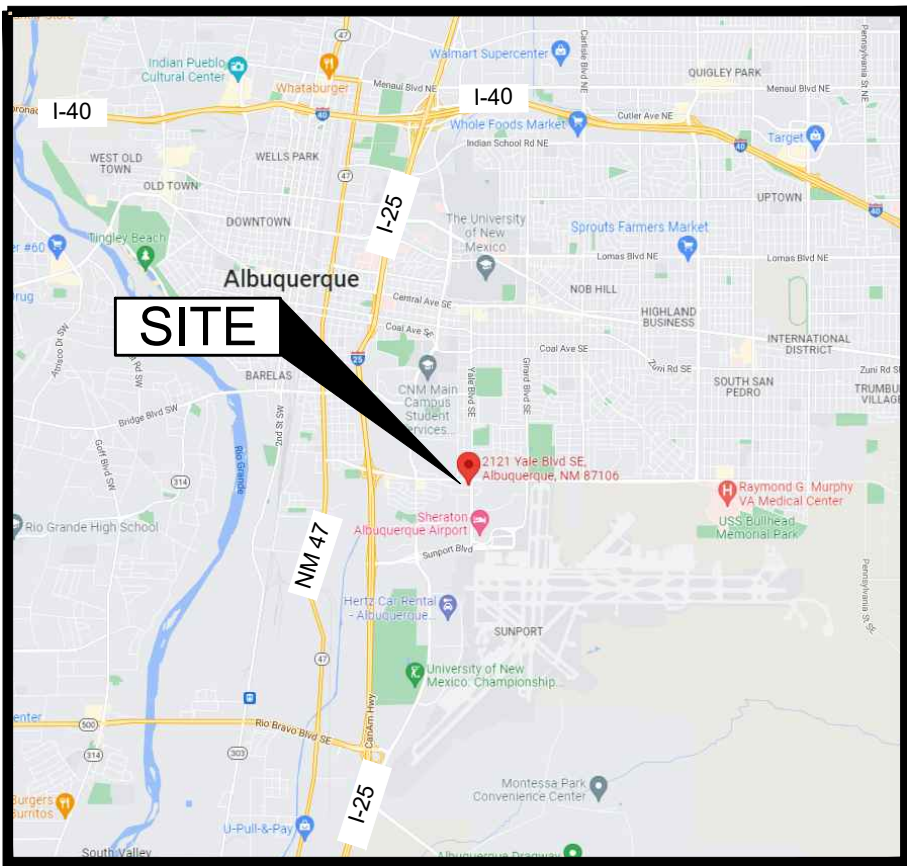
- ALL EROSION AND SEDIMENT CONTROL (ESC) WORK ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON SHALL BE PERMITTED, CONSTRUCTED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH: a.) THE CITY ORDINANCE § 14-5-2-11, THE ESC ORDINANCE, b.) THE EPA's 2022 CONSTRUCTION GENERAL PERMIT (CGP), AND c.) THE CITY OF ALBUQUERQUE CONSTRUCTION BMP MANUAL.
- 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.
- SELF-INSPECTIONS - AT A MINIMUM A ROUTINE COMPLIANCE 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.
- STABILIZATION REPORTS MUST BE KEPT BY THE PERSON OR ENTITY AUTHORIZED TO DIRECT THE CONSTRUCTION ACTIVITIES ON THE SITE AND MADE AVAILABLE UPON REQUEST. REPORTS SHOULD INCLUDE RECORDS OF WEED REMOVAL PER CITY ORDINANCE (§ 9-8-1), STERILIZATION, SOIL TEST RESULTS AND RECOMMENDATION, MATERIALS AND MANUFACTURER'S SPECIFICATIONS FOR APPLICATION RATES, ESTIMATED FUNCTIONAL LONGEVITY, METHODS OF APPLICATION, INSPECTION AND MAINTENANCE. THE REDUCED SELF-INSPECTION SCHEDULE IN CGP 4.4.1 APPLIES TO STABILIZED AREA AND ANY DAMAGED OR WORN STABILIZATION MUST BE IDENTIFIED IN THE REPORTS ALONG THE WEED PROBLEMS. CORRECTIVE ACTIONS FOR STABILIZATION SHALL BE DOCUMENTED IN A STABILIZATION REPORT INCLUDING ACTUAL RATES AND DATES OF STABILIZATION, AND THE MATERIALS AND MANUFACTURER'S SPECIFICATIONS USED.
- BMPs SHALL BE INSPECTED AND MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED IN ACCORDANCE WITH THE FINAL STABILIZATION CRITERIA (CGP 2.2.14.b). GENERALLY, ALL DISTURBED AREAS, OTHER THAN STRUCTURES AND IMPERVIOUS SURFACES, MUST HAVE UNIFORM PERENNIAL VEGETATION THAT PROVIDES 70 PERCENT OR MORE OF THE COVER PROVIDED BY NATIVE VEGETATION OR SEED THE DISTURBED AREA AND PROVIDE NON-VEGETATIVE MULCH THAT PROVIDES COVER FOR AT LEAST THREE YEARS WITHOUT ACTIVE MAINTENANCE. FINAL STABILIZATION MUST BE APPROVED BY THE CITY OF ALBUQUERQUE PRIOR TO REMOVAL OF BMPs AND DISCONTINUATION OF INSPECTIONS.
- EXISTING SITE RUNOFF DISCHARGES THROUGH SIDEWALK CULVERTS INTO GIBSON BOULEVARD. NO CHANGE TO THE OVERALL DRAINAGE PATTERN IS PROPOSED WITH THIS CONSTRUCTION. OFFSITE FLOWS DO NOT ENTER THE PROJECT SITE.
- EXISTING GROUND COVER IN DISTURBED AREA CONSISTS OF EXISTING SIDEWALK AND ASPHALT PAVEMENT WITH LIMITED LANDSCAPED AREA.
- REFERENCE CITY OF ALBUQUERQUE CONSTRUCTION SITE MANUAL (2018, CURRENT VERSION) FOR BMP NOTES AND DETAILS.
- BMP MAINTENANCE NOTE: ALL EROSION AND SEDIMENT CONTROL PRACTICES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE SWMP MUST BE MAINTAINED IN EFFECTIVE OPERATION CONDITION. PROPER SELECTION AND INSTALLATION OF BMPs AND IMPLEMENTATION OF COMPREHENSIVE INSPECTION AND MAINTENANCE PROCEDURES IN ACCORDANCE WITH THE SWMP, SHOULD BE ADEQUATE TO MEET THIS CONDITION. BMPs THAT ARE NOT ADEQUATELY MAINTAINED IN ACCORDANCE WITH GOOD ENGINEERING, HYDROLOGIC AND POLLUTION CONTROL PRACTICES, INCLUDING REMOVAL OF COLLECTED SEDIMENT OUTSIDE THE ACCEPTABLE TOLERANCES OF THE BMPs, ARE CONSIDERED TO BE NO LONGER OPERATING EFFECTIVELY AND MUST BE ADDRESSED.
- GENERAL CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE ARE TO THE SAME STATE PRIOR TO STARTING WORK.
- SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.
- GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTS. THE GENERAL CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTS AT THEIR COST.
- GENERAL CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

STORMWATER MANAGEMENT PLANS GENERAL NOTES:

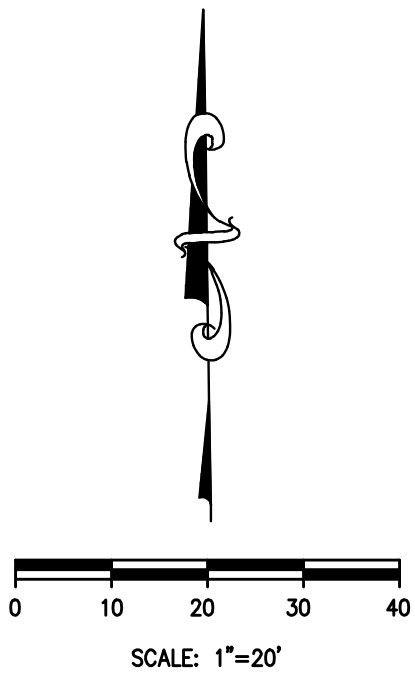
- THE CONTRACTOR AND/OR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO OR ACCUMULATE IN, THE FLOW LINES AND PUBLIC RIGHTS OF WAYS OF THE CITY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL BE THE OBLIGATION OF THE PERMIT HOLDER UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED AND THE PERMIT IS RELEASED.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, BORING, GRADING OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
- THE CONTRACTOR SHALL LOCATE, INSTALL, AND MAINTAIN ALL EROSION CONTROL AND WATER QUALITY "BEST MANAGEMENT PRACTICES" AS INDICATED IN THE APPROVED STORMWATER MANAGEMENT PLAN.
- THE DEVELOPER, GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHTS OF WAY.
- SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION. IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF A DRAINAGEWAY, ADDITIONAL SEDIMENT CONTROLS SUCH AS TEMPORARY DIKES OR SILT FENCE SHALL BE REQUIRED.
- APPROVED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR OF THE DURATION OF THIS PROJECT. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A BMP WHEN THE SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
--- 950 ---	— 1015 —	CONTOUR
	— SF —	SILT FENCE
	- - - - -	CONSTRUCTION LIMITS
	▨	INLET PROTECTION
	▭	CONCRETE WASHOUT
	⬢	CONSTRUCTION ENTRANCE
	➡	FLOW ARROW
	⊘	ROCK SOCKS



VICINITY MAP
N.T.S.

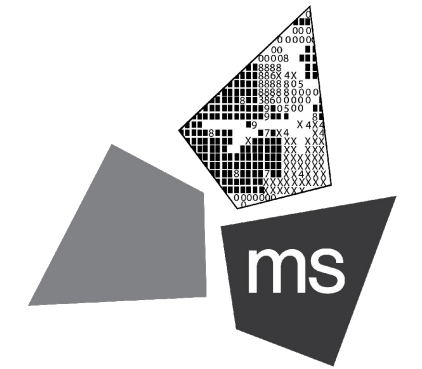


REVISION /DATE/DESCRIPTION

60% REVIEW SET	05/16/22
TCL SUBMISSION	06/09/22
90% REVIEW SET	07/01/22
PERMIT REVIEW SET	07/22/22
TCL REVISION 1	09/15/22
TCL / G&D RESPONSE	11/28/22
TCL RESPONSE #3	12/14/22
PT22S UPDATE	01/11/23
ISSUE FOR PERMIT	05/05/23
TCL RESPONSE #4	06/26/23
BUILDING COMMENT RESPONSE	08/16/23
BUILDING COMMENT RESPONSE	02/14/24

NOTICE

THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREEMENT WITH THE ARCHITECT. NO OTHER USE, DISSEMINATION, OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIALLY RESERVED.



ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

PROJECT

PROPOSED PT22S BUILDING

2141 GIBSON BLVD SE
ALBUQUERQUE, NM
87106

SHEET TITLE

STORMWATER POLLUTION PREVENTION PLAN PHASE I (INITIAL)



DRAWN BY: TDB
CHECKED BY: JCB
PROJECT NO: 40497-22

DRAWING

C-9.0



KEYED NOTES:

- ## GENERAL NOTES:

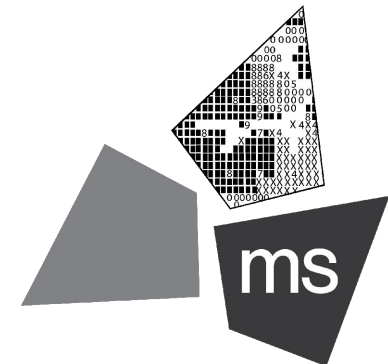
- ## STORMWATER MANAGEMENT PLANS GENERAL NOTES:

- ## LEGEND



NOTICE

THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREEMENT WITH THE ARCHITECT. NO OTHER USE, DISSEMINATION, OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.



ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

PROJECT

PROPOSED PT22S BUILDING

2141 GIBSON BLVD SE
ALBUQUERQUE, NM
87106

SHEET TITLE

STORMWATER
POLLUTION
PREVENTION PLAN
PHASE II (INTERIM)



DRAWN BY: TDB

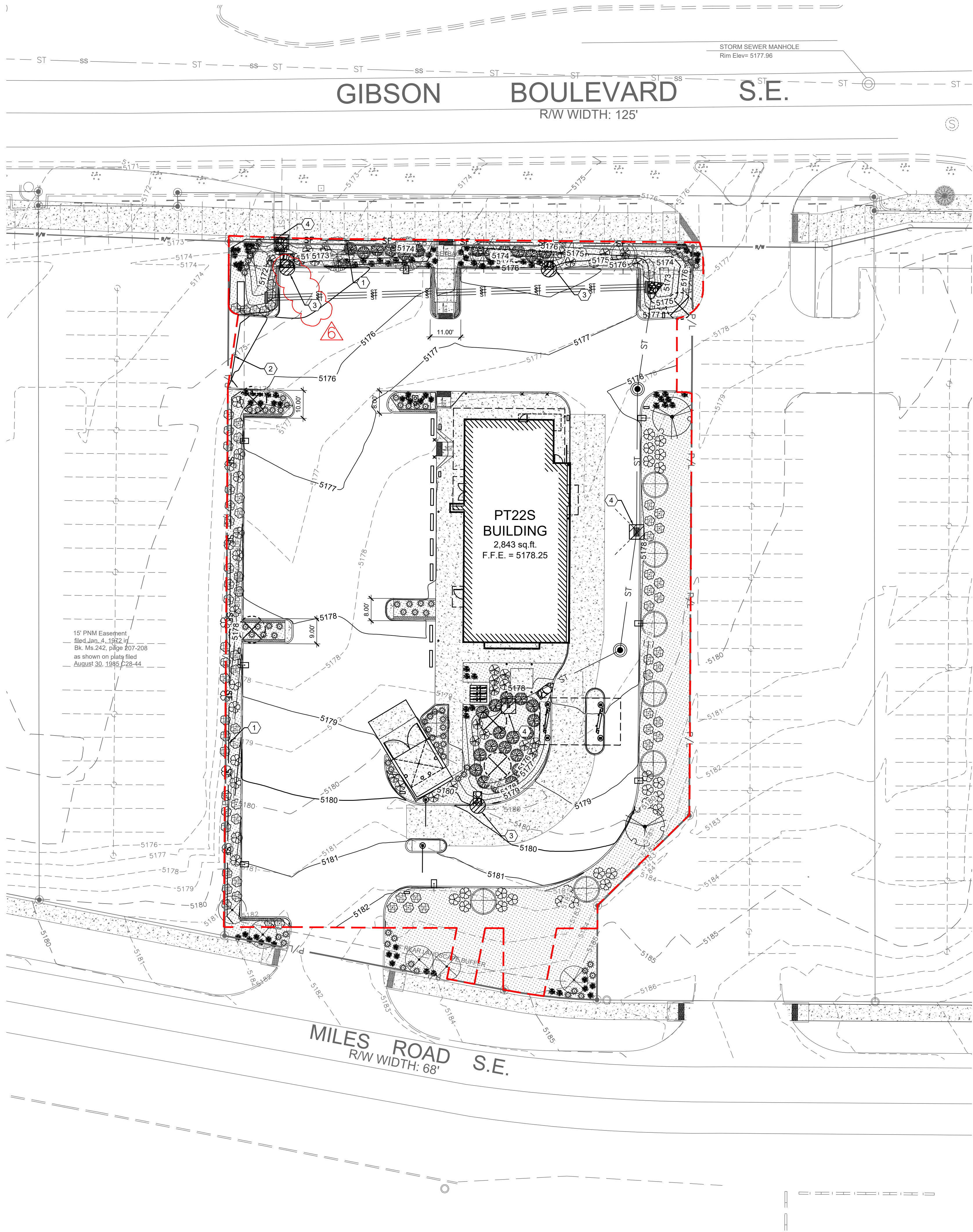
CHECKED BY: JCB

PROJECT NO: 40497-22

DRAWING

C-9.1

N:\03\624049719-Albuquerque, NM\Docs\CAD\CIVIL\DWG set\C-9.0 SWPPP.dwg, 2/21/2024 4:08 PM, drozin, kevin



SITE DATA			
	SQ. FT.	ACRES	PERCENT
LIMITS OF DISTURBANCE	40,075	0.92	-
TOTAL SITE AREA	42,107	0.97	-
EXISTING PERVIOUS	0	0.00	0.0%
EXISTING IMPERVIOUS	42,107	0.97	100.0%
TOTAL PROPOSED PERVIOUS	8,494	0.20	20.2%
TOTAL PROPOSED IMPERVIOUS	33,613	0.77	79.8%

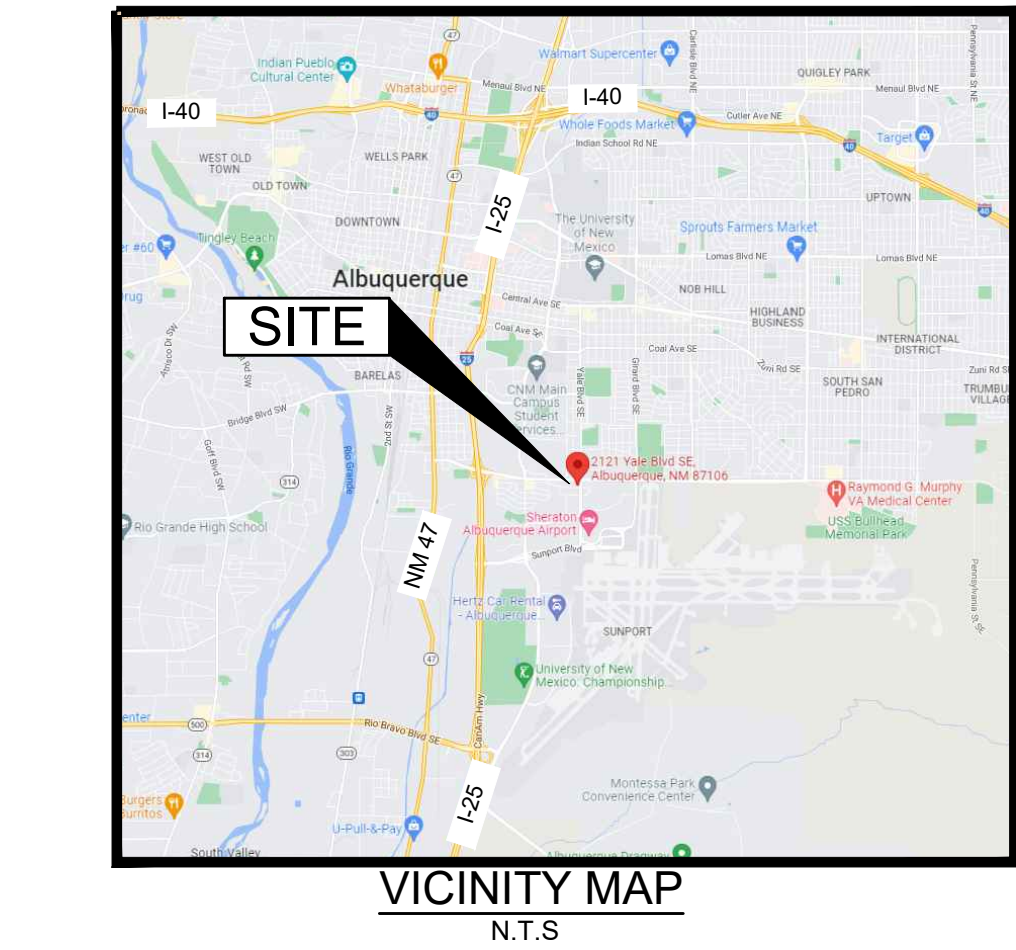
- KEYED NOTES:**
- TEMPORARY SILT FENCE, SEE DETAIL ON SWPPP DETAIL SHEET C-10.2
 - TEMPORARY COMPOST FILTER SOCK, SEE DETAIL ON SWPPP DETAIL SHEET C-10.2
 - ROCK SOCKS, SEE DETAIL ON SHEET C-10.1
 - INLET PROTECTION, SEE DETAIL ON SHEET C-10.2

- GENERAL NOTES:**
- 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.
 - 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 BMP'S AND PRIOR TO BEGINNING CONSTRUCTION.
 - SELF-INSPECTIONS - AT A MINIMUM A ROUTINE COMPLIANCE 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.
 - STABILIZATION REPORTS MUST BE KEPT BY THE PERSON OR ENTITY AUTHORIZED TO DIRECT THE CONSTRUCTION ACTIVITIES ON THE SITE AND MADE AVAILABLE UPON REQUEST. REPORTS SHOULD INCLUDE RECORDS OF WEED REMOVAL PER CITY ORDINANCE (§ 9-8-1), STERILIZATION, SOIL TEST RESULTS AND RECOMMENDATION, MATERIALS AND MANUFACTURER'S SPECIFICATIONS FOR APPLICATION RATES, ESTIMATED FUNCTIONAL LONGEVITY, METHODS OF APPLICATION, INSPECTION AND MAINTENANCE. THE REDUCED SELF-INSPECTION SCHEDULE IN CGP 4.4.1 APPLIES TO STABILIZED AREA AND ANY DAMAGED OR WORN STABILIZATION MUST BE IDENTIFIED IN THE REPORTS ALONG THE WEED PROBLEMS. CORRECTIVE ACTIONS FOR STABILIZATION SHALL BE DOCUMENTED IN A STABILIZATION REPORT INCLUDING ACTUAL RATES AND DATES OF STABILIZATION, AND THE MATERIALS AND MANUFACTURER'S SPECIFICATIONS USED.
 - BMP'S SHALL BE INSPECTED AND MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED IN ACCORDANCE WITH THE FINAL STABILIZATION CRITERIA (CGP 2.2.14.b). GENERALLY, ALL DISTURBED AREAS, OTHER THAN STRUCTURES AND IMPERVIOUS SURFACES, MUST HAVE UNIFORM PERENNIAL VEGETATION THAT PROVIDES 70 PERCENT OR MORE OF THE COVER PROVIDED BY NATIVE VEGETATION OR SEED THE DISTURBED AREA AND PROVIDE NON-VEGETATIVE MULCH THAT PROVIDES COVER FOR AT LEAST THREE YEARS WITHOUT ACTIVE MAINTENANCE. FINAL STABILIZATION MUST BE APPROVED BY THE CITY OF ALBUQUERQUE PRIOR TO REMOVAL OF BMP'S AND DISCONTINUATION OF INSPECTIONS.
 - EXISTING SITE RUNOFF DISCHARGES THROUGH SIDEWALK CULVERTS INTO GIBSON BOULEVARD. NO CHANGE TO THE OVERALL DRAINAGE PATTERN IS PROPOSED WITH THIS CONSTRUCTION. OFFSITE FLOWS DO NOT ENTER THE PROJECT SITE.
 - EXISTING GROUND COVER IN DISTURBED AREA CONSISTS OF EXISTING SIDEWALK AND ASPHALT PAVEMENT WITH LIMITED LANDSCAPED AREA.
 - REFERENCE CITY OF ALBUQUERQUE CONSTRUCTION SITE MANUAL (2018, CURRENT VERSION) FOR BMP NOTES AND DETAILS.
 - BMP MAINTENANCE NOTE: ALL EROSION AND SEDIMENT CONTROL PRACTICES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE SWMP MUST BE MAINTAINED IN EFFECTIVE OPERATION CONDITION. PROPER SELECTION AND INSTALLATION OF BMP'S AND IMPLEMENTATION OF COMPREHENSIVE INSPECTION AND MAINTENANCE PROCEDURES IN ACCORDANCE WITH THE SWMP, SHOULD BE ADEQUATE TO MEET THIS CONDITION. BMP'S THAT ARE NOT ADEQUATELY MAINTAINED IN ACCORDANCE WITH GOOD ENGINEERING, HYDROLOGIC AND POLLUTION CONTROL PRACTICES, INCLUDING REMOVAL OF COLLECTED SEDIMENT OUTSIDE THE ACCEPTABLE TOLERANCES OF THE BMP'S, ARE CONSIDERED TO BE NO LONGER OPERATING EFFECTIVELY AND MUST BE ADDRESSED.
 - GENERAL CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE ARE TO THE SAME STATE PRIOR TO STARTING WORK.
 - SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.
 - GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTS. THE GENERAL CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTS AT THEIR COST.
 - GENERAL CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

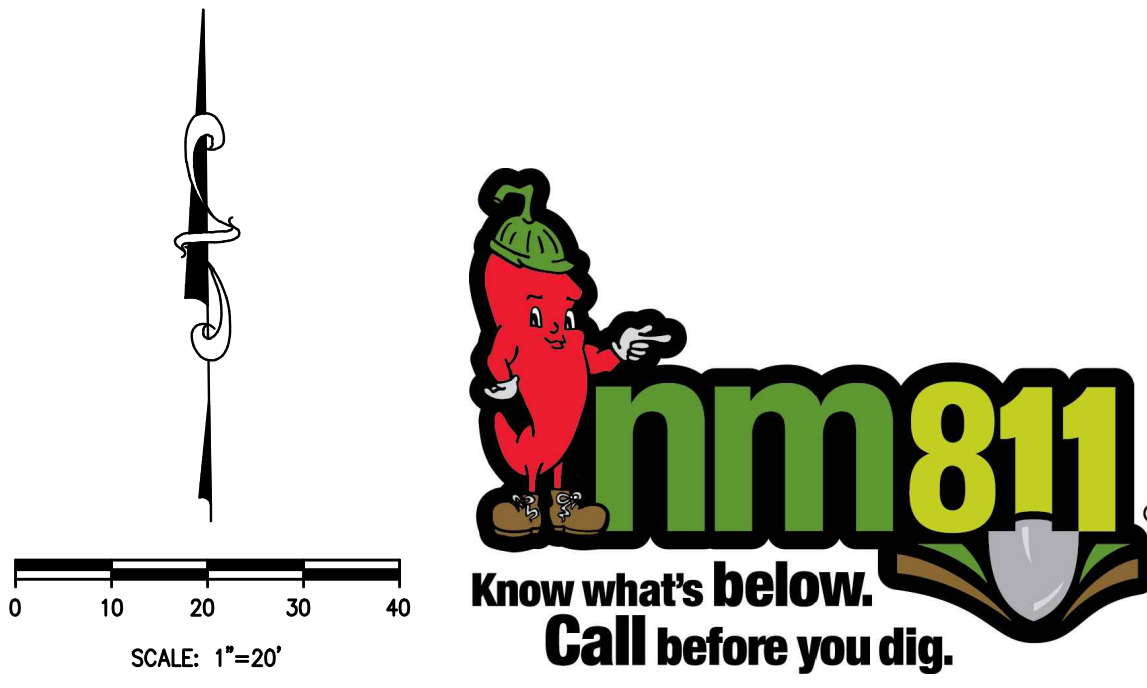
- STORMWATER MANAGEMENT PLANS GENERAL NOTES:**
- THE CONTRACTOR AND/OR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO OR ACCUMULATE IN, THE FLOW LINES AND PUBLIC RIGHTS OF WAYS OF THE CITY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
 - ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL BE THE OBLIGATION OF THE PERMIT HOLDER UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED AND THE PERMIT IS RELEASED.
 - THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, BORING, GRADING OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
 - THE CONTRACTOR SHALL LOCATE, INSTALL, AND MAINTAIN ALL EROSION CONTROL AND WATER QUALITY "BEST MANAGEMENT PRACTICES" AS INDICATED IN THE APPROVED STORMWATER MANAGEMENT PLAN.
 - THE DEVELOPER, GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHTS OF WAY.
 - SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION. IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF A DRAINAGEWAY, ADDITIONAL SEDIMENT CONTROLS SUCH AS TEMPORARY DIKES OR SILT FENCE SHALL BE REQUIRED.
 - APPROVED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR OF THE DURATION OF THIS PROJECT. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A BMP WHEN THE SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
--- 950 ---	— 1015 —	CONTOUR
	— SF —	SILT FENCE
	---	CONSTRUCTION LIMITS
	▣	INLET PROTECTION
	▢	CONCRETE WASHOUT
	⬢	CONSTRUCTION ENTRANCE
	➡	FLOW ARROW
	⬢	ROCK SOCKS



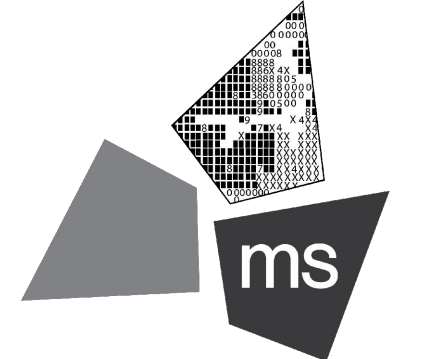
VICINITY MAP
N.T.S.



REVISION /DATE/DESCRIPTION	
60% REVIEW SET	05/16/22
TCL SUBMISSION	06/09/22
90% REVIEW SET	07/01/22
PERMIT REVIEW SET	07/22/22
TCL REVISION 1	09/15/22
TCL / G&D RESPONSE	11/28/22
TCL RESPONSE #3	12/14/22
PT22S UPDATE	01/11/23
ISSUE FOR PERMIT	05/05/23
TCL RESPONSE #4	06/26/23
BUILDING COMMENT RESPONSE	08/16/23
BUILDING COMMENT RESPONSE	02/14/24

NOTICE

THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREEMENT WITH THE ARCHITECT. NO OTHER USE, DISSEMINATION, OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIALLY RESERVED.



ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

PROJECT
PROPOSED PT22S BUILDING

2141 GIBSON BLVD SE
ALBUQUERQUE, NM
87106

SHEET TITLE
STORMWATER POLLUTION PREVENTION PLAN PHASE III (FINAL)



DRAWN BY: TDB
CHECKED BY: JCB
PROJECT NO: 40497-22

DRAWING
C-9.2

N:\03\62404971\9-Albuquerque, NM\Docs\CAD\CIVIL.DWG set\C-10.0 SWPPP Notes and Details.dwg, 2/14/2024 11:58 AM, montgomery, brian

PROJECT NAME AND LOCATION
WHATABURGER
2121 YALE BLVD. SE, ALBUQUERQUE, NM 87106

OWNER NAME AND ADDRESS
WHATABURGER
300 CONCORD PLAZA DR.
SAN ANTONIO, TX 78216
PHONE: (210) 476-6614
CONTACT: ABRAHAM VAZQUEZ
EMAIL: avazquez@wbhq.com

SITE CONTACT
WHATABURGER
300 CONCORD PLAZA DR.
SAN ANTONIO, TX 78216
PHONE: (210) 476-6614
CONTACT: ABRAHAM VAZQUEZ
EMAIL: avazquez@wbhq.com

GENERAL SCOPE OF PROJECT
THIS PROJECT WILL CONSIST OF A RESTAURANT AND THE CONSTRUCTION OF ASSOCIATED DRAINAGE FACILITIES AND OTHER MISCELLANEOUS SITE WORK.

NATURE OF CONSTRUCTION ACTIVITY (CHECK ALL THAT APPLY)

SUBDIVISION	
COMMERCIAL	X
INDUSTRIAL	
P.U.D.	
OTHER	

SOIL TYPES

CONSTRUCTION SITE ESTIMATES

TOTAL SITE AREA:	0.97 AC.
CONSTRUCTION SITE AREA TO BE DISTURBED:	0.92 AC.
PERCENTAGE IMPERVIOUS AREA BEFORE CONSTRUCTION:	100.00%
RUNOFF COEFFICIENT BEFORE CONSTRUCTION:	0.90
PERCENTAGE IMPERVIOUS AREA AFTER CONSTRUCTION:	73.60%
RUNOFF COEFFICIENT AFTER CONSTRUCTION:	0.74

RECEIVING WATERS

CONSTRUCTION SEQUENCE
THE ORDER OF MAJOR ACTIVITIES WILL BE AS FOLLOWS:

- BEFORE AND SITE GRADING ACTIVITIES BEGIN
 - INSTALL PERIMETER SILT FENCES
 - INSTALL INLET PROTECTION ON EXISTING INLETS
 - CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE
- BEGIN SITE GRADING AND TOPSOIL STRIPPING
 - ESTABLISH TOPSOIL STOCKPILE WITHIN SILT FENCE PERIMETER
 - STABILIZE DENUDED AREAS AND STOCKPILES WITHIN 14 DAYS OF LAST CONSTRUCTION ACTIVITY IN THAT AREA
 - INSTALL EROSION CONTROL MATTING AT LOCATIONS INDICATED ON PLAN
- INSTALL UTILITIES, SANITARY SEWERS, WATER SERVICES AND STORM SEWERS
- BEGIN CONSTRUCTION OF BUILDING FOUNDATION AND STRUCTURE
- INSTALL CURBS, PREPARE PAVEMENT SUBGRADE AND PROVIDE GOOD AGGREGATE BASE TO AREAS TO BE PAVED.
- PAVE AREAS AND EXTERIOR BUILDING CONSTRUCTION.
- FINAL GRADING AND PERMANENT SEEDING OF THE NON-PAVED AREAS OF THE SITE WITHIN 7 DAYS OF FINISHING FINAL GRADE
- ONCE 70% VEGETATIVE COVERAGE IS ACHIEVED, REMOVE EROSION PROTECTION.

POTENTIAL SOURCES OF POLLUTION

CONCRETE
DETERGENTS
WOOD
FERTILIZERS
PAINTS (ENAMEL AND LATEX)
CLEANING SOLVENTS
PETROLEUM BASED PRODUCTS

EROSION AND SEDIMENT CONTROLS

BMP DESCRIPTION: MAINTENANCE AND INSPECTION: REFERENCE:	CLEARING AND GRUBBING AS NEEDED TECHNICAL SPECIFICATION
BMP DESCRIPTION: MAINTENANCE AND INSPECTION: REFERENCE:	DUST CONTROL AS NEEDED E&S DETAILS
BMP DESCRIPTION: MAINTENANCE AND INSPECTION: REFERENCE:	TEMPORARY SEEDING AND MULCHING WEEKLY AND AFTER HEAVY RAIN E&S DETAILS
BMP DESCRIPTION: MAINTENANCE AND INSPECTION: REFERENCE:	PERMANENT SEEDING AND MULCHING WEEKLY AND AFTER HEAVY RAIN E&S DETAILS
BMP DESCRIPTION: MAINTENANCE AND INSPECTION: REFERENCE:	CONSTRUCTION ENTRANCE AS NEEDED E&S DETAILS

POST CONSTRUCTION BMP'S

- GREEN SPACE

OTHER SEDIMENT AND EROSION CONTROL NOTES

- TEMPORARY EROSION CONTROLS WILL BE APPLIED PRIOR TO ONSET OF WINTER WEATHER FOR DISTURBED AREAS THAT WILL BE LEFT IDLE OVER WINTER
- PERMANENT EROSION CONTROLS WILL BE APPLIED WITHIN 7 DAYS FOR DISTURBED AREAS REMAINING DORMANT FOR OVER 1 YEAR OR AT FINAL GRADE.
- SEDIMENT CONTROL DEVICES WILL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED OVER 7 DAYS.

ADDITIONAL BMP'S

OPEN BURNING: NO MATERIALS MAY BE BURNED WHICH CONTAIN RUBBER, GREASE, ASPHALT, OR PETROLEUM PRODUCTS SUCH AS TIRES, CARS, AUTO PARTS, PLASTICS OR PLASTIC COATED WIRE. OPEN BURNING IS NOT ALLOWED IN RESTRICTED AREAS. RESTRICTED AREAS ARE DEFINED AS:

- WITHIN CORPORATION LIMITS
- WITHIN 1,000 FEET OF A MUNICIPAL CORPORATION
- WITHIN A ONE MILE ZONE OUTSIDE OF A CORPORATION OF 10,000 OR MORE

OUTSIDE THE RESTRICTED AREA, NO OPEN BURNING CAN TAKE PLACE WITHIN 1,000 FEET OF AN INHABITED BUILDING LOCATED OFF THE PROPERTY WHERE THE FIRE IS SET. OPEN BURNING IS PERMISSIBLE IN A RESTRICTED AREA FOR THE FOLLOWING ACTIVITIES: HEATING TAR, WELDING AND ACETYLENE TORCHES, SMUDGE POTS AND SIMILAR OCCUPATIONAL NEEDS, AND HEATING OR WARMTH FOR OUTDOOR BARBEQUES. OUTSIDE OF RESTRICTED AREAS, OPEN BURNING IS PERMISSIBLE FOR LANDSCAPE WASTES (PLANT MATERIAL), LAND-CLEARING WASTES (PLANT MATERIAL, WITH PRIOR WRITTEN PERMISSION FROM EPA), AND AGRICULTURAL WASTES (MATERIAL GENERATED BY CROP, HORTICULTURAL, OR LIVESTOCK PRODUCTION PRACTICES.

DUST CONTROL/SUPPRESSANTS: DUST CONTROL IS REQUIRED TO PREVENT NUISANCE CONDITIONS. DUST CONTROLS MUST BE USED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION AND NOT BE APPLIED IN A MANNER, WHICH WOULD RESULT IN A DISCHARGE TO WATERS OF THE STATE. ISOLATION DISTANCES FROM BRIDGES, CATCH BASINS, AND OTHER DRAINAGE WAYS MUST BE OBSERVED. APPLICATION (EXCLUDING WATER) MAY NOT OCCUR WHEN PRECIPITATION IS IMMINENT AS NOTED IN THE SHORT TERM FORECAST. USED OIL MAY NOT BE APPLIED FOR DUST CONTROL.

AIR PERMITTING REQUIREMENTS: ALL CONTRACTORS AND SUB CONTRACTORS MUST BE MADE AWARE THAT CERTAIN ACTIVITIES ASSOCIATED WITH CONSTRUCTION WILL REQUIRE AIR PERMITS. ACTIVITIES INCLUDING BUT NOT LIMITED TO MOBILE CONCRETE BATCH PLANTS, MOBILE ASPHALT PLANTS, CONCRETE CRUSHERS, LARGE GENERATORS, ETC., WILL REQUIRE SPECIFIC MISSOURI EPA AIR PERMITS FOR INSTALLATION AND OPERATION. THESE ACTIVITIES MUST SEE AUTHORIZATION FROM THE CORRESPONDING OF MISSOURI EPA. NOTIFICATION FOR RESTORATION AND DEMOLITION MUST BE SUBMITTED TO MISSOURI EPA FOR ALL COMMERCIAL SITES TO DETERMINE IF ASBESTOS CORRECTIVE ACTIONS ARE REQUIRED.

WASTE DISPOSAL: THE CONTRACTOR SHALL PROVIDE LITTER CONTROL AND COLLECTION OF MATERIALS WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION. ALL FERTILIZER, HYDROCARBON, OR OTHER CHEMICAL CONTAINERS SHALL BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH THE EPA'S STANDARD PRACTICES. NO SOLID MATERIAL INCLUDING BUILDING AND CONSTRUCTION MATERIAL SHALL BE DISPOSED OF, DISCHARGED OR BURIED ONSITE.

OFFSITE VEHICLE TRACKING: LOADED HAUL TRUCKS SHALL BE COVERED WITH A TARPULIN. EXCESS DIRT MATERIAL ON THE ROADS SHALL BE REMOVED IMMEDIATELY. HAULING ON UNPAVED SURFACES SHALL BE MONITORED TO MINIMIZE DUST AND CONTROL EROSION. HAUL ROADS SHALL BE WATERED OR OTHER CONTROLS PROVIDED AS NECESSARY TO REDUCE DUST AND CONTROL SEDIMENTS.

SANITARY WASTE: THE CONTRACTOR SHALL PROVIDE PORTABLE SANITARY WASTE FACILITIES. THESE FACILITIES SHALL BE COLLECTED OR EMPTIED BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE REGULATIONS.

FERTILIZERS AND PESTICIDES: FERTILIZER SHALL BE APPLIED AT A RATE SPECIFIED BY THE SPECIFICATIONS OR THE MANUFACTURER. THE APPLICATION OF FERTILIZERS SHALL BE ACCOMPLISHED IN A MANNER AS DESCRIBED BY THE SPECIFICATION OR MANUFACTURER TO ENSURE THE PROPER INSTALLATION AND TO AVOID OVER FERTILIZING. PESTICIDES ARE NOT ANTICIPATED FOR THIS PROJECT.

MAINTENANCE

THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE AND REPAIRS OF EROSION AND SEDIMENT CONTROL DEVICES AND THE REMOVAL OF THE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE NOTICE OF TERMINATION IS EXECUTED.

THE CONTRACTOR SHALL REVIEW THE PROJECT AND ALL EROSION AND SEDIMENT CONTROLS ON A DAILY BASIS AND DURING AND FOLLOWING RAINFALL EVENTS. AN INSPECTION FORM HAS BEEN PROVIDED IN THE SPECIFICATIONS. THE CONTRACTOR SHALL BE REQUIRED TO KEEP A LOG OF ALL THE DAILY INSPECTION REPORTS, GRADING AND STABILIZATION ACTIVITIES, AND SWPPP AMENDMENTS AT THE SITE. THE FOLLOWING PRACTICES WILL BE IMPLEMENTED TO MAINTAIN AND MONITOR EROSION AND SEDIMENT CONTROLS.

- PROJECT REVIEW ON A DAILY BASIS.
- PROVIDE AND MAINTAIN RAIN GAUGES ONSITE (IF NOT AVAILABLE IN THE AREA) TO RECORD RAINFALL DATA DAILY.
- REVIEW STABILIZATION PRACTICES AND CONTROLS ON A DAILY BASIS AND MAINTAIN AND REPAIR THESE MEASURES AND CONTROLS AS NECESSARY. TEMPORARY AND/OR PERMANENT SEEDING, MULCHING AND SODDING SHALL BE REPAIRED IN BARE SPOTS AND WASHOUTS, AND HEALTHY GROWTH ESTABLISHED.
- ONCE HEALTHY GROWTH OF TURF IS ESTABLISHED, THE CONTRACTOR SHALL MAINTAIN THESE AREAS TO INSURE THE HEIGHT OF THE GRASS DOES NOT REACH MORE THAN 6 INCHES ABOVE THE ESTABLISHED GRADE.
- REVIEW STRUCTURAL PRACTICES ON A DAILY BASIS AND MAINTAIN AND REPAIR THESE MEASURES AND CONTROLS AS NECESSARY. BUILT UP SEDIMENTS SHALL BE REMOVED FROM SILT FENCES AND FILTER CLOTH SHALL BE REPLACED AS NECESSARY AND WHEN THEY HAVE SERVED THEIR USEFULNESS.
- AN INSPECTION AND MAINTENANCE REPORT SHALL BE COMPLETED WEEKLY AND WITHIN 24 HOURS OF A RAINFALL EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR SHALL CREATE AN INSPECTION AND MAINTENANCE REPORT LOG AND NOTE ANY AMENDMENTS TO THE SWPPP THAT OCCUR DURING CONSTRUCTION.
- IF THE CONTRACTOR ELECTS TO APPLY FOR PERMITS FOR DISCHARGE OF STORMWATER FROM THE SITE DURING CONSTRUCTION, ALL POINTS OF DISCHARGE OF STORMWATER RUNOFF FROM THE SITE SHALL BE INSPECTED ON A DAILY BASIS AND CONTROLS AND MEASURES REPAIRED AS NECESSARY TO MAINTAIN ACCEPTABLE WATER QUALITY AND DISCHARGE VOLUMES IN ACCORDANCE WITH THE PERMIT.

INSPECTIONS

QUALIFIED PERSONNEL SHALL INSPECT ALL POINTS OF DISCHARGE, AS APPLICABLE, FROM THE PROJECT SITE AND ALL DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN STABILIZED. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR POTENTIAL FOR POLLUTANTS ENTERING THE STORMWATER MANAGEMENT SYSTEM. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. INSPECTION AND MAINTENANCE REPORTS SHALL BE COMPLETED AT LEAST EVERY WEEK AND FOLLOWING A RAINFALL EVENT OF 0.5 INCHES OF WATER OR GREATER (SEE ATTACHED FORM). THESE FORMS SHALL BE RETAINED FOR A PERIOD OF AT LEAST 3 YEARS FOLLOWING THE DATE THE SITE IS FINALLY STABILIZED.

ALLOWABLE NON-STORMWATER DISCHARGE MANAGEMENT

ALLOWABLE NON-STORMWATER DISCHARGES AND THE MEASURES USED TO ELIMINATE OR REDUCE THEM AND TO PREVENT THEM FROM BECOMING CONTAMINATED MAY INCLUDE DEPENDING ON THE PERMIT:

- WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED
- WATER USED TO CONTROL DUST
- POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHINGS
- ROUTINE EXTERNAL BUILDING WASH DOWN THAT DOES NOT USE DETERGENTS
- PAVEMENT WASH WATER WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED) AND WHERE DETERGENTS ARE NOT USED
- UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE
- UNCONTAMINATED GROUND WATER OR SPRING WATER
- FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS
- UNCONTAMINATED EXCAVATION DEWATERING
- LANDSCAPE IRRIGATION

ESTABLISH PROPER EQUIPMENT/VEHICLE FUELING AND MAINTENANCE PRACTICES

EQUIPMENT FUELING AND MAINTENANCE, OIL CHANGING, ETC., SHALL BE PERFORMED AWAY FROM WATERCOURSES, DITCHES, OR STORM DRAINS. IN AN AREA DESIGNATED FOR THAT PURPOSE, THE DESIGNATED AREA SHALL BE EQUIPPED FOR RECYCLING OIL AND CATCHING SPILLS. SECONDARY CONTAINMENT SHALL BE PROVIDED FOR ALL FUEL OIL STORAGE TANKS. THESE AREAS MUST BE INSPECTED EVERY SEVEN DAYS AND WITHIN 24 HOURS OF A 0.5 INCH OR GREATER RAIN EVENT TO ENSURE THERE ARE NO EXPOSED MATERIALS WHICH WOULD CONTAMINATE STORM WATER.

SPILL PREVENTION CONTROL PLAN

SITE OPERATORS MUST BE AWARE THAT SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) REQUIREMENTS APPLY. AN SPCC PLAN IS REQUIRED FOR SITES WITH ONE SINGLE ABOVEGROUND STORAGE OF 1,320 GALLONS OR MORE, OR 42,000 GALLONS OF UNDERGROUND STORAGE. SOILS THAT HAVE BEEN CONTAMINATED MUST BE DISPOSED OF IN ACCORDANCE WITH SECTION "CONTAMINATED SOILS" FOUND BELOW.

SPILLS ON PAVEMENT SHALL BE ABSORBED WITH SAWDUST, CAT LITTER OR OTHER ABSORBENT MATERIAL AND DISPOSED OF WITH THE TRASH AT A LICENSED SANITARY LANDFILL. HAZARDOUS OR INDUSTRIAL WASTES SUCH AS MOST SOLVENTS, GASOLINE, OIL-BASED PAINTS, AND CEMENT CURING COMPOUNDS REQUIRE SPECIAL HANDLING. SPILLS SHALL BE REPORTED TO THE EPA (1-913-281-0991). SPILLS OF 25 GALLONS OR MORE OF PETROLEUM PRODUCTS SHALL BE REPORTED TO EPA (1-913-281-0991), THE LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE WITHIN 30 MINUTES OF THE DISCOVERY OF THE RELEASE. ALL SPILLS, WHICH RESULT IN CONTACT WITH WATER OF THE STATE, MUST BE REPORTED TO THE EPA'S HOTLINE.

CONTAMINATED SOILS

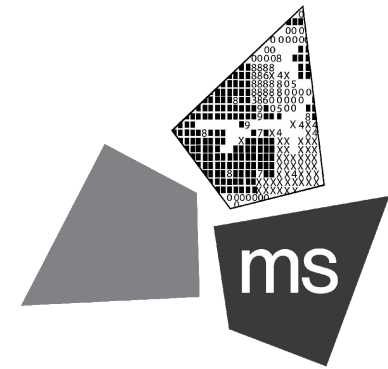
IF SUBSTANCES SUCH AS OIL, DIESEL FUEL, HYDRAULIC FLUID, ANTIFREEZE, ETC., ARE SPILLED, LEAKED, OR RELEASED ONTO THE SOIL, THE SOIL SHOULD BE DUG UP AND DISPOSED OF AT A LICENSED SANITARY LANDFILL OR OTHER APPROVED PETROLEUM CONTAMINATED SOIL REMEDIATION FACILITY (NOT A CONSTRUCTION/DEMOLITION DEBRIS LANDFILL). PLEASE BE AWARE THAT STORM WATER RUN OFF ASSOCIATED WITH CONTAMINATED SOILS ARE NOT BEING AUTHORIZED UNDER THE EPA'S GENERAL STORMWATER PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITIES. IN THE EVENT THERE ARE LARGE EXTENSIVE AREAS OF CONTAMINATED SOILS ADDITIONAL MEASURES ABOVE AND BEYOND THE CONDITIONS OF THE EPA'S GENERAL CONSTRUCTION STORMWATER PERMIT WILL BE REQUIRED. DEPENDING ON THE EXTENT OF CONTAMINATION, ADDITIONAL TREATMENT AND/OR COLLECTION AND DISPOSAL MAY BE REQUIRED. ALL STORMWATER DISCHARGES ASSOCIATED WITH CONTAMINATED SOILS MUST BE AUTHORIZED UNDER AN ALTERNATE NPDES PERMIT.

REVISION/DATE/DESCRIPTION

60% REVIEW SET	05/16/22
TCL SUBMISSION	06/09/22
90% REVIEW SET	07/01/22
PERMIT REVIEW SET	07/22/22
TCL REVISION 1	09/15/22
TCL / G&D RESPONSE	11/28/22
TCL RESPONSE #3	12/14/22
PT22S UPDATE	01/11/23
ISSUE FOR PERMIT	05/05/23
TCL RESPONSE #4	06/26/23
BUILDING COMMENT RESPONSE	08/16/23
BUILDING COMMENT RESPONSE	02/14/24

NOTICE

THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREEMENT WITH THE ARCHITECT. NO OTHER USE, DISSEMINATION, OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.



ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

PROJECT

PROPOSED PT22S BUILDING

2141 GIBSON BLVD SE
ALBUQUERQUE, NM
87106

SHEET TITLE

SWPPP NOTES & DETAILS



DRAWN BY: TDB

CHECKED BY: JCB

PROJECT NO: 40497-22

DRAWING

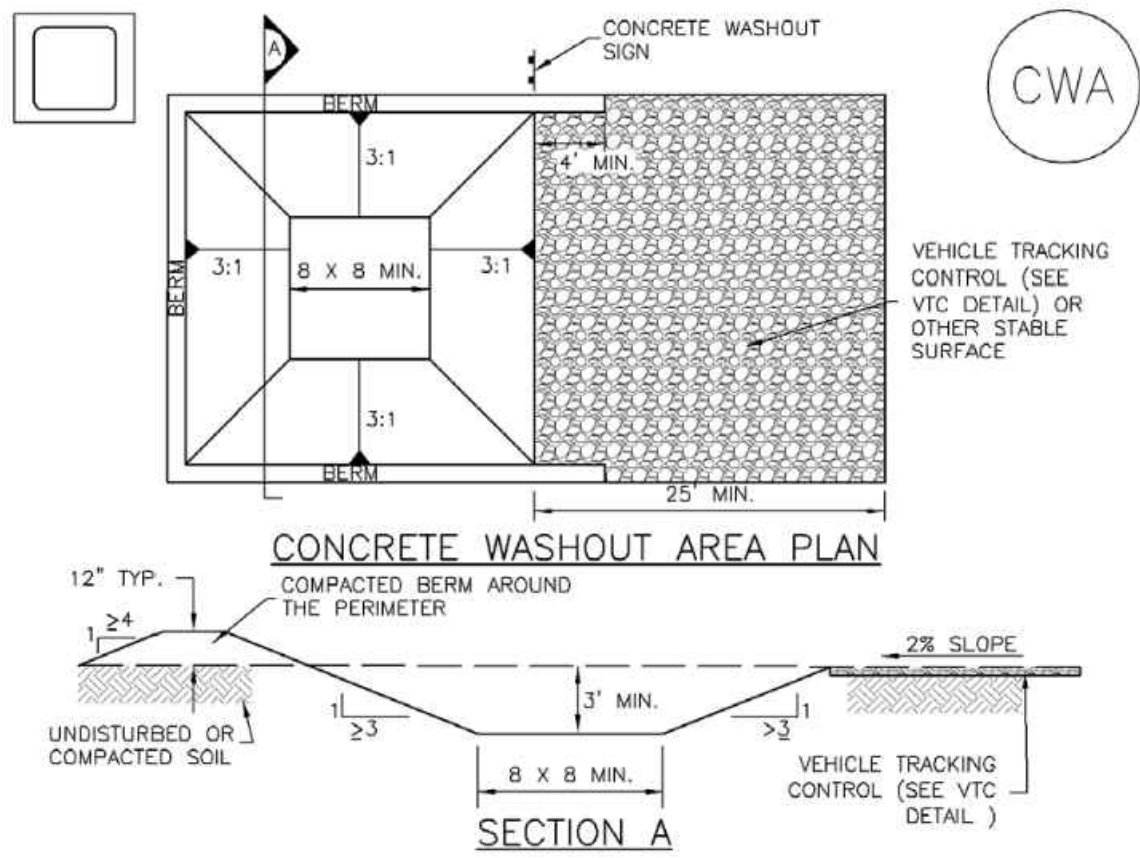
C-10.0



N:\0362\4049719-Albuquerque, NM\Docs\CAD\Civil\DWG set\C-10.0 SWPPP Notes and Details.dwg, 2/14/2024 11:58 AM, montgomery, brian

Concrete Washout Area (CWA)

MM-1



CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

- SEE PLAN VIEW FOR:
-CWA INSTALLATION LOCATION.
- DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

November 2010 Urban Drainage and Flood Control District CWA-3
Urban Storm Drainage Criteria Manual Volume 3

A CONCRETE WASHOUT AREA
C10.1 N.T.S.

MM-1

Concrete Washout Area (CWA)

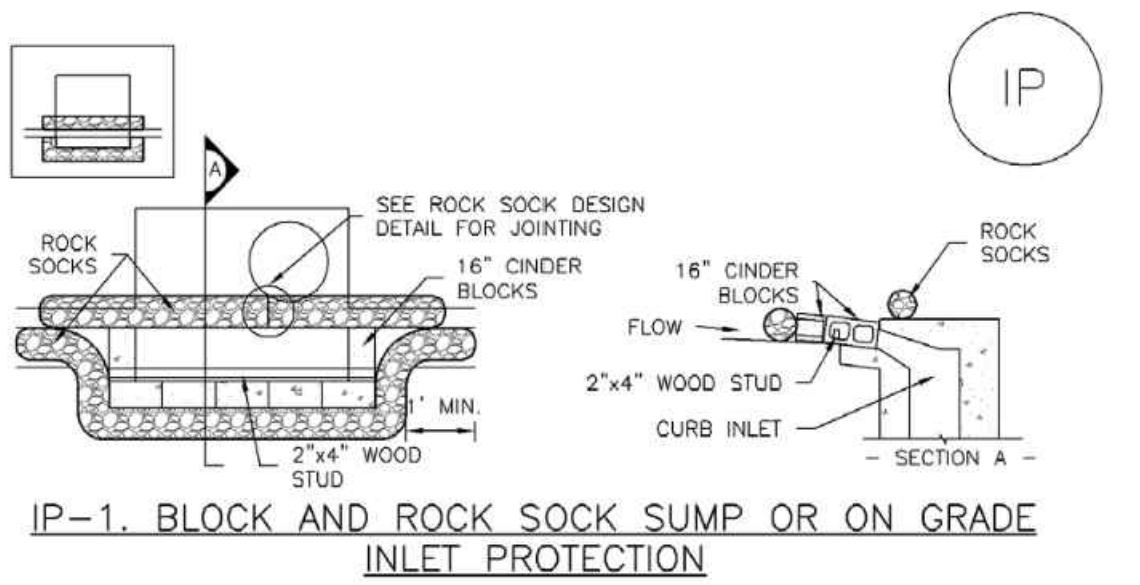
CWA MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
 - CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
 - THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 - WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

CWA-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

Inlet Protection (IP)

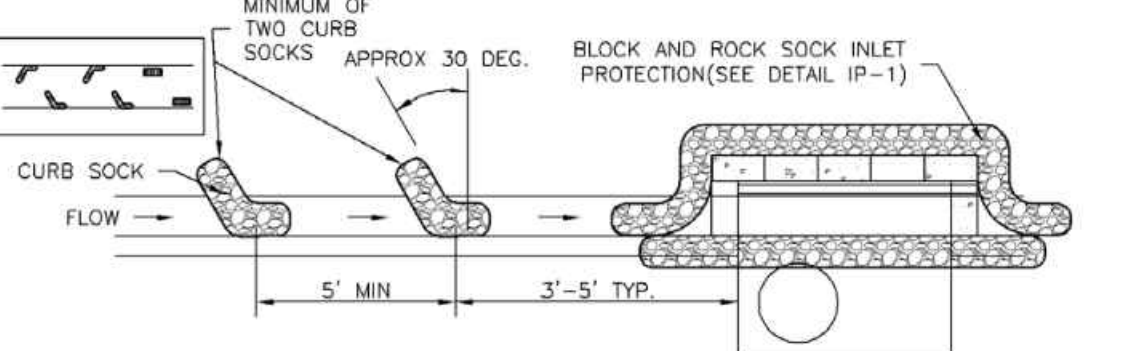
SC-6



IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
- CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
- GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

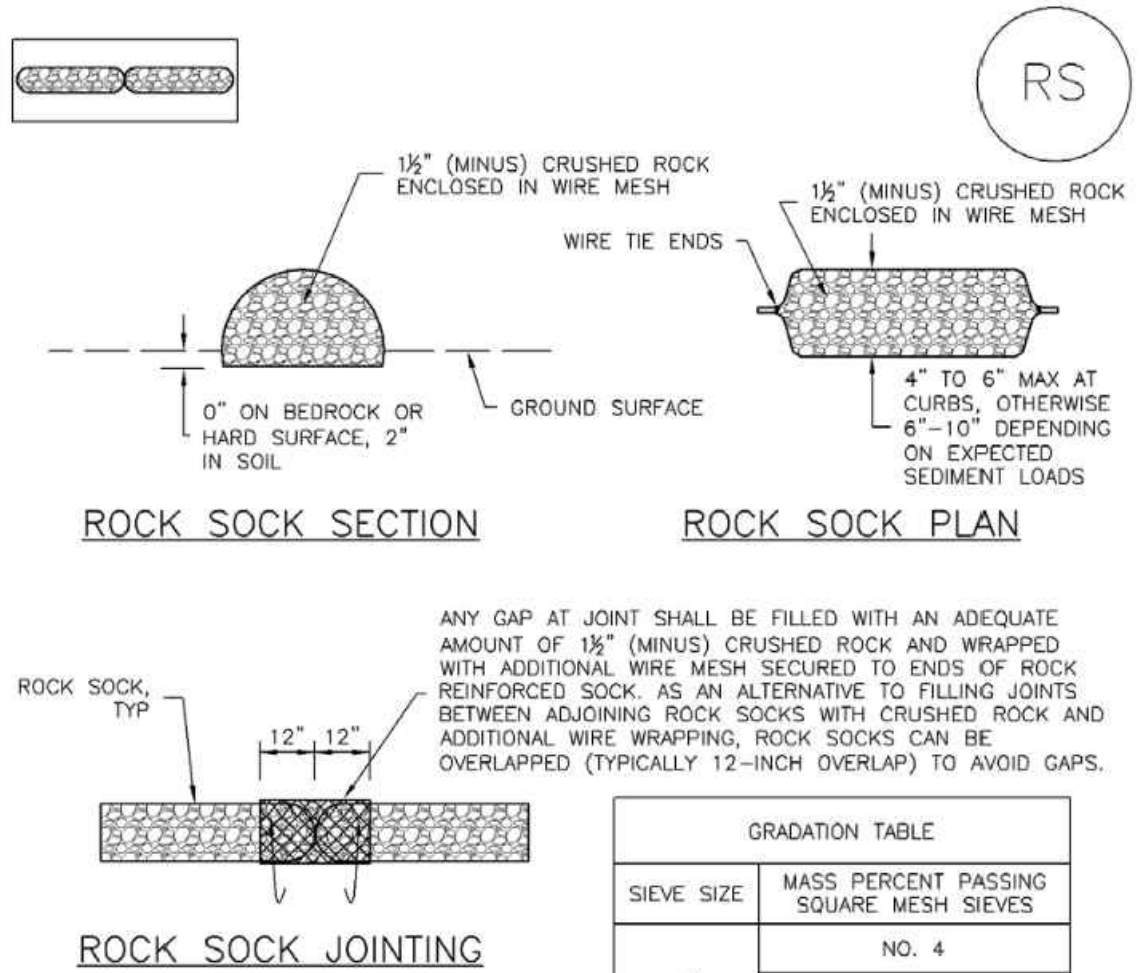
- SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
- PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
- SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
- AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

IP-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 August 2013

C INLET PROTECTION
C10.1 N.T.S.

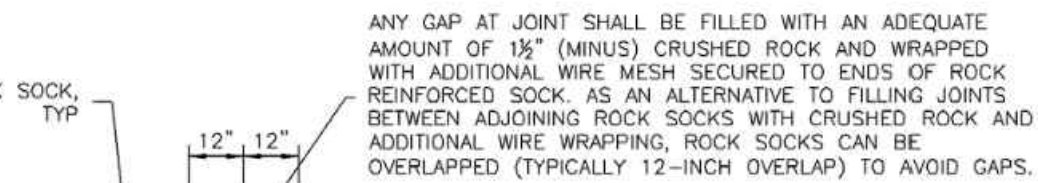
SC-5

Rock Sock (RS)



ROCK SOCK SECTION

ROCK SOCK PLAN



ROCK SOCK JOINTING

ROCK SOCK INSTALLATION NOTES

- SEE PLAN VIEW FOR:
-LOCATION(S) OF ROCK SOCKS.
- CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1/2" MINUS).
- WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2", RECOMMENDED MINIMUM ROLL WIDTH OF 48"
- WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
- SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS-1. ROCK SOCK PERIMETER CONTROL

RS-2 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

B ROCK SOCKS
C10.1 N.T.S.

Rock Sock (RS)

SC-5

ROCK SOCK MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
- SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROCK SOCK.
- ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER POTENTIAL PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 RS-3

STORMWATER MANAGEMENT PLANS GENERAL NOTES:

- DETAILS PROVIDED ON THIS SHEET ARE SUPERCEDED BY THE CITY OF ALBUQUERQUE CONSTRUCTION SITE MANUAL (2018, CURRENT EDITION). THE CONSTRUCTION SITE MANUAL GOVERNS IF ANY CONFLICTS ARISE.
- THE CONTRACTOR AND/OR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO OR, ACCUMULATE IN, THE FLOW LINES AND PUBLIC RIGHTS OF WAYS OF THE CITY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL BE THE OBLIGATION OF THE PERMIT HOLDER UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED AND THE PERMIT IS RELEASED.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, BORING, GRADING OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
- THE CONTRACTOR SHALL LOCATE, INSTALL, AND MAINTAIN ALL EROSION CONTROL AND WATER QUALITY "BEST MANAGEMENT PRACTICES" AS INDICATED IN THE APPROVED STORMWATER MANAGEMENT PLAN.
- THE DEVELOPER, GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL, IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHTS OF WAY.
- SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION. IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF A DRAINAGEWAY, ADDITIONAL SEDIMENT CONTROLS SUCH AS TEMPORARY DIKES OR SILT FENCE SHALL BE REQUIRED.
- APPROVED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR OF THE DURATION OF THIS PROJECT. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A BMP WHEN THE SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP.

BMP MAINTENANCE NOTE: ALL EROSION AND SEDIMENT CONTROL PRACTICES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE SWMP MUST BE MAINTAINED IN EFFECTIVE OPERATION CONDITION. PROPER SELECTION AND INSTALLATION OF BMPs AND IMPLEMENTATION OF COMPREHENSIVE INSPECTION AND MAINTENANCE PROCEDURES IN ACCORDANCE WITH THE SWMP, SHOULD BE ADEQUATE TO MEET THIS CONDITION. BMPs THAT ARE NOT ADEQUATELY MAINTAINED IN ACCORDANCE WITH GOOD ENGINEERING, HYDROLOGIC AND POLLUTION CONTROL PRACTICES, INCLUDING REMOVAL OF COLLECTED SEDIMENT OUTSIDE THE ACCEPTABLE TOLERANCES OF THE BMPs, ARE CONSIDERED TO BE NO LONGER OPERATING EFFECTIVELY AND MUST BE ADDRESSED.

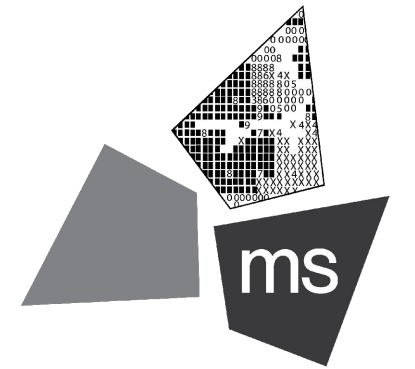


REVISION/DATE/DESCRIPTION

60% REVIEW SET	05/16/22
TCL SUBMISSION	06/09/22
90% REVIEW SET	07/01/22
PERMIT REVIEW SET	07/22/22
TCL REVISION 1	09/15/22
TCL / G&D RESPONSE	11/28/22
TCL RESPONSE #3	12/14/22
PT22S UPDATE	01/11/23
ISSUE FOR PERMIT	05/05/23
TCL RESPONSE #4	06/26/23
BUILDING COMMENT RESPONSE	08/16/23
BUILDING COMMENT RESPONSE	02/14/24

NOTICE

THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREEMENT WITH THE ARCHITECT. NO OTHER USE, DISSEMINATION, OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIALLY RESERVED.



ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

PROJECT

PROPOSED PT22S BUILDING

2141 GIBSON BLVD SE
ALBUQUERQUE, NM
87106

SHEET TITLE

SWPPP NOTES & DETAILS



DRAWN BY: TDB

CHECKED BY: JCB

PROJECT NO: 40497-22

DRAWING

C-10.1

Stockpile Management (SM)

C-10.2