

GENERAL STORMWATER POLLUTION PREVENTION NOTES

- All erosion and sediment control practices must conform to the standards and specifications set forth by the Local, State, and Federal Authorities.
- Construction activities shall be scheduled such that a minimum area of the site is disturbed at a time. Construction operation shall be scheduled and performed so that preventative soil erosion control measures are in place prior to excavation in critical areas and temporary stabilization measures are in place immediately following backfilling operations. Contractor shall reduce effects of storm water by using and/or maintaining grassed swales, infiltration structures, or water diversions.
- Special precautions will be taken in the use of construction equipment to prevent situations that promote erosion.
- Cleanup will be done in a manner to ensure that erosion control measures are not disturbed.
- The soil erosion controls are to be inspected once a week and within 24 hours of a 0.25 inch or greater rain event. A written log of these inspections and improvements to controls shall be kept on site. The logs shall include the date of inspection, name of the inspector, weather conditions, actions taken to correct any problems and the date corrective actions were taken.
- Temporary soil stabilization shall occur within 7 days after rough grading if the area will remain idle longer than 21 days. Any disturbed area that is not going to be worked for 21 days or more must be seeded and mulched.
- Trenches for underground utility lines and pipes shall be temporarily stabilized within 7 days if they are to remain inactive for 21 days. Trench dewatering devices shall discharge in a manner that filters soil-laden water before discharging it to a receiving drainage ditch or pond. If seeding, mulching or other erosion and sediment control measures were previously installed; these protective measures shall be reinstalled. Pipelines with joints that allow a manufactured length of pipe to be placed in the trench with the pipe joint assembled/made in the trench require an open pipeline trench that is only slightly longer than the length of pipe being installed. The total length of excavated trench open at any time should not be greater than the total length of pipeline/utility that can be placed in the trench and backfilled in one working day. No more than 50 linear feet of open trench should exist when pipeline/utility line installation ceases at the end of the work day.
- Soil stockpiles shall be stabilized or protected to prevent soil loss.
- All disturbed areas shall be permanently stabilized within 7 days of final grading. Further, soil erosion control measures shall be maintained until permanent stabilization is complete, at which time temporary measures will be removed. Permanent vegetation is a ground cover dense enough to cover 80% of the soil surface and mature enough to survive winter weather conditions.
- Silt fence to be 2' minimum from property lines in areas where work is near adjacent properties.
- The Contractor shall establish a permanent on-site benchmark prior to clearing, grubbing and/or demolition.
- Haul Routes - The Contractor shall be responsible for the cleanup of any mud, dirt, or debris deposited on haul roads as a result of his operations. Soil shall be removed from roads and paved surfaces at the end of each day in such a manner that does not create off-site sedimentation in order to ensure safety and abate off-site soil loss. Collected sediments shall be placed in a stable location on site or taken off-site to a stable location. Contractor shall use State Routes (and shortest distance non-state routes) for project haul route.
- No solid or liquid waste shall be discharged into storm water runoff.
- Disposal of solid, sanitary and toxic waste - Solid, sanitary and toxic waste must be disposed of in a proper manner in accordance with local, state and federal regulations. It is prohibited to burn, bury or pour out onto ground or into storm sewer any solvents, paint, stains, gasoline, diesel fuel, used motor oil, hydraulic fluid, antifreeze, cement curing compounds and other such toxic or hazardous waste.
- Wash out of cement trucks should occur in the designated area where the washing can collect and be disposed of properly when it hardens.
- If a concrete washout area, and/or a stockpile area are needed, a delineated area for each must be provided and maintained for them. Areas can be located in an alternate location than that shown on the plans if necessary due to construction operations and other field considerations.
- No fuel storage is permitted on-site.
- All infiltration, detention, and retention areas shall be cleared of construction sediment upon completion of construction.
- The General Contractor shall be responsible for submitting a Notice of Intent (NOI) and Notice of Termination (NOT) as required by the New Mexico Environment Department.

SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION

- Stone tracking pad atop geotextile liner.
- Install any applicable silt fence and protection fencing.
- Install Diversion Channel, Sediment Trap and inlet filters per Sheet C-6.1
- Initial clearing, grubbing, and demolition.
- Strip and stockpile top soil.
- Rough grade and balance site.
- Install underground utilities (i.e. Sanitary, Storm & Water)
- Place inlet filters on all storm inlets.
- Install franchise utilities (i.e. Gas, Electric, Telephone & Cable TV).
- Final grade site.
- Install pavement, curb, and other hardscape structures/surfaces.
- Stabilize ditches, swales, common areas and slopes.
- Establish permanent vegetation for all disturbed areas.
- Remove all temporary erosion and sediment control devices.
- Clean out storm sewer system, infiltration, detention, and retention areas upon completion.

SOIL EROSION CONTROL MAINTENANCE

- Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining or deterioration.
- All seeded / mulched rock areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as necessary.
- Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
- The construction entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way.
- Sediment from the infiltration, detention, and retention areas shall be removed as necessary to maintain proper functionality.

SOIL EROSION CONTROL NOTES

All stormwater inlets shall be protected with Geotextile Inlet Protection or Inlet Filters (Dandy Products, Flexstorm, or equivalent).

CITY OF ALBUQUERQUE ESC PLAN STANDARD 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:
 - 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 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 - 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 "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.
- 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).
- When installing utilities behind the curb, the excavated dirt should not be placed in the street.
- 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.
- 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.

NRCS WEB SOIL SURVEY ON-SITE SOILS

CU - Cut and Fill Land (100% of site)
BCC - Bluepoint Loamy Fine Sand (Ksat = 6.00 to 20.04 in/hr) (100.0% of site)

PRE-CONSTRUCTION SITE CONDITIONS

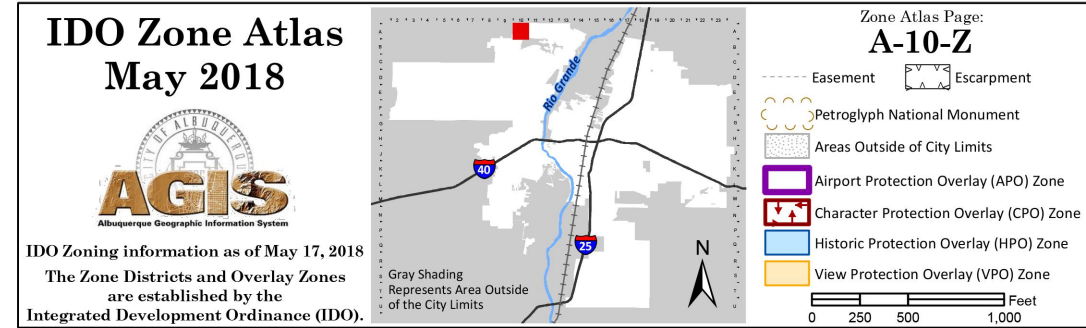
The existing property is an undeveloped property that is 100% pervious with native vegetative cover and bare soil.

WATERS OF THE U.S.

The Calabacillas Arroyo is within a mile of the site and there is an Approved Drainage Report (A100002G) dated 6/23/2025 by Burkhardt Engineering that this site is following.

CRITICAL HABITAT

The proposed development is not within a critical habitat.



SITE OPERATORS
OWNER / DEVELOPER
Scorpion 505 Development, LLC
Contact: Scooter Haynes
Phone: 505.898.6682
Email: scooter@scmpartners.com

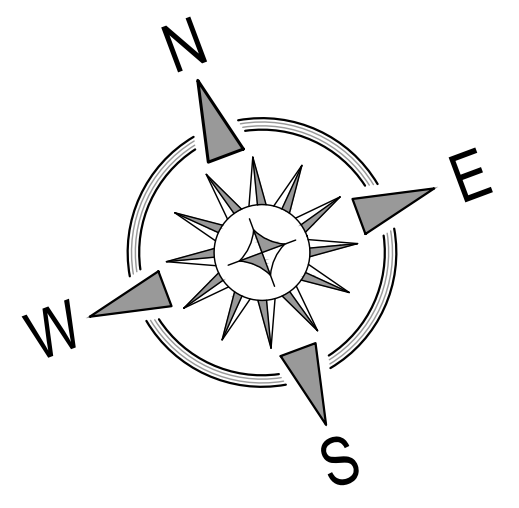
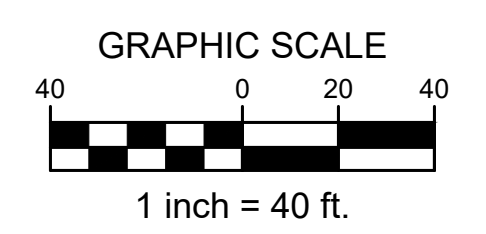
STORMWATER TEAM
CONTRACTOR
Architectural Contractors, Inc
Contact: Scooter Haynes
Phone: 505.898.6682
Email: scooter@scmpartners.com

If the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, dhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

The Contractor is responsible for establishing permanent lawn vegetation, in all areas disturbed by construction (including rights-of-way and adjacent properties), unless otherwise specified on landscape plans. Hydro-seeding, Seed mixture, application rate, mulching, fertilization, and watering shall be appropriate for the local climate and soil conditions, to ensure a healthy stand of lawn.

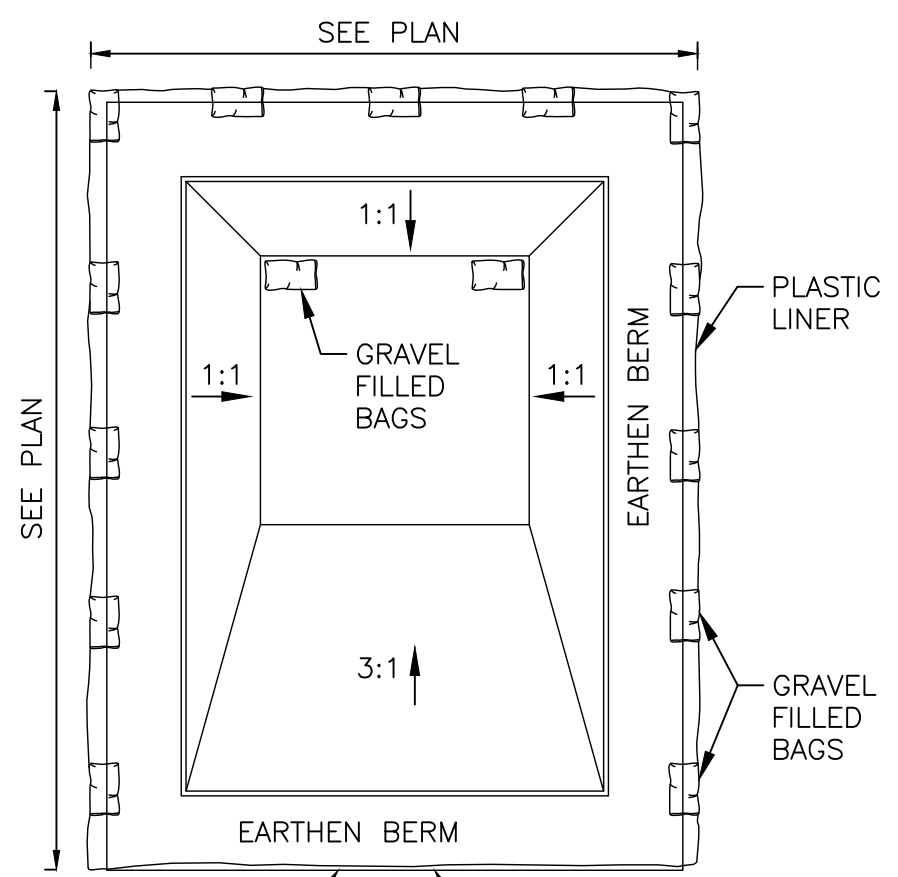
TOTAL DISTURBED AREA
3.40 ± acres

TAKE CAUTION DURING EXCAVATION:
THERE ARE UNDERGROUND UTILITY MAINS IN THE CONSTRUCTION AREA WHICH MAY NOT HAVE BEEN LOCATED ACCURATELY BY THE SURVEYOR / UTILITY OWNERS. NOTIFY 911 IN ADVANCE OF DIGGING TO HAVE LINES MARKED.



SOIL EROSION CONTROL LEGEND

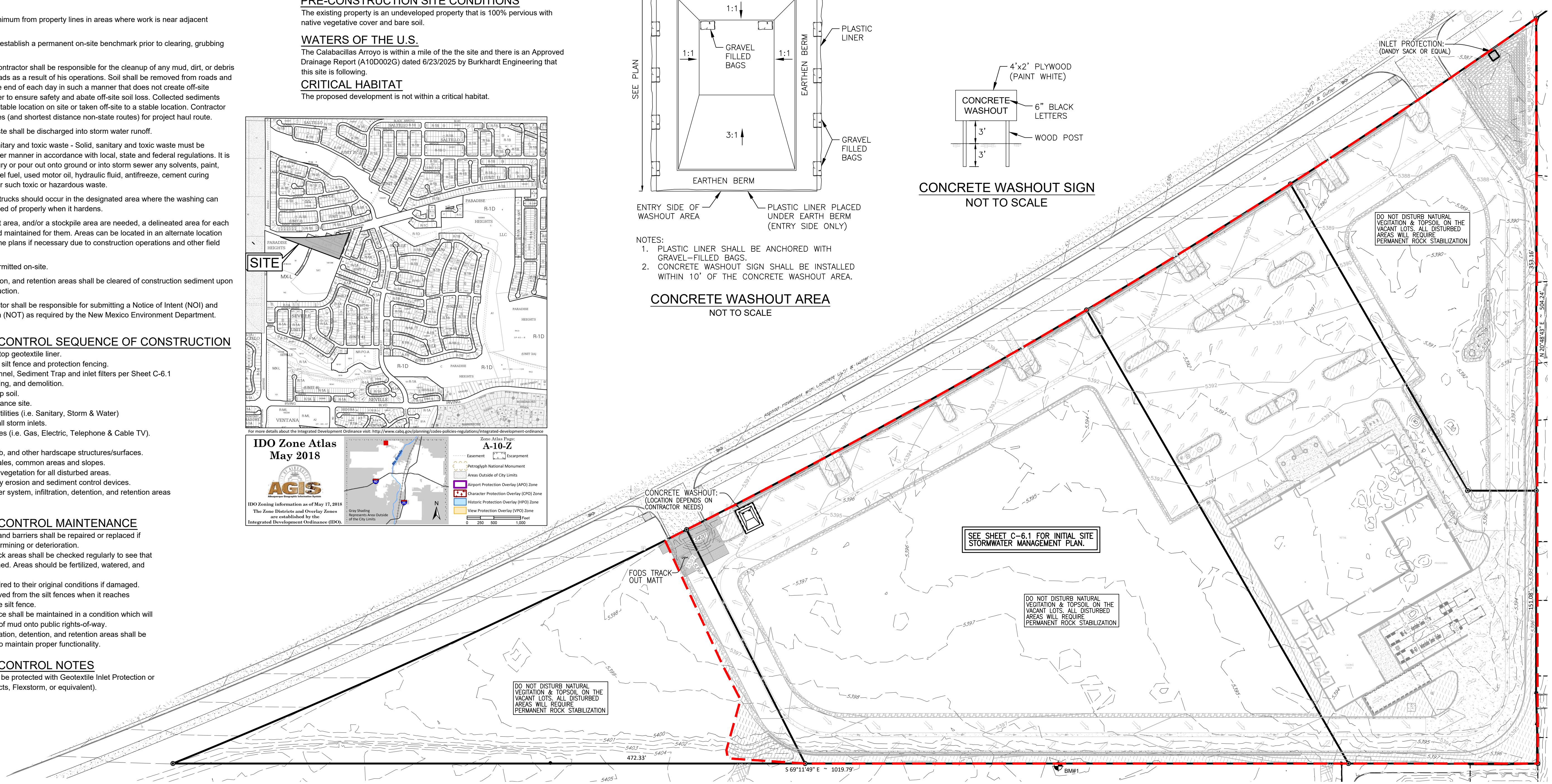
- CONCRETE WASHOUT
- INLET PROTECTION
- LIMITS OF CONSTRUCTION
- MINIMUM DISTURBED AREA TO BE STABILIZED
- CONSTRUCTION ENTRANCE



CONCRETE WASHOUT SIGN
NOT TO SCALE

CONCRETE WASHOUT AREA
NOT TO SCALE

- NOTES:
- PLASTIC LINER SHALL BE ANCHORED WITH GRAVEL-FILLED BAGS.
 - CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE CONCRETE WASHOUT AREA.



Date	Item	Description
01.14.2026	1	Rev 1 - Revised per City Comments.

SITE DEVELOPMENT PLANS FOR
Goodwill
MCMAHON BLVD NW
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BURKHARDT
ENGINEERS & SURVEYORS
28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-388-9868 | BURKHARDTINC.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: MCM Proj: 23.157
Draw: MCM Dwg: 23.157.dwg
Check: RJM Tab: C-6.0
Scale: 1" = 40'

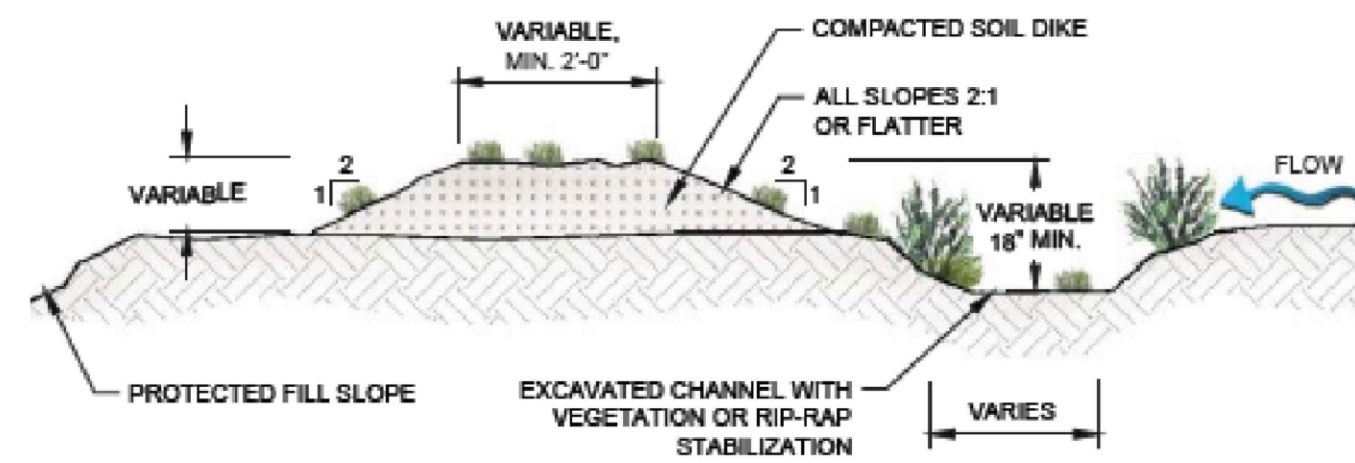
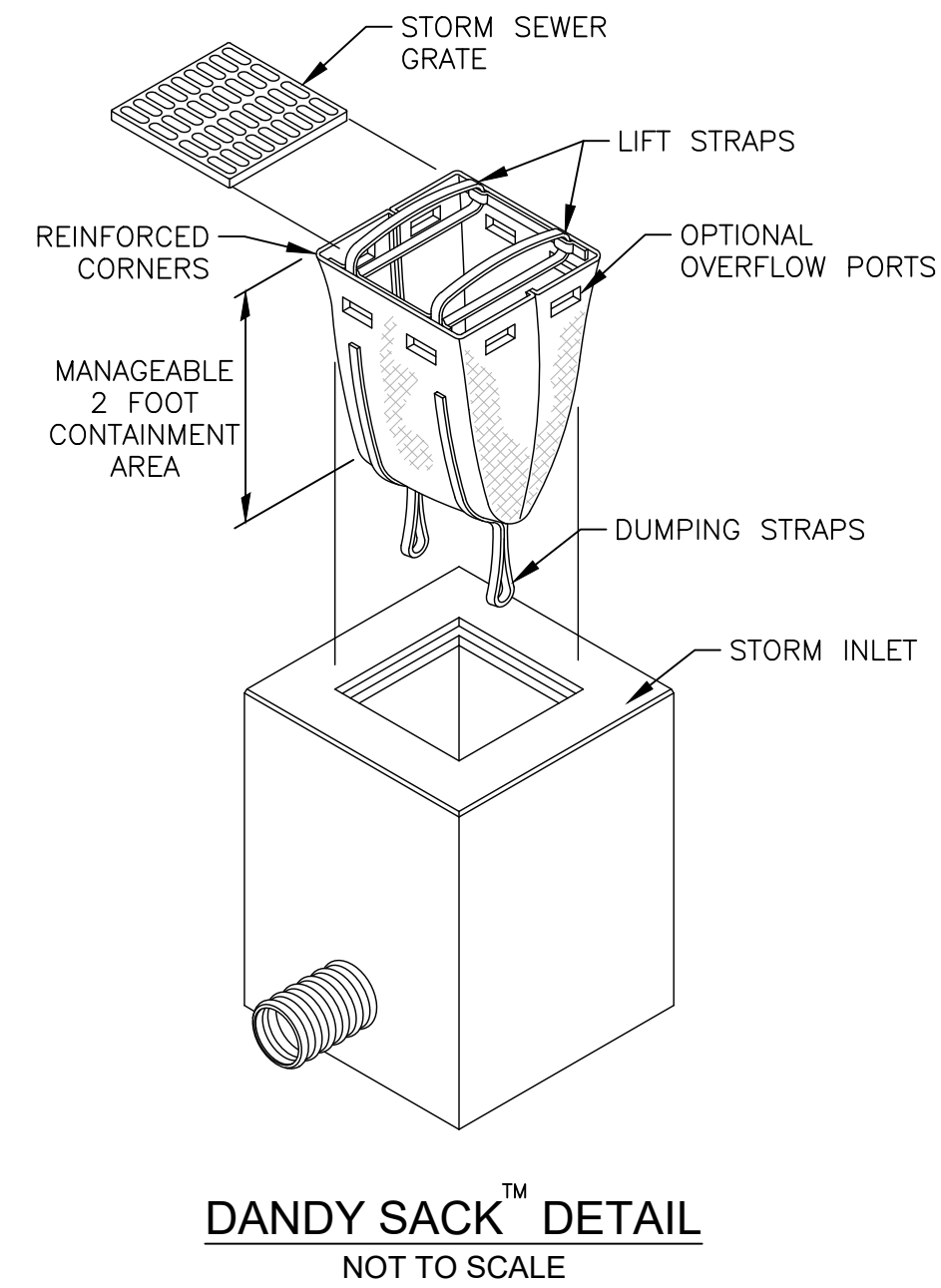
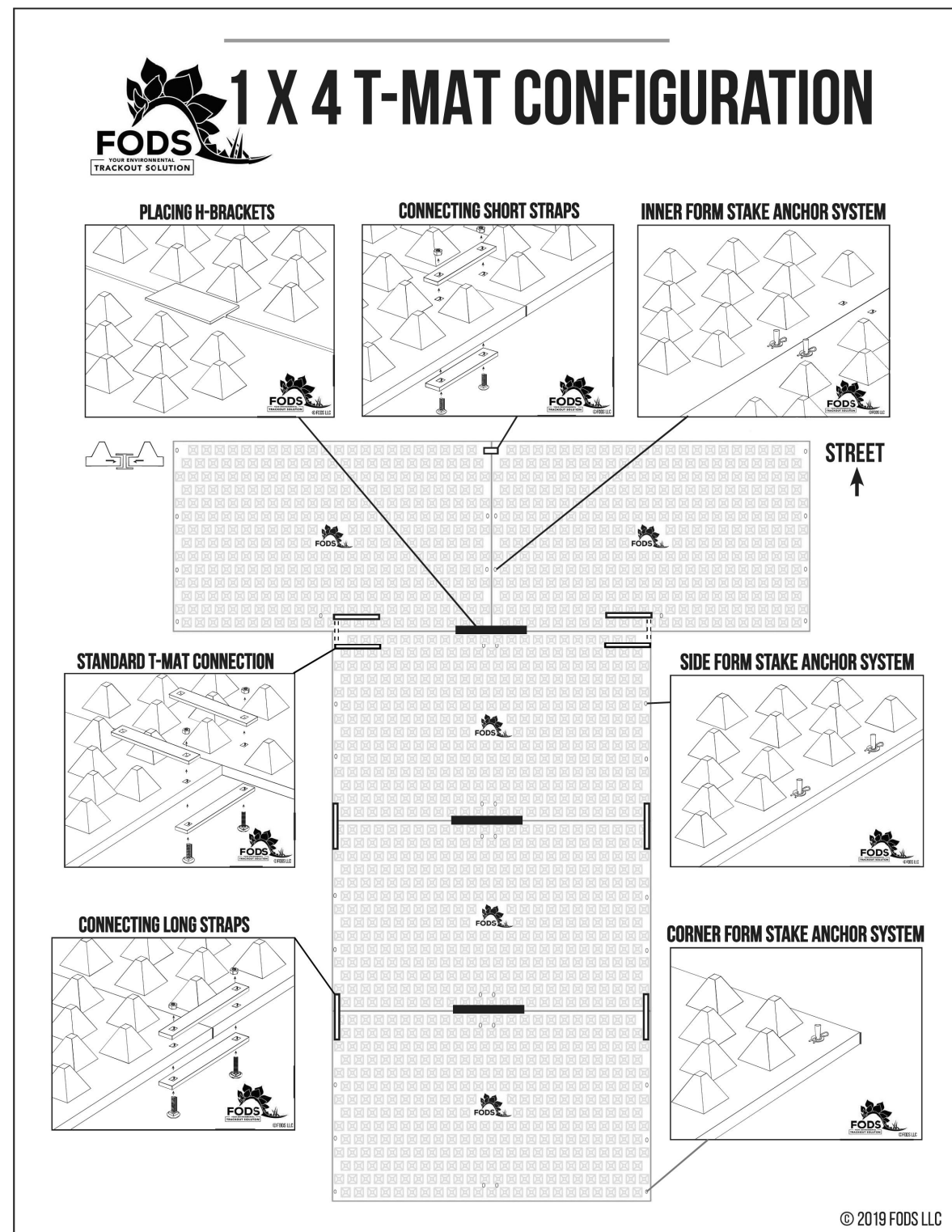
Date: 12.17.2025

Sheet: EROSION CONTROL PLAN (SHEET 1 OF 2)

Sheet No.:

C-6.0

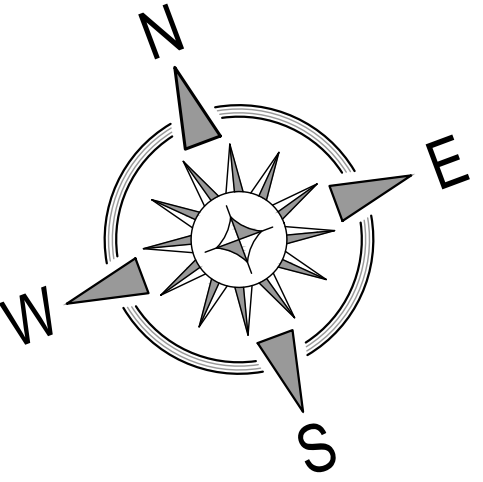
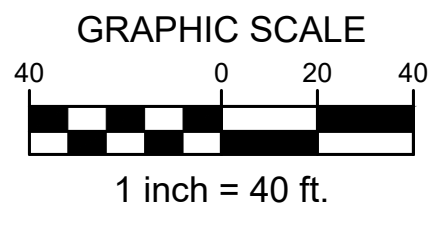




NOTES:
 1. THE CHANNEL BEHIND THE DIKE SHALL HAVE POSITIVE GRADE TO A STABILIZED OUTLET.
 2. THE DIKE SHALL BE ADEQUATELY COMPACTED TO PREVENT FAILURE.

EARTH DIKE AND EXCAVATED CHANNEL COMBINATION
SECTION VIEW
NOT TO SCALE

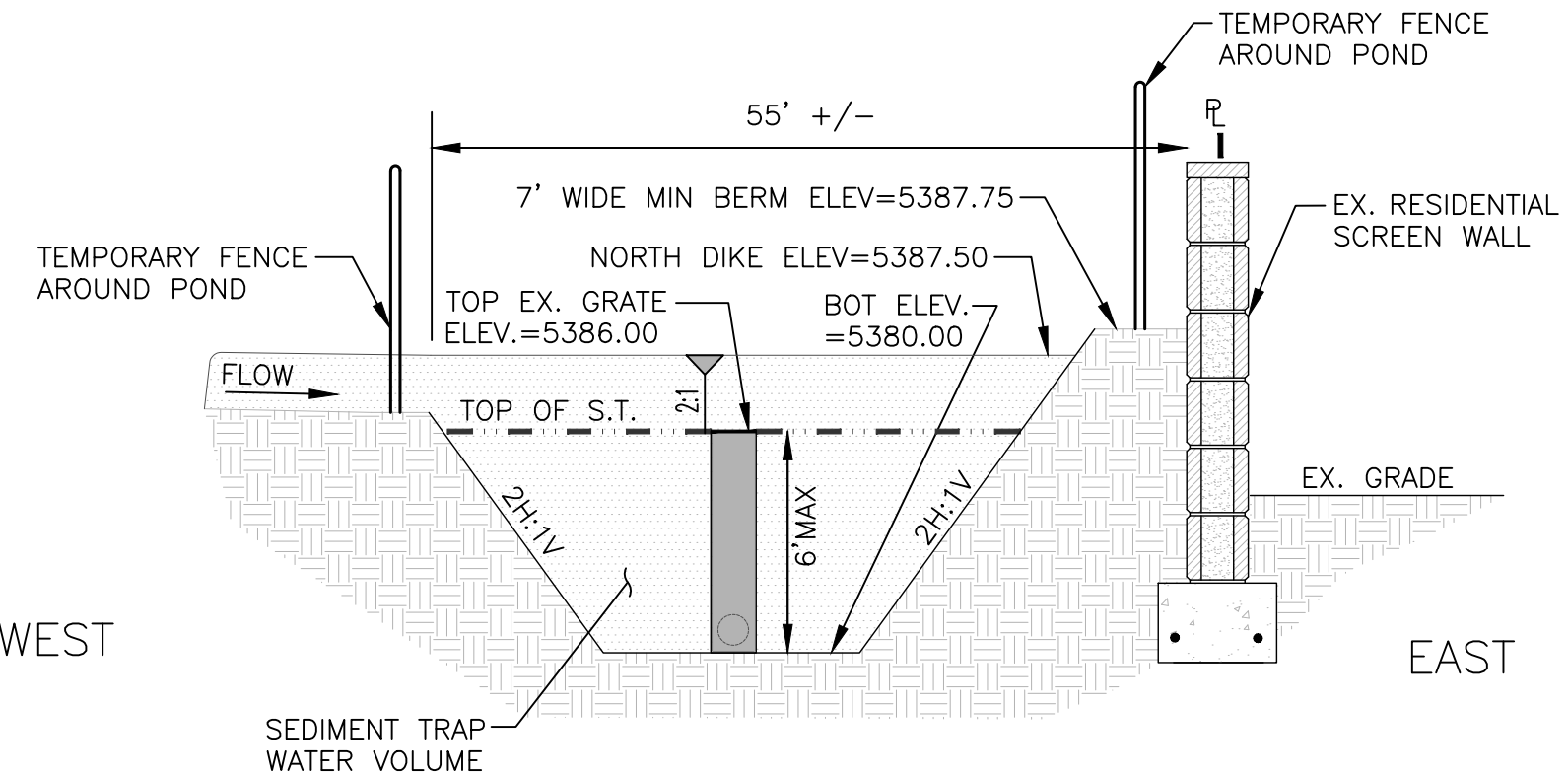
TAKE CAUTION DURING EXCAVATION:
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STAGE - STORAGE - TABLE

Elevation (ft)	Contour Area (sq-ft)	Δ Storage Volume (cu-ft)	Σ Storage Volume (cu-ft)
5380.00	873	0	0
5381.00	1,191	1,032	1,032
5382.00	1,558	1,374	2,406
5383.00	1,974	1,766	4,172
5384.00	2,437	2,206	6,378
5385.00	2,944	2,690	9,068
5386.00	3,499	3,222	12,290

*Average End Area Method was used.



SEDIMENT TRAP CROSS SECTION (WEST TO EAST)
NOT TO SCALE

GENERAL NOTES:
 1. GRADE OR EXCAVATE CROSS SECTION TO LINES AND GRADES SHOWN ON THE PLANS ACCORDING TO REQUIREMENTS IN THE GEOTECHNICAL REPORT.
 3. STABILIZE INLET AND OUTLET POINTS. PLACE TEMPORARY RIPRAP AS NEEDED.

Proposed ESC Drainage Analysis Summary:
 Total Property Area (Lots A-1 - A-4) = 5.92 acres
 Total Impervious Area = 2.752 acres
 Total Developed Area = 3.32 acres
 Total Undisturbed Area = 2.60 acres
 Required Storage for developed area = (3,600 cfl/acre * 3.32 acres) = **11,952 cu-ft of Required ST Storage**

Sediment Trap Volume Required = 11,952 cu-ft
Sediment Trap Volume Provided = 12,290 cu-ft

The contractor will need to install a temporary Diversion Channel (DC) and temporary Sediment Trap (ST) in the location and elevations provided on the plans and details. Both DC and ST have been sized to handle the 2-year storm event with control measures in place for larger storm events. The ST has an outlet grate that will be protected by a Dandy Sack, and elevation set to the top of the design storage volume. There is a temporary Earth Dike proposed between the ST and Right-of-Way set 1.5' above the outlet grate elevation to allow for sufficient freeboard of the basin. The South and East side of the site do not need protection because there are already large screen walls and natural earth berms directing all stormwater to the Northeast corner.

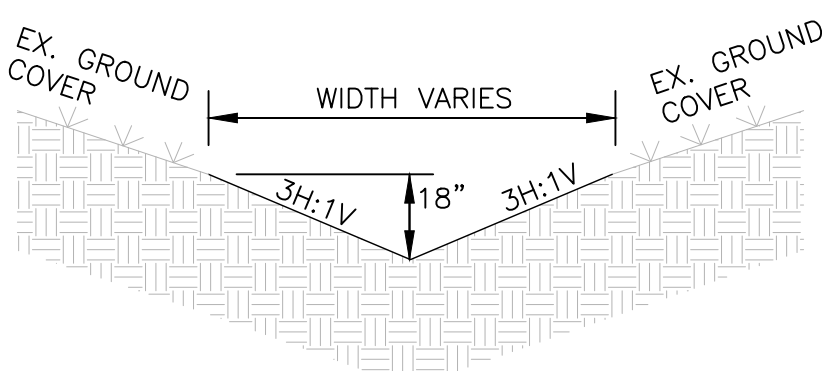
TOTAL DISTURBED AREA
3.40 ± acres

POLLUTANT GENERATING ACTIVITIES

Potential Pollutants	Source
Sediment	Disturbed soil
Chlorinated hydrocarbons, organophosphates, etc.	Chemicals used for weed control, insect control, etc.
Nitrogen, phosphorous	Fertilizer used for newly seeded areas
Perchloroethylene, petroleum distillates	Cleaning products - NO EQUIPMENT CLEANING ALLOWED IN PROJECT LIMITS
Calcium sulphate, calcium carbonate, sulfuric acid	Plaster / sheet rock used in building construction
Oil, petroleum distillates	Asphalt used for pavement and roofing
Limestone, sand, pH, chromium	Concrete used for pavement, curbs and building construction.
Polymers, epoxies	Glue & adhesives used in building construction
Metal oxides, Stoddard solvent, talc, arsenic	Paints used in building construction.
Naphtha	Curing compounds used for concrete and building construction.
Mineral oil	Hydraulic oil / fluids from potential leaks or broken hoses on equipment.
Benzene, ethyl benzene, toluene, xylene, MTBE	Gasoline leaks from construction equipment. NO FUEL STORAGE ALLOWED WITHIN PROJECT LIMITS
Petroleum distillate, oil, grease, naphthalene, xylenes	Diesel fuel leaks from construction equipment. FUEL STORAGE NOT ALLOWED WITHIN PROJECT LIMITS
Ethylene glycol, propylene glycol, heavy metals (copper, lead, zinc)	Antifreeze / coolant from leaks or broken hoses from construction equipment.
Bacteria, parasites and viruses, organic wastes	From portable sanitary toilets

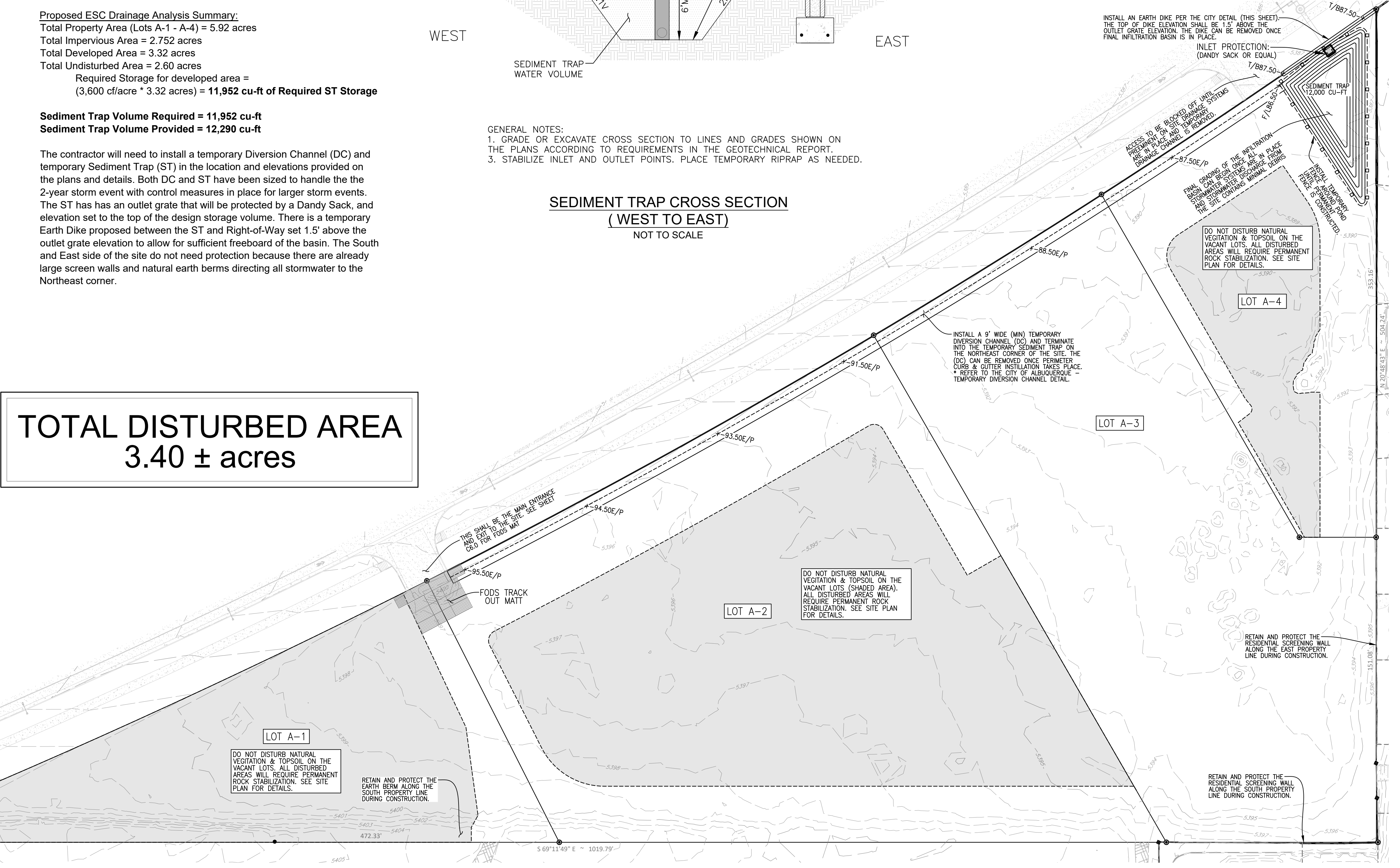
CONSTRUCTION SUPPORT ACTIVITY

Facility	Description	Location
Asphalt Plant	Off-site	To Be Determined
Concrete Batch Plant	Off-site	To Be Determined



NOTES:
 1. GRADE OR EXCAVATE CROSS SECTION TO LINES AND GRADES SHOWN ON THE PLANS ACCORDING TO REQUIREMENTS IN THE GEOTECHNICAL REPORT AND CITY EROSION CONTROL STANDARDS.

TEMPORARY DIVERSION CHANNEL SECTION
NOT TO SCALE



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01.14.2026	1	Rev 1 - Revised per City Comments.

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 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



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