Storm Water Pollution Prevention Plan
Unser & McMahon-Southwest, LLC

Paradise Plaza , Albuquerque, New Mexico, Bernalillo County

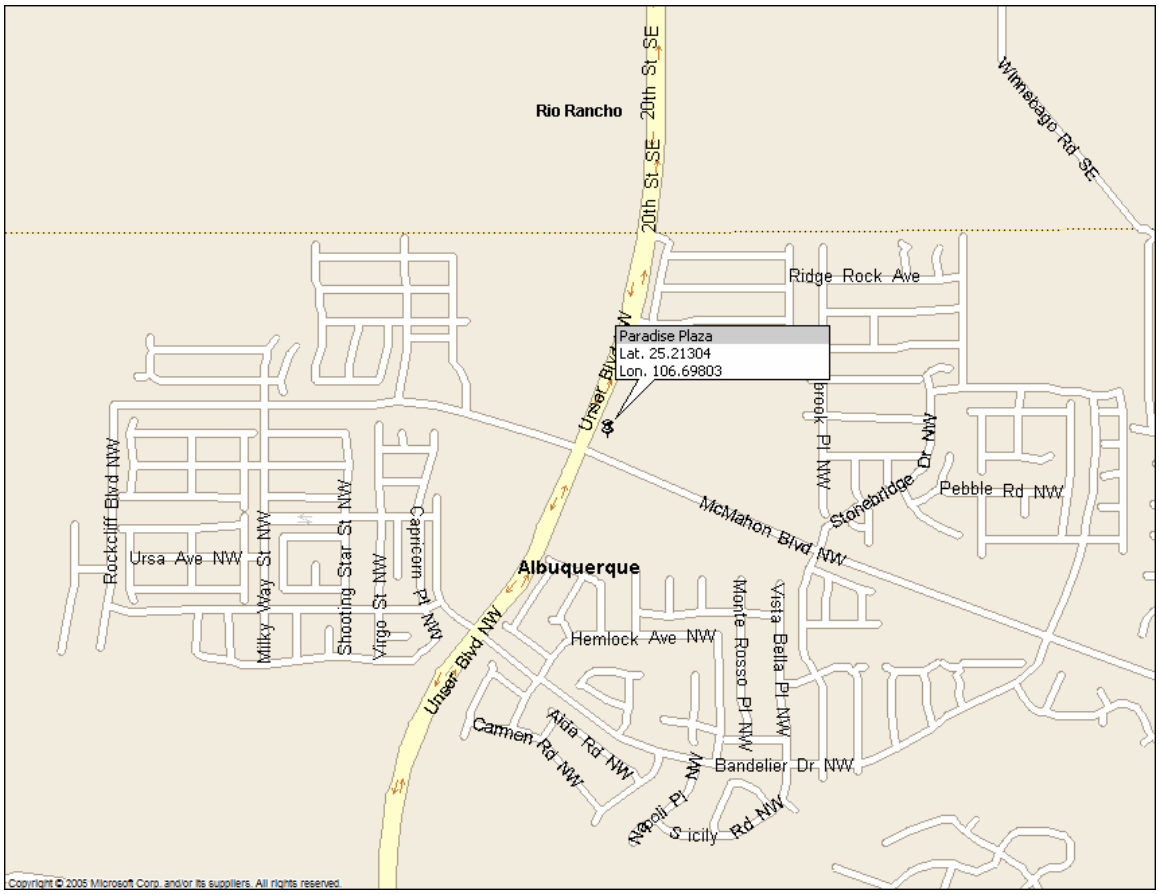
Prepared by Inspections Plus, Inc. 505-489-5077 or 505-907-4372

Storm Water Pollution Prevention Plan (SWPPP)

Unser & McMahon-Southwest, LLC

Site

Paradise Plaza



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Certification Page
For Paradise Plaza

Certification of this SWPPP	
Certification of Historic Preservation Sites	The list of sites registered with the National Register of Historic Places is attached. A review of the site found no evidence that this project will have an adverse impact on any historic site listed on the National Register of Historic Sites.
Certification of Endangered Species	The list of possible threatened and endangered species is attached. A review of the site found no evidence that this project will have an adverse impact on any listed threatened or endangered plant or animal species other than as noted in Section 4.0.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted, is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Owner's Certification (Controls activities at the site)

Signature: _____ **Date:** _____

Printed Name: _____ **Title:** _____

Company: Unser & McMahon-Southwest, LLC **Project:** **Paradise Plaza**

Operator's Certification (Controls activities at the site)

Signature: _____ **Date:** _____

Printed Name: _____ **Title:** _____

Company: Franklins Earthmoving, Inc **Project:** **Paradise Plaza**

Operator's Certification (Controls activities at the site)

Signature: _____ **Date:** _____

Printed Name: _____ **Title:** _____

Company: Wilger Enterprises, Inc **Project:** Paradise Plaza

Storm Water

Pollution Prevention Plan

For

Unser & McMahon-Southwest, LLC

Site

Paradise Plaza

City of Albuquerque
Bernalillo County, New Mexico

Date of Plan

03/28/2008

SWPPP Index

Storm Water Pollution Prevention Plans

3.1 At least one Storm Water Pollution Prevention Plan (SWPPP) must be developed for each construction project or site covered by this permit. For more effective coordination of BMPs and opportunities for cost sharing, a cooperative effort by the different operators at a site to prepare and participate in a comprehensive SWPPP is encouraged. Individual operators at a site may, but are not required, to develop separate SWPPPs that cover only their portion of the project provided reference is made to other operators at the site. In instances where there is more than one SWPPP for a site, coordination must be conducted between the permittees to ensure the storm water discharge controls and other measures are consistent with one another (e.g., provisions to protect listed species and critical habitat). The SWPPP must identify potential sources of pollution, which may reasonably be expected to affect the quality of storm water discharges from the construction site. The SWPPP must describe and ensure the implementation of practices, which will be used to reduce the pollutants in storm water discharges, associated with construction activity at the construction site and assure compliance with the terms and conditions of this permit. When developing SWPPPs, applicants must follow the procedures in Appendix C of this permit to determine whether listed endangered or threatened species or critical habitat would be affected by the applicant's storm water discharges or storm water discharge-related activities. Any information on whether listed species or critical habitats are found in proximity to the construction site must be included in the SWPPP. Any terms or conditions that are imposed under the eligibility requirements of Part 1.3.C.6. and Appendix C of this permit to protect listed species or critical habitat from storm water discharges or storm water discharge-related activity must be incorporated into the SWPPP. Permittees must implement the applicable provisions of the SWPPP required under this part as a condition of this permit.

The NOI's associated with this project will have one primary SWPPP, and all operators will share the SWPPP and responsibilities.

Site Information

Site type is a
Commercial

Site Address
NEC Unser Bl. & McMahon Bl., Albuquerque NM 87114

Total common Plan of Development Acres	10

Total Disturbed acres for this project	10
Soil Condition (i.e. Sandy loam etc.)	Sandy Clay Loam, Med OC

Average slope	Before 2% After 1.5%

Existing Foliage By Ocular Estimate		**Density**	**Coverage**
	Grass & Weeds	20%	60%
	Brush	%	%
	Trees	%	%
	Bare Soil	100%	40%
	Asphalt/Concrete	%	%

System that currently exist or will exist On-site to control drainage		
	Operational Now	**To Be Installed but not currently operational**
Storm sewer Inlets	☐ **Yes** ☒ **No**	☐ **Yes** ☒ **No**
Detention / Retention Ponds	☐ **Yes** ☒ **No**	☒ **Yes** ☐ **No**
Ditches/Channels	☐ **Yes** ☒ **No**	☒ **Yes** ☐ **No**
Other-Curbs/Gutters	☐ **Yes** ☒ **No**	☒ **Yes** ☐ **No**

System that currently exist or will exist Off-site to control drainage		
	Operational Now	**To Be Installed but not currently operational**
Storm sewer Inlets	☒ **Yes** ☐ **No**	☐ **Yes** ☒ **No**
Detention / Retention Ponds	☐ **Yes** ☒ **No**	☐ **Yes** ☒ **No**
Ditches/Channels	☒ **Yes** ☐ **No**	☐ **Yes** ☒ **No**
Other-Streets/Curbs/Gutters	☒ **Yes** ☐ **No**	☐ **Yes** ☒ **No**

Latitude: 35.21304	**Longitude: 106.69803**
Latitude and Longitude acquired from:	**Streets & Trips Program**

Receiving Waters	**Albuquerque MS4 to the Rio Grande**

Site Information Continued	
Yes	This project ultimately discharges into waters of the United States as defined at 40CFR§122.2 that is tested and maintained for Total Maximum Daily Loads (TMDL)
Yes	This project is in an arid region with an average annual rain fall of 0 to 10 inches
No	This project is in a semi arid region with an average annual rain fall of 10 to 20 inches.
Yes	This project discharges into a Municipal Separate Storm Sewer System (MS4) as defined at 40CFR§122.26(b)(8) to mean a conveyance or system of conveyances including roads with drainage systems, municipal streets, catch drains, curbs, gutters, ditches, man made channels or storm drains.
No	This project is in Indian Country as defined in 40CFR§122.2
No	There are wetlands inside the perimeter of this project or the greater common plan of development it may be a part of.

On-site and Off-site Support Activities For The Project

Concrete or Asphalt Batch Plants N/A	Concrete and Asphalt batch plants are sometimes on large projects. They can be located onsite or offsite. Coverage under this permit is authorized only if the plant adheres to criteria outlined in 1.3(4X3) of the CGP BMPs suitable to control storm water runoff from a batch plant must be implemented. A temporary holding pond must be used to control runoff.	**No**
Equipment Staging Area for parking. re-fueling and maintenance. On-site	Equipment parked in the staging area should be monitored for leaks. Drip pans should be used for maintenance and leaks. Fuel tanks should have secondary containment and if larger than 1320 gallons, will have a Spill Prevention Control and Countermeasures (SPCC) plan available onsite. All petroleum products must be stored in closed weather proof containers. Used petroleum products must be properly disposed of.	**Yes**
Material Storage Area On-site	Containers for liquids must be kept closed when not in use. Drop pans must be used under any container with spigots or valves. Large containers, such as 55 gallon drums, will have secondary containment. Leaks and spills will be cleaned up properly and disposed of properly. Personnel will be educated on proper spill response procedures. Material safety data sheets and s spill response poster will be displayed onsite.	**Yes**
Excavated material Disposal Area N/A	Areas where excavated material is stored onsite will be shown on the map. If excavated material is stored offsite and is a location dedicated to this project, a separate location map and site map showing appropriate BMPs will be included in the SWPPP. If an excavated materials pile is left undisturbed for more than 14 days the pile will be properly vegetated. (subject to provisions for arid and semi arid regions) If the disposal location is not dedicated to this project, the SWPPP for the disposal area is the responsibility of others.	**Yes**
Borrow Areas N/A	If the location for borrow is dedicated to this project, a location map and site map with appropriate BMPs will be included in the SWPPP. If borrow location is not dedicated to this project, the SWPPP for the borrow area is the responsibility of others	**Yes**

Project Coverage and Eligibility Information

1.1
This project is in the State of New Mexico, EPA Region 6 V (NMR150000) and qualifies for permit eligibility under the Construction General Permit (CGP) which authorizes storm water discharges from large and small construction activities that result in a total land disturbance of equal to or greater than one acre, where those discharges enter surface waters of the United States or a municipal separate storm sewer system (MS4) leading to surface waters of the United States subject to the conditions set forth in the CGP.

The goal of this Storm Water Pollution Prevention Plan (SWPPP) is to reduce or eliminate storm water pollution from construction activity by implementing appropriate pollution control practices to keep water quality at levels mandated by NPDES and the General Construction Permit.

Eligibility

1.2

(ref: EPA Project fact sheet II)
Any construction activities that will, or are part of a "common plan" of development or sale that will, disturb one or more acres and has the potential to have a discharge of storm water to a water of the United States must either have a permit OR have qualified for a waiver. These regulated discharges are broken into two construction size categories: "Large" and "Small".

Yes	This project is considered "large construction activity" as defined by 40CFR§122.26(b) (14) (x). A large construction activity includes clearing, grading and excavating resulting in a land disturbance equal to or greater than 5 acres of land or will disturb less than 5 acres of total land area but is part of a larger common plan of development or sale that will ultimately disturb equal to or greater than 5 acres

No	This project is considered "small construction activity" as defined by 40CFR§122.26(b) (15). A small construction activity includes clearing, grading and excavating resulting in a total land disturbance equal to or greater than 1 acre and the greater common plan of development it may be a part of.

Endangered and Threatened Species and Critical Habitat Protection

1.2 For purposes of Appendix C of the CGP Endangered Species Act Review Procedures – this project is determined to be eligible for coverage using Criteria E.

Steps to Determine the Correct Criteria

Step 1:	**Action Taken**
Determine if Listed Threatened or Endangered Species are Present On or Near Your Project Area If no – choose criteria A If yes – continue to step 2	Visual inspections of the site by the persons involved in preparing this SWPPP and confirmed by contacting U.S. Fish and Wildlife Service to see if critical habitat has been designated in the project area and that no Federally listed Endangered or Threatened Species are present in the immediate project area.
Step 2:	
Determine if the Construction Activity's Storm Water Discharges or Storm Water Discharge-Related Activities Are Likely to Adversely Affect Listed Threatened or Endangered Species or Designated Critical Habitat. If likely – continue to step 3 If unlikely – choose criteria E	It has been determined by visual inspection of the site by persons preparing this SWPPP and by contact with U.S. Fish and Wildlife Service that there is no critical habitat that would be adversely affected by this project if appropriate erosion control measures (BMPs) are installed and maintained.
Step 3:	
Determine if Measures Can Be Implemented To Avoid Adverse Effects	Adverse effects and critical habitat are unlikely to occur since appropriate erosion and sediment controls will be installed, monitored and maintained.
Step 4:	
Determine if the Eligibility Requirements of Criterion B, C, D, or F of Subpart 1.3.C.6 Can Be Met	No adverse effects on critical habitat, endangered species or threatened species are likely to occur, therefore formal consultation with U.S. Fish and Wildlife is not required.

CRITERIA USED TO DETERMINE ELIGIBILITY OPTION FOR PURPOSES OF OBTAINING A PERMIT FOR THIS PROJECT.

It has been determined by visual inspection of the site by persons preparing this SWPPP and by contact with U.S. Fish and Wildlife Service that there is no critical habitat that would be adversely affected by this project if appropriate erosion control measures (BMPs) are installed and maintained.
Date of Site visit – 03/28/2008
Performed by – Jeff Kubisak

Historic Properties

It has been determined that there are no historic properties that would be adversely affected by this project. The list of historic sites posted by the New Mexico Historic Preservation Division is in the tabbed section of the SWPPP "Historic Properties". Also the owner /operator has no knowledge of any historic sites eligible for listing that have not already been listed with the National Register of Historic sites.

Who must obtain a permit (authorization) for discharges of storm water from construction activity?

Operator

1) Defined in Appendix A of the CGP means any party associated with a construction project that meets either of the following two criteria.

1. The party has operational control over construction plans and specifications, including the ability to make modifications to the plans and specifications or

2. The party has day to day operational control of those activities at the project which are necessary to ensure compliance with a SWPPP for the site or other permit conditions, (e.g. they are authorized to direct workers at the site to carry out activities required by the SWPPP)

Using this criteria, the parties involved in any construction project needing a **NPDES** permit 7 days before any construction activity commences are:

1) The owner of the project
2) The General Contractor of the project
3) Any other contractor who is not under the direct supervision of the General Contractor

Note:
If the owner or general contractor does not have a superintendent on site (directing activities of the project) for a majority of the day then each subcontractor is assumed to be in control of that portion of the site he is working on and must be permitted. It is not uncommon to have several more NPDES permits for the same project.

Allowable storm water discharges allowed under the permit subject to compliance with the terms and conditions of this Permit.

Support Activities eligible for coverage under the CGP

1.3.A.3

A. Discharges from support activities are allowable provided the support activity is directly related to the construction site required to have NPDES permit coverage.

B. The support activity can not be a commercial operation serving multiple unrelated construction projects by different operators

C. Appropriate controls and measures are identified in the SWPPP covering the discharges from the support activity areas.

4.2	
There are discharges from this site that will require an individual permit.	**No**

1.3.A.4	
There will be discharges composed of allowable discharges listed in 1.3.A and 1.3.B for the CGP that may be commingled with a discharge authorized by a different NPDES permit and/or a discharge that does not require NPDES permit authorization.	**No**

Allowable Non-Storm Water Discharges

You are authorized for the following non-storm water discharges, provided the non-storm water component of the discharge is in compliance with Subpart 3.5 (Non-Storm Water Discharge Management):

1 Discharges from fire-fighting activities; Potential YES

2 Fire hydrant flushings; Potential YES

3 Waters used to wash vehicles where detergents are not used; Potential YES

4 Water used to control dust in accordance with Subpart 3.4.G; Potential YES

5 Potable water including uncontaminated water line flushings; Potential YES

6 Routine external building wash down that does not use detergents; Potential YES

7 Pavement wash waters 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; Potential YES

8 Uncontaminated air conditioning or compressor condensate; Potential YES

9 Uncontaminated ground water or spring water; Potential NO

10 Foundation or footing drains where flows are not contaminated with process materials such as solvents; Potential NO

11 Uncontaminated excavation dewatering; Potential NO

12 Landscape irrigation. Potential YES

Allowable Non Storm Water Discharge Continued

Controls for Non-Storm Water Discharges

During construction, perimeter BMP's and washout areas are seen sufficient to control any potential discharge from allowable non-storm water sources such as water used for dust control, , water used to wash the building or wet the stucco is minimal, water used to wash down vehicles where detergents are not used, pavement wash waters where hazardous or toxic materials have not occurred and air conditioning condensate from equipment and vehicles.

Water for landscape irrigation will be applied at rates low enough to soak into the ground.

Fire hydrant and uncontaminated potable waterline flushing can be of an undetermined amount from a few thousand gallons (ex.2000 gallons) to as much as 20,000. Flushing this much water requires some controls and procedures. First, if the waterline is hyper-chlorinated, it must be de-chlorinated at the discharge point using accepted procedures and chemicals per AWWA standards. Once the water is neutralized it can be directed into the available storm water sewer system (ex. drop inlets or ditch system), collected by trucks and used for dust control or captured in a detention pond created for this purpose. **Check local regulations and requirements when choosing to discharge into the storm or sanitary sewer systems**.

All other allowable non-storm water discharges are not seen to be imminent at this site during construction. Should the potential for an allowable non-storm water discharge not addressed in this SWPPP become a possibility, then the SWPPP will be amended and that potential discharge will be addressed at that time.

Limitations on Coverage

1.C

A. The purpose of this SWPPP is to address storm water discharges that originate at this site, including any temporary support activity from the commencement of construction activities to the point of final stabilization as defined in the CGP Storm Water. Post-construction storm water discharges are not eligible for coverage under this permit or addressed in this SWPPP.

B. There will be no non-storm water discharges from this site other than those identified in Subpart 1.3.B in the CGP

C. EPA has not made a determination that a discharge from this site will cause or have reasonable potential to cause violations of water quality standards. If notified of such potential by EPA an individual permit will be applied for or appropriated controls and procedures will be implemented to bring the project into compliance with water quality standards.

Receiving Waters

1.C.5.a The **'receiving waters'** for this project are **Albuquerque MS4 to the Rio Grande**

1.C.5.b A TMDL status been established and approved for these waters. Fecal coliform is the TMDL pollutant listed that would impair water quality for this receiving water and has been reported to EPA. If EPA identifies an additional TMDL pollutant for the receiving water of this project, then necessary steps will be taken to incorporate that allocation into this SWPPP and action taken to meet these new requirements.

Signatory Requirements

Who must file for permit coverage	Who	Delegation of Authority
Corporation	Responsible corporate officer (President, Vice-President, Secretary or Treasure	Corporate Resolutions
	Manager	Provided he has been delegated that authority in writing and meets requirements outlined in Appendix G Section **11.A.1**
	Authorized representative	Provided he has been delegated that authority in writing and meets requirements outlined in Appendix G Section **11.B**
Partnership or Sole Proprietorship	General partner or Proprietor	None Needed
Municipality, State, Federal or other Public agency	Principal Executive Officer or Ranking Elected Official	None Needed

Note:
Delegation of Authority must be done in writing and a copy kept with the SWPPP. A copy must be submitted to EPA if requested.

CGP 2.3	The following permittees filed for coverage since they meet the definition of owner and/or operator as defined in Appendix A of the CGP. Appendix G section states that all applications must be signed as follow: **See Appendix G. 11**

Owner of the Project		
Permitted Company	**Authorized Signature**	**Title**
Unser & McMahon, LLC	**Jim Shipman**	**Sr. Director of Development**

Operator(s) of the Project		
Permitted Company	**Authorized Signature**	**Title**
Franklins Earthmoving, Inc	**Gus Harbaugh**	**Authorized Representative**
Wilger Enterprises, Inc	**Scot McLelland**	**Vice President**

Permitting Procedure and Requirements

Step 1: **File for Notice of Intent (NOI)**	**File online** http://cdx.epa.gov/epa_home.asp . Permittee must file prior to commencement of construction activities. You are authorized to discharge storm water from this project under the terms an conditions of the NPDES General Permit seven (7) calendar days after acknowledgement of your complete Notice of Intent (NOI) is posted on the EPA's NPDES website
OR File by mail	**For Regular U.S. mail Delivery:** EPA Storm Water Notice Processing Center Mail code 4203M U.S. EPA 1200 Pennsylvania Ave, NW Washington, DC 20460 **For Overnight/Express Mail Delivery:** EPA Storm Water Notice Processing Center Room 7420 U.S. EPA 1201 Constitution Ave. NW Washington, DC 2004
Note: **2.1.B:**	When filing by mail EPA has stipulated in section 2.1.B that you do not have authorization to discharge until seven (7) calendar days after acknowledgement of receipt of your complete NOI is posted on the NPDES website.

Step 2: **Delegation Letter**	Delegation letters are used to delegate authority to file for NOI; NOT; and to delegate responsibility to do inspections to another responsible party.
Copies of Delegation Letters:	Keep copies of Delegation letters in the SWPPP.
Copies of NOIs and NOTs must be sent to:	Program Manager Point Source Regulation Section Surface Water Quality Bureau NM Environmental Department P.O. Box 26110 Santa Fe, NM 87502
Step 3:	Implement the (Storm Water Pollution Prevention Plan) SWPPP & (Sediment Control Plan) SCP
Step 4:	File (Notice of Termination) NOT where final stabilization as defined in Appendix A of the GCP has been achieved.

Storm Water Pollution Prevention Plan Framework

A. A SWPPP must be prepared prior to submission of an NOI as required in Part 2. At least one SWPPP must be developed for each construction project covered by this permit and such SWPPP must be prepared in accordance with good sediment control practices.

B. The SWPPP must:

1. Identify all potential sources of pollution which may reasonably be expected to affect the quality of storm water discharges from the construction site;
2. Describe practices to be used to reduce pollutants in storm water discharges from the construction site; and
3. Assure compliance with the terms and conditions of this permit.

C. Once a definable area has been finally stabilized, you may mark this on your SWPPP and no further SWPPP or inspection requirements apply to that portion of the site (e.g., earth-disturbing activities around one of three buildings in a complex are done and the area is finally stabilized, one mile of a roadway or pipeline project is done and finally stabilized, etc).

D. You must implement the SWPPP as written from commencement of construction activity until final stabilization is complete.

Signature, Plan Review and Making Plans Available

3.12

A. A copy of the SWPPP (including a copy of the permit), NOI, and acknowledgement letter from EPA must be retained at the construction site (or other location easily accessible during normal business hours to EPA, a state, tribal or local agency approving sediment and erosion plans, grading plans, or storm water management plans; local government officials; the operator of a municipal separate storm sewer receiving discharges from the site; and representatives of the U.S. Fish and Wildlife Service or the National Marine Fisheries Service) from the date of commencement of construction activities to the date of final stabilization. If you have day-to-day operational control over SWPPP implementation, you must have a copy of the SWPPP available at a central location on-site for the use of all those identified as having responsibilities under the SWPPP whenever they are on the construction site. If an on-site location is unavailable to store the SWPPP when no personnel are present, notice of the plan's location must be posted near the main entrance at the construction site.

B. A sign or other notice must be posted conspicuously near the main entrance of the construction site. If displaying near the main entrance is infeasible, the notice can be posted in a local public building such as the town hall or public library. The sign or other notice must contain the following information:

1. A copy of the completed Notice of Intent as submitted to the EPA Storm Water Notice Processing Center; and

2. If the location of the SWPPP or the name and telephone number of the contact person for scheduling SWPPP viewing times has changed (i.e., is different than that submitted to EPA in the NOI), the current location of the SWPPP and name and telephone number of a contact person for scheduling viewing times.

For linear projects, the sign or other notice must be posted at a publicly accessible location near the active part of the construction project (e.g., where a pipeline project crosses a public road)

C. SWPPPs must be made available upon request by EPA; a state, tribal or local agency approving sediment and erosion plans, grading plans, or storm water management plans; local government officials; the operator of a municipal separate storm sewer receiving discharges from the site; and representatives of the U.S. Fish and Wildlife Service or the National Marine Fisheries Service to the requestor. The copy of the SWPPP that is required to be kept on-site or locally available must be made available, in its entirety, to the EPA staff for review and copying at the time of an on-site inspection.

D. All SWPPPs must be signed and certified in accordance with Appendix G, Section 11.

Identify all Potential Sources of Pollution			
3.1B.1			
Pollutant	**Used on this site**	**Source**	**Corrective Action**
Port-o-let chemicals & Sewage	Yes	Port-o-let or old sewage pipe.	Port-o-let to be kept on a pervious area within the site, sewage pipe to be properly disposed of.
Solvents	**Yes**	Plumbing and Paint contractor	Solvents to be kept in closed containers and removed from the site by contractor.
Stains, Paints & Wood Preservatives	**Yes**	Paint Contractor	Stains, paints & wood preservatives to be kept in closed containers and waste paint to be removed from the site by contractor.
Roofing Tar	**Yes**	Roofer-sealing flashing and shingles	Tar to be kept in a closed container and removed from the site by the contractor.
Joint Compound	**Yes**	Drywall Contractor	Unused joint compound will be removed from the site by contractor and empty containers allowed to dry and then properly disposed of.
Glue Adhesives	**Yes**	Framers & Flooring contractors	Empty containers will be properly disposed of.
Waste concrete and concrete wash water	**Yes**	Concrete trucks	Use the concrete washout area for trucks and other large amounts of material and washout water.
Stucco, Mortar and wash water	**Yes**	Stucco contractors, Brick & Block Layers	For residential lots, small amounts may be washed out behind the curb by creating a small washout pit.
Concrete curing compound	**Yes**	Concrete Contractor	Curing compound to be kept in a covered container and removed from the site by the contractor.
Construction debris and trash	**Yes**	All contractors and workers	Use good housekeeping habits. Have regular pickup of construction debris. Blowing trash, plastic, metal and paint containers contained in some type of trash bin for offsite disposal.

Identify all Potential Sources of Pollution Continued			
Painting and brick wash water	**Yes**	Painting & Brick Contractors	Washout behind the curb in a designated area.
Freon	**Yes**	House & Vehicle A/C Units	Use people trained and certified to handle and install Freon.
Asphalt	**Yes**	Paving	Paving will not be preformed immediately before an anticipated rain event.
Oils	**Yes**	Construction equipment, vehicles, drilling work, etc.	Any spills will be cleaned up immediately and properly disposed of. Reportable quantities will be reported. Drip pans are to be used for leaks and during maintenance.
Grease	**Yes**	Construction equipment and vehicles.	Empty containers will be properly disposed of.
Fuel	**Yes**	Equipment, Vehicles and fuel tanks. Due to the size of equipment, mobile fuel trucks may re-fuel equipment outside the staging areas and must follow standard operating procedures.	Stationary onsite fuel tanks will have secondary containment. Spills will be cleaned up and vehicles leaking fuel will be repaired. Mobile fuel trucks will be monitored full time while re-fueling equipment. Mobile fuel trucks will carry a spill response kit and use portable secondary containment.
Pesticides	**Yes**	Termite and other pest controls	Pesticides will be used according to the manufacture's specification and will not be applied before a rain event. Excess chemical will be removed from the site.
Fertilizer	**Yes**	Preparation for landscaping	Fertilizer is not to be applied before an immediate rain event and excess fertilizer will be removed from the site.
Sediment/Total suspended solids	**Yes**	Disturbed soil	Implement appropriate sediment and erosion measures outlined in the SWPPP.
Lead Based paint and Asbestos	**No**	Demolition of structures built before 1978	Have qualified personnel remove these products.
Dust	**Yes**	Blowing dust from wind and construction activity because of disturbed soils.	Water will be used to knock down excessive blowing dust. Uncontrollable blowing sand from high winds will be addressed after winds die down

3.2
A project can have 1 or more "operators" as defined in Appendix A of the CGP. If there are multiple operators and no single supervisor for the site then each operator will be in control of that portion of the site directly related to their work. Responsibility for maintaining BMPs may be the responsibility of one operator or responsibility for maintenance may be shared if work areas overlap.

All operators and subcontractors will adhere to the terms and conditions of this permit.

3.3A

List of Operators for this site

Company name and address	**Reason for Needing Permit coverage.**
1: Unser & McMahonSouthwest, LLC **175 East, 400 South, Ste 402** **Salt Lake City, UT 84111**	**In control of plans and specs.**
2:Wilger Enterprises Inc. **425 Edmon NE** **Albuquerque NM 87107**	**In control of day to day operations**
3:Franklins Earthmoving, Inc **2425 Jefferson St. NE** **Albuquerque NM 87110**	**Soil work operations**
4:	

Owner/Operator Responsibility

Action	Company Responsible
Develop a SWPPP and ensure project specifications meet minimum requirements of permit conditions. File Notice of Intent (NOI).	Unser & Mcmahon-Southwest, LLC
Ensure project specifications meet minimum requirements of permit conditions.	
Delegate authority to sign reports and implement the SWPPP.	
Certify the SWPPP, Endangered Species and Historic Preservation Reports. **3.12.D CGP**	
Ensure all areas of the project are included in the SWPPP.	
Ensure all operators on site are included in the SWPPP and understand the requirements of the CGP SWPPP.	
Ensure the SWPPP is updated as necessary based on changes during construction.	
Ensure temporary/permanent stabilization practices are implemented within 14 days if construction activity stops. Ensure permanent stabilization is in place when construction is complete.	
Produce the SWPPP for EPA in a timely fashion in the event of an inspection by EPA.	
File Notice of Termination (NOT) once my portion of project is complete.	

Operator Responsibility

Name of Operator

Wilger Enterprises, Inc

File Notice of Intent (NOI)	Yes
Ensure project specifications meet minimum requirements of permit conditions	Yes
Installation of structural BMPs Overall site control	☒ All BMPs ☐ Sharing responsibility with other operators on site
Maintenance of BMPs (structural and procedural) During construction	☒ All BMPs ☐ Sharing responsibility with other operators on site
Project area you have day to day control of: **Identify: Entire**	Yes
Certify the SWPPP, Endangered Species and Historic Preservation reports	Yes
Delegate Authority to sign reports and implement the SWPPP to qualified individuals/companies.	Yes
Transfer responsibility to maintain or remove BMPs once my portion of the construction is complete.	Yes
Perform Bi-weekly and after rain event inspections.	☐ Yes performing inspections ☒ Delegated responsibility to others
Update the SWPPP as necessary.	Yes
Perform procedural BMPs such as street sweeping, solid waste management, etc.	Yes
File Notice of Termination (NOT) once my portion of project is complete.	Yes

Note:
If sharing responsibility for controls write in here which controls operator is responsible for:

Operator Responsibility

Name of Operator

Franklins Earthmoving, Inc

File Notice of Intent (NOI)	Yes
Ensure project specifications meet minimum requirements of permit conditions	Yes
Installation of structural BMPs Before Earth Work	☒ All BMPs ☐ Sharing responsibility with other operators on site
Maintenance of BMPs (structural and procedural) During Earth Work	☒ All BMPs ☐ Sharing responsibility with other operators on site
Project area you have day to day control of: **Identify: Dirt Work Areas**	Yes
Certify the SWPPP, Endangered Species and Historic Preservation reports	YES
Delegate Authority to sign reports and implement the SWPPP to qualified individuals/companies	YES
Transfer responsibility to maintain or remove BMPs once my portion of the construction is complete.	This is the responsibility of the primary contractor
Perform Bi-weekly and after rain event inspections.	☐ Yes performing inspections ☒ Delegated responsibility to others
File Notice of Termination (NOT) once my portion of project is complete.	YES
Perform procedural BMPs such as street sweeping.	**YES**
Update the SWPPP as necessary.	Responsibility of the primary contractor or developer

Note:
If sharing responsibility for controls write in here which controls operator is responsible for:

Nature of Construction Activity

3.3B.1

Paradise Plaza is a commercial construction project in northern Albuquerque. The site is to be leveled and dirt imported from a location across the street to help grade the site. Construction activities will include installation of erosion controls, clearing and grading of the site; foundation preparation; excavation and backfill for installation of utilities; construction of the structure and parking areas; site stabilization and landscaping.

Sequence of major soil disturbing activities

3.3.B.2

Activity	Estimated Start Date	Actual Start Date
Install BMPs	05/01/2008	See Inspection Reports and/or Company activity log
Site Clearing & Grubbing	05/05/2008	See Inspection Reports and/or Company activity log
Rough Grading	05/08/2008	See Inspection Reports and/or Company activity log
Foundation Preparation	05/15/2008	See Inspection Reports and/or Company activity log
Utility Installation	05/20/2008	See Inspection Reports and/or Company activity log
Build Structure	05/30/2008	See Inspection Reports and/or Company activity log
Final Grading	10/20/2008	See Inspection Reports and/or Company activity log
Paving and Sidewalks	20/25/2008	See Inspection Reports and/or Company activity log
Landscaping	11/03/2008	See Inspection Reports and/or Company activity log
Final Stabilization achieved	11/10/2008	See Inspection Reports and/or Company activity log

Pollution Prevention Plan Contents: controls to Reduce Pollutants

3.4

Activity	Control Measures Taken	When Control Measures Implemented
Site Clearing; grading and rough grading	• Perimeter BMPs installed • Site entrance BMPs • Street sweeping • Spill response procedures • Create retention pond	• Perimeter and site entrance BMPs installed before major clearing begins. See Site map for type and location • Sweep streets as needed. • Create during initial grading
Utility Installation, Foundation Preparation, Block and Retaining Walls.	• Perimeter erosion and sediment controls • Site entrance • Install concrete washout	• Install concrete washout before pouring the first load of concrete.
Build Structure	• Perimeter erosion controls • Concrete washout • Trash Receptacle • Good Housekeeping rules enforced	• Concrete washout existing at this time • Trash Receptacle on site as needed.
Final Grading Paving and sidewalks	• Perimeter erosion controls • Concrete washout • Trash Receptacle • No Paving before anticipated rain event	• No Paving before anticipated rain event. • Concrete washout existing at this time.
Landscaping	• Trash Receptacle • Review application procedures for fertilizer, pesticides and herbicides.	• Review application procedures before applying herbicides or fertilizers.

Sediment Control Plan (SCP)
Best Management Practices (BMP)

3.4.D

BMP	Used? Yes/No	Design Capacity	Design Velocity	Permanent? Yes/No	Selected to Control
Mulch	No		1fps	N/A	Erosion/Sediment
Interceptor Swale	No	1.5 feet	8fps	No	Erosion
Diversion Dike	No	10 acres	8fps	No	Erosion
Pipe Slope Drain	No	5 acres		No	Erosion
Velocity dissipation Devices	No			N/A	Erosion
Hay Bale Dike	No	0.25 acres	1fps	No	Erosion/Sediment
Silt Fence	Yes	1.0 cfs/ft.	1 fps	No	Erosion/Sediment
Wind Fence	No			No	Trash/Litter/construction debris
Erosion Control Matting	No	1.0 cfs/ft	1 fps	N/A	Erosion/Sediment
Concrete Wash Area	Yes	0.5 CY NA		No	Sediment
Sediment Basin	Yes	2yr 24hr storm or 3600 cu ft/acre		Yes	Sediment
Stabilized Construction Entrance	Yes	1 acre sites	NA	No	Offsite Tracking/Sediment
Sandbag Berm	No	0.1 cfs/ft.	1 fps	No	Erosion
Maintain Existing Vegetation	Yes	1.0 cfs/ft.	1 fps	Yes	Erosion/Sediment
Cover/Maintain Storm Inlet	Yes	0.5 cfs/ft.	1 fps	No	Sediment/Blowing trash/Other solid waste / to be installed once the inlet is operational
Rock Dams	No	1.0 cfs/ft	1 fps	N/A	Erosion
Sediment Traps	No			No	Sediment
Subsurface Drains	No			No	Erosion
Level Spreaders	No			No	Erosion
Rock Outlet Protection	No			No	Erosion
Reinforced Soil Retaining Systems	No			No	Erosion
Gabions	No			No	Erosion/Sediment
Trash Pickup as needed	Yes	NA	NA	NA	Trash/Construction Debris
Remove Hazardous Chemicals From Site	Yes	NA	NA	NA	Hazardous
Contain Wash Waters Onsite	Yes	5 cf	NA	NA	Non Storm Water Discharges
Excavation Pump-out Water – pump onto vegetated area or through filter material	Yes	NA	NA	NA	Sediment
Sweep Street as needed	Yes	NA	NA	NA	Sediment
Cut Back Curb	No			NA	Erosion/Sediment
Water	Yes			NA	Dust Control
Waddles	No	NA	NA	NA	Erosion/Sediment
Tri-Dike	No	NA	NA	NA	Erosion/Sediment

Note:
See site map for locations of these controls. Additional sediment controls may be implemented as unforeseen situations arise. See inspection reports for these additional BMPs.

BMP AND SEDIMENT CONTROLS MAINTINANCE:

Silt Fence – When sediment build up reaches 50% of the height of the fence, the sediment will be removed. Repair when damaged.

Dirt Berm – If the dirt berm is flattened or has sediment build up reaching 50% of its' height, then it will be repaired or have the excess dirt removed.

Sediment Pond – If sediment fills 50% of the ponding area then the sediment will be removed.

Concrete Washout – When the washout pit is 75% filled with hardened concrete it will be cleaned out.

Port-o-let – Portable toilets will be set back onto bare soil and not on an impervious surface such as asphalt or concrete.

Stabilized Construction Entrance – If rock in the construction entrance becomes filled with sediment or imbedded in the soil it will be raised, cleaned up or have additional rock applied to that area.

Interceptor Swale – Clean out and repair as needed to channel water.

Tri-Dike – Replace if damaged enough to compromise its effectiveness.

Trash Receptacles – Remove when full and do not overfill.

Structural Practices

3.4.D
&
3.13.A Structural practices used to divert flows from exposed soils, retain/detain flow or otherwise limit runoff and discharge of pollutants from exposed areas of the site are listed on the Sediment Control Plan (SCP) of this SWPPP. Structural practices may include but are not limited to those listed in the Sediment Control Plan (SCP). Best Management Practices (BMPs) were selected based on compliance requirements and control effectiveness in accordance with manufacture specifications and good engineering practices. A goal was established to reduce sediment and contain potential pollutants to levels that would not negatively impact receiving waters. Design and construction specifications for selected BMPs are located behind the BMP Tab of this SWPPP.

Velocity Dissipation Devices

3.13 Velocity dissipation devices must be placed at discharge locations and along the length of any outfall channel to provide a non-corrosive flow velocity from the structure to a water course so that the natural physical and biological characteristics and functions of the receiving water are maintained and protected.

Velocity dissipation devices wil not be installed on this project since the project does not control the outfall location.
The runoff from this project is entering an existing storm drain system that may or may not have velocity dissipation devices at the outfall location

Solid Waste management Procedures

3.4.F

3.13.C

- Construction waste/debris such as lumber, drywall, carpet, roofing material, etc. that will not blow will be kept in piles behind the curb and disposed of on a regular basis.
- Construction waste that can be considered possible “blowing trash” such as any packaging for construction materials, workers lunch bags and wrappers, etc. will be kept in side the structure or in a trash receptacle. Any waste considered to be “blowing trash” will be picked up on a daily basis.
- Storm inlet protectors will be placed on storm inlets to prevent solid waste from entering the storm sewer system.

Off Site Tracking and Sediment Escaping the Site

3.4.G

- Off site vehicle tracking of sediments onto paved surfaces will be minimized, to the extent possible, by installing a stabilized rock pad at the construction entrance.
- No “Dirt Ramps” in the streets, used to jump curbs.
- Excessive off site tracking will be swept back onto the site when it occurs.

3.13

- If sediment escapes the construction site, off site accumulations must be removed at a frequency to minimize off site impact.

Hazardous Waste Management Procedures

3.4.H

- **Hazardous materials** or any product for which there is a published MSDS, i.e. Paint, thinners, solvents, petroleum products, glue, etc.
- **Material Safety Data Sheets** (MSDS) for all hazardous materials used on the project site will be posted at a conspicuous location and employees informed on how to respond to spills or procedures to take in cast of contact with these hazardous materials.
- **Hazardous materials** 'will not' be exposed to storm water. They will be kept in closed containers inside the structure or other enclosed structure designed to protect hazardous materials.
- **Containers of hazardous material** will be clearly labeled
- **Hazardous materials** such as paint, thinners, solvents, fertilizers and other products that are packaged in containers of five (5) gallons or less will be removed from the site each day by the contractor.
- **Chemical toilets** will be set back behind the curb to ensure containment on site in case of a spill.
- **Waste paints, thinners, solvents and used petroleum products** will be removed by the contractor each day for proper disposal. No waste products will be disposed of in the dumpster.
- A **spill response bulletin** will be posted on site when possible or located in the Superintendent's vehicle.

List of Hazardous Materials kept on site	
YES	Paint To be kept inside the building being constructed or closed weather proof containers.
YES	Thinner To be kept inside the building being constructed or closed weather proof containers.
YES	Solvents To be kept inside the building being constructed or closed weather proof containers.
YES	Petroleum Products All petroleum products must be stored in closed weather proof containers.
NONE PLANNED	Fuel Any fuel stored on site must have a second containment that will hold equal to or greater than 110% of the container capacity. If the container holds 1320 gallons or more a second plan, Spill Prevention, Control, and Countermeasure (SPCC), needs to be acquired and kept in the SWPPP
	Other as required by this project

Spill Response Procedures

4.3

The discharge of hazardous substances or oil from the site must be prevented or minimized using the best management practices (BMPs) identified in the SWPPP. Any discharges in 24 hours equal to or in excess of the reportable quantities listed in 40 CFT Part 110, 17, or 302 will be reported to the National Response Center as soon as practical after knowledge of the spills known to the site staff. The SWPPP must be modified with in seven (7) calendar days of knowledge of the release to provide a description of the release, the circumstances leading to the release, and the date of the release. In addition, the plan must identify measures to prevent the reoccurrence of such releases and to respond to such releases, and the plan must be modified where appropriate.

Agency	**Phone Number**
National Response Center	(800) 424-8802
NM Environmental Department Emergency Non-Emergency	 (505) 827-9329 (866) 428-6535

Material	**Media Released To**	**Reportable Quantity**
Engine oil, fuel, hydraulic and brake fluid	Land	25 gallons
Paints. Solvents, thinners	Land	100 lbs (13 gallons)
Engine oil, fuel, hydraulic and brake fluid	Water	Visible Sheen
Antifreeze, battery acid, gasoline, engine degreasers	Air, Land, Water	100 lbs (13 gallons)
Freon	Air	1 lb

4.4	Spill will be cleaned as soon as possible and reported, if required. Spill material will be properly disposed of offsite. Personnel onsite responsible for fluid material handling should review spill response procedures. A copy of the spill response plan will be posted at the site near where liquid materials are stored. In cases of spill, personnel onsite will make decisions in response to the spill based on the following decisions hierarchy: 1. Protect People 2. Protect Property 3. Protect the Environment

Sediment and Erosion Control Basins

3.13.E A combination of sediment and erosion control measures are required to achieve maximum pollutant removal.

1. Sediment Basins: For common drainage locations that serve an area with 10 or more acres disturbed at one time, a temporary (or permanent) sediment basin that provides storage for a calculated volume of runoff from the drainage area from a 2-year, 24-hour storm, or equivalent control measures, must be provided where attainable until final stabilization of the site. Where no such calculation has been performed, a temporary (or permanent) sediment basin providing 3,600 cubic feet of storage per acre drained, or equivalent control measures, must be provided where attainable until final stabilization of the site. When computing the number of acres draining into a common location, it is not necessary to include flows from offsite areas and flows from on-site areas that are either undisturbed or have undergone final stabilization where such flows are diverted around both the disturbed area and the sediment basin. In determining whether installing a sediment basin is attainable, the operator may consider factors such as site soils, slope, available area on-site, etc. In any event, the operator must consider public safety, especially as it relates to children, as a design factor for the sediment basin, and alternative sediment controls must be used where site limitations would preclude a safe design.

This project is greater than 10 acres in disturbed area and does have a sediment/detention area.
Additional sediment controls may be implemented as new or unforeseen situations arise. See inspection reports for these additional BMPs.

2. For drainage locations which serve 10 or more disturbed acres at one time and where a temporary sediment basin or equivalent controls is not attainable, smaller sediment basins and/or sediment traps should be used. At a minimum, silt fences, vegetative buffer strips, or equivalent sediment controls are required for all down slope boundaries (and for those side slope boundaries deemed appropriate as dictated by individual site conditions).

This project is greater than 10 acres in disturbed area and does have a sediment/detention area. See section 1.

3. For drainage locations serving less than 10 acres, smaller sediment basins and/or sediment traps should be used. At a minimum, silt fences, vegetative buffer strips, or equivalent sediment controls are required for all down slope boundaries (and for those side slope boundaries deemed appropriate as dictated by individual site conditions) of the construction area unless a sediment basin providing storage for a calculated volume of runoff from a 2-year, 24-hour storm or 3,600 cubic feet of storage per acre drained is provided.

This project is greater than 10 acres in disturbed area and therefore this section does not apply.

Interim Stabilization		
What	**Where**	**When**
Soil Tackifier	Distrubed areas that are bare ground.	Apply soil tackifier on portions of the site that became inactive for more than 14 days, but not ready for permanent stabilization.
Water	All distrubed areas.	During high wind days of >25MPH or when soil particles are visibly transported off-site by wind.

Permanent Stabilization		
What	**Where**	**When**
Structures	Section A of the site map. See the landscape plans.	During the final stages of the project.
Asphalt/Walkways	Section B of the site map. See the landscape plans.	During the final stages of the project.
Landscaping	Section C of the site map. See the landscape plans.	During the final stages of the project.

If Construction Activities Cease

3.13.D

Except as provided below, stabilization measures must be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.

1 Where stabilization by the 14th day is precluded by snow cover or frozen ground conditions, stabilization measures must be initiated as soon as practicable.

2 Where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within 14 days, temporary stabilization measures do not have to be initiated on that portion of the site.

3 In arid, semiarid, and drought-stricken areas where initiating perennial vegetative stabilization measures is not possible within 14 days after construction activity has temporarily or permanently ceased, final vegetative stabilization measures must be initiated as soon as practicable.

Non-Storm Water Discharge Management

3.5

There are no other sources of non-storm water discharges, other than those allowed and listed in subpart 1.3.b of the CGP

Maintenance of Controls

3.6

A. All erosion and sediment controls and other measures identified in the SWPPP must be maintained in effective operation condition. If site inspections required by Subpart 3.10 identify BMPs that are not operating effectively, maintenance must be preformed as soon as possible and before the nest storm event whenever practicable to maintain the continued effectiveness of storm water controls.

B If existing BMPs need to be modified or if additional BMPs are necessary for any reason, implementation must be completed before the next storm event whenever practicable. If implementation before the next storm event is impracticable, the situation must be documented in the SWPPP and alternative BMPs must be implemented as soon as possible.

C Sediment from sediment traps or sedimentation ponds must be removed when design capacity has been reduced by 50 percent.

Applicable State, Tribal, or Local Programs

3.9

A The SWPPP must be consistent with all applicable federal, state, tribal, or local requirements for soil and erosion control and storm water management, including updates to the SWPPP as necessary to reflect any revisions to applicable federal, state, tribal, or local requirements for soil and erosion control.

B Dust control in the Albuquerque, New Mexico city limits.

C Permittees which discharge storm water associated with construction activities must ensure their storm water pollution prevention plan is consistent with requirements specified in applicable sediment and erosion site plans or site permits, or storm water management site plans or site permits approved by State, Tribal or local officials.

This SWPPP is in compliance with all applicable federal, state, tribal or local requirements concerning storm water runoff. Copies of any applicable requirements are attached to the SWPPP.

D Storm water pollution prevention plans must be updated as necessary to remain consistent with any changes applicable to protecting surface water resources in sediment and erosion site plans or site permits, or storm water management site plans or site permits approved by State, Tribal or local officials for which the permittee received written notice.

This SWPPP will be amended as necessary to stay current with all federal, state, tribal or local regulations affecting storm water runoff from this project.

Inspections

3.10

A. Inspections will be conducted at least once every 14 calendar day and with in 24 hours of the end of a storm event of 0.5 inches or greater.
Inspections frequency may be reduced to at least once every month if construction activity has halted and site is temporarily stabilized.

B. Inspections frequency may be reduced to at least once every month if construction activity has halted and site is temporarily stabilized.

C. Inspections must be conducted by qualified personnel. "**Qualified personnel**" means a person knowledgeable in the practices and principles of erosion and sediment controls who possesses the skills to assess conditions at the construction site that could impact storm water quality and to assess the effectiveness of any sediment and erosion control measures selected to control the quality of storm water from the construction activity.

D. Inspections must include all areas of the site disturbed by construction activity and areas used for storage of materials that are exposed to precipitation. Inspectors must look for evidence of, or the potential for, pollutants entering the storm water conveyance system. Sedimentation and erosion control measures identified in the SWPPP must be observed to ensure proper operation. Discharge locations must be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to waters of the United States, where accessible. Where discharge locations are inaccessible, nearby downstream locations must be inspected to the extent that such inspections are practicable. Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking.

E. Utility line installation, pipeline construction, and other examples of long, narrow, linear construction activities may limit the access of inspection personnel to the areas described in Subpart 3.10.E above. Inspection of these areas could require that vehicles compromise temporarily or even permanently stabilized areas, cause additional disturbance of soils, and increase the potential for erosion. In these circumstances, controls must be inspected on the same frequencies as other construction projects, but representative inspections may be performed. For representative inspections, personnel must inspect controls along the construction site for 0.25 mile above and below each access point where a roadway, undisturbed right-of-way, or other similar feature intersects the construction site and allows access to the areas described above. The conditions of the controls along each inspected 0.25 mile segment may be considered as representative of the condition of controls along that reach extending from the end of the 0.25 mile segment to either the end of the next 0.25 mile inspected segment, or to the end of the project, whichever occurs first.

F. A record of each inspection and of any actions taken in accordance with this Part must be retained as part of the SWPPP for at least three years from the date that permit coverage expires or is terminated. The inspection reports must identify any incidents of non-compliance with the permit conditions. Where a report does not identify any incidents of non-compliance, the report must contain a certification that the construction project or site is in compliance with the SWPPP and this permit. The report must be signed in accordance with Appendix G, Section 11 of this permit. **When reports are signed using an electronic signature (for ease of emailing reports), an original signature page having the inspectors signature will be in the SWPPP to compare and verify the authenticity of the electronic signature.**

Maintaining an Updated Plan

3.11

A. Needed repair and maintenance of BMPs identified in between inspections by site Superintendent or during the regular inspection should be repaired and maintenance attended to with in seven (7) calendar days or before the next storm event

B. The SWPPP, including the site map, must be amended whenever there is a change in design, construction, operation, or maintenance at the construction site that has or could have a significant effect on the discharge of pollutants to the waters of the United States that has not been previously addressed in the SWPPP.

C. The SWPPP must be amended if during inspections or investigations by site staff, or by local, state, tribal or federal officials, it is determined that the SWPPP is ineffective in eliminating or significantly minimizing pollutants in storm water discharges from the construction site.

Post Construction controls

3.4.E

The SWPPP must include a description of all post-construction storm water management measures that will be installed during the construction process to control pollutants in storm water discharges after construction operations have been completed. Structural measures should be placed on upland soils to the degree practicable. Such measures must be designed and installed in compliance with applicable federal, local, state or tribal requirements.

Post construction controls may include but are not limited to storm water detention/Retention structures, flow attenuation by open vegetated swale, landscaping or other permanent controls designed to hold or retain flows onsite. The selected post controls have been designed using good engineering practices.

Post Construction Controls Continued

Post Construction controls	On site Yes/No	Explanation of Selection
Storm Water Detention Structures	**YES**	Storm water detention structures were selected for this project.
Storm Water Retention Structures	**YES**	Storm water retention structures include streets and storm drain collection system.
Flow Attenuation by Use of Open Vegetated Swales and Natural Depressions	**YES**	Open vegetated swales are used around the structure to carry storm water away from the site. These swales allow for increased infiltration compared to concrete swales.
Infiltration of Runoff Onsite Permanent Vegetation Landscaping Xeriscaping	**YES**	Vegetated grass and landscaped areas provide for increased infiltration onsite to reduce runoff from the site once construction has been completed. *See construction plans for landscaping details.*
Interceptor Swale	**NO**	An interceptor swale is used to divert run-on water away from the finished project or to divert runoff water from construction areas to avoid runoff crossing disturbed areas.
Diversion Dike	**NO**	Diversion dikes are similar in function to interceptor swales in controlling run-on or runoff.
Storm Drain system	**YES**	A curb and gutter storm drain system or drainage ditch discharge system is installed on most projects. The storm water is collected in the street and channeled to either the curb inlet or drainage ditch system.

The SWPPP requires all erosion and sediment control measures to be maintained in effective operation condition. If site inspections identify BMPs that are not operating effectively, maintenance must be preformed with in 7 days.

Clients recognize that Inspections Plus, LLC has no authority to force clients to act on; to implement new BMPs; or repair damaged existing BMPs.

Clients of Inspections Plus, LLC understand that EPA regulations regarding the Clean Water Act or any other regulations associated with storm water compliance can be open to the interpretations of the government enforcement officers.

For these reasons Inspections Plus, LLC cannot be held responsible for fines imposed by government regulators.

By accepting the SWPPP, the Owner/Contractor accepts this disclaimer and its conditions.

Detailed TMDL Report

TMDL Document Information

TMDL ID: 1004

TMDL Name: RIO GRANDE RIVER

TMDL Status: APPROVED/ESTABLISHED

EPA Lead: No

Lead State: CO

Actual Establishment Date: 08/14/2000

No TMDL Documents have been uploaded for this TMDL.

TMDL Pollutants

Pollutant: UNIONIZED AMMONIA

TMDL Type: Not Reported

Total Waste Load Allocation:

Load Allocation:

Margin Of Safety:

Implicit Margin Of Safety: Not Reported

Units for Total Waste Load Allocation, Load Allocation, and Margin of Safety:

No listed water impairments have been reported to EPA for this TMDL Pollutant.

TMDL Pollutants

Pollutant: CHLORINE

TMDL Type: Not Reported

Total Waste Load Allocation:

Load Allocation:

Margin Of Safety:		**Implicit Margin Of Safety:**	Not Reported
Units for Total Waste Load Allocation, Load Allocation, and Margin of Safety:			

No listed water impairments have been reported to EPA for this TMDL Pollutant.

TMDL Pollutants

Pollutant:	FECAL COLIFORM	**TMDL Type:**	Not Reported
Total Waste Load Allocation:		**Load Allocation:**	
Margin Of Safety:		**Implicit Margin Of Safety:**	Not Reported
Units for Total Waste Load Allocation, Load Allocation, and Margin of Safety:			

No listed water impairments have been reported to EPA for this TMDL Pollutant.

No methods have been reported to EPA for this TMDL.
Click here to see metadata for this report.

RUSLE2 Profile Erosion Calculation Record

Info: Paradise Plaza-Before construction the project site is grass/shrub covered and yields 150#/acre by ocular estimate. There is an un-maintained retention pond on the north east side of the property and the site slopes to the north toward McMahon.

File: profiles\Bernalillo Co. NM

Inputs:
Location: default
Soil: sandy loam (l-m OM)
Slope length (horiz): 200 ft
Avg. slope steepness: 2.0 %

Management	*Vegetation*	*Yield units*	*Yield (# of units)*
CMZ 21\a.Single Year/Single Crop Templates\Shrub-warm season grass Range	Range Southern desert shrub	pounds	150

Contouring: a. rows up-and-down hill
Strips/barriers: (none)
Diversion/terrace, sediment basin: (none)
Subsurface drainage: (none)
Adjust res. burial level: Normal res. burial

Outputs:
Soil loss erod. portion: 3.0 t/ac/yr
Detachment on slope: 3.0 t/ac/yr
Soil loss for cons. plan: 3.0 t/ac/yr
Sediment delivery: 3.0 t/ac/yr

Crit. slope length: --
Surf. cover after planting: 0.72 %

Date	*Operation*	*Vegetation*	*Surf. res. cov. after op, %*
7/16/06	Begin new growth	Range Southern desert shrub	0.72

RUSLE2 Profile Erosion Calculation Record

Info: Paradise Plaza- During construction the entire site is disturbed as it is re-contoured for the retail pad. Silt fence is placed at the end of the RUSLE slopes. Along with the existing retention ponds these are deemed to be the BMP's that will control sediment runoff from the site.

File: profiles\Bernalillo Co. NM

Inputs:
Location: default
Soil: sandy loam (l-m OM)
Slope length (horiz): 200 ft
Avg. slope steepness: 2.0 %

Management	*Vegetation*	*Yield units*	*Yield (# of units)*
Strip/Barrier Managements\Silt fence	Permanent cover not harvested\silt fence	pounds	50.0

Contouring: a. rows up-and-down hill
Strips/barriers: 1 Silt fence at end of RUSLE slope
Diversion/terrace, sediment basin: (none)
Subsurface drainage: (none)
Adjust res. burial level: Normal res. burial

Outputs:
Soil loss erod. portion: 14 t/ac/yr
Detachment on slope: 14 t/ac/yr
Soil loss for cons. plan: 14 t/ac/yr
Sediment delivery: 3.9 t/ac/yr

Crit. slope length: --
Surf. cover after planting: 0 %

Date	*Operation*	*Vegetation*	*Surf. res. cov. after op, %*
04/20/2008	Bulldozer, filling/leveling, begin operations		0

RUSLE2 Profile Erosion Calculation Record

Info: Paradise Plaza- After construction the entire site is paved or has structures and is considered impermeable. There is minimal xeriscaping planned for this project and it will not contribute significantly to sediment control. Gutters, curbs, inlets, underground pipes and new retention ponds are in place to control onsite storm water and channel it to the Albuquerque MS4.

File: profiles\Bernalillo Co. NM

Inputs:
Location: default
Soil: sandy loam (l-m OM)
Slope length (horiz): 200 ft
Avg. slope steepness: 2.0 %

Management	*Vegetation*	*Yield units*	*Yield (# of units)*

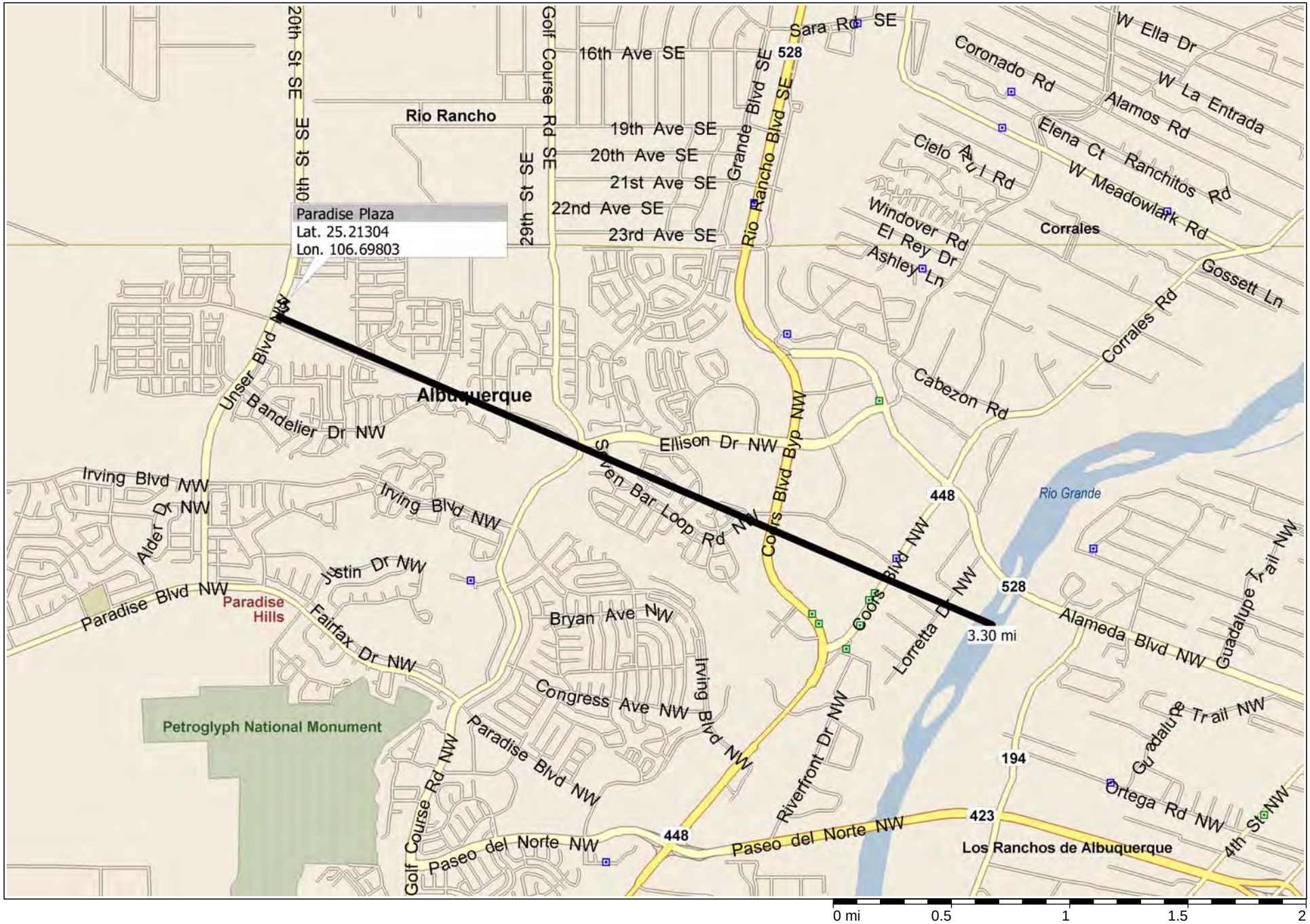
Contouring: a. rows up-and-down hill
Strips/barriers: (none)
Diversion/terrace, sediment basin: diversion/terrace system defined by user in profile
Subsurface drainage: (none)
Adjust res. burial level: Normal res. burial

Outputs:
Soil loss erod. portion: 1.4 t/ac/yr
Detachment on slope: 1.4 t/ac/yr
Soil loss for cons. plan: 1.2 t/ac/yr
Sediment delivery: 0.088 t/ac/yr

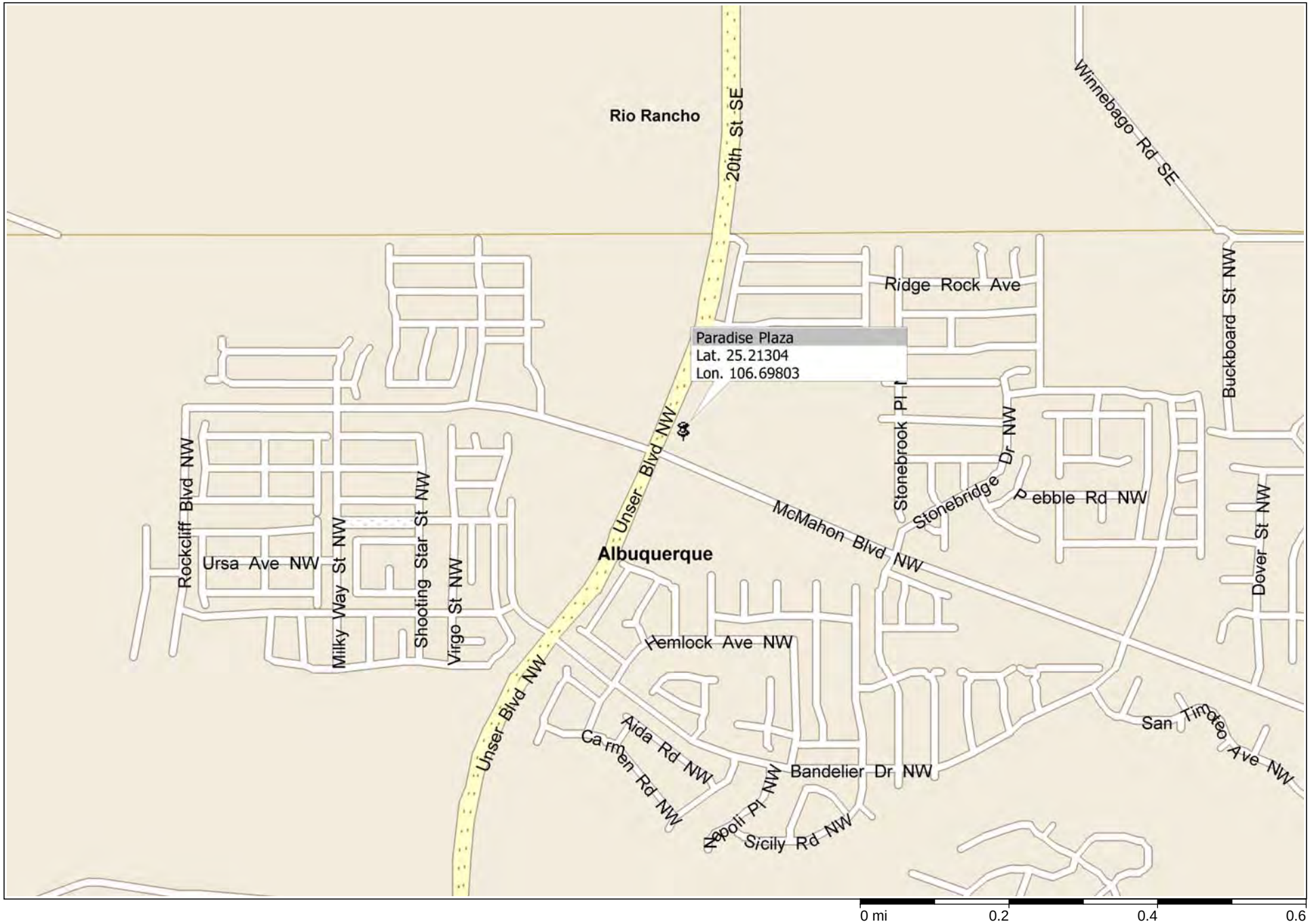
Crit. slope length: --
Surf. cover after planting: --

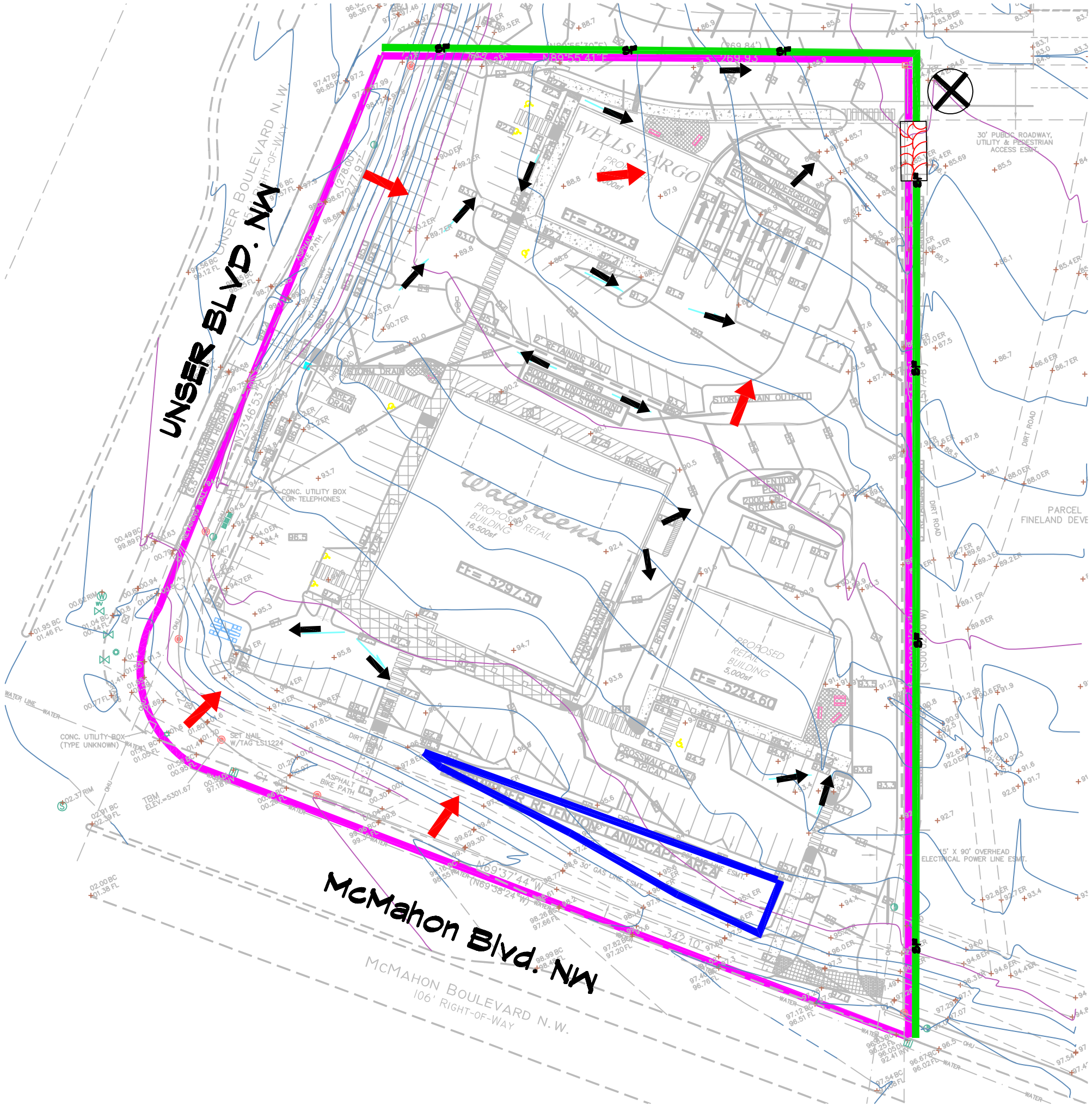
Date	*Operation*	*Vegetation*	*Surf. res. cov. after op, %*
11/10/2008	Site stabilization, paving, xeriscaping		0

Paradise Plaza Rec. Waters



Paradise Plaza S&T map





LEGEND

CONTROLS	NOTES
DISTURBED AREA / PROJECT PERIMETER	
STABILIZED CONSTRUCTION ENTRANCE	INSTALL AFTER GRUBBING
SILT FENCE	INSTALL BEFORE CLEAR AND GRUBBING
RETAINING WALL	
RETENTION AREA	
PRE-FLOW	
POST FLOW	

TO BE DETERMINED

OUTFALL	
CONCRETE WASHOUT	INSTALL BEFORE FIRST CEMENT LOAD
ROLL - OFF	
CONSTRUCTION TRAILER	
PORT-O-LET	STAKE DOWN IF USED.
STAGING AREA	

NOTES

MAP IS NOT TO SCALE

RECEIVING WATERS
RIO GRANDE
3.25 MI. to East

NORTH

Paradise Plaza

OWNER: Unser & McMahon Southwest, LLC