



Stormwater Quality Plan Information Sheet and Inspection Fee Schedule

Project Name: Unser & McMahon

Project Location: (address or major cross streets/arroyo)
SW Corner of Unser Blvd/ McMahon Blvd NW Albuquerque NM 87114

Plan Preparer Information:

Company: Tierra West, LLC

Contact: Vinny Perea

Address: 5571 Midway Park Pl NE Albuquerque, NM 87109

Phone Number: (O) 505-858-3100 (Cell (optional)) _____

e-Mail: vperea@tierrawestllc.com

Owner Information:

Company: Holly Partners LLC

Contact: Tushar Patel

Address: 904 Copperhead Ct NE Albuquerque NM 87113

Phone: 505-362-1702

e-Mail: tushar@tnjgroup.com

I am submitting the ESC plan to obtain approval for:

X Grading Building Permit Work Order Construction Plans

Note: More than one item can be checked for a submittal

Stormwater Quality Inspection fee: (based on development type and disturbed area)

Commercial	< 2 acres \$300 <input type="checkbox"/>	2 to 5 acres \$500 <input type="checkbox"/>	>5 acres \$800 <input checked="" type="checkbox"/>
Land/Infrastructure	< 5 acres \$300 <input type="checkbox"/>	5 to 40 acres \$500 <input type="checkbox"/>	>40 acres \$800 <input type="checkbox"/>
Multi - family	< 5 acres \$500 <input type="checkbox"/>	≥5 acres \$800 <input checked="" type="checkbox"/>	
Single Family Residential	<5 acres \$500 <input type="checkbox"/>	5 to 40 acres \$1000 <input type="checkbox"/>	> 40 acres \$1500 <input type="checkbox"/>

*Commercial 10.149 acres

*Multi- Family 8.941 acres

Plan Review fee is \$105 for the first submittal ☐ and \$75.00 for a resubmittal ☒

Total due equals the plan review fee plus the Stormwater Quality Inspection fee.

Total Due \$ 75.00

If you have questions, please contact Curtis Cherne, Stormwater Quality 924-3420, ccherne@cabq.gov

Rev May 2019



TIERRA WEST, LLC

April 13, 2021

Mr. James D. Hughes, P.E.
Principal Engineer, Planning Dept.
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

**RE: UNSER/MCMAHON MIXED USE 10715 UNSER BLVD
EROSION AND SEDIMENT CONTROL PLAN
RESPONSE TO COMMENTS (A11E017)**

Dear Mr. Hughes:

Per your correspondence dated March 22, 2021, please find the following responses addressing the comments listed below:

1. The north arrow is pointing west.
Response: The north arrow is now oriented in the correct direction.
2. The limits of disturbance must include all frontage improvements (CGP7.2.4.b.i).
Response: The plans have been updated to show the limits of disturbance to include all frontage improvements. This includes 1) the driveway entrances off of Unser, McMahon, and Bandelier, 2) the Bandelier roadway extension to McMahon, and 3) the sidewalk along the existing Bandelier Road. Sidewalks and trails already exist along Unser and McMahon frontage so the limits of disturbance come up to the back of those walks.
3. The existing and proposed grades must be shown on the plan, and they must agree with the Grading Plan approved by Hydrology (CGP7.2.4.b.ii).
Response: The existing and proposed grades are now shown on the plan; the grades are the same as the approved Grading Plan stamped 08-04-20.
4. The locations of structures and other impervious surfaces. Differentiate between existing, construction this project, and future construction by others (CGP7.2.4.b.v).
Response: The plan has been updated to show only what is to be constructed in this project. The scope of work in this project includes mass grading, storm drain installation, paving of access road internal to site, and the frontage improvements as mentioned in comment response #2.
5. Describe undisturbed and pre-construction ground cover (CGP7.2.4.e).
Response: The pre-construction ground cover description can now be found on the plan at the bottom of the Legend table. The ground cover described is undisturbed and uncompacted soil with native vegetation.
6. List operators on the plan, including name, phone #, and email address. If unknown, leave blanks to be filled in later (CGP7.2.1).
Response: Operators are unknown at this time, so a "List of Operators" to be filled out at a later date is now shown near the lower right corner of the plan.

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

7. Identify stormwater team members responsible for sediment removal, BMP maintenance, and inspections on the plan, including name, phone #, and email address. If unknown, leave blanks to be filled in later (CGP7.2.2).

Response: Stormwater team members are unknown at this time, so a "Stormwater Team Members" section to be filled out a later date is now shown near the lower right corner of the plan.

8. Describe the nature and extent of construction activities (CGP7.2.2), including a) nature of construction activities, b) size of the property, c) size of disturbed area, d) description of construction support activities, e) size of maximum disturbed area, and f) project schedule. The three phases of this project are Grading, Infrastructure, and Sales. Provide a brief description of the nature of each phase. Include in the schedule the initial establishment of the sediment trap before the grading phase, the removal of the sediment trap and placement of additional silt fence to keep sediment out of the onsite street after the infrastructure phase, and the annual maintenance plan of the BMP's and stabilization practices (temporary and permanent) during the sales phase. Describe the expected circumstances of Termination of permit coverage including a final stabilization specification or sale and transfer to other operators. The operators and team members for each phase should be identified in 6 and 7 above.

Response: A "Nature and Extent of Construction Activities" notes section has been added to the plan to include all of this information. This would include, nature of construction activities, property size, disturbed area size, description of construction support activities, max disturbed area, project schedule, grading phases, infrastructure phase, sales phase, annual inspections, NOT termination, stabilization measures, and City Weed Removal Ordinance. A BMP maintenance notes section is also shown on this plan sheet.

9. Stabilization measures (CGP7.2.6.b.vi), including a) specific vegetative and non-vegetative practices, b) deadlines, c) beginning and ending dates of the seasonably dry period, d) procedure to comply with The Weed Removal Ordinance (§ 9-8-1) during sales phase:

Response: The added "Nature and Extent of Construction Activities" notes section on this sheet includes the stabilization measures.

10. Soil Information – add a table with name type, particle sizes, and erodibility factor (CGP2.1.1)

Response: A soil information table has been added to the lower right corner of the plan identifying this soil information.

11. Update the engineer's stamp date each time the plan is changed.

Response: The engineer stamp date is updated to reflect the latest changes.

12. Vicinity Map – add a zone atlas map clearly indicating location and street names.

Response: Vicinity/zone atlas map has been added to the upper right corner of the plan.

13. City Standard ESC Notes attached.

Response: The city standard ESC notes have been added to the lower left corner of the plan.

14. The ESC Plan can't be approved for Grading or Work Order until the property owner's NOI has been reviewed and approved by City Stormwater Quality.

Response: The NOI from the property owner is attached to this letter for review.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Bohannon', with a long horizontal flourish extending to the right.

Ronald R. Bohannon, PE

JN: 2020015
RRB/vp



Submission of this Notice of Intent (NOI) constitutes notice that the operator identified in Section III of this form requests authorization to discharge pursuant to the NPDES Construction General Permit (CGP) permit number identified in Section II of this form. Submission of this NOI also constitutes notice that the operator identified in Section III of this form meets the eligibility requirements of Part 1.1 CGP for the project identified in Section IV of this form. Permit coverage is required prior to commencement of construction activity until you are eligible to terminate coverage as detailed in Part 5 of the CGP. To obtain authorization, you must submit a complete and accurate NOI form. Discharges are not authorized if your NOI is incomplete or inaccurate or if you were never eligible for permit coverage. Refer to the instructions at the end of this form.

Permit Information

NPDES ID: NMR1003PR

State/Territory to which your project/site is discharging: NM

Is your project/site located on federally recognized Indian Country lands? No

Are you requesting coverage under this NOI as a "Federal Operator" as defined in Appendix A (https://www.epa.gov/sites/production/files/2019-05/documents/final_2017_cgp_appendix_a_-_definitions.pdf)? No

Have stormwater discharges from your current construction site been covered previously under an NPDES permit? No

Will you use polymers, flocculants, or other treatment chemicals at your construction site? No

Has a Stormwater Pollution Prevention Plan (SWPPP) been prepared in advance of filing this NOI, as required? Yes

Are you able to demonstrate that you meet one of the criteria listed in Appendix D (https://www.epa.gov/sites/production/files/2017-02/documents/2017_cgp_final_appendix_d_-_endangered_species_reqs_508.pdf) with respect to protection of threatened or endangered species listed under the Endangered Species Act (ESA) and federally designated critical habitat?

Yes

Have you completed the screening process in Appendix E (https://www.epa.gov/sites/production/files/2017-02/documents/2017_cgp_final_appendix_e_-_historic_properties_reqs_508.pdf) relating to the protection of historic properties?

Yes

Indicating "Yes" below, I confirm that I understand that CGP only authorized the allowable stormwater discharges in Part 1.2.1 and the allowable non-stormwater discharges listed in Part 1.2.2. Any discharges not expressly authorized in this permit cannot become authorized or shielded from liability under CWA section 402(k) by disclosure to EPA, state or local authorities after issuance of this permit via any means, including the Notice of Intent (NOI) to be covered by the permit, the Stormwater Pollution Prevention Plan (SWPPP), during an inspection, etc. If any discharges requiring NPDES permit coverage other than the allowable stormwater and non-stormwater discharges listed in Parts 1.2.1 and 1.2.2 will be discharged, they must be covered under another NPDES permit.

Yes

Operator Information

Operator Information

Operator Name: Holly Partners LLC

Operator Mailing Address:

Address Line 1: 904 Coppehead Ct NE

Address Line 2:

City: Albuquerque

ZIP/Postal Code: 87113

State: NM

County or Similar Division: Bernalillo

Operator Point of Contact Information

First Name Middle Initial Last Name: Yogesh Patel

Title: Managing Partner

Phone: 505-710-0307

Ext.:

Email: yogi1020@gmail.com

NOI Preparer Information

☒ This NOI is being prepared by someone other than the certifier.

First Name Middle Initial Last Name: Bradley A Frosch

Organization: TIERRA WEST LLC

Phone: (505) 858-3100

Ext.:

Email: bfrosch@tierrawestllc.com

Project/Site Information

Project/Site Name: Unser and McMahon 18 Acres

Project/Site Address

Address Line 1: SW corner of Unser Blvd and McMahon

Address Line 2:

City: Albuquerque

ZIP/Postal Code: 87114

State: NM

County or Similar Division: Bernalillo

Latitude/Longitude: 35.2121°N, 106.7092°W

Latitude/Longitude Data Source: Google Earth

Horizontal Reference Datum: WGS 84

Project Start Date: 03/24/2021

Project End Date: 09/20/2021

Estimated Area to be Disturbed: 19.25

Types of Construction Sites:

- Commercial

Will there be demolition of any structure built or renovated before January 1, 1980? No

Was the pre-development land use used for agriculture? No

Have earth-disturbing activities commenced on your project/site? No

Is your project/site located on federally recognized Indian Country lands? No

Is your project/site located on a property of religious or cultural significance to an Indian tribe? No

Discharge Information

Does your project/site discharge stormwater into a Municipal Separate Storm Sewer System (MS4)? Yes

Are there any waters of the U.S. within 50 feet of your project's earth disturbances? No

Are any of the waters of the U.S. to which you discharge designated by the state or tribal authority under its antidegradation policy as a Tier 2 (or Tier 2.5) water (water quality exceeds levels necessary to support propagation of fish, shellfish, and wildlife and recreation in and on the water) or as a Tier 3 water (Outstanding National Resource Water)? See Appendix F (https://www.epa.gov/sites/production/files/2017-02/documents/2017_cgp_final_appendix_f_-_tier_3_and_tier_2_and_tier_2.5_waters_508.pdf)

No

001: Rio Grande

Latitude/Longitude: 35.213539°N, 106.702003°W

Tier Designation: N/A

Is this receiving water impaired (on the CWA 303(d) list)? Yes

Impaired Pollutants:

- E. coli

Has a TMDL been completed for this receiving waterbody? Yes

TMDL ID: 2105 Name: Rio Grande Isleta to Alameda

TMDL Pollutants:

- E. coli

002: Rio Grande Temporary Overflow

Latitude/Longitude: 35.213015°N, 106.698954°W

Tier Designation:

Is this receiving water impaired (on the CWA 303(d) list)? Yes

Impaired Pollutants:

- E. coli

Has a TMDL been completed for this receiving waterbody? Yes

TMDL ID: 2015 Name: Rio Grande Isleta to Alameda

TMDL Pollutants:

- E. coli

Stormwater Pollution Prevention Plan (SWPPP)

First Name Middle Initial Last Name: Yogesh Patel

Organization:

Title: Managing Partner

Phone: 505-710-0307 Ext.:

Email: yogi1020@gmail.com

Endangered Species Protection

Using the instructions in Appendix D of the CGP, under which criterion listed in Appendix D are you eligible for coverage under this permit? Criterion C

Provide a brief summary of the basis for criterion selection listed above (the necessary content for a supportive basis statement is provided under the criterion you selected.):

A review of the FWS.gov IPaC Trust Resource Report was generated using the general vicinity. The report reveals there no critical habitats are listed in the proposed site immediate action area.

What federally-listed species or federally-designated critical habitat are located in your "action area"?

Rio Grande Silvery Minnow, New Mexico Meadow Jumping Mouse, Mexican Spotted Owl, SW Willow Flycatcher, Yellow Billed Cuckoo

What is the distance between your site and the listed species or critical habitat (miles)?

1.5 Miles


Copy of your Site Map:

Name	Uploaded Date	Size
 2020015-ESC Plan Stamped 21-03-04.pdf (attachment/1331274)	03/08/2021	2.45 MB

Historic Preservation

Are you installing any stormwater controls as described in Appendix E (https://www.epa.gov/sites/production/files/2017-02/documents/2017_cgp_final_appendix_e_-_historic_properties_reqs_508.pdf) that require subsurface earth disturbances? (Appendix E (https://www.epa.gov/sites/production/files/2017-02/documents/2017_cgp_final_appendix_e_-_historic_properties_reqs_508.pdf), Step 1)

Yes

 Have prior surveys or evaluations conducted on the site already determined historic properties do not exist, or that prior disturbances have precluded the existence of historic properties? (Appendix E (https://www.epa.gov/sites/production/files/2017-02/documents/2017_cgp_final_appendix_e_-_historic_properties_reqs_508.pdf), Step 2):

Yes

Certification Information

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 assure 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 have no personal knowledge that the information submitted is other than 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. Signing an electronic document on behalf of another person is subject to criminal, civil, administrative, or other lawful action.

Certified By: Yogesh D. Patel

Certifier Title: Owner

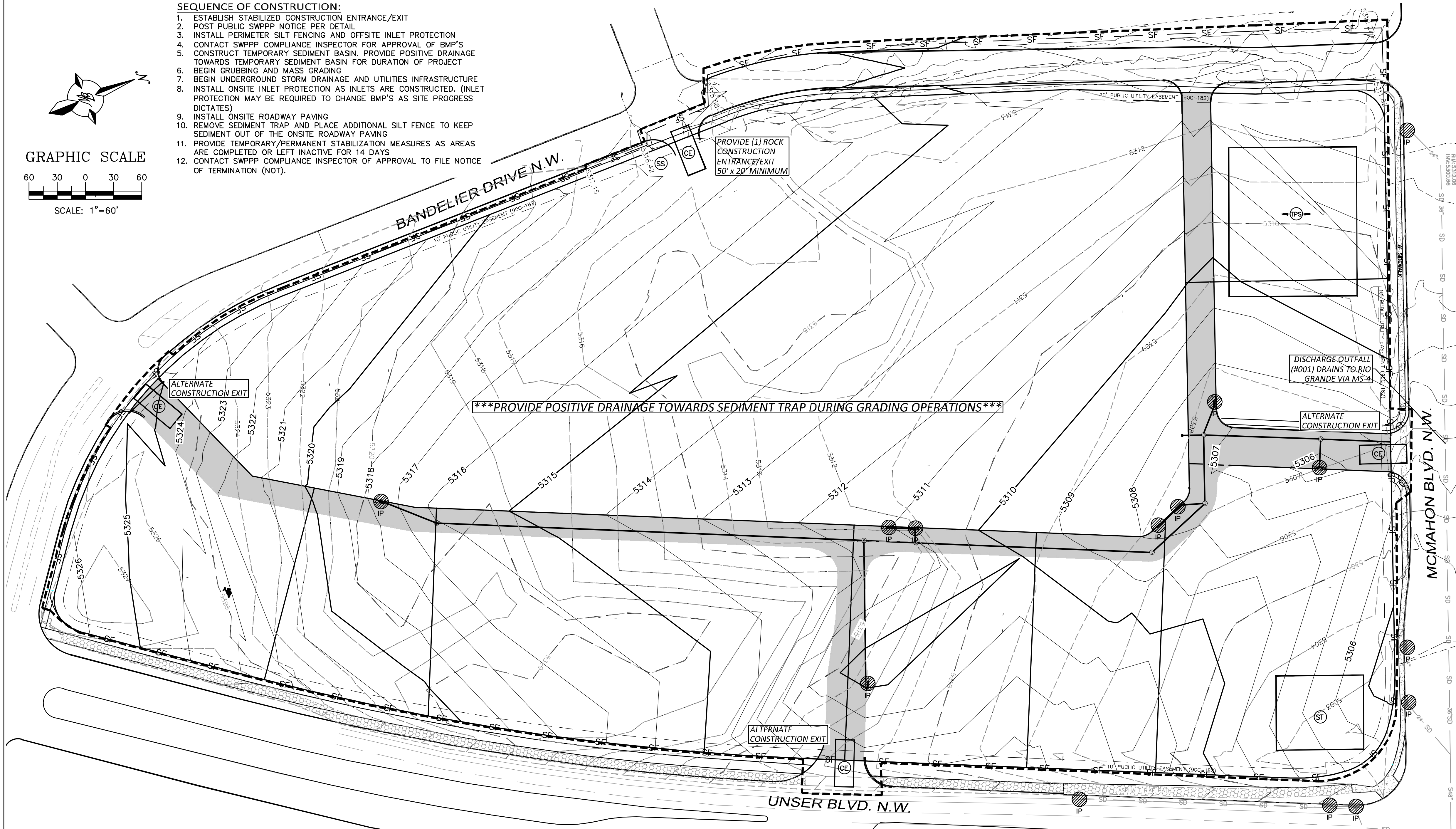
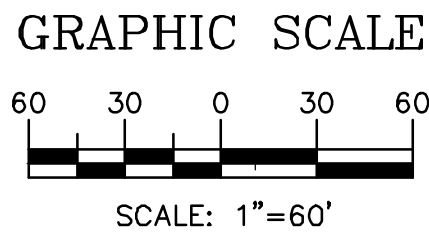
Certifier Email: yogi1020@gmail.com

Certified On: 03/08/2021 3:55 PM ET

\\TNWASY_Z_Drive\2020\2020015 Unser & McMahon 19 Acres\Draw\DRB\2020015_ECP.dwg, Apr. 13, 2021 -- 9:13am

SEQUENCE OF CONSTRUCTION:

1. ESTABLISH STABILIZED CONSTRUCTION ENTRANCE/EXIT
2. POST PUBLIC SWPPP NOTICE PER DETAIL
3. INSTALL PERIMETER SILT FENCING AND OFFSITE INLET PROTECTION
4. CONTACT SWPPP COMPLIANCE INSPECTOR FOR APPROVAL OF BMP'S
5. CONSTRUCT TEMPORARY SEDIMENT BASIN, PROVIDE POSITIVE DRAINAGE TOWARDS TEMPORARY SEDIMENT BASIN FOR DURATION OF PROJECT
6. BEGIN GRUBBING AND MASS GRADING
7. BEGIN UNDERGROUND STORM DRAINAGE AND UTILITIES INFRASTRUCTURE
8. INSTALL ONSITE INLET PROTECTION AS INLETS ARE CONSTRUCTED. (INLET PROTECTION MAY BE REQUIRED TO CHANGE BMP'S AS SITE PROGRESS DICTATES)
9. INSTALL ONSITE ROADWAY PAVING
10. REMOVE SEDIMENT TRAP AND PLACE ADDITIONAL SILT FENCE TO KEEP SEDIMENT OUT OF THE ONSITE ROADWAY PAVING
11. PROVIDE TEMPORARY/PERMANENT STABILIZATION MEASURES AS AREAS ARE COMPLETED OR LEFT INACTIVE FOR 14 DAYS
12. CONTACT SWPPP COMPLIANCE INSPECTOR OF APPROVAL TO FILE NOTICE OF TERMINATION (NOT).



ESC PLAN STANDARD NOTES:

1. ALL EROSION AND SEDIMENT CONTROL (ESC WORK) ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON SHALL BE PERMITTED, CONSTRUCTED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH:
 - a. THE CITY ORDINANCE § 14-5-2-11, THE ESC ORDINANCE,
 - b. THE EPA'S 2017 CONSTRUCTION GENERAL PERMIT (CGP), AND
 - c. THE CITY OF ALBUQUERQUE CONSTRUCTION BMP MANUAL.
2. ALL BMP'S MUST BE INSTALLED PRIOR TO BEGINNING ANY EARTH MOVING ACTIVITIES EXCEPT AS SPECIFIED HEREON IN THE PHASING PLAN. CONSTRUCTION OF EARTHEN BMP'S SUCH AS SEDIMENT TRAPS, SEDIMENT BASINS, AND DIVERSION BERMS SHALL BE COMPLETED AND INSPECTED PRIOR TO ANY OTHER CONSTRUCTION OR EARTHWORK. SELF-INSPECTION IS REQUIRED AFTER INSTALLATION OF THE BMP'S AND PRIOR TO BEGINNING CONSTRUCTION.
3. 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 INCH OR GREATER UNTIL THE SITE CONSTRUCTION HAS BEEN COMPLETED AND THE SITE DETERMINED AS STABILIZED BY THE CITY. REPORTS OF THESE INSPECTIONS SHALL BE KEPT BY THE PERSON OR ENTITY AUTHORIZED TO DIRECT THE CONSTRUCTION ACTIVITIES ON THE SITE AND MADE AVAILABLE UPON REQUEST.
4. CORRECTIVE ACTION REPORTS MUST BE KEPT BY THE PERSON OR ENTITY AUTHORIZED TO DIRECT THE CONSTRUCTION ACTIVITIES ON THE SITE AND MADE AVAILABLE UPON REQUEST.
5. 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 WITH 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.
6. 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 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.

BMP MAINTENANCE:

ALL MEASURES STATED IN THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR UNTIL FINAL STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AT THE END OF THE WORKDAY BY A QUALIFIED MEMBER OF THE SWPPP COMPLIANCE TEAM.

THE OPERATOR WITH CONTROL OF THE SITES DAILY ACTIVITIES IS RESPONSIBLE TO MAINTAIN, CLEAN AND REPAIR EROSION CONTROLS IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED, IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION. SEDIMENT SHALL BE REMOVED TO INSURE PROPER FLOWS. INLET PROTECTION TYPES MAY NEED TO BE MODIFIED DURING THE CONSTRUCTION PROGRESS.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND OF VEGETATION IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RE-SEEDED AS NEEDED.
3. SILT FENCES, WADDLES OR OTHER CONTROLS SHALL BE REPLACED OR REPAIRED TO PROPER FUNCTIONING CONDITION, IF DAMAGED. SEDIMENT AND SOIL SHALL BE REMOVED WHEN REACHES ONE-HALF THE HEIGHT OF THE CONTROL.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING, EXTENDING OR OTHERMODIFICATIONS TO THE CONSTRUCTION EXITS AS CONDITIONS DEMAND. SITE TRAFFIC SHOULD BE LIMITED TO THE CONTROLLED EXITS ONLY.
5. SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
6. REFERENCE THE SWPPP BOOK FOR ALL EROSION CONTROL MAINTENANCE PROCEDURES AND FREQUENCIES. CONSULT THE SWPPP PREPARER WITH ANY QUESTIONS REGARDING THIS SWPPP AND ITS REQUIREMENTS.

NATURE AND EXTENT OF CONSTRUCTION ACTIVITIES:

NATURE OF CONSTRUCTION ACTIVITIES: MASS ROUGH GRADING OF THE SITE, INSTALLATION OF PUBLIC UTILITIES (WATER, SANITARY, & STORM) AND PAVING OF INTERNAL ACCESS ROADWAY AND BANDERLIER DRIVE EXTENSION.

PROPERTY SIZE: 19.09 ACRES

DISTURBED AREA SIZE: 20.50 ACRES

DESCRIPTION OF CONSTRUCTION SUPPORT ACTIVITIES: EQUIPMENT STAGING YARD, MATERIALS STORAGE AREA, EXCAVATED MATERIALS DISPOSAL/STORAGE AREAS.

MAXIMUM DISTURBED AREA SIZE: 20.50 ACRES

PROJECT SCHEDULE: SCHEDULE LENGTHS ARE TBD, SEE SEQUENCE OF CONSTRUCTION THIS SHEET FOR SCHEDULE TASKS DESCRIPTION.

GRADING PHASE: THE FIRST PHASE OF CONSTRUCTION. THIS CONSISTS OF EARTHWORK TO ESTABLISH THE DRAINAGE MASTER PLAN DISCHARGE FLOW CONVEYANCE AND HAVE FUTURE LOTS GRADED AND COMPACTED FOR FUTURE PADS. GRADING ALSO INCLUDES ESTABLISHING THE ROUGH GRADES UP TO SUBGRADE LEVEL FOR THE BANDERLIER DRIVE EXTENSION.

INFRASTRUCTURE PHASE: THE SECOND PHASE OF CONSTRUCTION, CONSISTS OF TRENCHING AND INSTALLING UTILITIES FOR SERVICE AND PAVING OF INTERNAL ROADWAY, DRIVEWAYS TO THE PROPERTY, AND BANDERLIER DRIVE EXTENSION.

SALES PHASE: THIS PHASE IS SUBSEQUENT TO THE INFRASTRUCTURE PHASE BUT DOES NOT INVOLVE CONSTRUCTION. THIS IS THE SALE AND TRANSACTION OF PAD-GRADED LOTS WITH UTILITIES STUBBED TO EACH FUTURE LOT. ONCE LOTS ARE SOLD FROM CURRENT PROPERTY OWNER, THE NEW PROPERTY OWNER(S) WILL BE RESPONSIBLE FOR ESTABLISHING THEIR OWN SWPPP AND NOI FOR THEIR DEVELOPMENT OF SAID LOT.

ANNUAL INSPECTIONS: TO BE PERFORMED BY PROPERTY OWNERS TO DETERMINE IF ALL BMP'S ARE FUNCTIONING CORRECTLY, NEED REPAIRS, OR ANY OTHER MAINTENANCE MAY BE NEEDED TO CONTROL SEDIMENT AND POLLUTANTS FROM LEAVING THE SITE.

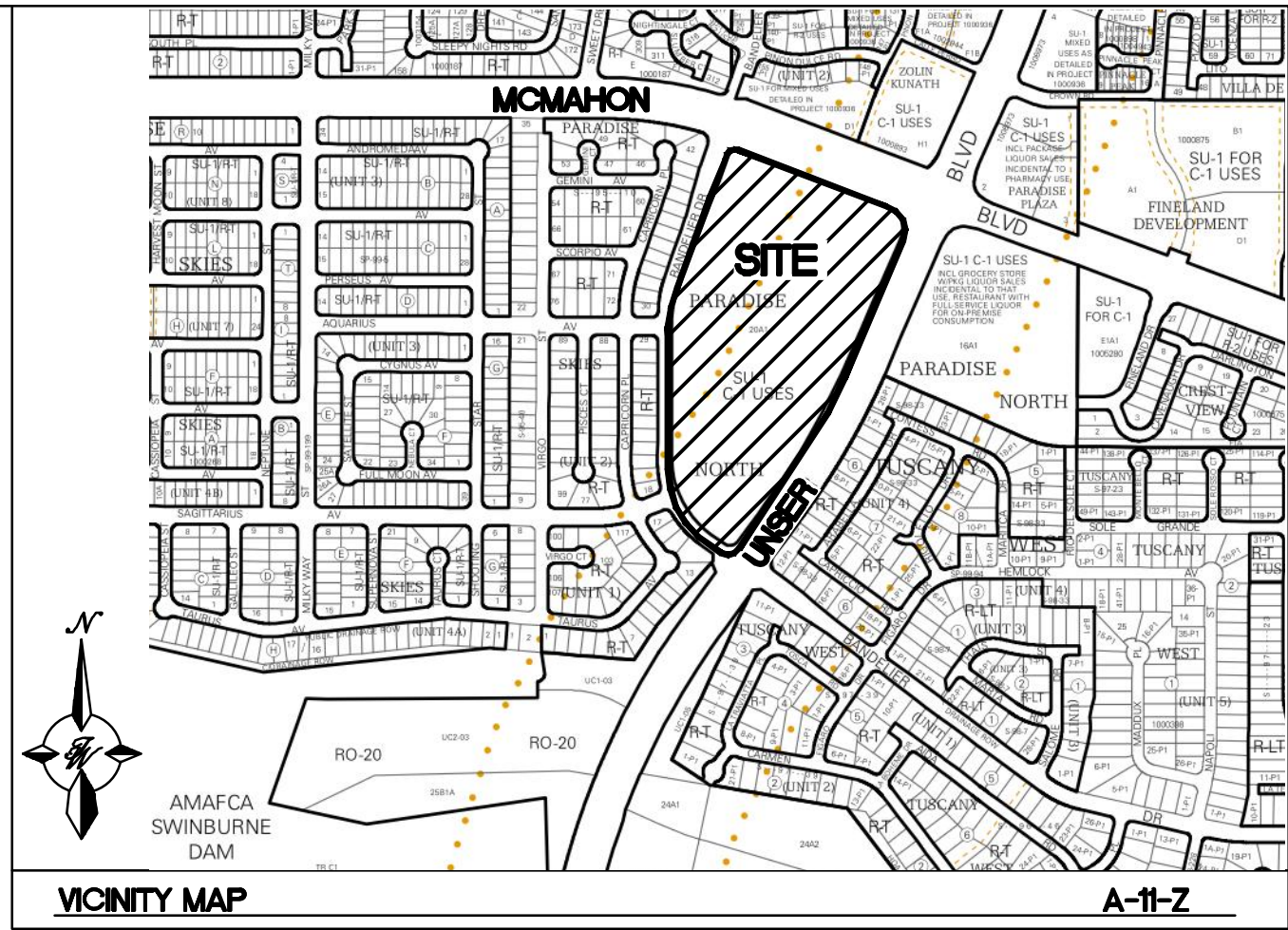
N.O.T. TERMINATION: PARCELS ARE EXPECTED TO BE PERMANENTLY STABILIZED PRIOR TO ANY SALES. IF A SALE IS TO OCCUR PRIOR TO FINAL STABILIZATION AND PRIOR TO A SITE-WIDE N.O.T. BEING FILED, THE NEW OWNERS WILL BE REQUIRED TO FILE A NEW N.O.I. OR TRANSFER AN EXISTING N.O.I. AND BECOME THE OPERATOR RESPONSIBLE TO MAINTAIN THE BMP'S AND BECOME RESPONSIBLE FOR THOSE PROPERTIES.

STABILIZATION MEASURES: LOCALLY, NON-VEGETATIVE CONTROLS MAY CONSIST OF 2" OR 3" GRAVEL MULCH MIXED WITH COA WESTSIDE SEED MIX PLACED TO COVER THE PARCEL OR VEGETATIVE CONTROLS MAY BE CRIMP STRAW OR HYDRO-SEED APPLIED WITH THE INTENT OF PROVIDING 70% OR MORE COVERAGE THAT IS PROVIDED BY VEGETATION NATIVE TO LOCAL UNDISTURBED AREAS WITHIN (3) THREE YEARS, TO THE EXTENT NECESSARY TO PREVENT EROSION ON THE SEEDED AREA. NON-VEGETATIVE EROSION CONTROLS HAVE BEEN APPLIED THAT PROVIDE COVER AT LEAST FOR THREE YEARS WITHOUT ACTIVE MAINTENANCE. VEGETATIVE CONTROLS SHOULD BE APPLIED FROM JUNE TO AUGUST TO TAKE ADVANTAGE OF THE AREA'S RAIN SEASON.

CITY WEED REMOVAL ORDINANCE: ALL PROPERTY OWNERS ARE TO COMPLY WITH THE CITY WEED REMOVAL ORDINANCE.

NOTE:

CHAIN LINK SECURITY FENCING W/SILT FENCE ATTACHED MAY BE USED AS AN ALTERNATIVE TO PERIMETER SILT DIKE, WATTLES OR SILT FENCING



LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LIMITS OF DISTURBANCE
- CONTOUR ELEVATIONS
- TEMPORARY SILT FENCE
- STORM DRAIN
- PROPOSED INTERNAL ROAD PAVING

EROSION DETAILS

- CE TEMPORARY STONE CONSTRUCTION EXIT
- ST TEMPORARY SEDIMENT TRAP W/ EMERGENCY OVERFLOW
- SS SWPPP SIGN
- W WATTLES
- IP INLET PROTECTION

EROSION NOTES

- TPS TEMPORARY PARKING AND STORAGE

GROUND COVER (PRE-CONSTRUCTION):

THE UNDISTURBED AND PRE-CONSTRUCTION GROUND COVER CONSISTS OF UNCOMPACTED SOIL WITH NATIVE GRASSES, WEEDS, AND SHRUBS WITH MINIMAL TO NO DISTURBANCES TO GRADING.

LIST OF OPERATORS:

OPERATOR 1 NAME:
PHONE:
EMAIL:

OPERATOR 2 NAME:
PHONE:
EMAIL:

OPERATOR 3 NAME:
PHONE:
EMAIL:

STORMWATER TEAM MEMBERS:

SEDIMENT REMOVAL NAME:
PHONE:
EMAIL:

BMP MAINTENANCE NAME:
PHONE:
EMAIL:

INSPECTIONS NAME:
PHONE:
EMAIL:

SOIL INFORMATION - ERODIBILITY "K" FACTOR

POM (%) TEXTURE CLASS	< 0.5	2	4
BLUEPOINT LOAMY FINE SAND	0.24	0.2	0.16
MADUREZ LOAMY FINE SAND	0.24	0.2	0.16

Particle Size - USDA - Fine Sand - 0.25-0.125mm/250-125 Microns

SWPPP PURPOSE:

THE PURPOSE OF THIS SWPPP IS TO DEVELOP FUTURE PAD SITES FOR FUTURE SALE. ADDITIONAL SWPPP CONTROLS ARE REQUIRED IF DEVELOPMENT OF ANY PAD OCCURS DURING INITIAL DEVELOPMENT.

ISSUED FOR REVIEW - NOT FOR CONSTRUCTION

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO PROFESSIONAL ENGINEER 7868 04-12-21 RONALD R. BOHANNAN P.E. #7868	UNSER & McMAHON Unser Blvd & McMahon Blvd	DRAWN BY VP
	EROSION CONTROL PLAN	DATE 4/12/2021
		2020015_ECP
		SHEET # ECP-1
		JOB # 2020015

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com



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GENERAL EROSION NOTES:

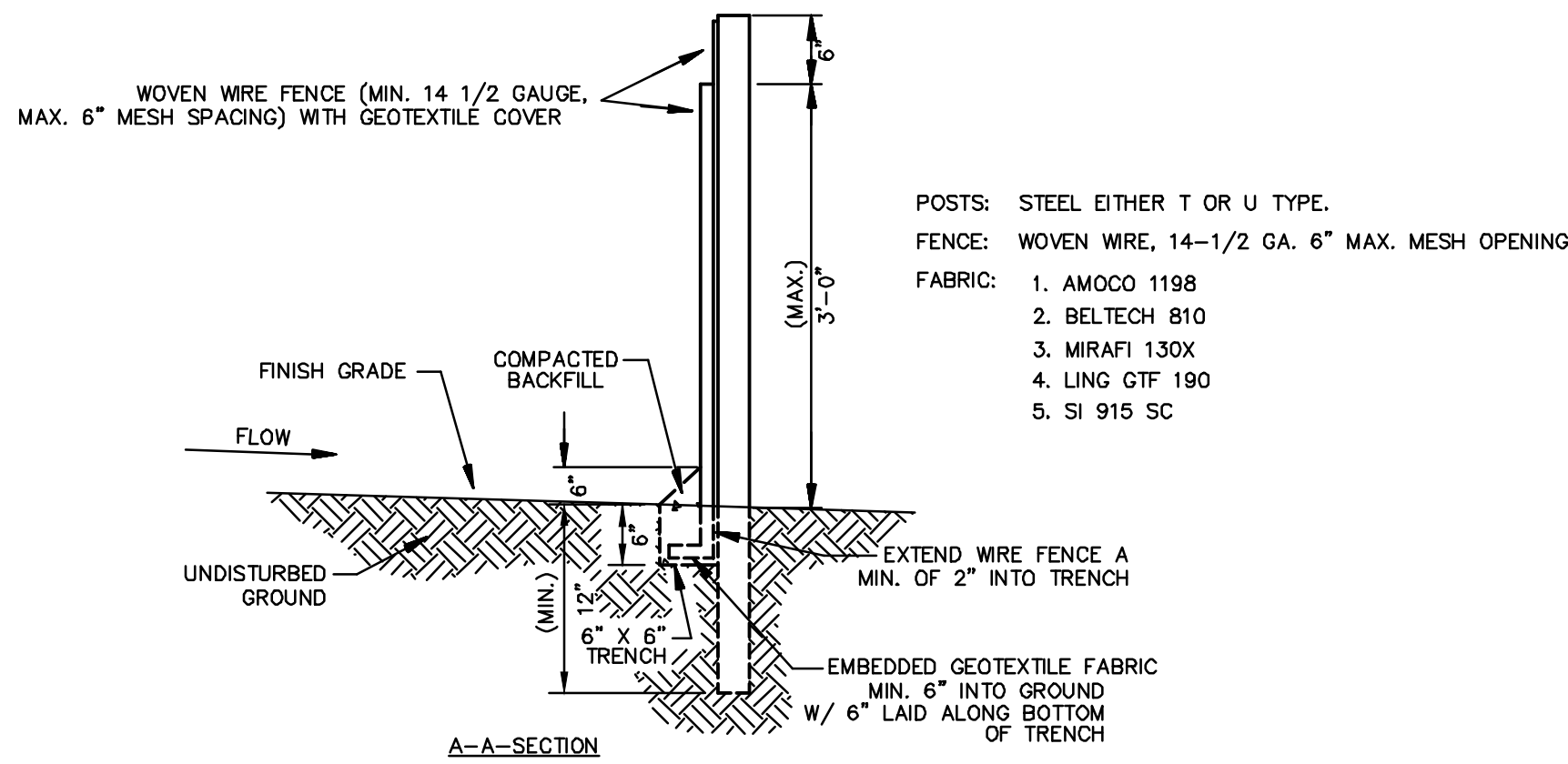
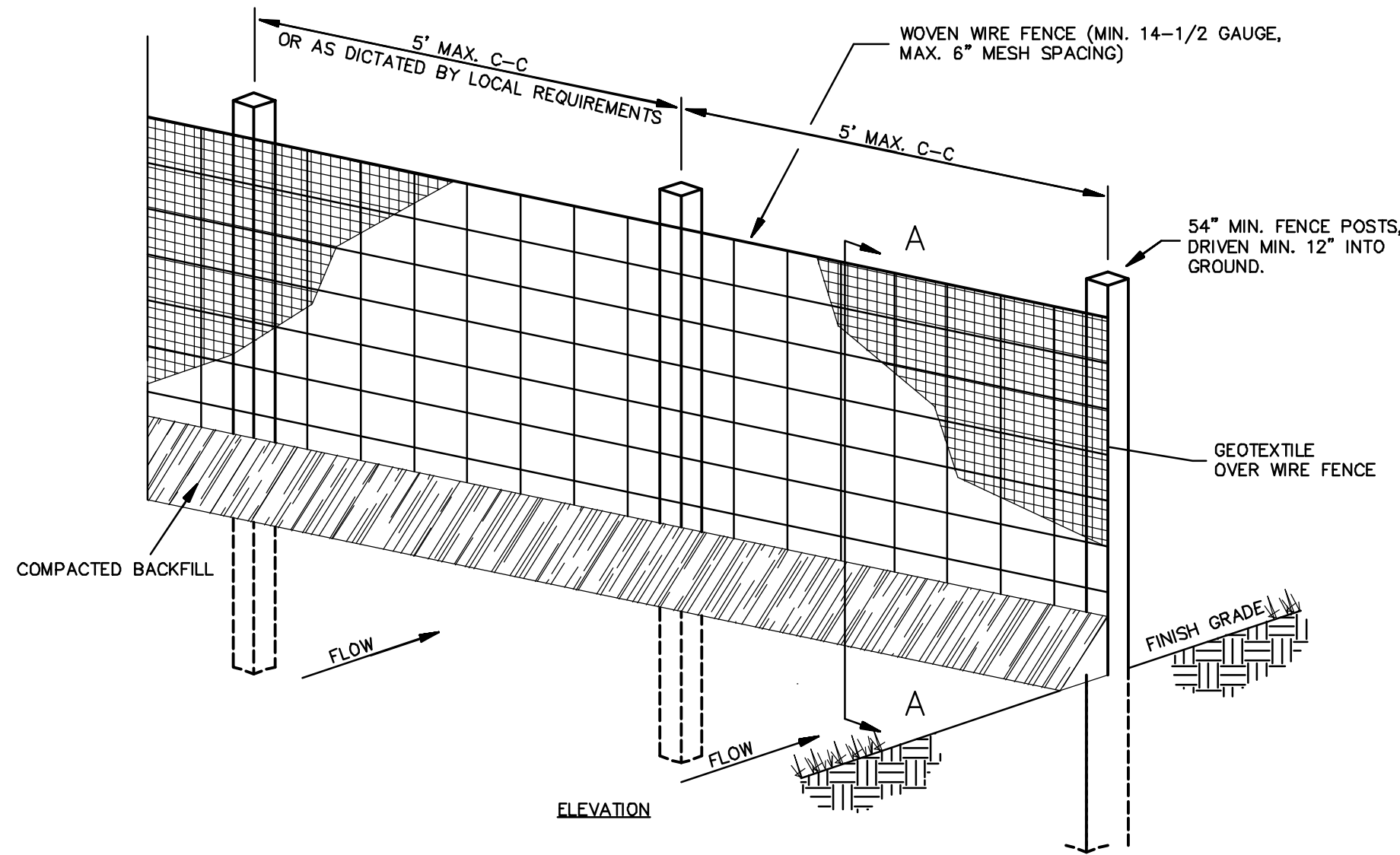
- A. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE SWPPP BOOK, THE 2017 GENERAL CONSTRUCTION PERMIT, THIS DRAWING ("TEMPORARY EROSION CONTROL AND SEDIMENTATION PLAN"), STANDARD DETAILS ("TEMPORARY EROSION CONTROL AND SEDIMENTATION DETAILS"), EPA NOTICE OF INTENT PERMIT AND ALL SUBSEQUENT REPORTS, CORRECTIVE ACTIONS AND EROSION CONTROL RELATED DOCUMENTS.
- B. ALL OPERATORS AS DESIGNATED, CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH SITE ACTIVITIES RELATED TO STORM WATER POLLUTION PREVENTION SHALL REVIEW A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), THE 2017 CONSTRUCTION GENERAL PERMIT, THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), THE CLEAN WATER ACT OF 1972 AND BECOME FAMILIAR WITH THEIR CONTENTS.
- C. THE OPERATOR IN CONTROL OF DAILY SITE ACTIVITIES SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS THAT MAY OCCUR AT NO ADDITIONAL COST TO PROJECT OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- D. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO ALL FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. OPERATOR WITH CONTROL OF DAILY SITE ACTIVITIES SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY, LOCAL JURISDICTIONAL AUTHORITY OR SWPPP COMPLIANCE INSPECTOR.
- E. THE TEMPORARY EROSION CONTROL AND SEDIMENTATION PLAN IS A WORKING DOCUMENT AND IS REQUIRED TO BE UPDATED WITHIN 24 HOURS OF ANY CHANGES WHEN BMP'S ARE REPAIRED, RELOCATED OR REMOVED BY NOTING ON THE PLAN THE AREAS AND DATES OF THE REPAIRS, RELOCATIONS OR REMOVALS. AN ACTIVE COPY OF THE PLAN SHALL BE POSTED IN THE JOB SITE TRAILER ONSITE AND MUST BE MAINTAINED CURRENT AT ALL TIMES.
- F. CONTRACTOR SHALL MINIMIZE CLEARING AND EARTH DISTURBANCE TO THE MAXIMUM ACREAGE AS REQUIRED BY THE EPA CONSTRUCTION GENERAL PERMIT.
- G. CONTRACTOR SHALL DENOTE ON THIS PLAN, THE LOCATION OF TEMPORARY PARKING, STORAGE, PORTABLE SANITARY FACILITIES, OFFICE TRAILERS, AND ALL SUPPORT AREAS. RELOCATIONS OF EACH SHALL ALSO BE DOCUMENTED AS THEY OCCUR.
- H. ALL WASH OUT WATER USED FOR CONCRETE, MASONRY, PAINT AND OTHER MATERIALS SHALL HAVE ADEQUATE SIGNAGE WITH PROPER CONTAINMENT AND DISPOSED OF PROPERLY WHEN CAPACITY REACHES 50% OR PER VENDOR RECOMMENDATIONS. VENDORS AND TRADESMEN SHALL BE INFORMED OF THE REQUIREMENTS TO USE THE WASH OUT.
- I. A SPILL KIT SHALL BE READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS. A DISCHARGE OF ANY MATERIAL IN A QUANTITY THAT MAY WITHIN REASONABLE PROBABILITY CAUSE, INJURE OR BE DETRIMENTAL TO HUMAN HEALTH, ANIMAL OR PLANT LIFE, OR PROPERTY; OR INTERFERE WITH THE PUBLIC WELFARE MUST BE REPORTED TO THE NEW MEXICO ENVIRONMENTAL DEPARTMENT HOTLINE AT (505) 827-9329 FOR EMERGENCIES OR FOR NON EMERGENCIES AT (866)-428-6535. IF UNSURE IF THE SPILL IS OF A SIGNIFICANT QUANTITY, THE SPILL SHOULD BE REPORTED TO THE HOTLINE AND INFORMATION PROVIDED WITH DETAILS OF THE SPILL FOR FURTHER ACTIONS.
- J. DUST DURING CONSTRUCTION OPERATIONS SHALL BE FREQUENTLY CONTROLLED BY WATER SUPPRESSION METHODS ONLY. EARTH DISTURBING OPERATIONS SHALL CEASE IF HIGH WINDS ABOVE 35 MPH ARE PRESENT. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS IS STRICTLY PROHIBITED. OTHER CHEMICALS USED FOR DUST SUPPRESSION MUST BE APPROVED BY THE EPA PRIOR TO THEIR USE.
- K. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED, COVERED, LEAK PROOF CONTAINERS. CONTAINERS SHALL BE DISPOSED OF PROPERLY WHEN CAPACITY IS REACHED. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER.
- L. ALL STORM WATER POLLUTION PREVENTION MEASURES AND CONTROLS PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED PER THE SEQUENCE OF CONSTRUCTION AS NOTED.
- M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS BEEN TEMPORARILY SUSPENDED FOR 14 DAYS, SHALL HAVE TEMPORARILY STABILIZATION IN PLACE NO LATER THAN 14 DAYS FROM THE LAST DATE OF CONSTRUCTION ACTIVITY OCCURRING THESE AREAS.
- N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL HAVE PERMANENT CONTROLS IN PLACE NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
- O. IF THE ACTION OF VEHICLES OR EQUIPMENTS TRAVELING OVER THE CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD FROM LEAVING THE SITE, THEN THE LENGTH OF THE EXIT SHOULD BE EXTENDED TO PROVIDE ADDITIONAL TIRE ROTATIONS. LARGER ROCK MAY BE USED TO CREATE A SUFFICIENT JARRING MOTION OR INSTALL A TIRE WASH OFF WITH A SEDIMENT TRAP BEFORE LEAVING THE SITE.
- P. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- Q. THE OPERATOR IN CHARGE OF THE DAILY SITES ACTIVITIES WILL BE RESPONSIBLE FOR REMOVING SEDIMENT OR SOILS ACCUMULATING MORE THAN 50% OF THE DESIGN CAPACITY IN DETENTION PONDS, SILT FENCING OR OTHER SIMILAR EROSION CONTROLS.
- R. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES, AS REQUIRED PER THE CONSTRUCTION GENERAL PERMIT. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE ESC PLAN AND PERMITTED IN ACCORDANCE WITH LOCAL AUTHORITIES HAVING JURISDICTIONAL CONTROL.
- S. SLOPES SHALL BE LEFT WITH CROSS SLOPE GRADING PATTERN AND IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION RILLS. EXCESSIVE SLOPES MAY REQUIRE ADDITIONAL INDUSTRY STANDARD CONTROLS TO PREVENT EROSION.
- T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE OPERATOR IN CONTROL OF THE SITE'S DAILY ACTIVITIES SHALL BE RESPONSIBLE FOR ADJUSTING AND MAINTAINING ALL EROSION CONTROL TO PREVENT EROSION T.
- U. ALL DISTURBED AREAS SHALL BE SUPPRESSED BY WATER AND ALL CONTROLS LEFT IN GOOD WORKING CONDITION AT THE END OF EACH WORKING DAY. THIS INCLUDES REPLACEMENT OF SILT FENCING AND/OR OTHER SURFACE CONTROLS, TRACK OUT SWEEP CLEAN, BACKFILL OF OPEN TRENCHES AND ANY OTHER EROSION CONTROLS.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT FROM THE LOCAL JURISDICTIONAL AUTHORITY PRIOR TO BEGINNING WORK.
2. THE OPERATOR WITH CONTROL OF THE DAILY SITES ACTIVITIES IS RESPONSIBLE FOR MAINTAINING RUN-OFF and RUN ON OF SITE DURING CONSTRUCTION.
3. THE OPERATOR WITH CONTROL OF THE DAILY SITES ACTIVITIES IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY, REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL EXPOSED EARTH SURFACES MUST HAVE APPROPRIATE CONTROLS TO PROTECT FROM WIND AND WATER EROSION DURING ALL PHASES OF THE PROJECT.
5. STOCKPILES INACTIVE FOR 14 DAYS ARE REQUIRED TO HAVE TEMPORARY STABILIZATION OR APPROPRIATE COVER TO CONTROL WIND AND WATER EROSION.
6. THE OPERATOR WITH CONTROL OF THE DAILY SITES ACTIVITIES IS REQUIRED TO MAINTAIN ALL SITE BMP'S IN GOOD CONDITION FOR THE DURATION OF THE PROJECT UNTIL A NOTICE OF TERMINATION IS ACCEPTED BY THE EPA.
7. IF SITE EARTH DISTURBANCES EXCEED 5 ACRES AT ANY ONE TIME, TEMPORARY AND/OR PERMANENT STABILIZATION MUST BE COMPLETED WITHIN 7 DAYS WHEN AREA BECOMES INACTIVE OR EARTH DISTURBING ACTIVITIES ARE COMPLETE. SITE EARTH DISTURBANCES OF LESS THAN 5 ACRES, HAVE 14 DAYS TO PROVIDE TEMPORARY OR PERMANENT STABILIZATION WHEN AREA BECOMES INACTIVE OR EARTH DISTURBING ACTIVITIES ARE COMPLETE.

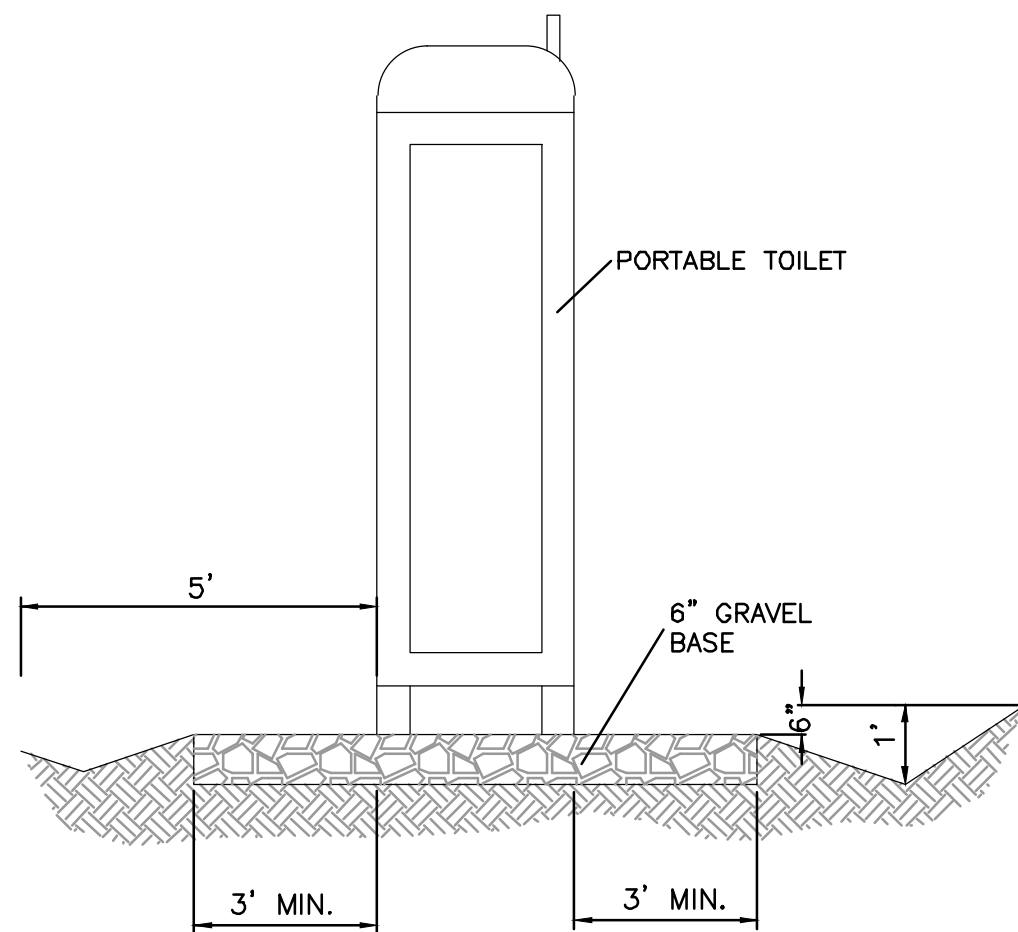
ISSUED FOR REVIEW - NOT FOR CONSTRUCTION		
<div>ENGINEER'S SEAL</div> <div><div>RONALD R. BOHANNAN P.E. #7868</div></div>	UNSER & McMAHON	DRAWN BY VP
	Unser Blvd & McMahon Blvd	DATE 4/12/2021
	EROSION CONTROL NOTES	2020015_ECP
<div><div>TERRA WEST, LLC</div><div>5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com</div></div>	SHEET # ECP-2	
	JOB # 2020015	

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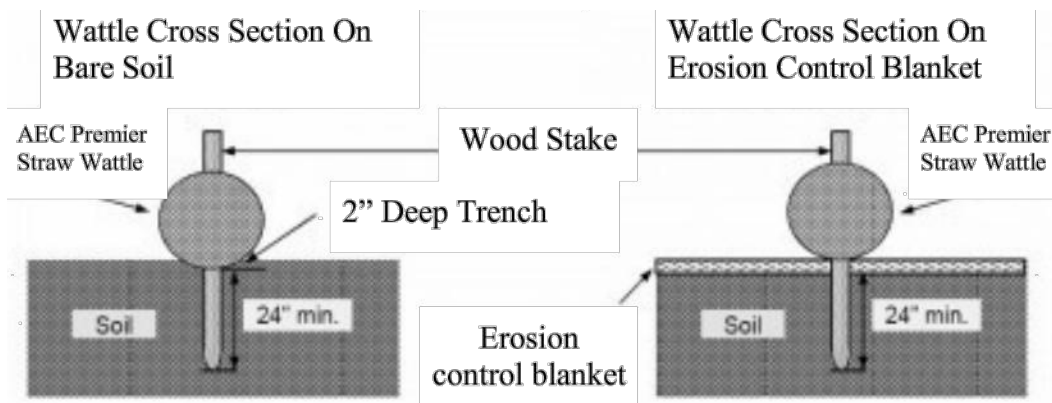
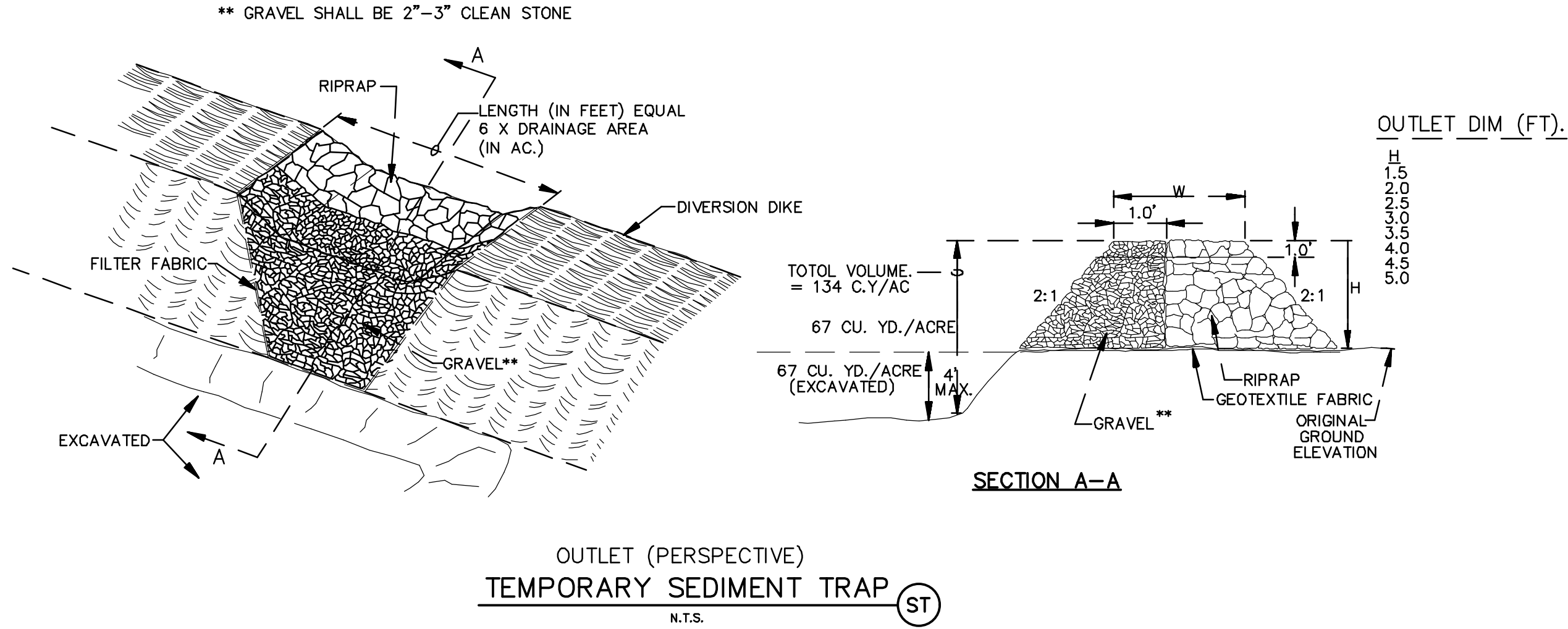


1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS INDICATED OTHERWISE

SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT (SF)
N.T.S.

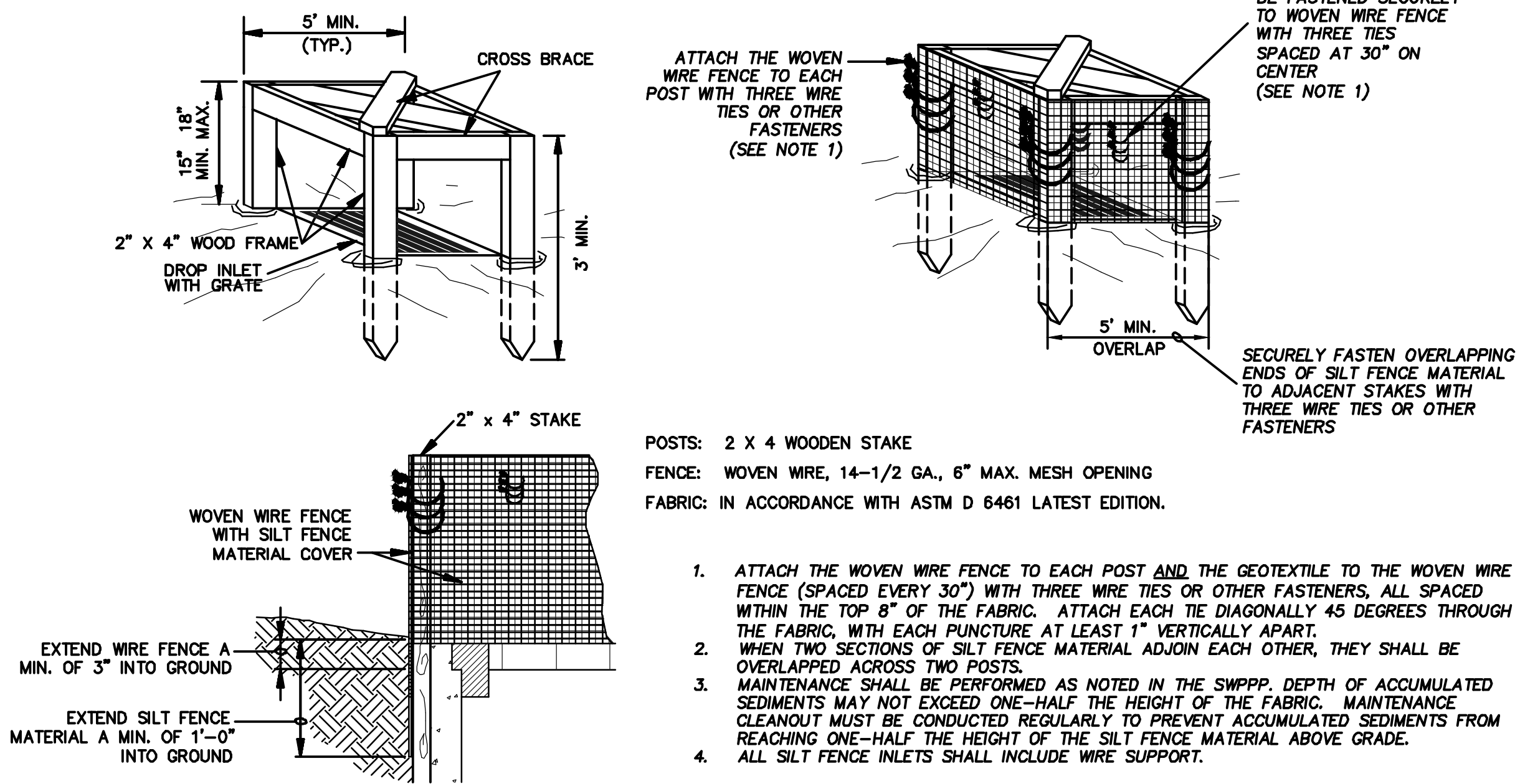


PORTABLE TOILET
CONTAINMENT DETAIL



- Notes:
1. Ends of wattles shall be turned slightly up slope, against flow
 2. Ends shall extend minimum of 6 inches above top of wattle at centerline overflow

WATTLE DETAIL
FOR LINEAR CONSTRUCTION (W)
N.T.S.



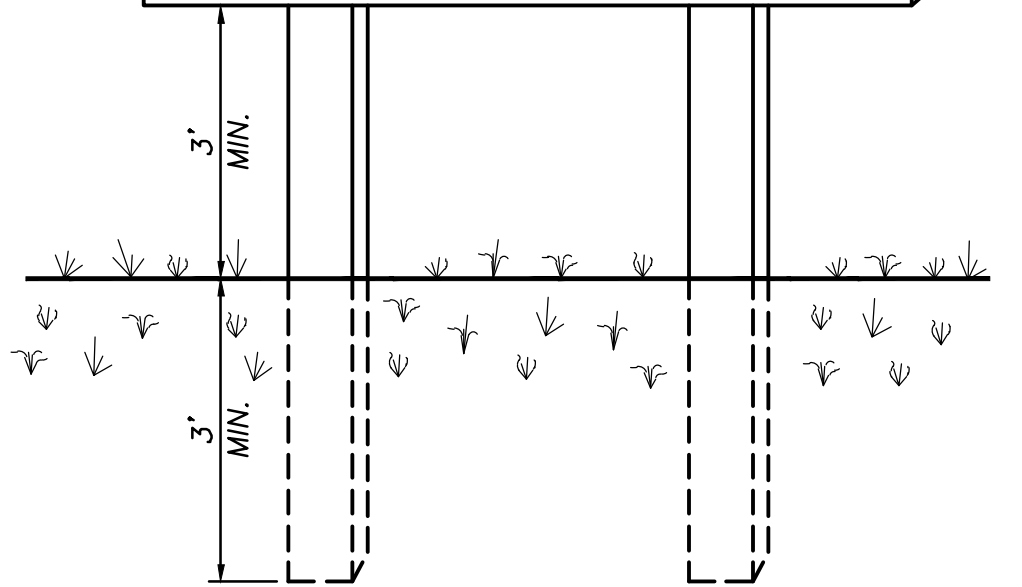
SILT FENCE INLET
PROTECTION (IP6)
N.T.S.

SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).

NPDES PERMIT # NMR000
CONTACT: NAME, #

If you would like to obtain a copy of the Stormwater Pollution Prevention Plan (SWPPP) for this site, contact the EPA Region 6 office at (214) 665-7217

If you observe indicators of stormwater pollutants in the discharge or in the receiving waterbody, contact the EPA through the following website:
"www.epa.gov/enforcement/report-environmental-violations"

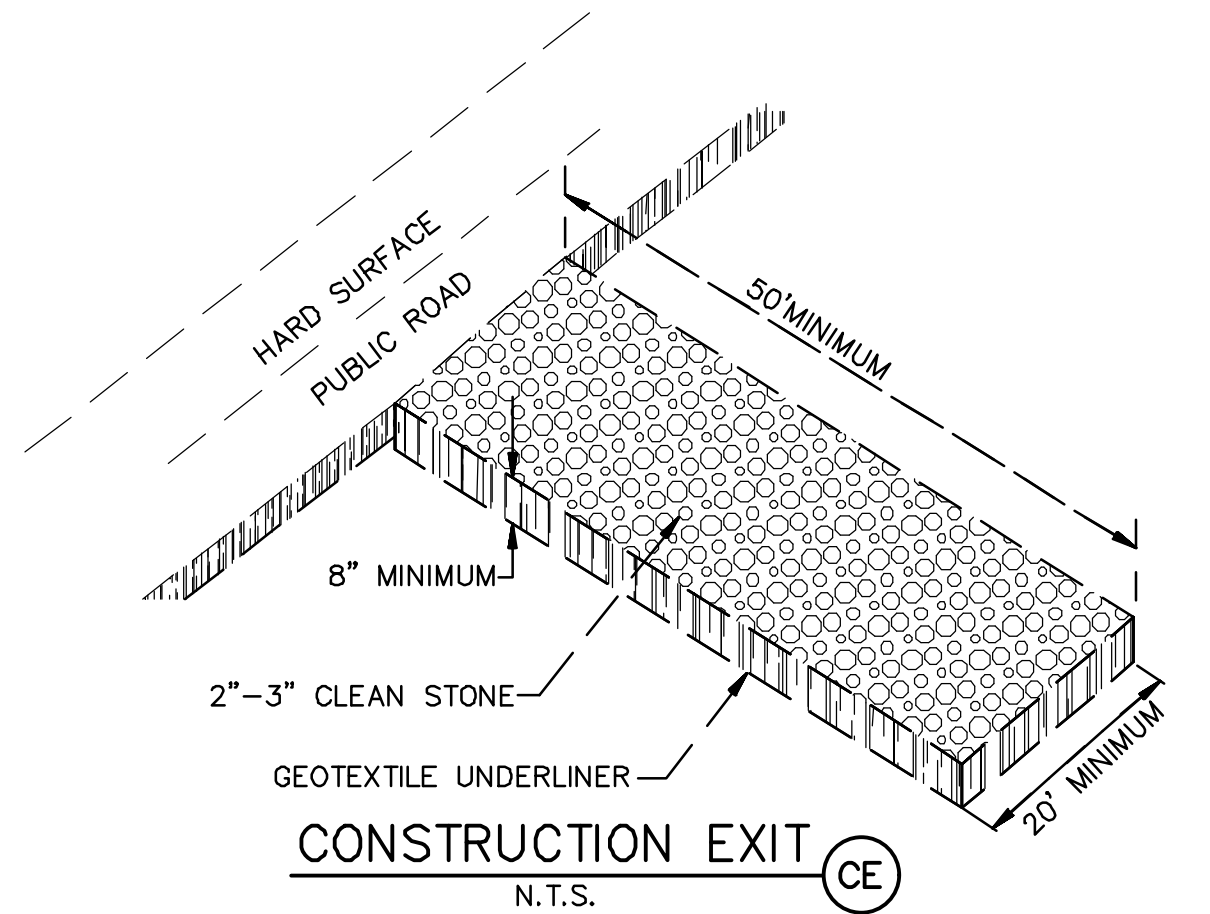


SWPPP POSTING REQUIREMENTS:

You must post a sign or other notice of your permit coverage at a safe, publicly accessible location in close proximity to the construction site. The notice must be located so that it is visible from the public road that is nearest to the active part of the construction site, and it must use a font large enough to be readily viewed from a public right-of-way.

- At a minimum, the notice must include:
- 1) The NPDES ID (i.e., permit tracking numbers assigned to the project)
 - 2) A contact name and phone number for obtaining additional construction site information;
 - 3) A website where a copy of the SWPPP may be viewed or the following statement: "If you would like to obtain a copy of the Stormwater Pollution Prevention Plan (SWPPP) for this site, contact the EPA Region 6 office at (214) 665-7217" and;
 - 4) The following statement "If you observe indicators of stormwater pollutants in the discharge or in the receiving waterbody, contact the EPA through the following website:
"www.epa.gov/enforcement/report-environmental-violations."

SWPPP INFORMATION SIGN (SS)
N.T.S.



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ENGINEER'S SEAL	UNSER & McMAHON Unser Blvd & McMahon Blvd	DRAWN BY VP
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER	EROSION CONTROL DETAILS	DATE 4/12/2021
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2020015_ECP
		SHEET # ECP-3
		JOB # 2020015