



Stormwater Quality Plan Information Sheet and Inspection Fee Schedule

Project Name: Wintergreen Apartments

Project Location: (address or major cross streets/arroyo)

TR E-1 Plat of TRS D-1, E-1 AMAECA Black Arroyo Channel ROW Paradise Heights Unit 1

Plan Preparer Information:

Company: Tierra West, LLC

Contact: Luis Noriega

Address: 5571 Midway Park Place NE

Albuquerque, NM 87109

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

e-Mail: lnoriega@tierrawestllc.com

Owner Information:

Company: ABQ Land LLC

Contact: K. Peter Stalland, Esq.

Address: 19356 Meadowridge Trail N Marine on St. Croix, MN 55047

Phone: 651-433-0155/ 651-245-7222

e-Mail: peterstalland@stalland.net

I am submitting the ESC plan to obtain approval for:

X Grading X Building Permit X 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 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"/>

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

CITY OF ALBUQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

October 19, 2021
Ron Bohannon
Tierra West, LLC
5571 Midway Park Place, NE
Albuquerque, NM 87109

**Re: Winter Green Apartments – 10932 Golf Course Rd NW.
ESC Plan Engineers Stamp Date: 10/6/2021 – A12E008D**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received on 10/11/2021, the above-referenced ESC Plan can't be approved until the following additional information is provided.

1. The ESC Plan can't be approved for Grading, Building Permit, or Work Order until the G&D Plan is approved by Hydrology for those purposes.
2. List operators on the plan including the Property Owner and General Contractor. TYR Development LLC (Peter Stalland) is listed on the plan, Wintergreen Apartments LLC (Peter Stalland) is listed on the NOI, Calabacillas Group C/O Donald Harville is listed on the DRB and DRC applications, Notices of Decision, and on the old City GIS records, and ABQ LLC is listed on the Bernalillo County Accessor's Records for one of the tracts and Calabacillas Group C/O Donald Harville for the other. The most reliable information is Bernalillo records which are based on the most recent deed. List the actual Property Owner on the plans and the NOI. Provide the latest deed and verify that the person signing the NOI is an officer of the corporation per Appendix I.11.1. The Point of contact on the NOI can be other than the officer that signs the NOI, and the operator may delegate authority for the rest of the signatures required in the SWPPP to an employee. .
3. Stabilization measures are not identified on the Landscape Plan for the grading on the adjacent parcel to the north. Erosion Control note 7 on sheet C7.2 covers the deadlines, but General Erosion Note 'O' would be more specific and accurate if it says Temporary Cover and Final Stabilization (Part 2.2.14 (a) and (b) respectively) are to be per COA STD SPEC 1012 Native Seed with Hydromulch and Aggregate Mulch respectively.
4. More detail is needed for the outlet structure at SB#3.

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

If you have any questions, you can contact me at 924-3420 or jhughes@cabq.gov .

Sincerely,

James D. Hughes

James D. Hughes, P.E.
Principal Engineer, Planning Dept.
Development and Review Services



TIERRA WEST, LLC

December 15, 2021

Mr. James D. Hughes, P.E.
City of Albuquerque, Planning Department
PO Box 1293
Albuquerque, NM 87103

**RE: WINTERGREEN APARTMENTS
10932 GOLF COURSE RD NW.
ESC PLAN RESPONSE TO COMMENTS – A12E008D**

Dear Mr. Hughes,

Per the correspondence dated October 19, 2021, please find the following responses addressing the comments listed below:

1. The ESC Plan can't be approved for Grading, Building Permit, or Work Order until the G&D Plan is approved by Hydrology for those purposes.
RESPONSE: Hydrology approved G&D plans on 11/17/21. Attached is the approval letter and stamped plans.
2. List operators on the plan including the Property Owner and General Contractor. TYR Development LLC (Peter Stalland) is listed on the plan, Wintergreen Apartments LLC (Peter Stalland) is listed on the NOI, Calabacillas Group C/O Donald Harville is listed on the DRB and DRC applications, Notices of Decision, and on the old City GIS records, and ABQ LLC is listed on the Bernalillo County Accessor's Records for one of the tracts and Calabacillas Group C/O Donald Harville for the other. The most reliable information is Bernalillo records which are based on the most recent deed. List the actual Property Owner on the plans and the NOI. Provide the latest deed and verify that the person signing the NOI is an officer of the corporation per Appendix I.11.1. The Point of contact on the NOI can be other than the officer that signs the NOI, and the operator may delegate authority for the rest of the signatures required in the SWPPP to an employee.
RESPONSE: Acknowledged, Please see attached latest warranty deed, the owners name was corrected on the plans and the contractor was added as an operator. Prior to construction NOI's for both property owners shall be submitted to the city of Albuquerque for review and approval.
3. Stabilization measures are not identified on the Landscape Plan for the grading on the adjacent parcel to the north. Erosion Control note 7 on sheet C7.2 covers the deadlines, but General Erosion Note 'O' would be more specific and accurate if it says Temporary Cover and Final Stabilization (Part 2.2.14 (a) and (b) respectively) are to be per COA STD SPEC 1012 Native Seed with Hydromulch and Aggregate Mulch respectively.
RESPONSE: Acknowledged, Note 'O' was updated and additional stabilization language was added to ESC plan for the north lot and AMAFCA ROW.
4. More detail is needed for the outlet structure at SB#3.
RESPONSE: Acknowledged, added invert elevation and structure detail.
5. Update the engineer's stamp date each time the plan is changed.
RESPONSE: Acknowledged.

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

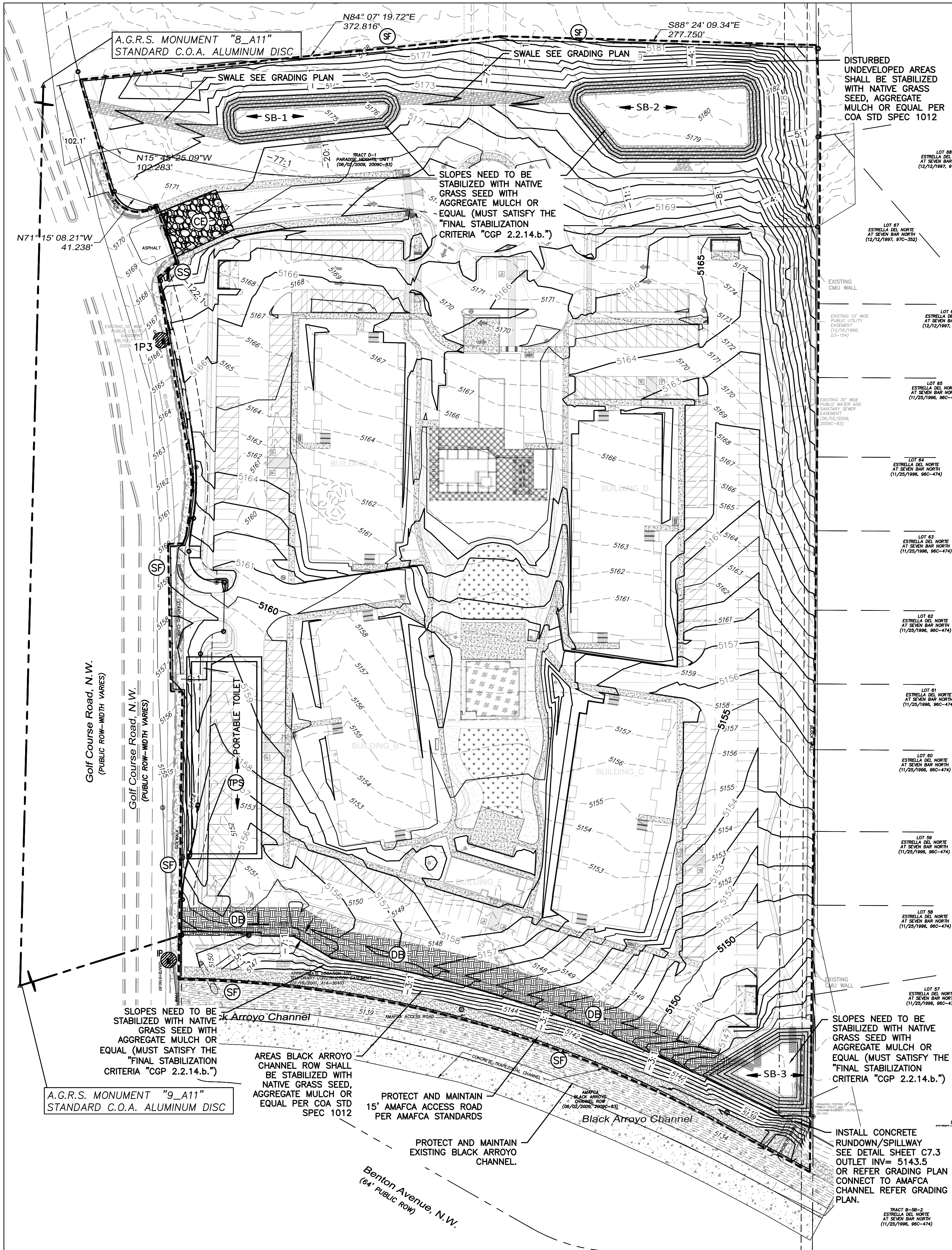
Sincerely,

Ronald R. Bohannon, P.E

JN: 2020013
RRB/ln/mc

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

\\TWDASV2-Drive\2020\202013 Apartments at Golf Course Rd.dwg (12/14/2021) - 3:28pm



PROPOSED	
	BOUNDARY LINE
	LIMITS OF DISTURBANCE
	CONTOUR ELEVATIONS
	EXISTING CONTOURS
	PROPOSED CONTOURS

EROSION DETAILS	
	CE TEMPORARY STONE CONSTRUCTION EXIT
	SF TEMPORARY SILT FENCE
	ST TEMPORARY SEDIMENT TRAP
	IP INLET PROTECTION
	SB TEMPORARY SEDIMENT BASIN
	SS SWPPP SIGN
	DB TEMPORARY DIVERSION BERM — DETAIL SHEET C7.3 ONSITE STORM WATER TO DRAIN TO SB-3

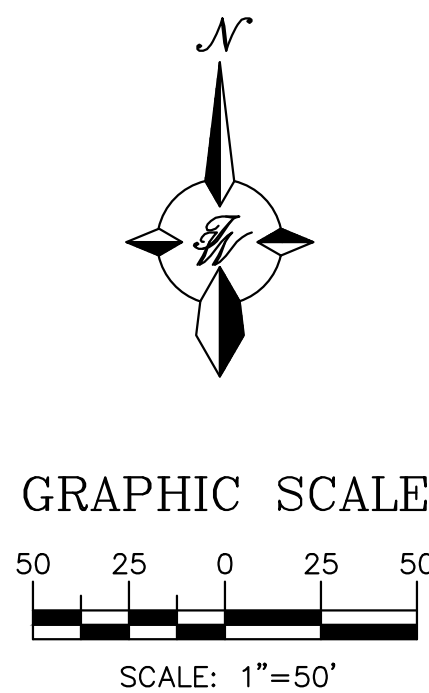
EROSION NOTES	
	TPS TEMPORARY PARKING AND STORAGE

OPERATOR:

OPERATOR 1 NAME: ABO LAND LLC
PHONE: 651-245-7222
EMAIL: peterstalland@hotmail.com

OPERATOR 2 NAME: CALABACILLAS GROUP C/O DONALD HARVILLE
PHONE: 505-345-1524
EMAIL: john@johnyoungblood.com

OPERATOR 3 NAME: SNYDER CONSTRUCTION LLC
PHONE: 505-923-3181
EMAIL: zsnyder@snyder-const.com

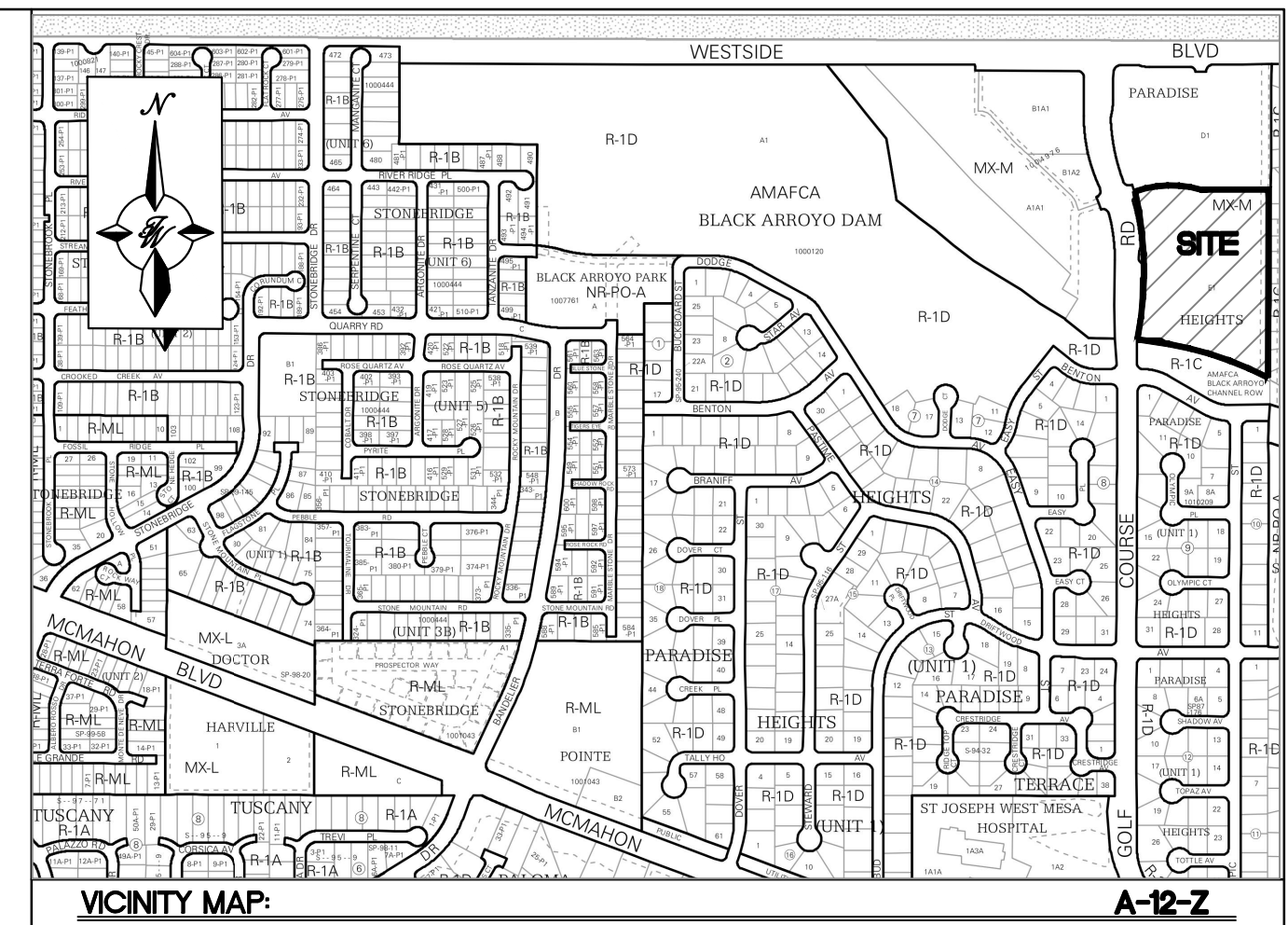


- SEQUENCE OF CONSTRUCTION**
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
 2. POST PUBLIC NOTICE PER DETAIL.
 3. INSTALL DOWN GRADIENT PERIMETER CONTROLS.
 4. INSTALL SEDIMENT CONTROLS AT INLETS AND DRAINAGE STRUCTURES.
 5. INSTALL SEDIMENT TRAP BASINS INCLUDING EMERGENCY OVERFLOW.
 6. NOTIFY SWPPP COMPLIANCE INSPECTOR OF COMPLETION OF THE ABOVE.
 7. BEGIN GRUBBING AND SOIL DISTURBING ACTIVITIES.
 8. PROVIDE POSITIVE GRADES TOWARDS SEDIMENT PONDS DURING SITE GRADING.
 9. INSTALL INTERMEDIATE CONTROLS OF STEEP SLOPES.
 10. PROVIDE TEMPORARY STABILIZATION OF DISTURBED AREAS OR STOCKPILES.
 11. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
 12. FINISH GRADING THE SITE.
 13. COMPLETE SITE FINAL STABILIZATION

Interim Conditions																
Basin Descriptions														2-Year, 24-Hr		
Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs	
					%	(acres)	%	(acres)	%	(acres)	%	(acres)				
SB-1	D-1	151,954	3.49	0.00545	100%	3.488	0%	0.000	0%	0.000	0%	0.000	0.000	0.000	0.00	
SB-2	D-1	151,954	3.49	0.00545	100%	3.488	0%	0.000	0%	0.000	0%	0.000	0.000	0.000	0.00	
SB-3	E-1	435,600	10.00	0.01563	0%	0.000	0%	0.000	100%	10.000	0%	0.000	0.130	0.108	5.00	
Total						6.977		0.000		10.000		0.000		0.108	5.00	

Soil Information (Web Soil Survey (WSS))						
Dept (in)	Name Type	Particle Size (% Passing Sieve Number)				Erodibility Factor
		4	10	40	200	
0-5	Loamy fine sand (SM)	92	91	87	31	0.2
	Loamy fine sand, loamy sand, fine sand (SM)	92	92	87	32	
5-28	Loamy fine sand, loamy sand, fine sand (SM)	92	92	87	32	0.2
28-53	Loamy fine sand, loamy sand, fine sand (SM)	92	92	87	32	0.2
53-60	Loamy fine sand, loamy sand, fine sand (SM)	92	92	72	26	0.2
IN GENERAL, THE TEST HOLES ENCOUNTERED FINE TO MEDIUM GRAINED, SLIGHTLY MOIST TO MEDIUM MOIST, SILTY SAND (SM) AND SLIGHTLY SILTY SAND (SP-SM). THIN LAYERS OF CLAY (CL) WERE ENCOUNTERED BENEATH A DEPTH OF TEN FEET IN SOME OF THE TEST HOLES. THE SOILS WERE LOOSE TO DENSE IN THE UPPER FIVE FEET AND MEDIUM DENSE TO DENSE BENEATH, AS MEASURED BY SPT. GROUNDWATER WAS NOT ENCOUNTERED IN THE TEST HOLES TO THE MAXIMUM DEPTH OF EXPLORATION, APPROXIMATELY TWENTY-TWO FEET. ON-SITE SOILS APPEAR SUITABLE FOR REUSE AS ENGINEERED FILL PROVIDED; THEY ARE BLENDED TO A HOMOGENEOUS MIXTURE PRIOR TO USE. SPECIFICATIONS ARE FOUND IN THE GEOTECH REPORT BY EARTHWORKS ENGINEERING GROUP LLC DATED MAY 10, 2021.						

SB-3Pond Volume Calculation	
Area at Mid Depth	2,815 Sq. Ft.
Depth of Pond	4 Ft.
Total Volume	11,258 Cubic Ft.



VICINITY MAP: A-12-Z

LEGAL DESCRIPTION:
TRACT E-1, AMAFCA BLACK ARROYO CHANNEL ROW, PARADISE HEIGHTS, UNIT 1

STORMWATER TEAM MEMBERS:

SEDIMENT REMOVAL NAME: GARY CHRISTENSEN
PHONE: 505-720-8475
EMAIL: GCHRISTENSEN@SNYDER-CONST.COM

BMP MAINTENANCE NAME: SAME AS ABOVE
PHONE: TBD
EMAIL: TBD

INSPECTIONS NAME: INSPECTION PLUS
PHONE: 505-344-9410
EMAIL: JEFF HART @ JEFF@INSPECTIONPLUS.COM

NATURE AND EXTENT OF CONSTRUCTION ACTIVITIES:

NATURE OF CONSTRUCTION ACTIVITIES: ROUGH/FINE GRADING OF THE SITE, INSTALLATION OF PRIVATE UTILITIES (WATER, SANITARY, & STORM), PAVING OF ONSITE PARKING, CURB, AND SIDEWALKS, AND CONSTRUCTION OF BUILDING AREAS.

PROPERTY SIZE: 9.0 ACRES

DISTURBED AREA SIZE: 10.0 ACRES

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

MAXIMUM DISTURBED AREA SIZE: 10.0 ACRES

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.

	ENGINEER'S SEAL	WINTERGREEN LUXURY APARTMENTS 10800 GOLF COURSE RD. NW	DRAWN BY RG
		ESC PLAN	DATE 12/14/2021
		TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C7.1
			JOB # 2020013

\\TWA\SVC\Draw\2020\20200103_SWP\PP.dwg, Dec. 14, 2021 -- 3:30pm
\\TWA\SVC\Draw\2020\20200103_Apartments of Golf Course_Ro\dwg\0101\20200103_SWP\PP.dwg, Dec. 14, 2021 -- 3:30pm

ESC PLAN STANDARD NOTES:

- ALL EROSION AND SEDIMENT CONTROL (ESC WORK) ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON SHALL BE PERMITTED, CONSTRUCTED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH:
 - THE CITY ORDINANCE § 14-5-2-11, THE ESC ORDINANCE,
 - THE EPA'S 2017 CONSTRUCTION GENERAL PERMIT (CGP), AND
 - THE CITY OF ALBUQUERQUE CONSTRUCTION BMP MANUAL.
 - ALL BMP'S MUST BE INSTALLED PRIOR TO BEGINNING ANY EARTH MOVING ACTIVITIES EXCEPT AS SPECIFIED HEREON IN THE PHASING PLAN. CONSTRUCTION OF EARTHEN BMP'S SUCH AS SEDIMENT TRAPS, SEDIMENT BASINS, AND DIVERSION BERMS SHALL BE COMPLETED AND INSPECTED PRIOR TO ANY OTHER CONSTRUCTION OR EARTHWORK. SELF-INSPECTION IS REQUIRED AFTER INSTALLATION OF THE BMP'S AND PRIOR TO BEGINNING CONSTRUCTION.
 - SELF-INSPECTIONS -- 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 1/8 INCH OR GREATER UNTIL THE SITE CONSTRUCTION HAS BEEN COMPLETED AND THE SITE DETERMINED AS STABILIZED BY THE CITY. REPORTS OF THESE INSPECTIONS SHALL BE KEPT BY THE PERSON OR ENTITY AUTHORIZED TO DIRECT THE CONSTRUCTION ACTIVITIES ON THE SITE AND MADE AVAILABLE UPON REQUEST.
 - CORRECTIVE ACTION REPORTS MUST BE KEPT BY THE PERSON OR ENTITY AUTHORIZED TO DIRECT THE CONSTRUCTION ACTIVITIES ON THE SITE AND MADE AVAILABLE UPON REQUEST.
 - STABILIZATION REPORTS MUST BE KEPT BY THE PERSON OR ENTITY AUTHORIZED TO DIRECT THE CONSTRUCTION ACTIVITIES ON THE SITE AND MADE AVAILABLE UPON REQUEST. REPORTS SHOULD INCLUDE RECORDS OF WEED REMOVAL PER CITY ORDINANCE (§ 9-8-1), STERILIZATION, SOIL TEST RESULTS AND RECOMMENDATION, MATERIALS AND MANUFACTURER'S SPECIFICATIONS FOR APPLICATION RATES, ESTIMATED FUNCTIONAL LONGEVITY, METHODS OF APPLICATION, INSPECTION AND MAINTENANCE. THE REDUCED SELF-INSPECTION SCHEDULE IN CGP 4.4.1 APPLIES TO STABILIZED AREA AND ANY DAMAGED OR WORN STABILIZATION MUST BE IDENTIFIED IN THE REPORTS ALONG 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.
 - 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.
- GENERAL EROSION NOTES:
- 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - CONTRACTOR SHALL MINIMIZE CLEARING AND EARTH DISTURBANCE TO THE MAXIMUM ACREAGE AS REQUIRED BY THE EPA CONSTRUCTION GENERAL PERMIT.
 - 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.
 - 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.
 - 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 INJURY 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)-428-8535.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - TEMPORARY COVER AND FINAL STABILIZATION (PART 2.2.12 (a) AND (b) RESPECTIVELY ARE TO BE PER COA STD SPEC 1012 NATIVE SEED WITH HYDROMULCH AND AGGREGATE MULCH (2-4") RESPECTIVELY.
 - 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.
 - ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
 - 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.
 - ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES, AS REQUIRED BY 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.
 - 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.
 - 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.
 - 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.

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:

- 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 PROCESS.
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND OF VEGETATION IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RE-SEEDDED AS NEEDED.
- 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.
- 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 OTHER MODIFICATIONS TO THE CONSTRUCTION EXITS AS CONDITIONS DEMAND. SITE TRAFFIC SHOULD BE LIMITED TO THE CONTROLLED EXITS ONLY.
- 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%.
- 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.

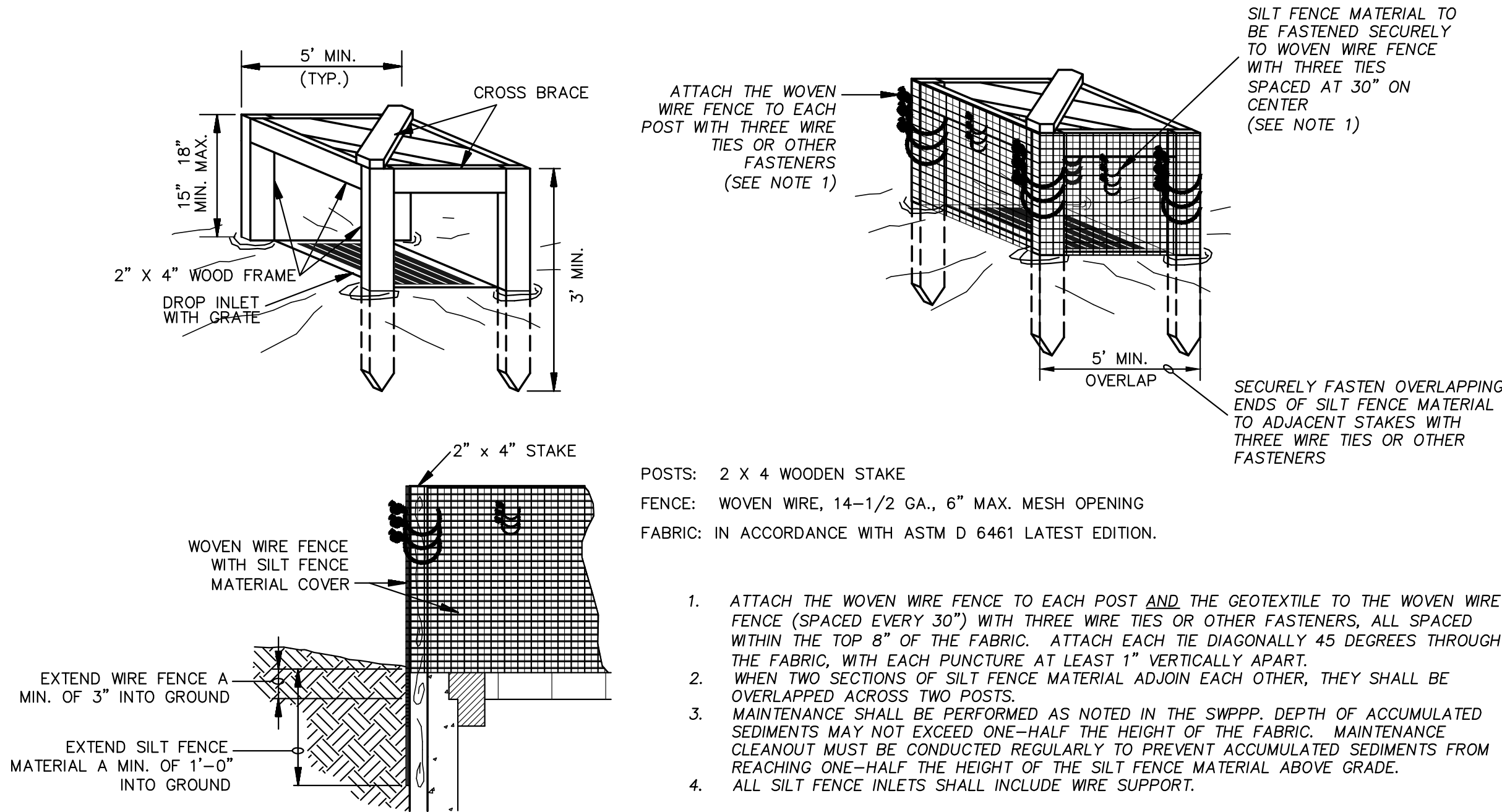
EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT FROM THE LOCAL JURISDICTIONAL AUTHORITY PRIOR TO BEGINNING WORK.
- THE OPERATOR WITH CONTROL OF THE DAILY SITES ACTIVITIES IS RESPONSIBLE FOR MAINTAINING RUN-OFF and RUN ON OF SITE DURING CONSTRUCTION.
- 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.
- ALL EXPOSED EARTH SURFACES MUST HAVE APPROPRIATE CONTROLS TO PROTECT FROM WIND AND WATER EROSION DURING ALL PHASES OF THE PROJECT.
- STOCKPILES INACTIVE FOR 14 DAYS ARE REQUIRED TO HAVE TEMPORARY STABILIZATION OR APPROPRIATE COVER TO CONTROL WIND AND WATER EROSION.
- 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.
- 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.

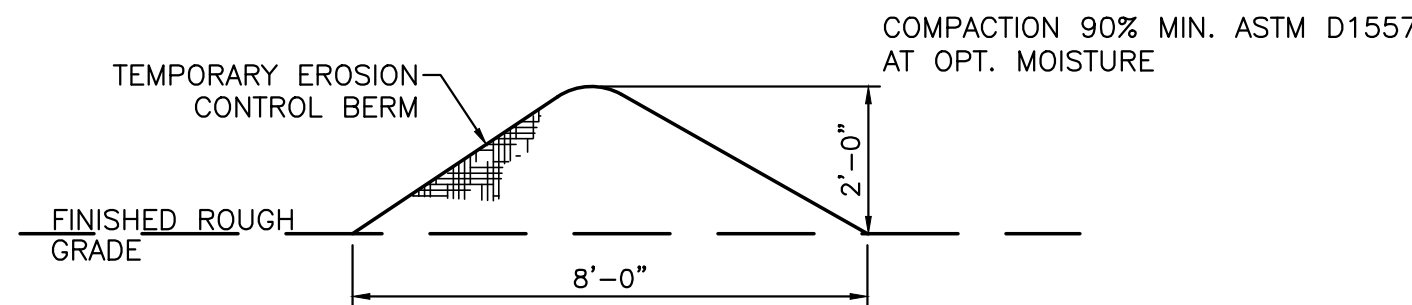
GENERAL NOTES:

- PROVIDE POSITIVE DRAINAGE TOWARDS SEDIMENT TRAPS DURING GRADING OPERATIONS.
- INSTALL WATTLES ALONG LINEAR CONSTRUCTION OF SD
- PROVIDE POSITIVE DRAINAGE TO TEMPORARY SEDIMENT BASIN DURING ALL GRADING ACTIVITIES
- OFFSITE GRADING AND ROADWAY IMPROVEMENTS ARE TO BE COMPLETED BY OTHERS. COORDINATION OF OFFSITE BMP'S WITH PROPOSED ONSITE BMP'S SHALL BE REQUIRED BY THE CONTRACTOR(S)

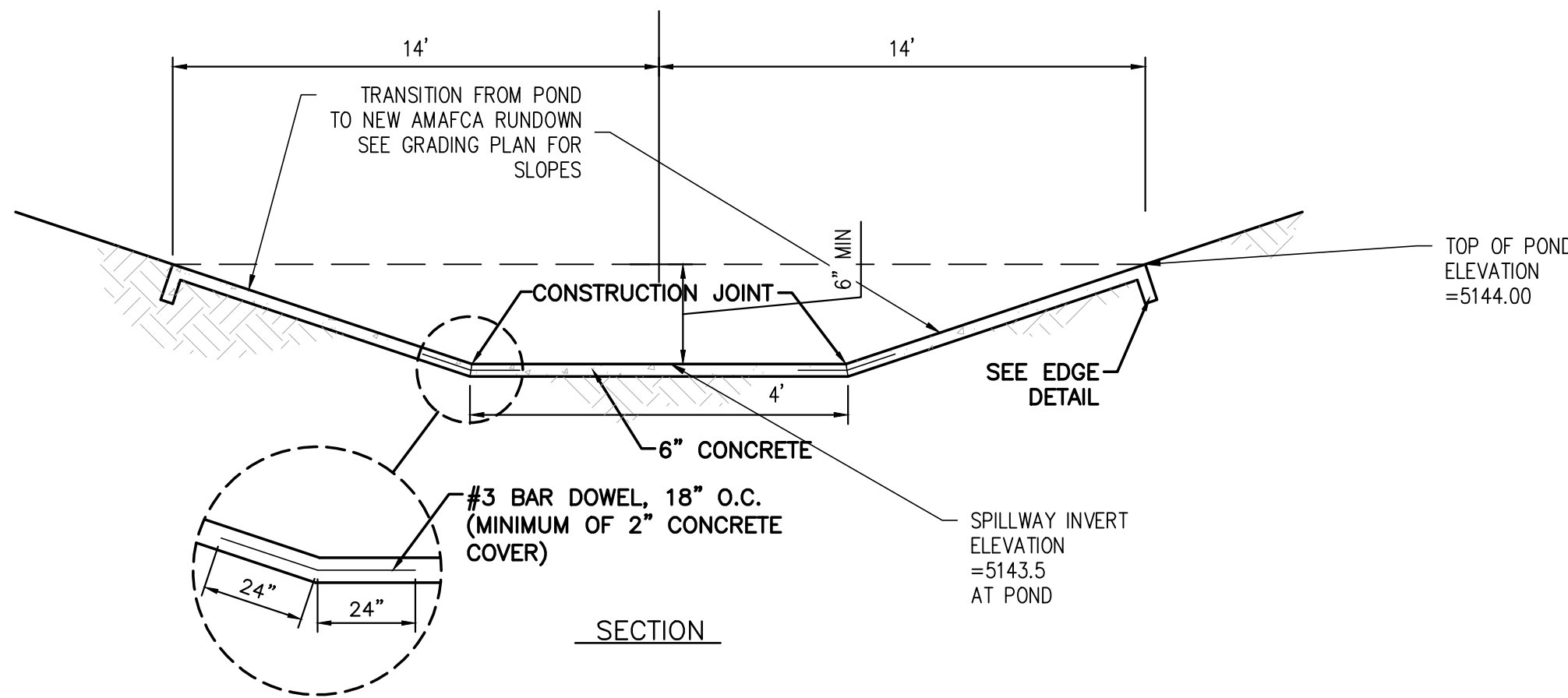
<div>ENGINEER'S SEAL</div> <div><div>RONALD R. BOHANNAN NEW MEXICO PROFESSIONAL ENGINEER 7868 12/14/2021</div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	WINTERGREEN LUXURY APARTMENTS 10800 GOLF COURSE RD. NW	DRAWN BY RG
	ESC NOTES	DATE 12/14/2021
		2020013_SWPPP
	<div> TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com</div>	SHEET # C7.2 JOB # 2020013



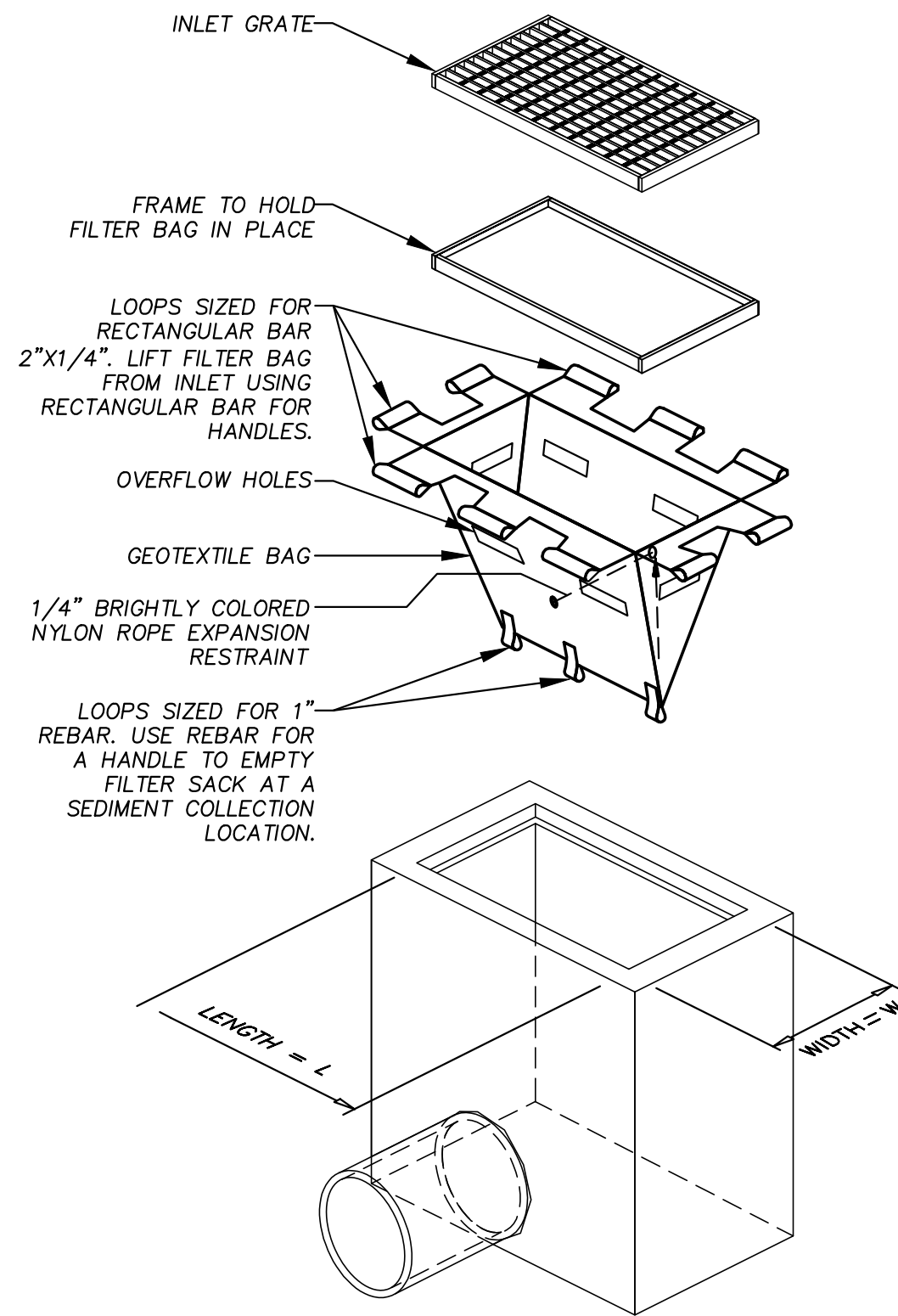
SILT FENCE INLET PROTECTION
N.T.S. (IP6)



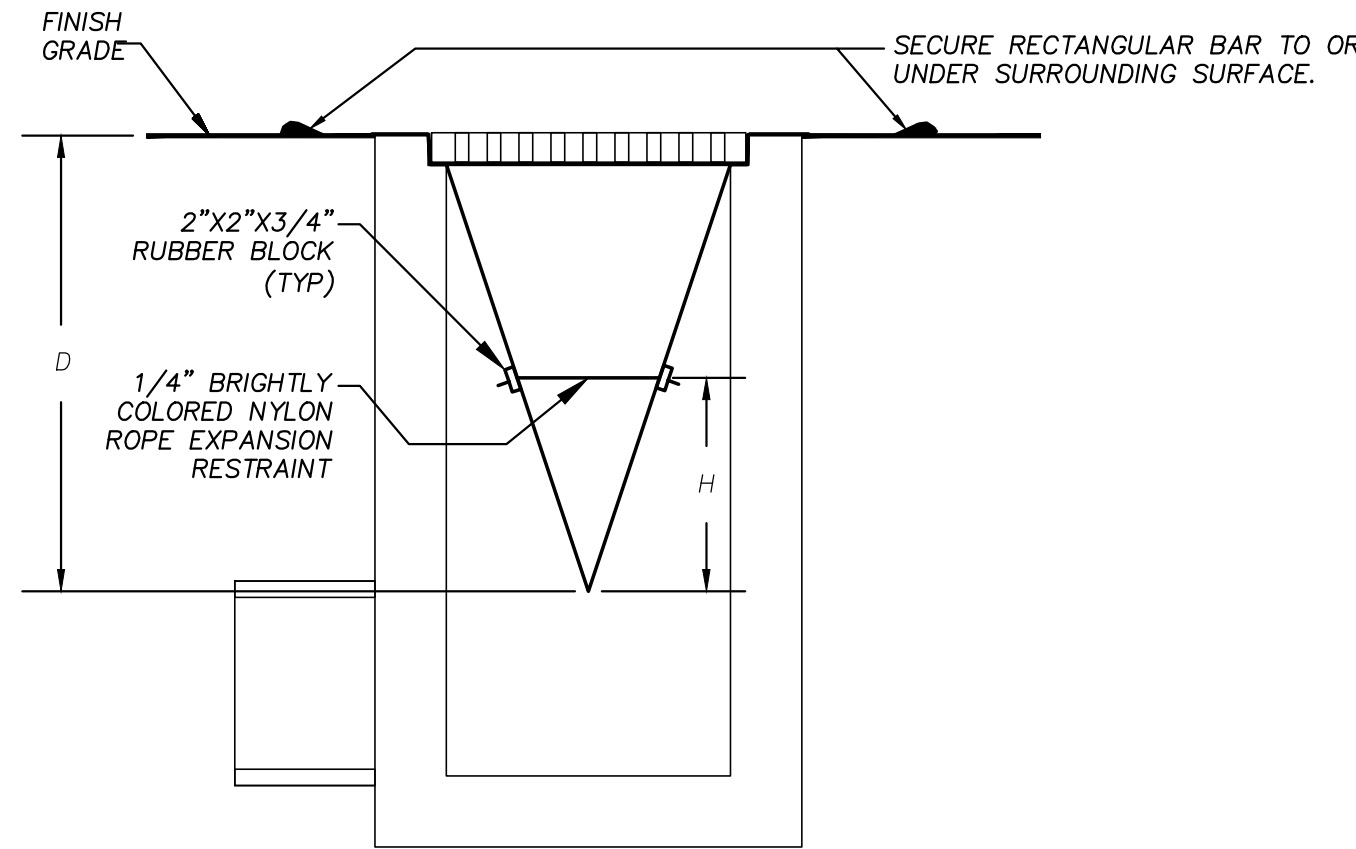
EROSION CONTROL BERM DETAIL
N.T.S.



CONCRETE RUNDOWN/SPILLWAY
N.T.S.



ISOMETRIC VIEW



SECTION VIEW
(FILTER SACK INSTALLED)

NOTES:

1. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
2. PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
3. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
4. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
5. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

MAINTENANCE NOTES:

1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM Bmps, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

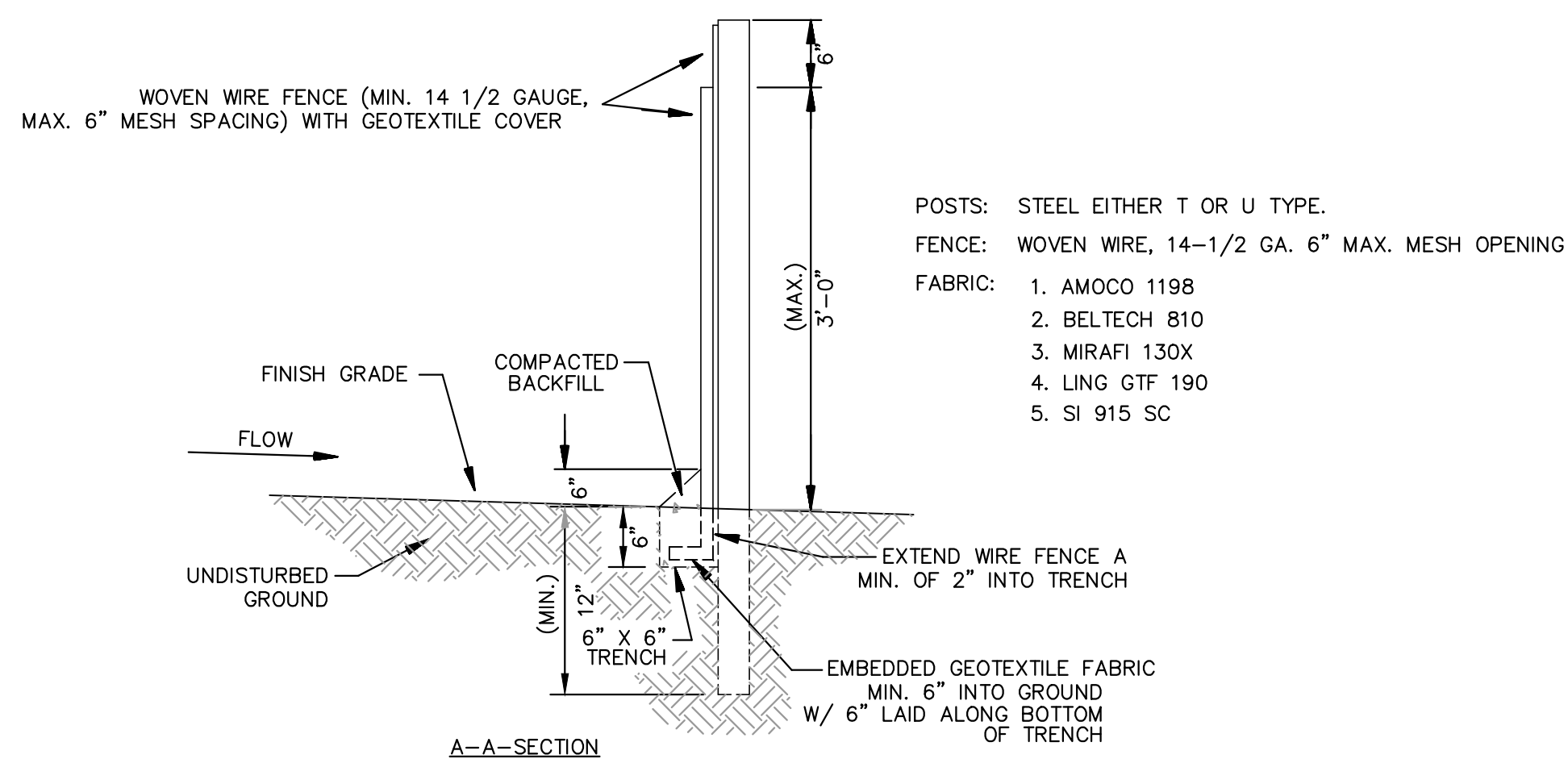
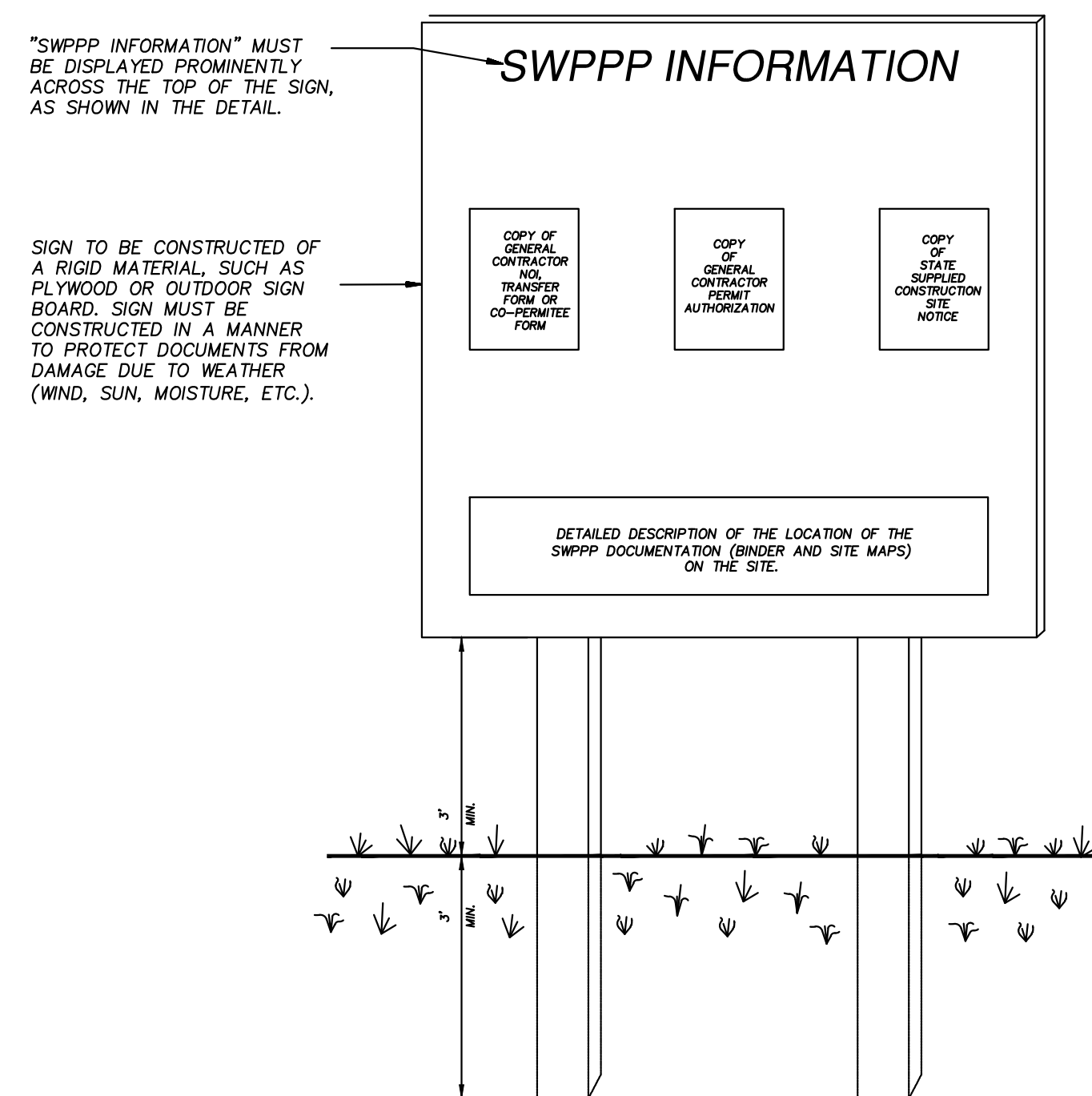
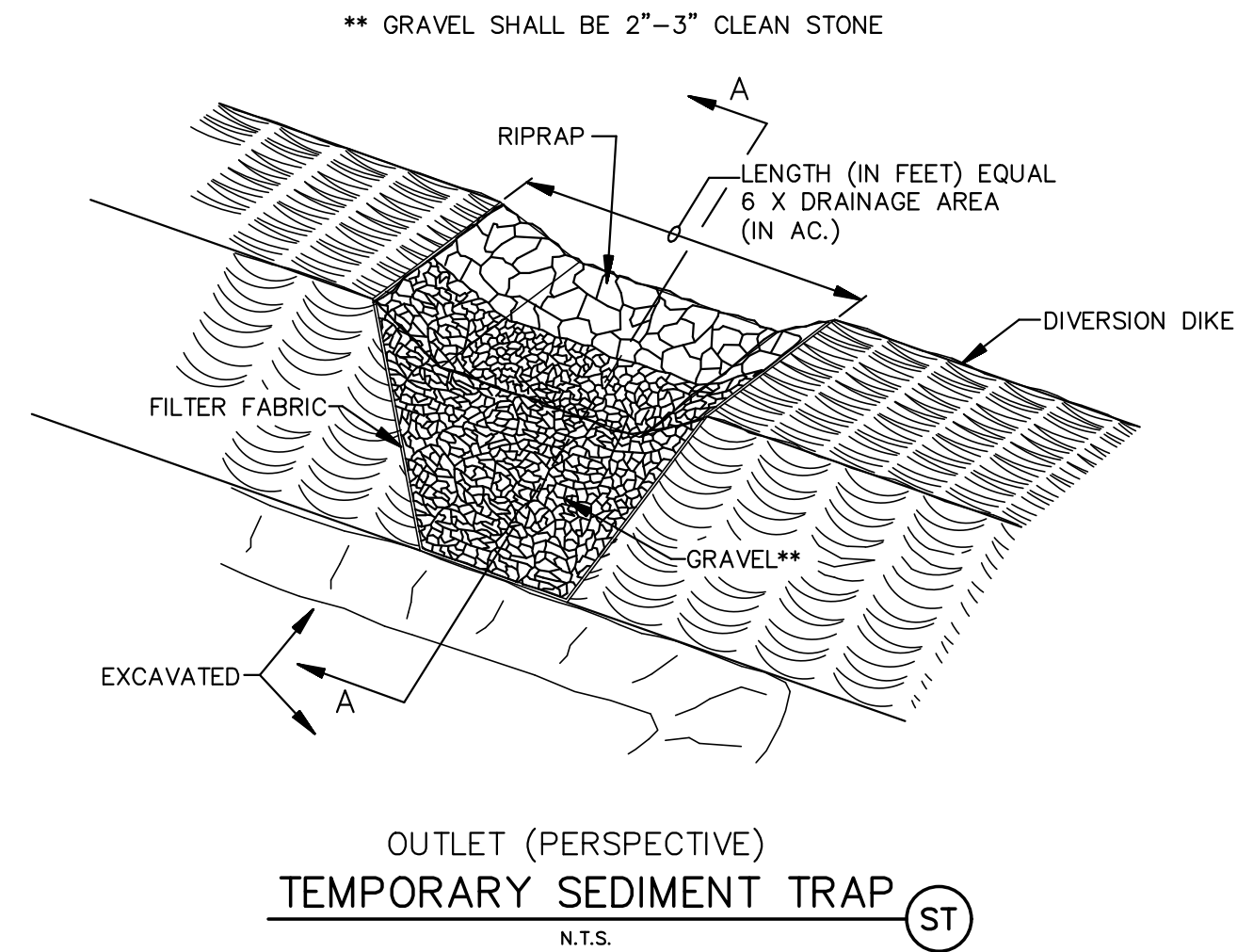
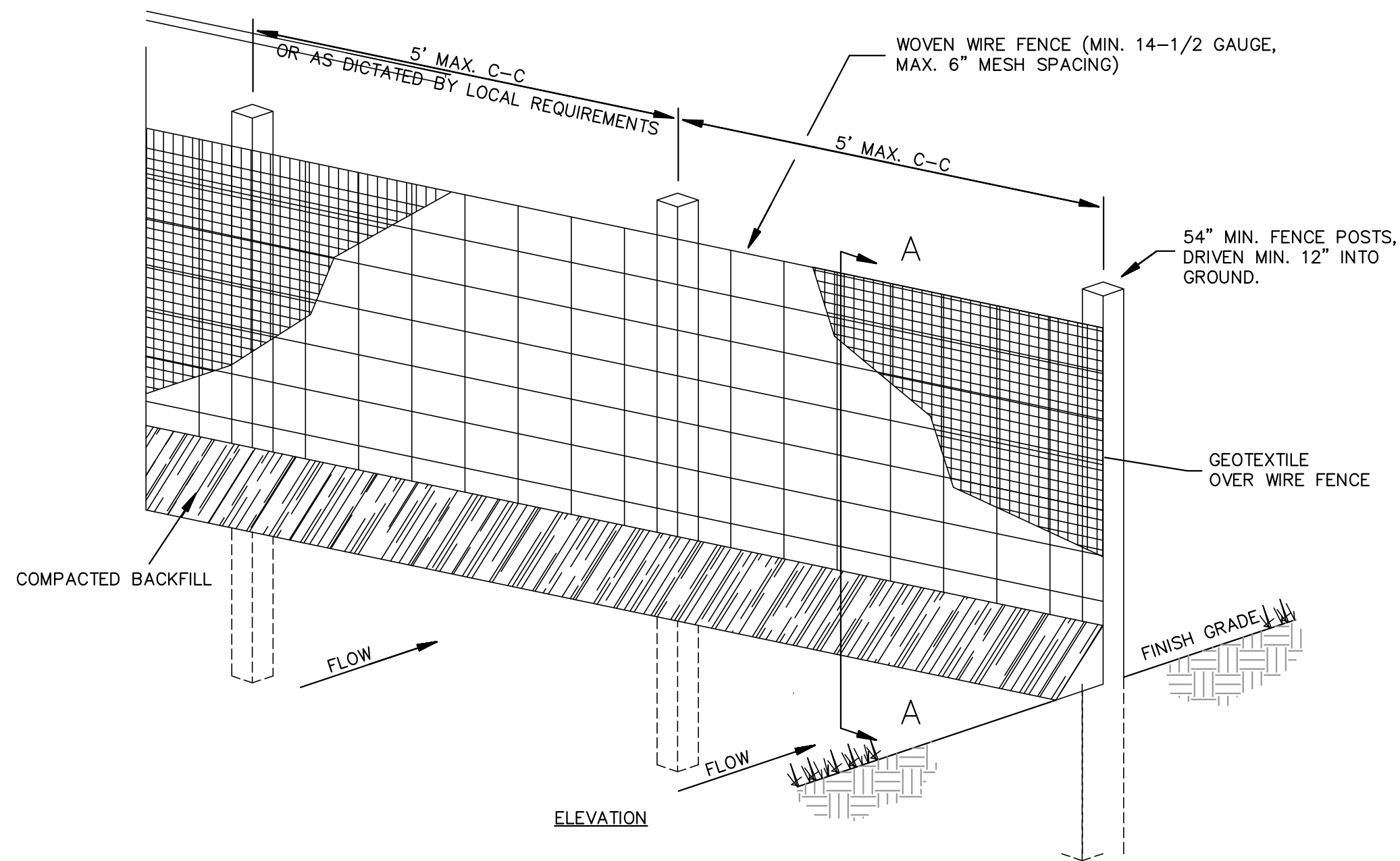
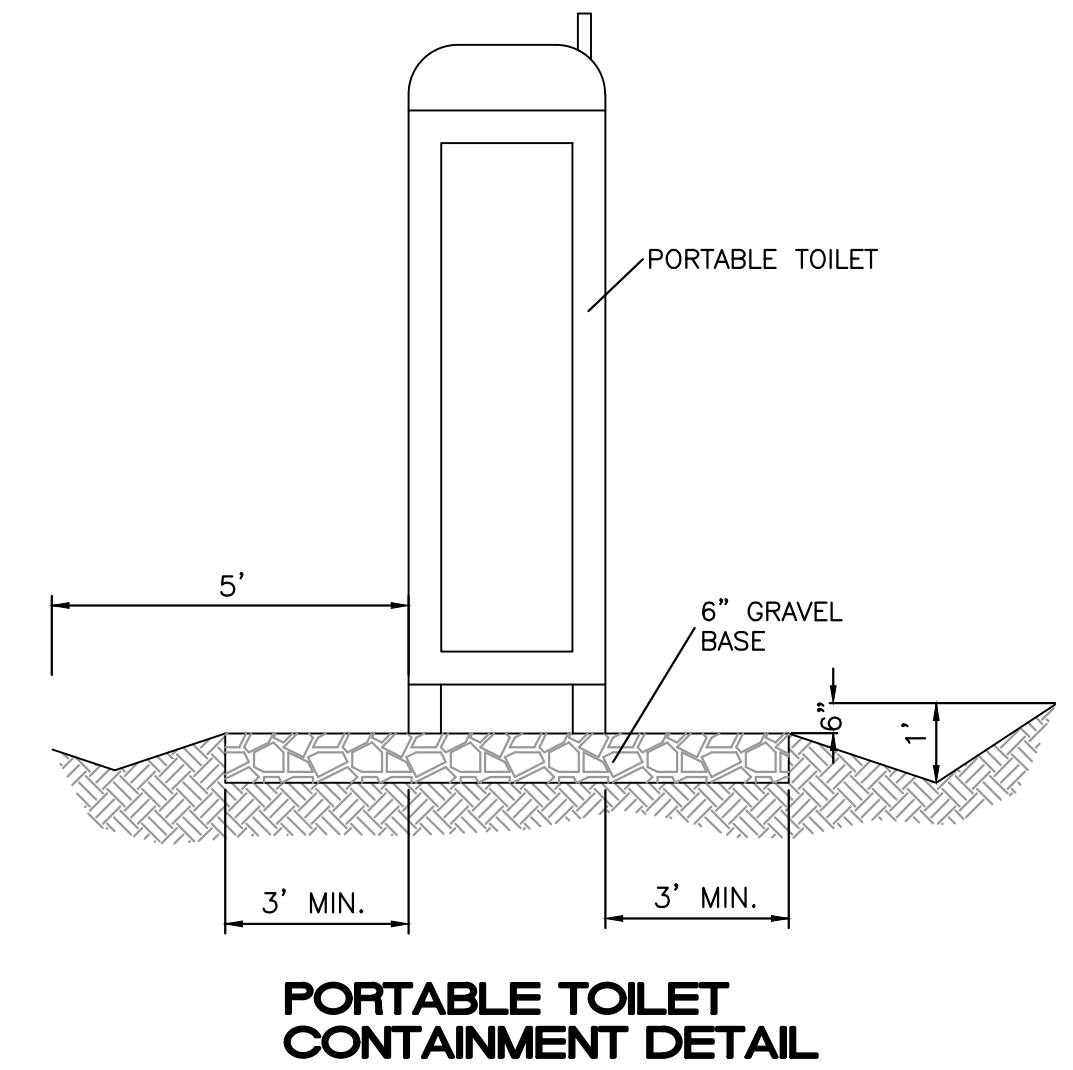
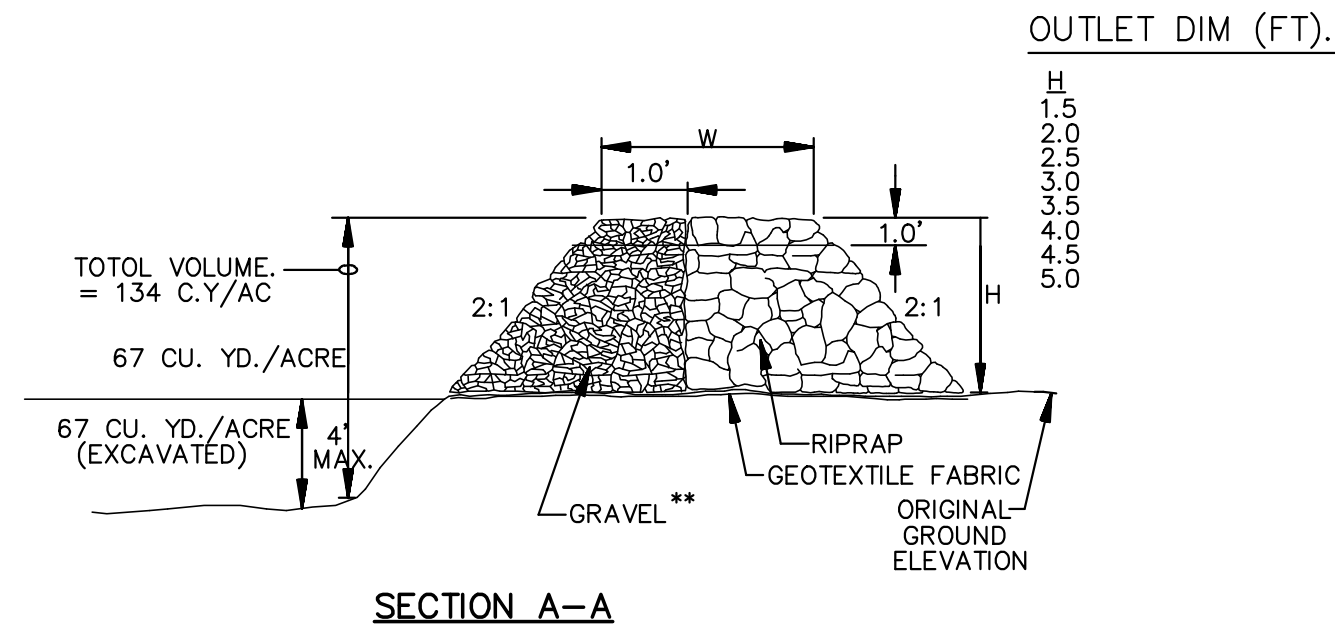
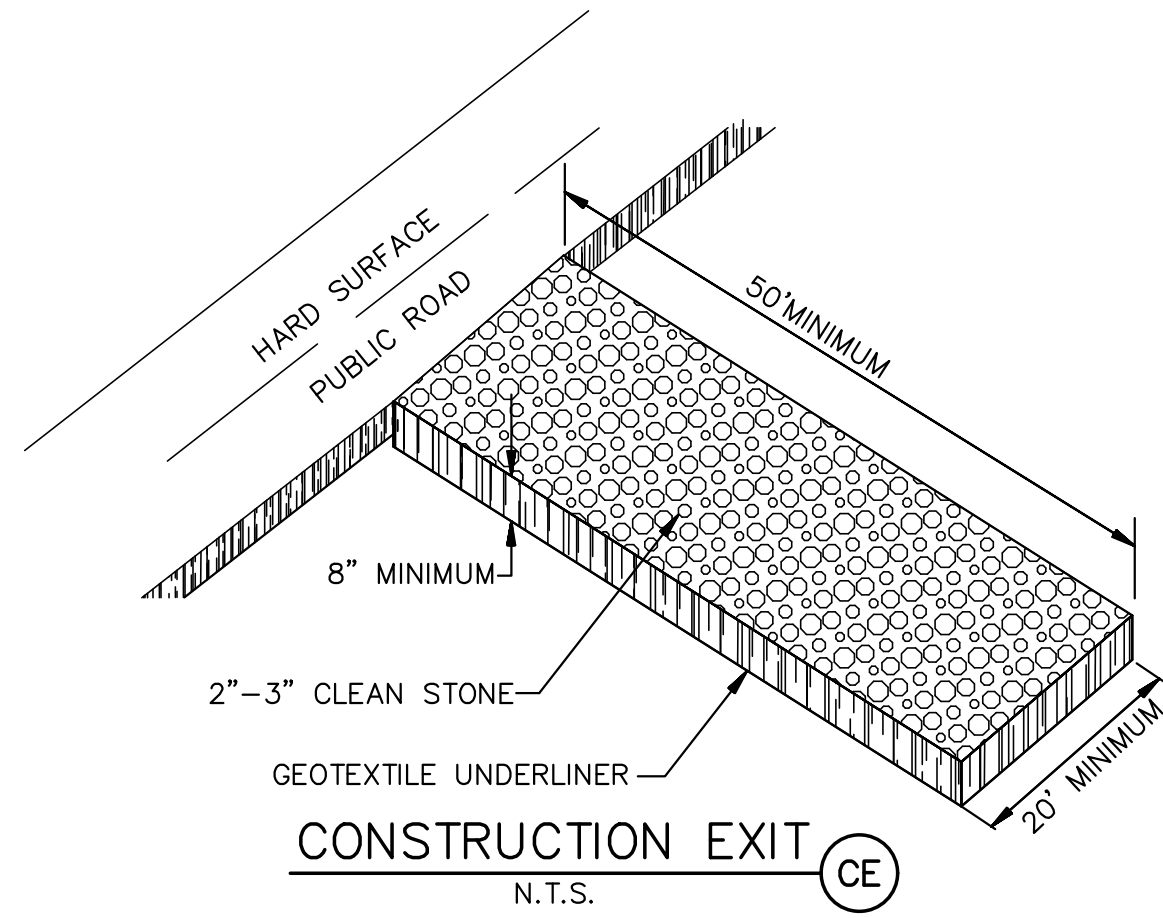
LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

INLET PROTECTION FILTER SACK
N.T.S.

FOR USE ONLY IN PAVED AREAS WHERE SEDIMENT LOADS ARE EXPECTED TO BE VERY LOW. FILTER SACK MUST HAVE OVERFLOW HOLES TO PREVENT PONDING.

<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	WINTERGREEN LUXURY APARTMENTS 10800 GOLF COURSE RD. NW ESC DETAILS	DRAWN BY RG
		DATE 12/14/2021
	<div></div> <div>5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com</div>	SHEET # C7.3
		JOB # 2020013



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.

- NOTES:
- 1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
 - 2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
 - 3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
 - 4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
 - 5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

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

 RONALD R. BOHANNAN P.E. #7868	ENGINEER'S SEAL	WINTERGREEN LUXURY APARTMENTS 10800 GOLF COURSE RD. NW
		DRAWN BY RG
		DATE 12/14/2021
		2020013_SWPPP
 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	ESC DETAILS	
	SHEET # C7.4	
	JOB # 2020013	

SPECIAL WARRANTY DEED

Calabacillas Group, a New Mexico general partnership (hereinafter referred to as "**Grantor**"), for good and valuable consideration paid to Grantor by ABQ Land LLC, a Minnesota limited liability company (hereinafter referred to as "**Grantee**"), whose address is 19356 Meadowridge Trail N., Marine on St Croix, MN 55047, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS unto Grantee the real property located in Bernalillo County, New Mexico more particularly described as follows:

Tract "E-1" of PARADISE HEIGHTS, UNIT 1, Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 2, 2009 in Plat Book 2009C, Page 83.,

together with all rights, ways, privileges and appurtenances pertaining thereto (hereinafter collectively referred to as the "**Property**"), with special warranty covenants,

SUBJECT, HOWEVER, TO taxes for the year 2021 and subsequent years; and only the matters set forth in Exhibit A attached hereto and incorporated herein by reference.

EXECUTED this 12th day of July, 2021.

Calabacillas Group, a New Mexico general partnership

By: [Signature]
Dr. Donald Harville, Partner

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on July 12th, 2021, by Dr. Donald Harville, Partner of Calabacillas Group, a New Mexico general partnership.

[Signature]
Notary Public, State of New Mexico

Notary's Printed Name: Lisa Ortega

My Commission Expires: 8/12/2027



Exhibit A To Special Warranty Deed

Permitted Exceptions

1. Taxes of the year 2021, and thereafter.
2. Reservations contained in the Patent from the United States of America, recorded August 18, 1920 in Book 64, Page 412, records of Bernalillo County, New Mexico.
3. Easements and notes as shown, noted and provided for on the Plat of Paradise Heights Unit One recorded December 13, 1966 in Volume D3, folio 154, records of Bernalillo County, New Mexico.
4. Reservations and restrictions affecting the premises, as set forth in the Warranty Deed recorded May 31, 1983 in Book D 185-A, Page 675 as Document No. 83-34662, records of Bernalillo County, New Mexico.
5. Easements, maintenance responsibilities, notice of subdivision plat conditions and other matters as shown, noted and provided for on the Plat recorded June 2, 2009 in Plat Book 2009C, Page 83, records of Bernalillo County, New Mexico.

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

November 17, 2021

Ronald Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**RE: Wintergreen Apartments
10800 Golf Course Rd NW
Grading & Drainage Plan and Drainage Report
Engineer's Stamp Date: 08/26/21
Hydrology File: A12D008D**

Dear Mr. Bohannon:

PO Box 1293
Albuquerque
Based upon the information provided in your submittal received 09/21/2021, the Grading & Drainage Plan and Drainage Report are approved for Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PRIOR TO CERTIFICATE OF OCCUPANCY:

- NM 87103
www.cabq.gov
1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
 2. Please provide the Drainage Covenant with Exhibit A for the stormwater quality pond per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the \$ 25.00 recording fee check made payable to Bernalillo County to Marion G. Velasquez (mgvelasquez@cabq.gov) on the 4th floor of Plaza de Sol.

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

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

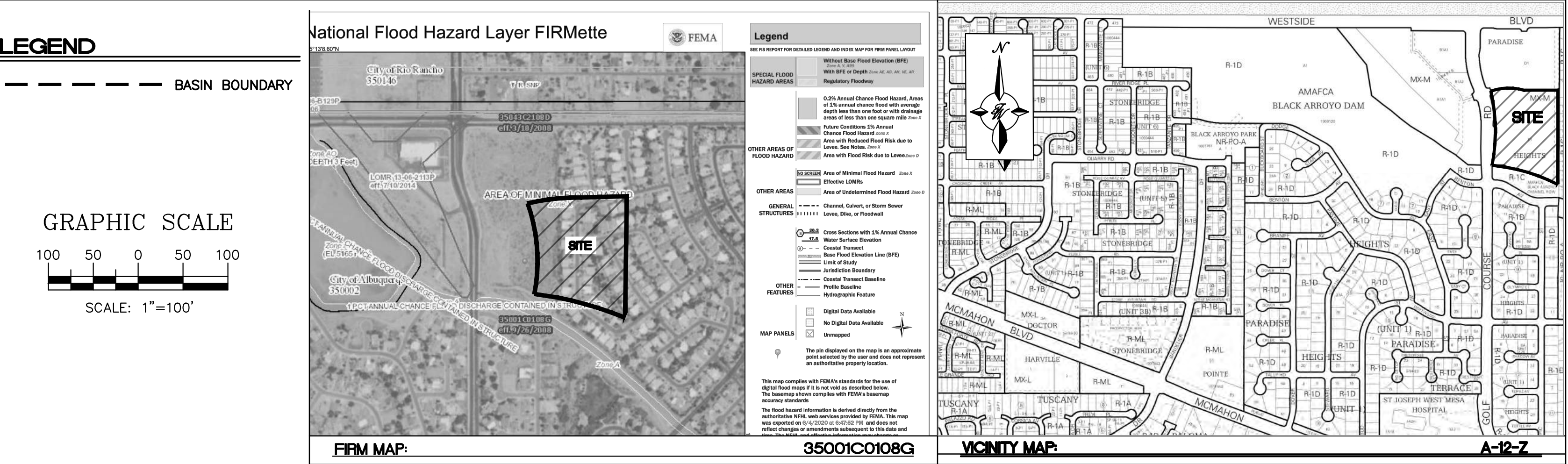
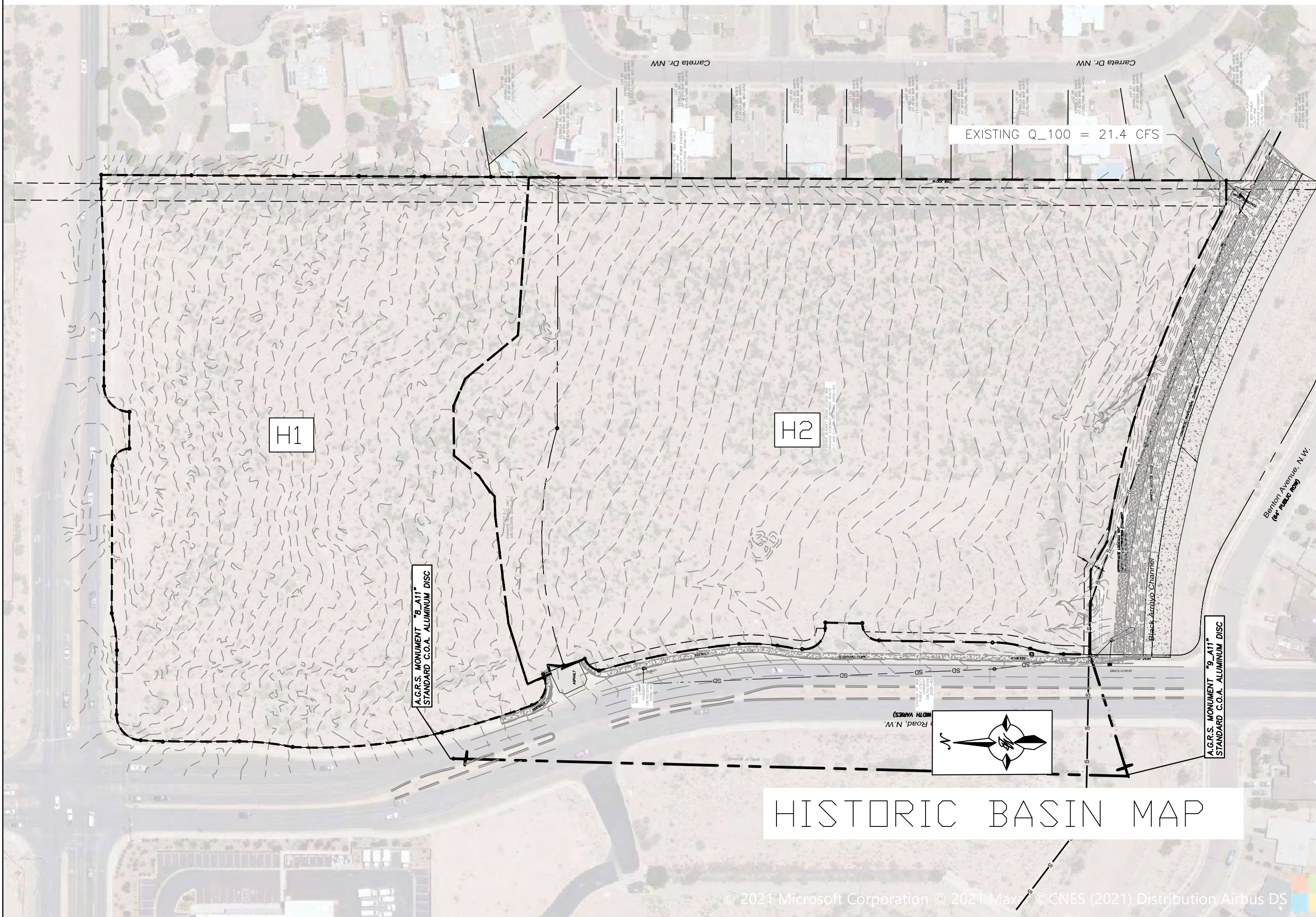
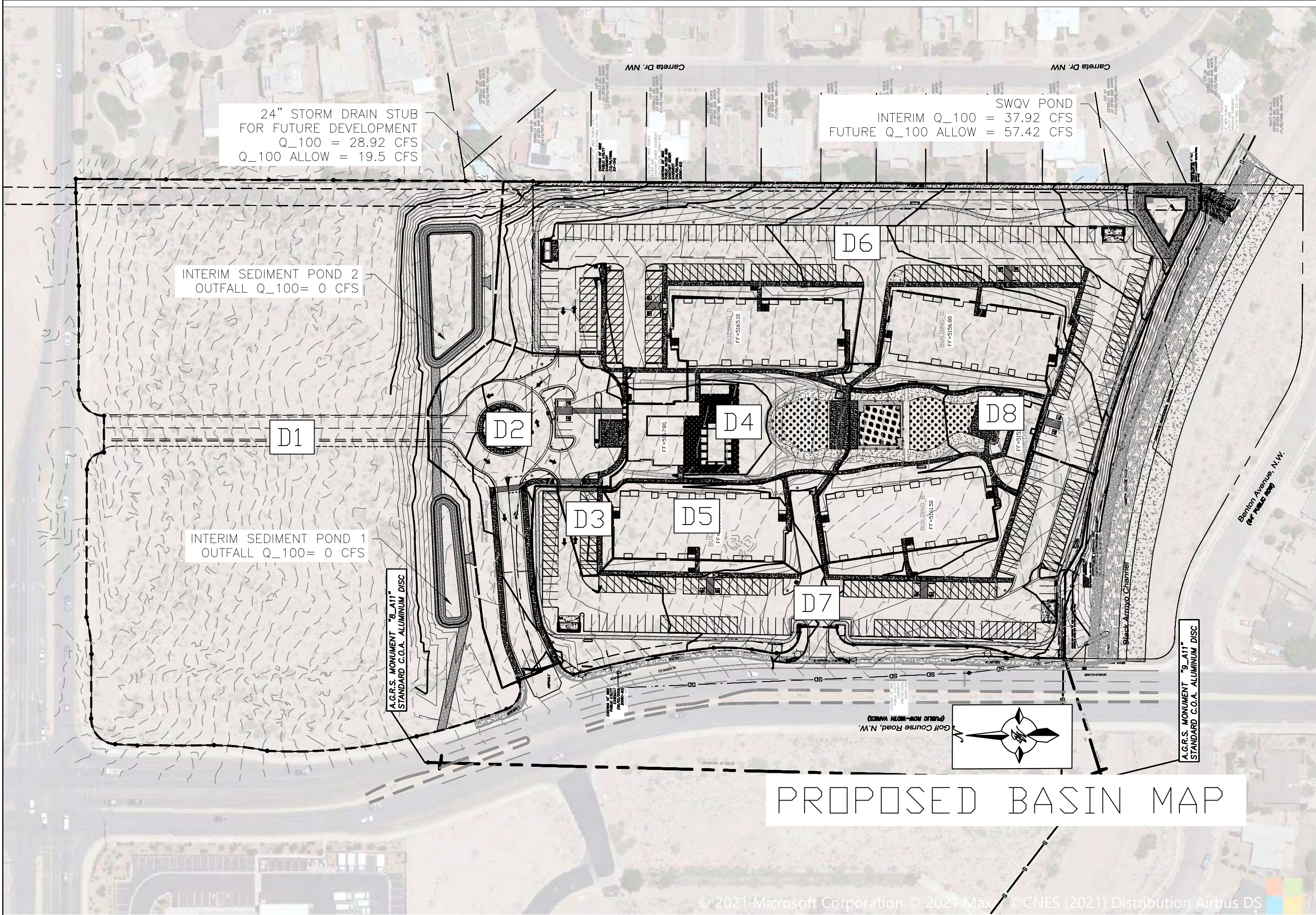
Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



Existing Conditions																		
Basin Descriptions													100-Year, 6-Hr			10-Year, 6-Hr		
Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs
					%	(acres)	%	(acres)	%	(acres)	%	(acres)						
H1	D-1	303,908	6.98	0.01090	100%	6.977	0%	0.000	0%	0.000	0%	0.000	0.440	0.256	9.00	0.080	0.047	1.67
H2	E-1	418,804	9.61	0.01502	100%	9.614	0%	0.000	0%	0.000	0%	0.000	0.440	0.353	12.40	0.080	0.064	2.31
Total		722,712	16.59	0.02592		16.591		0.000		0.000		0.000		0.608	21.40		0.111	3.98

Proposed Conditions																			
Basin Descriptions													100-Year, 6-Hr			10-Year, 6-Hr			
Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs	
					%	(acres)	%	(acres)	%	(acres)	%	(acres)							
D1	D-1	303,908	6.98	0.01090	0%	0.000	0%	0.000	15%	1.047	85%	5.930	1.823	1.060	28.92	1.120	0.651	18.70	
D2	E-1	49,255	1.13	0.00177	0%	0.000	5%	0.057	25%	0.283	70%	0.792	1.660	0.156	4.39	0.989	0.093	2.75	
D3	E-1	4,963	0.11	0.00018	0%	0.000	0%	0.000	10%	0.011	90%	0.103	1.872	0.018	0.48	1.160	0.011	0.31	
D4	E-1	69,351	1.59	0.00249	0%	0.000	5%	0.080	15%	0.239	80%	1.274	1.758	0.233	6.41	1.069	0.142	4.10	
D5	E-1	23,420	0.54	0.00084	0%	0.000	5%	0.027	10%	0.054	85%	0.457	1.807	0.081	2.21	1.109	0.050	1.42	
D6	E-1	149,183	3.42	0.00535	0%	0.000	10%	0.342	20%	0.685	70%	2.397	1.644	0.469	13.14	0.978	0.279	8.21	
D7	E-1	81,673	1.87	0.00293	0%	0.000	5%	0.094	10%	0.187	85%	1.594	1.807	0.282	7.69	1.109	0.173	4.96	
D8	E-1	40,959	0.94	0.00147	0%	0.000	10%	0.094	20%	0.188	70%	0.658	1.644	0.129	3.61	0.978	0.077	2.25	
Total		722,712	16.59	0.02592		0.000		0.693		2.694		13.204		2.429	66.841		1.476	42.701	

Basin ID	SWQV	
	Vol Required (cf)	Provided (cf)
D1	-	0
D2	1,207	0
D3	156	0
D4	1,942	0
D5	697	0
D6	3,655	11,258
D7	2,287	0
D8	1,003	0
Total	10,947	11,258

NOTE: TRACT D-1 TO PROVIDE SEPARATE FUTURE STORM WATER QUALITY POND.

MAINTENANCE SCHEDULE

Responsible Party: Property Operator(s).

Access to storm water quality elements: All access to the storm water quality elements shall be accessible from the paved areas within the site. There is no restricted access to the location of both the surface and sub-surface elements.

REGULAR MAINTENANCE	FREQUENCY
LITTER MANAGEMENT Pick up all litter at site and in Landscape areas and remove from site	Daily
INLETS AND OUTLETS Visual inspection for function. Remove silt from slab aprons and debris in pavement areas. Remove all fallen vegetation around inlet and outlet structures.	Monthly
HARD SURFACES Sweep all paving regularly. Maintain pavement in autumn after leaf fall. Coordinate with Landscape Contractor if additional maintenance is required.	As required
OCCASIONAL TASKS INSPECTION AND INLETS, OUTLETS AND CONTROL CHAMBERS Inspect surface structures removing obstructions and silt as necessary. Check there is no physical damage. For below ground control chambers, remove cover and inspect ensuring water is flowing freely and that the exit route for water is unobstructed. Remove debris and silt.	Yearly
POND VEGETATION Ensure Pond vegetation is maintained by Landscape Contractor. All weeds and all cuttings removed from site.	As required
SILT MANAGEMENT Inspect swales and water quality pond for silt accumulation. Excavate silt, stack and dry within 2-feet of the water quality feature, but outside the design profile where water flows, spread, rake and over-seed. Protect surface from siltation and manage main area of basin for design function or appearance.	Yearly
REMEDIAL WORK Inspect storm all water quality structures regularly to check for damage or failure. Undertake remedial work as required.	Yearly



Stormwater Quality Volume

Total Impervious Area =	0.035	foot
Retention depth = 0.42" Per DPM Pg. 272		
Retention Volume =	=0.035 x area	CF

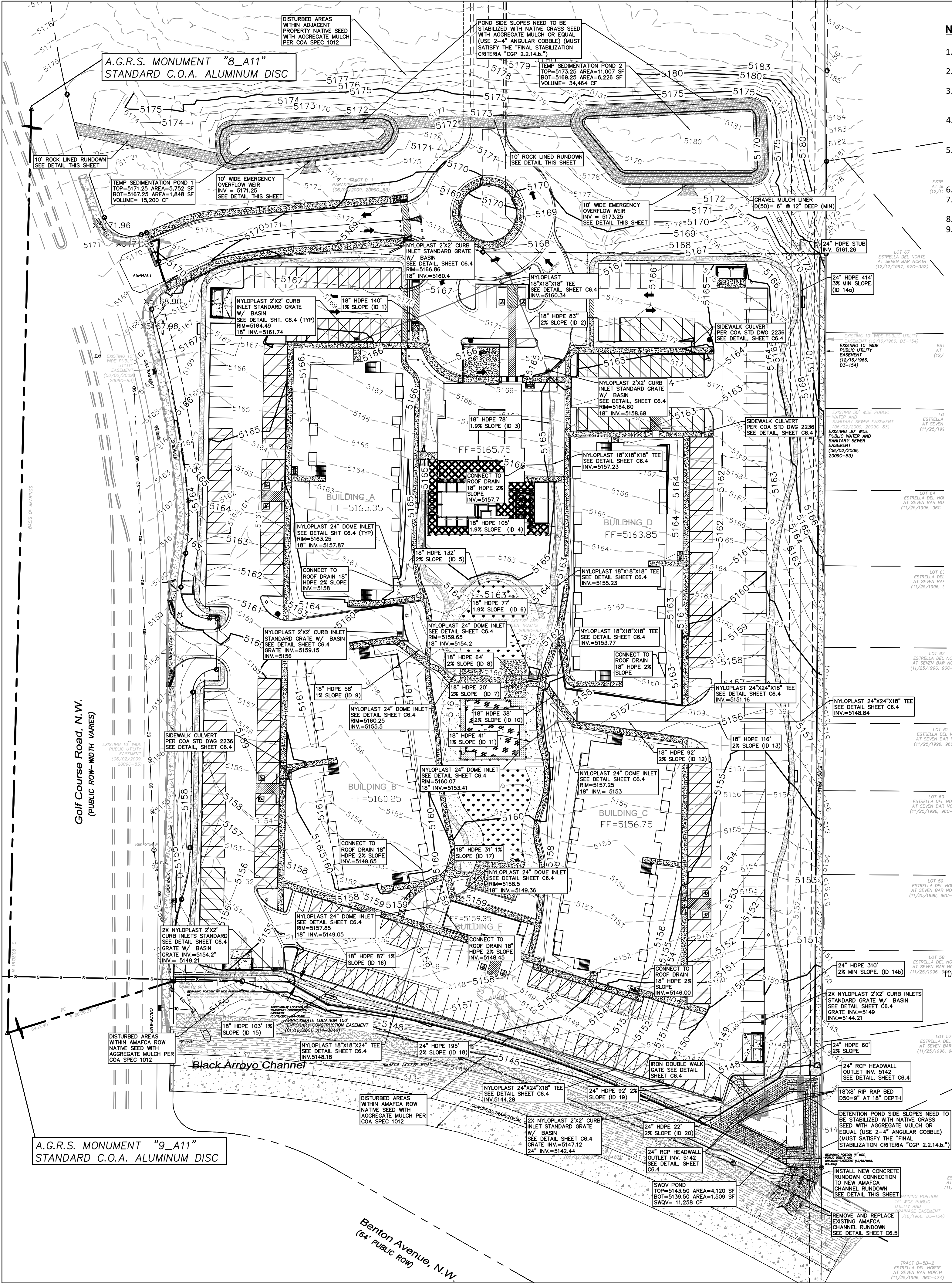
Sediment Pond 1 Volume Calculation

Area at Mid Depth	3,800	Sq. Ft.
Depth of Pond	4	Ft.
Volume	15,200	Cubic Ft.

Sediment Pond 2 Volume Calculation

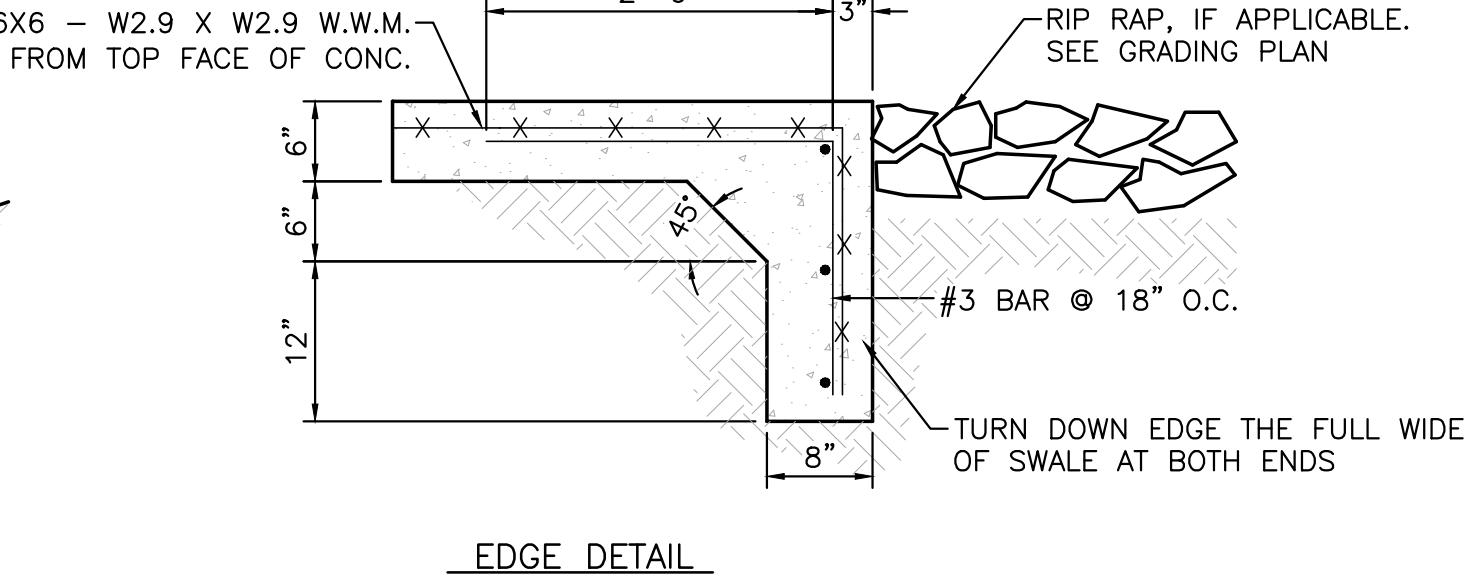
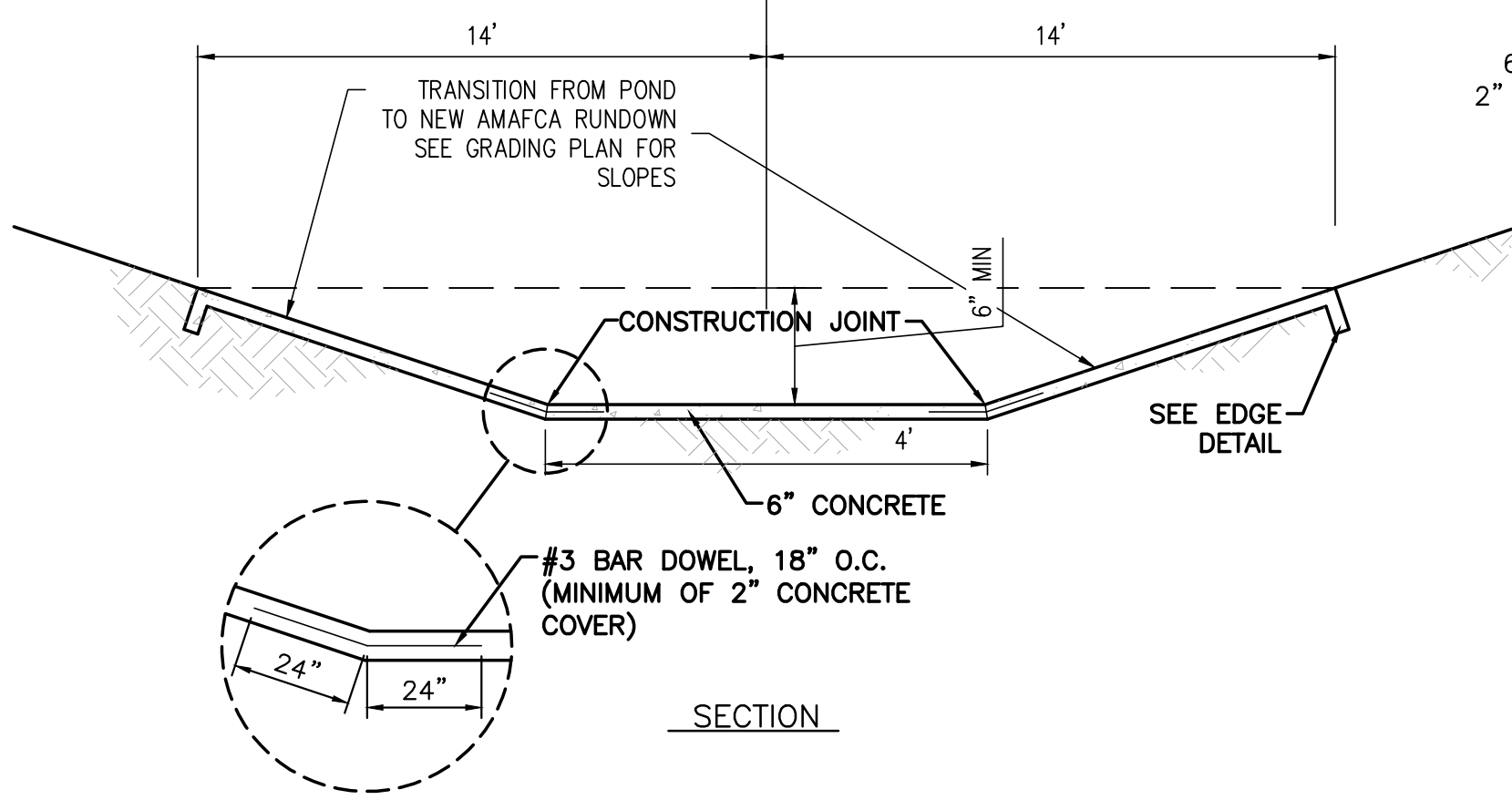
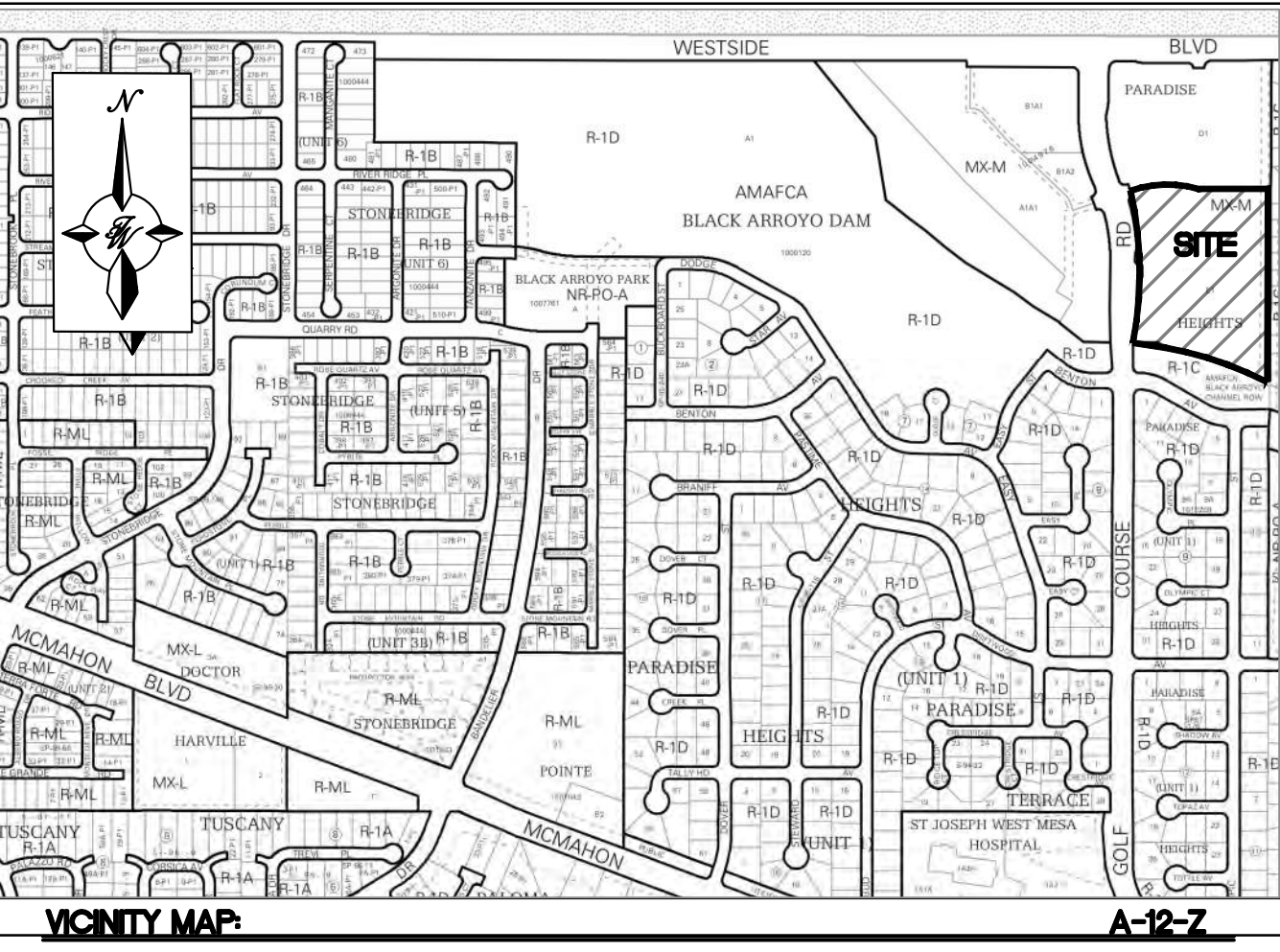
Area at Mid Depth	8,616	Sq. Ft.
Depth of Pond	4	Ft.
Volume	34,464	Cubic Ft.
Total Volume	49664	Cubic Ft.

ENGINEER'S SEAL		WINTERGREEN LUXURY APARTMENTS		DRAWN BY	
RONALD R. BOHANNAN		10800 GOLF COURSE RD. NW		BF	
PROFESSIONAL ENGINEER		GRADING AND DRAINAGE BASIN MAP		DATE	
08/26/2021		TERRA WEST, LLC		08/25/2021	
RONALD R. BOHANNAN		5571 MIDWAY PARK PLACE NE		2020013_BASINS	
P.E. #7868		ALBUQUERQUE, NM 87109		SHEET #	
		(505) 858-3100		C3.1	
		www.tierwestllc.com		JOB #	
				2020013	

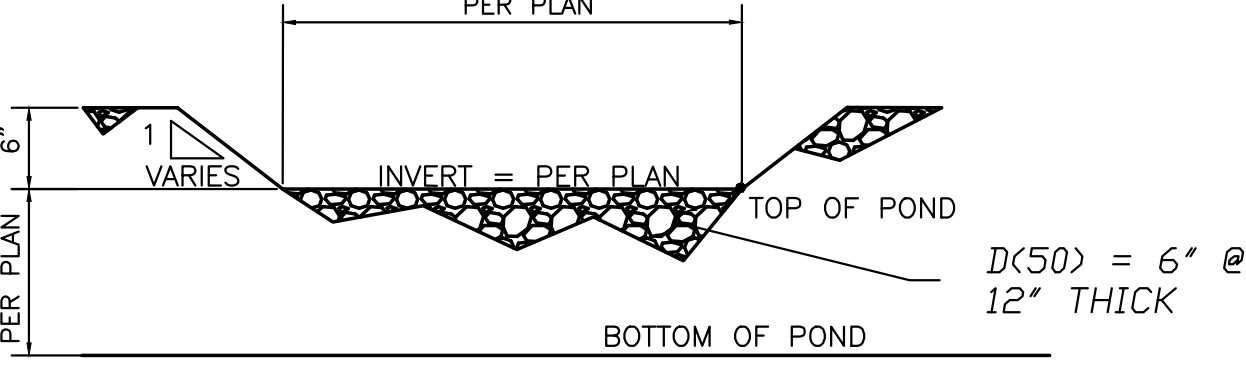
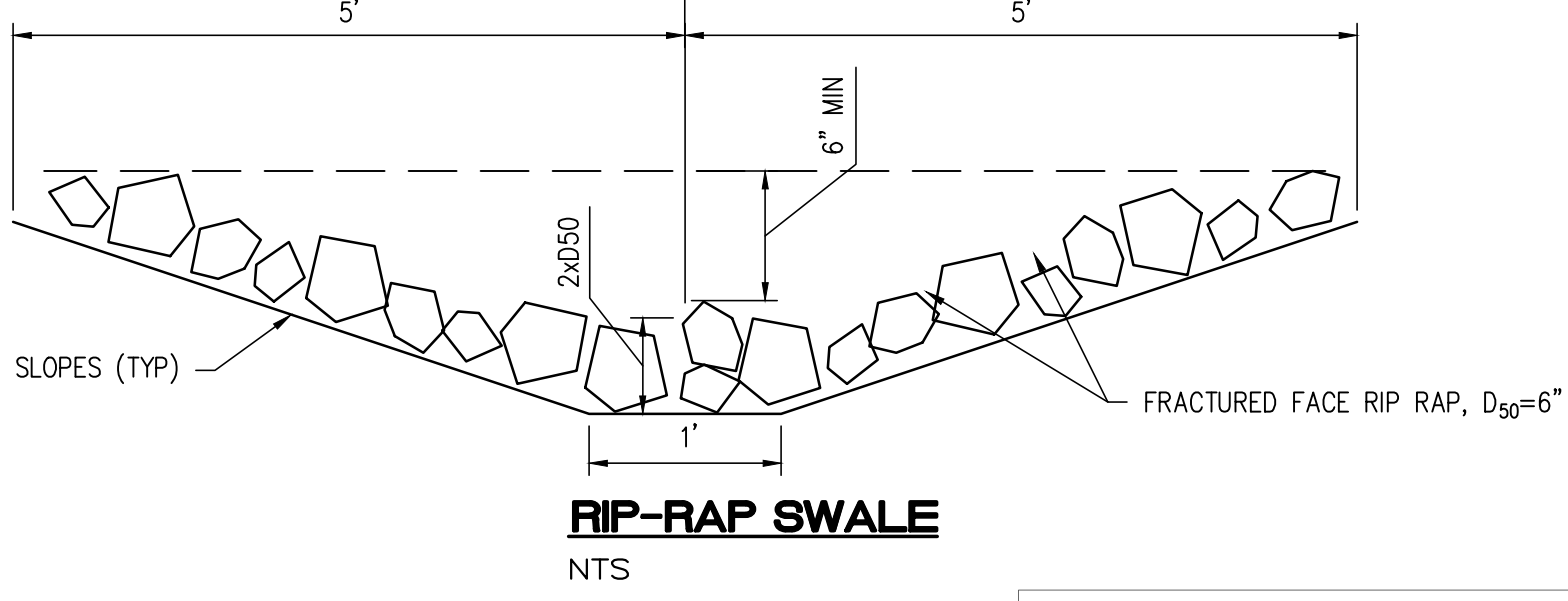


- NOTICE TO CONTRACTORS**
1. CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
 2. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
 4. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
 5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 6. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
 7. WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS. CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

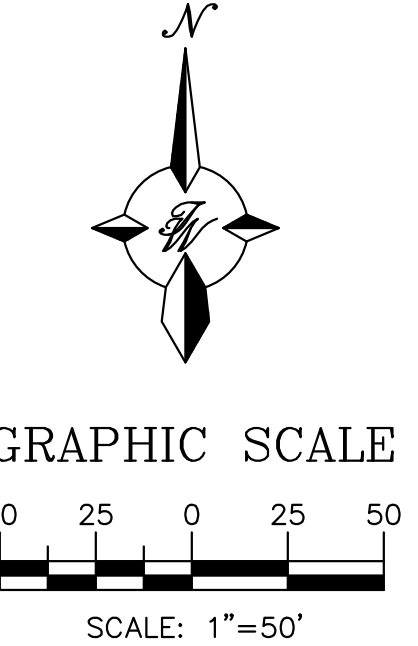
LEGEND	
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	CONTOUR MAJOR
	CONTOUR MINOR
	SPOT ELEVATION
	FLOW ARROW
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING SPOT ELEVATION



- GENERAL NOTES:**
1. ALL REINFORCEMENT BARS TO BE GRADE 60 YIELD STRENGTH.
 2. CONTROL JOINTS TO BE 15' O.C. TRANSVERSE TO CHANNEL CENTERLINE AXIS. FILL JOINTS WITH SEALANT.



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 11/17/21
BY: *Ronald R. Bohannan*
HydroTeam # A12D008D
THE APPROVAL OF THESE PLANS DOES NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE PLANS OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE PLANS OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE PLANS.



CAUTION
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ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	WINTERGREEN LUXURY APARTMENTS 10800 GOLF COURSE RD. NW GRADING & DRAINAGE PLAN	DRAWN BY BF DATE 08/25/2021 2020013-GRB
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	SHEET # C3.2 JOB # 2020013



LEGEND

	CURB & GUTTER		5010	CONTOUR MAJOR
	BOUNDARY LINE		5011	CONTOUR MINOR
	EASEMENT		x 5048.25	SPOT ELEVATION
	CENTERLINE			FLOW ARROW
	RIGHT-OF-WAY			EXISTING CURB & GUTTER
	BUILDING		5010	EXISTING BOUNDARY LINE
	SIDEWALK		5011	EXISTING CONTOUR MAJOR
	SCREEN WALL		5011	EXISTING CONTOUR MINOR
	RETAINING WALL		x 5048.25	EXISTING SPOT ELEVATION

NOTICE TO CONTRACTORS

- CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" (OR (505) 260-1990) FOR THE LOCATION OF EXISTING UTILITIES.
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SPOT ELEVATION LEGEND

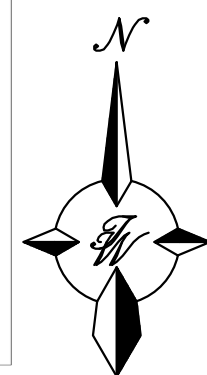
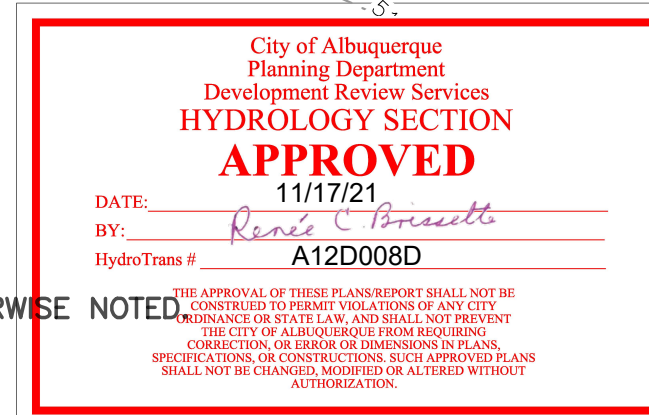
SW=SIDEWALK ELEVATION

SPOT ELEVATION NOTE:

ALL SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.

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GRAPHIC SCALE

20 10 0 10 20

SCALE: 1"=20'

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	WINTERGREEN LUXURY APARTMENTS 10800 GOLF COURSE RD. NW	DRAWN BY BF
	CENTER GRADING PLAN	DATE 08/25/2021
 TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.terrawestllc.com		SHEET # C3.4
		JOB # 2020013

\\TWS\AS\Z_Drive\2020\2020013 Apartments at Golf Course Rd.dwg (DWB) 2020013_GRB.dwg Nov 15, 2021 12:05pm

NOTICE TO CONTRACTORS

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LEGEND

	CURB & GUTTER		CONTOUR MAJOR
	BOUNDARY LINE		CONTOUR MINOR
	EASEMENT		SPOT ELEVATION
	CENTERLINE		FLOW ARROW
	RIGHT-OF-WAY		EXISTING CURB & GUTTER
	BUILDING		EXISTING BOUNDARY LINE
	SIDEWALK		EXISTING CONTOUR MAJOR
	SCREEN WALL		EXISTING CONTOUR MINOR
	RETAINING WALL		EXISTING SPOT ELEVATION

Benton Avenue, N.W.
(64' PUBLIC ROW)

SPOT ELEVATION LEGEND

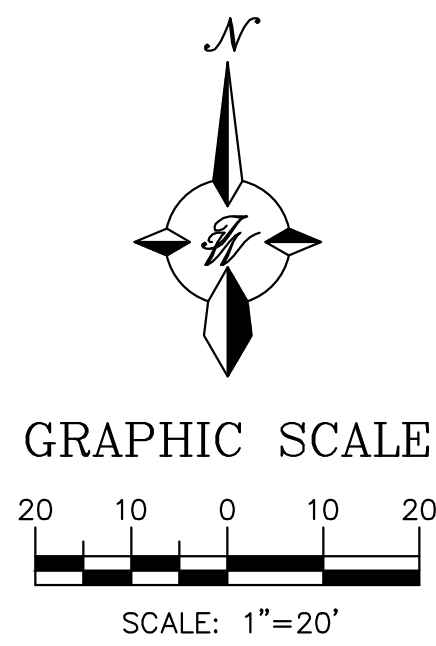
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ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	WINTERGREEN LUXURY APARTMENTS 10800 GOLF COURSE RD. NW	DRAWN BY BF
	SOUTH GRADING PLAN	DATE 08/25/2021
 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.terrawestllc.com	SHEET # C3.5	2020013-GRB
		JOB # 2020013