

NATURE AND EXTENT OF CONSTRUCTION ACTIVITIES:

NATURE OF CONSTRUCTION ACTIVITIES: MASS ROUGH GRADING OF THE SITE, INSTALLATION OF UTILITIES (WATER AND SANITARY SEWER) AND PAVING OF INTERNAL DRIVE AISLES, PARKING AND SIDEWALKS. THEN OFFSITE IMPROVEMENTS.

PROPERTY SIZE: 5.50 ACRES

DISTURBED AREA SIZE: 5.50 ACRES

MAXIMUM DISTURBED AREA SIZE: 7.25 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.

INFRASTRUCTURE PHASE: THE SECOND PHASE OF CONSTRUCTION, CONSISTS OF TRENCHING AND INSTALLING UTILITIES FOR SERVICE AND PAVING OF PARKING AND DRIVEWAYS TO THE PROPERTY. THE THIRD PHASE IS OFFSITE IMPROVEMENTS

BUILDING AND PAVING PHASE: CONSTRUCT BUILDING, PAVEMENT, CURB & GUTTER AND SIDEWALKS

FINAL STABILIZATION PHASE: PER LANDSCAPING PLAN

INSPECTIONS: INSPECTION FREQUENCY AS REQUIRED BY THE CGP.

N.O.I. 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.I. 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 SEEDING 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.

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.

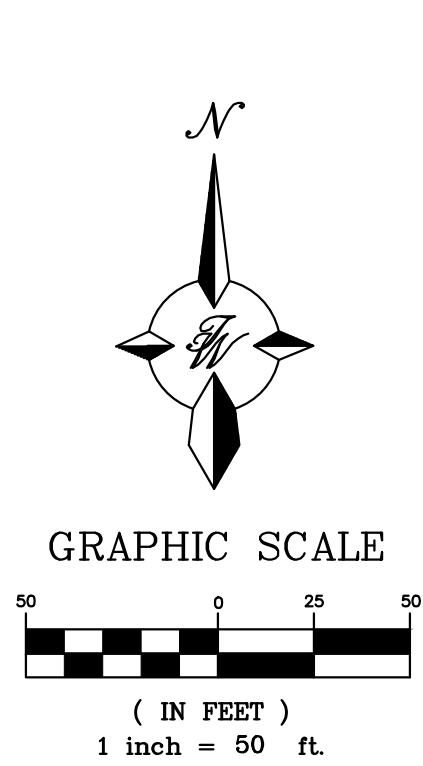
THE OPERATOR WITH CONTROL OF THE SITES DAILY ACTIVITIES IS RESPONSIBLE TO MAINTAIN, CLEAN AND REPAIR EROSION CONTROLS IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED, IF THEY SHOW SIGNS OF UNDERMINING OR DETEIORATION. SEDIMENT SHALL BE REMOVED TO INSURE PROPER FLOWS. INLET PROTECTION TYPES MAY NEED TO BE MODIFIED DURING THE CONSTRUCTION PROGRESS.
2. ALL SEEDD AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND OF VEGETATION IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RE-SEEDD 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 PREPARE WITH ANY QUESTIONS REGARDING THIS SWPPP AND ITS REQUIREMENTS.

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.

Report - Physical Soil Properties											
These values are provided to identify the expected Low (L), Representative Value (R), and High (H).											
Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico											
How deep symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors	Wind erodibility
	In	Pct	Pct	Pct	g/cc	micro m/s/sec	In/in	Pct	Pct	Kw Kt I	group
ESC-Embudo: Tijeras complete, 0 to 9 percent slopes											
Embudo	0-4	-69	-22	5-10-15	1.45-1.50	14.11-28.23	0.06-0.10	0.0-1.5-2.9	0.6-0.8	-15 -24	3
											5
	4-20	-67	-23	5-10-15	1.45-1.50	14.11-28.23	0.06-0.09	0.0-1.5-2.9	0.3-0.4	-15 -28	
	30-60	-82	-11	5-9-10	1.35-1.40	14.11-14.14	0.03-0.04	0.0-1.5-2.9	0.1-0.2	-05 -15	
Tijeras	0-4	-71	-17	10-13-15	1.45-1.50	14.11-28.23	0.09-0.10	0.0-1.5-2.9	0.5-0.7	-17 -28	5
											56
	4-14	-57	-18	20-25-30	1.35-1.40	4.23-9.17-14.11	0.14-0.15	0.0-1.5-2.9	0.3-0.3	-32 -32	
	14-19	-68	-20	10-13-15	1.45-1.50	14.11-28.23	0.07-0.08	0.0-1.5-2.9	0.1-0.2	-15 -24	
	19-60	-69	-24	5-9-10	1.45-1.50	42.34-74.74	0.06-0.07	0.0-1.5-2.9	0.1-0.2	10 -17	



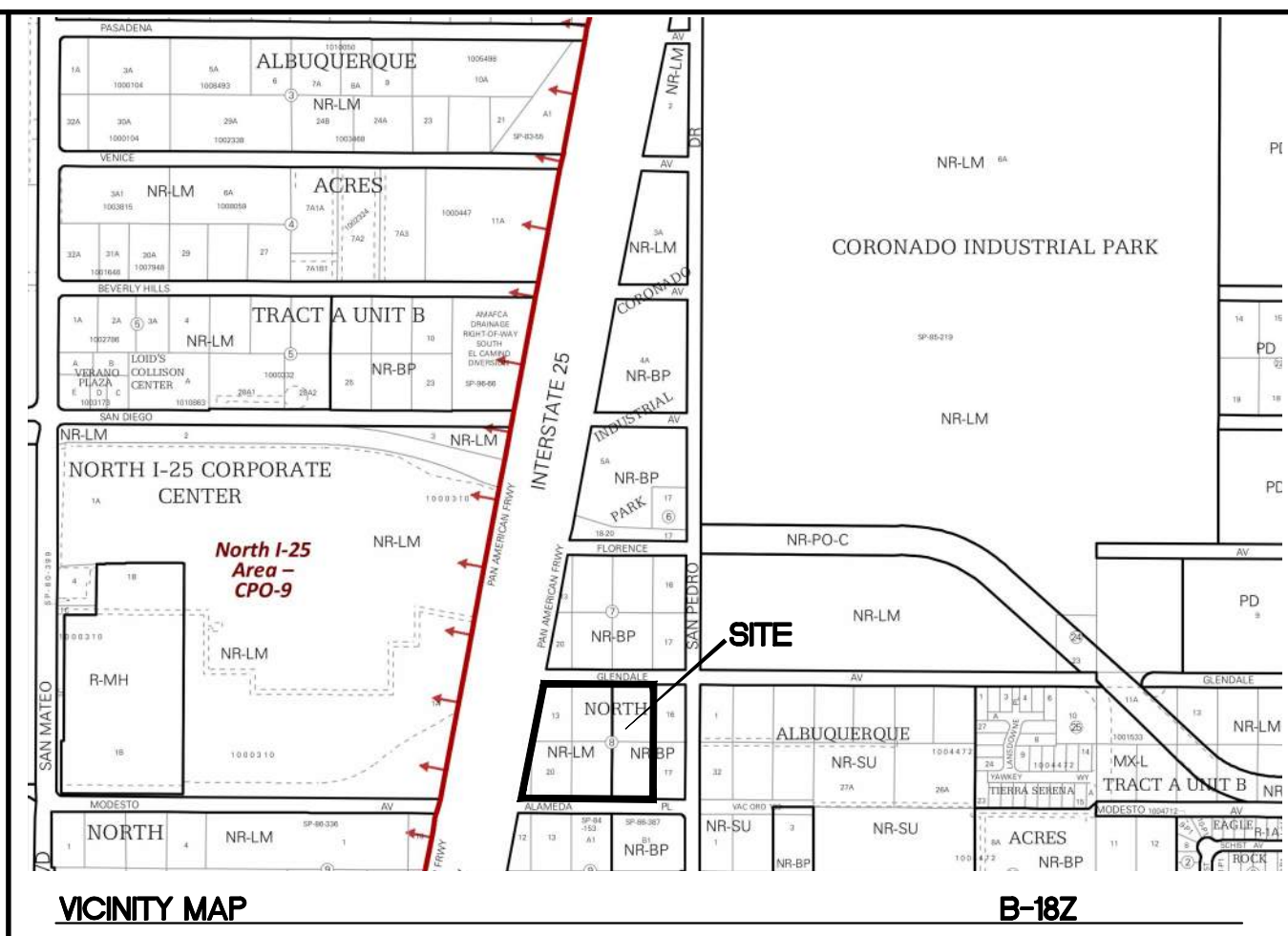
- PROPOSED
- BOUNDARY LINE
 - LIMITS OF DISTURBANCE
 - CONTOUR ELEVATIONS
- EROSION DETAILS
- CE TEMPORARY STONE CONSTRUCTION EXIT
 - SF TEMPORARY SILT FENCE
 - ST TEMPORARY SEDIMENT TRAP
 - IP INLET PROTECTION
 - SB TEMPORARY SEDIMENT BASIN
- EROSION NOTES
- TPS TEMPORARY PARKING AND STORAGE
 - WT WATTLES

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.

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 1/4 INCH OR GREATER UNTIL THE SITE CONSTRUCTION HAS BEEN COMPLETED AND THE SITE DETERMINED AS STABILIZED BY THE CITY. REPORTS OF THESE INSPECTIONS SHALL BE KEPT BY THE PERSON OR ENTITY AUTHORIZED TO DIRECT THE CONSTRUCTION ACTIVITIES ON THE SITE AND MADE AVAILABLE UPON REQUEST.
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.



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 OFFSITE INLET PROTECTION AS INLETS ARE CONSTRUCTED. (INLET PROTECTION MAY BE REQUIRED TO CHANGE BMP'S AS SITE PROGRESS DICTATES)
9. CONSTRUCT BUILDING
10. INSTALL ONSITE ROADWAY PAVING AND FLAT WORK
11. INSTALL LANDSCAPING
12. REMOVE SEDIMENT TRAP AND PLACE ADDITIONAL SILT FENCE TO KEEP SEDIMENT OUT OF THE ONSITE ROADWAY PAVING
13. PROVIDE TEMPORARY/PERMANENT STABILIZATION MEASURES AS AREAS ARE COMPLETED OR LEFT INACTIVE FOR 14 DAYS
14. CONTACT SWPPP COMPLIANCE INSPECTOR OF APPROVAL TO FILE NOTICE OF TERMINATION (NOT).

GROUND COVER (PRE-CONSTRUCTION):

THE SITE IS COVERED BY ASPHALTIC PAVING AND THE UNDISTURBED NATURAL STATE IN UNCOMPACTED SOIL WITH 30% COVER BY NATIVE GRASSES AND SHRUBS

STORMWATER TEAM MEMBERS:

SEDIMENT REMOVAL NAME: _____
PHONE: _____
EMAIL: _____

BMP MAINTENANCE NAME: _____
PHONE: _____
EMAIL: _____

INSPECTIONS NAME: _____
PHONE: _____
EMAIL: _____

LIST OF OPERATORS:

OPERATOR 1 NAME: _____
PHONE: _____
EMAIL: _____

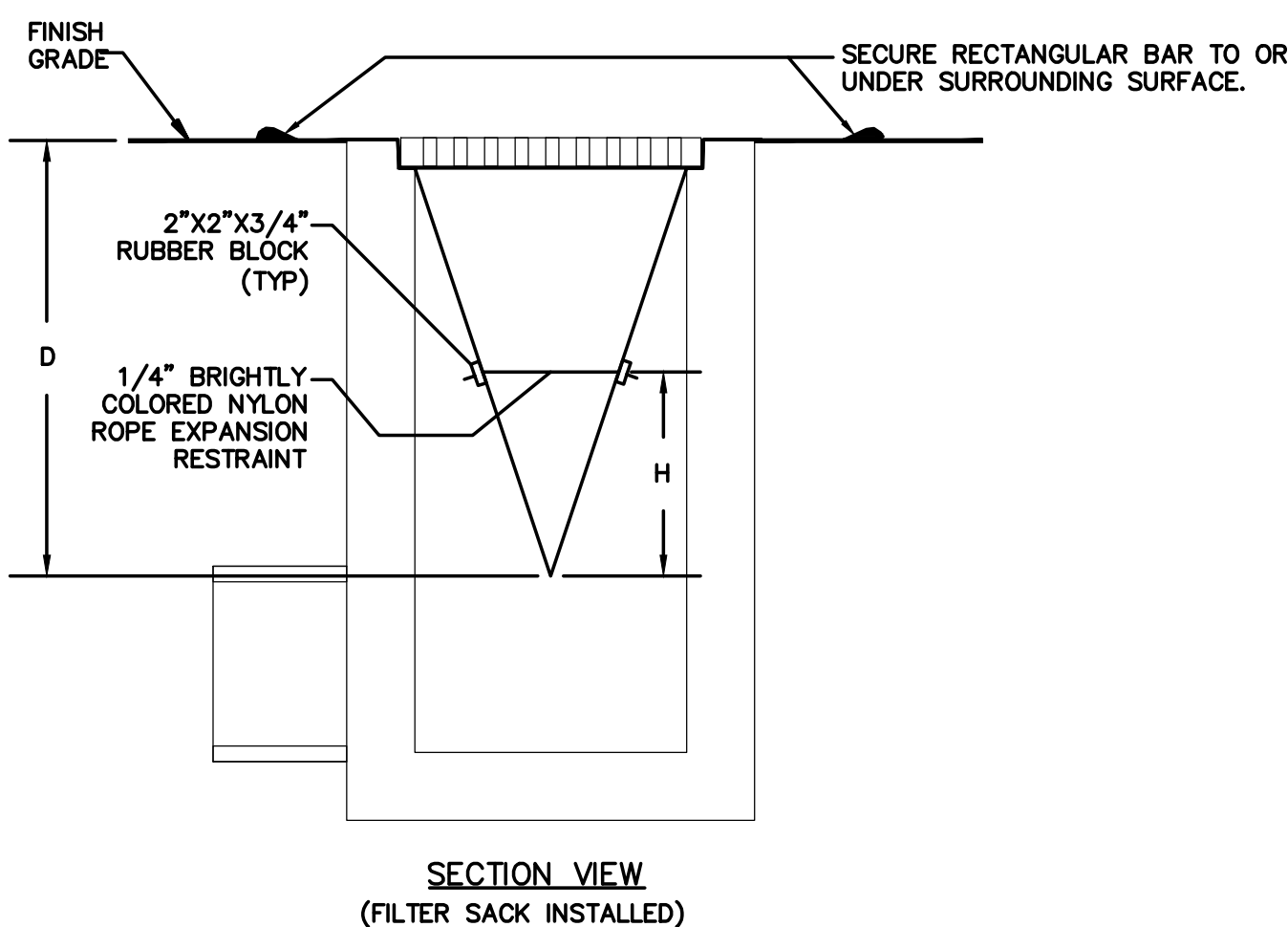
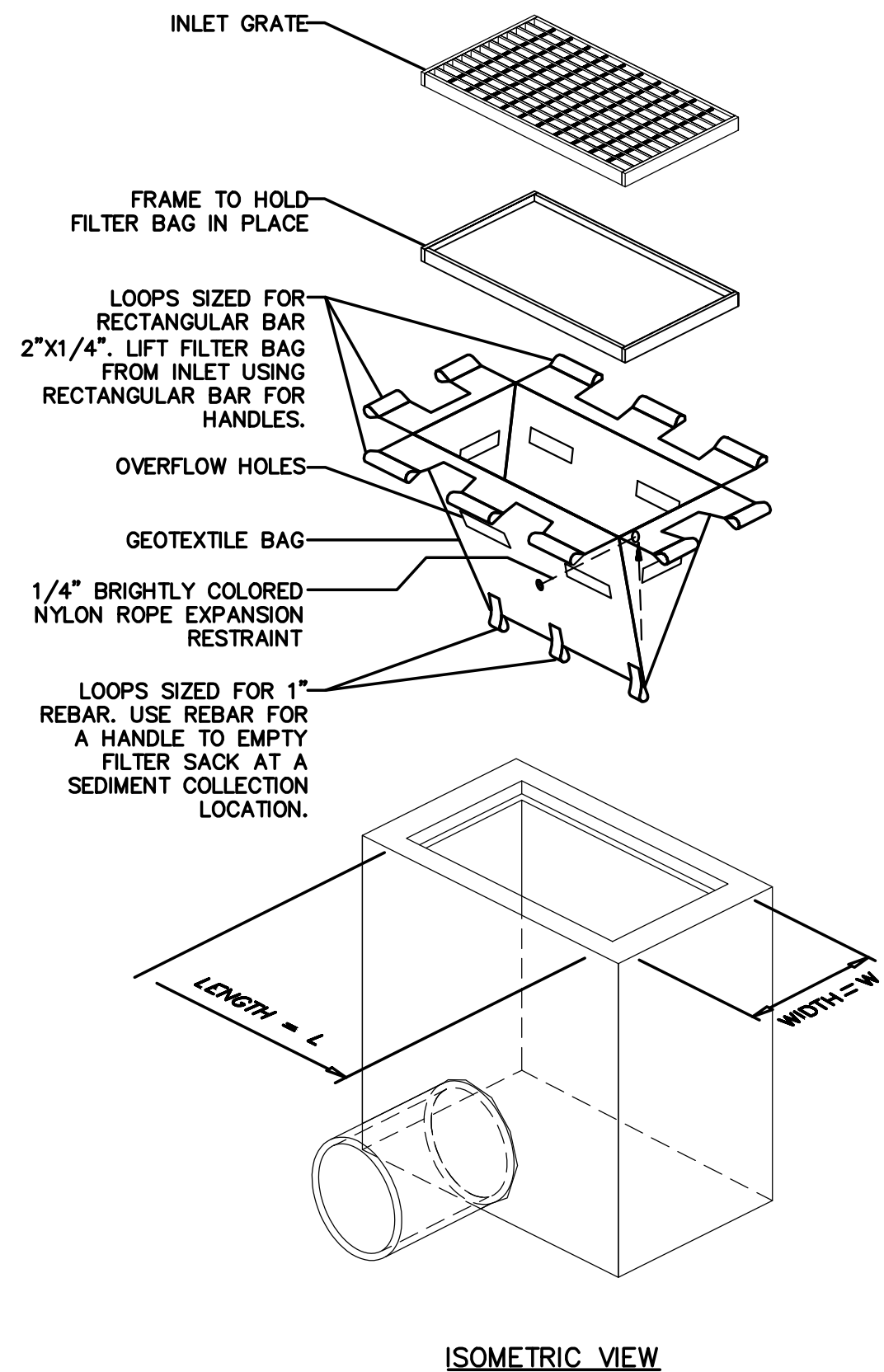
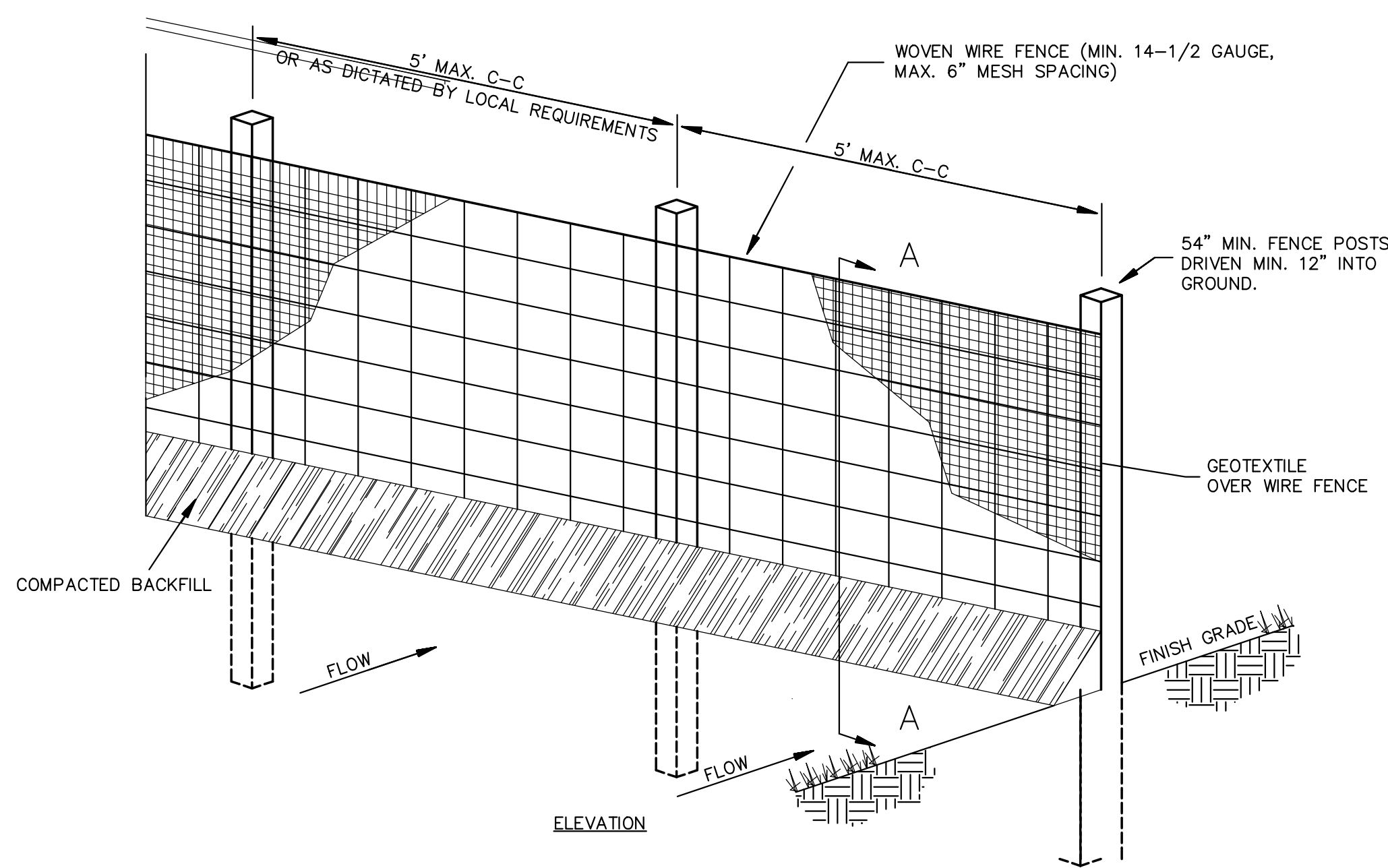
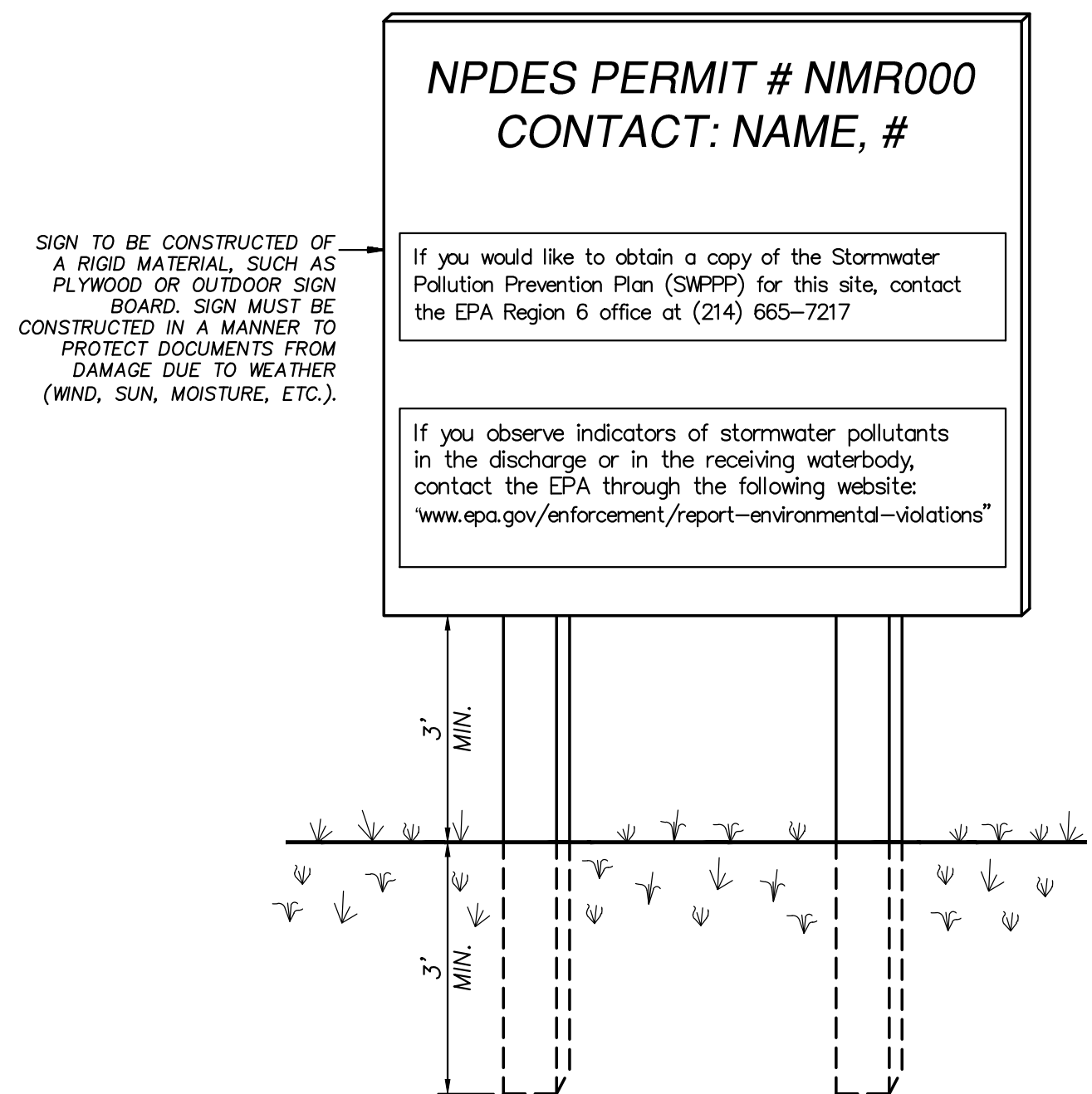
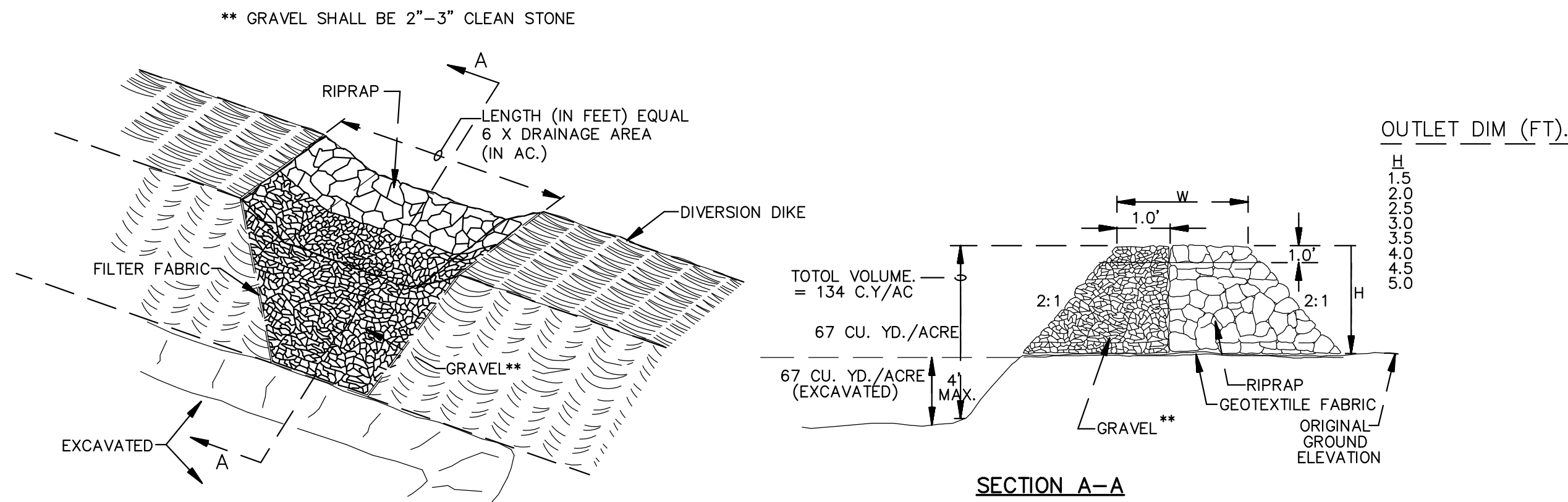
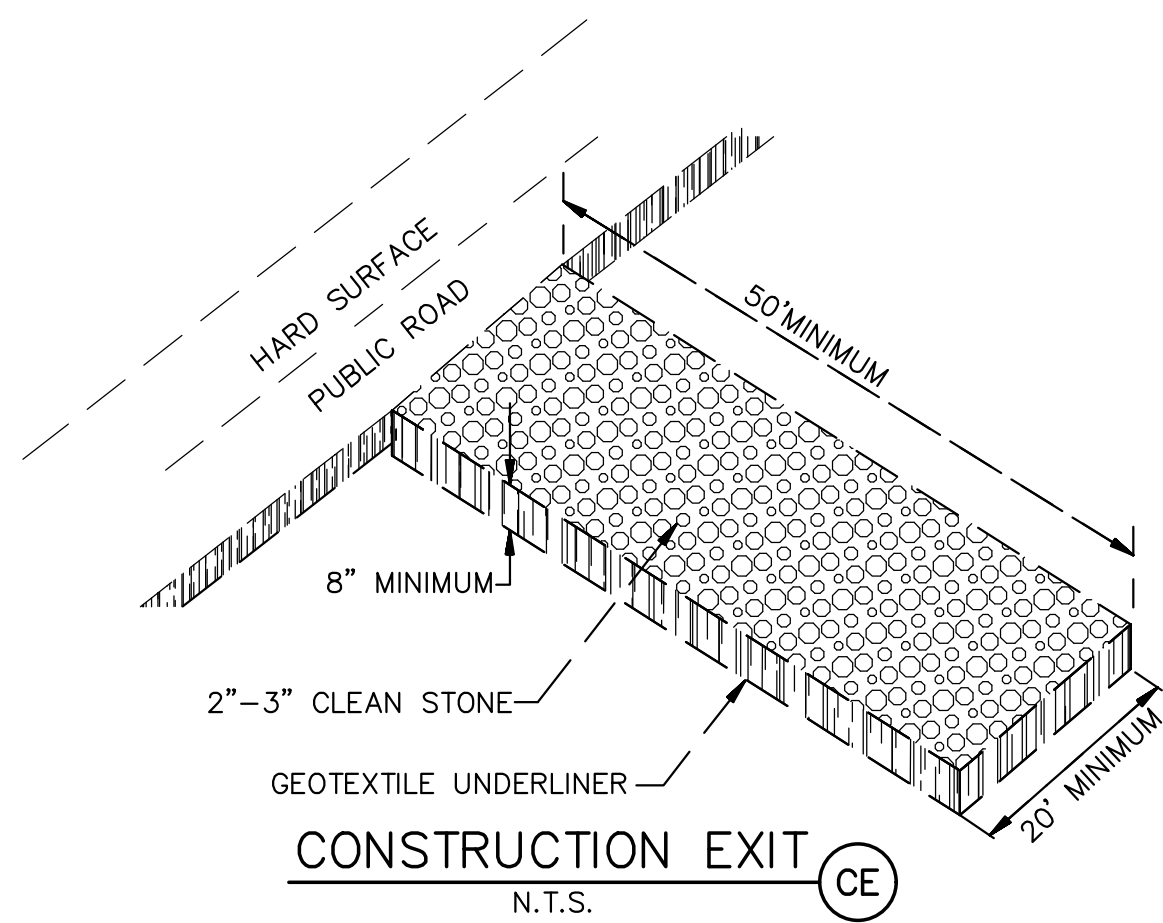
OPERATOR 2 NAME: _____
PHONE: _____
EMAIL: _____

OPERATOR 3 NAME: _____
PHONE: _____
EMAIL: _____

SWPPP PURPOSE:

THE PURPOSE OF THIS SWPPP IS TO APPLY SWPPP CONTROLS THAT ARE REQUIRED DURING DEVELOPMENT OF SITE.

<p>ENGINEER'S SEAL</p> <p>RONALD R. BOHANNAN</p> <p>NEW MEXICO</p> <p>7868</p> <p>8-31-21</p> <p>RONALD R. BOHANNAN</p> <p>P.E. #7868</p>	<p>AUTO NATION</p> <p>ALBUQUERQUE, NM</p> <p>TEMPORARY EROSION</p> <p>CONTROL PLAN</p> <p></p> <p>TERRA WEST, LLC</p> <p>5571 MIDWAY PARK BL NE</p> <p>ALBUQUERQUE, NEW MEXICO 87109</p> <p>(505) 858-3100</p> <p>www.tierrawestllc.com</p>	<p>DRAWN BY</p> <p>pm</p>	
		<p>DATE</p> <p>8-31-21</p>	
		<p>DRAWING</p> <p>2021010-SP</p>	
		<p>SHEET #</p> <p>SW-1</p>	
		<p>JOB #</p> <p>2021010</p>	

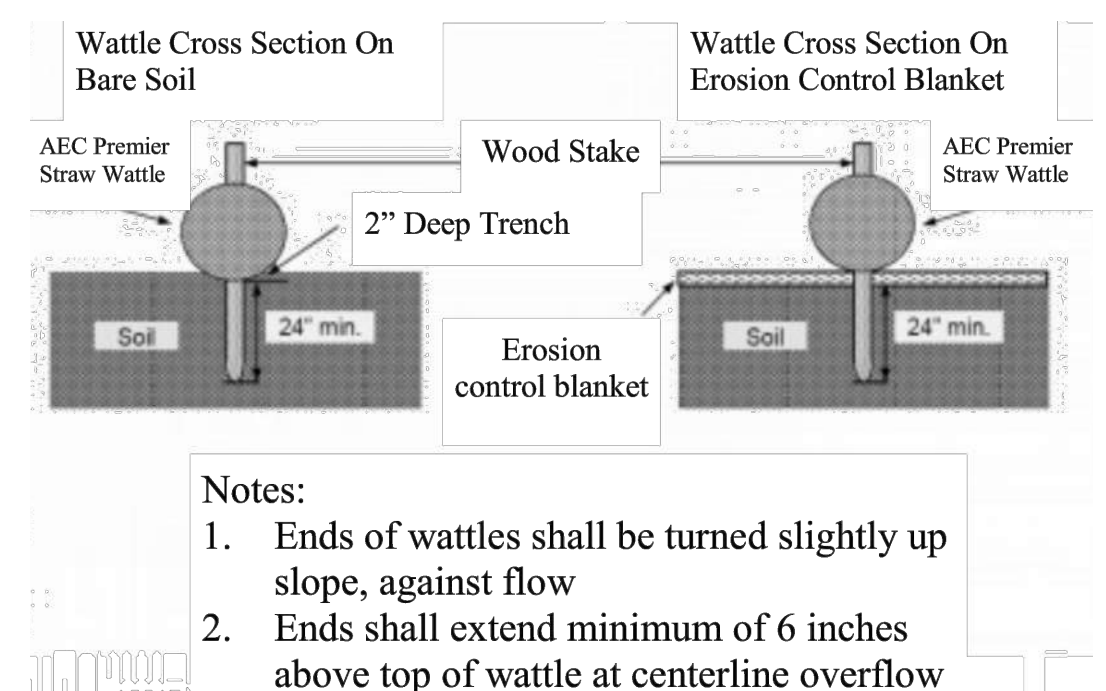


SWPPP POSTING REQUIREMENTS:

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.



- 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

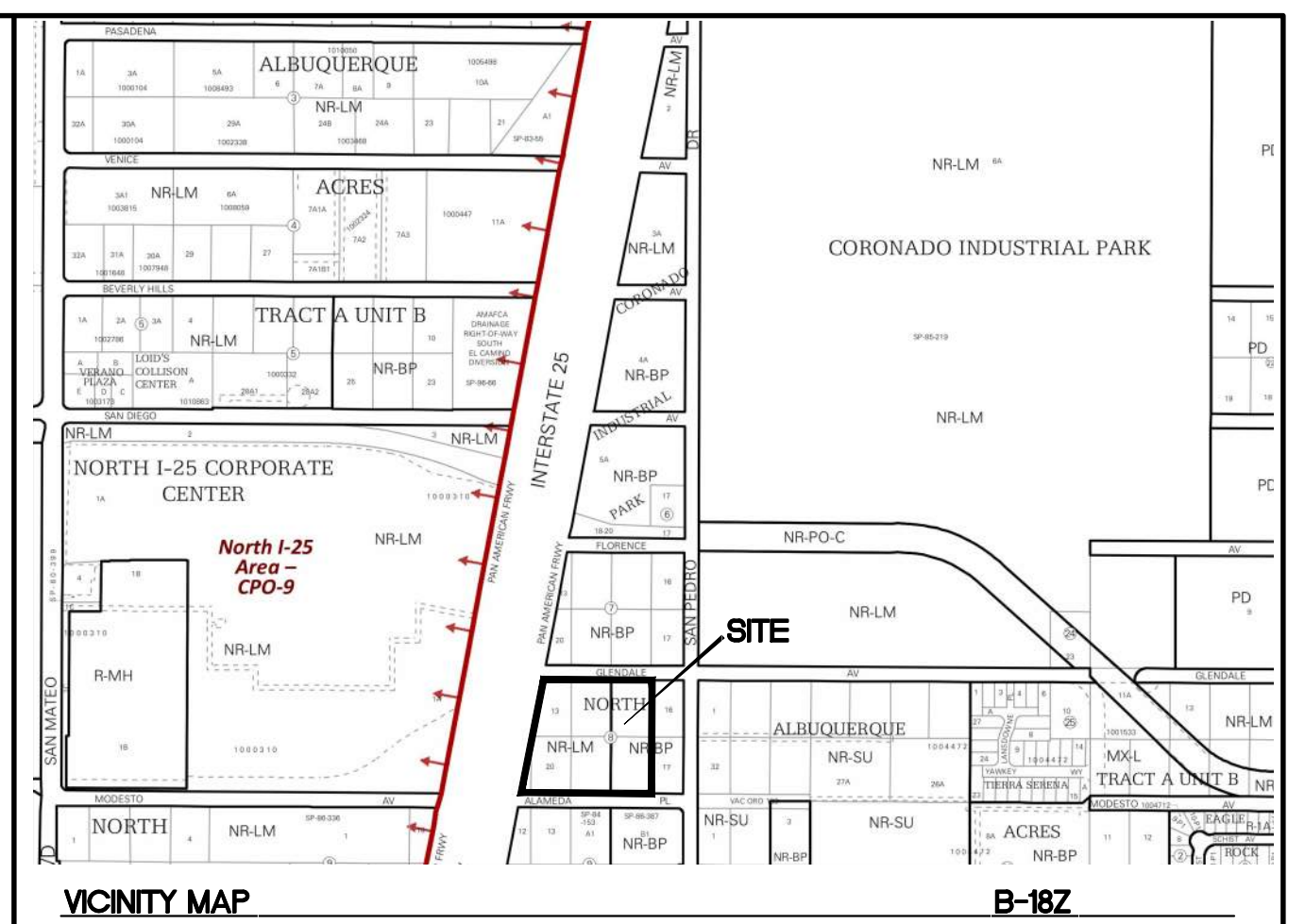
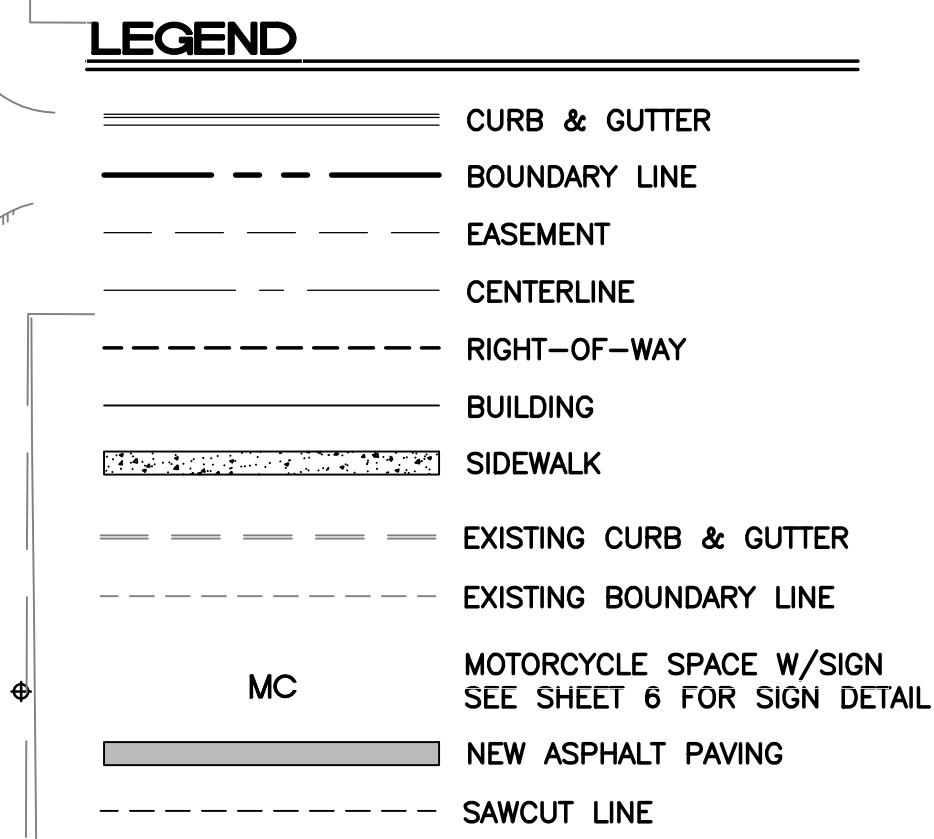
LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
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 (IP)
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.

	AUTO NATION	DRAWN BY pm
	ALBUQUERQUE, NM	DATE 8-31-21
	TEMPORARY EROSION CONTROL DETAILS	DRAWING 2021010-SP
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # SW-2
RONALD R. BOHANNAN P.E. #7868		JOB # 2021010

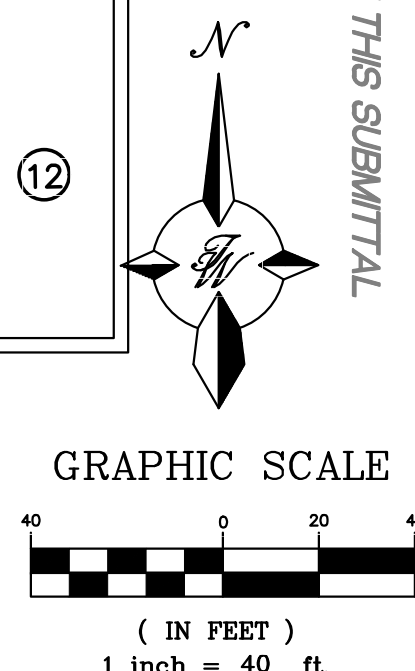


LEGAL DESCRIPTION:
PORTION OF LOT NUMBERED 13 LESS PART TO R/W , ALL OF LOTS 14, 15, 18, 19 AND
PORTIONS OF LOT'S 20 AND 21 BLOCK 8 OF TRACT "A", UNIT "B"008 NORTH ALBUQ ACRES

NOTES:

UPC 101806520803930209 UPC 101806522303930208 UPC 101806524003930207
UPC 101806519701030201 UPC 101806520701630202
UPC 101806522401630203 UPC 101806523901630204

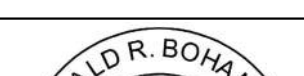


SITE DATA		UTAHATION USA ALBUQUERQUE 9100 PAN AMERICAN FREEWAY
PROPOSED USAGE:		Commercial Services
ZONE:		NR-LM
IDO CLASSIFICATION:		LIGHT MAUFACTURING
LOT AREA:		230263 SF (5.29 ACRES)
ADDRESS:		9100 PAN AMERICAN WAY ALBUQUERQUE, NM 87107
SETBACKS	FRONT	PER PLAN
	REAR	PER PLAN
	SIDE	PER PLAN
BUILDING AREA:		BUILDING : 18645 SF
HC PARKING REQUIRED:		4 SPACES
HC PARKING PROVIDED:		4 SPACES (1 VAN ACCESSIBLE)
MC PARKING REQUIRED:		4 SPACES
MC PARKING PROVIDED:		4 SPACES
BICYCLE PARKING REQUIRED:		4 SPACES
BICYCLE PARKING PROVIDED:		4 SPACES
LANDSCAPE AREA REQUIRED:		31635 SF
LANDSCAPE AREA PROVIDED:		59027SF
INTERIOR PARKING LOT		
LANDSCAPE REQUIRED		22763 SF (15% OF PARKING AREA)
LANDSCAPE PROVIDED		24814 SF (16.3% OF PARKING AREA)



- | | |
|--|---|
| ① ACCESSIBLE PARKING W/SIGN PER ADA STANDARDS
(1.0% MIN – 2.0% MAX SLOPE) SEE SHEET DET-1 | ⑬ NOT USED |
| ② UNIDIRECTIONAL ACCESSIBLE RAMP | ⑭ DUMPSTER W/RECYCLING |
| ③ 6" CURB AND GUTTER (TYP) PER COA STD DWG 2415A | ⑮ PYLON SIGN
BASE ELEV=5204.00, TOP ELEV=5227.00 |
| ④ PARKING LOT LIGHT STANDARD (TYP)
FULL CUTOFF LED'S, 25' HIGH | ⑯ MONUMENT SIGN |
| ⑤ EXISTING BILLBOARD TO REMAIN | ⑰ DIRECTIONAL SIGN |
| ⑥ 6" VALLEY GUTTER PER COA STD DWG 2415B | ⑱ MULTI DIRECTIONAL ACCESSIBLE RAMP
SEE DETAIL SHEET DET-1 |
| ⑦ MOTORCYCLE SPACE (4'X8' MIN) W/SIGN | ⑲ 6' PEDESTRIAN CROSSING SEE DETAIL SHEET DET-1 |
| ⑧ DETENTION POND | ⑳ NEW 6' CONCRETE SIDEWALK PER COA STD DW 2430 |
| ⑨ NEW ASPHALT PAVING | ㉑ NEW 5' CONCRETE SIDEWALK PER COA STD DW 2430 |
| ⑩ 10' TRANSITION TO EXISTING ASPHALT PAVING | ㉒ SERVICE AREA PARKING SIGN |
| ⑪ BICYCLE RACK, SEE SHEET DET-1 FOR DETAIL | ㉓ EMPLOYEE PARKING SIGN |
| ⑫ TEMPORARY DESILTING POND | ㉔ SALES FLOOR PARKING SIGN |
| ⑬ REMOVE AND REPLACE 230 LF EXISTING GUARD RAIL
PER CURRENT NMDOT STANDARDS | |

REFERENCE CHAPTER 112 OFF-STREET PARKING, SECTION 112-4 MINIMUM REQUIREMENT FOR SPACES.		
REQUIRED:	REQUIRED:	PROVIDED:
SALES FLOOR AREA Section 112-4 Note 12 1 Space per 500 sf	7,237 sf 15 Spaces	 18
OFFICE AREA Section 112-4 Note2 3 Spaces per first 500 sf 1 Space per 200sf additional [8452 sf] Total	2,952 sf 3 Spaces 8 Spaces 11 Spaces	 16
SERVICE AREA Section 112-4 Note 23 1 Space per Service Bay 1 Space per 300 sf Total	8456 sf 6 Spaces 29 Spaces 35 Spaces	 36
TOTAL SPACES REQUIRED CARS	61 Spaces	70
Required minimum number of ACCESSIBLE PARKING SPACES based on combined total for customers and employees.	3 Required	4
NOTE: ALL REMAINING PARKING IS FOR VEHICLE INVENTORY STORAGE.		365

PROJECT NUMBER: _____ APPLICATION NUMBER: <u>SI-2021-00760</u>	PR-2021-005411 _____
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.	
Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.	
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:	
Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Code Enforcement	Date
DRB Chairperson, Planning Department	Date

ENGINEER'S SEAL	AUTO NATION ALBUQUERQUE, NM	DRAWN BY pm
		DATE 7-20-21
		DRAWING 2021010-SP
 7-20-21	SITE PLAN FOR BUILDING PERMIT	SHEET # SP-1
RONALD R. BOHANNAN P.E. #7868	 TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	JOB # 2021010

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM BUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE

Street Trees Required 117 Provided 117

PAN AMERICAN FRONTAGE RD.

GLENDALE AVE. NE

ALAMEDA PL. NE

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf) 230818
TOTAL BUILDING AREA (sf) 11420
TOTAL LOT AREA (sf) 210848
LANDSCAPE REQUIREMENT X 15
TOTAL LANDSCAPE REQUIRED (15%) 31625

TOTAL ON-SITE LANDSCAPE PROVIDED 54021
TOTAL LIVE GROUNDCOVER REQUIRED 42046
TOTAL LIVE GROUNDCOVER PROVIDED 114513

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees and shrubs in a living, healthy, and attractive condition.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation system maintenance and operation shall be the sole responsibility of the owner. It shall be the owner's responsibility to ensure that fugitive water does not leave the site due to overwatering.

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubble systems to be tied to 1/2" polytube with Flush caps at each end.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

Pond Notes:
Ponds are identified on the landscape plan. The bottom and sides shall be seeded with a native seed mix per City Standard Specification 1012.2.2.4, Wildflower and Native-Grass Seed.

For pond bottoms: Gravel 3" - 1", one layer thick, with stretch irrigation system for germination.

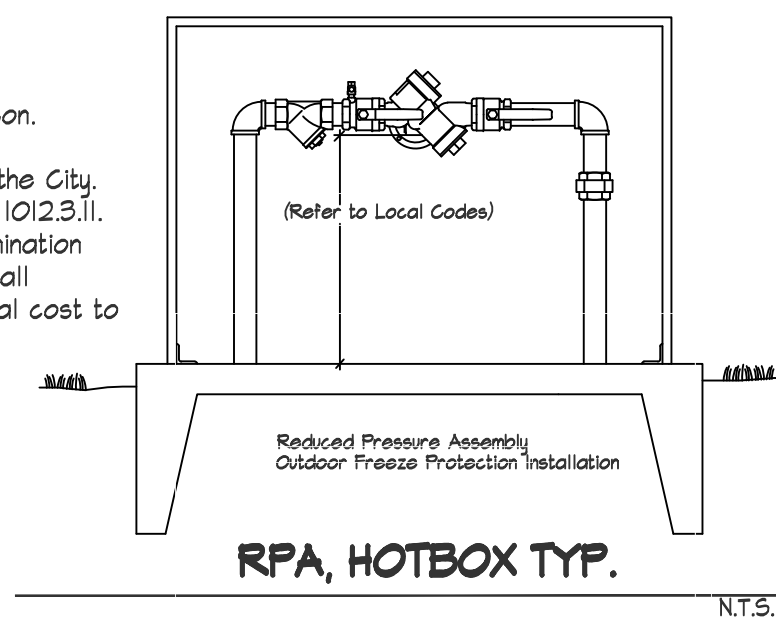
Reference Section 1012.3.7.6 Aggregate Mulch for addition of aggregate mulch and installation guide.

Native grass establishment must be achieved by the contractor within a 3 year time frame. Temporary irrigation or water truck must be used during dry weather. Seeds shall germinate in 1 year, or reseeding will be required.

Maintenance of ponding areas shall be per the City of Albuquerque, Specification 1012.3.4.1 and 1012.3.4.2.

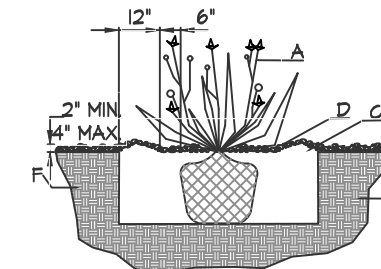
Contractor shall weed the basin during/after the first growing season.

Seeding will require inspection by the City. Reference Standard Specification 1012.3.11. If determined that insufficient germination has occurred, the CONTRACTOR shall reseed the areas with no additional cost to the OWNER.



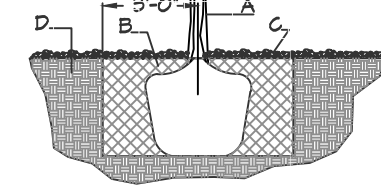
SHRUB PLANTING DETAIL

NTS
GENERAL NOTES:
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE THREE TIMES THE DIAMETER OF THE SHRUB PLANTING PIT.
2. SHRUB.
3. BACKFILL WITH EXISTING SOIL.
4. EARTH BERRY AROUND WATER RETENTION BASIN.
5. 3" DEPTH OF GRAVEL MULCH.
6. FINISH GRADE.
7. UNDISTURBED SOIL.



TREE PLANTING DETAIL

NTS
GENERAL NOTES:
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL - PREVENT TREE FROM SETTLING.
2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH IT WAS GROWN AND THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
5. BACKFILL WITH EXISTING SOIL.
6. 3" DEPTH OF GRAVEL MULCH.
7. UNDISTURBED SOIL.



LANDSCAPE LEGEND

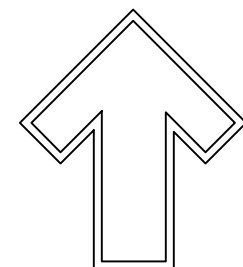
QTY SIZE COMMON/BOTANICAL H2O USE

Trees

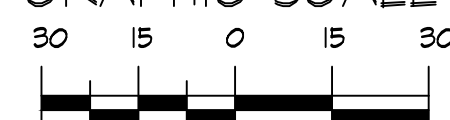
17	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	50x45	2025	34425	M
30	2" cal	Frontier Elm <i>Ulmus carpinifolioxparvifolia</i> 'Frontier'	35x25	625	18750	M
18	2" cal	Raywood Ash <i>Fraxinus angustifolia</i> oycarpa	35x25	625	11250	M
5	6-8'	Austrian Pine <i>Pinus nigra</i>	35x25	625	3125	M
22	15 Gal.	Mexican Redbud <i>Cercis mexicana</i>	15x12	144	3168	M
22	2"	Zelkova <i>Zelkova serrata</i> 'Green Vase'	30x30	900	18000	M
30 Total Trees		Total Tree Coverage		90518		

Shrubs & Groundcovers

84	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3x5	25	2100	M
51	5 Gal	Red Yucca <i>Hesperaloe parviflora</i>	3x6	36	1836	L
80	5 Gal	Beargrass <i>Nolina texana</i>	3x3	9	720	L
28	5 Gal	Lechuguilla <i>Agave lechuguilla</i>	1x5	25	700	L
4	5 Gal	Butterfly Bush <i>Buddleia davidii</i>	5x7	49	196	M
56	5 Gal	Buffalo Juniper <i>Juniperus sabina</i> 'Buffalo'	1x12	144	8064	M
40	5 Gal	Cherry Sage <i>Salvia greggii</i>	2x3	9	360	M
53	5 Gal	Blue Mist <i>Caryopteris x clandonensis</i>	3x3	9	471	M
7	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	6x7	49	343	L
11	5 Gal	Chamisa <i>Chrysothamnus nauseosus</i>	5x7	49	539	L
16	5 Gal	Spanish Broom <i>Caryopteris x clandonensis</i>	10x10	100	1600M	
6	5 Gal	Curl-leaf Mountain Mahogany <i>Cercocarpus ledifolius</i>	15x15	225	1350L+	
23	5 Gal	Rose of Sharon <i>Hibiscus syriacus</i>	10x10	100	2300M	
29	5 Gal	Gr Lo Sumac <i>Rhus aromatica</i>	3x7	49	1421	M
10	5 Gal	Knock Out Roses <i>Rosa sp.</i>	2x4	16	160	L
20	5 Gal	Feather Reed Grass <i>Calamagrostis arundinacea</i>	2.5x2	4	80	M
101	5 Gal	Dwarf Fountain Grass <i>Pennisetum alopecuroides</i> 'Hamelin'	1	909	909M	
x		Total Shrub Coverage		23155		
52783		Landscape Gravel / Filter Fabric		Brown Gravel, 3/4"-1"		
1248		Oversize Cobble		2-4" Fractured, On all slopes exceeding 3:1		
64425		Native Revegetative Seed Mix		Seed per City of Albuquerque, Standard Specification for native seed, East Side Mix		
4996		Pond, Sides and Bottom, See Pond Notes.		Seed per City of Albuquerque, Standard Specification for native seed, East Side Mix		
		Landscape Area Dimensions		Landscape Area Square Footage		



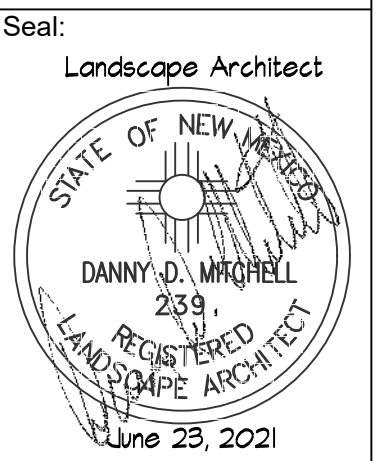
GRAPHIC SCALE



SCALE: 1" = 30'-0"



Danny Mitchell
Landscape Architect
danny@mitchellassociatesllc.com



DRAWING NO:
LS-101

Auto Nation
Albuquerque, NM

Landscape Plan

REVISIONS		Date:	Comment
By:	Drawn By:		
01	dm	June 23, 2021	PRE Comments

DESIGNED BY: D. Mitchell
DRAWN BY: dm
APPROVED BY:
DATE: June 23, 2021
NEW MEXICO ONE CALL
STATEWIDE 811 OR
1-800-321-ALERT (2537)
www.nmonecall.org
Call two working days
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