

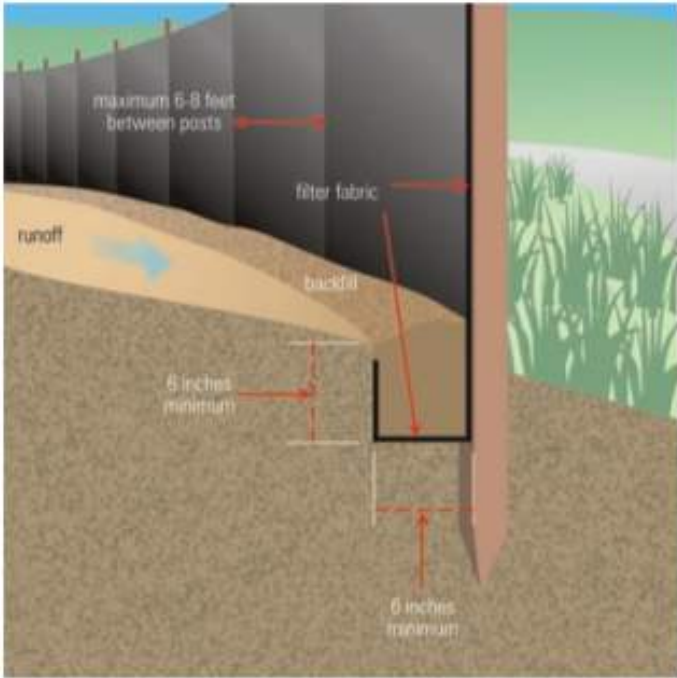
Non-woven Silt Fence
A silt fence is a temporary sediment barrier consisting of a geotextile attached to supporting posts and trenched into the ground. Intended to retain sediment that has been dislodged by stormwater.

Use silt fence as a perimeter control particularly at lower or down slope edge of a disturbed area. Leave space for maintenance between slope and silt fence or roll. Trench in the silt fence on the uphill side (6 in deep by 6 in wide). Install stakes on the downhill side of the fence. Curve silt fence up-gradient to help it contain runoff.

To maintain remove sediment when it reaches one-third of the height of the fence. Replace the silt fence where it is worn, torn, or otherwise damaged. Retrench or replace any silt fence that is not properly anchored to the ground. If the silt fence cannot be toed in properly due to existing hard surface, place mulch filter sock at base to prevent sediment from leaving site.

8’ max wood stake spacing and 10’ max spacing for steel T-post.

Silt Fence Installation



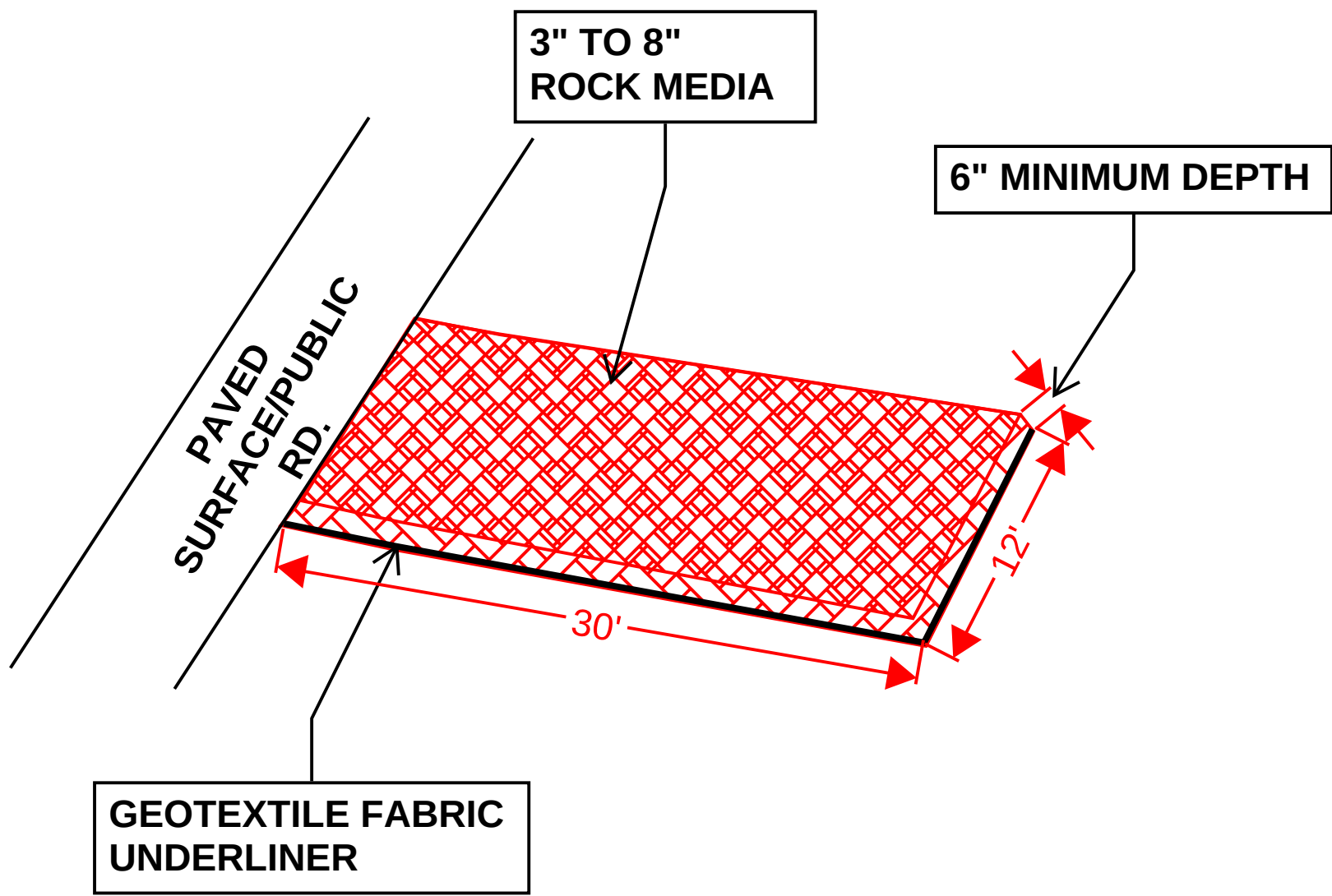
Source: USEPA Guide for Construction Site

TYPICAL CONCRETE WASHOUT-BELOW GRADE



- Install appropriate signage to inform concrete equipment operators of the proper washout location.
- An appropriate stabilized entrance shall be installed where applicable. The length and width of the stabilized entrance may vary based on size and location of the washout.
- Washout facilities must be sized to contain washout water and solids.
- Typical dimensions are 10 feet long by 10 feet wide but may vary upon site limitations.
- Pit shall be delineated with Orange Filter Sock and A-Framed staked.
- The pit shall be lined with 10mil (minimum) polyethylene impermeable liner on the bottom and sides overlapping the top edges completing a leak-proof container.

VEHICLE TRACK-OUT CONTROL



NOT TO SCALE

- DIMENSIONS NOTED CAN BE SITE RESTRICTIVE.

ESC Plan Standard Notes (2023-06-16)

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 2022 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 BMPs and prior to beginning construction.
3. Self-inspections - In accordance with City Ordinance § 14-5-2-11(C)(1), “at a minimum a routine self-inspection is required to review the project for compliance with the Construction General Permit once every 14 days and after any precipitation event of 1/4 inch or greater until the site construction has been completed and the site determined as stabilized by the city. Reports of these inspections shall be kept by the person or entity authorized to direct the construction activities on the site and made available upon request.
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. Final Stabilization and Notice of Termination (NOT) - In accordance with City Ordinance § 14-5-2-11(C)(1), self-inspections must continue until the site is “determined as stabilized by the city.” The property owner/operator is responsible for determining when the “Conditions for Terminating CGP Coverage” per CGP Part 8.2 are satisfied and then for filing their Notice of Termination (NOT) with the EPA. Each operator may terminate CGP coverage only if one or more of the conditions in Part 8.2.1, 8.2.2, or 8.2.3 has occurred. After filing the NOT with the EPA, the property owner is responsible for requesting a Determination of Stabilization from the City.
6. When doing work in the City right-of-way (e.g. sidewalk, drive pads, utilities, etc.) prevent dirt from getting into the street. If dirt is present in the street, the street should be swept daily or prior to a rain event or contractor induced water event (e.g. curb cut or water test).
7. When installing utilities behind the curb, the excavated dirt should not be placed in the street.
8. When cutting the street for utilities the dirt shall be placed on the uphill side of the street cut and the area swept after the work is complete. A wattle or mulch sock may be placed at the toe of the excavated dirt pile if site constraints do not allow placing the excavated dirt on the uphill side of the street cut.
9. ESC Plans must show longitudinal street slope and street names. On streets where the longitudinal slope is steeper than 2.5%, wattles/mulch socks or j-hood silt fence shall be shown in the front yard swale or on the side of the street.



OPERATOR: LT BUILDING CORP.

TOTAL SITE AREA: 61.25 ACRES
TOTAL DISTURBED AREA: 43.25 ACRES

RECEIVING WATERS: ON-SITE
RETENTION POND

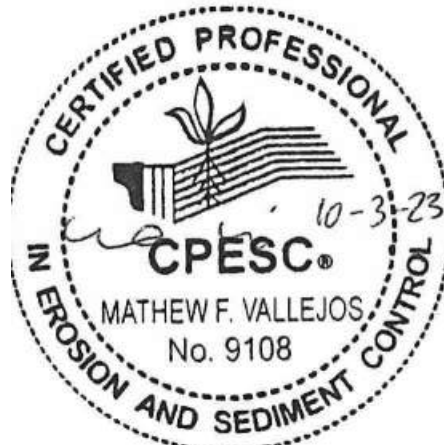
REFER TO THE ESC BMP DETAILS
(ESC-2) FOR INSTALLATION, INSPECTION
AND MAINTENANCE REQUIREMENTS.

BEDROCK

TEMPORARY EROSION AND SEDIMENT
CONTROL PLAN

Drawn By:
M. VALLEJOS, CPESC, CISEC

10/02/23



ESC-2

Nature of Construction Activity:
This project consists of new land development for future residential home construction. This project covers approximately 43.25 acres of the Bedrock project. LT Building Corp. is responsible for all construction activities including earthwork, infrastructure, utilities, flatwork, and asphalt paving.. The activities to occur on-site are consistent with land development for future residential home construction. A borrow area located 2.93 miles to the northwest of the site will be used to import borrow to the project, approximately 18 acres. See site map for details.

Project/Site Name:_____Bedrock_____
Project Street/Location:_____Paseo Del Norte and Woodmont Ave._____
City:_____Albuquerque_____
State: NM
Zip Code:_____87114_____
County:_____Bernalillo_____

Project Latitude:_____35.18773_____ **Longitude:**_____ -106.74345_____

Determination of Latitude/Longitude:
☐ **USGS topographic map (scale:**_____ **)**
☐ **EPA Web Site** ☒ **NM OpenEnviroMap** ☐ **GPS**
☐ **Other (please specify):**_____

Function of Construction Activity:
☒ **Residential** ☐ **Commercial** ☐ **Industrial** ☐ **Linear (roadway)**
☐ **Linear (Utility)** ☒ **Development** ☐ **Other (specify):**_____

Is your project/site located on Federal or Native American Lands Yes☐ No☒
Description:_____

ROLE	COMPANY	REPRESENTATVIE NAME	PHONE	EMAIL
OPERATOR	LT BUILDING CORP.	WILLIAM LEAHY	310-552-0065, EXT. 305	WILLIAML@LTBUILDINGCORP.COM
OWNER	ABQ INVESTORS, LLC	LAUREN BOYD	310-552-0065	LAURENB@LATERRADEV.COM
BMP MAINTENANCE	SUPERIOR STORMWATER SERVICES, LLC	TIM SLATUNAS	505-353-2558	TIM@SUPERIORSTORMWATER.COM
SWPPP INSPECTIONS	GREEN GLOBE ENVIRIONMENTAL, LLC	TIM SLATUNAS	505-353-2558	TIM@GREENGLOBENM.COM

Start Date-Finish Date (dates to be marked on site plan by operator)	Construction Activity, BMPs, and location
Initial Phase	Pre-Site Grading 1. Install perimeter BMPs (silt fence, erosion control logs, downstream inlet protection, etc.) 2. Construct VTC. 3. Set up construction trailer, construction barrier, and material storage areas, etc. 4. Install sanitary facilities and dumpster 5. Implement stabilization procedures where work is complete or ceases (per section 2.2.14 of the 2022 EPA CGP)
Interim Phase	Site Grading/ Building Construction 1. Mass <u>grade</u> site 2. Construct utilities, infrastructure 3. Building, pavement construction 4. Implement stabilization procedures where work is complete or ceases (per section 2.2.14 of the 2022 EPA CGP)
Final Phase	Final Stabilization 1. Implement stabilization procedures where work is complete or ceases (per section 2.2.14 of the 2022 EPA CGP) 2. Prepare final seeding and landscaping 3. Monitor stabilized areas until final stabilization is reached 4. Remove temporary control BMPs and stabilize any areas disturbed by theremoval



Summary by Map Unit — Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico (NM6500)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AmB	Alameda sandy loam, 0 to 5 percent slopes	.24	68.5	66.5%
BKD	Bluepoint-Kokan association, hilly	.17	13.6	13.2%
MaB	Madurez loamy fine sand, 1 to 5 percent slopes	.24	14.5	14.1%
MWA	Madurez-Wink associatin, gently sloping	.24	0.3	0.3%
PAC	Pajarito loamy fine sand, 1 to 9 percent slopes	.17	6.1	5.9%
Totals for Area of Interest			103.1	100.0%

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REFER TO THE ESC BMP DETAILS (ESC-2) FOR INSTALLATION, INSPECTION AND MAINTENANCE REQUIREMENTS.

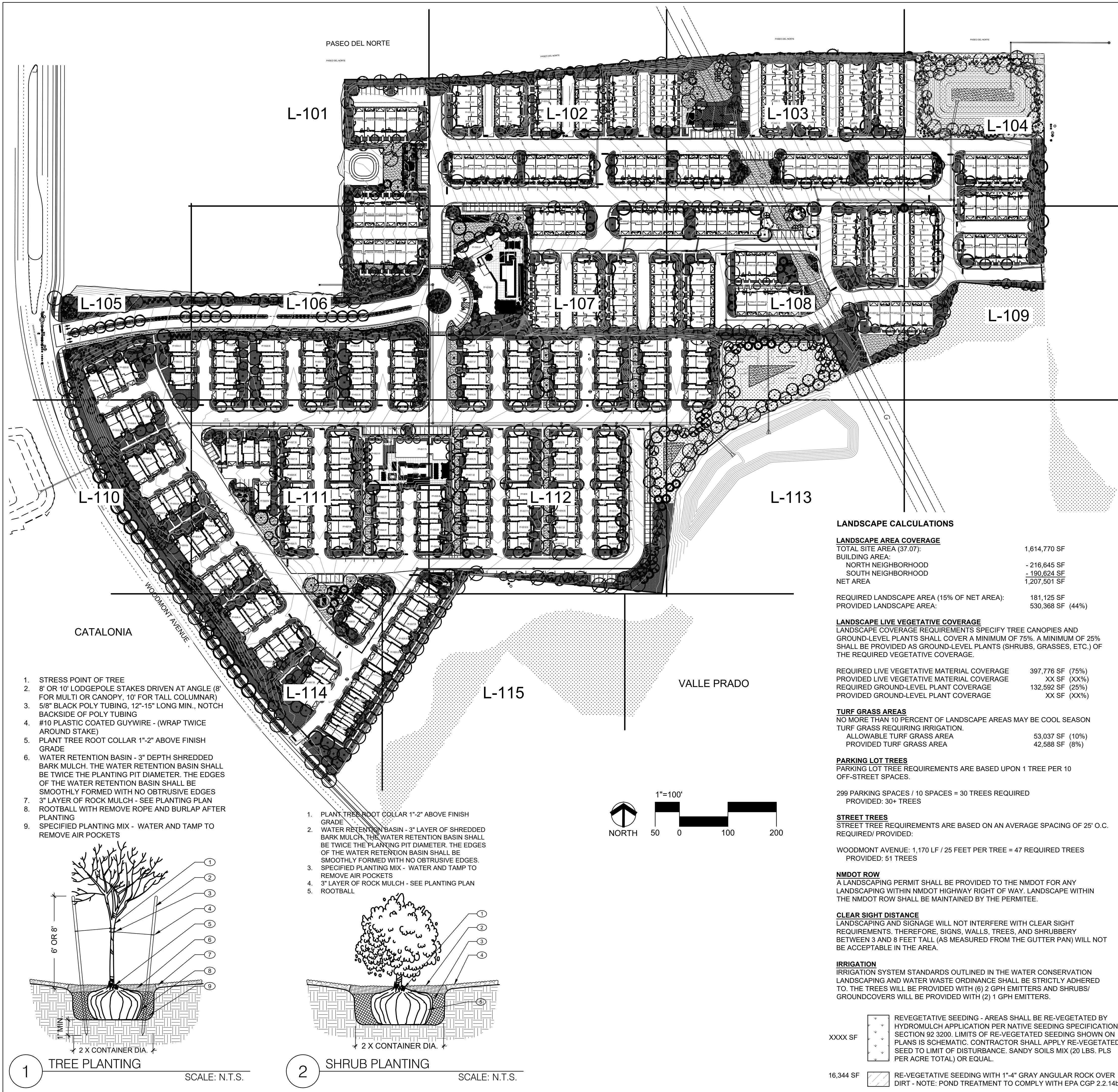
BEDROCK
TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

Drawn By:
M. VALLEJOS, CPESC, CISEC

10/02/23



ESC-3



PLANT LEGEND		SCIENTIFIC NAME		
QTY.	SYMBOL	COMMON NAME (WATER USE)	SIZE	MATURE SIZE
TREES				
X		CELTIS RETICULATA NETLEAF HACKBERRY (L+)	2.5" CAL	25' HT. X 25' SPR.
X		CERCIS CANADENSIS V. TEXENSIS TEXAS REDBUD (M)	2.5" CAL	20' HT. X 20' SPR.
X		GLEDITSIA TRICANTHOS 'IMPERIAL' IMPERIAL HONEYLOCUST (M)	2.5" CAL	50' HT. X 45' SPR.
X		CHILOPSIS LINEARIS DESERT WILLOW (L+)	2.5" MLT	20' HT. X 25' SPR.
X		FORESTIERA NEOMEXICANA NEW MEXICO OLIVE (M)	2.5" MLT	15' HT. X 12' SPR.
X		JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER (L+) "FEMALES ONLY"	2.5" CAL	12' HT. X 4' SPR.
X		ACER FREMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE (M)	2.5" CAL	40' HT. X 30' SPR.
X		ROBINIA 'PURPLE ROBE' PURPLE ROBE LOCUST (M)	2.5" CAL	30' HT. X 30' SPR.
X		PINUS EDARICA AFGHAN PINE (M)	2.5" B&B	40' HT. X 18' SPR.
X		PINUS NIGRA AUSTRIAN PINE (M+)	2.5" B&B	35' HT. X 25' SPR.
X		PISTACIA CHINENSIS CHINESE PISTACHE (M)	2.5" CAL	40' HT. X 30' SPR.
X		ULMUS PROPINQUA EMERALD SUNSHINE ELM (M)	2.5" CAL	35' HT. X 35' SPR.
X		ULMUS PARVIFOLIA 'EMER II' ALLEE ELM (M)	2.5" B&B	35' HT. X 35' SPR.
X		VITEX AGNUS-CASTUS CHASTE TREE (M)	2.5" MLT	20' HT. X 20' SPR.
X		ULMUS CARPINIFOLIA X PARVIFOLIA FRONTIER ELM (M)	2.5" CAL	25' HT. X 15' SPR.
SHRUBS & GROUNDCOVERS				
X		ACHILLEA TAYGETEA 'MOONSHINE' MOONSHINE YARROW (M)	1-GAL.	2' HT. X 2' SPR.
X		AGASTACHE RUPESTRIS SUNSET HYSSOP (L)	1-GAL.	2' HT. X 2' SPR.
X		BUDDLEIA DAVIDII NANHOENSIS BUTTERFLY BUSH (M)	5-GAL.	5' HT. X 4' SPR.
X		CARYOPTERIS CLANDONENSIS BLUE MIST SPIREA (M)	5-GAL.	3' HT. X 4' SPR.
X		CAESALPINIA GILLIESII YELLOW BIRD OF PARADISE (L)	5-GAL.	5' HT. X 5' SPR.
X		LAGERSTROMIA INDICA 'DYNAMITE' GRAPE MYRTLE (M)	5-GAL.	6' HT. X 10' SPR.
X		ERICAMERIA NAUSEOSA CHAMISA (L)	5-GAL.	5' HT. X 5' SPR.
X		FALLUGIA PARADOXA APACHE PLUME (L)	5-GAL.	5' HT. X 5' SPR.
X		LAVANDULA AUGUSTIFOLIA 'HIDCOTE' LAVENDER 'HIDCOTE' (L+)	1-GAL.	2' HT. X 3' SPR.
X		CYTISUS SCOPARIUS 'LENAS BROOM' SCOTCH BROOM (M)	5-GAL.	4' HT. X 4' SPR.
X		ERICAMERIA LARICIFOLIA TURPENTINE BUSH (L)	5-GAL.	3' HT. X 4' SPR.
X		SPHAERALCEA COCCINEA SCARLET GLOBEMALLOW (L)	3-GAL.	3' HT. X 3' SPR.
X		SALVIA GREGGII CHERRY SAGE (L)	3-GAL.	3' HT. X 3' SPR.
X		SALVIA X 'ULTRA VIOLET' ULTRA VIOLET SAGE (L)	3 GAL.	3' HT. X 3' SPR.
X		JUNIPERUS HORIZONTALIS 'BLUE-CHIP' BLUE CHIP JUNIPER (L) "FEMALES ONLY"	5-GAL.	1' HT. X 6' SPR.
X		PINUS MUGO DWARF MUGO PINE (L)	5-GAL.	4' HT. X 5' SPR.
X		POTENTILLA FRUTICOSA SHRUBBY CINQUEFOIL (L)	5-GAL.	3' HT. X 3' SPR.
X		RHUS AROMATICA 'GROW LOW' GROW-LOW SUMAC (L)	5-GAL.	3' HT. X 4' SPR.
X		RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC (L)	5-GAL.	2' HT. X 6' SPR.
X		RHUS TRILOBATA THREE-LEAF SUMAC (L)	5-GAL.	5' HT. X 4' SPR.
X		SYRINGA VULGARIS COMMON LILAC (L)	5-GAL.	6' HT. X 6' SPR.
DESERT ACCENTS - REFERENCE DETAIL #L5##				
X		DASYLIRION WHEELERI BLUE SOTOL (RW)	5-GAL.	4' HT. X 4' SPR
X		HESPERALOE PARVIFLORA 'RED' RED YUCCA (L+)	5-GAL.	3' HT. X 3' SPR.
X		HESPERALOE PARVIFLORA 'YELLOW' YELLOW YUCCA (L+)	5-GAL.	3' HT. X 3' SPR.
ORNAMENTAL GRASSES - REFERENCE DETAIL #L5##				
X		BOUTELLOUA GRACILIS BLONDE AMBITION GRASS (L)	1-GAL.	2' HT. X 2' SPR.
X		CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER GRASS (M)	5-GAL.	3' HT. X 2' SPR.
X		MUHLENBERGIA CAPILLARIS PINK MUHLY (L+)	5-GAL.	3' HT. X 3' SPR.
X		NOLINA MICROCARPA BEAR GRASS (RW)	1-GAL.	4' HT. X 4' SPR.
X		PENNISETUM A. 'HAMELN' HAMELN FOUNTAIN GRASS	1-GAL.	2' HT. X 2' SPR.
LANDSCAPE BOULDERS AND GRAVEL MULCH				
500		LANDSCAPE BOULDERS: BLACK BASALT (HARVESTED FROM SITE) AND PUEBLO ROSE. SIZE: 18-24 CF		
466,776 SF		LANDSCAPE AREA TREATMENT TO BE A COMBINATION OF SMOKE CRUSHER FINES (3" DEPTH), 3/4" COYOTE MIST ROCK GULCH (3" DEPTH, 1" ROSESTONE ROCK MULCH (3" DEPTH), 2"-4" BASALT COBBLE (6" DEPTH), AND 2"-4"/6"-8" BLUE SAIS COBBLE (6"-8" DEPTH) OVER FILTER FABRIC		
45,732 SF		KENTUCKY BLUEGRASS SOD		

CONSENSUS
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DESCRIPTION

- NOT FOR CONSTRUCTION -

LA TERRA

Bedrock
Albuquerque, NM

SUBMITTAL: MARCH, 2023

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO: 1866-06
CAD DWG FILE:
DESIGNED BY: CP
DRAWN BY: CP
CHECKED BY: CG
DATE: 3/23
DATE: 3/23

SHEET TITLE

OVERALL
LANDSCAPE PLAN