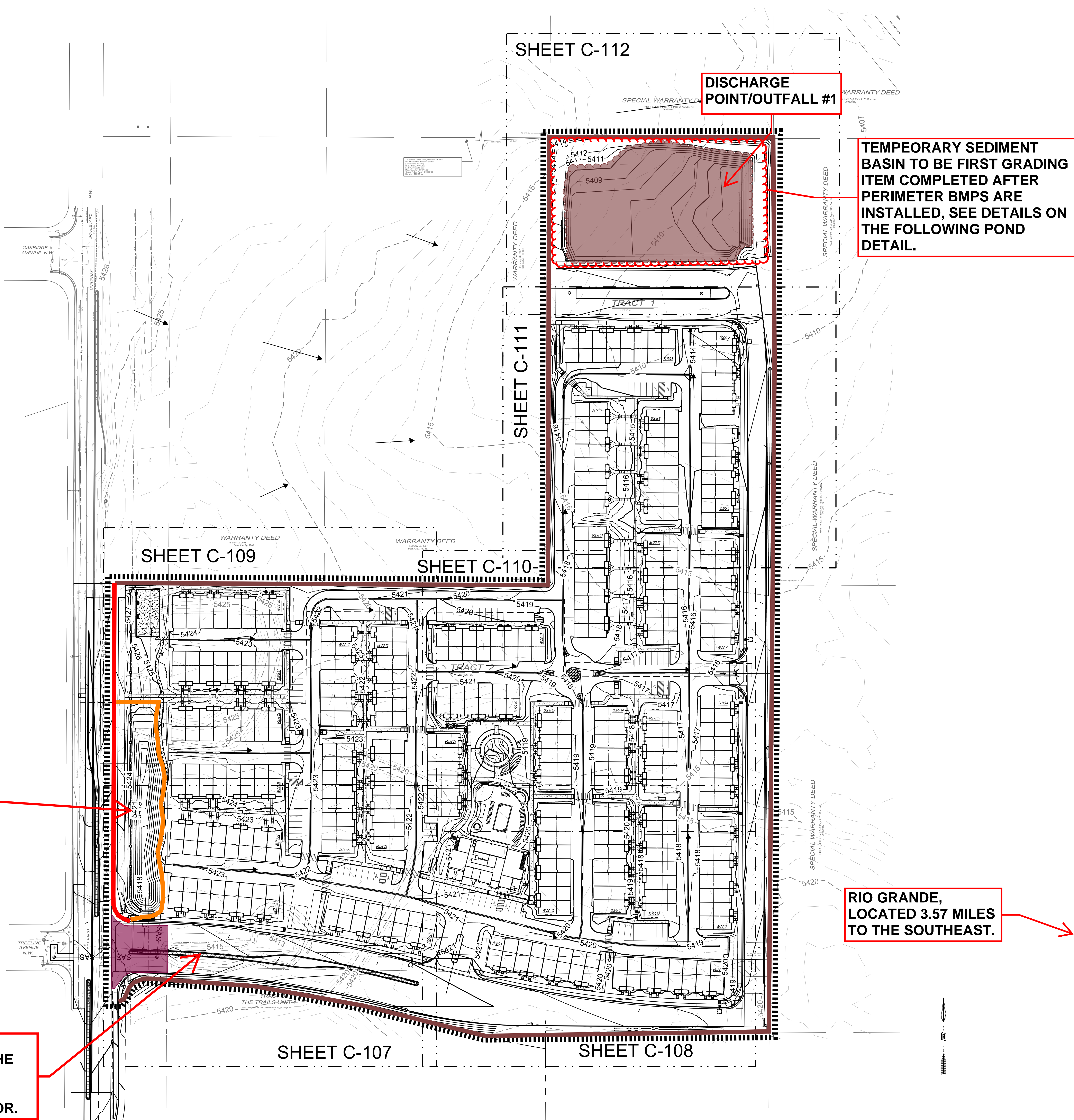


Start Date-Finish Date (dates to be marked on site plan by operator)		Construction Activity, BMPs, and location
Initial Phase	Pre-Site Grading	1. Install perimeter BMPs (silt fence, erosion control logs, downstream inlet protection, etc.) 2. Construct VTC. 3. Set up construction trailer, construction barrier, and material storage areas 4. Disturbed areas where construction will cease for more than 7 days (per NMED Tier 1 requirements) will be stabilized with erosion controls 5. Install sanitary facilities and dumpster
Interim Phase	Site Grading/ Building Construction	1. Mass grade site 2. Construct utilities, infrastructure 3. Building, pavement construction 4. Implement stabilization procedures were work is complete or ceases for 7 days (per NMED Tier 1 requirements) or greater
Final Phase	Final Stabilization	1. Implement stabilization procedures were work is complete or ceases for 7 days (per NMED Tier 1 requirements) or greater 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 the removal

- ESC Plan Standard Notes (2020-07-16)
- 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 BMPs 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 1/4 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.
 - BMPs 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, 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 for at least three years without active maintenance. Final stabilization must be documented on self-inspection reports and approved by the City of Albuquerque prior to removal of BMPs and discontinuation of inspections.

EXISTING SURGE POND THAT RECIEVES OFFSITE FLOWS FROM TRAILS UNITS 1, 2, AND 3.

WEXFORD CONSTRUCTION IS RESPONSIBLE FOR SWPPP OF THE ENTIRE AREA, PUBLIC INFRASTRUCTURE WILL BE COMPLETED BY SUBCONTRACTOR.



BMP MAP LEGEND	
LIMITS OF DISTURBANCE	PERIMETER BMP (SILT FENCE)
EROSION CONTROL LOG	EARTH BERM
INLET PROTECTION	FLOW DIRECTION
VTC (VEHICLE TRACK-OUT CONTROL)	PORTABLE TOILETS (TBD)
WASTE CONTAINER (TBD)	CONCRETE WASHOUT (TBD)
STAGING AREA (TBD)	TEMPORARY SEDIMENT TRAP



OPERATOR:WEXFORD CONSTRUCTION

TOTAL SITE AREA: 19.45 ACRES
TOTAL DISTURBED AREA: 19.45 ACRES

RECEIVING WATERS: RIO GRANDE RIVER (TIJERAS ARROYO TO ALAMEDA BRIDGE)

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

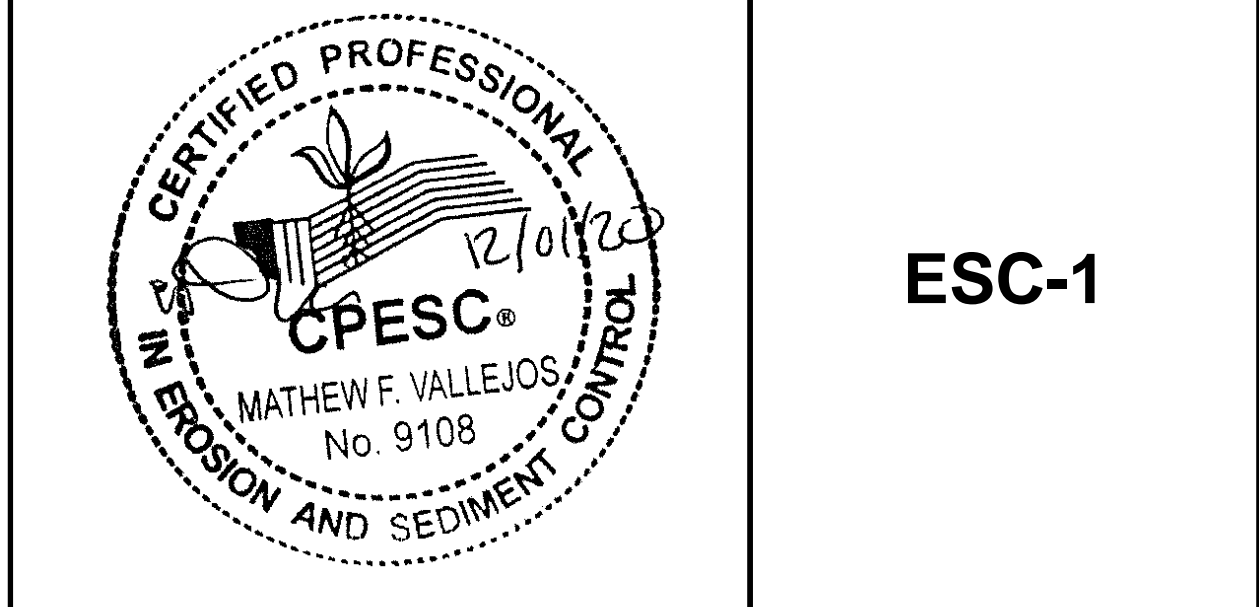
****GRADING PLAN BY OTHERS****

SONATA GREEN

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

Drawn By:
M. VALLEJOS, CPESC, CISEC

12/01/2020



ESC-1

Non-woven Silt Fence

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.

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

A cross-sectional diagram of a trench drain installation. The diagram shows a concrete curb on the left, a sloped concrete channel, and a grassy area on the right. A trench is cut into the bottom of the channel. The trench is lined with a dark material labeled 'maximum 6-8 feet between joints'. A 'filter fabric' is shown at the bottom of the trench. A 'backfill' is shown on the right side of the trench. A '6 inch sublayer' is shown at the bottom of the trench. A '6 inch minimum' is shown at the bottom of the trench. A '6 inch minimum' is shown at the bottom of the trench.

Silt Sock

8" Ultra

Construction	Tubular Knit		
Chemical Reaction	Inert to most soil chemicals including Alkaline, weak acids and salt		
Properties	Fiber Material	Multi-Filament Polypropylene	
	Color	Black	
	Melting Point	166°C	330°F
	UV Protection	Photodegradable/ UV Stabilized	
	UV Resistance ASTM G-155	100% at 1000 hr.	
	Approx. Life Expectancy*	2 – 4 years	
	Mesh Opening	1/8"	
Roll Properties (Approx.)	Roll Weight	11.8 kg	26 lbs.
	Roll Length - Relaxed	174 m	540 ft.
Applied Roll Length (Approx.)	8" Diameter	146 m	475 ft.
Strength Properties	ASTM 6241 & ASTM 5035	222 psi	
Packaging	Package Type	Roll	

SLOPE INTERRUPTION

1. A SLIGHT ENTRENCHMENT MAY BE REQUIRED ON STEEPER SLOPES TO ENSURE INTIMATE GROUND CONTACT

2. REMOVE SEDIMENT FROM THE UPSLOPE SIDE OF THE SILT SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF EFFECTIVE HEIGHT OF SOCK

3. LOCATE 1/4 IN. MEDIA MAY BE BACKFILLED ON THE UPSLOPE SIDE OF SOCK TO ENHANCE PERFORMANCE

4. HARDWOOD STAKES (2"X6" OR NOMINAL) ARE SUGGESTED

WOODEN STAKES PLACED 10' O.C.

3:1 MAX. SLOPE

8-4" DIAMETER SILT SOCK (ALSO AVAILABLE IN 12", 16" & 24" DIAMETERS)

AREA TO BE PROTECTED

0-12" DEEP (MIN.)

DITCH CHECK

FLOW

TRENCH IF NEEDED TO ELIMINATE UNDERFLOW

STAKE BEHIND, THROUGH CORDS TO HOLD SECURE TO GROUND

INSTALL SILT SOCK PERPENDICULAR TO FLOW WITH ENDS CURLED SLIGHTLY UPSTREAM TO PREVENT HIGH WATER FROM GOING AROUND THE ENDS. SLOW AND SPREAD WATER TO REDUCE CHANNELING AND EROSION

PERIMETER CONTROL & OVERLAPPING

NOTE OVERLAP BASED ON FLOW DIRECTION

FLOW 45° - 90° STAKE

STAKE

12" OVERLAP RECOMMENDED ON SLOPES

STAKE

CURL SPRILL WHEN FLOW IS LESS THAN 45°

PYRAMID INSTALLATION STAKING

T-POSTS OR STAKES

10"-12" DEEP

(SOCKS SQUEEZED)

A PYRAMID OF SMALLER DIAMETER SILT SOCKS WILL INCREASE THE EFFECTIVE HEIGHT OF THE DEVICE WHEN LARGER DIAMETER SOCKS ARE NOT READILY AVAILABLE OR EASY TO INSTALL.

INLET PROTECTION

SANDBAG OR BLOCK

FLOW

FLOW

FLOW

FLOW

STAKE OR SANDBAG

1. THESE GUIDELINES ARE BASED UPON MANUFACTURERS RECOMMENDATIONS. PROJECT SPECIFICATIONS MAY SUPERSEDE THESE GUIDELINES.
2. REFER TO REGULATORY AUTHORITY OR PROJECT ENGINEER FOR DETAILED INSTALLATION PROCEDURES.
3. WOOD FILLER MATERIAL IS PROPERLY SIZED, BIODEGRADABLE, WEED , SEED & DISEASE FREE AND ENVIRONMENTALLY SOUND.

Silt Sock

EROSION CONTROL PRODUCTS

(608) 438-7625
WWW.SILT SOCK.NET

NOT TO SCALE

Coir Mat Inlet Protection



Baseline Properties		500 Hour Exposed Properties	
MD – Maximum Load (ppi)	14.6	MD – Maximum Load (ppi)	10.2
TD – Maximum Load (ppi)	18.7	TD – Maximum Load (ppi)	13.8
MD – Elongation @ Max Load (%)	19.3	MD – Elongation @ Max Load (%)	16.9
TD – Elongation @ Max Load (%)	27.7	TD – Elongation @ Max Load (%)	16.6

Light Penetration (ECTC Guidelines)		Resiliency (ASTM D 6524)	
Baseline Reading	125	Pre-loading thickness (mils)	1943
Reading with sample	10	Post-loading thickness (mils)	326
% Light Penetration	<8	% change	-83

Swell (ECTC)	
Dry thickness (mils)	1984
Thickness after soak (mils)	2098
% change	6

Mass/Unit Area (ASTM D 6565)	
Mass/unit area (oz/sq. yd)	50.89
Mass/unit area (g/sq. meter)	1725

Water Absorption (ASTM D 1117/ECTC)		Smolder Resistance (ECTC)	
Pre-soak Weight (grams)	69	Maximum Burn Distance (in)	.29
Post-Soak (grams)	152		
Weight change (grams)	82		
% Weight Change	119		

Sediment Control (ASTM D 5141)	
Test material:	Sand sieved thru No. 10 sieve
Filtering Efficiency (%)	40.8
Flow Rate (liter/minute)	150

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.

The image contains two technical drawings of a rock toe structure, labeled PLAN and SECTION A-A.

PLAN: This top-down view shows a rectangular structure with a diamond-shaped rock toe in the center. The rock toe is filled with a hatched pattern. Dimensions include a 2' MIN. width for the rock toe, a 2' MIN. UPSTREAM distance from the rock toe to the left slope limit, and an 8' MIN. DOWNSTREAM distance from the rock toe to the right slope limit. A 2' MIN. distance is also shown from the rock toe to the right edge of the structure. The structure is flanked by two red arrows pointing outwards. Labels include SLOPE LIMIT, ROADWAY, SOIL OR ROCK RETENTION BLANKET, and PLAN.

SECTION A-A: This cross-sectional view shows the structure's profile. The rock toe is a trapezoid with a 4:1 OR FLATTER slope and a 1' MIN. height. The structure is topped with an EARTH BERM. The top of the earth berm shall be constructed level. The structure is flanked by two red arrows pointing outwards. Labels include EARTH BERM, VEE OR TRAPEZOIDAL DITCH, 2' (MIN.), 4', 2:1 OR FLATTER, 2' MIN., FLOW, EARTH BERM, and F/L DITCH OR SWALE.

EROSION CONTROL / ENVIRONMENTAL PROTECTION / STORM WATER POLLUTION PREVENTION PLAN WATER AND WASTEWATER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULFILLING ALL NECESSARY NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, OBTAINING AN NPDES PERMIT PRIOR TO CONSTRUCTION, FILLING OUT THE NOTICE OF INTENT (NOI) APPLICATION, AND FILLING OUT THE NOTICE OF TERMINATION (NOT) APPLICATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE IMPLEMENTATION OF AND INSPECTION OF THE CONSTRUCTION STAGING AREA (CSA) AND CONSTRUCTION STAGING AREA (CSA) AND CONSTRUCTION STAGING AREA (CSA) WITH THE PROPOSED CONSTRUCTION STAGING AREA AND TEMPORARY SANITARY FACILITIES CLEARLY SHOWN. ANY CHECK DAMS, SILT FENCES, OR OTHER BEST MANAGEMENT PRACTICES (BMPs) THAT ARE REQUIRED IN THE APPROVED SWPPP SHALL BE INCLUDED IN AND ARE INCIDENTAL TO THE SWPPP BID AMOUNT.
2. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED SWPPP ON-SITE AT ALL TIMES, AND SHALL COMPLY WITH THE REQUIREMENTS INDICATED ON THAT PLAN.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST AND EROSION CONTROL REQUIREMENTS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM THE REGULATORY AGENCIES.
4. THE CONTRACTOR SHALL EITHER PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR INSTALL BMPs IDENTIFIED IN THE APPROVED SWPPP TO PREVENT DISCHARGE OF EXCAVATED MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY DURING A RAIN OR WIND EVENT.
5. THE CONTRACTOR SHALL IMPLEMENT THE APPROVED SWPPP AND ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
6. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL TEMPORARY OR PERMANENT DIRT SWALES BY INSTALLING BMPs IDENTIFIED IN THE APPROVED SWPPP IN THE SWALES PERPENDICULAR TO THE DIRECTION OF FLOW, AND AT INTERVALS AS SPECIFIED IN THE SWPPP.
7. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED. WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE THEREFOR.
8. ALL AREAS OF EXPOSED SOIL SHALL BE COVERED BY LANDSCAPING OR AN IMPERVIOUS SURFACE SHALL BE REVEGETATED WITH NATIVE GRASS SEEDING. WHEN CONSTRUCTION ACTIVITIES CEASE AND EARTH DISTURBING ACTIVITIES WILL NOT RESUME WITHIN 14 DAYS, STABILIZATION MEASURES MUST BE INITIATED, UNLESS INDICATED OTHERWISE ON THESE PLANS OR ON THE LANDSCAPING PLAN, NATIVE GRASS SEEDING SHALL BE SEEDING PER SECTION 1012 OF THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, APWA NM CHAPTER, LATEST EDITION.
9. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNATED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.) GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OFF-SITE. IN ADDITIONAL TO THE OWNER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED TO HAUL OR DISPOSE OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES, AND ARCHAEOLOGICAL RESOURCES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS WITHIN THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, ETC. WHICH MAY HAVE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE TEAM AT 505-827-8329.
11. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.
12. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.
13. WHERE STORM INLETS ARE SUSCEPTIBLE TO INFLOW OF SILT OR DEBRIS FROM CONSTRUCTION ACTIVITIES, PROTECTION SHALL BE PROVIDED ON THEIR UPSTREAM SIDE UTILIZING BMPs IDENTIFIED IN THE APPROVED SWPPP.



OPERATOR: WEXFORD CONSTRUCTION

TOTAL SITE AREA: 19.45 ACRES
TOTAL DISTURBED AREA: 19.45 ACRES

**RECEIVING WATERS: RIO GRANDE RIVER
(TIJERAS ARROYO TO ALAMEDA BRIDGE)**

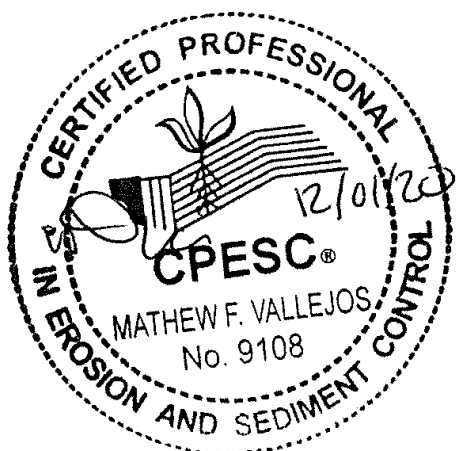
**REFER TO THE ESC BMP DETAILS (ESC-2)
FOR INSTALLATION, INSPECTION AND
MAINTENANCE REQUIREMENTS.**

SONATA GREEN

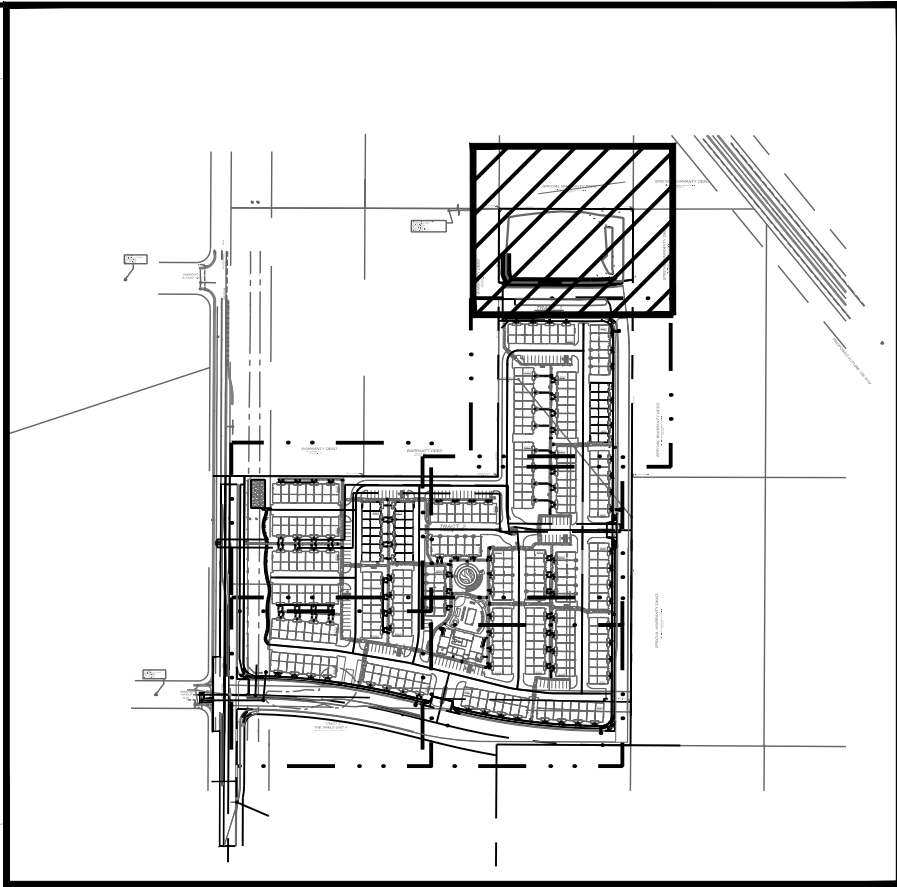
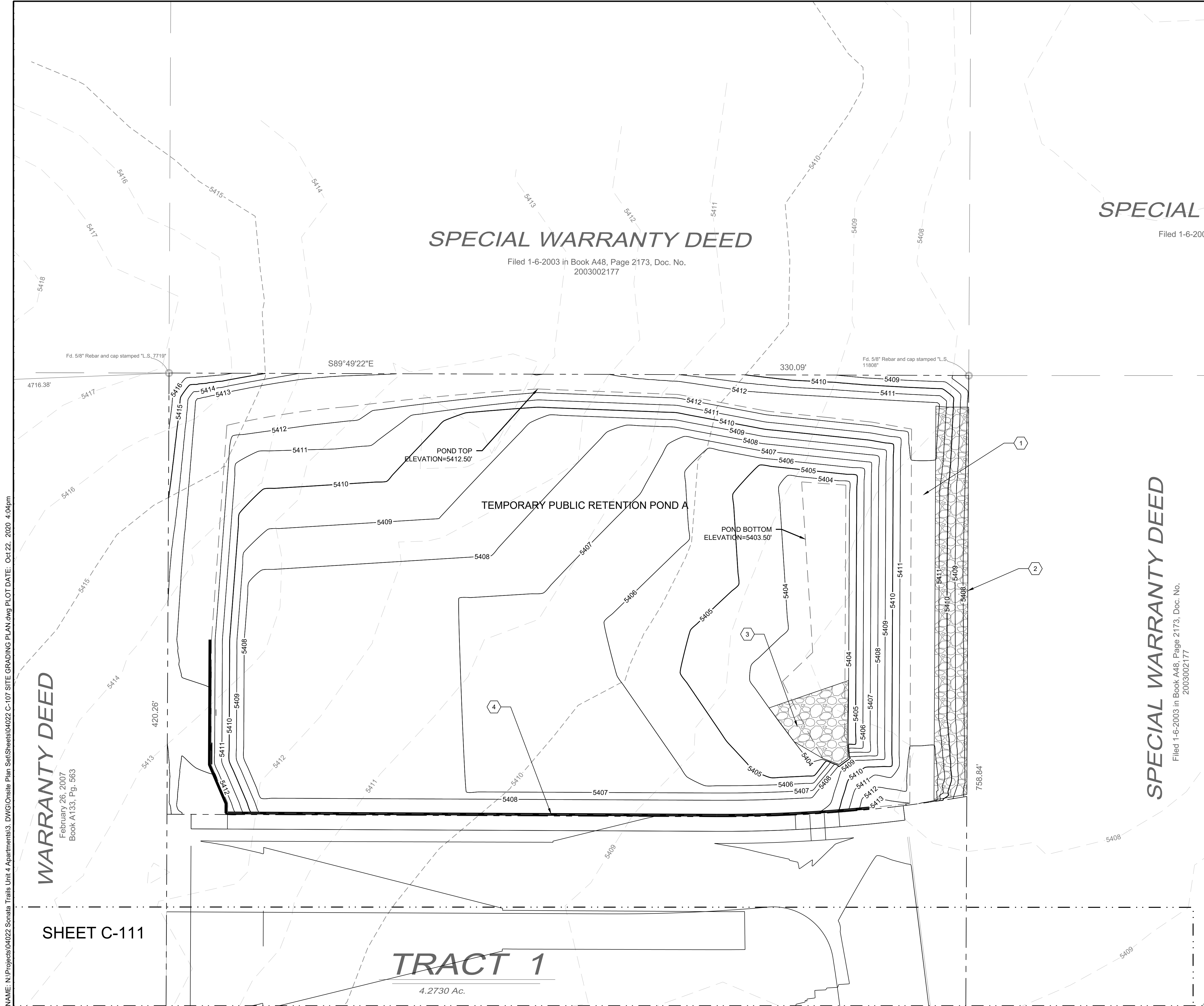
TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

Drawn By:
M. VALLEJOS, CPESC, CISEC

12/01/20



ESC-2



- LEGEND
- GRADING LIMITS
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - MATCHLINE
 - SLOPE ARROW
 - SIDEWALK CULVERT
- SPOT ELEVATION SYMBOLS
- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.
- 20.00 FLOWLINE
 - 20.00± MATCH EX. GRADE ELEV. (APPROXIMATE)
 - BW 20.00 BOTTOM WALL
 - TW 20.00 TOP WALL
 - SW 20.00 SIDEWALK
 - FG 20.00 FINISHED GROUND
 - BS 20.00 BOTTOM STEP
 - TS 20.00 TOP STEP

KEYED NOTES

I.D.#	DESCRIPTION
1	1' OVERFLOW WEIR. TOP OF POND ELEVATION = 5412.50'. TOP OF WEIR ELEVATION = 5411.50'.
2	RIP RAP D50=8" DOWNSTREAM OF OVERFLOW WEIR.
3	RIP RAP D50=8" POND RUNDOWN.
4	WATERPROOF CMU RETAINING WALL. RETAINING WALL HEIGHT VARIES FROM 0'-6'.

NAME: N:\Projects\04022 Sonata Trails Unit 4 Apartments3. DWG\Onsite Plan Set\Sheets\04022 C-107 SITE GRADING PLAN.dwg PLOT DATE: Oct 22, 2020 4:04pm

WARRANTY DEED
February 26, 2007
Book A133, Pg. 563

SHEET C-111

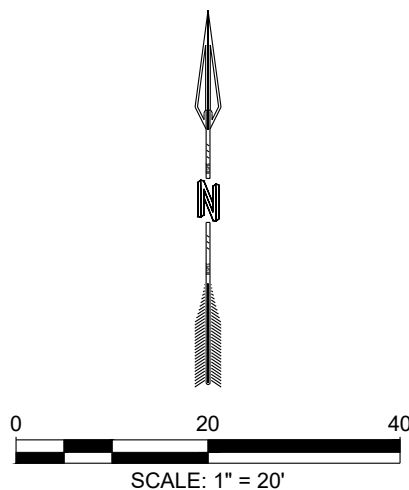
TRACT 1
4.2730 Ac.

SPECIAL

Filed 1-6-200

SPECIAL WARRANTY DEED

Filed 1-6-2003 in Book A48, Page 2173, Doc. No. 2003002177



DESIGNED BE
DRAWN BE
CHECKED SG
DATE 10/22/2020

RESPEC
COMMUNITY DESIGN SOLUTIONS
8971 JEFFERSON STREET SUITE 101
DALLAS, TEXAS 75243
WWW.RESPEC.COM PHONE 800.923.9718

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JEREMY W. SHELL
NEW MEXICO
26341
10/22/2020
PRELIMINARY
NOT FOR CONSTRUCTION
10/2020
THIS DRAWING IS INCOMPLETE
AND NOT TO BE USED FOR
CONSTRUCTION UNLESS IT IS
STAMPED, SIGNED AND DATED

PROJECT NAME:
SONATA TRAILS UNIT 4
APARTMENTS

SHEET TITLE:
CONCEPTUAL SITE
GRADING PLAN

SUBMITTED FOR:
DRB SITE PLAN

SHEET NUMBER:
C-112

TEMPORARY PUBLIC RETENTION POND A - PROPOSED												
NAME	Q100-24HR EXISTING DISCHARGE	Q100-10DAY WEIR DISCHARGE	V100-24HR EXISTING VOLUME	V100-10DAY WEIR DISCHARGE	Q100-24HR MAX INFLOW	V100-10DAY MAX INFLOW VOLUME	VOLUME RETAINED	MAX WATER SURFACE ELEVATION	RETENTION VOLUME PROVIDED	TOP OF POND ELEVATION	SPILLWAY ELEVATION	BOTTOM OF POND ELEVATION
	CFS	CFS	AC-FT	AC-FT	CFS	AC-FT	AC-FT	FT	AC-FT	FT	FT	FT
POND-A	47.71	0.00	1.31	0.00	82.34	4.64	4.64	5411.40	4.71	5412.50	5411.50	5403.50

TEMPORARY PUBLIC RETENTION POND A				
Elevation	Area (Sq.Ft)	V (Cu.Ft)	Cum (Cu.Ft)	Cum (Ac.Ft)
5403.50	1918	0	0	0.00
5404.00	3421	1335	1335	0.03
5405.00	7164	5293	6627	0.15
5406.00	11749	9457	16084	0.37
5407.00	26579	19164	35248	0.81
5408.00	32142	29361	64608	1.48
5409.00	37959	35051	99659	2.29
5410.00	41815	39887	139546	3.20
5411.50	45504	65489	205035	4.71
5412.50	48297	46901	251936	5.78

****ALL CALCULATIONS
SHOWN ARE DIRECTLY
FROM THE CONCEPTUAL
DRAINAGE REPORT
PROVIDED BY RESPEC,
INC.****