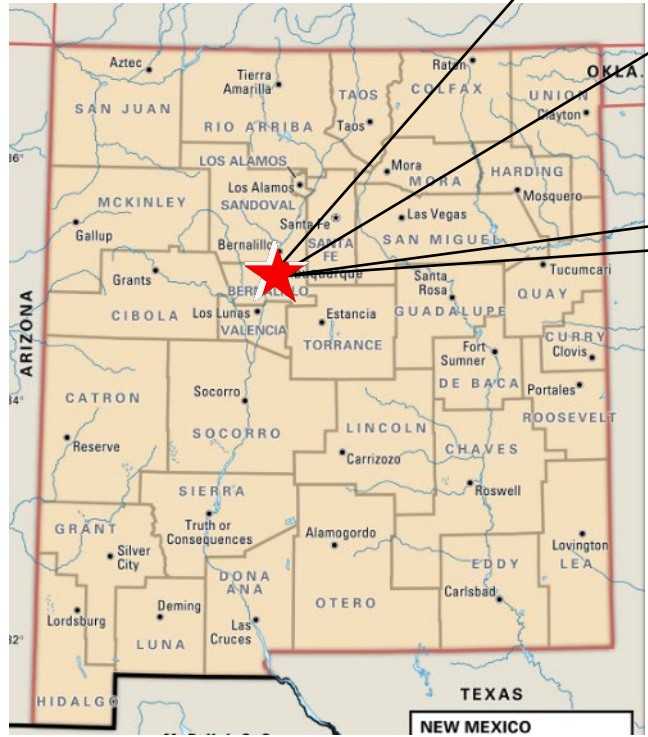


MX at Petroglyphs

TEMPORARY EROSION AND SEDIMENT CONTROL

PLAN



PAGE INDEX	
1	TITLE PAGE
2	SWPPP INFO & NOTES
3	DETAILS
4-7	TEMPORARY EROSION CONTROL PLAN
8	SCHEDULE & SWPPP TEAM



GPS COORDINATES:

Latitude: 35.177558

Longitude: -106.706518

 CPESC Stamp	MX at Petroglyphs	
	PROJECT TITLE	
	ALBUQUERQUE, NM, BERNALILLO COUNTY	
	CITY, COUNTY, STATE	
12/06/2023		DATE
B. Henriksen / J. Tolman		DRAWN BY
		

STORMWATER POLLUTION PREVENTION PLAN INFORMATION

PERMIT NUMBER: NMR

NMR100000 STATE OF NEW MEXICO, EXCEPT INDIAN COUNTRY
NMR10I000 INDIAN COUNTRY WITHIN THE STATE OF NEW MEXICO, EXCEPT NAVAJO RESERVATION LANDS THAT ARE COVERED UNDER ARIZONA PERMIT AZR10I000 AND UTE MOUNTAIN RESERVATION LANDS THAT ARE COVERED UNDER COLORADO PERMIT COR10I000.

OPERATOR NAME: Gamma Development / TQM, LLC

OPERATOR POINT OF CONTACT: Steve Hernandez 505-228-1401 steve@dmcnm.com

NOI PREPARED BY: Inspections Plus



PROJECT/SITE NAME: MX at Petroglyphs

PROJECT/SITE ADDRESS:

LATITUDE	Latitude: 35.177558
LONGITUDE	Longitude: -106.706518
ESTIMATED PROJECT START DATE	11/20/2023
ESTIMATED PROJECT COMPLETION DATE	01/30/2026
ESTIMATED AREA TO BE DISTURBED	3.45
TYPE OF CONSTRUCTION	Residential
DEMOLITION OF ANY STRUCTURES, 10,000 SQ FT OF GREATER BUILT OR RENOVATED BEFORE JANUARY 1, 1980?	No
WAS THE PREDEVELOPMENT LAND USED FOR AGRICULTURE?	NO
COMMENCED EARTH DISTURBING ACTIVITIES?	NO
DISCHARGE TO MS4? MS4 NAME?	Yes - Cityof Albuquerque
SURFACE WATERS WITHIN 50FT?	NO
RECEIVING WATER?	Rio Grande
IS RECEIVING WATER IMPAIRED? TIER DESIGNATION	Yes
WHAT ARE THE IMPAIRMENTS, IF ANY?	Dissolved Oxygen, E.coli, Mercury, PCBS, Temperature
SWPPP CONTACT INFORMATION:	Steve Hernandez 505-228-1401 steve@dmcnm.com
ENDANGERED SPECIES CRITERIA:	CRITERION "A"; NO CRITICAL HABITATS
HISTORIC PRESERVATION CRITERIA:	CRITERION "A" PREEXISTING DEVELOPMENT

EROSION CONTOL NOTES
ESC Plan Standard Notes (2022-08-23)

- 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 BMPs 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.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 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 for at least three years without active maintenance. Final stabilization must be approved by the City of Albuquerque prior to removal of BMPs and discontinuation of inspections.

 CPESC Stamp	MX at Petroglyphs	
	PROJECT TITLE	
	ALBUQUERQUE, NM, BERNALILLO COUNTY	
	CITY, COUNTY, STATE	
	12/06/2023	DATE
B. Henriksen / J. Tolman	DRAWN BY	
		

SEDIMENT TRACK OUT CONTROL



- BMP Objectives**
- Sediment Control

BERMS AND SWALES



- BMP Objectives**
- Runoff Control
 - Run-on Diversion

SILT FENCE



- BMP Objectives**
- Sediment Control
 - Sheet Flow Runoff Control
 - Wind Erosion Control

MULCH SOCK/STRAW WATTLE





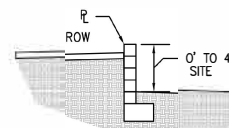
- BMP Objectives**
- Sediment Control
 - Reduce Runoff Velocity
 - Inlet Protection

INLET PROTECTION

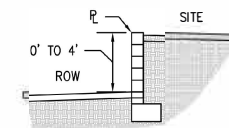


- BMP Objectives**
- Sediment Control
 - Sheet Flow Runoff Control
 - Wind Erosion Control

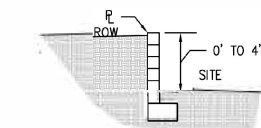
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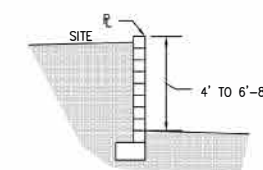
1 PL SECTION
Scale: 1"=5'



2 PL SECTION
Scale: 1"=5'



3 PL SECTION
Scale: 1"=5'



4 PL SECTION
Scale: 1"=5'

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 10/13/23
BY: *Ron E. Hensley*
Hydrology # C11D002

THE APPROVAL OF THESE PLANS DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR THE CITY OF ALBUQUERQUE. THE CITY OF ALBUQUERQUE IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE CITY OF ALBUQUERQUE IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE CITY OF ALBUQUERQUE IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.

APPROVAL OF GRADING & DRAINAGE PLANS(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

Volcano
NR-BP Mesa - CPO-12

PROJECT SITE

VICINITY MAP C-11-Z

NOTES

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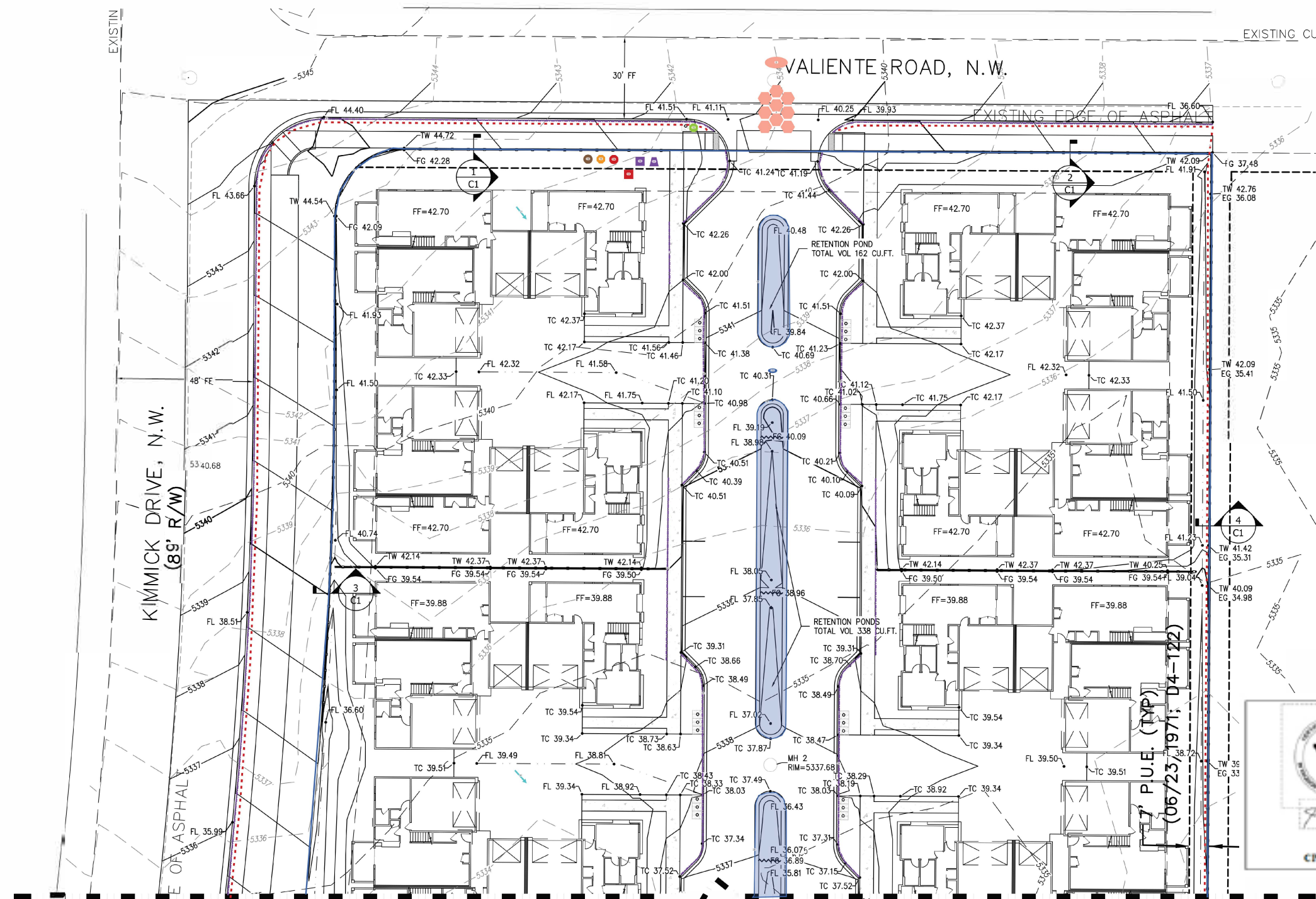
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GENERAL NOTES:

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MATCH LINE SEE SHEET C2

SCALE: 1" = 20'

LEGEND

FLOW ARROW

PROJECT TITLE

ALBUQUERQUE, NM, BERNALILLO COUNTY

03/26/2024

B. Henriksen / J. Tolman

DEVELOPMENT MANAGEMENT CONSULTANTS

PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS













9320 Menaul Blvd. NE, ste. D
Albuquerque, NM 87112

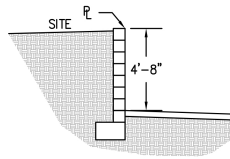
DMC

Office: (505) 296-7100
Fax: (505) 296-7105

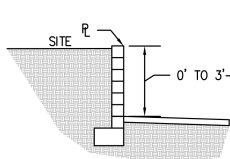
C1



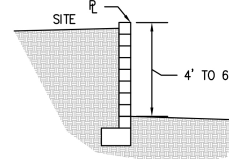
-  Retention Basin (3)
-  Pre & Post Construction Water Flow (2)
-  Silt Fence (2)
-  Cutback Curb / Sidewalk (12)
-  Property Boundary / Limit of Disturbance (1)
-  Street Sweeping (1)
-  Stabilized Construction Exit (1)
-  SWPPP Sign (1)
-  Portable Concrete Washout (1)
-  Dumpster (1)
-  Portable Toilet (1)
-  Materials Storage (1)
-  Spill Kit (1)
-  Stockpiles (1)
-  Water Truck (1)



1 PL SECTION
Scale: 1"=5'



2 PL SECTION
Scale: 1"=5'

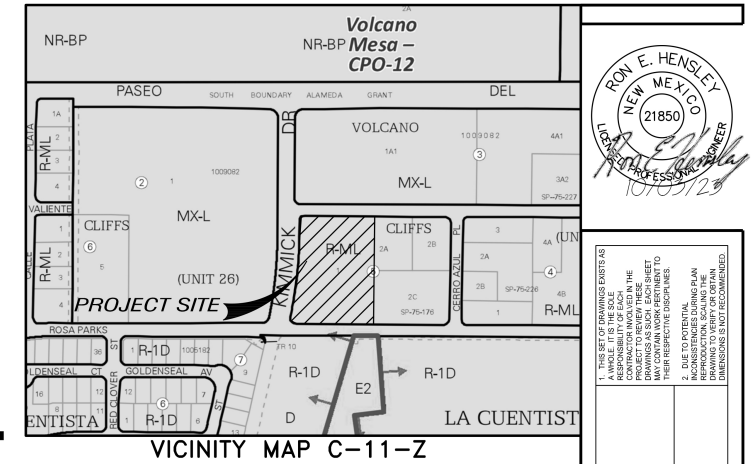


3 PL SECTION
Scale: 1"=5'

City of Albuquerque
Planning Department
Development Review Services
APPROVED
DATE: 10/13/23
BY: *Ron E. Hensley*
HydroTrans # C11D002

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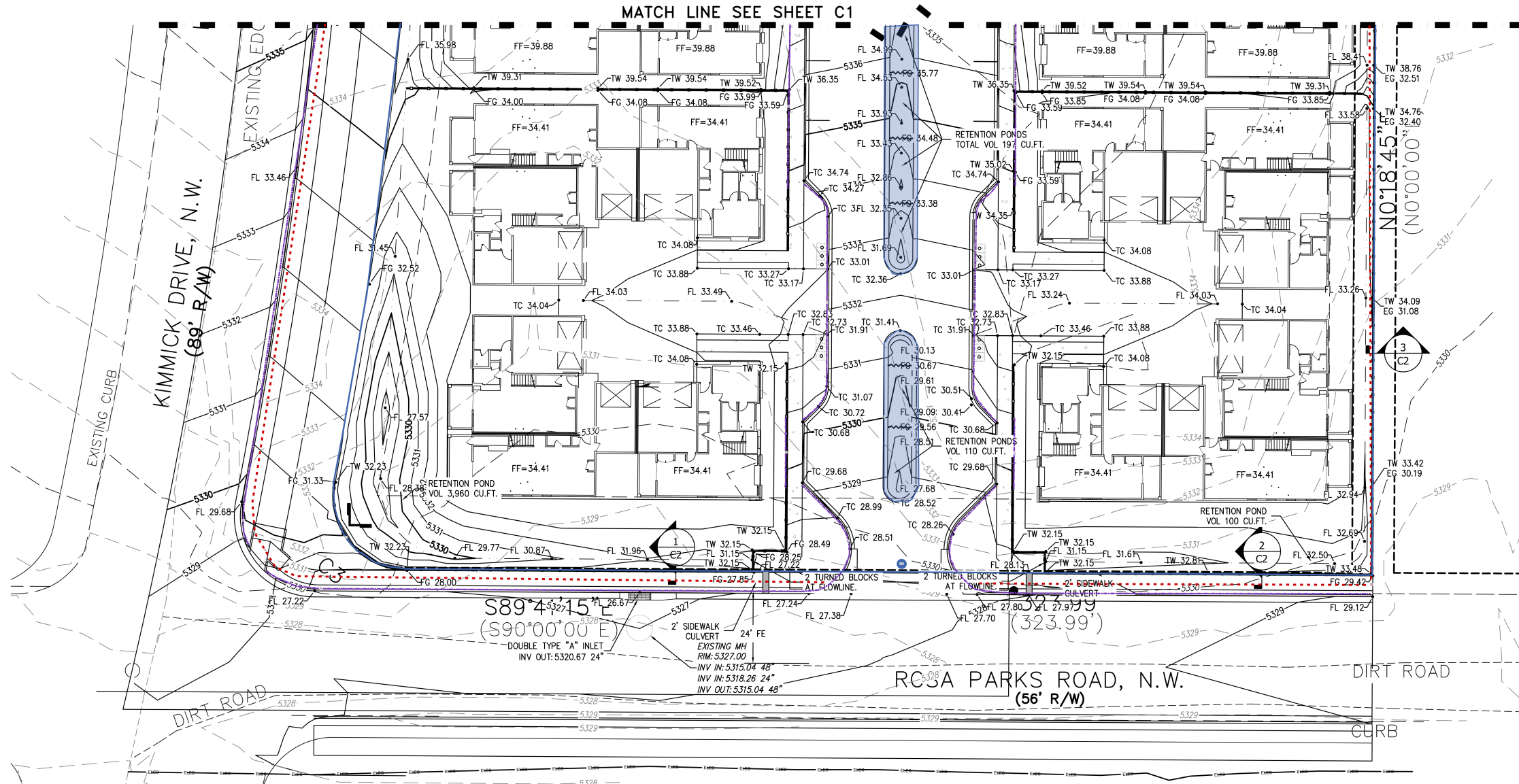
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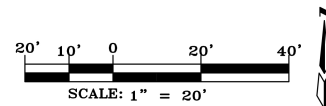
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S89°41'15"
(S90°00'00")

- LEGEND**
- FLOW ARROW
 - SLOPE ARROW
 - EL=11.28 PROPOSED ELEVATION
 - x 66.33 EXISTING ELEVATION
 - GRADE BREAK



MX at Petroglyphs

PROJECT TITLE

ALBUQUERQUE, NM, BERNALILLO COUNTY

CITY, COUNTY, STATE

03/26/2024 DATE

B. Henriksen / J. Tolman DRAWN BY

INSPECTIONS PLUS

THE HENSLEY ENGINEERING GROUP
300 BRANDING IRON RD. SE
RIO RANCHO, NEW MEXICO 87124
Phone: (505) 410-1622

DEVELOPMENT MANAGEMENT CONSULTANTS

PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS

9320 Menaul Blvd. NE, ste. D
Albuquerque, NM 87112

RON E. HENSLEY
NEW MEXICO
21850
10/13/23

ALBUQUERQUE, NM

GRADING PLAN

THE MX AT PETROGLYPH ESTATES

PROJECT NUMBER:

PROJECT PROGRESS

SITE PLAN

DRAWN BY: REH






CHECKED BY: REH / APPROVED BY: REH

DATE: JULY 13, 22

SCALE: AS NOTED

SHEET: C2



-  Retention Basin (2)
-  Silt Fence (2)
-  Cutback Curb / Sidewalk (10)
-  Property Boundary / Limit of Disturbance (1)
-  Temporary Blockade (1)

Operator(s):
Gamma Development/TQM,
LLC
Steve Hernandez
Project Manager
505-228-1401
steve@dmcnm.com

Owner:
Gamma Development/TQM,
LLC
Steve Hernandez
Property Owner Contact
505-228-1401
steve@dmcnm.com
Responsibility: Oversees project
development.