

City of Albuquerque

Planning Department Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title:	Primrose School	_Building Permit #:	Hydro	ology File #:	
DRB#:		_ EPC#:	Work	Order#:	
Legal Descrip	gal Description: Tract A-1 of Tract A, Unit 2, Albuquerque West				
	4550 Paradise Blvd. NV				
			_	lawathan Niaki	
Applicant: Tierra West, LLC				: Jonathan Niski	
	571 Midway Park Place NE	•			
Phone#: 505	-858-3100	_Fax#: <u>505-858-1118</u>	E-mail:	jniski@tierrawestllc.com	
Other Contact	:		Contact	::	
Address:					
Phone#:		_ Fax#:	E-mail:		
Check all that A ₁	pply:				
DEPARTMENT	Γ:	ТҮРЕ О	OF APPROVAL/ACCI	EPTANCE SOUGHT:	
	OGY/ DRAINAGE		X BUILDING PERMIT APPROVAL		
	TRANSPORTATION SION & SEDIMENT CONTRO	CE	RTIFICATE OF OCCU	JPANCY	
WIS4/ ERC	SION & SEDIMENT CONTRO				
TYPE OF SUB	MITTAL:	PR	ELIMINARY PLAT A	PPROVAL	
ENGINEE	R/ARCHITECT CERTIFICATIO	NSIT	TE PLAN FOR SUB'D	APPROVAL	
		SIT	E PLAN FOR BLDG.	PERMIT APPROVAL	
	UAL G & D PLAN	FIN	NAL PLAT APPROVA	AL	
GRADING					
	E MASTER PLAN			ANCIAL GUARANTEE	
DRAINAG		1,7	FOUNDATION PERMIT APPROVAL		
CLOMR/L	OMR		X GRADING PERMIT APPROVAL		
			-19 APPROVAL		
	CIRCULATION LAYOUT (TCL		VING PERMIT APPR		
$\overline{\mathbf{V}}$	IMPACT STUDY (TIS)		GRADING/ PAD CERTIFICATION		
EROSION	& SEDIMENT CONTROL PLA		ORK ORDER APPROVA	AL	
OTHER (S	PECIFY)	<u></u>	OMR/LOMR		
		PR	E-DESIGN MEETING	?	
IS THIS A RESU	UBMITTAL?: Yes N	OT	HER (SPECIFY)		
DATE SUBMIT	TED: 3-21-2018	By: Jonathan Nisk	ĸi		

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ____



Rev April 2016

ESC Plan Information Sheet

Project Name: Primrose School
Project Location: (address or major cross streets/arroyo)
4550 Paradise Blvd. NW
Plan Preparer Information:
Company: _Tierra West, LLC
Contact: Jonathan D. Niski, PE
Address: _5571 Midway Park Pl NE, Albuquerque, NM 87109
Tradiciss5571 Milaway Fark FFFEE, Filoaqueique, FMF 67102
Phone Number: (O) <u>505-858-3100</u> (Cell (optional)) <u>361-336-6169</u>
e-Mail: jniski@tierrawestLLC.com
Owner Information:
Company:Paradise Hills Holding Co., Inc
Contact: Michael McLaughlin
Address: <u>1249 F. M. 1463</u>
Katy, TX 77494
Phone: <u>281-371-0099</u>
e-Mail: MichaelM@PrimroseParadiseHills.com
I am submitting the ESC plan to obtain approval for:
X ESC Permit-Grading
_X_ESC Permit-Building Permit
Work Order Construction Plans
Note: More than one item can be checked for a submittal If you have questions, please contact Curtis Cherne, Stormwater Quality 924-3420, ccherne@cabq.gov

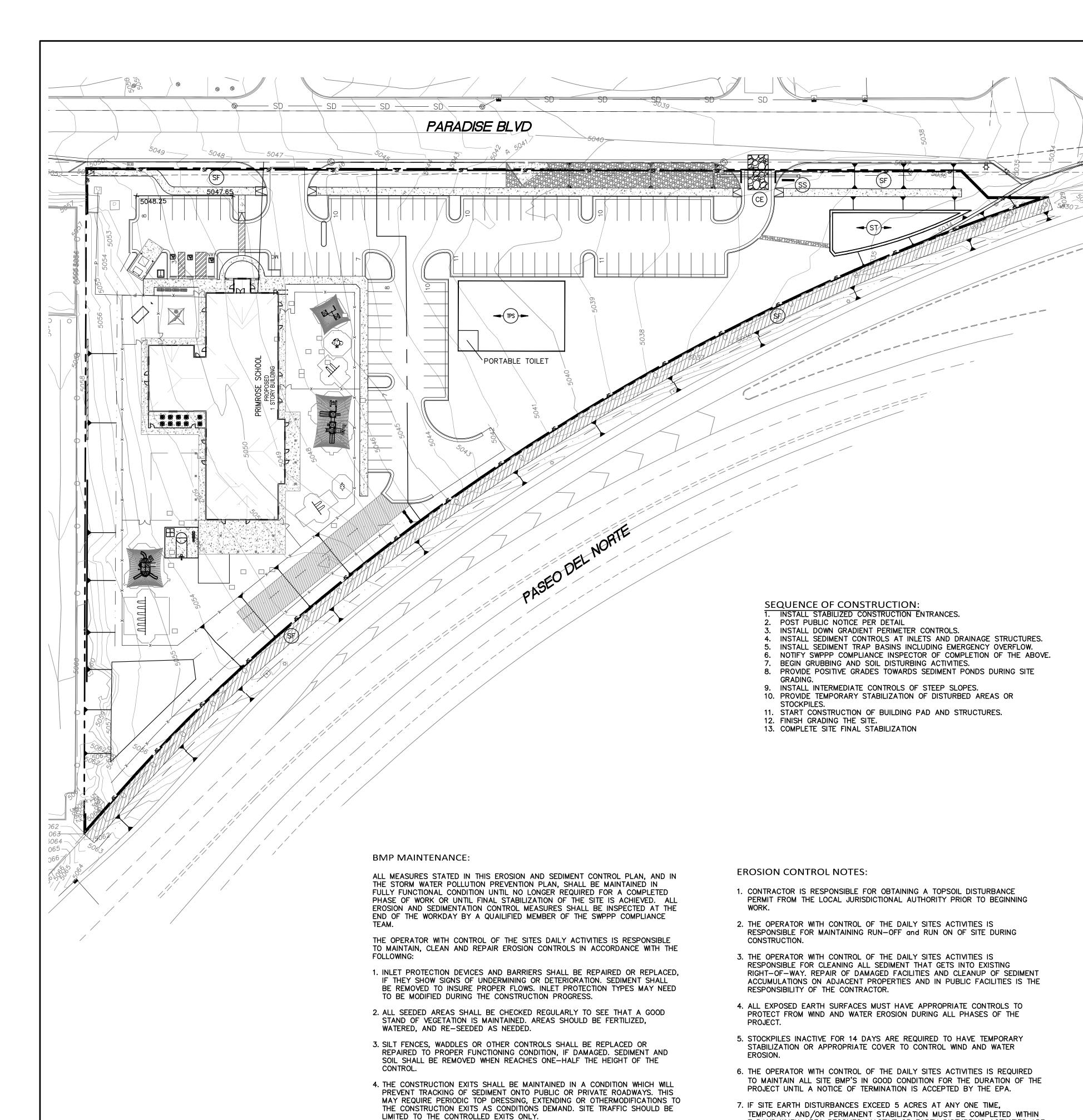


City of Albuquerque

Planning Department

Stormwater Control Permit for <u>Erosion and Sediment Control</u>

Project Title Primrose School	
Project Location (Major Cross Streets/Arroyo or address) 4550 Paradise Blvd. NW	
Property Owner: (Note: If applying for a Building Permit, the "Compa must match the "Owner" name on the Building Permit.)	any" or "Owner" name on this form
Company Name or Owner Name: Paradise Hills Holding Co., Inc.	<u>c</u>
Responsible Person: (Note: Name below may be the same as Owner Name a Name: Michael McLaughlin	- ·
Phone Number: <u>281-371-0099</u>	
E- mail: MichaelM@PrimroseParadiseHills.com	
Site Contact: (if different than Property Owner info above.)	
Name:	
Phone:	
e-mail:	
For City personnel use only:	
City Personnel Signature:	Date
(Rev June 2017)	



5. SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT

6. REFERENCE THE SWPPP BOOK FOR ALL EROSION CONTROL MAINTENANCE

WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

QUESTIONS REGARDING THIS SWPPP AND ITS REQUIREMENTS.

ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS

PROCEDURES AND FREQUENCIES. CONSULT THE SWPPP PREPARER WITH ANY

GENERAL EROSION NOTES:

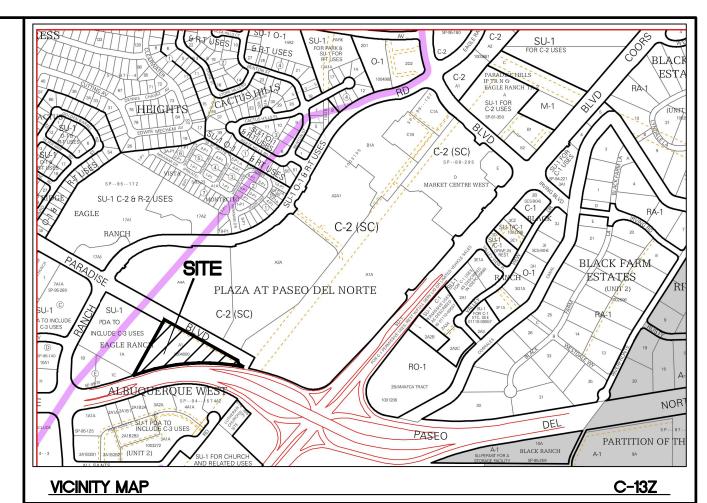
- A. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE SWPPP BOOK, THE 2017 GENERAL CONSTRUCTION PERMIT, THIS DRAWING ("TEMPORARY EROSION CONTROL AND SEDIMENTATION PLAN"), STANDARD DETAILS ("TEMPORARY EROSION CONTROL AND SEDIMENTATION DETAILS"), EPA NOTICE OF INTENT PERMIT AND ALL 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 SWEPT CLEAN, BACKFILL OF OPEN TRENCHES AND ANY OTHER EROSION CONTROLS.

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.



O EROSION NOTES

TPS TEMPORARY PARKING AND STORAGE

LIMITS OF DISTURBANCE

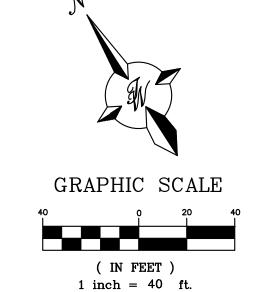
O EROSION DETAILS

CE TEMPORARY STONE CONSTRUCTION EXIT

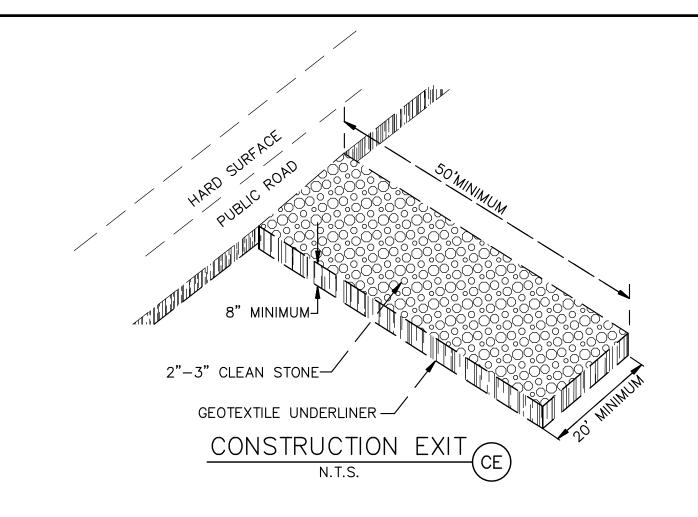
--- SF --- SF TEMPORARY SILT FENCE

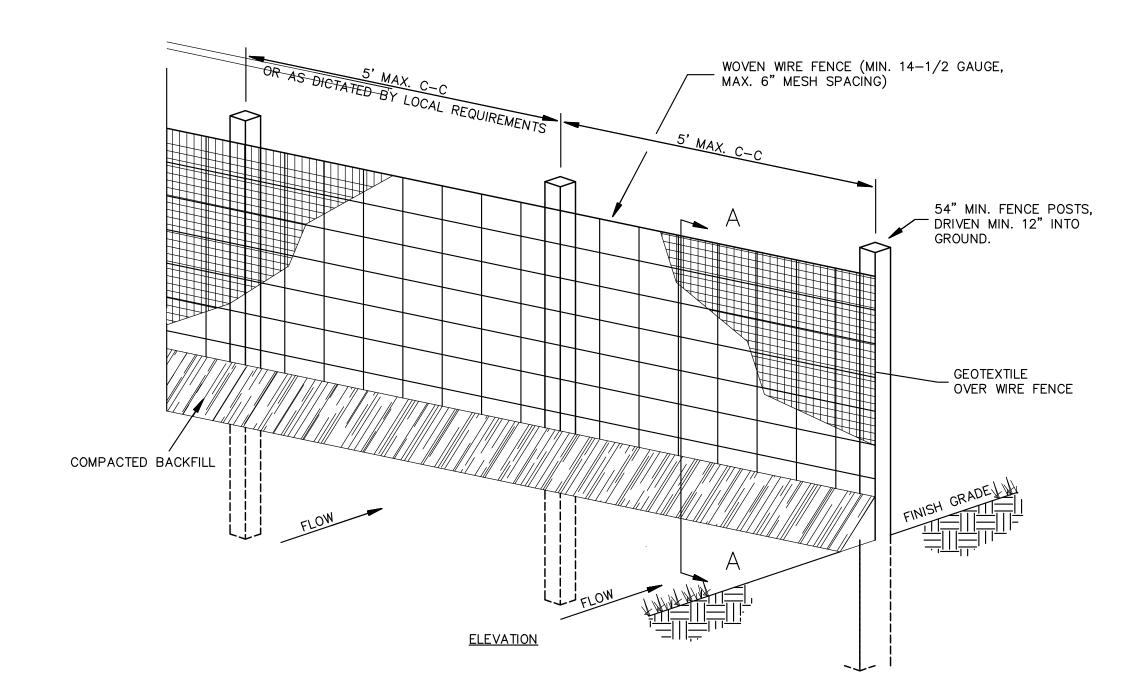
ST ST TEMPORARY SEDIMENT TRAP

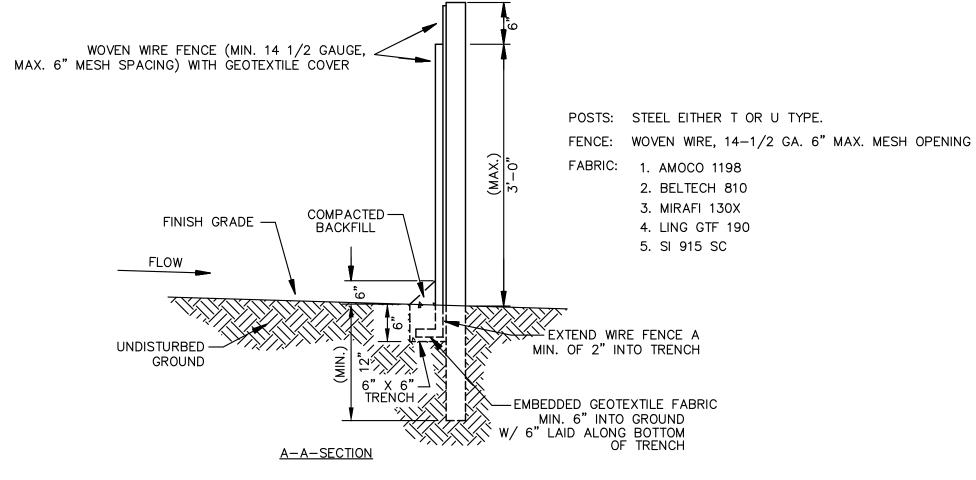
(SS) SS SWPPP SIGN



ENGINEER'S SEAL	PRIMROSE SCHOOL OF NW ALBUQUERQUE	<i>DRAWN BY</i> pm
	OI INVI ALBOQULINGUL	DATE
	SWPPP PLAN	
		SHEET #
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	8
RONALD R. BOHANNAN P.E. #7868	(505) 858-3100 www.tierrawestllc.com	<i>JOB #</i> 2017092



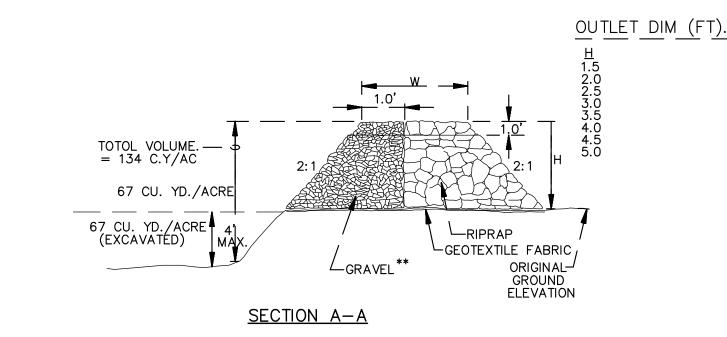




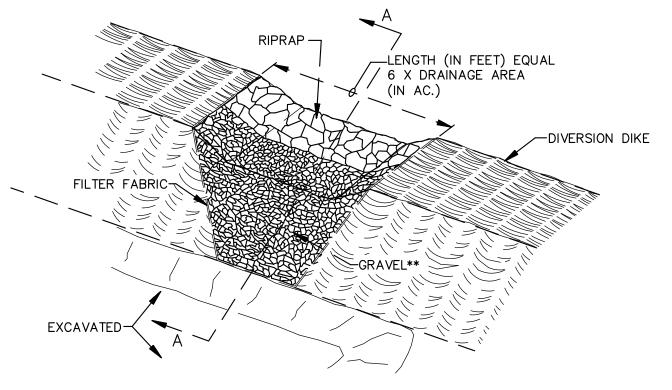
- 1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
- 2. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- 3. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- 4. MAINTENANCE 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

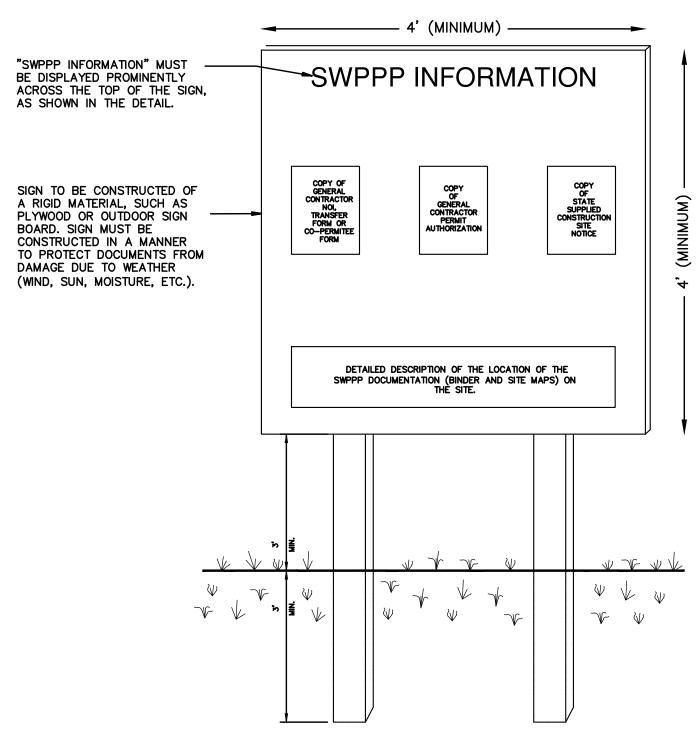
SF



** GRAVEL SHALL BE 2"-3" CLEAN STONE





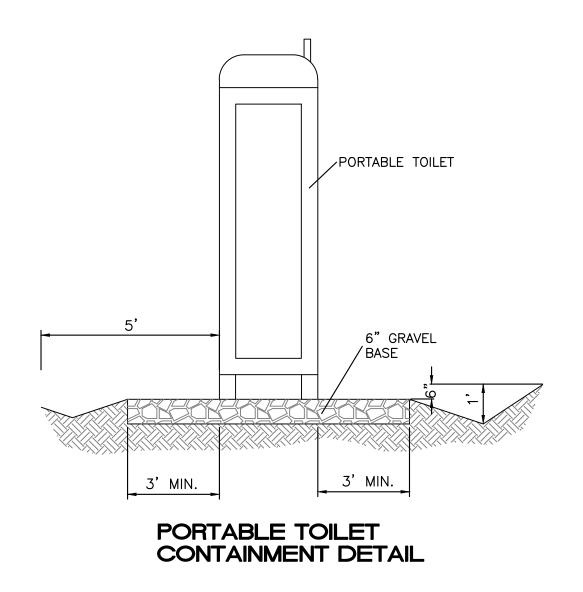


- S:
- 1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING
- VIEWS AS TO CAUSE A SAFETY HAZARD.

 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



ENGINEER'S SEAL	PRIMROSE SCHOOL OF NW ALBUQUERQUE	<i>DRAWN BY</i> pm
	OF INVIALBUQUENCUE	
	SWPPP PLAN DETAILS	3-20-18
	SWITT PEAR BETAILS	DRAWING
		SHEET #
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	9
RONALD R. BOHANNAN P.E. #7868	(505) 858-3100 www.tierrawestllc.com	<i>JOB #</i> 2017092