ALL DISTURBED AREAS WITHIN PUBLIC RIGHT-OF-WAY AND PUBLIC EASEMENTS WILL BE STABILIZED WITH NATIVE SEED AND AGGREGATE MULCH PER CITY STD. SPEC. 1012.

ANY SEDIMENT OR STOCKPILES LEFT IN ROADWAY MUST BE REMOVED.

ALL STOCKPILES MUST HAVE SEDIMENT CONTROLS PLACED ON DOWNSLOPE SIDES.

SEE ATTACHED TEMP. POND CALCULATIONS AND DETAILS.

ST JOSEPHS DRIVE N.W.

ATRISCO DRIVE N.W.

COORS BOULEVARD N.W.

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

PRIVATE DRIVE AISLE A

PRIVATE DRIVE AISLE B

PRIVATE DRIVE AISLE C

100+00 101+00 102+00 103+00 104+00 105+00 106+00 107+00 108+00 109+00 110+00 110+43

200+00 201+00 202+00 203+00 204+00 205+00 206+00 207+00

300+00 301+00 302+00 303+00 304+00 305+00 306+00

GRADING TIEBACK

TEMPORARY EROSION CONTROL POND

EXISTING CMU WALL

BMP MAP LEGEND

- LIMITS OF DISTURBANCE
- (SF)—(SF) PERIMETER BMP (SILT FENCE)
- FLOW
- PORTABLE TOILETS
- WASTE CONTAINER
- CONCRETE WASHOUT

OPERATOR: RED SHAMROCK 12, LLC

TOTAL SITE AREA: 27.97 ACRES
TOTAL DISTURBED AREA: 6.53 ACRES

RECEIVING WATERS: ON-SITE RETENTION POND

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

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

OXBOW CENTER (UTILITIES AND ROADWAY)

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

Drawn By: M. VALLEJOS, CPESC, CISEC	05/08/2024
CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL CPESC® MATHEW F. VALLEJOS No. 9108	ESC-1

Non-woven Silt Fence

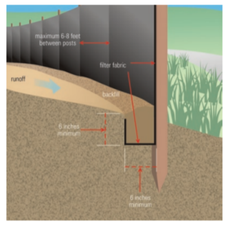
A silt fence is a temporary sediment barrier consisting of a geotextile attached to supporting posts and trenched into the ground. Intended to retain sediment that has been dislodged by stormwater.

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

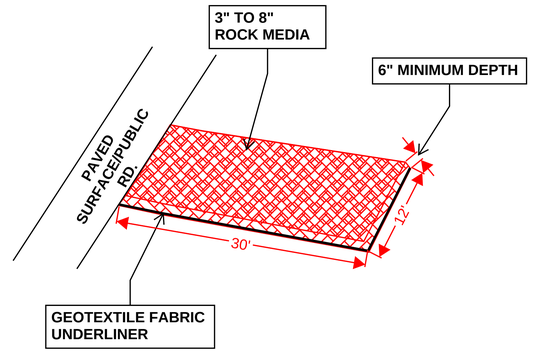


Source: USEPA Guide for Construction Site

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.

SEDIMENT BASINS WILL BE INSPECTED WITHIN 24 HRS OF A STORM EVENT PRODUCING 0.25" OR GREATER.

ANY DEFICIENCIES NOTED DURING INSPECITON OF THE BASINS MUST BE ADDRESSED WITHIN 7 CALENDAR DAYS, BEFORE THE NEXT SCHEDULED INSPECTION, OR BEFORE THE NEXT STORM EVENT.

REMOVE ACCUMULATED SEDIMENT TO MAINTAIN AT LEAST ONE-HALF OF THE DESIGN CAPACITY AND CONDUCT ALL OTHER APPROPRIATE MAINTENANCE TO ENSURE THE BASIN OR IMPOUNDMENT REMAINS IN EEFECTIVE OPERATING CONDITION PER CGP 2.2.12.F.

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: RED SHAMROCK 12, LLC

TOTAL SITE AREA: 27.97 ACRES
TOTAL DISTURBED AREA: 6.53 ACRES

RECEIVING WATERS: ON-SITE RETENTION POND

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

OXBOW CENTER (UTILITIES AND ROADWAY)

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

Drawn By:	
M. VALLEJOS, CPESC, CISEC	05/08/2024

CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL
CPESC®
MATHEW F. VALLEJOS
No. 9108

ESC-2

Nature of Construction Activity:
This project consists of new installation of utilities and grading of roadway. This project covers approximately 6.53 acres of the Oxbow Center project. Red Shamrock 12, LLC is responsible for all construction activities including earthwork, infrastructure, utilities, flatwork, and asphalt paving. The activities to occur on-site are consistent with utility installation and roadway pavement.

Project/Site Name: Oxbow Center
Project Street/Location: Coors Blvd. and St. Josephs
City: Albuquerque
State: NM
Zip Code: 87120
County: Bernalillo

Project Latitude: 35.0756 **Longitude:** -106.6490

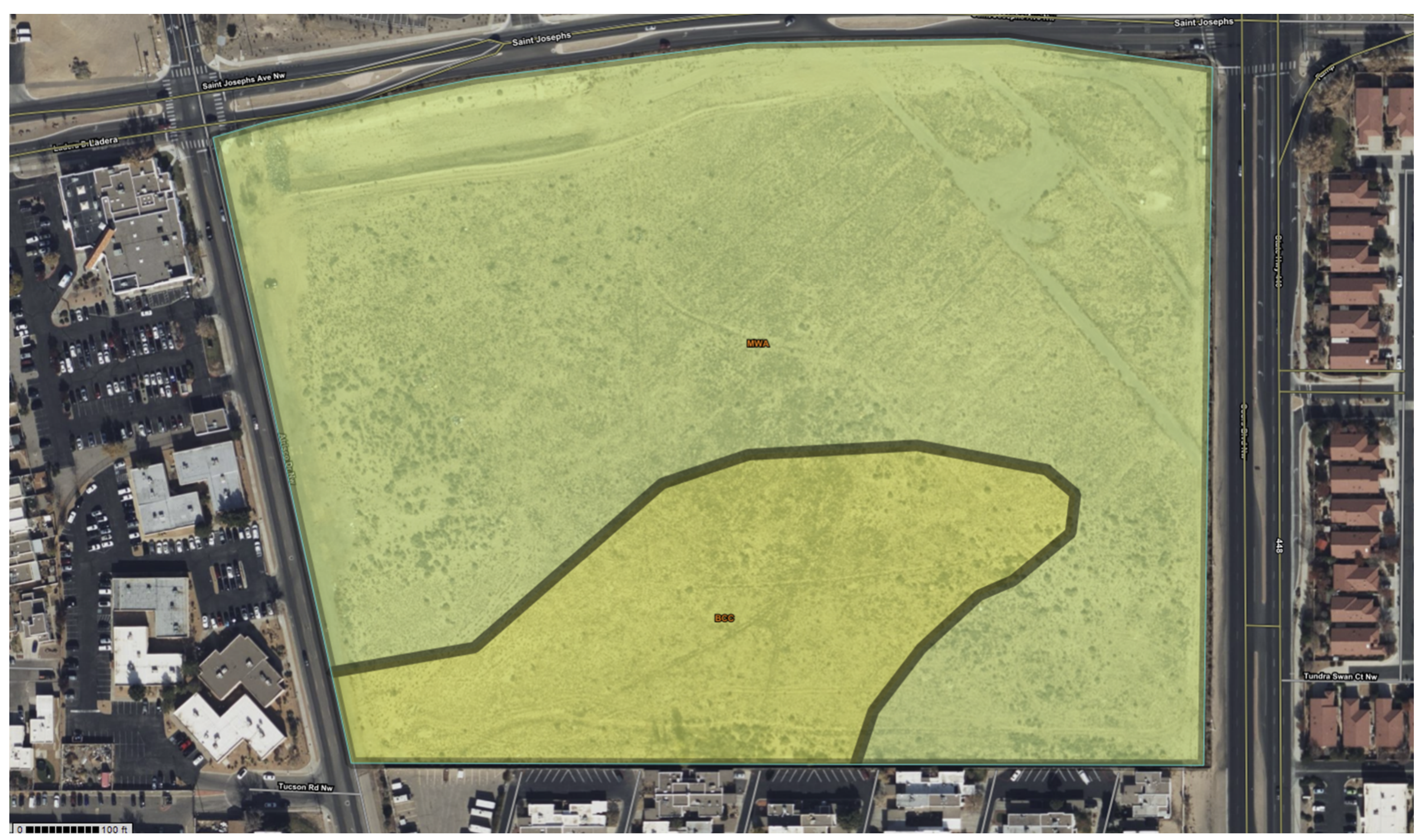
Determination of Latitude/Longitude:
☐ **USGS topographic map (scale:____________________)**
☐ **EPA Web Site** ☒ **NM OpenEnviroMap** ☐ **GPS**
☐ **Other (please specify):____________________**

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	RED SHAMROCK 12, LLC	JOSHUA SKARSGARD	505-998-9093	TRISH@RETAILSOUTHWEST.COM
OWNER	RED SHAMROCK 12, LLC	JOSHUA SKARSGARD	505-998-9093	TRISH@RETAILSOUTHWEST.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 grade 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 the removal



Tables — K Factor, Whole Soil — Summary By Map Unit

Summary by Map Unit — Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico (NM600)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BCC	Bluepoint loamy fine sand, 1 to 9 percent slopes	.20	6.4	22.3%
MWA	Madurez-Wink associatin, gently sloping	.24	22.3	77.7%
Totals for Area of Interest			**28.7**	**100.0%**

OPERATOR: RED SHAMROCK 12, LLC

TOTAL SITE AREA: 27.97 ACRES
TOTAL DISTURBED AREA: 6.53 ACRES

RECEIVING WATERS: ON-SITE RETENTION POND

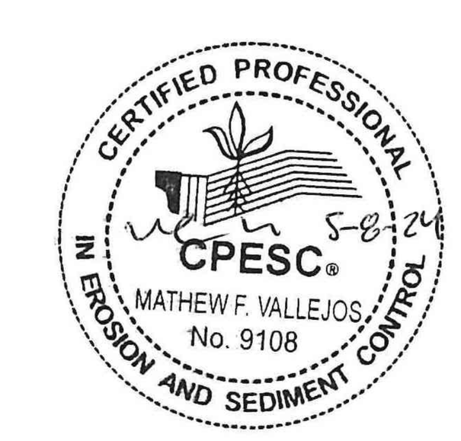
REFER TO THE ESC BMP DETAILS (ESC-2) FOR INSTALLATION, INSPECTION AND MAINTENANCE REQUIREMENTS.

OXBOW CENTER (UTILITES AND ROADWAY)

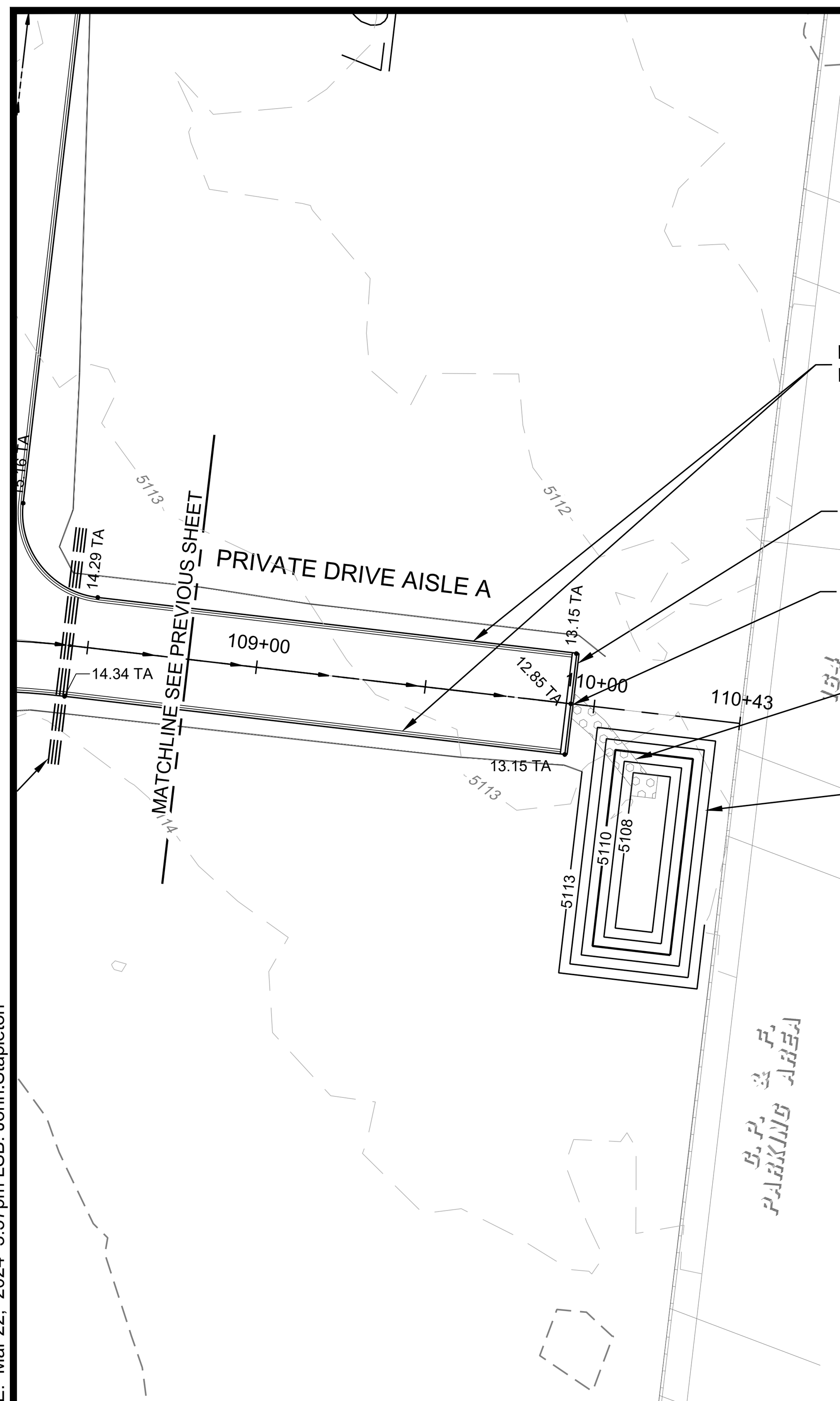
TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

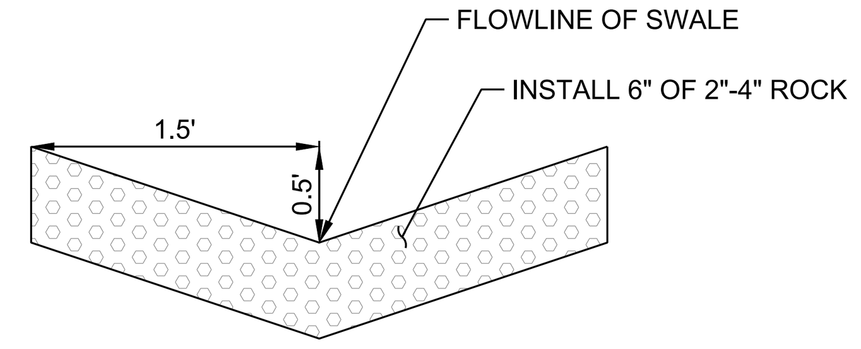
Drawn By:
M. VALLEJOS, CPESC, CISEC

05/08/2024

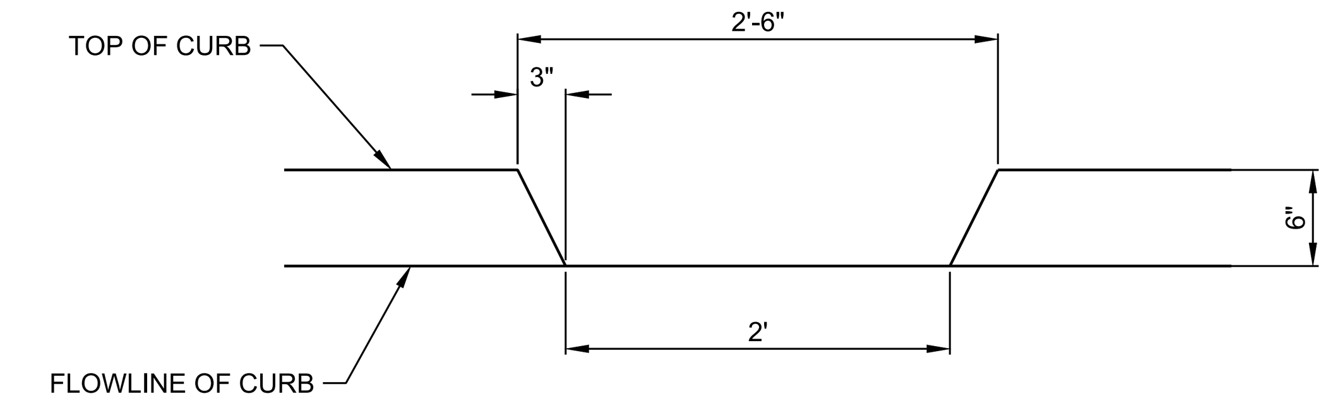


ESC-3

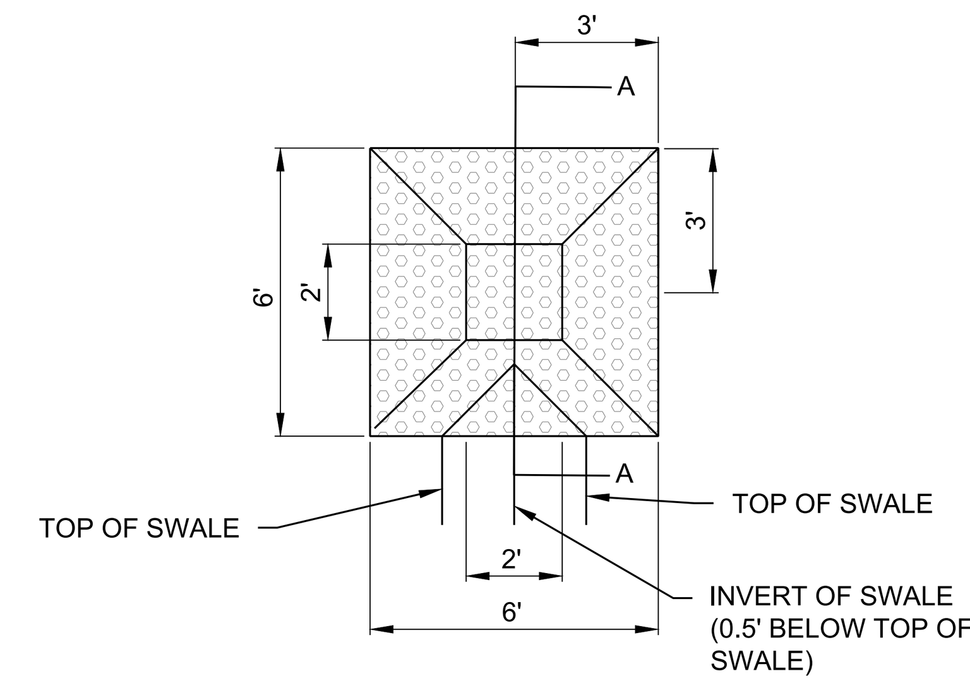




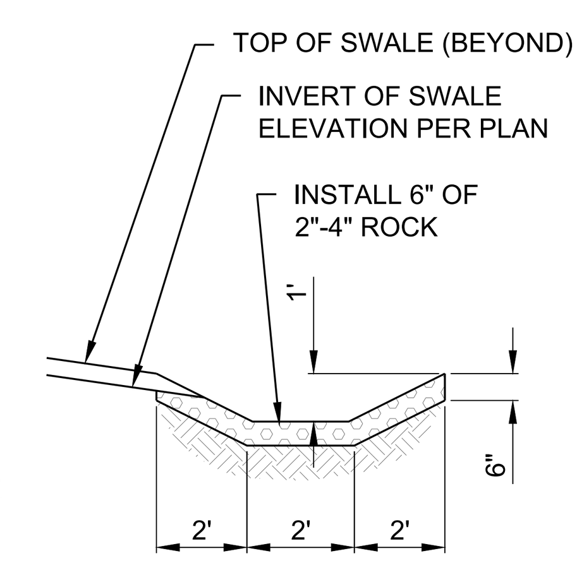
ROCK-LINED SWALE AND RUNDOWN DETAIL
Scale: NTS



CURB OPENING DETAIL
NOT TO SCALE



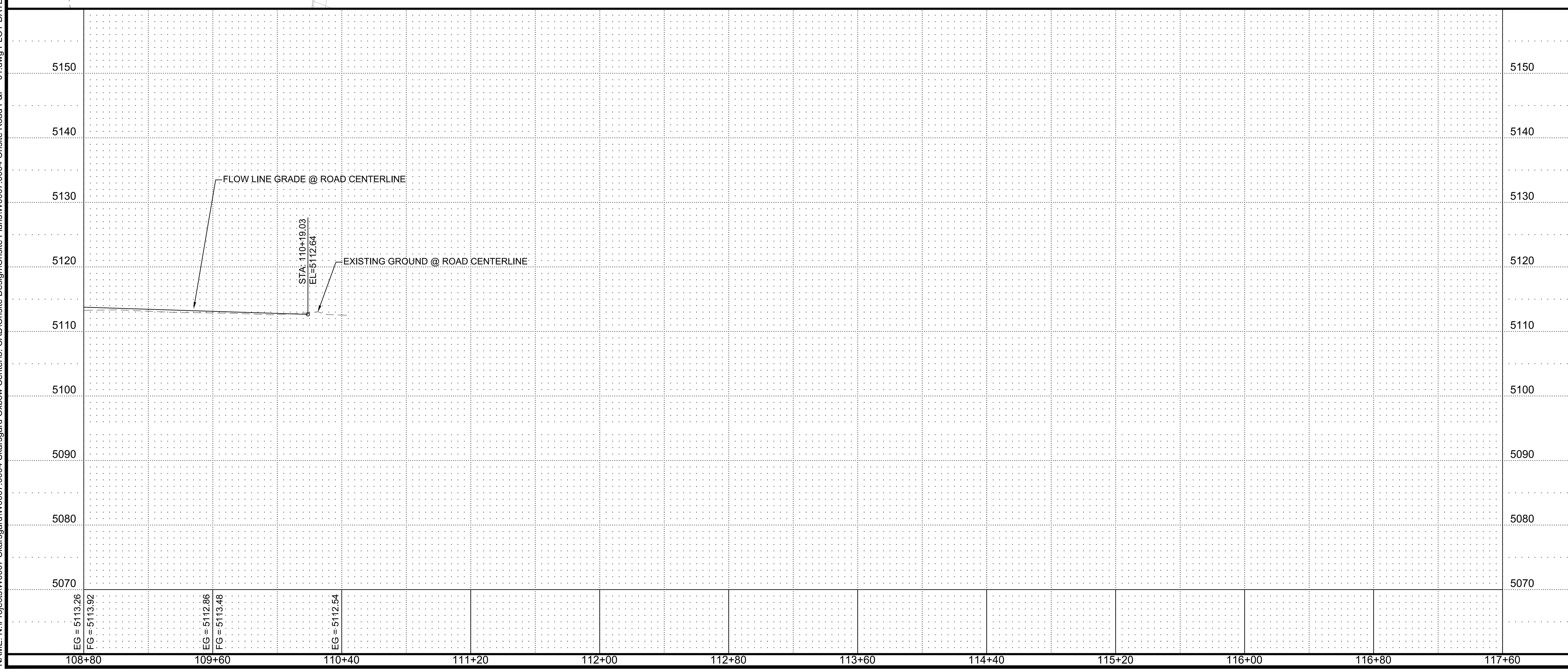
PLAN VIEW



SECTION A-A

PLUNGE POOL DETAIL
Scale: NTS

PRIVATE DRIVE A PLAN & PROFILE 2



GENERAL NOTES

1. FOR CENTERLINE ALIGNMENT AND CENTERLINE TABLES, SEE SHEET 7.
2. FOR PAVEMENT SECTION SEE SHEET 6.
3. CONTRACTOR SHALL VERIFY CONDUIT NUMBER, SIZE, AND LOCATION FOR DRY UTILITIES (POWER, GAS, AND COMMUNICATIONS) PRIOR TO CONDUIT INSTALLATION.

LEGEND

TOP OF ASPHALT ELEVATION	● 39.85 TA
FLOWLINE ELEVATION	● 39.85
MATCH NEW ASPHALT PAVEMENT TO EXISTING ASPHALT PAVEMENT	//////////
CROWN TRANSITION	▨
FLOWLINE OF INVERTED CROWN	——►— — — ——

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

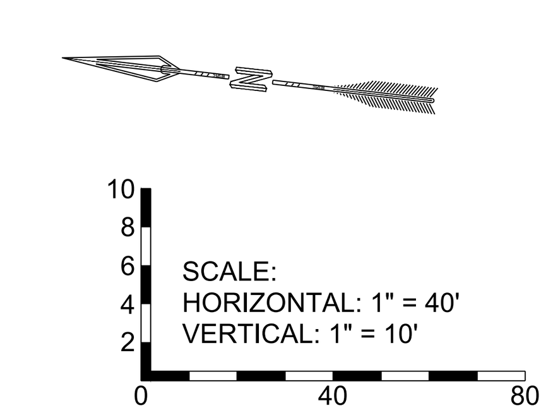
MICRO-FILM INFORMATION
RECORDED BY — DATE
No.

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY
MONUMENT "8-G11" NEW MEXICO STATE
PLANE COORDINATES (CENTRAL ZONE - NAD 83)
NORTH= 1,502,236.625
EAST= 1,505,431.887
MAPPING ANGLE= -00°15'35.17"
GROUND TO GRID FACTOR= 0.999680082
ELEVATION= 5116.009' (NAVD88)

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
SHELDON E. GREER
NEW MEXICO
17154
LICENSED PROFESSIONAL ENGINEER
03/22/2024



SCALE:
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 10'

REVISIONS

NO.	DATE	REMARKS	BY

RESPEC DESIGN
DESIGNED BY: XXX DATE: Mar 2024
DRAWN BY: XXX DATE: Mar 2024
CHECKED BY: XXX DATE: Mar 2024

RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET, SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)253-9718

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

OXBOW CENTER
PRIVATE DRIVE A PLAN & PROFILE 2

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

Project No. W20240001 | Zone Map No. G-11-Z | Sheet 9 of 23

NAME: N:\Projects\W0007 Skarsgard\W0007.0004 Skarsgard Oxbow Center\3. CAD\Onsite Design\Onsite Plans\W0007.0004 Onsite Road P&P - 01.dwg PLOT DATE: Mar 22, 2024 3:57pm LSB: John.Stapleton

Project Name: Oxbow Town Center
Project No: W0007.0004
Sheet Title: Excess Precipitation and Volumetric Runoff
Creation Date: 05/02/2024
Comments: Temporary pond volume at the end of basin P14 (see drainage report)

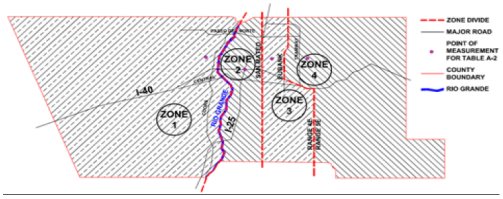
Table/Recurrace Interval	Zone
Excess100Year	1

Areas of Each Treatment		Excess Precipitation	
Areas	Acres	Land Treatment	E (inch)
Aa	0	A	0.55
Ab	0	B	0.73
Ac	0.04	C	0.95
Ad	0.36	D	2.24

Weighted E (inches)	
Equation 6.1	2.11

Volume (acre- feet)	
Equation 6.2	0.07

FIGURE 6.2.3 **Precipitation Zones**



EQUATION 6.1 **Weighted E** = $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$

EQUATION 6.2 $\mathbf{V_{360}}$ **(as volume)** = weighted E* $(A_A + A_B + A_C + A_D)$

Zone	Recurrance Interval (min)	Recurrance Interval (min)	Recurrance Interval (min)	Recurrance Interval (min)
PrecipZone1	360	1440	5760	14400

For 24 Hour Storms				
Precipitation (inches)	500- Year	100- Year	10-Year	2- Year
P (24 hours)	3.09	2.49	1.68	1.16
P (6 hours)	2.78	2.17	1.4	0.92
For 4 day Storms				
Precipitation (inches)	500- Year	100- Year	10-Year	2- Year
P (4 days)	3.78	3.12	2.19	1.56
P (6 hours)	2.78	2.17	1.4	0.92
For 10 Day Storms				
Precipitation (inches)	500- Year	100- Year	10-Year	2- Year
P (10 days)	4.68	3.9	2.76	1.97
P (6 hours)	2.78	2.17	1.4	0.92

Required Pond Volume (ac-ft)				
COA DPM	**500 Year storm**	**100 Year storm**	**10 Year storm**	**2 Year storm**
Equation 6.3	0.08	0.08	0.08	0.08
Equation 6.4	0.10	0.10	0.09	0.09
Equation 6.5	0.13	0.12	0.11	0.10

For 24-hour storms:
EQUATION 6.3 $\mathbf{V_{1440}} = V_{360} + A_D * (P_{1440} - P_{360}) / 12$ in/ft

For 4-day storms:
EQUATION 6.4 $\mathbf{V_{4DAYS}} = V_{360} + A_D * (P_{4DAYS} - P_{360}) / 12$ in/ft

For 10-day storms:
EQUATION 6.5 $\mathbf{V_{10DAYS}} = V_{360} + A_D * (P_{10DAYS} - P_{360}) / 12$ in/ft