



SWPPP
Stormwater
Erosion Control
Reclamation
Seeding

February 26, 2026

James D. Hughes, P.E., CPESC
City of Albuquerque
Development and Review Services
600 2nd St. NW, Ste. 300
Albuquerque, NM 87102

RE: Stillbrooke Homes at La Mirada Subdivision on Wymont Circle – Erosion & Sediment Control Plan G19E004A_SB (SWQ-2026-00008)

Dear Mr. Hughes,

E2RC appreciates your review and comments regarding the Stillbrooke Homes project. This letter provides responses to the points noted in response.

Your letter has the following items:

1. The ESC Plan title and project name have been updated and corrected as requested.
2. The beginning of note 1, phase 1 was updated to begin with, “Prior to land disturbing activities”. Your comment regarding note 2 assumes the prior operator installed the cutback curb as part of its NPDES obligations or temporary erosion and sediment control plan (TESCP). We do not know what the prior Operator’s TESCP requires as part of its erosion control permit or sale to a new Owner. However, we updated note #2 to direct the installation of the cutback curb if it was not installed by the prior owner before sale. Note 3 under phase 2 in the sequence of activities has been revised to specify that changes to BMP placement can only be made by a qualified professional, and that any major changes will require the TESCP to be resubmitted to the City for review and approval.
3. The city standard notes on Sheet 3 have been updated to the most recent version. However, the City’s BMP details have been omitted because they are currently a draft and are not yet finalized.

We acknowledge COA is developing and has published a draft version of a future standard on the COA website. We also acknowledge other service providers have chosen to incorporate the draft BMP details in current submissions. We believe that is premature due to the possibility of changes before finalization.



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Furthermore, the COA BMP details are not stamped or signed by the designing engineer. This alone does not meet 2022 Construction General Permit (CGP) Part 9.1.c.iii. The E2RC design details provides BMPs which are accepted by the Environmental Protection Agency (EPA) and meet the 2022 CGP requirements. The drawings carry an engineer's stamp and the requirements of the licensing law of NM. Additionally, the SWPPP narrative thoroughly discusses the design specifications, construction specifications, maintenance requirements and inspection criteria for each BMP identified in the erosion control drawing, satisfying CGP Part 9.1.c.i.

The 2022 CGP Parts 7.2.1 and 9.6.1.c.i, require the SWPPP identify all active Operators. While preparing the SWPPP, we identified active NOIs for three other Operators at the La Mirada Subdivision: AMREP Southwest, Inc. (NMR10040Z), Wymont, LLC (NMR10044X) and Twilight Homes (NMR1006BR). Additionally, the Bernalillo County Assessor identifies Amreston Homes, LLC as the current property owner for Lots 26-43 with no corresponding NOI located on the EPA's public permit search site. However, the respective NOIs for AMREP Southwest, Inc., Wymont, LLC and Twilight Homes are accessible on the EPA's public permit search site. The search results for each indicate they are still active.

During review, we identified that Wymont, LLC (NPDES ID NMR10044X) also needed to be included on the plan in addition to the ones previously identified as an active operator for the relevant lots.

We cannot claim to know the status of the work authorized under permits NMR10040Z or NMR10044X, or why they are still active if the work is complete. Similarly, the NOIs do not specify which lot/s the authorizations are for. However, to comply with CGP Part 7.2.1 and 9.6.1.c.i, we labeled the lots based on the Bernalillo County Assessor's data.

The SWPPP for Stillbrooke Homes, Inc. clarifies that there are various operators working within the subdivision, but that each has developed a separate erosion control plan, SWPPP, and is responsible for the activities on the lots reflected in these respective SWPPP. There is no group SWPPP for the subdivision.

4. COA Comment 4 is difficult to parse and appears to be circular. It is not clear what the City's expectation is, or what BMP it will accept. We believe your comment is direction to install silt fence between each lot, and a cutback curb along the street. We have made this change to the TESCP.

E2RC will not use compost wattles as compost introduces E. coli and fecal coliform to stormwater discharge, two pollutants for which the Rio Grande is impaired.

With respect to the detention pond, this requirement is relevant for mass grading, but not for vertical construction. The SWQ department defaults to its preference to calculate a sediment basin's size based on 3,600 c.f. per acre drained. However, it omits the 'or' in Part 2.2.12 which allows the operator to design a sediment basin, if installed, around the calculated volume of runoff from a 2-year, 24-hour storm. The existing detention pond is sized to accommodate a 10-year storm.



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The Operator(s) are only responsible for the permitted disturbed areas (e.g., the lots they own). They are not responsible for the entire commercial and residential subdivisions. While impractical, we can develop small sediment basins for each lot, or acknowledge the cutback curb is a pond, and contains stormwater discharge as it moves toward the street. If needed, the operator can adjust the depth of the cutback curb to accommodate more volume.

5. The sediment track-out note on Sheet 3 has been updated to specify that sediment in the street must be removed by the end of each day, as requested.
6. The engineer stamp date has been updated.

Please advise if additional clarification or documentation is needed. We look forward to resolving the remaining items in coordination with your office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kelley Fetter'.

Kelley Fetter, P.E., CPSWQ, CPMSM
President

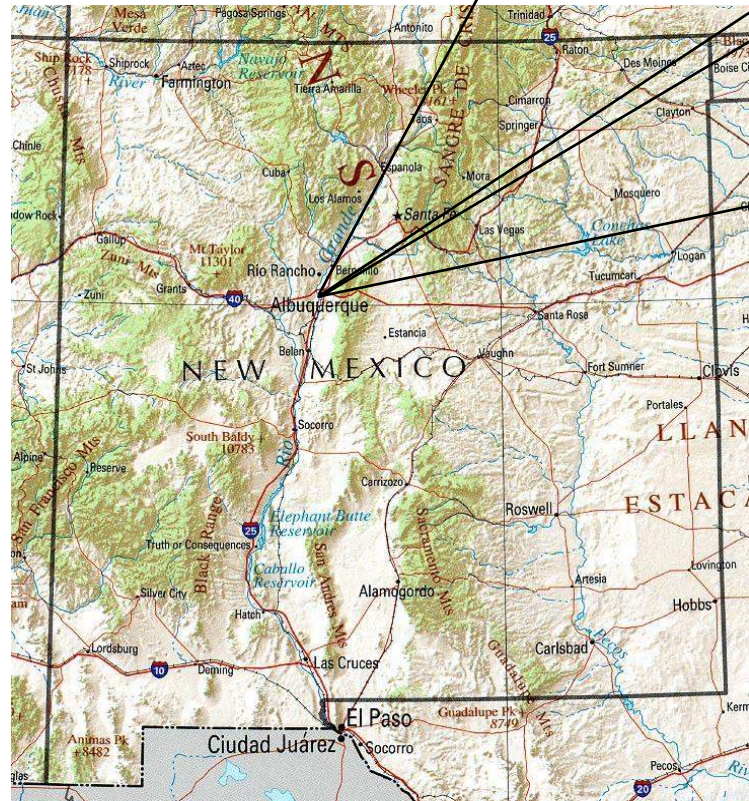
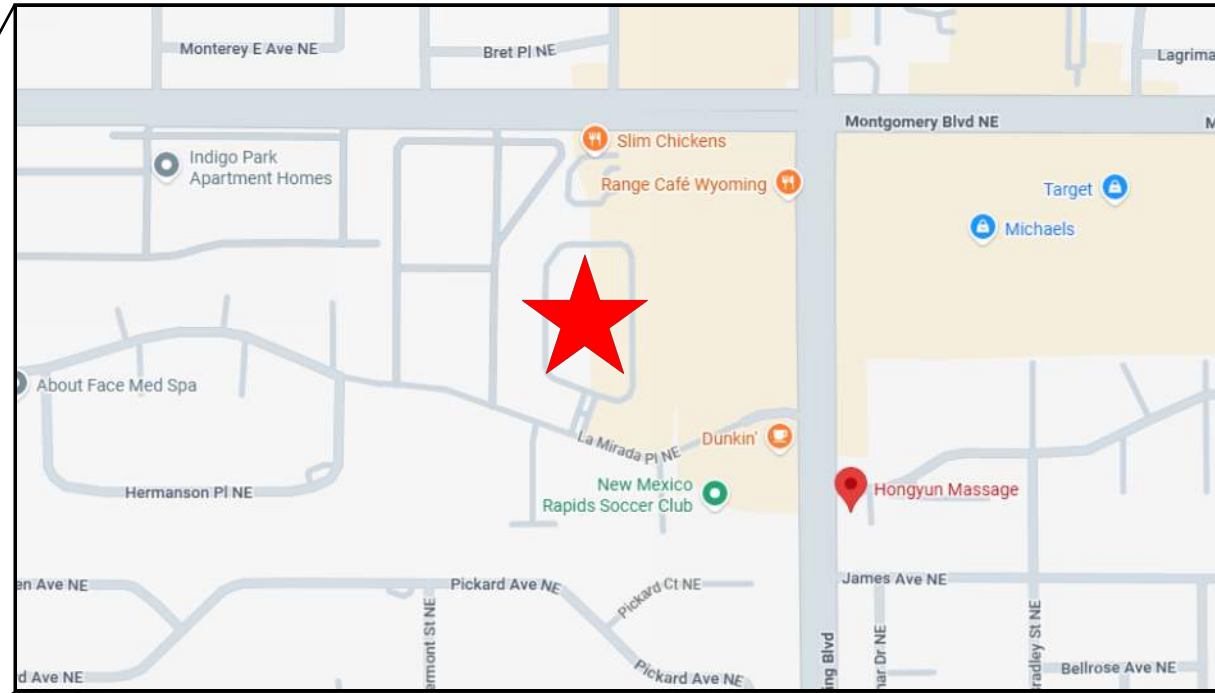
STILLBROOKE HOMES AT LA MIRADA SUBDIVISION - LOTS 2-6, 15-24, 55-62

TEMPORARY SEDIMENT AND EROSION CONTROL DRAWINGS

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DRAWING INDEX

- 1 COVER SHEET
- 2 SWPPP NOTES
- 3 GENERAL NOTES
- 4 LOT SALES
- 5 BEST MANAGEMENT PRACTICES
- 6 BEST MANAGEMENT PRACTICES
- 7 BEST MANAGEMENT PRACTICES
- 8 BEST MANAGEMENT PRACTICES
- 9 TEMPORARY EROSION & SEDIMENT CONTROL PLAN
- 10 FINAL STABILIZATION
- 11 MASTER DRAINAGE PLAN
- 12 LANDSCAING PLAN - BY OTHERS



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DATE	REVISION ITEM	#

STILLBROOKS HOMES, INC.
STILLBROOKE HOMES AT LA
MIRADA SUBDIVISION - LOTS 2-6,
15-24, 55-62
ALBUQUERQUE, NM

DESIGNED BY:
K. FETTER, P.E.
DRAWN BY:
O. CHAVEZ

SHEET:
1- COVER

PROJECT DETAILS

NPDES ID: NMR1007OD
 ADDRESS: WYMONT CIRCLE NE, ALBUQUERQUE, NM 87109
 GPS COORDINATES: 35.128948, -106.55333
 TOTAL ACREAGE: 7.08
 ANTICIPATED DISTURBED ACREAGE: 1.67
 FIRST RECEIVING WATER: RIO GRANDE
 WATERS WITHIN ONE MILE OF PROJECT: HAHN ARROYO, NORTH DIVERSION CHANNEL, RIO GRANDE
 IMPAIRED/TIERED WATERS: RIO GRANDE
 ENDANGERED SPECIES: CRITERION A
 SUPPORT ACTIVITIES: SEE SECTION 3.6 OF SWPPP NARRATIVE
 SOIL TYPE: SEE NRCS SOIL REPORT PROVIDED IN SWPPP BINDER
 TYPE PRE-CONSTRUCTION COVER: INFRASTRUCTURE DEVELOPMENT, ROADS, SIDEWALKS, LANDSCAPING
 STABILIZATION MEASURES AND DEADLINES: SEE SECTION 6.0 OF SWPPP NARRATIVE
 REGULATING AUTHORITY: ENVIRONMENTAL PROTECTION AGENCY (EPA)

OPERATORS

PROPERTY OWNER:
 STILLBROOKE HOMES, INC.
 8801 JEFFERSON NE BLDG A
 ALBUQUERQUE, NM 87113

OWNER CONTACT:
 CHRIS KELSEY
 (505) 858-1800
 CKELSEY.CLEARBROOK@STILLBROOKE.COM

GENERAL CONTRACTOR (GC):
 STILLBROOKE HOMES, INC.
 8801 JEFFERSON NE BLDG A
 ALBUQUERQUE, NM 87113

GC CONTACT:
 CHRIS KELSEY
 (505) 858-1800
 CKELSEY.CLEARBROOK@STILLBROOKE.COM

STORMWATER TEAM

SEE SECTION 2.0 OF THE SWPPP NARRATIVE FOR THE PROJECT'S STORMWATER TEAM, RESPONSIBILITIES AND CONTACT INFORMATION

SEQUENCE OF ACTIVITIES

REFER TO THE ANTICIPATED CONSTRUCTION SCHEDULE INCLUDED WITH THE SWPPP BINDER

PHASE I: SITE PREPARATION AND PRE – CONSTRUCTION

1.PRIOR TO LAND DISTURBING ACTIVITIES, THE OPERATOR(S) WILL CLEARLY DEMARCATATE THE LIMITS OF DISTURBANCE WITH STAKES, RIBBONS, CONSTRUCTION FENCING, OR OTHER APPROPRIATE METHOD. THESE DEMARCATATIONS SHALL REMAIN VISIBLE FOR THE DURATION OF THE PROJECT.

2.THE INITIAL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO EARTH DISTURBANCE. THE INITIAL CONTROL MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO:

- a.PERIMETER CONTROLS (E.G., SILT FENCE, WATTLES, CONSTRUCTION FENCE)
- b.VEHICLE TRACKING PAD IF THE SITE ENTERS/EXITS ONTO A PAVED PUBLIC ROADWAY
- c.NPDES NOTIFICATION POSTING
- d.DESIGNATED STAGING AREA
- e.ANCHORED SANILETS
- f.DUMPSTERS

VERIFY THAT THE BMPS ARE IN PLACE, INCLUDING THE CUTBACK CURB.

PHASE II: CONSTRUCTION ACTIVITIES

1.THE OPERATORS WILL MINIMIZE THE AREA DISTURBED AS MUCH AS FEASIBLY POSSIBLE.

2.ANY DISTURBED AREA IN WHICH CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED SHALL TEMPORARILY STABILIZED USING THE METHODS DESCRIBED IN SECTION 6.4 OF THE SWPPP NARRATIVE. SECTION 6.3 OF THE SWPPP NARRATIVE PROVIDES THE TEMPORARY STABILIZATION DEADLINES.

3.THE LOCATION OF SOME BMPS MAY REQUIRE ALTERATION IF DRAINAGE PATTERNS CHANGE DURING CONSTRUCTION. ANY CHANGES TO BMPS MUST BE PERFORMED ONLY BY A QUALIFIED PROFESSIONAL. IF MAJOR CHANGES ARE NECESSARY, THE TESCOP MUST BE REVISED AND RESUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.

4.IF CONCRETE IS USED ONSITE AND CONCRETE TRUCKS ARE UNABLE TO WASHOUT OFFSITE, THE OPERATORS WILL PROVIDE ONE OR MORE DESIGNATED CONCRETE WASHOUT AREAS. THE CONCRETE WASHOUTS MUST BE INSTALLED PRIOR TO CONCRETE USE ONSITE AND REMOVED ONLY AFTER CONCRETE WORK IS COMPLETE.

PHASE III: FINAL STABILIZATION AND CONSTRUCTION COMPLETION

1.IF APPLICABLE, REVEGETATION OR LANDSCAPING SHALL BE INITIATED IMMEDIATELY UPON KNOWING WORK IN A DISTURBED AREA HAS PERMANENTLY STOPPED AND THE AREA IS NOT COVERED BY PERMANENT STRUCTURES, UNLESS INFEASIBLE. SECTION 6.5 OF THE SWPPP NARRATIVE DISCUSSES PERMANENT STABILIZATION AND ASSOCIATED DEADLINES.

2.THE OPERATORS SHALL REMOVE TEMPORARY BMPS ONLY AFTER FINAL STABILIZATION IS COMPLETE.



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STILLBROOKS HOMES, INC.
 STILLBROOKE HOMES AT LA
 MIRADA SUBDIVISION - LOTS 2-6,
 15-24, 55-62
 SWPPP NOTES

DESIGNED BY:
 K. FETTER, P.E.
 DRAWN BY:
 O. CHAVEZ

SHEET:
 2 - SWPPP
 NOTES

GENERAL NOTES

THE NPDES COMPLIANCE SWPPP DRAWING AND ASSOCIATED DOCUMENTATION IS AND SHALL BE CONSIDERED A LIVING DOCUMENT ALLOWING FOR MODIFICATIONS AS SITE CONDITIONS CHANGE OR DICTATE.

ALL SITE FEATURES (EXISTING/PROPOSED GRADES, EXISTING CONSTRUCTION, FUTURE CONSTRUCTION, ETC.) SHOWN IS PER INFORMATION FROM OTHERS.

MINIMUM REQUIREMENTS TO FURTHER DEVELOP OR MODIFY THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) DRAWING SHALL BE BASED ON THE CURRENT EDITION OF THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT (NMSHTD), NPDES LAW AND CITY OF ALBUQUERQUE ORDINANCE § 14-5-2-11.

ALL OPERATORS SHALL SUBMIT A NOTICE OF INTENT (NOI). THE NOI SHALL BE ACTIVE AND POSTED ON THE EPA'S WEBSITE PRIOR TO COMMENCING EARTH DISTURBING ACTIVITIES.

LOCATE TEMPORARY WASHOUT, ANCHORED TOILETS, CONSTRUCTION ENTRANCE AND PARKING, STAGING, REFUELING, TRASH CONTAINMENT AREA TO MINIMIZE SITE DISTURBANCE DURING CONSTRUCTION ACTIVITY.

THE OPERATOR IS REQUIRED TO PERFORM STREET SWEEPING AND CLEANUP MEASURES TO ADDRESS SEDIMENT TRACK-OUR. ALL SEDIMENT TRACKED ONTO STREETS OR PAVED AREAS SHALL BE REMOVED BY THE END OF EACH WORKDAY.

THE FOLLOWING ARE STANDARD EROSION CONTROL REQUIREMENTS PER THE CITY OF ALBUQUERQUE STORMWATER QUALITY DEPARTMENT (FEBRUARY 2, 2026):

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 § 14-5-6-6, THE ESC ORDINANCE;
- THE EPA'S 2022 CONSTRUCTION GENERAL PERMIT (CGP); AND
- THE CITY OF ALBUQUERQUE CONSTRUCTION BMP MANUAL AND BMP DETAILS (CBC, CE, CFS, DC, SWSF, AND SB & ST) *

ALL BEST MANAGEMENT PRACTICES (BMPS) MUST BE INSTALLED PRIOR TO ANY EARTH-MOVING ACTIVITIES EXCEPT AS SPECIFIED IN THE PHASING PLAN. CONSTRUCTION OF EARTHEN BMPS SUCH AS SEDIMENT TRAPS, SEDIMENT BASINS, AND DIVERSION CHANNELS SHALL BE COMPLETED AND INSPECTED PRIOR TO ANY OTHER CONSTRUCTION OR EARTHWORK. SELF-INSPECTION IS REQUIRED AFTER INSTALLATION OF THE BMPS AND BEFORE CONSTRUCTION BEGINS. .

SEE SECTION 3.5 OF THE SWPPP NARRATIVE OR THE CONTRACTOR'S SCHEDULE FOR BMP SCHEDULING OR PHASING.

SELF-INSPECTIONS - IN ACCORDANCE WITH CITY ORDINANCE § 14-5-6-6(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.

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.

FINAL STABILIZATION AND NOTICE OF TERMINATION (NOT) - IN ACCORDANCE WITH CITY ORDINANCE § 14-5-6-6(C)(2), 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 NOTICE WITH THE EPA, THE PROPERTY OWNER IS RESPONSIBLE FOR REQUESTING A DETERMINATION OF STABILIZATION FROM THE CITY.

WHEN DOING WORK IN THE CITY RIGHT-OF-WAY (E.G., SIDEWALK, DRIVE PADS, UTILITIES, ETC.) PREVENT SEDIMENT FROM ENTERING THE STREET. IF SEDIMENT IS PRESENT IN THE STREET, THE STREET SHOULD BE SWEEPED DAILY OR PRIOR TO A RAIN EVENT OR CONTRACTOR INDUCED WATER EVENT (E.G. CURB CUT OR WATER TEST).

WHEN CUTTING THE STREET FOR UTILITIES, THE SEDIMENT SHALL BE PLACED ON THE UPHILL SIDE OF THE STREET CUT AND THE AREA SWEEPED AFTER 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.

STORMWATER CONTROLS MUST BE DESIGNED IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES BY A QUALIFIED NMPE OR CPESC ACCORDING TO CGP 9.6.1.C. THE CERTIFICATION OF THE PROFESSIONAL RESPONSIBLE FOR THE DESIGN MUST BE SIGNED AND DATED ON THE EROSION AND SEDIMENT CONTROL (ESC) PLAN MAINTAINED IN THE SWPPP AND AVAILABLE ONSITE. MAJOR CHANGES TO THE ESC PLAN AFTER CITY APPROVAL MUST BE RECERTIFIED BY THE PROFESSIONAL AND RESUBMITTED TO THE CITY FOR APPROVAL BEFORE MODIFYING THE STORMWATER CONTROLS. THE OPERATOR(S) MUST IMPLEMENT AND MAINTAIN BMPS IN THE MANNER SPECIFIED ON THE APPROVED ESC PLAN.

IF ANY PART OF THE PROPERTY IS SOLD TO A NEW OWNER OR LEASED TO A NEW TENANT BEFORE CONSTRUCTION IS FINISHED, THE NEW OWNER OR TENANT MUST SUBMIT A NEW ESC PLAN AND NOI TO THE CITY FOR APPROVAL 14 DAYS PRIOR TO THE TRANSFER OF PROPERTY RIGHTS, IN ACCORDANCE WITH CITY ORDINANCE § 14-5-6-6(A). IF NEW LAND-DISTURBING ACTIVITIES ARE ADDED, THE PROPERTY OWNER MUST SUBMIT A REVISED ESC PLAN TO THE CITY FOR APPROVAL 14 DAYS BEFORE BEGINNING CONSTRUCTION IN THE NEW AREAS.

OFF-SITE CONSTRUCTION SUPPORT ACTIVITIES MUST BE SHOWN ON THE ESC PLAN WITH STORMWATER CONTROLS DESIGNED BY A PROFESSIONAL AND APPROVED BY ALBUQUERQUE'S STORMWATER QUALITY (SWQ) SECTION. THE OFF-SITE PROPERTY OWNER'S NOI MUST ALSO BE SUBMITTED TO THE CITY FOR APPROVAL. THE DEVELOPER MUST STABILIZE OFF-SITE PROPERTY DISTURBED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH HIS DEVELOPMENT USING "NATIVE SEED AND AGGREGATE MULCH PER COA STD 1012" OR AN EQUIVALENT, IN COMPLIANCE WITH THE FINAL STABILIZATION CRITERIA IN CGP 2.2.14.C AND AS APPROVED BY THE OFFSITE PROPERTY OWNER.

FROM MAY 1 THROUGH OCTOBER 31, ANY GRADING WITHIN OR ADJACENT TO A FACILITY THAT CONVEYS A 100-YEAR FLOW RATE OF 50 CFS OR RECEIVES A 100-YEAR 24-HOUR VOLUME OF 2.0 ACRE-FEET OR MORE MUST PROVIDE STORMWATER CONTROL, EROSION CONTROL, AND SAFE PASSAGE OF THE 10-YEAR DESIGN STORM RUNOFF DURING CONSTRUCTION. THE ESC PLAN MUST INCLUDE DESIGN CALCULATIONS AND CONSTRUCTION SPECIFICATIONS WITH AN ENGINEER'S STAMP FOR TEMPORARY FACILITIES THAT ENSURE SAFE, NON-EROSIVE PASSAGE OF THE 10 YEAR STORM TO PREVENT SEDIMENT DISCHARGE INTO THE CITY'S MS4, IN ACCORDANCE WITH CITY ORDINANCE § 14-5-2-12(B)(3). THE ESC PLAN, INCLUDING THIS INFORMATION, MUST BE SUBMITTED TO THE SWQ SECTION OF THE PLANNING DEPARTMENT OF THE CITY OF ALBUQUERQUE FOR APPROVAL AT LEAST 14 DAYS PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES IN OR NEXT TO THE FACILITY DURING THE RESTRICTED PERIOD.

*THE CITY OF ALBUQUERQUE BMP DETAILS HAVE NOT BEEN FINALIZED AS OF THE ENGINEER'S STAMP DATE AND ARE SUBJECT TO POSSIBLE REVISION AND CHANGE.



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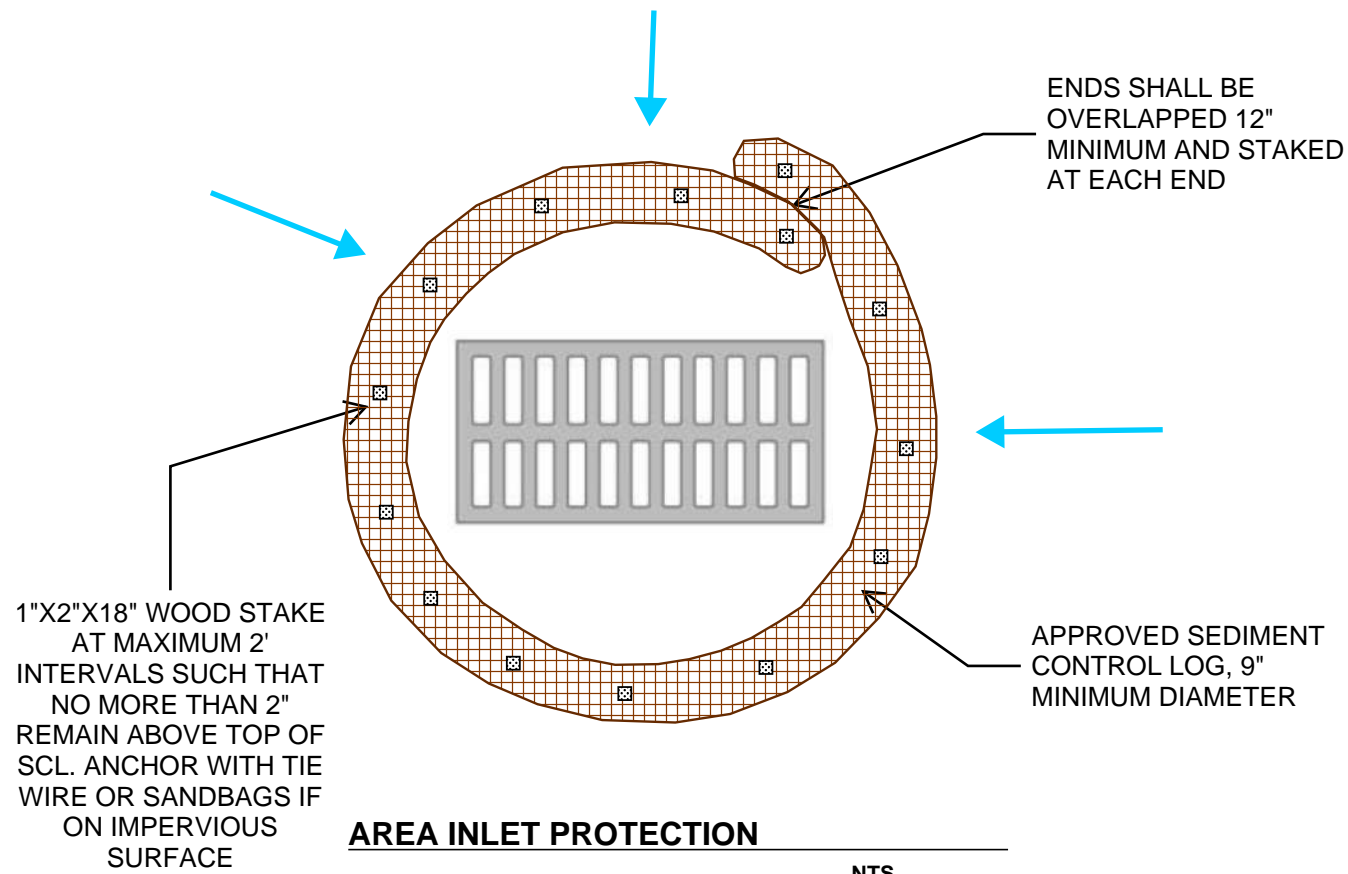


					DATE
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STILLBROOKS HOMES, INC.
 STILLBROOKE HOMES AT LA
 MIRADA SUBDIVISION - LOTS 2-6,
 15-24, 55-62
 SWPPP NOTES

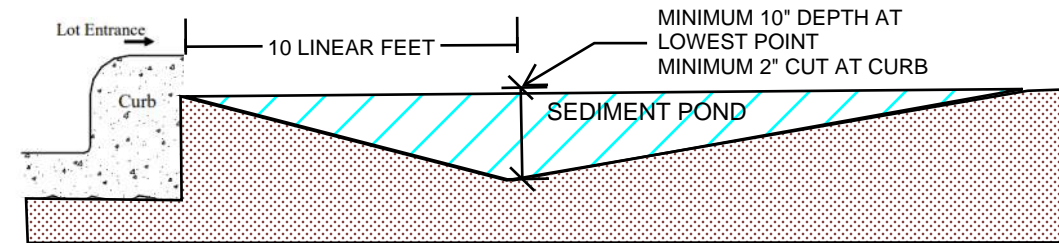
DESIGNED BY:
 K. FETTER, P.E.
 DRAWN BY:
 O. CHAVEZ

SHEET:
 3 - GENERAL
 NOTES



AREA INLET PROTECTION

NTS



CUTBACK CURB

NTS

CUTBACK CURBS SHOULD TYPICALLY BE INSTALLED AT THE SITE ENTRANCE WHEN ACCESS IS NEEDED.

SOIL SHOULD BE CUT BACK FROM BEHIND THE CURB, SIDEWALK OR ROADWAY A MINIMUM 2" DOWN FROM THE TOP OF THE HARDSCAPE.

BRING THE SOIL BACK >10 FEET FT FROM THE HARDSCAPE TO FORM THE SEDIMENT TRAP.

THE LOWEST POINT OF THE SEDIMENT POND SHALL BE AT LEAST 10 INCHES.

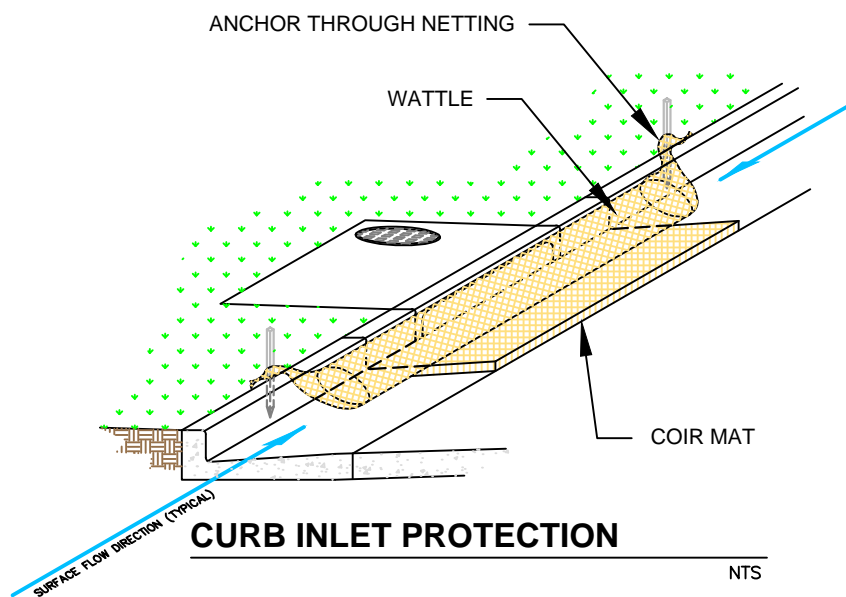
IF THE HOUSE PAD HAS BEEN STABILIZED, THE DEPTH OF THE SEDIMENT POND MAY BE REDUCED TO 4 INCHES.

THE DEPTH AND LENGTH OF THE EXCAVATED AREA CAN BE INCREASED IF MORE STORAGE IS NEEDED.

INSPECT BMPs PRIOR TO FORCAST PRCPITATION, DAILY DURING PRECIPITATION EVENTS, AFTER PRECIPITATION EVENTS AND THROUGH THE LIFE OF THE PROJECT.

MAINTAIN PROPER DEPTH AND LENGTH OF THE CUTBACK FOR THE DURATION OF THE PROJECT.

KEEP CUTBACK AREA CLEAN AND FREE OF TRASH AND DEBRIS.



CURB INLET PROTECTION

NTS

THE MAT SHOULD EXTEND A MINIMUM OF 1" PAST ALL EDGES OF THE INLET. PLACE MAT AGAINST THE CURB INLET.

PLACE WATTLES ON TOP OF THE MAT CLOSEST TO THE INLET OPENING AND CURB.

THE MAXIMUM HEIGHT OF THE PROTECTIVE BARRIER MUST BE LOWER THAN THE TOP OF THE CURB OPENING. THIS ALLOWS OVERFLOW INTO THE INLET DURING LARGE PRECIPITATION EVENTS.

ANCHOR THE BARRIER NETTING OVER THE CURB WITH WOODEN STAKES IF ABLE. IF UNABLE TO DO THAT ANCHOR THE WATTLE WITH SAND BAGS ON EACH END.



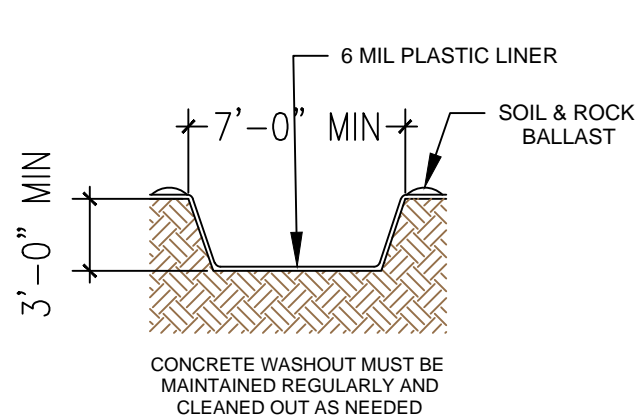
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STILLBROOKS HOMES, INC.
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 BMP DETAILS

DESIGNED BY:
 K. FETTER, P.E.
 DRAWN BY:
 O. CHAVEZ

SHEET:



CONCRETE WASHOUT

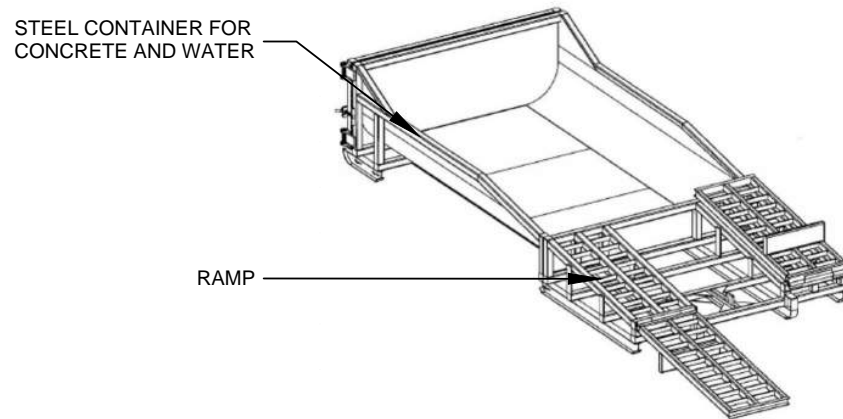
NTS

LOCATE WASHOUT AT LEAST 50 FT FROM STORMDRAINS, OPEN DITCHES, WATER BODIES OR PROJECT PERIMETER. A SIGN SHOULD BE INSTALLED ADJACENTLY TO THE WASHOUT.

WASH OUT WASTE INTO THE WASHOUT WHERE THE CONCRETE CAN SET, BE BROKEN UP AND DISPOSED OF CORRECTLY.

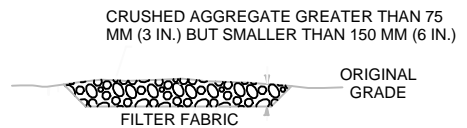
DO NOT CREATE RUNOFF BY DRAINING WATER TO BERMED AREA OR BY COLLECTING THE WATER WASTE WHEN WASHING CONCRETE TO REMOVE PARTICLES AND EXPOSE THE AGGREGATE.

DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET, STORMDRAIN SYSTEMS OR OFF THE PROJECT SITE.



MODULAR CONCRETE WASHOUT

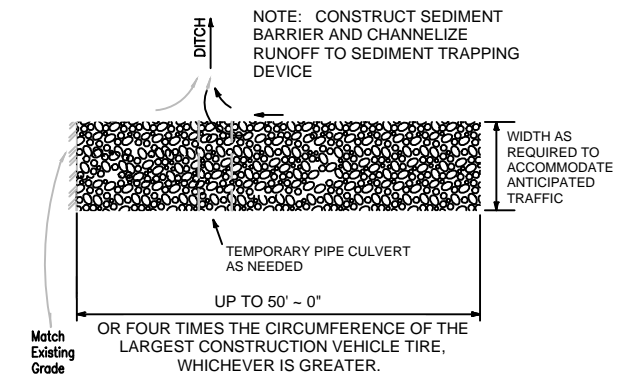
NTS



300 MM (12 IN), UNLESS OTHERWISE SPECIFIED BY A SOILS ENGINEER

SECTION B-B

NTS



STABILIZED CONSTRUCTION ENTRANCE

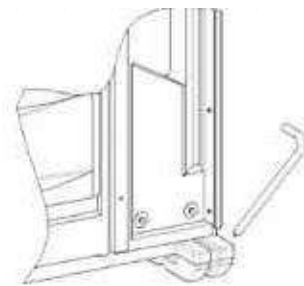
NTS

CONSTRUCT THE ENTRANCE ON A LEVEL SURFACE WHERE AN UNPAVED ROAD MEETS A PAVED ROAD. TYPICALLY AT PROJECTS ACCESS AREA.

GRADE THE ENTRANCE TOWARD THE CONSTRUCTION SITE TO PREVENT RUNOFF.

INSPECT THE ENTRANCE TO KEEP TRASH AND DEBRIS OUT OF THE WAY.

AFTER PRECIPITATION EVENTS, INSPECT THE ENTRANCE FOR ANY REPAIRS THAT MAY BE NEEDED.

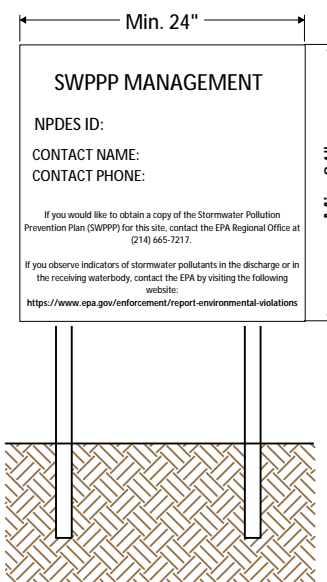


PORTABLE TOILET STAKING

NTS

PLACE THE PORTABLE TOILET ON LEVEL GROUND. A FLAT PAVED SURFACE IS BEST IF AVAILABLE.

DRIVE THE STAKES OVER THE SKIDS OF THE PORTABLE TOILET, AROUND ALL SIDES.



NPDES Permit must be positioned at the most active part of the project where it can be viewed by the public (e.g. project entrance).

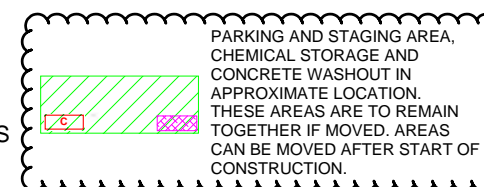
NPDES POSTING BOARD

NTS

- POST - CONSTRUCTION FLOW
- PRE - CONSTRUCTION FLOW
- SILT FENCE
- WATTLE OR SOCK
- SPOILS PILE PROTECTION
- EARTHEN BERM
- INLET PROTECTION
- NATURAL BUFFER
- PARKING AND STAGING AREA

- CONCRETE WASHOUT
- STABILIZED CONSTRUCTION ENTRANCE
- VEGETATIVE STABILIZATION
- ENDANGERED/THREATENED SPECIES
- CHEMICAL STORAGE
- CHECK DAM

- TEMP TOILET
- LOCATION FOR PUBLIC NOTIFICATION OF NPDES
- PROJECT BOUNDARY
- DISTURBED AREA
- PROJECT AND DISTURBED BOUNDARY
- CULVERT BLANKET
- CUTBACK CURB



DRAWING KEY



- SWPPP
- Stormwater
- Erosion Control
- Reclamation
- Seeding

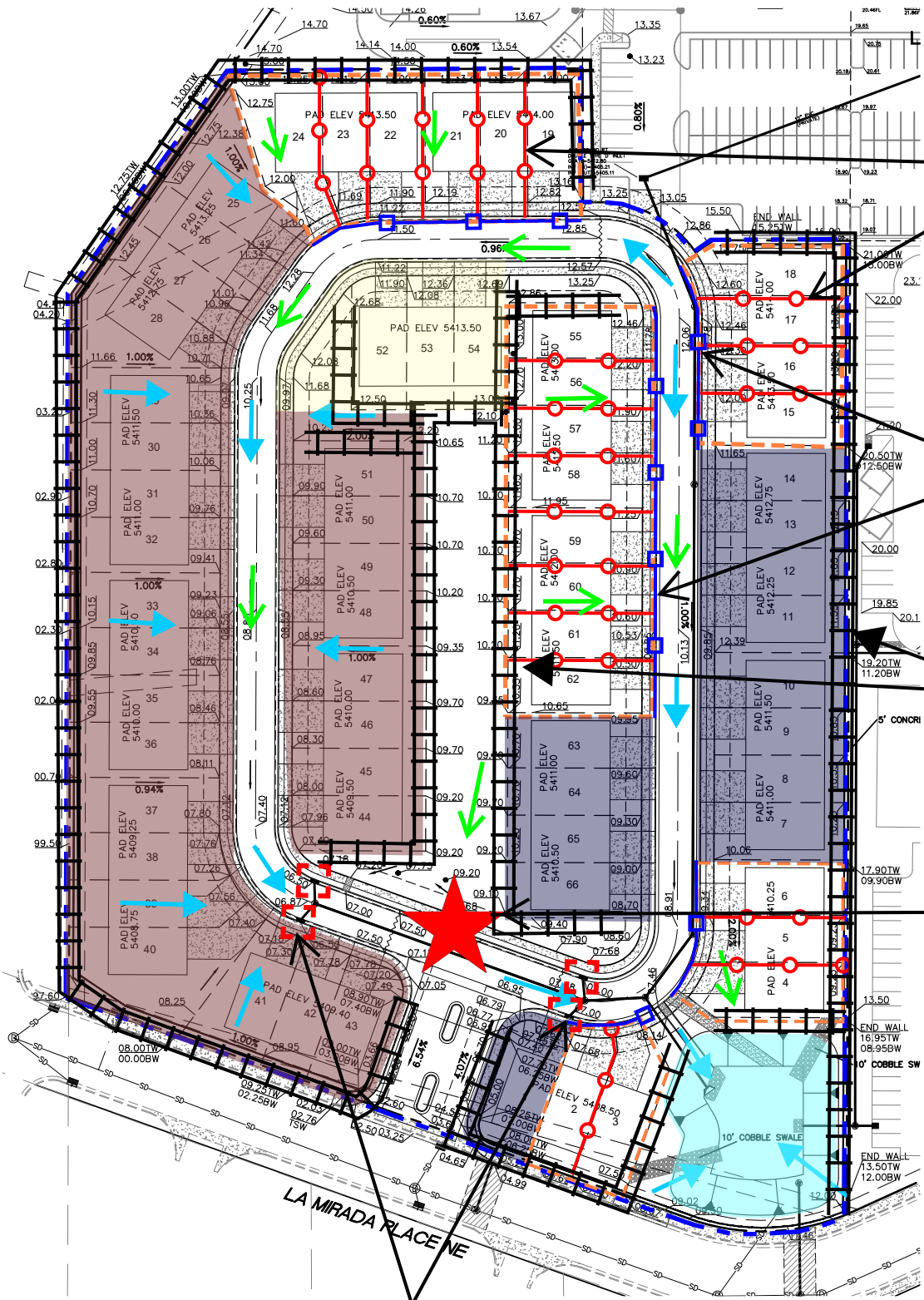
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DATE	REVISION ITEM	#

STILLBROOKS HOMES, INC.
STILLBROOKE HOMES AT LA
MIRADA SUBDIVISION - LOTS 2-6,
15-24, 55-62
BMP DETAILS

DESIGNED BY:
K. FETTER, P.E.
DRAWN BY:
O. CHAVEZ

SHEET:



- NPDES ID: NMR1006BR, TWILIGHT HOMES, LLC
- NPDES ID: NONE, AMRESTON HOMES, LLC
- NPDES ID: NMR10044X, WYMONT, LLC



OPERATOR OVERSITE:
THE HIGHLIGHTED LOTS ARE MANAGED AND THE RESPONSIBILITY OF THEIR RESPECTIVE PROPERTY OWNER.

AS OF THE DESIGN DATE OF THIS TESCP, THE BERNALILLO COUNTY ASSESSOR INDICATES AMRESTON HOMES, LLC OWNS THE IDENTIFIED LOTS. THE NOI FOR AMRESTON HOMES, LLC ASSOCIATED WITH THESE LOTS WAS NOT LISTED ON THE EPA'S PUBLIC SEARCH SITE.

THE EPA PUBLIC PERMIT SEARCH PROVIDES AN NOT FOR AMREP SOUTHWEST, INC. FOR THE LA MIRADA SUBDIVISION (NMR10040Z), HOWEVER, AMREP SOUTHWEST, INC. IS NOT CURRENTLY IDENTIFIED AS A PROPERTY OWNER FOR AN RESIDENTIAL LOT.

SEDIMENT TRACK - OUT MANAGEMENT:
EACH OPERATOR IS RESPONSIBLE FOR SWEEPING AS NEEDED TO REMOVE SEDIMENT TRACK - OUT IN LIEU OF INSTALLED A TEMPORARY SEDIMENT TRACKING PAD FOR THEIR RESPECTIVE LOTS AS HIGHLIGHTED ON THIS SHEET.

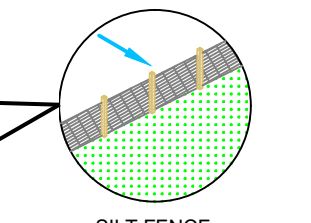
BMP MAINTENANCE:
EACH OPERATOR IS RESPONSIBLE FOR THE BMP MAINTENANCE AND SWPPP COMPLIANCE/IMPLEMENTATION FOR THEIR RESPECTIVE LOTS AS HIGHLIGHTED ON THIS SHEET.

DROP INLET IMPLEMENTATION & MAINTENANCE:
STILLBROOKE HOMES, INC. IS RESPONSIBLE FOR THE DROP INLET PROTECTION AND MAINTENANCE.

INSPECTIONS:
STILLBROOKE HOMES, INC. INSPECT ITS LOTS ONLY. THE ADDITIONAL OPERATORS WILL COMPLETE SEPARATE INSPECTIONS SPECIFIC TO THEIR PROPERTY OWNERSHIP.

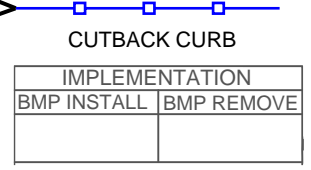
RETAINING WALL:
RETAINING WALLS WERE PREVIOUSLY CONSTRUCTED.

ELEVATION NOTE:
ADD 5400 TO ALL ELEVATIONS. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE SPECIFIED.



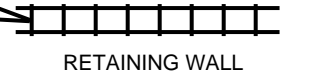
SILT FENCE

IMPLEMENTATION	
BMP INSTALL	BMP REMOVE



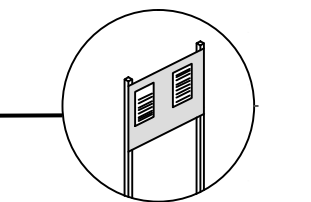
CUTBACK CURB

IMPLEMENTATION	
BMP INSTALL	BMP REMOVE



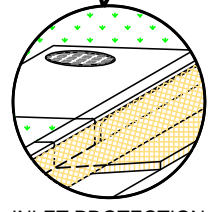
RETAINING WALL

IMPLEMENTATION	
BMP INSTALL	BMP REMOVE



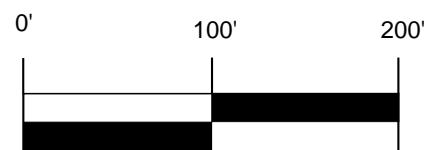
NPDES PERMITTING

IMPLEMENTATION	
BMP INSTALL	BMP REMOVE



INLET PROTECTION

IMPLEMENTATION	
BMP INSTALL	BMP REMOVE



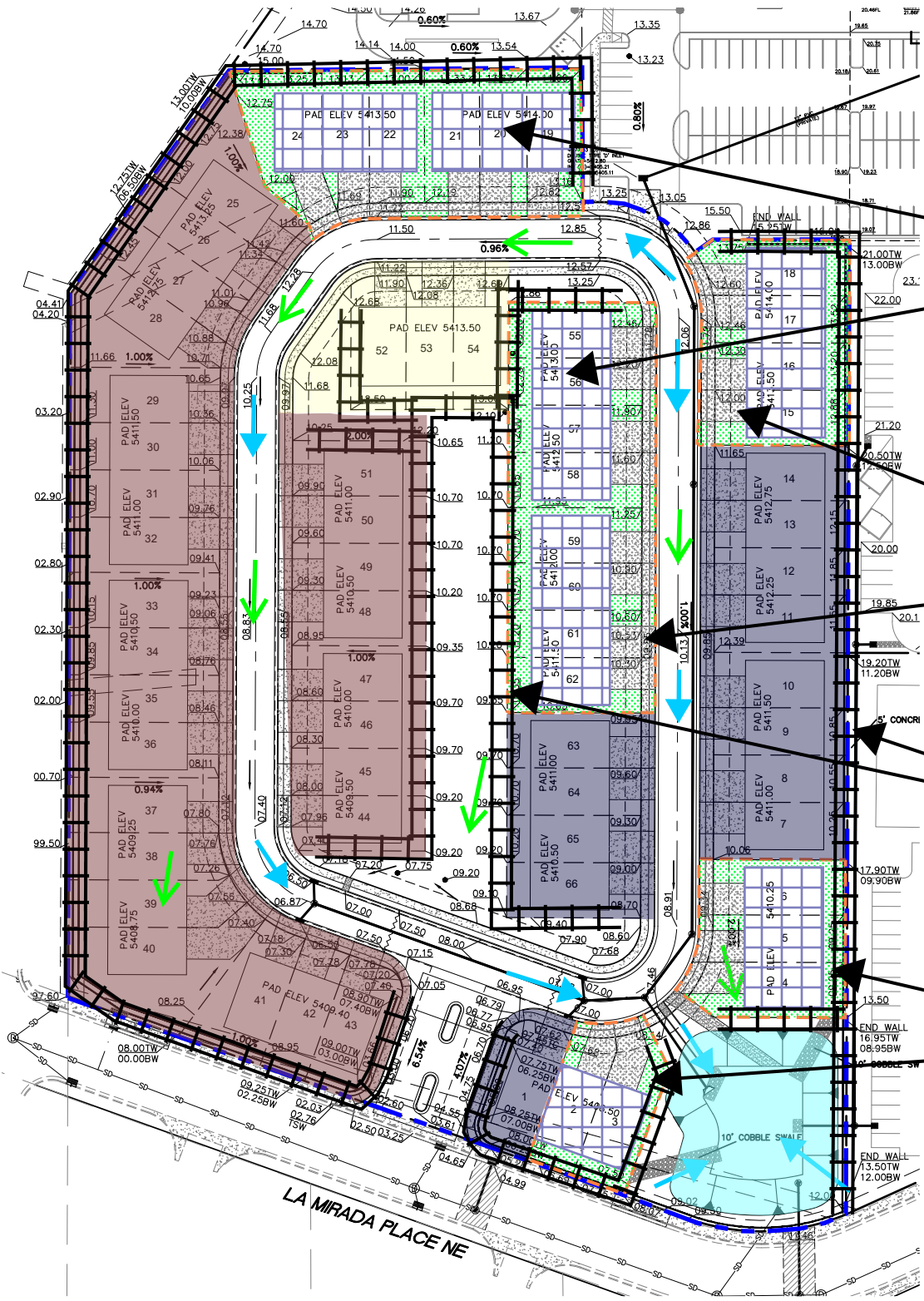
- SWPPP
- Stormwater
- Erosion Control
- Reclamation
- Seeding

#	REVISION ITEM	DATE

STILLBROOKS HOMES, INC.
STILLBROOKE HOMES AT LA
MIRADA SUBDIVISION - LOTS 2-6,
15-24, 55-62
TESCP

DESIGNED BY:
K. FETTER, P.E.
DRAWN BY:
O. CHAVEZ

SHEET:
9



- NPDES ID: NMR1006BR, TWILIGHT HOMES, LLC
- NPDES ID: NMR10040Z, AMREP SOUTHWEST, INC.
- NPDES ID: NMR10044X, WYMONT, LLC

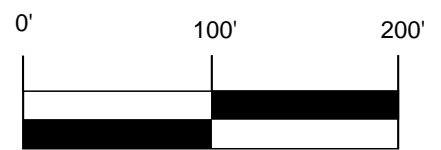
RETAINING WALL:
RETAINING WALLS WERE PREVIOUSLY CONSTRUCTED.

VERTICAL STRUCTURE
FINAL STABILIZATION

CONCRETE PAVING
FINAL STABILIZATION

RETAINING WALL

LANDSCAPING BY HOMEOWNERS
FINAL STABILIZATION



- SWPPP
- Stormwater
- Erosion Control
- Reclamation
- Seeding

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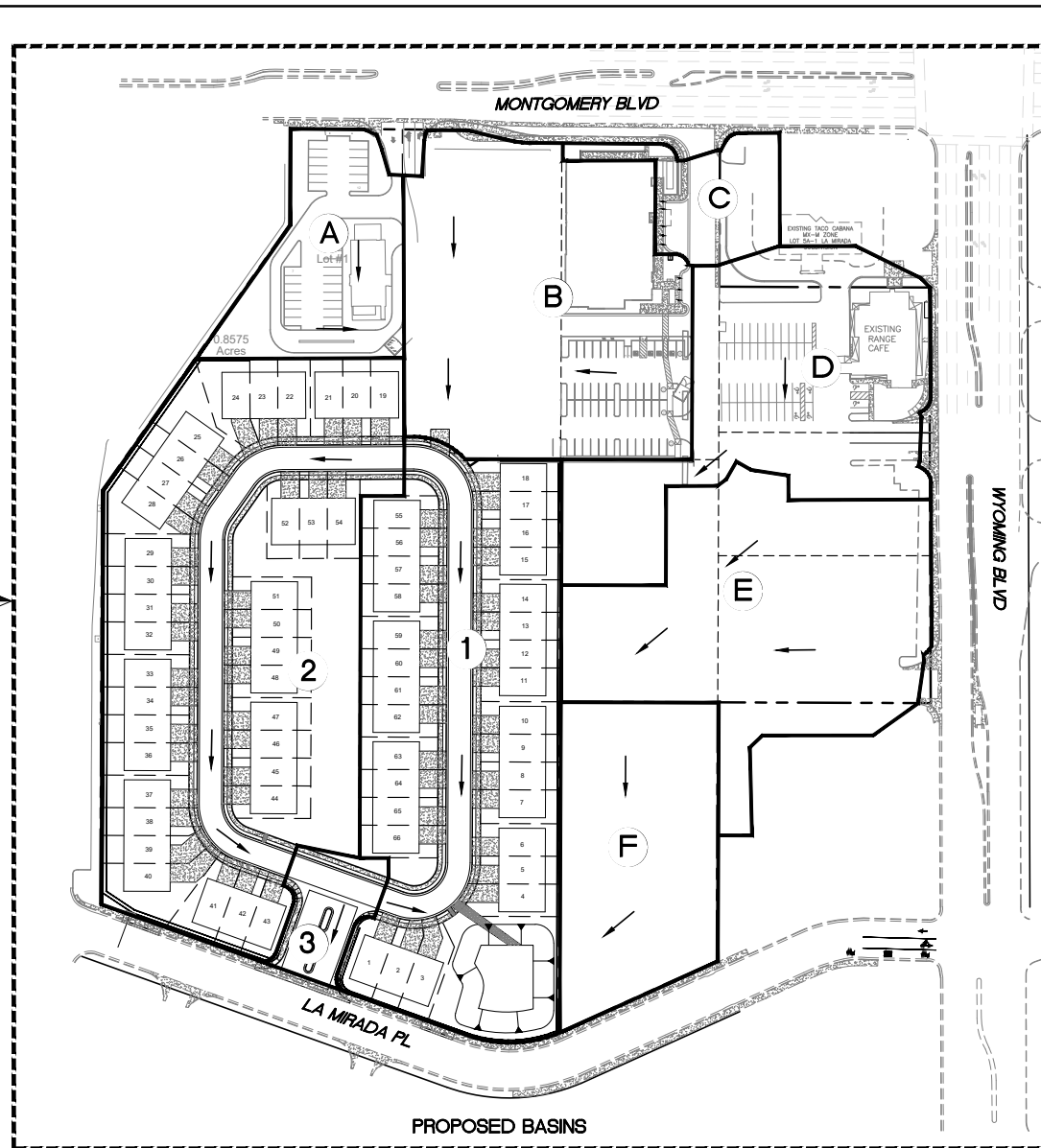
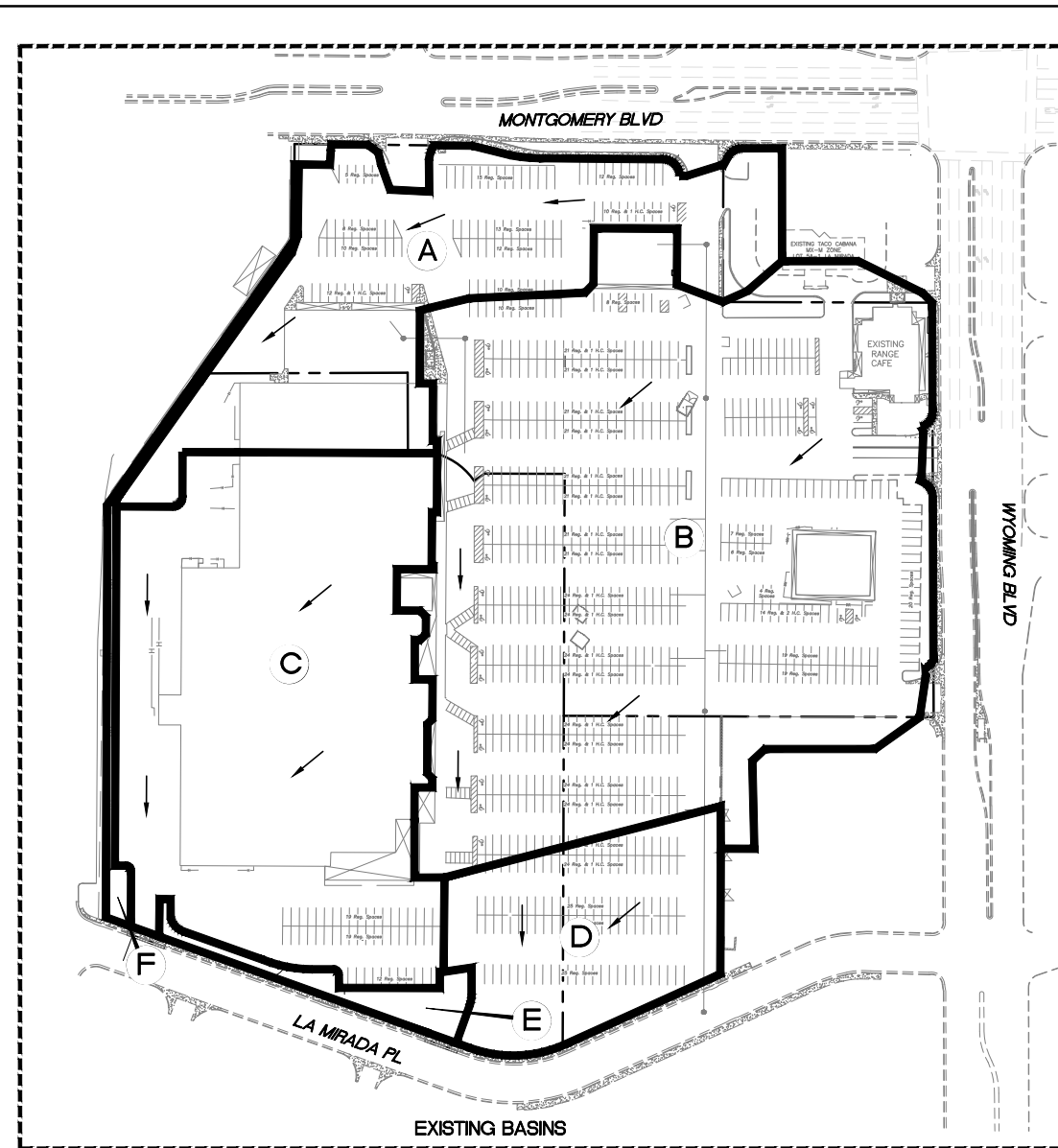
#	REVISION ITEM	DATE

STILLBROOKS HOMES, INC.
STILLBROOKE HOMES AT LA
MIRADA SUBDIVISION - LOTS 2,-6,
15-24, 55-62
FINAL STABILIZATION

DESIGNED BY:
K. FETTER, P.E.
DRAWN BY:
O. CHAVEZ

SHEET:

10



EXISTING DRAINAGE:
 THIS SITE IS CURRENTLY VACANT SHOPPING CENTER AND IS LOCATED ON THE SOUTHWEST CORNER OF WYOMING BOULEVARD AND MONTGOMERY BOULEVARD. THE SITE IS BOUNDED BY ROADS ON THE NORTH, SOUTH AND EAST SIDE AND A MULTIFAMILY DEVELOPMENT ON THE WEST SIDE AND CONTAINS APPROXIMATELY 15.69 ACRES. THE SITE DRAINS FROM EAST TO WEST WITH MOST OF IT DRAINING ONTO AN EXISTING DETENTION POND. A SMALL AMOUNT OF FLOW ENTERS MONTGOMERY BLVD. FROM LANDSCAPED AREAS AND ENTRANCES, THE REMAINDER OF THE SITE DRAINS INTO AN EXISTING DROP INLET LOCATED AT THE SOUTHWEST ENTRANCE. ACCORDING TO AN APPROVED GRADING AND DRAINAGE PLAN (G-19/D4) COMPLETED BY JEFF MORTENSEN AND ASSOCIATES THE EXISTING POND MAY BE ELIMINATED AND ALL FLOW DISCHARGED TO THE EXISTING STORM SEWER IN HENDRIX AVENUE. THOSE IMPROVEMENTS WERE NEVER COMPLETED AND THE POND HAS REMAINED IN PLACE. BASED ON THE REVISED DRAINAGE VALUES IN THE CURRENT DPM THE TOTAL FLOW DISCHARGED FROM THIS SITE IS 68.15 CFS. THE SITE IS NOT LOCATED WITH IN A FLOOD PLAIN AS SHOWN ON THE FIRM MAP. THERE ARE NOT OFFSITE FLOWS THAT ENTER THE SITE.

PROPOSED DRAINAGE:
 THE SITE IS BEING SUBDIVIDED INTO A COMMERCIAL CENTER AND A RESIDENTIAL NEIGHBORHOOD. THE RESIDENTIAL NEIGHBORHOOD IS DIVIDED INTO THREE BASINS (1-3) WHILE THE COMMERCIAL AREA IS DIVIDED INTO SIX BASINS (A-F).

RESIDENTIAL BASINS 1 AND 2 WILL DRAIN FROM NORTH TO SOUTH IN WYOMING CIRCLE AND BE COLLECTED IN PROPOSED DROP INLETS. THAT WATER WILL BE CONVEYED TO A WATER QUALITY POND LOCATED IN THE SOUTHWEST CORNER OF THE NEIGHBORHOOD. BASIN 3 CONSISTS OF THE ENTRANCE AND WILL DRAIN A SMALL AMOUNT OF FLOW TO BE COLLECTED IN DROP INLETS IN LA MIRADA. DUE TO THE GRADES BETWEEN THE NEIGHBORHOOD AND LA MIRADA THERE IS NO WAY TO CAPTURE THIS FLOW AND IT WILL FOLLOW THE SAME DRAINAGE PATTERN AS EXISTS ALONG THE STREET TODAY DISCHARGING 1.16 CFS.

COMMERCIAL BASIN "A" AND "B" WILL DRAIN SOUTH TO A PROPOSED DROP INLET LOCATED JUST NORTH OF WYOMING CIRCLE. THOSE FLOWS WILL BE CONVEYED THROUGH STORM SEWER TO THE WATER QUALITY POND. BASIN "C" WILL DISCHARGE TO A PROPOSED DROP INLET AT THE ENTRANCE ON MONTGOMERY AND DRAIN VIA STORM SEWER TO THE DROP INLET THAT CAPTURES BASINS "A" & "B". BASIN "D" WILL DRAIN TO A PROPOSED DROP INLET LOCATED NEAR THE NORTHEAST CORNER OF THE RESIDENTIAL NEIGHBORHOOD. BASIN "E" WILL DRAIN TO ANOTHER PROPOSED DROP INLET LOCATED NEAR THE MIDDLE OF THE WEST PROPERTY LINE OF THE RESIDENTIAL NEIGHBORHOOD AND BASIN "F" WILL DRAIN TO A PROPOSED DROP INLET LOCATED NEAR THE WATER QUALITY POND. ALL OF THOSE FLOWS WILL BE CONVEYED VIAL STORM SEWER TO THE WATER QUALITY POND.

THE WATER QUALITY POND IS SIZED TO CONTAIN THE REQUIRED VOLUME FROM ALL OF THE RESIDENTIAL AND COMMERCIAL BASINS. BASED ON HE CURRENT REQUIREMENTS, THE POND WILL RETAIN A VOLUME OF 0.225 AC-FT. A WATER QUALITY OUTLET STRUCTURE WILL BE PROVIDED IN THE POND AND CONNECT TO THE EXISTING STORM SEWER LOCATED IN LA MIRADA. THE TOTAL FLOW DISCHARGED TO THE LA MIRADA STORM SEWER WILL BE 57.05 CFS WHICH IS 11.10 CFS LESS THAN WHAT IS CURRENTLY DISCHARGED TO THE SYSTEM.

ALL OF THE STORM SEWER, DROP INLETS AND WATER QUALITY POND WILL REMAIN PRIVATE AND MAINTAINED BY THE RESIDENTIAL HOA AND COMMERCIAL DEVELOPMENT AGREEMENTS.

Channel Capacity

Weir Equation:

$$Q = CLH^{3/2}$$

Q = Flow
 C = 2.70
 L = Length of weir
 H = Height of Weir

Off Site Curb Opening

$$Q = 2.70 * 26 * 0.50^{3/2}$$

$$Q = 19.09 \text{ cfs} < Q = 13.39 \text{ cfs}$$

Pond Concrete Channel

$$Q = 2.70 * 6 * 0.50^{3/2}$$

$$Q = 5.73 \text{ cfs}$$

Park Curb Opening

$$Q = 2.70 * 2 * 0.50^{3/2}$$

$$Q = 1.91 \text{ cfs} < Q = 1.55 \text{ cfs}$$

Weighted E Method

Existing Basins											
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	
A	114,831	2.64	0%	0	7%	0.18	0%	0.00	93%	2.45	
B	314,923	7.23	0%	0	5%	0.36	0%	0.00	95%	6.87	
C	178,480	4.10	0%	0	0%	0.00	0%	0.00	100%	4.10	
D	57,852	1.33	0%	0	21%	0.28	0%	0.00	79%	1.05	
E	9,747	0.22	0%	0	0%	0.00	100%	0.22	0%	0.00	
F	7,497	0.17	0%	0	100%	0.17	0%	0.00	0%	0.00	
		15.69							0.860	0.012	0.43
									3.202	0.540	68.15

Proposed Basins											
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	
A	36,215	0.83	0%	0	15%	0.12	0%	0.00	85%	0.71	
B	98,174	2.25	0%	0	15%	0.34	0%	0.00	85%	1.92	
C	18,240	0.42	0%	0	15%	0.06	0%	0.00	85%	0.36	
D	79,808	1.83	0%	0	15%	0.27	0%	0.00	85%	1.56	
E	89,758	2.06	0%	0	15%	0.31	0%	0.00	85%	1.75	
F	53,725	1.23	0%	0	15%	0.19	0%	0.00	85%	1.05	
1	131,235	3.01	0%	0	60%	1.81	0%	0.00	40%	1.21	
2	165,562	3.80	0%	0	57%	2.17	0%	0.00	43%	1.63	
Park	27,059	0.62	0%	0	100%	0.62	0%	0.00	0%	0.00	
3	11,770	0.27	0%	0	10%	0.03	0%	0.00	90%	0.24	
		15.71							0.860	0.054	1.16
									2.408	0.054	59.96

Equations:

Weighted E = Ea * Aa + Eb * Ab + Ec * Ac + Ed * Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Excess Precipitation, E (inches)		
Zone	100-Year	10-Year
Ea	0.67	0.18
Eb	0.86	0.34
Ec	1.09	0.52
Ed	2.58	1.64

Peak Discharge (cfs/acre)		
Zone	100-Year	10-Year
Qa	1.84	0.51
Qb	2.49	1.07
Qc	3.17	1.69
Qd	4.49	2.81

Pipe Capacity

Pipe	D (in)	Slope (%)	Area (ft ²)	R	Q Provided (cfs)	Q Required (cfs)	Velocity (ft/s)
1	18	0.80	1.77	0.375	9.42	6.36	3.60
2	18	0.80	1.77	0.375	9.42	6.37	3.60
3	24	0.80	3.14	0.500	20.29	12.73	4.05
4	18	0.80	1.77	0.375	9.42	4.95	2.80
5	18	0.80	1.77	0.375	9.42	4.96	2.81
6	30	0.70	4.91	0.625	34.41	22.64	4.61
7	30	0.80	4.91	0.625	36.79	35.56	7.24
8	24	1.00	3.14	0.500	22.68	12.92	4.11
9	24	1.00	3.14	0.500	22.68	12.92	4.11
10	24	1.00	3.14	0.500	22.68	12.92	4.11
11	24	1.00	3.14	0.500	22.68	12.92	4.11
12	24	14.75	3.14	0.500	87.12	21.48	6.84
13	18	2.00	1.77	0.375	14.90	5.17	2.93
14	24	2.51	3.14	0.500	35.94	16.31	5.19
15	18	2.00	1.77	0.375	14.90	8.63	4.88
16	18	4.19	1.77	0.375	21.56	7.68	4.35
17	18	4.43	1.77	0.375	22.17	7.68	4.35
18	24	6.50	3.14	0.500	57.83	57.05	18.16

Manning's Equation:
 $Q = 1.49/n * A * R^{2/3} * S^{1/2}$

A = Area
 R = D/4
 S = Slope
 n = 0.013

Kelly J. Parks
 2/26/2026



	THE WYMONT ALBUQUERQUE, NM WYMONT SUBDIVISION MASTER DRAINAGE PLAN	DRAWN BY pm DATE 1-27-2022 DRAWING 2021008-GR
		SHEET # GR-2 JOB # 2021008