

OVERALL SITE PLAN

0 25' 50' 100'  
SCALE: 1"=50'-0"

INTERIM PHASE - SILT FENCE WILL BE USED AS DETERRENT TO KEEP VEHICLES OFF OF PROPERTY UNTIL CONSTRUCTION BEGINS.

BMP MAP LEGEND

- LIMITS OF DISTURBANCE
- PERIMETER BMP (SILT FENCE)
- WATTLE/FILTER SOCK
- SHEET FLOW
- CONCENTRATED FLOW
- INLET PROTECTION
- PORTABLE TOILETS
- WASTE CONTAINER
- CONCRETE WASHOUT



OPERATOR: MIRA AL SOL, LLC

TOTAL SITE AREA: 2.0 ACRES  
TOTAL DISTURBED AREA: 2.0 ACRES

RECEIVING WATERS: RIO GRANDE

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

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

LA MIRADA DEVELOPMENT PROJECT

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

Drawn By:  
M. VALLEJOS, CPESC, CISEC

12/12/2024



ESC-1





PHASE 1 - NORTHERN  
DEVELOPMENT 0.934 ACRES.  
COA HYDROLOGY APPROVED G&D  
PLAN

BMP MAP LEGEND

- LIMITS OF DISTURBANCE
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- PORTABLE TOILETS
- WASTE CONTAINER
- CONCRETE WASHOUT
- TEMPORARY SEDIMENT TRAP



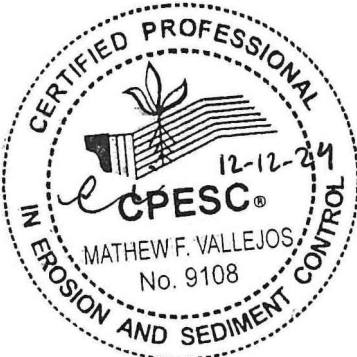
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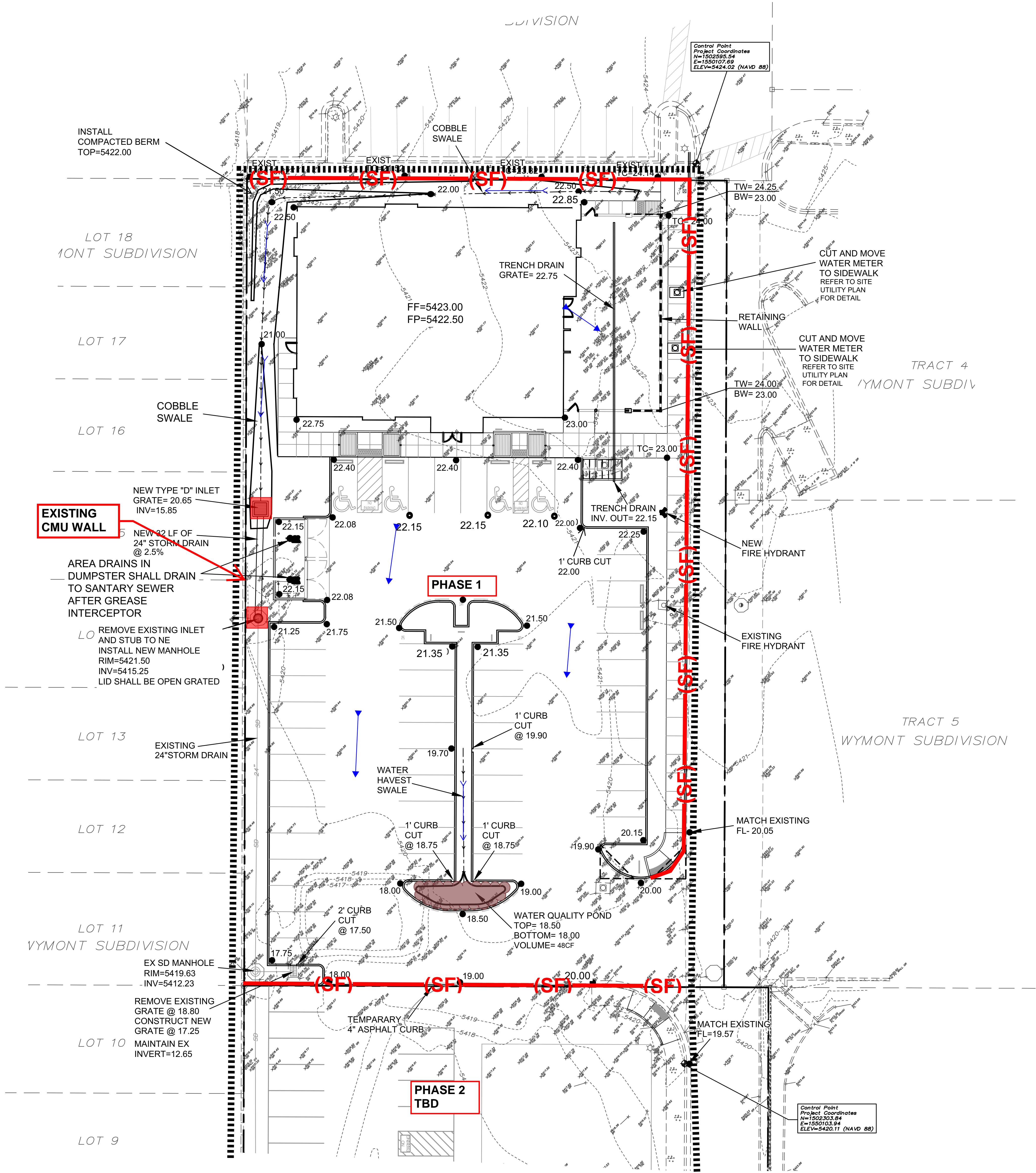
LA MIRADA DEVELOPMENT PROJECT  
TEMPORARY EROSION AND  
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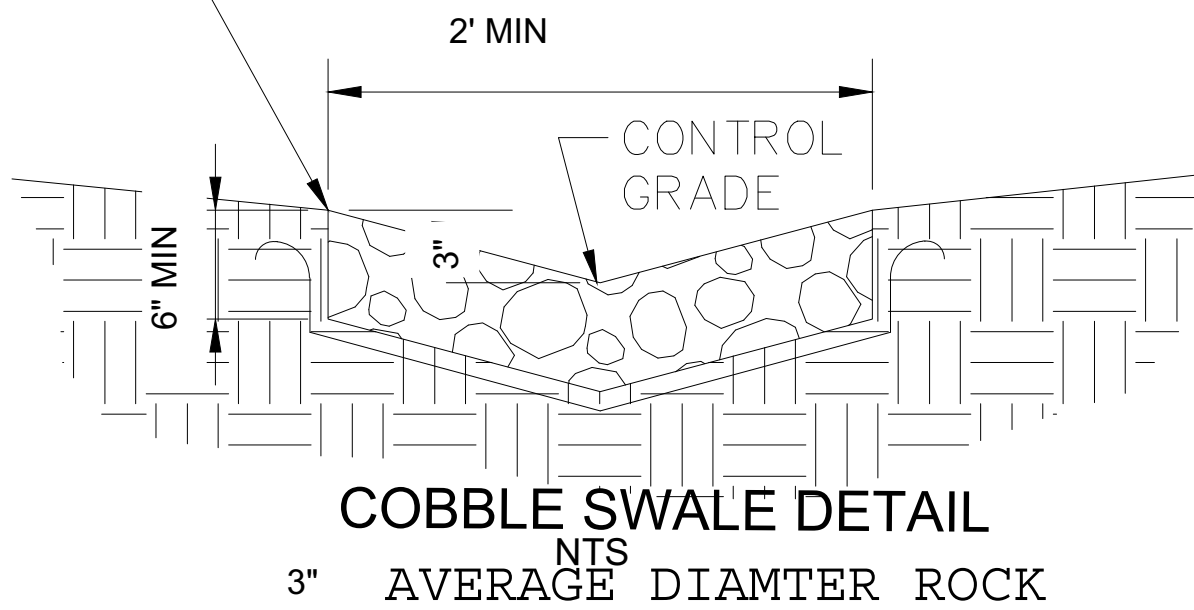
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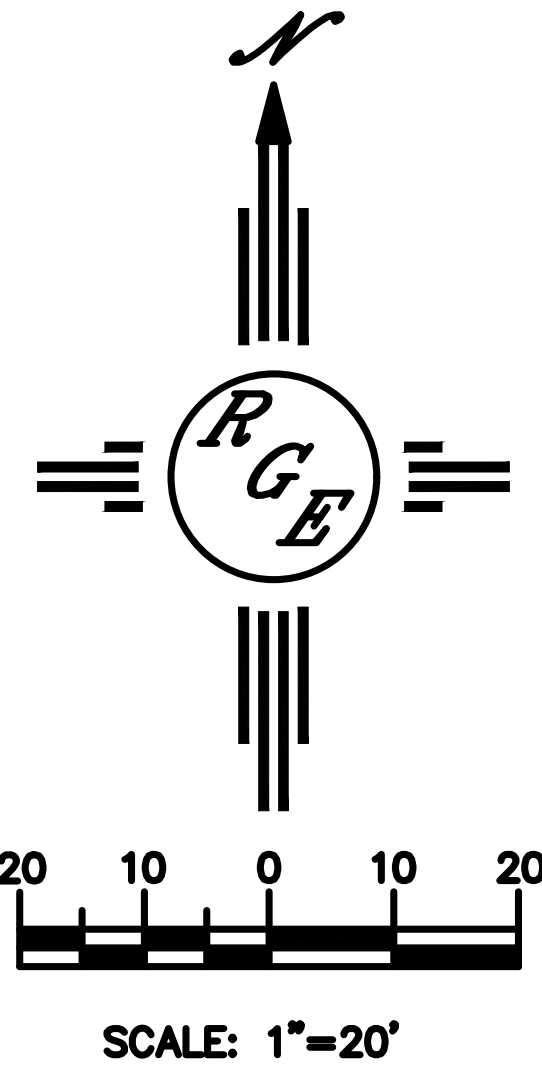
ESC-2



CONSTRUCT ALL SWALES AND EROSION PROTECTION (SHOWN HATCHED) BELOW ADJACENT GRADE TO ENSURE RUNOFF CAN BE CAPTURED AND CONVEYED PROPERLY



\*CONTROL GRADE IS GRADE PUBLISHED ON PLAN (AFTER ROCK PLACEMENT)





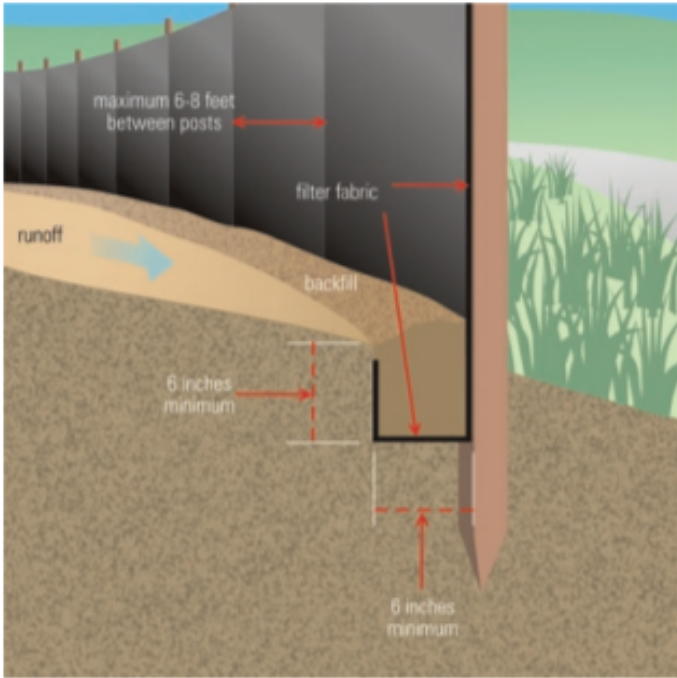
**Non-woven Silt Fence**  
A silt fence is a temporary sediment barrier consisting of a geotextile attached to supporting posts and trenched into the ground. Intended to retain sediment that has been dislodged by stormwater.

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**



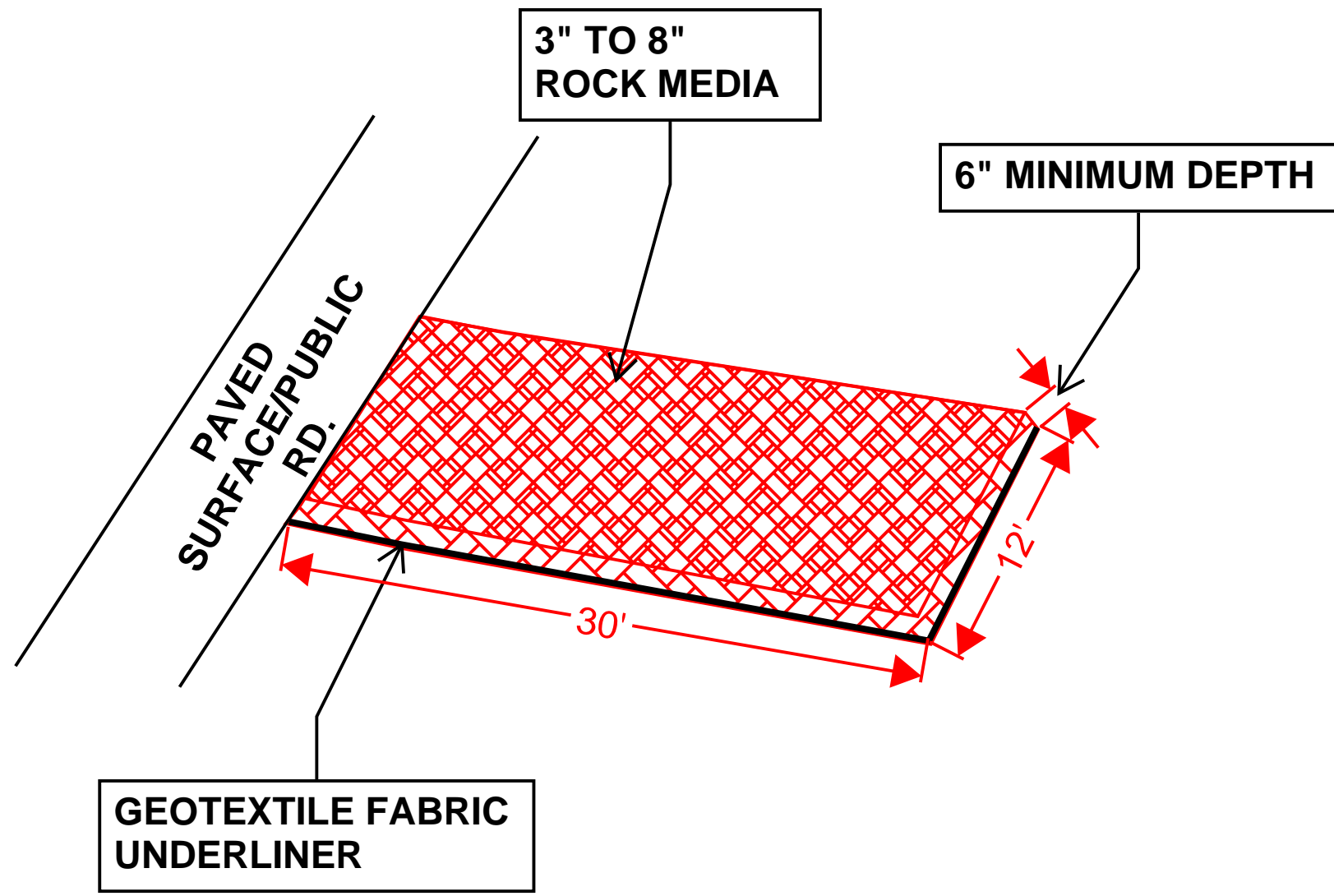
Source: USEPA Guide for Construction Site

**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.



- 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: MIRA AL SOL, LLC

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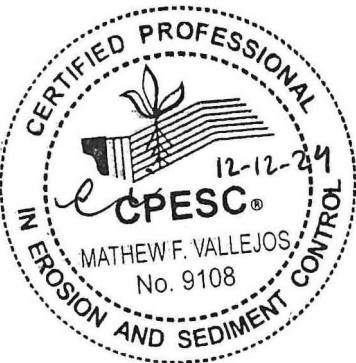
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LA MIRADA DEVELOPMENT PROJECT

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

Drawn By:  
M. VALLEJOS, CPESC, CISEC

12/12/2024



ESC-3



**Nature of Construction Activity:**  
This project consists of new commercial construction. This project covers approximately 2.0 acres of the La Mirada Development project. Mira Al Sol, LLC is responsible for all construction activities including earthwork, infrastructure, utilities, flatwork, asphalt paving and vertical construction. The activities to occur on-site are consistent with commercial construction.

**Project/Site Name:** La Mirada Development Project  
**Project Street/Location:** La Mirada and Wyoming Blvd. NE  
**City:** Albuquerque  
**State:** NM  
**Zip Code:** 87111  
**County:** Bernalillo  
  
**Project Latitude:** 35.12919 **Longitude:** -106.55240

**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:** \_\_\_\_\_

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 <u>grade</u> 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 theremoval

ROLE	COMPANY	REPRESENTATVIE NAME	PHONE	EMAIL
OPERATOR	MIRA AL SOL, LLC	BEN PERICH	505-507-1678	<a href="mailto:BEN.PERICH@COLLIERS.COM">BEN.PERICH@COLLIERS.COM</a>
OWNER	MIRA AL SOL, LLC	BEN PERICH	505-507-1678	<a href="mailto:BEN.PERICH@COLLIERS.COM">BEN.PERICH@COLLIERS.COM</a>
BMP MAINTENANCE	SUPERIOR STORMWATER, LLC	TIM SLATUNAS	505-353-2558	<a href="mailto:TIM@SUPERIORSTORMWATER.COM">TIM@SUPERIORSTORMWATER.COM</a>
SWPPP INSPECTIONS	GREEN GLOBE ENVIRIONMENTAL, LLC	TIM SLATUNAS	505-353-2558	<a href="mailto:TIM@GREENGLOBENM.COM">TIM@GREENGLOBENM.COM</a>



Tables - K Factor, Whole Soil - Summary By Map Unit				
Summary by Map Unit - Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico (NM6000)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ETC	Embudo-Tijeras complex, 0 to 9 percent slopes	.15	2.2	100.0%
Totals for Area of Interest			2.2	100.0%

Rio Grande (Tijeras Arroyo to Alameda Bridge)			AU IR CATEGORY	LOCATION DESCRIPTION	
			5/5C	HUC: 13020203	Rio Grande-Albuquerque
AU ID	WQS REF	WATER TYPE	SIZE	ASSESSED	MONITORING SCHEDULE
NM-2105_51	20.6.4.105	RIVER	15.6 MILES	2020	2025
USE	ATTAINMENT	CAUSE(S)	FIRST LISTED	TMDL DATE	PARAMETER IR CATEGORY
IRR	Fully Supporting				
LW	Fully Supporting				
MWWAL	Not Supporting	Dissolved oxygen PCBS - Fish Consumption Advisory Mercury - Fish Consumption Advisory Temperature	2008 2010 2020 2010	2023 (est.)	5/5A 5/5C 5/5C 5/5A
PC	Not Supporting	E. coli	2020	6/30/2010	4A
PWS	Not Assessed				
WH	Fully Supporting				
AU Comment: TMDL for E. coli. Fish Consumption Advisory listings are based on NM's current fish consumption advisories for this water body. Per USEPA guidance, these advisories demonstrate non-attainment of CWA goals stating that all waters should be "fishable." Therefore, the impaired designated use is the associated aquatic life even though human consumption of the fish is the actual concern.					

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ESC-4