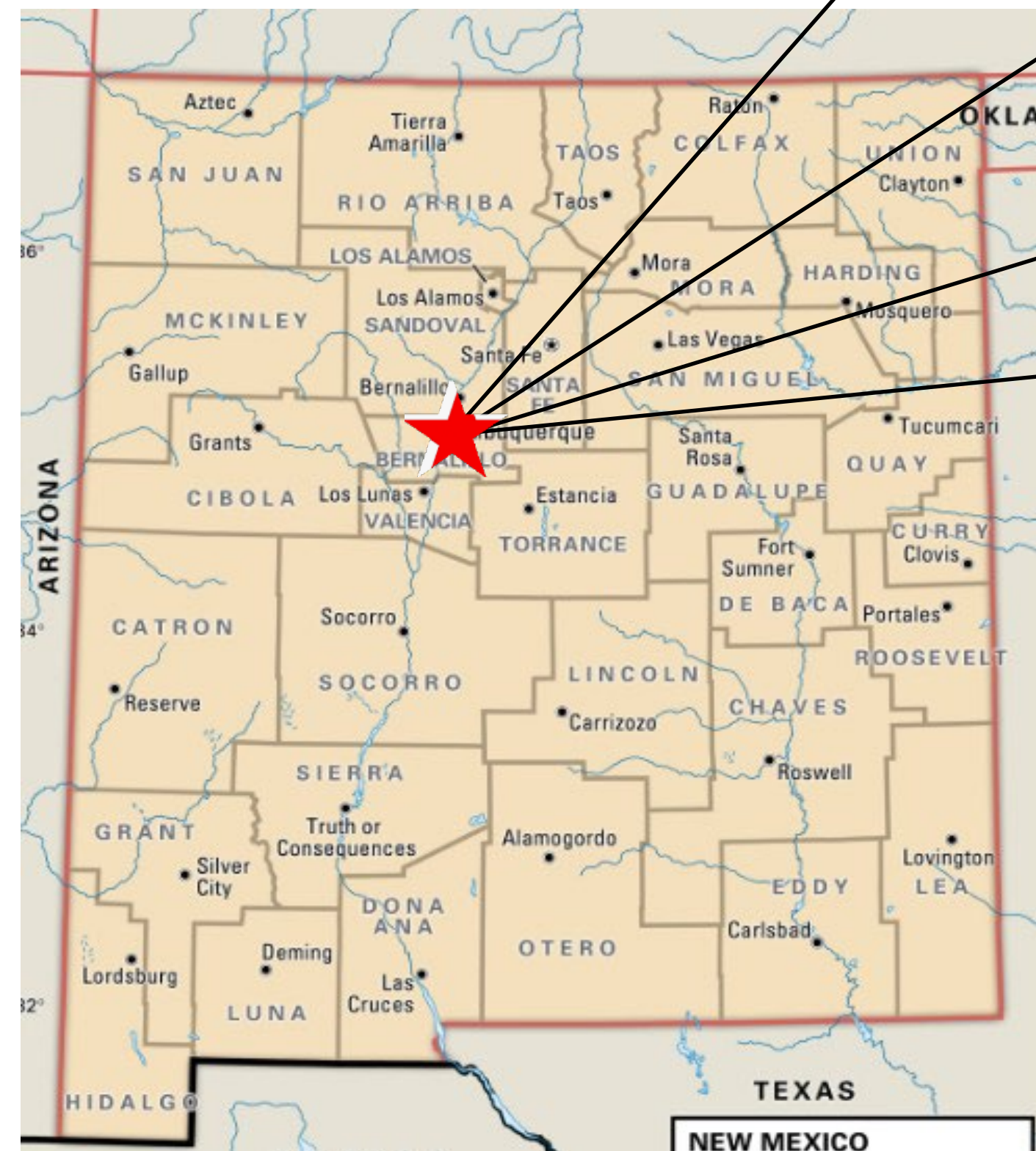


6200 Iliff Road

6200 Iliff Road NW, Albuquerque, NM 87121

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

Page Index	
1	Title Page
2	SWPPP info
3	Owner/Operator / Nature of Const.
4	ESC Std. Notes
5 - 6	ESC Map and Legend



GPS COORDINATES:

35.102591
-106.710102



[Signature]

CPESC STAMP

6200 Iliff Road

PROJECT TITLE

ALBUQUERQUE, NM - BERNALILLO COUNTY

CITY, COUNTY, STATE

02/09/2026

DATE

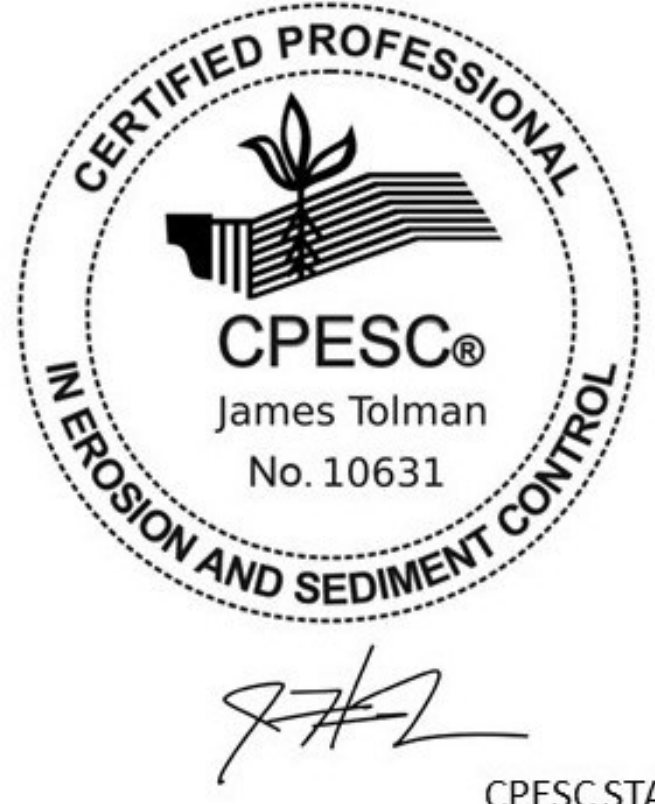

Doug Lewis/J. Tolman

DRAWN BY



STORMWATER POLLUTION PREVENTION PLAN INFORMATION

PERIMT NUMBER: NMR#####	
NMR100000 STATE OF NEW MEXICO, EXCEPT INDIAN COUNTRY NMR101000 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.	
OWNER NAME: PMB Land Investments ABQ LLC	
OWNER POINT OF CONTACT: Pat Maloy	
NOI PREPARED BY: Inspections Plus	
PROJECT/SITE NAME: 6200 Iliff Road	
PROJECT/SITE ADDRESS: 6200 Iliff Road NW, Albuquerque, NM 87121	
LATITUDE	35.102591
LONGITUDE	-106.710102
ESTIMATED PROJECT START DATE	02/01/2026
ESTIMATED PROJECT COMPLETION DATE	06/01/2026
ESTIMATED AREA TO BE DISTURBED	2.48
TYPE OF CONSTRUCTION	Commercial
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
DISCHARGED TO MS4? MS4 NAME?	Albuquerque
SURFACE WATERS WITHIN 50FT?	No
RECEIVING WATER?	Rio Grande - 5105 ft.
IS RECEIVING WATER IMPAIRED? TIER DESIGNATION	YES
WHAT ARE THE IMPAIRMENTS, IF ANY?	Dissolved Oxygen, E. Coli, Mercury, PCBS, Temperature
SWPPP CONTACT INFORMATION:	Madelyn Schauer; 505-895-1547, madelyn@inspectionsplus.com
ENDANGERED SPECIES CRITERIA:	CRITERION "A"; NO CRITICAL HABITATS CRITERION "A"
HISTORIC PRESRVATION CRITERIA:	PREEXISTING DEVELOPMENT

	6200 Iliff Road		PROJECT TITLE	
	AIBUQUERQUE, NM - BERNALILLO COUNTY			CITY, COUNTY, STATE
	02/03/2026	DATE		
	Doug Lewis/J. Tolman			

Operator:

TBA
Contact PMB Land Investments ABQ LLC
for any questions.

Owner:

PMB Land Investments ABQ LLC
535 Comanche Rd. NE
Albuquerque, NM 87107
505-344-6123

Pat Maloy
Owners
505-344-6123
pat@maloystorage.com




Nature of Construction Activities

Start: 02/01/2026 - End: 06/01/2026

(Dates are estimates and may be adjusted based on external factors or unexpected events)

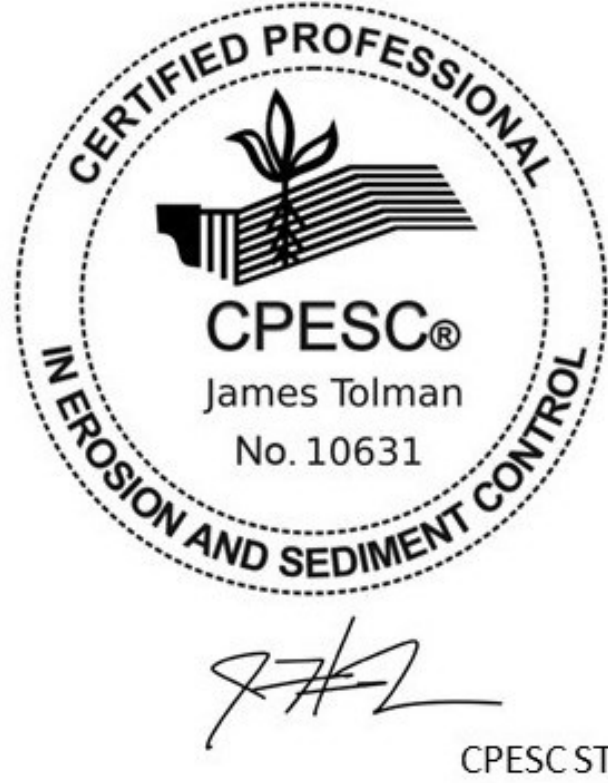

2.48 acres total and maximum area to be disturbed at any one time.

- For now, the Owner, PMB Land Investments ABQ LLC, will be responsible for the initial commercial development of this property until a General Contractor is chosen and announced.
- The initial phase of this project will be the laydown of Aggregate Base Course on 12" compacted subgrade, per city standard specifications for public works. After the basecourse has been laid, work will end for this phase. The perimeter control(s) will be left in place.
- 02/01/2026 – 03/30/2026 – Site preparation, then laydown of Basecourse.
- 06/01/2026– Cessation of construction activities.

  CPESC STAMP	6200 Iliff Road	
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ESC PLAN STANDARD NOTES (02/02/26)

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 § 14-5-6-6, THE ESC ORDINANCE,
 - b. THE EPA'S 2022 CONSTRUCTION GENERAL PERMIT (CGP),
 - c. THE CITY OF ALBUQUERQUE CONSTRUCTION BMP MANUAL AND DETAILS.
2. ALL BMPS MUST BE INSTALLED BEFORE BEGINNING ANY EARTH-MOVING ACTIVITIES EXCEPT AS SPECIFIED IN THE PHASING PLAN. CONSTRUCTION OF EARTHEN BMPS 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 BEFORE CONSTRUCTION BEGINS.
3. 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.
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 § 14-5-6-6(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 NOT WITH THE EPA, THE PROPERTY OWNER IS RESPONSIBLE FOR REQUESTING A DETERMINATION OF STABILIZATION FROM THE CITY.
6. WHEN WORKING IN THE PUBLIC RIGHT-OF-WAY (E.G., SIDEWALK, DRIVE PADS, UTILITIES, ETC.), PREVENT DIRT FROM ENTERING THE STREET. IF DIRT IS ON THE STREET, IT SHOULD BE SWEEPED DAILY AND BEFORE A RAIN 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 SWEEPED AFTER THE WORK IS COMPLETE. A COMPOST FILTER 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. 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.
10. 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.
11. 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 OFFSITE 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 OFF-SITE PROPERTY OWNER.
12. 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.

	6200 Iliff Road	
	PROJECT TITLE	
	ALBUQUERQUE, NM - BERNALILLO COUNTY	
	CITY, COUNTY, STATE	
	02/09/2026	DATE
	D. Lewis / J. Tolman	DRAWN BY
		

DATE: 10/17/2025
BY: *David Soule*
HydroTrans # H10D028
THE APPROVAL OF THESE PLANS REPORTS SHALL NOT BE CONSIDERED TO PREVENT VIOLATIONS OF ANY CITY ORDINANCES OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.
THE APPROVAL OF THESE PLANS REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN FILED ON THE DEVELOPMENT.

ALL WORK IN ROW TO BE CONSTRUCTED UNDER WORK ORDER

24" WIDE 3" ASPHALT WITH 12" BASE COURSE PER COA STD DWG

211 LF OF STANDARD CURB AND GUTTER PER COA STD DWG

20' WIDE DRIVEWAY PER COA STD DWG

TYPE "D" INLET GRATE= 5099.43 INV.= 5092.50

24" RCP LATERAL FROM EXISTING MANHOLE TO NEW INLET EXISTING MH INV=5088 PROPOSED INV IN=5092.00 PROPOSED INVERT OUT=5092.35
N RIM STORM DRAIN MANHOLE TBM ELEV= 5099.75

SIDEWALK

10' ELEC & TRANSFORMER ESMT.

WATER & DRAINAGE ESMT . PER DOC. 1998142086

18" PVC STORM DRAIN INVERT ELEV= 5095.32

231 LF OF 18" HDPE STORM DRAIN @ S= 2.25%

Weighted E Method

ILIFF

Existing Developed Basins

Basin	Area (sf)	Area (acres)	Treatment A %	Treatment B %	Treatment C %	Treatment D %	100 Year, 6-hr Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	10-day Volume (ac-ft)			
ALLOWED	10800	2.500	0%	13.0%	0.32%	3.0%	0.075	84%	2.100	2.005	0.418	9.57	0.688
PROPOSED	10800	2.500	0%	7.0%	0.17%	85.0%	2.125	8%	0.200	1.038	0.216	7.30	0.243

Equations:
Weighted E = Ea**A*a + Eb**A*b + Ec**A*c + Ed**A*d / (Total Area)
Volume = Weighted D * Total Area
Flow = Qa * *A*a + Qb * *A*b + Qc * *A*c + Qd * *A*d

WATER QUALITY REQUIRED PONDING PROVIDED 304.92 CF 2130

Where for 100-year, 6-hour storm (zone 1)
Ea= 0.55 Qa= 1.54
Eb= 0.73 Qb= 2.16
Ec= 0.95 Qc= 2.87
Ed= 2.24 Qd= 4.12

THE PURPOSE OF THIS PLAN IS TO PROVIDE FOR THE DEVELOPMENT AS A VEHICLE STORAGE LOT. THE CITY HAS CONSTRUCTED THE WEST BLUFF DIVERSION AND THE WEST MESA DIVERSION. THIS SITE IS LOCATED BELOW THE WEST BLUFF DIVERSION AND IS NOT IMPACTED BY UPLAND FLOW. THIS SITE IS LOCATED IN BASIN 404 OF THE WEST 1-40 AS SHOWN THIS BASIN WAS MODELLED UTILIZING 0% A, 13% B, 3% C, 84% D LAND TREATMENTS. ALL THE DOWN STREAM IMPROVEMENTS ARE IN PLACE AND THIS SITE IS NOW ALLOWED TO DISCHARGE PER THE DEVELOPED CONDITIONS IN THE REGIONAL DRAINAGE MASTER PLAN.

Lot 265-A
Town of Atrisco Grant Airport Unit

Lot 265-B
Town of Atrisco Grant Unit 8

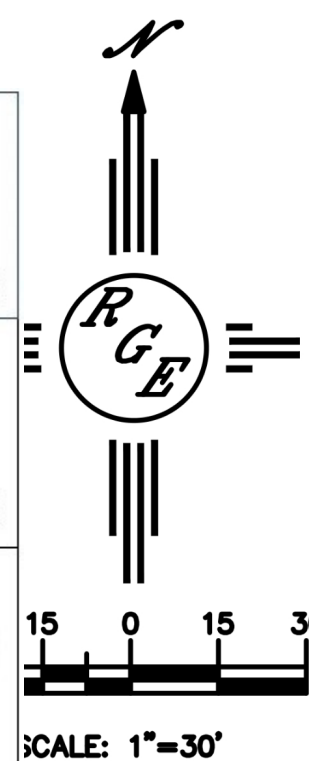
Lot 264-B
Town of Atrisco Grant Unit 8

Lot 263-A-1
Town of Atrisco Grant Unit 8

Lot 263-A-2
Town of Atrisco Grant Unit 8

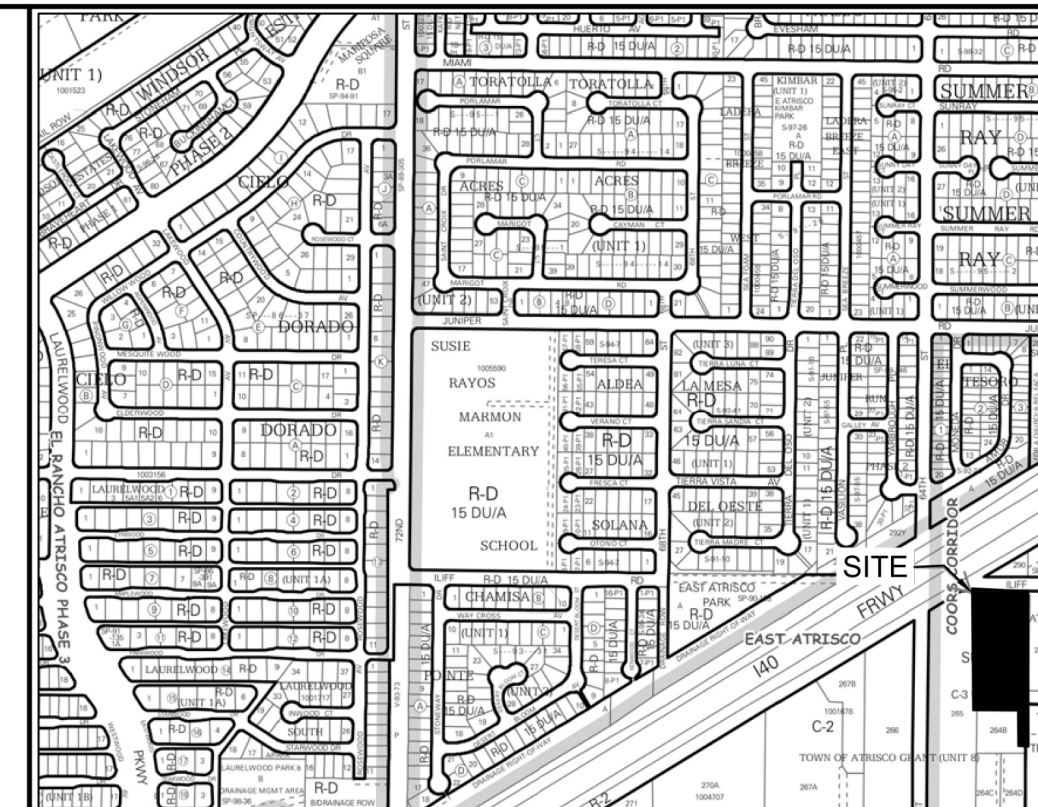


6200 Iliff Road
PROJECT TITLE
ALBUQUERQUE, NM - BERNALILLO COUNTY
CITY, COUNTY, STATE
02/09/2026 DATE
D. Lewis / J. Tolman DRAWN BY
INSPECTIONS PLUS
SCALE: 1"=30'

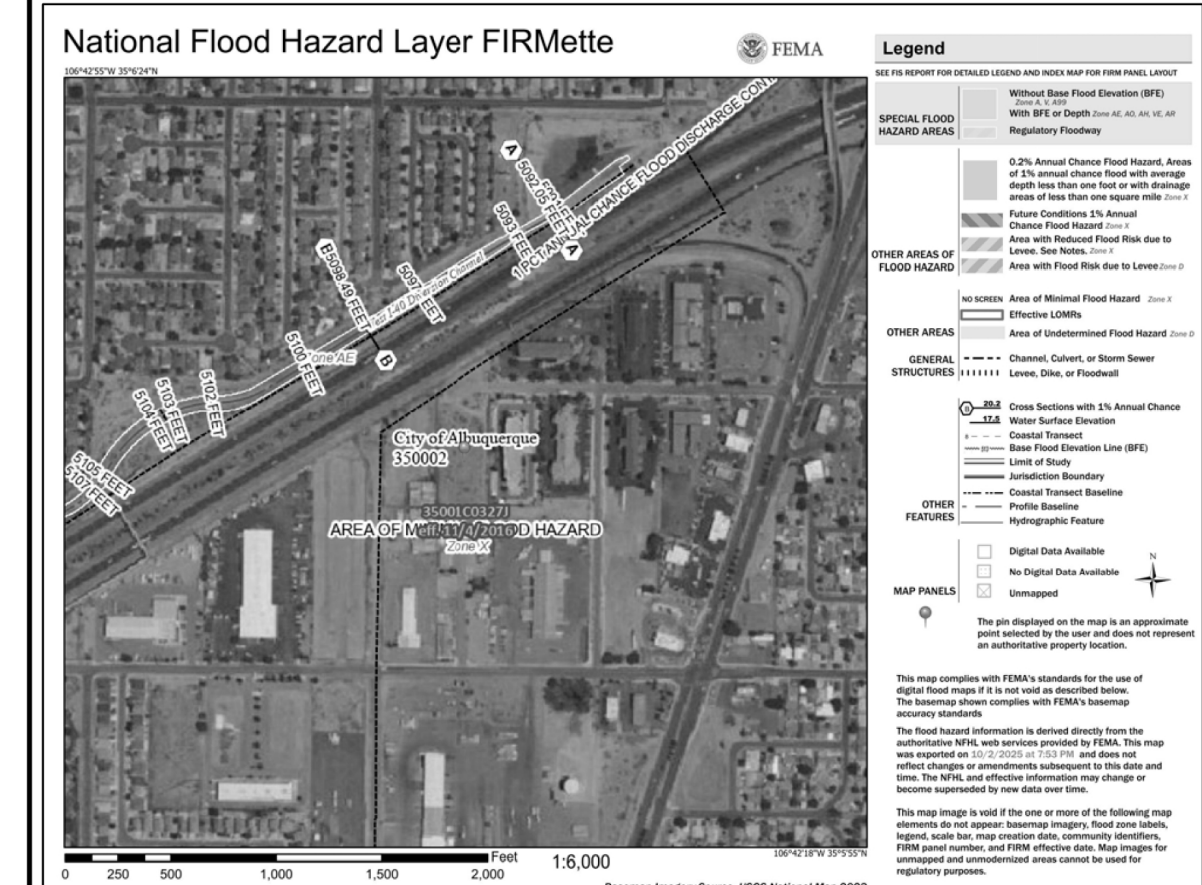


EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



VICINITY MAP: H-10-Z



FIRM MAP:

LEGAL DESCRIPTION:
LOT 264-A TOWN OF ATRISCO GRANT, UNIT 8
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
3. ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION USING NAVD DATUM 1988.
5. LONG TERM MAINTAINANCE OF ALL PONDS, SWALES AND OVERFLOWS IS REQUIRED


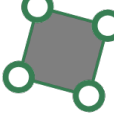
LEGEND



- XXXX----- EXISTING CONTOUR
- XXXX----- EXISTING INDEX CONTOUR
- XXXX----- PROPOSED CONTOUR
- XXXX----- PROPOSED INDEX CONTOUR
- XXXX EXISTING SPOT ELEVATION
- XXXX PROPOSED SPOT ELEVATION
- BOUNDARY
- ADJACENT BOUNDARY
- ===== EXISTING CURB AND GUTTER
- PROPOSED CHAINLINK FENCE
- PROPOSED 18" HDPE STORM DRAIN
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PONDING

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

ENGINEER'S SEAL DAVID SOULE NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 10/15/25 P.O. BOX 83924 ALBUQUERQUE, NM 87199 (505) 321-9098	LOT 264-A TOWN OF ATRISCO GRANT, UNIT 8 6200 ILIFF GRADING AND DRAINAGE PLAN Pio Grande Engineering	DRAWN BY DEM DATE 10-6-25 SHEET # C1 JOB #
---	--	---

LEGEND

- Property Boundary & Limit of Disturbance (2)
-  Pre-Construction Water Flow/Slope (2)
-  Gravel laid throughout to stabilize entire lot (1) with Aggregate Base Course on 12" compacted subgrade, per city standard specifications for public works.

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