WINROCK TOWN CENTER

2100 LOUISIANA NE

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

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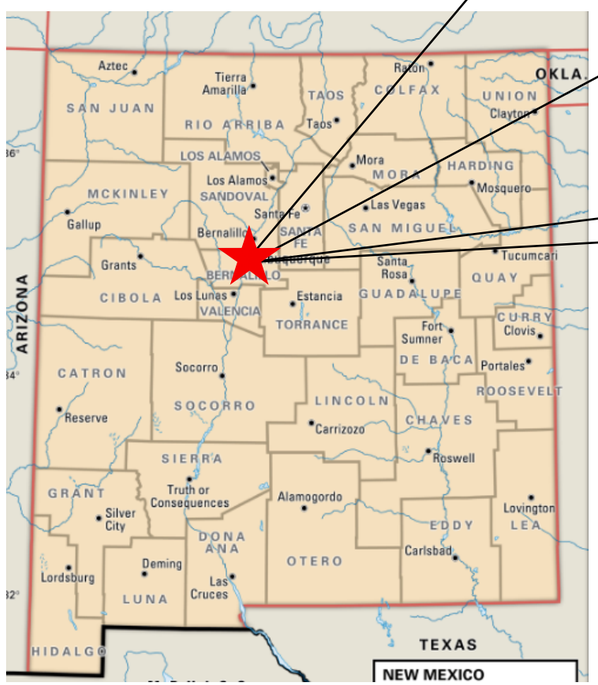

GPS COORDINATES: 35.0990, -106.5639

CERTIFIED PROFESSIONAL CPESC CASSANDRA DURKIN No. 0212 IN EROSION AND SEDIMENT CONTROL

04/06/2022
CPESC Stamp

WINROCK TOWN CENTER	PROJECT TITLE
ALBUQUERQUE, NM, BERNALILLO COUNTY	CITY, COUNTY, STATE
04/06/2022	DATE
C. DURKIN	DRAWN BY

INSPECTIONS PLUS

STORMWATER POLLUTION PREVENTION PLAN INFORMATION

PERMIT NUMBER: NMR1004NU

NMR100000 STATE OF NEW MEXICO, EXCEPT INDIAN COUNTRY
NMR10I000 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.

OPERATOR NAME:	**WINROCK PARTNERS, LLC.**
OPERATOR POINT OF CONTACT:	**DARIN SAND 505-881-0100 SAND@GOODMANREALTY.COM**
NOI PREPARED BY:	**INSPECTIONS PLUS**
PROJECT/SITE NAME:	**WINROCK TOWN CENTER**
PROJECT/SITE ADDRESS:	**2100 LOUISIANA NE ALBUQUERQUE, NM 87110**
LATITUDE	**35.0990**
LONGITUDE	**-106.5639**
ESTIMATED PROJECT START DATE	**06/13/2022**
ESTIMATED PROJECT COMPLETION DATE	**12/31/2023**
ESTIMATED AREA TO BE DISTURBED	**4.5**
TYPE OF CONSTRUCTION	**INFRASTRUCTURE/LAND**
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**
DISCHARGE TO MS4? MS4 NAME?	**NO - ONSITE POND**
SURFACE WATERS WITHIN 50FT?	**NO**
RECEIVING WATER?	**ONSITE POND**
IS RECEIVING WATER IMPAIRED? TIER DESIGNATION	**N/A**
WHAT ARE THE IMPAIRMENTS, IF ANY?	**N/A**
SWPPP CONTACT INFORMATION:	**FRED GORENZ 505-401-4650**
ENDANGERED SPECIES CRITERIA:	**CRITERION"A";NO CRITICAL HABITATS WITHIN PROJECT AREA**
HISTORIC PRESERVATION CRITERIA:	**CRITERION"A"; PREVIOUS DEVELOPMENT**

EROSION CONTOL NOTES
ESC Plan Standard Notes (2021-03-24)

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 - At a minimum a routine compliance 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.Stabilization reports must be kept by the person or entity authorized to direct the construction activities on the site and made available upon request. Reports should include records of weed removal per City Ordinance (§ 9-8-1), sterilization, soil test results and recommendation, materials and manufacturer's specifications for application rates, estimated functional longevity, methods of application, inspection and maintenance. The reduced self-inspection schedule in CGP 4.4.1 applies to stabilized area and any damaged or worn stabilization must be identified in the reports along with weed problems. Corrective actions for stabilization shall be documented in a stabilization report including actual rates and dates of stabilization, and the materials and manufacturer's specifications used.

6.BMPs shall be inspected and maintained until all disturbed areas are stabilized in accordance with the Final Stabilization Criteria (CGP 2.2.14.b). Generally, all disturbed areas, other than structures and impervious surfaces, must have uniform perennial vegetation that provides 70 percent or more of the cover provided by native vegetation or seed the disturbed area and provide non-vegetative mulch that provides cover for at least three years without active maintenance. Final stabilization must be approved by the City of Albuquerque prior to removal of BMPs and discontinuation of inspections.

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SEDIMENT TRACK OUT CONTROL

BMP Objectives

- Sediment Control

BERMS AND SWALES

BMP Objectives

- Runoff Control
- Run-on Diversion

SILT FENCE

BMP Objectives

- Sediment Control
- Sheet Flow Runoff Control
- Wind Erosion Control

MULCH SOCK/STRAW WATTLE

BMP Objectives

- Sediment Control
- Reduce Runoff Velocity
- Inlet Protection

INLET PROTECTION

BMP Objectives

- Sediment Control
- Sheet Flow Runoff Control
- Wind Erosion Control

LEGEND

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

PP -PP -PP – **PROJECT PERIMETER**

–BW—BW— **EXISTING BLOCK WALL**

POSTING SIGN

OUTFALL

STAGING AREA

FLOW DIRECTION

-SF–SF–SF–SF **SILT FENCE**

DEBRIS CONTAINMENT

CHEMICAL TOILET

CONCRETE WASHOUT

STABILIZED CONTRUCTION ENTRANCE

SEDIMENT POND

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EXISTING DRAINAGE CONDITIONS

THIS SITE IS UNDER THE EXISTING WINROCK DRAINAGE IMPLEMENTATION PLAN. STORM WATER FROM THIS PORTION OF THE SITE ENTERS THE EXISTING STORM DRAIN SYSTEM WHICH OUTFALLS INTO THE I-40 CHANNEL.

FLOOD ZONE

PER THE FEMA MAP NUMBER 35001 C0352G DATED SEPTEMBER 26, 2008 SHOWS THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AREA.

MASTER DRAINAGE PLAN

SITE DRAINAGE IS IN ACCORDANCE WITH THE APPROVED WINROCK TOWN CENTER MASTER DRAINAGE PLAN.

PROPOSED DRAINAGE CONDITIONS

DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DRAINAGE MASTER PLAN FOR WINROCK TOWN CENTER AND WINROCK TOWN CENTER PARK DRAINAGE REPORT DATED 1/17/22.

ROAD E PEAK DISCHARGE IS 7.17 CFS WHICH OUTFALLS TO THE LAKE VIA 3 EA 2-FT SIDEWALK CULVERTS LOCATED AT THE LOW POINT WITHIN THE ON STREET PARKING.

THE LAKE OUTFALLS AT ANALYSIS POINT #2 INTO THE EXISTING STORM DRAIN NETWORK VIA A WATER QUALITY OUTLET STRUCTURE DESIGNED BY THE POND CONSULTANT AND AN 18-INCH STORM DRAIN SLOPED AT 0.5%. THE OUTFALL RATE IS 3 CFS.

STORM WATER QUALITY

EXISTING SITE IS PARTIALLY PAVED AND THE EXISTING PAVED AREAS DISCHARGE INTO THE EXISTING STORM DRAIN WITHOUT WATER QUALITY.

WATER QUALITY REQUIREMENTS TREATING THE PAVED AREAS.

VOLUME = 111,514 SF * 0.26IN/12 = 2,416 CUBIC FEET

THIS PROJECT ROUTES STORM WATER THROUGH THE PROPOSED LAKE.

SCHEDULE/SEQUENCING OF CONSTRUCTION

1. POST PERMITS
2. INSTALL REQUIRED BMPs
   - 2.a. PERIMETER CONTROLS
   - 2.b. STABILIZED CONSTRUCTION ENTRANCE
   - 2.c. CONCRETE WASHOUT AREA
3. TEMP POND
4. EARTHWORK AND GRADING
5. UTILITY INSTALLATION
6. PAVEMENT STRUCTURES
7. VERTICAL STRUCTURES
8. LANDSCPING
9. PUNCHLIST

SITE OPERATORS:
WINROCK PARTNERS, LLC FRED GORENZ 505-401-4650

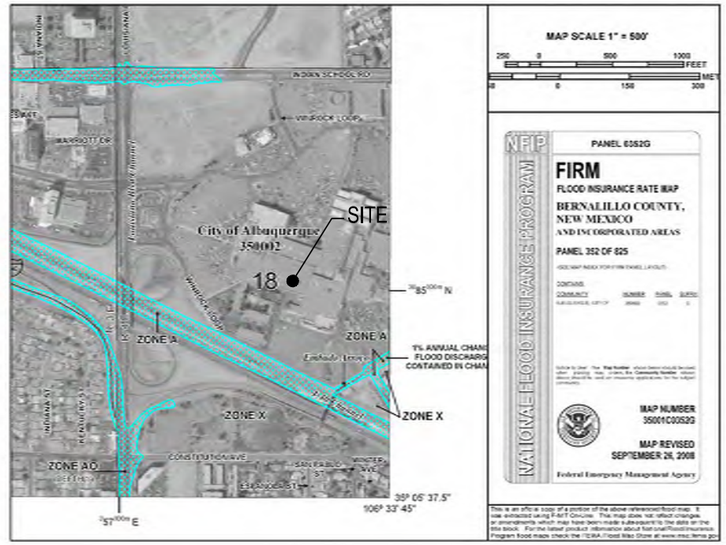
HART CONSTRUCTION, INC. ANDY HART 505-345-4001

STORMWATER TEAM

A: REMOVE SEDIMENT FROM ADJACENT STREETS: INSPECTIONS PLUS

B: BMP MAINTENANCE: INSPECTIONS PLUS

C. SITE INSPECTIONS: INSPECTIONS PLUS



SITE WILL HAVE A SECURITY FENCE WITH SILT FENCE OR VIEW BLOCKER FABRIC FOR DUST AND SEDIMENT CONTROL. MULCH SOCKS WILL BE PLACED IN LOW SPOT AREAS TO PREVENT RUNOFF TO PARKING LOTS. ANY ACTIVE INLETS WILLBE PROTECTED. STAGING AREA WILL OCCUR ON PAVED AREAS WITH NO EARTH DISTURBANCE. DRIP PANS WILL BE USED IF NECESSARY. STAGING IS REPRESENTATIVE AND MAY BE MOVED TO ACCOMODATE SITE.

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