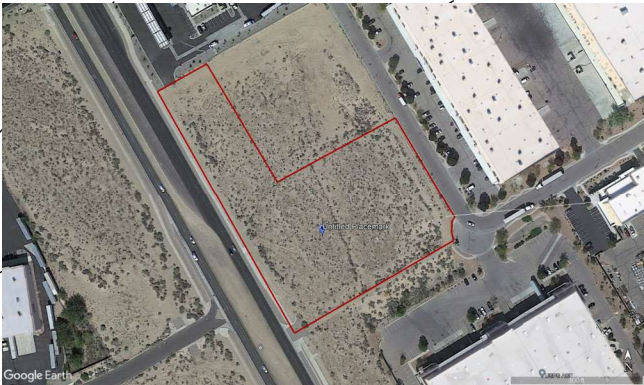


Bluewater Galleria Mall

531 Silver Creek Road NW



TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

PAGE INDEX	
1	TITLE PAGE
2	SWPPP INFO & NOTES
3	DETAILS
4-5	TEMPORARY EROSION CONTROL PLAN
6	SCHEDULE & SWPPP TEAM



GPS COORDINATES:

Latitude: 35.084887
Longitude: -106.725507

 05/23/2023 CPESC Stamp	Bluewater Galleria Mall	
	PROJECT TITLE	
	ALBUQUERQUE, NM, BERNALILLO COUNTY	
	CITY, COUNTY, STATE	
	05/23/2023	DATE
	B. Henriksen / J. Tolman	DRAWN BY
		

STORMWATER POLLUTION PREVENTION PLAN INFORMATION

PERMIT NUMBER: NMR1005V5

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 AZR101000 AND UTE MOUNTAIN RESERVATION LANDS THAT ARE
 COVERED UNDER COLORADO PERMIT COR101000.

OPERATOR NAME: MJ Hospitality, LLC

OPERATOR POINT OF CONTACT: Mohamed Jasser

NOI PREPARED BY: Inspections Plus 2


PROJECT/SITE NAME: Bluewater Galleria Mall

PROJECT/SITE ADDRESS: 531 Silver Creek NW

LATITUDE	Latitude: 35.084887
LONGITUDE	Longitude: -106.725507
ESTIMATED PROJECT START DATE	06/26/2023
ESTIMATED PROJECT COMPLETION DATE	12/31/2026
ESTIMATED AREA TO BE DISTURBED	2.00 acres
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
DISCHARGE TO MS4? MS4 NAME?	NO
SURFACE WATERS WITHIN 50FT?	NO
RECEIVING WATER?	Rio Grande
IS RECEIVING WATER IMPAIRED? TIER DESIGNATION	Yes
WHAT ARE THE IMPAIRMENTS, IF ANY?	Mercury, Dissolved Oxygen, E.coli, Temperature
SWPPP CONTACT INFORMATION:	Mohamed Jasser 505-385-9911 jasser007@gmail.com
ENDANGERED SPECIES CRITERIA:	CRITERION "A"; NO CRITICAL HABITATS
HISTORIC PRESERVATION CRITERIA:	CRITERION "A" PREEXISTING DEVELOPMENT

ESC Plan Standard Notes (2023-06-16)

- 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 § 14-5-2-11, the ESC Ordinance,
 - The EPA's 2022 Construction General Permit (CGP), and
 - The City Of Albuquerque Construction BMP Manual.
- 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.
- 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.
- 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 § 14-5-2-11(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.
- 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).
- When installing utilities behind the curb, the excavated dirt should not be placed in the street.
- 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.
- 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.

 05/23/2023 CPESC Stamp	Bluewater Galleria Mall	
	PROJECT TITLE	
	ALBUQUERQUE, NM, BERNALILLO COUNTY	
	CITY, COUNTY, STATE	
	05/23/2023	DATE
	B. Henriksen / J. Tolman	DRAWN BY
	INSPECTIONS PLUS	

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

  05/23/2023 CPESC Stamp	Bluewater Galleria Mall		PROJECT TITLE	
	ALBUQUERQUE, NM, BERNALILLO COUNTY			CITY, COUNTY, STATE
	05/23/2023	DATE	INSPECTIONS PLUS	
	B. Henriksen / J. Tolman		DRAWN BY	



-  Retention Basin (1)
-  Cutback Curb/Sidewalk (11)
-  Silt Fence (6)
-  Pre & Post Construction Water Flow (5)
-  Property Boundary / Limit of Disturbance (1)
-  Portable Toilet (1)
-  Water Truck (1)
-  Dumpster (1)
-  Rip Rap (1)
-  Street Sweeping (1)
-  Materials Storage (1)
-  Blockade (2)
-  Spill Kit (1)
-  Stockpiles (1)
-  Outfall (1)
-  Stabilized Construction Exit (1)
-  SWPPP Sign (1)
-  Portable Concrete Washout Bin (1)
-  Inlet Protection on Inlets down slope of site. (1)

 CPESC Stamp	Bluewater Galleria	
	<small>PROJECT TITLE</small>	
	ALBUQUERQUE, NM, BERNALILLO COUNTY	
	<small>CITY, COUNTY, STATE</small>	
05/23/2023	<small>DATE</small>	 INSPECTIONS PLUS
B. Henriksen / J. Tolman		
<small>DRAWN BY</small>		

Operator(s):

AFRA Construction and Design
Mohamed Jasser
Project Manager
2501 Baylor Drive SE, Suite 102
Albuquerque, NM 87106
505-242-1745
jasser007@gmail.com

Owner:

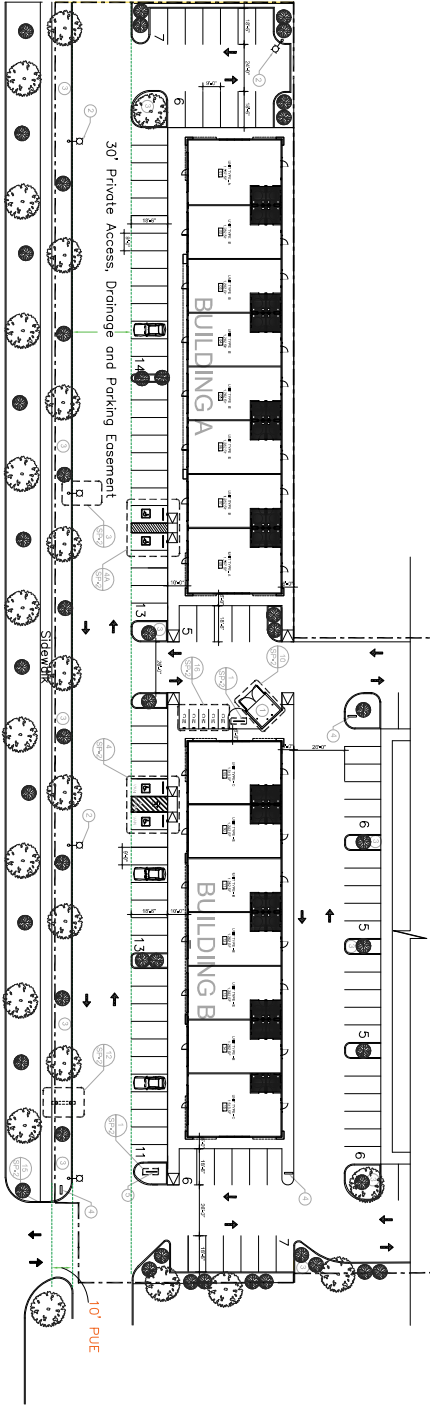
MJ Hospitality, LLC
Mohamed Jasser
Property Owner Contact
505-385-9911
jasser007@gmail.com

**Schedule/ Sequencing of
Construction**

1. POST PERMITS
2. INSTALL REQUIRED BMPs
 - 2.a. PERIMETER CONTROLS (Silt Fence)
 - 2.b. STABILIZED CONSTRUCTION ENTRANCE
3. EARTHWORK AND GRADING
4. UTILITY INSTALLATION
5. PAVEMENT STRUCTURES
6. PAD STRUCTURES
7. LANDSCAPING/ STABILIZATION
8. PUNCHLIST

Note: See next page for Site
Landscape Plan

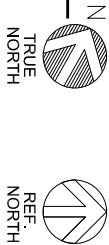
- KEYED NOTES
- 1. FINISH GRADE TO BE DETERMINED BY FIELD SURVEY.
 - 2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES.
 - 3. DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 - 4. DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 5. SEE PACK SEE 1501.2.



Unser Boulevard

SITE PLAN

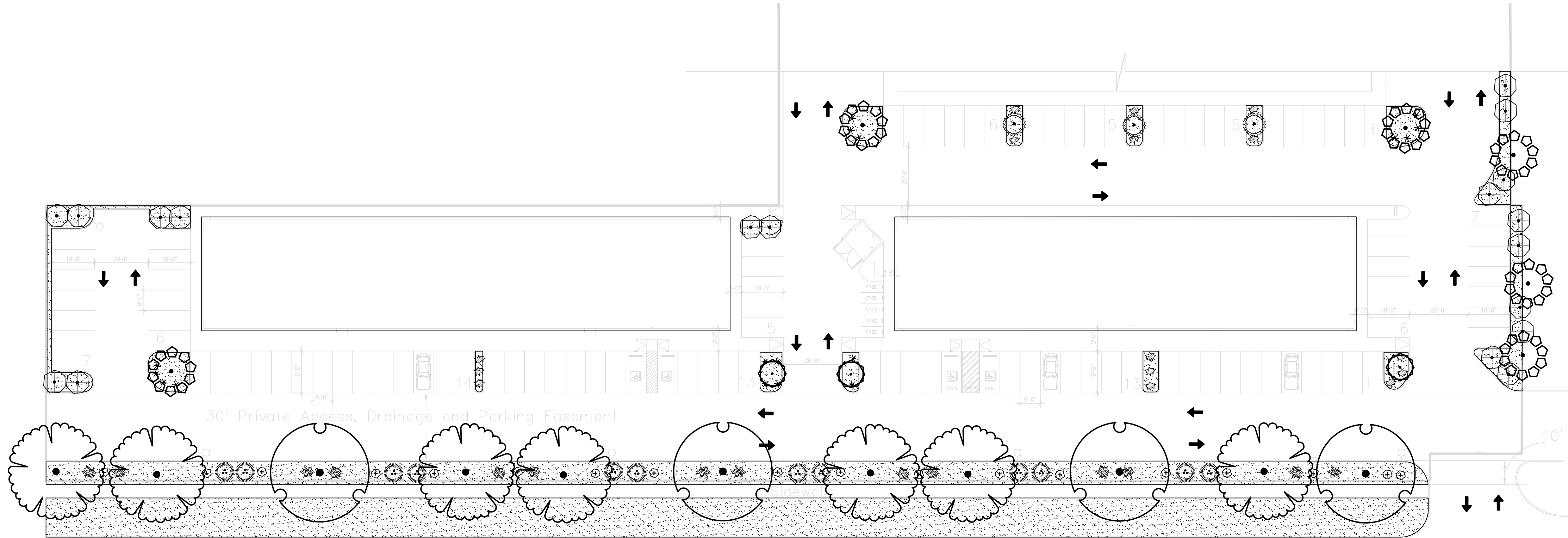
SCALE: 1:30



SITE PLAN

PARKING PROVIDED - 104 SPACES

Afira Construction & Design	
200 Yule Hill St. Suite 100	
Albuquerque, NM 87102	
Bluewater Galleria	
531 Silver Creek Rd NW	
Albuquerque New Mexico 87121	
REV	DATE
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Unser Boulevard

TREE LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HXW	WATER USE	COVER (EA.)	TOTAL
<u>Trees</u>							
	3	2"+ Cal	Goldenrain Tree <i>Koeleruteria paniculata</i>	25' x 25'	M	625	1875
	7	2"+ Cal	Honey Locust <i>Gleditsia triacanthos inermis</i>	50' x 45'	M+	2025	14175
	3	2"+ Cal	Oklahoma Redbud <i>Cercis reniformis</i>	15' x 12'	M	625	1875
	4	2"+ Cal	Chinese Pistache <i>Pistacia chinensis</i>	50' x 45'	M+	2025	8100
	17						
Total Tree Count:						Total Tree Coverage:	26025

SHRUB LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HXW	WATER USE	COVER (EA.)	TOTAL
<u>Shrubs & Groundcovers</u>							
	3	5 Gal	Althea / Rose of Sharon <i>Hibiscus syriacus</i>	10' x 10'	M	100	300
	14	5 Gal	Gro-Low Sumac <i>Rhus aromatica</i>	2' x 6'	Low+	36	504
	15	5 Gal	Pink Double Knock Out Rose <i>Rosa 'Pink Double Knock Out'</i>	4' x 4'	M	16	240
	18	5 Gal	Red Tip Photinia <i>Photinia fraseri</i>	8' x 8'	M	64	1152
	18	5 Gal	Indian Hawthorne <i>Raphiolepis indica</i>	3' x 4'	M	16	288
	17	5 Gal	Red Yucca <i>Hesperaloe parvifolia</i>	3' x 3'	L+	9	153
	12	5 Gal	Grey-Leaf Cotoneaster <i>Cotoneaster buxifolius/glaucophyllus</i>	8' x 10'	M	100	1200
Total Shrub Count:						Total Shrub Coverage:	3837

Other Materials

SYMB.	QTY	TYPE
	20379 SF	Landscape Gravel A with Filter Fabric 3/4" Crushed Grey Gravel

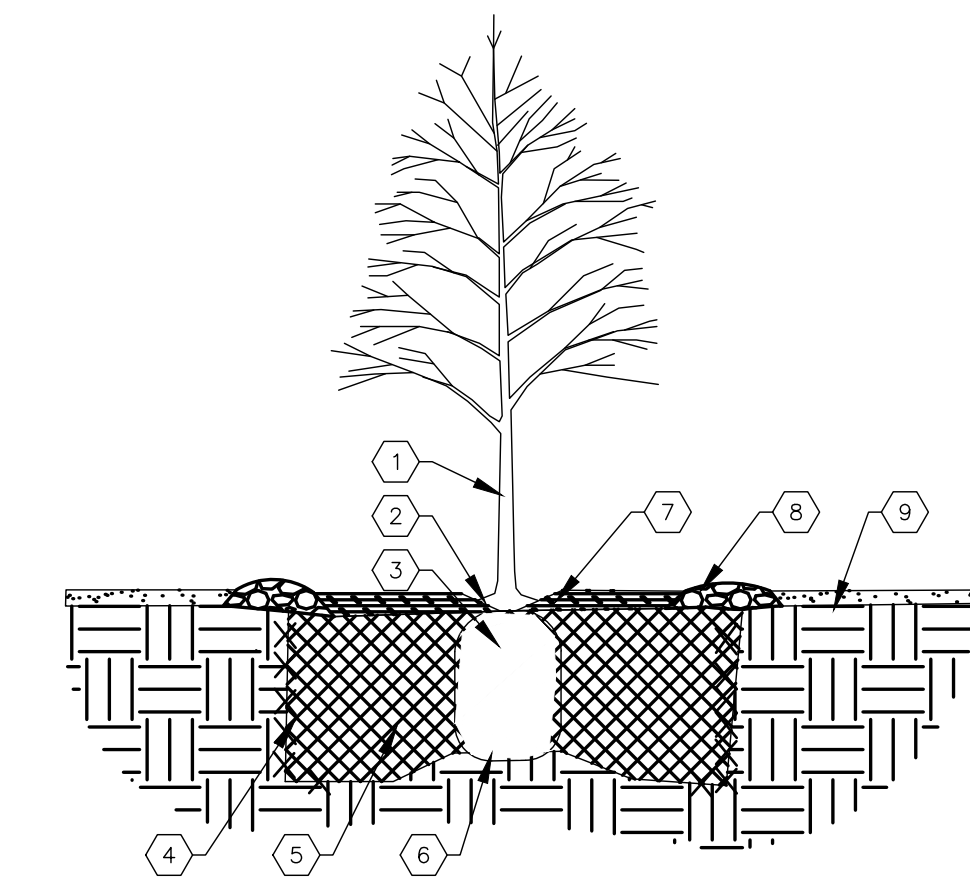
LANDSCAPE CALCULATIONS

ZONING

APPLICABLE REGULATION(S)

IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1994

TOTAL LOT AREA (ACRES)	2.27	GROUNDCOVER (% - REQ)	25.0%
TOTAL LOT AREA (SF)	98731	REQ. PARKING LANDSCAPE (SF - REQ)	3821
BUILDING AREA (SF)	22198	GROUNDCOVER (SF - PROV.)	3837
NET LOT AREA (SF)	76,533		
		PARKING LOT AREA (SF)	56154
REQUIRED LANDSCAPE (%)	15.0%	REQ. PARKING LANDSCAPE 10% (SF)	5615
REQUIRED LANDSCAPE (SF)	11480	PROV. PARKING LANDSCAPE (SF)	9386
LANDSCAPE PROVIDED (SF)	20379	REQ. PARKING TREES (1/10 SPOTS)	10
		PROV. PARKING TREES	13
VEGETATIVE COVER (% - REQ)	75.0%		
VEGETATIVE COVER (SF - REQ)	15284		
VEGETATIVE COVER (SF - PROV.)	26025		



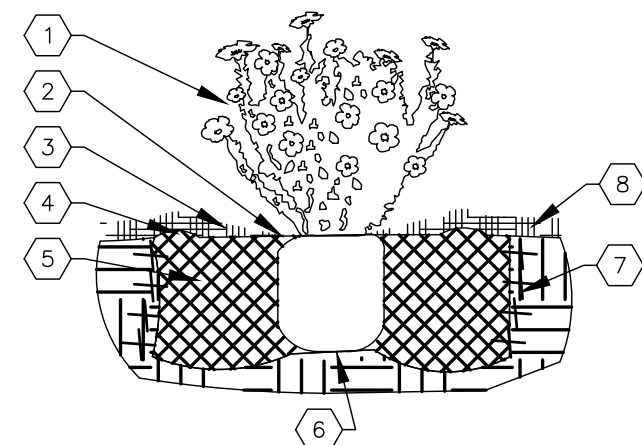
TREE PLANTING KEYED NOTES

- TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN.
- REMOVING EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
- INSTALL TREE PLUMB; REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
- SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
- BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
- UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
- INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL AND TO COVER DRIP LINE. GENERALLY, MULCH SHOULD BE HELD 4" BACK FROM TREE TRUNK.
- 4" HIGH X 16" WIDE COBBLE BERM AT DRIP LINE.
- MULCH - SEE PLANTING PLAN

02 TREE PLANTING

NTS

TREE PLANTING DETAIL



SHRUB PLANTING KEYED NOTES

- SHRUB LOCATION, SPECIES, AND CONDITION AS PER PLAN.
- INSTALL WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
- USE WOOD CHIP MULCH OVER ROOTBALL, FEATHERED TO A 2" DEPTH AND HELD BACK 2" FROM TRUNKS AND STEMS AND TO COVER DRIPLINE.
- 2" HIGH X 8" WIDE BERM
- BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
- UNDISTURBED NATIVE SOIL
- SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
- MULCH - SEE PLANTING PLAN. 3" DEPTH UNLESS OTHERWISE NOTED.

01 SHRUB PLANTING

NTS

SHRUB PLANTING DETAIL

PLANTING NOTES

ALL PLANTS TO CONTAIN BARK MULCH AROUND THE ROOTBALL, TO THE EXTENT TO COVER THE DRIP LINES.

GENERAL NOTES

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE. PLANTING RESTRICTION APPROACH. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 3" SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED OR OTHER HATCHED GROUNDCOVER AREA. ALL GRAVEL SHALL BE PLACED .5"-1" LOWER THAN ADJACENT HARD SURFACES.

PRIOR TO CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES. IN CASE OF A DISCREPANCY BETWEEN UTILITIES INDICATED ON PLAN AND ACTUAL FIELD VERIFICATION, CONTRACTOR SHALL CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTIONS ON HOW TO PROCEED.

POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.

IRRIGATION NOTES:

IRRIGATION SYSTEM MAINTENANCE AND OPERATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. IT SHALL BE THE OWNERS RESPONSIBILITY TO ENSURE THAT FUGITIVE WATER DOES NOT LEAVE THE SITE DUE TO OVERWATERING OR MALFUNCTIONING EQUIPMENT.

ALL ON-SITE PLANT MATERIAL, NEW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. TREES SHALL RECEIVE ONE (1) NETAFIM SPIRAL (50' LENGTH) WITH 3 LOOPS AT A FINAL RADIUS OF 4.5' FROM TREE TRUNK, PINNED IN PLACE. NETAFIM SHALL HAVE EMITTERS 12" O.C. WITH A FLOW OF .6 GPH. SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.

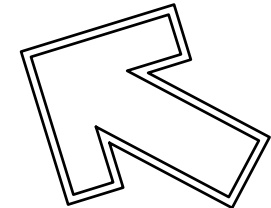
RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE SHALL RUN 1.5 HOURS, 3 TIMES PER WEEK. RUN TIME WILL BE ADJUSTED ACCORDING TO THE SEASON.

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER.

LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.



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July 25, 2023

Bluewater Galleria
531 Silver Creek Rd. NW
Albuquerque, NM

Preliminary Landscape Design

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The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

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DATE
07/25/2023

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