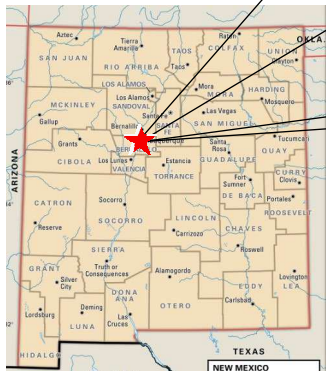
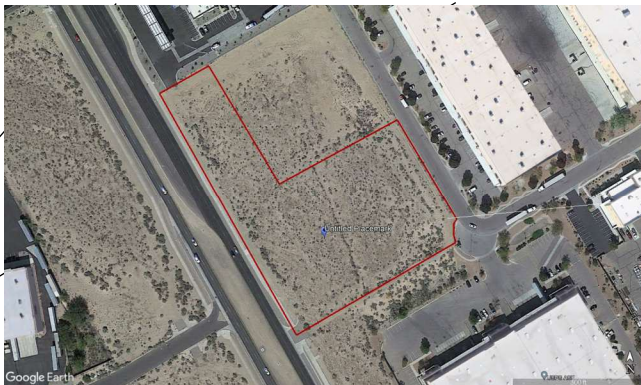


Bluewater Galleria Mall

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

EROSION CONTROL NOTES ESC Plan Standard Notes (2022-08-23)

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 2017 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.

 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
		

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		PROJECT TITLE
	ALBUQUERQUE, NM, BERNALILLO COUNTY		CITY, COUNTY, STATE
	05/23/2023	DATE	 INSPECTIONS PLUS
	B. Henriksen / J. Tolman		

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:

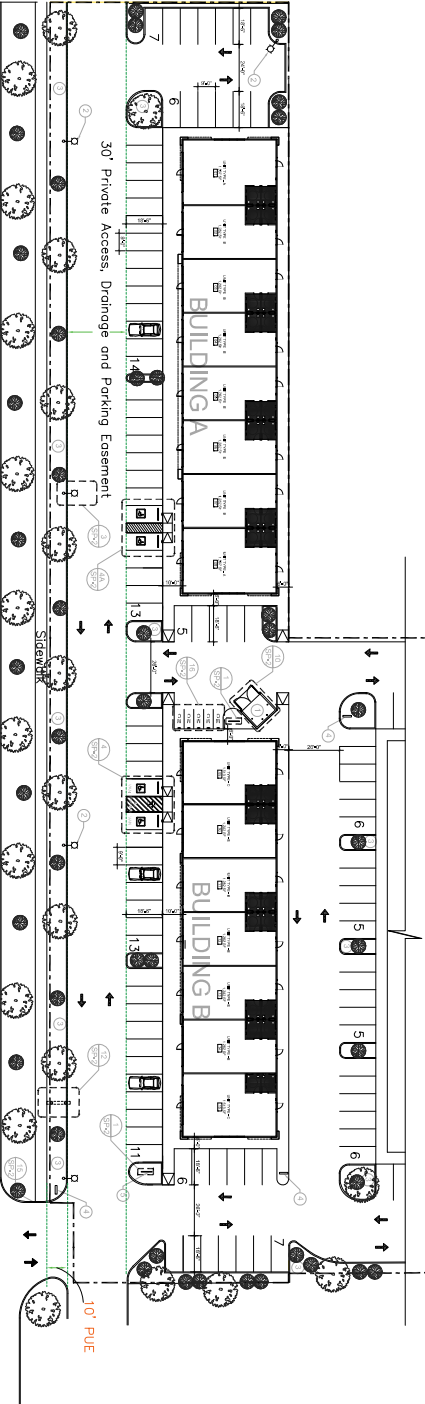
MJ Hospitality, LLC
Mohamed Jasser
Property Owner Contact
505-385-9911
jasser007@gmail.com

**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. LANDSCAPE SEE DETAIL 10000.
 - 3. PAVING LOT LAYOUT SEE DETAIL 10000.
 - 4. DRIVE PAVES SEE DETAIL 10000.
 - 5. DRIVE PAVES SEE DETAIL 10000.



Unser Boulevard

SITE PLAN
SCALE: 1:30

N
TRUE
NORTH

N
REF.
NORTH

PARKING PROVIDED - 104 SPACES

Afrta Construction & Design	
200 Yule Hill St. Suite 100	
Albuquerque, NM 87102	
761.925.1175	
Bluewater Galleria	
531 Silver Creek Rd NW	
Albuquerque New Mexico 87121	
REV	DATE
1	10/1/2020
2	10/1/2020
3	10/1/2020
4	10/1/2020
5	10/1/2020
6	10/1/2020
7	10/1/2020
8	10/1/2020
9	10/1/2020
10	10/1/2020
11	10/1/2020
12	10/1/2020
13	10/1/2020
14	10/1/2020
15	10/1/2020
16	10/1/2020
17	10/1/2020
18	10/1/2020
19	10/1/2020
20	10/1/2020
21	10/1/2020
22	10/1/2020
23	10/1/2020
24	10/1/2020
25	10/1/2020
26	10/1/2020
27	10/1/2020
28	10/1/2020
29	10/1/2020
30	10/1/2020
31	10/1/2020
32	10/1/2020
33	10/1/2020
34	10/1/2020
35	10/1/2020
36	10/1/2020
37	10/1/2020
38	10/1/2020
39	10/1/2020
40	10/1/2020
41	10/1/2020
42	10/1/2020
43	10/1/2020
44	10/1/2020
45	10/1/2020
46	10/1/2020
47	10/1/2020
48	10/1/2020
49	10/1/2020
50	10/1/2020
51	10/1/2020
52	10/1/2020
53	10/1/2020
54	10/1/2020
55	10/1/2020
56	10/1/2020
57	10/1/2020
58	10/1/2020
59	10/1/2020
60	10/1/2020
61	10/1/2020
62	10/1/2020
63	10/1/2020
64	10/1/2020
65	10/1/2020
66	10/1/2020
67	10/1/2020
68	10/1/2020
69	10/1/2020
70	10/1/2020
71	10/1/2020
72	10/1/2020
73	10/1/2020
74	10/1/2020
75	10/1/2020
76	10/1/2020
77	10/1/2020
78	10/1/2020
79	10/1/2020
80	10/1/2020
81	10/1/2020
82	10/1/2020
83	10/1/2020
84	10/1/2020
85	10/1/2020
86	10/1/2020
87	10/1/2020
88	10/1/2020
89	10/1/2020
90	10/1/2020
91	10/1/2020
92	10/1/2020
93	10/1/2020
94	10/1/2020
95	10/1/2020
96	10/1/2020
97	10/1/2020
98	10/1/2020
99	10/1/2020
100	10/1/2020
101	10/1/2020
102	10/1/2020
103	10/1/2020
104	10/1/2020
105	10/1/2020
106	10/1/2020
107	10/1/2020
108	10/1/2020
109	10/1/2020
110	10/1/2020
111	10/1/2020
112	10/1/2020
113	10/1/2020
114	10/1/2020
115	10/1/2020
116	10/1/2020
117	10/1/2020
118	10/1/2020
119	10/1/2020
120	10/1/2020
121	10/1/2020
122	10/1/2020
123	10/1/2020
124	10/1/2020
125	10/1/2020
126	10/1/2020
127	10/1/2020
128	10/1/2020
129	10/1/2020
130	10/1/2020
131	10/1/2020
132	10/1/2020
133	10/1/2020
134	10/1/2020
135	10/1/2020
136	10/1/2020
137	10/1/2020
138	10/1/2020
139	10/1/2020
140	10/1/2020
141	10/1/2020
142	10/1/2020
143	10/1/2020
144	10/1/2020
145	10/1/2020
146	10/1/2020
147	10/1/2020
148	10/1/2020
149	10/1/2020
150	10/1/2020
151	10/1/2020
152	10/1/2020
153	10/1/2020
154	10/1/2020
155	10/1/2020
156	10/1/2020
157	10/1/2020
158	10/1/2020
159	10/1/2020
160	10/1/2020
161	10/1/2020
162	10/1/2020
163	10/1/2020
164	10/1/2020
165	10/1/2020
166	10/1/2020
167	10/1/2020
168	10/1/2020
169	10/1/2020
170	10/1/2020
171	10/1/2020
172	10/1/2020
173	10/1/2020
174	10/1/2020
175	10/1/2020
176	10/1/2020
177	10/1/2020
178	10/1/2020
179	10/1/2020
180	10/1/2020
181	10/1/2020
182	10/1/2020
183	10/1/2020
184	10/1/2020
185	10/1/2020
186	10/1/2020
187	10/1/2020
188	10/1/2020
189	10/1/2020
190	10/1/2020
191	10/1/2020
192	10/1/2020
193	10/1/2020
194	10/1/2020
195	10/1/2020
196	10/1/2020
197	10/1/2020
198	10/1/2020
199	10/1/2020
200	10/1/2020
201	10/1/2020
202	10/1/2020
203	10/1/2020
204	10/1/2020
205	10/1/2020
206	10/1/2020
207	10/1/2020
208	10/1/2020
209	10/1/2020
210	10/1/2020
211	10/1/2020
212	10/1/2020
213	10/1/2020
214	10/1/2020
215	10/1/2020
216	10/1/2020
217	10/1/2020
218	10/1/2020
219	10/1/2020
220	10/1/2020
221	10/1/2020
222	10/1/2020
223	10/1/2020
224	10/1/2020
225	10/1/2020
226	10/1/2020
227	10/1/2020
228	10/1/2020
229	10/1/2020
230	10/1/2020
231	10/1/2020
232	10/1/2020
233	10/1/2020
234	10/1/2020
235	10/1/2020
236	10/1/2020
237	10/1/2020
238	10/1/2020
239	10/1/2020
240	10/1/2020
241	10/1/2020
242	10/1/2020
243	10/1/2020
244	10/1/2020
245	10/1/2020
246	10/1/2020
247	10/1/2020
248	10/1/2020
249	10/1/2020
250	10/1/2020
251	10/1/2020
252	10/1/2020
253	10/1/2020
254	10/1/2020
255	10/1/2020
256	10/1/2020
257	10/1/2020
258	10/1/2020
259	10/1/2020
260	10/1/2020
261	10/1/2020
262	10/1/2020
263	10/1/2020
264	10/1/2020
265	10/1/2020
266	10/1/2020
267	10/1/2020
268	10/1/2020
269	10/1/2020
270	10/1/2020
271	10/1/2020
272	10/1/2020
273	10/1/2020
274	10/1/2020
275	10/1/2020
276	10/1/2020
277	10/1/2020
278	10/1/2020
279	10/1/2020
280	10/1/2020
281	10/1/2020
282	10/1/2020
283	10/1/2020
284	10/1/2020
285	10/1/2020
286	10/1/2020
287	10/1/2020
288	10/1/2020
289	10/1/2020
290	10/1/2020
291	10/1/2020
292	10/1/2020
293	10/1/2020
294	10/1/2020
295	10/1/2020
296	10/1/2020
297	10/1/2020
298	10/1/2020
299	10/1/2020
300	10/1/2020
301	10/1/2020
302	10/1/2020
303	10/1/2020
304	10/1/2020
305	10/1/2020
306	10/1/2020
307	10/1/2020
308	10/1/2020
309	10/1/2020
310	10/1/2020
311	10/1/2020
312	10/1/2020
313	10/1/2020
314	10/1/2020
315	10/1/2020
316	10/1/2020
317	10/1/2020
318	10/1/2020
319	10/1/2020
320	10/1/2020
321	10/1/2020
322	10/1/2020
323	10/1/2020
324	10/1/2020
325	10/1/2020
326	10/1/2020
327	10/1/2020
328	10/1/2020
329	10/1/2020
330	10/1/2020
331	10/1/2020
332	10/1/2020
333	10/1/2020
334	10/1/2020
335	10/1/2020
336	10/1/2020
337	10/1/2020
338	10/1/2020
339	10/1/2020
340	10/1/2020
341	10/1/2020
342	10/1/2020
343	10/1/2020
344	10/1/2020
345	10/1/2020
346	10/1/2020
347	10/1/2020
348	10/1/2020
349	10/1/2020
350	10/1/2020
351	10/1/2020
352	10/1/2020
353	10/1/2020
354	10/1/2020
355	10/1/2020
356	10/1/2020
357	10/1/2020
358	10/1/2020
359	10/1/2020
360	10/1/2020
361	10/1/2020
362	10/1/2020
363	10/1/2020
364	10/1/2020
365	10/1/2020
366	10/1/2020
367	10/1/2020
368	10/1/2020
369	10/1/2020
370	10/1/2020
371	10/1/2020
372	10/1/2020
373	10/1/2020
374	10/1/2020
375	10/1/2020
376	10/1/2020
377	10/1/2020
378	10/1/2020
379	10/1/2020
380	10/1/2020
381	10/1/2020
382	10/1/2020
383	10/1/2020
384	10/1/2020
385	10/1/2020
386	10/1/2020
387	10/1/2020
388	10/1/2020
389	10/1/2020
390	10/1/2020
391	10/1/2020
392	10/1/2020
393	10/1/2020
394	10/1/2020
395	10/1/2020
396	10/1/2020
397	10/1/2020
398	10/1/2020
399	10/1/2020
400	10/1/2020
401	10/1/2020
402	10/1/2020
403	10/1/2020
404	10/1/2020
405	10/1/2020
406	10/1/2020
407	10/1/2020
408	10/1/2020
409	10/1/2020
410	10/1/2020
411	10/1/2020
412	10/1/2020
413	10/1/2020
414	10/1/2020
415	10/1/2020
416	10/1/2020
417	10/1/2020
418	10/1/2020
419	10/1/2020
420	10/1/2020
421	10/1/2020
422	10/1/2020
423	10/1/2020
424	10/1/2020
425	10/1/2020
426	10/1/2020
427	10/1/2020
428	10/1/2020
429	10/1/2020
430	10/1/2020
431	10/1/2020
432	10/1/2020
433	10/1/2020
434	10/1/2020
435	10/1/2020
436	10/1/2020
437	10/1/2020
438	10/1/2020
439	10/1/2020
440	10/1/2020
441	10/1/2020
442	10/1/2020
443	10/1/2020
444	10/1/2020
445	10/1/2020
446	10/1/2020
447	10/1/2020
448	10/1/2020
449	10/1/2020
450	10/