

GENERAL STORMWATER POLLUTION PREVENTION NOTES

- All erosion and sediment control practices must conform to the standards and specifications set forth by the Local, State, and Federal Authorities.
- Construction activities shall be scheduled such that a minimum area of the site is disturbed at a time. Construction operation shall be scheduled and performed so that preventative soil erosion control measures are in place prior to excavation in critical areas and temporary stabilization measures are in place immediately following backfilling operations. Contractor shall reduce effects of storm water by using and/or maintaining grassed swales, infiltration structures, or water diversions.
- Special precautions will be taken in the use of construction equipment to prevent situations that promote erosion.
- Cleanup will be done in a manner to ensure that erosion control measures are not disturbed.
- The soil erosion controls are to be inspected once a week and within 24 hours of a 0.25 inch or greater rain event. A written log of these inspections and improvements to controls shall be kept on site. The logs shall include the date of inspection, name of the inspector, weather conditions, actions taken to correct any problems and the date corrective actions were taken.
- Temporary soil stabilization shall occur within 7 days after rough grading if the area will remain idle longer than 21 days. Any disturbed area that is not going to be worked for 21 days or more must be seeded and mulched.
- Trenches for underground utility lines and pipes shall be temporarily stabilized within 7 days if they are to remain inactive for 21 days. Trench dewatering devices shall discharge in a manner that filters soil-laden water before discharging it to a receiving drainage ditch or pond. If seeding, mulching or other erosion and sediment control measures were previously installed; these protective measures shall be reinstalled. Pipelines with joints that allow a manufactured length of pipe to be placed in the trench with the pipe joint assembled/made in the trench require an open pipeline trench that is only slightly longer than the length of pipe being installed. The total length of excavated trench open at any time should not be greater than the total length of pipeline/utility that can be placed in the trench and backfilled in one working day. No more than 50 linear feet of open trench should exist when pipeline/utility line installation ceases at the end of the work day.
- Soil stockpiles shall be stabilized or protected to prevent soil loss.
- All disturbed areas shall be permanently stabilized within 7 days of final grading. Further, soil erosion control measures shall be maintained until permanent stabilization is complete, at which time temporary measures will be removed. Permanent vegetation is a ground cover dense enough to cover 80% of the soil surface and mature enough to survive winter weather conditions.
- Silt fence to be 2' minimum from property lines in areas where work is near adjacent properties.
- The Contractor shall establish a permanent on-site benchmark prior to clearing, grubbing and/or demolition.
- Haul Routes - The Contractor shall be responsible for the cleanup of any mud, dirt, or debris deposited on haul roads as a result of his operations. Soil shall be removed from roads and paved surfaces at the end of each day in such a manner that does not create off-site sedimentation in order to ensure safety and abate off-site soil loss. Collected sediments shall be placed in a stable location on site or taken off-site to a stable location. Contractor shall use State Routes (and shortest distance non-state routes) for project haul route.
- No solid or liquid waste shall be discharged into storm water runoff.
- Disposal of solid, sanitary and toxic waste - Solid, sanitary and toxic waste must be disposed of in a proper manner in accordance with local, state and federal regulations. It is prohibited to burn, bury or pour out onto ground or into storm sewer any solvents, paint, stains, gasoline, diesel fuel, used motor oil, hydraulic fluid, antifreeze, cement curing compounds and other such toxic or hazardous waste.
- Wash out of cement trucks should occur in the designated area where the washing can collect and be disposed of properly when it hardens.
- If a concrete washout area, and/or a stockpile area are needed, a delineated area for each must be provided and maintained for them. Areas can be located in an alternate location than that shown on the plans if necessary due to construction operations and other field considerations.
- No fuel storage is permitted on-site.
- All infiltration, detention, and retention areas shall be cleared of construction sediment upon completion of construction.
- The General Contractor shall be responsible for submitting a Notice of Intent (NOI) and Notice of Termination (NOT) as required by the New Mexico Environment Department.

SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION

- Stone tracking pad atop geotextile liner.
- Install silt fence and protection fencing.
- Initial clearing, grubbing, and demolition.
- Strip and stockpile top soil.
- Rough grade and balance site.
- Install underground utilities (i.e. Sanitary, Storm & Water)
- Place inlet filters on all storm inlets.
- Install franchise utilities (i.e. Gas, Electric, Telephone & Cable TV).
- Final grade site.
- Install pavement, curb, and other hardscape structures/surfaces.
- Stabilize ditches, swales, common areas and slopes.
- Establish permanent vegetation for all disturbed areas.
- Remove all temporary erosion and sediment control devices.
- Clean out storm sewer system, infiltration, detention, and retention areas upon completion.

SOIL EROSION CONTROL MAINTENANCE

- Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining or deterioration.
- All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as necessary.
- Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
- The construction entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way.
- Sediment from the infiltration, detention, and retention areas shall be removed as necessary to maintain proper functionality.

SOIL EROSION CONTROL NOTES

All stormwater inlets shall be protected with Geotextile Inlet Protection or Inlet Filters (Dandy Products, Flexstorm, or equivalent).

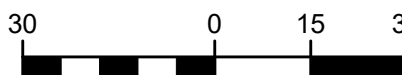
VERTICAL & HORIZONTAL CONTROL:

- CP 1: Description: CP-Chiseled "X"  
Elevation: 5096.48
- CP 2: Description: CP-Chiseled "X"  
Elevation: 5095.06
- CP 3: Description: CP-Chiseled "X"  
Elevation: 5097.13

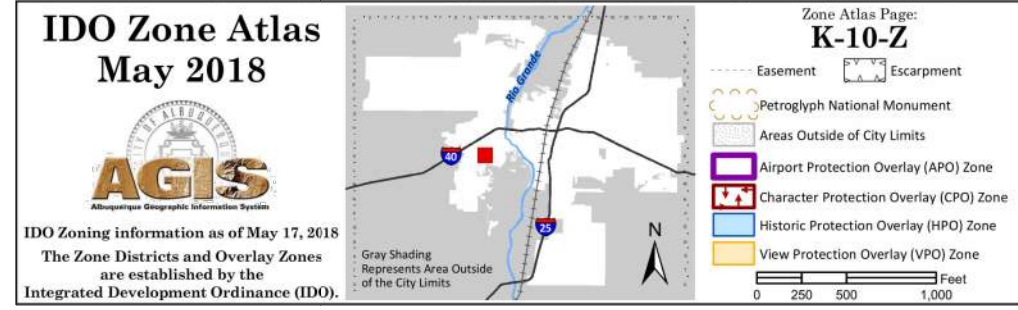
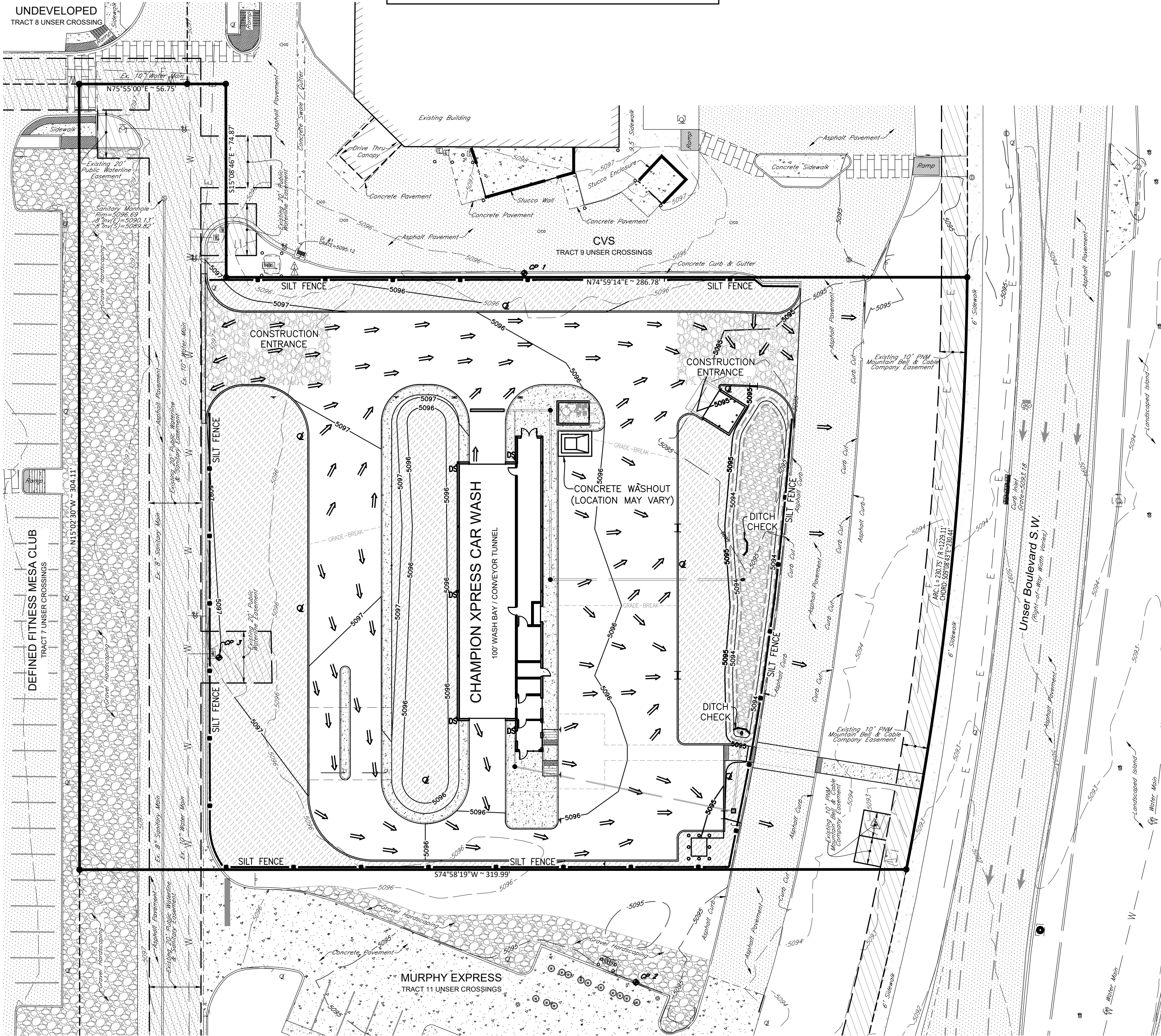
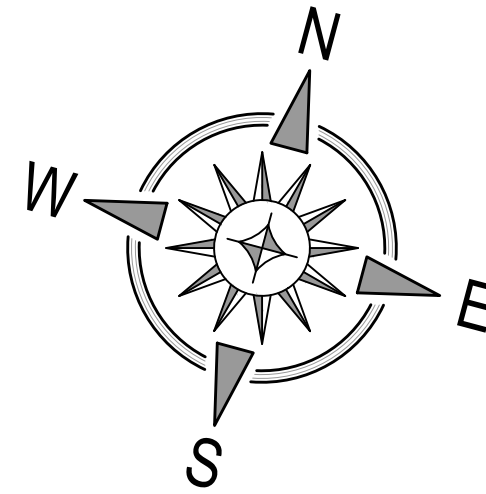
TAKE CAUTION DURING EXCAVATION:

THERE ARE UNDERGROUND UTILITY MAINS IN THE CONSTRUCTION AREA WHICH MAY NOT HAVE BEEN LOCATED ACCURATELY BY THE SURVEYOR / UTILITY OWNERS. NOTIFY "811" IN ADVANCE OF DIGGING TO HAVE LINES MARKED.

GRAPHIC SCALE



1 inch = 30 ft.



CITY OF ALBUQUERQUE ESC PLAN STANDARD NOTES

- 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 2017 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 BMP's and prior to beginning construction.
- 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 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 their 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.
- 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.
- BMP's 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 BMP's and discontinuation of inspections.

NRCS WEB SOIL SURVEY ON-SITE SOILS

MWA - Madurez-Wink association, gently sloping (Ksat = 0.60 to 2.00 in/hr) (100% of site)

PRE-CONSTRUCTION SITE CONDITIONS

The existing property is a mostly undeveloped property with native vegetative cover and bare soil. Shared access drives border the Eastern and Western sides of the portion of the property to be used for the car wash development.

WATERS OF THE U.S.

There are no receiving waters within 1 mile of the subject property.

CRITICAL HABITAT

The proposed development is not within a critical habitat.

SOIL EROSION CONTROL LEGEND

- SILT FENCE
- CONSTRUCTION ENTRANCE
- STABILIZE AS NECESSARY

TOTAL DISTURBED AREA  
1.16 ± acres

SITE OPERATORS  
OWNER: VIA REAL ESTATE, LLC.  
Contact: Derrick Merchant  
Phone: 806.368.7843  
Email: derrick@7bdev.com

STORMWATER TEAM  
GENERAL CONTRACTOR:  
7B BUILDING AND DEVELOPMENT  
Contact: Trey Merchant  
Phone: 806.368.7843  
Email: trey@7bdev.com



3/10/2023

Date	03.10.23
Item	1
Description	Rev 1 - Revised per City / Developer Comments

SITE DEVELOPMENT PLANS FOR  
**CHAMPION XPRESS CAR WASH**  
211 UNSER BLVD SW  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



Design: RJM	Proj: 22.146
Draw: RMM	Dwg: 22-146.dwg
Check: RJM	Tab: C6.0-SWP3
Scale: 1" = 30'	
Date: 01.11.2023	
Sheet: EROSION CONTROL PLAN	
Sheet No.: C-6.0	



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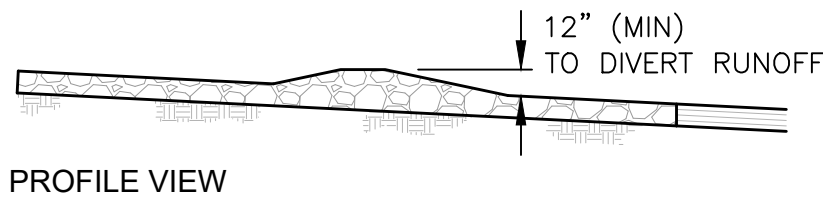
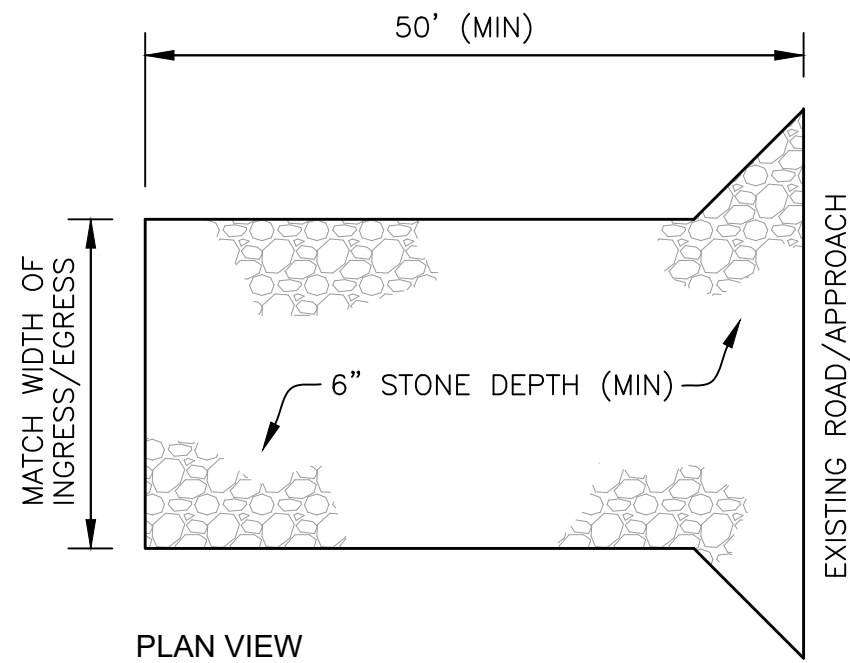
POLLUTANT GENERATING ACTIVITES

Potential Pollutants	Source
Sediment	Disturbed soil
Chlorinated hydrocarbons, organophosphates, etc.	Chemicals used for weed control, insect control, etc.
Nitrogen, phosphorous	Fertilizer used for newly seeded areas
Perchloroethylene, petroleum distillates	Cleaning products - NO EQUIPMENT CLEANING ALLOWED IN PROJECT LIMITS
Calcium sulphate, calcium carbonate, sulfuric acid	Plaster / sheet rock used in building construction
Oil, petroleum distillates	Asphalt used for pavement and roofing
Limestone, sand, pH, chromium	Concrete used for pavement, curbs and building construction.
Polymers, epoxies	Glue & adhesives used in building construction
Metal oxides, Stoddard solvent, talc, arsenic	Paints used in building construction.
Naphtha	Curing compounds used for concrete and building construction.
Mineral oil	Hydraulic oil / fluids from potential leaks or broken hoses on equipment.
Benzene, ethyl benzene, toluene, xylene, MTBE	Gasoline leaks from construction equipment. NO FUEL STORAGE ALLOWED WITHIN PROJECT LIMITS
Petroleum distillate, oil, grease, naphthalene, xylenes	Diesel fuel leaks from construction equipment. FUEL STORAGE NOT ALLOWED WITHIN PROJECT LIMITS
Ethylene glycol, propylene glycol, heavy metals (copper, lead, zinc)	Antifreeze / coolant from leaks or broken hoses from construction equipment.
Bacteria, parasites and viruses, organic wastes	From portable sanitary toilets

CONSTRUCTION SUPPORT ACTIVITY

Facility	Description	Location
Asphalt Plant	Off-site	To Be Determined
Concrete Batch Plant	Off-site	To Be Determined

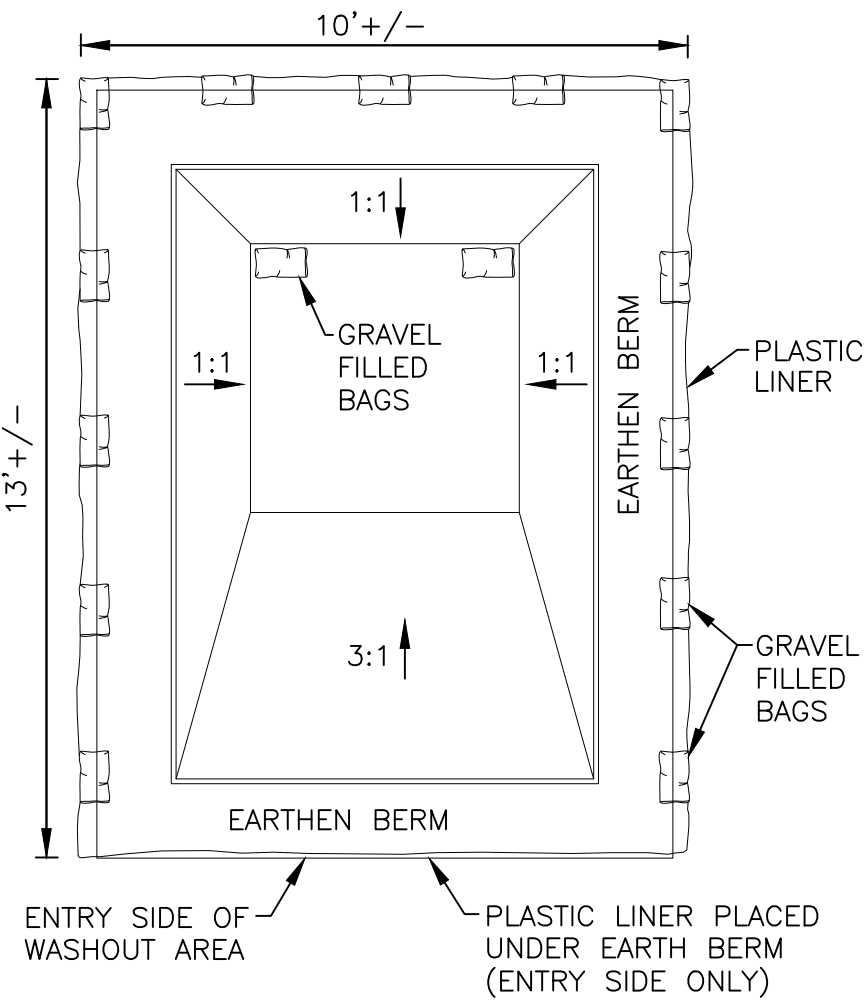
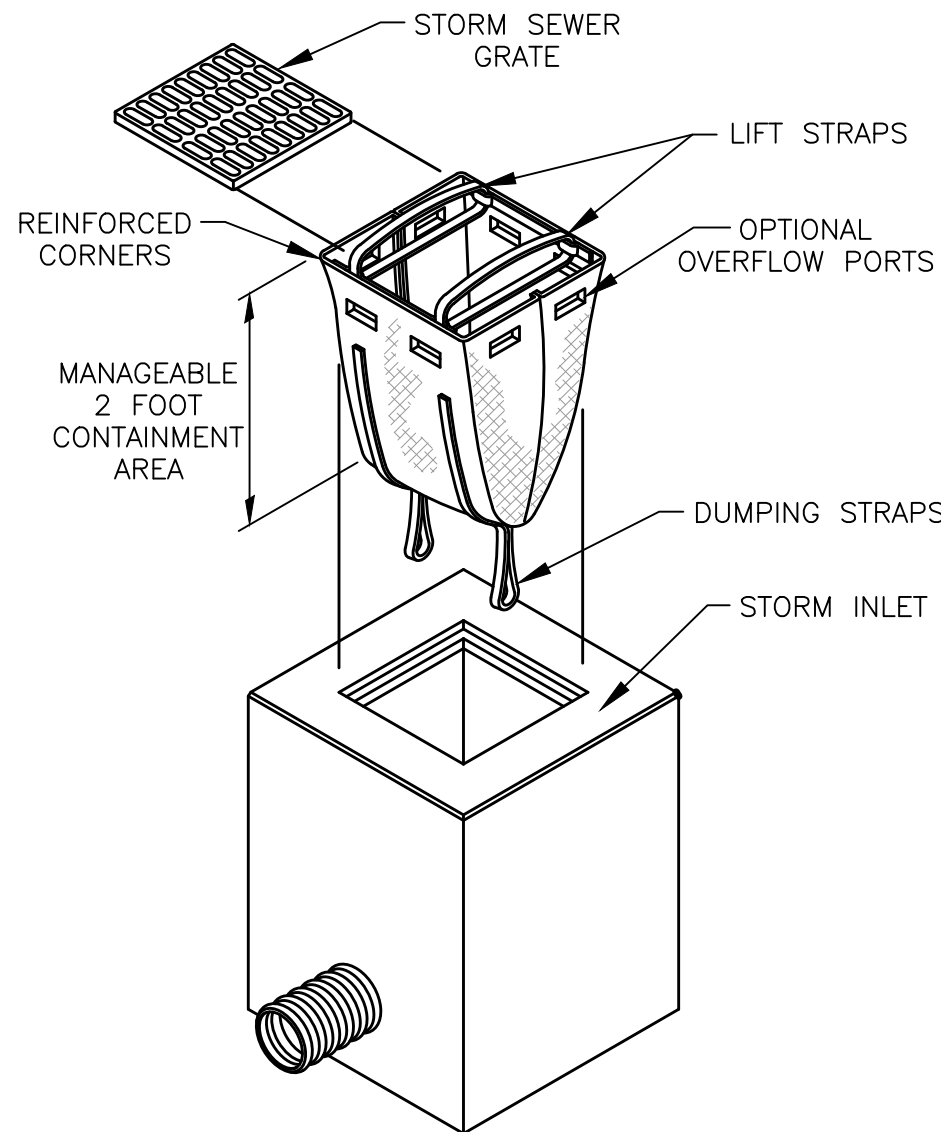
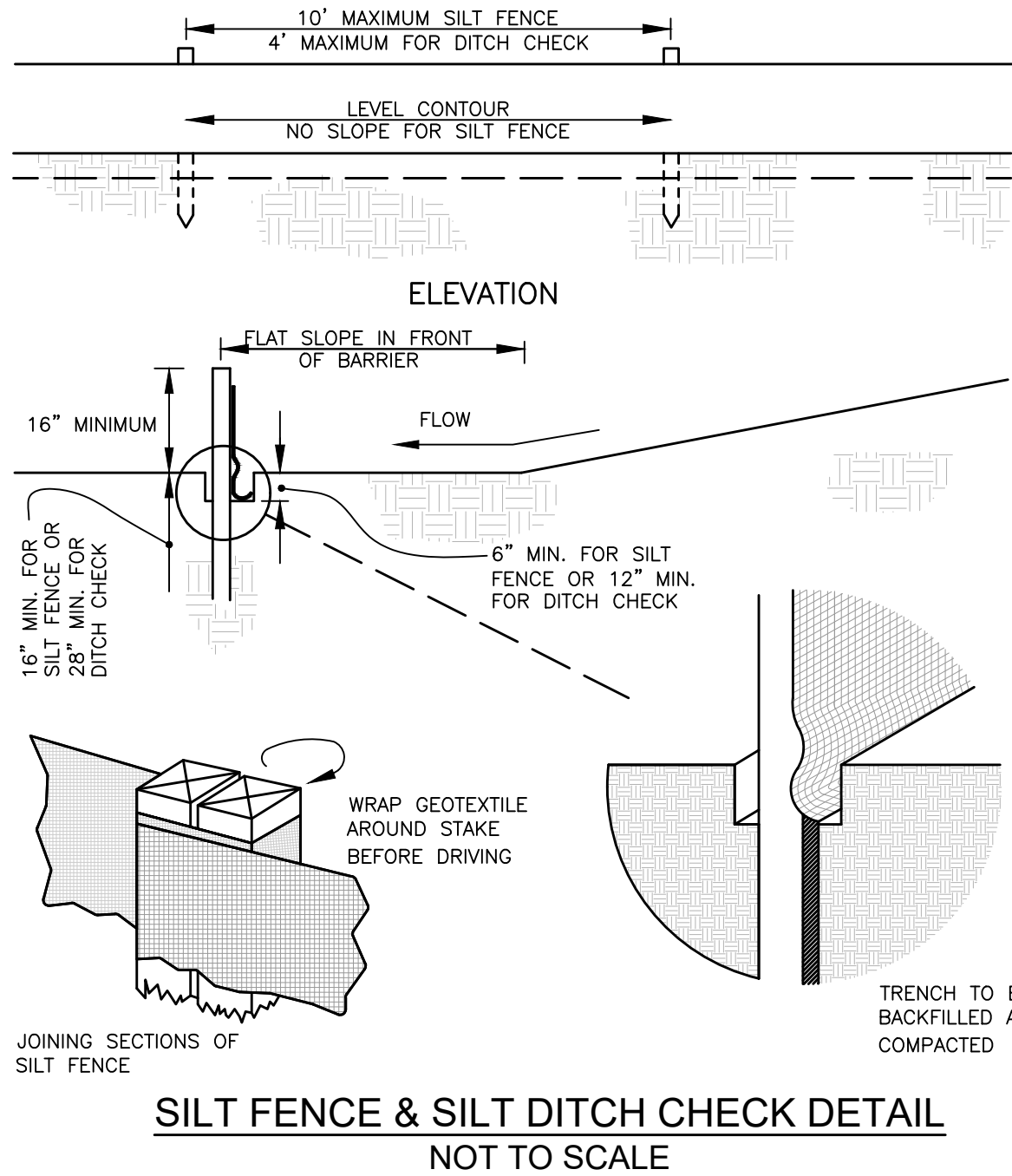
TOTAL DISTURBED AREA  
1.16 ± acres



- NOTES:
- STONE SHALL BE 1.5"-2.5" IN DIAMETER
  - GEOTEXTILE FABRIC SHALL BE LAID OVER THE ENTIRE AREA PRIOR TO PLACING STONE. (US 200 OR EQUIV.)

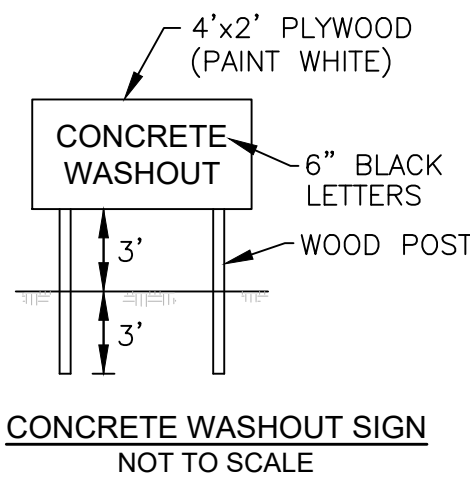
CONSTRUCTION ENTRANCE DETAIL  
NOT TO SCALE

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- NOTES:
- PLASTIC LINER SHALL BE ANCHORED WITH GRAVEL-FILLED BAGS.
  - CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE CONCRETE WASHOUT AREA.

CONCRETE WASHOUT AREA  
NOT TO SCALE



Date	
Description	
Item	

SITE DEVELOPMENT PLANS FOR  
**CHAMPION XPRESS CAR WASH**  
211 UNSER BLVD SW  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



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