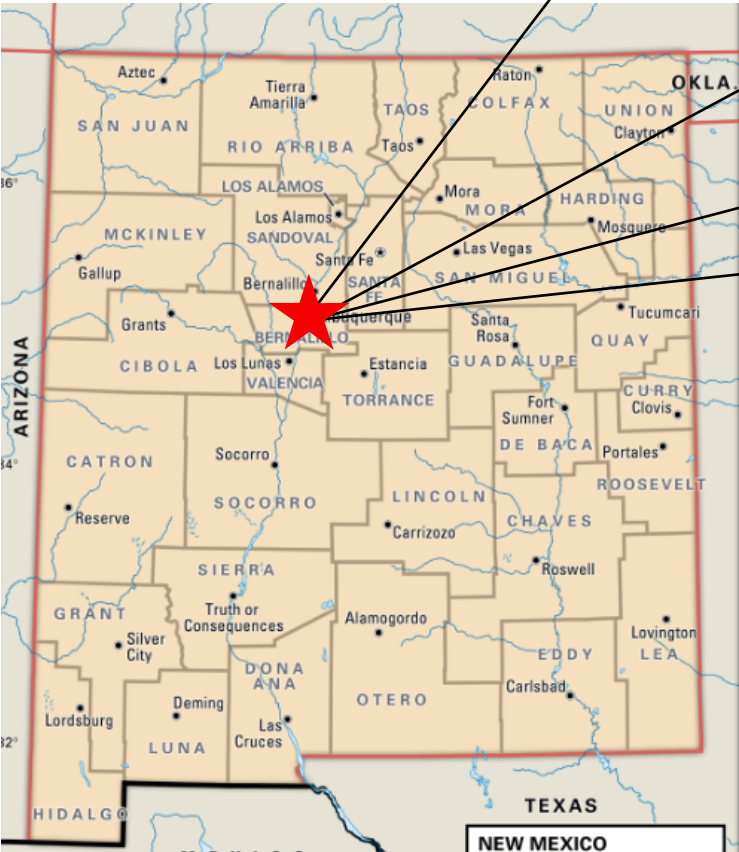


HIGHLANDS EAST BLOCK



CENTRAL AVE SE AND SPRUCE ST NE

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

PAGE INDEX	
1	TITLE PAGE
2	SWPPP INFO AND NOTES
3	DETAILS
4	TEMPORARY EROSION CONTROL PLAN



GPS COORDINATES: 35.0825, -106.6316

 02/22/22 CPESC Stamp	HIGHLANDS EAST BLOCK <small>PROJECT TITLE</small>	
	ALBUQUERQUE, NM, BERNALILLO COUNTY <small>CITY, COUNTY, STATE</small>	
	02/22/22 <small>DATE</small>	 INSPECTIONS PLUS
	C. DURKIN <small>DRAWN BY</small>	

STORMWATER POLLUTION PREVENTION PLAN INFORMATION

PERMIT NUMBER: NMR10030P

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: CEDAR INVESTORS, LLC.

OPERATOR POINT OF CONTACT:
MATT LAMMERS 505-998-0163 MLAMMERS@TITAN-DEVELOPMENT.COM

NOI PREPARED BY: INSPECTIONS PLUS

PROJECT/SITE NAME: HIGHLANDS EAST BLOCK

PROJECT/SITE ADDRESS: CENTRAL AVE NE AND SYCAMORE NE

LATITUDE	35.0825
LONGITUDE	-106.6317
ESTIMATED PROJECT START DATE	03/07/2022
ESTIMATED PROJECT COMPLETION DATE	03/31/2023
ESTIMATED AREA TO BE DISTURBED	4.0
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?	CITY OF ALBUQUERQUE
SURFACE WATERS WITHIN 50FT?	NO
RECEIVING WATER?	ON SITE POND
IS RECEIVING WATER IMPAIRED? TIER DESIGNATION	N/A
WHAT ARE THE IMPAIRMENTS, IF ANY?	N/A



SWPPP CONTACT INFORMATION: MATT LAMMERS 505-998-0163 MLAMMERS@TITAN-DEVELOPMENT.COM

ENDANGERED SPECIES CRITERIA: CRITERION "A"; NO CRITICAL HABITATS

HISTORIC PRESERVATION CRITERIA: CRITERION "A"; PREVIOUS SURVEYS

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 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.

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SEDIMENT TRACK OUT CONTROL



- BMP Objectives**
- Sediment Control

SILT FENCE



- BMP Objectives**
- Sediment Control
 - Sheet Flow Runoff Control
 - Wind Erosion Control

BERMS AND SWALES



- BMP Objectives**
- Runoff Control
 - Run-on Diversion

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

CERTIFIED PROFESSIONAL

CPESC

CASSANDRA DURKIN

NO. 1212

IN EROSION AND SEDIMENT CONTROL

02/22/22

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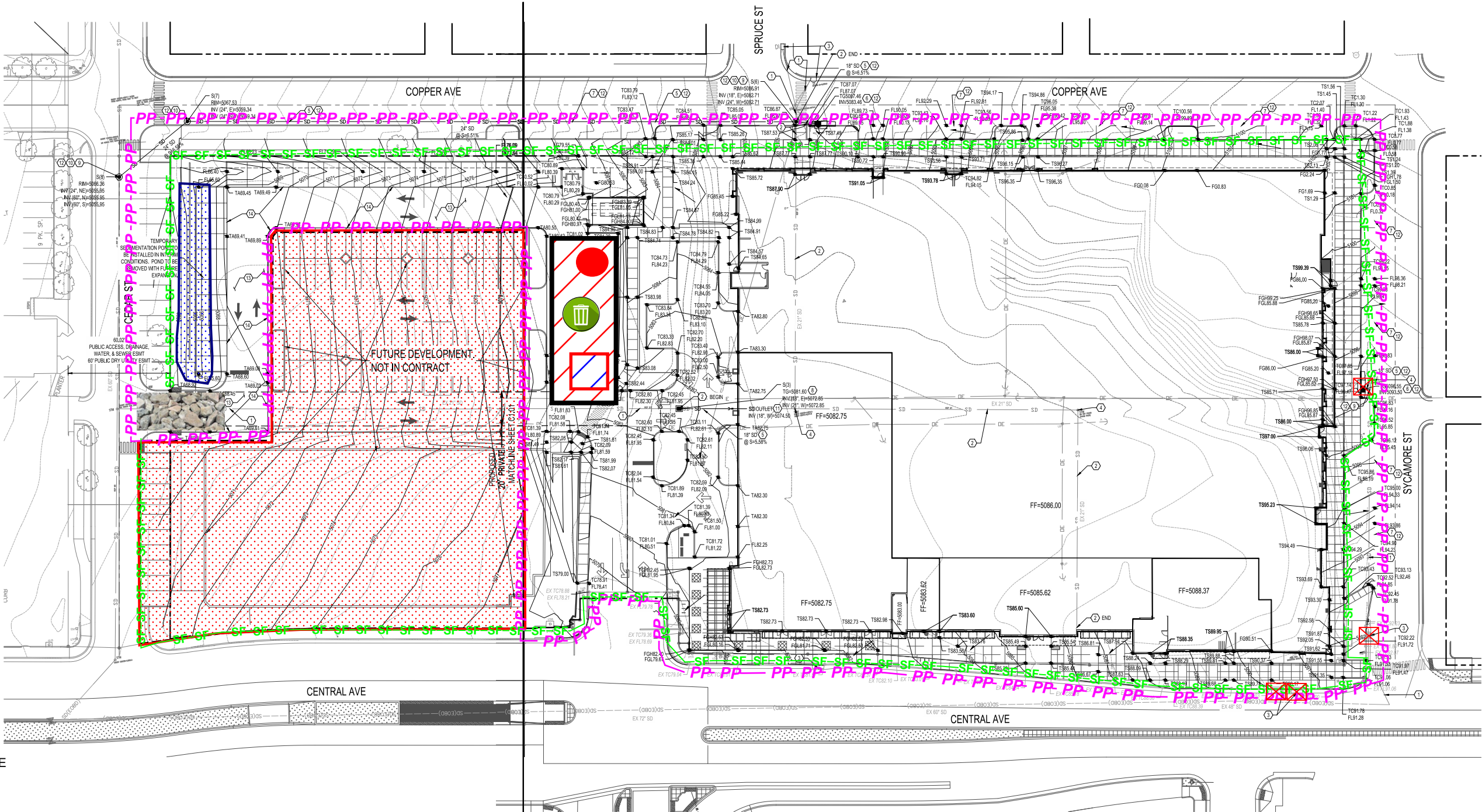
02/22/22

DATE

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INSPECTIONS PLUS



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:

CEDAR INVESTORS, LLC.
MATT LAMMERS 505-998-0163
MLAMMERS@TITAN-DEVELOPMENT.COM

STORMWATER TEAM

A: REMOVE SEDIMENT FROM ADJACENT STREETS: INSPECTIONS PLUS

B: BMP MAINTENANCE: INSPECTIONS PLUS

C. SITE INSPECTIONS: INSPECTIONS PLUS

SITE CONSISTS OF TRACT 5 AND 6 OF THE HIGHLAND MASTER SWPPP K15E034. SITE WILL HAVE A SILT FENCE PERIMETER AND A TEMP SEDIMENTATION POND. ALL ACTIVE DROP INLETS SHALL BE PROTECTED.

RUSLE Calculation Before Construction

RUSLE	
A = R * K * LS * C * P	
A = Average Soil Loss (tons/acre/year)	29.7
R = Rainfall –Runoff Erosivity Factor	25
K = Soil Erodibility Factor	0.24
LS = Slope-Length Factor	5.5
C = Cover Management Factor	1.0
P = Erosion Control Practice Factor	0.9

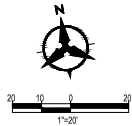
RUSLE Calculation During Construction

RUSLE	
A = R * K * LS * C * P	
A = Average Soil Loss (tons/acre/year)	16.5
R = Rainfall –Runoff Erosivity Factor	25
K = Soil Erodibility Factor	0.24
LS = Slope-Length Factor	5.5
C = Cover Management Factor	1.0
P = Erosion Control Practice Factor	0.5

RUSLE Calculation After Construction

RUSLE	
A = R * K * LS * C * P	
A = Average Soil Loss (tons/acre/year)	3.3
R = Rainfall –Runoff Erosivity Factor	25
K = Soil Erodibility Factor	0.24
LS = Slope-Length Factor	5.5
C = Cover Management Factor	0.1
P = Erosion Control Practice Factor	1.0

The prominent soil at Highland Master SWPPP is Cut and Fill Land. This soil is made up of various other development soils and fill brought in for historical development of the area. No RUSLE attributes are available.



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