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Block and Lot Numbers for Building Permits:

Building permits are needed for all lots in all blocks of Montage 6. This includes:

Block 1: Lots 1 - 13

Block 2: Lots 1 - 26

Block 3: Lots 1-26

Block 4: Lots 1-23

ESC Plan Standard Notes (2023-06-16)

ESC Plan Standard Notes (2023-06-16)

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 - 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.

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.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.

6.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).

7.When installing utilities behind the curb, the excavated dirt should not be placed in the street.

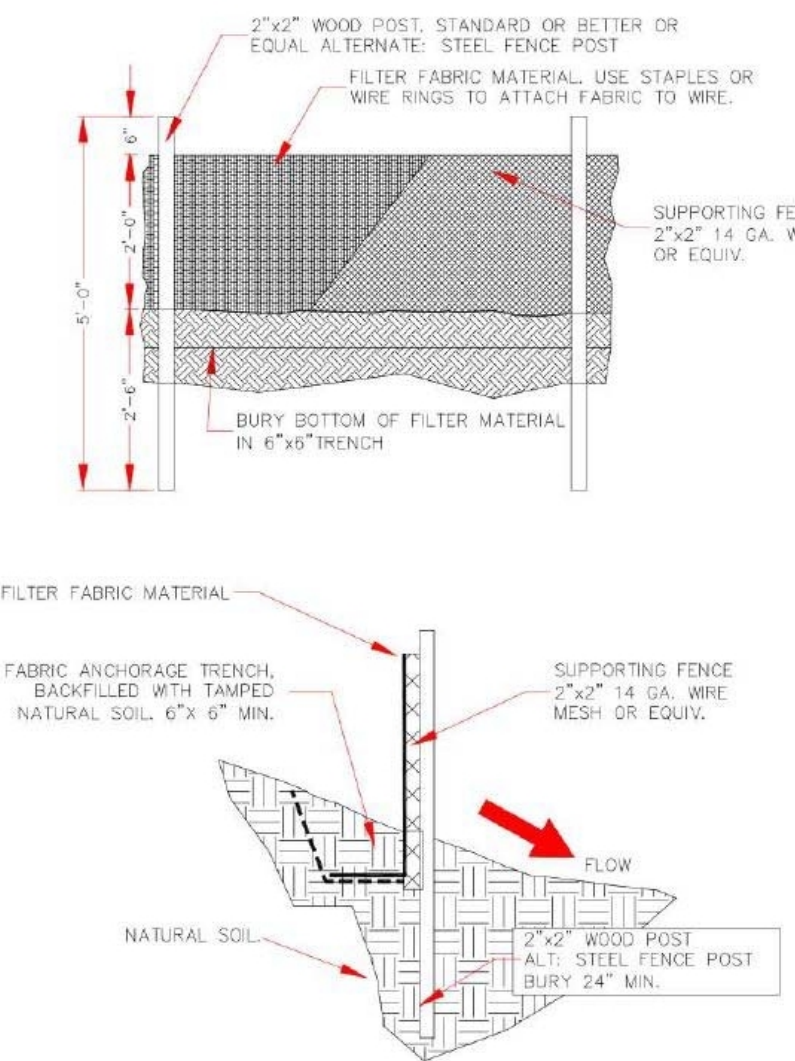
8.When cutting the street for utilities the dirt shall be placed on the uphill side of the street cut and the area swept after the work is complete. A wattle or mulch sock may be placed at the toe of the excavated dirt pile if site constraints do not allow placing the excavated dirt on the uphill side of the street cut.

9.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.



Project Name: Montage 6
Property Owner: Cuesta del Oro LLC
NPDES Permit #: NMR10062Y

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Notes:

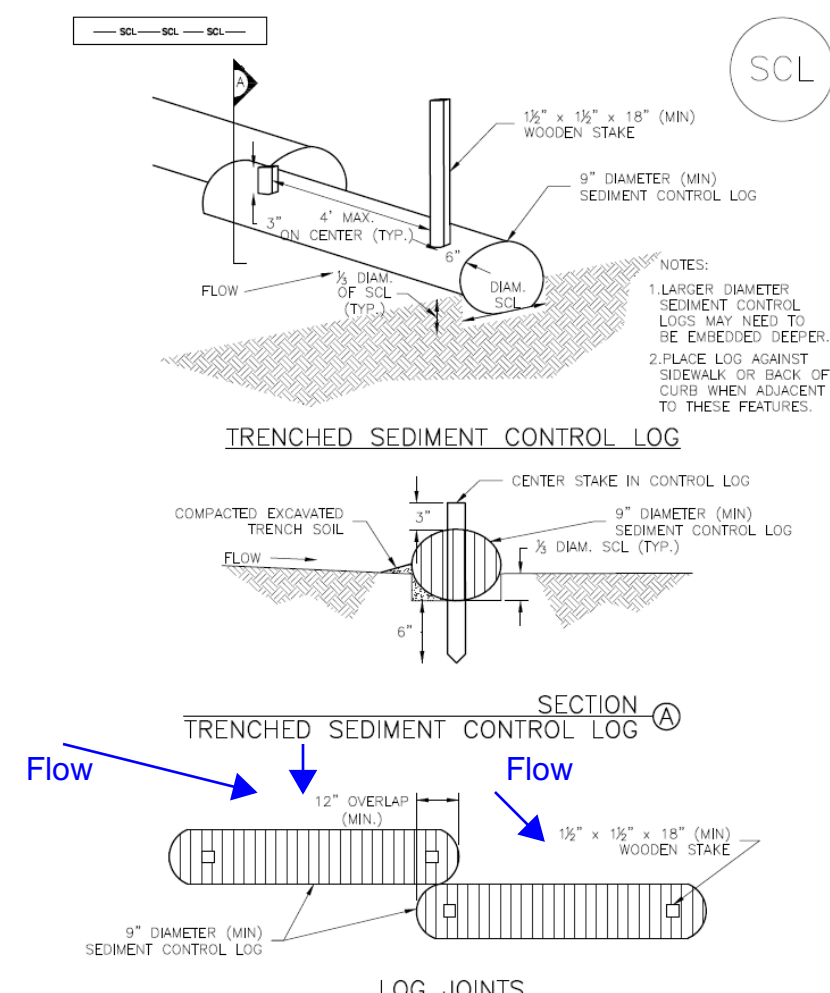
1. Wire mesh is not required, but it is recommended as it will help prevent tearing due to increased wind speed or sediment/water load.
2. Pole spacing is not to exceed 10 feet between poles in straight-run sheet flow areas.
3. Pole spacing in a site's lower corners should be spaced approximately 6 feet apart or closer.
4. Silt fence is not created for use in high velocity situations, where flow is heavily concentrated. If concentrated flow does drain toward silt fence, then use additional BMPs to reduce the flow's velocity.
5. Silt fence fabric transition points should have posts interlocked with no gaps in the silt fence coverage.

Silt Fence

Source: City of Albuquerque
Construction Site Manual 2018

Sediment Control Log (SCL)

SC-2



Notes:

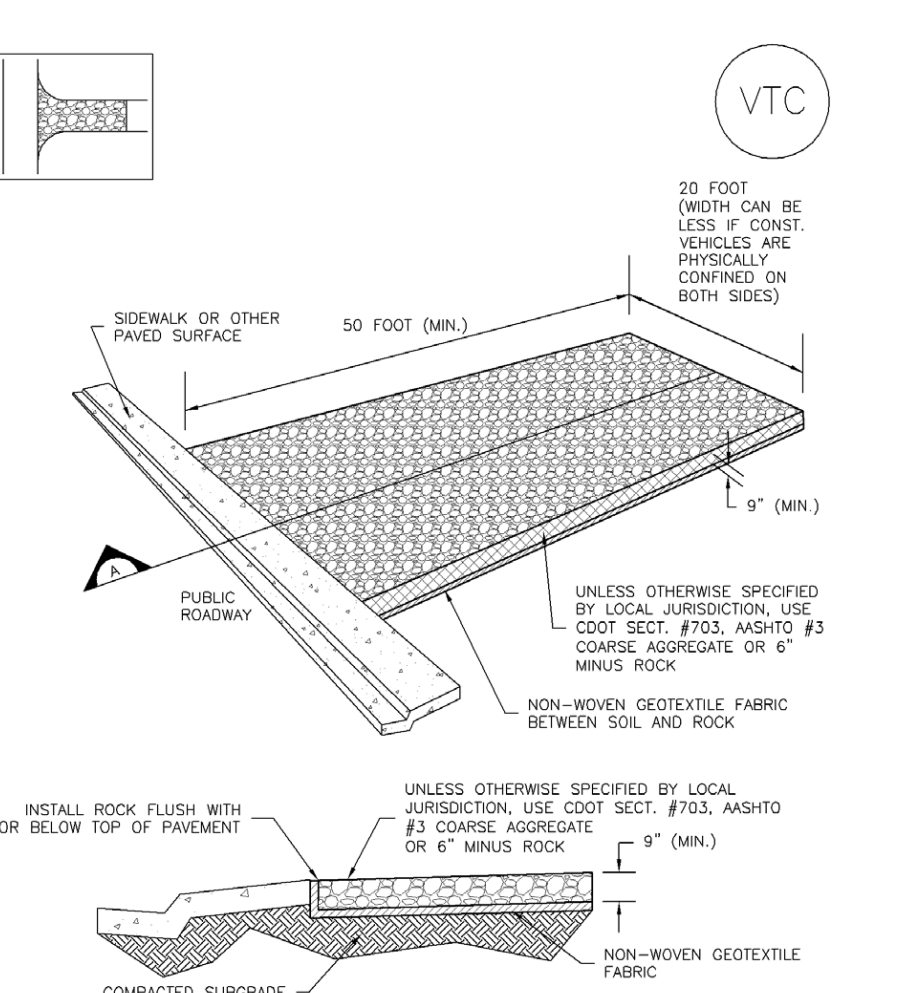
1. It is recommended that wattles be trenched into the ground to a depth of approximately 1/3 of the diameter of the log. If trenching to this depth is not feasible or desirable, then a lesser trenching depth may be acceptable with more robust staking. Sandbags may be used on impervious surfaces.
2. Wattles that are 8 lb/ft or more do not need to be trenched.
3. Remove sediment from the upstream side of wattle when sediment accumulation is 1/2 the height of the wattle.
4. For parallel flow past the wattle joints, make sure the upstream wattle is on the interior side of the downstream wattle
5. Place wattle around stockpiles that are not being worked on or that are on impervious surfaces.

Wattle/ Filter Sock/ Sediment Control Log

Source: Urban Storm Drainage
Criteria Manual Volume 3

Vehicle Tracking Control (VTC)

SM-4



Notes:

1. A stabilized construction entrance/exit shall be located at all access points where vehicles access the construction site from paved right-of-ways.
2. Sediment tracked onto paved roads is to be removed throughout the day and at the end of the day by shoveling or sweeping. Sediment may not be washed down storm sewer drains.
3. Some Vehicle Tracking Controls may need a wheel wash station. When a wheel wash is available, make sure to direct wash water to a sediment trap prior to discharge from the site. Wash water may not contain soaps or chemicals, unless a separate permit is acquired.
4. A metal grate can be used in conjunction with an aggregate track-out pad. The grate should be regularly cleared of sediment, and help prevent track-out.
5. Make sure the Vehicle Tracking Control is not bypassed by the construction traffic.

Vehicle Tracking Control

Source: Urban Storm Drainage
Criteria Manual Volume 3



Notes:

1. The preferred method to access a site is to cut the curb, so a ramp is not required. Placing curb cut in the same place as future entrance/exit can minimize work.
2. When cutting the curb, the cutting machine uses water, and the byproduct of the process is similar to concrete wash-out. Place byproduct in wash-out container.



Notes:

3. Laying lumber parallel to curb is an alternative, but this method is not to be used on high speed (35 MPH and greater) roads due to it being a road hazard.
4. Adding cold-mix asphalt with a pipe in the gutter is acceptable, but do not extend asphalt past the gutter into the paved portion of the roadway.
5. Vehicle Tracking Controls are still needed if using a ramp over a curb.

Access onto Curbed Sites

Source: City of Albuquerque
Construction Site Manual 2018

Good Housekeeping

Source: Urban Storm Drainage
Criteria Manual Volume 3

Notes:

1. Regularly collect and dispose of garbage and waste material into designated collection areas.
2. Cover and maintain dumpsters and waste receptacles. Add additional dumpster or increase frequency of waste collection if overflowing conditions occur. Consider secondary containment around waste collection areas to minimize the likelihood of contaminated discharges.
3. Routinely inspect containers and equipment to ensure that it is functioning properly without leaking.
4. Promptly clean up leaks, drips, and other spills. Train employees on proper clean up and spill response procedures.
5. Store containers, drums, and bags away from direct traffic routes to reduce container damage.
6. Store materials in accordance with directions in Material Safety Data Sheets (MSDSs).
7. Store container s on pallets or similar devices to prevent corrosion of containers that results from containers coming into contact with moisture on the ground.
8. Store toxic or hazardous liquids within curbed areas or secondary containments.
9. Frequent and proper training in good housekeeping techniques reduces the likelihood that chemicals or equipment will be mishandled.
10. Segregate and provide proper disposal options for hazardous material wastes.
11. Make sure the site has a Spill Protection Plan, Spill kit, and individuals trained on the location and workings of the plan and kit.
12. Create a designated on-site fueling and maintenance area that is clean and dry, has a spill kit, and ideally in a covered area.
13. Locate toilet facilities away from storm drain inlets and waterways to prevent accidental contamination of stormwater.
14. or outdoor painting and sanding; conduct these operations in designated areas that are paved or have a secondary containment in place. Clean up and dispose of excess paint, paint chips, protective coatings, grit waste, etc.
15. Provide tie-downs or stake downs for portable toilets.
16. For vehicle and equipment washing: ensure there is no discharge of soaps, solvents, or detergents in equipment and vehicle wash water.
17. Recycle materials whenever possible (e.g. paper, wood, concrete, oil).



Notes:

1. The proper inlet protection shall be used and maintained to prevent sediment and wastes from entering a stormwater drainage system and shall minimize the risk of flooding.
2. The type of inlet protection shall depend on the inlet type, slope, and volume of flow.



Notes:

3. For inlets with a throat opening and a grate, the inlet shall be protected with a BMP that covers the throat and the grate.
4. For throat type of inlet protection, sediment shall not be higher than halfway up the BMP.
5. For mat type and one-piece style of BMP, more than 50% of the inlet protection must be clear of sediment and debris.

Inlet Protection Part 1

Source: City of Albuquerque
Construction Site Manual 2018



Notes:

9. In residential subdivisions where there are inlets internal to the construction site, the style should change as the site is developed. When the site is mostly dirt, use a BMP that protects throat and grate. When the site has built more and less dirt is exposed, then a less restrictive style can be used to catch sediment in the gutter.



Notes:

10. Inlet protection constructed of silt fence surrounding the inlet may be used when the inlet is surrounded by stake-able dirt.
11. Inlet protection should be used for inlets/storm drains within the construction site/disturbed area, AND any inlets/storm drains outside the project area that may receive stormwater discharges from the construction site/disturbed area.



Notes:

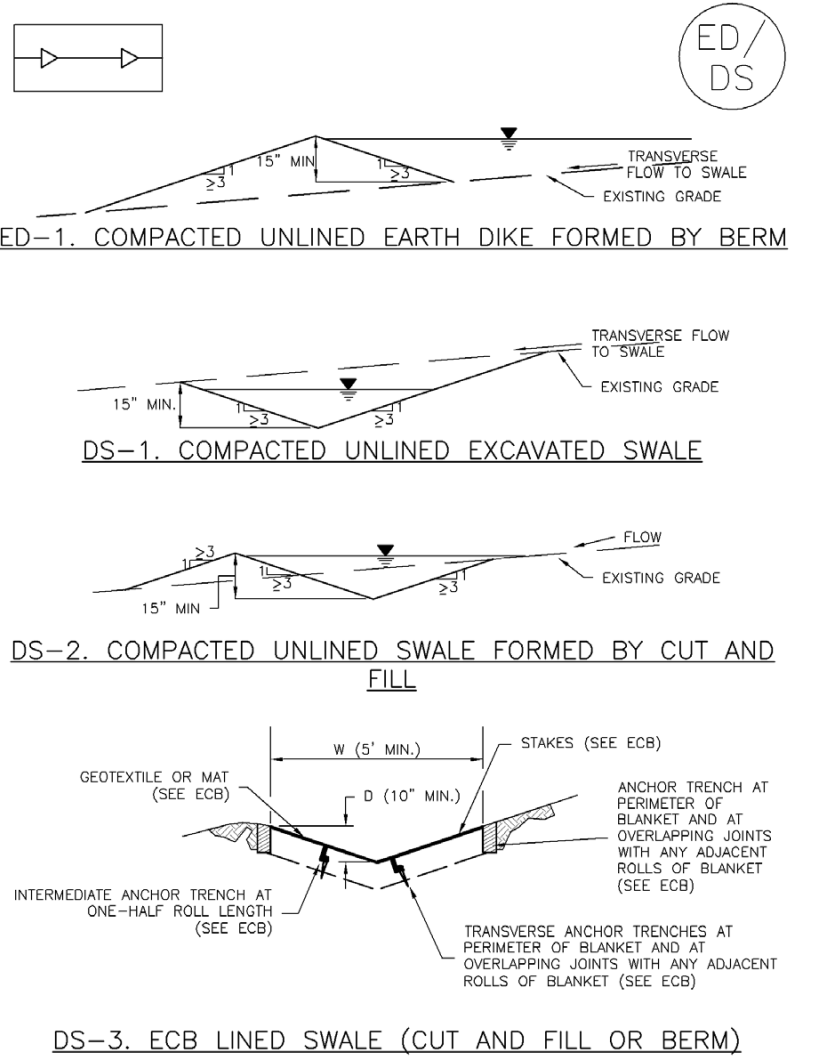
12. Open storm drains are considered an inlet and require protection. This also includes drains that are not actively being worked on.

Inlet Protection Part 2

Source: City of Albuquerque
Construction Site Manual 2018

Earth Dikes and Drainage Swales (ED/DS)

EC-10




Notes:

1. Earth dikes and drainage swales are typically used for controlling the flow path of runoff at a constructions site; sometimes by diverting water away from sensitive areas, or by conveying water to treatment BMPs (sediment traps or basins).
2. Unlined berms/dikes or swales need to be compacted, and should only be used for intercepting sheet flow runoff (not intended for diversion of concentrated flows).
3. If there is recurring damage, consider installing rock check dams or lining with riprap.
4. If berms/dikes or swales are not permanent, then remove berms/dikes and fill channels when upstream area is stabilized. Immediately stabilize the disturbed area after the BMP removal.

Earth Berms/ Dikes/ Drainage Swales

Source: Urban Storm Drainage
Criteria Manual Volume 3



Notes:

1. Description: Temporary sediment trap formed by excavation behind the curb. The purpose is to intercept sediment laden runoff from the site during construction and retain sediment onsite. A cutback is when a grader cuts dirt back from behind a curb and leaves room for stormwater to settle when it rains instead of going down the curb transporting sediment.
2. Cutbacks are installed when discharge from site runs over the curb causing sediment to enter the roadway.
3. The depth may be required to increase if more sediment storage is necessary.
4. Should only be used for a limited time and should be used concurrently with additional BMPs
5. On severe slopes, the cutback may become ineffective and may also compromise the integrity of the curb. A cutback should not be installed on a slope that exceeds 5%.
6. Excavate soil behind curb to a depth of 2-4 inches.

Curb Cutbacks

Source: JRB Engineers Inc.



Notes:

1. Designated wash-out areas shall be provided for any concrete, stucco, mortar, or paint operations. Wash-outs should be as far away as possible from waters of the U.S., stormwater inlets, or conveyances.
2. "Wash-out shall be directed to leak-proof containers or leak proof and lined pit designed so that no overflows can occur due to inadequate sizing or precipitation." -CGP 2022



Notes:

3. If the concrete/stucco/mortar is firm when it contacts the soil, then it is not considered wash-out (not wet enough to infiltrate into the soil).
4. A centralized wash-out may be effective for concrete trucks. For stucco, mortar, and paint wash-outs, a local wash-out and wash-out education has been more successful in avoiding improper wash-outs.



Notes:

5. Mortar towers shall have a plastic liner beneath them to prevent the wet mortar from contacting the soil. If wet stucco or mortar contacts the ground due to mixing, it would be a compliance issue.
6. If a wash-out occurs on bare soil, the Operator is expected to remove it same day. The wash-out material, as well as the wetted soil, are to be removed and disposed of appropriately.

Wash-outs

Source: City of Albuquerque
Construction Site Manual 2018

BMP Information Sheet



Project Name: Montage 6
Property Owner: Cuesta del Oro LLC
NPDES Permit #: NMR10062Y

Sheet: 3 of 5

Project Roles and Responsibilities

Owner/Operator Information

Site Owner / Operator : Cuesta del Oro LLC
Contact: Tim McNaney
505 322-6027
tmcnaney@twilighthomesnm.com

Stormwater Team: 814 Solutions

Contact: Gaylen Barnett (Environmental Compliance Manager)
505 382-4828
gaylen@814solutions.com
Responsibilities: SWPPP plan production, stormwater pollution prevention control design, SWPPP inspections

Contact: Thomas Rodriguez (Environmental Inspector)
505 457-0599
thomas@814solutions.com
Responsibilities: SWPPP inspections

Contact: Sergio Lozoya (Field Operations Manager)
505 250-3734
sergio@814solutions.com
Responsibilities: Pollution prevention control (BMP) installation, maintenance, and repairs, application of temporary soil stabilant (i.e. treatment chemicals, if applicable)

Personnel Responsible for Corrective Actions

Contact: Jeremy Kitzmiller (Purchasing Manager, Twilight Homes)
505 269-4045
jkitzmiller@twilighthomesnm.com

Project Information

Expected activities (including but not limited to):
•Single family homebuilding as land and lot development are completed
•Associated homebuilding construction activities (concrete work, building activities, etc.)
•Landscaping and final stabilization activities

BMP Information

As building commences on lots, curb cutbacks and silt fence shall be installed where needed. Areas where slopes exceed 2.5% will implement additional BMPs at side lot lines by parameter controls. All BMPs shall be installed by the time the first house in the subdivision is occupied.

A stabilized construction entrance will be installed where vehicles / equipment track to asphalt. Street sweeping will be implemented when sediment trackout is observed on paved roads.

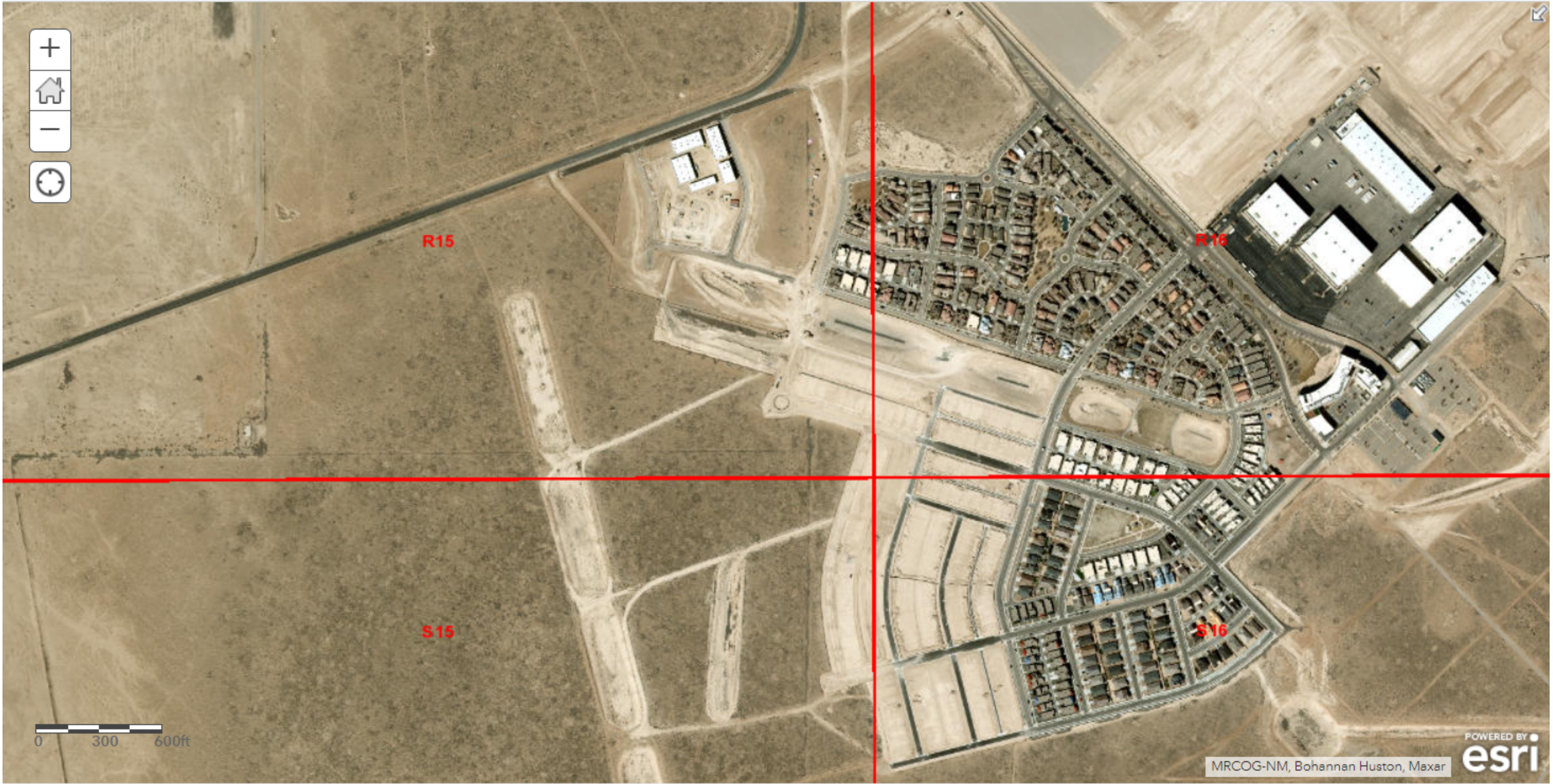
Stabilization Information

Building will commence as development and lot completion occur. If any disturbed areas will remain unworked for more than 14 calendar days, temporary soil stabilant will be applied. Final stabilization throughout subdivision will include buildings, asphalt roads and alley ways, concrete sidewalks, curb and gutter, and driveways, and landscaping on all remaining disturbed areas to comply with CGP 2.2.14 stabilization requirements.

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 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 with the City.



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Zone Atlas Map

