



# BMP MAP LEGEND

- LIMITS OF DISTURBANCE
- PERIMETER BMP (SILT FENCE)
- CUT BACK CURB
- INLET/OUTLET PROTECTION
- FLOW DIRECTION
- VTC (VEHICLE TRACK-OUT CONTROL)
- PORTABLE TOILETS
- WASTE CONTAINER
- CONCRETE WASHOUT

- CONSTRUCTION INCLUDING ALL CONSTRUCTION OBSERVER OR
- TWO (2) WORKING DAYS EXISTING UTILITIES.
  - ALL ELECTRICAL, TELEPHO CONSTRUCTION THAT REQUIRE COORDINATION OF ALL NECES INCONVENIENCES CAUSED BY ALLOW UTILITY CREWS TO PER
  - THE CONTRACTOR IS RES EXISTING FACILITIES CAUSED I APPROVED BY THE CONSTR
  - CONSTRUCTION ACTIVITY RESULTING FROM THE CONSTR
  - OVERNIGHT PARKING OF CONTRACTOR SHALL NOT STO
  - THE CONTRACTOR SHALL BARRICADING, TOPSOIL DISTUR
  - ALL PROPERTY CORNERS PROPERTY CORNERS MUST BE
  - THE CONTRACTOR SHALL FROM THE CITY OF ALBUQUER ADJACENT TO EXISTING STREE
  - ALL BARRICADES AND O CONTROL DEVICES" (MUTCD),
  - THE CONTRACTOR SHALL THE PROPER LOCATION OF AL
  - THE CONTRACTOR SHALL PHASE 2 REQUIREMENTS.

## GRADING NOTE

- EXCEPT AS PROVIDED HER THIS PLAN.
- CONTRACTOR SHALL OBTAIN HEALTH DIVISION, PRIOR TO INCIDENTAL TO THE PROJECT MEASURES AND REQUIREMENT APPROVALS.
- ALL WORK RELATIVE TO F SHALL BE CONSTRUCTED IN OTHERWISE STATED OR PROV PRIORITY), AND/OR THE CITY
- TWO WORKING DAYS PRIOR EXISTING UTILITIES.
- PRIOR TO GRADING, ALL V AREAS TO BE GRADED. VEGETATION SHALL BE REMOVED. NON-STRUCTURAL FILLS.
- EARTH SLOPES SHALL NOT
- IT IS THE INTENT OF THES BOUNDARIES EXCEPT AS REQ
- THE CONTRACTOR IS TO E SHOULD BE ACHIEVED BY CON EROSION.
- A DISPOSAL SITE FOR ALL COMPLIANCE WITH APPLICABLE DISPOSAL SITE AND HAUL TH PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY G PLAN ELEVATIONS.
- ALL SPOT ELEVATIONS AR ELEVATION.



OPERATOR: PULTE HOMES OF NEW MEXICO

TOTAL SITE AREA: 8 ACRES  
TOTAL DISTURBED AREA: 8 ACRES

RECEIVING WATERS: TIJERAS ARROYO (RIO GRANDE TO FOUR HILLS BRIDGE), LEAD TO RIO GRANDE (ISLETA PUEBLO BOUNDARY TO TIJERAS ARROYO), TIER 2 SEE ESC-3 FOR IMPAIRMENTS.

REFER TO THE ESC BMP DETAILS (ESC-2) FOR INSTALLATION, INSPECTION AND MAINTENANCE REQUIREMENTS.

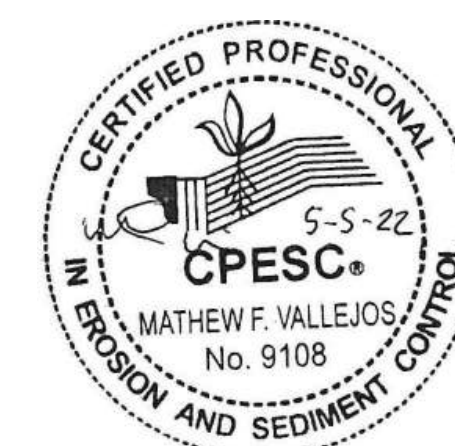
**\*\*GRADING PLAN BY OTHERS\*\***

MESA DEL SOL UNITS 3B & 4A

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

Drawn By:  
M. VALLEJOS, CPESC, CISEC

05/05/22



ESC-1



Silt Fence Detail

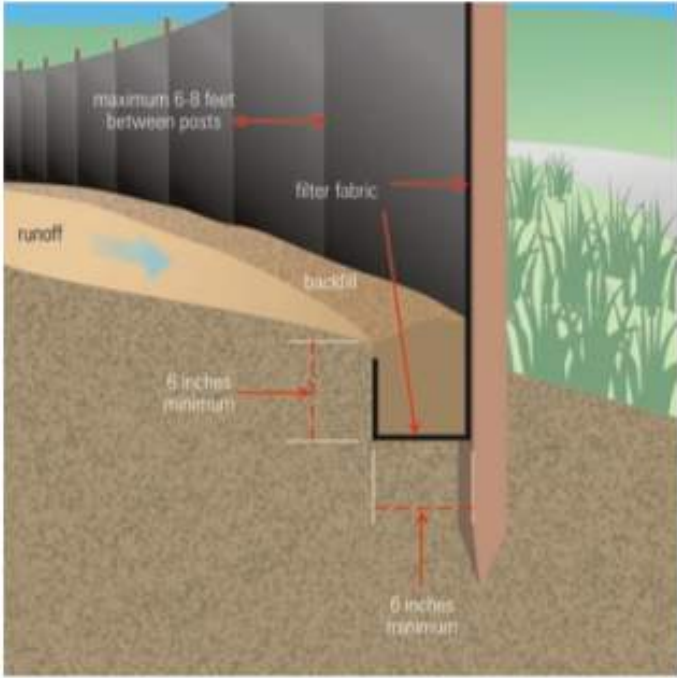
**Non-woven Silt Fence**  
A silt fence is a temporary sediment barrier consisting of a geotextile attached to supporting posts and trenched into the ground. Intended to retain sediment that has been dislodged by stormwater.

Use silt fence as a perimeter control particularly at lower or down slope edge of a disturbed area. Leave space for maintenance between slope and silt fence or roll. Trench in the silt fence on the uphill side (6 in deep by 6 in wide). Install stakes on the downhill side of the fence. Curve silt fence up-gradient to help it contain runoff.

To maintain remove sediment when it reaches one-third of the height of the fence. Replace the silt fence where it is worn, torn, or otherwise damaged. Retrench or replace any silt fence that is not properly anchored to the ground. If the silt fence cannot be toed in properly due to existing hard surface, place mulch filter sock at base to prevent sediment from leaving site.

8’ max wood stake spacing and 10’ max spacing for steel T-post.

Silt Fence Installation



Source: USEPA Guide for Construction Site

Coir Mat Inlet Protection



UV Resistance (ASTM D 4355 – 500 hour exposure) Tensile Properties (ASTM D 5035/ECTC)  
(4 inch wide strip specimen)

Baseline Properties	
MD – Maximum Load (ppi)	14.6
TD – Maximum Load (ppi)	18.7
MD – Elongation @ Max Load (%)	19.3
TD – Elongation @ Max Load (%)	27.7

500 Hour Exposed Properties	
MD – Maximum Load (ppi)	10.2
TD – Maximum Load (ppi)	13.8
MD – Elongation @ Max Load (%)	16.9
TD – Elongation @ Max Load (%)	16.6

Light Penetration (ECTC Guidelines)	
Baseline Reading	125
Reading with sample	10
% Light Penetration	<8

Resiliency (ASTM D 6524)	
Pre-loading thickness (mils)	1943
Post-loading thickness (mils)	326
% change	-83

Swell (ECTC)	
Dry thickness (mils)	1984
Thickness after soak (mils)	2098
% change	6

Mass/Unit Area (ASTM D 6565)	
Mass/unit area (oz/sq. yd)	50.89
Mass/unit area (g/sq. meter)	1725

Water Absorption (ASTM D 1117/ECTC)	
Pre-soak Weight (grams)	69
Post-Soak (grams)	152
Weight change (grams)	82
% Weight Change	119

Smolder Resistance (ECTC)	
Maximum Burn Distance (in)	.29

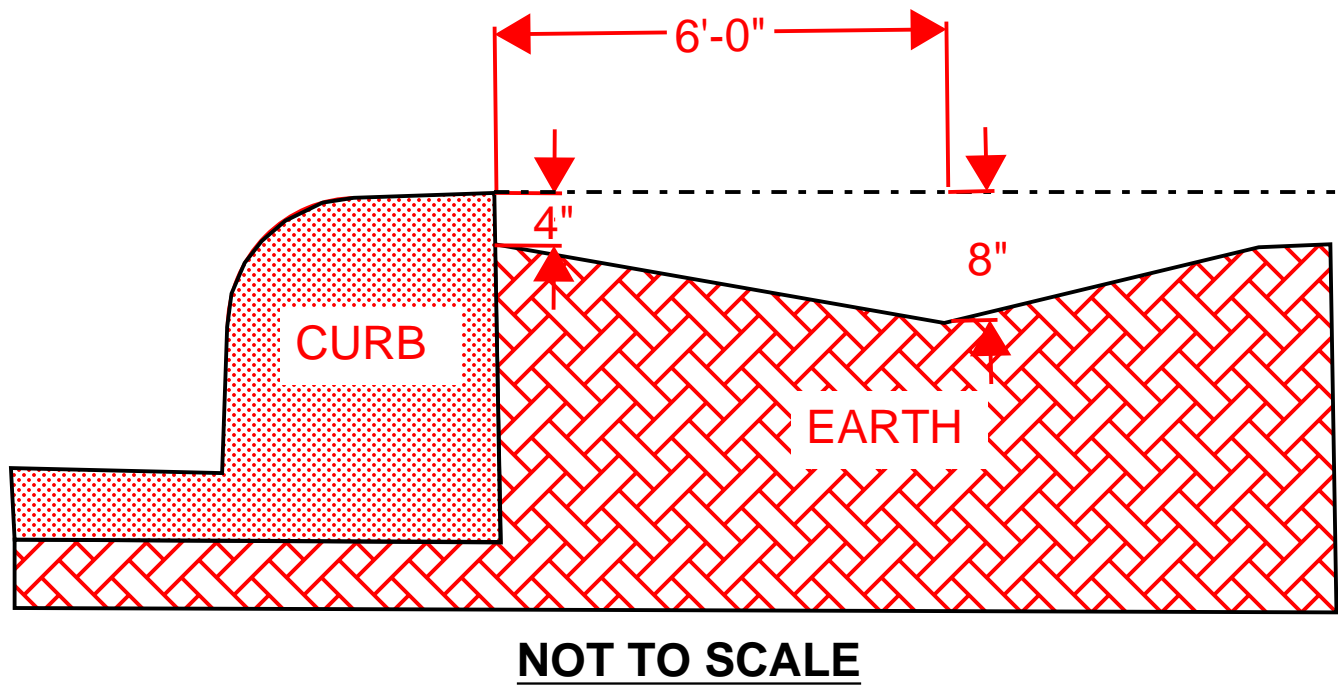
Sediment Control (ASTM D 5141)	
Test material:	Sand sieved thru No. 10 sieve
Filtering Efficiency (%)	40.8
Flow Rate (liter/minute)	150

TYPICAL CONCRETE WASHOUT-BELOW GRADE



- Install appropriate signage to inform concrete equipment operators of the proper washout location.
- An appropriate stabilized entrance shall be installed where applicable. The length and width of the stabilized entrance may vary based on size and location of the washout.
- Washout facilities must be sized to contain washout water and solids.
- Typical dimensions are 10 feet long by 10 feet wide but may vary upon site limitations.
- Pit shall be delineated with Orange Filter Sock and A-Framed staked.
- The pit shall be lined with 10mil (minimum) polyethylene impermeable liner on the bottom and sides overlapping the top edges completing a leak-proof container.

Cut-Back Curb Detail



NOT TO SCALE

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.



OPERATOR: PULTE HOMES OF NEW MEXICO

TOTAL SITE AREA: 8 ACRES  
TOTAL DISTURBED AREA: 8 ACRES

RECEIVING WATERS: TIJERAS ARROYO (RIO GRANDE TO FOUR HILLS BRIDGE), LEADS TO RIO GRANDE (ISLETA PUEBLO BOUNDARY TO TIJERAS ARROYO) TIER 2 SEE ESC-3 FOR IMPAIRMENTS.

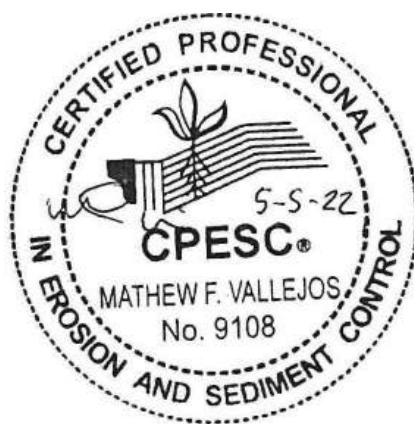
REFER TO THE ESC BMP DETAILS (ESC-2) FOR INSTALLATION, INSPECTION AND MAINTENANCE REQUIREMENTS.

MESA DEL SOL UNITS 3B & 4A

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

Drawn By:  
M. VALLEJOS, CPESC, CISEC

05/05/22



ESC-2



2.1 Site Description

Site Location

Project/Site Name: Mesa Del Sol Unit 3B and 4A Project Street/Location: Strand Loop and Stryker Rd.

City: Albuquerque State: NM ZIP Code: 87106

County or Similar Subdivision: Bernalillo County

Acquired: ☐ Raw Land ☒ Finished Lots

Latitude/Longitude (Use one of three possible formats, and specify method)

Latitude: 34.78524 Longitude: -106.62091

Maximum Area to be Disturbed: 8 Acres

Method for determining latitude/longitude: Map

Is the project located in Indian country? ☐ Yes ☒ No

If yes, name of Reservation, or if not part of a Reservation, indicate "not applicable." Not Applicable

Is this project considered a federal facility? ☐ Yes ☒ No

Nature of Construction Activity

This project consists of new residential home construction. This SWPPP covers 50 lots, nearly 8 acres of the Mesa Del Sol Units 3B and 4A Project. Pulte Homes of New Mexico is responsible for home building activities including earthwork, infrastructure, and vertical home building. The activities to occur onsite are consistent with residential home construction. If offsite soil borrow or waste areas are needed during construction, they will be identified in the field and are to be marked on the plan in the SWPPP. Refer to Appendix A for vicinity, site plan and BMP plan.

What is the function of the construction activity? ☒ Residential (home building)  
☐ Commercial ☐ Land Development ☐ Industrial ☐ Road Construction ☐ Linear  
☐ Utility ☐ Other (please specify):

ROLE	COMPANY	REPRESENTATIVE NAME	PHONE	EMAIL
OPERATOR	PULTE HOMES OF NEW MEXICO	KEVIN PATTON	505-341-8591	<a href="mailto:KEVIN.PATTON@PULTEGROUP.COM">KEVIN.PATTON@PULTEGROUP.COM</a>
OWNER	PULTE HOMES OF NEW MEXICO	KEVIN PATTON	505-341-8591	<a href="mailto:KEVIN.PATTON@PULTEGROUP.COM">KEVIN.PATTON@PULTEGROUP.COM</a>
BMP MAINTENANCE	SUPERIOR STORMWATER SERVICES, LLC	TIM SLATUNAS	505-353-2558	<a href="mailto:TIM@SUPERIORSTORMWATER.COM">TIM@SUPERIORSTORMWATER.COM</a>
SWPPP INSPECTIONS	GREEN GLOBE ENVIRONMENTAL, LLC	TIM SLATUNAS	505-353-2558	<a href="mailto:TIM@GREENGLOBENM.COM">TIM@GREENGLOBENM.COM</a>

Tijeras Arroyo (Rio Grande to Four Hills Bridge)			AU IR CATEGORY	LOCATION DESCRIPTION	
			3/3A	HUC: 13020203	Rio Grande-Albuquerque
AU ID	WQS REF	WATER TYPE	SIZE	ASSESSED	MONITORING SCHEDULE
NM-9000.A_070	20.6.4.98	STREAM, INTERMITTENT	13.42 MILES	2008	2023
USE	ATTAINMENT	CAUSE(S)	FIRST LISTED	TMDL DATE	PARAMETER IR CATEGORY
LW	Not Assessed				
MWWAL	Not Assessed				
PC	Not Assessed				
WH	Not Assessed				
AU Comment: Application of the SWCB Hydrology Protocol (survey date 6/24/09) indicate this assessment unit is ephemeral (Hydrology Protocol score of 3.0 with 89.1% days with no flow at USGS gage 08330600 - see <a href="http://www.nmenv.state.nm.us/swqb/Hydrology/">http://www.nmenv.state.nm.us/swqb/Hydrology/</a> for additional details on the protocol). The process detailed in 20.6.4.15 NMAC Subsection C must be completed in order to a waterbody under 20.6.4.97 NMAC. Until such time, this waterbody will remain under 20.6.4.98 NMAC.					

Rio Grande (Isleta Pueblo boundary to Tijeras Arroyo)			AU IR CATEGORY	LOCATION DESCRIPTION	
			5/5A	HUC: 13020203	Rio Grande-Albuquerque
AU ID	WQS REF	WATER TYPE	SIZE	ASSESSED	MONITORING SCHEDULE
NM-2105_50	20.6.4.105	RIVER	5.14 MILES	2020	2023
USE	ATTAINMENT	CAUSE(S)	FIRST LISTED	TMDL DATE	PARAMETER IR CATEGORY
IRR	Fully Supporting				
LW	Fully Supporting				
MWWAL	Not Supporting	PCBS - Fish Consumption Advisory Mercury - Fish Consumption Advisory Dissolved oxygen	2010 2020 2008		5/5C 5/5C 5/5C
PC	Not Supporting	E. coli	2008	6/30/2010	4A
PWS	Not Assessed				
WH	Fully Supporting				
AU Comment: TMDL for E. coli. Fish Consumption Advisory listings are based on NMs current fish consumption advisories for this water body. Per USEPA guidance, these advisories demonstrate non-attainment of CWA goals stating that all waters should be "fishable." Therefore, the impaired designated use is the associated aquatic life even though human consumption of the fish is the actual concern.					



Tables — K Factor, Whole Soil — Summary By Map Unit				
Summary by Map Unit — Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico (NM600)				
Summary by Map Unit — Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico (NM600)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
MaB	Madurez loamy fine sand, 1 to 5 percent slopes	.24	65.9	92.8%
MWA	Madurez-Wink associatin, gently sloping	.24	5.1	7.2%
Totals for Area of Interest			71.0	100.0%

Start Date-Finish Date (dates to be marked on site plan by operator)	Construction Activity, BMPs, and location
Initial Phase	Pre-Site Grading 1. Install perimeter BMPs (silt fence, erosion control logs, downstream inlet protection, etc.) 2. Construct VTC. 3. Set up construction trailer, construction barrier, and material storage areas, etc. 4. Install sanitary facilities and dumpster 5. Implement stabilization procedures where work is complete or ceases (per section 2.2.14 of the 2022 EPA CGP)
Interim Phase	Site Grading/ Building Construction 1. Mass grade site 2. Construct utilities, infrastructure 3. Building, pavement construction 4. Implement stabilization procedures where work is complete or ceases (per section 2.2.14 of the 2022 EPA CGP)
Final Phase	Final Stabilization 1. Implement stabilization procedures where work is complete or ceases (per section 2.2.14 of the 2022 EPA CGP) 2. Prepare final seeding and landscaping 3. Monitor stabilized areas until final stabilization is reached 4. Remove temporary control BMPs and stabilize any areas disturbed by theremoval



OPERATOR: PULTE HOMES OF NEW MEXICO

TOTAL SITE AREA: 8 ACRES  
TOTAL DISTURBED AREA: 8 ACRES

RECEIVING WATERS: TIJERAS ARROYO (RIO GRANDE TO FOUR HILLS BRIDGE), LEADS TO RIO GRANDE RIVER (ISLETA PUEBLO BOUNDARY TO TIJERAS ARROYO), TIER 2  
SEE ESC-3 FOR IMPAIRMENTS.

REFER TO THE ESC BMP DETAILS (ESC-2) FOR INSTALLATION, INSPECTION AND MAINTENANCE REQUIREMENTS.

MESA DEL SOL UNITS 3B & 4A

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

Drawn By:

M. VALLEJOS, CPESC, CISEC

05/05/22



ESC-3