

SHEET 2

SHEET 3

SHEET 4

SHEET 5

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

4. TWO (2) WORKING DAYS
EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHO
CONSTRUCTION THAT REQUIRE
COORDINATION OF ALL NECES
INCONVENIENCES CAUSED BY
ALLOW UTILITY CREWS TO PER

6. THE CONTRACTOR IS RES
EXISTING FACILITIES CAUSED I
APPROVED BY THE CONSTR

7. CONSTRUCTION ACTIVITY
RESULTING FROM THE CONSTR

8. OVERNIGHT PARKING OF
CONTRACTOR SHALL NOT STO

9. THE CONTRACTOR SHALL
BARRICADING, TOPSOIL DISTUR

10. ALL PROPERTY CORNERS
PROPERTY CORNERS MUST BE

11. THE CONTRACTOR SHALL
FROM THE CITY OF ALBUQUER
ADJACENT TO EXISTING STREE

12. ALL BARRICADES AND O
CONTROL DEVICES" (MUTCD),

13. THE CONTRACTOR SHALL
THE PROPER LOCATION OF AL

14. THE CONTRACTOR SHALL
PHASE 2 REQUIREMENTS.

GRADING NOTE

1. EXCEPT AS PROVIDED HER
THIS PLAN.

2. CONTRACTOR SHALL OBTAIN
HEALTH DIVISION, PRIOR TO C
INCIDENTAL TO THE PROJECT
MEASURES AND REQUIREMENT
APPROVALS.

3. ALL WORK RELATIVE TO F
SHALL BE CONSTRUCTED IN A
OTHERWISE STATED OR PROV
PRIORITY), AND/OR THE CITY

4. TWO WORKING DAYS PRIOR
EXISTING UTILITIES.

5. PRIOR TO GRADING, ALL V
AREAS TO BE GRADED. VEGET
NON-STRUCTURAL FILLS.

6. EARTH SLOPES SHALL NOT

7. IT IS THE INTENT OF THES
BOUNDARIES EXCEPT AS REQ

8. THE CONTRACTOR IS TO E
SHOULD BE ACHIEVED BY CON
EROSION.

9. A DISPOSAL SITE FOR ALL
COMPLIANCE WITH APPLICABLE
DISPOSAL SITE AND HAUL TH
PAYMENT SHALL BE MADE.

10. PAVING AND ROADWAY G
PLAN ELEVATIONS.

11. ALL SPOT ELEVATIONS AR
ELEVATION.



OPERATOR: PULTE HOMES OF NEW
MEXICO

TOTAL SITE AREA: 13.5 ACRES
TOTAL DISTURBED AREA: 13.5 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

10/25/2023



ESC-1

Silt Fence Detail

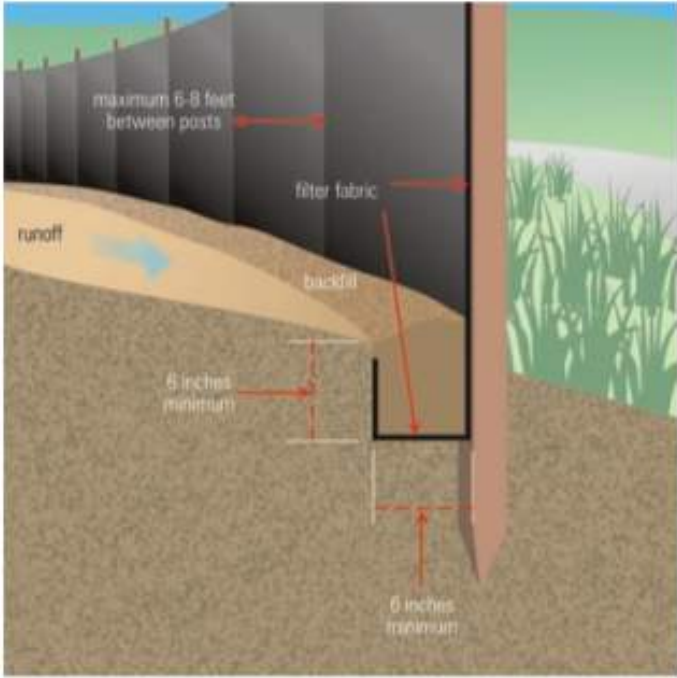
Non-woven Silt Fence
A silt fence is a temporary sediment barrier consisting of a geotextile attached to supporting posts and trenched into the ground. Intended to retain sediment that has been dislodged by stormwater.

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

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

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

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

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

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

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

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

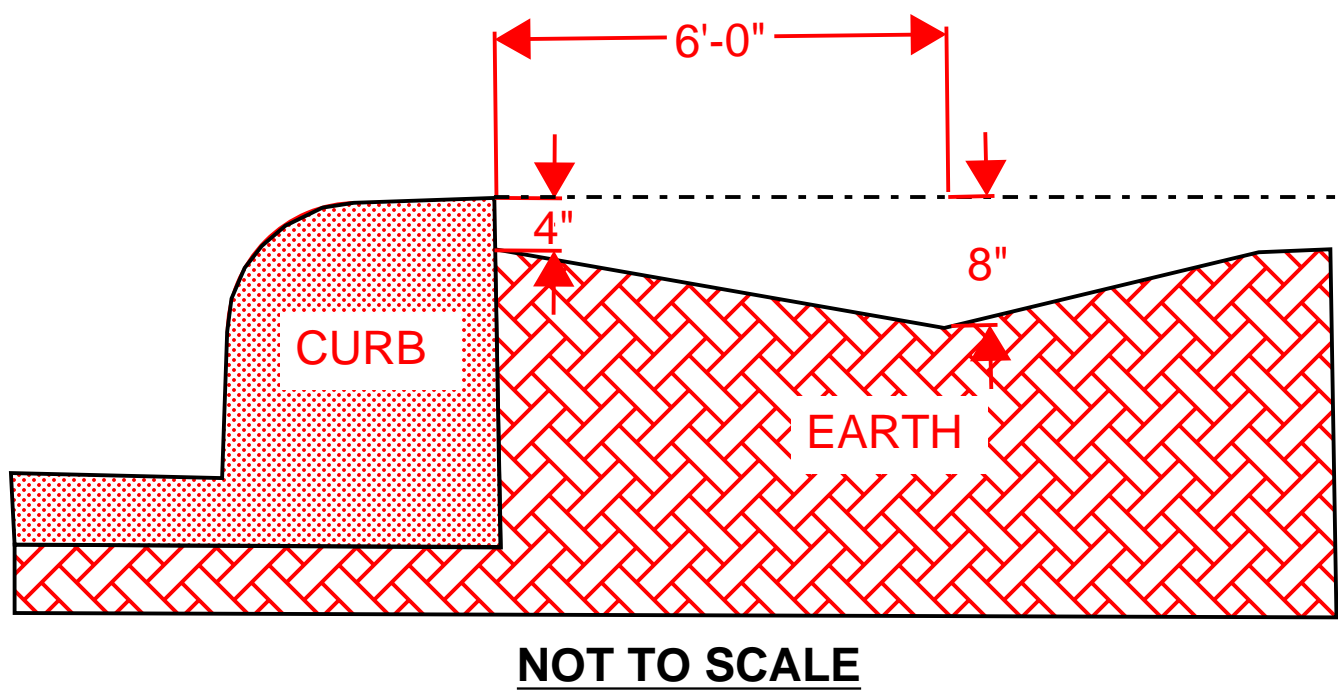
Smolder Resistance (ECTC)	
Maximum Burn Distance (in)	.29

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



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.



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TOTAL SITE AREA: 13.5 ACRES
TOTAL DISTURBED AREA: 13.5 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

10/25/2023



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: 13.5 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 89 lots, nearly 13.5 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.

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

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 http://www.nmenv.state.nm.us/swqb/Hydrology/ 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



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MESA DEL SOL UNITS 3B & 4A

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

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ESC-3