

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

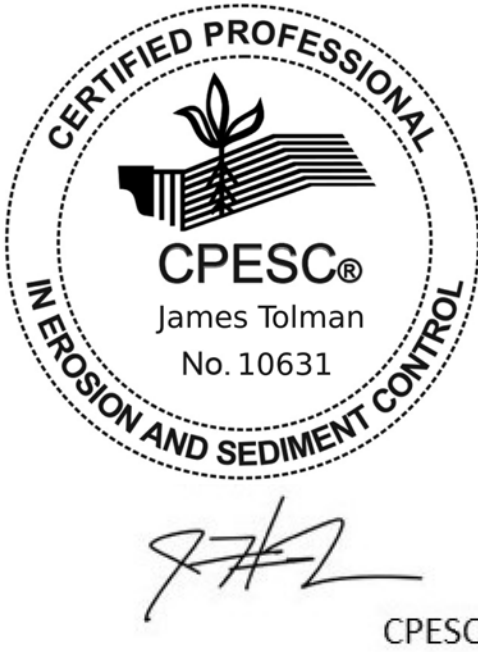

Mesa del Sol, Montage Unit 5

Chicago Road SE and Houser Avenue SE, Albuquerque, NM 87106

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2	SWPPP/TESCP Info & Notes
3	SWPPP Contacts / Nature of Construction
4-5	Temporary Erosion Control Map
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LATITUDE: 34.984260
LONGITUDE: -106.624371

	Mesa del Sol, Montage Unit 5	
	Albuquerque, Bernalillo County, NM	
	03/21/2025	
	Doug Lewis James Tolman	

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

PERMIT NUMBER:	NMR	ESC Plan Standard Notes (2023-06-16)
	NMR100000 State of New Mexico, Except Indian Country	
OWNER NAME:	Richmond American Homes of New Mexico, Inc. (RMH)	<div>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:<div>a. The City Ordinance § 14-5-2-11, the ESC Ordinance,</div>b. The EPA’s 2022 Construction General Permit (CGP), and</div> 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 BMP’s 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 ¼ 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 filing their Notice of Termination (NOT) with the EPA. Each operator may terminate the 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 the 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-hook silt fence shall be shown in the front yard swale or on the side of the street.

<div>  CPESC STAMP</div>	Mesa del Sol, Montage Unit 5	
	Albuquerque, Bernalillo County, NM	
	03/21/2025	 INSPECTIONS PLUS
	Doug Lewis James Tolman	

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

OPERATOR:

Richmond American Homes of New Mexico, Inc. (RMH)
4401 Masthead Street NE, Suite 110
Albuquerque, NM 87109
505-228-1401

Troy Crutchfield
VP of Operations
505-228-1401
troy.crutchfield@mdch.com

OWNER:

Richmond American Homes of New Mexico, Inc. (RMH)
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Nature of Construction Activities – Vertical Construction phase

Start: 03/20/2025 – End: 03/01/2027
Dates are estimates and may be adjusted based on external factors or unexpected events.
7.44 acres total property, 7.44 acres total and maximum area to be disturbed at any one time.

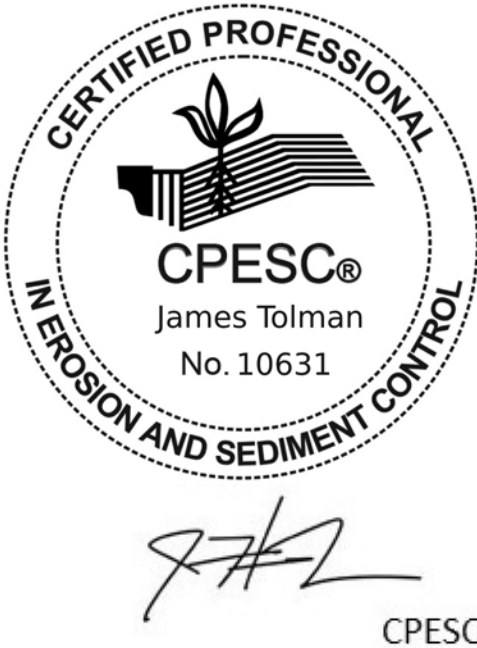

The Operator, **Richmond American Homes of New Mexico, Inc. (RMH)** will be constructing single-family homes at the Mesa del Sol, Montage Unit 5 subdivision. This will include grading, excavation for foundations, connecting utilities, and vertical construction of the residential homes.

No temporary cessation of construction activities anticipated during this phase.

Applicable BMPs for this Phase: Inlet Protection, Stabilized Drive Approach, Silt Fencing, , Street Sweeping, Water Truck, Mulch Sock

Commencement of Vertical Construction Activities: Grading, excavation for foundations, connecting utilities, and vertical construction of the residential homes: 03/2025 - 03/2027
Final Stabilization: 03/2025 - 03/2027

Permanent Cessation of Construction Activities for this Phase: 03/2027

	Mesa del Sol, Montage Unit 5	
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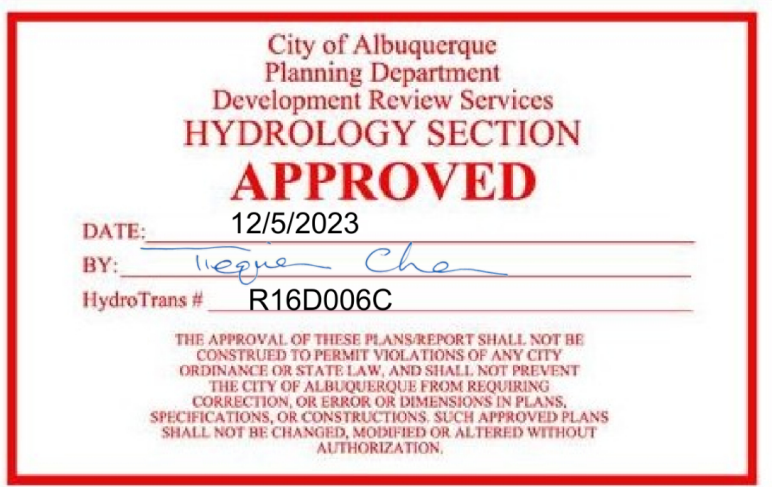
POND B VOLUME
10-DAY 100 YEAR REQUIRED VOLUME = 145,728 CF
PROVIDED VOLUME = 1,210,661 CF
POND BOTTOM = 5298.00
POND RIM = 5312.00
MAX WATER SURFACE ELEVATION = 5300.20

POND C VOLUME
10-DAY 100 YEAR REQUIRED VOLUME = 136,705 CF
PROVIDED VOLUME = 1,151,475 CF
POND BOTTOM = 5297.00
POND RIM = 5313.00
MAX WATER SURFACE ELEVATION = 5299.80

Plotted: 12/5/2023 12:17:03 PM, By:Eddings, Scott
H:\proj\13015.01 - Montage 5 Engineering\10 CADD & BIM\10.1 AutoCAD\Sheet Set\11-GRAD COMP.dwg
Last Saved: 10/19/2023 10:44:21 AM, settings

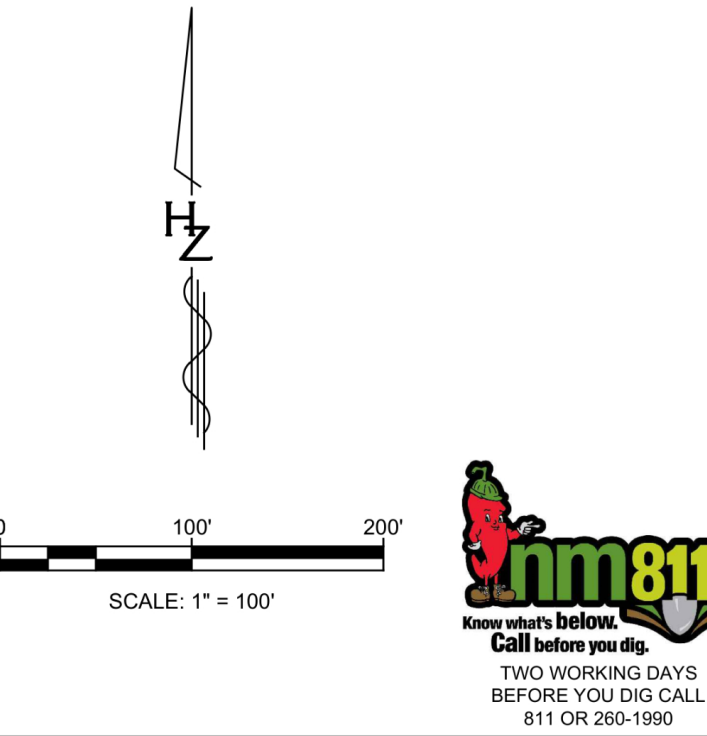
GENERAL NOTES

1. ALL DISTURBED COMMERCIAL LOTS AND NON-RESIDENTIAL LOTS AREAS NOT PROPOSED TO BE IMPROVED SHALL BE STRAW CRIMPED W/ NATIVE SEEDING PER COA SPECIFICATION 1011 & 1012.
2. SEE PLAT FOR LOT DIMENSIONS.
3. SEE DETAIL 16 FOR TYPICAL LOT GRADING.
4. SUBDIVISION WILL NOT HAVE A PERIMETER WALL. INDIVIDUAL LOTS WILL HAVE GARDEN WALLS TO BE PERMITTED WITH HOME CONSTRUCTION.
5. EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION FOR THIS PROJECT.
6. THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROJECT.
7. CONTRACTOR SHALL OBTAIN PERMISSION TO GRADE ON PRIVATE PROPERTY. CITY SHALL NOT BE RESPONSIBLE FOR CONTRACTOR TRESPASSING ON PRIVATE PROPERTY



APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN		DRAWN BY		CHECKED BY	
CONTRACTOR	DATE	FOUND MONUMENT	DATE	FIELD NOTES	NO.	ENGINEER'S SEAL	NO.	DATE	REMARKS	DATE	DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY
STANDARD 3 1/4" ALUMINUM DISC	15-12-1989	NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE N.A.D. 1983)	12/5/2023	BY		SCOTT A. EDDINGS, P.E., MEX/03 12856 REGISTERED PROFESSIONAL ENGINEER					SAE	Nov. 29, 2023	LRT	Nov. 29, 2023	SAE
INSPECTORS	DATE	NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE N.A.D. 1983)	12/5/2023	BY							SAE	Nov. 29, 2023	LRT	Nov. 29, 2023	SAE
FIELD VERIFICATION BY	DATE	E=1487,554.543	12/5/2023	BY							SAE	Nov. 29, 2023	LRT	Nov. 29, 2023	SAE
CORRECTED BY	DATE	E=1511,214.742	12/5/2023	BY							SAE	Nov. 29, 2023	LRT	Nov. 29, 2023	SAE
MICRO-FILM INFORMATION	DATE	ELEV=4665.627 (NAVD 1988)	12/5/2023	BY							SAE	Nov. 29, 2023	LRT	Nov. 29, 2023	SAE
RECORDED BY	DATE	GROUND TO GRID FACTOR=0.99985508	12/5/2023	BY							SAE	Nov. 29, 2023	LRT	Nov. 29, 2023	SAE
NO.		MAPPING ANGLE=0°14'53.77"	12/5/2023	BY							SAE	Nov. 29, 2023	LRT	Nov. 29, 2023	SAE



Designed By: **HUITT HZ ZOLLARS**

Mesa del Sol, Montage Unit 5

PROJECT TITLE

ALBUQUERQUE, NM - BERNALILLO COUNTY

CITY, COUNTY, STATE

03/21/2025

DATE

D. Lewis / J. Tolman

DRAWN BY



CPESC STAMP

MONTAGE UNIT 5
SC³ DEVELOPMENT






OVERALL GRADING PLAN

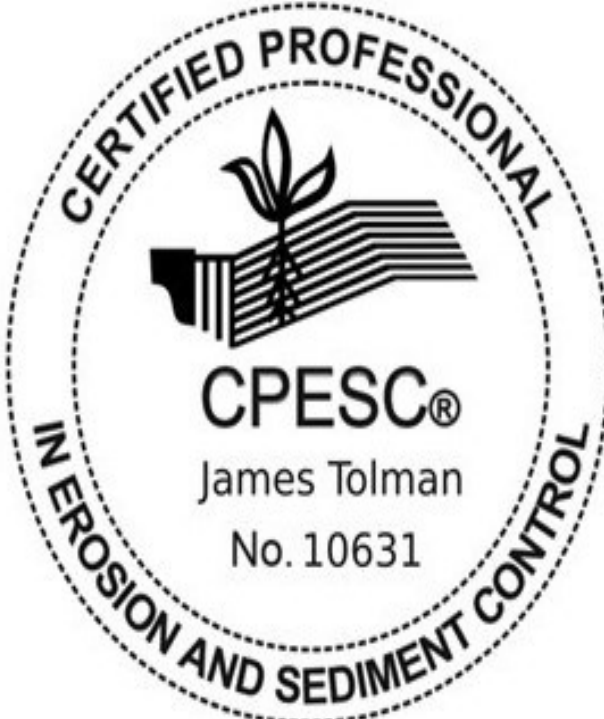


Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
775444	R-15-Z, S-15-Z	11	83

LEGEND



Latitude: 34.984260
Longitude: -106.624371

-  Property Boundary & Limit of Disturbance (4)
-  Silt Fence (3)
-  Pre/Post-Construction Water Flow/Slope (3)
-  Material Storage (1)
-  Stockpiles (1)
-  Water Truck (1)
-  Street Sweeping (1)
-  Mulch Sock Inlet Protection (14)
-  Portable Concrete Washout Bin w/ Sign (1)
-  Spill Kit (1)
-  NOI/Site Notice Posting (1)
-  Portable Concrete Washout Bin w/ Sign (1)
-  Stabilized Drive Approach (1)

  CPESC STAMP	Mesa del Sol, Montage Unit 5 PROJECT TITLE	
	ALBUQUERQUE, NM - BERNALILLO COUNTY CITY, COUNTY, STATE	
	03/21/2025 DATE	 INSPECTIONS PLUS
	D. Lewis / J. Tolman DRAWN BY	

A1-1 DUST CONTROL

A1
A2
A3



Image credit: Sites Southwest

DESCRIPTION

Dust control measures reduce a construction site's potential for producing airborne fugitive dust that can lead to air and water pollution. Sediments that are transported from construction sites by wind and construction vehicles that have left the site, are often re-dispersed to the air by subsequent vehicular traffic and winds. Likewise, these sediments may be transported by the next rainfall to streams and into public storm sewer systems. Implementation of control measures to minimize the generation of fugitive dust from disturbed landscapes and construction sites will also limit the quantity of sediments in stormwater.

PRIMARY USE

Dust control is used to limit and control nuisance fugitive dust from disturbed landscapes and construction sites. Project types and conditions that benefit from execution of a dust control strategy include, but are not limited to, the following:

- » Grading operations (land clearing and earthmoving).
- » Drilling and blasting.
- » Batch drop operations (loader operation).
- » Exposed, cleared, and unstabilized areas.
- » Vehicle traffic on unpaved surfaces.
- » Sediment tracking on paved surfaces.
- » Blasting and wrecking ball operations.
- » Soil and debris storage piles.

SEE ALSO

- A1-4 Grassland Seedbank Protection
- A1-5 Stockpile Management
- A2-1 Seeding
- A2-2 Mulching

NMDOT TЕСP
(TEMPORARY EROSION AND
SEDIMENT CONTROL PLAN)
SYMBOL

DU

A1-1 DUST CONTROL CONTINUED

APPLICATION

Dust control measures vary widely and should be selected alone or in combination for the specific project type, conditions, and resource availability. Dust control measures include, but are not limited to, the following:

- » Provide covers for trucks transporting materials that contribute dust.
- » Pave, apply gravel, vegetate or chemically stabilize large disturbed areas.
- » Immediately water disturbed areas.
- » Regularly water and dampen unstabilized areas.

Additionally, if the contractor is responsible for complying with the requirements of the air pollution control permit, the following is typically required:

- » Provide dust control plans for construction or land-clearing projects.
- » Conduct enforcement activities with priority given to citizen complaints.
- » Conduct documentation of maintenance.

LIMITATIONS

Some dust control measures may be of limited use due to lack of resources at the site, construction sequencing, and the need to repeatedly re-implement measures during the course of construction. Limitations may include:

- » Access to water.
- » Availability of equipment.
- » Drought.
- » Frequent disturbance during construction.

MAINTENANCE REQUIREMENTS

- » Inspect stabilized soils for disturbance on a regular basis.
- » Wet soil and soils treated with stabilization agents.
- » Regrade and reapply soil stabilizing agents.



Mesa del Sol, Montage Unit 5

PROJECT TITLE

ALBUQUERQUE, NM - BERNALILLO COUNTY

CITY, COUNTY, STATE

03/21/2025

DATE

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A2-6 DROP INLET PROTECTION

A1
A2
A3



Image credit: NMDOT

DESCRIPTION

A variety of drop inlet protection methods are used to intercept sediments at median drop inlets (MDI) and curb drop inlets (CDI) through the use of stone, filter fabric, mulch socks, or other materials.

PRIMARY USE

Drop inlet protection is normally used in combination with other BMPs and as a second defense in site sedimentation control at drop inlets.

APPLICATION

Inlet protection techniques for various conditions include:

- » Installation of mulch socks as a filter barrier on small-sized projects with shallow slopes.
- » Installation of masonry block and gravel for situations where flows exceed 0.5 cfs.
- » Use of wire mesh and gravel where vehicular traffic crosses inlet.

LIMITATIONS

- » Drop inlet protection is only viable at low-point inlets. Inlets that are on a slope cannot be effectively protected because stormwater will bypass the inlet and continue downstream, causing an overload condition at inlets beyond.
- » Regular maintenance of porosity is key to effectiveness in order to avoid ponding and possible flooding.

SEE ALSO

A2-8 Mulch Socks

NMDOT STANDARD
DRAWING

603-01-4/7 Drop Inlet Protection

NMDOT TЕСP
(TEMPORARY EROSION AND
SEDIMENT CONTROL PLAN)
SYMBOL

DIP

A2-6 DROP INLET PROTECTION CONTINUED

MAINTENANCE REQUIREMENTS

- » Inspect on a weekly basis and after major storm events.
- » Clean debris from protection or, if necessary, replace protection measures.
- » Remove sediment regularly.
- » Clean and replace clogged stone protection measures.

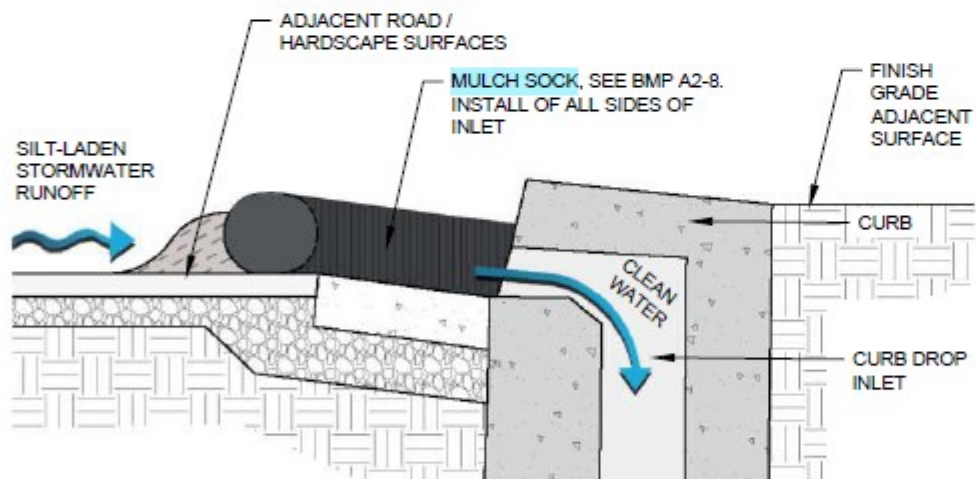


Image credit: NMDOT

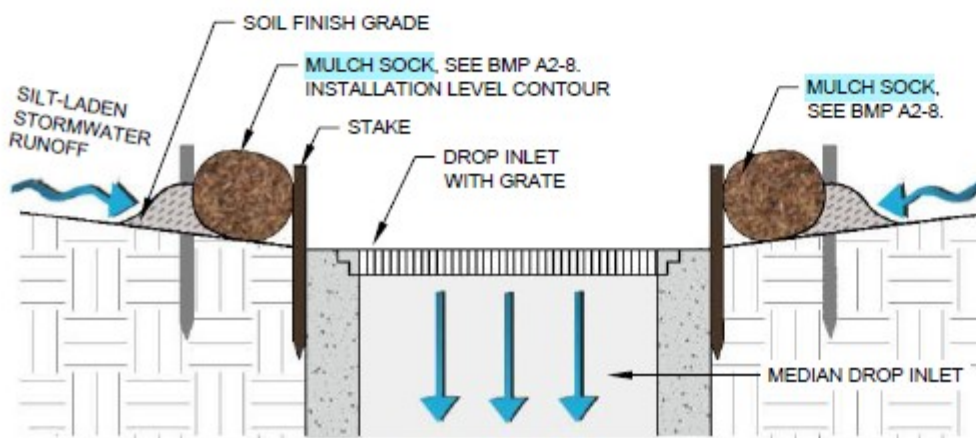


Image credit: Sites Southwest

Drop inlet protection with mulch socks staked in place in rural application or median (LEFT) and at a curb in urban application (RIGHT).



Curb drop inlet protection with mulch sock - SECTION VIEW.



Median drop inlet protection with mulch sock - SECTION VIEW.

A2-8 MULCH SOCKS

A1
A2
A3



Image credit: NMDOT

DESCRIPTION

Mulch socks are erosion and sediment control materials made typically of high density polyethylene (HDPE) or biodegradable plastic filament mesh tubes filled with compost or other organic media.

PRIMARY USE

Mulch socks are primarily used to filter and slow stormwater. Uses include:

- » Filter sediment and silts from sheet stormwater flowing from disturbed sites.
- » Protect inlets from sediment.
- » Create temporary ponding areas behind socks to facilitate the deposition of suspended solids.
- » Slow stormwater runoff and reduce peak flows.
- » Filter heavy metals, pollutants and oil from stormwater when socks are filled with adsorbent media.
- » Provide temporary protection at drop inlets or culverts.
- » Create check dams or sediment traps at concrete washout areas.
- » Provide perimeter control, runoff diversion, and slope interruption.
- » Reinforce stream banks and aid in the protection and establishment of stabilizing watercourse vegetation.

APPLICATION

Strategies for successful use of mulch socks include:

- » Lay the sock upon the surface and stake the tube every 10 feet.
- » Lay the tube along contours, vegetated channels, and outside of the toes of slopes.

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SYMBOL

MS
CMS

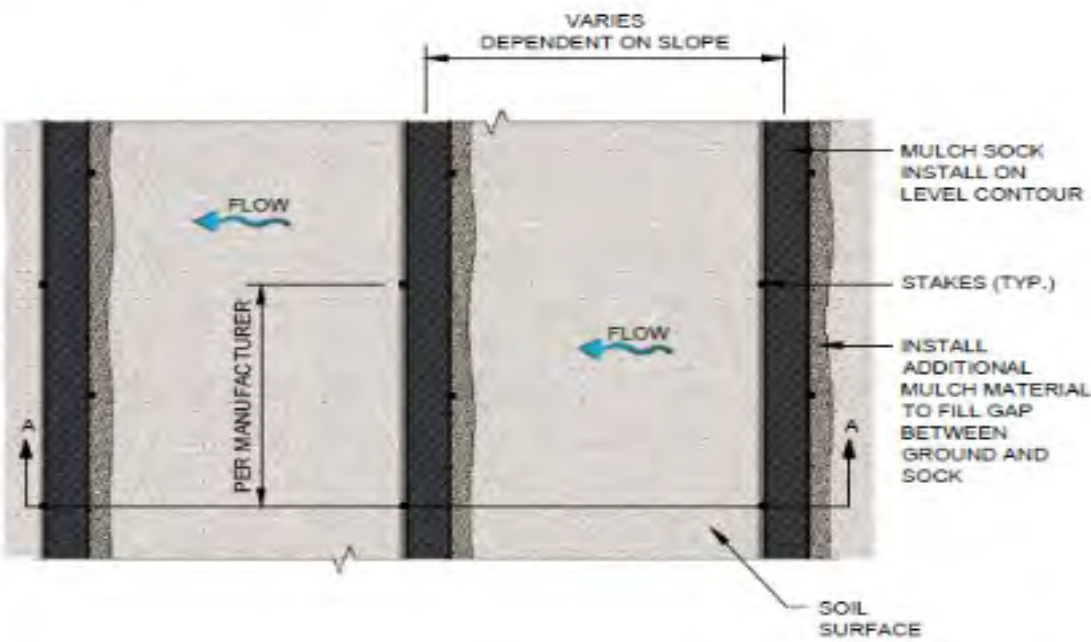
A2-8 MULCH SOCKS CONTINUED

LIMITATIONS

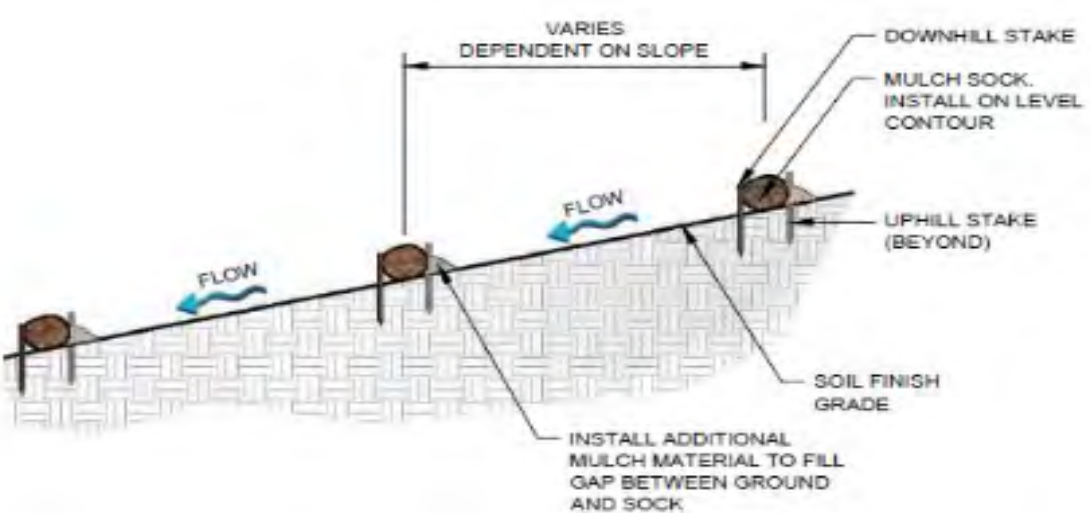
- » Mulch socks do not provide long-term solutions for stormwater storage.
- » Mulch socks have limited usefulness in concentrated flow conditions.
- » On NMDOT projects composted mulch socks (CMS) are used exclusively; wood chip mulch socks are not allowed.

MAINTENANCE REQUIREMENTS

- » Inspect mulch socks periodically, especially after major storm events.
- » Remove sediments from behind socks after accumulation is 1/3 sock height.
- » Restake and overlap socks that are displaced due to storm events or construction disturbance.



Mulch sock - PLAN VIEW.

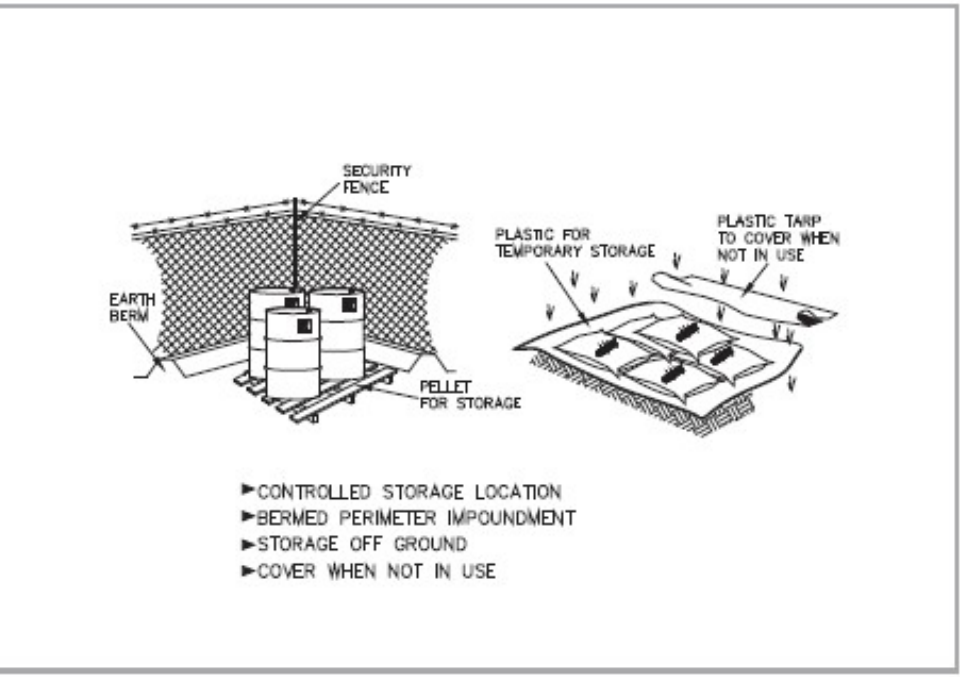


Mulch sock - SECTION A-A.

Use for alternative to Cut Back Curbs in certain areas; and curb and grate inlet protection.

BMP: Material Storage

MS
Construction



► CONTROLLED STORAGE LOCATION
► BERMED PERIMETER IMPOUNDMENT
► STORAGE OFF GROUND
► COVER WHEN NOT IN USE

DESCRIPTION:
Controlled storage of on-site materials.

APPLICATION:

- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

INSTALLATION/APPLICATION CRITERIA:

- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

LIMITATIONS:

- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

MAINTENANCE:

- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

Revision 03 December 2020

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM MANUAL
Appendix A1 - Construction Planning, Management and Clean Up

A1
A2
A3




Image credit: Public Domain

DESCRIPTION

Solid waste management prevents or reduces the discharge of pollutants into stormwater and drainage systems from solid and/or construction wastes. Solid waste can harm public safety, adversely affect the environment, and harm the public perception of NMDOT and private contractors.

PRIMARY USE

Solid waste management is applicable to construction sites and industrial facilities with any of the following construction debris:

- Solid waste generated from trees and shrubs removed during land clearing, demolition of existing structures (rubble), and building construction.
- Packaging materials including wood, paper, and plastic.
- Scrap or surplus building materials including scrap metals, rubber, plastic, glass pieces, and masonry products.
- Domestic wastes including food containers such as beverage cans, coffee cups, paper bags, plastic wrappers, and cigarettes.

APPLICATION

The following strategies help keep a clean site and reduce stormwater pollution:

- Identify designated waste collection areas onsite.
- Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use.
- Locate containers in a covered area and/or in a secondary containment.
- Provide an adequate number of containers with lids to keep rain out and to prevent loss of waste during windy conditions.

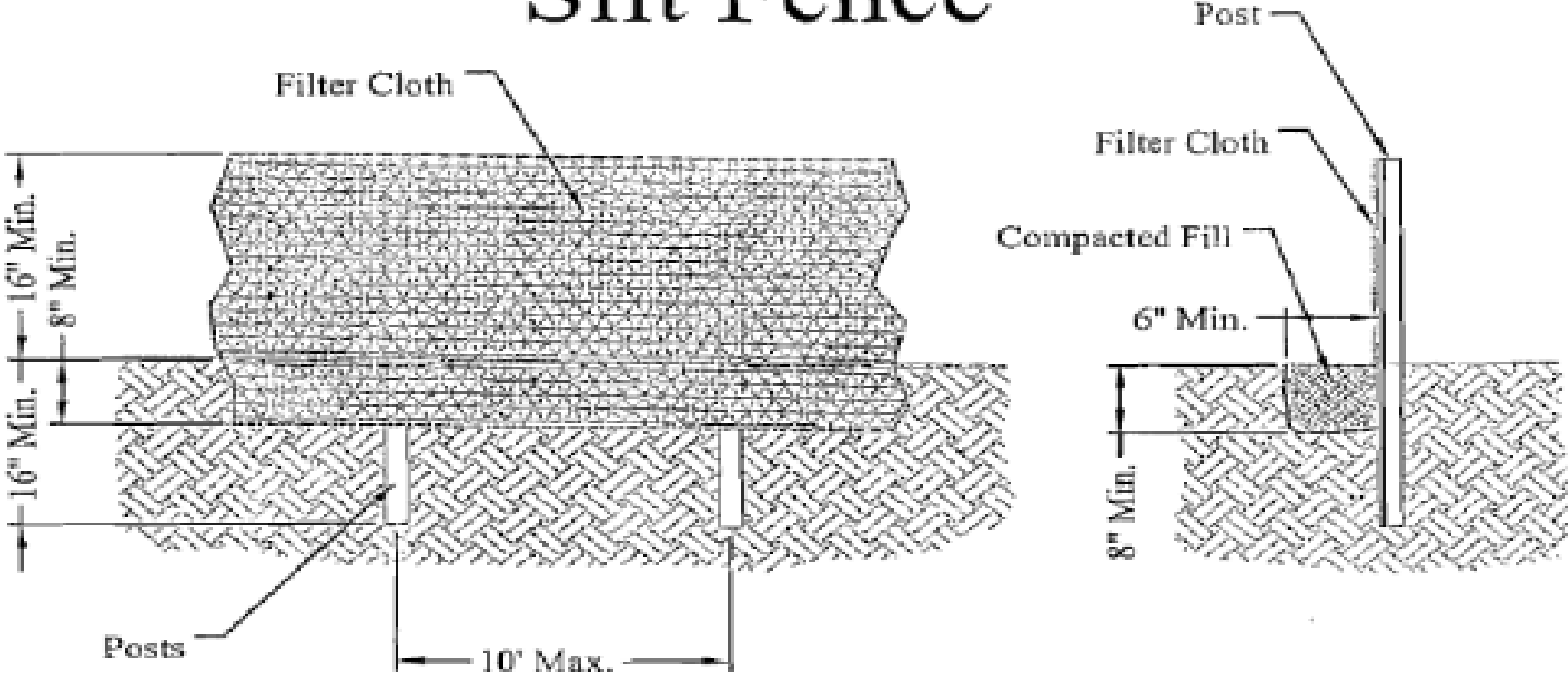
SEE ALSO

- A1-9 Spill Prevention Plan
- A1-10 Concrete Waste Management
- A1-12 Hazardous Waste Management

NMDOT TESC
(TEMPORARY EROSION AND SEDIMENT CONTROL PLAN)
SYMBOL

SWM

Silt Fence



Definition

A temporary barrier of Geotextile Class "F" used to intercept sediment laden runoff from small drainage areas.

Purpose

The purpose of silt fence is to reduce runoff where velocity and allow the deposition of transported sediment to occur. Limits imposed by ultraviolet light on the stability of the fabric will dictate the maximum period that the silt fence may be used.

- Silt fence provides a barrier that can collect and hold debris and soil, preventing the material from entering critical areas, streams, streets, etc.
- Silt fence can be used where the installation of a dike would destroy sensitive areas; woods, wetlands, etc.

Conditions where the Practice Applies

Silt Fence is limited to intercepting sheet flow runoff from limited distances according to slope. It provides filtering and velocity dissipation to promote gravity settling of sediment.

Design Criteria

Wood or Steel Posts may be used in certain instances. Silt fence should be placed as close to the contour as possible. No section of silt fence should exceed a grade of 5 percent for a distance more than 50 feet. Where ends of the geotextile fabric come together, the ends shall be overlapped, folded, and stapled to prevent sediment bypass.

- If wood post are to be used they must meet the following specifications:
1 1/2" X 1 1/2" minimum square posts, or 1 1/4" minimum diameter round post
- If metal posts are to be used they must be standard "T" or "U" post weighing not less than 1 lb. per linear foot.

The length of the flow contributing to silt fence shall conform to the following limitations.

Slope (%)	Slope Steepness	Slope Length (Ft.) (Maximum)	Silt Fence Length (Ft.) (Maximum)
2	0-50:1	Unlimited	Unlimited
2-10	50:1-10:1	125	1,000
10-20	10:1-5:1	100	750
20-33	5:1-3:1	60	500
33-50	3:1-2:1	40	250
50 +	> 2:1	20	125

Revision 03 December 2020

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM MANUAL
Appendix A1 - Construction Planning, Management and Clean Up

A1
A2
A3



Image credit: iStock/Merriman

DESCRIPTION

Portable sanitary facilities store sanitary waste to eliminate onsite disposal and minimize nuisances. Sanitary waste can harm public health and safety and adversely affect the environment. Nuisance complaints regarding poor sanitary facility management can adversely affect the project schedule, project cost, and public perception of NMDOT and private contractors.

PRIMARY USE

Sanitary facilities prevent onsite disposal of sanitary wastes, and minimize illicit discharges and nuisance odors.

APPLICATION

Sanitary facilities are required for all work sites or construction areas.

LIMITATIONS

- Sanitary facilities shall be located a minimum of 50 feet away from receiving waters and drop inlets.

MAINTENANCE REQUIREMENTS

- Schedule regular waste removal.
- Maintain facilities in good working order.
- Restock supplies regularly.

NMDOT TESC
(TEMPORARY EROSION AND SEDIMENT CONTROL PLAN)
SYMBOL

SF

Revision 03 December 2020

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM MANUAL
Appendix A1 - Construction Planning, Management and Clean Up

A1-11 SOLID WASTE MANAGEMENT CONTINUED

APPLICATION CONTINUED


- Plan for additional containers and more frequent pickup during the demolition phase of construction.
- Regularly and promptly remove solid waste from erosion and sediment control devices.
- Salvage or recycle useful material.
- Clean dumpsters offsite.
- Collect waste regularly and clean up spills immediately.
- Train employees and subcontractors in proper solid waste management.

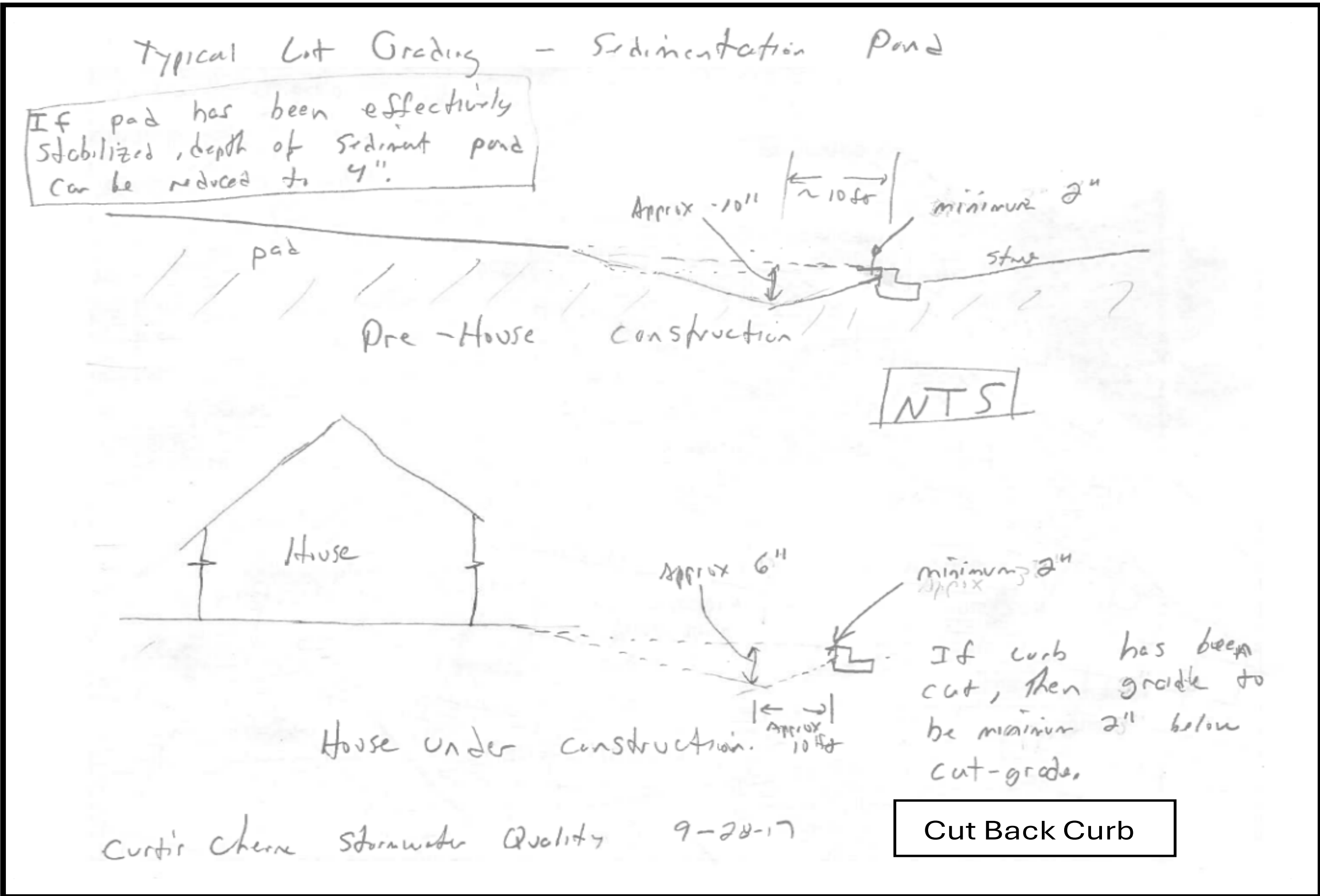
LIMITATIONS

- No major limitations.

MAINTENANCE REQUIREMENTS

- Collect site trash daily.
- Inspect waste area regularly.
- Arrange for regular waste collection.
- Inspect dumpsters for leaks and repair or replace dumpsters that are not watertight.

 CPESC STAMP	Mesa del Sol, Montage Unit 5		PROJECT TITLE	
	ALBUQUERQUE, NM - BERNALILLO COUNTY			CITY, COUNTY, STATE
	03/21/2025	DATE	D. Lewis / J. Tolman DRAWN BY	
	INSPECTIONS PLUS			



	Mesa del Sol, Montage Unit 5	
	PROJECT TITLE	
	ALBUQUERQUE, NM - BERNALILLO COUNTY	
	CITY, COUNTY, STATE	
	03/21/2025	DATE
	D. Lewis / J. Tolman	DRAWN BY

Stabilized Drive Approach



Description
A stabilized layer of aggregate or road base laid in preparation for a driveway or drive approach on a residential lot. Stabilized drive approaches are used as the only vehicular access to a lot so that vehicles do not compact or track out disturbed soils.

Application
The purpose of the stabilized drive approach is to reduce tracking of sediment onto streets or public rights-of-way and provide a stable area for entrance or exit from the individual lot.

Conditions Where the Practice Applies

1. Stabilized drive approaches shall be located where a future driveway or drive approach will be paved with concrete.
2. Stabilized drive approaches should only apply to individual homes/building lots.
3. Stabilized drive approaches should not be used on existing pavement.

Design/Installation

1. Length - Minimum of 10'-0" (30'-0" preferred for single residence lot/commercial pad or as space will allow).
2. Width - Minimum of 10'-0", should be flared at the existing road to provide a turning radius.
3. Road base or similar aggregate should be used as normal in preparation for a driveway
4. Location - The stabilized drive approach will be the only access point for vehicular traffic to the site. Vehicle traffic will not be allowed on areas of the site other than the stabilized drive approach.

Revision 03 December 2020

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM MANUAL
Appendix A1 - Construction Planning, Management and Clean Up

A1-10 CONCRETE WASTE MANAGEMENT



Image credit: SoCal Sandbags

DESCRIPTION
Concrete waste management reduces or prevents the discharge of pollutants to stormwater by implementing management measures.

PRIMARY USE
Concrete waste products can negatively affect the pH of water, harm aquatic life, and contribute to total suspended solids in stormwater. Concrete waste management strategies keep the discharge of concrete waste materials from affecting local stormwater and drainage systems during concrete construction operations.

Concrete construction operations that have the potential for contaminating receiving waters include, but are not limited to:

- » Pouring and finishing concrete slabs on grade and concrete paving.
- » Pouring vertical cast in place concrete (header curbs, concrete curbs and gutters, retaining walls, concrete footings).
- » Drilling, cutting, polishing, and curing concrete.
- » Washing concrete dust, and exposed aggregate concrete.
- » Spilling concrete.
- » Dampening freshly made concrete.
- » Creating and applying concrete slurry coat.
- » Building masonry structures.
- » Finishing surfaces with stucco.
- » Washing equipment.

SEE ALSO

- A1-9 Spill Prevention Plan
- A1-11 Solid Waste Management
- A1-12 Hazardous Waste Management

NMDOT TESCP
(TEMPORARY EROSION AND
SEDIMENT CONTROL PLAN)
SYMBOL

CWM

Revision 03 December 2020

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM MANUAL
Appendix A1 - Construction Planning, Management and Clean Up

A1-10 CONCRETE WASTE MANAGEMENT CONTINUED

APPLICATION
Concrete waste management strategies include:

- » Avoid mixing excess amounts of fresh concrete or cement onsite.
- » Perform washout of concrete trucks offsite or in designated areas on site at least 50 feet from storm drains, open ditches or bodies of water.
- » Block drop inlets and direct concrete wastewater into temporary pits where the concrete can set, be broken up, and then disposed of properly.
- » Collect and return sweepings to aggregate base stockpile or dispose of properly.
- » Train employees and subcontractors in proper concrete waste management.

LIMITATIONS
» Offsite washout of concrete wastes may not always be possible.

MAINTENANCE REQUIREMENTS
» Ensure subcontractors properly manage concrete wastes.
» Dispose of hardened concrete on a regular basis.
» Regularly inspect drop inlet protection measures.

A1-9 SPILL PREVENTION PLAN



Image credit: iStock/ Shelly Still

DESCRIPTION
A spill prevention plan is an emergency plan to contain spills of dangerous, hazardous, or toxic wastes in order to mitigate environmental damage, safeguard the public and provide prompt notice to proper authorities. Hazardous chemicals include but are not limited to fertilizers, paints, oils, grease, pesticides, fuels, and construction or industrial facility chemicals.

PRIMARY USE
Spill prevention plans are applicable to all construction sites and specified in the Stormwater Pollution Prevention Plan (SWPPP). Sites closest to watercourses, canals, and reservoirs are at highest risk of contaminating surface waters with an uncontained spill.

APPLICATION
The spill prevention plan is created prior to construction and includes measures to limit the scope of spills and minimize the impact on the environment and public health. Typical spill prevention plan strategies include:

- » Designate a Pollution Prevention and Spill Response Coordinator (refer to Section I.B.2.h of the Manual).
- » Select a designated area for storage.
- » Seal and label all containers.
- » Surround storage areas by a berm with an impermeable liner. Construct berms to provide a storage volume of no less than 1.5 times the total volume of the stored material.
- » Establish cleanup procedures and have cleanup materials readily available.

NMDOT STANDARD
SPECIFICATION

603 Temporary Erosion and
Sediment Control

NMDOT TESC
(TEMPORARY EROSION AND
SEDIMENT CONTROL PLAN)
SYMBOL

SPP

A1

A2

A3

A1-9 SPILL PREVENTION PLAN CONTINUED

APPLICATION CONTINUED

- » Post cleanup procedures near where dangerous, hazardous or toxic materials are stored or used.
- » Dispose of contaminated material in accordance with state or local requirements.

Other strategies for specific situations include:

- » Small or incidental spills (<5 gallons): contain and clean the spill using facility personnel if they are able to do so without risking safety and injury.
- » Large or reportable spills (> 5 gallons): clean the spill using emergency responders and/or clean up contractors. For releases of hazardous substances, the federal government has established Superfund Reportable Quantities (RQs).
- » Releases of Hazardous Substances: if a hazardous substance is released to the environment in an amount that equals or exceeds its RQs, the release must be reported to federal authorities, unless certain reporting exemptions for hazardous substances releases also apply. Information on RQs can be found on the EPA website (<https://www.epa.gov/epcra/cercla-and-epcra-continuous-release-reporting>). In the event of a spill of a hazardous substance, notify the National Response Center (NRC) at (800) 424-8802, the New Mexico Environment Department (NMED) at (505) 827-9329, and the local fire department.

LIMITATIONS

- » No major limitations.

MAINTENANCE REQUIREMENTS

- » Inspect hazardous material storage areas frequently and after storm events.
- » Maintain storage areas in a clean and orderly fashion.
- » Maintain records of stored hazardous materials.

A1-5 STOCKPILE MANAGEMENT



Image credit: State of Hawaii Department of Transportation, Highways Division, Oahu District - www.stormwater.hawaii.com

DESCRIPTION
Stockpile management methods and practices reduce erosion and stormwater pollution from stockpiled materials.

PRIMARY USE
Stockpile management occurs on sites where material stocks such as concrete, soil, asphalt, chemicals, petroleum products, and bulk delivered materials such as soil amendments are temporarily located prior to use or removal from the site. Stockpile management is a best management practice for stormwater protection for new construction, renovations and existing properties including industrial facilities.

Stockpile management strategies occur in the following areas:

- » Construction sites with laydown yards, delivery spaces and heavy machinery parking.
- » Construction sites with earth-moving operations.
- » Maintenance yards or industrial facilities with stockpiled soil, concrete, aggregate, chemicals, and asphalt materials.

APPLICATION
Strategies for stockpile management include:

- » Place materials on pallets and cover materials.
- » Label and remove contaminated soil stockpiles.
- » Protect soil stockpiles with temporary soil stabilization measures.
- » Cover and protect cold mix materials or treated wood with an erosion control barrier.

SEE ALSO

A1-1 Dust Control
A2-8 Mulch Socks

NMDOT STANDARD
SPECIFICATION

603 Temporary Erosion and
Sediment Control

NMDOT TESC
(TEMPORARY EROSION AND
SEDIMENT CONTROL PLAN)
SYMBOL

SM

A1

A2

A3

A1-5 STOCKPILE MANAGEMENT CONTINUED

APPLICATION CONTINUED

- » Fence stockpile areas to limit wind-blown debris and applying perimeter erosion barriers.
- » Limit temporarily stockpiled materials such as topsoil, compost and wood mulch to use within 48 hours after delivery.
- » Cover, secure and protect long-term stockpiled materials (longer than 48 hours) from wind and water erosion.
- » Install temporary erosion control measures such as mulch socks or staked hay bales around stockpiles.

LIMITATIONS

- » Site constraints may complicate strict adherence to measures.
- » Stockpile protection measures such as plastic tarps can increase runoff volumes.
- » Stockpiles shall not be located in areas of concentrated stormwater flows and shall be a minimum of 50 feet away from all drainage inlets.

MAINTENANCE REQUIREMENTS

- » Inspect erosion control measures surrounding the stockpile areas according to the Stormwater Pollution Prevention Plan (SWPPP).
- » Inspect stockpile areas and protection measures weekly and after storm events.



CPESC STAMP

Mesa del Sol, Montage Unit 5

PROJECT TITLE

ALBUQUERQUE, NM - BERNALILLO COUNTY

CITY, COUNTY, STATE

03/21/2025

DATE

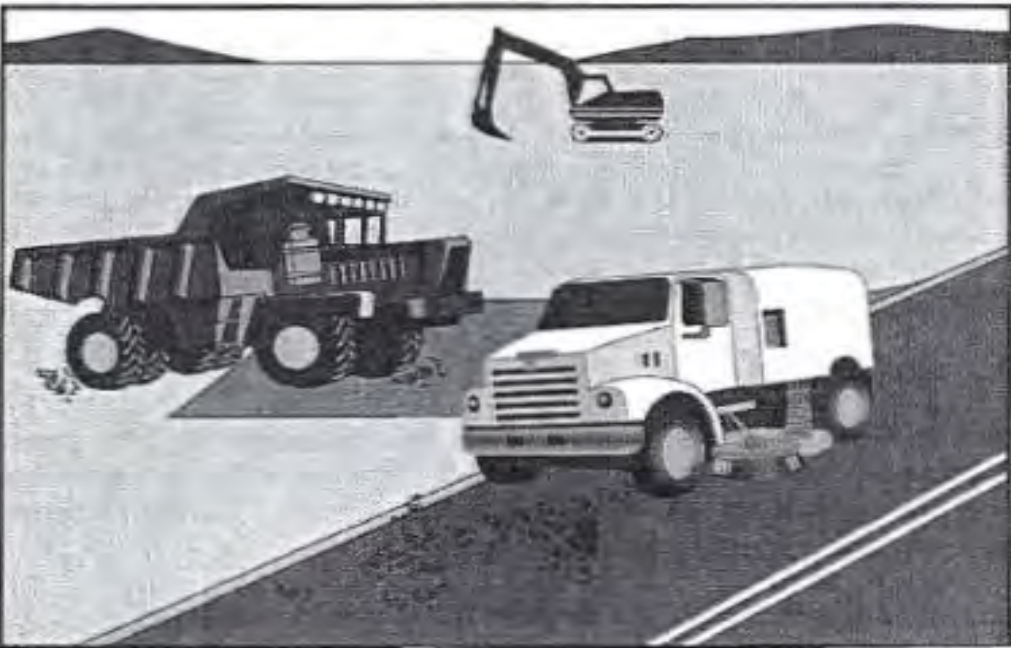
D. Lewis / J. Tolman

DRAWN BY



Street Sweeping and Vacuuming

SE-7



Objectives

EC Erosion Control
SE Sediment Control
TR Tracking Control
WE Wind Erosion Control
NS Non-Stormwater
Management Control
WM Waste Managementland
Materials Pollution Control

Targeted Constituents

Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives

None

Description and Purpose

Street sweeping and vacuuming includes use of self-propelled and walk-behind equipment to remove sediment from streets and roadways, and to clean paved surfaces in preparation for final paving. Sweeping and vacuuming prevents sediment from the project site from entering storm drains or receiving waters.

Suitable Applications

Sweeping and vacuuming are suitable anywhere sediment is tracked from the project site onto public or private paved streets and roads, typically at points of egress. Sweeping and vacuuming are also applicable during preparation of paved surfaces for final paving.

Limitations

Sweeping and vacuuming may not be effective when sediment is wet or when tracked soil is caked (caked soil may need to be scraped loose).

Implementation

- Controlling the number of points where vehicles can leave the site will allow sweeping and vacuuming effort to be focused, and perhaps save money.
- Inspect potential sediment tracking locations daily.
- Visible sediment tracking should be swept or vacuumed on a daily basis.

January 2003

1 of 2

SE-7 Street Sweeping and Vacuuming

- Do not use kick brooms or sweeper attachments. These tend to spread the dirt rather than remove it.
- If not mixed with debris or trash, consider incorporating the removed sediment back into the project

Costs

Rental rates for self-propelled sweepers vary depending on hopper size and duration of rental. Expect rental rates from \$48/hour (3 yd³ hopper) to \$88/hour (9 yd³ hopper), plus operator costs. Hourly production rates vary with the amount of area to be swept and amount of sediment. Match the hopper size to the area and expect sediment load to minimize time spent dumping.

Inspection and Maintenance

- Inspect BMPs prior to forecast rain, daily during extended rain events, after rain events, weekly during the rainy season, and at two-week intervals during the non-rainy season.
- When actively in use, points of ingress and egress must be inspected daily.
- When tracked or spilled sediment is observed outside the construction limits, it must be removed at least daily. More frequent removal, even continuous removal, may be required in some jurisdictions.
- Be careful not to sweep up any unknown substance or any object that may be potentially hazardous.
- Adjust brooms frequently, maximize efficiency of sweeping operations.
- After sweeping is finished, properly dispose of sweeper wastes at an approved dumpsite.

References

Stormwater Quality Handbooks - Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), November 2000.

Labor Surcharge and Equipment Rental Rates, State of California Department of Transportation (Caltrans), April 1, 2002-March 31, 2003.

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January 2003

	Community	Address	Legal Lot	Block	Start	Finished
1	Mesa Del Sol	6002 CHICAGO ROAD SE	1	1		
2	Mesa Del Sol	6006 CHICAGO ROAD SE	2	1		
3	Mesa Del Sol	6012 CHICAGO ROAD SE	3	1		
4	Mesa Del Sol	6016 CHICAGO ROAD SE	4	1		
5	Mesa Del Sol	6022 CHICAGO ROAD SE	5	1		
6	Mesa Del Sol	6026 CHICAGO ROAD SE	6	1		
7	Mesa Del Sol	6032 CHICAGO ROAD SE	7	1		
8	Mesa Del Sol	6036 CHICAGO ROAD SE	8	1		
9	Mesa Del Sol	6003 GILPIN DRIVE SE	9	1		
#	Mesa Del Sol	6007 GILPIN DRIVE SE	10	1		
11	Mesa Del Sol	6013 GILPIN DRIVE SE	11	1		
#	Mesa Del Sol	6017 GILPIN DRIVE SE	12	1		
#	Mesa Del Sol	6023 GILPIN DRIVE SE	13	1		
#	Mesa Del Sol	6027 GILPIN DRIVE SE	14	1		
#	Mesa Del Sol	6033 GILPIN DRIVE SE	15	1		
#	Mesa Del Sol	6037 GILPIN DRIVE SE	16	1		
#	Mesa Del Sol	1902 SCHOLER AVE SE	1	4		
#	Mesa Del Sol	1906 SCHOLER AVE SE	2	4		
#	Mesa Del Sol	1912 SCHOLER AVE SE	3	4		
#	Mesa Del Sol	1916 SCHOLER AVE SE	4	4		
#	Mesa Del Sol	1922 SCHOLER AVE SE	5	4		
#	Mesa Del Sol	1926 SCHOLER AVE SE	6	4		
#	Mesa Del Sol	1932 SCHOLER AVE SE	7	4		
#	Mesa Del Sol	1936 SCHOLER AVE SE	8	4		
#	Mesa Del Sol	1942 SCHOLER AVE SE	9	4		
#	Mesa Del Sol	1903 HOUSER AVE SE	10	4		
#	Mesa Del Sol	1907 HOUSER AVE SE	11	4		
#	Mesa Del Sol	1913 HOUSER AVE SE	12	4		
#	Mesa Del Sol	1917 HOUSER AVE SE	13	4		
#	Mesa Del Sol	1923 HOUSER AVE SE	14	4		
#	Mesa Del Sol	1927 HOUSER AVE SE	15	4		
#	Mesa Del Sol	1933 HOUSER AVE SE	16	4		
#	Mesa Del Sol	1937 HOUSER AVE SE	17	4		
#	Mesa Del Sol	1943 HOUSER AVE SE	18	4		
#	Mesa Del Sol	1947 HOUSER AVE SE	19	4		
#	Mesa Del Sol	1904 HOUSER AVE SE	1	5		
#	Mesa Del Sol	1908 HOUSER AVE SE	2	5		
#	Mesa Del Sol	1914 HOUSER AVE SE	3	5		
#	Mesa Del Sol	1918 HOUSER AVE SE	4	5		
#	Mesa Del Sol	1924 HOUSER AVE SE	5	5		
#	Mesa Del Sol	1928 HOUSER AVE SE	6	5		
#	Mesa Del Sol	1934 HOUSER AVE SE	7	5		
#	Mesa Del Sol	1938 HOUSER AVE SE	8	5		
#	Mesa Del Sol	1944 HOUSER AVE SE	9	5		
#	Mesa Del Sol	1905 GORMAN AVE SE	10	5		
#	Mesa Del Sol	1909 GORMAN AVE SE	11	5		
#	Mesa Del Sol	1915 GORMAN AVE SE	12	5		
#	Mesa Del Sol	1919 GORMAN AVE SE	13	5		
#	Mesa Del Sol	1925 GORMAN AVE SE	14	5		
#	Mesa Del Sol	1929 GORMAN AVE SE	15	5		
#	Mesa Del Sol	1935 GORMAN AVE SE	16	5		
#	Mesa Del Sol	1939 GORMAN AVE SE	17	5		
#	Mesa Del Sol	1945 GORMAN AVE SE	18	5		

	Mesa del Sol, Montage Unit 5	
	PROJECT TITLE	
	ALBUQUERQUE, NM - BERNALILLO COUNTY	
	CITY/COUNTY/STATE	
	03/21/2025	DATE
D. Lewis / J. Tolman		
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INSPECTIONS PLUS		