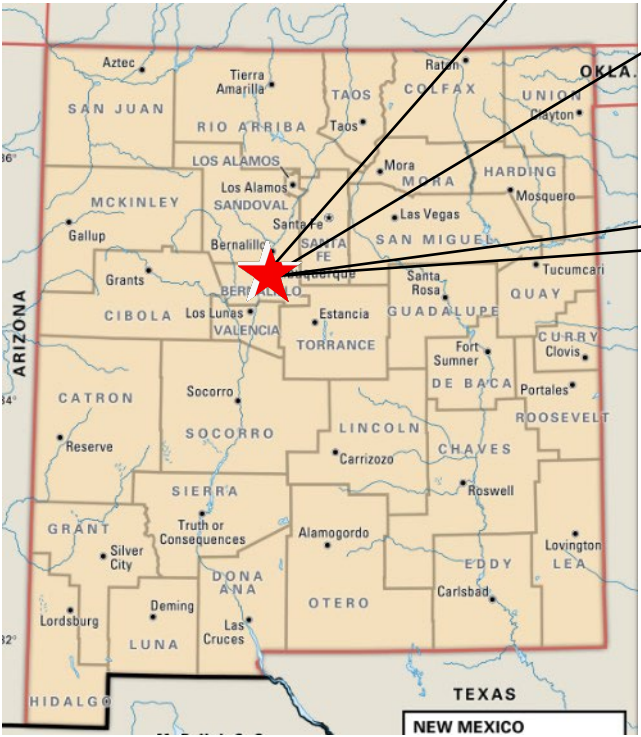
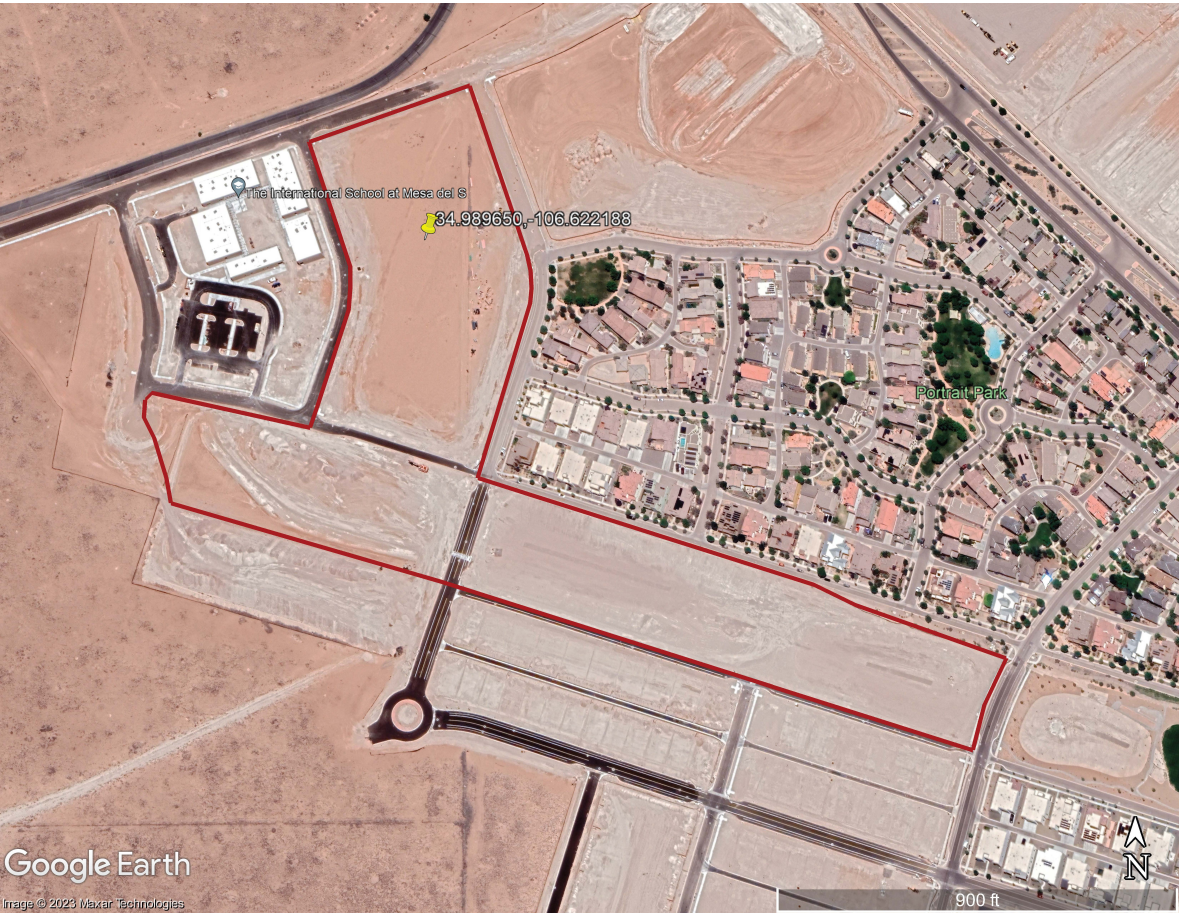


Mesa Del Sol Montage 7
Stieglitz Avenue & Sagan Loop



TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

PAGE INDEX	
1	TITLE PAGE
2	SWPPP INFO & NOTES
3	DETAILS
4 & 5	TEMPORARY EROSION CONTROL PLAN
6	SCHEDULE & SWPPP TEAM



GPS COORDINATES:

Latitude: 34.989650
Longitude: -106.622188

 CPESC Stamp	Mesa Del Sol Montage 7	
	PROJECT TITLE	
	ALBUQUERQUE, NM, BERNALILLO COUNTY	
	CITY, COUNTY, STATE	
01/26/2024		DATE
B. Henriksen / J. Tolman		DRAWN BY
		

STORMWATER POLLUTION PREVENTION PLAN INFORMATION

PERMIT NUMBER: NMR

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:

DR Horton

OPERATOR POINT OF CONTACT:

Joseph Cordero 505-991-5266 jacordero@drhorton.com

NOI PREPARED BY:

Inspections Plus 2 Mesa Del Sol

PROJECT/SITE NAME:

Montage 7

PROJECT/SITE ADDRESS:

Stieglitz Avenue & Sagan Loop

LATITUDE

Latitude: 34.989650

LONGITUDE

Longitude: -106.622.188

ESTIMATED PROJECT START DATE

06/01/2023

ESTIMATED PROJECT COMPLETION DATE

11/01/2024

ESTIMATED AREA TO BE DISTURBED

7.579

TYPE OF CONSTRUCTION

Residential

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?

NO

SURFACE WATERS WITHIN 50FT?

NO

RECEIVING WATER?

Tijeras Arroyo & Rio Grande

IS RECEIVING WATER IMPAIRED? TIER DESIGNATION

Yes

WHAT ARE THE IMPAIRMENTS, IF ANY?

Mercury, Dissolved Oxygen, E.coli, PCPS

SWPPP CONTACT INFORMATION:

Aaron M. Cooke 505-991-5266 amcooke@drhorton.com

ENDANGERED SPECIES CRITERIA:

CRITERION "A"; NO CRITICAL HABITATS

HISTORIC PRESERVATION CRITERIA:

CRITERION "A" PREEXISTING DEVELOPMENT

EROSION CONTOL NOTES
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 2022Construction 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 Â§ 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. FinalStabilization 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.

SEDIMENT TRACK OUT CONTROL



- BMP Objectives**
- Sediment Control

BERMS AND SWALES



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

SILT FENCE



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

MULCH SOCK/STRAW WATTLE



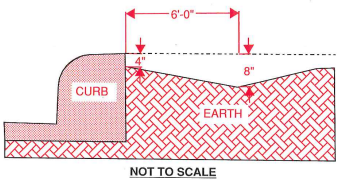
- BMP Objectives**
- Sediment Control
 - Reduce Runoff Velocity
 - Inlet Protection

INLET PROTECTION



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



Cut-Back Curb Detail



Green Globe Environmental, LLC
P.O. Box 400, Los Lunas, NM 87031
888-712-5120



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

 CPESC Stamp	Mesa Del Sol Montage 7		PROJECT TITLE
	ALBUQUERQUE, NM, BERNALILLO COUNTY		
	CITY, COUNTY, STATE		
	01/26/2024	DATE	 INSPECTIONS PLUS
B. Henriksen / J. Tolman	DRAWN BY		

THE PROJECT SITE IS WITHIN TRACT A-1-A-5-C MESA DEL SOL INNOVATION PARK. TRACT A-1-A-5-C IS APPROXIMATELY 7.4572 ACRES AND PART OF THE LEVEL B MESA DEL SOL MASTER PLAN.

PER THE FEMA MAP NUMBER 35001C0555H DATED AUGUST 16, 2012
SHOWS THE SITE IS NOT LOCATED WITHIN FLOOD HAZARD ZONE X.

- BOBBY FOSTER ROAD AND UNIVERSITY BOULEVARD IMPROVEMENTS
 - ** DRAINAGE STUDY FOR BOBBY FOSTER ROAD UNIVERSITY BOULEVARD DATED NOVEMBER 2020
 - ** DRB - PR-2020-004138
 - ** CITY PROJECT NUMBER 393581 - CONSTRUCTION PLANS APPROVED SEPTEMBER 20, 2021
- BOBBY FOSTER ROAD AND UNIVERSITY BOULEVARD AMENDED DRAINAGE STUDY - MARCH 2023
 - ** CHANGE POND 1 TO RETENTION

THE SITE IS UNDISTURBED SURROUNDED ON ALL SIDES BY FULLY IMPROVED ROADS, DRAINAGE AND UTILITIES. THE EXISTING DRAINAGE INFRASTRUCTURE WITHIN THE ADJACENT ROADWAYS (BOBBY FOSTER ROAD, SAGAN LOOP, STIEGLITZ AVENUE AND NEWHALL DRIVE) WAS CONSTRUCTED AS PART OF CPN 393581 AND SIZED TO ACCEPT DEVELOPED FLOWS FROM TRACT A-1-A-5-C.

MONTAGE 7 SUBDIVISION AT MESA DEL SOL DRAINAGE SUBMITTED
PREPARED BY HUITT-ZOLLARS AND SUBMITTED TO CITY OF
ALBUQUERQUE FOR APPROVAL MARCH 5, 2023.

THIS PROJECT DEVELOPS (57) SINGLE FAMILY RESIDENTIAL LOTS, (11) PARCELS, (2) TRACTS AND (4) ALLEY TRACTS.

BLOCK 1 LOTS 1 THRU 10 1 DISCHARGE TO HOPPER ALLEY.
BLOCK 2 LOTS 1 THRU 5 DISCHARGE TO NEWHALL DRIVE.
BLOCK 3 LOTS 1 THRU 3 DISCHARGE TO HOPPER ALLEY.
BLOCK 3 LOTS 4 THRU 11 DISCHARGE TO AARON ALLEY.
BLOCK 3 LOTS 12 THRU 14 DISCHARGE TO ROSE ALLEY.
BLOCK 4 LOTS 1 THRU 7 DISCHARGE TO SAGAN LOOP.
BLOCK 5 LOTS 1 THRU 3 DISCHARGE TO NEWHALL DRIVE.
BLOCK 6 LOTS 1 THRU 8 DISCHARGE TO SAGAN LOOP.
BLOCK 7 LOTS 1 THRU 10 DISCHARGE TO STIEGLITZ AVENUE.
PARCELS A AND B DISCHARGE TO HOPPER ALLEY.
PARCEL C AND J DISCHARGE TO AARON ALLEY.
PARCELS D AND G DISCHARGE TO WOOD ROAD SE.
PARCEL E DISCHARGE TO WOOD ALLEY.
PARCELS F AND H DISCHARGE TO AARON ROAD SE.
PARCEL K AND L DISCHARGE TO ROSE ALLEY.

HOPPER ALLEY DISCHARGES 7.7 CFS TO NEWHALL DRIVE VIA (3) EA 24-INCH WIDE SIDEWALK CULVERTS.

AARON ALLEY DISCHARGES 2.7 CFS TO NEWHALL DRIVE VIA (3) EA 24-INCH WIDE SIDEWALK CULVERTS.

STORM WATER QUALITY IS PROVIDED WITHIN POND 1

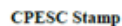
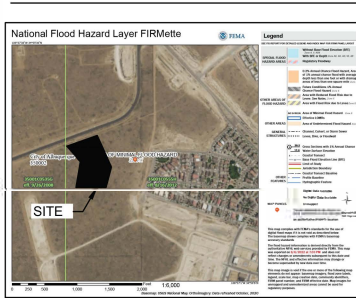
A STANDARD CITY OF ALBUQUERQUE MONUMENT "5-R15 2006"
ALUMINUM DISC. NEW MEXICO STATE PLANE COORDINATES (CENTRAL
ZONE - N.A.D. 1983)
N=1,452,149.458 U.S. SURVEY FEET
E = 1,529,053.738 U.S. SURVEY FEET
PUBLISHED ELEVATION = 5306.674 U.S. SURVEY FEET (NAVD 1988)
GROUND TO GRID FACTOR = 0.999664300 DELTA ALPHA ANGLE =
-0°12'47.60".

AREA OF DISTURBANCE IS APPROXIMATELY 7,5 AC

AN EROSION SEDIMENT CONTROL PLAN IS REQUIRED.

PLANIMETRIC AND TOPOGRAPHIC SURVEY

PROVIDED BY HUITT-ZOLLARS, DATED MARCH 2020 AND AUGMENTED
WITH DESIGN CONTOURS AND FIELD SURVEYS FROM CPN 393581.



CONTROL STATION DATA

"5-R15 2006"

N.M. STATE PLANE COORDINATES

N=1,452,149.458 E=1,529,053.738

CENTRAL ZONE NAD 1983

MAPPING ANGLE = -0°12'47.60"

GRID TO GROUND = 0.999664300

ELEV. = 5306.674 (NAVD 1988)

3 EA 24-INCH SIDEWALK CULVERTS

INTERNATIONAL CHARTER SCHOOL (K THRU 12)

TRACT A-1-A-5-B 4.9582 AC

INLET GRATE ELEV. 5305.23

1 EA 24-INCH SIDEWALK CULVERT

POND 1

BOBBY FOSTER ROAD

HOPPER ALLEY

WOOD ALLEY

AARON ALLEY

ROSE ALLEY

STIEGLITZ AVENUE

TRACT A

TRACT B

PARCEL A

PARCEL B

PARCEL C

PARCEL D

PARCEL E

PARCEL F

PARCEL G

PARCEL H

PARCEL I

PARCEL J

PARCEL K

PARCEL L

WOOD ROAD SE

AARON ROAD SE

NEW HILL DRIVE

SAGAN LOOP

"5-R15 2006"
N.M. STATE PLANE COORDINATES
N=1,452,149.458 E=1,529,053.738
CENTRAL ZONE NAD 1983
MAPPING ANGLE = -0°12'47.60"
GRID TO GROUND = 0.999664300
ELEV. = 5306.674 (NAVD 1988)

	EXIST. (INDEX) CONTOUR
	EXIST. (INTERMEDIATE) CONTOUR
	PROP. (INDEX) CONTOUR
	PROP. (INTERMEDIATE) CONTOUR
	WATER BLOCK
	NEW CURB & GUTTER
	FUTURE CURB & GUTTER
	TOP OF PAVEMENT
	TOP OF CURB ELEVATION
	FLOW LINE ELEVATION
	TOP OF CONCRETE
	FLOW PATH
	GRADING LIMITS
	DISCHARGE LOCATION
H.P.	HIGH POINT
L.P.	LOW POINT

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 5 FOR TYPICAL LOT GRADING.
4. SEE SHEETS 5-8 FOR DIAGRAM & DETAILS OF WALLS RETAINING MORE THAN 18", AND PERIMETER WALLS.
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



Designed By:

HUITT-ZOLIARS
Huitt-Zollars, Inc. Albuquerque
6501 Americas Pkwy NE, Suite 550
Albuquerque, New Mexico 87110
Phone (505) 883-8114 Fax (505) 883-5022

















TITLE:



GRADING COMPOSITE

Design Review Committee	City Engineer	Last Update	Ms.Ga207	Ms.Ga207
City Project No. 775685	Zone Map No. R-15-Z. S-15-Z	Sheet	Of	11

LEGEND



-  Retention Basin (2)
-  Cutback Curb/Sidewalk (11)
-  Fiber Roll / Straw Wattle (15)
-  Pre & Post Construction Water Flow (3)
-  Silt Fence (2)
-  Property Boundary / Limit of Disturbance (1)
-  Inlet Protection Barrier (11)
-  Spill Kit (1)
-  Water Truck (1)
-  Stockpiles (1)
-  Outfall (2)
-  Rip Rap (2)
-  Street Sweeping (1)
-  Materials Storage (1)
-  SWPPP Sign (1)
-  Dumpster (1)
-  Portable Toilet (1)
-  Concrete Washout (1)

 CPESC Stamp	Mesa Del Sol Montage 7		PROJECT TITLE	
	ALBUQUERQUE, NM, BERNALILLO COUNTY			CITY, COUNTY, STATE
	01/26/2024	DATE	 INSPECTIONS PLUS	
	B. Henriksen / J. Tolman			DRAWN BY

Owner

DR Horton

Joseph Cordero

Property Owner Contact

505-991-5266

tjacordero@drhorton.com

Operator(s)

DR Horton

Joseph Cordero

Property Owner Contact

505-991-5266

tjacordero@drhorton.com

Schedule / Sequencing of Building Construction – Mesa Del Sol

Montage 7

Stage III - Development – Installation of Utilities, Curbs, Gutters, Sidewalks, and Roads

- BMPs associated with this stage: Perimeter control(s): Silt Fence and cutback curb/sidewalk on the downslopes. Silt fence will be moved behind sidewalk and extended uphill at the ends for sediment control after construction of sidewalks and landscape buffers. (See SWPPP map in Appendix A for BMP locations) Concrete washout and material storage controls will be used as necessary. (See SWPPP map in Appendix A for BMP locations)
- Stabilization methods for this stage: Any areas of exposed soil on site that are suspended from earth-disturbing activities, and will be undisturbed for more than fourteen days, to be temporarily stabilized within fourteen days with mulch or temporary seeding (alternative methods include, but are not limited to geotextiles, hydromulch, erosion control blankets, surface covers). Please refer to Section 5.1.12 for temporary stabilization.
- Estimated Start and End Dates for Stage III: 06/01/2023 – 04/01/2024

Stage IV - Excavation for Individual Single-Family Homes, Vertical Construction and Landscaping Walls

- BMPs associated with this stage: All previous controls will remain in place. Silt fence placed at back of sidewalk / property line for perimeter control. Wattles placed at back of sidewalk or back of curb where sidewalks are not planned for open space tracts and side lot conditions. Paint/stucco washout will be used as necessary. Landscaping walls to be installed with home construction on a lot by lot basis; silt fence to remain in place for all perimeter lots until wall construction begins. At end of silt fence sections, the fence shall be extended uphill for sediment control. (See SWPPP map in Appendix A for BMP locations)
- Stabilization methods for this Stage: Any areas of exposed soil on site that are suspended from earth-disturbing activities, will be undisturbed for more than fourteen days, to be temporarily stabilized within fourteen days with mulch or temporary seeding (alternative methods include, but are not limited to geotextiles, hydromulch, erosion control blankets, surface covers). Please refer to Section 5.1.12 for temporary stabilization.
- Garden walls shall be constructed on each lot during home construction.
- Estimated Start and End Dates for Stage IV: 04/01/2024 – 01/01/2025

Stage V - Cessation of Construction Activities

- BMPs associated with this Stage: Controls will be removed during this stage. Construction activities will cease, and vehicles and equipment will be removed. Cut back curbs will remain in place until landscaping commences.
- Estimated End Dates for Stage V: 05/2024 - 01/2025 - Controls will be removed and construction stopped on individual lots as they are completed. The site will be stabilized by either the contractor or homeowner depending on contracts within the time frame set by the MS4. Cessation of activities for the entire site is estimated for: 01/2025
- Final stabilization methods: Landscaping and vegetation.