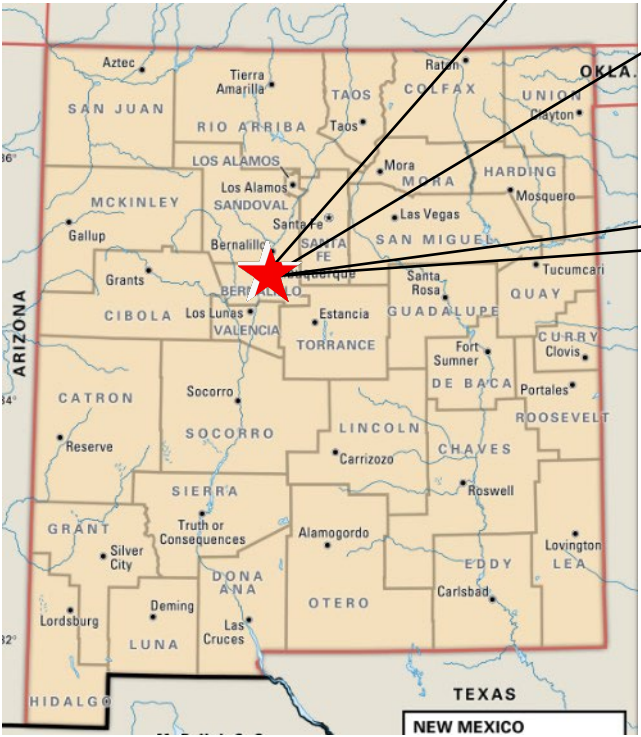
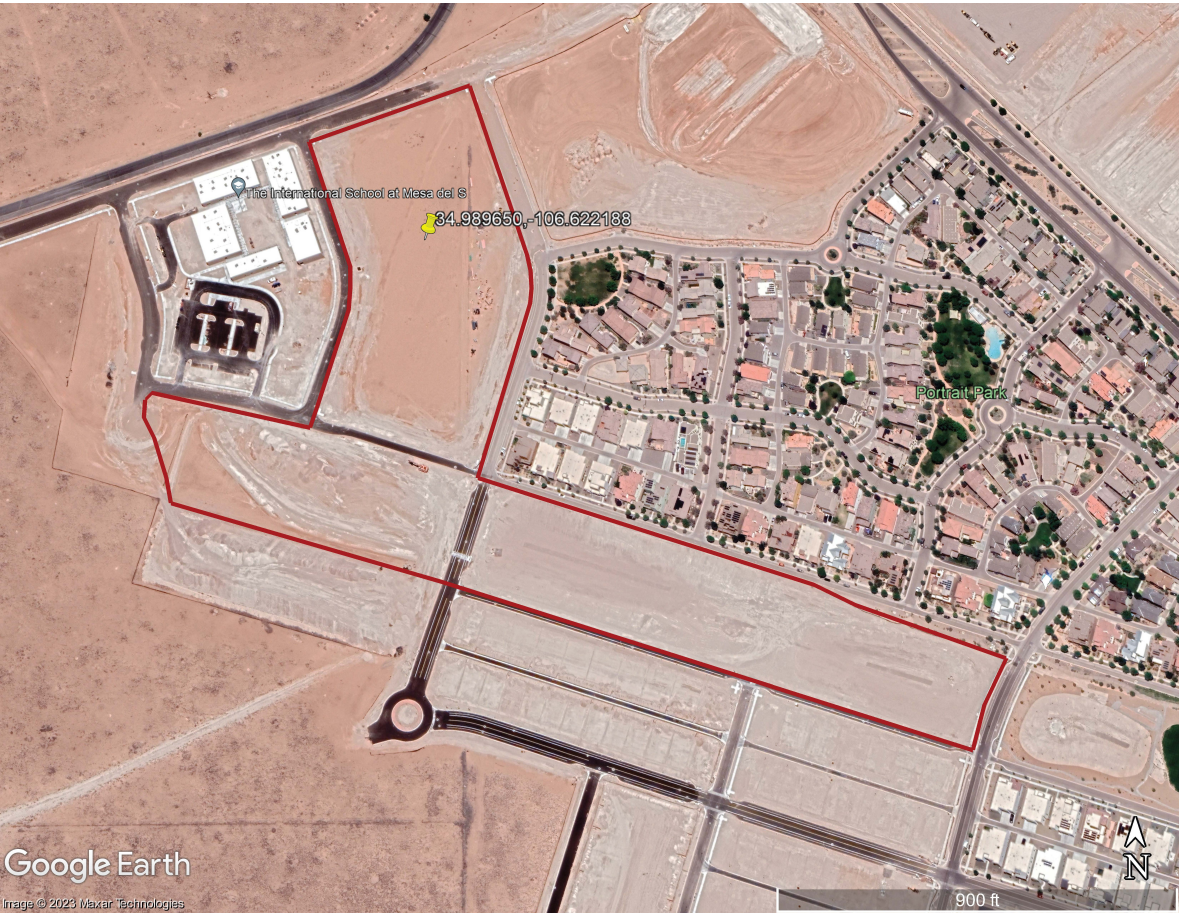


Mesa Del Sol Montage 7  
Stieglitz Avenue & Sagan Loop

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

	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 (2022-08-23)

- 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.

 CPESC Stamp	Mesa Del Sol Montage 7	
	PROJECT TITLE	
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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



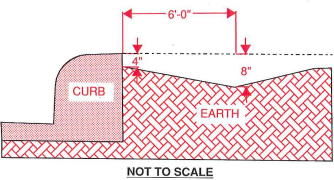
- BMP Objectives**
- Sediment Control
  - Reduce Runoff Velocity
  - Inlet Protection

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
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PROPERTY

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.

FLOOD ZONE

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

EXISTING DRAINAGE PLANS

- 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

EXISTING CONDITIONS

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.

PROPOSED MONTAGE 7 DRAINAGE STUDY

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

PROPOSED IMPROVEMENTS

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

PROPOSED DRAINAGE CONDIITIONS

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

STORM WATER QUALITY IS PROVIDED WITHIN POND 1

BENCHMARK

A STANDARD CITY OF ALBUQUERQUE MONUMNET "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".

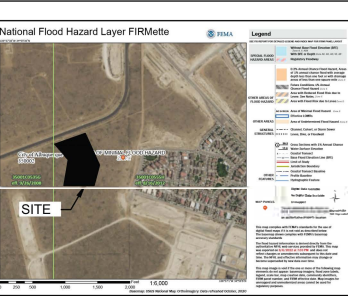
AREA OF DISTURBANCE IS APPROXIMATELY 7.5 AC

AN EROSION SEDIMENT CONTROL PLAN IS REQUIRED.

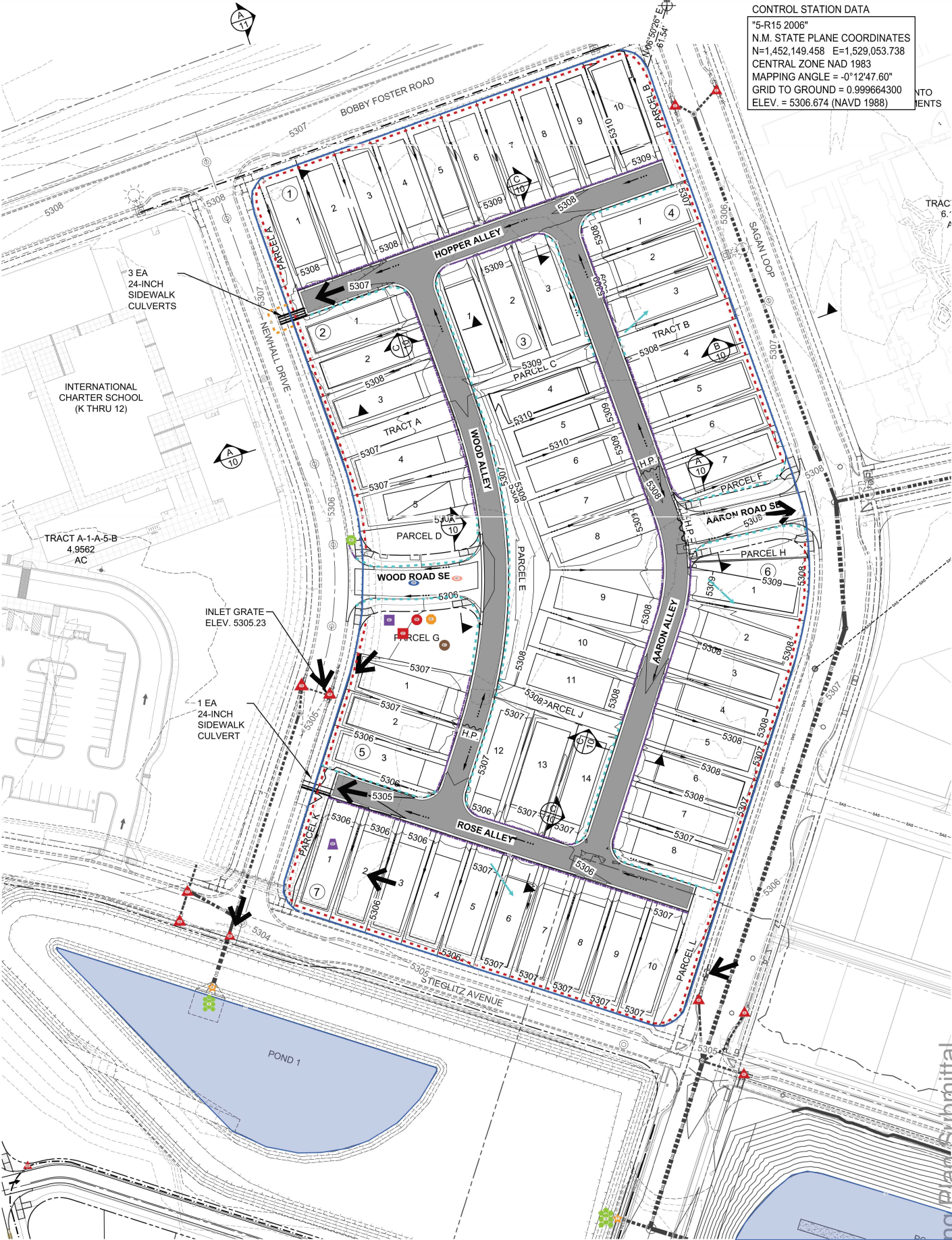
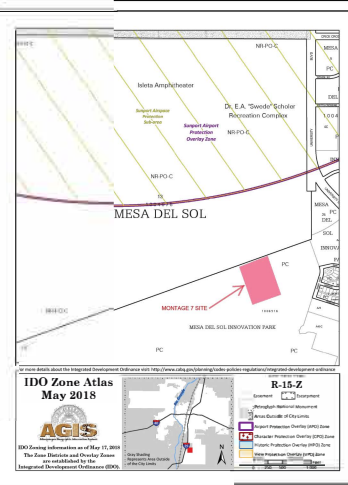
PLANIMETRIC AND TOPOGRAPHIC SURVEY

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

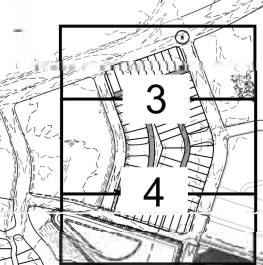
FIRMETTE



IDO ZONE MAP R-15



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)



GRADING SHEET INDEX  
LEGEND

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

GENERAL NOTES

- 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.
- SEE PLAT FOR LOT DIMENSIONS.
- SEE DETAIL 5 FOR TYPICAL LOT GRADING.
- SEE SHEETS 5-8 FOR DIAGRAM & DETAILS OF WALLS RETAINING MORE THAN 18", AND PERIMETER WALLS.
- EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION FOR THIS PROJECT.
- THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROJECT.
- CONTRACTOR SHALL OBTAIN PERMISSION TO GRADE ON PRIVATE PROPERTY. CITY SHALL NOT BE RESPONSIBLE FOR CONTRACTOR TRESPASSING ON PRIVATE PROPERTY



Designed By:

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

MESA DEL SOL  
MONTAGE 7

GRADING COMPOSITE



















Design Review Committee	City Engineer	Mr. Dalry	Mr. Dalry
City Project No.	Zone Map No.	Sheet	Of
775685	R-15-Z, S-15-Z	1	11



PROJECT TITLE	
ALBUQUERQUE, NM, BERNALILLO COUNTY	
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INSPECTIONS PLUS	

NOTE: Retaining walls will not be built for this project.





-  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
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	01/26/2024	DATE	 <b>INSPECTIONS PLUS</b>
	<b>B. Henriksen / J. Tolman</b> <small>DRAWN BY</small>		

Owner

DR Horton

Joseph Cordero

Property Owner Contact

505-991-5266

[jacordero@drhorton.com](mailto:jacordero@drhorton.com)

Operator(s)

DR Horton

Joseph Cordero

Property Owner Contact

505-991-5266

[jacordero@drhorton.com](mailto:jacordero@drhorton.com)