

EROSION CONTROL PLAN & POLLUTION PREVENTION NOTES

CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

CONTRACTOR IS RESPONSIBLE FOR CLEARING ALL SEDIMENT FROM EXISTING RIGHT OF WAY.

CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.

REPAIR OF DAMAGED FACILITIES AND CLEAN UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR IN COMPLIANCE WITH THE SWPPP FOR THIS SITE.

ALL EXPOSED EARTH SURFACES SHALL BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

ALL DISTURBED AREAS MUST BE REVEGETATED.

ALL EROSION & 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 PARAGRAPH 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.

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 BASIN, AND DIVERSION BERMS SHALL BE COMPLETED AND INSPECTED PRIOR TO ANY OTHER CONSTRUCTION OF EARTHWORK. SELF-INSPECTION IS REQUIRED AFTER INSTALLATION OF THE BMP'S AND PRIOR TO CONSTRUCTION.

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 0.25" 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.

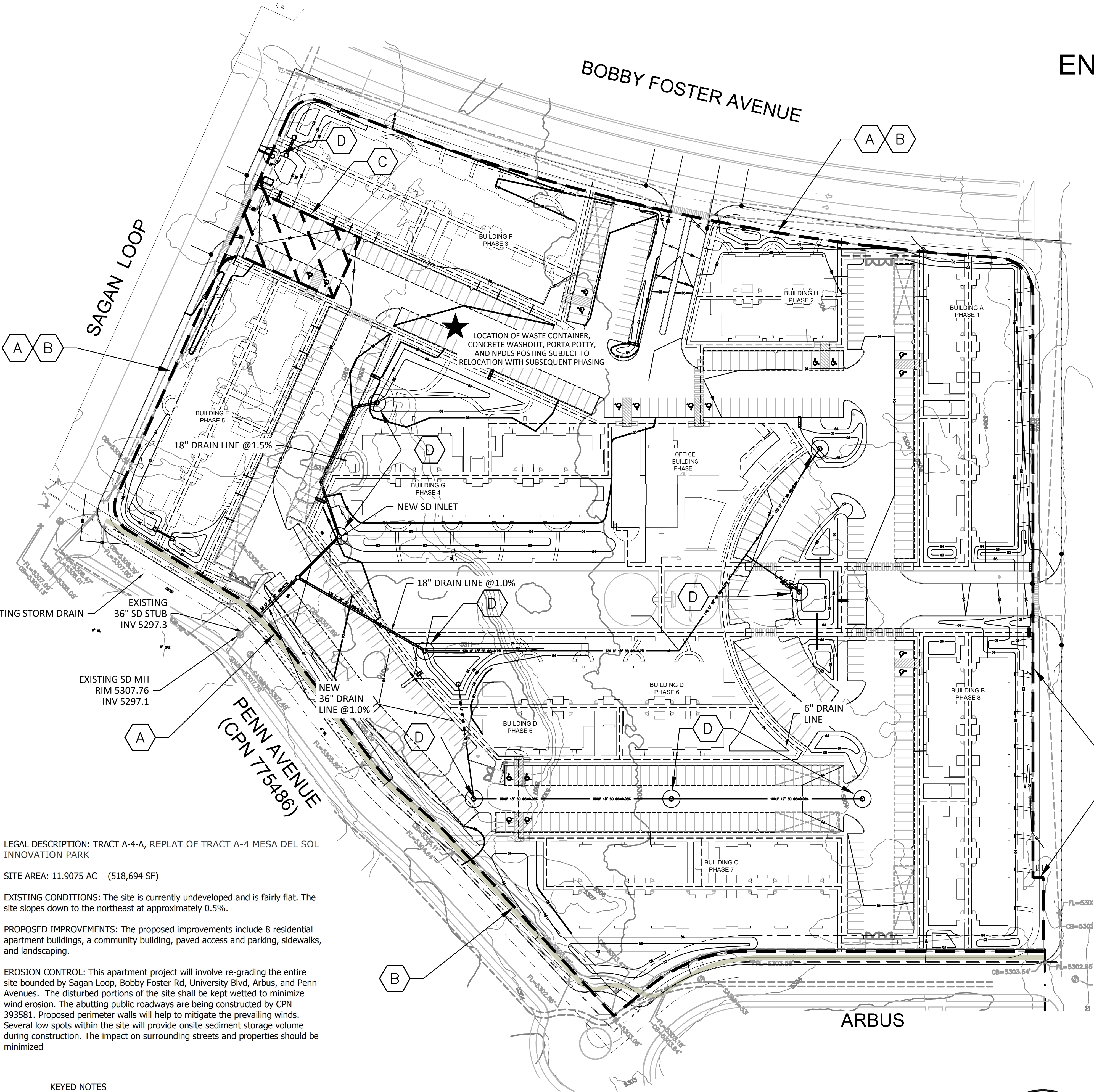
BMP'S SHALL BE INSPECTED AND MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED. UNLESS OTHERWISE SPECIFIED, NATIVE GRASS SEEDING AND MULCH PER COA STD 1012 IS REQUIRED FOR FINAL STABILIZATION PRIOR TO REMOVAL OF BMP'S AND DISCONTINUATION OF INSPECTIONS

Minimize sediment track-out.

- A. Restrict vehicle use to properly designated exit points;
- B. Use appropriate stabilization techniques at all points that exit onto paved roads. Exception: Stabilization is not required for exit points at linear utility construction sites that are used only episodically and for very short durations over the life of the project, provided other exit point controls are implemented to minimize sediment track-out;
- C. Implement additional track-out controls as necessary to ensure that sediment removal occurs prior to vehicle exit; and
- D. Where sediment has been tracked-out from your site onto paved roads, sidewalks, or other paved areas outside of your site, remove the deposited sediment by the end of the same business day in which the track-out occurs or by the end of the next business day if track-out occurs on a non-business day. Remove the track-out by sweeping, shoveling, or vacuuming these surfaces, or by using other similarly effective means of sediment removal. You are prohibited from hosing or sweeping tracked-out sediment into any stormwater conveyance, storm drain inlet, or water of the U.S.

ESC Plan Standard Notes (2021-03-24)

- 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.
- 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.
- 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.
- 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.
- 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.
- BMP's 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 BMP's and discontinuation of inspections.



LEGAL DESCRIPTION: TRACT A-4-A, REPLAT OF TRACT A-4 MESA DEL SOL INNOVATION PARK

SITE AREA: 11.9075 AC (518,694 SF)

EXISTING CONDITIONS: The site is currently undeveloped and is fairly flat. The site slopes down to the northeast at approximately 0.5%.

PROPOSED IMPROVEMENTS: The proposed improvements include 8 residential apartment buildings, a community building, paved access and parking, sidewalks, and landscaping.

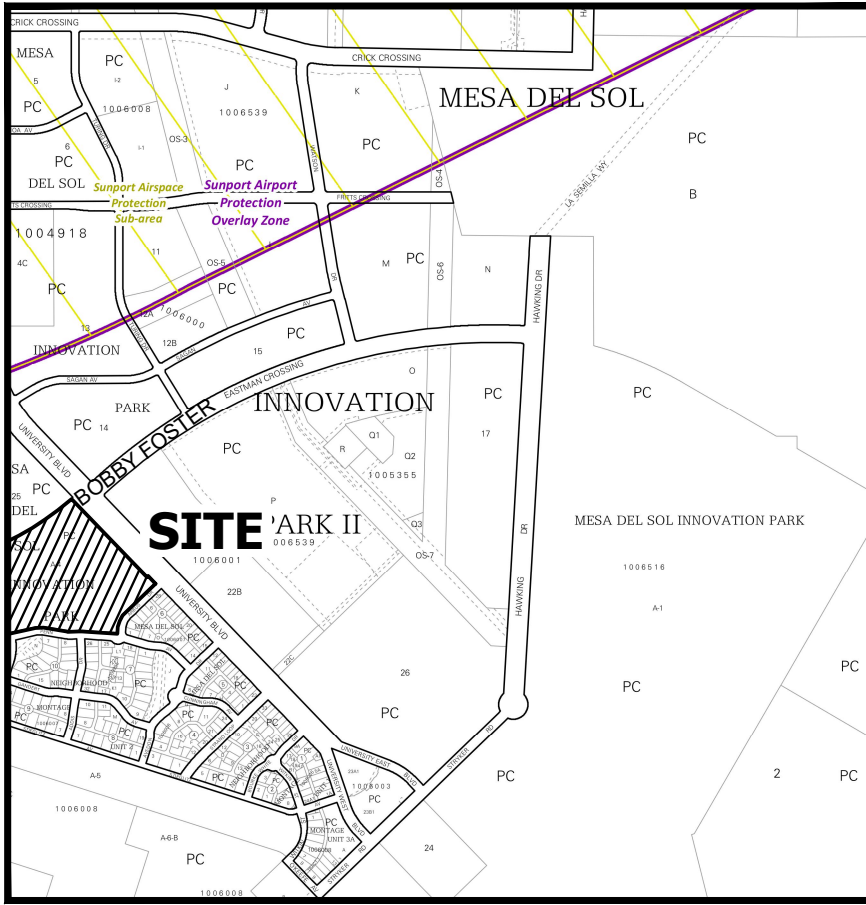
EROSION CONTROL: This apartment project will involve re-grading the entire site bounded by Sagan Loop, Bobby Foster Rd, University Blvd, Arbus, and Penn Avenues. The disturbed portions of the site shall be kept wetted to minimize wind erosion. The abutting public roadways are being constructed by CPN 393581. Proposed perimeter walls will help to mitigate the prevailing winds. Several low spots within the site will provide onsite sediment storage volume during construction. The impact on surrounding streets and properties should be minimized

KEYED NOTES

- A. CONTRACTOR SHALL INSTALL PERIMETER BMP PROTECTION TO PREVENT SEDIMENT FROM ENTERING ADJACENT PROPERTY.
- B. CONTRACTOR SHALL INSTALL SILT FENCE ALONG THE ENTIRE PERIMETER OF CONSTRUCTION FACILITIES.
- C. CONTRACTOR SHALL INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- D. CONTRACTOR SHALL INSTALL INLET PROTECTION.

EROSION AND
SEDIMENT CONTROL PLAN
ENCANTO APARTMENTS
MESA DEL SOL

APRIL, 2022

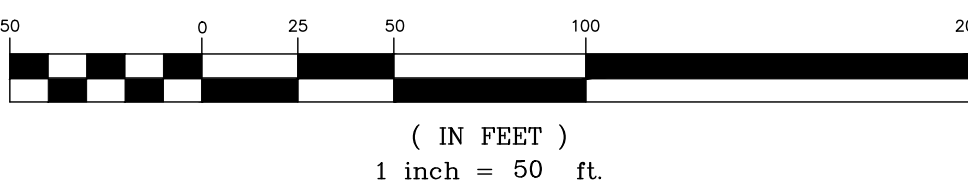


VICINITY MAP
ZONE ATLAS R-16-Z

Legend

—	EXISTING CONTOUR - MAJOR
—	EXISTING CONTOUR - MINOR
—05—	NEW CONTOUR - MAJOR
—04—	NEW CONTOUR - MINOR
—SD—	STORM DRAIN
—●—	STORM DRAIN INLET
F.F.=5305.0	FINISH FLOOR ELEVATION
[X]	COVERED PARKING AREA

GRAPHIC SCALE



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