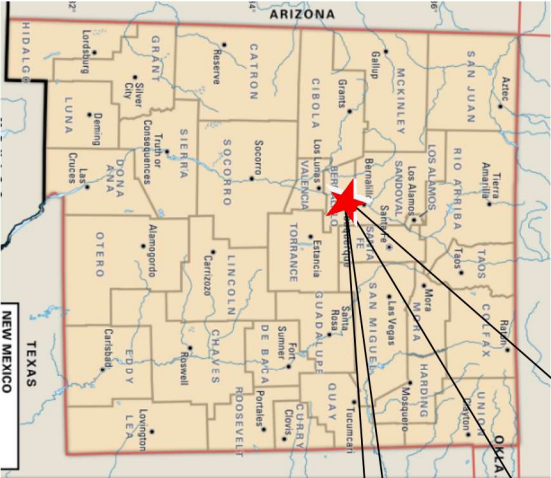



McMahon Marketplace Building 9B
5760 McMahon Boulevard NW

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

PAGE INDEX	
1	TITLE PAGE
2	SWPPP INFO AND NOTES
3	DETAILS
4	BMP MAP
5	MAP LEGEND
6	Construction Schedule & SWPPP Team



GPS COORDINATES: 35.211600, -106.697335

 CPESC Stamp	
McMahon Marketplace Building 9B	
PROJECT TITLE	
ALBUQUERQUE, NM, BERNALILLO COUNTY	
CITY, COUNTY, STATE	
11/28/2022	DATE
B. Henriksen / J. Tolman	DRAWN BY
INSPECTIONS PLUS	

STORMWATER POLLUTION PREVENTION PLAN INFORMATION

PERMIT NUMBER: NMR100593, NMR10059B

NMR100000 STATE OF NEW MEXICO, EXCEPT INDIAN COUNTRY
NMR101000 INDIAN COUNTRY WITHIN THE STATE OF NEW MEXICO, EXCEPT
 NAVAJO RESERVATION LANDS THAT ARE COVERED UNDER ARIZONA
 PERMIT AZR101000 AND UTE MOUNTAIN RESERVATION LANDS THAT ARE
 COVERED UNDER COLORADO PERMIT COR101000.

OPERATOR NAME: JMD McMahon LLC

OPERATOR POINT OF CONTACT: Doug Peterson

NOI PREPARED BY: Inspections Plus 2

PROJECT/SITE NAME: McMahon Marketplace Building 9B

PROJECT/SITE ADDRESS: 5760 McMahon Boulevard NW

LATITUDE	35.211600
LONGITUDE	-106.697335
ESTIMATED PROJECT START DATE	02/01/2023
ESTIMATED PROJECT COMPLETION DATE	10/01/2023
ESTIMATED AREA TO BE DISTURBED	8.39 ACRES
TYPE OF CONSTRUCTION	COMMERCIAL BUILDING
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 50 FT?	NO
RECEIVING WATER?	Calabacillas & Rio Grande
IS RECEIVING WATER IMPAIRED? TIER DESIGNATION	Y
WHAT ARE THE IMPAIRMENTS, IF ANY?	
SWPPP CONTACT INFORMATION:	Dissolved Oxygen, E. Coll Mercury, Temp. John Wilger, 505-345-2854 jwilger@wilger.com
ENDANGERED SPECIES CRITERIA: CRITERION "A": NO CRITICAL HABITATS	
HISTORIC PRESERVATION CRITERIA: CRITERION "A" PREEXISTING DEVELOPMENT	

EROSION CONTROL 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:

- The City Ordinance § 14-5-2-11, the ESC Ordinance,
- The EPA's 2017 Construction General Permit (CGP), and
- 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 - 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. 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.

	
McMahon Marketplace Building 9B <small>PROJECT TITLE</small>	
ALBUQUERQUE, NM, BERNALILLO COUNTY <small>CITY, COUNTY, STATE</small>	
11/28/2022 <small>DATE</small>	INSPECTIONS PLUS <small>INSPECTIONS</small>
B. Henriksen / J. Tolman <small>DRAWN BY</small>	
<small>CPESC Stamp</small>	

SEDIMENT TRACK OUT CONTROL



- BMP Objectives**
- Sediment Control

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

BERRIS AND SWALES



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

 11/28/2022 CPESC Stamp		McMahon Marketplace	
ALBUQUERQUE, NM, BERNALILLO COUNTY		PROJECT TITLE	
11/28/2022	DATE	INSPECTIONS PLUS	
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- Silt Fence (2)
- Cutback Curb / Sidewalk (4)
- Trench Drain (2)
- ↗ Pre & Post Construction Water Flow (1)
- Property Boundary / Limit of Disturbance (1)
- Stockpiles (1)
- Street Sweeping (1)
- Stabilized Construction Exit (1)
- Spill Kit (1)
- Portable Toilet with Secondary Containment (1)
- SWPPP Sign (1)
- ▲ Portable Concrete Washout Bin (1)
- Water Truck (1)
- Dumpster (1)
- Materials Storage (1)



 11/28/2022 CPESC Stamp	McMahon Marketplace <small>PROJECT TITLE</small>	
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	B. Henriksen / J. Tolman <small>DRAWN BY</small>	

SCHEDULE/SEQUENCING OF CONSTRUCTION – McMahon Marketplace

1. POST PERMITS
2. INSTALL REQUIRED BMPs
 - 2.a. PERIMETER CONTROLS (SILT FENCE)
 - 2.b. STABILIZED CONSTRUCTION ENTRANCE
 - 2.c. CONCRETE WASHOUT AREA
3. EARTHWORK AND GRADING
4. UTILITY INSTALLATION
5. PAVEMENT STRUCTURES
6. PAD STRUCTURES
7. LANDSCAPING/ STABILIZING
8. PUNCHLIST

Operator(s):
Wilger Enterprises
John Wilger
Project Manager
425 Edmon NE
Albuquerque, NM 87107
505-345-2854
jwilger@wilger.com

Owner:
JMD McMahon LLC
Doug Peterson
Property Owner Contact
505-884-3578
doug@petersonproperties.net

 11/28/2022 CPESC Stamp	McMahon Marketplace		PROJECT TITLE
	ALBUQUERQUE, NM, BERNALILLO COUNTY		
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