

McMahon Marketplace Building 9B

5760 McMahon Boulevard NW



TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

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GPS COORDINATES: 35.211600, -106.697335



 11/28/2022 CPESC Stamp	McMahon Marketplace Building 9B PROJECT TITLE	
	ALBUQUERQUE, NM, BERNALILLO COUNTY CITY, COUNTY, STATE	
	03/22/2023 DATE	 INSPECTIONS PLUS
	B. Henriksen / J. Tolman DRAWN BY	

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 50FT?	NO
RECEIVING WATER?	Calabacillas & Rio Grande
IS RECEIVING WATER IMPAIRED? TIER DESIGNATION	Y
WHAT ARE THE IMPAIRMENTS, IF ANY?	Dissolved Oxygen, E. Coli Mercury, Temp.
SWPPP CONTACT INFORMATION:	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:

- 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.

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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

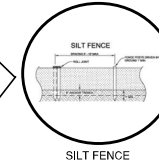
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McMahon Marketplace: COMMON PLAN

McMahon Marketplace
Inspections Plus, LLC
Commercial SWPPP Map-Final

LEGEND

- Silt Fence (2)
- Cutback Curb / Sidewalk (4)
- Trench Drain (2)
- Pre & Post Construction Water Flow (1)
- Limit of Disturbance Lot 9B
- 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)
- Property Boundary
- Not Part of Plan: Under Separate SWPPP

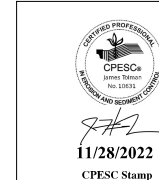


SITE WILL HAVE A SILT FENCE PERIMETER WITH TWO TEMPORARY SEDIMENT PONDS. STAGING AREA IS REPRESENTATIVE AND MAY BE MOVED WITHIN PROJECT BOUNDARY TO ACCOMMODATE WORK.

RECEIVING WATERS: RIO GRANDE VIA ALBUQUERQUE MS4; TIER II WATER AND IMPAIRED WITH E.COLI, PCBs, AND DISSOLVED OXYGEN

CRITICAL HABITAT: CRITERION "A"; NO CRITICAL HABITATS WITHIN PROJECT AREA

GPS LOCATION: 35.2116, -106.6973



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- Silt Fence (2)
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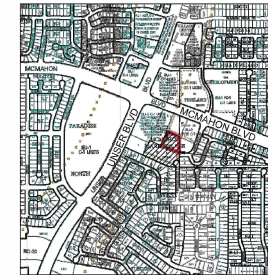
03/22/2023

DATE

B. Henriksen / J. Tolman

DRAWN BY

INSPECTIONS PLUS



SITE

A-11-Z

VICINITY MAP

LEGEND

- EXISTING CONSTRUCTION
- NEW CONTOUR
- FF=5309.5 PROPOSED BUILDING FINISH FLOOR ELEV
- +36.5 NEW SPOT ELEVATION
- NEW CONSTRUCTION
- RD ROOF DRAIN
- TC TOP OF CURB
- EDGE OF EXISTING ASPHALT

KEYED NOTES

- A. INSTALL NEW 8" WIDE TRENCH DRAIN.

DRAINAGE ANALYSIS

LOCATION: SE Corner of Unser/McMahon Blvd NW, Albuquerque, NM

LEGAL DESCRIPTION: LOT 9-B McMAHON MARKETPLACE

AREA: 0.92 ACRES (40,120 SF)

BENCHMARK: City of Albuquerque Station "9-A11" being a brass cap with ELEV= 5283.03 (NAVD 1988)

SURVEYOR: CSI - Cartesian Surveys Inc. dated January 2021

PRECIPITATION ZONE: 1

FLOOD HAZARD: From FEMA Map 35001C0104H (8/16/2012), this site is identified as being within Zone "X" which is determined to be outside the 0.2% annual chance floodplain.

OFFSITE FLOW: There is no offsite flow that enters this site.

EXISTING CONDITIONS: The site is undeveloped but is surrounded by commercial development on all sides. Existing asphalt accessways circle the site and were constructed as part of previous phases of this development.

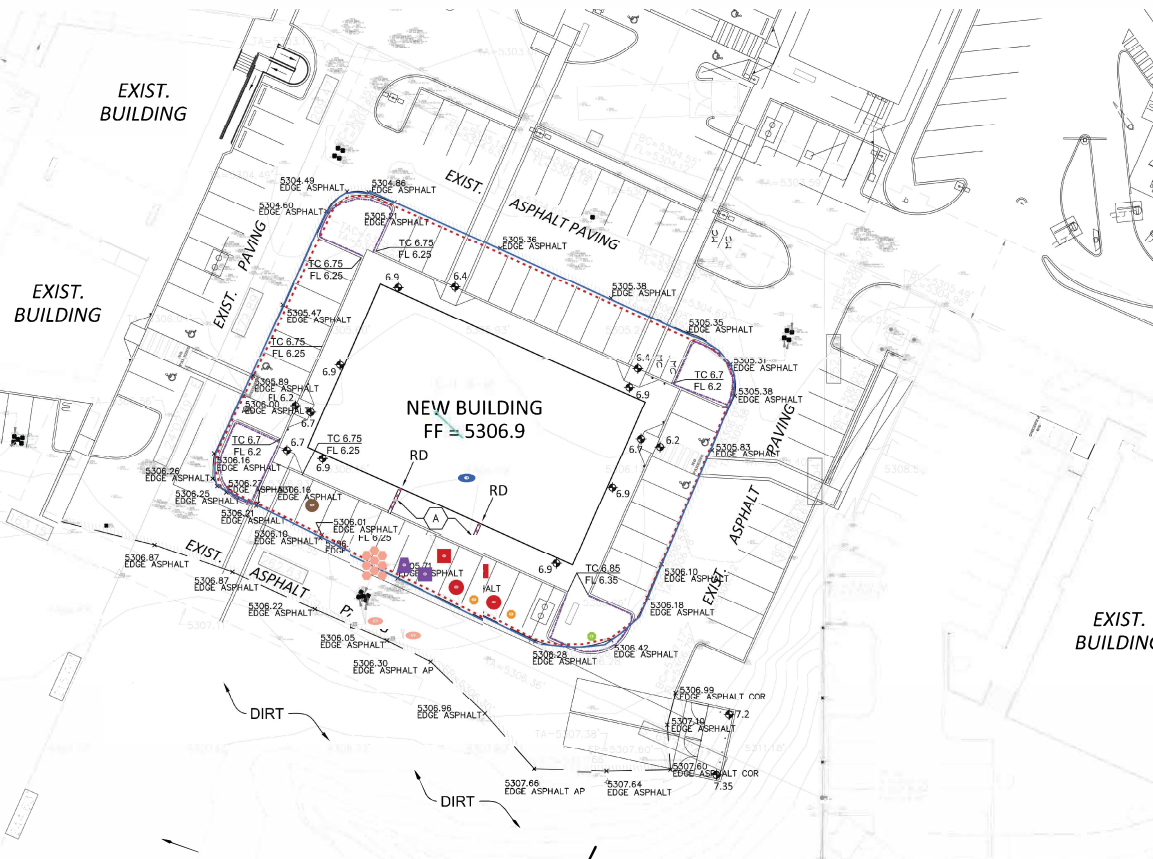
PROPOSED IMPROVEMENTS: The proposed 6,656 SF single-story building will be surrounded by new sidewalks and asphalt parking spaces. This development shall follow the requirements of the Amended Master Drainage Plan for McMahon Marketplace prepared by Isaacson & Artman.

DRAINAGE APPROACH: The site drainage pattern will follow historic conditions with the roof runoff directed to the south.

Precipitation Zone: 1

Proposed land treatment: 2% B, 7% C and 91% D
 $Q = [(0.02)(2.03) + (0.07)(2.87) + (0.91)(4.37)](0.92) = 3.9 \text{ CFS}$

The SWQ Volume requirement for Lots 9B, 9C, and 9D were included in the underground detention system installed with the construction of Lot 9A.



1 GRADING & DRAINAGE PLAN
SCALE: 1" = 20'

15 DEC 2021

MARTIN FM GRUMMER
ARCHITECT

PETERSON PROPERTIES

15 DEC 2021

McMAHON MARKETPLACE
NEW SHELL OFFICE BUILDING
5760 McMAHON BLVD NW
ALBUQUERQUE, NM 87114

LOT
9B

DATE:
11 JAN 2022
DRAWN BY:
K
CHECKED BY:
SUM
VERIFIED BY:
SUM

REVISIONS

SHEET NO:
C1.1
X OF X




4 of 6

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

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