

# 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



11/28/2022  
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








STORMWATER POLLUTION PREVENTION PLAN INFORMATION

PERMIT NUMBER: NMR100593, NMR10059B	
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: 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 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.

   11/28/2022 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	



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

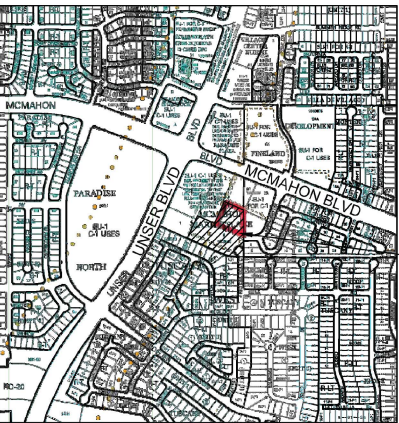
INLET PROTECTION



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

<div><div><div><div><div><div><span></span></div><div>CPESC®</div></div></div><div><div><div><span></span></div><div>James Tolman</div><div>No. 10631</div></div></div></div></div><div><div>11/28/2022</div><div>CPESC Stamp</div></div></div>	McMahon Marketplace		PROJECT TITLE
	ALBUQUERQUE, NM, BERNALILLO COUNTY		CITY, COUNTY, STATE
	11/28/2022	DATE	<div><div><div><span></span></div><div>INSPECTIONS PLUS</div></div></div>
	B. Henriksen / J. Tolman	DRAWN BY	





15 DEC 2021



PETERSON  
PROPERTIES



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

## GRADING & DRAINAGE PLAN

**LOT  
9B**

DATE:  
**11 JAN 2022**

DRAWN BY:

JK

CHECKED BY:

**SW**

VERIFIED BY:

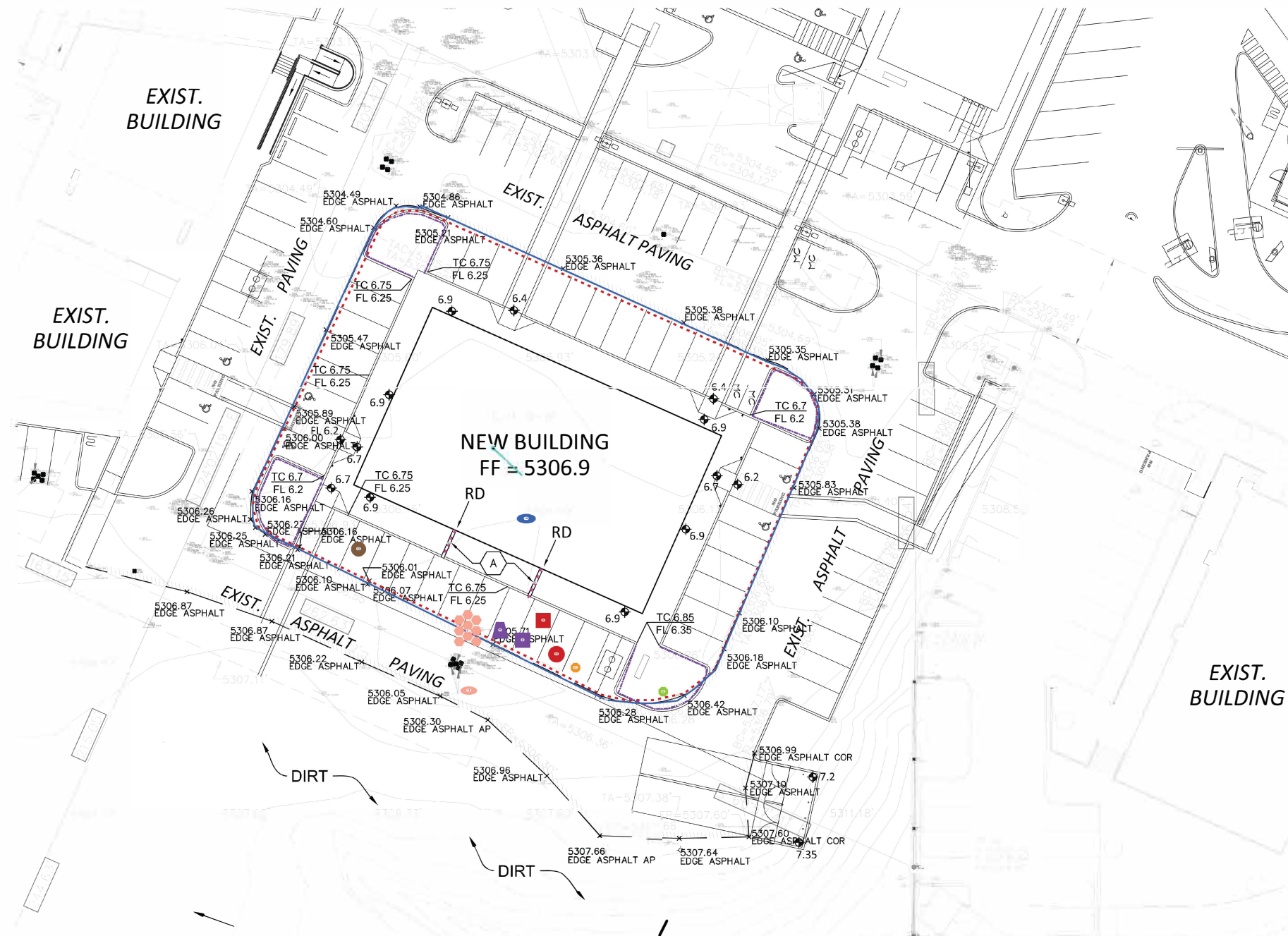
## REVISIONS

**SHEET NO:**

## C1.1

X OF X


4 of 6



## VICINITY MAP

**A-11-Z**

## LEGEND

- |  |  |
|--|--|
| _____  | EXISTING CONSTRUCTION                    |
| _____  | NEW CONTOUR                              |
| FF=5309.5  | PROPOSED BUILDING FINISH FLOOR ELEVATION |
| ⬆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 '8-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 & Arfman.

**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.

GRADING & DRAINAGE PLAN  
SCALE: 1" = 20'



- 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)

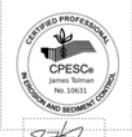
 11/28/2022 CPESC Stamp	McMahon Marketplace <small>PROJECT TITLE</small>	
	<b>ALBUQUERQUE, NM, BERNALILLO COUNTY</b> <small>CITY, COUNTY, STATE</small>	
	11/28/2022 <small>DATE</small>	 <b>INSPECTIONS PLUS</b> <small>DRAWN BY</small>
	<b>B. Henriksen / J. Tolman</b> <small>DRAWN BY</small>	

## 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	
	CITY, COUNTY, STATE	
	11/28/2022	DATE
	B. Henriksen / J. Tolman	DRAWN BY
		