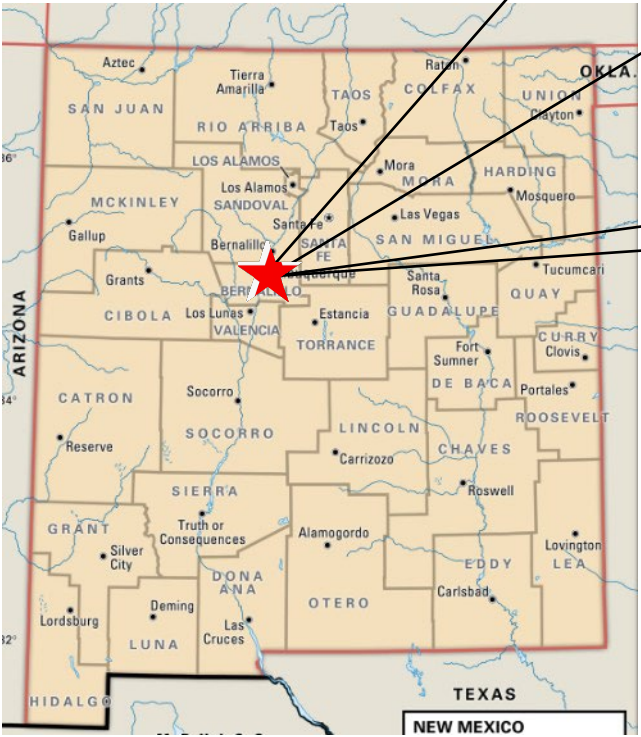


McMahon 9C&D

5770 McMahon Boulevard NW

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: 35.211181  
Longitude: -106.697881

	McMahon 9C&D	
	PROJECT TITLE	
	ALBUQUERQUE, NM, BERNALILLO COUNTY	
	CITY, COUNTY, STATE	
	02/16/2024	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: JMD - McMahon, LLC

OPERATOR POINT OF CONTACT: Doug Peterson doug@petersonproperties.net 505-884-3578

NOI PREPARED BY: Inspections Plus

PROJECT/SITE NAME: McMahon 9C&D

PROJECT/SITE ADDRESS:

LATITUDE	Latitude: 35.211181
LONGITUDE	Longitude: -106.697881
ESTIMATED PROJECT START DATE	02/01/2024
ESTIMATED PROJECT COMPLETION DATE	02/01/2025
ESTIMATED AREA TO BE DISTURBED	2.00
TYPE OF CONSTRUCTION	Commercial
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? City of Albuquerque	Yes
SURFACE WATERS WITHIN 50FT?	NO
RECEIVING WATER? Arroyo de las Calabacilas	No
IS RECEIVING WATER IMPAIRED? TIER DESIGNATION	No
WHAT ARE THE IMPAIRMENTS, IF ANY?	NA



SWPPP CONTACT INFORMATION: Doug Peterson doug@petersonproperties.net 505-884-3578

ENDANGERED SPECIES CRITERIA: CRITERION "A"; NO CRITICAL HABITATS

HISTORIC PRESERVATION CRITERIA: CRITERION "A" PREEXISTING DEVELOPMENT

EROSION CONTROL NOTES  
ESC Plan Standard Notes (2023-06-16))

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 2022 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 - In accordance with City Ordinance § 14-5-2-11(C)(1), “at a minimum a routine 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. Final Stabilization and Notice of Termination (NOT) - In accordance with City Ordinance § 14-5-2-11(C)(1), self-inspections must continue until the site is “determined as stabilized by the city.” The property owner/operator is responsible for determining when the “Conditions for Terminating CGP Coverage” per CGP Part 8.2 are satisfied and then for filing their Notice of Termination (NOT) with the EPA. Each operator may terminate CGP coverage only if one or more of the conditions in Part 8.2.1, 8.2.2, or 8.2.3 has occurred. After filing the NOT with the EPA, the property owner is responsible for requesting a Determination of Stabilization from the City.
6. When doing work in the City right-of-way (e.g. sidewalk, drive pads, utilities, etc.) prevent dirt from getting into the street. If dirt is present in the street, the street should be swept daily or prior to a rain event or contractor induced water event (e.g. curb cut or water test).
7. When installing utilities behind the curb, the excavated dirt should not be placed in the street.
8. When cutting the street for utilities the dirt shall be placed on the uphill side of the street cut and the area swept after the work is complete. A wattle or mulch sock may be placed at the toe of the excavated dirt pile if site constraints do not allow placing the excavated dirt on the uphill side of the street cut.
9. ESC Plans must show longitudinal street slope and street names. On streets where the longitudinal slope is steeper than 2.5%, wattles/mulch socks or j-hood silt fence shall be shown in the front yard swale or on the side of the street.

 CPESC Stamp	McMahon 9C&D	
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	ALBUQUERQUE, NM, BERNALILLO COUNTY	
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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

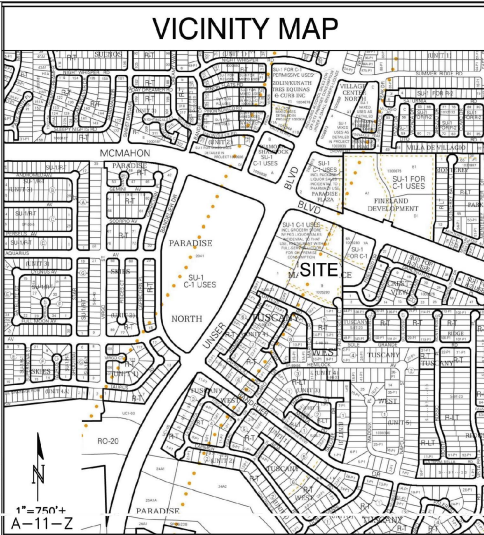
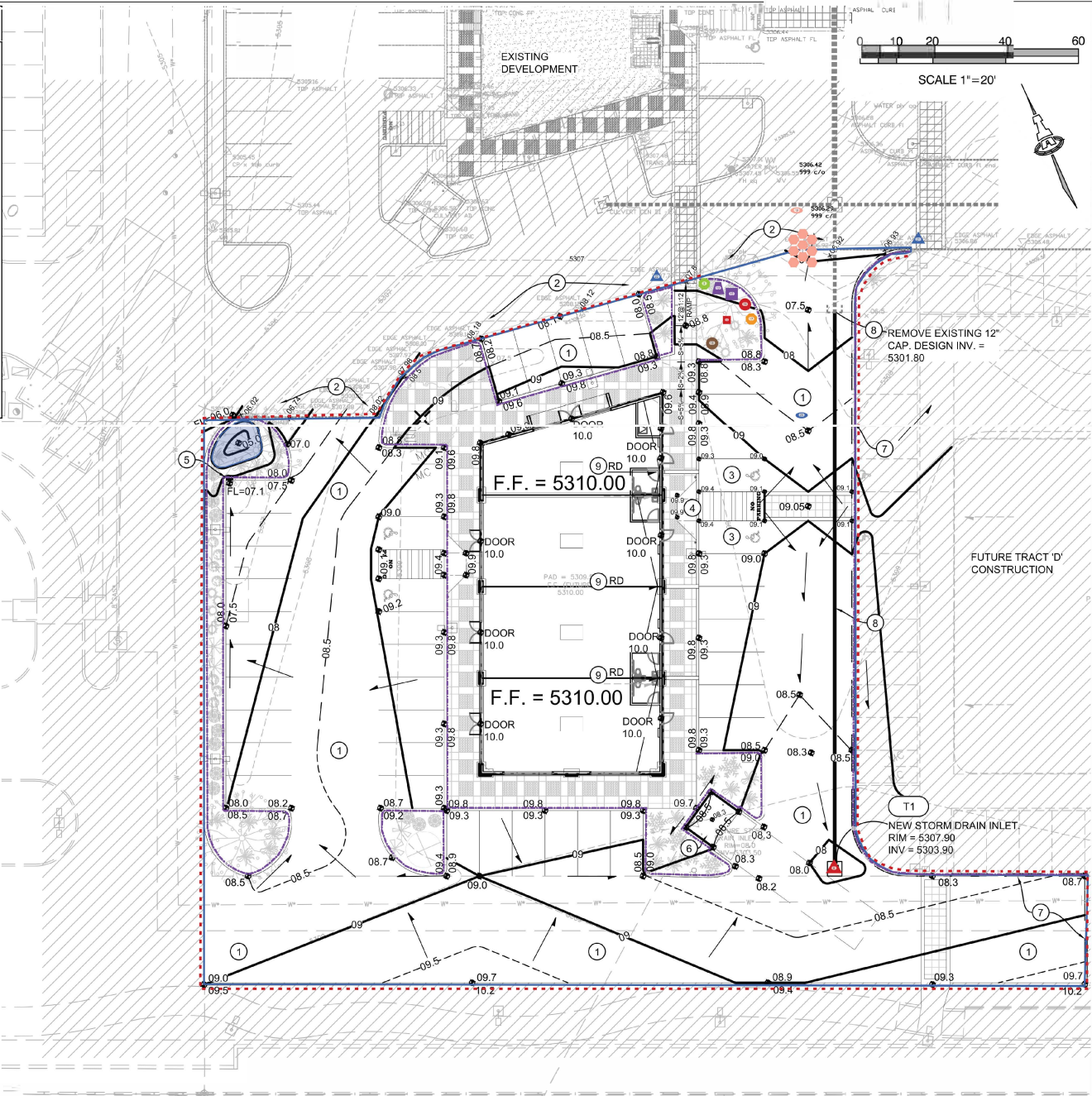
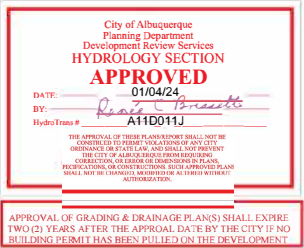


- BMP Objectives**
- Sediment Control
  - Sheet Flow Runoff Control
  - Wind Erosion Control

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<b>STORM DRAIN LEGEND</b>	<b>FIRST FLUSH RETENTION</b>
<b>T#</b> 18" ADS INLINE DRAIN WITH LOCKING, 2'X3' TRAFFIC RATED (H-20 MIN.) GRATE.  EXTEND 12" ADS N-12WT STORM DRAIN MAIN (152 LF) TO EXISTING STUB PROVIDED. WATERTIGHT CONNECTION.	STORMWATER QUALITY RETENTION REQUIRED FOR THE FULLY DEVELOPED LOT 9 PROPERTIES (9A, 9B, 9C AND 9D) IS PROVIDED WITHIN THE EXISTING POND ON LOTS 5/6A (+1,003 CF), IN THE GRAVEL SUB-BASE OF THE PREVIOUSLY CONSTRUCTED STORMTECH CHAMBER SYSTEM ON LOT 9 (+1,067 CF) AND IN DEPRESSED LANDSCAPING THROUGHOUT THE PROPERTY.
<b>GENERAL NOTES</b>	
A. INSTALL ALL STORM DRAIN INLETS AND PIPE PER MANUFACTURER'S SPECIFICATIONS.  B. ALL STORM DRAIN LINES AND FITTINGS TO BE ADS N-12WT WATERTIGHT.  C. STORM DRAIN SYSTEM WILL REQUIRE REGULAR MAINTENANCE TO ENSURE PROPER FUNCTIONING DURING STORM EVENTS. ENGINEER RECOMMENDS THAT PROPERTY OWNER PUT IN PLACE INSPECTION AND MAINTENANCE CRITERIA SCHEDULED TO ON A REGULAR BASIS AND AFTER EACH STORM EVENT.	



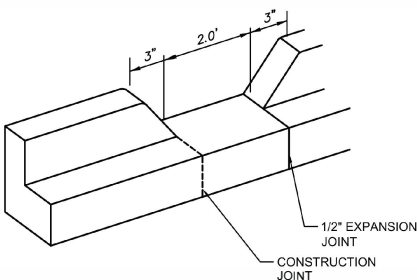
<b>PROJECT DATA</b>
PROPERTY: THE SITE IS PARTIALLY DEVELOPED COMMERCIAL PROPERTY WITHIN C.O.A. VICINITY MAP A-11. THE SITE IS BOUND TO THE NORTH, EAST, SOUTH AND WEST BY MCMAHON MARKETPLACE DRIVES COMMERCIAL PROPERTIES.
SITE AREA: 0.8055 ACRES
PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS FALL WITHIN THE SOUTHWEST PORTION OF LOT 9 AND INCLUDE THE FULL DEVELOPMENT OF LOT 9-C, AND PARTIAL ASPHALT PAVED PARKING ON 9-D.
LEGAL: LOT 9-C, MCMAHON MARKETPLACE, CITY OF ALBUQUERQUE, NEW MEXICO.
BENCHMARK: VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY MONUMENT "9-A11", ELEVATION = 5301.647 (NAVD 1988)
OFF-SITE: NO OFFSITE FLOW OTHER THAN LOTS 9-A THROUGH 9-D WILL IMPACT THIS PROPERTY AS PROVIDED IN THE AMENDED DRAINAGE MANAGEMENT PLAN.
FLOOD HAZARD: PROPERTY IS LOCATED WITHIN ZONE X, DESIGNATING AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP, BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS MAP NO. 35001C0104H, MAP REVISED AUGUST 16, 2012.
DRAINAGE PLAN CONCEPT: THE OVERALL LOT 9 PROPERTY (LOTS 9-A THROUGH 9-D) WILL DISCHARGE PER THE COA HYDROLOGY APPROVED CONCEPTUAL GRADING AND DRAINAGE PLAN FOR LOT 9, STAMP DATE: 11/01/17 PREPARED BY ISAACSON & ARFMAN P.A. COA HYDROLOGY FILE A11D0111) WHICH ADHERES TO THE WHOLE OF THE MCMAHON MARKETPLACE PROPERTY LIMITED TO 41.55 CFS PER THE APPROVED DRAINAGE MASTER PLAN. THE WEST PORTION OF THE PROPOSED PROPERTY FALLS WITHIN MASTER PLANNED BASINS B1 AND B2 (FREE DISCHARGE). EXISTING DETENTION PONDING IS PROVIDED FOR THE FULL DEVELOPMENT OF THE REMAINDER OF LOT 9 TO LIMIT THE ALLOWABLE DISCHARGE TO THE EXISTING DETENTION POND TO THE NORTH.
PER THE APPROVED MASTER PLAN FOR LOT 9, STORMWATER QUALITY (S.Q.) CONTROL MEASURES ARE REQUIRED TO PROVIDE MANAGEMENT OF FIRST FLUSH DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.34" OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM.
ENGINEER: FRED C. ARFMAN, NMPE 7322 ISAACSON & ARFMAN, PA 128 MONROE NE, 87111 TELEPHONE: (505) 268-8828
SURVEYOR: RUSS P. HUGG, NMPS NO. 9750 SURV-TEK, INC. 9384 VALLEY VIEW DR. NW, 87114 TELEPHONE: (505) 897-3366

<b>KEYED NOTES</b>
1. PAVING / WALKS / CROSSWALKS / CURB AND GUTTER TO ELEVATIONS SHOWN. SEE PAVING PLAN FOR PAVEMENT MATERIAL, EXTENTS, SECTIONS, PARKING LAYOUT, DIMENSIONS, STRIPING, ETC. PROVIDE SMOOTH TRANSITION TO EXISTING.
2. EXISTING PAVING TO REMAIN. PROVIDE SMOOTH TRANSITIONS.
3. HC PARKING AREA TO ADA STANDARDS. TARGET SLOPE = 1% TO 1.5%. SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
4. ADA COMPLIANT CURB RAMP AT ELEVATIONS SHOWN. TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%). SEE ARCHITECTURAL.
5. 2.0' WIDE CURB OPENING AT FLOWLINE ELEVATIONS SHOWN. INSTALL 3'X3'X8" DEEP ROCK EROSION PROTECTION (AVG. 4" DIA.) TO EXTENTS SHOWN.
6. NEW CONCRETE DUMPSTER PAD AND ENCLOSURE AT ELEVATIONS SHOWN. INSTALL FLOOR DRAIN AT RIM ELEVATION SHOWN & EXTEND TO SANITARY SEWER GREASE TRAP (SEE UTILITY PLAN).
7. TEMPORARY ASPHALT CURB. SEE PAVING DETAILS.
8. INSTALL PRIVATE STORM DRAIN INLET AND EXTEND TO EXISTING STUB PROVIDED. SEE STORM DRAIN NOTES THIS SHEET FOR ADDITIONAL INFORMATION.
9. ROOF DRAIN DISCHARGE TO 12" WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.

<b>LEGEND</b>
EXISTING SPOT ELEVATION
EXISTING CONTOUR
PROPOSED CONTOUR (1' INCREMENT)
PROPOSED SPOT ELEVATION
FLOW ARROW
FINISH FLOOR ELEVATION
PROPOSED STORM DRAIN

<b>RAMP AND WALK SLOPE CRITERIA</b>
SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%.
ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%).
ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.

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		<b>INSPECTIONS PLUS</b>



**GENERAL NOTES**

1. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE SHAPED WITH A 3/8" EDGING TOOL.

**CURB OPENING**

SCALE: N.T.S.

**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 www.iactvill.com

2618 CG-101.dwg Dec 20, 2023

4 DEC 2023

MARTIN FM GRUMMER  
ARCHITECT  
331 WELLESLEY PLACE NE  
ALBUQUERQUE, NEW MEXICO 87108  
(505) 265-2507

PETERSON PROPERTIES

FRED C. ARFMAN  
NEW MEXICO  
7322  
REGISTERED PROFESSIONAL ENGINEER  
12-21-23













McMAHON MARKET PLACE  
NEW SHELL BUILDING  
5770 McMAHON BLVD NW  
ALBUQUERQUE, NM 87114  
GRADING & DRAINAGE PLAN



DATE: 5 DEC 2023  
DRAWN BY: BJB  
CHECKED BY: FCA  
VERIFIED BY:

REVISIONS

SHEET NO:  
**CG1.0**



-  Retention Basin (1)
-  Cutback Curb / Sidewalk (6)
-  Property Boundary / Limit of Disturbance (1)
-  Silt Fence (1)
-  Stabilized Construction Exit (1)
-  SWPPP Sign (1)
-  Insert Inlet Protection (1)
-  Portable Concrete Washout (1)
-  Portable Toilet (1)
-  Dumpster (1)
-  Materials Storage (1)
-  Spill Kit (1)
-  Stockpiles (1)
-  Street Sweeping (1)
-  Water Truck (1)
-  Inlet Protection on Storm Drain Inlets within 400' of site (2)

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	02/16/2024 <small>DATE</small>	 <b>INSPECTIONS PLUS</b>
	B. Henriksen / J. Tolman <small style="float: right;">DRAWN BY</small>	

Operator(s):

Wilger

425 Edmon NE

Albuquerque, NM 87107

Scot McLelland

Project Manager

505-345-2554

scot@wilger.com

Owner:

Peterson INV-McMahon, LLC

Doug Peterson

Property Owner Contact

505-884-3578

doug@petersonproperties.net