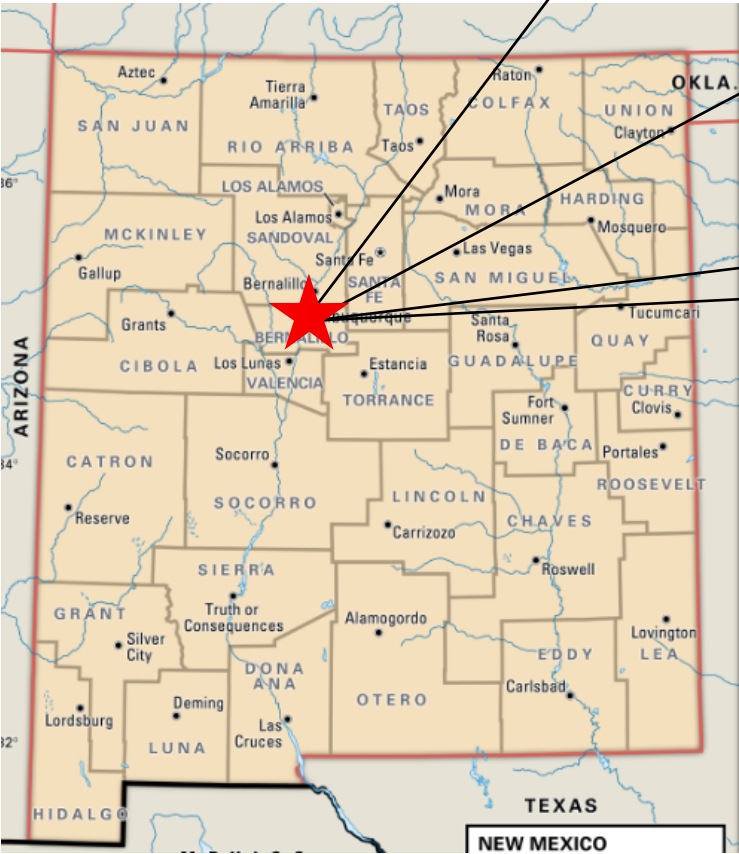


THE PEAKS BY MARKANA PHASE II



GLENDALE AVE NE

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

PAGE INDEX	
1	TITLE PAGE
2	SWPPP INFO AND NOTES
3	DETAILS
4	TEMPORARY EROSION CONTROL PLAN



GPS COORDINATES: 35.1899, -106.5741

<div><p>05/06/2022 CPESC Stamp</p></div>	THE PEAKS BY MARKANA PH II <small>PROJECT TITLE</small>	
	ALBUQUERQUE, NM, BERNALILLO COUNTY <small>CITY, COUNTY, STATE</small>	
	05/06/2022 <small>DATE</small>	
	C. DURKIN <small>DRAWN BY</small>	

STORMWATER POLLUTION PREVENTION PLAN INFORMATION



PERMIT NUMBER: NMR1004QW

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:		KLG 9, LLC
OPERATOR POINT OF CONTACT:		FAIZEL KASSAM FKASSAM@LEGACYDM.NET
NOI PREPARED BY:		INSPECTIONS PLUS
PROJECT/SITE NAME:		THE PEAKS BY MARKANA PHASE 2
PROJECT/SITE ADDRESS:		GLENDALE AVE NE ALBUQUERQUE, NM 87113
LATITUDE	35.1899	
LONGITUDE	-106.5741	
ESTIMATED PROJECT START DATE	06/06/2022	
ESTIMATED PROJECT COMPLETION DATE	01/31/2024	
ESTIMATED AREA TO BE DISTURBED	4.25 ACRES	
TYPE OF CONSTRUCTION	NEW- ABOVE GROUND	
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?	N/A	
SURFACE WATERS WITHIN 50FT?	NO	
RECEIVING WATER?	ONSITE STORMWATER POND	
IS RECEIVING WATER IMPAIRED? TIER DESIGNATION	NO	
WHAT ARE THE IMPAIRMENTS, IF ANY?	N/A	
SWPPP CONTACT INFORMATION:STEPHEN PENDERGRAFT spendergraft@legacydm.net		
ENDANGERED SPECIES CRITERIA: CRITERION "A"; NO CRITICAL HABITATS		
HISTORIC PRESERVATION CRITERIA: CRITERION "A"; PREVIOUS SURVEYS		

EROSION CONTOL NOTES
ESC Plan Standard Notes (2021-03-24)

- 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.

 05/06/2022 CPESC Stamp	THE PEAKS BY MARKANA PH II <small>PROJECT TITLE</small>	
	ALBUQUERQUE, NM, BERNALILLO COUNTY <small>CITY, COUNTY, STATE</small>	
	05/06/2022 <small>DATE</small>	
	C. DURKIN <small>DRAWN BY</small>	

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

LEGEND

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

PP-PP-PP- PROJECT PERIMETER

STAGING AREA

CHEMICAL TOILET

TEMPORARY SEDIMENT POND

—BW—BW— EXISTING BLOCK WALL

FLOW DIRECTION

CONCRETE WASHOUT


Ⓢ POSTING SIGN

SF-SF-SF-SF SILT FENCE

STABILIZED CONTRUCTION ENTRANCE

⊗ OUTFALL

DEBRIS CONTAINMENT



04/26/2021
CPESC Stamp

THE PEAKS BY MARKANA

PROJECT TITLE

ALBUQUERQUE, NM, BERNALILLO COUNTY


CITY, COUNTY, STATE

04/26/2021

DATE

C. DURKIN

DRAWN BY



SCHEDULE/SEQUENCING OF CONSTRUCTION

- 1. POST PERMITS
- 2. INSTALL REQUIRED BMPs
 - 2.a. PERIMETER CONTROLS
 - 2.b. STABILIZED CONSTRUCTION ENTRANCE
 - 2.c. CONCRETE WASHOUT AREA
- 3. TEMP POND
- 4. EARTHWORK AND GRADING
- 5. UTILITY INSTALLATION
- 6. PAVEMENT STRUCTURES
- 7. VERTICAL STRUCTURES
- 8. LANDSCPING
- 9. PUNCHLIST

SITE OPERATORS:

KLG 9, LLC Faizel Kassam fkassam@legacydm.net
Kassam Construction; Stephen Pendergraft spendergraft@legacydm.net

STORMWATER TEAM

- A: REMOVE SEDIMENT FROM ADJACENT STREETS: Inspections Plus
- B: BMP MAINTENANCE: Inspections Plus
- C: SITE INSPECTIONS: Inspections Plus



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

EXISTING SCREEN FENCE



05/06/2022
CPESC Stamp

THE PEAKS BY MARKANA PH II

PROJECT TITLE

ALBUQUERQUE, NM, BERNALILLO COUNTY

CITY, COUNTY, STATE

05/06/2022

DATE

C. DURKIN

DRAWN BY

