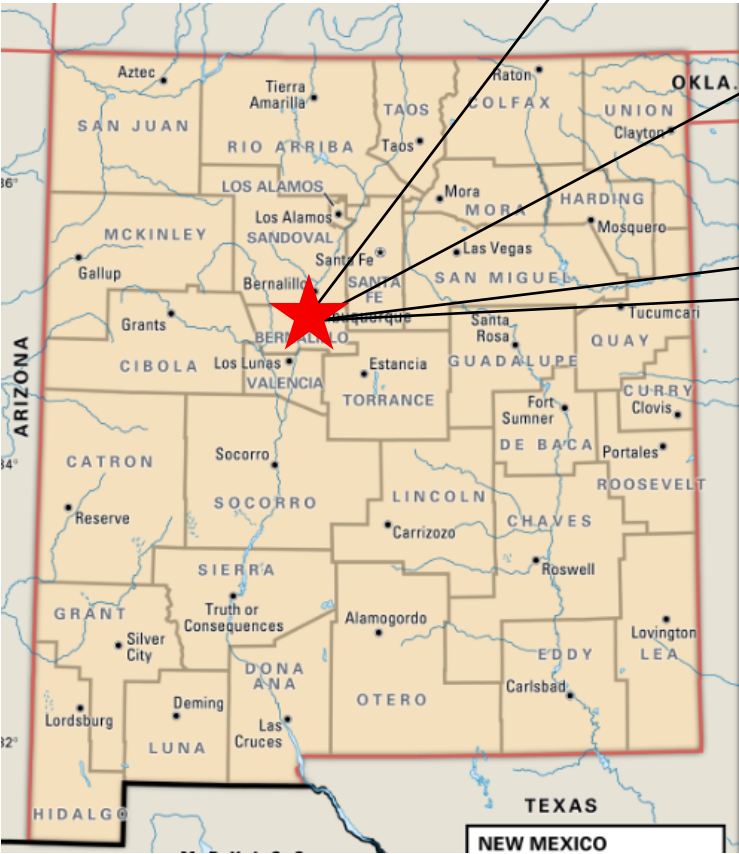


THE PEAKS BY MARKANA PHASE II

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

	THE PEAKS BY MARKANA PH II	
	PROJECT TITLE	
	ALBUQUERQUE, NM, BERNALILLO COUNTY	
	CITY, COUNTY, STATE	
	05/06/2022	DATE
J. Tolman	DRAWN BY	

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

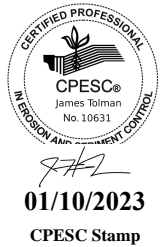

SWPPP CONTACT INFORMATION:STEPHEN PENDERGRAFT spendergraft@legacydm.net

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.

 01/10/2023 CPESC Stamp	THE PEAKS BY MARKANA PH II PROJECT TITLE	
	ALBUQUERQUE, NM, BERNALILLO COUNTY CITY, COUNTY, STATE	
	05/06/2022 DATE	
	J. Tolman DRAWN BY	

SEDIMENT TRACK OUT CONTROL



- BMP Objectives**
- Sediment Control

SILT FENCE



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

BERMS AND SWALES



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

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


 PROJECT PERIMETER


 EXISTING BLOCK WALL


 POSTING SIGN


 OUTFALL


 STAGING AREA


 FLOW DIRECTION


 SILT FENCE


 DEBRIS CONTAINMENT


 CHEMICAL TOILET

 CONCRETE WASHOUT

 STABILIZED CONTRUCTION ENTRANCE

 TEMPORARY SEDIMENT POND

 Existing Screen Fence



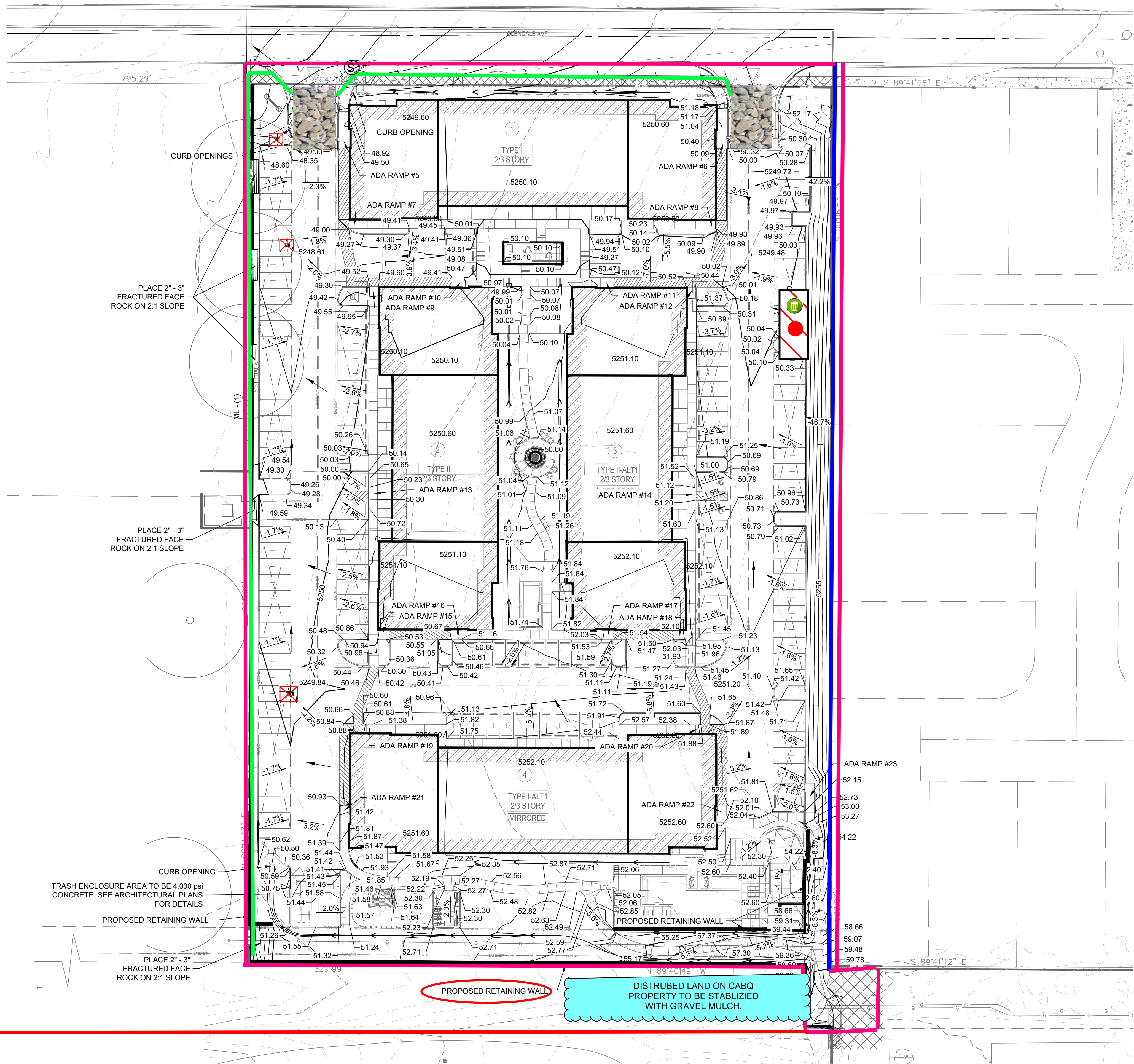
CERTIFIED PROFESSIONAL
CPESC®
James Tolman
No. 10631
IN EROSION AND SEDIMENT CONTROL

J. Tolman
01/10/2023
CPESC Stamp

THE PEAKS BY MARKANA	
PROJECT TITLE	
ALBUQUERQUE, NM, BERNALILLO COUNTY	
CITY, COUNTY, STATE	
04/26/2021	DATE
J. Tolman	DRAWN BY



NAME: N:\Projects\04-266.0006-Legacy Phase 2\3.DWG\StreetsC-101 GRADING.dwg PLOT DATE: Sep 28, 2022 9:21am



- LEGEND:
- PROPERTY BOUNDARY
 - 5270— PROPOSED MAJOR CONTOUR
 - 5272— PROPOSED MINOR CONTOUR
 - - -5270 - - - EXISTING MAJOR CONTOUR
 - - - EXISTING MINOR CONTOUR
 - ~ ~ ~ PROPOSED HIGH POINT
 - SD — PROPOSED STORM DRAIN
 - PROPOSED DROP INLET
 - FLOW ARROW
 - SWALE

SCHEDULE/SEQUENCING OF CONSTRUCTION

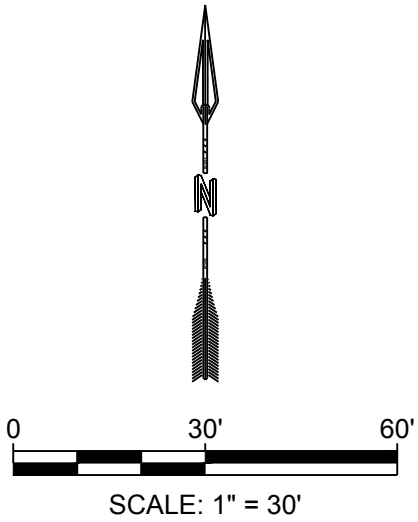
1. POST PERMITS
2. INSTALL REQUIRED BMPs
 - 2.a. PERIMETER CONTROLS
 - 2.b. STABILIZED CONSTRUCTION ENTRANCE
 - 2.c. CONCRETE WASHOUT AREA
3. TEMP POND
4. EARTHWORK AND GRADING
5. UTILITY INSTALLATION
6. PAVEMENT STRUCTURES
7. VERTICAL STRUCTURES
8. LANDSCPING
9. PUNCHLIST


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



 01/10/2023 CPESC Stamp	The Peaks By Markana ALBUQUERQUE, NM, BERNALILLO COUNTY CITY, COUNTY, STATE 04/26/2021 B. Henriksen / J. Tolman DESIGNED BY DRAWN BY	PROJECT TITLE DATE INSPECTIONS PLUS
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DESIGNED JS DRAWN JS CHECKED JS DATE 9/28/2022	REVISION
 COMMUNITY DESIGN SOLUTIONS 7770 JEFFERSON STREET SUITE 200 DENVER, CO 80231 WWW.RESPEC.COM PHONE (303) 253-9718	
STAMP 	
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.	
 Know what's below. Call before you dig. PROJ. #: 4266.06	
PROJECT NAME: THE PEAKS BY MARKANA PHASE II	
SHEET TITLE: GRADING	
SUBMITTED FOR: BUILDING PERMIT	
SHEET NUMBER: C-101	