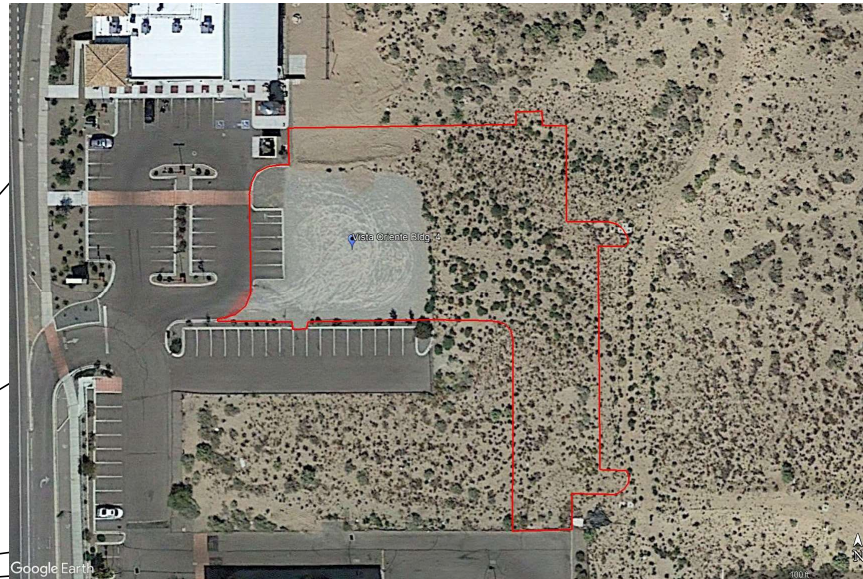


Vista Oriente Bldg. 4 4700 2220

Unser 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: 35.111440
Longitude: -106.730284

 02/06/2023 CPESC Stamp	Vista Oriente Bldg. 4	
	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: NMR 1005EM NMR1005EL	
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:	Peterson INV-98th / Unser, LLC
OPERATOR POINT OF CONTACT:	Doug Peterson
NOI PREPARED BY:	Inspections Plus
PROJECT/SITE NAME:	Vista Oriente Bldg. 4
PROJECT/SITE ADDRESS:	2220 Unser Boulevard NW, Albuquerque, NM 87120
LATITUDE	35.111440
LONGITUDE	-106.730284
ESTIMATED PROJECT START DATE	02/06/2023
ESTIMATED PROJECT COMPLETION DATE	12/28/2024
ESTIMATED AREA TO BE DISTURBED	0.81 acres
TYPE OF CONSTRUCTION	Commercial
DEMOLITION OF ANY STRUCTURES, 10,000 SQ FT OF GREATER BUILT OR RENOVATED BEFORE JANUARY 1, 1980?	Yes. Parking lot asphalt
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?	Rio Grande River
IS RECEIVING WATER IMPAIRED? TIER DESIGNATION	No
WHAT ARE THE IMPAIRMENTS, IF ANY?	N/A
SWPPP CONTACT INFORMATION:	John Wilger - 505-345-2854
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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	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

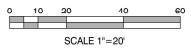
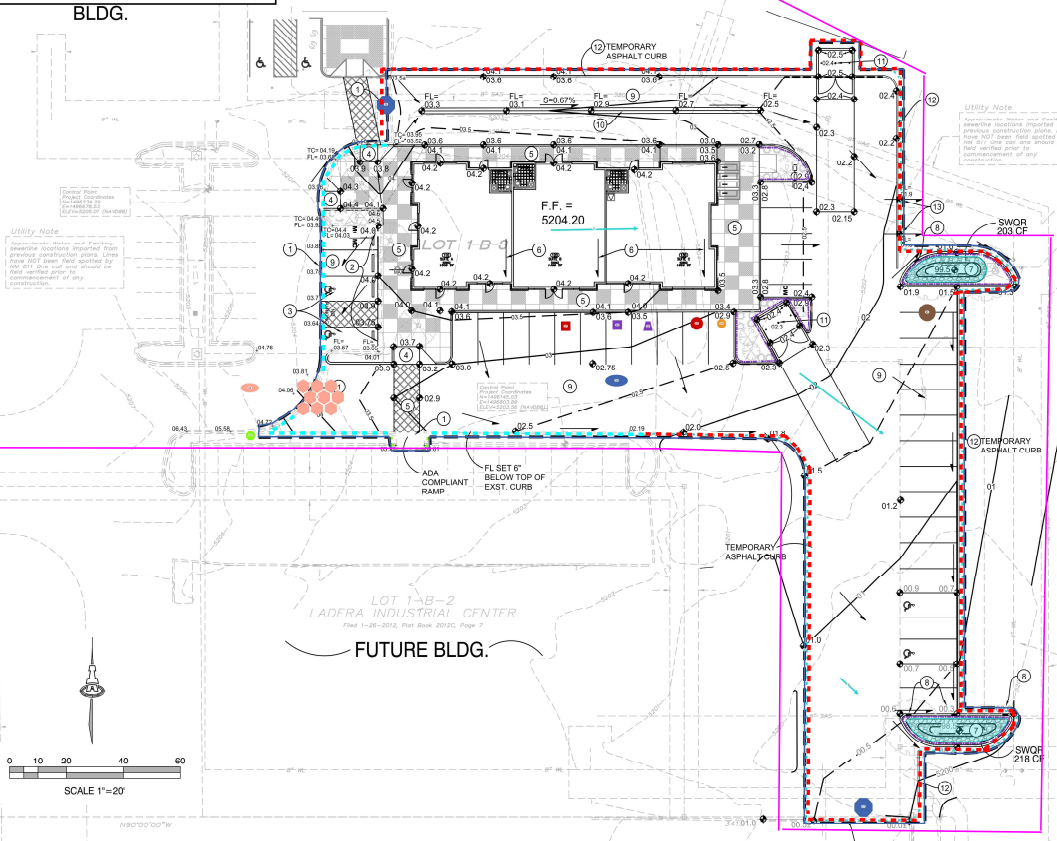


BMP Objectives

- Sediment Control
- Sheet Flow Runoff Control
- Wind Erosion Control

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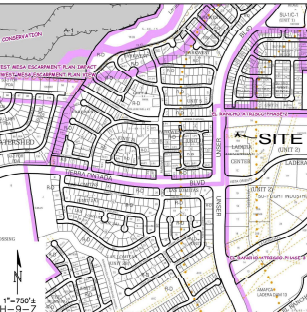
Note: Property Boundary Continues



KEYED NOTES

1. PROVIDE SMOOTH TRANSITION TO EXISTING PAVEMENT.
2. TOP OF ASPHALT TO BE FLUSH WITH TOP OF CONCRETE WALK THIS AREA.
3. CONSTRUCT ADA COMPLIANT PARKING SPACES AND ACCESS AISLES AT ELEVATIONS SHOWN.
4. CONSTRUCT ADA COMPLIANT CURB RAMP AT ELEVATIONS SHOWN.
5. CONSTRUCT ADA COMPLIANT PEDESTRIAN ACCESS WALK AT ELEVATIONS SHOWN.
6. ROOF DRAIN DOWNSPOUTS TO DISCHARGE TO 12" WIDE COVERED SIDEWALK CULVERTS. RELEASE AT FACE OF CURB. SEE ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS. EXTEND ROOF DRAIN.
7. CONSTRUCT 18" DEEP STORMWATER QUALITY RETENTION POND (SWOR) AT ELEVATIONS SHOWN. SIDE SLOPE = 2:1 ARMORED WITH 8" THICK 4" AVG. DIAMETER ANGULAR ROCK (2'-6") OVER PERMANENT EROSION CONTROL MATERIAL. ALL STORMWATER QUALITY PONDING VOLUMES WILL BE VERIFIED AS PART OF AS-BUILT CERTIFICATION PONDING VOLUMES WHICH DO NOT PROVIDE THE REQUIRED VOLUME WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.
8. PROVIDE 1/2" WIDE CURB OPENING TO PASS CONCENTRATED FLOW. INSTALL ROCK EROSION PROTECTION WITHIN LANDSCAPING AT EACH CURB OPENING (2'X7' OR TO EXTENTS SHOWN). TOP OF ROCK = PAVEMENT FLOWLINE.
9. CONSTRUCT ASPHALT PAVING AT ELEVATIONS SHOWN. SEE PAVING PLAN (CP-501) FOR PAVEMENT MATERIAL, PAVEMENT SECTIONS, STRIPING, ETC.
10. CONSTRUCT 120 LF OF 2" WIDE CONCRETE ALLEY GUTTER TO AT 0.67% SLOPE SWALE FLOWLINE.
11. CONCRETE DUMPSTER PAD SLOPED TO INTERIOR DRAIN INLET(S). SEE UTILITY PLAN FOR CONTINUATION.
12. CONSTRUCT TEMPORARY ASPHALT CURB AT PERIMETER OF CONSTRUCTION. SEE PAVING PLAN FOR ADDITIONAL INFORMATION.
13. PROVIDE TWO 18" WIDE OPENINGS IN TEMPORARY ASPHALT CURB TO PASS FLOW.

VICINITY MAP



PROJECT DATA

PROPERTY: THE SITE IS A PARTIALLY DEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP #18. THE SITE IS BOUND TO THE NORTH BY THE LADERA DIVERSION CHANNEL AND DEVELOPED COMMERCIAL TO THE EAST AND SOUTH BY PARTIALLY DEVELOPED COMMERCIAL (UTILITIES ONLY), AND TO THE WEST BY UNSER BLVD.

SITE AREA TO BE DEVELOPED: 0.75 ACRES

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE CONSTRUCTION OF A MULTI-SPACE RETAIL BUILDING WITH ASSOCIATED ASPHALT PAVED ACCESS AND PARKING, PEDESTRIAN WALKS, DRAINAGE IMPROVEMENTS, AND LANDSCAPING.

LEGAL: A PORTION OF LOT 1-B-3 LADERA INDUSTRIAL CENTER, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

ADDRESS: UNSER BLVD NW ALBUQUERQUE NM 87120

BENCHMARK: VERTICAL DATUM SHOWN HEREON WAS DERIVED FROM THE ALBUQUERQUE CONTROL SURVEY MONUMENT 4-HP HAVING A PUBLISHED ELEVATION OF 5089.315 FEET (NAVD 83).

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: THIS PROPERTY APPEARS TO LIE WITHIN 'ZONE X' AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD PLAIN AS HAZARD MAP NUMBER: 25010C02100N NEW MEXICO ALBUQUERQUE 4, 2015.

ENGINEER: FRED C. ARFMAN, P.E., NMP# 7322
ISAACSON & ARFMAN, INC
120 MONROE NE, 87111
TELEPHONE: (505) 268-8828

SURVEYOR: RUSS P. HUGO, NMP# 8750
SURV-TEK, INC., CONSULTING SURVEYORS

DRAINAGE CONCEPT

THIS SITE WILL DRAIN SOUTH AND EAST TO THE ADJACENT PROPERTIES PER THE UNDER AND VISTA ORIENTE GRADING AND DRAINAGE PLAN (APPROVED AS PART OF THE LADERA INDUSTRIAL CENTER SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (H18054) APPROVED 4/30/2028).

EXISTING NATURAL GROUND LOT DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1-B-1 THRU 1-B-4 GRANTED BY PLAT FILED JANUARY 26, 2012. SAID EASEMENT SHALL RUN OVER, UNDER AND ACROSS THE COMMON AREAS (MEANING THOSE AREAS OF LOT NOT OCCUPIED BY A BUILDING FROM TIME TO TIME AND AT ANY APPLICABLE TIME). MAINTENANCE OF SAID EASEMENT SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE LOT OWNERS AS TO THE PORTION CONTAINED WITHIN THEIR RESPECTIVE LOT.

STORMWATER QUALITY

STORMWATER QUALITY RETENTION (SWOR) IS REQUIRED. STORMWATER QUALITY PONDS (18" DEEP WITH 2:1 SIDE SLOPES) WILL BE PROVIDED WITHIN PARKING ISLANDS AS THE PROPERTY CONTINUES TO DEVELOP. CALCULATIONS FOR REQUIRED POND VOLUME WILL BE BASED ON V.O. OF BASED ON PREVIOUS SUBMITTALS.

APPROXIMATELY 33,800 SF OF IMPERVIOUS AREA (BLDG. AND PAVEMENT) WILL BE CONSTRUCTED WITH THIS PROJECT.

TOTAL SWOR POND VOLUME REQUIRED = 33,800 SF * 0.34" = 958 CF.
TOTAL PROVIDED = 203 * 218 = 421 CF.

AS THE PROPERTY CONTINUES TO DEVELOP, ADDITIONAL SWOR PONDS WILL BE CONSTRUCTED.

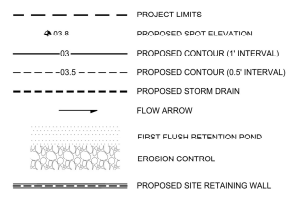
A.D.A. COMPLIANCE

SIDEWALKS: LONGITUDINAL SLOPE SHALL NOT EXCEED 20:1 (5%).
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 (8.33%).
TARGET CROSS SLOPE = 1% TO 1.5%.
CROSS SLOPE SHALL NOT EXCEED 2%.

ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%.
SLOPE SHALL NOT EXCEED 30:1 SLOPE IN ANY DIRECTION.

LEGEND



Isaacson & Arfman, Inc.
Civil Engineering Consultants

128 Marston Street NE
Albuquerque, NM 87108
505-268-8828 | www.iaacv.com

Vista Oriente Bldg. 4
PROJECT TITLE

ALBUQUERQUE, NM, BERNALILLO COUNTY
CITY, COUNTY, STATE

03/22/2023 DATE

B. Henriksen / J. Tolman DRAWN BY

CPESC STAMP

INSPECTIONS PLUS



MARTIN P.M. GRUBNER
ARCHITECT
10 MILLENIUM BLVD
ALBUQUERQUE, NM 87102
(505) 261-2001

UNSEER & VISTA ORIENTE
 UNSEER BLVD NW
 BUILDING #4
 ALBUQUERQUE, NM 87114
 GRADING & DRAINAGE PLAN NORTH

DATE: NOV. 2022
DRAWN BY: BJB
CHECKED BY: ANW
VERIFIED BY: PCA




















REVISIONS


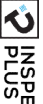
SHEET NO:
CG-101

LEGEND



Latitude: 35.111440
 Longitude: -106.730284

-  Retention Basin (2)
-  Pre/Post-Construction Water Flow/Slope (3)
-  Staked Fiber Rolls (Straw Wattle) (7)
-  Limit of Disturbance
-  Cut-back Curb (5)
-  Weighted or Staked Fiber Rolls (1)
-  NOI/Site Notice Posting (1)
-  Street Sweeping (1)
-  Stockpiles (1)
-  Portable Concrete Washout Bin w/ Sign (1)
-  Temporary Barricade (2)
-  Water Truck (1)
-  Portable Toilet - within secondary containment system if on impervious surfaces (1)
-  Spill Kit - near Material Storage (1)
-  Dumpster (1)
-  Stabilized Construction Entrance/Exit (1)
-  Material Storage (1)
-  Silt Fence
-  Property Boundary

	
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<p>03/22/2023</p> <p>DATE</p>	<p>B. Henriksen / J. Tolman</p> <p>DRAWN BY</p>
	

SCHEDULE/SEQUENCING OF CONSTRUCTION

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/ STABILIZATION
8. PUNCHLIST



OPERATOR:

Wilger Enterprises
 425 Edmon NE
 Albuquerque, NM 87107
 505-345-2854

John Wilger
 Project Manager
 505-345-2854
 jwilger@wilger.com

OWNER:

Peterson INV- 98th/ Unser, LLC
 2325 San Pedro NE, Suite 2A
 Albuquerque, NM 87110
 505-884-3578
 doug@petersonproperties.net

	
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<p>DRAWN BY</p> <p>B. Henriksen / J. Tolman</p>	<p></p> <p>INSPECTIONS PLUS</p>
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