Markana Flats

7050 Constitution Avenue NW

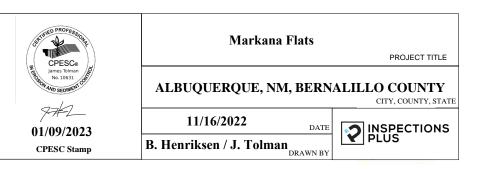
# TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

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GPS COORDINATES: 35.093999, -106.567350



## PERMIT NUMBER: NMR10059N, NMR10054Q

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PROJECT/SITE NAME:       Markana Flats         PROJECT/SITE ADDRESS:       7050 Constitution Ave.         LATITUDE       35.093999         LONGITUDE       -106.567350         ESTIMATED PROJECT START DATE       11/01/2022         ESTIMATED PROJECT COMPLETION DATE       05/30/2023         ESTIMATED AREA TO BE DISTURBED       1.74 ACRES         TYPE OF CONSTRUCTION       COMMERCIAL BUILDING         DEMOLITION OF ANY STRUCTURES, 10,000 SQ FT OF       REATER BUILT OR RENOVATED BEFORE JANUARY 1, 1980?         NO       COMMERCIAL BUILDING         DEMOLITURE?       NO         COMMENCED EARTH DISTURBING ACTIVITIES?       NO         DISCHARGE TO MS4? MS4 NAME?       NO         SURFACE WATERS WITHIN 50FT?       NO         RECEIVING WATER?       Tijeras Arroyo         IS RECEIVING WATER IMPAIRED? TIER DESIGNATION       N         WHAT ARE THE IMPAIRMENTS, IF ANY?       Stephen Pendergraft, 505-720-7188 spendergraft@legaey	OPERATOR NAME: KLG 10, LLC		
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	WHAT ARE THE IMPAIRMENTS, IF ANY?		
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.

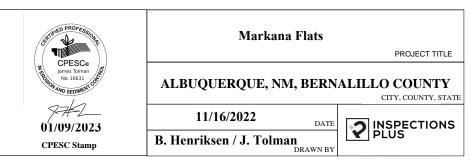
2.All BMP's must be installed prior to beginning any earth moving activities except as specified hereon in the Phasing Plan. Construction of earthen BMP's such as sediment traps, sediment basins, and diversion berms shall be completed and inspected prior to any other construction or earthwork. Self-inspection 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.



#### SEDIMENT TRACK OUT CONTROL



### **BMP Objectives**

• Sediment Control

BERMS AND SWALES



**BMP Objectives** 

- Runoff Control •
- **Run-on Diversion** •

#### SILT FENCE



### **BMP** Objectives

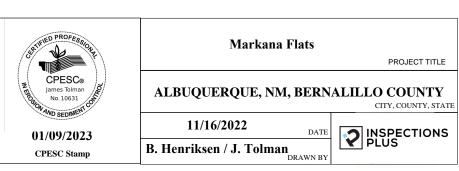
- Sediment Control •
- Sheet Flow Runoff Control •
- Wind Erosion Control •

### MULCH SOCK/STRAW WATTLE



### **BMP Objectives**

- Sediment Control •
- Reduce Runoff Velocity •
- **Inlet Protection** •



### INLET PROTECTION

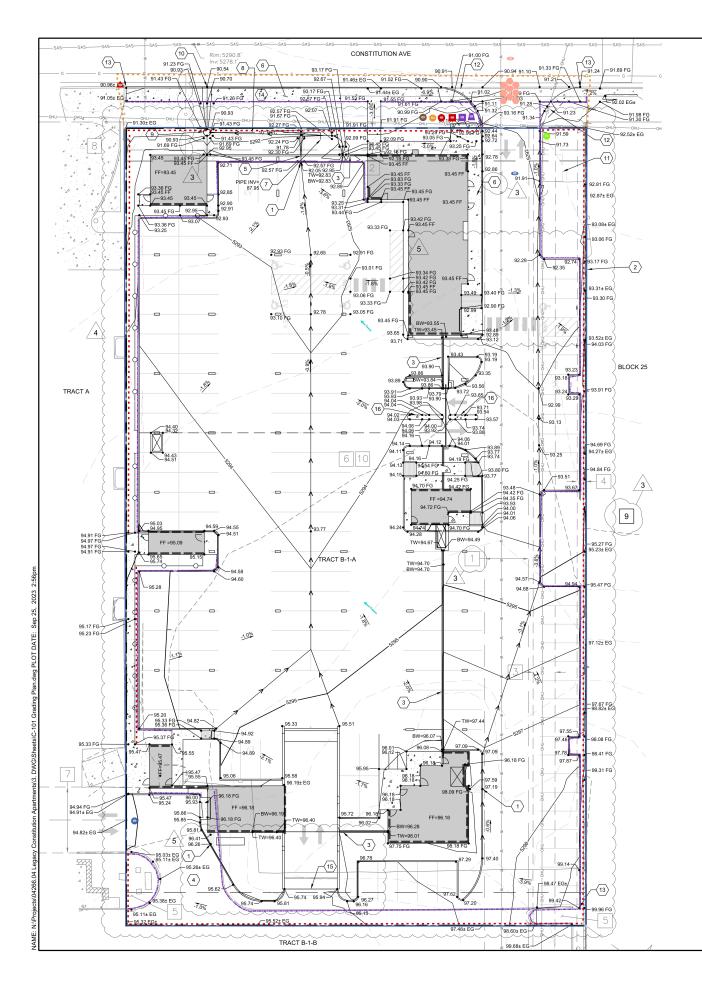




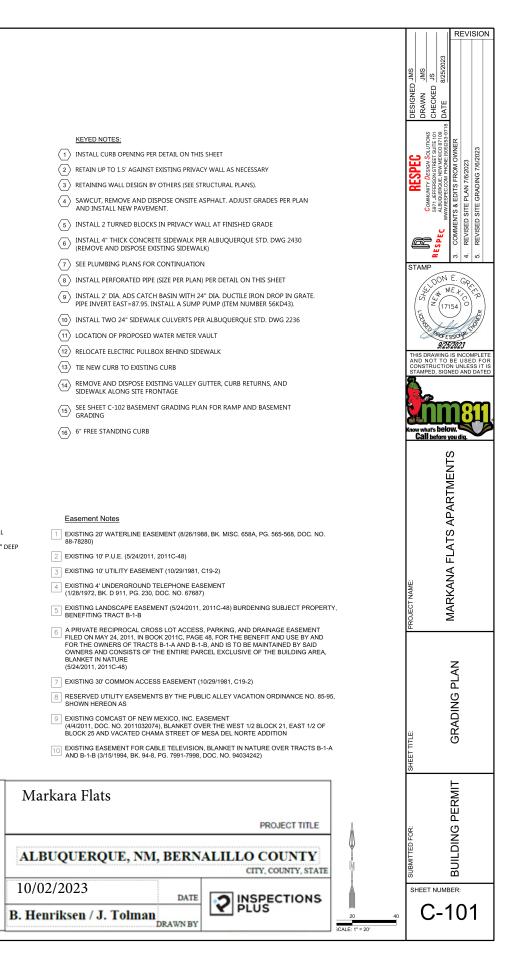


### **BMP Objectives**

- Sediment Control ٠
- Sheet Flow Runoff Control •
- Wind Erosion Control ٠



PERCEC James Binnan No. 10631	ALBUQUERQU		
CPESC.			
STUND PROFESSION	Markara Flats		
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	BLOCK 25 AND V		
<b>X</b>	9 EXISTING COMC (4/4/2011, DOC. N		
	8 RESERVED UTIL SHOWN HEREON		
FLOOR			
GRADE	(5/24/2011, 2011C		
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YMBOLS	5 EXISTING LANDS		
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	3 EXISTING 10' UTI		
	2 EXISTING 10' P.U		
	88-78280)		
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	E		
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	GRADING		
	(15) SEE SHEET C-		
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UNDERGROUND SANITARY SEWER LINE			
UNDERGROUND WATER UTILITY LINE	(13) TIE NEW CUR		
	(12) RELOCATE EL		
FLAGPOLE SANITARY SEWER MANHOLE			
FIRE HYDRANT	$\langle 10 \rangle$ INSTALL TWO		
WATER VALVE	9 INSTALL 2' DI PIPE INVERT E		
LIGHT POLE	8 INSTALL PERF		
PULL BOX	T SEE PLUMBIN		
ANCHOR	(REMOVE AN		
UTILITY POLE	6 INSTALL 4" TH		
BOLLARD	5 INSTALL 2 TU		
BLOCK WALL	AND INSTALL		
UTILITY PEDESTAL WIRE FENCE	4   SAWCUT, REM		
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COVERED AREA	2 RETAIN UP TO		
MEASURED BEARINGS AND DISTANCES	1 INSTALL CURE		
	COVERED AREA CONCRETE UTILITY PEDESTAL WIRE FENCE BLOCK WALL BOLLARD OVERHEAD UTILITY LINE UTILITY POLE ANCHOR PUL BOX LIGHT POLE FLOOD LIGHT WATER VALVE FLOOD LIGHT WATER VALVE FRE HYDRANT FLAGFOLE SANITARY SEWER MANHOLE SIGN UNDERGROUND GAS UTILITY LINE UNDERGROUND CONTOUR ROPOSED MAJOR CONTOUR ROPOSED MAJOR CONTOUR XISTING MAJOR CONTOUR XISTING MALL LOWLINE TEM WALL AND FOUNDATION RETAINING WALL "-6" DIA. ALL-FACE BROKEN ROCK INSTALLED 9" KRADE BREAK / HIGH POINT IMITS OF GRADING CMBOLS GROUND WALL L GRADE FLOOR		

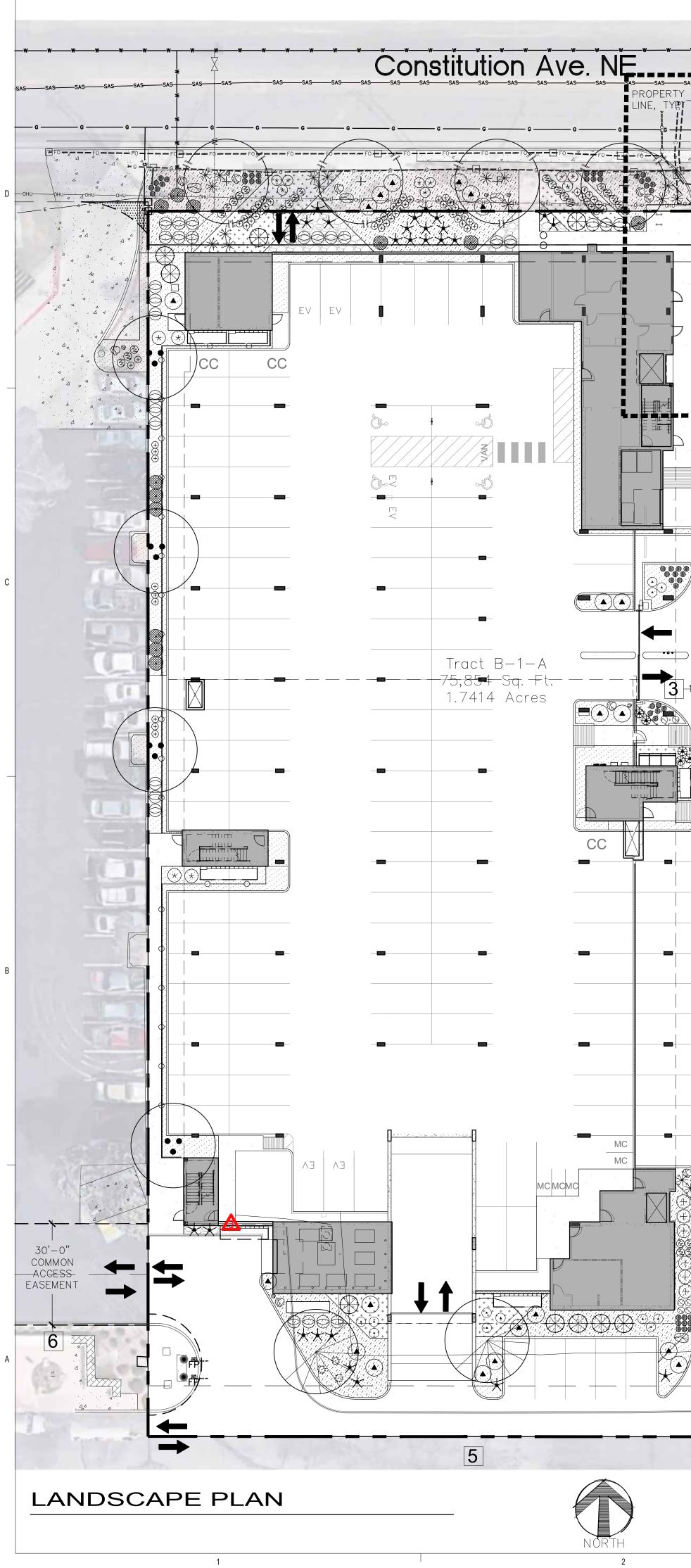


----- Cutback Curb / Sidewalk (9)

Commercial SWPPP Map-Final

- ••• Silt Fence (4)
- Property Boundary / Limit of Disturbance (1)
- --- Extended Limit of Disturbance (1)
  - Pre & Post Construction Water Flow (2)
  - Blockade (1)
- Stabilized Construction Exit (1)
- Street Sweeping (1)
- Yellow Jacket Inlet Protection (1)
- Water Truck (1)
- SWPPP Sign (1)
- Portable Concrete Washout (1)
  - Dumpster (1)
- Portable Toilet (1)
- Materials Storage (1)
- Spill Kit (1)
- Stockpiles (1)

OF THE PROFESSION	Markara Flats			
(CPESC ))	PROJECT TITLE ALBUQUERQUE, NM, BERNALILLO COUNTY CITY, COUNTY, STATE			
James Toman No. 10631				
7-#-1	10/02/2023 date			
CPESC Stamp	B. Henriksen / J. Tolman	PLUS		



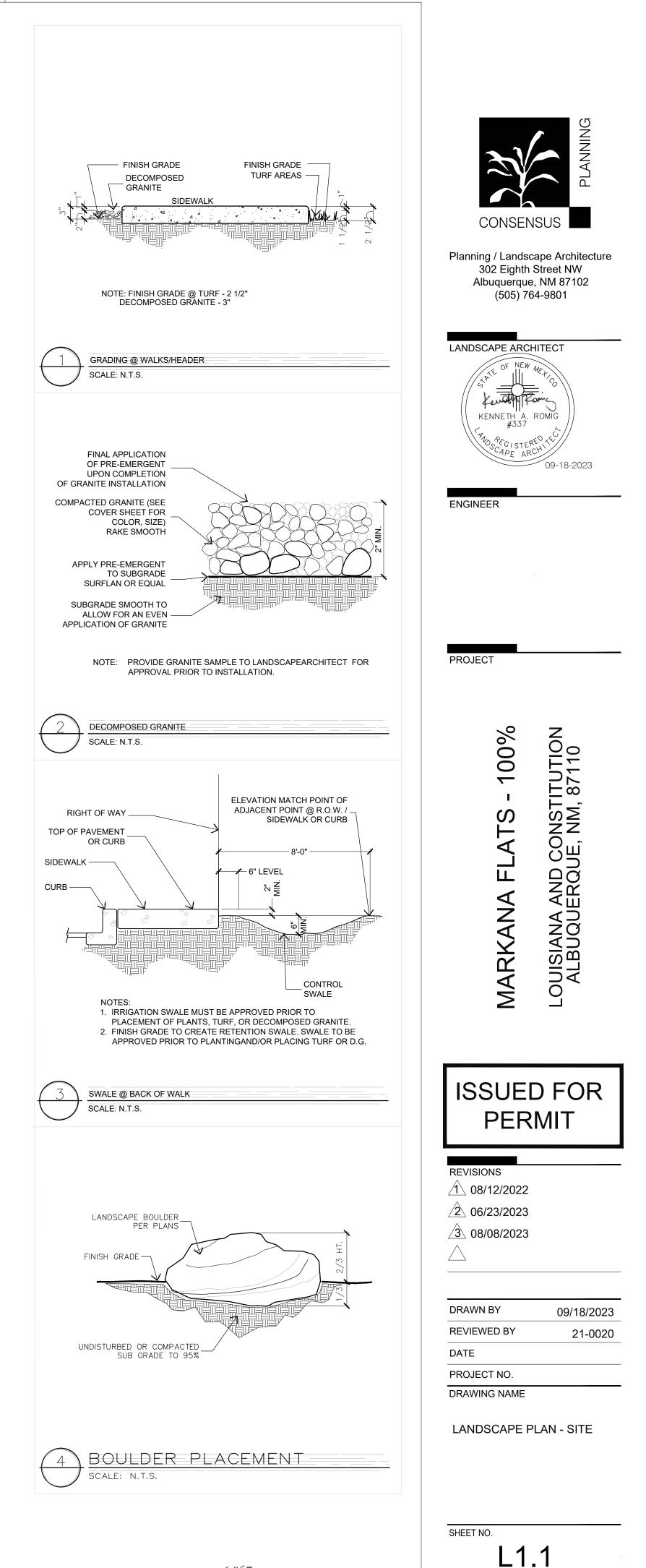
Construction     C		<u>PLANT SC</u> SYMBOL	CHEDULE (SEE L.1.2 F BOTANICAL NAME TREES	OR SECOND FLOOR PLANTING) COMMON NAME	SIZE (	QTY.	NOTES
Chicose Linearia     Chic	TRIANGLE, TYP.			Netleaf Hackberry	2" Cal. 8'-10' Install 25'x25' Mature		Dense Canopy Medium Water, Ball
Prisochis chierends Chieres Potache C. Call, and C. Carter, M. Laforen, S. Call, C. C. Martin, M. C. C. Carter, M. C. C. Carter, M. C. C. Carter, M. Carter,			Chilopsis Linearis	Desert Willow	2" Cal. 8'-10' Install 20'x25' Mature		Single-Trunk Dense Canopy Medium Water, Ball
Controls function     Controls function     Controls		× +	Pistachia chinensis			-	Single-Trunk Dense Canopy Medium Water, Ball
August conjunction     Weaking Blue Auroper     Barden Training     August conjunction     Weaking Blue Auroper     Barden Training     August conjunction     Weaking Blue Auroper     Barden Training     August conjunction     Provide Blue Auroper     Barden Training     Provide Blue Auroper     Barden Training     Provide Blue Auroper     Barden Training     Barden Training     Provide Blue Auroper     Barden Training     Barden Training     Provide Blue Auroper     Status     Barden Training     Barden     Barden Training     Barden     Bard			Quercus fusiformis	Escarpment Live Oak			Single-Trunk Dense Canopy Medium Water, Ball
Hesperiode profitica Red Yaca 5 Gal. 25 Partwater Felge Blair Science 17 Sol. 25 Partwater File Blair Science 17 Sol. 21 Madum Water File Blair Science 17 Sol. 22 Modum Water Science Blair Science 17 Sol. 22 Modum Water Science Blair Science 17 Sol. 20 Partwater Science Blair Science 17 Sol. 21 Partwater Science Blair Science 17 Partwater Science Blair Science 17 Partwater Science Blair Science 17 Partwater Science Blair Science 17 Sol. 21 Partwater Science Blair Science 17 Partwater Science Blair Science 17 Partwater Science Blair Science Planter Science Off Planter Science Blair Science Planter Science Off Planter Science Blair Science Planter Science Planter Science Blair Science Planter Science Planter Science Blair Science Planter Science Planter Science Blair Sci		$\bigcirc$					Single-Trunk Dense Canopy Medium Water, Ball
Prestor glavan Ban Bar       Elijah Bluo Foscuo       5 Gal.       63       Medium Water Shanaddah         Muhanogla capitaris Shanaddah       Pregiour vigaturi Shanaddah       Pregiour Vigaturi Shanaddah       Foscut       5 Gal.       22       Medium Water Medium Water         SHEUIS Buddisa dividif and Naturi Pregiour Shanaddah       Purple Butterly Bush       5 Gal.       32       Medium Water         SHEUIS Buddisa dividif and Naturi Pregiour Gal Stream       Budterly Bush       5 Gal.       31       Medium Water         SHEUIS Buddisa dividif and Naturi Pregiour Gal Stream       Comping Troot-Cal Sumac Gal Stream       5 Gal.       31       Medium Water         Water Vision Gal Stream       Comping Troot-Cal Sumac Stream       Cal Stream Nandha Gal Stream       5 Gal.       27       Low Water         Water Vision Gal Stream       Comping Troot-Cal Sumac Stream       1 Gal.       3       Medium Water         Monoshine Pensensing Water Stream       Ponoshine Pensensing Water Water       Monoshine Yarrow       1 Gal.       3       Medium Water         Monoshine Pensensing Water Stream       Ponoshine Pensensing Water Water       Monoshine Yarrow       1 Gal.       3       Medium Water         Water Monoshine Water Water       Ponoshine Pensensing Water Water       Monoshine Pensensing Water Water       Rec Ring Hoster       1 Gal.       6 <td></td> <td></td> <td></td> <td>a Red Yucca</td> <td>5 Gal</td> <td>25</td> <td>Rainwater</td>				a Red Yucca	5 Gal	25	Rainwater
Multimotogia capilaria     Social     S			Festuca glauca				
Shranadahi S. Vucca upicola       Twisel Yucca       5 Gal.       20       Rainwater         Shranadahi S. Vucca upicola       Purple Butterfly Bush       5 Gal.       32       Medium Water Aligid         Shranadahi S. Buddles aynalication Aligid       Purple Butterfly Bush       5 Gal.       31       Medium Water Aligid         Office ay princexx Aligid       Aligid Boom       5 Gal.       31       Medium Water Aligid         Statum Ander Selfer       Graves       Gul Stream Nandma       5 Gal.       27       Low Water         Sharing       Uira Volet       Uira Volet Hybrid       Monothine' Savia       Monothine' Savia       Monothine' Savia       Creaping Three-Leef Sumac       6 Gal.       27       Low Water         Sharing       Uira Volet       Uira Volet       Uira Volet Hybrid Sage       5 Gal.       27       Low Water         Sharing       Uira Volet       Monothine' Savia       Monothine' Oregoing Three-Leef Sumac       6 Gal.       27       Low Water         Sharing       Uira Volet       Monothine' Savia       Monothine' Oregoing Three-Leef Sumac       6 Gal.       27       Low Water         Sharing       Sharing       Monothine' Portegoing Strenge Status       Monothine' Savia       Status       1 Gal.       6       Medium Water		_	Muhlenbergia capillar	-			
SERURS Do with the properties of the		-	'Shenandoah'				
Image: Strate of the strate		-/			o Gai.	20	Kantwater
Algoid Broom 5 Gal 15 Medium Water Addition Coversition Gulf Stream Nandria 5 Gal 31 Medium Water Curl 1 P The titobal Curl 1 P		$\bigcirc$	Buddleia davidii nan.	Purple Butterfly Bush	5 Gal.	32	Medium Water
Adaptid       Nandina domestica Guif Stream       Guif Stream Nandina       5 Gal.       31       Medium Water Guif Stream         Charles       Nandina Anhedr       Ultra Violat Hybrid Sage       5 Gal.       27       Low Water         State       State       Ultra Violat       Orceping Three-Leaf Sumao       5 Gal.       27       Low Water         State       State       State       Ultra Violat       Moonshine Yarrow       1 Gal.       3       Medium Water         State       C       Achilae       Moonshine Yarrow       1 Gal.       3       Medium Water         Moonshine       Moonshine       Red Riding Hood       Red Riding Hood       1 Gal.       6       Medium Water         Moonshine       Moonshine       Moonshine       Red Riding Hood       I Gal.       1 Gal.       6       Medium Water         Moonshine       Moonshine       Moonshine       Moonshine       Red Riding Hood       I Gal.       6       Medium Water         Moonshine       Moonshine       Moonshine       Red Riding Hood       I Gal.       8       Medium Water         Moonshine       Moonshine       Moonshine       Moonshine       Red Riding Hood       I Gal.       8       Medium Water         Miscell LaneOUS		<i>a</i>	Cytisus x praecox	Allgold Broom	5 Gal.	15	Medium Water
Current and any and any and any and any and any and any			'Allgold' Nandina domestica	Gulf Stream Nandina	5 Gal.	31	Medium Water
Savia       Ultra Violet Hybrid Sage       5 Gal.       27       Low Water         Contract of the contract of th	201-0" WATER 1 EASEMENT	+	Rhus trilobata	Creeping Three-Leaf Sumac			Low Water
Achilea     Achilea     Moonshine Yarrow     1 Gal.     3     Medium Water     Perstemon Schmidel     Perstemon Schmidel     Perstemon Schmidel     Perstemon Schmidel     Red Riding Hood Beardlongue     1 Gal.     16     Low Water     Moonshine     Schmidel     Munstead Lavender     1 Gal.     16     Low Water     MiscelLANEOUS     Schmidel     Schm		$\langle \mathcal{Z} \rangle$	Salvia	Ultra Violet Hybrid Sage	5 Gal.	27	Low Water
Achilea     Achilea     Moonshine Yarrow     1 Gal.     3     Medium Water     Perstemon Schmidel     Perstemon Schmidel     Perstemon Schmidel     Perstemon Schmidel     Red Riding Hood Beardlongue     1 Gal.     16     Low Water     Moonshine     Schmidel     Munstead Lavender     1 Gal.     16     Low Water     MiscelLANEOUS     Schmidel     Schm			GROUND COVERS				
Penstemen Schmidal Real Riding Hood Beardtongue 1 Gal. 16 Low Water Red Riding Hood Munstead Lavender 1 Gal. 6 Medium Water MisCELLANEOUS  MiSCELLANEOUS  MiSCELLANEOUS  MiSCELLANEOUS  Stretded Bark Much G" Depth Over Filter Fabric) - QTY: 6.954 s.f. C" 4x4 Landscape Boulders - QTY: 9 4x4 Landscape Boulders - QTY: 9 4x4 Sonoran Stonecrete Fiberglass Planter - QTY: 12	EASEMENT T	2 2 2	5 Achillea	Moonshine Yarrow	1 Gal.	3	Medium Water
MSCELLANEOUS         3/8°-1*1 Amaretio Brown Rock Mulch         (3° Depth Over Filter Fabric) - QTY: (5,954.6.f.)         (1° Depth Over Filter Fabric) - QTY: (1)8.5.f.         (1° Depth Over Filter Fabric) - QTY: (2)8.5.f.         (1° Depth Over Filter Fabric) - QTY: (2)7.5.7.5.         (1° Depth Over Filter Fabric) - QTY: (2)7.5.5.5.         (1° Depth Over Filter Fabric) - QTY: (2)7.5.5.5.5.         (1° Depth Over Filter Fab		ullet	Penstemon Schmidel	Red Riding Hood Beardtongue	1 Gal.	16	Low Water
MISCELLANEOUS  MISCEL		6	Lavandula anguistifol 'Munstead'	ia Munstead Lavender	1 Gal.	6	Medium Water
			(3" E (3" E (4" E 2" Te (4" E 2"-4' (6" E 3'x3' 2'x2' 2'x2' 4'x4'	Depth Over Filter Fabric) - <u>QTY: 6,954 s.f.</u> equila Sunrise Rock Mulch Depth Over filter Fabric) - <u>QTY: 1,018 s.f.</u> " Coyote Mist Cobble Mulch Depth Over Filter Fabric) - <u>QTY: 295 s.f.</u> edded Bark Muclh Depth Over Filter Fabric) - <u>QTY: 3,018 s.f.</u> " Landscape Boulders - <u>QTY: 4</u> " Landscape Boulders - <u>QTY: 9</u> " Landscape Boulders - <u>QTY: 7</u> " Sonoran Stonecrete Fiberglass Planter - <u>QTY:</u>			

3

1"=20'-0"

4

4



5

### 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
- 8. PUNCHLIST

#### **Operator(s):**

Kassan Construction Stephen Pendergraft Project Manager 5051 Journal Center Boulevard, Suite 500 Albuquerque, NM 87109 505-720-7188 spendergraft@legacydm.net

### Owner:

KLG 10, LLC Faizel Kassam Property Owner Contact 505-720-7188 spendergraft@legacydm.net

STREE PROFESSION	Markana Flats	PROJECT TITLE
P CPESCe james binas to 10611	ALBUQUERQUE, NM, BERN	
7#2	11/16/2022	
01/09/2023 CPESC Stamp	B. Henriksen / J. Tolman	PLUS
		7 of 7