




Markana Flats
7050 Constitution Avenue NW

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

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GPS COORDINATES: 35.093999, -106.567350

  01/09/2023 CPESC Stamp	Markana Flats PROJECT TITLE	
	ALBUQUERQUE, NM, BERNALILLO COUNTY CITY, COUNTY, STATE	
	11/16/2022 DATE	
	B. Henriksen / J. Tolman DRAWN BY	

STORMWATER POLLUTION PREVENTION PLAN INFORMATION

PERMIT NUMBER: NMR10059N, NMR10054Q

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 10, LLC

OPERATOR POINT OF CONTACT: Faizel Kassam

NOI PREPARED BY: Inspections Plus 2

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 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?	NO
SURFACE WATERS WITHIN 50FT?	NO
RECEIVING WATER?	Tijeras Arroyo
IS RECEIVING WATER IMPAIRED? TIER DESIGNATION	N
WHAT ARE THE IMPAIRMENTS, IF ANY?	



SWPPP CONTACT INFORMATION: Stephen Pendergraft, 505-720-7188 spendergraft@legacydm.net

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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- Sediment Control

- Runoff Control
- Run-on Diversion

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

A photograph showing a grassy field with a small pond or stream in the middle ground. The field is covered with green grass and some bare patches. In the background, there are hills and a road. The sky is overcast.



- Sediment Control
- Reduce Runoff Velocity
- Inlet Protection

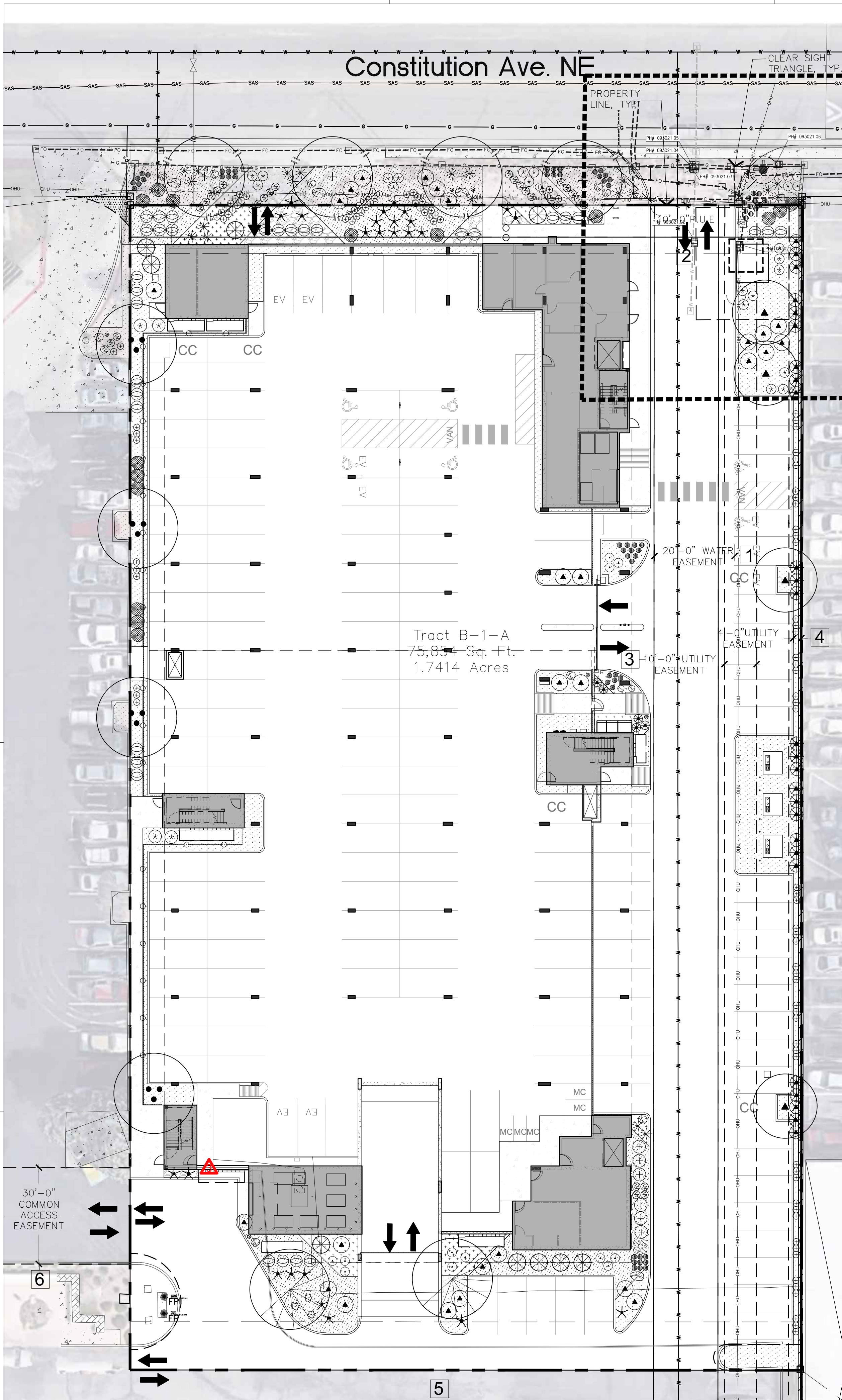


- Sediment Control
- Sheet Flow Runoff Control
- Wind Erosion Control



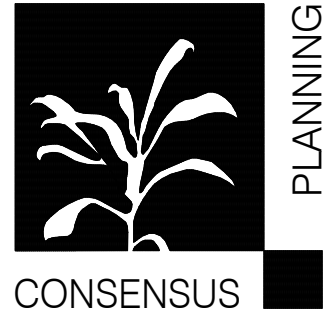
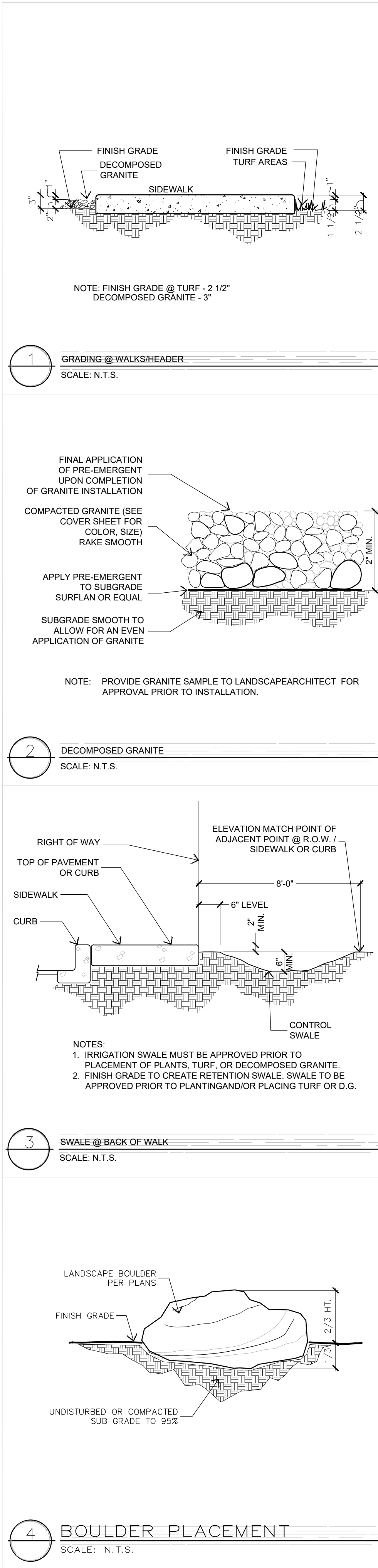
-  Cutback Curb / Sidewalk (9)
-  Silt Fence (4)
-  Property Boundary / Limit of Disturbance (1)
-  Extended Limit of Disturbance (1)
-  Pre & Post Construction Water Flow (2)
-  Blockade (1)
-  Stabilized Construction Exit (1)
-  Street Sweeping (1)
-  Yellow Jacket Inlet Protection (1)
-  Water Truck (1)
-  SWPPP Sign (1)
-  Portable Concrete Washout (1)
-  Dumpster (1)
-  Portable Toilet (1)
-  Materials Storage (1)
-  Spill Kit (1)
-  Stockpiles (1)

 CPESC Stamp	Markara Flats <div style="text-align: right; font-size: small;">PROJECT TITLE</div>	
	<div style="border: 1px solid black; padding: 2px; text-align: center;"> ALBUQUERQUE, NM, BERNALILLO COUNTY <small>CITY, COUNTY, STATE</small> </div>	
	10/02/2023 <div style="text-align: right; font-size: small;">DATE</div>	 INSPECTIONS PLUS <div style="text-align: right; font-size: small;">DRAWN BY</div>
	B. Henriksen / J. Tolman	



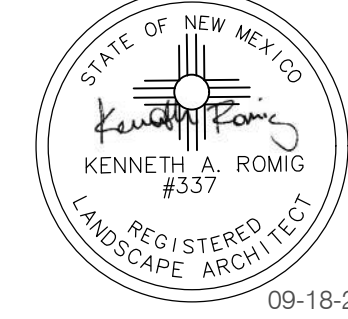
LANDSCAPE PLAN

PLANT SCHEDULE (SEE L.1.2 FOR SECOND FLOOR PLANTING)					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	NOTES
TREES					
	Celtis reticulata	Netleaf Hackberry	2" Cal. 8'-10' Install 25'x25' Mature	4	Single-Trunk Dense Canopy Medium Water, Ball and Burlap
	Chilopsis Linearis	Desert Willow	2" Cal. 8'-10' Install 20'x25' Mature	4	Single-Trunk Dense Canopy Medium Water, Ball and Burlap
	Pistachia chinensis	Chinese Pistache	2" Cal. 8'-10' Install 40'x30' Mature	4	Single-Trunk Dense Canopy Medium Water, Ball and Burlap
	Quercus fusiformis	Escarpment Live Oak	2" Cal. 8'-10' Install 25'x30' Mature	2	Single-Trunk Dense Canopy Medium Water, Ball and Burlap
	Juniper scopulorum 'Wichita blue'	Wichita Blue Juniper	2" Cal. 8'-10' Install 40'x40' Mature	9	Single-Trunk Dense Canopy Medium Water, Ball and Burlap
ACCENTS & VINES					
	Hesperaloe parviflora	Red Yucca	5 Gal.	25	Rainwater
	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	5 Gal.	63	Medium Water
	Muhlenbergia capillaris	Regal Mist	5 Gal.	22	Medium Water
	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	5 Gal.	118	Medium Water
	Yucca rupicola	Twisted Yucca	5 Gal.	20	Rainwater
SHRUBS					
	Buddleia davidii nan. 'Nanho Purple'	Purple Butterfly Bush	5 Gal.	32	Medium Water
	Cytisus x praecox 'Allygold'	Allgold Broom	5 Gal.	15	Medium Water
	Nandina domestica 'Gulf Stream'	Gulf Stream Nandina	5 Gal.	31	Medium Water
	Rhus trilobata 'Autumn Amber'	Creeping Three-Leaf Sumac	5 Gal.	27	Low Water
	Salvia 'Ultra Violet'	Ultra Violet Hybrid Sage	5 Gal.	27	Low Water
GROUND COVERS					
	Achillea 'Moonshine'	Moonshine Yarrow	1 Gal.	3	Medium Water
	Penstemon schmidel 'Red Riding Hood'	Red Riding Hood Beardtongue	1 Gal.	16	Low Water
	Lavandula angustifolia 'Munstead'	Munstead Lavender	1 Gal.	6	Medium Water
MISCELLANEOUS					
	3/8"-1" Amaretto Brown Rock Mulch (3" Depth Over Filter Fabric) - QTY: 6,954 s.f.				
	2" Tequila Sunrise Rock Mulch (4" Depth Over filter Fabric) - QTY: 1,018 s.f.				
	2"-4" Coyote Mist Cobble Mulch (6" Depth Over Filter Fabric) - QTY: 295 s.f.				
	Shredded Bark Mulch (3" Depth Over Filter Fabric) - QTY: 3,018 s.f.				
	4'x4' Landscape Boulders - QTY: 4				
	3'x3' Landscape Boulders - QTY: 9				
	2'x2' Landscape Boulders - QTY: 7				
	4'x4' Sonoran Stonecrete Fiberglass Planter - QTY: 9				
	4'x2' Sonoran Stonecrete Fiberglass Planter - QTY: 12				



Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801

LANDSCAPE ARCHITECT



ENGINEER

PROJECT

MARKANA FLATS - 100%
LOUISIANA AND CONSTITUTION
ALBUQUERQUE, NM, 87110

ISSUED FOR PERMIT

REVISIONS

- 1. 08/12/2022
- 2. 06/23/2023
- 3. 08/08/2023

DRAWN BY 09/18/2023

REVIEWED BY 21-0020

DATE

PROJECT NO.

DRAWING NAME

LANDSCAPE PLAN - SITE

SHEET NO.

L1.1

OF

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

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