

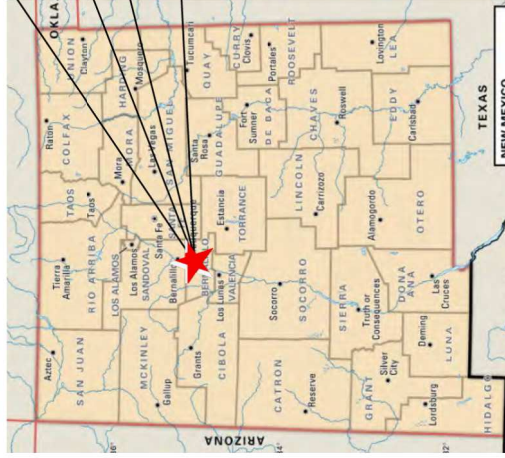
Milagro Building G

10000 Central Avenue SW, Albuquerque, NM 87121

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN



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4-7	TEMPORARY EROSION CONTROL PLAN
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GPS COORDINATES:
35.071180
-106.743811

	Milagro Building G	PROJECT TITLE
	ALBUQUERQUE, NM - BERNALILLO COUNTY	CITY, COUNTY, STATE
	05/05/2023	DATE
	D. Lewis / J. Tolman	DRAWN BY
		INSPECTIONS PLUS

PERMIT NUMBER: NMR	
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:	Wilger Enterprises
OPERATOR POINT OF CONTACT:	John Wilger
NOI PREPARED BY:	Inspections Plus
PROJECT/SITE NAME:	Milagro Building G
PROJECT/SITE ADDRESS:	10000 Central Avenue SW, Albuquerque, NM 87121
LATITUDE	35.071180
LONGITUDE	-106.743811
ESTIMATED PROJECT START DATE	06/01/2023
ESTIMATED PROJECT COMPLETION DATE	06/01/2024
ESTIMATED AREA TO BE DISTURBED	2.36 acres
TYPE OF CONSTRUCTION	Commercial
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?	Bernalillo County
SURFACE WATERS WITHIN 50FT?	No
RECEIVING WATER?	Amole del Norte Channel
IS RECEIVING WATER IMPAIRED? TIER DESIGNATION	No
WHAT ARE THE IMPAIRMENTS, IF ANY?	None
SWPPP CONTACT INFORMATION:	John Wilger
ENDANGERED SPECIES CRITERIA:	CRITERION "A": NO CRITICAL HABITATS CRITERION "A"
HISTORIC PRESERVATION CRITERIA:	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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	05/05/2023	DATE	2 INSPECTIONS PLUS
D. Lewis / 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

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DRAWN BY		CPESC STAMP



-  Bioswale (4)
-  Building A & B - Not Part of Plan (1)
-  Building C,D,E,F - Not Part of Plan (1)
-  Silt Fence (4)
-  Pre-Construction Water Flow/Slope (3)
-  Post-Construction Water Flow/Slope (4)
-  Limit of Disturbance (3)
-  Property Boundary (1)
-  Cut-back Curbs and/or Sidewalks (2)
-  Stabilized Construction Entrance/Exit (1)
-  Street Sweeping (1)
-  NOI/Site Notice Posting (1)
-  Material Storage (1)
-  Stockpiles (1)
-  Portable Toilet - within secondary containment system if on impervious surfaces (1)
-  Dumpster (1)
-  Portable Concrete Washout Bin w/ Sign (1)
-  Water Truck (1)
-  Spill Kit - near Material Storage (1)
-  Curb-cuts with Rip Rap (15)

SHUMARD OAK (M)
QUERCUS SHUMARDII
2' CAL 350 SF

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NOTE-LANDSCAPING IN ROW

[illegible]

LANDSCAPE AND WATER WASTE ORDINANCE

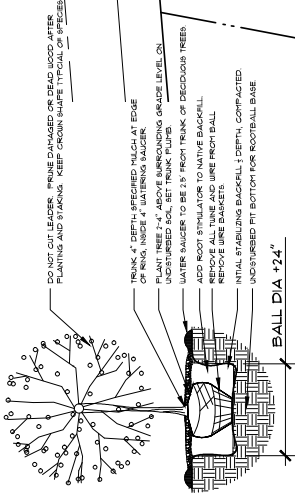
TOTAL LOT 1 AREA	5,315 SF	9,441 SF
TOTAL BUILDING 1 AREA	11,842 SF	11,842 SF
NET LOT AREA	33,773 SF	76,643 SF
LANDSCAPE REQUIREMENT	19%	18.9
TOTAL LANDSCAPE REQUIREMENT	5,046 SF	11,552 SF
TOTAL BED PROVIDED	6,039 SF	10,184 SF
GRASS COVER REQUIRED	80% PER COMMENTS	80% PER COMMENTS
TOTAL GRASSCOVER REQUIRED	4,845 SF	3,324 SF
TOTAL GRASSCOVER PROVIDED	6,039 SF	

TOTAL LOT AREA	371,633 SF	
TOTAL BUILDING AREA	61,556 SF	
NET LOT AREA	310,077 SF	
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	41,991 SF	
TOTAL BED PROVIDED	61,766 SF	
GROUND COVER REQUIRED	75% PER COMMENTS	
TOTAL GROUND COVER REQUIREMENT	30,841 SF	
TOTAL GROUND COVER PROVIDED	42,149 SF (6.5%)	

STREET TREES
SUNSET GARDENS - 500 LF FRONTAGE
35TH STREET - 330 LF FRONTAGE
CENTRAL AVE. - 275 LF FRONTAGE

PARKING TREES
31% PARKING SPACES PROVIDED @ $\frac{1}{10}$ = 32 TREES REQUIRED
33 PROVIDED WITHIN 100 FT

<u>LANDSCAPE CALCULATIONS</u>		<u>LANDSC</u>
TOTAL LOT AREA	37153.98'	TOTAL LOT 1 A
TOTAL BUILDING AREA	6156.99'	TOTAL BUILDING
NET LOT AREA	30997.98'	NET LOT AREA
LANDSCAPE REQUIREMENT	15%	LANDSCAPE R
TOTAL LANDSCAPE REQUIREMENT	41,337.98'	TOTAL LANDSC
TOTAL BED PROVIDED	61,566.98'	TOTAL BED PR
GROUND COVER REQUIRED	75% PER COMMENTS	GROUND COVER
TOTAL GROUNDCOVER REQUIREMENT	39,847.98'	
TOTAL GROUNDCOVER PROVIDED	42,481.81' (93%)	
		PERCENT TERRA



DO NOT CUT LEADER. PRUNE DAMAGED OR DEAD WOOD AFTER
PLANTING AND SPRING. KEEP GROUND WATER TYPICAL OF WATERSHED.

TRUNK 4" DEPTH, REACHED NUTCH AT EDGE
OF PLANT HOLE 2-4" ABOVE SURROUNDING GRADE LEVEL ON
UNDISTURBED SOIL SET TRUNK PULP.

WATER BACKEZ TO BE 20' FROM TRUNK OF DECIDUOUS TREES.
ADJ ROOT STIMULATOR TO NATIVE BACKFILL.

REMOVE ALL WIRE AND WIRE FROM BALL
REMOVE WIRE DAPKETS

INITIAL STABILIZING BACKFILL; DEPTH, COMPACTED

BALL DIA +24"

1 TREE PLANTING DETAIL

NOTE-LANDSCAPING IN ROW

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

THIS PLAN TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WAS DEVELOPED IN ACCORDANCE WITH THE FOLLOWING APPROACH:

THE INTENT OF THIS PLAN TO PROVIDE MIN. 60% LIVE GROUNDCOVER OF LANDSCAPE AREA AT Maturity

LANDSCAPE AREAS TO BE PLANTED WITH SANTA FE BROWN GRAVEL AT .75" DEPTH OVER FILTER FABRIC EXCEPT FOR THE FOLLOWING:

FILTER FABRIC TO BE LINED ON GROVE COVER FOR PORTCO POND AS WELL AS UNDER THE SWAMPY AREA AND UNDER BALLS AS WELL AS BENEATH THE BUNNIE HOLE CANOPY OR DRAINAGE AREA.

A LINE WILL BE DRAWN THROUGH THE AREA OF THE DRIFLINE IN EACH REQUIRED LANDSCAPE AREA. IT IS THE OBLIGATION OF THE PROPERTY OWNER TO MAINTAIN A MINIMUM OF 10% OF AN OUTDOOR SPACE.

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH OR EXEMPTION FROM THE C.O.A.

LANDSCAPE AND WATER WASTE ORDINANCE

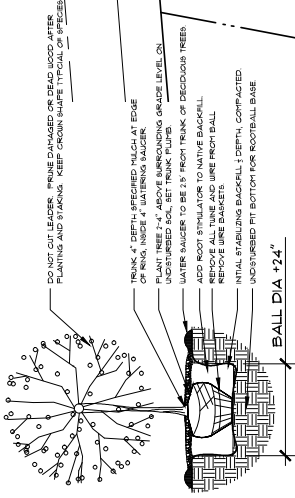
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OPERATOR:

Wilger Enterprises
425 Edmon Road NE
Albuquerque, NM 87107
John Wilger
Project Manager
505-345-2854
jwilger@wilger.com

OWNER:

PPP II, LLC
Doug Peterson
2325 San Pedro NE, Suite 2A
Albuquerque, NM 87110
505-884-3578
doug@petersonproperties.net

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	CITY, COUNTY, STATE ALBUQUERQUE, NM - BERNALILLO COUNTY	
	DATE 05/05/2023	 D. Lewis / J. Tolman DRAWN BY