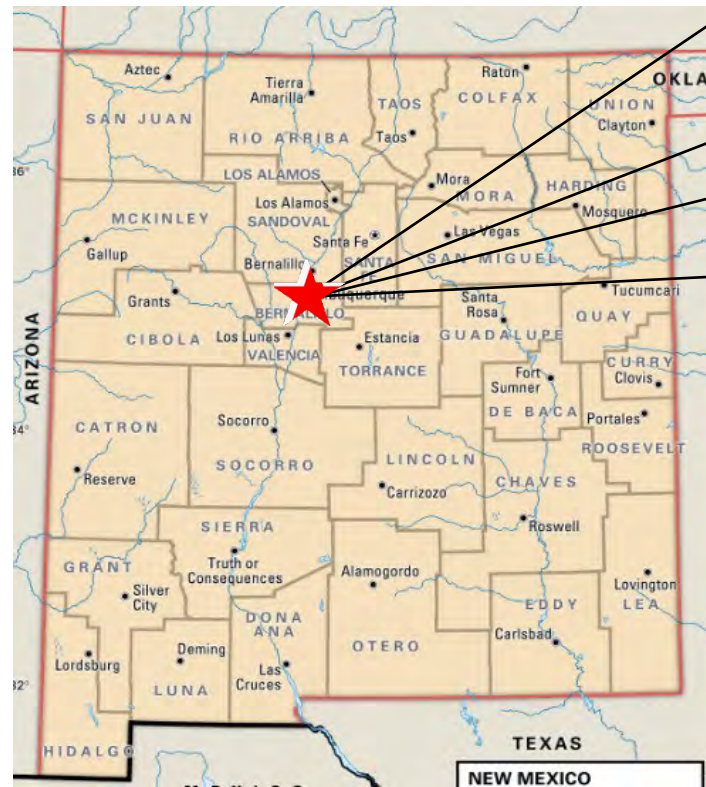


# Milagro Building G

10000 Central Avenue SW, Albuquerque, NM 87121

## TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

PAGE INDEX	
1	TITLE PAGE
2	SWPPP INFO & NOTES
3	DETAILS
4-7	TEMPORARY EROSION CONTROL PLAN
8	SCHEDULE & SWPPP TEAM



**GPS COORDINATES:**  
**35.071180**  
**-106.743811**

	Milagro Building G	
	PROJECT TITLE	
	ALBUQUERQUE, NM - BERNALILLO COUNTY	
	CITY, COUNTY, STATE	
	06/07/2023	DATE
D. Lewis / J. Tolman	DRAWN BY	

EROSION CONTROL NOTES  
ESC Plan Standard Notes (2022-08-23)

<b>PERMIT NUMBER: NMR1005MD</b>	
<b>NMR100000</b> STATE OF NEW MEXICO, EXCEPT INDIAN COUNTRY <b>NMR10I000</b> 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: PPI II, LLC	
OPERATOR POINT OF CONTACT: Doug Peterson, Owner - 505-884-3578	
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:	Doug Peterson, Owner - 505-884-3578
ENDANGERED SPECIES CRITERIA:	CRITERION "A"; NO CRITICAL HABITATS CRITERION "A"
HISTORIC PRESERVATION CRITERIA:	PREEXISTING DEVELOPMENT

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.

 CPESC STAMP 	Milagro Building G PROJECT TITLE	
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	D. Lewis / 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

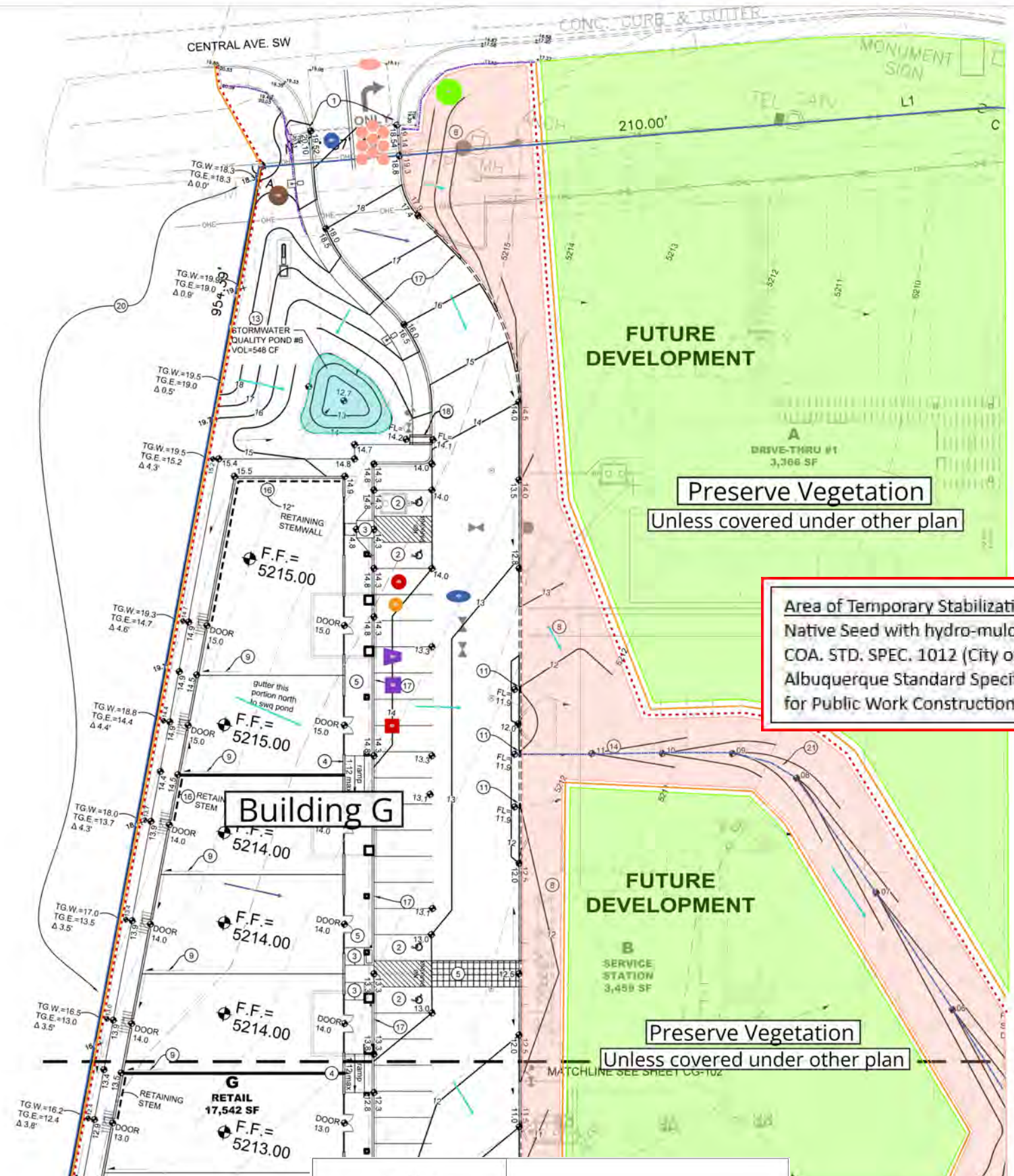
INLET PROTECTION



**BMP Objectives**

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

 <p>James Tolman No. 10631</p> <p><i>JT</i></p> <p>CPESC STAMP</p>	Milagro Building G		PROJECT TITLE	
	ALBUQUERQUE, NM - BERNALILLO COUNTY			CITY, COUNTY, STATE
	06/07/2023	DATE		
	D. Lewis / J. Tolman			



**PROJECT INFORMATION**

PROPERTY: THE SITE IS AN UNDEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP L-9. THE SITE IS PART OF THE MERCADO EL MILAGRO COMMERCIAL DEVELOPMENT WHICH IS BOUND TO THE EAST BY 98TH ST. SW. TO THE WEST BY PARTIALLY DEVELOPED COMMERCIAL PROPERTY. TO THE NORTH BY CENTRAL AVE SW AND TO THE SOUTH BY SUNSET GARDENS RD SW. THIS IS THE SECOND PHASE OF A SIX-PHASE DEVELOPMENT.

PROPOSED IMPROVEMENTS: A STRIP COMMERCIAL/OFFICE BUILDING WITH ASSOCIATED PARKING AND LANDSCAPING SHALL BE CONSTRUCTED.

LEGAL: A PORTION OF LOT 2-A, BLK 1, LANDS OF ATRISCO LAND GRANT

BENCHMARK: ACS MONUMENT 14-K9 A 3-1/4" ALUMINUM DISK SET IN CONCRETE AT THE NW CORNER OF THE INTERSECTION OF BRIDGE BLVD SW AND 98TH ST. SW. ELEVATION (NAVD) 5117.017

FLOOD HAZARD: THIS PROPERTY LIES WITHIN FEMA FLOODZONE "X" (NO FLOOD HAZARD) AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO PANEL 350002 0328 H, EFFECTIVE DATE: AUGUST 16, 2012.

**STORMWATER QUALITY**

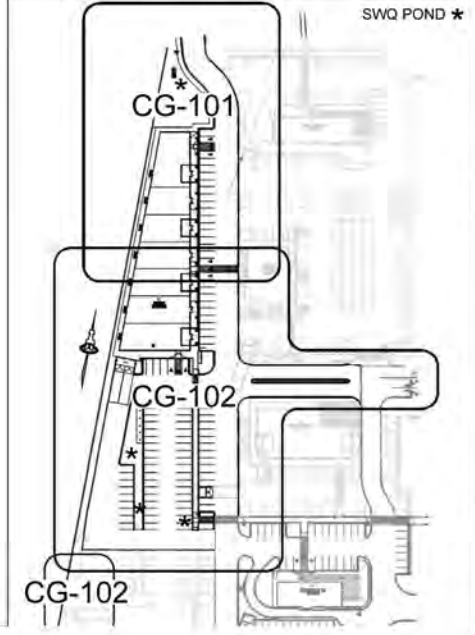
FOR THIS DEVELOPMENT, THE CBO STORMWATER QUALITY VOLUME (SWQV) IS BASED ON 0.34" PER SQ. FT. OF IMPERVIOUS AREA AS OUTLINED IN THE APPROVED MASTER DRAINAGE PLAN.

THE TOTAL SWQV REQUIRED FOR THIS PHASE OF THE PROJECT IS 2,423 CF; THE SWQV IS PROVIDED IN PERMANENT POND #6, INTERIM POND #1 & #2, INTERIM SWQ POND #5 AND #6 TO BE CONSTRUCTED WITH THIS PROJECT AND IN INTERIM POND #1 AND PERMANENT POND #2 TO BE CONSTRUCTED WITH BUILDING 'D' (PHASE I).

SEE BELOW TABLE AND THE MERCADO EL MILAGRO BUILDING 'G' DRAINAGE REPORT FOR ADDITIONAL INFORMATION.

POND #	REQ'D (CF)	PROVIDED (CF)
1	463	1,083
2	223	1,473
5	246	548
INT 5	346	1,135
p.L. p2 & INT 6	1,140	1,880
<b>TOTAL</b>	<b>2,423</b>	<b>6,133</b>

**SITE KEY**



**KEYED NOTES**

- PROVIDE SMOOTH TRANSITION TO EXISTING PAVEMENT.
- ADA COMPLIANT PARKING AND ACCESS AISLES.
- ADA COMPLIANT ACCESS RAMP.
- ADA COMPLIANT 1:12 SITE RAMP.
- ADA COMPLIANT PEDESTRIAN WALK.
- 0.5' DESIGN CONTOURS ARE PROVIDED DASHED TO CLARIFY GRADING CONCEPT. SEE LEGEND.
- PROPOSED ASPHALT PAVEMENT GRADES / SLOPES ARE NOT UNIFORM DUE TO FUTURE TRANSITIONS REQUIRED TO ACHIEVE OVERALL GRADING SOLUTION. CONTRACTOR SHALL ADHERE TO GRADES SHOWN TO PROVIDE FOR FUTURE IMPROVEMENTS. TYPICAL.
- TEMPORARY GRADING TO TRANSITION TO EXISTING. 4:1 MAX SIDE SLOPE (SAME OWNER).
- ROOF DISCHARGE TO BE DIRECTED WEST AND GUTTERED NORTH AND SOUTH. SEE ARCHITECTURAL ADDITIONAL INFORMATION.
- PROVIDE 24" WIDE CURB OPENING TO PASS FLOW WITH 3'X3'X8" DEEP MEDIUM EROSION PROTECTION. SEE DETAILS ON SHEET CG-501.
- PROVIDE 24" WIDE OPENING IN TEMPORARY ASPHALT CURB TO PASS FLOW. INSTALL 3'X2'X8" DEEP MEDIUM EROSION PROTECTION.
- CONCRETE DUMPSTER PAD WITH SAS DRAIN INLET. SEE UTILITY PLAN.
- STORMWATER QUALITY RETENTION POND AT ELEVATIONS SHOWN. ALL STORMWATER QUALITY PONDING VOLUMES WILL BE VERIFIED AS PART OF AS-BUILT CERTIFICATION. PONDS WHICH DO NOT PROVIDE THE REQUIRED VOLUME WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.
- TEMPORARY STORMWATER QUALITY POND. MAX. 4:1 SIDE SLOPES.
- INSTALL PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG-103 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
- BUILDING RETAINING AND/OR EXTENDED STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
- 6" HIGH CURB. TO ENSURE READABILITY, NOT ALL CURBS ARE LABELED WITH BOTH FLOWLINE AND TOP OF CURB ELEVATION. SPOT ELEVATIONS SHOWN WITHIN GUTTER ARE FLOWLINE ELEVATION. ADD CURB HEIGHT FOR ADJACENT TOP OF CURB ELEVATION. SEE PAVING PLAN AND DETAILS FOR ADDITIONAL INFORMATION.
- CONSTRUCT 18" WIDE (BOTTOM WIDTH COVERED SIDEWALK CULVERT AT FLOWLINE ELEVATIONS SHOWN. SEE DETAIL ON SHEET CG-501.
- CONSTRUCT BERM PER DETAIL ON SHEET CG-501.
- SITE PERIMETER / RETAINING WALL(S) TO ACHIEVE GRADE DIFFERENCE SHOWN. TG.E = TOP OF GRADE ON EAST SIDE OF WALL; TG.W = TOP OF EXISTING GRADE ON WEST SIDE OF WALL (ADJACENT PROPERTY); Δ X X' = ESTIMATED RETAINING HEIGHT. WALL DESIGN TO BE PROVIDED BY WALL CONTRACTOR OR STRUCTURAL ENGINEER TO INCLUDE TOTAL HEIGHT, L-FOOTING, GUARDRAIL, REINFORCING WEAPHOLES, ETC. WALL OR FOOTING SHALL NOT ENCRUCH INTO THE ADJACENT PROPERTY WITHOUT A LETTER OF PERMISSION BY THE ADJACENT PROPERTY OWNER.
- TEMPORARY V-SWALE: 4:1 SIDE SLOPES, 1' DEEP.

**LEGEND**

- 5847 --- EXISTING CONTOUR
- 42 --- PROPOSED 1:0' CONTOUR
- 42.5 --- PROPOSED 0.5' CONTOUR
- 42.4 --- PROPOSED SPOT ELEVATION
- FLOW DIRECTION
- FF = 5205.50 FINISH FLOOR ELEVATION
- 2' WIDE COMPACTED EARTH BERM
- EROSION PROTECTION

**ADA COMPLIANCE**

SIDEWALK(S) AND RAMP(S): 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 (8.3%)  
 ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION



**MARTIN P. GRUMMER ARCHITECT**  
 30 WILDEY PLACE NE  
 ALBUQUERQUE, NEW MEXICO 87106  
 (505) 265-2507



**Isaacson & Artman, Inc.**  
 Civil Engineering Consultants  
 1300 Alameda Street NE  
 Albuquerque, NM 87106  
 505-263-8800

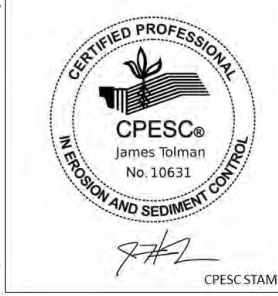
MERCADO EL MILAGRO BUILDING 'G'  
 10000 CENTRAL AVENUE SW  
 ALBUQUERQUE, NEW MEXICO 87121

**G&D PLAN NORTH**

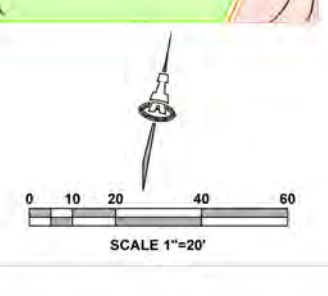
DATE: 9/30/2022  
 DRAWN BY: ANW/BJB/DEC  
 CHECKED BY: ANW  
 VERIFIED BY:

NO.	REVISIONS

SHEET NO:  
**CG-101**



**Milagro Building G**  
 PROJECT TITLE  
 ALBUQUERQUE, NM - BERNALILLO COUNTY  
 CITY, COUNTY, STATE  
 06/07/2023 DATE  
 D. Lewis / J. Tolman DRAWN BY  
**INSPECTIONS PLUS**





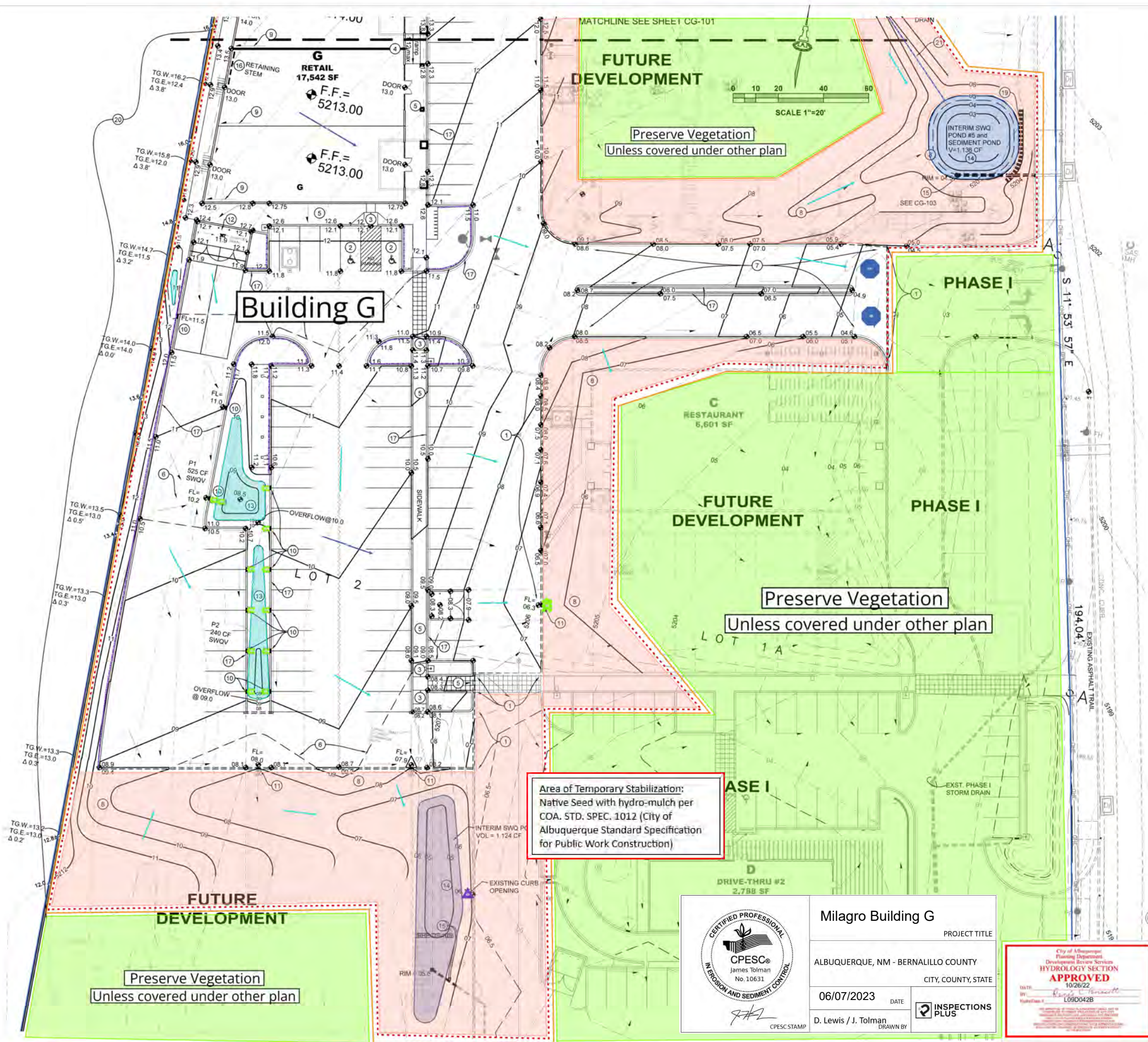
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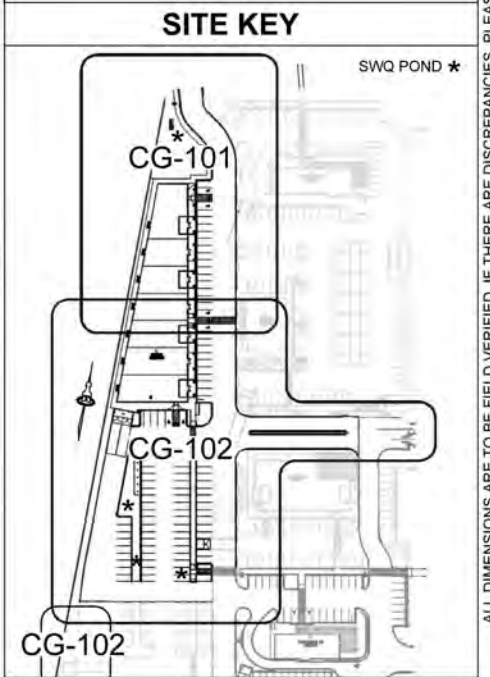
Latitude: 35.071180  
 Longitude: -106.743811

-  Temporary Stabilization (See Specs in Notes) (1)
-  Preserve Vegetation (2)
-  Retention Basin (1)
-  Limit of Disturbance (3)
-  Cut-back Curbs and/or Sidewalks (4)
-  Post-Construction Water Flow/Slope (9)
-  Silt Fence (3)
-  Pre-Construction Water Flow/Slope (2)
-  Drainage Swale (1)
-  Property Boundary (1)
-  Portable Concrete Washout Bin w/ Sign (1)
-  Water Truck (1)
-  Temporary Barricade (1)
-  Stockpiles (1)
-  Street Sweeping (1)
-  Portable Toilet - within secondary containment system if on impervious surfaces (1)
-  Material Storage (1)
-  Stabilized Construction Entrance/Exit (1)
-  NOI/Site Notice Posting (1)
-  Spill Kit - near Material Storage (1)
-  Dumpster (1)

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	DRAWN BY	
		



- ### KEYED NOTES
- THESE NOTES ARE REFERENCED ON SHEETS CG-101 AND CG-102. NOT ALL NOTES ARE USED ON EACH SHEET. SEE CP-101, PAVING PLAN AND CP-501, PAVING DETAILS. SEE CG-501 FOR GRADING AND DRAINAGE DETAILS. SEE CG-101 FOR ADA COMPLIANCE TARGET SLOPES AND MAXIMUM SLOPES.
- PROVIDE SMOOTH TRANSITION TO EXISTING PAVEMENT.
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  - ADA COMPLIANT ACCESS RAMP.
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  - TEMPORARY V-SWALE. 4:1 SIDE SLOPES, 1' DEEP.



**Area of Temporary Stabilization:**  
Native Seed with hydro-mulch per COA. STD. SPEC. 1012 (City of Albuquerque Standard Specification for Public Work Construction)



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D. Lewis / J. Tolman DRAWN BY

INSPECTIONS PLUS



MERCADO EL MILAGRO  
BUILDING 'G'  
10000 CENTRAL AVENUE SW  
ALBUQUERQUE, NEW MEXICO 87121

G&D PLAN SOUTH

DATE: 9/30/2022  
DRAWN BY: ANW/BJB/DEC  
CHECKED BY: ANW  
VERIFIED BY:















REVISIONS






# LEGEND



Latitude: 35.071180  
 Longitude: -106.743811

-  Temporary Stabilization (See Specs in Notes) (3)
-  Interim SWQ Pond (2)
-  Retention Basin/Bio Swale (3)
-  Preserve Vegetation (4)
-  Post-Construction Water Flow/Slope (14)
-  Cut-back Curbs and/or Sidewalks (8)
-  Silt Fence (5)
-  Property Boundary (3)
-  Limit of Disturbance (4)
-  Drainage Swale (1)
-  Pre-Construction Water Flow/Slope (2)
-  Curb Opening (1)
-  Rip Rap (13)
-  Temporary Barricade (2)

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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

 <i>[Signature]</i> CPESC STAMP	Milagro Building G <small>PROJECT TITLE</small>	
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