

- BMP MAP LEGEND**
- LIMITS OF DISTURBANCE
 - (SF) PERIMETER BMP (SILT FENCE)
 - VEHICLE TRACKOUT CONTROL
 - SHEET FLOW
 - CONCENTRATED FLOW
 - SEDIMENT TRAP
 - PORTABLE TOILETS
 - WASTE CONTAINER
 - CONCRETE WASHOUT



OPERATOR: TJARAMILLO, LLC

TOTAL SITE AREA: 2.75 ACRES
TOTAL DISTURBED AREA: 2.74

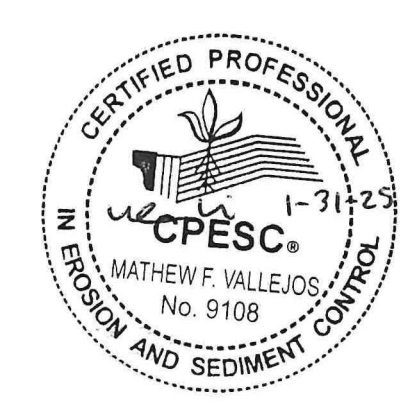
RECEIVING WATERS: ON-SITE PONDING

REFER TO THE ESC BMP DETAILS (ESC-2) FOR INSTALLATION, INSPECTION AND MAINTENANCE REQUIREMENTS.

****GRADING PLAN BY OTHERS****

7501 LA MORADA
TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

Drawn By:
M. VALLEJOS, CPESC, CISEC 01/31/2025

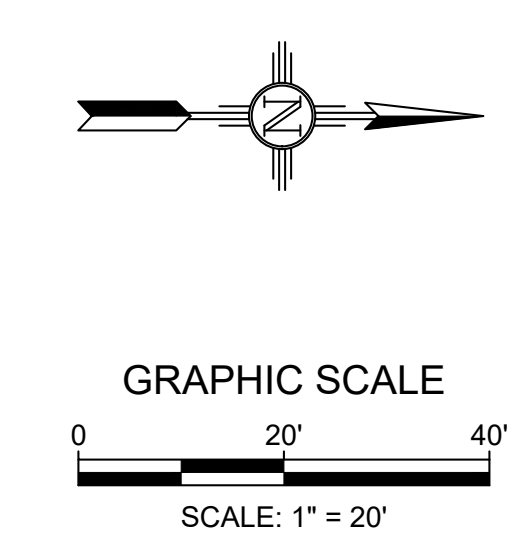


ESC-1

DISTURBED AREA WILL BE STABILIZED PER ATTACHED LANDSCAPE PLAN.

ANY DISTURBED AREAS WITHIN PUBLIC RIGHT-OF-WAY AND PUBLIC EASEMENTS WILL BE STABILIZED WITH NATIVE SEED AND AGGREGATE MULCH PER CITY STD. SPEC. 1012.

ANY STOCKPILES LEFT ON SITE MUST HAVE SEDIMENT CONTROLS PLACED ON DOWNSLOPE SIDES.



Silt Fence Detail

Non-woven Silt Fence

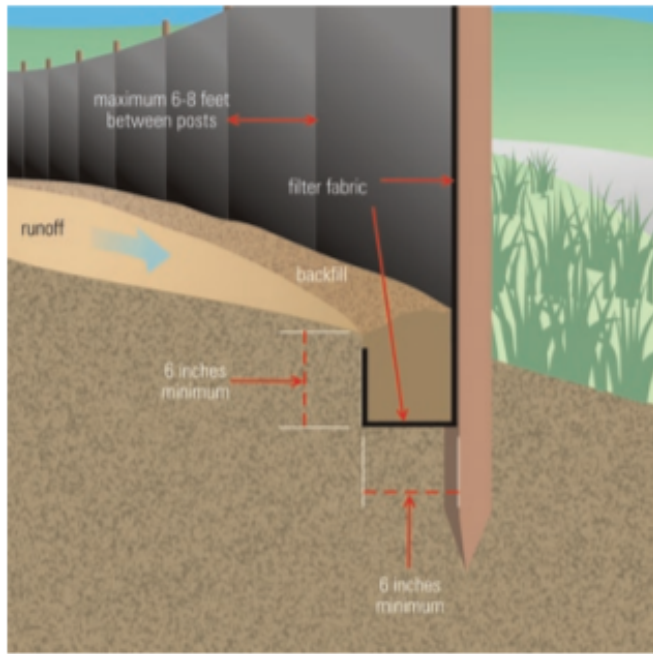
A silt fence is a temporary sediment barrier consisting of a geotextile attached to supporting posts and trenched into the ground. Intended to retain sediment that has been dislodged by stormwater.

Use silt fence as a perimeter control particularly at lower or down slope edge of a disturbed area. Leave space for maintenance between slope and silt fence or roll. Trench in the silt fence on the uphill side (6 in deep by 6 in wide). Install stakes on the downhill side of the fence. Curve silt fence up-gradient to help it contain runoff.

To maintain remove sediment when it reaches one-third of the height of the fence. Replace the silt fence where it is worn, torn, or otherwise damaged. Retrench or replace any silt fence that is not properly anchored to the ground. If the silt fence cannot be toed in properly due to existing hard surface, place mulch filter sock at base to prevent sediment from leaving site.

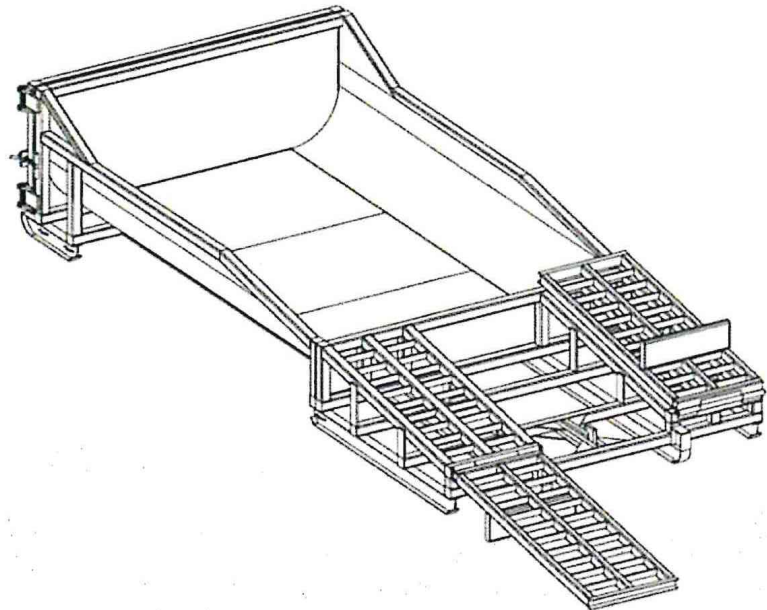
8' max wood stake spacing and 10' max spacing for steel T-post.

Silt Fence Installation



Source: USEPA Guide for Construction Site

PORTABLE CONCRETE WASHOUT CONTAINER



**CONCRETE
WASHOUT SYSTEM S**

PO Box 2604
Carmichael, CA. 95609
Phone: 1.877.282.7468
Fax: 1.916.244.0403
info@concretewashout.com
www.concretewashout.com
Patent Pending

DESCRIPTION

A portable, self-contained and watertight container affixed with ramps that controls, captures and contains caustic concrete wastewater and washout material.

PURPOSE & OBJECTIVE

Allows trade personnel to easily washout concrete trucks, pumps and other equipment associated with cement on site and allows easy off site recycling of the same concrete materials and wastewater.

APPLICATION

Construction projects where concrete, stucco, mortar, grout and cement are used as a construction material or where cementitious wastewater is created.

MAINTENANCE

Inspect and clean out when $\frac{3}{4}$ full, not allowing the container to overflow.
Inspect wastewater level and request a vacuum if needed.
Inspect subcontractors to ensure that proper housekeeping measures are employed when washing out equipment.

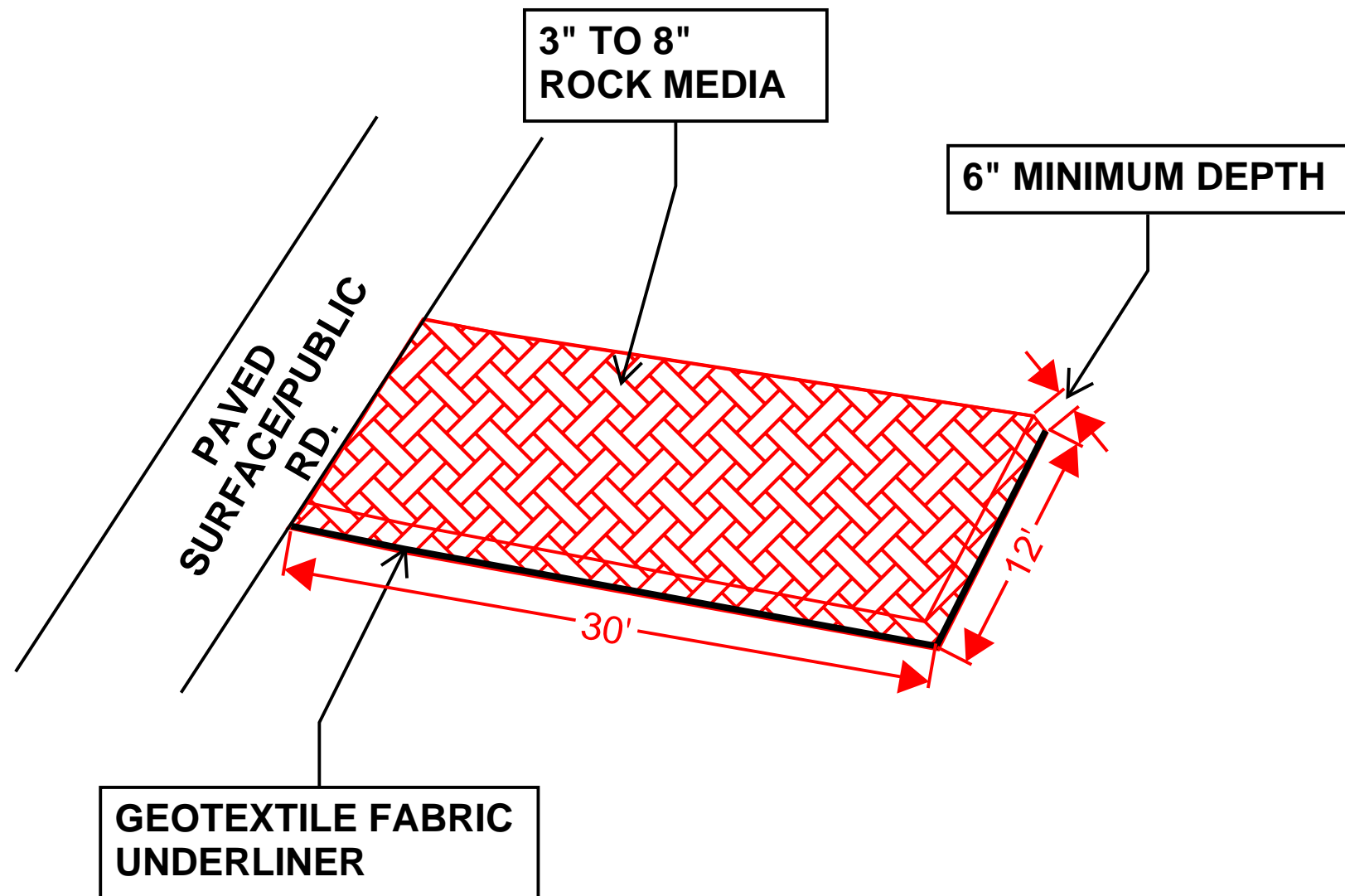
SPECIFICATIONS

The container must be portable and temporary, watertight, equipped with ramps and have a holding capacity to accept washout from approximately 350 yards of poured concrete. A vacuum service must accompany washout container and be used by site superintendent as needed. A rampless container may be used in conjunction with a ramped container or by itself if a concrete pump is not needed. The washwater must be disposed of or treated and recycled in an environmentally safe manner and in accordance with federal, state or local regulatory guidelines.

TARGETED POLLUTANTS

Caustic wastewater (high pH level near 12 units)
Suspended solids
Assorted Metals; Chromium VI, Nickel, Sulfate, Potassium, Magnesium and Calcium Compounds

VEHICLE TRACK-OUT
CONTROL



NOT TO SCALE

- DIMENSIONS NOTED CAN BE SITE RESTRICTIVE.

SEDIMENT TRAPS WILL BE INSPECTED WITHIN 24 HRS OF A STORM EVENT PRODUCING 0.25" OR GREATER.

ANY DEFICIENCIES NOTED DURING INSPECITON OF THE BASINS MUST BE ADDRESSED WITHIN 7 CALENDAR DAYS, BEFORE THE NEXT SCHEDULED INSPECTION, OR BEFORE THE NEXT STORM EVENT.

REMOVE ACCUMULATED SEDIMENT TO MAINTAIN AT LEAST ONE-HALF OF THE DESIGN CAPACITY AND CONDUCT ALL OTHER APPROPRIATE MAINTENANCE TO ENSURE THE BASIN OR IMPOUNDMENT REMAINS IN EEFFECTIVE OPERATING CONDITION PER CGP 2.2.12.F.



ESC Plan Standard Notes (2023-06-16)

- 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:
 - The City Ordinance § 14-5-2-11, the ESC Ordinance,
 - The EPA's 2022 Construction General Permit (CGP), and
 - The City Of Albuquerque Construction BMP Manual.
- 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.
- Self-inspections - In accordance with City Ordinance § 14-5-2-11(C)(1), "at a minimum a routine 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.
- 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.
- Final Stabilization and Notice of Termination (NOT) - In accordance with City Ordinance § 14-5-2-11(C)(1), self-inspections must continue until the site is "determined as stabilized by the city." The property owner/operator is responsible for determining when the "Conditions for Terminating CGP Coverage" per CGP Part 8.2 are satisfied and then for filing their Notice of Termination (NOT) with the EPA. Each operator may terminate CGP coverage only if one or more of the conditions in Part 8.2.1, 8.2.2, or 8.2.3 has occurred. After filing the NOT with the EPA, the property owner is responsible for requesting a Determination of Stabilization from the City.
- When doing work in the City right-of-way (e.g. sidewalk, drive pads, utilities, etc.) prevent dirt from getting into the street. If dirt is present in the street, the street should be swept daily or prior to a rain event or contractor induced water event (e.g. curb cut or water test).
- When installing utilities behind the curb, the excavated dirt should not be placed in the street.
- When cutting the street for utilities the dirt shall be placed on the uphill side of the street cut and the area swept after the work is complete. A wattle or mulch sock may be placed at the toe of the excavated dirt pile if site constraints do not allow placing the excavated dirt on the uphill side of the street cut.
- ESC Plans must show longitudinal street slope and street names. On streets where the longitudinal slope is steeper than 2.5%, wattles/mulch socks or j-hood silt fence shall be shown in the front yard swale or on the side of the street.

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PONDING

REFER TO THE ESC BMP DETAILS
(ESC-2) FOR INSTALLATION,
INSPECTION AND MAINTENANCE
REQUIREMENTS.

7501 LA MORADA

TEMPORARY EROSION AND SEDIMENT
CONTROL PLAN

Drawn By:

M. VALLEJOS, CPESC, CISEC

01/31/2025



ESC-2

Nature of Construction Activity:

This project consists of new commercial construction. This project covers approximately 2.74 acres of the 7501 La Morada project. Tjaramillo, LLC is responsible for all construction activities including earthwork, infrastructure, utilities, flatwork, asphalt paving, site work and vertical construction. The activities to occur on-site are consistent with new commercial construction.

Project/Site Name: 7501 La Morada
Project Street/Location: 7501 La Morada Place NW
City: Albuquerque
State: NM
Zip Code: 87120
County: Bernalillo

Project Latitude: 35.11139 Longitude: -106.72517

Determination of Latitude/Longitude:

☐ USGS topographic map (scale:)
☐ EPA Web Site ☒ NM OpenEnviroMap ☐ GPS
☐ Other (please specify):

Function of Construction Activity:

☐ Residential ☒ Commercial ☐ Industrial ☐ Linear (roadway)
☐ Linear (Utility) ☒ Development ☐ Other (specify):

Is your project/site located on Federal or Native American Lands Yes ☐ No ☒
Description:

Start Date-Finish Date (dates to be marked on site plan by operator)	Construction Activity, BMPs, and location
Initial Phase	Pre-Site Grading 1. Install perimeter BMPs (silt fence, erosion control logs, downstream inlet protection, etc.) 2. Construct VTC. 3. Set up construction trailer, construction barrier, and material storage areas, etc. 4. Install sanitary facilities and dumpster 5. Implement stabilization procedures where work is complete or ceases (per section 2.2.14 of the 2022 EPA CGP)
Interim Phase	Site Grading/ Building Construction 1. Mass grade site 2. Construct utilities, infrastructure 3. Building, pavement construction 4. Implement stabilization procedures where work is complete or ceases (per section 2.2.14 of the 2022 EPA CGP)
Final Phase	Final Stabilization 1. Implement stabilization procedures where work is complete or ceases (per section 2.2.14 of the 2022 EPA CGP) 2. Prepare final seeding and landscaping 3. Monitor stabilized areas until final stabilization is reached 4. Remove temporary control BMPs and stabilize any areas disturbed by theremoval

ROLE	COMPANY	REPRESENTATVIE NAME	PHONE	EMAIL
OPERATOR	TJARAMILLO, LLC	THEODORE JARAMILLO	505-918-4111	TED@ALLSEASONNM.COM
OWNER	7501 LA MORADA, LLC	THEODORE JARAMILLO	505-918-4111	TED@ALLSEASONNM.COM
BMP MAINTENANCE	SUPERIOR STORMWATER	TIM SLATUNAS	505-353-2558	TIM@SUPERIORSTORMWATER.COM
SWPPP INSPECTIONS	GREEN GLOBE ENVIRIONMENTAL, LLC	TIM SLATUNAS	505-353-2558	TIM@GREENGLOBENM.COM



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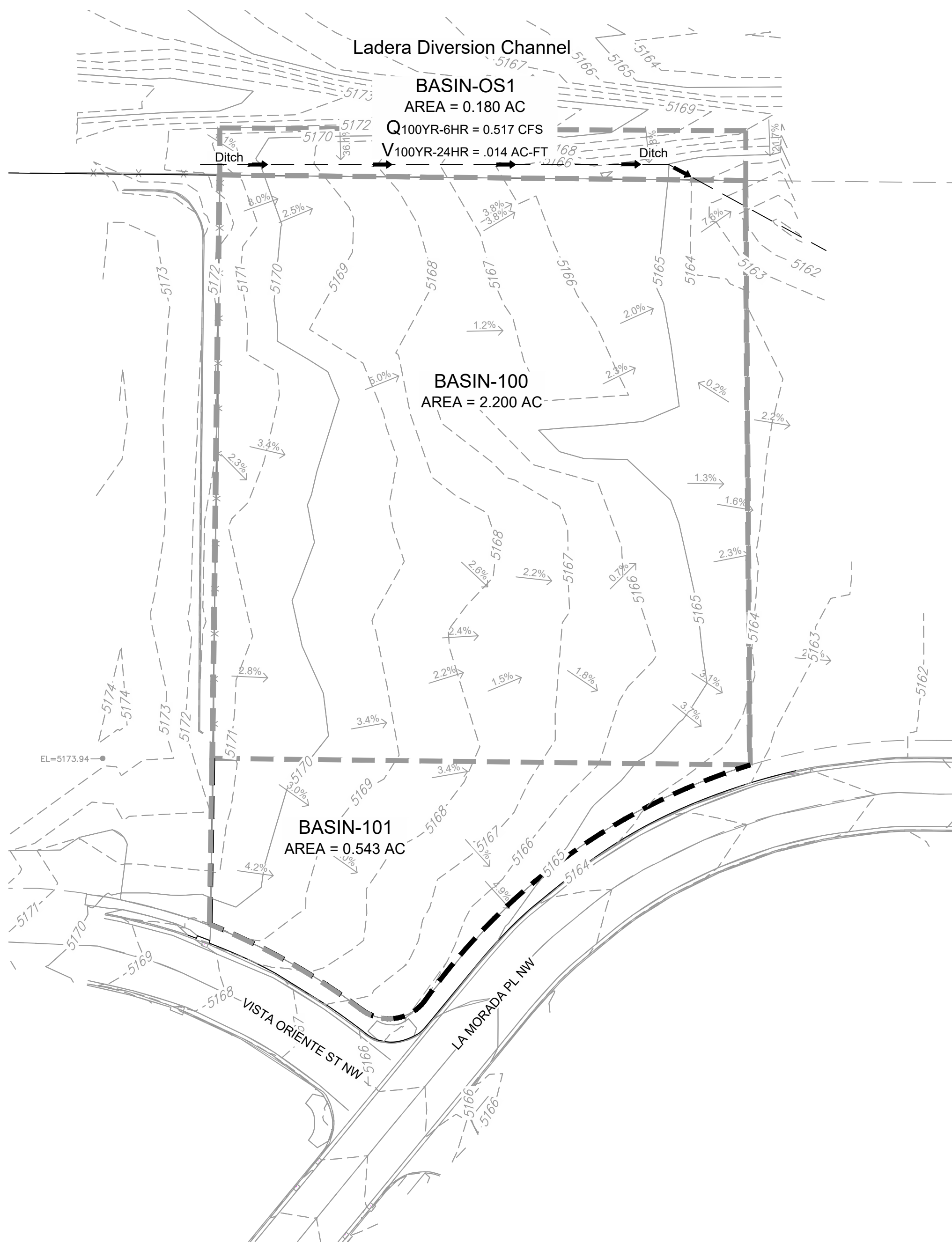


ESC-3

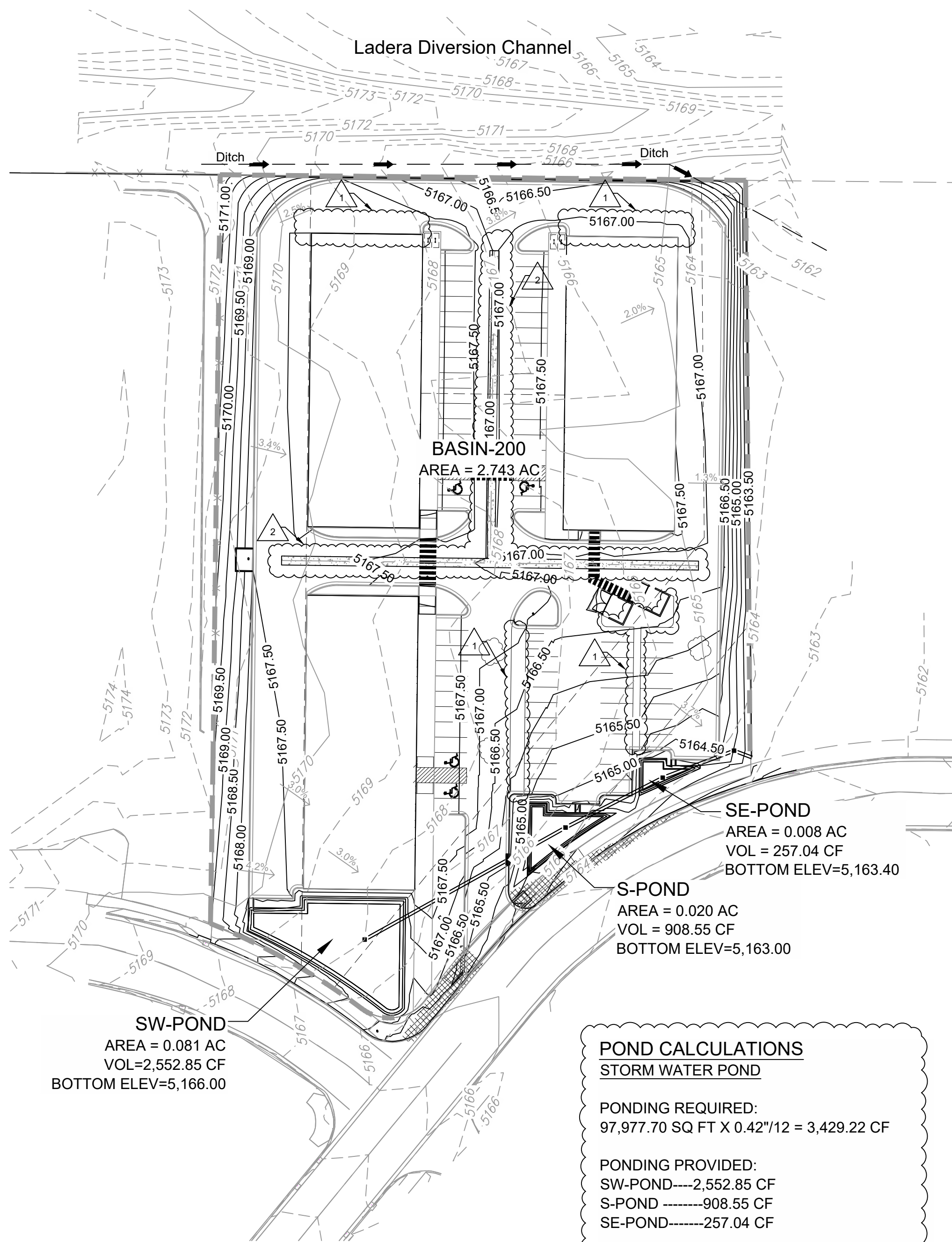


Summary by Map Unit — Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico (NM6000)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BCC	Bluepoint loamy fine sand, 1 to 9 percent slopes	.20	2.8	100.0%
Totals for Area of Interest			2.8	100.0%

EXISTING BASIN MAP



PROPOSED SITE MAP



POND CALCULATIONS STORM WATER POND

PONDING REQUIRED:
97,977.70 SQ FT X 0.42"/12 = 3,429.22 CF

PONDING PROVIDED:
SW-POND-----2,552.85 CF
S-POND -----908.55 CF
SE-POND-----257.04 CF

TOTAL-----3,718.44 CF

REFERENCE MANUAL USED:
CITY OF ALBUQUERQUE
DEVELOPMENT PROCESS MANUAL 2020-06-02 signed

SECTION 6-2(A)(5)
PRECIPITATION ZONE 1
100 YEAR STORM DEPTH

PRE-CONSTRUCTION HYDROLOGY SUMMARY

BASIN	Total Area (sq. ft.)	Total Area (acres)	Land Treatment (%)				Q100 (cfs)	V100yr-6hr (ac-ft)	V100yr-24hr (ac-ft)
			A	B	C	D			
OS1	7,849	0.180				100	0.517	0.014	0.014
100	95,812	2.200	100				3.387	1.231	1.231
101	23,673	0.543	100				0.837	0.075	0.075

POST-CONSTRUCTION HYDROLOGY SUMMARY

BASIN	Total Area (sq. ft.)	Total Area (acres)	Land Treatment (%)				Q100 (cfs)	V100yr-6hr (ac-ft)	V100yr-24hr (ac-ft)
			A	B	C	D			
200	119,485.00	2.743			18	82	10.684	0.459	0.519

Site Description
The site is 2.743 acres and is Tract 3 of the Ladera Business Park Unit I. The address to the site is 7501 La Morada Place NW. A commercial development is proposed for this site. Improvements include three buildings with a total of 30,320 sq. ft., three storm water quality ponds. The site is within the Master Plan for the Ladera Business Park, Unit I, which allows discharge into subsurface storm drain sub out designed specifically for this lot. The site is outside of the Flood Plain as designated as Zone "X" per FEMA Flood Plain Panel 35001C0326J, Dated November 4, 2016.

Methodology
Hydrologic procedures presented in the Hydrology Section of the DMP, Article 6-2(a), approved June 26, 2020 were followed. Computations included input data for Precipitation Zone 1.

Existing Condition
Site is vacant and generally slopes west to east with an average slope of 3.3%. Offsite runoff from Basin OS1, drain through this site and to Tract 4 as shown in the Existing Basin Map.

Proposed Condition
This site will be used as commercial development. Three buildings are proposed with a combined footprint of 30,300 sq. ft. The site will be constructed with an impervious surface. The proposed grade has an average slope of 2.2% dropping in elevation from north to south.

Runoff from Basin OS1 will continue draining through the site at the Northeast boundary line as shown in the proposed basin map.

Three storm water quality ponds will store the first flush volume. The storm water quality ponds are along La Morada Place NW and will store the runoff from the impervious area as well as the roof of the buildings.

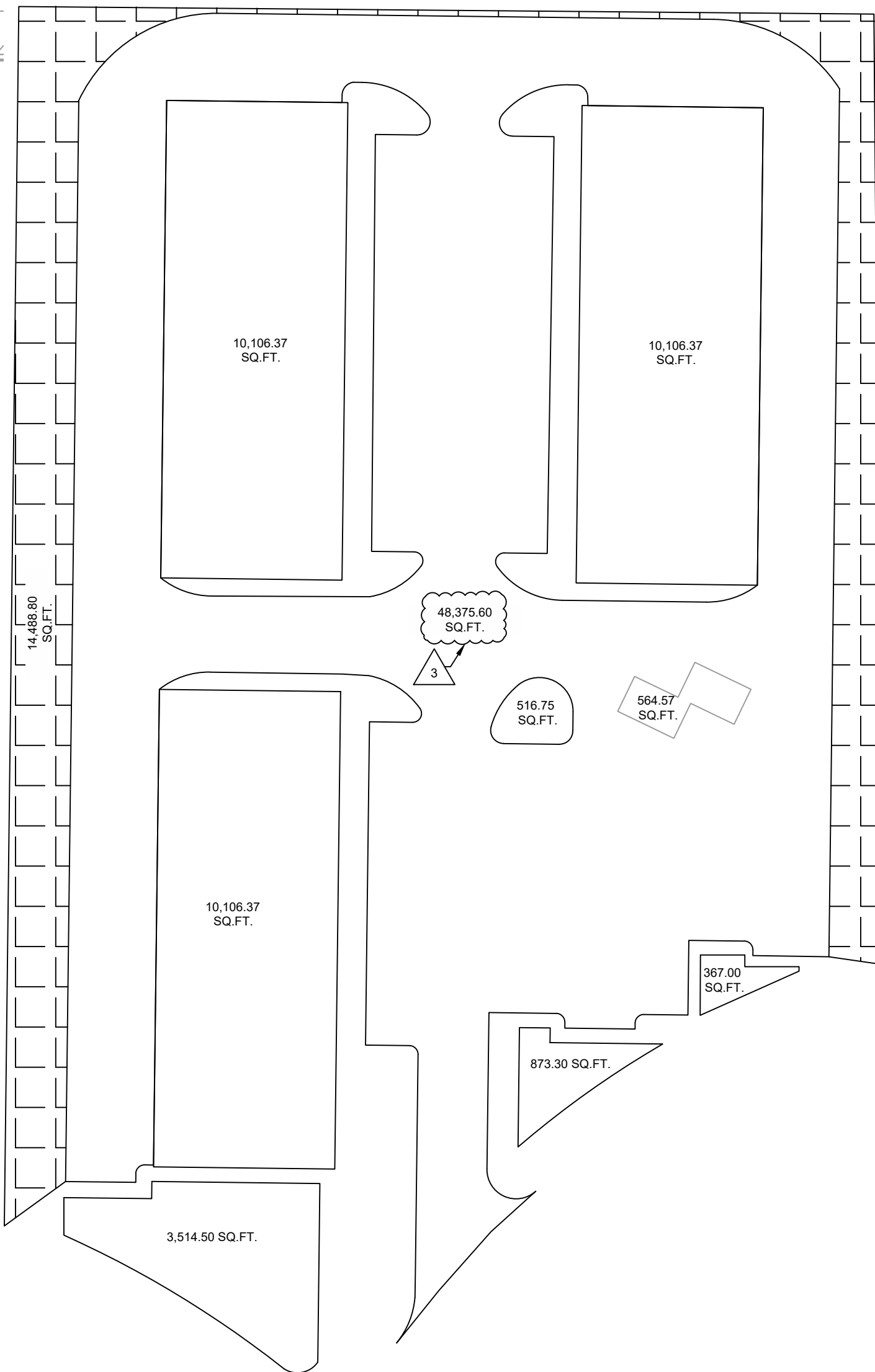
The proposed grading and drainage plan would accommodate all of the run-off from the proposed construction to drain to the south to a storm water quality pond with a storm drain inlet that will connect to the existing 18" CMP stub as shown. The site has free discharge into the storm drain.



FLOOD INSURANCE RATE MAP

BERNALILLO COUNTY, NEW MEXICO
PANEL: 326 OF 825
VERSION NUMBER: 2.3.3.2
MAP NUMBER: 35001C0326J
MAP REVISED: NOVEMBER 4, 2016

NOTE: THE SITE IS OUTSIDE OF THE FLOOD PLAIN
AS DESIGNATED AS ZONE "X" PER ABOVE FEMA FLOOD PLAIN PANEL



Engineering | Surveying
Materials Testing

7921 N. World Dr.
Hobbs, NM 88242
Squarerootservices.net
575-231-7347

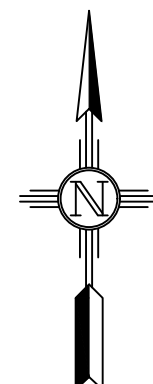
ENGINEERING SHEET:
**DRAINAGE
PLAN**

FOR
PROJECT NAME:
**LA MORADA
COMMERCIAL
DEVELOPMENT**

FOR
CLIENT:
TED JARAMILLO

PROJECT NUMBER:
23192

PROJECT ENGINEER:
Jeremy Baker, PE
DRAWN BY:
LPS



GRAPHIC SCALE

0 50' 100'
SCALE: 1" = 50'
(IN FEET)

REVISIONS

No.	DATE	DESCRIPTION
1	6-24-24	REMOVED CURB AND GUTTER
2	6-24-24	ADDED 5' WIDE VALLEY GUTTER CENTER DRIVING ISLE
3	6-24-24	UPDATED PAVED AREA SQUARE FOOTAGE



07/02/2024

