

LOE Randolph LLC



TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

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GPS COORDINATES:

Latitude: 35.052404
Longitude: -106.626367

 CPESC Stamp	LOE Randolph		PROJECT TITLE
	ALBUQUERQUE, NM, BERNALILLO COUNTY		
	QTY. COUNTY, STATE		
	09/11/2023	DATE	 INSPECTIONS PLUS
B. Henriksen / J. Tolman	DRAWN BY		

STORMWATER POLLUTION PREVENTION PLAN INFORMATION

PERMIT NUMBER: NMR NMR1005TB NMR1005TC	
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:	LOE Investments LLC
OPERATOR POINT OF CONTACT:	Matt Wagoner 951-712-1394 matt@castleyinc.com
NOI PREPARED	Inspections Plus
PROJECT/SITE NAME:	LOE Randolph LLC
PROJECT/SITE ADDRESS:	1800 Randolph Road SE
LATITUDE	Latitude: 35.052404
LONGITUDE	Longitude: -106.626367
ESTIMATED PROJECT START DATE	09/01/2023
ESTIMATED PROJECT COMPLETION DATE	08/31/2024
ESTIMATED AREA TO BE DISTURBED	1.35
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?	Yes - Bernalillo County
SURFACE WATERS WITHIN 50FT?	NO
RECEIVING WATER?	unnamed tributary
IS RECEIVING WATER IMPAIRED? TIER DESIGNATION	No
WHAT ARE THE IMPAIRMENTS, IF ANY?	NA
SWPPP CONTACT INFORMATION:	Matt Wagoner 951-712-1394 matt@castleyinc.com8
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 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

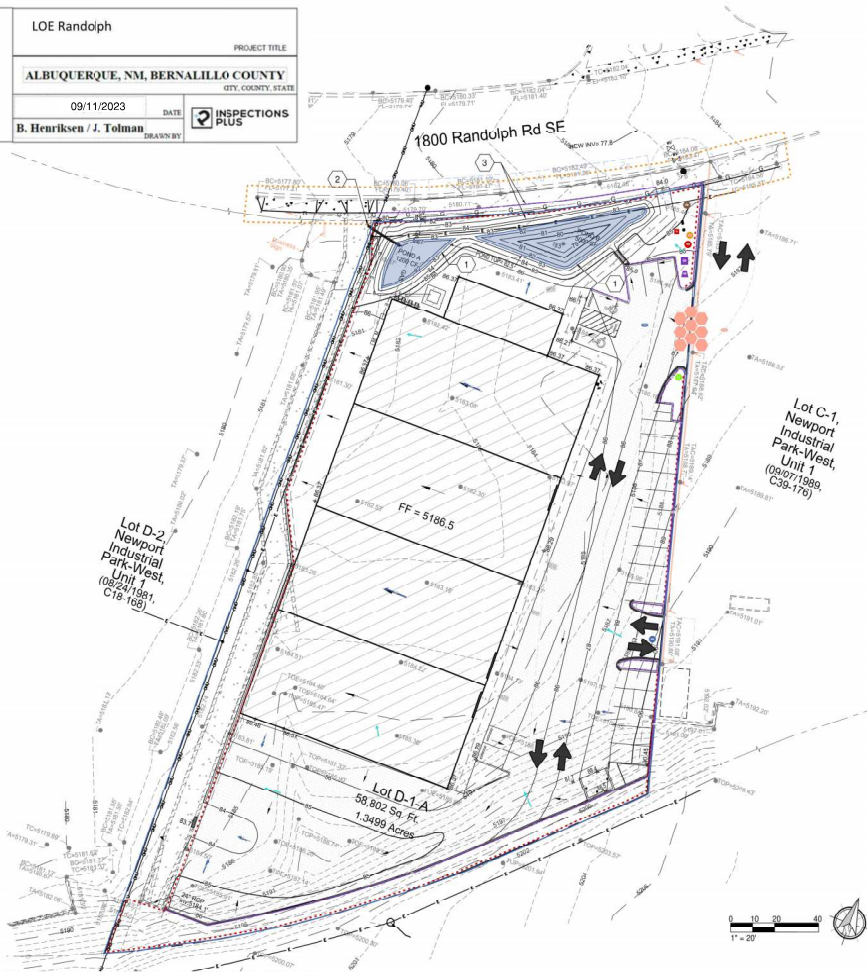
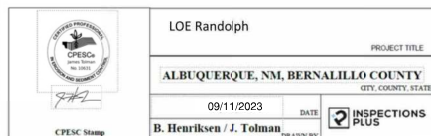
INLET PROTECTION



BMP Objectives

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

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1 SITE GRADING AND DRAINAGE PLAN

Hydrologic Calibration					
HSPF - Volume 2					
Section 22.22 (2/2/2016)					
Precipitation Area: P (300) = 2.85					
Treatment Area		A	H	G	Z
Excess Precipitation Factors		0.53	0.79	1.3	2.12
Excess Precipitation Factors		1.56	2.28	3.14	4.79
Land Treatment Area		A	Acres	Fertilizer	Abundance
Type 1 (Pasture, Forest, Wetlands and other)		1.412			Prognosis
Type 2 (Pasture, Forest, Wetlands and other)		0.133			
Type 3 (Urban Landscaping)		0.000			0.043
Type 4 (Urban Landscaping)		0.000			0.043
P (300) (precipitation, depth, duration)					
Total (Acres)		1.5459			1.3459
Excess Precipitation(s)		0.56			
Volume (100), of		1720			9124
Q (100), of		2820			15120
Q (100), of		2.20			3.75
Q (100), of		1.48			3.88
P (300) Precip Volume = V (Precipitation Volume) =					4261

DRAINAGE NARRATIVE

THIS SITE IS LOCATED AT 1800 RANDOLPH RD SE, IN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THIS SITE IS LOCATED ON THE NATIONAL FLOOD INSURANCE RATE MAP NO. 35001G0342G EFFECTIVE ON 09/26/2008, AND LIES WITHIN ZONE X, WITH NO PORTION OF THE SITE LOCATED WITHIN A 100 YEAR FLOOD PLAIN.

THE EXISTING SITE CONSISTED OF A VACANT LOT. THE EXISTING SITE SURFACE TREATMENT HAS HISTORICALLY BEEN COVERAGE TYPE "A" (NATIVE GRASS, WEEDS AND SHRUBS). THE EXISTING RUNOFF SHEET FLOWS ACROSS THE SITE FROM THE SOUTH-EAST TO THE NORTH-WEST. THE SITE CURRENTLY DIRECTS OFFSITE DRAINAGE FROM THE SOUTH PROPERTY LINE NORTHWARD AND ULTIMATELY INTO RANDOLPH RD SE AND ASSOCIATED STORM DRAINS. THE EXISTING CONCRETE DRAINAGE STRUCTURE ALONG THE WEST PROPERTY LINE THAT DIRECTS OFF-SITE FLOW ALSO ACCEPTS SHEET FLOW FROM THE SITE.

THIS PROPOSED DEVELOPMENT INVOLVED THE ADDITION OF A NEW BUILDING AND PAVED PARKING AREA. THIS PROJECT DISTURBS APPROXIMATELY 1,215 ACRES OF A 1,349 ACRE SITE. THE PROPOSED GRADING HONORS EXISTING OFFSITE DRAINAGE PATTERNS AND DIRECTION ALL OFFSITE RUNOFF AWAY FROM THE PROJECT. THE PROPOSED GRADING HONORS EXISTING ONSITE DRAINAGE PATTERNS AND DIRECTION ALL ONSITE RUNOFF TO THE TRIBUTARY AREA FOR THE EXISTING DRAINAGE STRUCTURE IS UNKNOWN. A NEW SHALLOW POND LOCATED NEAR AND ADJACENT TO RANDOLPH RD IS SEDEWALK. THE PONDING AREA WILL OVERFLOW TO THE TRIBUTARY AREA FOR THE EXISTING DRAINAGE STRUCTURE. THE PONDING AREA WILL BE THE SITE WILL HAVE THE STORM WATER QUALITY RUNOFF DRAIN DIRECTLY INTO THE PONDS. THE TOP OF WATER SURFACE IS SHOWN IN PLAN. THE TOP OF THE POND SURFACE IS BORDERED AND BORDERS WITH THE EXISTING DRAINAGE STRUCTURE. THE PONDING AREA WILL BE THE EXISTING ADJACENT SIDEWALK AND TOP OF POND. (SEE PLAN SHEET C1.1 AND CALCULATIONS BELOW) FINISHED FLOOR ELEVATION OF THE PROPOSED BUILDING IS THE HIGH POINT OF THE SURROUNDING PARKING AREA HAS POSITIVE GRADE. THE PROPOSED DEVELOPMENT WILL BE THE EXISTING DEVELOPED ONSITE RUNOFF SHEET FLOWS ACROSS THE EXISTING ASPHALT PARKING AREA AND IS

ONSITE STORM WATER QUALITY PONDING VOLUME

STORM WATER QUALITY STORAGE REQUIRED BY COA HYDROLOGY:
 PROVIDE STORAGE FOR STORM WATER QUALITY PER SECTION 6-12 OF UPM USE 0.26 IN

STORM WATER QUALITY (IN) APPLIED OVER IMPERVIOUS AREAS (ACRES)

CURB CUT PIPE CAPACITIES

SFF KEYED NOTE 2 AND PLAN FOR LOCATIONS OF TWO 4" PVC PIPES AT EXISTING DRAINAGE STRUCTURE BACK OF CURB FLOW LINE $Q = (1.486AR^{2/3}KS^{0.5})N = ((1.486 \times 0.0873 \times 0.0833)^{2/3} \times 0.02 \times 0.5) / 0.0050 = 0.7668 \text{ cfs} / 4" \text{ PIPE}$

CURB DRAIN IS 2-4"Ø PIPES $\rightarrow Q=1.54\text{CFS} = 92.4\text{CFM} = 5544\text{CFH}$

$$\text{TIME TO DRAIN EQUIVALENT WATER QUALITY VOLUME} = 5544\text{CFH}/1115\text{CF} = 5 \text{ HOURS}$$

KEYED NOTES

1. CONSTRUCT PONDING AREA. SEE STORM WATER QUALITY CALCULATIONS THIS SHEET.
2. CONSTRUCT 2 - 4" PVC PIPE CURB DRAIN FOR OVERFLOW DRAINAGE. SEE CALCULATIONS & COA STD. DETAIL #2235
3. TOP OF WATER SURFACE OF THE STORM WATER QUALITY POND IS LOWER THAN THE TOP OF THE ADJACENT BERM LOCATED BETWEEN THE SIDEWALK AND THE POND.

LEGEND

Figure 10 is a plan view of a building site. The plan shows a building footprint, a parking area, and a sidewalk. Elevation markers are shown along the top and left edges. A legend on the right explains the symbols used.

Elevation Markers:



















- 6810.0
- 6800.0
- 6790.0
- 6780.0
- +22.0



Legend:

- EXISTING INDEX CONTOUR
- EXISTING INTERIM CONTOUR
- NEW INDEX CONTOUR
- NEW INTERIM CONTOUR
- NEW WATER SURFACE
- NEW SPOT ELEVATION
- NEW CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- NEW SANITARY SEWER CLEANOUTS
- DIRECTION OF FLOW
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING BUILDING
- NEW BUILDING
- FINISH FLOOR ELEVATION





-  Retention Basin (2)
-  Cutback Curb / Sidewalk (10)
-  Post Construction Water Flow (8)
-  Pre Construction Water Flow (6)
-  Silt Fence (3)
-  Extended Limit of Disturbance (1)
-  Property Boundary / Limit of Disturbance (1)
-  Stabilized Construction Exit (1)
-  SWPPP Sign (1)
-  Blockade (1)
-  Street Sweeping (1)
-  Water Truck (1)
-  Portable Concrete Washout Box (1)
-  Dumpster (1)
-  Portable Toilet (1)
-  Materials Storage (1)
-  Stockpiles (1)
-  Spill Kit (1)

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Owner:
LOE Investments LLC
Matt Wagoner
Owner Representative
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Schedule/ Sequencing of Construction

1. POST PERMITS
2. INSTALL REQUIRED BMPs
 - 2.a. PERIMETER CONTROLS (Silt Fence)
 - 2.b. STABILIZED CONSTRUCTION ENTRANCE
3. EARTHWORK AND GRADING
4. UTILITY INSTALLATION
5. PAVEMENT STRUCTURES
6. PAD STRUCTURES
7. LANDSCAPING/ STABILIZATION

Note: Stabilization will consist of paving areas of disturbed soil, which will consist of the parking area. In addition, per the landscape plan "place ground cover as necessary to achieve 75% live ground cover." Including ponding areas.

8. PUNCHLIST

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