LOE Randolph LLC TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

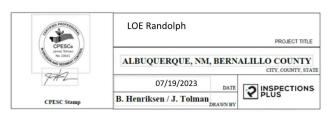
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GPS COORDINATES:

Latitude: 35.052404 Longitude: -106.626367



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 Randolph LLC

OPERATOR POINT OF CONTACT:

Matt Wagoner 951-712-1394 matt@eastleyinc.com

NOI PREPARED

Inspections Plus

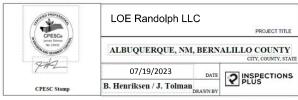
PROJECT/SITE NAME:

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	No
GREATER BUILT OR RENOVATED BEFORE JANUARY 1, 1980?	INO
WAS THE PREDEVELOPMENT LAND USED FOR	NO
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?	
SWPPP CONTACT INFORMATION: Matt Wagoner 951-712-1394 ma	ntt@eastleyinc.com8
ENDANGERED SPECIES CRITERIA: CRITERION "A"; NO C	CRITICAL HABITATS
HISTORIC PRESERVATION CRITERIA: CRITERION "A" PREEXISTING	DEVELOPMENT

EROSION CONTOL 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.



SEDIMENT TRACK OUT CONTROL



BMP ObjectivesSediment 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



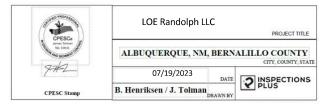






BMP Objectives

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



SITE (

C1.1











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. 3500 I C0342G EFFECTIVE ON 09/26/2008, AND LIES WITHIN ZONE X, WITH NO PORTION OF THE SITE LOCATED WITHIN A

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 SOUTHEAST TO THE NORTHWEST. THE SITE FROM THE SOUTHEAST OF THE NORTHWAND AND LITED FROM THE SOUTH PROPERTY LINE NORTHWAND AND LITED FROM THE SOUTH PROPERTY LINE NORTHWAND AND LITED FROM THE SOUTH PROPERTY LINE NORTHWAND AND ACCEPTS SHEET FLOW ALSO THE WEST PROPERTY LINE THAT DIRECTS OFF-SITE FLOW ALSO ACCEPTS SHEET FLOW FROM THE SITE.

THIS PROPOSED DEVELOPMENT INVOLVES THE ADDITION OF A NEW BUILDING AND PAYED PARKING AREA THIS PROJECT DISTURBS APPROXIMATELY 1.21 & ACRES OF A 1.389 & ACRES SITE. THE PROPOSED GRADING HONORE SUSTING OFFSITE DRIANGER PATTERNS AND DIRECTS ALL OFFSITE BUILDING FOR AVEN YITHER THE PROPOSED THE STREAM PARKED PROPOSED THE PROPOSED THE STREAM PARKED THE STORM WATER QUALITY BUILDING FOR AND INFECTION OF THE PROPOSED THE STREAM PARKED THE STORM WATER QUALITY BUILDING FOR AND DIRECTLY INTO THE PONDS. THE TOP OF WATER SUFFACE IS SHOWN IN PLAN. THE TOP OF THE POND SUFFACE IS SHOWN WITH A TOP ELEVATION THAT IS HIGHER THAN THE ELEVATION OF THE MINISTERY OF THE PROPOSED BUILDING IS THE HIGHER THAN THE BUILDING IN THE SUPHROUNDING PARKING AREA AND HAS POSITIVE DRAINAGE AWAY FORM THE PREINDETED OF THE BUILDING. DEVELOPED ONSITE RUNOFF SHEET FLOWS ACROSS THE EXISTING ASPHALT PARKING AREA AND IS DIRECTED BY CURBS INTO TO THE STORM WATER QUALITY POND.

ONSITE STORM WATER QUALITY PONDING VOLUME

STORM WATER QUALITY (IN) APPLIED OVER IMPERVIOUS AREAS (ACRES)
VOLUME DHAINING DIRECTLY INTO PONDING AREAS THEREFORE (0.26 / 12) X 1.181 X 43560 = 1115CF

CURB CUT PIPE CAPACITIES

SEE KEYED NOTE 2 AND PLAN FOR LOCATIONS OF TWO 4" PVC PIPES AT EXISTING DRAINAGE STRUCTRURE BACK OF CURB FLOW LINE Q = (1.486AR*2/3xS*0.5)N = ((1.486 X 0.0873 X 0.0833)*2/3 X 0.02*0.5/10.009) = 0.7688 ds / 4" PIPE

CURB DRAIN IS 2~4"Ø PIPES -> Q=1.54CFS = 92.4CFM = 5544CFH

TIME TO DRAIN EQUIVALENT WATER QUALITY VOLUME = 5544CFH/1115CF = 5 HOURS

KEYED NOTES



- CONSTRUCT PONDING AREA. SEE STORM WATER QUALITY CALCULATIONS THIS SHEET
- CONSTRUCT 2 4" PVC PIPE CURB DRAIN FOR OVERFLOW DRAINAGE. SEE CALCULATIONS & COA
- 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



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

DIRECTION OF FLOW EXISTING FIRE HYDRANT EXISTING GATE VALVE EXISTING BUILDING NEW BUILDING FINISH FLOOR ELEVATION

NEW SANITARY SEWER CLEANOUTS



1800 Randolph Rd SE

LOE Randolph LLC

B. Henriksen / J. Tolman

07/19/2023

CPESC Stamp

ALBUQUERQUE, NM, BERNALILLO COUNTY

DATE

PROJECT TITLE

2 INSPECTIONS

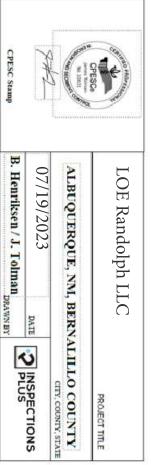
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LOE Randolph LLC Inspections Plus, LLC Commercial SWPPP Map-Final

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- 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)
- Disturbance (1) Property Boundary / Limit of
- 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)



Operator(s):
Eastley Inc.
Matt Wagoner
Project Manager
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Murrieta, CA 92562
951-712-1394
matt@eastleyinc.com

Owner:

LOE Randolph LLC
Matt Wagoner
Owner Representive
951-712-1394
matt@eastleyinc.com

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

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. Note: Stabilization will consist of paving areas of disturbed soil, which

3. PUNCHLIST