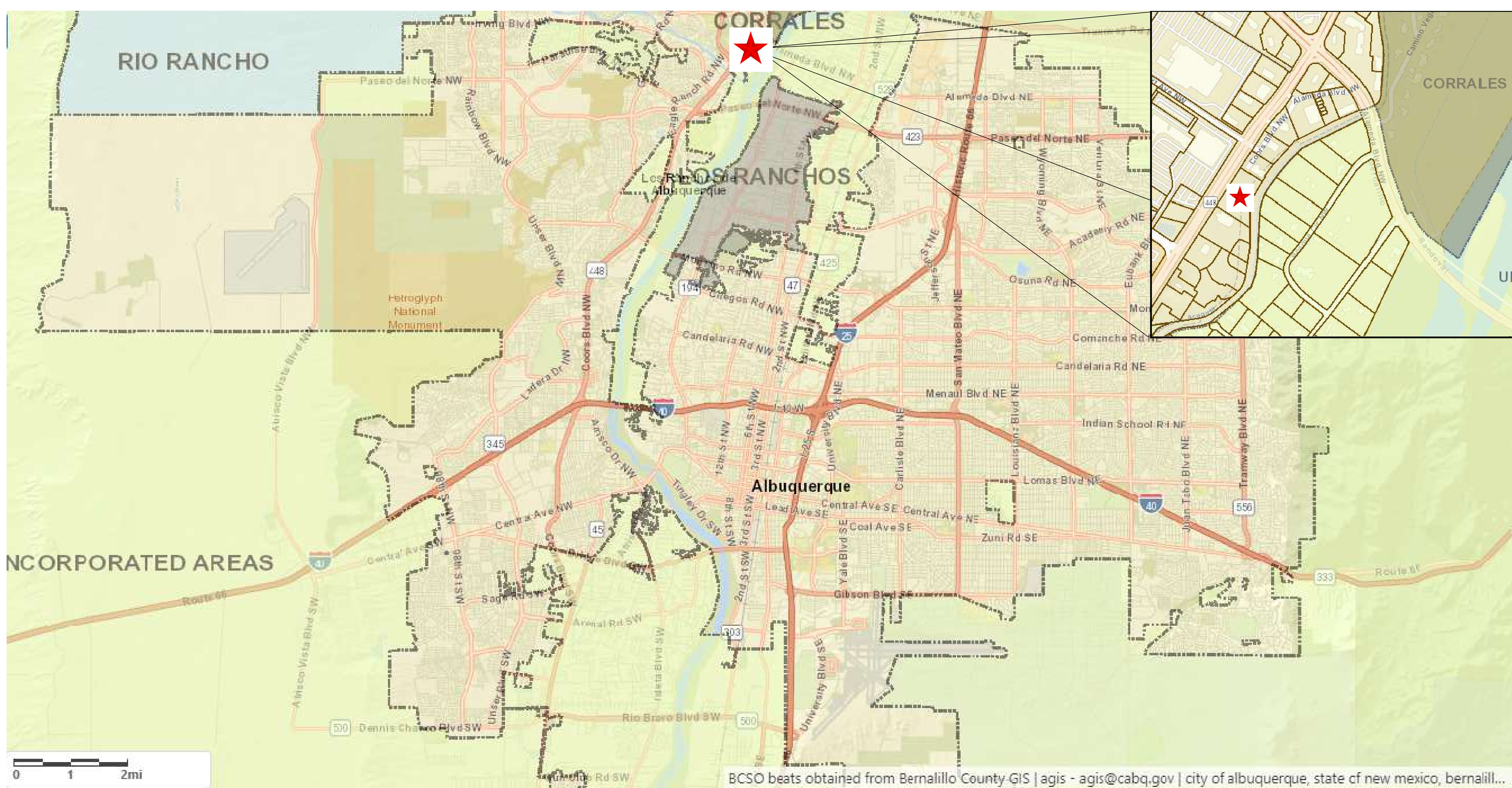




 CASSANDRA DURKIN CPESC 9212	DRAWN BY: C. DURKIN	CONSTRUCTION ACTIVITIES: CLEARING FOR FUTURE PROJECT	WATER POLLUTION CONTROL DRAWING		
	CHECKED BY:	SCHEDULE: 18 MONTHS FROM START DATE	ESCP	OWNER NAME: CDR HOLDINGS, LLC.	FIGURE: 1
	DATE: 09/18/2024	AREA OF DISTURBANCE: 2.46 ACRES	PROJECT SIZE: 2.46 ACRES	OPERATOR NAME: CDR HOLDINGS, LLC.	
	REVISED BY:	AFTER HOURS CONTACT: CHARLES NGUYEN 505-264-0510	MAP DATUM: GOOGLE EARTH AND CITY OF ABQ	PROJECT NAME: DEMI'S PAVILIONS	
	REVISED DATE:	OTHER:	DATA APPROXIMATE FOR ILLUSTRATIVE PURPOSES ONLY	COORDINATES: UTM LOCATOR 13S 349843.190 m E, 3896428.63 m N	



RIO GRANDE RIVER IS IMPAIRED, ASSESSED AND CONTAINS A CRITICAL HABITAT FOR THE RIO GRANDE SILVERY MINNOW. DISCHARGES FROM THIS SITE DRAIN THROUGH THE CORRALES ACEQUIA AND ULTIMATELY TO THE RIO GRANDE, ANY UNCONTROLLED DISCHARGE FROM THIS SITE COULD POTENTIALLY IMPACT ASSESSED WATERS OR CRITICAL HABITATS.

 CASSANDRA DURKIN CPESC 9212	DRAWN BY: C. DURKIN	CONSTRUCTION ACTIVITIES: CLEARING FOR FUTURE PROJECT	WATER POLLUTION CONTROL DRAWING		
	CHECKED BY:	SCHEDULE: 18 MONTHS FROM START DATE	ESCP	OWNER NAME: CDR HOLDINGS, LLC.	
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	REVISED DATE:	OTHER:	DATA APPROXIMATE FOR ILLUSTRATIVE PURPOSES ONLY	COORDINATES: UTM LOCATOR 13S 349843.190 m E, 3896428.63 m N	
					FIGURE: 2

PROJECT INPUTS

PROJECT OWNER:
CDR HOLDINGS, LLC.
CHARLES NGUYEN, MANAGING MEMBER

PHONE NUMBER: 505-264-0510

EMAIL:
NGUYENCHX@GMAIL.COM

Permit Information

NPDES ID: NMR1006QB

Project/Site Name: Demi's Pavilions

Project/Site Address

Address Line 1: 10120 Coors Blvd NW

Address Line 2:

City: Albuquerque

ZIP/Postal Code: 87114

State: NM

County or Similar Division: Bernalillo

Latitude/Longitude: 35.1995°N, 106.6495°W

Latitude/Longitude Data Source: Google Earth

Horizontal Reference Datum: WGS 84

Project Start Date: 09/02/2024

Project End Date: 12/31/2025

Estimated Area to be Disturbed: 2.5

Types of Construction Sites:

Accidental Land Clearing for future construction.

RUSLE Calculation Before Construction

RUSLE	
A = R * K * LS * C * P	
A= Average Soil Loss (tons/acre/year)	5.9687
R = Rainfall –Runoff Erosivity Factor	27.43
K = Soil Erodibility Factor	0.17
LS = Slope-Length Factor	1.28
C = Cover Management Factor	1.0
P = Erosion Control Practice Factor	1.0

RUSLE Calculation During Construction

RUSLE	
A = R * K * LS * C * P	
A= Average Soil Loss (tons/acre/year)	2.9843
R = Rainfall –Runoff Erosivity Factor	27.43
K = Soil Erodibility Factor	0.17
LS = Slope-Length Factor	1.28
C = Cover Management Factor	1.0
P = Erosion Control Practice Factor	0.5

RUSLE Calculation After Construction

RUSLE	
A = R * K * LS * C * P	
A= Average Soil Loss (tons/acre/year)	0.5968
R = Rainfall –Runoff Erosivity Factor	27.43
K = Soil Erodibility Factor	0.17
LS = Slope-Length Factor	1.28
C = Cover Management Factor	0.1
P = Erosion Control Practice Factor	1.0

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BcA	Bluepoint loamy fine sand, 1 to 3 percent slopes	2.1	81.4%
BCC	Bluepoint loamy fine sand, 1 to 9 percent slopes	0.5	18.6%
Totals for Area of Interest		2.5	100.0%

Conservation Planning–Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico																	
Map symbol and soil name	Pct. of map unit	Slope RV	USLE Slope Length ft.	Runoff	T Fact or	WEI	WEG	Erosion	Drainage	NIRR LCC	Hydro logic Group	Depths in.	Kt Fact or	Frag-ments RV	Sand RV	Silt RV	Clay RV
BcA—Bluepoint loamy fine sand, 1 to 3 percent slopes																	
Bluepoint	90	2.0	298	Negligible	5	134	2	—	Somewhat excessively drained	7s	A	0 - 7	.17	—	79	16	4
BCC—Bluepoint loamy fine sand, 1 to 9 percent slopes																	
Bluepoint	85	5.0	498	Low	5	134	2	Class 2	Somewhat excessively drained	7s	A	0 - 4	.20	5	80	16	4

CITY OF ALBUQUERUQE STANDARD NOTES

ESC Plan Standard Notes (2023-06-16)

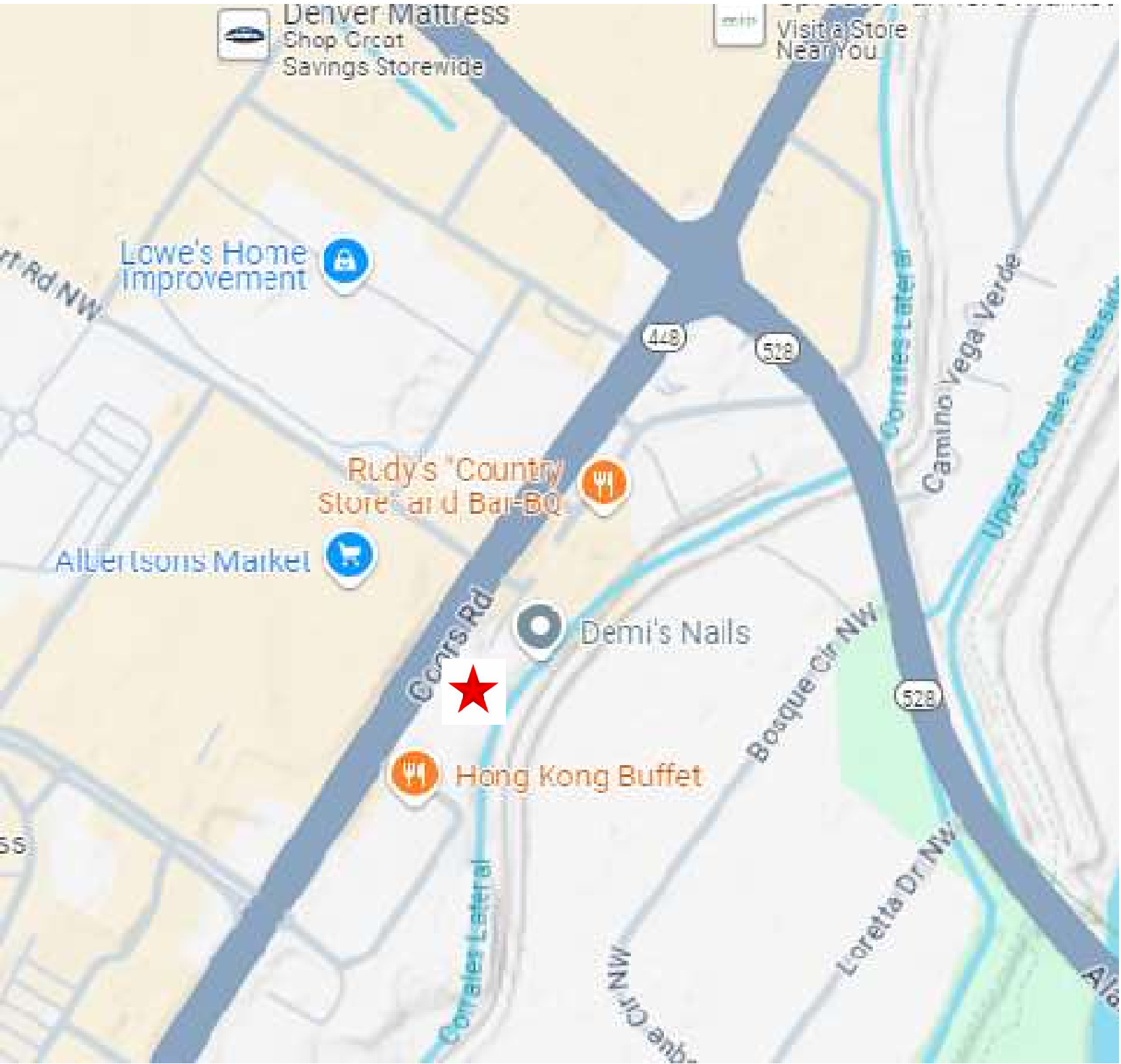
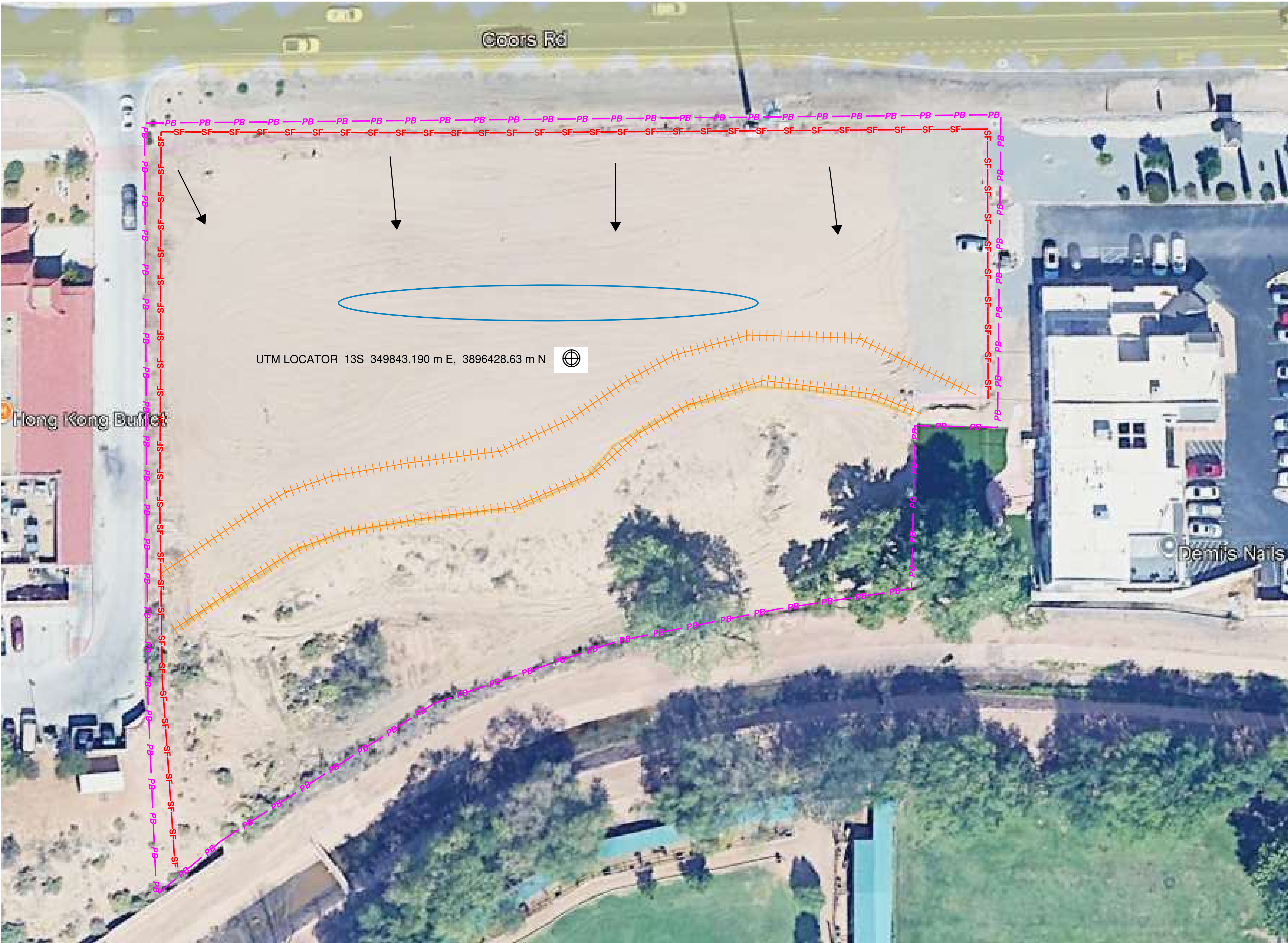
1. All Erosion and Sediment Control (ESC) work on these plans, except as otherwise stated or provided hereon shall be permitted, constructed, inspected, and maintained in accordance with:

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.
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 - 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.
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. 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.
6. 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).
7. When installing utilities behind the curb, the excavated dirt should not be placed in the street.
8. 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.
9. 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.

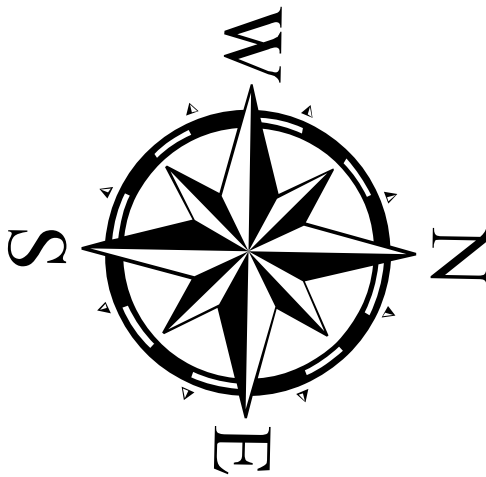
CERTIFIED PROFESSIONAL  CPESC CASSANDRA DURKIN No. 9212 IN EROSION AND SEDIMENT CONTROL CASSANDRA DURKIN CPESC 9212	DRAWN BY: C. DURKIN	CONSTRUCTION ACTIVITIES: CLEARING FOR FUTURE PROJECT	WATER POLLUTION CONTROL DRAWING		
	CHECKED BY:	SCHEDULE: 18 MONTHS FROM START DATE	ESCP	OWNER NAME: CDR HOLDINGS, LLC.	
	DATE: 09/18/2024	AREA OF DISTURBANCE: 2.46 ACRES	PROJECT SIZE: 2.46 ACRES	OPERATOR NAME: CDR HOLDINGS, LLC.	FIGURE: 3
	REVISED BY:	AFTER HOURS CONTACT: CHARLES NGUYEN 505-264-0510	MAP DATUM: GOOGLE EARTH AND CITY OF ABQ	PROJECT NAME: DEMI'S PAVILIONS	
	REVISED DATE:	OTHER:	DATA APPROXIMATE FOR ILLUSTRATIVE PURPOSES ONLY	COORDINATES: UTM LOCATOR 13S 349843.190 m E, 3896428.63 m N	



VICINITY MAP

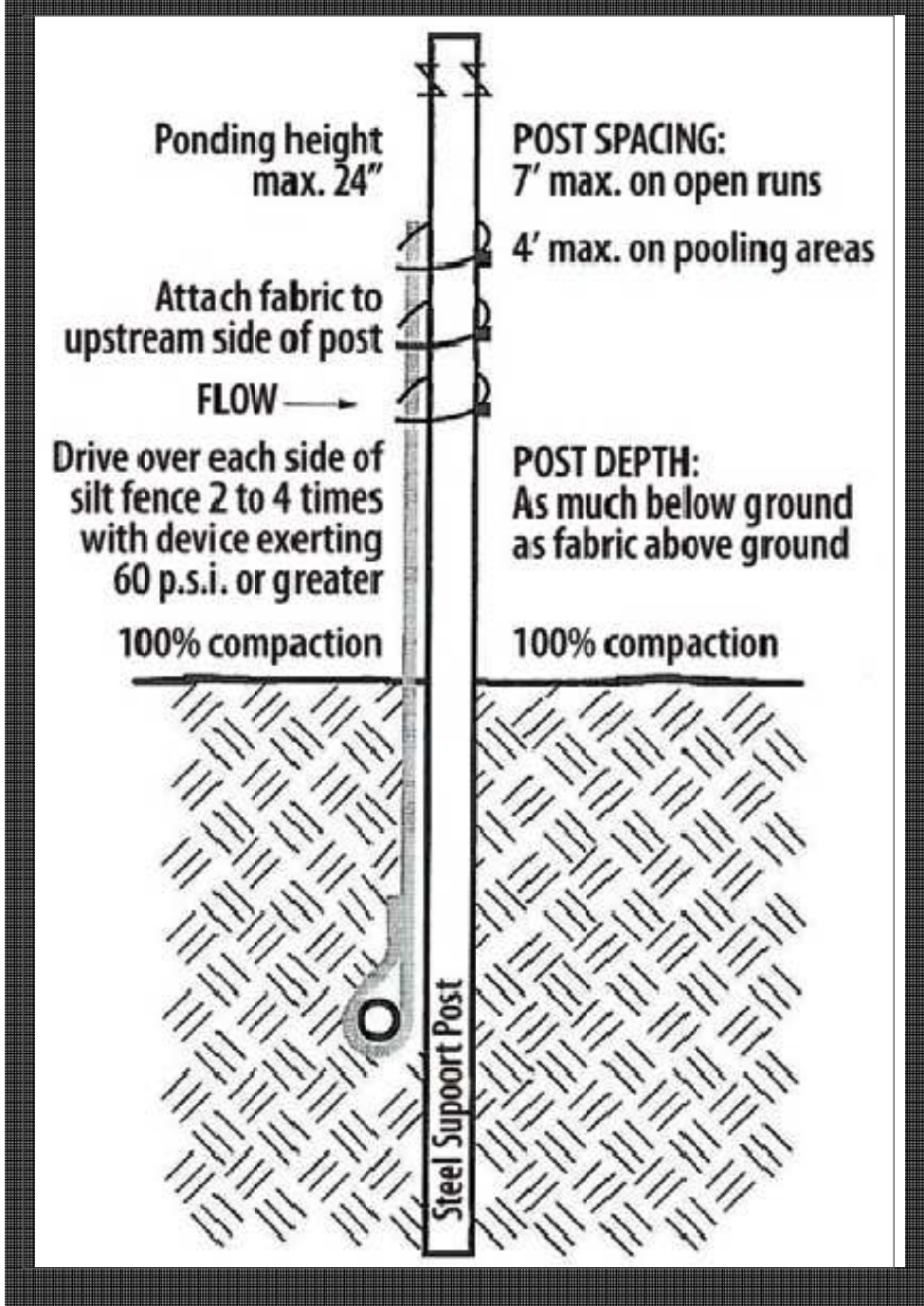
LEGEND

-  UTM LOCATOR 13S 349843.190 m E, 3896428.63 m N
-  PERIMETER BOUNDARY
-  SILT FENCE
-  10" MULCH SOCK/FIBER ROLL
-  STREET SWEEPING AS NEEDED
-  LOW SPOT PONDING AREA

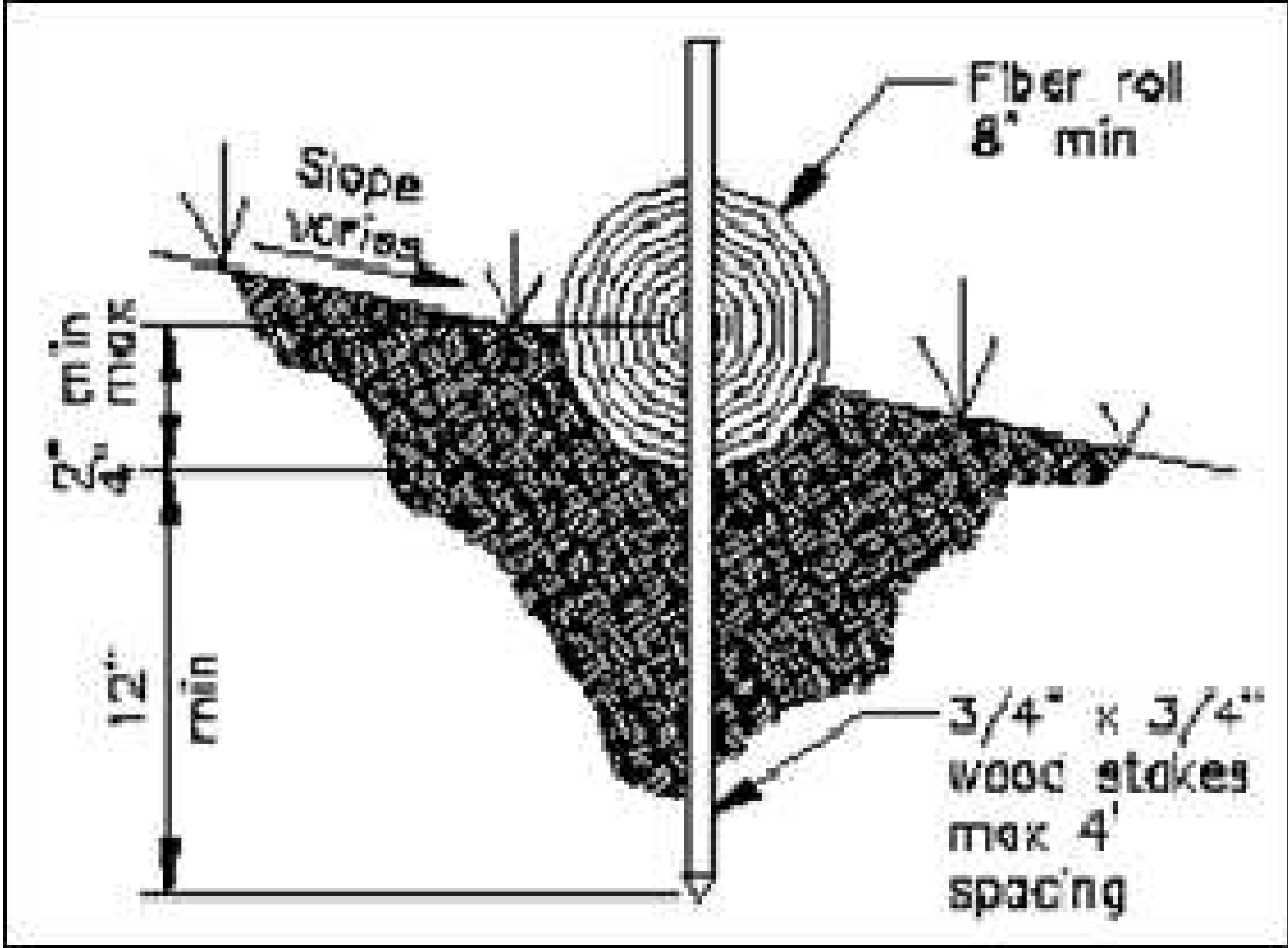


 CASSANDRA DURKIN CPESC 9212	DRAWN BY: C. DURKIN	CONSTRUCTION ACTIVITIES: CLEARING FOR FUTURE PROJECT	WATER POLLUTION CONTROL DRAWING		
	CHECKED BY:	SCHEDULE: 18 MONTHS FROM START DATE	ESCP	OWNER NAME: CDR HOLDINGS, LLC.	FIGURE:
	DATE: 09/18/2024	AREA OF DISTURBANCE: 2.46 ACRES	PROJECT SIZE: 2.46 ACRES	OPERATOR NAME: CDR HOLDINGS, LLC.	
	REVISED BY:	AFTER HOURS CONTACT: CHARLES NGUYEN 505-264-0510	MAP DATUM: GOOGLE EARTH AND CITY OF ABQ	PROJECT NAME: DEMI'S PAVILIONS	
	REVISED DATE:	OTHER:	DATA APPROXIMATE FOR ILLUSTRATIVE PURPOSES ONLY	COORDINATES: UTM LOCATOR 13S 349843.190 m E, 3896428.63 m N	

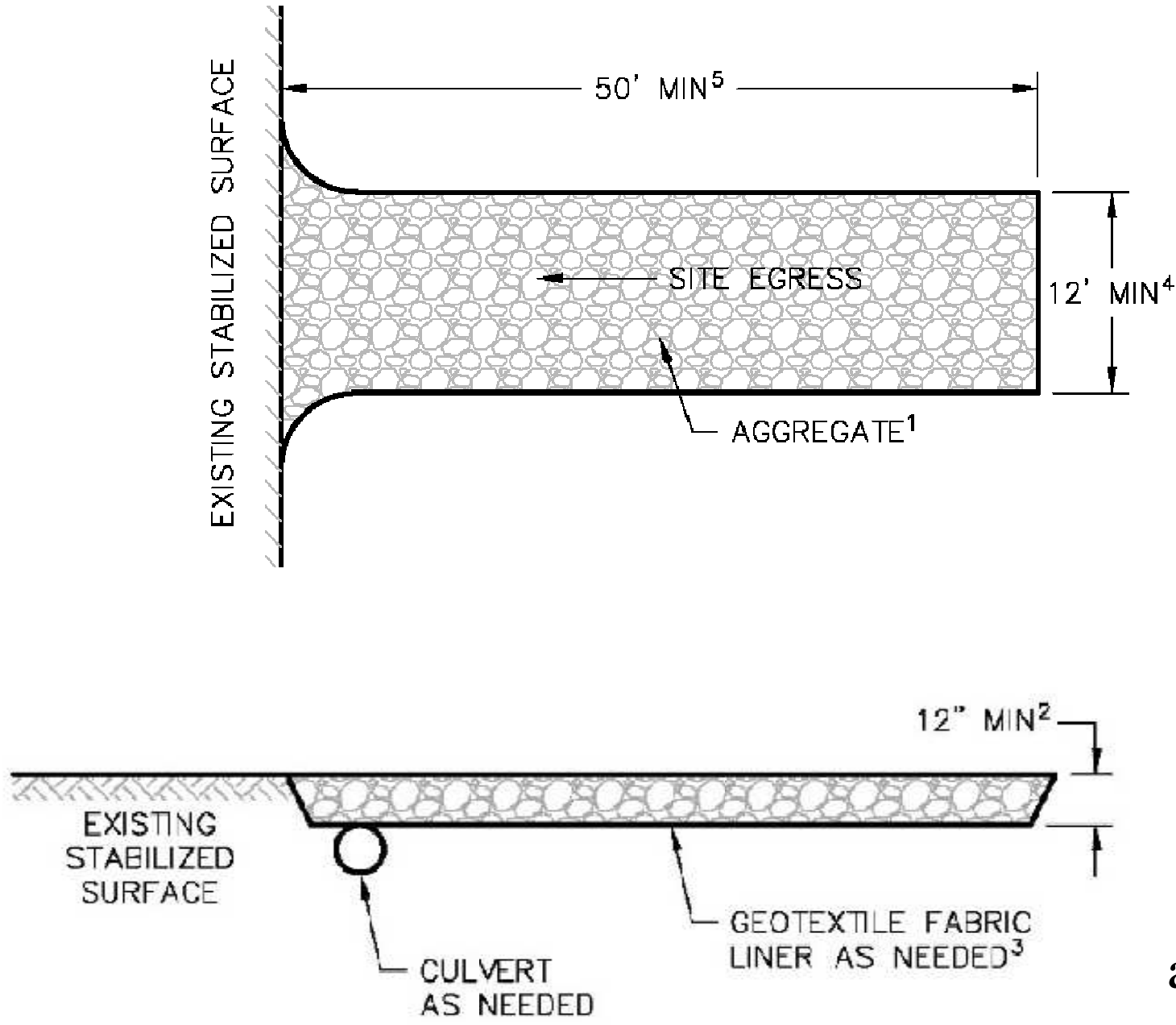
SILT FENCE



FIBER ROLLS



TRACK OUT CONTROL



WASTE MANAGEMENT



Provide waste containers (e.g., dumpster, trash receptacle) of sufficient size and number to contain construction and domestic wastes per CGP 2.3.3.e, including demolition debris per footnote #53.

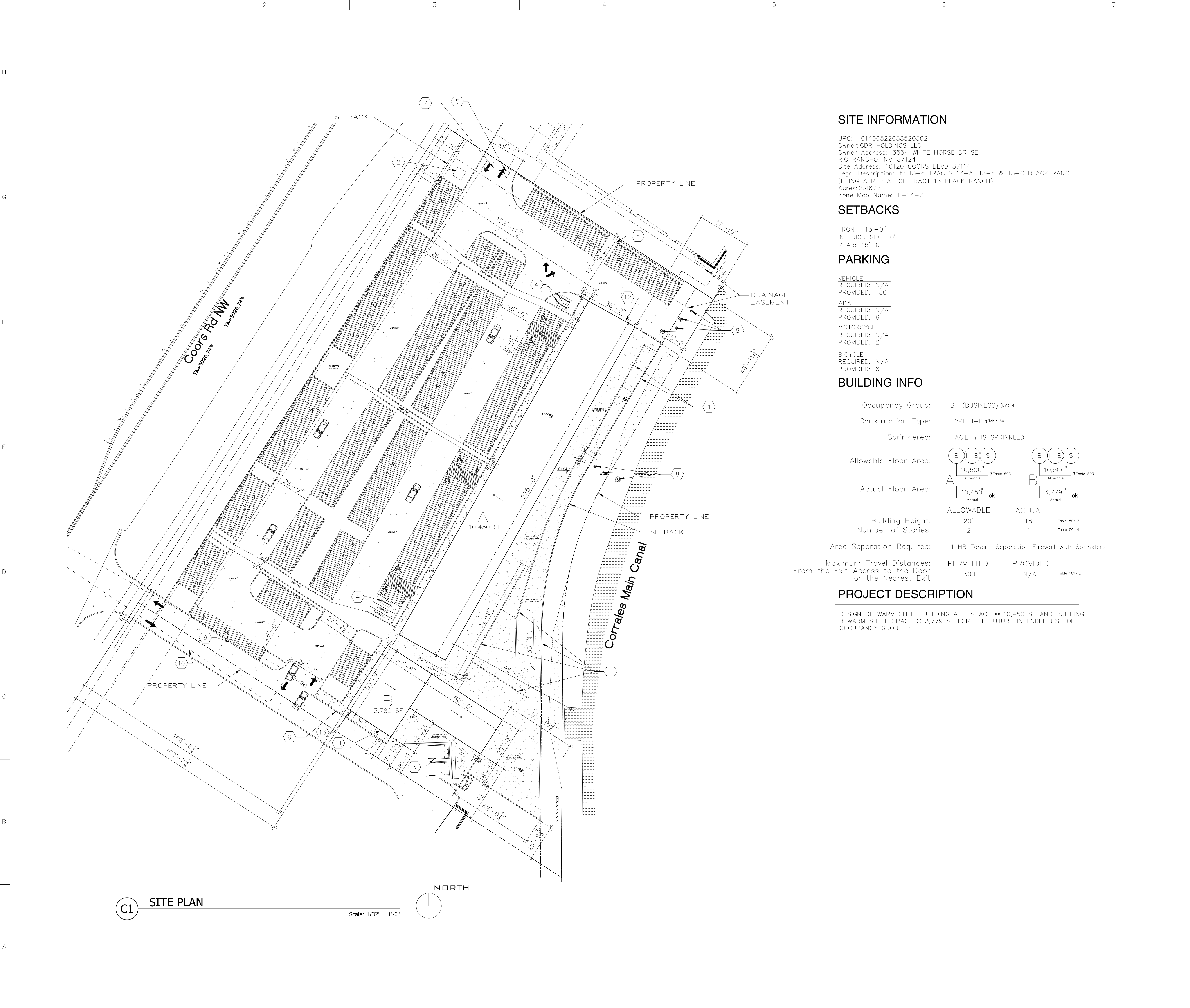
a. For waste containers with lids, keep waste container lids closed when not in use, and close lids at the end of the business day and during storm events.

b. For waste containers without lids, provide either Cover (e.g., a tarp, plastic sheeting, temporary roof) to minimize exposure of wastes to precipitation or a similarly effective means designed to minimize the discharge of pollutants (e.g., secondary containment)."

CONSTRUCTION STAGING

1. GRUBBING
2. BMPS
3. SITE MAINTENANCE
4. STABILIZATION

 CASSANDRA DURKIN CPESC 9212	DRAWN BY: C. DURKIN	CONSTRUCTION ACTIVITIES: CLEARING FOR FUTURE PROJECT	WATER POLLUTION CONTROL DRAWING		
	CHECKED BY:	SCHEDULE: 18 MONTHS FROM START DATE	ESCP	OWNER NAME: CDR HOLDINGS, LLC.	FIGURE: 4
	DATE: 09/18/2024	AREA OF DISTURBANCE: 2.46 ACRES	PROJECT SIZE: 2.46 ACRES	OPERATOR NAME: CDR HOLDINGS, LLC.	
	REVISED BY:	AFTER HOURS CONTACT: CHARLES NGUYEN 505-264-0510	MAP DATUM: GOOGLE EARTH AND CITY OF ABQ	PROJECT NAME: DEMI'S PAVILIONS	
	REVISED DATE:	OTHER:	DATA APPROXIMATE FOR ILLUSTRATIVE PURPOSES ONLY	COORDINATES: UTM LOCATOR 13S 349843.190 m E, 3896428.63 m N	



SITE INFORMATION

UPC: 101406522038520302
Owner: CDR HOLDINGS LLC
Owner Address: 3554 WHITE HORSE DR SE
RIO RANCHO, NM 87124
Site Address: 10120 COORS BLVD 87114
Legal Description: tr 13-a TRACTS 13-A, 13-b & 13-c BLACK RANCH
(BEING A REPLAT OF TRACT 13 BLACK RANCH)
Acres: 2.4677
Zone Map Name: B-14-Z

SETBACKS

FRONT: 15'-0"
INTERIOR SIDE: 0'
REAR: 15'-0"

PARKING

VEHICLE
REQUIRED: N/A
PROVIDED: 130

ADA
REQUIRED: N/A
PROVIDED: 6

MOTORCYCLE
REQUIRED: N/A
PROVIDED: 2

BICYCLE
REQUIRED: N/A
PROVIDED: 6

BUILDING INFO

Occupancy Group:	B (BUSINESS) §310.4	
Construction Type:	TYPE II-B §Table 601	
Sprinklered:	FACILITY IS SPRINKLERED	
Allowable Floor Area:	B II-B S 10,500[±] Allowable §Table 503 B II-B S 10,500[±] Allowable §Table 503	
Actual Floor Area:	A 10,45d Actual ok B 3,779[±] Actual ok	
Building Height:	20'	Table 504.3
Number of Stories:	2	Table 504.4
Area Separation Required:	1 HR Tenant Separation Firewall with Sprinklers	
Maximum Travel Distances: From the Exit Access to the Door or the Nearest Exit	<u>PERMITTED</u> 300'	<u>PROVIDED</u> N/A Table 1017.2

PROJECT DESCRIPTION

DESIGN OF WARM SHELL BUILDING A – SPACE @ 10,450 SF AND BUILDING B WARM SHELL SPACE @ 3,779 SF FOR THE FUTURE INTENDED USE OF OCCUPANCY GROUP B.

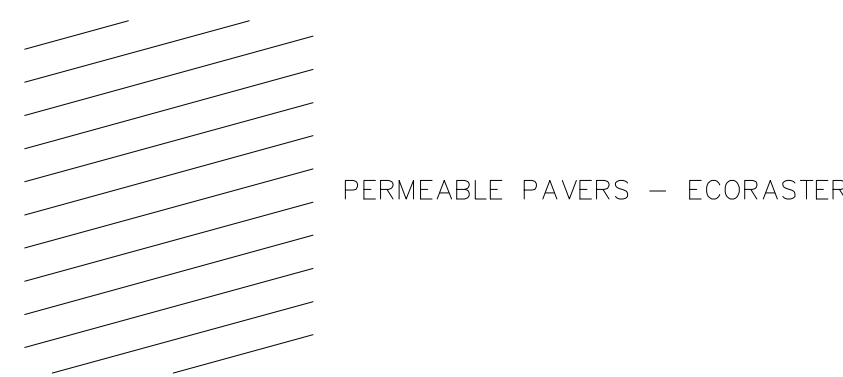
GENERAL SHEET NOTES

- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO THE FACE OF STUD UNLESS OTHERWISE NOTED
- ALL DIMENSIONS TO BE FIELD VERIFIED

SHEET KEYNOTES

1. BLOCK RETAINING WALL – SEE STRUCTURAL/SEE CIVIL
2. NEW TRANSFORMER PAD – SEE ELECTRICAL
3. WASTE – BLOCK WALL MUST MAINTAIN 30'
4. BIKE RACK
5. EXISTING TRANSFORMER TO BE MOVED. SEE NOTE 2.
6. PEDESTRIAN ACCESS
7. CROSS LOT ACCESS
8. EXISTING TREE TO REMAIN
9. CURB
10. SIGHT TRIANGLE
11. BUILDING DESIGNATION – B
12. BUILDING DESIGNATION – A
13. KNOX BOX

LEGEND



PENNY DESIGN, LLC
302 SANDIARD NW
ALBUQUERQUE, NEW MEXICO 87107
505.280.9439

DEMIS PAVILLIONS
10120 COORS BLVD NW
ALBUQUERQUE, NM
87114

MARK	DATE	DESCRIPTION

DATE: 8/24/2024
DRAWN BY: pd
CHECKED BY:
SET NO:
SHEET TITLE:
SITE PLAN

AS101