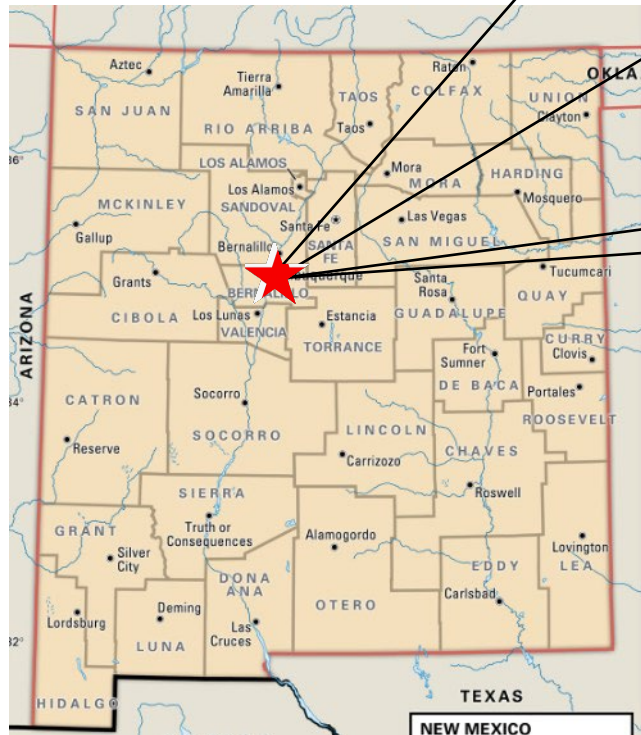


10001 Central Avenue NE



Western Trail NW *TEMPORARY EROSION AND SEDIMENT CONTROL PLAN*

PAGE INDEX	
1	TITLE PAGE
2	SWPPP INFO & NOTES
3	DETAILS
4-5	TEMPORARY EROSION CONTROL PLAN
6	SCHEDULE & SWPPP TEAM



GPS COORDINATES:

Latitude: 35.072873
Longitude: -106.536590

 CPESC Stamp	10001 Central Avenue NE	
	PROJECT TITLE	
	ALBUQUERQUE, NM, BERNALILLO COUNTY	
	CITY, COUNTY, STATE	
	08/02/2023	DATE
	B. Henriksen / J. Tolman	DRAWN BY
		

STORMWATER POLLUTION PREVENTION PLAN INFORMATION

PERMIT NUMBER: NMR

NMR100000 STATE OF NEW MEXICO, EXCEPT INDIAN COUNTRY
NMR10I000 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: CAV Albuquerque Central LLC

OPERATOR POINT OF CONTACT: Dave Lambert davelambert@accelerateddevco.com 602-682-8148

NOI PREPARED BY: Inspections Plus



PROJECT/SITE NAME: 10001 Central Avenue NE

PROJECT/SITE ADDRESS:

LATITUDE	Latitude: 35.072873
LONGITUDE	Longitude: -106.536590
ESTIMATED PROJECT START DATE	08/01/2023
ESTIMATED PROJECT COMPLETION DATE	02/28/2024
ESTIMATED AREA TO BE DISTURBED	1.00
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?	NO
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:	Dave Lambert davelambert@accelerateddevco.com 602-682-8148
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

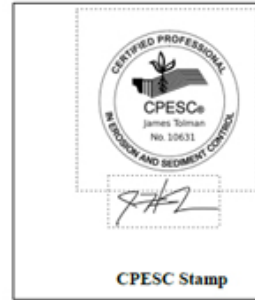
INLET PROTECTION



BMP Objectives

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

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08/02/2023	DATE
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INSPECTIONS PLUS	



- ### GENERAL NOTES
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE TO OBTAIN A SOLID UNDERSTANDING OF EXISTING CONDITIONS BOTH ON SITE AND ADJACENT TO THE SITE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFETY MEASURES TO PROTECT PEDESTRIANS, VEHICLES, AND ALL EXISTING CONSTRUCTION TO REMAIN.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL RECOMMENDATIONS OF OWNER PROVIDED ASBESTOS SURVEY, LIMITED SITE INVESTIGATION REPORT, AND PHASE 1 ENVIRONMENTAL SURVEY.
 - EXISTING UTILITIES ARE SHOWN FOR REFERENCE ONLY. NOT ALL EXISTING UTILITIES APPEAR ON THIS SHEET. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS BEFORE EXCAVATING.
 - UNLESS INDICATED, ALL DEMOLITION ITEMS SHALL BE REMOVED AND DISPOSED OF LEGALLY. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING REFUSE CONTAINERS TO HANDLE ALL DEBRIS TO BE REMOVED, AND FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF REMOVED ITEMS.
 - ALL SAWCUTS SHALL BE MADE AT EXISTING JOINTS, UNLESS CUTTING BETWEEN IS NECESSARY TO MAKE A SMOOTH TRANSITION TO NEW ABUTTING CONCRETE.
 - EVERY PRECAUTION SHALL BE TAKEN TO PROTECT EXISTING SITE IMPROVEMENTS TO REMAIN.
 - ITEMS NOTE TO REMAIN SHALL BE PROTECTED AND REMAIN OPERATIONAL DURING CONSTRUCTION. ANY DAMAGE TO ITEMS NOTED TO REMAIN DUE TO CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
 - BUILDING DEMOLITION TO INCLUDE: ABOVE GROUND BUILDING, BUILDING SLABS & FOUNDATIONS, DOOR THRESHOLDS AND OUTSIDE WALKS, UNDERGROUND PLUMBING AND SERVICE LINE FROM THE RIGHT-OF-WAY TO THE BUILDING, AND ANY OTHER INCIDENTAL IMPROVEMENTS RELATED TO THE BUILDING.
 - UTILITIES SCHEDULED FOR DEMOLITION SHALL BE CAPPED OFF AS CLOSE TO THE SOURCE AS POSSIBLE AND COMPLETELY REMOVED. UTILITY DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, CONDUIT, PIPE, WIRES, ANCHORS, TIES, ETC. EXISTING STUBS THAT REMAIN SHALL BE DOCUMENTED ON SURVEYED AS-BUILT DRAWINGS THAT SHALL BE TURNED OVER TO THE OWNER AT THE CONTRACT CLOSE OUT. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT UTILITIES TO REMAINING BUILDINGS ADJACENT TO THE SITE REMAIN OPERATIONAL. IF UTILITIES FOR ADJACENT BUILDINGS ARE AFFECTED, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE TIMING AND DURATION WITH THE OWNER.

- ### KEYED NOTES
- PROPERTY LINE
 - EXISTING BUILDING TO REMAIN.
 - EXISTING CURB & GUTTER TO REMAIN.
 - EXISTING CONCRETE GUTTER TO REMAIN.
 - EXISTING ASPHALT TO REMAIN.
 - EXISTING POWER POLE TO REMAIN.
 - EXISTING LIGHT POLE TO REMAIN.
 - EXISTING MAILBOX TO REMAIN
 - EXISTING WATER METER TO REMAIN.
 - EXISTING ELECTRICAL BOX TO REMAIN.
 - EXISTING WATER VALVE TO REMAIN.
 - EXISTING WALL TO REMAIN.
 - EXISTING SIDEWALK TO REMAIN.
 - EXISTING FIRE HYDRANT TO REMAIN.
 - EXISTING SIGN/SIGN BASE TO REMAIN.
 - EXISTING WATER METER REMAIN.
 - CONCRETE TO BE REMOVED.
 - ASPHALT TO BE REMOVED.
 - TREES/SHRUBS TO BE REMOVED.
 - COORDINATE WITH NEW MEXICO GAS FOR REMOVAL/RELOCATION OF EXISTING GAS METER & SERVICE.
 - CONCRETE DRIVE PAD TO BE REMOVED.
 - LIGHT POLE AND BASE TO BE REMOVED.
 - BUILDING SLAB & FOOTINGS TO BE REMOVED.

- ### LEGEND
- | | |
|--|-------------------------------|
| | CONCRETE PAVING TO BE REMOVED |
| | ASPHALT PAVING TO BE REMOVED |

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.isacivil.com

Engineer

Dutch Bros. Coffee
10001 Central Ave NE
Accelerated DEVELOPMENT SERVICES

DESIGN	ISSUE	DESCRIPTION	Date	No
DEVELOPMENT	PROJECT NUMBER 1A 228			
	FILE			
	DRAWN BY			
	CHECKED BY			
	DATE			XX

SHEET TITLE



DEMOLITION PLAN

SHEET NUMBER

CD-100



-  Pre & Post Construction Water Flow (2)
-  Silt Fence (2)
-  Property Boundary / Limit of Disturbance (1)
-  Extended Limit of Disturbance (1)
-  Stabilized Construction Exit (1)
-  SWPPP Sign (1)
-  Street Sweeping (1)
-  Water Truck (1)
-  Dumpster (1)
-  Portable Toilet (1)
-  Debris Stockpiles (1)
-  Spill Kit (1)
-  Blockade (1)

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	07/10/2023	DATE	 INSPECTIONS PLUS
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GENERAL CALCULATIONS

CALCULATIONS: 2528 Dutch Bros : 9-Feb-23

Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020

100-YEAR, 6-HOUR CALCULATIONS

AREA OF SITE: 43805.47 SF = 1.01 ACRE

100-year, 6-hour

HISTORIC FLOWS: DEVELOPED FLOWS: EXCESS PRECIP:

	Treatment SF	%		Treatment SF	%	Precip. Zone
Area A	= 0	0%	Area A	= 0	0%	E _A = 0.67
Area B	= 5826	13%	Area B	= 8761	20%	E _B = 0.86
Area C	= 0	0%	Area C	= 6571	15%	E _C = 1.09
Area D	= 37979	87%	Area D	= 28474	65%	E _D = 2.58
Total Area	= 43805	100%	Total Area	= 43805	100%	

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E =
$$\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$$

Historic E = 2.35 in. Developed E = 2.01 in.

On-Site Volume of Runoff: V₃₆₀ = E_{PA} / 12

Historic V₃₆₀ = 8583 CF Developed V₃₆₀ = 7347 CF

On-Site Peak Discharge Rate: $Q_p = Q_{pA}A_A + Q_{pB}A_B + Q_{pC}A_C + Q_{pD}A_D / 43,560$













For Precipitation Zone 3



Q _{pA}	= 1.84	Q _{pC}	= 3.17
Q _{pB}	= 2.49	Q _{pD}	= 4.49

Historic Q_p = 4.2 CFS Developed Q_p = 3.9 CFS

BASIN / STORMWATER QUALITY VOLUME CALCS									
BASIN NO. B1		DESCRIPTION		To Pond P1 - discharge to Parsifal via ext. Sidewalk culvert		POND P1			
Area of basin flows =		3535 SF		0.08 Ac.		Contour		Area	
The following calculations are based on Treatment %'s as shown in table to the right		Sub-basin Weighted Excess Precipitation:		LAND TREATMENT		5448.5		380	
Weighted E =		1.77 in.		A = 0%		5447.5		80	
Sub-basin Volume of Runoff:		V ₃₆₀ =		B = 29%				233 CF	
		521 CF		C = 22%		POND VOLUME =		233 CF	
Sub-basin Peak Discharge Rate:		Q _p =		D = 50%					
		0.3 cfs		Stormwater Quality Volume					
				58 CF					
BASIN NO. B2		DESCRIPTION		To Pond P2 - discharge to Parsifal via curb opening to drive		POND P2			
Area of basin flows =		12671 SF		0.3 Ac.		Contour		Area	
The following calculations		3325		LAND TREATMENT		5447.8		500	
Sub-basin in Weighted Excess Precipitation:		Sub-basin Volume of Runoff:		A = 0%		5447.0		188	
Weighted E =		2.06 in.		B = 19%				275 CF	
Sub-basin Volume of Runoff:		V ₃₆₀ =		C = 19%		POND VOLUME =		275 CF	
		2175 CF		D = 68%					
Sub-basin Peak Discharge Rate:		Q _p =		Stormwater Quality Volume					
		1.1 cfs		187 CF					
BASIN NO. B3		DESCRIPTION		To Pond P3 - discharge to Parsifal via curb opening to drive		POND P3			
Area of basin flows =		22325 SF		0.5 Ac.		Contour		Area	
The following calculations are based on Treatment %'s as shown in table to the right		Sub-basin in Weighted Excess Precipitation:		LAND TREATMENT		5447.7		465	
Weighted E =		2.03 in.		A = 0%		5446.5		100	
Sub-basin Volume of Runoff:		V ₃₆₀ =		B = 19%				339 CF	
		3937 CF		C = 19%		POND VOLUME =		339 CF	
Sub-basin Peak Discharge Rate:		Q _p =		D = 66%					
		2.1 cfs		Stormwater Quality Volume					
				333 CF					



-  Rip Rap (6)
-  Retention Basin (3)
-  Post Construction Water Flow (6)
-  Pre Construction Water Flow (2)
-  Cutback Curb/Sidewalk (5)
-  Silt Fence (2)
-  Extended Limit of Disturbance (2)
-  Property Boundary / Limit of Disturbance (1)
-  Blockade (1)
-  Stabilized Construction Exit (1)
-  Water Truck (1)
-  Street Sweeping (1)
-  SWPPP Sign (1)
-  Portable Concrete Washout Bin (1)
-  Dumpster (1)
-  Portable Toilet (1)
-  Materials Storage (1)
-  Spill Kit (1)
-  Stockpiles (1)

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<div style="display: flex; justify-content: space-between;"> 08/02/2023 DATE </div>		
<div style="display: flex; justify-content: space-between;"> B. Henriksen / J. Tolman DRAWN BY </div>		
		

Operator(s):
C&S Development Services
Brad Neal
Project Manager
704 Santa Fe Drive, Suite 100
Weatherford, TX 76086
682-730-8520



Owner:
CAV Albuquerque Central LLC
Dave Lambert
Property Owner Contact
602-682-8148
dave.lambert@accelerateddevco.com
Responsibility: Oversees project development.

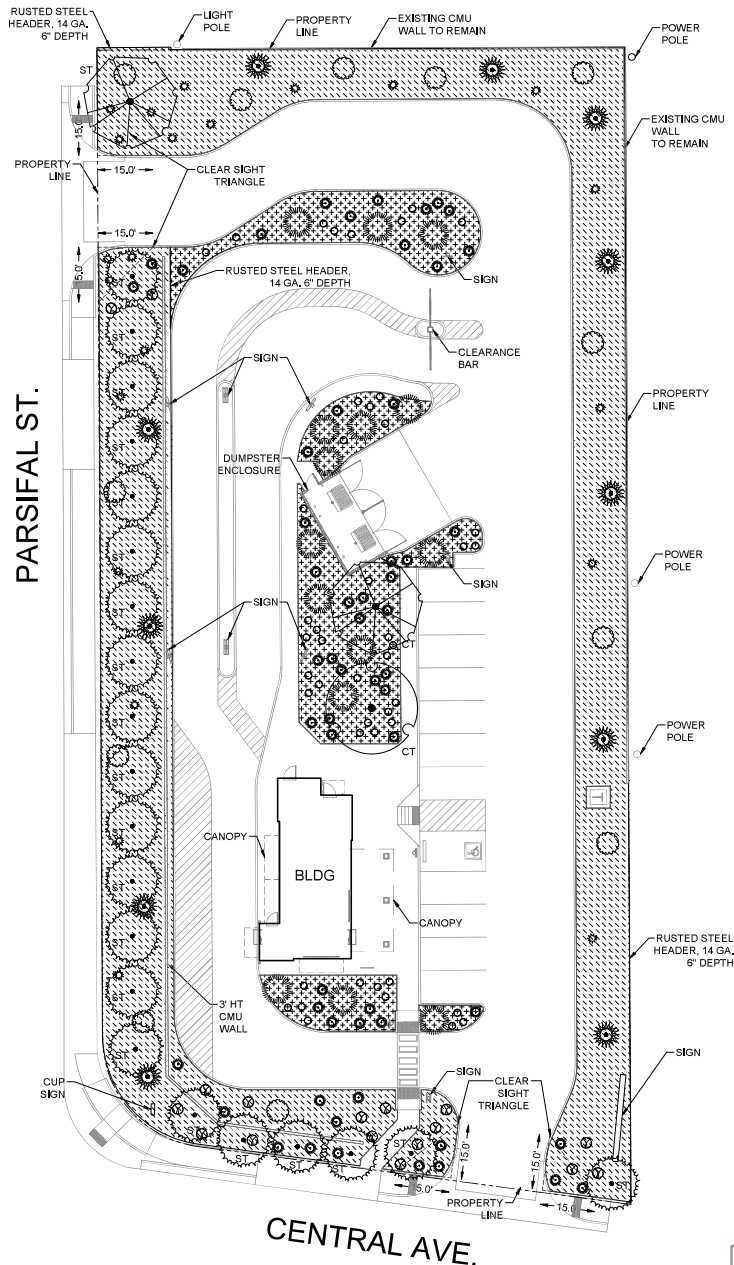
Schedule/ Sequencing of Construction

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: Landscaping plan included to show how remaining disturbed soil on site will be stabilized.

8. PUNCHLIST

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LANDSCAPE PLAN

SCALE: 1" = 16'

0 16 32



PLANT LEGEND


TREES	COMMON NAME	BOTANICAL NAME	MIN. SIZE	MIN. HEIGHT	QTY
	ESCAPMENT LIVE OAK	QUERCUS FUSIFORMIS	-	6'	2
	GHASTE TREE SINGLE-TRUNK	VITEX NEGUNDO	2" CAL. MEASURED 6" ABOVE GRADE	-	21
	LACEBARK ELM	ULMUS PARVIFOLIA	2" CAL. MEASURED 6" ABOVE GRADE	-	1
SHRUBS	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HEIGHT	QTY
	PURPLE THREEAWN	ARISTIDA PURPUREA	1 GAL.	8"	57
	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL.	8"	17
	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	1 GAL.	8"	12
	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GAL.	8"	46
	DEER GRASS	MUHLENBERGIA RIGENS	1 GAL.	8"	22
	BEAKED YUCCA	YUCCA ROSTRATA	1 GAL.	8"	15
	BEARGRASS	NOLINA TEXANA	1 GAL.	8"	11

*SEE IRRIGATION LEGEND FOR IRRIGATION REQUIREMENTS FOR THESE LOW WATER-USE PLANTS

ST = STREET TREE

CT = CANOPY TREE

MATERIALS LEGEND

	ROCK				
SYMBOL	DESCRIPTION	QTY	COLOR	DEPTH	NOTES
	ROCK MIX 75% 2" - 4" 25% 3/4"	3,800 SF	TRAIL MIX	4"	WITH WEED-BARRIER FABRIC

LANDSCAPE ORDINANCE CALCULATIONS

LOT AREA = 45,380 SF
NEW BUILDING FOOTPRINT = 950 SF
LANDSCAPE AREA REQUIRED = 6,864 SF (45,380 - 950 X .15 = 6,864 SF)
LANDSCAPE AREA PROVIDED = 16,942 SF
VEGETATION COVERAGE REQUIRED = 74% OF LANDSCAPE AREA REQUIRED = 4,988 SF
TOTAL VEGETATION COVERAGE PROVIDED = 6,497 SF / 97%

	REQUIRED	NOTES
STREET TREES	22	90 LINEAR FEET OF FRONTAGE ALONG CENTRAL AVE. / 15' = 6 240 LINEAR FEET OF FRONTAGE ALONG PARSIFAL ST. / 15' = 16
CANOPY TREES	2	12 PARKING SPACES / 10' = 1,2
TOTAL TREES	24	
PROJECT SHRUBS	180	TOTAL SHRUB VEGETATION COVERAGE REQUIRED = 1,498 SF TOTAL SHRUBS VEGETATION COVERAGE PROVIDED = 1,523 SF / 180 SHRUBS



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1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310.452.8553 FAX 310.452.4242

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THE DRY LAND
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915.887.7893
INFO@THEDRYLAND.COM

Project No: IA2528
Dutch Bros Coffee - Central
10001 CENTRAL AVE. NORTH EAST
ALBUQUERQUE, NM 87123

DATE: 4/28/2023

REV: DATE DESCRIPTION

SHEET NAME:

PLANTING
PLAN

SHEET NUMBER:

LP-101

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