



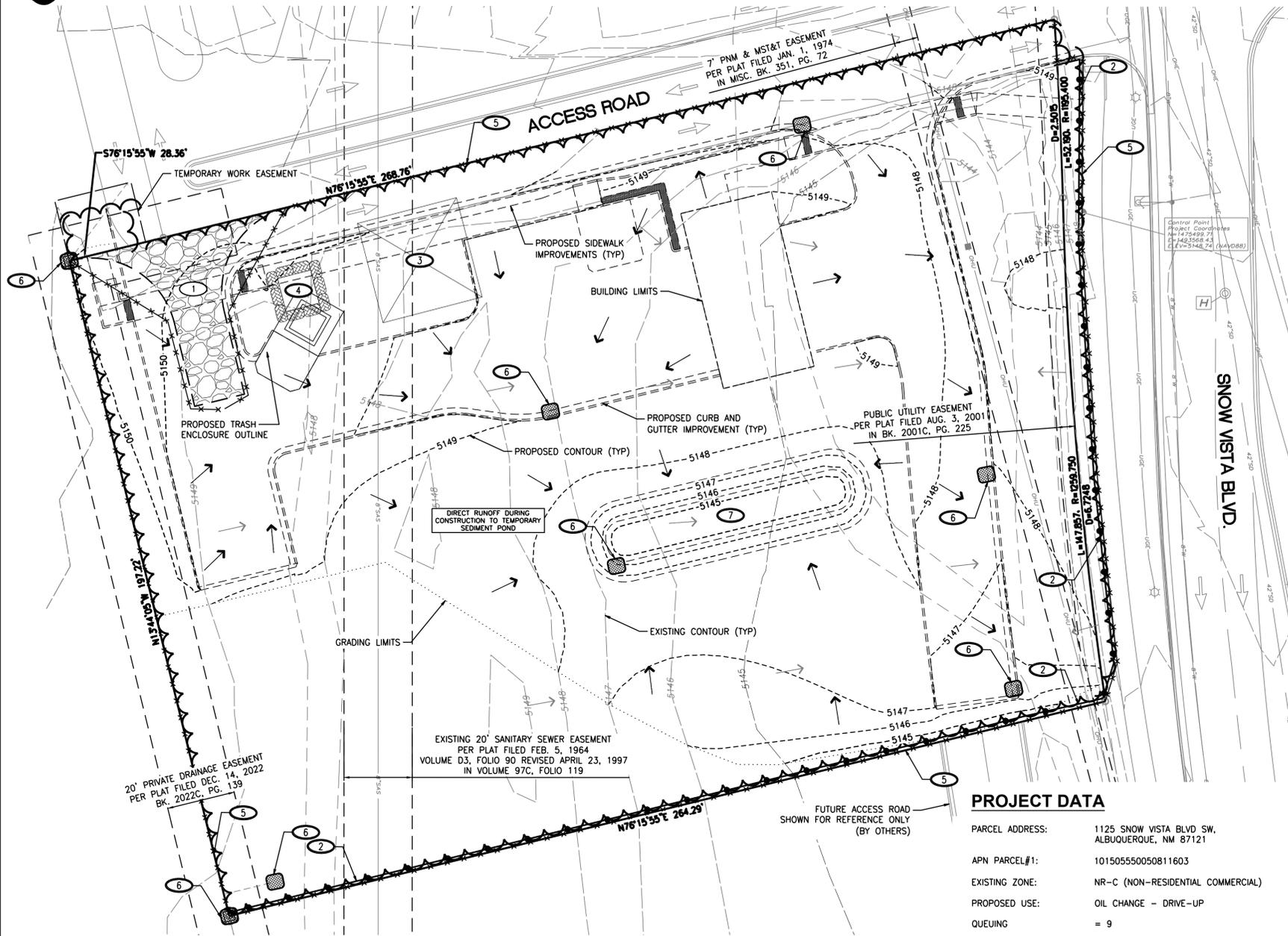
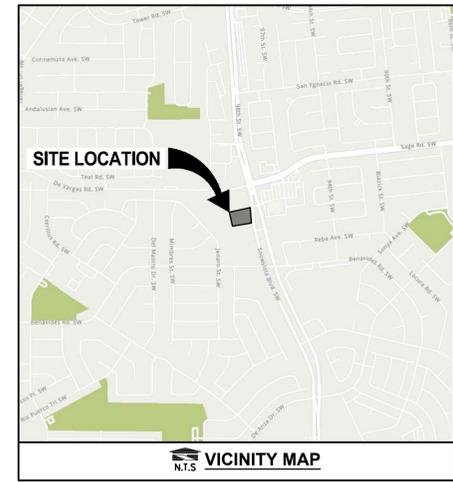
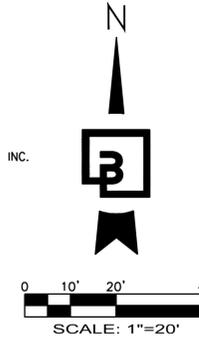
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TAKE 5 OIL CHANGE - ALBUQUERQUE, NM

EROSION AND SEDIMENT CONTROL PLAN

DEVELOPER
DURBAN DEVELOPMENT, LLC
106 FOSTER AVENUE
CHARLOTTE, NC 28203
TEL: (704) 319-8330
CONTACT: PHILIP SPENCE

ENGINEER
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
CONTACT: HAL P. GRUBB, P.E.



PROJECT DATA

PARCEL ADDRESS: 1125 SNOW VISTA BLVD SW, ALBUQUERQUE, NM 87121
APN PARCEL#1: 101505550050811603
EXISTING ZONE: NR-C (NON-RESIDENTIAL COMMERCIAL)
PROPOSED USE: OIL CHANGE - DRIVE-UP
QUEUEING = 9

PARKING CALCULATIONS:
REQUIRED:
1 SPACE/1000 SF OF GFA
2 REGULAR PARKING SPACES
3 BICYCLE PARKING SPACES
1 MOTORCYCLE PARKING SPACE

PARKING SPACES PROVIDED:
4 REGULAR
1 ADA/VAN ACCESSIBLE SPACE
2 MOTORCYCLE SPACE
3 BICYCLE SPACES

REQUIRED SETBACKS
FRONT: 25 FEET MIN
SIDE AND REAR: 15 FEET MIN
HEIGHT: 18 FEET MIN

PARCEL AREA: 55,016 SF (1.26 AC)
PROJECT AREA: 55,016 SF (1.26 AC)

TRASH ENCLOSURE = 15' x 15'

SITE COVERAGE:
BUILDINGS W/ TRASH ENCLOSURE: ±1,897 SF (3.4%)
PARKING AND MANEUVERING: ±15,070 SF (27.4%)
WALKWAYS: ±1,650 SF (3.0%)
LANDSCAPE: ±36,399 SF (66.2%)
±55,016 SF (100%)

ESTIMATED START DATE OF CONSTRUCTION: MARCH 2024
ESTIMATED END DATE OF CONSTRUCTION: JULY 2024
ESTIMATED DATE(S) OF APPLICATION OF STABILIZATION: TBD
ESTIMATED DATE(S) WHEN STORMWATER CONTROLS WILL BE REMOVED: TBD

USDA WEBSOILS: BCC - BLUEPOINT LOAMY FINE SAND

SOIL ERODIBILITY FACTOR K: 0.20

EROSION CONTROL CALLOUTS:

- INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE PER NMDOT STANDARD DWG 603-01-7/7 ON SHEET C1.4, TYPICAL; ADJUST AS NECESSARY DURING CONSTRUCTION.
- INSTALL TEMPORARY SILT FENCE PER NMDOT STANDARD DWG 603-01-2/7 ON SHEET C1.4 AND MANUFACTURERS RECOMMENDATIONS AROUND PERIMETER OF SITE AS REQUIRED TO PREVENT SILT-LADEN RUNOFF FROM LEAVING SITE. INSTALL AS DIRECTED BY AGENCY INSPECTOR.
- APPROXIMATE LOCATION OF CONTRACTOR STAGING AREA THAT IS TO BE USED FOR MATERIAL/EQUIPMENT STORAGE, VEHICLE AND EQUIPMENT FUELING/MAINTENANCE, AND TEMPORARY SANITARY FACILITIES.
- CONTRACTOR TO INSTALL CONCRETE WASHOUT STATION PER NEW MEXICO NPDES MANUAL BMP A1-10 SPECIFICATIONS AND STANDARDS. ADJUST AS NECESSARY DURING CONSTRUCTION.
- INSTALL TEMPORARY CONSTRUCTION FENCE (6' HIGH CHAIN LINK, MINIMUM) AROUND PERIMETER OF CONSTRUCTION SITE WITH SITE ACCESS GATE (6' HIGH-CHAIN LINK WITH LOCKING DEVICE) AT TEMPORARY CONSTRUCTION ENTRANCES. FIELD VERIFY AND CONFIRM EXACT LOCATION WITH ARCHITECT/OWNER.
- INSTALL INLET PROTECTION PER NMDOT STANDARD DWG. 603-04-4/7/C1.4.
- FUTURE STORM WATER POND TO BE USED AS A TEMPORARY SEDIMENT POND.

DRIVEWAY & SIDEWALK TEMPORARY CLOSURE

CONTRACTOR TO ENSURE ALL NECESSARY SIGNAGE, COORDINATION, AND NOTICE ARE GIVEN OR INSTALLED FOR ANY DISTURBANCE TO DRIVEWAY OR PEDESTRIAN ACCESS PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE WITH THE CITY OF ALBUQUERQUE AS REQUIRED.

TEMPORARY WORK EASEMENT NOTE:

CLIENT TO OBTAIN TEMPORARY WORK EASEMENT AGREEMENT; COORDINATE WITH ADJACENT PROPERTY OWNER, PRIOR TO CONSTRUCTION OF ANY OFF-SITE WORK.

DAMAGE TO PUBLIC IMPROVEMENTS

ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN A MANNER THAT DOES NOT DAMAGE EXISTING PUBLIC IMPROVEMENTS. ANY DAMAGE SHALL BE DETERMINED BY AND CORRECTED BY THE DEVELOPER TO THE SATISFACTION OF THE CITY ENGINEER.

PARKING NOTE

NO CONTRACTOR OR EMPLOYEE MAY STORE, OR PERMIT TO BE STORED, A COMMERCIAL OR CONSTRUCTION VEHICLE/TRUCK; OR PERSONAL VEHICLE, TRUCK, OR OTHER PERSONAL PROPERTY ON PUBLIC-RIGHT-OF-WAY OR OTHER PUBLIC PROPERTY WITHOUT PERMISSION OF THE CITY ENGINEER.

UTILITY COORDINATION NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES PRIOR TO PERFORMING ANY DEMOLITION ACTIVITIES TO ENSURE PROPER PROTECTION AND DISCONNECTION PROCEDURES ARE IN PLACE

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE AT 811 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CITY OF ALBUQUERQUE ESC PLAN STANDARD NOTES:

- 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 BMP'S 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 SWEEPED DAILY OR PRIOR TO A RAIN EVENT OR CONSTRUCTION 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 SWEEPED 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.

EROSION AND SEDIMENT CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NEW MEXICO DEPARTMENT OF TRANSPORTATION BEST MANAGEMENT PRACTICES AND THE CITY OF ALBUQUERQUE. A NOTICE OF INTENT LETTER SHALL BE POSTED IN THE JOB TRAILER AT ALL TIMES. THIS SITE SHALL BE PROTECTED BY MEANS DESCRIBED IN THE ACCOMPANYING PLANS. IF THERE ARE ANY QUESTIONS REGARDING EROSION CONTROL MEASURES, THE CIVIL ENGINEER OF RECORD MUST BE CONTACTED. A COPY OF THIS SHEET AND THE EROSION CONTROL PLANS MUST BE KEPT ON-SITE THROUGH THE DURATION OF CONSTRUCTION ACTIVITY. ANY CHANGES MADE TO THIS PLAN MUST BE NOTED, DATED, AND INITIALED BY THE GENERAL CONTRACTOR.
- EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT. SEDIMENT CONTROL BMP'S SHALL BE INSTALLED AND MAINTAINED YEAR ROUND.
- ALL DRAINAGE INLETS IMMEDIATELY DOWNSTREAM OF THE WORK AREAS AND WITHIN THE WORK AREAS SHALL BE PROTECTED WITH SEDIMENT CONTROL AND INLET FILTER BAGS YEAR ROUND. INLET FILTER BAGS SHALL BE REMOVED FROM THE DRAINAGE INLETS UPON COMPLETION OF CONSTRUCTION.
- ALL STABILIZED CONSTRUCTION ACCESS LOCATIONS SHALL BE CONSTRUCTED PER THE NEW MEXICO DEPARTMENT OF TRANSPORTATION BEST MANAGEMENT PRACTICES AND THE CITY OF ALBUQUERQUE WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES PAVED AREAS. THE STABILIZED ACCESS SHALL BE MAINTAINED ON A YEAR ROUND BASIS UNTIL THE COMPLETION OF CONSTRUCTION.
- ALL AREAS DISTURBED DURING CONSTRUCTION BY GRADING, TRENCHING, OR OTHER ACTIVITIES, SHALL BE PROTECTED FROM EROSION DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 30). HYDROSEED, IF UTILIZED, MUST BE PLACED BY SEPTEMBER 15. HYDROSEED PLACED DURING THE WET SEASON SHALL USE A SECONDARY EROSION PROTECTION METHOD.
- SENSITIVE AREAS AND AREAS WHERE EXISTING VEGETATION IS BEING PRESERVED SHALL BE PROTECTED WITH CONSTRUCTION FENCING. SEDIMENT CONTROL BMP'S SHALL BE INSTALLED WHERE ACTIVE CONSTRUCTION AREAS DRAIN INTO SENSITIVE OR PRESERVED VEGETATION AREAS.
- SEDIMENT CONTROL BMP'S SHALL BE PLACED ALONG THE PROJECT PERIMETER WHERE DRAINAGE LEAVES THE PROJECT. SEDIMENT CONTROL BMP'S SHALL BE MAINTAINED YEAR ROUND UNTIL THE CONSTRUCTION IS COMPLETED OR THE DRAINAGE PATTERN HAS BEEN CHANGED AND NO LONGER LEAVES THE SITE.
- EFFECTIVE EROSION CONTROL BMP'S SHALL BE IN PLACE PRIOR TO ANY STORM EVENTS.
- CONTRACTOR SHALL INSTALL AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENTATION CONTROL BMP'S.

NOTE:

THIS SITE IS PART OF A COMMON PLAN OF DEVELOPMENT OR SALE THAT EXCEEDS 5 ACRES. EVERY PART OF THIS COMMON PLAN OF DEVELOPMENT OR SALE MUST HAVE COVERAGE UNDER THE CGP. WAIVERS AREN'T ALLOWED.

GRADING LEGEND:

- EXISTING CONTOUR
- PROPOSED FLOW ARROW
- PROPOSED CONTOUR
- EXISTING FLOW ARROW

TESC LEGEND:

- STAGING AREA
- SILT FENCE / FIBER ROLL
- LIMITS OF DISTURBANCE
- CONSTRUCTION FENCE
- INLET PROTECTION

Revision
No. Date By Ctd. L. Appr.

Title: **EROSION AND SEDIMENT CONTROL PLAN**
1125 SNOW VISTA BOULEVARD SW
ALBUQUERQUE, NM

For: **TAKE 5 OIL CHANGE**
DURBAN DEVELOPMENT



Scale: Horizontal 1" = 20'
Vertical N/A
Designed: NRN
Drawn: NRN
Checked: MTL
Approved: HPG
Date: 11/03/23

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

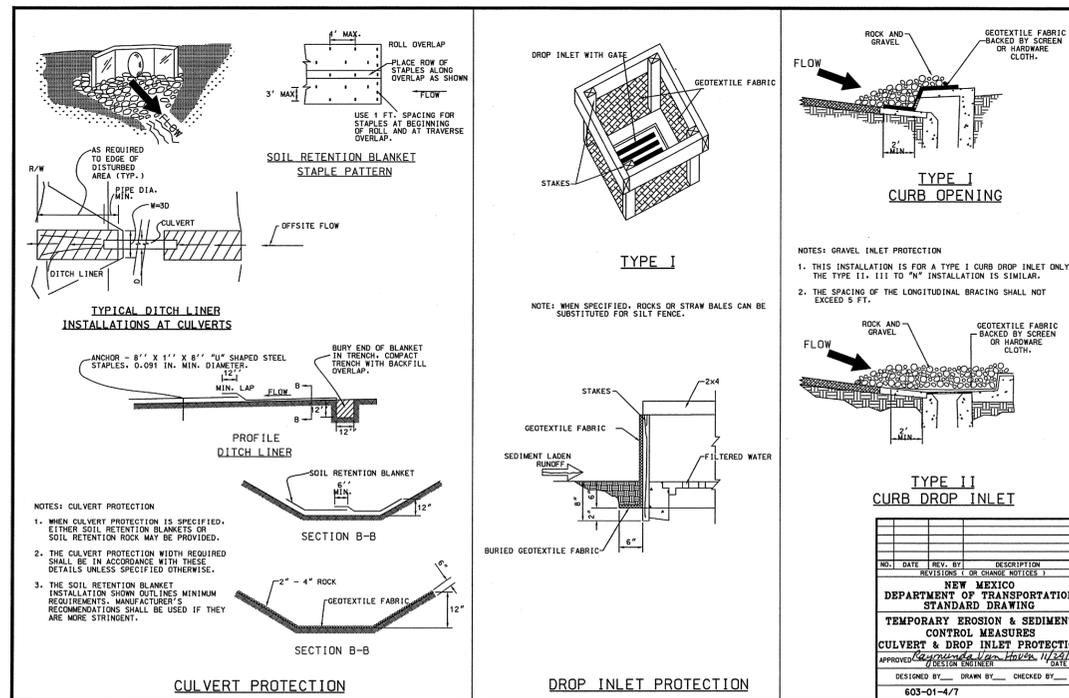
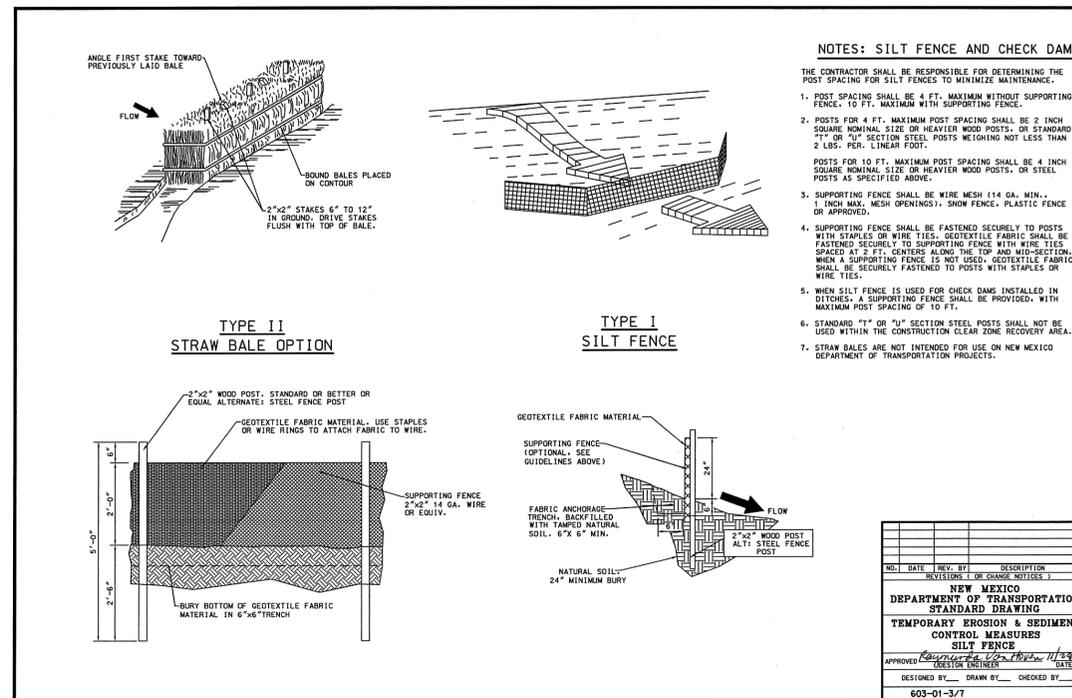
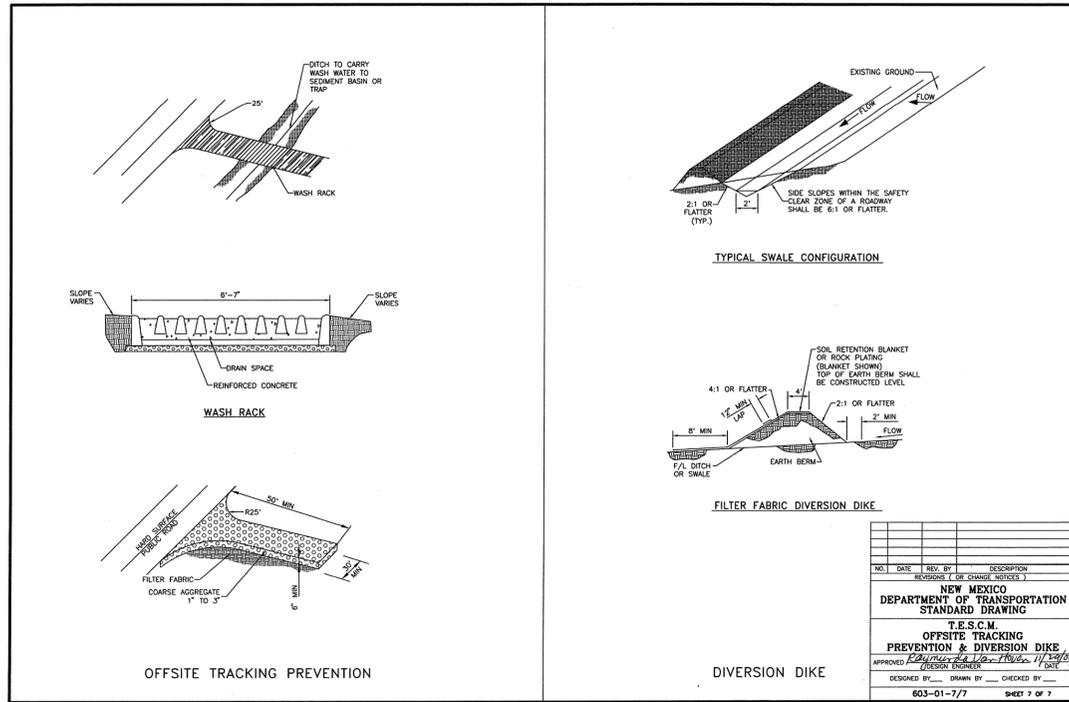
Job Number: **23007**
Sheet: **C1.3**



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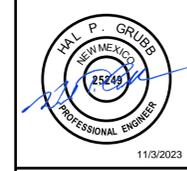
TAKE 5 OIL CHANGE - ALBUQUERQUE, NM

EROSION AND SEDIMENT CONTROL DETAILS



Revision
No. _____ Date _____ By _____ Ctd. _____ Appr. _____
Title: **EROSION AND SEDIMENT CONTROL DETAILS**
125 SNOW VISTA BOULEVARD SW
ALBUQUERQUE, NM

For: **TAKE 5 OIL CHANGE**
DURBAN DEVELOPMENT



Scale: Horizontal N/A, Vertical N/A

Designed: NRN, Drawn: NRN, Checked: MTL, Approved: HPG, Date: 11/03/23

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18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com



Job Number: **23007**
Sheet: **C1.4**