

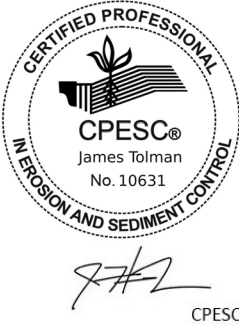

# TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

## Ventana Square Self Storage

9616 Universe Boulevard NW, Albuquerque, NM 87114




Page Index	
1	Title Page
2	SWPPP info
3	ESC Std. Notes
4	Owner/Operator / Nature of Const.
5 - 6	ESC Map and Legend
7 - 9	BMP Specification Sheets



	Ventana Square Self Storage	
	Albuquerque, Bernalillo County, NM	
	02/03/2026	
	Doug Lewis James Tolman	

# TEMPORARY EROSION AND SEDIMENT CONTROL PLAN




<b>PERMIT NUMBER:</b>	NMR100433
	NMR100000 State of New Mexico, Except Indian Country
<b>OWNER NAME:</b>	GDC VS, LLC
<b>OWNER POINT OF CONTACT:</b>	Ethan Baum
<b>NOI PREPARED BY:</b>	Inspections Plus
<b>PROJECT/SITE NAME:</b>	Ventana Square Self Storage
<b>PROJECT/SITE ADDRESS:</b>	9616 Universe Boulevard NW, Albuquerque, NM 87114
<b>LATITUDE</b>	35.190353
-106.725678	-106.725678
<b>ESTIMATED PROJECT START DATE</b>	02/04/2026
<b>ESTIMATED PROJECT COMPLETION DATE</b>	02/04/2027
<b>PROPERTY SIZE</b>	5.22 acres
<b>TOTAL AREA OF DISTURBANCE</b>	3.90 acres
<b>MAXIMUM AREA DISTURBED AT ONE TIME</b>	3.90 acres
<b>TYPE OF CONSTRUCTION</b>	Commercial
<b>DEMOLITION OF ANY STRUCTURES 10,000 SQ FT OR GREATER BUILT OR RENOVATED BEFORE JANUARY 1, 1980?</b>	N/A
<b>WAS THE PREDEVELOPMENT LAND USED FOR AGRICULTURE?</b>	N/A
<b>COMMENCED EARTH DISTURBING ACTIVITIES?</b>	No
<b>DISCHARGE TO MS4? MS4 NAME</b>	Yes – COA
<b>SURFACE WATERS WITHIN 50 FT?</b>	No
<b>RECEIVING WATER</b>	Piedras Marcadas Arroyo
<b>REC. WATER IMPAIRED? TIER</b>	No
<b>WHAT IMPAIREMENTS?</b>	N/A
<b>SWPPP CONTACT INFORMATION</b>	Ethan Baum, 480-789-0221, ethan@gdc-az.com
<b>ENDANGERED SPECIES CRITERIA</b>	Criterion "A", No Critical Habitats
<b>HISTORICAL LOCATION CRITERIA</b>	Preexisting Development

  CPESC STAMP	Ventana Square Self Storage	
	Albuquerque, Bernalillo County, NM	
	02/03/2026	 <b>INSPECTIONS PLUS</b>
	Doug Lewis James Tolman	

# TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

## ESC PLAN STANDARD NOTES (02/02/26)

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 § 14-5-6-6, THE ESC ORDINANCE,
  - b. THE EPA'S 2022 CONSTRUCTION GENERAL PERMIT (CGP),
  - c. THE CITY OF ALBUQUERQUE CONSTRUCTION BMP MANUAL AND DETAILS.
2. ALL BMPS MUST BE INSTALLED BEFORE BEGINNING ANY EARTH-MOVING ACTIVITIES EXCEPT AS SPECIFIED IN THE PHASING PLAN. CONSTRUCTION OF EARTHEN BMPS 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 BEFORE CONSTRUCTION BEGINS.
3. SELF-INSPECTIONS - IN ACCORDANCE WITH CITY ORDINANCE § 14-5-6-6(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 § 14-5-6-6(C)(2), 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 WORKING IN THE PUBLIC RIGHT-OF-WAY (E.G., SIDEWALK, DRIVE PADS, UTILITIES, ETC.), PREVENT DIRT FROM ENTERING THE STREET. IF DIRT IS ON THE STREET, IT SHOULD BE SWEEPED DAILY AND BEFORE A RAIN 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 SWEEPED AFTER THE WORK IS COMPLETE. A COMPOST FILTER 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. STORMWATER CONTROLS MUST BE DESIGNED IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES BY A QUALIFIED NMPE OR CPESC ACCORDING TO CGP 9.6.1.C. THE CERTIFICATION OF THE PROFESSIONAL RESPONSIBLE FOR THE DESIGN MUST BE SIGNED AND DATED ON THE EROSION AND SEDIMENT CONTROL (ESC) PLAN MAINTAINED IN THE SWPPP AND AVAILABLE ONSITE. MAJOR CHANGES TO THE ESC PLAN AFTER CITY APPROVAL MUST BE RECERTIFIED BY THE PROFESSIONAL AND RESUBMITTED TO THE CITY FOR APPROVAL BEFORE MODIFYING THE STORMWATER CONTROLS. THE OPERATOR(S) MUST IMPLEMENT AND MAINTAIN BMPS IN THE MANNER SPECIFIED ON THE APPROVED ESC PLAN.
10. IF ANY PART OF THE PROPERTY IS SOLD TO A NEW OWNER OR LEASED TO A NEW TENANT BEFORE CONSTRUCTION IS FINISHED, THE NEW OWNER OR TENANT MUST SUBMIT A NEW ESC PLAN AND NOI TO THE CITY FOR APPROVAL 14 DAYS PRIOR TO THE TRANSFER OF PROPERTY RIGHTS, IN ACCORDANCE WITH CITY ORDINANCE § 14-5-6-6(A). IF NEW LAND-DISTURBING ACTIVITIES ARE ADDED, THE PROPERTY OWNER MUST SUBMIT A REVISED ESC PLAN TO THE CITY FOR APPROVAL 14 DAYS BEFORE BEGINNING CONSTRUCTION IN THE NEW AREAS.
11. OFF-SITE CONSTRUCTION SUPPORT ACTIVITIES MUST BE SHOWN ON THE ESC PLAN WITH STORMWATER CONTROLS DESIGNED BY A PROFESSIONAL AND APPROVED BY ALBUQUERQUE'S STORMWATER QUALITY (SWQ) SECTION. THE OFFSITE PROPERTY OWNER'S NOI MUST ALSO BE SUBMITTED TO THE CITY FOR APPROVAL. THE DEVELOPER MUST STABILIZE OFF-SITE PROPERTY DISTURBED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH HIS DEVELOPMENT USING "NATIVE SEED AND AGGREGATE MULCH PER COA STD 1012" OR AN EQUIVALENT, IN COMPLIANCE WITH THE FINAL STABILIZATION CRITERIA IN CGP 2.2.14.C AND AS APPROVED BY THE OFF-SITE PROPERTY OWNER.
12. FROM MAY 1 THROUGH OCTOBER 31, ANY GRADING WITHIN OR ADJACENT TO A FACILITY THAT CONVEYS A 100-YEAR FLOW RATE OF 50 CFS OR RECEIVES A 100-YEAR 24-HOUR VOLUME OF 2.0 ACRE-FEET OR MORE MUST PROVIDE STORMWATER CONTROL, EROSION CONTROL, AND SAFE PASSAGE OF THE 10-YEAR DESIGN STORM RUNOFF DURING CONSTRUCTION. THE ESC PLAN MUST INCLUDE DESIGN CALCULATIONS AND CONSTRUCTION SPECIFICATIONS WITH AN ENGINEER'S STAMP FOR TEMPORARY FACILITIES THAT ENSURE SAFE, NON-EROSIVE PASSAGE OF THE 10-YEAR STORM TO PREVENT SEDIMENT DISCHARGE INTO THE CITY'S MS4, IN ACCORDANCE WITH CITY ORDINANCE § 14-5-2-12(B)(3). THE ESC PLAN, INCLUDING THIS INFORMATION, MUST BE SUBMITTED TO THE SWQ SECTION OF THE PLANNING DEPARTMENT OF THE CITY OF ALBUQUERQUE FOR APPROVAL AT LEAST 14 DAYS PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES IN OR NEXT TO THE FACILITY DURING THE RESTRICTED PERIOD.

  CPESC STAMP	Ventana Square Self Storage	
	Albuquerque, Bernalillo County, NM	
	02/03/2026	
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# TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

## Nature of Construction Activities

The Ventana Square Self Storage construction project, operated by GDC VS, LLC, involves the commercial development of a storage facility and private internal access roads on a 5.22-acre site, with a total area of disturbance of 3.90 acres during construction. Construction activities include site clearing, grading, structural construction, utility trenching, and the paving of the private internal road network to connect the facility with adjacent businesses. All work is scheduled to take place Monday through Friday from 7:00 am to 5:00 pm, with the project slated to commence on 02/04/2026 and reach completion by 02/04/2027.

### OWNER / OPERATOR:

GDC VS, LLC  
 Ethan Baum  
 Development Associate  
 6900 East Camelback Road, Suite 240  
 Scottsdale, AZ 85251  
 480-789-0221  
 ethan@gdc-az.com

### Nature of Construction Activities

**Start: 02/04/2026 - 02/04/2027**

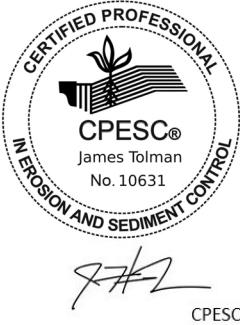

*(Dates are estimates and may be adjusted based on external factors or unexpected events)*

**5.22 acres** total property, **3.90 acres** total and maximum area to be disturbed at any one time.

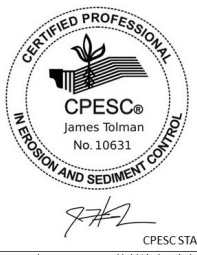
- The **Operator/Owner, GDC VS, LLC**, will be responsible for the development and construction of the Ventana Square Self Storage complex. Site work will be stepped but not phased. Below are the stages of work and the approximate dates of the start/stop and the overlapping of work.
- No temporary cessation of construction activities is anticipated during this project.
- BMPs to use throughout all stages of work: Stabilized Construction Entrance/Exit, Street Sweeping, Silt Fence for perimeter control, Wetting with Water (Dust Control).
- Site preparation, and perimeter control placement: 02/2026 – 03/2026
- Clearing, Grading, and Excavation to Prepare for Construction Activities: 02/2026 – 03/2028
- Development – Installation of Utilities, Curbs, Gutters, Sidewalks, and Parking Lots: 03/2026 – 05/2026
- Vertical Construction of a commercial building: 04/2026 – 01/2027
- Final Stabilization will include removal of all BMPs, vegetation/landscaping: 01/2027 – 02/2027

NOTE: The remainder of the site will be stabilized within 30 days of the cessation of all construction activity, in accordance with CGP 2.2.14, if the final landscaping does not begin within 30 days after site activity concludes, open soil areas with slopes greater than 5% will be Hydroseeded.

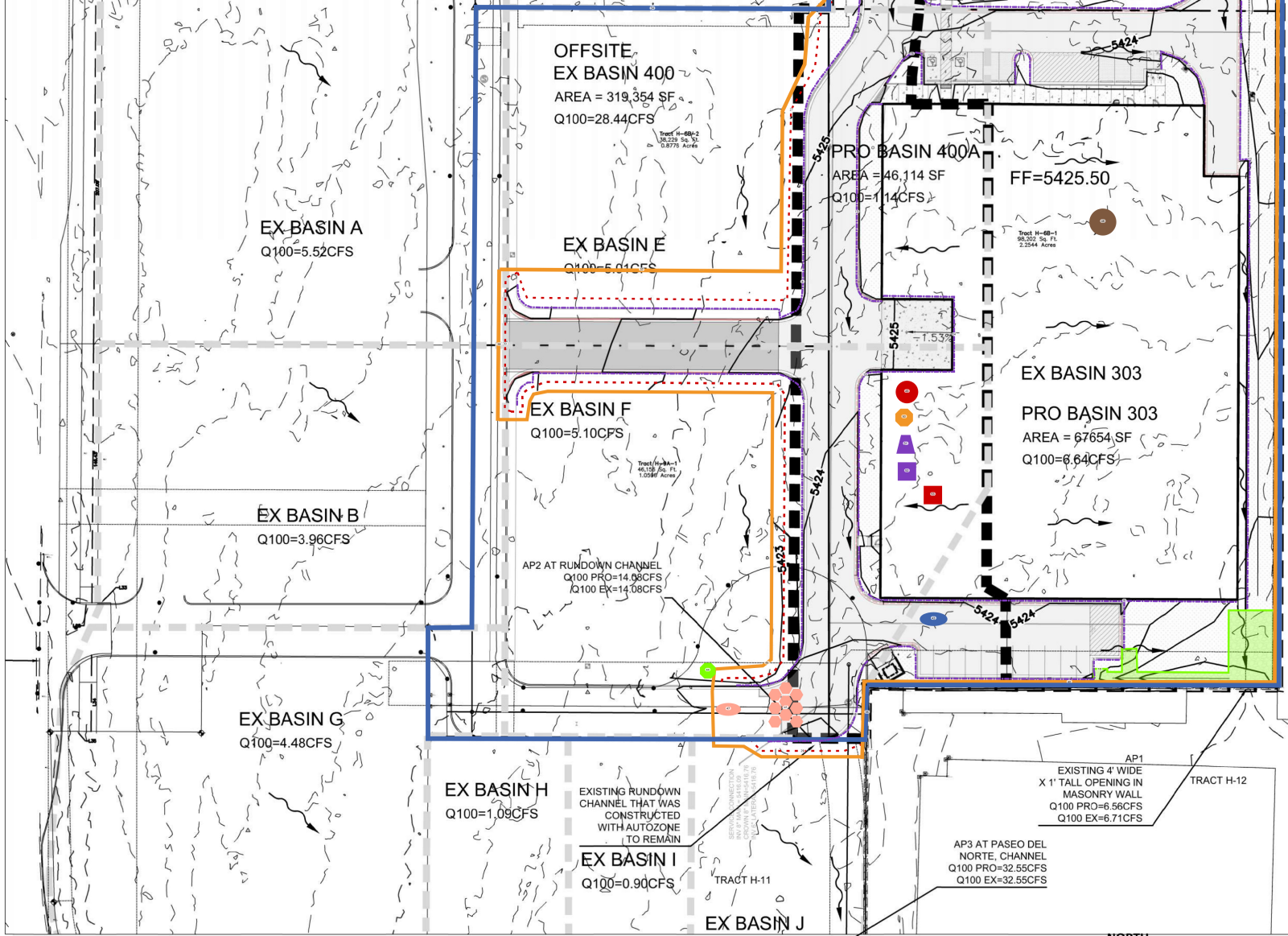
- Permanent cessation of construction activities and removal of all stormwater controls: 02/2027

	Ventana Square Self Storage	
	Albuquerque, Bernalillo County, NM	
	02/03/2026	
	Doug Lewis James Tolman	

City of Albuquerque  
 Planning Department  
 Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**  
 DATE: 8-1-2025  
 BY: [Signature]  
 HydroTeam # B10D003C3C



**Ventana Square Self Storage**  
 PROJECT TITLE  
 ALBUQUERQUE, NM - BERNALILLO COUNTY  
 CITY, COUNTY, STATE  
 02/03/2026 DATE  
 D. Lewis / J. Tolman DRAWN BY  
 INSPECTIONS PLUS



**GRADING AND DRAINAGE PLAN - OVERALL**  
 SCALE: 1" = 40'-0"

**I. PURPOSE AND SCOPE**

THE PURPOSE OF THIS DRAINAGE PLAN IS TO PRESENT THE EXISTING AND PROPOSED DRAINAGE CONDITIONS FOR THE PROPOSED VENTANA SQUARE SELF-STORAGE PROJECT. THE NEW BUILDING IS LOCATED AT THE NORTH EAST CORNER OF PASEO DEL NORTE AND UNIVERSE BOULEVARD IN NORTHWEST ALBUQUERQUE. THE ZONE ATLAS PAGE FOR THE SITE IS B-10-Z.

**II. SITE DESCRIPTION AND HISTORY**

THE PROJECT SITE IS LOCATED ON THE NORTH EAST CORNER OF PASEO DEL NORTE NW, AND UNIVERSE BOULEVARD NW IN THE VENTANA SQUARE DEVELOPMENT. THE SITE IS CURRENTLY VACANT. PROPERTIES TO THE EAST AND SOUTH HAVE BEEN DEVELOPED AND CONTAIN SELF STORAGE UNITS. A SHARED STORMWATER POND HAS BEEN CONSTRUCTED TO THE SOUTH EAST OF VENTANA SQUARE ALONG PASEO DEL NORTE. THE POND HAS BEEN SIZED TO ACCEPT RUNOFF FROM THE PROJECT SITE, INCLUDING WATER QUALITY VOLUMES.

**III. COMPUTATIONAL PROCEDURES**

HYDROLOGIC ANALYSIS WAS PERFORMED UTILIZING THE DESIGN CRITERIA BASED ON CHAPTER 6, HYDROLOGY, OF THE DEVELOPMENT PROCESS MANUAL RELEASED 2020. TABLES WITHIN CHAPTER 6, WERE USED TO AID IN THE STUDY OF THE SITE HYDROLOGY.

**IV. PRECIPITATION**

THE STORM EVENT USED FOR THE FOLLOWING CALCULATIONS IS THE 100YR-24HR STORM. THE PROJECT SITE IS LOCATED IN ZONE 1 (WEST OF RIO GRANDE).

**V. EXISTING DRAINAGE CONDITIONS**

THE SITE IS CURRENTLY UNDEVELOPED. THE SITE TO THE EAST AND SOUTH IS FULLY DEVELOPED AS A SELF STORAGE FACILITY. RUNOFF FROM THIS SITE UNDER THE PRIOR DRAINAGE PLAN (DRAINAGE REPORT FOR VENTANA SQUARE DATED DECEMBER 2020, PREPARED BY THIS OFFICE) ALLOWS FOR 6.71CFS TO BE DISCHARGED AT THE SOUTHEAST CORNER OF THE PROJECT SITE. THIS RUNOFF WILL PASS THROUGH THE ADJACENT DEVELOPMENT TO REACH THE WATER QUALITY AND RETENTION POND ALONG PASEO DEL NORTE.

THE DRAINAGE MASTERPLAN IDENTIFIED A RIDGELINE WITHIN THE PARCEL TO THE NORTH. THE PROJECT SITE WILL ALLOW FROM BASIN 500 TO ENTER AND PASS THROUGH THE PROJECT SITE. THE PARCEL TO THE WEST DRAINS SOUTH AND WILL JOIN RUNOFF WITH OTHER PARCELS AS PART OF A 8.39 ACRE DRAINAGE BASIN. THE PEAK FLOW RATE FROM BASIN 400 IS 32.55CFS. BASIN 400 WILL ALSO DRAIN TO THE RETENTION POND ALONG PASEO DEL NORTE.

THE EXISTING BASIN MAP ALSO INCLUDES THE REFINED SUB-BASINS FROM A PRIOR DRAINAGE STUDY FROM 2021. BASIN WITH LETTERS ARE DERIVED FROM THAT STUDY. THE SUMMATION OF THE LETTERED SUB-BASIN EQUAL THE MASTERPLANNED DRAINAGE BASIN #400.

PASEO DEL NORTE CONTAINS STORMWATER COLLECTION AND CONVEYANCE CHANNELS AND PIPING THAT DISCHARGE INTO THE LARGE STORMWATER RETENTION POND. AS MENTIONED IN THE SITE DESCRIPTION AND HISTORY PORTION, THE DRAINAGE MASTER PLAN FOR VENTANA SQUARE REQUIRES THAT THE FLOW RATE OFF THE SITE MATCH THE 6.71CFS AND 32.55CFS RESPECTIVELY.

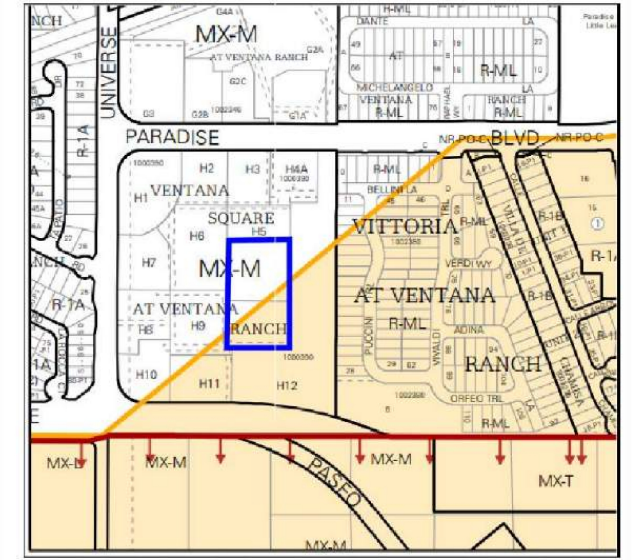
**VI. PROPOSED DRAINAGE CONDITIONS**

THE NEW BUILDING WILL BE 45,632SF FOOTPRINT, TWO STORY SELF STORAGE BUILDING. THE ROOF WILL HAVE A CENTER RIDGE AND WILL SLOPE BOTH EAST AND WEST. ROOF DOWNSPOUTS WILL CONVEY RUNOFF TO THE GROUND, WHERE SPLASH BLOCKS AND RIPRAP RUNDOWNS WILL CONVEY RUNOFF TO THE SURROUNDING STREET NETWORK OR CONCRETE RUNDOWN CHANNEL. THE ROOF RIDGE IS SLIGHTLY ALTERED FROM THE MASTERPLAN FOR BASIN 303 AND ADDITIONAL PARKING RUNOFF HAS BEEN ADDED TO THE BASIN TO MAINTAIN A SIMILAR FLOWRATE. FLOWRATE AT THE SOUTHEAST CORNER IS REDUCED BY 0.15CFS AT ANALYSIS POINT AP1.

THE WESTERN PART OF THE SITE HAS BEEN IDENTIFIED AT SUB-BASIN PRO BASIN 400A. PRO BASIN 400A GENERATES A PEAK RUNOFF OF 4.11CFS. PRO BASIN 400A WHEN COMBINED WITH OFFSITE PRO BASIN 400 FROM THE PRIOR DRAINAGE STUDY THAT CONTAINS THE REMAINING 28.44 CFS (WILL EQUAL THE DEFINED FLOW RATE OF 32.55CFS). THE LANDSCAPING PERCENTAGE IS SLIGHTLY HIGHER THAN UTILIZED IN THE PRIOR DRAINAGE MASTERPLAN. CONSERVATIVE VALUES FOLLOWING THE MASTER DRAINAGE PLAN HAVE BEEN USED. 7.5% FOR TYPE B AND TYPE C SOILS, AS THIS IS A SUBBASIN WITHIN THE 8.39 ACRE BASIN 400. THE DISCHARGE RATE AT THE ENTRANCE OF THE CHANNEL (AP2) ON THE EAST SIDE OF AUTOZONE WILL REMAIN AS PREVIOUSLY DESIGNED AT 14.08 CFS. THE DISCHARGE RATE AT ANALYSIS POINT 3 (AP3) REMAINS THE SAME AS THE DRAINAGE REPORT FOR VENTANA SQUARE DATED DECEMBER 2020 AT 32.55CFS AT THE SOUTH WEST CORNER OF TRACT H-11 WHERE RUNOFF ENTERS THE CONCRETE CHANNEL THAT CONVEYS RUNOFF TO THE DETENTION POND. WATER QUALITY VOLUMES WERE COMPUTED FOR 85% IMPERVIOUS FOR THE 98,202SF LOT ARE 2.365CF. THE SITE DOES NOT CONTAIN A LOCATION FOR RETENTION OF THE WATER QUALITY VOLUME. PER THE "DRAINAGE REPORT FOR VENTANA SQUARE" DATED DECEMBER 2020 THE ADJACENT POND ALONG PASEO DEL NORTE DOES CONTAIN SUFFICIENT VOLUME TO CONTAIN AND INFILTRATE THE 2.365CF OF RUNOFF TO SATISFY THE WATER QUALITY REQUIREMENTS. PER THE 2020 REPORT THE FULL BUILD OUT DEPTH WILL BE 0.80' DEEP IN THE SHARED RETENTION POND.

**VII. CONCLUSIONS**

THIS DRAINAGE STUDY HAS BEEN PREPARED IN ACCORDANCE WITH THE DRAINAGE REPORT FOR VENTANA SQUARE DATED DECEMBER 2020. RUNOFF FROM THE PROJECT SITE WILL DRAIN OUT AT ANALYSIS POINTS AP1 AND AP2 AT THE OR SLIGHTLY REDUCED FROM THE PRIOR STUDY. NO CHANGES ARE REQUIRED TO DOWNSTREAM USERS, AS THIS PROJECT WILL NOT CAUSE AN INCREASE IN FLOWRATE, WATER QUALITY VOLUME OR EXCESS RUNOFF VOLUME FROM THE DRAINAGE REPORT FOR VENTANA SQUARE DATED DECEMBER 2020.



**ZONE ATLAS PAGE B-10Z**  
 NOT TO SCALE



**FEMA FLOOD ZONE MAP 35001C0103H**  
 NOT TO SCALE

MATERIAL LEGEND		LINEWORK LEGEND	
[Symbol]	HEAVY DUTY ASPHALT	[Symbol]	EXISTING CONTOURS
[Symbol]	HEAVY DUTY CONCRETE PAVEMENT	[Symbol]	PROPOSED CONTOURS
[Symbol]	4" THICK CONCRETE SIDEWALK	[Symbol]	DRAINAGE BASIN DEFINITION FROM MASTER DRAINAGE PLAN
[Symbol]	EROSION PROTECTION, PER DETAIL ON SHEET G&D3	[Symbol]	PROPOSED BASIN DEFINITION LINE
[Symbol]	LANDSCAPING AREA.		

**GRADING AND DRAINAGE PLAN**





















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# LEGEND

Latitude: 35.190353  
 Longitude: -106.725678

-  Property Boundary (2)
-  Limit of Construction Disturbance (5)
-  Silt Fence (7)
-  Cut-back Curbs and/or Sidewalks (19)
-  Rip Rap (1)
-  Material Storage (1)
-  Stockpiles (1)
-  Water Hose/Truck (1)
-  Street Sweeping (1)
-  Portable Toilet (1)
-  Dumpster (1)
-  Spill Kit (1)
-  NOI/Site Notice Posting (1)
-  Portable Concrete Washout Bin w/ Sign (1)
-  Stabilized Construction Exit (1)

  CPESC STAMP	Ventana Square Self Storage	
	PROJECT TITLE	
	ALBUQUERQUE, NM - BERNALILLO COUNTY	
	CITY, COUNTY, STATE	
	02/03/2026	DATE
	D. Lewis / J. Tolman	DRAWN BY
		

**CONSTRUCTION EXIT (CE) & TRACK-OUT CONTROL**

- DESCRIPTION AND PURPOSE:**  
CONSTRUCTION EXITS HELP REDUCE OR ELIMINATE SEDIMENT THAT LEAVES THE CONSTRUCTION SITE AND GETS ONTO THE PUBLIC RIGHT-OF-WAY. THIS IS DONE BY CONTROLLING RUNOFF AND CLEANING MUD FROM VEHICLES AND TIRES.  
A CE IS A STABILIZED SURFACE BUILT USING LARGE STONE PLACED ON A FILTER FABRIC PLUS A SHAKING OR WASHING MECHANISM TO REMOVE MUD FROM VEHICLE TIRES BEFORE TRAFFIC LEAVES A CONSTRUCTION SITE ONTO A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING LOT.  
SELECTING THE PROPER LOCATION FOR VEHICLE EXITS FROM THE CONSTRUCTION SITE AND ENSURING IT IS PROTECTED FROM DRAINAGE ORIGINATING FROM LAND-DISTURBING ACTIVITIES IS A KEY ELEMENT OF THE BEST MANAGEMENT PRACTICES (BMPs) REGARDING ENVIRONMENTAL CONCERNS. SEDIMENT ON PUBLIC ROADS ALSO CREATES A TRAFFIC HAZARD. PUBLIC ROADS SHOULD BE KEPT CLEAR OF ANY SEDIMENT. ANY TRACKING SHOULD BE SWEEPED DAILY BEFORE AFTERNOON TRAFFIC. SPECIAL ATTENTION SHOULD BE PAID TO CONSTRUCTION EXITS NEAR WATER BODIES.

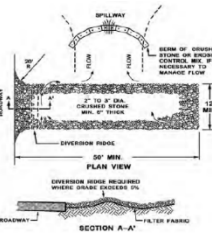
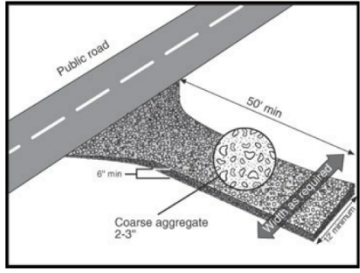
- CONDITIONS WHERE PRACTICE APPLIES:**  
THIS PRACTICE IS APPLIED ANYWHERE CONSTRUCTION TRAFFIC LEAVES OR ENTERS A CONSTRUCTION SITE.

- DESIGN CONSIDERATIONS:**
  - LOCATE THE CONSTRUCTION EXIT UPSLOPE FROM THE DISTURBED AREA WHENEVER POSSIBLE. IF THE ONLY ACCESS TO THE SITE IS FROM ROADS DOWNHILL, PLACE THE CONSTRUCTION EXIT AT THE HIGHEST POINT ALONG THAT FRONTAGE AND INCLUDE CONTROLS AS NEEDED TO PREVENT RUNOFF FROM THE DISTURBED SITE FROM DRAINING INTO THE CONSTRUCTION EXIT.
  - THE CE MUST INCLUDE SPECIFICATIONS FOR ADDITIONAL TRACK-OUT CONTROL SUCH AS WHEEL WASHING, RUMBLE STRIPS, AND RATTLE PLATES, AS NEEDED TO ENSURE SEDIMENT REMOVAL OCCURS BEFORE VEHICLE EXIT. SHAKER RACKS WORK BY REMOVING MUD OR SOIL FROM VEHICLE TIRES THROUGH BOUNCING OR DRAGGING AS THE VEHICLE DRIVES OVER THE RACK. TRACK-OUT CONTROL MATS, MADE OF ROWS OF STAGGERED PYRAMIDS, DEFORM TIRES AS VEHICLES PASS OVER, EFFECTIVELY DISLODGING SEDIMENT, STONES, AND DEBRIS WITHOUT DAMAGING THE TIRES. THE DEBRIS COLLECTS AT THE BASE OF EACH MAT AND WILL NOT CONTACT SUBSEQUENT VEHICLES' TIRES. SIMILARLY, THE SIZE OF THE ROCK IN THE CE CAN BE INCREASED FROM THE NORMAL SIZE—1" TO 3"—TO A LARGER SIZE—3" TO 6"—TO HELP DISLODGE SEDIMENT FROM TIRES.
  - MANAGE CONSTRUCTION WATER. SHOW THE LOCATION OF THE WATER SOURCE USED FOR FILLING WATER TRUCKS AND WASHING MUD AND DIRT FROM VEHICLES, AND INDICATE AN ON-SITE SPOT WHERE WATER TRUCKS WILL BE FILLED.

- PREVENT UNNECESSARY VEHICLES FROM ENTERING THE DISTURBED PORTION OF THE SITE. SHOW STABILIZED EMPLOYEE AND VISITOR PARKING AREAS ON THE ESC PLAN.
- DRAINAGE FROM THE CONSTRUCTION EXIT MUST BE DIRECTED AWAY FROM THE CONNECTING PAVEMENT. IT MUST FLOW INTO THE SITE OR AN APPROPRIATELY SIZED SEDIMENT TRAP. A SEDIMENT TRAP IS REQUIRED TO CAPTURE VEHICLE WASH WATER.
- TEMPORARY ACCESS RAMPS OVER THE CURB ARE COMMONLY MADE OF METAL, RUBBER, OR WOOD, BUT DIRT RAMPS ARE NOT ALLOWED.
- IF A CONSTRUCTION SITE ENTRANCE OR EXIT CROSSES A STREAM, SWALE, OR OTHER DEPRESSION, INSTALL A BRIDGE OR CULVERT TO PREVENT EROSION OF UNPROTECTED BANKS.
- ACCESS CONTROLS SHOULD LIMIT ACCESS FROM THE SIDES AND DIRECT TRAFFIC TO TRAVEL THE FULL LENGTH OF THE CE. EXISTING VEHICLES SHOULD NOT BE ABLE TO GO AROUND THE CONSTRUCTION EXIT.

- CONSTRUCTION SPECIFICATIONS:**
  - THE CONSTRUCTION EXIT MUST BE BUILT AT THE LOCATION SPECIFIED ON THE ESC PLAN BEFORE STARTING LAND DISTURBING ACTIVITIES. IF THE LOCATION ON THE ESC PLAN CHANGES, A REVISED PLAN MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
  - THE LENGTH OF THE CONSTRUCTION EXIT MUST BE AT LEAST 50 FEET, AND THE WIDTH MUST BE AT LEAST 22 FEET FOR EXIT ONLY AND AT LEAST 24 FEET FOR TWO-WAY TRAFFIC. TURNING RADIUS MUST BE SUFFICIENT TO ACCOMMODATE ALL EXISTING VEHICLES, 20' MINIMUM FOR WATER AND DUMP TRUCKS, 30' MINIMUM FOR TRACTOR-TRAILERS.
  - ADD CURB RAMPS. DO NOT PLACE DIRT IN THE STREET. TYPICAL RAMP MATERIALS INCLUDE TIMBER, RUBBER, AND METAL. THEY MUST NOT CREATE A TRAFFIC HAZARD THAT DISRUPTS NORMAL TRAFFIC OR DAMAGES VEHICLES. GENERALLY, THEY SHOULD NOT EXTEND PAST THE CONCRETE GUTTER. RAMPS MUST BE REMOVED AT THE END OF CONSTRUCTION, AND ANY DAMAGED CURB REPAIRED.

- PREPARE THE SUBGRADE BY REMOVING VEGETATION AND TOPSOIL, THEN GRADE THE AREA 50 FT DRAG AWAY FROM THE STREET.
- INSTALL SEPARATION GEOTEXTILE, CLASS 1, WITH A MINIMUM TENSILE STRENGTH OF 230 LBS, 230% MINIMUM ELONGATION AT FAILURE PER ASTM D1682, A MULLEN BURST STRENGTH OF 430 LBS PER ASTM D3766, A PUNCTURE STRENGTH OF 180 PER ASTM D351 (MCOFFIELD), AND AN EQUIVALENT OPENING SIZE OF 40-80 MM U.S. STD. SIEVE.
- INSTALL A 6-INCH LAYER OF SINGLE-GRADE 3-INCH CRUSHED AGGREGATE ON TOP OF THE SEPARATION GEOTEXTILE TO STABILIZE CONSTRUCTION EXITS. IT SHOULD BE CLEAN, HARD, DURABLE, AND FREE FROM ADHERENT COATINGS, SALT, ACID, DIRT, CLAY, LOAM, SHALE, SOFT OR FLAMY MATERIALS, OR ORGANIC AND HARMFUL MATTER. THE ROCK SHOULD BE WELL-DRAINED, WITH SIX OR MORE SIDES.
- IF THE CE CAN'T BE LOCATED DOWNHILL FROM THE PAVED STREET, THEN PREPARE DRAINAGE INTO THE STREET BY INSTALLING A MOUNTAINABLE ROCK BEAM NEXT TO THE STREET TO DIVERT DRAINAGE TO AN ON-SITE SEDIMENT TRAP.



REVISIONS	CITY OF ALBUQUERQUE
Draft 8/22/2025	CONSTRUCTION STORMWATER QUALITY CONSTRUCTION EXIT (CE) & TRACK-OUT CONTROL
SHEET 1 OF 2	

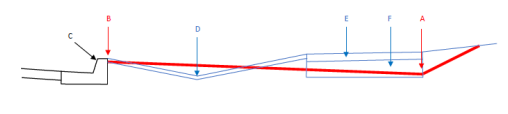
**CUTBACK CURB (CBC)**

- DESCRIPTION AND PURPOSE:**  
IT IS A TEMPORARY FENCE IN THE LOCATION OF THE FUTURE SIDEWALK ON THE LOW SIDE OF A GRADED LOT IN A NEWLY PLATTED SUBDIVISION. CUTBACK CURBS (CBCs) ARE CONSTRUCTED BEHIND THE CURB. THE PRIMARY PURPOSE OF CBCs IS TO REMOVE SEDIMENT BEFORE IT ENTERS THE STREET, THUS KEEPING IT OUT OF THE CITY'S MUNICIPAL SEPARATE STORM SEWER SYSTEM (MSS). CHECK DAMS ARE USED IN CONJUNCTION WITH THE CBCs TO DIVERT OVERFLOW INTO THE STREET AND PREVENT CROSSLOT DRAINAGE.

- PRIMARY USE:** CUTBACK CURB (CBC) IS USED IN SUBDIVISIONS WHERE SIDEWALK CONSTRUCTION HAS BEEN DEFERRED FROM WORK ORDER (WO) CONSTRUCTION TO BUILDING PERMIT (BP) CONSTRUCTION. CBCs CONSTRUCTED AFTER THE STREETS ARE PAVED AND BEFORE ANY HOUSES ARE OCCUPIED IN THE SUBDIVISION.

- DESIGN SPECIFICATIONS:**
  - CBC IS GENERALLY FOR SINGLE-FAMILY RESIDENTIAL LOTS, BUT MAY BE USED FOR SMALL COMMERCIAL LOTS, PROVIDED THAT THE LOT DEPTH DRAINING TO THE CBC EXCEEDS 150'.
  - CBC MUST BE INSTALLED IN NEW SUBDIVISIONS BEFORE ANY BUILDINGS ARE OCCUPIED TO PREVENT SEDIMENTATION ON THE ON-SITE STREETS.
  - THESE LOTS ROOM TO CONSTRUCT A CBC WHERE THE SIDEWALK HAS ALREADY BEEN CONSTRUCTED, SO USE ANOTHER PERIMETER CONTROL AS NECESSARY TO KEEP SEDIMENT OUT OF THE STREET.
  - CBCs MAY BE GRADED BEFORE THE STREET IS PAVED, BUT SINCE THEIR PURPOSE IS TO KEEP SEDIMENT OUT OF THE STREET, THEY WONT BE OPERATIONAL UNTIL AFTER THE STREET IS PAVED.
  - CHECK DAMS ARE REQUIRED AT THE DOWNSTREAM EDGE OF EACH LOT WITHIN A CBC TO FORCE THE OVERFLOW BACK INTO THE STREET AND PREVENT IT FROM DRAINING INTO THE NEXT LOT. THE TOP ELEVATION OF THE TEMPORARY CHECK DAMS MUST BE A MINIMUM OF 3" ABOVE THE TOP OF CURB. MAXIMUM FALL ALONG THE STREET BETWEEN CHECK DAMS IS 10". IF THE FALL ALONG THE STREET EXCEEDS 10" BETWEEN CHECK DAMS, ADDITIONAL CHECK DAMS MUST BE PROVIDED, SO THE FALL DOESNT EXCEED 10". SHOW EACH CHECK DAM ON THE ESC PLAN.
  - COMPLY WITH 1 FOOT BEHIND THE CURB MUST STILL BE ACCOMPLISHED PER CDA DWG 2415.

- THE TEMPORARY GRADE AT THE PROPERTY LINE IS AT LEAST 10" BELOW THE TOP OF CURB ELEVATION.
- THE TEMPORARY GRADE BEHIND THE CURB IS AT LEAST 2" BELOW THE TOP OF CURB ELEVATION. IF THE CURB HAS BEEN CUT, THE GRADE WILL BE AT LEAST 2" BELOW THE CUT GRADE.
- THE CBC AND PAVING CONSTRUCTION MUST BE COMPLETE BEFORE THE CBC BECOMES OPERATIONAL.
- FUTURE "LANDSCAPE SWALE" PER DWG 2414
- 4" THICK SIDEWALK CONSTRUCTION DEFERRED UNTIL COMPLETION OF THE HOUSE PER DWG 2414
- 12" THICK COMPACTED SUBGRADE PER DWG 2414



- KEYED NOTES - CONSTRUCTION SPECIFICATIONS:**

- SELF-INSPECTION IS REQUIRED BY A CERTIFIED INSPECTOR EVERY 14 DAYS AND IMMEDIATELY AFTER EACH RAINFALL OF 1/4" OR MORE, AND AT LEAST DAILY EXCEPT PROLONGED RAINFALL.
- REMOVE SEDIMENT DEPOSITS WHEN THE DEPOSIT REACHES HALF THE REQUIRED DEPTH.
- REPAIRS MUST BE COMPLETED WITHIN 24 HOURS OF FINDING THE DEFECT. DEFECTS TYPICALLY INCLUDE EROSION DUE TO INADEQUATE CHECK DAMS, CHECK DAMS NOT FULL ENOUGH TO DIVERT OVERFLOW INTO THE STREET, ERODED OR BYPASSED CHECK DAMS DUE TO OVERTOPPING OR PLANNING, TOO MUCH FALL BETWEEN CHECK DAMS (10" MAXIMUM).
- CORRECTIVE ACTIONS INCLUDE RECONSTRUCTING THE CBC TO DESIGN DEPTH AND RESETTING THE CHECK DAMS.

REVISIONS	CITY OF ALBUQUERQUE
Draft 7/16/2025	CONSTRUCTION STORMWATER QUALITY CUTBACK-CURB (CBC)
SHEET 1 OF 1	

- PROVIDE ONE OR MORE TYPES OF ADDITIONAL TRACK-OUT CONTROL. ADDITIONAL TRACK-OUT CONTROL CAN BE INCLUDED IN THE 50-FOOT MINIMUM REQUIRED LENGTH OF THE CE AND SHOULD BE POSITIONED AT THE OPPOSITE END FROM THE STREET. IT MUST EXTEND ACROSS THE FULL WIDTH OF THE CE TO PREVENT TRAFFIC FROM BYPASSING THE CONTROL AND SHOULD BE LONG ENOUGH TO REMOVE SEDIMENT, STONES, AND DEBRIS BEFORE REACHING THE REST OF THE CE OR THE STREET. COMMON TYPES OF ADDITIONAL TRACKOUT CONTROL INCLUDE:
  - USE A LARGER STONE BY REPLACING THE 3-INCH AGGREGATE WITH A 10-INCH-THICK LAYER OF 6-INCH SINGLE-GRADE ROCK PLACED INDIVIDUALLY. DO THIS FOR PART OF THE LENGTH OF THE CE AS NEEDED TO REMOVE SEDIMENT BEFORE REACHING THE REST OF THE CE OR THE STREET.
  - SHAKER RACKS REMOVE MUD OR SOIL FROM VEHICLE TIRES BY BOUNCING OR SHAKING AS THE VEHICLE DRIVES OVER THEM.
  - FOREIGN OBJECT DEBRIS SYSTEM (FODS) TRACKOUT CONTROL MATS, MADE OF ROWS OF STAGGERED PYRAMIDS, DEFORM TIRES AS VEHICLES PASS OVER, EFFECTIVELY DISLODGING SEDIMENT, STONES, AND DEBRIS WITHOUT DAMAGING THE TIRES. THE DEBRIS COLLECTS AT THE BASE OF EACH MAT AND WILL NOT CONTACT SUBSEQUENT VEHICLES' TIRES.



INSTALL FODS ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. FODS TRACKOUT CONTROL MATS CAN BE USED WITH A STABILIZED CE OR ALONE, AS LONG AS THEY CAN ACCOMMODATE THE TURNING MOVEMENTS OF THE LARGEST VEHICLES TURNING THE SITE.

WHEEL WASH - PRESSURE WASHING ORT OFF VEHICLE WHEELS CAN BE VERY EFFECTIVE. WHEEL WASH WASTEWATER IS PROCESS WATER, NOT STORMWATER. IT MUST BE DISCHARGED TO A SEPARATE ON-SITE TREATMENT SYSTEM THAT PREVENTS ITS RELEASE FROM THE SITE.



- OPERATION, INSPECTION, AND MAINTENANCE SPECIFICATIONS:**
  - RESTRICT VEHICLE USE TO PROPERLY DESIGNATED EXIT POINTS.
  - PREVENT VEHICLES FROM LEAVING THE SITE DURING WET PERIODS.
  - INSPECT AND REMOVE SEDIMENT DAILY FROM NEARBY PAVED AREAS WHEREVER IT LEAVES YOUR SITE, WHETHER TRACKED OUT BY VEHICLES, BLOWN AWAY BY WIND, OR MOVED BY OTHER CONSTRUCTION ACTIVITIES. ENSURE REMOVAL OCCURS BY THE END OF THE SAME BUSINESS DAY WHEN THE SEDIMENT DISCHARGE HAPPENS, OR BY THE NEXT BUSINESS DAY IF IT OCCURS ON A NON-BUSINESS DAY. USE SWEEPING, SHOVELING, VACUUMING, OR SIMILAR EFFECTIVE METHODS FOR SEDIMENT REMOVAL. DO NOT SPRAY OR HOSE SEDIMENT ON SURFACES THAT DRAIN INTO NATURAL DRAINAGE FEATURES, STORM DRAINS, OR RECEIVING WATERS.
  - MANAGE WATER TRUCK ACTIVITY
    - DONT WATER ALL PATHS LEADING TO THE CE AT ONCE. LEAVE A CLEAR PATH FOR VEHICLES TO EXIT WITHOUT DRIVING THROUGH MUD.
    - PROVIDE AN ON-SITE LOCATION FOR FILLING WATER TRUCKS WHERE POSSIBLE.
    - DO NOT SPRAY WATER ON OFF-SITE PAVED SURFACES THAT DRAIN TO A NATURAL DRAINAGE FEATURE, STORM DRAIN INLET, OR RECEIVING WATER.

REVISIONS	CITY OF ALBUQUERQUE
Draft 8/22/2025	CONSTRUCTION STORMWATER QUALITY CONSTRUCTION EXIT (CE) & TRACK-OUT CONTROL
SHEET 2 OF 2	

CPESC STAMP

Ventana Square Self Storage

PROJECT TITLE

ALBUQUERQUE, NM - BERNALILLO COUNTY

CITY, COUNTY, STATE

02/03/2026 DATE

D. Lewis / J. Tolman DRAWN BY

**SILT FENCES**

1. **DESCRIPTION & PURPOSE:**  
 STORMWATER SILT FENCES (SWSF) ARE TEMPORARY SEDIMENT BARRIERS MADE OF POROUS FABRIC HELD UP BY WOODEN OR METAL POSTS DRIVEN INTO THE GROUND. THEY ARE INEXPENSIVE AND RELATIVELY EASY TO REMOVE. THE FABRIC PONDS STORMWATER RUNOFF, CAUSING SEDIMENT TO BE RETAINED BY THE SETTLING PROCESSES. IT ALSO KNOCKS DOWN WIND-DRIVEN SAND. IT KEEPS SOIL OUT OF CITY STREETS, THUS PREVENTING CLOGGED STORM DRAINS AND THE DEGRADATION OF AQUATIC HABITATS.

2. **PRIMARY USE:**  
 STORMWATER SILT FENCE (SWSF) IS PRIMARILY FOR STORMWATER CONTROL, BUT DUST CONTROL MAY BE A SECONDARY BENEFIT. SEE SEPARATE DUST CONTROL SILT FENCE (DCSF) FOR SILT FENCE USED PRIMARILY FOR FUGITIVE DUST CONTROL. BOTH TYPES OF SILT FENCE MAY BE SHOWN ON A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MAP AND/OR AN EROSION AND SEDIMENT CONTROL (ESC) PLAN WITH CLEAR DIFFERENTIATION BETWEEN THE TWO. STORMWATER SILT FENCE IS UNSUITABLE TO CONTROL STORMWATER AT CONCENTRATED DISCHARGE POINTS, LARGE DRAINAGE AREAS, OR WHERE THE SILT FENCE ISNT ON CONTOUR. WHERE SILT FENCES ARE UNSUITABLE, A SEPARATE STORMWATER CONTROL IS REQUIRED, SUCH AS A BERM OR A POND, IN ADDITION TO DUST CONTROL SILT FENCE. DUST CONTROL SILT FENCES ARE STILL NEEDED TO CONTROL WIND EROSION ON TOP OF OTHER STORMWATER CONTROLS, SUCH AS BERMS AND PONDS, AT THE DOWNSTREAM PERIMETER OF CONSTRUCTION SITES.

STORMWATER SILT FENCE IS USED AS A PERIMETER STORMWATER CONTROL WHEN INSTALLED DOWNWIND FROM EXPOSED SOIL PER PART 2.2.3 OF THE EPA'S CONSTRUCTION GENERAL PERMIT (CGP), AND AS AN AIR QUALITY CONTROL AROUND THE REST OF THE PERIMETER IN SUPPORT OF CGP PART 2.2.6 AND THE ALBUQUERQUE-BERNALILLO COUNTY AIR QUALITY PROGRAM.

3. **STORMWATER QUALITY DESIGN SPECIFICATIONS:**
- A. SILT FENCE IS FOR SHEET FLOW ONLY. NEVER FOR CONCENTRATED STORMWATER. STORMWATER SILT FENCE ISNT ALLOWED AS THE STORMWATER CONTROL AT CONCENTRATED DISCHARGE POINTS. OTHER STORMWATER CONTROLS, SUCH AS PONDS AND BERMS, ARE REQUIRED AT DISCHARGE POINTS. ALTERNATIVELY, SILT FENCES MAY BE USED ALONG THE SIDES OF STABILIZED CONCENTRATED FLOW PATHS THROUGH CONSTRUCTION SITES TO REMOVE SEDIMENT FROM THE STORMWATER BEFORE IT ENTERS THE STABILIZED CONCENTRATED FLOW PATH.
  - B. THE DRAINAGE AREA IS LIMITED TO 25,000 SF PER 100 FT OF FENCE OR COMBINED WITH A SEDIMENT BASIN ON A LARGER SITE.
  - C. THE MAXIMUM SLOPE DISTANCE ABOVE THE FENCE IS FURTHER LIMITED BY THE SLOPE STEEPNESS, AS SHOWN IN THE TABLE BELOW.

LAND SLOPE (%)	MAXIMUM SLOPE DISTANCE ABOVE FENCE (FT)
2	250
5	190
10	100
20	50
30	30

- D. STORMWATER SILT FENCES MUST BE CONSTRUCTED ON CONTOUR, LEVEL ACROSS THE BOTTOM, WITH THE ENDS TURNED UPHILL AS NECESSARY TO PREVENT FLANKING. A SILT FENCE ALONE SHOULDNT BE USED AS A DIVERSION. AN AIR QUALITY SILT FENCE MAY BE USED IN CONJUNCTION WITH A DIVERSION BERM OR SWALE ALONG A SLOPING PERIMETER ON THE DOWNHILL SIDE OF CONSTRUCTION SITES.
- E. LIMIT THE LENGTH OF ANY SINGLE RUN OF SILT FENCE TO 500 FT. AND IT MUST BE PLACED ALONG A LEVEL CONTOUR.
- F. DO NOT USE SILT FENCES TO DIVERT FLOW.

4. **SELECT STANDARD STRENGTH OR EXTRA STRENGTH SILT FENCE MATERIAL**
- A. STANDARD STRENGTH SILT FENCE IS APPROPRIATE IF THE SLOPE OF AREA DRAINING TO FENCE IS 4:1 (H:V) OR LESS AND THE DRAINAGE AREA PRODUCES LOW SEDIMENT LOADS. THE EXPECTED LONGEVITY IS GENERALLY LIMITED TO LESS THAN FIVE MONTHS.
  - B. EXTRA STRENGTH SILT FENCE IS APPROPRIATE IF THE SLOPE OF AREA DRAINING TO FENCE IS 1:1 (H:V) OR LESS AND AREA DRAINING TO FENCE PRODUCES MODERATE SEDIMENT LOADS. EXPECTED LONGEVITY IS GENERALLY LIMITED TO EIGHT MONTHS. LONGER PERIODS MAY REQUIRE FABRIC REPLACEMENT. HEAVY-DUTY FENCE FABRIC HAS GREATER TENSILE STRENGTH AND PERMEABILITY THAN OTHER FABRIC TYPES. THE POSTS MAY BE SPACED CLOSER TOGETHER THAN OTHER PREMANUFACTURED SILT FENCE TYPES AVAILABLE FROM THE MANUFACTURER.

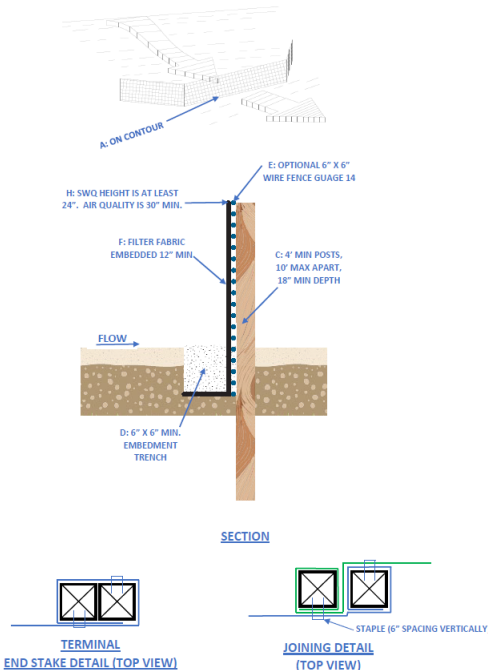
STORMWATER SILT FENCE MATERIAL	
PHYSICAL PROPERTY	REQUIREMENTS
TENSILE STRENGTH AT 20% (MAXIMUM)	STANDARD STRENGTH: 30 LB/IN (MINIMUM) EXTRA STRENGTH: 50 LB/IN (MINIMUM)
UV RESISTANT	90%
SLURRY FLOW RATE	0.3 GAL/MIN (MINIMUM)

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Draft 7/29/2025	CONSTRUCTION STORMWATER QUALITY STORMWATER SILT FENCE (SWSF)

SHEET 1 OF 2

5. **CONSTRUCTION SPECIFICATIONS:**

- A. INSTALL SILT FENCE ALONG A LEVEL CONTOUR, WITH THE ENDS TURNED UPHILL (12" VERTICAL MIN.) FAR ENOUGH TO PREVENT FLANKING. EXCEPT FOR THE ENDS, THE DIFFERENCE IN ELEVATION BETWEEN THE HIGHEST AND LOWEST POINT ALONG THE TOP OF THE SILT FENCE SHALL NOT EXCEED ONE-THIRD THE FENCE HEIGHT.
- B. CLEAR THE GROUND AT THE SILT FENCE LOCATION TO BARE DIRT. REMOVE VEGETATION, ROCKS, GRAVEL, AND PAVEMENT.
- C. INSTALL POSTS SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 18 INCHES. HARDWOOD POSTS MUST BE 2" X 2", AND STEEL POSTS (STANDARD "U" OR "T" SECTION) MUST HAVE A MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT AND SHALL HAVE A MINIMUM LENGTH OF 4' FEET. DOUBLE POSTS ARE REQUIRED AT BOTH ENDS OF EACH PIECE OF SILT FENCE AND AT SPICES.
- D. EXCAVATE A TRENCH A MINIMUM OF 6" DEEP BY 6" WIDE ALONG THE UPHILL SIDE OF THE POSTS. ALTERNATIVELY, A 12" DEEP STATIC SLICE IS ALLOWED.
- E. OPTIONAL WIRE FENCE REINFORCEMENT IS TYPICALLY 14 GAUGE OR MORE WITH A MAXIMUM MESH SPACING OF 6 INCHES, FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES, OR HOG RINGS. THE WIRE REINFORCEMENT SHOULD ALSO EXTEND 6" INTO THE TRENCH.
- F. THE FILTER FABRIC SHOULD BE STAPLED OR WIRED TO THE FENCE AND POSTS, AND 12 INCHES OR MORE OF THE FABRIC SHOULD EXTEND INTO THE TRENCH. THE WIRE REINFORCEMENT (IF USED) AND FILTER FABRIC SHOULD BE STRETCHED TIGHTLY WHILE ATTACHING THEM.
- G. EMBED THE FILTER FABRIC 12" MINIMUM INTO THE TRENCH AND BACKFILL WITH CLEAN EARTH, FREE OF ROCKS AND ORGANIC MATTER, AND COMPACTED WITH OPTIMUM MOISTURE BY WHEEL ROLLING, TAMPING, OR OTHER SIMILAR MEANS. THE FINISHED GRADE SHOULD BE THE SAME ON BOTH SIDES OF THE FENCE, AND THE DEPTH OF EMBEDMENT SHOULD BE MEASURED FROM THE LOWEST GRADE ADJACENT TO THE FENCE. SUBSTITUTIONS INSTEAD OF EMBEDMENT, LIKE WATTLES, ARE NOT ALLOWED.
- H. THE HEIGHT OF A STORMWATER SILT FENCE SHALL BE A MINIMUM OF 24 INCHES ABOVE THE HIGHEST GROUND SURFACE ADJACENT TO THE FENCE. ADDITIONAL HEIGHT (50" MIN) IS REQUIRED TO SATISFY THE ALBUQUERQUE-BERNALILLO COUNTY AIR QUALITY PROGRAM.
- I. THE FILTER FABRIC MAY BE ATTACHED TO A CHAIN LINK FENCE CONSTRUCTED IN ACCORDANCE WITH COA STD DWG 2252 INSTEAD OF THE ABOVE-SPECIFIED WIRE FENCE REINFORCEMENT AND FILTER FABRIC. PROVIDED THAT CHAIN LINK REINFORCEMENT AND FILTER FABRIC ARE EMBEDDED AS SPECIFIED ABOVE.



- 6. **MAINTENANCE:**
  - A. SELF-INSPECTION IS REQUIRED BY A CERTIFIED INSPECTOR EVERY 14 DAYS AND IMMEDIATELY AFTER EACH RAINFALL OF 1/4" OR MORE, AND AT LEAST DAILY DURING PROLONGED RAINFALL.
  - B. **INSPECTION CHECKLIST**
    - i. DOES THE SILT FENCE FOLLOW A CONTOUR?
    - ii. ARE THE ENDS OF THE SILT FENCE TURNED UPHILL FOR THE LAST 12" VERTICALLY?
    - iii. IS THE HEIGHT OF THE SILT FENCE 24" OR MORE ABOVE GROUND?
    - iv. IS THE COLOR BAND EMBEDDED 6" OR MORE?
    - v. IS THE SILT FENCE SECURE TO THE WIRE FENCE REINFORCEMENT OR THE STAPLES?
    - vi. HAS SEDIMENT ACCUMULATED BEHIND THE FENCE BY MORE THAN 1/2 THE HEIGHT OF THE FENCE? IF YES, THEN CLEAR IT.
    - vii. DOES ANY 100-FOOT OF SILT FENCE SERVE MORE THAN 25,000 SQUARE FEET (ABOUT 1/2 ACRE) OF EXPOSED AREA?
    - viii. IS THERE ANY INDICATION OF WASH AROUND OR UNDER WASH? IF YES, THEN RESET THE FENCE AND DETERMINE IF IT IS OVERLOADED (I.E., ANOTHER FENCE SHOULD BE INSTALLED UPSTREAM).
  - C. REPAIRS MUST BE COMPLETED WITHIN 24 HOURS OF FINDING THE DEFECT. DEFECTS TYPICALLY INCLUDE LOOSE POSTS OR ATTACHMENTS TO POSTS OR WIRE REINFORCEMENT. SOMETIMES REPAIRS INCLUDE TRENCHING AND EMBEDMENT. CORRECTIVE ACTIONS MUST BE COMPLETED WITHIN 7 DAYS OF DETECTING THE DEFECT.
  - D. CORRECTIVE ACTIONS INCLUDE RESETTING THE EXISTING FENCE OR REPLACING THE SECTION WHERE THE FILTER FABRIC HAS BEEN TORN OR WORN OUT. HOLES IN THE FILTER FABRIC REQUIRE REMOVAL AND REPLACEMENT WITH DOUBLE POSTS ON BOTH REPLACEMENT ENDS. PATCHES ARE NOT ADEQUATE REPAIRS OF HOLES. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE BEFORE THE END OF THE EXPECTED USABLE LIFE, AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED.
  - E. EITHER REMOVED SEDIMENT DEPOSITS WHEN THE DEPOSIT REACHES HALF THE HEIGHT OF THE FENCE OR INSTALL A SECOND SILT FENCE AS DIRECTED BY THE PE/CPESC.
  - F. THE SILT FENCE SHALL REMAIN IN PLACE UNTIL THE PE/CPESC DIRECTS IT BE REMOVED. UPON REMOVAL, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ANY EXCESS SEDIMENT ACCUMULATIONS, DRESS THE AREA TO GIVE IT A PLEASING APPEARANCE, AND VEGETATE ALL BARE AREAS PER CONTRACT REQUIREMENTS.
  - G. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES RESULTING FROM END RUNS AND UNDERCUTTING.
- | REVISIONS       | CITY OF ALBUQUERQUE  |
|-----------------|--|
| Draft 7/29/2025 | CONSTRUCTION STORMWATER QUALITY STORMWATER SILT FENCE (SWSF) |
- SHEET 2 OF 2

	<b>Ventana Square Self Storage</b> PROJECT TITLE
	ALBUQUERQUE, NM - BERNALILLO COUNTY CITY, COUNTY, STATE
02/03/2026 DATE	
D. Lewis / J. Tolman DRAWN BY	

CPESC STAMP

**A1-1 DUST CONTROL**



Image credit: Sites Southwest

- A1
- A2
- A3

**DESCRIPTION**  
Dust control measures reduce a construction site's potential for producing airborne fugitive dust that can lead to air and water pollution. Sediments that are transported from construction sites by wind and construction vehicles that have left the site, are often re-dispersed to the air by subsequent vehicular traffic and winds. Likewise, these sediments may be transported by the next rainfall to streams and into public storm sewer systems. Implementation of control measures to minimize the generation of fugitive dust from disturbed landscapes and construction sites will also limit the quantity of sediments in stormwater.

**PRIMARY USE**  
Dust control is used to limit and control nuisance fugitive dust from disturbed landscapes and construction sites. Project types and conditions that benefit from execution of a dust control strategy include, but are not limited to, the following:

- » Grading operations (land clearing and earthmoving).
- » Drilling and blasting.
- » Batch drop operations (loader operation).
- » Exposed, cleared, and unstabilized areas.
- » Vehicle traffic on unpaved surfaces.
- » Sediment tracking on paved surfaces.
- » Blasting and wrecking ball operations.
- » Soil and debris storage piles.

**APPLICATION**  
Dust control measures vary widely and should be selected alone or in combination for the specific project type, conditions, and resource availability. Dust control measures include, but are not limited to, the following:

- » Provide covers for trucks transporting materials that contribute dust.
- » Pave, apply gravel, vegetate or chemically stabilize large disturbed areas.
- » Immediately water disturbed areas.
- » Regularly water and dampen unstabilized areas.

Additionally, if the contractor is responsible for complying with the requirements of the air pollution control permit, the following is typically required:

- » Provide dust control plans for construction or land-clearing projects.
- » Conduct enforcement activities with priority given to citizen complaints.
- » Conduct documentation of maintenance.

**LIMITATIONS**  
Some dust control measures may be of limited use due to lack of resources at the site, construction sequencing, and the need to repeatedly re-implement measures during the course of construction. Limitations may include:

- » Access to water.
- » Availability of equipment.
- » Drought.
- » Frequent disturbance during construction.

**MAINTENANCE REQUIREMENTS**  
» Inspect stabilized soils for disturbance on a regular basis.  
» Wet soil and soils treated with stabilization agents.  
» Regrade and reapply soil stabilizing agents.

**SEE ALSO**

- A1-4 Grassland Seedbank Protection
- A1-5 Stockpile Management
- A2-1 Seeding
- A2-2 Mulching

**NMDOT TESC P**  
(TEMPORARY EROSION AND SEDIMENT CONTROL PLAN) SYMBOL

**DU**

**A1-5 STOCKPILE MANAGEMENT**



Image credit: State of Hawaii Department of Transportation, Highways Division, Oahu District - www.stormwaterhawaii.com

- A1
- A2
- A3

**DESCRIPTION**  
Stockpile management methods and practices reduce erosion and stormwater pollution from stockpiled materials.

**PRIMARY USE**  
Stockpile management occurs on sites where material stocks such as concrete, soil, asphalt, chemicals, petroleum products, and bulk delivered materials such as soil amendments are temporarily located prior to use or removal from the site. Stockpile management is a best management practice for stormwater protection for new construction, renovations and existing properties including industrial facilities.

Stockpile management strategies occur in the following areas:

- » Construction sites with laydown yards, delivery spaces and heavy machinery parking.
- » Construction sites with earth-moving operations.
- » Maintenance yards or industrial facilities with stockpiled soil, concrete, aggregate, chemicals, and asphalt materials.

**APPLICATION**  
Strategies for stockpile management include:

- » Place materials on pallets and cover materials.
- » Label and remove contaminated soil stockpiles.
- » Protect soil stockpiles with temporary soil stabilization measures.
- » Cover and protect cold mix materials or treated wood with an erosion control barrier.

**APPLICATION (CONTINUED)**  
» Fence stockpile areas to limit wind-blown debris and applying perimeter erosion barriers.  
» Limit temporarily stockpiled materials such as topsoil, compost and wood mulch to use within 48 hours after delivery.  
» Cover, secure and protect long-term stockpiled materials (longer than 48 hours) from wind and water erosion.  
» Install temporary erosion control measures such as mulch socks or staked hay bales around stockpiles.

**LIMITATIONS**  
» Site constraints may complicate strict adherence to measures.  
» Stockpile protection measures such as plastic tarps can increase runoff volumes.  
» Stockpiles shall not be located in areas of concentrated stormwater flows and shall be a minimum of 50 feet away from all drainage inlets.

**MAINTENANCE REQUIREMENTS**  
» Inspect erosion control measures surrounding the stockpile areas according to the Stormwater Pollution Prevention Plan (SWPPP).  
» Inspect stockpile areas and protection measures weekly and after storm events.

**SEE ALSO**

- A1-1 Dust Control
- A2-8 Mulch Socks

**NMDOT STANDARD SPECIFICATION**

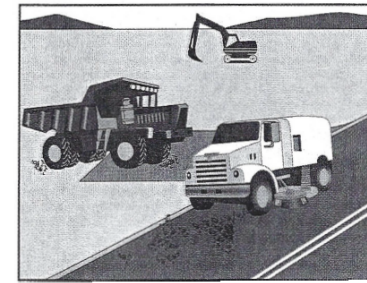
603 Temporary Erosion and Sediment Control

**NMDOT TESC P**  
(TEMPORARY EROSION AND SEDIMENT CONTROL PLAN) SYMBOL

**SM**

	<b>Ventana Square Self Storage</b>	
	PROJECT TITLE	
	ALBUQUERQUE, NM - BERNALILLO COUNTY	
	CITY, COUNTY, STATE	
02/03/2026	DATE	
D. Lewis / J. Tolman		
CPESC STAMP		DRAWN BY

**Street Sweeping and Vacuuming SE-7**



- Objectives**
- EC Erosion Control
  - SE Sediment Control
  - TR Tracking Control
  - WE Wind Erosion Control
  - NS Non-Stormwater Management Control
  - WM Waste Managementland Materias Pollution Control

- Targeted Constituents**
- Sediment
  - Nutrients
  - Trash
  - Metals
  - Bacteria
  - Oil and Grease
  - Organics

- Potential Alternatives**
- None

**Description and Purpose**  
Street sweeping and vacuuming includes use of self-propelled and walk-behind equipment to remove sediment from streets and roadways, and to clean paved surfaces in preparation for final paving. Sweeping and vacuuming prevents sediment from the project site from entering storm drains or receiving waters.

**Suitable Applications**  
Sweeping and vacuuming are suitable anywhere sediment is tracked from the project site onto public or private paved streets and roads, typically at points of egress. Sweeping and vacuuming are also applicable during preparation of paved surfaces for final paving.

**Limitations**  
Sweeping and vacuuming may not be effective when sediment is wet or when tracked soil is caked (caked soil may need to be scraped loose).

- Implementation**
- Controlling the number of points where vehicles can leave the site will allow sweeping and vacuuming effort to be focused, and perhaps save money.
  - Inspect potential sediment tracking locations daily.
  - Visible sediment tracking should be swept or vacuumed on a daily basis.
  - Do not use kick brooms or sweeper attachments. These tend to spread the dirt rather than remove it.
  - If not mixed with debris or trash, consider incorporating the removed sediment back into the project

**Costs**  
Rental rates for self-propelled sweepers vary depending on hopper size and duration of rental. Expect rental rates from \$48/hour (3 yd3 hopper) to \$88/hour (9 yd3 hopper), plus operator costs. Hourly production rates vary with the amount of area to be swept and amount of sediment. Match the hopper size to the area and expect sediment load to minimize time spent dumping.

- Inspection and Maintenance**
- Inspect BMPs prior to forecast rain, daily during extended rain events, after rain events, weekly during the rainy season, and at two-week intervals during the non-rainy season.
  - When actively in use, points of ingress and egress must be inspected daily.
  - When tracked or spilled sediment is observed outside the construction limits, it must be removed at least daily. More frequent removal, even continuous removal, may be required in some jurisdictions.
  - Be careful not to sweep up any unknown substance or any object that may be potentially hazardous.
  - Adjust brooms frequently; maximize efficiency of sweeping operations.
  - After sweeping is finished, properly dispose of sweeper wastes at an approved dumpsite.

**References**  
Stormwater Quality Handbooks - Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), November 2000.  
Labor Surcharge and Equipment Rental Rates, State of California Department of Transportation (Caltrans), April 1, 2002-March 31, 2003.