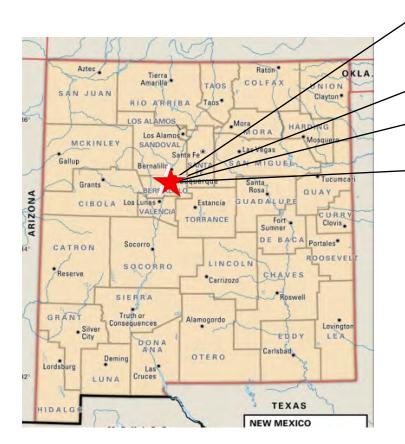
Ventura Plaza Self Storage

8041 Ventura Street NE, Albuquerque, NM 87109

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

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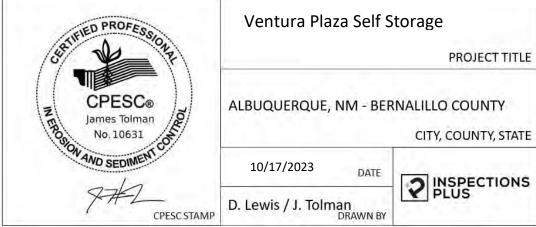


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GPS COORDINATES:

35.172908 -106.543974



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 AZR101000 AND UTE MOUNTAIN RESERVATION LANDS THAT ARE COVERED UNDER COLORADO PERMIT COR101000.

OPERATOR NAME: ARCO/Murray Design Build

OPERATOR POINT OF CONTACT: MJ Morris, Project Manager, 254-652-9435, mmorris@arcomurray.com

NOI PREPARED BY: Inspections Plus

PROJECT/SITE NAME: Ventura Plaza Self Storage

PROJECT/SITE ADDRESS:

8041 Ventura Street NE, Albuquerque, NM 87109

PREEXISTING DEVELOPMENT

LATITUDE	35.172908	
LONGITUDE	-106.543974	
ESTIMATED PROJECT START DATE	10/23/2023	
ESTIMATED PROJECT COMPLETION DATE	12/23/2024	
ESTIMATED AREA TO BE DISTURBED	1.69 acres	
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?	Bernalillo County	
SURFACE WATERS WITHIN 50FT?	NO	
RECEIVING WATER?	Arroya de Domingo Baca	
IS RECEIVING WATER IMPAIRED? TIER DESIGNATION	NO	
WHAT ARE THE IMPAIRMENTS, IF ANY?	N/A	
SWPPP CONTACT INFORMATION: MJ Morris, Project Manager, 254-652-9435, mmorris@arcomurray.com		
ENDANGERED SPECIES CRITERIA: CRITERION "A"; NO CRITICAL HABITATS CRITERION "A"		

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HISTORIC PRESERVATION CRITERIA:

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:
 - a. The City Ordinance § 14-5-2-11, the ESC Ordinance,
 - b. The EPA's 2022 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 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.

SEDIMENT TRACK OUT CONTROL



BMP Objectives

Sediment Control





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



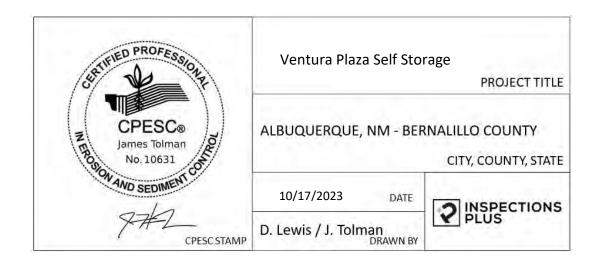







BMP Objectives

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





Ventura Plaza Self Storage Inspections Plus, LLC Commercial SWPPP map

LEGEND



Latitude: 35.172908

Longitude: -106.543974



Rip Rap (5)



Detention Basin (2)



Cut-back Curbs (8)

Silt Fence (6)



Post-Construction Water Flow/Slope (14)

Retaining Wall (existing) (10)

Gator Guard (1)



Pre-Construction Water Flow/Slope (4)

Property Boundary & Limit of Disturbance (1)

Extended Limit of Disturbance (1)



Outfall Point (1)



Roof Drain (5)

Yellow Jacket Inlet Filter (2)

Stabilized Construction Entrance/Exit (1)



Temporary Barricade (1)

Street Sweeping (1)

Water Truck (1)

NOI/Site Notice Posting (1)

Stockpiles (1)

Material Storage (1)

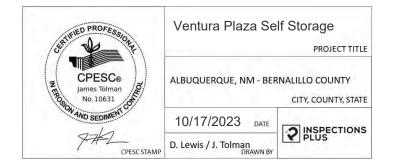
Spill Kit - near Material Storage (1)

Portable Concrete Washout Bin w/ Sign (1)



Dumpster (1)

Portable Toilet - within secondary containment system if on impervious surfaces (1)



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OPERATOR:

ARCO/Murray Design Build 4925 Greenville Avenue, Suite 915 Dallas, TX 75206 254-652-9435

MJ Morris Project Manager 254-652-9435 mmorris@arcomurray.com

OWNER:

DXD Capital 1718 Central Avenue SW, Suite B Albuquerque, NM 87109 Adam Romano 401-829-8134 adam.romano@dxd.capital

