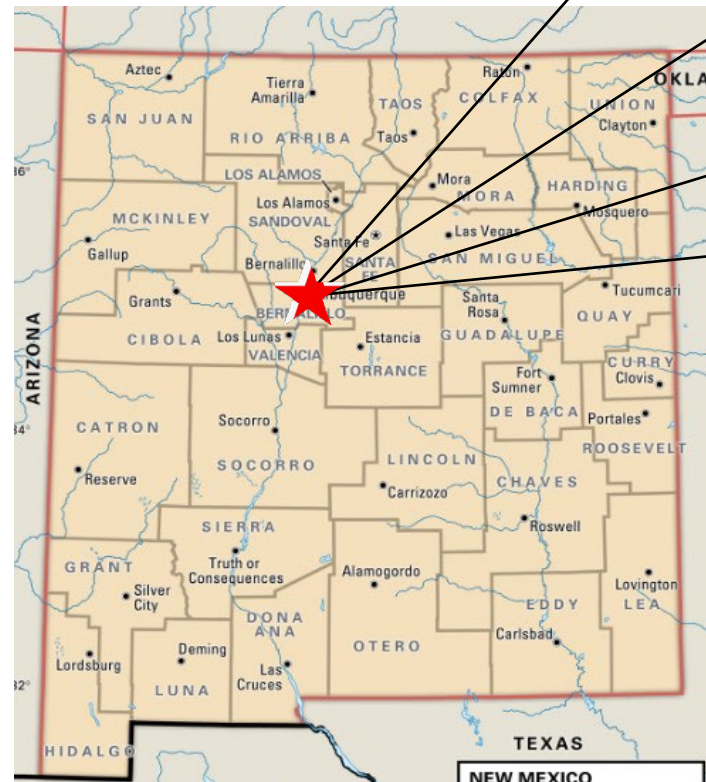


# Irby BTS

7226 Central Avenue SW, Albuquerque, NM 87121

## TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

| PAGE INDEX |                                |
|------------|--------------------------------|
| 1          | TITLE PAGE                     |
| 2          | SWPPP INFO & NOTES             |
| 3          | DETAILS                        |
| 4-5        | TEMPORARY EROSION CONTROL PLAN |
| 6-24       | SCHEDULE & SWPPP TEAM          |



GPS COORDINATES:

**35.077377**  
**-106.716526**



*[Signature]*

CPESC STAMP

Irby BTS

PROJECT TITLE

AIBUQUERQUE, NM - BERNALILLO COUNTY

CITY, COUNTY, STATE

08/09/2024

DATE

Doug Lewis/J. Tolman

DRAWN BY



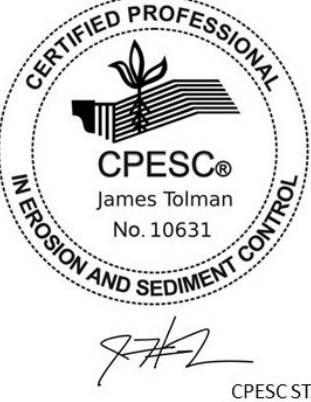


STORMWATER POLLUTION PREVENTION PLAN INFORMATION

|                                                                                                                                                                                                                                                                                       |                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| PERIMT NUMBER: NMR#####                                                                                                                                                                                                                                                               |                                                   |
| NMR100000 STATE OF NEW MEXICO, EXCEPT INDIAN COUNTRY<br>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. |                                                   |
| OWNER NAME: SkyView West Industrial Park, LLC                                                                                                                                                                                                                                         |                                                   |
| OWNER POINT OF CONTACT: George Brunacini                                                                                                                                                                                                                                              |                                                   |
| NOI PREPARED BY: Inspections Plus, 504 El Paraiso Road NE, Suite B, Albuquerque, NM 87113                                                                                                                                                                                             |                                                   |
| PROJECT/SITE NAME: Irby BTS                                                                                                                                                                                                                                                           |                                                   |
| PROJECT/SITE ADDRESS: 7226 Central Avenue SW, Albuquerque, NM 87121                                                                                                                                                                                                                   |                                                   |
| LATITUDE                                                                                                                                                                                                                                                                              | 35.077377                                         |
| LONGITUDE                                                                                                                                                                                                                                                                             | -106.716526                                       |
| ESTIMATED PROJECT START DATE                                                                                                                                                                                                                                                          | 10/01/2024                                        |
| ESTIMATED PROJECT COMPLETION DATE                                                                                                                                                                                                                                                     | 10/01/2025                                        |
| ESTIMATED AREA TO BE DISTURBED                                                                                                                                                                                                                                                        | 13.25                                             |
| TYPE OF CONSTRUCTION                                                                                                                                                                                                                                                                  | Commercial                                        |
| DEMOLITION OF ANY STRUCTURES, 10,000 SQ FT OF GREATER BUILT OR RENOVATED BEFORE JANUARY 1, 1980?                                                                                                                                                                                      | N/A                                               |
| WAS THE PREDEVELOPMENT LAND USED FOR AGRICULTURE?                                                                                                                                                                                                                                     | No                                                |
| COMMENCED EARTH DISTURBING ACTIVITIES?                                                                                                                                                                                                                                                | No                                                |
| DISCHARGED TO MS4? MS4 NAME?                                                                                                                                                                                                                                                          | Albuquerque                                       |
| SURFACE WATERS WITHIN 50FT?                                                                                                                                                                                                                                                           | No                                                |
| RECEIVING WATER?                                                                                                                                                                                                                                                                      | Arenal Canal                                      |
| IS RECEIVING WATER IMPAIRED? TIER DESIGNATION                                                                                                                                                                                                                                         | No                                                |
| WHAT ARE THE IMPAIRMENTS, IF ANY?                                                                                                                                                                                                                                                     | N/A                                               |
| SWPPP CONTACT INFORMATION:                                                                                                                                                                                                                                                            | George Brunacini                                  |
| ENDANGERED SPECIES CRITERIA:                                                                                                                                                                                                                                                          | CRITERION “A”; NO CRITICAL HABITATS CRITERION “A” |
| HISTORIC PRESRVATION CRITERIA:                                                                                                                                                                                                                                                        | PREEXISTING DEVELOPMENT                           |

ESC Plan Standard Notes (2023-06-16)

- 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 BMPs 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 swept daily or prior to a rain event or contractor 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 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.
- 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.

|                                                                                       |                                     |                                                                                       |
|---------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------|
|  | Irby BTS                            |                                                                                       |
|                                                                                       | PROJECT TITLE                       |                                                                                       |
|                                                                                       | AIBUQUERQUE, NM - BERNALILLO COUNTY |                                                                                       |
|                                                                                       | CITY, COUNTY, STATE                 |                                                                                       |
|                                                                                       | 08/09/2024                          |  |
|                                                                                       | DATE                                |                                                                                       |
|                                                                                       | Doug Lewis / J. Tolman              |                                                                                       |
|                                                                                       | DRAWN BY                            |                                                                                       |

SEDIMENT TRACK OUT CONTROL



**BMP Objectives**

- Sediment Control

SILT FENCE



**BMP Objectives**

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

BERMS AND SWALES



**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

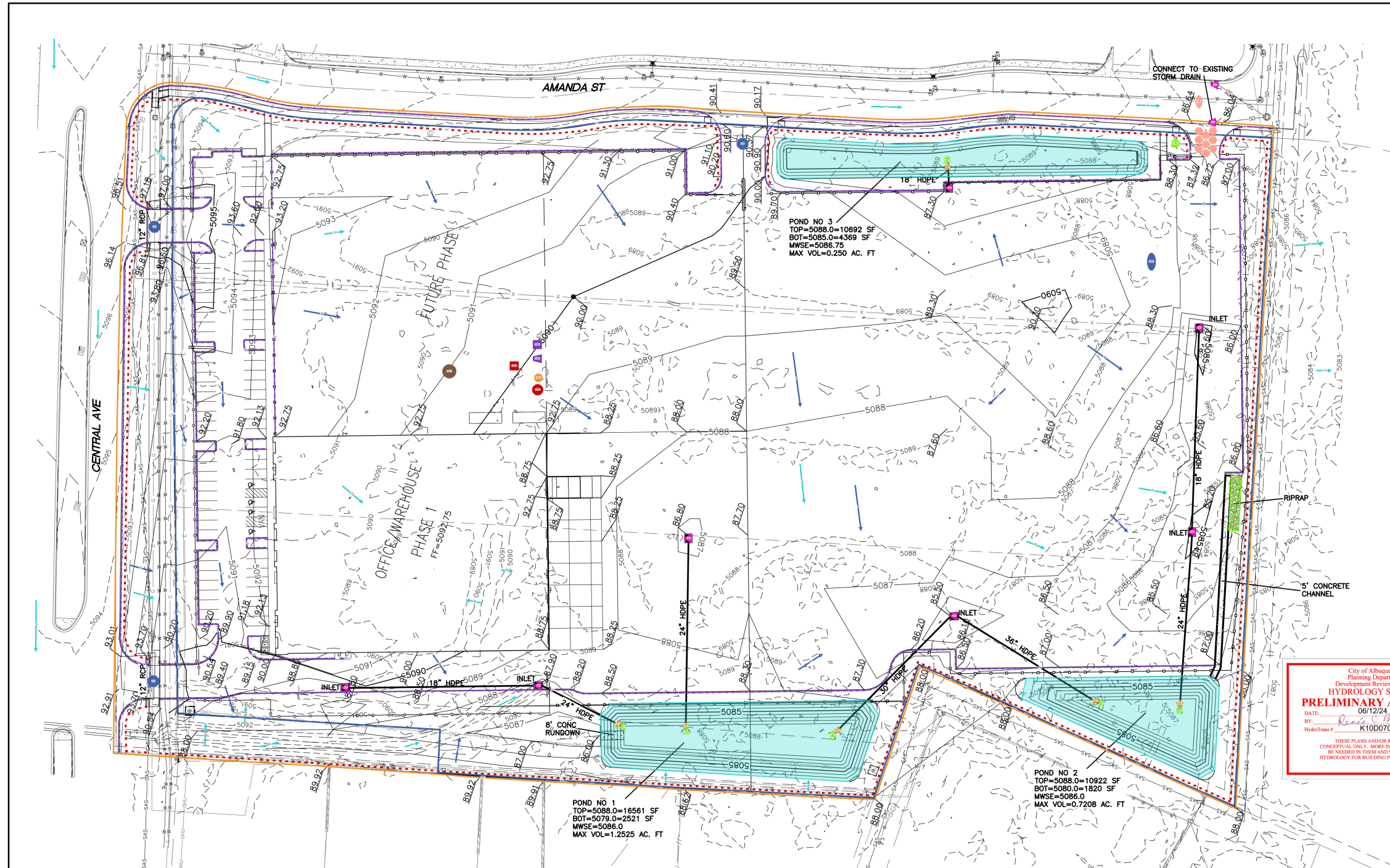
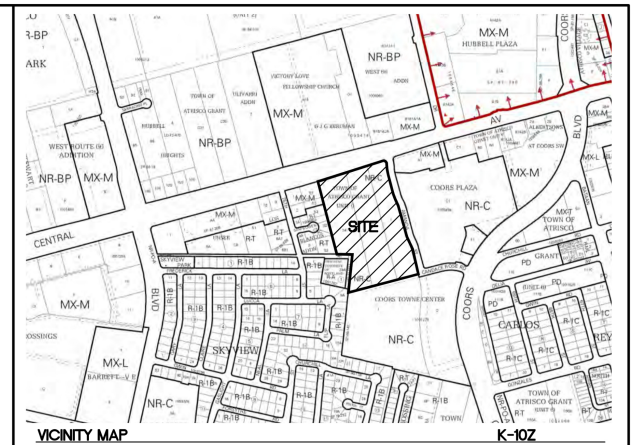


**BMP Objectives**

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

|                                                                                                                                                                                                   |                                     |          |                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|----------|---------------------------------------------------------------------------------------|
| <br><br><br>CPESC STAMP | Irby BTS                            |          | PROJECT TITLE                                                                         |
|                                                                                                                                                                                                   | AIBUQUERQUE, NM - BERNALILLO COUNTY |          | CITY, COUNTY, STATE                                                                   |
|                                                                                                                                                                                                   | 08/09/2024                          | DATE     |  |
|                                                                                                                                                                                                   | Doug Lewis / J. Tolman              | DRAWN BY |                                                                                       |





City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**PRELIMINARY APPROVED**  
DATE: 06/12/24  
BY: *Ronald R. Bohannan*  
HydroTeam # K10D070

DRAINAGE MANAGEMENT PLAN:  
SKYVIEW WEST WILL BE DEVELOPED WITH A 50,000 SF OFFICE-WAREHOUSE IN PHASE 1 WITH A POSSIBLE FUTURE 65,000 SF ADDITION IN PHASE 2, PARKING FACILITIES, DRIVE AISLES, DOCK AREAS AND OUTDOOR STORAGE. THE PURPOSE OF THIS SUBMITTAL IS TO PROVIDE THE DRAINAGE MANAGEMENT PLAN FOR APPROVAL OF SITE PLAN FOR PHASE 1 & PHASE 2.

THE SITE IS CURRENTLY UNDEVELOPED. UPLAND FLOWS FROM CENTRAL AVENUE AS WELL AS DEVELOPED AND UNDEVELOPED PROPERTIES ADJACENT TO CENTRAL AVENUE ENTER THE SITE AT THE NORTHWEST CORNER AND PASS THROUGH A SMALL DETENTION POND ON ITS WAY OUT THE SOUTH END OF THE PROPERTY WHERE IT IS ROUTED VIA SURFACE FLOW TO AND PICKED UP BY A STORM DRAIN IN COORS BOULEVARD. THE TOTAL UPLAND FLOWS ENTERING THE SITE TOTAL JUST UNDER 85 CFS.

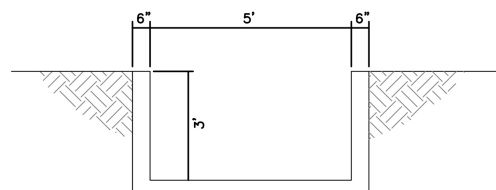
THE PROPOSED ADDITION OF THE THREE DETENTION PONDS WILL CONTROL THE STORM WATER DISCHARGE FROM THIS SITE TO 0.1 CFS PER ACRE FOR ONSITE PLUS THE TOTAL UPLAND FLOWS ENTERING THE PROPERTY. THIS IS CONSISTENT WITH THE AMOLE-HUBBELL MASTER DRAINAGE PLAN WHICH GOVERNS DRAINAGE FOR THIS AREA. A TOTAL OF 86.31 CFS (84.95 CSF UPLAND FLOWS PLUS 1.36 CFS FOR ONSITE FLOWS) WILL BE RELEASED FROM THE SUBJECT PROPERTY ALONG THE HISTORIC ROUTE AT THE SOUTHERN BOUNDARY OF THE SITE. THESE FLOWS WILL BE ROUTED VIA A CONCRETE CHANNEL FROM POND NO. 2 TO THE HISTORIC LOW SPOT ALONG THE SOUTHERN BOUNDARY OF THE SITE. THE FLOWS WILL EXIT THE CHANNEL THROUGH A 50' WEIR TO AID IN CONTROLLING EROSION ON THE ADJACENT PROPERTY TO THE SOUTH.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN COUNTY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH SANTA FE COUNTY SPECIFICATIONS
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

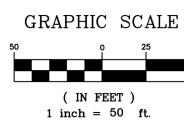
EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (COUNTY) ACCEPTANCE OF ANY PROJECT.
6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH SANTA FE COUNTY SPECS OR 1/2" GRAVEL



CONCRETE CHANNEL CROSS SECTION

CHANNEL SLOPE = 0.5%  
FLOW DEPTH = 2 FT  
FREE BOARD = 1 FT  
CHANNEL WIDTH = 5 FT  
N = 0.013  
Q CAPACITY=86.7 CFS > Q REQUIRED=86.31 CFS  
V = 8.7 FT/S



**Irby BTS**

PROJECT TITLE

ALBUQUERQUE, NM - BERNALILLO COUNTY

CITY, COUNTY, STATE

08/09/2024 DATE

D. Lewis / J. Tolman DRAWN BY

INSPECTIONS PLUS

CPESC STAMP

ENGINEER'S SEAL

RONALD R. BOHANNAN

NEW MEXICO

PROFESSIONAL ENGINEER

7868

6-6-24

RONALD R. BOHANNAN  
P.E. #7868

**SKYVIEW WEST  
ALBUQUERQUE, NM**

**CONCEPTUAL GRADING  
PLAN**

**TIERRA WEST, LLC**

5571 MIDWAY PARK PL NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 858-3100  
www.tierrawestllc.com

DRAWN BY  
pm

DATE  
6-6-24

DRAWING

SHEET #  
**GR-1**

JOB #  
2023062





Latitude: 35.077377  
Longitude: -106.716526

-  Property Boundary & Limit of Disturbance (6)
-  Limit of Disturbance (5)
-  Silt Fence (8)
-  Cut-back Curbs/Sidewalks (26)
-  Post-Construction Water Flow/Slope (22)
-  Pre/Post-Construction Water Flow/Slope (26)
-  Rip Rap (1)
-  Bio-retention basin (3)
-  Material Storage (1)
-  Stockpiles (1)
-  Water Truck (1)
-  Street Sweeping (1)
-  Insert Inlet Protection (9)
-  Portable Toilet (1)
-  Dumpster (1)
-  Temporary Barricade (3)
-  Spill Kit (1)
-  NOI/Site Notice Posting (1)
-  Outfall Point (6)
-  Portable Concrete Washout Bin w/ Sign (1)
-  Rip Rap (6)
-  Stabilized Construction Entrance/Exit (1)

|                                                                                                                                                                                              |                                                                                       |      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------|
| <br><br>CPESC STAMP | Irby BTS                                                                              |      |
|                                                                                                                                                                                              | PROJECT TITLE                                                                         |      |
|                                                                                                                                                                                              | ALBUQUERQUE, NM - BERNALILLO COUNTY                                                   |      |
|                                                                                                                                                                                              | CITY, COUNTY, STATE                                                                   |      |
|                                                                                                                                                                                              | 08/09/2024                                                                            | DATE |
| D. Lewis / J. Tolman                                                                                                                                                                         | DRAWN BY                                                                              |      |
|                                                                                                                                                                                              |  |      |



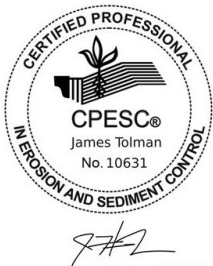
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## SECTION 5: EROSION AND SEDIMENT CONTROLS

The following categories of BMP activity are BMPs that will be implemented to control pollutants in storm water discharges as details are provided in each area. The SWPPP map will include the BMPs that are located on site. The maps will be updated according to what is on site at the current time along with the notes about the specific BMPs.

For SWPPPs that are being managed on compliance|**GO** the site maps will be updated with the appropriate BMPs. The site maps are located in the site maps section in compliance|**GO**.

Please notify the contact person for the operator found on the NOI in order to access this information if needed.

|                                                                                      |                                                                                       |          |
|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------|
|  | Irby BTS                                                                              |          |
|                                                                                      | PROJECT TITLE                                                                         |          |
|                                                                                      | ALBUQUERQUE, NM - BERNALILLO COUNTY                                                   |          |
|                                                                                      | CITY, COUNTY, STATE                                                                   |          |
|                                                                                      | 08/09/2024                                                                            | DATE     |
|                                                                                      | D. Lewis / J. Tolman                                                                  | DRAWN BY |
|                                                                                      |  |          |



## 5.1 Minimize Area of Disturbance

| CGP Requirement                                                                                         | Example BMPs                                                                                               | BMPs Selected (Name and Reference Number if applicable)                                                                          |
|---------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Preserve vegetation where possible and direct storm water to vegetated areas when feasible (CGP 2.2.2.) | Phasing to minimize disturbance, signs/fences to protect areas not being disturbed.                        | 5.1.1.a Minimize Area of Disturbance, 5.1.1.b Minimize Exposed Soils Through Phasing, 5.1.1.c Preservation of Natural Vegetation |
| Install sediment controls along perimeter areas that receive pollutant discharges (CGP 2.2.3).          | Silt fence, fiber rolls, earth berms                                                                       | 5.1.2.a Cutback Curbs, 5.1.2.b Silt Fence, 5.1.2.c Staked Fiber Rolls (Straw Wattle)                                             |
| Minimize sediment track-out (CGP 2.2.4).                                                                | Restrict access, stabilize exits, track-out pads, tire washing station, clean-up sediments                 | 5.1.3.a Stabilized Construction Exit, 5.1.3.b Street Sweeping                                                                    |
| Manage stockpiles with perimeter controls and locate away from storm water conveyances (CGP 2.2.5.)     | Sediment barriers downgradient, proper location, covered stockpiles, diverting storm water from stockpiles | 5.1.4.a Stockpile Containment                                                                                                    |
| Minimize dust (CGP 2.2.6.)                                                                              | Water application, mulching, chemical dust suppression techniques                                          | 5.1.5.a Wetting with Water                                                                                                       |
| Minimize steep slope disturbance (CGP 2.2.7.)                                                           | Erosion control blankets, tackifiers, protect slopes from disturbance                                      | N/A                                                                                                                              |
| Preserve topsoil (CGP 2.2.8.)                                                                           | Stockpile topsoil                                                                                          | 5.1.7.a Topsoil Stockpiling                                                                                                      |
| Minimize soil compaction where final cover is vegetation (CGP 2.2.9.)                                   | Restrict vehicle access, recondition soils before seeding                                                  | 5.1.8.a Remediation of Soils Prior to Landscaping                                                                                |
| Protect storm drain inlets (CGP 2.2.10.)                                                                | Inserts, rock-filled bags, covers                                                                          | 5.1.9.a Yellow Jacket Inlet Filter                                                                                               |
| Slow down runoff with erosion controls and velocity dissipation devices (CGP 2.2.11.)                   | Check dams, riprap                                                                                         | N/A                                                                                                                              |
| Appropriately design any sediment basins or impoundments (CGP 2.2.12.)                                  | Design to 2-year 24-hour storm or 3,600 cubic feet per acre drained, include design specifications         | 5.1.11.a Bioretention Basin                                                                                                      |

|                                                                                      |                                     |                                                                                       |
|--------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------|
|  | Irby BTS                            |                                                                                       |
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|                                                                                      | CITY, COUNTY, STATE                 |                                                                                       |
| 08/09/2024                                                                           | DATE                                |  |
| D. Lewis / J. Tolman                                                                 |                                     |                                                                                       |
| CPESC STAMP                                                                          | DRAWN BY                            |                                                                                       |

|                                                                                                        |                                                                         |                                    |
|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|------------------------------------|
| Follow requirements for any treatment chemicals (polymers, flocculants, coagulants, etc.) (CGP 2.2.13) | Store in leak proof containers and cover, proper training, minimize use | N/A                                |
| Stabilize exposed portions of site with 14 days of inactivity (CGP 2.2.14).                            | Seeding, erosion control blankets, gravel, hydromulch                   | 5.1.13.a Hydro-Seed with Tackifier |

### Minimize Area of Disturbance

#### 5.1.1.a Minimize Area of Disturbance

Phase of Construction/Timing of Installation: Throughout construction

Describe: The majority of the site will need to be disturbed for construction purposes. The SWPPP map(s) in Appendix A will show where the limit of disturbance is, and any areas of the site that will be preserved and protected.

Removal of vegetation will only progress in areas that will be disturbed as needed. The other areas outside of these limits will be left undisturbed.

How to Maintain: Put up perimeter controls and/or other barriers to prevent construction exceeding its limits.

Design Specifications and Drawings: Please refer to Appendix H.

#### 5.1.1.b Minimize Exposed Soils Through Phasing

Phase of Construction/Timing of Installation: Throughout construction

Describe: Disturbance of any part of the site will only occur as needed. All other areas of the site will be left undisturbed. Construction will progress in this manner minimizing the exposed soils until disturbance is absolutely needed.

How to Maintain: Leave vegetation in place wherever possible.

Design Specifications and Drawings: Please refer to Appendix H.

#### 5.1.1.c Preservation of Natural Vegetation

Phase of Construction/Timing of Installation: Throughout construction

Describe: The majority of natural vegetation will be removed for construction purposes. The areas of vegetation will be preserved where possible around the perimeters of the site.

How to Maintain: Leave vegetation in place wherever possible.

Design Specifications and Drawings: Please refer to Appendix H.

### Perimeter Controls

#### 5.1.2.a Cutback Curbs

Phase of Construction/Timing of Installation: Once curbs are installed.

|                                                                                       |                                     |          |
|---------------------------------------------------------------------------------------|-------------------------------------|----------|
|  | Irby BTS                            |          |
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|                                                                                       | ALBUQUERQUE, NM - BERNALILLO COUNTY |          |
|                                                                                       | CITY, COUNTY, STATE                 |          |
| 08/09/2024                                                                            |                                     | DATE     |
| D. Lewis / J. Tolman                                                                  |                                     | DRAWN BY |
| INSPECTIONS PLUS                                                                      |                                     |          |



---

Describe: Cutback curbs are installed to capture sediment from storm water prior to the water running into the street.

How to Maintain: Cutback curbs need to be maintained when the cutback is filled to less than two inches.

Design Specifications and Drawings: Please refer to Appendix H.

#### 5.1.2.b Silt Fence

Phase of Construction/Timing of Installation: Prior to construction.

Describe: Silt fence is installed to inhibit sediment-laden water, thus promoting sedimentation and filtration.

How to Maintain: Silt fence requires maintenance when not properly attached to the stakes, when not properly entrenched, when capacity is over 50%, or when it is ripped.

Design Specifications and Drawings: Please refer to Appendix H.

### Minimize Sediment Track-Out

#### 5.1.3.a Stabilized Construction Exit

Phase of Construction/Timing of Installation: Prior to construction and throughout all phases.

Describe: A stabilized construction exit is used to prevent vehicles from tracking out sediment when leaving the site.

How to Maintain: The stabilized construction exit requires maintenance when the rock begins to fill in with mud or sediment.

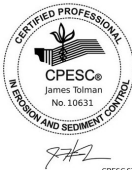
Design Specifications and Drawings: Please refer to Appendix H.

#### 5.1.3.b Street Sweeping

Phase of Construction/Timing of Installation: Throughout all phases of construction.

Describe: Street sweeping is needed as construction vehicles track dirt onto the road.

How to Maintain: The streets will need to be swept as sediment is observed.

|                                                                                       |                                     |      |                                                                                       |
|---------------------------------------------------------------------------------------|-------------------------------------|------|---------------------------------------------------------------------------------------|
|  | Irby BTS                            |      | PROJECT TITLE                                                                         |
|                                                                                       | ALBUQUERQUE, NM - BERNALILLO COUNTY |      | CITY, COUNTY, STATE                                                                   |
|                                                                                       | 08/09/2024                          | DATE |  |
|                                                                                       | D. Lewis / J. Tolman<br>DRAWN BY    |      |                                                                                       |

Design Specifications and Drawings: Please refer to Appendix H.

### Manage Stockpiles

#### 5.1.4.a Stockpile Containment

Phase of Construction/Timing of Installation: During excavation and grading

Describe: Stockpiles must be placed outside of natural buffers and away from any concentrated storm water flow such as storm water conveyances, storm drain inlets, and areas where storm water flows are concentrated. There must be a perimeter control placed along down-gradient areas from the stockpile. If stockpiles are not expected to be disturbed for more than 14 days, they will be covered or seeded.

How to Maintain: Provide cover or appropriate temporary stabilization for stockpiles that will be unused for 14 or more days and are stored in areas being inspected at a reduced frequency due to temporary stabilization or frozen conditions. Maintain the perimeter controls. Hosing down or sweeping soil or sediment from impervious surfaces into any storm water conveyance, storm drain inlet, or water of the state is prohibited. Contain and securely protect stockpiles from wind. Water the stockpiles to form a crust in order to prevent dust.

Design Specifications and Drawings: Please refer to Appendix H.

### Minimize Dust

#### 5.1.5.a Wetting with Water

Phase of Construction/Timing of Installation: As needed, throughout the length of the project.

Describe: Either a water truck or water hose will be brought on site as needed and used to help minimize dust on site.

How to Maintain: If using a water truck, make sure water tank has adequate amounts of water. If using a water hose, make sure that the hose is firmly secured and does not have any leaks or holes.

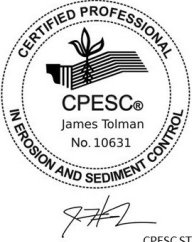
Design Specifications and Drawings: Please refer to Appendix H.

### Minimize Steep Slope Disturbance

Slope protection is required in areas of the site that have steep slopes:

Does this site have steep slopes?

☒ No ☐ >3% ☐ >15%

|                                                                                      |                                                                                       |      |
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|  | Irby BTS                                                                              |      |
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## Preserve Topsoil

### 5.1.7.a Topsoil Stockpiling

Phase of Construction/Timing of Installation: During excavation and grading

Describe: Topsoil will be stockpiled and saved. Please see above for stockpiling controls. Topsoil will be replaced in areas to be landscaped. If additional topsoil is needed then it will be hauled in.

How to Maintain: Water the stockpiles to form a crust in order to prevent dust.

Maintain the perimeter controls.

Design Specifications and Drawings: Please refer to Appendix H.

## Minimize Soil Compaction

### 5.1.8.a Remediation of Soils Prior to Landscaping

Phase of Construction/Timing of Installation: Prior to landscaping

Describe: The soils will have remediation prior to landscaping to allow for infiltration of water following construction. Remediation will include rototilling the soil to break up the soil compaction and allow for better water infiltration.

Also, topsoil will be added to the landscape areas to increase the infiltration rate.

How to Maintain: Rototill the soil during the landscaping phase in areas where the soil has been compacted.

Design Specifications and Drawings: Please refer to Appendix H.

## Protect Storm Drain Inlets

### 5.1.9.a Yellow Jacket Inlet Filter

Phase of Construction/Timing of Installation: Throughout the length of the project.

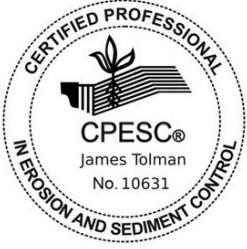
Describe: Yellow Jacket inlet filters are used to filter out sediment from storm water entering the drains.

How to Maintain: The inlet bags need to be inspected regularly and cleaned when sediment accumulates up to 50% of the capacity of the bag. The bags need to be maintained so that they don't get too heavy or rip when trying to remove them from the inlet.

Design Specifications and Drawings: Please refer to Appendix H.

## Slow Down Runoff with Erosion Controls and Velocity Dissipation Devices

N/A

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## Sediment Basins or Impoundments

### 5.1.11.a Bioretention Basin

Phase of Construction/Timing of Installation: Installed during grading

Describe: A Bioretention basin designed to detain stormwater runoff indefinitely to allow particles and associated pollutants to settle at the bottom of the basin.

How to Maintain: Take note of any erosion of the basin banks or bottom. Inspect for damage to the embankment or pooling of mulch, woodchips, or an excessive amount of sediment that may collect in the center of the pond. Monitor for accumulation of these kinds of debris and dispose of or use in repair of basin. If a grass covered bioretention basin, seed or sod to restore dead or damaged ground. Remove sediment when pond volume has been reduced by 25%.

Design Specifications and Drawings: Please refer to Appendix H.

## Treatment Chemicals

N/A

## Inactivity Stabilization

The extent necessary to prevent erosion in arid and semi-arid areas means for visually flat areas, temporary non-vegetative stabilization is not required (roughly from 0 percent up to 5 percent) unless an erosion concern exists. Areas with slopes roughly 5 percent to 20 percent must have at minimum controls to reduce storm water velocities to a point that erosion is controlled. Over a 20 percent slope requires soil surface stabilization. The amount of stabilization provided must increase commensurately with increasingly steeper slopes.

Is temporary non-vegetative stabilization required for this site (to qualify for no stabilization, slopes must be below 5% with no erosion concerns)?

☒ Yes

☐ No

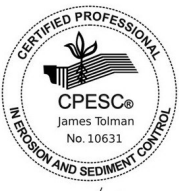
### 5.1.13.a Hydro-Seed with Tackifier

Phase of Construction/Timing of Installation: The site will be seeded if construction is expected to stop for more than 14 days.

Describe: Hydro-seed will be sprayed on the site to temporarily stabilize the site. The hydro-seed will also include tackifier to hold the seed to the soil and prevent erosion. Application rate is 1 1/2 lbs. per 1,000 sq. ft. or about 60 lbs. per acre.

How to Maintain: Monitor for erosion and for seed growth. If erosion occurs then rake over the rills and reseed in those areas. If the seed doesn't grow in the time that it is supposed to, then reseed with natural seed that will grow.

Design Specifications and Drawings: Please refer to Appendix H.

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## 5.2 Linear Site Perimeter Control Exemption

### Linear Activities

Is this project a linear project?

☐ Yes

☒ No

## 5.3 Final Stabilization

### Stabilization requirements

The description of procedures for final stabilization is listed below for areas not covered by permanent structures). If final cover is vegetation, a uniform perennial vegetation that provides 70% or more of the vegetative cover that existed prior to earth-disturbing activities will be provided. Initiate the installation of stabilization measures on any areas of exposed soil on site that are permanently suspended from earth-disturbing activities, and will be undisturbed for more than fourteen days, prior to the end of the 14<sup>th</sup> day of inactivity. Complete the installation of stabilization measures as soon as practicable, but no later than 14 calendar days after the start of initial installation. Exception: Arid, semi-arid, and drought-stricken areas are required to be seeded/planted so that the before mentioned vegetative requirement is expected to be met within 3 years. Establishment of vegetation is not required; however, additional erosion controls may be needed. Both vegetative and non-vegetative stabilization techniques must be described.

### Sensitive or High-Quality Waters:

For sites that discharge to high-quality waters or to sediment or nutrient impaired waters: Stabilization must be completed within 7 days after stabilization has been initiated.

Does this site discharge to sediment or nutrient impaired waters? ☐ Yes

☒ No

For sites in arid, semi-arid, or drought-stricken areas:

Beginning date of the seasonally dry period: June

End date of the seasonally dry period: October

Schedule for initiating and completing vegetative stabilization: Stabilization will be completed within the time frame designated by the operator.

Describe the detailed plan for site stabilization:

Type of Stabilization: Vegetation/Landscaping

Implementation Schedule: Following construction activities within the time frame set by the MS4.

Location: Throughout pervious surfaces on site.

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Type of Stabilization: Pavement and Gravel  
Implementation Schedule: Following construction activities within the time frame set by the MS4.  
Location: Throughout designated areas on site.

For SWPPPs that are being managed on compliance|**GO** the site maps will be updated with implemented stabilization measures and are located in the documents section and the site maps section of compliance|**GO**.

The landscaping plan for this site will be in Appendix A.

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## SECTION 6: POLLUTION PREVENTION

### 6.1 Spill Prevention and Response

#### Spill Response Prevention and Control Plan

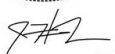
- Describe the spill prevention and control plan to include ways to reduce the chance of spills, stop the source of spills, contain and clean-up spills, dispose of materials contaminated by spills, and train personnel responsible for spill prevention and control. (For more information, see *SWPPP Guide*, Chapter 5, P2 Principle 6.)
- Some projects/site may be required to develop a Spill Prevention Control and Countermeasure (SPCC) plan under a separate regulatory program (40 CFR 112). If you are required to develop an SPCC plan, or you already have one, you should include references to the relevant requirements from your plan.
- Also, see EPA's *Spill Prevention and Control Plan BMP Fact sheet* at <https://www.epa.gov/npdes/national-menu-best-management-practices-bmps-stormwater#constr>
- Spill controls must contain spills and be mobilized at the moment of need. The plan must include the materials and method of containment and for flowing liquid, cleanup, disposal and follow the minimum spill controls below.

Any discharges in 24 hours equal to or in excess of the reportable quantities listed in 40 CFR 117, 40 CFR 110, and 40 CFR 302, will be reported to the National Response Center and the Division of Water Quality (DWQ) as soon as practical after knowledge of the spill is known to the permittees. The permittee shall submit within seven calendar days of knowledge of the release a written description of: the release (including the type and estimate of the amount of material released), the date that such release occurred, the circumstances leading to the release, and measures taken and/or planned to be taken. The Storm Water Pollution Prevention Plan must be modified within fourteen calendar days of knowledge of the release to provide a description of the release, the circumstances leading to the release, and the date of the release. In addition, the plan must be reviewed to identify measures to prevent the reoccurrence of such releases and to respond to such releases, and the plan must be modified where appropriate.

Other than the below procedures and specifications for management of hazardous spill, absorbent/oil dry, sealable containers, plastic bags, and shovels/brooms are suggested minimum spill response items that should be at this location.

#### Designated Person on Site for Spill Clean-up and Response:

George Brunacini  
Project Manager  
GA Brunacini Construction Co, Inc.  
505-833-2928  
gbrunacini@brunacini.com

|                                                                                                                                                                                             |                                                                                       |      |
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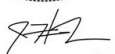
## EMERGENCY NUMBERS

### Reportable Quantity

|                                                   |              |
|---------------------------------------------------|--------------|
| EPA National Response Center                      | 800-424-8802 |
| Albuquerque City Storm Water Contact/Public Works | 505-768-2765 |
| Albuquerque Fire Department                       | 505-833-7300 |
| Albuquerque Police Department                     | 505-242-2677 |
| Emergency                                         | 911          |

A list of hazardous material spill response companies is listed on the following pages.

| Hazardous Material                 | Location of Spill | Reportable Quantity       |
|------------------------------------|-------------------|---------------------------|
| Oils, fuel, hydraulic, brake fluid | Land/Water        | 25 gallons/ Visible Sheen |
| Refrigerant                        | Air               | 1 lb.                     |
| Antifreeze                         | Land/Water        | 13 gallons                |
| Battery Acid                       | Land/Water        | 100 lbs.                  |
| Engine Degreaser Products          | Land/Water        | 100 lbs.                  |
| Gasoline/Diesel Fuels              | Land/Water        | 100 lbs.                  |

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## **SPILL RESPONSE PLAN**

Spills require action. Ensure your people are safe, then on-site equipment and property, then the environment.

- 1<sup>st</sup> Priority: Protect all People
- 2<sup>nd</sup> Priority: Protect Equipment and Property
- 3<sup>rd</sup> Priority: Protect the Environment

1. Make sure the spill area is safe to enter and that it does not pose an immediate threat to health or safety of any person.
2. Stop the spill source. Refer to MSDS sheets so that the spilled material can be handled properly.
3. Check for hazards (flammable material, noxious fumes, cause of spill) - If flammable liquid, turn off engines and nearby electrical equipment. If serious hazards are present leave area and call 911. LARGE SPILLS ARE LIKELY TO PRESENT A HAZARD.
4. Call co-workers and supervisor for assistance and to make them aware of the spill and potential dangers.
5. If possible, stop spill from entering storm drain (use absorbent or other material as necessary, close valve to drain, cover or plug drain)
6. Stop spill from spreading (use absorbent or containment materials)
7. If spilled material has entered a storm drain, then check oil/water interceptor or catch basins then notify the local city. Clean out the storm drain if possible. Do not spray spilled materials down the storm drain.
8. Clean up spilled material/absorbent (do not flush area with water) - If outside clean-up service is required, phone numbers of qualified clean-up companies is available on following pages.
9. Properly dispose of cleaned material/absorbent into secure container for disposal as hazardous waste
10. Make sure cleaned area is not slippery (if slippery, put down no-slip material or mark area with a "slippery when wet" sign)

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### Spill Kit Information:

Is there a spill kit on site? ☒ Yes ☐ No

Describe the spill kit: The spill kit will consist of absorbent pads, granular absorbents, socks, gloves, disposal bags, scoop or shovel, and a broom.

The information below is to assist in obtaining the correct materials and equipment for spill response and spill clean-up.

**Absorbents** – pads, pillows, booms, socks, dikes, rolls, and loose or particulate sorbents

1. Universal – absorbs – oils, water-based fluids, water, coolants, solvents, and most non-hazardous liquids.
2. Oil Only – Absorbs oils and repels water
3. Hazmat – Absorbs most fluids including corrosive liquids

### Containment:

1. Spill Berm – A mobile containment boom – designed to contain a spill or protect an inlet
2. Drain Seals – Designed to seal an inlet to prevent any liquid from entering the inlet to allow for clean-up of the spill
3. Drain absorbents – designed to absorb oils while allowing water to pass through

### Tools (Non-sparking, chemical and corrosion resistant):

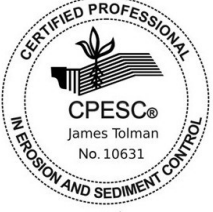
1. Shovel – A shovel that does not produce sparks
2. Scoops – to clean up absorbents
3. Broom – sweep up absorbents
4. Squeegee
5. Plastic bags
6. Container – to hold the spill cleaned-up debris

### Personal Protective Equipment:

1. Heavy Duty Gloves made of nitrile or neoprene
2. Safety Glasses or goggles that are chemical resistant
3. Disposable lab coat or apron
4. Boot covers

### Other Supplies (May be needed):

1. Warning Tape or signs
2. Labels – to mark the cleaned-up equipment for disposal
3. Markers
4. MSDS

|                                                                                                     |                                     |          |                                                                                       |
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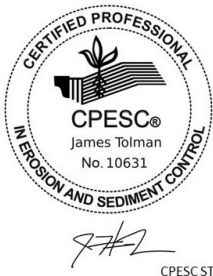
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## Hazardous Material Spill Reporting

Fill out the online form found at the following link or contact the agency at the address or phone number below. A printed form is not available:

<https://www.nmstatelands.org/report-environmental-incident/>

New Mexico Environment Department  
1190 St. Francis Drive, Suite N4050  
Santa Fe, New Mexico 87505  
24/7 Environmental Emergency Phone Number: 505-827-9329

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## 6.2 Pollution Prevention Controls

| CGP Requirements                                                                           | Example BMPs                                                                                                                                                                  | BMPs Selected (Name and Reference Number if applicable)                                                                                                                                                       |
|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Equipment and vehicle fueling (CGP 2.3.1)                                                  | Spill kits, SPCCP, drip pans, locate activities away from conveyances, use secondary containment                                                                              | 6.2.1.a Mobile Fueling                                                                                                                                                                                        |
| Equipment and vehicle washing (CGP 2.3.2.)                                                 | Locating away from surface waters and storm water conveyances, directing wash waters to a sediment basin or sediment trap, using filtration devices                           | N/A                                                                                                                                                                                                           |
| Storage, handling, and disposal of building products and waste (CGP 2.3.3.)                | Cover (plastic sheeting / temporary roofs), secondary containment, leakproof containers, proper dumpsters, secured portable toilets, locate away from storm water conveyances | 6.2.2.a Leakproof Dumpsters, 6.2.2.b Covered Cans or Bagging of Trash, 6.2.2.c Portable Toilets, 6.2.2.d Construction Materials Storage, 6.2.2.e Landscape Materials Storage                                  |
| Washing of stucco, paint, concrete, form release oils, curing compounds, etc. (CGP 2.3.4.) | Leak proof containers, lined pits, locate away from storm water conveyances                                                                                                   | 6.2.3.a Portable Concrete Washout Bin, 6.2.3.b Paint, Stucco, and Other Materials Washout, 6.2.3.c Containment of Material Mixing, 6.2.3.d Containment and Cleanup of Concrete and/or Asphalt Slurry and Dust |
| Properly apply fertilizer (CGP 2.3.5)                                                      | Follow manufacture specifications, document deviations in applications, avoid applications to frozen ground, before heavy rains, or to storm water conveyances                | N/A                                                                                                                                                                                                           |

### Equipment and Vehicle Fueling

#### 6.2.1.a Mobile Fueling

Phase of Construction/Timing of Installation: Throughout construction as needed

Describe: Vehicles may be fueled on site using a mobile fueler. Wheels will be chocked during fueling activities, a drip pan provided, and fueling activities will be manned at all times. Vehicles will not be topped off.

How to Maintain: Properly dispose of fuel drippings. Clean up spills immediately.

Design Specifications and Drawings: Please refer to Appendix H

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## Equipment and Vehicle Washing

N/A

## Storage, Handling, and Disposal of Building Products and Waste

### 6.2.2.a Leakproof Dumpsters

Phase of Construction/Timing of Installation: Beginning of construction

Describe: Dumpsters will be put into place for construction waste on site.

How to Maintain: Dumpster must be emptied prior to trash and debris going above the rim of the dumpster.

Design Specifications and Drawings: Please refer to Appendix H.

### 6.2.2.b Covered Cans or Bagging of Trash

Phase of Construction/Timing of Installation: Beginning of construction

Describe: All blowable trash or pollutant producing waste must be bagged for containment. Liquid or leachable waste must be bagged to prevent leaks from the container.

How to Maintain: Blowable trash must be contained and picked up when found on the ground in the construction site. Liquid or leachable waste must be contained, and if leak-proof dumpster used, repairs made if needed.

Design Specifications and Drawings: Please refer to Appendix H.

### 6.2.2.c Portable Toilets

Phase of Construction/Timing of Installation: Beginning of construction

Describe: Portable toilets will be placed in designated areas minimum of 10 feet from the street.

How to Maintain: Must be staked and 10 feet from the street to prevent spillage that could run into the storm drains.

Design Specifications and Drawings: Please refer to Appendix H.

### 6.2.2.d Construction Materials Storage

Phase of Construction/Timing of Installation: Prior to bringing construction materials on site.

Describe: A materials storage area will be designated on site and will be placed away from storm water conveyances. Liquid materials will be sealed properly and placed in secondary containment.

How to Maintain: All materials will be returned to designated area at the end of each day if not being used. Clean up any spills (please refer to Section 6.1) if necessary.

Design Specifications and Drawings: Please refer to Appendix H.

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#### 6.2.2.e Landscape Materials Storage

Phase of Construction/Timing of Installation: Prior to bringing landscape materials on site.

Describe: Place landscaping materials away from impervious surfaces. If placing on impervious surfaces is unavoidable then a weighted fiber roll needs to be placed around them.

How to Maintain: Sweep streets if landscape materials get on the road.

Design Specifications and Drawings: Please refer to Appendix H.

### **Washing of Stucco, Paint, Concrete, Form Release Oils, Curing Compounds, Etc.**

#### 6.2.3.a Portable Concrete Washout Bin

Phase of Construction/Timing of Installation: Prior to pouring concrete.

Describe: Prefabricated bin to contain concrete washout waters.

How to Maintain: Must be water tight and emptied when it is 75% full to prevent spillage.

Design Specifications and Drawings: Please refer to Appendix H.

#### 6.2.3.b Paint, Stucco, and Other Materials Washout

Phase of Construction/Timing of Installation: Prior to painting, stucco work, etc.

Describe: Paint and other materials will be washed out in the concrete washout as long as they are not oil-based. If oil-based materials are used on site then they will be washed out in a separate container and the SWPPP updated.

How to Maintain: Must be leak-proof and emptied when it is 75% full to prevent spillage. Liquid wastes must not be dumped into storm sewers or waters of the state and must be disposed using one of three methods: 1) evaporate the waste and dispose of the residual solids with other solid waste, 2) have a liquid waste hauler for wash water haul it off and dispose of it, 3) settle it and pretreat it if necessary with arrangements to discharge the liquid waste to a treatment plant that has the ability to treat it and dispose of it.

Design Specifications and Drawings: Please refer to Appendix H.

#### 6.2.3.c Containment of Material Mixing

Phase of Construction/Timing of Installation: During material mixing operations such as concrete, paint, stucco, grout, etc.

Describe: Material mixing will be done in secondary containment.

How to Maintain: Clean up any spills immediately.

Design Specifications and Drawings: Please refer to Appendix H.

#### 6.2.3.d Containment and Cleanup of Concrete and/or Asphalt Slurry and Dust

Phase of Construction/Timing of Installation: During concrete and/or asphalt

|                                                                                                      |                                                                                       |      |
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cutting operations.

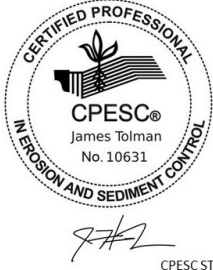
Describe: Dust will be contained with water. Dirt will be piled up on the inside of gutter check bags to catch any slurry. The gutter check bags will then catch the dirt. Slurry will then be disposed of in the concrete washout.

How to Maintain: Contain coolant waste on each project and remove dry cuttings and coolant waste at the end of each day, or prior to wet or windy conditions whichever comes first. The concrete cutting dust will be kept down with water. Contain slurry and dust from cutting with gutter check bags. Sweep up any remaining slurry and dust. All slurry and dust will be disposed of in the concrete washout bin.

Design Specifications and Drawings: Please refer to Appendix H.

**Properly Apply Fertilizer**

N/A

|                                                                                      |                                     |          |
|--------------------------------------------------------------------------------------|-------------------------------------|----------|
|  | Irby BTS                            |          |
|                                                                                      | PROJECT TITLE                       |          |
|                                                                                      | ALBUQUERQUE, NM - BERNALILLO COUNTY |          |
|                                                                                      | CITY, COUNTY, STATE                 |          |
|                                                                                      | 08/09/2024                          | DATE     |
|                                                                                      | D. Lewis / J. Tolman                | DRAWN BY |



**Operator:**

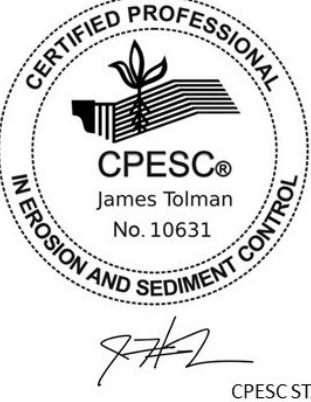
GA Brunacini Construction Co., Inc.  
PO Box 6363  
City, ST Zip  
Albuquerque, NM 87197

George Brunacini  
Project Manager  
505-833-2928  
gbrunacini@brunacini.com

**Owner:**

SkyView West Industrial Park, LLC  
PO Box 6363  
Albuquerque, NM 87197  
Owner Phone

George Brunacini  
Owner Representative  
505-833-2928  
gbrunacini@brunacini.com

|                                                                                                      |                                     |                                                                                       |
|------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------|
| <br>CPESC STAMP | Irby BTS                            |                                                                                       |
|                                                                                                      | PROJECT TITLE                       |                                                                                       |
|                                                                                                      | AIBUQUERQUE, NM - BERNALILLO COUNTY |                                                                                       |
|                                                                                                      | CITY, COUNTY, STATE                 |                                                                                       |
|                                                                                                      | 08/09/2024                          |  |
|                                                                                                      | DATE                                |                                                                                       |
|                                                                                                      | Doug Lewis /J. Tolman               |                                                                                       |
|                                                                                                      | DRAWN BY                            |                                                                                       |