

CITY OF ALBUQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 30, 2021
Ron Bohannon
Tierra West, LLC
5571 Midway Park Place, NE
Albuquerque, NM 87109

**Re: Auto Nation – 9100 Pan Am Freeway NE
Erosion and Sediment Control Plan
Engineer's Stamp Date 6/30/2021 (B18E027)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 7/26/2021, the above-referenced ESC Plan cannot be approved for Building Permit or Work Order until the following Comments are addressed.

1. I can't tell the difference between building, sidewalk, asphalt, and dirt on the ESC Plan. These structures must be clearly identified in the SWPPP per CGP 7.2.4.b.v. The same information is required in the ESC Application. You may include a copy of the Site Plan in both the SWPPP and in the ESC Application to address this requirement.
2. The SWPPP must include site-specific interim and permanent stabilization per CGP 9.4.1.c.i. The landscape plan can be used to satisfy this requirement and should be included in the SWPPP and the ESC Plan submittal.
3. The "Nature and Extent of Construction Activities" on sheet SW-1 doesn't include the building or landscaping. The disturbed area of 5.5 acres doesn't match the NOI's 7.25 acres. The description of Construction Support Activities may be omitted unless those areas of land-disturbing activities will occur off-site is which case the sites must be shown on the plan. Delete the paragraph on sheet SW-1 that calls for annual inspections and replace it with the inspection frequency required by the CGP. Delete the sentence that says an NOI may be transferred under the heading of "NOT Termination" since that is prohibited explicitly by CGP Appendix I.12.3.
4. The Sequence of Construction on sheet SW-1 also omits the building and the landscaping and talks about onsite roadway and installation of additional silt fence to keep sediment out of onsite roadways, which seems to apply to a different project. Under construction sequencing; 8) where are the onsite inlets? 9) Where is the onsite roadway? 10) Sediment traps will turn into permanent ponds and shouldn't be removed. Where will the additional silt fence go?
5. The description of predevelopment conditions should say the site is covered by asphaltic paving, and the undisturbed natural state is uncompacted soil with 30% cover by native grasses and shrubs. AC removal and disposal should be added to the descriptions of the nature and the sequence of the construction project.
6. Update the engineer's stamp date each time the plan is changed.

If you have any questions, you can contact me at 924-3420 or jhughes@cabq.gov .

Sincerely,

James D. Hughes

James D. Hughes, P.E.
Principal Engineer, Planning Dept.
Development and Review Services