



Alan Varela, Director

Mayor Timothy M. Keller

December 15, 2023

Sofia Hernandez
Land Development Consultants, LLC
950 South Cherry Street, Suite 510
Denver, CO 80246

Re: Circle K – Eagle Ranch & Irving at 9620 Eagle Ranch Blvd NW
Erosion and Sediment Control Plan
Engineer’s Stamp Date – 9/13/2023 (C13E028)

Ms. Hernandez,

Based upon the information provided in your submittal received 12/11/2023, the above referenced ESC Plan cannot be approved until the following comments have been addressed.

- 1. Perimeter controls (Silt Fence) is required per CGP 2.2.3 and must be shown on the ESC Plan. On its own, Construction Fencing along Eagle Ranch Road is not a sufficient stormwater control measure; it will need the addition of a proper stormwater control. Construction fencing has been replaced with silt fence along Eagle Ranch Road.
2. The NOI provided was for the contractor. Albuquerque Code § 14-5-2-11(a) requires the property owner’s NOI. Based on the lease agreement provided 12/11/23, it appears that both Circle K Stores Inc. and RS Eagle Ranch LLC. have rights in the property such that both qualify as Owner/Operator, therefore each must provide and an NOI. Noted.
3. The ESC Plan cannot be approved until after Hydrology approves the G&D Plan for each specific purpose, Site Plan, Grading, Building Permit, and Work Order. The only purpose Hydrology has approved so far is the Conceptual Grading & Drainage Plan for Site Plan. The existing and proposed grades must be shown on the ESC Plan, and they must agree with the Grading Plan approved by Hydrology (CGP7.2.4.b.ii). We are still waiting on the approved G&D Plan from the Hydrology Department. Noted.
4. The SWPPP must include site-specific interim and permanent stabilization per CGP 9.4.1.c.i. The Landscape Plan and Work Order sheets can be used to satisfy this requirement and should be submitted separate from the ESC Plan with the application to the Stormwater Quality Section of the Planning Department and they should be included in the SWPPP. Provide a specification on the ESC Plan for any disturbed areas not covered by the Landscape Plan or Work Order sheets. There was no site-specific permanent stabilization measures or Landscape Plan included with the submitted SWPPP.
5. Update the engineer’s stamp date each time the ESC Plan is changed. Permanent stabilization is provided on LS01 - Final Landscape plan of the construction documents.

Stamp date on ESC plans updated.

If you have any questions, you can contact me at 924-3325 or cenglish@cabq.gov.

Sincerely,
Chancellor English
Chancellor English

Erosion and Sediment Control Specialist, Planning Dept.
Development and Review Services