CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller

July 7, 2021

Cassandra Durkin, CPESC, CESSWI
Inspections Plus Inc.
504 El Paraiso Rd. NE Suite B
Albuquerque, NM 87113

Re: Carlisle Crossing – 2100 Carlisle NE
Erosion and Sediment Control Plan
Engineer's Stamp Date 6/14/2021 (H17E097)

Dear Ms. Durkin,

Based upon the information provided in your submittal received on 6/21/21, the above-referenced plan is approved to be included in the SWPPP and the Work Order plans.

1. The ESC Plan can't be approved for Grading, Building Permit, or Work Order until the Grading and Drainage Plan is approved by hydrology for each of those purposes. An individual plan may be provided for each goal. The existing and proposed grades must be shown on the plan, and they must agree with the Grading Plan approved by Hydrology (CGP7.2.4.b.ii);
2. Identify the stormwater discharge points on the plan.
3. This site is too big for silt fence alone Stormwater Best Management Practice: Silt Fences: design, installation, maintenance, inspection: April 2012 (epa.gov). Temporary sediment traps or sediment basins must be located at each stormwater discharge point. Temporary diversion berms should be used to divert drainage into the sediment traps. Silt fences may be used for sheet drainage provided that the length of the slope is less than 300' and provided that the Silt fence is constructed according to the City standard detail with the silt fence embedded 12" into compacted soil and installed on contour with the ends wrapped uphill to pond water behind the silt fence. Wattles may be used where the slope length is less than 50' and must be staked at intervals of 4'.
4. Describe the nature and extent of construction activities for each operator (CGP 7.2.2.), including a) nature of construction activities, b) size of the property, c) size of disturbed area, d) description of construction support activities, e) size of maximum disturbed area, and f) Project Schedule. Please include a description of each phase, including g) Work Order frontage improvements, h) onsite demolitions of the parking lot and buildings, i) future development, j) building construction and remodel, k) parking lot construction, and landscaping.
5. Phases may need to be shown on different sheets for clarity. It seems that the Work Order Plans will be the first phase of construction, so consider developing an ESC Plan showing only the work that will be done with that phase and the corresponding erosion controls and construction support activities such as a staging area and

stockpile area. And show the rest of the 11-acre site as being “future construction see separate Plan.” Later phases may be processed for approval later.

6. Show the Limits of Land Disturbing activities on the ESC Plan for each phase and provide a demolition plan on a map of existing conditions showing all of the impervious surfaces to be removed.
7. Number the sheets indicating each sheet number and the total number of sheets in the ESC Plan. The Landscape and Site plans don’t need to be included in the ESC Plan since both will be included in the Building Permit plan set and including them in the ESC Plan would result in duplication of sheets in the Building Permit plan sets. The Landscape Plan and the Site Plan should be included in the ESC application and the SWPPP to provide required SWPPP specifications.
8. Soil information – add a table with name type, particle sizes, and Erodibility factor (CGP 2.1.1).
9. Update the engineer’s stamp date each time the plan is changed.
10. More concerns may become evident after these concerns are addressed.

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