



Alan Varela, Director

Mayor Timothy M. Keller

June 28, 2024

Robert Fierro PE  
Fierro & Company  
6300 Montano Rd NW Suite C  
Albuquerque NM 87120

Re: D&B U Sell It at 401 Unser Blvd. and 8530 Bluewater Rd. NW  
Erosion and Sediment Control Plan  
Engineer's Stamp Date: 6/26/2024 (K10E066)

Mr. Fierro,

Based on the information provided in your submittal, received on 6/27/24, the above-referenced ESC Plan cannot be approved for a Building Permit until the following comments are addressed.

1. Include the ESC Plan Standard Notes (attached) on the ESC Plan.
2. BMP details of the Construction Exit (CE), Inlet Protection (IP), Diversion Berm (DV), and Sediment Basin (SB) are missing. The ESC Plan must include construction, inspection, and maintenance standard details and specifications for all of the temporary BMPs as required per CGP 9.6.1.c.i. on 22" x 34" sheets per the city drafting standards in DPM Part 4-2(B).
3. I can't tell the difference between building, sidewalk, asphalt, and dirt on the ESC Plan. Construction specifications for these structures must be clearly identified in the SWPPP per CGP 7.2.4.b.vi. The same information is required in the ESC Application. You may attach a copy of the Site Plan to both the SWPPP and the ESC Application to address this requirement.
4. The SWPPP must include site-specific interim and permanent stabilization per CGP 9.6.1.c.i. The Landscape Plan can satisfy this requirement if it is modified to show the location of all vegetative cover. The sheet with the architect stamp dated 11/29/23 doesn't show the locations of each different type of landscape cover. It should be revised and resubmitted separately from the ESC Plan with the application to the Stormwater Quality Section of the Planning Department and included in the SWPPP. Provide specifications on the ESC Plan for any disturbed areas not covered by the Landscape Plan.
5. Albuquerque's Development Process Manual (DPM) Part 6-14.D.1.i requires "sediment ponds/berms for sites larger than 5 acres." These two lots are part of a 6.2-acre Common Plan of Development per the definition in Appendix A of the CGP, so ponds and berms are required. Ponds must be designed and stamped by a registered Professional Engineer (PE). The CGP 2.2.12 requires temporary retention of the 2-yr 24-hr runoff volume or 3600 cf/acre from the area that drains to them. Include the engineering design, calculations, and construction details for the temporary BMPs in the stamped ESC Plan(s). The ESC Plan must include dimensions of the temporary sediment ponds, details of the embankment and overflow structures with volume and hydraulic design



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calculations, construction specifications, maintenance schedules, and criteria for inspections, per CGP 9.6.1(C)(i).

6. Describe the nature of construction activities on the ESC Plan per CGP 7.2.3, beginning with the initial establishment of the BMPs and posting of permit coverage; describe the nature and extent of construction activities per CGP 7.2.2. Include the size of the property and the size of the area of land-disturbing activities onsite and offsite. Include a description and project schedule per CGP 7.2.3.f through final stabilization, removal of BMPs, and filing NOT. Include a narrative description of the conditions that must exist before the removal of the temporary pond and the procedure for converting the area to the final stabilized condition.
7. Update the engineer's stamp date on all sheets when the ESC Plan is changed. The engineer's stamp and date are missing from sheets 2 through 7; all sheets must be stamped and signed. Sheets 4 through 7 are the City's ESC Plan Checklist, which is a list of project-specific facts that must be included in the ESC Plan. The project-specific facts should be included on 22" x 34" sheets per the city drafting standards in DPM Part 4-2(B), and the checklist should be removed from the plans.

If you have any questions, you can contact me at 924-3420 or [jhughes@cabq.gov](mailto:jhughes@cabq.gov).

Sincerely,

*James D. Hughes*

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