

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



October 25, 2013

Richard J. Berry, Mayor

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, New Mexico 87199

RE: **Beehive Homes** – SW Corner Four Hills Road and Wenonah NE **L23/E022**
Four Hills Village Shopping Center, Tract 1-B2 **PE Stamp: 10/15/13**
Erosion & Sediment Control Plan for Building Permit – Phase 1

Dear Mr. Soule,

Based upon the information provided in your submittal received 10/18/2013, the above referenced plan is cannot be approved as the **Erosion and Sediment Control Plan for Phase 1 improvements on this site.**

This plan shows a “Project Boundary” which is too closely tied to the specific building, and does not address the necessary site drainage improvements to support that building. The following issues need to be addressed prior to resubmittal of an ESC Plan:

1. Construction of the Phase 1 Building and improvements needs to include adequate, drainage improvements to support the post-construction runoff. The northern and southern boundaries exclude areas that will be affected by this phase.
 - a. If the intent is to grade the entire site and construct all G&D improvements, then expand the ESC Plan to cover the entire site.
 - b. If the intent is to only grade a portion of the site for each phase, then it may be easiest to amend the G&D Plan to reflect the “Phased” G&D improvements, and include any necessary “Interim BPM’s” to protect the disturbed areas and the constructed, permanent improvements.
2. Phased construction must provide adequate, permanent or interim protection at points where flows enter and leave the site. As a minimum, Phase 1 needs to include construction of the permanent drainage outfall for the site.
3. This plan shows a Block Wall (BW) and sidewalk along the south edge of Phase 2, Building 4, which is inconsistent with the approved G&D. For clarity, it would be better to develop your ESC Plan on a G&D base plan.

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4. The ESC Plan needs to provide Details of BMP's used, or refer to applicable, industry standard details.
5. The symbology for "PRE-FLOW" and "POST-FLOW" cannot be differentiated.
6. Are the areas marked with "VEGETATION" intended to remain undisturbed?
7. I recommend a brief meeting or discussion with Hydrology staff as to the developer's intentions for phasing of this site, prior to preparing any resubmittal.

If you have any questions, please contact me at grolson@cabq.gov or phone 924-3994.

Sincerely,

Handwritten signature of Gregory R. Olson in black ink, with the date 10/25/13 written to the right.

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file L23-E022 – ESC Plan
c.pdf Addressee via Email: david@riograndeengineering.com