



Alan Varela, Director

October 20, 2023



Mayor Timothy M. Keller

Hal P. Grubb, PE
Barghausen Consulting Engineers, Inc.
78215 72nd Ave. South
Kent, WA 98032

**Re: Take 5 Oil Change at 1105 Snow Vista Blvd SW
Erosion and Sediment Control Plan
Engineer's Stamp Date 9/19/2023 (M09E012C)**

Dear Mr. Grubb,

Based upon the information provided in your submittal received on 10/19/23, the above referenced ESC Plan is approved to be included in the SWPPP and Building Permit Plans; however, the NOI documentation was missing, so the ESC Plan cannot be approved for Grading Permit, or Building Permit.

1. The ESC Plan can't be approved until after Hydrology approves the G&D Plan for each specific purpose, Site Plan, Grading, Building Permit, and Work Order. Hydrology's comments on the Conceptual G&D haven't been addressed yet. The existing and proposed grades must be shown on the ESC Plan, and they must agree with the Grading Plan approved by Hydrology (CGP 7.2.4.b.ii);
2. Identify locations of concentrated flow paths that enter and exit the disturbed areas. Identify locations where sheet flow enters and exits the disturbed area. Show on-site drainage patterns of stormwater before and after major grading activities. (CGP 7.2.4.f)
3. The building, sidewalk, asphalt, and dirt must be shown on the ESC Plan. These structures must be clearly identified in the SWPPP per CGP 7.2.4.b.vi.
4. Describe the nature and extent of construction activities (CGP 7.2.2.). Include the size of the property, and the size of the area of land disturbing activities onsite and offsite. Why is the project area less than the total lot area? Describe construction support activities and show any staging area on the ESC Plan.
5. Note on the ESC "This site is part of a *Common Plan of Development or Sale* that exceeds 5 acres. Every part of this *Common Plan of Development or Sale* must have coverage under the CGP. Waivers aren't allowed."
6. 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 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



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7. The owner information shown on the Information Sheet does not agree with the available Bernalillo County records. The accurate name and contact information for the entity in control of the property rights is required and should also be shown on the Information Sheet, the NPDES documentation, and the ESC Plan. Property rights may have changed hands recently, if so, please provide documentation in the form of a recorded deed or lease. The property owner's NOI is required. The individual signing the NOI must satisfy the requirements of CGP G.11.1 and all other documents in the SWPPP must be certified per CGP G.11.2-4.
8. 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