



Alan Varela, Director

July 21, 2023

Chris Sveum, PE
Atwell Group
143 Union Blvd. Suite 700
Lakewood, CO 80228



Mayor Timothy M. Keller

**Re: Allsup's Convenience Store #102460 at 9501 Gibson Blvd. SW
Erosion and Sediment Control Plan
Engineer's Stamp Date – 6/2/2023 (M09E034)**

Ms. Sveum,

Based upon the information provided in your submittal received 7/17/2023, the above referenced ESC Plan cannot be approved until the following comments have been addressed.

1. This plan shows a big hole in the silt fence at the low corner where you have located the construction exit contrary to CGP 2.2.3 and contrary to standard Erosion and Sediment Control (ESC) practices. You must revise the design of your BMP controls to insure that stormwater runoff is ponded before it leaves the site in accordance with CGP 2.2.3. At a minimum provide continuous silt fence across the low corner with no holes. Consider adding a properly sized temporary sediment trap there also. The construction exit should be located at the high corner of the site, the northwest corner, at the end of the existing asphalt driveway.
2. Erosion and sediment control details are missing. You must include standard details with design specifications, construction specifications, maintenance schedules (including a long-term maintenance plan), criteria for inspections, and expected performance and longevity of the selected BMPs per CGP 9.6.1.C.i. BMPs.
3. 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)
4. Soil information – add a table with name type, particle sizes, and Erodibility factor (CGP 2.1.1).
5. The owner information shown on the Information Sheet and on the NOI, "BW Gas and Convenience Retail, LLC." does not agree with the available Bernalillo County records that shows "98th Street, LLC." owns the property. Property rights may have changed hands recently, if so, please provide documentation in the form of a recorded deed or lease.
6. If in fact "BW Gas and Convenience Retail, LLC." is in control of the property rights, then please provide documentation that Thomas Brown tom.brown@yesway.com is a responsible corporate officer of BW Gas and Convenience Retail, LLC and he satisfies the requirements of CGP Appendix G.11.1.1.
7. 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, P.E.

James D. Hughes

Principal Engineer, Planning Dept.
Development and Review Services