



Alan Varela, Director

January 19, 2024

Michael Johnson
Souder Miller and Associates
3500 Sedona Hills Parkway
Las Cruces, NM 88011

**Re: Maverik at 2121 Yale SE
Erosion and Sediment Control Plan
Engineer's Stamp Missing (M15E021D)**



Mayor Timothy M. Keller

Mr. Johnson,

Based on the information in your submittal received on 1/11/2024, the above-referenced ESC Plan cannot be approved for Grading Permit or Building Permit until the following comments are addressed.

1. The owner information shown on the Information Sheet and the NOI, "Maverik, Inc." doesn't agree with the available Bernalillo County records, which show "I-25 & Gibson LLC" as the property owner. Property rights may have changed hands recently; if so, please provide documentation as a recorded deed or lease. The accurate name and contact information for the entity controlling the property rights is required on the Information Sheet, the NPDES documentation, the SWPPP, and the ESC Plan.
2. The SWPPP must include site-specific interim and permanent stabilization per CGP 9.6.1.c.i. The Landscape Plan can be used to satisfy this requirement. It 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.
3. The pond in the northwest corner should be installed as a temporary Sediment Trap (ST) while the rest of the temporary stormwater controls are installed. Modify the ESC Plan to indicate the ST and add it to the construction sequence. Provide calculations for the Sediment Trap design showing compliance with CGP Part 2.2.12.c, which requires storage for either:
 - a. The calculated volume of runoff from a 2-year, 24-hour storm; or
 - b. 3,600 cubic feet per acre drained.
4. The City Standard ESC Notes (attached) are missing and must be added to the ESC Plan
5. The engineer's stamp, signature, and date were missing from the ESC Plan. Update the engineer's stamp date each time the plan is changed and resubmit the ESC Plan as separate sheets from the SWPPP.

If you have any questions, contact me at 924-3420 or jhughes@cabq.gov.

Sincerely,

James D. Hughes

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