

June 5, 2025

City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> St NW.  
Albuquerque, NM 87102

**Re: M15E021G (SWQ-2025-00024) Comments Response Letter**  
**McDonald's 2000 Gibson Blvd. SE**  
**Langan Project No.: 520088901**

Dear Mr. Hughes:

Thank you for taking the time to review the Erosion and Sediment Control Plan for the McDonald's restaurant located at 2000 Gibson Blvd. SE. We have addressed your comments as follows:

- 1) This 1-acre property, Lot A of the Lovelace Heights Addition Plat and Site Plan, is part of a 7.5-acre "Common Plan of Development or Sale" (CPODS). One part or another of the Lovelace Heights Addition CPODS has been under construction for five years. Since there has never been a period when the entire CPODS has been stabilized, the area of the CPODS can't be reduced and remains at 7.5 acres. According to CGP 9.6.1.c.i, "for sites greater than 5 acres in size, the BMP selection must be based on the use of appropriate soil loss prediction models". Since this site was all paved before development, the predevelopment sediment yield was zero, and the only way to maintain zero sediment yield during construction, as required by CGP 9.6.1.c.ii, is to not discharge any stormwater from the disturbed site during construction.
  - a. Add a description of undisturbed and pre-construction ground cover (CGP 7.2.4.e) to the ESC Plan.
  - b. Soil information – add a table with name type, particle sizes, and Erodibility factor (CGP 2.1.1).
  - c. Identify the existing and proposed drainage patterns of this site and its "Discharge Point" per CGP 7.2.4.f.
  - [Pre-construction description has been added near the vicinity map. Soil information has been added under the Acreage Summary. The Discharge points have been labeled.](#)
- 2) Add a temporary diversion berm to the ESC Plan along the north edge of the proposed parking lot to divert onsite flows into a temporary sediment trap sized to retain 3,600 cubic feet per acre or all of the excess precipitation from the 2-year storm, as per CGP 2.2.12. Add the berm construction to the sequence of construction as one of the first items, simultaneously with the demolition of the existing pavement. Add the removal of the berm to the sequence after the C&G is constructed along the north side of the parking lot.
  - [A temporary diversion berm and temporary sediment trap have been added to the plan. The berm construction and removal have been added to the erosion control sequence.](#)
- 3) A temporary sediment trap must be constructed upstream of the concentrated discharge point as one of the first items of construction, at the same time as the existing pavement demolition. The temporary sediment trap will be located in the same area as the permanent stormwater quality pond. However, the required size of the temporary sediment basin is based on significantly more precipitation than the permanent pond, so it will require a larger area, potentially overlapping with a portion of the parking lot. Include design calculations, construction details, and specifications for the temporary sediment

trap in accordance with CGP 2.2.12 and standard engineering practice per CGP 2.1.2 and CGP 9.6.1 in the ESC Plan resubmittal. Add the sediment trap construction as the first item in the sequence of construction, and its removal as the last item after the rest of the site is constructed and stabilized.

- A temporary sediment trap has been added and calculations have been provided. The details have also been added. The construction and removal have been added to the erosion control sequence.
- 4) Specify both temporary and permanent stabilization at the discharge point to prevent erosion per CGP 2.2.1.b and 2.2.11.
- Temporary and permanent stabilization have been added to the plan at the discharge point.
- 5) The wattle on the north edge of the site isn't "on contour," so it isn't in keeping with standard engineering practice. Even though most of the drainage area will be diverted to the temporary sediment trap by the temporary berm, the wattle isn't a sufficient control if it isn't installed according to standard practice. Please consider establishing the final grade in the area below the berm and providing immediate final stabilization after grading, rather than using wattle. Final stabilization isn't specified on the ESC Plan for either the SWQ Pond or for the slope, but "Slope & Pond Stabilization per City Standard Specification 1013" is appropriate, and the timing of the slope stabilization should be identified early in the sequence of construction.
- Straw wattle has been changed to a silt fence and J-hooks have been added along the silt fence. Final stabilization is specified on the Landscape Plan, and this has been included in this resubmittal.
- 6) The SWPPP must include site-specific interim and permanent stabilization per CGP 9.6.1.c.i. The Landscape Plan and Work Order sheets 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.
- The Landscape Plan has been added in this resubmittal.
- 7) Update the engineer's stamp date each time the plan changes. All SWPPPs (SWPPP maps and ESC Plans) must be prepared in accordance with good engineering practices by qualified (e.g., CPESC-certified, engineers with appropriate training) erosion control specialists per CGP 9.6.1.c.iii.
- Acknowledged.

Sincerely,

**Langan Engineering and Environmental Services, LLC**



Heather Macomber  
Sr. Staff Designer