



Alan Varela, Director

Mayor Timothy M. Keller

June 6, 2024

Matthew Vallejos CPESC
Green Globe, LLC
PO Box 400
Los Lunas, NM 87031

**Re: McMahon Commons at 6530 McMahon Blvd. NW
Erosion and Sediment Control Plan
Engineer's Stamp Date 5/10/24 (A10E002G)**

Dear Mr. Vallejos,

Based on the information in your submittal, received on 5/15/24, the above-referenced ESC Plan cannot be approved until the following comments are addressed.

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 has not even received a submittal. The proposed grades are missing. The existing and proposed grades must be shown on the ESC Plan, and they must agree with the Grading Plan approved by Hydrology (CGP7.2.4.b.ii);
2. The limits of disturbance must include the disturbed portion of the public right of way next to the property. (CGP7.2.4.b.i).
3. The estimated area of disturbance, including disturbed frontage, is about 8 acres.
4. You must design and install all stormwater controls in accordance with good engineering practices, including applicable design specifications per CGP 2.1.2. The City ESC Plan Checklist requires berms and a sediment basin per CGP 2.2.12. at the downstream end of the site. CGP 2.2.12 requires temporary retention of the 2-yr 24-hr runoff volume or 3600 cf/acre from the area that drains to them, all of the areas, not just the onsite disturbed portion of the drainage area. Hydrology calculations should anticipate about 50% impervious cover during construction when determining the design volume. Sediment Basins must be designed and stamped by a registered Professional Engineer (PE.) Limit construction ingress and egress to the high side of the site, the west end, to prevent a breach in the controls placed at the downstream end.
5. 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 or Work Order sheets.
6. Update the engineer's stamp date each time the plan is changed.



Alan Varela, Director

Mayor Timothy M. Keller

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., CPESC
Principal Engineer, Planning Dept.
Development and Review Services