

CITY OF ALBUQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 22, 2021
Ron Bohannon
Tierra West, LLC
5571 Midway Park Place, NE
Albuquerque, NM 87109

**Re: Unser/McMahon Mixed Use 10715 Unser Blvd. NW
Erosion and Sediment Control Plan
Engineer's Stamp Date 3/04/2021 (A11E017)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 3/9/21, the above referenced ESC Plan can't be approved until the following comments are addressed.

1. The North Arrow is pointing west;
2. The limits of disturbance must include all frontage improvements (CGP7.2.4.b.i);
3. The existing and proposed grades must be shown on the plan, and they must agree with the Grading Plan approved by Hydrology (CGP7.2.4.b.ii);
4. The locations of structures and other impervious surfaces. Differentiate between existing, construction this project, and future construction by others (CGP7.2.4.b.v);
5. Describe undisturbed and pre-construction ground cover (CGP7.2.4.e);
6. List operators on the plan, including name, phone #, and e-mail address. If unknown, leave blanks to be filled in later (CGP 7.2.1);
7. Identify stormwater team members responsible for sediment removal, mBMP maintenance, and inspections on the plan, including name, phone #, and e-mail address. If unknown, leave blanks to be filled in later (CGP 7.2.2);
8. Describe the nature and extent of construction activities (CGP 7.2.2.), including a) nature of construction activities, b) size of the property, c) size of disturbed area, d) description of construction support activities, e) size of maximum disturbed area, and f) Project Schedule. The three phases of this project are Grading, Infrastructure, and Sales. Provide a brief description of the nature of each phase. Include in the schedule the initial establishment of the sediment trap before the gradin phase, the removal of the sediment trap and placement of additional silt fence to keep sediment out of the onsite street after the infrastructure phase, and the annual maintenance plan of the BMPs and stabilization practices (temporary and permanent) during the sales phase. Describe the expected circumstances of Termination of permit coverage including a final stabilization specification or sale and transfer to other operators. The operators and team members for each phase should be identified in 6 and 7 above.
9. Stabilization measures (CGP 7.2.6.b.vi), including a) **Specific** vegetative and nonvegetative practices, b) deadlines, c) beginning and ending dates of the seasonably dry period, d) procedure to comply with The Weed Removal Ordinance (§ 9-8-1) during sales phase.

10. Soil information – add a table with name type, particle sizes, and Erodibility factor (CGP 2.1.1).
11. Update the engineer's stamp date each time the plan is changed.
12. Vicinity map – add a zone atlas map clearly indicating location and street names.
13. City Standard ESC Notes attached.
14. The ESC Plan can't be approved for Grading or Work Order until the property owner's NOI has been reviewed and approved by City Stormwater Quality.

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