

CITY OF ALBUQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 21, 2021
Ron Bohannon
Tierra West, LLC
5571 Midway Park Place, NE
Albuquerque, NM 87109

**Re: Winter Green Apartments – 10932 Golf Course Rd NW.
ESC Plan Engineers Stamp Date: 6/8/2021 – A12E008D**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received on 6/8/2021, the above-referenced ESC Plan can't be approved until the following additional information is provided.

1. Better temporary erosion and sediment controls are needed to prevent drainage on the steep slope next to the Black Arroyo channel. The drainage from this site should be diverted into the southeast sediment basin by a diversion berm located at the top of the slope. The Sediment Basin calculations should be added the plan. The required temporary volume may need to be more than the permanent pond volume. The sediment basin should retain the 2-year volume and discharge excess through a non-erosive primary piped outlet. A non-erosive 100-year overflow (Concrete) should also be constructed before any of the rest of the land-disturbing activities begin.
2. A copy of the site plan should be included in the ESC Plan application and in the SWPPP to identify the locations of structures and other impervious surfaces. (CGP7.2.4.b.v);
3. Describe undisturbed and pre-construction ground cover (CGP7.2.4.e);
4. List operators on the plan, including name, phone #, and e-mail address. Include the developer/property owner's representative authorized to make changes to contract documents, plans, and specifications per CGP 7.2.1. If there are multiple operators, describe the area of control and where the SWPPP for each will be located;
5. Identify stormwater team members responsible for sediment removal, BMP maintenance, and inspections on the plan, including name, phone #, and e-mail address (CGP 7.2.2). Provide the stormwater team for each operator;
6. Describe the nature and extent of construction activities for each operator (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, and e) size of the maximum disturbed area;
7. 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). The landscape plan can be used to satisfy this requirement and should be included in the SWPPP and the ESC Plan submittal. Additional specifications for

stabilizing the steep slope next to the Blacks arroyo, such as the NMDOT specifications for seed and rock mulch, must be added to the plans.

8. Soil information – add a table with name type, particle sizes, and erodibility factor (CGP 2.1.1).
9. Update the engineer's stamp date each time the plan is changed.
10. 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