



Alan Varela, Director

September 23, 2024



Mayor Timothy M. Keller

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

**Re: Cottonwood Crossing II Lots 2A & 2B at 10088 and 10080 Coors Blvd SE
Erosion and Sediment Control Plan
Engineer's Stamp Date 4/8/24 (B14E010D)**

Mr. Bohannon,

Based on the information in your submittal, received on 9/16/24, the ESC Plan and NOI cannot be approved for Building Permit or Work Order 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 hasn't approved the G&D Plan for any purposes yet, so this plan can't be approved for any purpose. This conceptual plan is missing the level of detail required for ESC Plan approval, including:
 - a. Lot Numbers are missing from the ESC Plan and must be added per the ESC Plan Checklist.
 - b. Proposed grades and drainage patterns are missing from the ESC Plan and must be provided per CGP 7.2.4.b.
 - c. The north arrow is pointing west and must be corrected per the ESC Plan Checklist.
 - d. Sheet numbers and City Standard notes are missing and are required.
2. This 3.2-acre site is part of a 9.769-acre "Common Plan of Development or Sale (CPODS) called Cottonwood Crossing Phase II, which still has more than 5 acres that remain undeveloped. So, all parts of this CPODS must include soil loss calculations in their SWPPP per the EPAs Construction General Permit (CGP) 9.6.1.c, and no part is eligible for "Small Construction Waivers per Appendix C of the CGP.
3. Under existing conditions, this site receives stormwater runoff from the rest of the CPODS (lots 2C, 2D, 4, 5, and 6 plus half of Coors Blvd.), and this site discharges concentrated flows into two existing storm drain inlets on the south side of this site. Ponds and berms are required per the ESC Plan Checklist since the discharge is concentrated and the drainage area is more than 5 acres. Please consider designing controls for two separate phases, Work Orders as Phase 1 and Building Permits as Phase 2 as follows.
 - a. During Phase 1, an onsite sediment basin (SB) will be sized for the entire area draining to it, not just the disturbed portion of the site, in accordance with CGP 2.2.12.
 - b. Phase 2 will start after stormwater runoff from the offsite portions of the watershed has been conveyed in a non-erosive, lined drainage system consisting of paving, C&G, and storm drain. During Phase 2, the SB will be removed, and a silt fence will be added around the low sides of the remaining disturbed portions of the site to prevent sediment



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- and pollutants from entering the lined conveyance system. The silt fence must be “on contour” with the ends turning uphill. Additional berms and ponds will be necessary for any concentrated discharge points into the lined system.
- c. New ESC Plans must be submitted to the city for any lots transferred to new owners/operators.
 4. Care should be taken to prevent concentrated flows adjacent to the existing block wall along AMAFCA’s lot. Complaints were received by the city several years ago saying that erosion damaged some of AMAFCA’s walls. Locate additional berm/swales along the south and east boundary to divert stormwater into the STs non-erosively.
 5. The Engineers Stamp has several different dates on each sheet. Update the Engineer’s stamp date on all sheets when changes are made to any of the ESC Plan sheets.

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 Service