



Alan Varela, Director

December 16, 2024



Mayor Timothy M. Keller

Pierre J Amestoy
A Management Corp.
4461 Irving Blvd. NW
Albuquerque, NM 87114

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 9/25/24 (B14E010D)**

Mr. Amestoy & Mr. Bohannon.

Based on the information in your submittal, received on 12/3/24, the ESC Plan and NOI are satisfactory for the current disturbance, but they cannot be approved for any further land disturbance until the following comments are addressed. In the meantime, please post your permit coverage, install BMPs, and ensure your SWPPP and self-inspection reports are up-to-date and available onsite throughout construction. You must resubmit your ESC Plan to address the following comments before any new land disturbance.

1. The ESC Plan can't be approved until after Hydrology approves the G&D Plan for each specific purpose, DFT, Grading, Building Permit, and Work Order. Hydrology has only approved the G&D Plan for DFT. There have been no new G&D submittals to Hydrology since the last ESC Plan comments were made on 10/30/24.
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. (This informational comment sets the framework for subsequent plan preparation and reviews but doesn't require revisions.)
3. The swale that you added to divert offsite drainage to the offsite inlet southwest of this site crosses Popeyes' existing paved parking lot, and there aren't any details of the diversion in the ESC Plan or grading plans.
4. The initial BMPs should be constructed so they can be maintained and don't interfere with Phase 1 construction, presumably the road and utilities. It appears that the road in front of the townhomes will be constructed under a Work Order as Phase 1 since lot lines are shown between the townhomes and the road is separated from the lots by a property line. However, Phase 1 construction may start with buildings if the lot lines are removed and the townhomes are developed as condominiums or apartments. The DFT approval of a Site Plan and Infrastructure List will determine the construction sequence and phasing.
5. If the road work is Phase 1, then 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

Alan Varela, Director

Mayor Timothy M. Keller

of paving, C&G, and storm drain. During Phase 2, the sediment trap(s) will be removed, and a silt fence will be added around the low sides of the lots to prevent sediment 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.

6. New ESC Plans must be submitted to the city for any lots transferred to new owners/operators.
7. If the rear yards of the townhouse lots drain to the AMAFCA Pond, temporary stormwater controls need to be added to control that discharge during both phases.
8. The SWPPP must include site-specific interim and permanent stabilization per CGP 9.6.1.c.i. The Landscape Plan can be used to satisfy this requirement and should be submitted separately 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 specifications on the ESC Plan for any disturbed areas not covered by the Landscape Plan.
9. Even though changes were made to the ESC Plan the engineer's stamp date hasn't changed since the last ESC Plan comments were made on 10/30/24. 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