



Alan Varela, Director

Mayor Timothy M. Keller

March 27, 2024

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

**Re: Phase 1 Bedrock at The Trails by La Terra Development at 9300 Woodmont Ave. NW  
Erosion and Sediment Control Plan for Tracts 4 and 5 of the Trails Unit 3A  
Engineer's Stamp Date 4/4/24 (C09E011B)**

Dear Mr. Vallejos,

Based on the information in your submittal, received on 4/4/24, the above-referenced ESC Plan cannot be approved for a Work Order and Building Permit until the following comments are addressed.

1. Page 2 of the infrastructure list says, "Side slopes and bottom of Ponds (A6-1, A6-2, and D-1) shall be stabilized per City Standard Specification 1013;" however, that specification isn't called out on any of the ESC Plan Sheets or the DRC Plan Sheets. The numerous references to the EPAs Final Stabilization Criteria CGP 2.2.14 must all be replaced with the City's more stringent specification in the DRC and ESC Plans. Correct the stabilization notes on the ESC Plan and on the Phase 1 Work Order sheets 39 and 40 to indicate Spec 1013 to be constructed after all other construction is complete in phases 1, 2, and 3.
2. Comment #3 and #4 in the letter dated 3/27/24 weren't properly addressed. Ponds D-1, A6-1, and A6-2 must remain sediment basins until construction and stabilization are complete in the entire drainage basin, including portions of phases 2 and 3. The volume calculations must include fully developed conditions for Basins 1, 2, 5, 6, and Offsite Basins A3. The design volume for temporary sediment basins is based on the entire area drained. Onsite erosion and sediment controls must be designed in accordance with good engineering practices, including applicable design specifications per CGP2.1.2. Please see the attached Virginia standard & specification for sediment traps (ST) and sediment basins (SB) as an example of how to design and maintain safe temporary water quality structures. Move the "Pond stabilization" from the fifth item under the "Bedrock Phase 1 Construction Sequencing" to the last item in Phase 3 on sheet ESC-2.
3. Since construction already commenced in phases 1, 2, and 3, as defined in CGP appendix A of the CGP, the construction sequencing on page ESC 2 must include phases 2 and 3 since some storm drain connections and pond outfalls won't be made until all other construction in phases 2 and 3 is complete. Address the timing of the storm drain connection to Existing Pond A and the 2-yr 24-hour volume from that pond. Can the outfall structures for Ponds A6-1 and A6-2 be constructed with Phase 1 and still provide the design sediment volume below the outfall elevation? Place specific calculations and a narrative summary statement on the ESC Plan addressing the timing of the outfall between Pond A6-2 and D-1. You are responsible for the design, maintenance, and safety of Pond D-1 as a temporary sediment basin during construction and as a permanent detention pond after construction, so be sure that your design is safe.
4. Similarly, identify the maximum temporary design volume in Pond D-1 while acting as a temporary sediment basin and provide a narrative description of the function of that pond as a temporary sediment basin until all other construction in phases 1, 2, and 3 is complete. Change



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the notes on Work Order pages 37 and 38 from constructing the D-1 outfall during Phase 2 to the end of Phase 3 and verify the timing of the outfall from Pond A6-2 to D-1.

5. The inspection and maintenance specifications for the temporary sediment basins and the concrete washout on the detail sheet ESC-2 are missing and must be added per CGP 9.6.1c.i.
6. The width of the land disturbance for the waterline on Tract OS-2 appears to be much larger than the easement. Please label the width of the disturbance and add fencing to the ESC Plan and the Work Order Sheet 32 per City Standard Specification 1014.2.1. Also, stake out the location of the fence in the field so that it can be reviewed during a pre-grading meeting per Sec 1014.3.1.2(attached). Identify the easement for the waterline on the ESC Plan and Work Order sheet 32 and provide a copy of the document that created the easement.
7. It doesn't appear that Comment #5 in the letter dated 3/27/24 was addressed. Add a note on the ESC Plan stating that "the trail construction is not a part of this ESC Plan and a separate ESC Plan must be submitted to the SWQ Section for approval along with the property owner's NOI prior to any land disturbing activities in Tract OS-2. All land-disturbing activities associated with this development on Tract OS-2 will be stabilized with Native Seed with Aggregate Mulch per City STD SPEC 1012 or approved equal as may be required by the property owner."
8. Update the engineer's stamp date each time the plan changes.

If you have any questions, contact me at 924-3420 or [jhughes@cabq.gov](mailto:jhughes@cabq.gov).

Sincerely,

James D. Hughes, P.E., CPESC

A handwritten signature in cursive script that reads 'James D. Hughes'.

Principal Engineer, Planning Dept.  
Development and Review Services