



Alan Varela, Director

Mayor Timothy M. Keller

December 13, 2024

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

Joshua Lutz PE
Bohannon Houston Inc.
7500 Jefferson St NE Ste 1
Albuquerque, NM 87109

**Re: Bedrock at The Trails Units 2 and 3 at 9300 Woodmont Ave. NW
Erosion and Sediment Control Plan
CPESC Stamp Date 11/21/24 & PE Stamp Dates 7/18/24 & 7/31/24 (C09E011B)**

Dear Mr. Vallejos and Mr. Lutz,

Based on the information in your submittal received on 11/26/24 consisting of Sheets ESC 1-3, the DMP, and 39R and 40R of the Phase 1 work Order Plans, the following comments must be addressed before approval.

1. The construction sequencing on sheet ESC-2 says, in essence, that the outfall pipes from ponds D1 and A6-2 will be plugged until all of the buildings and infrastructure construction and stabilization are complete. However, the engineering sheets don't indicate that that condition is safe, nor is there any indication that the condition has even been considered by the professional engineer (PE). So, provide a hydrologic summary of how those two ponds will function with plugged outlet pipes at full buildout. The summary should be stamped by a PE and included in the Work Order and ESC Plans. The summary should include a description of the conditions, the 2-yr and 100-yr 24-hour volumes, peak flow rates, and peak stages in all ponds.
2. The plugs should be specified on the Work Order Plans as RCP Caps with gaskets or approved equal.
3. Specify on the Work Order Plans the timing of the cap removal, sediment removal, fine grading, and final stabilization per STD Spec 1013 for all onsite ponds acting as temporary sediment basins.
4. Additional phased BMPs must be designed on the ESC Plan sheets for any phase where the ponds can't safely be used as temporary sediment traps.

Residential subdivisions in Albuquerque are typically constructed in two phases, with the public infrastructure first and the private housing second, with limited overlap, because Building Permits (BP) aren't issued until the water system is complete and the streets are paved. Ponds and berms are the primary BMPs during the first phase, switching to cutback curbs and silt fences in the second phase. Typically, the post-construction stormwater quality ponds are adequate to serve as temporary Sediment Basins (SB) during the first phase and are the first construction items. In Phase 2 of typical residential subdivisions, the Cutback Curbs and Silt Fences are built near the end of the Work Order (WO) construction, as the streets are paved and the ponds are final graded and stabilized per Section 1013. The subdivision developer typically maintains the BMPs on the vacant lots until the home builder takes over at the time of the Building Permit. Sediment and pollutants are kept out of adjacent properties by the pond and berms during WO construction and out of the onsite streets during the BP construction.

But Bedrock is a commercial development, not a residential subdivision. Paving in commercial developments is typically not completed until the later phases of the building construction, as



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described in the construction sequencing, which will result in large impervious areas contributing stormwater runoff into the unpaved erosive streets.

You may need to consider temporary risers on the pond outlets and additional BMPs if the post-construction ponds can't provide the temporary retention volume for the whole project in accordance with CGP 2.2.12.

5. Erosion Control specifications and the property owner's NOI are missing and must be provided for the trail construction and other grading required in Tract OS-2.

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