

February 4, 2026



James Hughes, PE, CPESC
Principal Engineer, Planning Dept.
Development and Review Services
City of Albuquerque
Albuquerque, NM
505-924-3420
jhughes@cabq.gov

**RE: SWQ-2025-00051 Comments/Responses #3
U-Haul Self-Storage
8200 Jefferson St NE, Albuquerque, NM**

Mr. Hughes,

Thank you for your time reviewing the U-Haul Self-Storage Construction Stormwater Quality plans submittal for the proposed development at 8200 Jefferson St NE. We received your comments dated January 20, 2025 and have addressed your comments. Below we have copied all your review comments and then provided written responses explain how each item was addressed.

COMMENTS

1. Since the northwest pond is deeper on the ESC Plan than on the G&D Plan approved by Hydrology, please add a note on the ESC Plan highlighting this difference. Include a specification to construct and maintain the pond as outlined in the ESC Plan as the first item of construction. Horizontal and vertical controls, such as pond bottom dimensions, coordinates, and spot elevations, are necessary for its construction. Additionally, specify whether and when the pond should be reconstructed, per the version on the approved G&D Plan.

ISG Response: Noted on the plans that the temporary sediment basin will remain as-designed/built for final construction/stabilization. Noted that since this is larger and deeper than the original G&D Plan approved by Hydrology, it will remain as-is for final construction.

2. The sequence on the cover sheet should clearly state that the temporary northwest Sediment Basin (SB) and Diversion Channel (DC) are the first items of construction, before any land disturbance begins. Currently, it mentions site demolition, clearing and grubbing, and over-excavation of building pads before referring to the “cutting of the designed permanent retention pond.” The sequence also does not specify operating a temporary SB before or during construction. It must explicitly indicate that BMPs, including the temporary SB and DC, are installed first, prior to any land-disturbing activities, and differentiate between the temporary and post-construction versions of the pond. Additionally, it should state that these temporary controls require inspection and maintenance until construction is complete, stabilization is achieved, and the temporary BMPs are replaced by the post-construction SWQ ponds approved by hydrology.

ISG Response: This has been noted and updated to ensure the SB and DC are installed prior to any land disturbance begins and that proper inspection and maintenance shall be performed on the temporary controls until construction is complete, stabilization is achieved and temp BMPs are replaced by post-con SWQ ponds approved by hydrology.

3. The note on sheet 3 about replacing the diversion channel with a storm drain west of the building appears poorly planned. Where are the inlets that intercept stormwater to replace the DC during construction? Provide locations and details of these inlets, along with the grading that will direct stormwater into the storm drain if this temporary stormwater control method is used. The storm drains should be added to the sequence and listed as one of the temporary controls on the cover page. They must be inspected and maintained, with sediment removed during construction. An alternative drainage structure on the property line west of the building should be considered instead of the temporary storm drain BMP.

ISG Response: This storm drain has been better depicted on the plans with invert elevations and pipe size. This shall help carry all stormwater between the building and the property line to the west. It has also been added to the sequence of installation and temporary controls on the cover page and shall be inspected and maintained during construction.

4. Please provide a cross-section showing existing ground, temporary, and permanent grading and drainage structures between the west property line and the building. It should accommodate the worst-case grade change at the north end of the building.

ISG Response: This has been added to the ESC plan and accommodates the worst-case grade change at the north end of the building.

5. Sheet 3 shows the same top elevation of the berm, 5128.14, at three consecutive locations west of the building, and the DC is less than 18 inches high at two of them. The lettering height of the elevations must be 0.1 inches or larger.

ISG Response: This has been updated.

6. Please consider adding the south pond as a temporary sediment trap to enhance conditions west of the building.

ISG Response: This has been noted but will not be adjusted due to other measures (storm drain) added in this area.

7. A work order is needed for this project, but some of the new public infrastructure is missing. The TCL shows lane additions, and both the infrastructure list and the engineer's opinion of probable cost indicate additional C&G along all three streets bordering this site. The off-site infrastructure must be depicted on an ESC Plan, with precise limits of disturbance and stormwater controls for all land-disturbing activities. Also, provide a copy of the Infrastructure List approved by the city. Additional SWQ fees are required for the work order. No work is permitted in any adjacent right-of-ways without a City Work Order and an NMDOT permit.

ISG Response: This has been noted and necessary items have been provided in this resubmittal.

8. Update the engineer's stamp date on all sheets whenever a plan changes on any sheet to reflect the engineer's review of the impact across all sheets.

ISG Response: This has been updated.



Thank you again for reviewing the attached materials. Please contact me at 952.426.0699 or via email at Andrea.Rand@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

A handwritten signature in black ink that reads "Andrea Rand". The signature is written in a cursive, flowing style.

Andrea Rand, AICP
Development Services Coordinator