



Alan Varela, Director

August 22, 2024

Kelly Fetter
E2RC
439 South Hill Rd.
Bernalillo NM, 87004



Mayor Timothy M. Keller

**Re: Valentino Estates at 9200 Wilshire Ave NE
Erosion and Sediment Control Plan
Engineer's Stamp Date 7/30/2024 (C20E089)**

Mr. Fetter,

Based on the information in your submittal, received on 8/14/24, the above-referenced ESC Plan can not be approved for Grading and Work Order until the following comments are addressed.

1. Clearbrook Investments, Inc. is the current property owner and will probably be the owner/operator during the Work Order for the grading and infrastructure construction until the individual lots are transferred to the home builder. Stillbrooke Homes, Inc. will probably be the owner/operator during the building permits and construction of the individual houses. Identify the areas of control of each operator on the ESC Plan per CGP 7.2.1. Clarify whether this SWPPP map is for both operators or just one, and clarify whether this application is for just the Work Order infrastructure construction or if it is also for the Building Permit construction.
2. The cutback curb detail is on sheet 6 of the plans but isn't identified in the legend or as one of the stormwater controls on the SWPPP map. Some type of perimeter control is needed between the lots and the street from when the grading and infrastructure are complete until house construction is complete. These BMPs are required when the infrastructure is complete and at the beginning of the building permit construction. The transition between these two phases may vary, and the transfer of each lot from one operator to the other doesn't necessarily have to happen simultaneously, but the SWPPP Map must be kept up to date during construction and indicate the area of control of each operator as it changes. Separate SWPPP Maps are recommended for the two phases: Work Order and Building Permits. The map should show the locations where the sidewalk and landscape swale per DWG 2414 are included with the infrastructure construction. Where sidewalks preclude the cutback curb, use a silt fence or mulch sock behind the sidewalk instead.
3. The grades around the site's perimeter are being raised by several feet, so during construction, the perimeter slopes will be highly susceptible to erosion that may deposit sediment offsite. Please consider adding a berm around the low side perimeter of the site that is far enough inside the property so it doesn't interfere with the retaining wall construction.



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4. This entire site will drain to the southeast corner, where it will discharge as concentrated flow as soon as the earthwork is finished. Please select an appropriate BMP for that concentrated discharge, specify it in the construction sequence, and show its location on the ESC Plan.
5. The limits of disturbance should include the work on Wilshire Avenue, and BMPs are needed there.

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