

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Interim Director



Mayor Timothy M. Keller

March 21, 2023

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

**Re: The Estates at Academe – 8500 Harper Rd. NE  
Erosion and Sediment Control Plan  
Engineer's Stamp Date 3/17/2023 (E20E020B)**

Dear Mr. Vallejos,

Based upon the information provided in your submittal received 3/17/2023, the City cannot approve the above referenced ESC Plan for Building Permit until you address the following comments.

1. Show the existing Flood Hazard Boundary on the ESC Plan.
2. Add a note about not working in the floodplain during the monsoon season as follows.  
“The City Ordinance § 14-5-2-12(B)(3) requires that you provide erosion control and the safe passage of the 10-year design storm runoff during the construction phase for any grading within or adjacent to the floodplain from May 1 through October 31. In other words, there should be no loose dirt or other pollutants exposed to the potential 10 year flood flows of the South Pino Arroyo at any time from May 1 through October 31.”
3. Label the slope of the streets.
4. There should be two different erosion control plans for the two phases, the Work Order ESC Plan, and the Building Permit ESC Plan. The Building Permit ESC Plan should show cut-back swales or silt fence along the fronts of all of the lots with check dams in the swales where the street slope exceeds 2%.
5. Work Order construction of the scour wall in the South Pino Arroyo includes below grade excavation at the toe of the wall and a work zone of about 30' outside of the wall. The limits of disturbance and a silt fence should be located at the edge of the work zone and there may need to be a diversion berm to prevent 10- year flows from getting into the work zone during the monsoon season. The controls must remain in place until the disturbed area in the arroyo satisfies the Final Stabilization Criteria per CGP 2.2.14.c. You must add the work zone to the limits of disturbance and include stabilization specifications for that area on the Work Order ESC Plan.

6. Add a temporary sediment basin per CGP 2.2.12 to the Work Order ESC Plan. Include volume calculations on the ESC Plan and provide outlet details that withdraw water from the surface of the basin and erosion controls and velocity dissipation devices to prevent erosion at the inlet and outlet per CGP 2.2.11 and 2.2.12. A diversion berm to keep out the 10-year flows from the South Pino Arroyo could serve the dual purpose of impounding onsite flows to keep onsite pollutants out of the arroyo during construction.

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

Sincerely,

*James D. Hughes*

James D. Hughes, P.E.  
Principal Engineer, Planning Dept.  
Development and Review Services