



Alan Varela, Director

Mayor Timothy M. Keller

May 15, 2024

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

**Re: Oxbow Center Subdivision (Private Utilities and Roadway) at 3901 Coors Blvd. NW
Erosion and Sediment Control Plan
Engineer's Stamp Date 5/8/24 (G11E067)**

Dear Mr. Vallejos,

Based on the information in your submittal, received on 5/8/24, the above-referenced ESC Plan cannot be approved for Grading and Paving Permits until the following comments are addressed.

1. Sheet ESC-1 says it includes 6.53 acres of land-disturbing activities on a 27.97-acre site. Tax records show Tract X-2-A had 26.47 acres before the plat of "Lots 1 thru 10 of the University of Albuquerque Urban Center" dedicated 0.53 acres of additional right-of-way to the public. However, the total area of this "Common Plan of Development or Sale" is about 29.2 acres, including the 3.3-acre frontage improvements. So it doesn't seem that all of the property owner's land-disturbing activities are included in the 6.53 acre on sheet ESC-1. Correct the area of land-disturbing activities on sheet ESC-1 and on the NOI to include all phases.
2. The Schedule on sheet ESC-3 mentions three phases. The interim phase includes "Building" and "Mass grading," but no buildings or mass grading are shown on the Grading Plan approved by Hydrology or on this ESC Plan. So, remove buildings and mass grading from the schedule. The schedule must address the beginning and end of each phase. It must include all phases needed to complete the development of this 29.2-acre Common Plan. Identify the area of land-disturbing activities for each phase. The schedule must include but not limited to:
 - i. The Onsite Private Utilities and Roadways and associated land disturbance.
 - ii. The Onsite Public Utilities and associated land disturbance.
 - iii. The Offsite Public Infrastructure (about 3.3 acres including 0.53 acres additional ROW dedicated with this plat)
 - iv. The Onsite Public Pond in the northwest corner and grading at the existing pond.
 - v. BMPs for preserving the existing vegetation on the lots and transferring any of the lots to other owners/operators.
 - vi. The completion of Construction and Stabilization before removal of BMPs and before connection to any downstream stormdrain.
3. The scale of the ESC Plan is missing. Include a graphic scale and north arrow on each sheet. A scale of 1"=50' is suggested. The scale must be adequate to show the improvements and BMPs clearly. More than one sheet may be needed. All phases must be shown clearly.
4. Proposed contours are missing. You must show drainage patterns after grading activities per CGP 7.2.4.f and slopes per CGP 7.2.4.b.ii. Identify locations of concentrated flow paths that enter and exit the disturbed areas. Proposed grades must be shown on the ESC Plan to indicate the drainage patterns after grading activities.

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5. Clearly identify the areas where the existing vegetation is to be preserved and specify BMPs to protect them. All of lot 5 is shown within the limits of land disturbance. Identify the activities that will take place on lot 5.
6. Show locations where sediment, soil, or other construction materials will be stockpiled per CGP 7.2.4.b.iii and onsite and offsite construction support activity locations per CGP 7.2.4.b.
7. The locations of existing and proposed structures and other impervious surfaces are unclear, particularly along the frontage of the adjacent public streets. Show all existing and proposed structures and other impervious surfaces upon completion of this construction per CGP 7.2.4.b. The lines and line types along the frontage streets are confusing and are not identified in any legend. You may want to show the improvements for different phases on separate sheets, particularly if the phases won't be constructed simultaneously. You must clearly identify the locations of the existing and proposed impervious surfaces.
8. A combination of berms and sediment traps are required for developments 5 acres and larger and should be located where concentrated flow paths exit the disturbed areas or where sheet flows exceed the capacity of silt fence (more than 300' across disturbed areas). Construction details and specifications for sediment traps and sediment basins must be included in the ESC Plan and be stamped by a Professional Engineer (PE) registered in New Mexico. Design calculations for these temporary retention facilities must be included with the ESC submittal and stamped by a PE. These temporary sediment basins may be located in the same location as a post-construction pond, but a separate design is required to ensure the safe operation of the temporary facility during construction and until all construction and stabilization is complete in the area draining to the facility. All temporary BMPs must be sized for the entire area draining to them, both onsite and offsite, and for the ground cover that will produce the most runoff during construction. Special temporary connections to city storm sewers may be needed to ensure the design volume of the temporary sediment basin will be retained in the pond per CGP 2.2.12.c. Excess discharges from the 100-yr storm will be withdrawn from the surface of the sediment basin per CGP 2.2.12.d. Removal of the temporary outlet structure and conversion of the temporary sediment basin to the post-construction pond will not be allowed until construction and stabilization are complete in the area that drains to the facility and notes to that effect must be included on the Work Order plans.
9. Show locations where stormwater will be discharged per CGP 7.2.4.g. Show all existing and proposed storm drains and inlets.
10. The receiving waters are the Rio Grande. Correct the NOI and ESC Plan, where they say the receiving waters are an on-site retention pond.
11. The accurate name and contact information for the entity in control of the property rights is required on the Information Sheet, the NPDES documentation, the SWPPP, and the ESC Plan. The person who signs the certification statement at the end of the NOI must be a "responsible corporate officer" per CGP G.11.1. Provide documentation in the form of the Operating Agreement for Red Shamrock 12, LLC. that the officer signing the NOI satisfies the requirements of the CGP. Resolve the discrepancies where Joshua Skarsguard is using Trish Kvern's email address. The officer may delegate his signatory authority to another member of the corporation in accordance with CGP G.11.1.2 for the purpose of signing the remaining documents in the SWPPP and the required reports.



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I understand that this may require some additional work on your part. If you have any questions or need further clarification, please do not hesitate to contact me at 924-3420 or jhughes@cabq.gov. I look forward to receiving your revised ESC Plan at your earliest convenience.

Sincerely,
James D. Hughes, P.E., CPESC

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