

To: James D. Hughes, Principal Engineer

From: Francisco Hernandez III, P.E.

Date: February 9th, 2026

RE: Resubmittal of ESC Plan SWQ-2025-00057 | Comment Response Letter

The following memo provides responses to SWQ staff comments for Target ABQ W Erosion Control and Sediment Plan located at St. Joseph's Dr NW between Coors Blvd NW and Atrisco Dr NW on November 21st, 2025. Staff comments are in *italic* followed by the Applicant responses that are in **red and bold**.

STORMWATER QUALITY

1. *The ESC Plan can't be approved until after Hydrology approves the G&D Plan for each specific purpose, Site Plan, Grading, Building Permit, and Work Order. The only purpose Hydrology has approved so far is Site Plan. The existing and proposed grades must be shown on the ESC Plan and agree with the Grading Plan approved by Hydrology CGP7.2.4.b.ii.*

Applicant Response: Hydrology approved the final Grading and Drainage Plan on December 12th, 2025. (HYD-2025-00246)

2. *Identify locations of concentrated flow paths that enter and exit the disturbed areas. Show on-site drainage patterns of stormwater before and after major grading activities. CGP 7.2.4.f.*

Applicant Response: Location of concentrated flows have been identified on added sheet C304. On-site drainage patterns of stormwater before and after major grading activities are shown on sheets C300 & C301.

3. *The size of this site exceeds the drainage capacity of silt fences, and silt fences are not suitable for concentrated flows. Therefore, a temporary Sediment Basin is required to retain the necessary volume specified in CGP 2.2.12 from the entire watershed draining to it, including both on-site and off-site areas.*

Applicant Response: Silt fences have been removed, and a temporary sediment basin has been designed to retain the entire watershed draining to it, including both on-site and offsite areas.

The riser must be designed to handle the 100-year peak flow rate. Both the retention volume and the 100-year flow rate should be based on the most severe watershed shape and ground cover conditions expected during construction. One foot of freeboard is required between the elevation of the required volume and the overflow elevation. If an embankment is used, an additional foot of freeboard is required between the 100-year elevation and the minimum top-of-dam elevation.

Applicant Response: Noted. These calculations are shown in the approved drainage report by Hydrology on December 12th, 2025. (HYD-2025-00246)

Include a watershed basin map.

Applicant Response: Sheet C304 added to show watershed basin map.

Include the drainage area, ground cover, time of concentration, peak flow rate, and 24-hour runoff volume in a hydrology summary table for each design storm unless the required volume of “3,600 cubic feet per acre drained” is assumed. Where the 100-year peak flow rate is 50 cfs or more, the minimum required retention volume must be increased to the 10-year 24-hour volume to comply with Ordinance § 14-5-2-12(B)(3), which requires the safe passage of stormwater runoff from the 10-year storm from May 1 to October 31.

Applicant Response: Retention volume is required to be increased to the 10-year, 24-hour volume. Calculations for the required volume are shown on sheet C303 and a table showing how the minimum retention volume is met is shown on sheet C300 & C301.

Include plan view and section view details with construction specifications for side slopes, spot elevations, and either dimensions or coordinates for each pond. Include overflow structure details with specifications for risers, dimensions, and materials.

Include profile views with labels.

- A. the pond bottom elevation, area, and volume.*
- B. the sediment cleanout elevation, area, and volume*
- C. the elevation and area of the required volume*
- D. the overflow elevation, area, and volume*
- E. the 100-year elevation, area, and volume*
- F. the dam top elevation, area, and volume (if applicable)*

Applicant Response: Profile view with labels added to Sheet C302.

Include design volume calculations using the conic method and 100-year hydraulic calculations for the outlet on the ESC Plan with the details. Add bold construction notes for the Sediment Basin, indicating that riser modifications and excavation of the additional pond volume are the first construction tasks to be completed before placing any fill in the existing pond.

Applicant Response: Design volume calculations added to sheet C303. Construction notes for the Sediment Basin(indicating that riser modifications and excavation of the additional pond volume are the first construction tasks to be completed before placing any fill in the existing pond) are shown in red, bold, & underlined on sheets C300 & C301.

4. The SWPPP must include site-specific interim and permanent stabilization per CGP 9.6.1.c.i. The Landscape Plan can be used to satisfy this requirement and should be submitted separate from the ESC Plan with the application to the Stormwater Quality Section of the Planning Department, and it should be included in the SWPPP. Provide a specification on the ESC Plan for any disturbed areas not covered by the Landscape Plan and specify a "Landscape Buffer Swale" between the sidewalk and curb, per COA DWG 2414, along St Joseph's Dr.

Applicant Response: The landscape plan will be included separately as a part of this resubmittal.

5. The Site Data and Albuquerque ESC Notes are not legible on sheet C300 & C301. The Albuquerque ESC Notes are out of date. Update the notes and ensure all text is legible.

Applicant Response: All notes have been updated and increased in size to be more legible. Albuquerque ESC notes have been updated.

6. Specify the Conditions for terminating CGP coverage per CGP 8.2 in the sequence of construction, including the timing of the conversion of the temporary sediment trap into the post-construction SWQ pond.

Applicant Response: The Conditions for terminating CGP coverage per CGP 8.2 in the sequence of construction, including the timing of the conversion of the temporary sediment trap into the post-construction SWQ pond have been added to the Erosion Control and Phasing Section.

7. Soil information – add a table with name type, particle sizes, and Erodibility factor per CGP 2.1.1. Include soil loss calculations on the ESC Plan per CGP 9.6.1.i.

Applicant Response: Soil information added to sheet C303. Soil loss calculation is not required since there will be no soil leaving the site during construction.

8. Update the engineer's stamp date on all sheets whenever a change is made to any of the sheets. All ESC Plans must be prepared according to good engineering practices by qualified professionals (e.g., CPESC-certified engineers with proper training) specializing in erosion control, as specified in CGP 9.6.1.c.iii. Sheets should be numbered sequentially.

Applicant Response: Noted. The engineer's stamp date on all sheets has been updated.