



Alan Varela, Director

Mayor Timothy M. Keller

January 15, 2026

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

Re: Playa del Sur Subdivision at 5720 Miami Rd. NW  
**Erosion and Sediment Control Plan**  
**Engineer's Stamp Date: 1/7/26 – H11E075 - (SWQ-2026-00002)**

Dear Mr. Vallejos,

Based on the information in your submittal received on 1/13/26, the ESC Plan can't be approved until the following comments are addressed.

1. BMPs are required adjacent to all streets unless a block wall has already been constructed at the right-of-way. Cutback Curb (CBC) won't fit where sidewalks have already been constructed, so Stormwater Silt Fence (SWSF) or Compost Filter Socks (CFS) must be used behind the sidewalk until construction and stabilization are complete or until a block wall is built. See email sent 1/12/26 at 5 pm. No walls have been constructed along Wahoo or Marlin Streets, and both the wall and sidewalk are missing on the south side of Miami Rd. east of Wahoo, so BMPs are needed between the private property and the completed street improvements.
2. The cutback curb detail is insufficient. Use the draft city standard detail emailed on 1/12/26 at 5 pm.
3. Update the engineer's stamp date on all sheets whenever a change is made to any of the sheets.

If you have any questions, contact me at 924-3420.

Sincerely,

A handwritten signature in black ink that reads 'James D. Hughes'.

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