



Mayor Timothy M. Keller

Alan Varela, Director

May 30, 2025

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

Re: Savio Ridge Subdivision at 1600 Arroyo Vista Blvd. NW Erosion and Sediment Control Plan Engineer's Stamp Date: 5/23/25 (J08E003B & SWQ-2025-00028)

Dear Mr. Vallejos,

Based on the information in your submittal, received on 5/23/25, the ESC Plan and Notice of Intent (NOI) can't be approved for Grading, Work Order, or Building Permits until the following comments are addressed.

- 1. The 60-acre area of land disturbance shown on the ESC Plan only includes the onsite portion of this project, and it appears to be mislabeled as 108 acres on both the ESC Plan and the NOI. The off-site portion of this project must also be included in this ESC Plan, along with the corresponding temporary controls and Best Management Practices (BMPs). Additionally, the total area of land disturbance must be corrected on the ESC Plan and NOI.
- 2. Identify the existing drainage patterns per CGP 7.2.4.f, especially the "Discharge Points" where concentrated flow enters and exits the disturbed area, and identify the temporary Best Management Practices (BMPs) that will prevent discharge into the city's "Municipal Separate Storm Sewer System" (MS4) before the "Commencement of Construction Activities." as defined in Appendix 'A' of the CGP. Also, identify existing storm sewers that will be removed, including the timing and method of removal.
- 3. The construction sequence on sheet ESC-3 combines building and paving into a single step, making it suitable for commercial sites. However, residential subdivisions in Albuquerque are generally constructed sequentially, with the Work Order (WO) preceding the Building Permit (BP) construction within each unit of the subdivision. You must show the dividing line between units on the ESC Plan and present the controls that will be in place during each phase in each unit. When temporary retention ponds are converted to permanent detention ponds at the end of the WO phase, they will no longer function as construction BMPs and will be replaced by perimeter controls on the lots, such as cutback curbs with check dams and silt fences, so sediment basins will not be the primary BMPs at the same time as the perimeter controls on the lots during the BP phase. Showing both on the same plan is misleading because they won't both be in place at the same time except for a brief transition from one set of BMPs to the other. So show a separate BMP plan for each phase.

The Phase 1 should identify temporary berms and ponds to be constructed prior to any other landdisturbing activities as the primary BMPs. Phase 2 begins when the temporary BMP ponds are converted into permanent drainage infrastructure by adding discharge structures that discharge any portion of the retention volume required by CGP 2.2.12 into the City's Municipal Separate Storm Sewer System (MS4). The Phase 2 BMPs must prevent sediment from entering the newly paved Unit 1 streets that drain into the City's MS4. The permanent pond discharge structures must not be connected to the city's MS4 until the Phase 2 BMPs are constructed to prevent sediment from entering the newly paved Unit 1 streets. The Phase 2 BMPs should include additional berms and ponds to prevent Unit 2 from draining into the newly paved Unit 1 streets. The Phase 2 BMPs must control stormwater from the Unit 1 lots and the Unit 2 earthwork and infrastructure. Phase 3 will construct perimeter controls on the Unit 2 lots to





Alan Varela, Director

Mayor Timothy M. Keller

prevent sediment from entering the Unit 2 streets, and the Phase 2 temporary ponds and berms will be removed. The construction sequence must be modified to identify when the BMPs are initially constructed and when they are removed.

- 4. The Phase 1 temporary ponds and berms are not clearly shown on the ESC Plan. They must be clearly identified as temporary BMPs to differentiate them from the permanent ponds shown on the G&D Plan.
- 5. The sediment basin design calculations, per CGP 2.2.12.c, and construction specifications, per CGP 9.6.1.c.i, are missing from the ESC Plan and must be included with a professional engineer's certification. Capacity calculations and details must also be provided for the temporary outfall structures per CGP 2.2.12.d. Construction details and specifications are required in accordance with good engineering practices, as outlined in CGP 2.1. Use erosion controls and velocity dissipation devices to prevent erosion at inlets and outlets, as specified in CGP 2.2.12.e.
- 6. The SWPPP must include site-specific interim and permanent stabilization per CGP 9.6.1.c.i. The Landscape Plan and Work Order sheets 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 they should be included in the SWPPP. Provide a specification on the ESC Plan for any disturbed areas not covered by the Landscape Plan or Work Order sheets.

You will need to resubmit the SWQ Info sheet and the ESC Plan using the same SWQ# after the Work Order Plans are approved using new file names. The grades on the ESC Plan must match the approved G&D Plan so if the G&D Plan changes during the Hydrology review the ESC Plan must be updated to match. After the resubmittal is made send me an alert email to me at jhughes@cabq.gov.

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

Sincerely,

James D. Hughes

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