



Alan Varela, Director

Mayor Timothy M. Keller

September 9, 2024

Colleen Ruiz, PE
Stantec
733 Marquette Ave, Suite 1000
Minneapolis MN 55402

**Re: Westpointe Data Center at 8401 Daytona Rd. NW
Erosion and Sediment Control Plan
Engineer's Stamp Date – 7/25/24 (K09E026D)**

Ms. Ruiz,

Based on the information in your submittal, received on 8/29/24, the above-referenced ESC Plan cannot be approved until the following comments are addressed.

1. The owner information, "Oppidan Holdings, LLC." shown on the Information Sheet, and the Operator Name, "James Galliera," shown on NMR1006JH, and the Developer, CLOP Albuquerque NM LLC," shown on the IIA for the public improvements, all disagree with the available Bernalillo County records which show "98th & I-40 Land, LLC" owns the property. Property rights may have changed hands recently, if so, please provide documentation in the form of a recorded deed or lease. The accurate name and contact information for the entity controlling the property rights is required on the Information Sheet, the Notice of Intent (NOI) filed with the EPA, the SWPPP, and the ESC Plan per city ordinance § 14-5-2-11. Include this information with the resubmittal. If more than one entity is in control of the property and the Work Order, then you will need separate NOIs, and each entity's area of control must be specified on the ESC Plan.
2. The person who signs the certification statement at the end of the NOI must be a "responsible corporate officer" as defined at CGP G.11.1. Provide the Operating Agreement (AKA Certificate of Formation or Certificate of Organization) for each LLC as proof the officer signing the NOI satisfies the CGP's requirements. The officer may delegate his signatory authority to another member of the corporation per CGP G.11.1.2 to sign the remaining documents in the SWPPP and the required reports.
3. The ESC Plan seems to be missing. There is a Pre-Construction Plan, sheet ESC-003, and a Post-Construction Plan, sheet ESC-04, but neither sheet shows all of the required information in one view to identify conflicts. The ESC Plan must show the improvements together with the stormwater controls, and the stormwater controls (ponds, berms, & silt-fence) shouldn't be located where structures (buildings, sidewalks, & parking lots) will be constructed since the controls won't be removed until the rest of the site is stabilized. Show the controls and improvements together on a sheet called the ESC Construction Plan, including contours, property lines, and limits of disturbance without the heavy hatch patterns.
4. The Erosion Control Retention Blanket shown on the Post-Construction Plan, Sheet ESC-004, and the details on sheet ESC-005 are inconsistent with the details of the Landscape Plan, Sheet L-101, with LS Stamp date 6/3/2024. The SWPPP must include site-specific interim and permanent stabilization construction specifications 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.

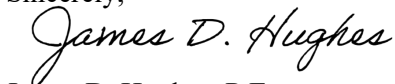
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5. You must design stormwater controls in accordance with good engineering practices, including applicable design specifications per CGP 2.1.2. Sites with land disturbing activities of more than 5 acres are considered large sites by the EPA, and the City of Albuquerque requires berms and ponds on the low side of large sites in addition to the silt fence required on small sites. The ESC Plan must include design calculations and construction specifications for a temporary Sediment Basin (SB) per CGP 2.2.12 stamped by a Professional Engineer registered in the state of New Mexico since the area of land disturbing activities exceeds 5 acres. Please use the attached Sediment Basin (SB) design specifications and include the following information for each SB in your resubmittal.
 - a. Specific location of the basin, including dimensions.
 - b. Plan view of the storage basin and emergency spillway, showing existing and proposed contours.
 - c. Cross section of dam, principal spillway, emergency spillway, and profile of emergency spillway with elevation specifications for each.
 - d. Hydraulic capacity calculations and construction specifications for the principal pipe outlets.
 - e. Runoff calculations for 2-year, 10-year, and 100-year frequency storms assuming the densest impervious cover that will occur during construction.
 - f. Hydraulic capacity calculations and construction specifications for the emergency spillway if the primary outlet won't pass the 100-year flow.
 - g. Storage computations
 - i. Sediment volume required
 - ii. Sediment volume available
 - iii. Elevation of sediment at which cleanout shall be required; also stated as a distance below the crest of the principal spillway.
6. Temporary diversion berms or swales must be used along the southwest and northeast edges of the limits of disturbance to direct the stormwater into the sediment basins. Silt-fence alone isn't adequate but should still be on top or outside the berms and sediment basins. Add berm locations on the plan and details with dimensions and compaction specifications.
7. Move the concrete washout away from the drainage path in the low, east corner of the site. Add washout details and construction specifications.
8. Change the inlet protection detail to eliminate any screens inside the inlet or blocking the openings. Use sandbags placed on the edge of the street, the outside 4' of the street, upstream of the inlet.
9. Update the engineer's signature & date on all sheets each time the plan changes.

If you have any questions, contact me at 924-3420 or jhughes@cabq.gov.

Sincerely,

A handwritten signature in cursive script that reads "James D. Hughes".

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