



Alan Varela, Director

Mayor Timothy M. Keller

May 30, 2024

Len Horan
Caldon Seeding and Reclamation, LLC
120 Old Highway 66
Albuquerque NM 87123

Re: D&B U Sell It at 401 Unser Blvd. and 8530 Bluewater Rd. NW
Erosion and Sediment Control Plan
Engineer's Stamp Date: 1/7/2024 (K10E066)

Dear Mr. Horan,

Based on the information provided in your submittal, received on 5/23/24, the above-referenced ESC Plan can't be approved until the following comments are addressed.

1. The ESC Plan must include all the information required by the City's Erosion and Sediment Control Plan Checklist (attached). BMP details are missing. The ESC plan must include construction, inspection, and maintenance standard details and specifications for all of the temporary BMPs as required per CGP 9.6.1.c.i.. All of the required information on the ESC Plan Checklist must be included on 22" x 34" sheets per the city drafting standards in DPM Part 4-2(B).
2. The boundaries, lot lines, limits of disturbance, BMPs, and other required information must be identified in a legend on the ESC Plan, and each ESC Plan sheet should have an ESC Plan title block that identifies the sheet number and the total number of sheets in the ESC Plan, for example, "Sheet 1 of 5."
3. The ESC Plan must agree with the G&D Plan approved by Hydrology. The west sidewalk culvert is missing from the ESC Plan, and other elements of the approved G&D Plan may have changed. You must update the base map to agree with the approved G&D Plan.
4. The Limits of Land-Disturbing Activities are missing from the ESC Plan. It is unclear if landscaping between the existing sidewalk and curb along Unser Blvd is part of the land-disturbing activities. Still, disturbance appears to extend to the curb along Bluewater Rd. and Saul Bell Rd. You must accurately identify the limits of disturbance on the ESC Plan.
5. The SWPPP must include site-specific interim and permanent stabilization per CGP 9.6.1.c.i. The Landscape Plan can satisfy this requirement. It should be stamped and signed by a registered professional landscape architect, submitted separately from the ESC Plan with the application to the Stormwater Quality Section of the Planning Department, and included in the SWPPP. Provide a specification on the ESC Plan for any disturbed areas not covered by the Landscape Plan.
6. Two Inlets along Unser Blvd are not shown on the plan, and inlet protection (IP) is missing at all 4 inlets. Show the location of all 4 inlets and IP at each.
7. Albuquerque's Development Process Manual (DPM) Part 6-14.D.1.i requires "sediment ponds/berms for sites larger than 5 acres." These two lots are part of a 6.2-acre Common Plan of Development per the definition in Appendix A of the CGP, so ponds and berms are required. Ponds must be designed and stamped by a registered Professional Engineer (PE). The CGP 2.2.12 requires temporary retention of the 2-yr 24-hr runoff volume or 3600 cf/acre from the area that drains to them. Include the engineering design, calculations, and construction details for the temporary BMPs in the stamped ESC Plan(s). The ESC Plan must include dimensions of the

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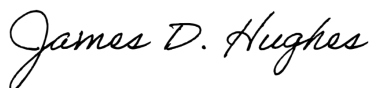
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temporary sediment ponds, details of the embankment and overflow structures with volume and hydraulic design calculations, construction specifications, maintenance schedules, and criteria for inspections, per CGP 9.6.1(C)(i).

8. The construction entrance at 8530 Bluewater Rd. is at the low end of the site. Provide additional details showing how stormwater runoff will be directed to erosion and sediment controls instead of leaving the site unchecked through the construction entrance. Consider limiting all ingress and egress to the existing driveway on Saul Bell Rd., deleting the entrance on Bluewater Rd., and showing a Construction Exit at the end of the driveway pavement on Saul Bell Rd.
9. Describe the nature of construction activities per CGP 7.2.3, beginning with the initial establishment of the BMPs, posting of permit coverage, and any demolition covered by the permit. Describe the nature and extent of construction activities per CGP 7.2.2. Include the size of the property and the size of the area of land-disturbing activities onsite and offsite. Include a description and project schedule per CGP 7.2.3.f through final stabilization, removal of BMPs, and filing NOT. Include a narrative description of the conditions that must exist prior to the removal of the temporary pond and the procedure for converting the area to the final stabilized condition.
10. Soil Loss calculations are also required for sites over 5 acres per CGP 9.6.1.c.i.
11. The owner information, "DBL Limited Trust," as shown on the NOI, does not agree with the available Bernalillo County records, which show "D&B Limited Trust, LLC" as the property owner. There is a big difference between a Trust and a Limited Liability Corporation. The property owner's NOI is required by City Ordinance § 14-5-2-11, and the name on the submittal documents must match public records exactly. 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 in control of the property rights is required on the Information Sheet, the NOI, the SWPPP, and the ESC Plan.
12. 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 (AKA Certificate of Formation or Certificate of Organization) showing that the officer signing the NOI satisfies the CGP requirements. 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.
13. Update the engineer's stamp date each time the ESC Plan is changed.

If you have any questions, you can 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