



Alan Varela, Director



Mayor Timothy M. Keller

December 15, 2025

Kelley Fetter, PE
E2RC
439 South Hill Rd.
Bernalillo, NM 87004

**Re: Casitas Del Camino at 120 60th ST NW
Erosion and Sediment Control Plan
Engineer's Stamp Date – 11/20/25 – K11E005A (SWQ-2025-00061)**

Mr. Fetter,

Based on the information in your submittal received on 12/11/25, the ESC Plan can't be approved until the following comments are addressed.

1. The north arrows on sheets 8, 9, 10, and 11 are pointing the wrong way and must be corrected.
2. There aren't enough existing and proposed contours and spot elevations within the existing development west of 60th St. to determine the limits of grading and the drainage patterns associated with all of the new sidewalks being constructed on sheet 8. Proposed contours extend into the southwestern third of the existing development, suggesting regrading of all open space between the buildings. Add these areas to the grading limits on the ESC Plan, and verify the drainage patterns.
3. According to the G&D Plan, the undeveloped part of the site west of 60th St., shown on sheet 8, is supposed to drain to 60th St., even though it doesn't drain there now. Silt fences are not suitable for the large drainage area and concentrated flow along the south edge of the site. Temporary and permanent controls must be identified on the ESC Plan with the capacity to divert the 100-year stormwater runoff across the south edge of the site to 60th St. A temporary Diversion Channel (DC) should be the first item of construction there to remain until after the permanent retaining wall is constructed, as shown on the G&D Plan. Provide a symbol and construction note on the ESC Plan for the temporary DC specifying top elevations for the berm 6" min above the top elevation of the retaining wall. The DC should be offset enough from the property line to allow construction of the retaining wall. Extend that DC and wall all of the way to 60th street with at least 6" freeboard. Provide a typical section through the wall and berm with a normal depth calculation on the ESC Plan.
4. The ponds along the south edge of the site on sheet 8, must also be the first items of construction prior to other land disturbing activities. The notes on the ESC Plan show the same pond volumes as the G&D Plan. However, the required temporary pond volume is much larger than the post-construction volume shown on the G&D Plan. You must *"design and install all stormwater controls in accordance with good engineering practices, including applicable design specifications"* per CGP 2.1.3. The NMED requirements in CGP 9.6.1.c.i state: *"The SWPPP must also describe design specifications, construction specifications, maintenance schedules (including a long-term maintenance plan), criteria for inspections, and expected performance and longevity of these BMPs."* The design calculations and temporary construction specifications must be

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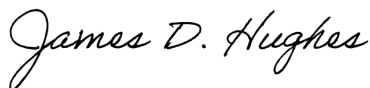
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added to the ESC plan to demonstrate that the ponds are adequately sized to comply with CGP 2.2.12. The temporary ponds should be sized for either the two-year volume or 3600 cf per acre from the area draining to each. A basin map is required in the ESC Plan, along with the calculations. The area draining to some of the ponds can't be determined without identifying the drainage patterns in the existing development, as required above.

5. The existing parking lots on both sides of 60th St drain into the street. Diversion channels are required on both sides of the street to keep stormwater runoff from the parking lots out of the street and to direct that drainage into sediment traps sized for the entire existing developed area that drains to them.
6. Add a separate sheet showing demolition areas, including asphalt, concrete, and walls per CGP 7.2.4.b.i. Add a note to *"Provide waste containers (e.g., dumpster, trash receptacle) of sufficient size and number to contain construction and domestic wastes per CGP 2.3.3.e, including demolition debris.*
 - a. *For waste containers with lids, keep waste container lids closed when not in use, and close lids at the end of the business day and during storm events.*
 - b. *For waste containers without lids, provide either Cover (e.g., a tarp, plastic sheeting, temporary roof) to minimize exposure of wastes to precipitation or a similarly effective means designed to minimize the discharge of pollutants (e.g., secondary containment)."*
7. 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.
8. Soil information – add a table with name type, particle sizes, and Erodibility factor per CGP 2.1.1.
9. 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 or jhughes@cabq.gov.

Sincerely,

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

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