



Alan Varela, Director

Keller

January 9, 2024

Ron Bohannon
Tierra West, LLC
5571 Midway Park Place, NE
Albuquerque, NM 87109

**Re: Sage Plaza Storage
Erosion and Sediment Control Plan
Engineer's Stamp Date 1/4/24 (M09E012B)**

Mr. Bohannon,

Based upon the information provided in your submittal received 1/5/2024, the above-referenced ESC Plan cannot be approved for Grading Permit or Building Permit until the following comments are addressed.

1. The owner information shown on the Information Sheet, the NPDES documentation, and/or the ESC Permit application form (Frontera Real Estate) does not agree with the available Bernalillo County records (FRE Albuquerque SS LLC). Property rights may have changed hands recently, if so, please provide documentation in the form of a recorded deed or lease. Purchase agreements may also be acceptable. The accurate name and contact information for the entity in control of the property rights is required and should also be shown on the plan.
2. The ESC Plan can't be approved for Grading, Building Permit, or Work Order until the property owner's NOI has been reviewed and approved by City Stormwater Quality per Albuquerque Code § 14-5-2-11(a).
3. The ESC Plan can't be approved until after Hydrology approves the G&D Plan for each specific purpose, Site Plan, Grading, Building Permit, and Work Order. The only purpose Hydrology has approved so far is Site Plan. The existing and proposed grades must be shown on the ESC Plan, and they must agree with the Grading Plan approved by Hydrology (CGP7.2.4.b.ii);
4. The SWPPP must include site-specific interim and permanent stabilization per CGP 9.6.1.c.i. Provide a specification on the ESC Plan along with schedules for implementation per CGP 2.2.14. Label areas where existing vegetation is to be preserved and not graded at this time. Label areas to be stabilized with landscape rock (all areas in the public ROW) and show typical section and specifications. Label areas to be stabilized with vegetation and provide details and specifications.
5. Provide calculations for the Sediment Trap design showing compliance with CGP Part 2.2.12.c which requires storage for either:
 - a. The calculated volume of runoff from a 2-year, 24-hour storm; or
 - b. 3,600 cubic feet per acre drained.



Mayor Timothy M.



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6. Provide details, including specifications for construction, inspection, and maintenance of erosion controls and velocity dissipation devices to prevent erosion at inlets and outlets of the sediment traps per CGP Parts 2.2.12.e and 9.6.1.c.i.
7. Vicinity map – add a zone atlas map clearly indicating location and street names.
8. The City Standard ESC Notes are outdated. Please use the current City Standard ESC Notes attached.
9. Update the engineer's stamp date each time the plan is changed.

If you have any questions, you can contact me at 924-3325 or cenglish@cabq.gov.

Sincerely,
Chancellor English

Chancellor English

Erosion and Sediment Control Specialist, Planning Dept.
Development and Review Services