



Alan Varela, Director

Mayor Timothy M. Keller

August 24, 2022

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

**Re: Kairos Power – 5102 Hawking Dr. SE
Erosion and Sediment Control Plan
Engineer's Stamp Date (missing) (Q16E5000A)**

Dear Mr. Horan,

Based upon the information provided in your submittal received 8/19/2022, the above-referenced ESC Plan cannot be approved until the following comments are addressed.

1. Describe the nature and extent of construction activities, including the large area of disturbance that remains disturbed from Phase 1, NMR10033B, that began in 2020. Include the size of the properties and the size of the area of land-disturbing activities. Describe construction support activities and show the staging area on the ESC Plan. Include a description of the project schedule for the following (CGP 7.2.3.f.)
 - a. Commencement of construction activities in each portion of the site, including clearing and grubbing, mass grading, demolition activities, site preparation (i.e., excavating, cutting and filling), final grading, and creation of soil and vegetation stockpiles requiring stabilization;
 - b. Temporary or permanent cessation of construction activities in each portion of the site;
 - c. Temporary or final stabilization of exposed areas for each portion of the site; and
 - d. Removal of temporary stormwater controls and construction equipment or vehicles, and the cessation of construction-related pollutant-generating activities.
2. The property lines and limits of disturbance must be shown clearly on the plan. Show designated points where vehicles will exit onto paved roads (CGP7.2.4.a & b)
3. I can't tell the difference between building, sidewalk, asphalt, and dirt on the ESC Plan. These structures must be clearly identified in the SWPPP per CGP 7.2.4.b.vi. The same information is required in the ESC Application. You may attach a copy of the Site Plan to both the SWPPP and the ESC Application to address this requirement.
4. Describe undisturbed and pre-construction ground cover (CGP7.2.4.e)
5. Identify locations of concentrated flow paths that enter and exit the disturbed areas. Identify locations where sheet flow enters and exits the disturbed area. Show on-site drainage patterns of stormwater before and after major grading activities. (CGP 7.2.4.f)
6. The SWPPP must include site-specific interim and permanent stabilization per CGP 9.4.1.c.i. The Landscape Plan can be used to satisfy part of this requirement and should be submitted separately from the ESC Plan with the application to the Stormwater



Alan Varela, Director

Mayor Timothy M. Keller

Quality Section of the Planning Department, and they should be included in the SWPPP. Also, provide a specification on the ESC Plan for any disturbed areas not covered by the Landscape Plan or Work Order sheets.

7. The ESC Plan can't be approved for Building Permit until the property owner's NOI has been reviewed and approved by City Stormwater Quality per Albuquerque Code § 14-5-2-11(a). Provide deeds, leases, easements or additional NOIs from the property owners, "The City of Albuquerque" and "Steve Chavez, Rudy Guzman, and Pete and Soula Daskalos".
8. City Standard ESC Notes are attached.
9. Provide Engineers certification. Update the engineer's stamp date each time the plan is changed.

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

Sincerely,

James D. Hughes

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