



Alan Varela, Director

Mayor Timothy M. Keller

April 1, 2026

James Tolman, CPESC
Inspections Plus Inc.
504 El Paraíso Rd. NE Suite B
Albuquerque, NM 87113-1590

**Re: Cibola Loop Apartments - Tract B-1
Erosion and Sediment Control Plan
Engineer's Stamp Date 3/17/23 – A13E011B (SWQ-2026-00025)**

Mr. Tolman,

Based on the information in your submission received on 3/25/26, the ESC Plan and NOI can't be approved until after the following comments are addressed.

1. 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 preliminary for DFT on the 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);
2. This site is dependent on off-site streets for access and to prevent off-site flows from entering this site. The G&D Plan is a Common Plan of Development or Sale (CPODS) that includes all land-disturbing activities, both on- and off-site. You must identify the operator(s) responsible for the off-site land disturbing activities, show the limits of that operator's control, and their NPDES ID # on this ESC Plan.
3. Submit the off-site property owners' ESC Plan and NOI for approval by the city SWQ Section. The owner of this site, Cibola Loop Investments Group, LLC., may expand its coverage to include stormwater from the areas of off-site land disturbing activities if it has easements on the areas of disturbance on the adjoining properties. Either provide a copy of the easements on the adjoining property or that property owner's NOI, along with an ESC Plan for those activities.
4. The proposed land disturbing activities in the existing pond next to Ellison Rd. must comply with City Ordinance § 14-5-2-12(B)(3) which says from May 1 through October 31, any grading within or adjacent to a facility that conveys a 100-year flow rate of 50 cfs or receives a 100-year 24-hour volume of 2.0 acre-feet or more must provide stormwater control, erosion control, and safe passage of the 10-year design storm runoff during construction.
5. Identify upstream off-site drainage areas and locations where upstream off-site drainage enters this site.
6. Install diversion channels (DC) around all sides of the site to prevent onsite drainage from leaving and to direct flows into the onsite sediment trap. Additional DC along the upstream edges should also prevent off-site stormwater from entering during construction, guiding off-site runoff around the land-disturbing activities proposed with this project.
7. The on-site temporary sediment Trap (ST) must be designed in accordance with good engineering practices by a New Mexico professional engineer qualified in erosion control. Include applicable design calculations and construction specifications on the esc plan per CGP 2.1.2 and 9.6.1.c.iii. as follows.
 - a. Include a watershed basin map on-site and off-site. Include a separate map for each phase if watershed boundaries change during construction.
 - b. Include the drainage area, ground cover, time of concentration, peak flow rate, and 24-hour runoff volume in a hydrology summary table for each design storm for each pond unless the required volume of "3,600 cubic feet per acre drained" is assumed. Tables 6.2.13 and

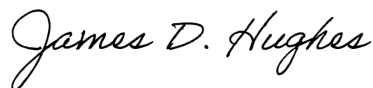
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- 6.2.14 in article 6-2 of the DPM are particularly useful in determining volumes and flow rates.
- c. Include design volume calculations using the conic method and 100-year hydraulic calculations for each outlet on the esc plan with the details.
conic volume equation: $v = \frac{h}{3}(A_1 + A_2 + \sqrt{A_1 * A_2})$
Weir equation: $Q = KLH^{3/2}$
where $k = 3.3$ (sharp crest) or $k = 2.7$ (broad crest)
 - d. Include plan view and section view details of each pond with construction specifications for side slopes, spot elevations, and either dimensions or coordinates for each pond. Also, include overflow structure details with specifications for riser and spillway dimensions and materials. Include profile views through each pond, labeling:
 - i. the pond bottom elevation, area, and volume.
 - ii. the sediment cleanout elevation, area, and volume
 - iii. the elevation and area of the required volume
 - iv. the overflow elevation, area, and volume
 - v. the 100-year elevation, area, and volume
 - vi. the dam top elevation, area, and volume (if applicable)
 - e. Include details of pipe connections (if applicable), riser to pipe connections, riser base, and anti-vortex trash rack.
8. The SWPPP must include site-specific interim and permanent stabilization according to CGP 9.6.1.c.i. The Landscape (LS) Plan can be used to meet this requirement and should be submitted separate from the ESC Plan with the application to the Stormwater Quality Section of the Planning Department. The LS Plan should also be included in the SWPPP. Provide a specification on the ESC Plan for any disturbed areas not covered by the Landscape Plan, and specify a "Landscape Buffer Swale" between the sidewalk and curb, per "COA DWG 2414," where sidewalk is required along frontage streets.
9. The engineer's stamp date on sheet 5 is 3 years older than the coversheet. Update the engineers' stamp date on all sheets whenever a change is made to any sheet. All sheets must have the same date.

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 Service