

CITY OF ALBUQUE

Planning Department
Allen Varela, Director



Mayor Timothy M. Keller

April 29, 2022
Kelly Fetter
E2RC
439 South Hill Rd.
Bernalillo NM, 87004

**Re: Preserve at Woodmont – 7910 Paseo Del Norte NW
Erosion and Sediment Control Plan
Engineer's Stamp Date (4/4/2022) (C09E015)**

Dear Mr. Fetter,

Based upon the information provided in your submittal received 4/14/2022 and again on 4/25/2022, the above-referenced ESC Plan is satisfactory to be included in the SWPPP until the comments below are addressed and a revised plan is submitted for Building Permit and Work Order.

This ESC Plan and the NOI are being approved now to avoid further violation of Albuquerque's Erosion and Sediment Control (ESC) ordinance § 14-5-2-11 at link https://codelibrary.amlegal.com/codes/albuquerque/latest/albuquerque_nm/0-0-0-19897 requires the property owner to provide an ESC Plan and the EPA's Notice of Intent (NOI) to the city for review and approval prior to issuing construction permits and prior to any land-disturbing activity. It also requires compliance with the Construction General Permit (CGP) [2022 Construction General Permit \(CGP\) | US EPA](#). This ESC Plan is approved only for Grading. The following comments must be addressed prior to approval of the ESC Plan and NOI for Building Permit and Work Order (WO).

1. The ESC Plan can't be approved until the property owners' NOIs have been reviewed and approved by City Stormwater Quality per Albuquerque Code § 14-5-2-11(a). The NOI for PV Trails Apartments LLC is for an estimated area of 18.75 acres is satisfactory for the 17.35 acres controlled by PV Trails Apartments LLC including:
 - a. The 13.75 acre Tract 11 Catalonia
 - b. The 1.4 acre portion of Paseo del Norte in the WO
 - c. The 2.2 acre portion of Woodmont in the WO,However a 2 acre portion of Tract 4 of The Trails Unit 3 containing Pond C plus about 0.7 acres slopes on Tracts 3 & 4 are owned by PV Trail Albuquerque LLC (2.7 ac total). So either provide an NOI or an easement from PV Trail Albuquerque LLC.
2. The limits of Disturbance needs to be expanded to include the Portion of Paseo Del Norte and the slope on tracts 3 & 4 of The Trails Unit 3.

3. Include specifications for BMPs and interim and permanent stabilization per CGP 9.4.1.c.i. for the Work Order, Pond C, and offsite slope areas of disturbance associated with this site. Include a stabilization plan for the offsite WO areas that clearly shows limits of pavement, gravel, and vegetative stabilization.
4. Describe the nature and extent of construction activities in the offsite, Work Order portion of the site (CGP 7.2.2.), including a) nature of construction activities, c) size of disturbed area, d) description of construction support activities, e) size of maximum disturbed area, and f) Project Schedule. The current description is for the onsite 13.75 acre Tract 11 only.
5. 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