

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

September 18, 2020  
Mathew Valejos  
Green Globe Environmental, LLC  
PO Box 400  
Los Lunas NM, 87031

**Re: Sonata Green Apartments - Tree Line Ave @ Universe Blvd NW  
Erosion and Sediment Control Plan  
Engineer's Stamp Date 9/14/2020 (C10E001A)**

Dear Mr. Valejos,

Based upon the information provided in your submittal received 9/14/2020, the above referenced plan can't be approved to be included in the SWPPP and to apply for an ESC Permit/eNOI for Grading until the following comments have been addressed.

1. A comprehensive plan is needed. The site shown is part of a larger common plan of development that includes the construction of adjacent streets south and east of the apartment site. Identify controls for the adjacent streets and identify which operator will be responsible for NPDES compliance in those areas. State on the plan whether or not there will be a separate SWPPP for that area?
2. Silt fence alone is not sufficient, especially for diverting onsite flows to the sediment ponds and for diverting offsite flows around the construction site. Show on the plan how the offsite flows draining into this construction site from the west and east will be handled, and account for those areas in the design calculations.
3. Provide build notes, details, and design calculations for sediment traps, sediment basins and diversion berms/swales. The build notes should state that these controls must be the first item of construction and must precede clearing and grubbing operations on the rest of the site.
4. The ESC Plan can't be approved until after the G&D Plan is approved, and the two plans must agree. An updated G&D Plan was submitted on 9/10/20 and is still in review.
5. Please add the following City Standard Notes to the plan.

#### ESC Plan Standard Notes (2020-07-16)

1. All Erosion and Sediment Control (ESC) work on these plans, except as otherwise stated or provided hereon shall be permitted, constructed, inspected, and maintained in accordance with:
  - a. The City Ordinance § 14-5-2-11, the ESC Ordinance,
  - b. The EPA's 2017 Construction General Permit (CGP), and
  - c. The City Of Albuquerque Construction BMP Manual.

2. All BMP's must be installed prior to beginning any earth moving activities except as specified hereon in the Phasing Plan. Construction of earthen BMP's such as sediment traps, sediment basins, and diversion berms shall be completed and inspected prior to any other construction or earthwork. Self-inspection is required after installation of the BMPs and prior to beginning construction.
3. Self-inspections - At a minimum a routine compliance self-inspection is required to review the project for compliance with the Construction General Permit once every 14 days and after any precipitation event of 1/4 inch or greater until the site construction has been completed and the site determined as stabilized by the city. Reports of these inspections shall be kept by the person or entity authorized to direct the construction activities on the site.
4. BMPs shall be inspected and maintained until all disturbed areas are stabilized in accordance with the Final Stabilization Criteria (CGP 2.2.14.b). Generally, all disturbed areas, other than structures, must have uniform perennial vegetation that provides 70 percent or more of the cover provided by native vegetation or seed the disturbed area and provide non-vegetative mulch that provides cover for at least three years without active maintenance. Final stabilization must be documented on self-inspection reports and approved by the City of Albuquerque prior to removal of BMPs and discontinuation of inspections.

Please resubmit a revised plan along with an updated Information Sheet. If you have any questions, you can contact me at 924-3420 or [jhughes@cabq.gov](mailto:jhughes@cabq.gov).

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Sincerely,

*James D. Hughes*

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