



Alan Varela, Director
Timothy M. Keller

April 4, 2024

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

**Re: XM at Petroglyphs (Tierra Buena Apartments)
Erosion and Sediment Control Plan
Engineer's Stamp Date 3/26/24 (C11E002)**

Mr. Tolman,

Based on the information in your submittal received on 3/26/24, the ESC plan cannot be approved until the following comments are addressed.

1. The owner information, "Gama Development/TQM, LLC," as shown on the ESC Plan, Information Sheet, and the NPDES documentation, does not agree with the available Bernalillo County records, which show "Beta Investments, LLC" as the property owner. Property rights may have changed hands recently, if so, please provide documentation in the form of a recorded deed or lease. The accurate name and contact information for the entity in control of the property rights is required on the Information Sheet, the NPDES documentation, the SWPPP, and the ESC Plan per city ordinance § 14-5-2-11.
2. The person who signs the certification statement at the end of the NOI must be a "responsible corporate officer" as defined at CGP G.11.1. Provide documentation in the form of articles of incorporation, bylaws, or board meeting minutes that the officer signing the NOI satisfies the CGP's requirements. The officer may delegate his signatory authority to another member of the corporation in accordance with CGP G.11.1.2 for the purpose of signing the remaining documents in the SWPPP and the required reports.
3. The Limit of Disturbance & Property Boundary are shown as a single line type in the legend, but they are not located at the same place, so a separate line type for each will have to be shown in the legend and on the ESC Plans. The adjacent street improvements will be constructed under a City Work Order and are part of the land-disturbing activities of this project. The southerly Limit of Disturbance is unclear, but the plan seems to show a new sidewalk on the south side of the street. Is that the south limit?
4. Cutback curbs are only feasible where the street is constructed before the buildings, which isn't likely in this multifamily development. Provide a construction sequence per CGP 7.2.3.f beginning with the initial establishment of the BMPs, posting of permit coverage, grading, utility construction, building construction, onsite and offsite C&G, paving, and sidewalks, and ending with stabilization, removal of BMPs, and filing NOT.
5. Label street slopes steeper than 2.5% and add check dams or wattles every 50 across the concentrated flow paths.



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6. Replace the old City Standard Notes with the current (6/16/23) version.
7. 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 the SWPPP and the ESC Application to address this requirement.
8. The SWPPP must include site-specific interim and permanent stabilization per CGP 9.6.1.c.i. The Landscape Plan and Work Order sheets can be used to satisfy this requirement and should be submitted separate from the ESC Plan with the application to the Stormwater Quality Section of the Planning Department and they should be included in the SWPPP. All disturbed areas within the City's ROW must be stabilized with rock, so specify "Seed and Aggregate Mulch Per COD STD 1012" or an approved equal rock specification on the Work Order plans. Provide a specification on the ESC Plan for any disturbed areas not covered by the Landscape Plan or Work Order sheets.
9. Update the engineer's stamp date each time the plan changes.

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

Sincerely,
James D. Hughes, P.E., CPESC

Principal Engineer, Planning Dept.
Development and Review Services