



Alan Varela, Director



Mayor Timothy M. Keller

December 15, 2022

Graeme Means, PE
High Mesa Consulting Group .
6010-B Midway Park Blvd. NE
Albuquerque NM, 87109

Re: Sedona West Apartments – 9330 Eagle Ranch Rd. NW
Erosion and Sediment Control Plan
Engineer's Stamp Date 11/28/2022 (C13E001)

Dear Mr. Means,

Based upon the information provided in your submittal received on 12/01/2022, the above referenced ESC Plan cannot be approved until the following comments are addressed.

1. The owner information shown on the Information Sheet, the NPDES documentation, and /or the ESC Permit application form does not agree with the available Bernalillo County records, Sedona West, LLC. Property rights may have changed hands recently, if so, please provide documentation in the form of a recorded deed or lease. Purchase agreements may also be acceptable. The accurate name and contact information for the entity in control of the property rights is required and should also be shown on the plan.
2. The ESC Plan can't be approved for Grading, Building Permit, or Work Order until the property owner's NOI has been reviewed and approved by City Stormwater Quality per Albuquerque Code § 14-5-2-11(a).
3. Show the limits of disturbance (CGP7.2.4.b.i)
4. 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)
5. 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.
6. The SWPPP must include site-specific interim and permanent stabilization per CGP 9.4.1.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. Provide a specification on the ESC Plan for any disturbed areas not covered by the Landscape Plan or Work Order sheets.



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7. Describe the nature and extent of construction activities (CGP 7.2.2.). Include a description and project schedule per CGP 7.2.3.f through final stabilization, removal of BMPs, and filing NOT. Also note the size of the property and the total area of land disturbing activities.
8. Soil information – add a table with name type, particle sizes, and Erodibility factor (CGP 2.1.1).
9. Include the City Standard ESC Notes attached.
10. 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