



Alan Varela, Acting Director



Mayor Timothy M. Keller

December 21, 2021

Cassandra Durkin, CPESC, CESSWI  
Inspections Plus Inc.  
504 El Paraiso Rd. NE Suite B  
Albuquerque, NM 87113

**Re: Allaso Vineyard Apartments - 8945 Holly Ave NE  
Erosion and Sediment Control Plan  
Engineer's Stamp Date 12/16/2021 (C20E086)**

Dear Ms. Durkin,

Based upon the information provided in your submittal received on 12/20/21, the above-referenced plan is can't be approved until the following comments are addressed.

1. The limits of disturbance must be shown on the ESC Plan (CGP7.2.4.b.i). The limits must include both the Building Permit (3.3ac) and the Work Order (1.5ac). Lot lines must also be shown.
2. The ESC Plan can't be approved until after Hydrology approves the G&D 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)
3. Identify locations of concentrated flow paths that enter and exit the disturbed areas. The locations on the ESC Plan don't agree with the locations on the G&D Plan. Show on-site drainage patterns of stormwater before and after major grading activities. (CGP7.2.4.f)
4. The SWPPP must include site-specific interim and permanent stabilization per CGP 9.4.1.c.i. The landscape plan can be used to satisfy this requirement and should be included in the SWPPP and the ESC Plan submittal.
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.v. The same information is required in the ESC Application. You may include a copy of the Site Plan in both the SWPPP and in the ESC Application to address this requirement.
6. Describe the nature and extent of construction activities for both onsite and offsite operations (CGP 7.2.2.), including a) nature of construction activities, b) size of the property, c) size of disturbed area, d) description of construction support activities if any, e) size of maximum disturbed area, and f) Project Schedule both onsite and offsite The offsite demolition, wattles, and onsite sediment trap are missing from the schedule.



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7. The ESC Plan must include site-specific erosion and sediment control best management practices (BMPs) that are designed to prevent to the maximum extent practicable an increase in the sediment yield. The ESC Plan must identify and document the rationale for selecting these BMPs including:
  - a. A temporary sediment trap at the outfall on the west side of the site per CGP 2.2.12 including volume calculations.
  - b. A cutback swale with j-hook silt fence along Holy Ave. since it exceeds 2.5% slope.
  - c. Mulch socks for the Work Order construction activities.
8. Soil information – add a table with name type, particle sizes, and Erodibility factor (CGP 2.1.1).
9. 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](mailto:jhughes@cabq.gov) .

Sincerely,

*James D. Hughes*

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