



Alan Varela, Director

November 1, 2023

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



Mayor Timothy M. Keller

**Re: Ventura Plaza Self Storage – 8041 Ventura St. NE
Erosion and Sediment Control Plan
Engineer's Stamp Date – 10/17/2023 (D20E010D)**

Mr. Tolman,

Based upon the information provided in your submittal received 10/25/2023, the above referenced ESC Plan cannot be approved for Grading Permit or Building Permit until the following comments have been addressed.

1. The SWPPP must include site-specific interim and permanent stabilization per CGP 9.4.1.c.i, particularly the detention ponds and the associated conveyances. The Landscape Plan and/or Site Plan 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 it should be included in the SWPPP. Provide a specification on the ESC Plan for any disturbed areas not covered by the Landscape Plan or Site Plan sheets.
2. 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, or the Landscape Plan if shown, to both the SWPPP and the ESC Application to address this requirement.
3. Describe the nature of construction activities beginning with the initial establishment of the BMPs, posting of permit coverage, and any demolition covered by the permit. Include a description and project schedule per CGP 7.2.3.f through final stabilization, removal of BMPs, and filing NOT.
4. The inlet protection is questionable. I do not think that the protection marked inside the property near the office area is actually a drain, most likely it is a water meter or valve. The other inlet protection is for the pond drain which increases the potential for flooding if the discharge flow is reduced enough.
5. Update the engineer's stamp date each time the plan is changed.

If you have any questions, you can contact me at 924-3325 or cenglish@cabq.gov.

Sincerely,
Chancellor English

Chancellor English

Erosion and Sediment Control Specialist, Planning Dept.
Development and Review Services