

CITY OF ALBUQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

September 3, 2020

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

Re: Dorado Montano Townhomes – 6200 Montano Rd NW
Erosion Sediment Control Plan
Engineer's Stamp Date 8/24/2020 (E10E079)

Dear Ms. Durkin,

Based upon the information provided in your submittal received 8/24/2020, the above referenced plan can't be approved until the following comments are addressed:

1. The ESC plan must agree with an approved G&D Plan, however a G&D Plan has not yet been submitted. Please submit the G&D Plan to Hydrology and after that plan has been reviewed resubmit the ESC Plan and include any changes required by hydrology. The ESC Plan can't be approved before the G&D Plan.
2. The application may need to be revised. It is not clear if this is going to be townhouses or condos. All of the property lines need to be shown on the plan if this is a townhouse development, and a townhouse development will need to show separate phases for the infrastructure and the house construction with separate operators for the two phases. Additional review fees will be required for the infrastructure phase if it is townhouses. If it is condos the multi-family box should be checked on the application form instead of the single family box, but there would be no additional inspection fee.
3. The Property owner's NOI will not be approved until after the ESC Plan is approved. The new property owner's name is GR Real Investments LLC according to Bernalillo County Assessor's Office.

The BMP design seems adequate, but corrections need to be made to the base map, the date of the signature updated, application form and NOIs updated, and review fee paid. Please resubmit after the G&D Plan has been reviewed by Hydrology and the Site Plan/Plat has been reviewed by DRB.

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

<https://www.cabq.gov/planning/development-review-services/stormwater-quality-section>

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