



Alan Varela, Director



Mayor Timothy M. Keller

November 15, 2022

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

**Re: Luxury Apartments – 2500 Carlisle Blvd. NE
Erosion and Sediment Control Plan
Engineer's Stamp Date 11/01/2022 (H17E002A)**

Dear Mr. Tolman,

Based upon the information provided in your submittal received on 11/15/2022, the above referenced ESC Plan cannot be approved until the following comments are addressed.

1. The ESC Plan can't be approved until after Hydrology approves the G&D Plan for each specific purpose, Site Plan, Grading, Demolition, and Building Permit. 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)
 - a. A new 3200 sf driveway was paved in 2020 without a paving permit from Hydrology. The new driveway appears to have filled in a pre-existing pond also without approval from Hydrology.
 - b. The Demolition Plan, sheet 6 of 7 (aka sheet C1) calls for the removal and disposal of existing storm drain pipes, inlet, and manholes without Hydrology approval.
 - c. The Site Plan for Apartments approved in 2017 shows this building is for exercise.
 - d. Another plan in the TIS approved in May 2022 shows New Apartments located on this site,
 - e. Still another plan in the TIS shows a C Store. Zoning for this site is controlled by Site Plan, so a modified Site Plan approval may be required.
2. The sheets of the ESC Plan should be numbered 1 of 7, 2 of 7, and so on in the Inspections Plus title block so plan checkers, inspectors, and contractors can see if they have all of the sheets.
3. The notes on sheet 6 of 7 are blurry and hard to read. Revise the sheet to make the notes legible.
4. Note 1 on sheet 6 of 7 refers to a new project but no new project is specified or approved by either Hydrology or Planning.
5. The area of land disturbance on sheet 2 of 7 incorrectly shows 0.75 acres but the area identified on sheet 6 of 7 is actually 1.75 acres, so the area on sheet 2 of 7 needs to be corrected.

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6. The permit number is incorrectly shown on sheet 2 of 7 as NMR10040K.
7. The only operator shown on sheet 2 of 7 is the contractor. List all operators on the plan, including name, phone #, and e-mail address (CGP 7.2.1);
8. Identify stormwater team members (CGP 6.1 and 7.2.2):
 - a. Personnel who are responsible for the design, installation, maintenance, and/or repair of stormwater controls (including pollution prevention controls);
 - b. Personnel responsible for the application and storage of treatment chemicals (if applicable);
 - c. Personnel who are responsible for conducting inspections as required in Part 7.2.21; and
 - d. Personnel who are responsible for taking corrective actions as required in Part 5. Include name, phone #, and e-mail address per the ESC Plan Checklist and CGP 7.2.2.
9. Stabilization specifications appear to be missing. 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 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.
10. The ESC Plan can't be approved for Demolition, Grading, or Building Permit until the property owners' NOIs have been reviewed and approved by City Stormwater Quality per Albuquerque Code § 14-5-2-11(a). This site encompasses lots owned by two different property owners, GGD Oakdale, LLC and Rhino Holdings Boulevard, LLC., but only one of them has provided an NOI, and the area is incorrectly shown as 0.75 acres on it.
11. Identify locations of concentrated flow paths that enter and exit the disturbed areas. Identify locations where sheet flow enters and exits the disturbed area. Show on-site drainage patterns of stormwater before and after major grading activities. (CGP 7.2.4.f)
12. Describe the nature and extent of construction activities (CGP 7.2.3.) including a Project Schedule for ESC controls and inspections.
13. Perimeter controls, Silt Fence, is required per CGP 2.2.3 and must be shown on the ESC Plan.
14. Update the engineer's stamp date on all sheets 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