

# CITY OF ALBUQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

August 9, 2021  
Scott McGee PE  
9700 Sand Verbena Trail, NE  
Albuquerque, NM 87122

**Re: Element Hotel - 2440 Louisiana Blvd., NE  
Erosion and Sediment Control Plan  
Engineer's Stamp Date 6/25/21 (H19E087)**

Dear Mr. McGee,

Based upon the information provided in your submittal received 7/29/2021, the above-referenced ESC Plan cannot be approved for Building Permit until the following Comments are addressed.

1. 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.
2. 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.
3. Everyone who qualifies to be an operator must file an NOI and obtain permit coverage. These operators should be identified on the ESC Plan with contact information for each.
  - a. The property owner of record is LBP Partners, LLC and the property owner's NOI is required prior to approval for Building Permit. It is unclear what role TSM has in this project, but If TSM's role is either as project management or as contractor then LBP Partners, LLC must obtain Permit coverage and an officer of that corporation must sign the NOI per CGP Appendix I.11.1
  - b. If TSM has control of property rights through purchase or lease then a deed or agreement respectively must be provided to show their control of those rights, and TSM must obtain permit coverage.
  - c. TSM may receive delegation of authority from LBP Partners, LLC after is the LLC obtains permit coverage per CGP Appendix I.11.1, and/or
  - d. If TSM is the general contractor then TSM will need permit coverage also.
4. Identify the SW Team personnel per CGP 6.1
  - 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 4.1; and
  - d. Personnel who are responsible for taking corrective actions as required in Part 5.

5. Show the Limits of Land Disturbing activities on the ESC Plan and provide a demolition plan on a map of existing conditions showing all of the impervious surfaces to be removed.
6. Describe the nature and extent of construction activities (CGP 7.2.2.), including:
  - a. The size of the property (1.5 ac)
  - b. The total area expected to be disturbed by the construction activities (1.9 ac)
  - c. A description of any on-site and off-site construction support activity areas covered by this permit (see part 1.2.1.c)
  - d. a description and projected schedule for the following:
    - i. Commencement of construction activities in each portion of the site, including clearing and grubbing, mass grading, demolition activities, site preparation (i.e., excavating, cutting and filling), final grading, and creation of soil and vegetation stockpiles requiring stabilization;
    - ii. Temporary or permanent cessation of construction activities in each portion of the site;
    - iii. Temporary or final stabilization of exposed areas for each portion of the site; and
    - iv. Removal of temporary stormwater controls and construction equipment or vehicles, and the cessation of construction-related pollutant-generating activities.
7. Update the engineer's stamp date each time the plan is changed.
8. Update the City Standard Notes (see attached).
9. Vicinity map – add a zone atlas map clearly indicating location and street names.

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