



Alan Varela, Director



Mayor Timothy M. Keller

October 31, 2022

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

**Re: Starbucks at 1440 Coors Blvd NW
Erosion and Sediment Control Plan
Engineer's Stamp Date 10/20/2022 (G11E069)**

Dear Mr. Tolman,

Based upon the information provided in your submittal received on 10/25/2022, the above referenced ESC Plan cannot be approved until the following comments are addressed.

1. The ESC Plan can't be approved for Grading or Building Permit until the property owner's NOI has been reviewed and approved by City Stormwater Quality per Albuquerque Code § 14-5-2-11(a). Land disturbing activities began two years ago. The entire site is presently disturbed and won't be stabilized until both Phases 1 and 2 are stabilized. After the dates are corrected in the Erosivity calculations this site won't qualify for a Low Erosivity Waiver (LEW), so an NOI is required.
2. The limits of disturbance must include all existing areas of land disturbance. Expand the limits to include Phase 2 since it is already disturbed. (CGP7.2.4.b.i);
3. Describe the nature and extent of construction activities (CGP 7.2.3.) including a Project Schedule for ESC controls and inspections in each phase. How and when will Phase 2 be stabilized.
4. Cutback swales are generally not applicable for commercial sites. The perimeter controls need to be silt fence all of the way around the disturbed area to control access and prevent sediment from leaving this site on the east and south sides of the site where
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.vi. The same information is required in the ESC Application. You may attach a copy of the Site Plan to both the SWPPP and the ESC Application to address this requirement.
6. 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 it should be included in the SWPPP. Provide a specification on the ESC Plan for any disturbed areas not covered by the Landscape Plan.
7. Provide Engineers certification on all sheets of the ESC Plan especially the map. Update the engineer's stamp date each time the plan is changed.



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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