

CITY OF ALBUQUERQUE

Hydrology Section Planning Department
Brennon Williams, Acting Director



Timothy M. Keller, Mayor

February 10, 2020

SWPPP Managers LLC
Raymond Lopez
900 Pinetree Rd. SE
Rio Rancho, NM 87174

**Re: Monterey Place Apartments – 2306 Central Ave SW
Erosion Sediment Control Plan
Engineer's Stamp Date 12/13/19 (J12E030)**

Dear Mr. Lopez,

Based upon the information provided in your submittal received 2/06/2020, the above referenced plan cannot be approved until the following comments have been addressed.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1. The wording of Erosion Control Note # 3 is inconsistent with the criteria in CGP 2.2.14.b. and should be deleted. The 70% criteria refers only to the portion of the site not covered by structures, and further refers to the minimum density of permanent vegetation where only vegetation is used. It also says there should not be any large bare areas. City standard notes 3 and 4 address the issue of final stabilization (see below).
2. The limits of disturbance must be indicated on the plan and in the legend. Allow for removal of the existing driveways and sidewalks at the storm drain connections to the existing inlets.
3. The plan must be at a standard engineering scale with a graphic scale bar on the plan.
4. The last note on the construction entrance detail regarding sweeping is inconsistent with the CGP. Replace this note with the actual wording of the CGP 2.2.4.
5. Please add a note stating that "The ponds will be the first item of earthwork construction and will be maintained as a temporary sediment traps during construction".
6. Please add the following standard notes to this and all subsequent plans in the City of Albuquerque.

ESC Plan Standard Notes (12-04-19)

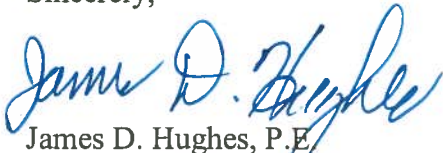
1. All Erosion and Sediment Control (ESC) work on these plans, except as otherwise stated or provided hereon shall be permitted, constructed, inspected, and maintained in accordance with:
 - a. The City Ordinance § 14-5-2-11, the ESC Ordinance,
 - b. The EPA's 2017 Construction General Permit (CGP), and
 - c. The City Of Albuquerque Construction BMP Manual.

2. All BMP's must be installed prior to beginning any earth moving activities except as specified hereon in the Phasing Plan. Construction of earthen BMP's such as sediment traps, sediment basins, and diversion berms shall be completed and inspected prior to any other construction or earthwork. Self-inspection is required after installation of the BMPs and prior to beginning construction.
3. Self-inspections - At a minimum a routine compliance self-inspection is required to review the project for compliance with the Construction General Permit once every 14 days and after any precipitation even of 1/4 inch or greater until the site construction has been completed and the site is determined to be stabilized by the city. Reports of these inspections shall be kept by the person or entity authorized to direct the construction activities on the site.
4. BMPs shall be inspected and maintained until all disturbed areas are stabilized. Unless otherwise specified, Native Grass Seeding and mulch per COA STD 1012 is required for final stabilization prior to removal of BMPs and discontinuation of inspections.

Please resubmit the plan to the front counter with a fee calculation sheet including corrected property owner information and a resubmittal fee.

If you have any questions, you can contact me at 924-3420 or jhughes@cabq.gov .

Sincerely,



James D. Hughes, P.E.
Principal Engineer, Planning Dept.
Development and Review Services