



Alan Varela, Director

October 15, 2025



Mayor Timothy M. Keller

James Tolman, CPESC
Inspections Plus Inc.
504 El Paraíso Rd. NE Suite B
Albuquerque, NM 87113-1590

**Re: Paradise RV Park (aka Birdie RV Park) Phase 2 at 221 Leonidas Ln NW
Erosion and Sediment Control Plan – K08E003 – (SWQ-2025-00046)
Engineer's Stamp Date: 10/2/2025**

Mr. Tolman,

Based on the information in your submittal received on 10/7/25, the ESC Plan and Notice of Intent (NOI) can not be approved until the following comments are addressed.

1. The construction support activities west of 102nd St. are not shown on the ESC Plan. Include the limits of disturbance around the 3000 CY hole west of 102nd on the ESC Plan as construction support activities directly associated with this site. Clarify the final plan for the disturbed area, including the schedule and details for final stabilization. Will the hole be filled or left open after construction is completed? Since approximately 3000 CY of grading west of 102nd St. is in Bernalillo County's jurisdiction, provide documentation showing that it is acceptable to them. Also, submit the off-site pond design to City Hydrology if the pond west of 102nd St. affects the existing, interim, or final drainage plan.
2. The extent of repairs needed to fix damages to the city pond has been greatly underreported and misrepresented on the ESC Plan. Phase 2 construction started over a year ago without BMPs. It diverted off-site flows into the pond, which caused severe erosion of the pond maintenance road and significant sediment buildup at the pond bottom. Clearly define the construction limits inside Pond NE2 on a Remediation Plan to be included in the G&D, WO, and ESC Plans. The remediation Plan must include: areas damaged by erosion on the access ramp, sediment accumulation at the pond's bottom, restoration of the damaged low-flow channel between the inlet and outlet at the pond's bottom, and reconstruction of the fence and gate that fell into the erosion hole. Details and specifications for public infrastructure repairs and stabilization should be shown on a Remediation Plan submitted to hydrology, then incorporated into the Work Order (WO) Plans to manage materials, testing, and inspections. Any additional damage to the pond during work order construction is expected to be repaired and should be documented on the Remediation Plan.
3. BMPs to control the upstream off-site drainage during construction may be implemented at the owner's discretion, with the understanding that the owner will be responsible for repairing all new damage to the city's pond during construction.



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4. Update the engineer's stamp date on all sheets whenever the plan changes on any sheet to show the engineer's review of the impact across all sheets.

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

Sincerely,

James D. Hughes

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