



Alan Varela, Director

February 18, 2025



Mayor Timothy M. Keller

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

**Re: Residence Inn & Food Hall at 1201 Central Ave NE
Erosion and Sediment Control Plan
Engineer's Stamp Date 2/4/25 (K15E034D) SWQ-2025-00006**

Mr. Tolman,

Based on the information in your submittal received on 2/5/25, the ESC Plan can't be approved until the following comments are addressed. **Additional comments in red are for the resubmittal received on 2/7/25.**

1. Four (4.0) acres of land disturbing activities are proposed on Tracts 4, 5, and a portion of Tract 6. **The property areas are 1.72, 1.92, and 2.83 acres, respectively. So, the "Property Size" on sheet 2 should be 6.47 acres.** The NOI and Sheet 1 of the ESC Plan must be corrected from 1.7 to 4.0 acres. **The NOI still says the "estimated area to be disturbed" is 1.75.** The SWQ Info sheet must also be corrected to match the next higher commercial fee., **but the SWQ info sheet still shows the lower fee.**
2. Identify locations of concentrated flow paths that enter and exit the disturbed areas. **Identify the concentrated flow path along the west flowline of Cedar St. and specify temporary rock stabilization there.** Identify locations where sheet flow enters and exits the disturbed area. Show on-site drainage patterns of stormwater before and after major grading activities as required by CGP 7.2.4.f.
3. Temporary sediment traps are required upstream of the two concentrated flow Discharge Points. **Ponds are still missing. Alternatively, specify a 6" aggregate base course to temporarily stabilize the finished grade in the parking areas for the duration of the building construction. The rock can be added to the paving specification to increase durability or decrease asphalt thickness.**
4. The construction exits must be moved out of the path of the concentrated discharges. **Add a note to "Keep Construction Exits away from Discharge Points.**
5. The SWPPP must include site-specific interim and permanent stabilization per CGP 9.6.1.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 construction specification and schedule on the ESC Plan to stabilize any disturbed areas not covered by the Landscape Plan. **The note added to sheet 6 is criteria, not a construction specification. You might specify "Native Seed and Hydro-mulch per City Standard Specification 1012. Apply stabilization in any area remaining inactive for 14 days or more."**



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6. The limits of disturbance and property boundary are not in the same location, so a single line can't be used to represent them both. The sidewalks and C&G in Cedar St. are being removed. The contours indicate new grades on all of the existing paving in Cedar St., indicating disturbance to the whole area, so there aren't any limits of disturbance along Cedar St. The Cedar St Right of Way has been vacated, so there aren't any boundary lines there either. Cedar Investors, LLC owns Spruce St., so there isn't a property boundary at that limit of disturbance.
7. Update the engineer's stamp date on all sheets each time a change is made to any of the ESC plan sheets. The sheets were changed, but the stamp date wasn't updated.
8. All submittals for this ESC Plan must be made in the entity number SWQ-2025-00006. Use only one number per SWPPP.

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

Sincerely,
James D. Hughes, P.E., CPESC

Principal Engineer, Planning Dept.
Development and Review Services