



Alan Varela, Director

August 5, 2024



Mayor Timothy M. Keller

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

**Re: Sage Park at 6601 Sage Rd. SW  
Erosion and Sediment Control Plan  
Engineer's Stamp Date 7/10/24 (L10E030)**

Mr. Tolman,

Based on the information in your submittal received on 7/24/24, the above-referenced ESC Plan can't be approved until the following comments are addressed.

1. The ESC Plan must include design calculations and construction specifications for a temporary sediment basin per CGP 2.2.12 stamped by a Professional Engineer registered in the state of New Mexico since the area of land disturbing activities exceeds 5 acres. The permanent SWQ retention volume of 14,083 sf on the G&D Plan is only a fraction of the 36,000 cf temporary retention volume required by CGP 2.2.12.c.iii. The engineer must include design calculations, construction details, and specifications for a temporary sediment basin that will retain the design volume for the entire area draining to it, including offsite areas, whether disturbed or not. The design calculations and construction specifications must provide a safe, non-erosive outlet structure that will withdraw the excess 100-yr overflow from the surface of the retention pond per CGP 2.2.12.d. Conveyance stormwater berms and swales must be designed to collect the stormwater runoff from the area of land-disturbing activities into the temporary sediment basin and may be used to divert flows from upstream offsite undisturbed areas around the site. The construction exit shouldn't be located in the low corner of the site. Relocate it to the west access point and provide a diversion berm/swale along the south edge of the limits of disturbance for this project.
2. The property boundary and the limit of disturbance are not in the same location on the north and south sides of the site, so two different symbols must be identified in the legend and on the maps per CGP 7.2.4.
3. Describe the nature of your construction activities, including both the infrastructure and house construction activities, per CGP 7.2.3. Also, include the size of your property, per CGP 7.2.3.b, the total area of disturbance, per CGP 7.2.3.c, and the maximum area to be disturbed at any one time, per GCP 7.2.3.e.
4. Also, describe the sequence of stormwater control implementation per CGP 7.2.6.iv. Describe transitions in control from Work Orders to Building Permits and to the project-specific Conditions for Terminating each owner/operator's CGP Coverage per CGP8.2.
5. Include a list of all operators on the ESC Plan and in the SWPPP and the areas of the site over which each operator has control per CGP 7.2.1.
6. The cutback curb shown on the ESC Plan is inappropriate in the locations where sidewalks are to be constructed with the subdivision infrastructure: on the north side of Thyme Rd., the south side of Parsley

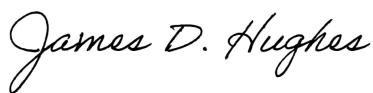
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Rd., and the west side of Rosemary St. Where the cutback curb is precluded by sidewalks, use a silt fence or mulch sock behind the sidewalk instead.

7. The SWPPP must include site-specific interim and permanent stabilization per CGP 9.6.1.c.i. Landscaping specifications are required on the ESC Plan and on the Work Order Plans for Tracts A and B and for all disturbed portions of the public right of way: per COA Std 1013 for Tract A, per COA DWG 2414 at the time of sidewalk construction in all right of ways between the sidewalk and curb, and native seed with aggregate mulch per COA Std 1012 in all other public right of ways and public easements unless otherwise approved in the DRC Plans and ESC Plan. 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 stabilization of Tract B if not covered by a Landscape Plan.
8. The Erosion and Sediment Control ESC Details on sheet 3 of 6 are missing the construction, inspection, and maintenance specifications required by the city's ESC Plan Checklist and CGP 9.6.1.c.i. Include construction specifications for the stormwater controls identified on the ESC Plan.
9. All of the ESC Plan sheets shall measure 22" x 34" with a minimum font size of 0.10" per the city drafting standards in DPM Part 4-2(B) so half-size plans fit on a standard 11" x 17" sheet and are legible.
10. The ESC Plan title block is missing from the Maps on sheets 1 of 3 and 2 of 3, and the engineer's stamp hasn't been updated since the stormwater controls were added to them. Each ESC Plan sheet must be numbered in the title block, such as "Sheet 1 of 6" or similar, and each sheet must be stamped, signed, and dated by either a PE or a CPESC. Update the stamp date on all sheets in the ESC Plan each time a change is made to one or more of them prior to the city's approval of the ESC Plan.

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

A handwritten signature in cursive script that reads "James D. Hughes".

Principal Engineer, Planning Dept.  
Development and Review Services