



Alan Varela, Director

Mayor Timothy M. Keller

December 3, 2025

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

**Re: Aloft Hotel at 1515 Aircraft Ave. SE
Erosion and Sediment Control Plan – M15E057 – (SWQ-2025-00060)
Engineer’s Stamp Date: 10/24/25**

Mr. Tolman,

Based on the information in your submittal received on 10/25/25, the ESC Plan can't be approved until the following comments are addressed.

1. The *limits of disturbance* aren't located at the limits of grading as indicated by the proposed contours. Resolve the discrepancy between the contours and the *limits of disturbance*. The property owner's ESC Plan, Stormwater Pollution Prevention Plan (SWPPP), and NOIs are required for all land-disturbing activities prior to the City issuing any construction permits for this project. Phased construction is encouraged, and the area shown may be one of the phases, but the plan must identify adequate controls and Property Owner's NOIs as necessary to complete the project.
2. R & B, LLC owns a portion of the property inside the *limits of disturbance*, plus most of the proposed grading outside of the *limits of disturbance*, as indicated by the proposed contours, but their NOI is missing. The property owner's NOI is required by City Ordinance § 14-5-2-11. Property rights may have changed hands recently; if so, please provide documentation, such as a recorded deed or lease. The accurate name and contact information for the entity in control of the property rights is required on the Information Sheet, the NPDES documentation, the SWPPP, and in ABQ-PLAN.
3. The proposed contours on the emergency access road east of the hotel show 15' of excavation on top of the existing city-owned dam, which will result in excessive off-site stormwater entering the Hotel construction area with the removal of the dam. For example, the proposed 5155 contour on the road crosses the existing 5170 contour atop the dam. The proposed contours don't tie into existing contours, leaving a 15' high slope unaccounted for. The limits of disturbance can't be identified until the proposed contours are tied into the existing contours. Submit a revised G&D Plan showing the corrected contours to Hydrology for approval, then submit a revised ESC Plan to the SWQ Section in ABQ-PLAN with the corrected contours.
4. The City's NOI is missing for the emergency access road east of the hotel. You must obtain an NOI for the land-disturbing activity on the City's property unless that construction will be included in a Work Order. NOIs are typically signed by the City project manager.

Alan Varela, Director

Mayor Timothy M. Keller

5. An additional NOI might be needed from the entity responsible for the financial commitment to the Aloft Hotel construction, which is usually the franchise owner unless a property owner is taking on the commitment. This NOI must include the total disturbed area.
6. A properly installed Stormwater Silt Fence (SWSF) or a properly sized and anchored Compost Filter Sock (CFS) will suffice at the west limits of disturbance for the first phase per sheet 4 of the ESC Plan, as it is level and “on contour.” The ESC Plan must specify a 24-inch diameter CFS if embedded SWSF isn’t used downgradient from the land-disturbing activity. Since the west edge of the proposed contours isn’t level, it does not meet the design specifications for either Silt Fence or Compost Filter Sock. Therefore, a combination of a temporary Diversion Channel and Sediment Trap is required along the west edge of the proposed contours.
7. I can’t distinguish between building, sidewalk, asphalt, and dirt on the ESC Plan. Construction specifications for 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 meet this requirement.
8. The SWPPP must include site-specific interim and permanent stabilization per CGP 9.6.1.c.i. The Landscape Plan and Work Order sheets 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 specification on the ESC Plan for any disturbed areas not covered by the Landscape Plan or Work Order sheets.” Include slope stabilization specifications per DPM Part 6-4(E).
9. Update the engineer’s stamp date on all sheets each time a change is made to any of the 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