



Alan Varela, Director

February 6, 2024



Mayor Timothy M. Keller

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

**Re: Mesa Del Sol Montage 7  
Erosion and Sediment Control Plan  
Engineer's Stamp Date 1/31/24 (R16E100A)**

Mr. Tolman,

Based upon the information provided in your submittal received on 1/31/24, the ESC Plan cannot be approved for Building Permit until after the following comments are addressed.

1. The Standard City Notes on this ESC Plan have been outdated since 6/16/23. See the new notes attached.
2. Perimeter retaining walls are shown in the Grading Plan approved by Hydrology yesterday for Building Permits, and the sidewalks and landscape strips around the perimeter are supposed to be constructed with the Work Order. Add a note and detail(s) addressing the sequence of construction, walls, sidewalks, and ROW landscape swale showing the location of the perimeter controls in each phase.
3. The sidewalks and landscape strips between the sidewalk and the curb will be constructed as part of the Work Order next to Parcels D, F, G, and H, so the perimeter controls that are shown next to the curb on Parcels D, G, and H must be re-located to behind the sidewalk.
4. The silt fence should not end at the low spot and must be extended uphill at Parcels D and F. Similarly, the perimeter controls are not appropriate across the concentrated flow paths in the two concrete channels on Parcels A and K, so the low corners of the controls there must be extended uphill to the east.

If you have any questions, contact me at 924-3420 or [jhughes@cabq.gov](mailto:jhughes@cabq.gov).

Sincerely,

A handwritten signature in black ink that reads 'James D. Hughes'.

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