



Kevin Marrow, Acting Director



Mayor Timothy M. Keller

October 5, 2021
David Tull PE
Land and Water Site Civil
PO Box 4364
Lincoln NE 68504

**Re: ABQ Studios Expansion - 5650 University Blvd SE
Erosion and Sediment Control Plan
Engineer's Stamp Date 10/05/2021 (R16E3006AA)**

Dear Mr. Tull,

Based upon the information provided in your submittal received 9/27/2021, the above-referenced ESC Plan is conditionally approved to be in the SWPPP after Hydrology approves the Grading Permit for the purposes of Grading Permit only. The ESC Plan cannot be approved for either Building Permit or Work Order until after the following additional information is provided.

1. The ESC Plan can't be approved until after Hydrology approves the G&D Plan for each specific purpose, Site Plan, Grading, Building Permit, and Work Order. The only purpose Hydrology has approved so far is Site Plan. The grades shown on the ESC Plan must match the grades shown on the approved G&D Plan.
2. The property owner's NOI must be provided for review and approval by the City. Update the Operator and Stormwater Team information on sheet ESC100 and provide documentation of the Stormwater Team training. Qualified team members will be needed to keep the SWPPP up-to-date and available onsite throughout the permit coverage.
3. The City Standard Notes (attached) are required on the ESC Plan.
4. Note 4 on sheet ESC 100 implies that Final Stabilization will be grown from seed, so the CGP coverage will continue until the density of the vegetation reaches 70% of the natural undisturbed ground cover per CGP Part 2.2.14.b. Both the natural undisturbed cover and the preconstruction cover must be stated on the ESC Plan. Add an estimate of the natural undisturbed density to the plan and provide a field study to support any density lower than 30%. Also consider adding aggregate mulch to the revegetation specification in Note 4 to satisfy the Arid Exception criteria without waiting for vegetation to grow.
5. The SWPPP must include site-specific interim and permanent stabilization per CGP 9.4.1.c.i. The landscape plan can be used to satisfy this requirement and should be included in the SWPPP and the ESC Plan submittal.
6. I can't tell the difference between building, sidewalk, asphalt, and dirt on the ESC Plan. These structures must be clearly identified in the SWPPP per CGP 7.2.4.b.v. The same information is required in the ESC Application. You may include a copy of the Site Plan in both the SWPPP and in the ESC Application to address this requirement.



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7. Add specifications for the land disturbing activities in the subcontractor parking/laydown areas. Will the existing pond in the parking area on ESC 101 be filled and regraded? What other grading will occur in those areas? If so that grading must be shown on the approved G&D Plan and on the ESC Plan. Will the parking areas be stabilized with aggregate base course?
8. Update the engineer's stamp date each time the plan is changed.

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

Sincerely,

James D. Hughes

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