



# TIERRA WEST, LLC

April 13, 2021

Mr. James D. Hughes, P.E.  
Principal Engineer, Planning Dept.  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**RE: UNSER/MCMAHON MIXED USE 10715 UNSER BLVD  
EROSION AND SEDIMENT CONTROL PLAN  
RESPONSE TO COMMENTS (A11E017)**

Dear Mr. Hughes:

Per your correspondence dated March 22, 2021, please find the following responses addressing the comments listed below:

1. The north arrow is pointing west.  
**Response: The north arrow is now oriented in the correct direction.**
2. The limits of disturbance must include all frontage improvements (CGP7.2.4.b.i).  
**Response: The plans have been updated to show the limits of disturbance to include all frontage improvements. This includes 1) the driveway entrances off of Unser, McMahon, and Bandelier, 2) the Bandelier roadway extension to McMahon, and 3) the sidewalk along the existing Bandelier Road. Sidewalks and trails already exist along Unser and McMahon frontage so the limits of disturbance come up to the back of those walks.**
3. The existing and proposed grades must be shown on the plan, and they must agree with the Grading Plan approved by Hydrology (CGP7.2.4.b.ii).  
**Response: The existing and proposed grades are now shown on the plan; the grades are the same as the approved Grading Plan stamped 08-04-20.**
4. The locations of structures and other impervious surfaces. Differentiate between existing, construction this project, and future construction by others (CGP7.2.4.b.v).  
**Response: The plan has been updated to show only what is to be constructed in this project. The scope of work in this project includes mass grading, storm drain installation, paving of access road internal to site, and the frontage improvements as mentioned in comment response #2.**
5. Describe undisturbed and pre-construction ground cover (CGP7.2.4.e).  
**Response: The pre-construction ground cover description can now be found on the plan at the bottom of the Legend table. The ground cover described is undisturbed and uncompacted soil with native vegetation.**
6. List operators on the plan, including name, phone #, and email address. If unknown, leave blanks to be filled in later (CGP7.2.1).  
**Response: Operators are unknown at this time, so a "List of Operators" to be filled out at a later date is now shown near the lower right corner of the plan.**

7. Identify stormwater team members responsible for sediment removal, BMP maintenance, and inspections on the plan, including name, phone #, and email address. If unknown, leave blanks to be filled in later (CGP7.2.2).

**Response: Stormwater team members are unknown at this time, so a "Stormwater Team Members" section to be filled out a later date is now shown near the lower right corner of the plan.**

8. Describe the nature and extent of construction activities (CGP7.2.2), including a) nature of construction activities, b) size of the property, c) size of disturbed area, d) description of construction support activities, e) size of maximum disturbed area, and f) project schedule. The three phases of this project are Grading, Infrastructure, and Sales. Provide a brief description of the nature of each phase. Include in the schedule the initial establishment of the sediment trap before the grading phase, the removal of the sediment trap and placement of additional silt fence to keep sediment out of the onsite street after the infrastructure phase, and the annual maintenance plan of the BMP's and stabilization practices (temporary and permanent) during the sales phase. Describe the expected circumstances of Termination of permit coverage including a final stabilization specification or sale and transfer to other operators. The operators and team members for each phase should be identified in 6 and 7 above.

**Response: A "Nature and Extent of Construction Activities" notes section has been added to the plan to include all of this information. This would include, nature of construction activities, property size, disturbed area size, description of construction support activities, max disturbed area, project schedule, grading phases, infrastructure phase, sales phase, annual inspections, NOT termination, stabilization measures, and City Weed Removal Ordinance. A BMP maintenance notes section is also shown on this plan sheet.**

9. Stabilization measures (CGP7.2.6.b.vi), including a) specific vegetative and non-vegetative practices, b) deadlines, c) beginning and ending dates of the seasonably dry period, d) procedure to comply with The Weed Removal Ordinance (§ 9-8-1) during sales phase:

**Response: The added "Nature and Extent of Construction Activities" notes section on this sheet includes the stabilization measures.**

10. Soil Information – add a table with name type, particle sizes, and erodibility factor (CGP2.1.1)

**Response: A soil information table has been added to the lower right corner of the plan identifying this soil information.**

11. Update the engineer's stamp date each time the plan is changed.

**Response: The engineer stamp date is updated to reflect the latest changes.**

12. Vicinity Map – add a zone atlas map clearly indicating location and street names.

**Response: Vicinity/zone atlas map has been added to the upper right corner of the plan.**

13. City Standard ESC Notes attached.

**Response: The city standard ESC notes have been added to the lower left corner of the plan.**

14. The ESC Plan can't be approved for Grading or Work Order until the property owner's NOI has been reviewed and approved by City Stormwater Quality.

**Response: The NOI from the property owner is attached to this letter for review.**

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron R. Bohannon', with a long horizontal flourish extending to the right.

Ronald R. Bohannon, PE

JN: 2020015  
RRB/vp