

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

June 13, 2022

Gaylen Barnett  
Eight14 Solutions  
5750 Pino Ave NE  
Albuquerque, NM 87109

**Re: Volcano Mesa Subdivision  
Erosion and Sediment Control Plan  
Engineer's Stamp Date: 6/3/2022 (C09E001H)**

Dear Ms. Barnett,

Based upon the information provided in your submittal received 6/7/2022, the above referenced ESC Plan can not be approved until the following comments are addressed

1. The Silt fence is depicted on other peoples property that is not a part of this project. Specifically no grading is proposed in the existing pond south of DR Horton's property and Property and no grading is proposed on the adjacent development west of DR Horton's property.
2. The limits of disturbance is not indicated on the plan. Add a symbol to the legend and identify the limits on the ESC plan.
3. Describe the nature and extent of construction activities (CGP 7.2.2.) Describe the nature of construction activities beginning with the initial establishment of the BMPs, posting of permit coverage, and any demolition covered by the permit. Describe the transition from subdivision infrastructure construction under the Work Order (WO) to the home construction under Building Permits (BP) and identify BMPs and contractors in control of the site during WO phase and BP phase. Include a description and project schedule per CGP 7.2.3.f through final stabilization, sale of the lots, removal of BMPs, and filing NOT. Also note the size of the property and the total area of land disturbing activities.
4. Cutback Swales, or some other form of perimeter control, must be shown on the ESC Plan along the frontage for Building Permit (BP) approval. The BMP should be established by the developer near the end of the grading and construction of the public infrastructure, then it should be maintained during Build Permit by the home builder. DR Horton is both the developer and the home builder CGP 2.2.3.

5. Describe the Stormwater Controls per CGP 7.2.6. Include BMP construction details, and specifications and a schedule on the ESC Plan and in the SWPPP.
6. How will the HOA Tracts be stabilized? Will they be Stabilized by DR Horton or the HOA? Please provide landscape plans and specification if available and include them in the SWPPP (CGP 7.2.6.b.vi and 9.4.1.c.i).

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

Sincerely,

*James D. Hughes*

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