



Alan Varela, Director

June 18, 2025

Ron Bohannon
Tierra West, LLC
5571 Midway Park Place, NE
Albuquerque, NM 87109



Mayor Timothy M. Keller

**Re: Primrose School at 4550 Paradise Blvd NW
Erosion and Sediment Control Plan - C13E029
Engineer's Stamp Date (6/5/25) SWQ-2025-00034**

Mr. Bohannon,

Based on the information in your submission received on 6/17/25, the ESC Plan cannot be approved until the following comments are addressed.

1. The limits of disturbance and area of disturbance must be modified to include the Work Order (WO) improvements in the public right-of-way north and south of this site as shown on the map on sheet SW-1, as identified in the table on sheet SW-2, and the "Estimated area to be disturbed" on the NOI.
2. It appears that the ST is undersized. Provide design calculations and specifications for the temporary Sediment Trap per CGP 2.2.12.c. If a retaining wall is required to construct the south embankment of the ST and the outlet, provide construction specifications and clearly identify the wall as one of the first items of construction before clearing and grading. Clearly label the contours and dimensions of the temporary ST. Provide hydraulic calculations, sections, and construction specifications for the temporary non-erosive outlet structure per CGP 2.2.12. d and e.
3. Stormwater Silt Fence (SWSF) must be constructed on contour and may not be used to control concentrated flows. Nearly all of the silt fences (SF) shown on the ESC Plan aren't on contour, so they aren't effective as stormwater controls; however, they are effective as fugitive dust controls. The ST is the primary stormwater control to prevent sediment from leaving this site. SWSF is only appropriate for disturbed areas that can't be diverted into the ST. Add diversion berms downgradient from areas of disturbance to convey stormwater into the ST, where possible.
4. 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 the disturbed areas not covered by the Landscape Plan or Work Order sheets and specify a "Landscape Buffer Swale" between the sidewalk and curb per COA DWG 2414.
5. Update the city's Standard Notes on sheet SW-2.
6. Update the engineer's stamp date each time the plan changes.

If you have any questions, contact me at 924-3420 or 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