

# CITY OF ALBUQUE

Planning Department  
Alan Varela, Interim Director



Mayor Timothy M. Keller

February 28, 2022  
Ron Bohannon  
Tierra West, LLC  
5571 Midway Park Place, NE  
Albuquerque, NM 87109

**Re: Brunacini at 3701 Rutledge Rd. NE**  
**ESC Plan Engineers Stamp Date: 2/22/2022 – D17E003AA7**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received on 2/24/2022, the above-referenced ESC Plan is can't be approved until the following comments are addressed.

1. The ESC Plan can't be approved until after Hydrology approves the G&D Plan(s).
2. Identify locations of concentrated flow paths that enter and exit the disturbed areas. Identify locations where sheet flow enters and exits the disturbed area. Show on-site drainage patterns of stormwater before and after major grading activities. (CGP 7.2.4.f)
3. The Temporary Sediment Basin (SB) on the west side of this site doesn't appear to be adequately sized. Provide calculations to show it and any other SBs areas sized for the entire area draining to them, both onsite and offsite. (CGP 2.2.12)
4. Sequence Note #4 should be more specifically worded to require the establishment of the SBs as the first item of earthwork construction and prior to clearing the rest of the site.
5. Sequence note #4 should be expanded to address the initial diversion of upstream offsite drainage around the site, and diversion of onsite drainage into the SB in the NW corner.
6. Note #9 in the schedule on sheet SW-1 says "Start construction of residential building pads". This note doesn't seem to apply and should probably be replaced with a note that says construct the commercial building.
7. Identify **Specific** vegetative and non-vegetative practices in the residential common tracts. (CGP 7.2.6.b.vi). The landscape plan can be used to satisfy this requirement and should be included (on sheets separate from the ESC Plan) in the SWPPP and the ESC Plan submittal.
8. 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 attach a copy of the Site Plan to both the SWPPP and the ESC Application to address this requirement.
9. 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.

10. 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](mailto:jhughes@cabq.gov) .

Sincerely,

*James D. Hughes*

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