



TIERRA WEST, LLC

January 6, 2022

Mr. James D. Hughes, P.E.
City of Albuquerque, Planning Department
PO Box 1293
Albuquerque, NM 87103

**RE: The Wymont
8220 Montgomery Blvd NE
Erosion Control Plan (G19E004A)**

Dear Mr. Hughes,

Per the correspondence dated December 7, 2021, please find the following responses addressing the comments listed below:

1. The ESC Plan can't be approved until after Hydrology approves the G&D Plan(s). **The Grading and Drainage Plan was resubmitted January 6th for approval.**
2. Provide a site plan that clearly identifies the streets and common access drive aisles and sidewalks to be constructed with this subdivision and show only those improvements on the Grading Plan and ESC Plan. Remove the commercial buildings and parking lots that won't be built as part of the initial subdivision, and show only the required subdivision improvements such as storm drain and drive aisles. Remove the residential driveways and sidewalks that won't be constructed as part of the subdivision infrastructure. **An overall site plan is included with this resubmittal. The Grading Plan and ESC Plan show only what is anticipated to be constructed at this time.**
3. 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 in the SWPPP and the ESC Plan submittal. Modify note 16 in the 'Sequence of Construction' to add (Final Stabilization on residential and commercial lots to be provided by subsequent Property Owners/ Operators, not part of this plan). The NOT can be filed after the infrastructure and landscaping have been constructed and the lots sold to new operators. **A Landscape Plan for the Residential Subdivision and Tract 3 are included with this resubmittal. The rest of the Tracts will be temporarily stabilized until building construction begins on those parcels.**
4. Modify note 5 to say that "The entire site will be graded to drain to the existing and proposed pond at all times during construction." **This note was modified as requested.**
5. 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 storm water before and after major grading activities. **Concentrated flows are now shown on the plan as are the sheet flow.**
6. Make provisions for preventing erosion from leaving the site in the concentrated flow path in the southwest corner of the site. For example, divert drainage from the west side of the site to the pond and place several rows of silt fence (on contour) or a sediment trap below the diversion to protect the steep slope in that corner. **An interim grading plan was approved previously to prevent this situation. This plan is included in this resubmittal.**

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7. Show an interim plan with cut-back swales and silt fences to prevent sediment from getting into the streets and common access drive aisles and sidewalks after the infrastructure construction is complete. Add a detail for the cut-back. Consider adding perimeter silt fence around each commercial lot especially upstream of each inlet. Consider adding a temporary sediment trap upstream of the north east corner of the residential area. **Cut-back swales and silt fences are shown around the tracts that will be developed in the future and a detail of the cut-back swale can be found on Sheet 4.**

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

Sincerely,



Ronald R. Bohannon, P.E

JN: 2021008

RRB/jn/mc