



Alan Varela, Director

April 30, 2024

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

**Re: Playa del Sur Subdivision at 5720 Miami Blvd. NE  
Erosion and Sediment Control Plan  
Engineer's Stamp Date 1/26/24 (H11E075)**

Mr. Bohannon,

Based upon the information provided in your submittal received on 4/23/2024, the above-referenced ESC Plan cannot be approved for a Grading Permit until the following comments are addressed.

1. You must submit a "SWQ Info n fee" application with every submittal and resubmittal.
2. The vicinity map doesn't show the vicinity of this site. Instead, it shows the Sandia Labs Federal Credit Union Site on Saint Joseph's Dr. Please correct the vicinity map on sheet SW-1.
3. The sequence of construction is missing steps, and the plan is missing Erosion and Sediment Controls (BMPs) to get from infrastructure completion through the development of the individual lots. You cannot begin construction without a clear understanding of how you will get to the termination of CGP coverage. The sequence should include the entire process, beginning with the Commencement of Construction and concluding with the Conditions for Terminating CGP Coverage per CGP 8.2.1. Identify the "completion of the Work Order (WO) construction" and subsequent steps for completion of the development of the lots. Identify when the sediment basins (SB) will be removed. Identify the transfer of any of the lots to new owners if that is part of the anticipated development process.
4. Include the design of BMPs (Silt-fence or Cutback Curbs) to be established at the downstream perimeter of each lot as soon as the street construction is complete in accordance with good engineering practices as required by CGP 2.1.2. and 2.2.3. Provide construction, inspection, and maintenance specifications per CGP 9.6.1.c.i. Identify locations where sidewalks will be constructed with the Work Order construction, provide an appropriate BMP or wall, and differentiate between sidewalks deferred to house construction.
5. The person who signs the certification statement at the end of the NOI must be a "responsible corporate officer" of Butterfly Holdings, LLC, the property owner, as defined at CGP G.11.1. Provide documentation in the form of articles of organization, and /or operating agreement that shows Mathew J Sena, the officer signing the NOI, satisfies the requirements of the CGP. The officer may delegate his signatory authority to another member of the corporation in accordance with CGP G.11.1.2 for the purpose of signing the remaining documents in the SWPPP and the required reports.



Mayor Timothy M. Keller



Alan Varela, Director



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**Prior to approval for Work Order**

6. The ESC Plan can't be approved until after Hydrology approves the G&D Plan for each specific purpose, Site Plan, Preliminary Plat, Grading, Work Order, and Building Permits. The only purposes for which Hydrology has approved so far are the Preliminary Plat and Grading. Resubmit the ESC Plan after Hydrology approves the G&D Plan for WO. The existing and proposed grades must be shown on the ESC Plan, and they must agree with the Grading Plan approved for Work Order by Hydrology (CGP7.2.4.b.ii).

**Prior to approval for Building Permits**

7. 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 during construction under Building Permits CGP 2.2.3.
8. Add a note on the ESC Plan stating, "New lot owners must file their NOI 14 days before taking control of any lot(s) transferred to them before development and stabilization is complete."
9. 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](mailto:jhughes@cabq.gov).

Sincerely,

*James D. Hughes*

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