



Alan Varela, Director

Mayor Timothy M. Keller

March 25, 2026

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

**Re: Sunset Apartments at 8400 Sunset Gardens Rd. SW
Erosion and Sediment Control Plan
Engineer's Stamp Date 12/17/25 – L10E032 (SWQ-2026-00024)**

Mr. Bohannon.

Based on the information in your submission received on 3/19/26, the ESC Plan and NOI can't be approved until after the following comments are addressed.

1. The owner information for Snyder Construction LLC in the NPDES documentation does not match the available Bernalillo County records, which list Two Rivers, LLC as the property owner. The property owner's NOI is required by City Ordinance § 14-5-6-6. If property rights have recently changed hands, please provide documentation such as a recorded deed or lease. The correct name and contact details for the entity controlling the property rights must be included on the Information Sheet, NPDES documentation, SWPPP, and ABQ-PLAN. Contacts may need to create and manage their own accounts to update their information in ABQ-PLAN.
2. The person who signs the certification statement at the end of the NOI must be a "responsible corporate officer" per CGP G.11.1. Provide documentation in the form of the Operating Agreement (AKA Certificate of Formation or Certificate of Organization) to confirm that 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.11.2. for the purpose of signing the remaining documents in the SWPPP and the required reports.
3. The symbols for silt fence are not legible (lettering too small, 0.1" min) and the scale of the plan is too small. Enlarge the views so that the grading detail is legible and increase the lettering height to 0.1" minimum.
4. The sediment traps (ST) shown on the plan appear to be too small and don't capture stormwater from all of the disturbed areas. Sediment Trap (ST) design calculations and construction specifications for the sediment trap geometry are missing and must include:
 - a. Elevation, dimensions, and area of the bottom.
 - b. Cleanout elevation, area, and volume.
 - c. Elevation, area, and volume of the required volume.
 - d. Overflow crest elevation, area, and volume (must include 1 foot freeboard above the required volume).
 - e. 100-year elevation, area, and volume (based on 100-year depth at spillway).
 - f. Spillway dimensions, materials, and location.
 - g. Basin side slopes.
 - h. A table showing conic volume calculations.
 - i. A profile through the outlet, labeling these elevations.



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5. It appears that stormwater will flow out of the east driveway and two swales on the north without entering the ST. Add diversion channels (DC) to direct stormwater into the STs from the disturbed area of Sunset Gardens right-of-way and to prevent stormwater from leaving the site on the north, south, and east sides during construction.
6. Phased construction could affect the BMP design. If all construction occurs in a single phase, then construction around the DCs and STs can be delayed until the rest of the development is completed and stabilized. However, if any BMPs need to be removed for early construction, alternative BMPs must be designed so that all disturbed areas drain into an adequately sized ST. Include infrastructure construction as a separate line item in the sequence. Show the limits of each phase and include suitable BMPs for each phase. Add stabilization requirements for areas that will remain inactive for some time. Provide a narrative description of the BMPs and stabilization for each phase, including the removal of BMPs at the end of each phase and filing the Notice of Termination (NOT) after the final phase.
7. The SWPPP must include site-specific interim and permanent stabilization according to CGP 9.6.1.c.i. The Landscape Plan and Work Order sheets can be used to meet this requirement and should be submitted separate from the ESC Plan with the application to the Stormwater Quality Section of the Planning Department. They should also be included in the SWPPP. Provide a specification on the ESC Plan for any 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."
8. Update the city standard ESC notes.
9. Update the engineers' stamp date on all sheets whenever a change is made to any sheet.

If you have any questions, contact me at 924-3420 or jhughes@cabq.gov.

Sincerely,

James D. Hughes

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