



Alan Varela, Director

Mayor Timothy M. Keller

November 14, 2025

Aaron M Barnhart, PE
9800 Pyramid Court
Suite 350
Englewood CO 80112

**Re: Taco Bell – 98th & Sage at 1115 Snow Vista Blvd SW
Erosion and Sediment Control Plan – M09E012D – (SWQ-2025-00056)
Engineer’s Stamp Date: 6/3/25**

Mr. Barnhart,

Based on the information in your submittal received on 11/11/25, the ESC Plan and Notice of Intent (NOI) cannot be approved until the following comments are addressed.

1. The ESC Plan can't be approved until after Hydrology approves the G&D Plan for each specific purpose, Site Plan, Grading, and Building Permit. The only purpose Hydrology has approved so far is DFT action on the Site Plan. The existing and proposed grades must be shown on the ESC Plan and agree with the Grading Plan approved by Hydrology per CGP 7.2.4.b.ii.
2. The proposed contours are shown on the adjacent property to the south outside of the limits of disturbance. The limits of disturbance must include all off-site grading, and off-site areas must be stabilized with rock per CGP 2.2.14.C.ii. Include stabilization construction specifications on the ESC Plan for the off-site disturbed areas.
3. The SWPPP must include site-specific interim and permanent stabilization per CGP 9.6.1.c.i. The Landscape Plan can be used to satisfy this requirement and should be submitted separate from the ESC Plan with the SWQ resubmittal in ABQ_PLAN and included in the SWPPP. Provide a specification on the ESC Plan for any disturbed areas not covered by the Landscape Plan and specify a "Landscape Buffer Swale" between the sidewalk and curb, per "COA DWG 2414," along Snow Vista Blvd frontage.
4. If the property owner, ARN Land Co, LLC, conducts any "construction support activity" on the adjacent lots, that activity must be shown on ARN Land Co, LLC's ESC Plan per CGP 7.2.4.b.vii, and the NOI for that adjacent property owner is required with the ARN Land Co, LLC's resubmittal in ABQ-PLAN, and it must remain active until construction and stabilization are complete.
5. Identify locations of concentrated flow paths that enter and exit the disturbed area. Show on-site drainage patterns of stormwater before and after major grading activities per CGP 7.2.4.f. including existing and proposed storm drains.

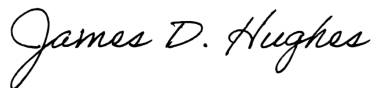
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6. Silt fence is not an effective stormwater control because most of this site drains at concentrated discharge points or sheet flow across the south boundary, which isn't level. Silt fence must be constructed on contour to control sheet flow only, never concentrated flow. Therefore, sediment traps must be sized to retain stormwater onsite during construction and must be the first items of construction. Provide design calculations per CGP 2.2.12 and construction specifications in accordance with good engineering practices as required by CGP 9.6.1.c.i. Add construction notes to ensure the required volume doesn't drain through the storm sewer pipes until construction and stabilization are complete.
7. Describe the nature and extent of construction activities per CGP 7.2.3. Describe the nature of construction activities on the ESC Plan, beginning with the initial establishment of the BMPs and posting of permit coverage. Include a description and project schedule per CGP 7.2.3.f through the completion of construction and stabilization and filling of the NOT. Also note the property's size and the total area of land-disturbing activities.
8. Include the ESC Plan Standard Notes (attached) on the ESC Plan. City Standard ESC Notes are attached.
9. BMP details are missing. The ESC Plan must include construction, inspection, and maintenance standard details and specifications for all temporary BMPs, as required per CGP 9.6.1.c.i., on 22" x 34" sheets, per the city drafting standards in DPM Part 4-2(B).
10. Update the engineer's stamp date on all sheets whenever a plan changes on any sheet to reflect the engineer's review of the impact across all sheets.

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

Sincerely,

A handwritten signature in cursive script that reads "James D. Hughes".

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