



Alan Varela, Director



Mayor Timothy M. Keller

December 20, 2022

James Tolman, CPESC
Inspections Plus Inc.
504 El Paraiso Rd. NE Suite B
Albuquerque, NM 87113-1590

**Re: McMahon Market Place Lots 9B, 9C, & 9D - 5750 McMahon Blvd NW
Erosion and Sediment Control Plan
Engineer's Stamp Date 11/28/2022 (A11E011I)**

Mr. Tolman,

Based upon the information provided in your submittal received on 12/05/2022, the above referenced ESC Plan cannot be approved until the following comments are addressed.

1. This site is already supposed to have permit coverage, but NMR1000WQ and NMR1002NB expired on 2/16/22 before the Final Stabilization Criteria of CGP 2.2.14 was satisfied. NMR1002NB covered the last 2.5 acre part of a 9 acre "Common Plan of Development or Sale" owned by JMD-McMahon, LLC. This 2.5 acre part has been disturbed since 2014 and has never satisfied the Final Stabilization Criteria of CGP 2.2.14, so JMD-McMahon, LLC must provide an NOI and ESC Plan covering the remaining disturbed area to the City for approval.
2. The above referenced ESC Plan only covers Lot 9B which may be sufficient for the contractor's area of control but the contractors' plans don't need to be approval by the City. Show all of the remaining disturbed property on the ESC Plan with temporary BMPs and the structures and stabilization that will be provided prior to filing the NOT.
3. Correct the estimated area to be disturbed and the Project /Site Name on the property owner's NOI.
4. The SWPPP must include site-specific interim and permanent stabilization per CGP 9.4.1.c.i. The Landscape Plan can be used to satisfy this requirement and should be submitted separate from the ESC Plan with the application to the Stormwater Quality Section of the Planning Department and they should be included in the SWPPP. Provide a specification on the ESC Plan for any disturbed areas not covered by the Landscape Plan.
5. Describe the nature and extent of construction activities (CGP 7.2.2.). Include the size of the property, and the size of the area of land disturbing activities. Provide a project schedule beginning with the initial establishment of the BMPs, posting of permit coverage, and any demolition covered by the permit. Describe the schedule of stabilization, timing of the removal of the BMPs and filing of the NOT. Describe construction support activities and show staging area on the ESC Plan.



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6. Soil information – add a table with name type, particle sizes, and Erodibility factor (CGP 2.1.1). Soil loss calculations are required in the SWPPP since this is part of a common plan of development that exceeds 5 acres.
7. 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 .

Sincerely,

James D. Hughes

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