



Alan Varela, Director

Mayor Timothy M. Keller

February 24, 2023

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

**Re: Landers Industrial Center Lot 1-B-3, Building 4 – 2220 Unser Blvd. NW
Erosion and Sediment Control Plan
Engineer's Stamp Date 2/6/2023 (H10E006A7)**

Mr. Tolman,

Based upon the information provided in your submittal received 2/16/2023, the above-referenced ESC Plan cannot be approved for Building Permit until the following comments are addressed.

1. The owner information, JMD-McMahon, LLC, shown on the Information Sheet, the NPDES documentation, and the ESC Plan does not agree with the available Bernalillo County records which shows Cap II 98th/Unser, LLC owns the property. Property rights may have changed hands recently, if so, please provide documentation in the form of a recorded deed or lease. The accurate name and contact information of the entity in control of the property rights is required.
2. The legend includes a line type for the "Property Boundary /Limit of Disturbance" but the line isn't at the correct location of the property boundary. If the boundary and limits of disturbance are at two different locations then you will need to use two different line types. Show the lot lines accurately.
3. The SWPPP must include site-specific interim and permanent stabilization per CGP 9.4.1.c.i. The Landscape Plan and Work Order sheets 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 or Work Order sheets.
4. Soil information – add a table with name type, particle sizes, and Erodibility factor (CGP 2.1.1).
5. 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