

CITY OF ALBUQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 5, 2021
Ron Bohannon
Tierra West, LLC
5571 Midway Park Place, NE
Albuquerque, NM 87109

**Re: M&B Investments LTD Co. - 7200 Bluewater NW
Erosion and Sediment Control Plan
Engineer's Stamp Date Missing (K10E060)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 7/26/2021, the above-referenced ESC Plan can not be approved for Building Permit until the following Comments are addressed.

1. I can't tell the difference between building, sidewalk, asphalt and dirt on the ESC Plan. These structures must be clearly identified in the SWPPP per CGP 7.2.4.b.v. The same information is required in the ESC Application. You may include a copy of the Site Plan in both the SWPPP and in the ESC Application to address this requirement.
2. 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 included in the SWPPP and the ESC Plan submittal.
3. According to tax records, the property owner is 98th & I-40 Land LLC, but Southern Tire Mart is obviously the new owner. Please provide a recorded deed or purchase agreement showing the new owner's full legal name and also provide his NOI.
4. Everone who qualifies to be an operator must file an NOI and obtain permit coverage. These operators should be identified on Sheet SW-1 of the ESC Plan with contact information for each. One Owner/Operator is the developer of the subdivision who will be in control of and paying for the public infrastructure and possibly the earthwork. The other Owner/Operator is the owner of Tract 2B who will in control of and paying for the building, parking lot, and landscaping. Additional operators who will be in control of daily activities onsite will be the Infrastructure Contractor and the Building Permit General Contractor. Add a description of the area of control of each and which ones will be sharing a SWPPP. Identify the SW Team personel associated with each SWPPP per CGP 6.1
 - a. Personnel who are responsible for the design, installation, maintenance, and/or repair of stormwater controls (including pollution prevention controls);
 - b. Personnel responsible for the application and storage of treatment chemicals (if applicable);
 - c. Personnel who are responsible for conducting inspections as required in Part 4.1; and
 - d. Personnel who are responsible for taking corrective actions as required in Part 5.

5. The "Nature and Extent of Construction Activities" on sheet SW-2 doesn't include the building or landscaping. The Sequence of Construction on sheet SW-1 also omits the building and the landscaping and talks about onsite roadway and installation of additional silt fence to keep sediment out of onsite roadways which seems to apply to a totally different project. The description of Construction Support Activities may be omitted unless those areas of land-disturbance will occur off-site in which case the areas must be shown on the plan. Delete the paragraph that calls for annual inspections and replace it with the inspection frequency required by the CGP. Delete the sentence that says an NOI may be transferred since that is specifically prohibited by CGP Appendix I.12.3.
6. 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