



Alan Varela, Director

February 29, 2024

Scott Eddings, PE
Eight14 Solutions
5750 Pino Ave NE
Albuquerque, NM 87109



Mayor Timothy M. Keller

**Re: Montage 6 at 2200 O'Keefe Ave. SE
Erosion and Sediment Control Plan
Engineer's Stamp Date 2/19/24 (R16E003C)**

Mr. Eddings,

Based upon the information provided in your submittal received on 2/22/24, the ESC plan is approved for **Grading only**. The following comments must be addressed before it can be approved for Work Order.

1. The NOI for "MDS Investments, LLC" is NMR10064U. It was certified by Tom Schmid with an email tom@SC3development.com and a phone number listed as 505-452-0663. The phone number is for Guzman Construction, and they say no one by that name works for Guzman. So, Tom Schmid's phone number must be corrected on the NOI. Tom Schmidt's title, Projects Coordinator, doesn't seem to satisfy the requirements of CGP Appendix G.11.1. You must provide documentation from the corporate records of "MDS Investments, LLC" such as the articles of incorporation, operating agreement, or corporate bylaws that establish the authority of the person who signs the NOI in compliance with CGP Appendix G.11.1.
2. The Montage Unit 6 limits of disturbance overlap with the ESC Plan for Bobby Foster Blvd. & University Blvd. Improvements Ph 1. "MDS Investments LLC" has CGP coverage in both projects with ID#s NMR10064U and NMR1003OM, respectively. Kyle J. Bodhaine certified NMR1003OM as President of "MDS Investment, LLC" using the email address kyle@sc3intl.com. "MDS Investment, LLC" also has coverage with ID# NMR10064V for the retention pond on Tract 10 as part of the Montage Unit 5 project certified by Tom Schmid with email tom@SC3development.com. "MDS Investment, LLC" owes contiguous parcels in three projects currently under construction, making the three projects each part of a "Common Plan of Development or Sale" as defined in CGP Appendix 'A.' Each of the three separate projects has its own SWPPP and NOIs for the property owners as follows.
 - a. Bobby Foster Blvd. & University Blvd. Improvements Ph 1, NMR1003OM
 - b. Montage Unit 5, NMR10064V, NMR10062N, "Titan Montage 5, LLC"
 - c. Montage Unit 6, NMR10064V, NMR10062Y, "Cuesta del Oro, LLC"

You must provide a map showing the areas of control of all operators, including contractors, within each of the three SWPPPs included in the area of the "Common Plan of Development" per CGP 7.2.1

3. Define the role of SC3 as indicated by the email addresses used to certify the three NOIs for MDS Investors, LLC. If SC3 meets the eligibility conditions of CGP Part 1.1.1, SC3 must file an NOI and their area of control identified on the map in 2 above.
4. The Bernalillo County records show "Cuesta Del Oro, LLC" as the owner of Tract A-1-A-1 in Montage Unit 6, but the Operator Name on NMR10062Y is for "Cuesta Del Norte, LLC" and it must be corrected.
5. The finished grades for the retention pond on Tract 10 are missing from the ESC Plan and must be provided to match the grades approved by Hydrology.



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6. Inlet Protection (IP) appears to be shown at locations where no inlets are planned, and it missing from the locations of the planned inlets. Provide IP at all of the inlet locations approved by Hydrology for Work Order.
7. The Plan can't be approved for Building Permits until separate controls are shown as part of a separate phase to prevent sediment from entering the streets during house construction on each lot. You must also differentiate between sidewalks constructed with the infrastructure and sidewalks deferred to building permit construction. You must also identify the location of all walls to be constructed at street-side yards.
8. Update the engineer's stamp date each time the plan changes.

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

Sincerely,
James D. Hughes, P.E., CPESC

Principal Engineer, Planning Dept.
Development and Review Services