December 18, 2024

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

Re: Abrazo Homes at Montage Unit 5 (Lots ?)
Erosion and Sediment Control Plan
Engineer's Stamp Date 12/9/24 (R16E006C_A)

Mr. Tolman,

Based on the information in your submittal received on 12/12/24, the above-referenced ESC Plan can't be approved until the following comments are addressed.

1. According to Bernalillo County records, this property hasn't been subdivided yet and is all owned by Titan Montage Unit 5, LLC. Provide a copy of the recorded plat and deeds showing the property transfer.
2. Include a list of the lots being transferred from Titan and a schedule of the transfer dates on the ESC Plan. Include the exact name of the entity to which the lots are transferred. The property boundary on the ESC Plan includes several Parcels H, J, K, R, S, T, U, V, W, and Alleys. The list and boundary must be accurate and agree with each other.
3. Landscaping stabilization specifications are required for the parcels if they are included in Abrazo's area of control.
4. Provide an NOI with the exact name of the property owner as the operator. Include all of the lot numbers in the Project Name.
5. The text is blurred on sheet 4 of 9 of the ESC Plan. Lot and block numbers are not legible, and the contours are missing from that sheet. Existing and proposed contours must be shown on the ESC Plan as they are shown on Sheets 12-17 of the approved G&D Plan.
6. Cutback curbs are inappropriate where sidewalks are already constructed as part of the Work Order (WO). Use an alternative BMP, such as a silt fence, to keep sediment off the sidewalks that are constructed by the WO.
7. The title block, CPESC Stamp, Date, and Signature are missing from sheet 4 of 9. They are required. Update the engineer's stamp date on all sheets when a change is made to any sheet.

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

Principal Engineer, Planning Dept.
Development and Review Services