



Alan Varela, Director



Mayor Timothy M. Keller

May 10, 2022

Cassandra Durkin, CPESC, CESSWI
Inspections Plus Inc.
504 El Paraiso Rd. NE Suite B
Albuquerque, NM 87113

**Re: Peaks at Markana Phase 2 -
Erosion and Sediment Control Plan
Engineer's Stamp Date 5/6/2022 (B18E029)**

Dear Ms. Durkin,

Based upon the information provided in your submittal received on 5/6/2022, the above referenced ESC Plan is approved to be included in the SWPPP, and Foundation Permit Plans, however it is not approved for Building Permit or Work Order. Prior to approval for Building Permit or Work Order the following comments must be addressed.

1. The existing screening fence is inaccurately shown on the south property line of this site. Instead the fence is located on the City's property about 30' to 40' south of the property line. The area of land disturbing activities and the staging area on City property must be added to the plan along with specifications for BMPs and Stabilization.
2. The ESC Plan can't be approved for Building Permit, or Work Order until the property owner's NOI has been reviewed and approved by City Stormwater Quality per Albuquerque Code § 14-5-2-11(a). Provide proof of ownership, such as a deed that corresponds to the property owner's NOI.
3. The limits of disturbance must include all Work Order improvements on Glendale from San Jose to the east side of this site, and disturbance on the City's property south of the site.(CGP7.2.4.b.i);
4. The ESC Plan can't be approved until after Hydrology approves the G&D Plan for each specific purpose Building Permit, and Work Order. The only purpose Hydrology has approved so far is Grading and Foundation Permit. The existing and proposed grades must be shown on the ESC Plan, and they must agree with the Grading Plan approved by Hydrology (CGP7.2.4.b.ii);



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5. Stabilization measures (CGP 7.2.6.b.vi), including a) **Specific** vegetative and non-vegetative practices, b) deadlines, d) procedure to comply with The Weed Removal Ordinance (§ 9-8-1) must be identified. The landscape plan can be used to satisfy this requirement and should be included (on sheets separate from the ESC Plan) in the SWPPP and the ESC Plan submittal. Include specifications for the offsite areas of land disturbing activities as well.
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