



Alan Varela, Director



Mayor Timothy M. Keller

May 13, 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 4/29/2022 (E17E012)**

Dear Ms. Durkin,

Based upon the information provided in your submittal received on 5/12/2022, the above referenced ESC Plan is approved to be included in the SWPPP, 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 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). County records show Aretz 6600 Gulton, LLC owns the property. So either provide their NOI or a lease or deed showing Explore Academy Foundation has sufficient property rights.
2. 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 for DRB action which may include Rough Grading approval. The approved Conceptual G&D Plan has a "Preliminary Approval" stamp next to bold note that says not for construction. Further coordination with Hydrology is required before any land disturbing activities commence. 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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3. 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.
4. 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](mailto:jhughes@cabq.gov) .

Sincerely,

*James D. Hughes*

James D. Hughes, P.E.  
Principal Engineer, Planning Dept.  
Development and Review Services