



Alan Varela, Director

April 14, 2022

Len Horan
Caldon Seeding and Reclamation, LLC
120 Old Highway 66
Albuquerque NM 87123



Mayor Timothy M. Keller

**Re: Albuquerque Ranch Phase 2 - 12501 Walkerway St. NE
Erosion and Sediment Control Plan
Engineer's Stamp Date (4/8/2022) (E22E002)**

Dear Mr. Horan,

Based upon the information provided in your submittal received 4/8/2022, the above-referenced ESC Plan is approved for Demolition of the existing asphalt, and rough grading: however, it isn't approved for Work Order.

The following comments must be addressed prior to ESC Plan approval for Work Order.

1. Revise the description of the nature and extent of construction activities (CGP 7.2.2.a) and a Project Schedule (CGP 7.2.3.f) or Sequence of Construction. Delete references to vertical construction, since this operator will only be responsible for demolition, grading, and infrastructure construction. Identify separately the areas that will be stabilized by this operator and the areas that will remain disturbed when transferred to separate operators for construction. BMPs to keep sediment from the lots out of the streets after they are built, and transfer of the lots to the home builders (instead of stabilization).
2. The ESC Plan can't be approved for Work Order until the final G&D Plan is approved by Hydrology for Work Order. So far they have only approved a preliminary plan for DRB and rough grading.

Separate NOIs and ESC Plans will be required prior to ESC approval for Building Permits.

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