



Alan Varela, Director

July 25, 2025



Mayor Timothy M. Keller

Regina Okoye
Modulus Architects
8220 San Pedro Dr. NE, Suite 520
Albuquerque, NM 87113

**Re: Hope Charter School at 5310 Sequoia Rd NW
Erosion and Sediment Control Plan
Engineer's Stamp Date - missing - G11E048 (SWQ-2025-00041)**

Ms. Okoye,

Based on the information in your submittal received on 7/23/25, most of the required information in ABQ-PLAN was missing. The scope of this project is unclear, but it appears to include demolition of a building larger than 10,000 sf and an unidentified amount of landscaping. The ESC Plan can't be approved until the following comments are addressed.

1. The ESC Plan was missing. Instead of the ESC Plan, the SWPPP was uploaded. You need to remove any unnecessary information and upload only the sheets of the ESC Plan according to the ESC Plan Checklist (attached), formatted on 22" x 34" sheets following the drafting standards, with all sheets certified by a PE or a CPESC. The ESC Plan should stand alone as a separate document from the other construction plans for the project.
2. The "Contacts" information in ABQ-PLAN was incomplete and inaccurate. The phone number, name, title, and email of the current property owner, "Youth and Family Centered Services of NM," were missing. Additionally, the superintendent for the contractor was incorrectly identified as the person responsible for designing the controls.
3. The property owner's NOI was missing from ABQ-PLAN; instead, the contractor's NOI was included. The property owner's NOI is required by City Ordinance § 14-5-2-11.
4. Some parts of this 8-acre site are already disturbed. Stabilization measures (CGP 7.2.6.b.vi) must be identified, including specific vegetative and non-vegetative practices and deadlines. The landscape plan can be used to meet this requirement and should be included (on sheets separate from the ESC Plan) in the SWPPP and the ESC Plan submittal. Erosion and sediment controls are required in all disturbed areas, including landscaping.
5. City standard notes attached must be included on the ESC Plan. Add additional notes and ESC BMPs for demolition of the west building to comply with CGP 3.2.
 - a. Note - *"Caution: this site will discharge to a water that is impaired for polychlorinated biphenyls (PCBs), and you are engaging in demolition of a structure with at least 10,000 square feet of floor space built or renovated before January 1, 1980. Select appropriate personal protective equipment and tools that minimize dust and heat (<212°F). For additional information, refer to Part 2.3.3 of the CGP Fact Sheet."*



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- b. Note - *“Provide documentation in the SWPPP that shows the disposal of such materials is performed in compliance with applicable State, Federal, and local laws.”*
- c. Identify controls on the ESC Plan to minimize the exposure of PCB-containing building materials, including paint, caulk, and pre-1980 fluorescent lighting fixtures, to precipitation and stormwater. Separate work areas from non-work areas and construct a containment area so that all dust or debris generated by the work remains within the protected area.
- 6. Update the engineer’s stamp date on all sheets each time a change is made to any of the sheets. All ESC Plans must be prepared in accordance with good engineering practices by qualified professionals (e.g., CPESC-certified engineers with appropriate training) specializing in erosion control, as per CGP 9.6.1.c.iii., and should be numbered sequentially.

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

Sincerely,

James D. Hughes

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