

CITY OF ALBUQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 19, 2022

Joel Hays
CEI Engineering Associates, Inc
3030 LBJ Freeway
Dallas TX 75234

Re: Restaurant Depot – 1901 Menaul Blvd. NE
ESC Plan Engineers Stamp Date: Missing – (H15E039)

Dear Mr. Hays,

Based upon the information provided in your submittal received on 7/18/2022, the above referenced ESC Plan cannot be approved until the following comments are addressed.

1. The ESC Plan can't be approved until after Hydrology approves the G&D Plan. 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).
2. The ESC Plan can't be approved for Grading, 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)
[https://codelibrary.amlegal.com/codes/albuquerque/latest/albuquerque_nm/0-0-0-19897#:~:text=the%20property%20owner%20is%20to%20provide%20the%20Const%20ruction%20General%20Permit%20\(CGP\)%20Electronic%20Notice%20of%20Intent%20\(eNOI\)%20documentation%20that%20contains%20the%20property%20owner%20name%20and%20contact%20information%20a%20minimum%20of%2014%20days%20prior%20to%20earth%20disturbance%20and%20prior%20to%20obtaining%20Work%20Order%20or%20Building%20Permit%20approval](https://codelibrary.amlegal.com/codes/albuquerque/latest/albuquerque_nm/0-0-0-19897#:~:text=the%20property%20owner%20is%20to%20provide%20the%20Const%20ruction%20General%20Permit%20(CGP)%20Electronic%20Notice%20of%20Intent%20(eNOI)%20documentation%20that%20contains%20the%20property%20owner%20name%20and%20contact%20information%20a%20minimum%20of%2014%20days%20prior%20to%20earth%20disturbance%20and%20prior%20to%20obtaining%20Work%20Order%20or%20Building%20Permit%20approval) .
 - a. The documentation isn't certified. It must be certified by a corporate officer in accordance with CGP Appendix G.11.1
 - b. The Low Erosivity waiver won't be allowed with the beginning and ending dates show. Provide R value calculations to support a request for waiver. A waiver doesn't seem reasonable for such a large building. If a Low Erosivity Waiver is used, the ESC Plan won't be approved until the beginning date on the waiver, and the owner will be subject to penalties and sanctions if the project is not complete by the end date listed on the waiver unless a SWPPP and NOI are obtained before the end date.
 - c. Restaurant Depot seems to be in control of the plans, specifications, and contracts, not JDMH Real Estate. Their control may be the result of by ownership transfer or lease. The NOI must be in the name of the controlling interest per the City Policy on Property Owner Responsibilities (attached).

3. I can't tell the difference between building, sidewalk, asphalt, and dirt on the ESC Plan. These structures must be clearly identified in the SWPPP per CGP 7.2.4.b.vi. The same information is required in the ESC Application. You may attach a copy of the Site Plan to both the SWPPP and the ESC Application to address this requirement.
4. The SWPPP must include site-specific interim and permanent stabilization per CGP 9.4.1.c.i. The Landscape Plan can be used to satisfy this requirement and should be submitted separate from the ESC Plan with the application to the Stormwater Quality Section of the Planning Department and they should be included in the SWPPP. Provide a specification on the ESC Plan for any disturbed areas not covered by the Landscape Plan.
5. The ESC Plans must be certified by a PE or CPESC. Update the professional'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