



November 03, 2023

James D. Hughes, P.E.
Principal Engineer
Planning Department
City of Albuquerque
600 2nd St N.W. Suite 300
Albuquerque, NM 87103

RE: Responses to Comments
Dutch Bros Coffee
1125 Snow Vista Boulevard Southwest, Albuquerque, New Mexico 87121
Our Job No. 23007

Dear James:

We have revised the plans and technical documents for the above-referenced project in accordance with your comment letter dated October 20, 2023. Enclosed are the following documents for your review and approval:

1. One (1) set of the Erosion Control Plans
2. One (1) copy of the SWPPP

The following outline provides each of your comments in italics exactly as written, along with a narrative response describing how each comment was addressed:

1. *The ESC Plan can't be approved until after Hydrology approves the G&D Plan for each specific purpose, Site Plan, Grading, Building Permit, and Work Order. Hydrology's comments on the Conceptual G&D haven't been addressed yet. 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);*

Response: The existing and proposed grades are shown on the ESC Plan. The grades agree with the Grading Plan. We are currently coordinating Grading and Drainage Plan approval. A copy of the approval will be provided once received.

2. *Identify locations of concentrated flow paths that enter and exit the disturbed areas. Identify locations where sheet flow enters and exits the disturbed area. Show on-site drainage patterns of stormwater before and after major grading activities. (CGP 7.2.4.f)*

Response: The plans are showing on-site drainage patterns before and after major grading activities.

3. *The building, sidewalk, asphalt, and dirt must be shown on the ESC Plan. These structures must be clearly identified in the SWPPP per CGP 7.2.4.b.vi.*

Response: The building, sidewalk, asphalt, and dirt have been added on the ESC Plan.

4. *Describe the nature and extent of construction activities (CGP 7.2.2.). Include the size of the property, and the size of the area of land disturbing activities onsite and offsite. Why is the project area less than the total lot area? Describe construction support activities and show any staging area on the ESC Plan.*

Response: The size of the property and size of the area of land disturbing activities have been added. The project area has been revised to reflect the whole lot; however, the grading limits will be less than the parcel area. The plan has been revised to provide landscaping on all non-impervious surfaces. The staging area is shown on the ESC Plan.

5. *Note on the ESC "This site is part of a Common Plan of Development or Sale that exceeds 5 acres. Every part of this Common Plan of Development or Sale must have coverage under the CGP. Waivers aren't allowed."*

Response: The note has been added.

6. *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*

Response: The SWPPP lists the site-specific interim and permanent stabilization.

7. *The owner information shown on the Information Sheet does not agree with the available Bernalillo County records. The accurate name and contact information for the entity in control of the property rights is required and should also be shown on the Information Sheet, the NPDES documentation, and the ESC Plan. Property rights may have changed hands recently, if so, please provide documentation in the form of a recorded deed or lease. The property owner's NOI is required. The individual signing the NOI must satisfy the requirements of CGP G.11.1 and all other documents in the SWPPP must be certified per CGP G.11.2-4.*

Response: The current owner is Goodman Lawrence RVT; however, there is a purchase and sale agreement for the subject property. Construction will not start until the sale closes.

8. *Update the engineer's stamp date each time the plan is changed.*

Response: The stamp date has been updated.

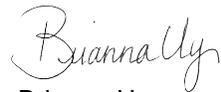
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We believe that the above responses, together with the enclosed revised plans and technical documents, address all of the comments in your letter dated October 20, 2023. Please review and approve the enclosed at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Brianna Uy".

Brianna Uy
Project Planner

BU/sr
23007c.003
enc: As Noted
cc: