



January 30, 2023

**RE: Mister Car Wash #1394, 2161 Gibson Blvd SE, ABQ
Erosion and Sediment Control Plan: M15D021B**

Dear Staff,

This letter is in response to the City of Albuquerque review dated 9/20/2022 regarding the above referenced project. In an effort to address your comments concisely and simplify your review of these development plans, we have summarized your comments and our responses below. Your comment is listed first, followed by the response in Bold.

COMMENT RESPONSE LETTER

EROSION CONTROL PLAN, SHEET C200

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).

Response: Hydrology has approved the Grading and Drainage plan. A copy of the approval letter has been included with this submittal.

2. 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.

Response: We have added labels in the driveways showing concrete pavement areas. The sidewalks and landscape areas are shown in the legend and on the plan with two distinct hatches and we have added call-outs point to the sidewalk and building footprint. The approved site plan is included with this submittal as well.

3. 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 it should be included in the SWPPP. Provide a specification on the ESC Plan for any disturbed areas not covered by the Landscape Plan or Work Order sheets.

Response: The landscape plan has been included with this submittal to address permanent stabilization. The landscape plan covers all areas that are disturbed.

4. The owner information shown on the Information Sheet and the NPDES documentation does not agree with the available Bernalillo County records. Property rights may have changed hands recently, if so, please provide documentation in the form of a recorded deed or lease. Purchase agreements may also be acceptable. The accurate name and contact information for the entity in control of the property rights is required and should also be shown on the plan.

Response: The lease agreement between the operator listed on the NPDES documents and the property owner listed in the Bernalillo County records has been included with this submittal.

5. These comments won't necessarily change the ESC Plan unless Hydrology comments require changes to the G&D Plan. If the ESC Plan changes Update the engineer's stamp date each time the plan is changed.

Response: The engineer's stamp has been updated to reflect the changes made to the Erosion Control Plan.

We appreciate your review and comments on these plans. Please contact me at (214) 387-3847 or lauren.nuffer@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Lauren Nuffer, P.E.
Project Manager