

HCI ENGINEERING

A division of
HABERER CARPENTRY INC.

March 3, 2017

City of Albuquerque Development Review Board
600 2nd Street, NW
Albuquerque, NM 87102

Re: Responses to Conditions of Approval – Dated November 14, 2016

Project: HCI 15-39 Taco Bell at Heritage Marketplace

To whom it may concern,

The following letter addresses the comments from the Official Notification of Decision.

PLANNING DEPARTMENT COMMENTS

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EP hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
Response: This letter will specify all modifications to made to the site plan.
2. Prior to application submittal to the DRB, the applicant shall meet with the Staff planner to ensure that all conditions of approval are met.
Response: A meeting with Vicente Quevedo was held on 03/03/2016.
3. A note shall be added to the Landscape Plan on Sheet L1.0 stating that the plan shall conform to the requirements of the City of Albuquerque's Water Conservation and Pollen Ordinance.
Response: The note has been added.
4. The exterior building elevations contained on Sheets A4.0 and A4.1 currently identifies the elevations according to right, left, front and rear side. Thee elevation shall be modified to read east, west, north and south elevations.
Response: The elevations have been labeled as east, west, north and south accordingly.

5. The signage proposed for the norther building façade on Sheet A4.1 calculate to 7.07% of the building façade and will need to be reduced to 6% or less so as not to exceed the design standards contained within the Heritage Marketplace Site Development Plan for Subdivision.

Response: The signage area has been modified to 6% of the building façade.

6. Conditions of Approval from City Engineer:

- a. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).

Response: Noted.

- b. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

Response: Noted.

The following comments need to be addressed prior to DRB:

- a. Minimum drive thru lane width is 12 feet with a 25 foot minimu radius (inside edge) for all turns

Response: The curb radii and lane width meet these criteria.

- b. The ADA access aisles shall have the words “NO PARKING” in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as the be close to where an adjacent vehicle’s rear tire would be placed. (66-1-4.1.B NMSA 1978).

Response: Markings have been placed on the plans with a note referring to code 66-1-4.1.B NMSA 1978.

- c. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 “Violators Are Subject to a Fine and/or Towing.” Please call out detail and location of HC Signs.

Response: The detail has been updated and location of the signs called out on the Site Plan.

- d. Define the Radii on all curbs especially drive thru lane.

Response: All radii have been defined.

- e. Identify the right of way width, medians, curb cuts, street widths and street names.

Response: The right of way width, medians, curb cuts, street widths and street names have been identified.

7. Conditions of approval from Albuquerque / Bernalillo County Water Utility Authority:

- a. All onsite water and sanitary sewer shall be considered private.

Response: A note has been added to the utility plan to this effect.

- b. Confirm if existing easements for existing public waterline and public sanitary sewer are in fact exclusive and granted to the Water Authority or if they are public utility easement as mentioned in the utility plan.

Response: Easements are as noted.

8. Conditions of Approval from City Refuse Division:

- a. Northern entrance appears to have a diagonal curb at entrance, creating a hindrance for truck access. Please remove curb and keep entrance dimensions at 27.14'. Move proposed refuse enclosure 2' to the North for truck access. Do Not plant anything next to proposed refuse enclosure that will create an overhang. All new/proposed refuse enclosures must be built to COA minimum spec. requirements, need complete/detailed spec. sheet for proposed refuse enclosure, including a sanitary drain.

Response: This curb line was an error. The area is a concrete pan, and the back of curb line has been removed. The trash enclosure has been moved 2' to the north. No plantings resulting in overhang will be proposed. A detailed spec sheet will be submitted separately.

9. Conditions of Approval from Public Service Company of New Mexico:

- a. It is the applicant's obligation to determine if existing utility easement or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

Response: Easements have been located and conditions abided by.

- b. It is necessary for the developer to contact PNM's New Service Directory to coordinate electric service regarding this project. Contact Mike Moyer, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107 Phone: (505) 241-3697

Response: Electric service will be coordinated prior to building permit being issued.

- c. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remain three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

Response: Adequate spacing has been provided.

- 10. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

Response: Noted.

11. An additional sidewalk will be added from the restaurant building to connect to the existing sidewalk located along the northern portion of the private drive, as feasible and to address safety issues.

Response: A 6' wide sidewalk with ADA ramps has been added.

Thank you for your consideration of these plans. If you have any questions, please feel free to contact me.

Sincerely,



Garrett Goodlin, Engineer I
HCI Engineering