

HCI ENGINEERING

A division of
HABERER CARPENTRY INC.

September 8, 2016

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

Re: Responses to Conditions of Approval – Dated May 13, 2016
Project: HCI 15-34 Taco Bell at McMahon 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 SKYPE meeting with Catalina Lehner was held on 8/1/2016.
3. The request shall comply with the design standards in the site development plan for subdivision for McMahon Marketplace.
Response: The proposed design complies with all standards in the approved site development plan for subdivision for McMahon Marketplace.
4. Pedestrian Connections & Areas:
 - a. The pedestrian crossing, over the drive-thru lane, shall be at least 8 feet wide and of textured colored concrete as required by the design standards (Standard B.1.2). Show location and add keyed note.
Response: The pedestrian crossing has been designed per the standards and is now shown and noted.
 - b. The material and width of the ADA pathway to Unser Blvd. shall be specified and dimensioned

Response: The pathway material has been specified, and width dimensioned.

- c. Pedestrian scale lighting shall be provided to illuminate pedestrian gathering areas (Standard G.6). Indicate location and provide a detail

Response: Lighting location has been indicated and a detail provided.

5. Landscaping Plan:

- a. The following trees shall be replaced by trees on the design standards' approved landscape palette: Ash, Honey Locust, Austrian Pine, Oklahoma Redbud, Crepe Myrtle and Palm Yucca.

Response: These trees have been replaced.

- b. The following shrubs and groundcovers shall be replaced by trees on the design standards' approved landscape palette: Feather Reed Grass, Winter Barberry, Buffalo Juniper, Blue Mist, and Annual Flowers.

Response: These shrubs and groundcovers have been replaced.

- c. The curb notches shown on the Grading & Drainage plan shall be shown on the landscaping plan, in the same locations.

Response: The curb notches have been added.

- d. The number of parking lot trees required and provided shall be stated.

Response: The number of parking lot trees are now stated.

- e. A few plants (2 or 3) shall be added to the barren area near the ADA pathway leading to Unser Blvd.

Response: Plants have been added.

6. Architecture:

- a. Colors and materials from the approved building color schedule for McMahon Marketplace shall be used and noted on the building elevation sheets.

Response: Colors and materials have been updated and noted.

7. Signage:

- a. The building mounted signage on the western elevation shall be reduced from 6.8% of façade to comply with the 6% of façade limitation (Standard I.2.a.1).

Response: The signage has been reduced.

- b. The "Signage Cut Sheets" shall be labeled illustrative and supplemented with sign details that depict the signage proposed.

Response: Notes have been added.

- c. The color and material of the monument sign base and casing shall be specified.

Response: Color and material have been specified.

8. Screening: The screen wall between the subject site and the subdivision to the south shall be 6 feet from top to grade as shown in the detail on the site development plan for subdivision.

Response: A note has been added requiring the “Contractor shall raise screen wall to 6’ as required”.

9. Detail Sheets:

- a. Provide a face-on detail of the retaining wall(s) and specify materials and colors on the detail sheet.

Response: A detail has been added with the materials and colors specified.

- b. Specify the color of the refuse enclosure walls and gate on the detail sheet.

Response: The colors have been specified.

10. Minor Clarifications:

- a. Use a consistent symbol for the existing retaining wall (Sheet C1.0).

Response: The symbol has been made consistent.

- b. The patio area shall be dimensioned and clearly indicated (Sheet C1.0).

Response: The patio has been dimensioned and labeled.

- c. Keynote the bench (Sheet C1.0).

Response: The bench has been keynoted.

- d. Add a scale and north arrow to the landscaping plan (Sheet L1.0).

Response: A scale and north arrow have been added.

- e. Specify the color of the landscape gravel as Santa Fe Brown (Sheet L1.0).

Response: The color has been specified.

- f. Keyed note 1 shall be revised to refer to “Monument Sign”, not “Marquee Sign” (Sheet C1.0).

Response: Keynote 1 has been revised.

- g. Label the elevations using directions (Sheets A4.0 and A4.1)

Response: The elevations have been labeled with directions.

11. Conditions from the City Engineer:

- a. Please identify and dimension all existing building, drive isle, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.

Response: Dimensions and identifications have been added.

- b. Identify all existing access easements and rights of way width dimensions.

Response: Easements and rights of way have been identified and dimensioned.

- c. Identify the right of way width, medians, curb cuts and street widths on Unser Blvd.

Response: Identifications have been added.

- d. Clearly identify and dimension all ADA pathways between buildings and from public ROW.

Response: Dimensions and identifications have been added.

12. Conditions from Hydrology Staff:

- a. Development of this site should follow the McMahon Marketplace Master Drainage Plan (Drainage File A11D011).

Response: The Master Plan has been used in the site development.

- b. All new development projects shall manage the runoff from precipitation which occurs during the 90th Percentile Storm Events, referred to as the “first flush.” The Site Plan/Drainage Plan must indicate all areas and mechanisms intended to capture the first flush. For volume calculations, the 90th Percentile storm event is 0.44 inches. For Land Treatment D the initial abstraction is 0.1”, therefore the first flush volume should be based on $0.44'' - 0.1'' = 0.34''$ and only consider the impervious areas.

- i. State how the first flush will be managed and supporting calculations
ii. State the area of Land Treatment D on the plan

Response: Statements have been made on the Grading and Drainage Plan.

- c. See attached general Hydrology Criteria. (Note from Staff: included with your comment e-mail).

Response: Noted.

13. Conditions from the water Utility Authority:

Request an availability statement online at the following link:

http://www.abcwua.org/Availability_Statements.aspx. Request shall include fire marshal requirements. An executed statement must be obtained prior to service.

Response: A request has been made.

14. Conditions from the Public Service Company of New Mexico (PNM):

- 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 and to discuss the proposed sign location, tree location and height, and lighting height in order to ensure sufficient safety clearances from existing overhead electric distribution facilities. Contact Mike Moyer, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107 Phone: (505) 241-3697

Response: Electric service will be coordinated for Construction Drawings.

- 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 222.pnm.com for specifications.

Response: Noted.

15. Three bollards, of a tan color, shall be added to the NE area of the subject site at the curve in the drive-thru area.

Response: Bollards have 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