October 19, 2022

City of Albuquerque, New Mexico
Development Review Board

Re:     Coors Road Panda Express – DRB Review
        NM 448 (Coors Road) and Old Airport Road (northeast corner)
        Response To Comments

To Whom it May Concern,
The following are the responses to the plan check comments received on 09/28/22:

## Planning Department – Major Case Comments

1.  **The Solid waste signature must be obtained on the site plan**
    Response: The signature from the Solid Waste Department is now included, see sheets C01.0 and C03.0

2.  **AMAFCA has identified the drainage system in this application has and continues to damage the downstream drainage facility maintained by AMAFCA and the Middle Rio Grande Conservancy District. AMAFCA recommends that this case be deferred until such issues are addressed and additional information is provided to AMAFCA for review.**
    Response: The Grading and Drainage plan has been granted a license from MRGCD, has conditional approval from AMAFCA and has been approved by the Hydrology department. Please reference the approval letters and license documents included.

3.  **An Infrastructure List has been submitted with the application submittal. A recorded Infrastructure Improvements Agreement (IIA) must be submitted prior to final sign off from Planning if/when the Site Plan is approved by the DRB**
    Response: Noted. An IIA will be submitted once DRB site plan approval is received.

## Hydrology Department

1.  **Comments are still pending on the grading and drainage plan and prior to approval of the Site Plan for Building Permit, Hydrology needs an approved grading and drainage plan**
    Response: Noted, plan has been approved by the Hydrology Department. Please reference approval letter included.

2.  **The site will need to provide AMAFCA review and address the concerns with the outfall of this site prior to any approvals from Hydrology as well.**
    Response: The Grading and Drainage plan has been granted a license from MRGCD and has conditional approval from AMAFCA. Please reference the attached letter and license included.

**Transportation**

1. **The Traffic Impact Study has been approved by the City of Albuquerque, but NMDOT has infrastructure requirements as part of their review that need to be reflected in more detail on the infrastructure list. It appears most of it has been included except for all the striping in Coors and Old Airport including stop bars, turn arrows, bike lanes and word "ONLY". Please add these to the infrastructure list.**

   Response: The infrastructure list has been updated in coordination with Jim Roeder of the DRC. The items included on the infrastructure cover all improvements, approved by NMDOT, including striping on Coors Blvd and Old Airport Rd. The items are listed/described as they are in the City of Albuquerque's City Engineer's Unit Price Listing that came into effect August 1, 2022.

2. **Due to the amount of work that NMDOT is requesting, a COA work order is needed and this shall also be added to note #6 on C01.0.**

   Response: Note #6 on C01.0 has been updated to state that a work order must be submitted to the City of Albuquerque prior to the start of construction. Said work order will be coordinated with the DRC once DRB approval is granted.

3. **Include the driving aisle width along the east side of the site. It is called out as "Varies", so please call out width at various critical points on the site plan**

   Response: Multiple widths along the driving isle have been added, see sheet C03.1

4. **The clear intersection sight distance triangles shown at the entrance appear to be based on driveway clear sight and not intersection sight distance. Please use intersection sight distance shown in the new DPM Chapter 7 page 7-114.**

   Response: The clear sight triangles have been updated per coordination with Ernest Armijo, see sheet C03.0

If you have any further questions, please feel free to contact me.
Regards,

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