

RBA Response 6-12-2024

3-19-24

Richard Bennet, RA.  
RBA Architecture, PC  
1104 Park Ave SW  
Albuquerque, NM

**Re: Eagle Ranch Retail**  
**9641 Eagle Ranch Rd NW**  
**Site Plan**  
Architect's Stamp 3-5-24 (B13D002C)

Dear ~~Mr. Dudley~~, **Mr. Bennett**

Based upon the information provided in your submittal received 3-5-24, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Complete the Traffic Scoping Form and send to Matt Grush. The site has two food service Drive Thru businesses. **Sent to Matt Gush, need to resubmit when shell building is complete and tenants start moving in**
2. Provide Solid Waste approval. **Solid Waste approved temporary dumpster location.**
3. The approved Fire One Plan, sealed 8-4-22, is considerably different than the AS-1.0 Site Plan, sealed 3-5-24. I prefer the functionality of the Fire One plan to be better.
  - a. It has two drive lanes at the entry rather than three. **Changed to 2 lanes**
  - b. It does not have signage in the drive lanes. **Added signage**
  - c. It shows mini clear sight triangles at the entrance/exits to the project, however, they are drawn in the wrong location. They should be moved south to the back of sidewalk. **Readjusted clear sight triangles**
4. Please revise the Site Plan, AS-1.0, to look more like the Fire One Plan. **Got it as close as I could. Current site plan is approved AA submittal.**
5. The Landscape buffer between the back of curb and the sidewalk along Eagle Ranch Rd. per the DPM is 5 to 6 feet wide. The City Standard Drawing is 2414. **WITH FINAL PLAT, DHO APPROVED A WAIVER FOR SIDEWALK TO BE SET AT PROPERTY LINE WHICH WILL GIVE US 3 TO 4 FEET LS BUFFER BETWEEN EAGLE RANCH RD AND OUR PROPERTY LINE. DHO ALSO SUGGESTED A 4'x4' TREE WELL EVERY 25' ON NEW SIDEWALK.**
6. Provide a detectable warning surface on the ramp on Eagle Ranch Rd. **Added detectable Warning Surface.**
7. Drive Thru lanes are a minimum of 12 feet wide with a minimum radius (inside) of 25". This radius may be reduced to 15' if the drive thru lane is increased to 14' wide. **Since**

The Site is set by the AA. I kept the lanes at 12' with a 25' radius. Adjusted lanes to work.

8. Show the vehicle stacking. For Food Service, the minimum is 12 cars at 20' long for each car. Got 12 cars staking for the future building B on site and for Building got 10 spaces on site and two on private drive.
9. Show the streetlight in the Eagle Ranch Rd ROW. Shown on site, see keyed note 40.
10. Parking lot grades should not exceed 8% and major circulation aisles should not exceed 5%. Added to key note 3.
11. The minimum height to the bottom of an accessible sign is 60" not the 4'6" as shown in Detail A45 on Sht AS-2.0. See sheet AS-2.0 for revision.
12. The "Enlarged Building Exist Access" shown on Sht AS-2.1, if used, should be revised so the ramps are parallel with the painted pedestrian passageway. Removed sheet AS-2.1. On sheet AS-1.0 moved ramps up to sidewalk.
13. The Enclosure CMA Wall Detail, if used, should be revised to remove the bollard. Removed sheet AS-2.1. Temporary dumpster will not have an enclosure until phase 3.
14. Change the ramp at the NW corner, on the west side of the entrance, to be a parallel ramp, rather than a corner ramp as the pedestrian path is only east-west. Ramp has been updated to a parallel ramp.
15. Keyed Note 6. The Accessible aisle is to be striped blue, rather than white. Key note 6 has been edited.
16. A few keyed notes state "per City of Albuquerque standards" or "per CABQ requirements". This is OK if followed by a City Specification: (e.g. 2415A), but not OK if the City Spec is not provided. Revise notes to only contain "Per CABQ ..." if the city Specification/drawing is provided, else provide a detail on the detail sheet.
  - a. One example is Keyed Note 9: "Accessible parking signage per CABQ standards, REF: Detail A5-AS-2.0". Should be changed to: "Accessible parking signage per REF: Detail A5-AS-2.0" or similar. Edited key notes 5-10 to remover per City CABQ standards.

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