

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

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,

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:

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

1. Complete the Traffic Scoping Form and send to Matt Grush. The site has two food service Drive Thru businesses.
2. Provide Solid Waste approval.
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.
  - b. It does not have signage in the drive lanes.
  - 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.
4. Please revise the Site Plan, AS-1.0, to look more like the Fire One plan.
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.
6. Provide a detectable warning surface on the ramp on Eagle Ranch Rd
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.
8. Show the vehicle stacking. For Food Service, the minimum is 12 cars at 20' long for each car.
9. Show the streetlight in the Eagle Ranch Rd ROW.

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10. Parking lot grades should not exceed 8% and major circulation aisles should not exceed 5%.
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.
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.
13. The Enclosure CMA Wall Detail, if used, should be revised to remove the bollard.
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.
15. Keyed Note 6. The Accessible aisle is to be striped blue, rather than white.
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.

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Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at [ccherne@cabq.gov](mailto:ccherne@cabq.gov) or (505) 924-3986.

Sincerely,

*Curtis A Cherne*

Curtis Cherne, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services