



October 16, 2020

Regina Okoye, RA
Modulus Architects
100 Sun Ave. NE, Ste. 600
Albuquerque, NM 87109

Re: StarBucks
8721 Washington NE
Traffic Circulation Layout
Architect's Stamp 10-15-2020 (C17-D128)

Dear Ms. Okoye,

Based upon the information provided in your submittal received 10-15-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. **Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.**
2. **The listed number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking. All proposed required calculations need to be discussed with Zoning.**
3. **Please make sure your throat depth is appropriate for the proposed entrance drive off Washington St (See DPM for criteria).**
4. **Identify all existing access easements and rights of way width dimensions.**
5. **ADA parking stalls overhang might have a conflict with proposed ADA signage. Please clarify this concern.**
6. **ADA curb ramps must be updated to current standards and have truncated domes installed on Alameda Blvd and Washington St.**
7. **Motorcycle parking spaces: Label pavement MC (If applicable).**
8. **All bicycle racks shall be designed according to the following guidelines:**
 - a. **The rack shall be a minimum 30 inches tall and 18 inches wide.**
 - b. **The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.**
 - c. **The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.**
 - d. **The rack allows varying bicycle frame sizes and styles to be attached.**

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- e. The user is not required to lift the bicycle onto the bicycle rack.
 - f. Each bicycle parking space is accessible without moving another bicycle.
9. Bicycle racks shall be sturdy and anchored to a concrete pad.
 10. A 1-foot clear zone around the bicycle parking stall shall be provided.
 11. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
 12. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
 13. All sidewalks along Alameda Blvd and Washington St should be placed at the property line.
 14. Provide a copy of refuse approval.
 15. All one-way drives shall have **"One Way"** and "Do Not Enter" **signage** and pavement markings. Please show detail and location of posted signs and striping.
 16. Please provide a sightline distance (Washington St and Alameda Blvd) exhibit and one for landscaping as well.
 17. Show the clear sight triangle and add the following note to the plan:
"Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.
 18. Please specify the City Standard Drawing Number when applicable.
 19. Shared Site access: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.

IF APPLICABLE to proposed development (Notes 50,51 & 53)

20. Provide notes showing what work is included and on the work order and the private work on site.
21. Work within the public right of way requires a work order with DRC approved plans.
22. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
23. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
24. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.

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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.
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3630.

Sincerely,


Nilo Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development Review Services

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C: CO Clerk, File

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