

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 28, 2022

Kellan Black, PE
Merrick & Company
5970 Greenwood Plaza Blvd.
Greenwood Village, CO 80111

**Re: Chick-Fil-A/ Extend the Drive-thru
8110 San Pedro Dr. NE
Traffic Circulation Layout
Engineer's/Architect's Stamp XX-XX-XX (C18-D042A)**

Dear Mr. Black,

Based upon the information provided in your submittal received 10-13-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
2. Due to removing the parking spaces at the northeast side of the site, please provide new parking calculation indicate that the available parking spaces still meet the IDO requirements.
3. Due to removing the existing Bicycle Rack, List the number of Motorcycle and Bicycle parking spaces required by the IDO.
4. Shared access and shared parking agreement need to be provided with adjacent eastside property.
5. Provide the angle and the dimensions for all the existing angled parking spaces.
6. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
7. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
8. Provide "STOP" and "Do Not Enter" signage and pavement marking at the south east side of the drive-thru lanes.
9. ADA curb ramps must be updated to current standards and have truncated domes installed.
10. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
11. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.

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12. 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.
 - 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.
13. Bicycle racks shall be sturdy and anchored to a concrete pad.
14. A 1-foot clear zone around the bicycle parking stall shall be provided.
15. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
16. Please specify the City Standard Drawing Number when applicable.
17. 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.
18. Please provide a letter of response for all comments given.
19. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Matt Grush: mgrush@cabq.gov**).

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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.

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Mayor Timothy M. Keller

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

\ma via: email
C: CO Clerk, File

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

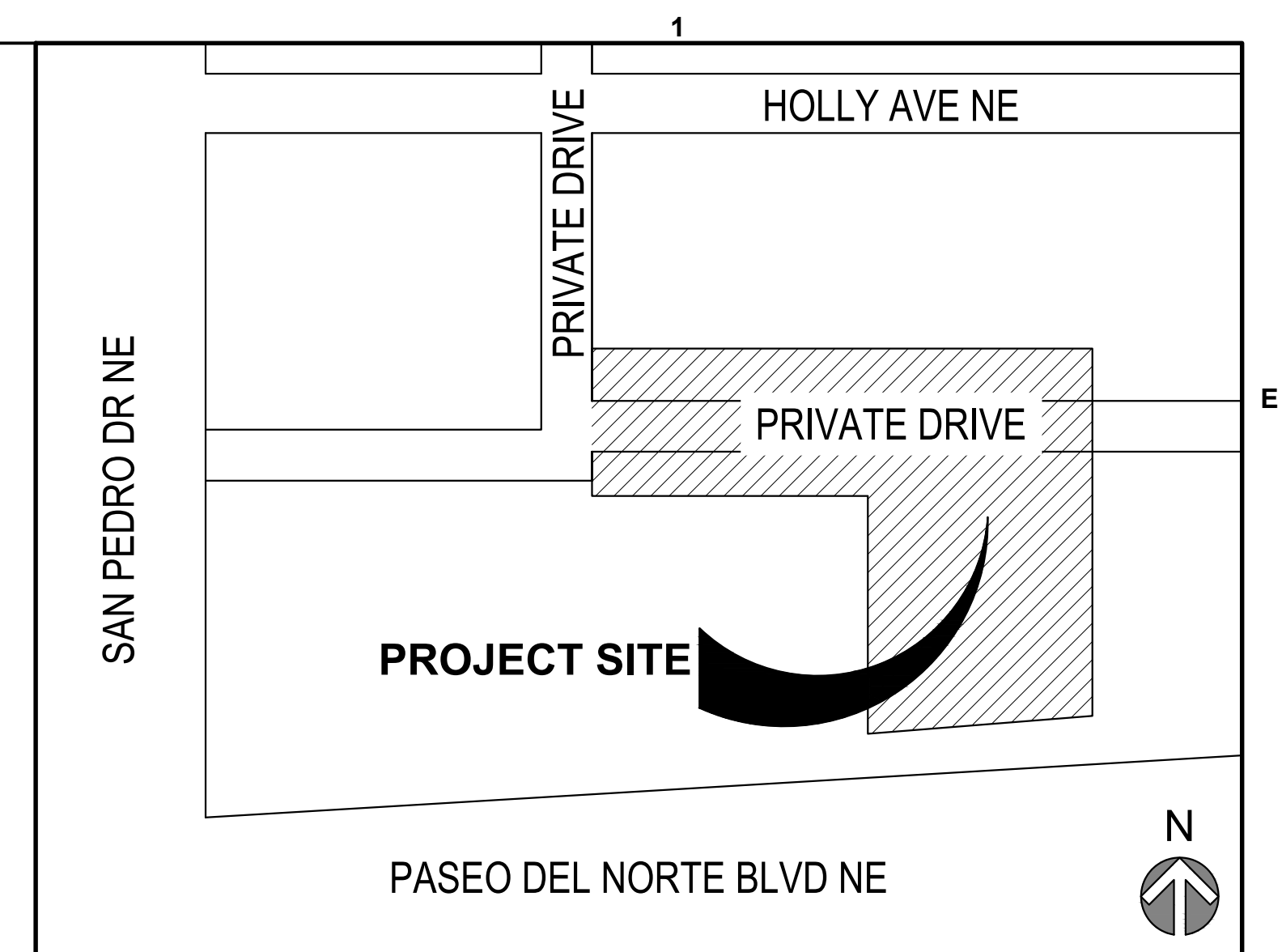
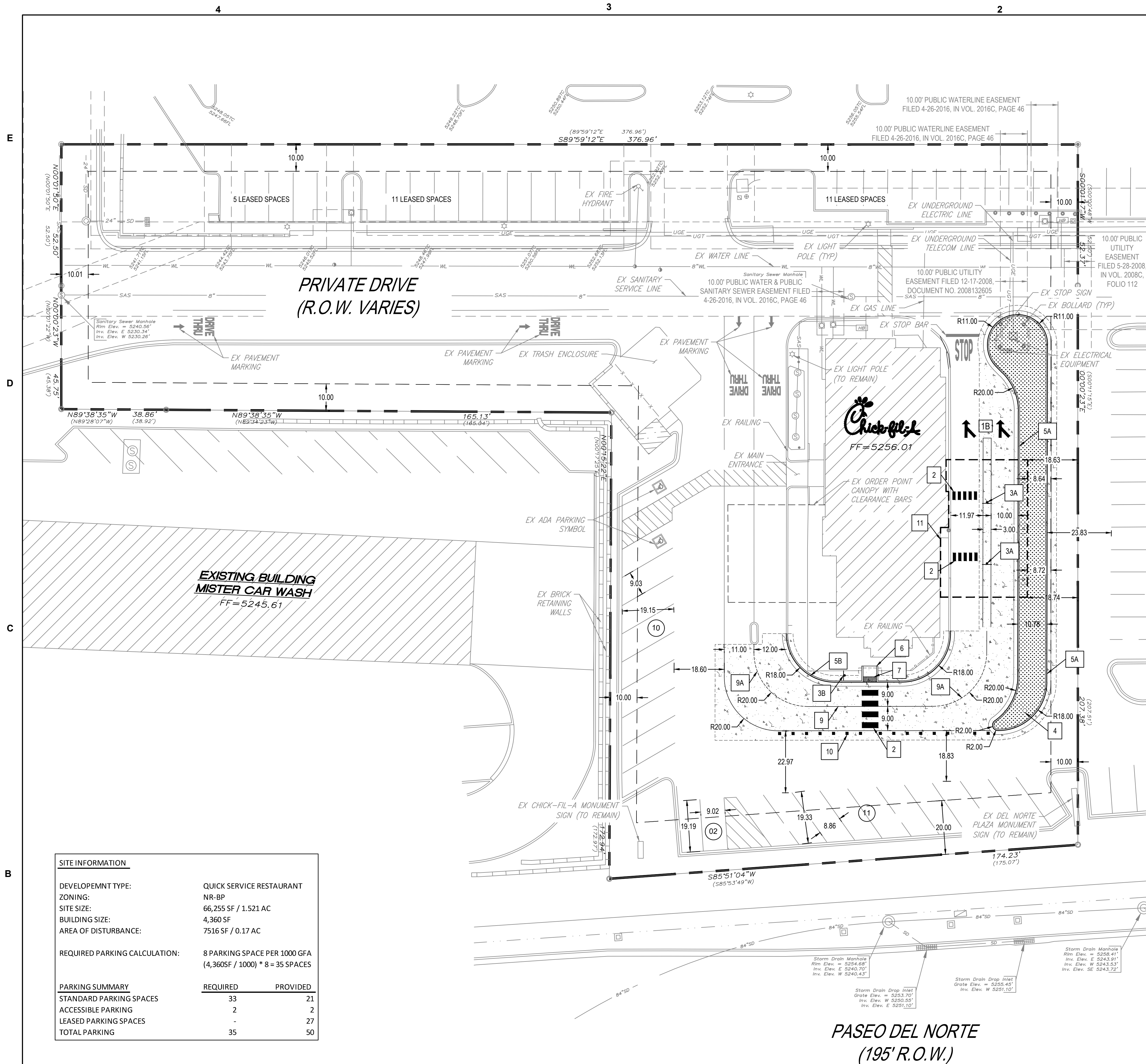
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



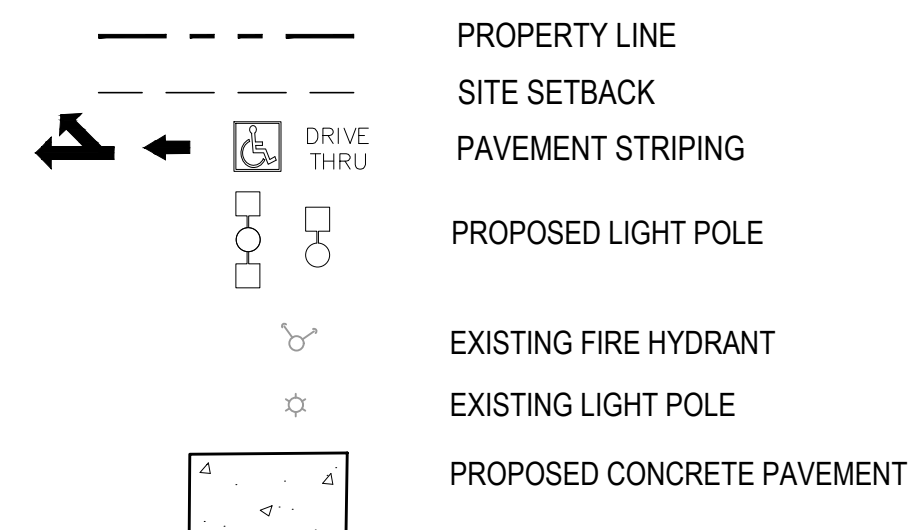
LEGAL DESCRIPTION:

LOT NUMBERED THREE-A-ONE (3-A-1), OF THE PLAT OF "DEL NORTE PLAZE", WITHIN PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 26TH, IN BOOK 2016C, PAGE. 46.

EXECUTIVE SUMMARY:

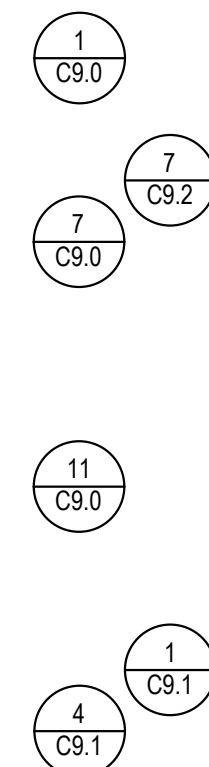
THE PROJECT SITE IS LOCATED NEAR THE SOUTH WEST CORNER OF SAN PEDRO NE AND PASEO DEL NORTE BLVD NE WITHIN LOT 3-A-1. THE PROPOSED IMPROVEMENTS TO THE EXISTING CHICK-FIL-A SITE WILL INCREASE THE AMOUNT OF AVAILABLE STACKING WITHIN THE DRIVE THRU LANE. IN ADDITION, A CANOPY WILL BE INSTALLED OVER THE PICK UP WINDOW FOR MEAL DELIVERY SERVICE. THE CANOPY IS BEING INSTALLED FOR TEAM MEMBER SAFETY AND WILL INCLUDE THE FOLLOWING: SHADE, HEATS, FANS AND LIGHTING. TRAFFIC FLOWS WITHIN THE PROJECT SITE WILL NOT BE SIGNIFICANTLY ALTERED AND THEREFORE THERE ARE NO FORESEEN IMPACTS TO THE ADJACENT USERS.

LEGEND:



SITE PLAN DESIGN NOTES & KEY PLAN

- 1 PAVEMENT MARKINGS - 1
 - 1A DIRECTIONAL ARROW
 - 1B MULTILANE DIRECTIONAL GRAPHIC - MERGE
- 2 CROSSWALK MARKINGS
- 3 DIRECTIONAL SIGNAGE
 - 3A TEAM MEMBER CROSSING SIGN
 - 3B PEDESTRIAN CROSSING
- 4 RELOCATED FLAG POLE
- 5 CONCRETE CURB & GUTTER - TYPE B
 - 5A CATCH CURB & GUTTER
 - 5B SPILL CURB & GUTTER
- 6 CURB RAMP w/ SHORT FLARED SIDES
- 7 DETECTABLE WARNING DEVICE
- 8 4" WIDE STRIPES AT 3' OFF CENTER
YELLOW REFLECTIVE PAINT WITH ANTI-SLIP ADHESIVE
- 9 8" SOLID YELLOW STRIPE
 - 9A 8" DASHED YELLOW STRIPE
- 10 PEXCO LLC. PERMANENT DELINEATORS
- 11 OMD CANOPY



FOR REVIEW



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-
2998



970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741

FOR AND ON-BEHALF OF
MERRICK AND COMPANY

CHICK-FIL-A
PASEO DEL NORTE FSU
8110 SAN PEDRO DR NE
ALBUQUERQUE, NM 87113

FSR#1996

BUILDING TYPE / SIZE: P12 LS LRG
RELEASE: vX.YY.MM

REVISION SCHEDULE

<u>NO.</u>	<u>DATE</u>	<u>DESCRIPTION</u>
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CONSULTANT PROJECT #

CONSULTANT PROJECT # 65121260
PRINTED FOR:

PRINTED FOR FOR REVIEW

DATE 08/26/2022

DRAWN BY KEA

TRAFFIC CIRCULATION

TRAFFIC CIRCULATION ABOUT

LAYOUT

SHEET NUMBER

C1 1

6.1

2 OF 03

2 of 65