



November 17, 2020

David McEachern  
RBA Architecture, PC  
1104 Park Ave SW  
Albuquerque, NM 87102

**Re: Meineke Car Care**  
**5901 Carmel Ave NE**  
**Traffic Circulation Layout**  
Architect's Stamp 09-22-2020 (C18-D049)

Dear Mr. McEachern,

Based upon the information provided in your submittal received 11-12-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. **All proposed infrastructure fronting San Pedro: Keyed notes will change once you have accomplished ROW dedication at DRB. So, please adjust notes until final decision has been established at DRB.**
2. Show all radii. Some are not shown.
3. 6 ft. wide sidewalk connection ADA ramp will need a detail provide on plans.
4. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details. It appears that you only have 5 ft width fronting building entrance.
5. Please provide a intersection sight distance exhibit at Carmel from the proposed landscaping fronting San Pedro.
6. All references to detail will need to be provided.
7. **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.**
8. Keyed Notes referencing sign will need details provided. Especially sheet AS-5.0. Not all signage (Monument) has been provided.
9. Keyed Note 7: Why are you proposing Fire lane by the San Pedro entrance? Please clarify what you are trying to accomplish.
10. Keyed Note 1: You call out COA std dwg 2446. Please adjust to 2426, since there is no 2446.

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