

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

November 22, 2021

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

Re: **DEL TACO**
1500 Gibson Blvd SE
Traffic Circulation Layout
Architect's Stamp 10-12-2021 (L15-D049)

Dear Mr. McEachern,

Based upon the information provided in your submittal received 11-12-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Provide existing and proposed sidewalk width.
2. All proposed pavement markings will need to have details provide
3. Keyed Note 2: Provide the size of proposed c&g (6") since there are several on COA std dwg 2415A.
4. Keyed Note 10 Accessible Ramp: Recommended referencing COA std dwg 2444, especially for the accessible ramps in front of the building entrance.
5. Keyed Note 27 & 36: provide signage's face details.
6. Keyed Note 16: please add not (proposed sign will need to be located on private property which includes air space.
7. Identify all existing access easements and rights of way width dimensions (If applicable).
8. ADA curb ramps must be updated to current standards and have truncated domes installed. Verify that existing Gibson Blvd. driveway entrance ramps are in compliance
9. Provide dimension for Motorcycle parking space.
10. List radii for all curves shown; for passenger vehicles (minimum radius per DPM 15 ft). Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
11. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
12. 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.
13. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible. This is concerning the ADA parking stall access aisle across the main circulation drive aisle

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14. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or landscaping.
15. ADA parking stall signage and 2 ft overhang is in conflict. Please clear up.
16. Provide details for "Do Not Enter" signage.
17. **The minimum drive through lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns. (A 15 foot radius can be used with an increase in lane width to 14 feet). Please dimension all lane widths and radii.**
18. Please provide a sight distance line (SSD) exhibit.
19. Please specify the City Standard Drawing Number when applicable.
20. 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.
21. 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 (2430 & 2415A). This is the correct note and should be replaced on keyed note 22.
22. Please provide a letter of response for all comments given.
23. 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.

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

Sincerely,

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

C: CO Clerk, File