



May 14, 2024  
Project #010014-01-217

City of Albuquerque  
Plaza del Sol, 600 2<sup>nd</sup> NW  
Albuquerque, NM 87102

**RE: F17D034 Chick-fil-A 5031 Montgomery Blvd**

Dear Plan Reviewers,

Bowman Consulting is in receipt of your comment letters, regarding the above-mentioned Conceptual TCL for Chick-fil-A Montgomery Blvd. Please see the following response for further clarification as requested:

Addressing  
*Marwa Al-najjar*

1. Please show a vicinity map on the site plan sheet C-2.0 showing the location of the development in relation to streets and well-known landmarks.  
**Response:** Vicinity map added to sheet C-2.0 – Site Plan.
2. List the number of Motorcycle and Bicycle parking spaces required by the IDO.  
**Response:** Number of motorcycle and bicycle parking spaces required shown in parking calculations table. Please see sheet C-2.0 – Site Plan.
3. Please show on the site plan, the required stacking spaces for the drive-thru lanes.  
**Response:** Required and provided stacking spaces shown in parking calculations table. See sheet C-2.0 – Site Plan.
4. Please list the degree, width and length for all existing parking spaces. Some dimensions are not shown. See attached Angled Parking dimensions requirements for reference.  
**Response:** Existing parking spaces dimensioned. Please see sheet C-2.0 – Site Plan.
5. Show on the site plan the existing drive aisles width.  
**Response:** Drive aisle width dimensions shown. Please see sheet C-2.0 – Site Plan.
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.  
**Response:** Detail added to sheet C-4.0 – CFA Standard Details and signs called out on sheet C-2.0 – Site Plan.
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)

**Response:** "NO PARKING" pavement markings added. Please see sheet C-2.0 – Site Plan.

8. Please provide all the existing ADA ramps details (width, running and cross slopes). ADA curb ramps must be updated to current standards and have truncated domes installed.

**Response:** Existing truncated domes and ramp widths shown on sheet C-2.0 – Site Plan. Running and cross slopes are shown on sheet C-3.0 – Grading Plan.

9. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.

**Response:** "MC" pavement marking added. Please see sheet C-2.0 – Site Plan.

10. 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.

**Response:** Bicycle racks added to plans. Please see sheet C-2.0 – Site Plan. Detail is on sheet C-5.0 – Construction Details.

11. Bicycle racks shall be sturdy and anchored to a concrete pad.

**Response:** Bicycle racks anchored to concrete pad. See detail on sheet C-5.0 – Construction Details.

12. A 1-foot clear zone around the bicycle parking stall shall be provided.

**Response:** Bicycle parking area has at minimum 1-ft clear zone. See sheet C-2.0 – Site Plan.

13. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

**Response:** Bicycle spaces dimensioned. Please see sheet C-2.0 – Site Plan.

14. Please show on the site plan these dimensions.

**Response:** Requested dimensions shown. Please see sheet C-2.0 – Site Plan.

15. 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.

**Response:** Drive-through radii have been updated to 25-ft. Please see sheet C-2.0 – Site Plan.

16. 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.

**Response:** Note added to sheet C-2.0 – Site Plan.

April 15, 2024

17. 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](mailto:mgrush@cabq.gov))**.

**Response:** This project has been deemed not applicable for a TIS. Please see the attached TIS form.

If you should have any questions or require additional information, please do not hesitate to contact me at our Atlanta office at (678) 606-5277. Thank you.

Sincerely,



Andrew Wilson

[awilson@bowman.com](mailto:awilson@bowman.com)

678-606-5277

**Bowman**