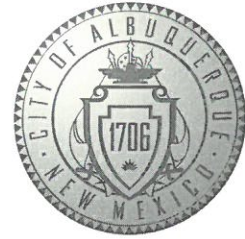


CITY OF ALBUQUERQUE



March 16, 2020

Barbara Felix, RA
Barbara Felix Architecture + Design
511 Agua Fria Street
Santa Fe, NM 87501

Re: Blake's Lotaburger #75
4121 Coors Blvd. NW
Traffic Circulation Layout
Architect's Stamp 03-10-20 (G11D069D)

Dear Ms. Felix,

Based upon the information provided in your submittal received 03-12-20, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please coordinate all calculations for parking spaces, including bicycle, and motorcycle parking with Zoning.
2. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
3. Identify all existing access easements and rights of way width dimensions.
4. Maximum access width for local streets are as follows:

	Arterial& Collector	Local Streets
One-way Drive	20'-25'	12'-20'
Two-Lane Drive	22'-30'	22'-24'
Three-Lane Drive	24'-35'	22'-30'
Larger Vehicles	≤50'	≤30'

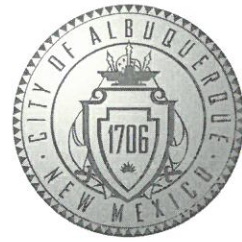
5. Please list the width and length for all proposed drive aisles and parking spaces. Some dimensions are not shown.
6. The minimum parking stall dimensions are:

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
<i>Compact</i>	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A

ADA	8.5'	18'	2'
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7. 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.
8. 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)
9. ADA curb ramps must be updated to current standards and have truncated domes installed. Provide details of all proposed ramps.
10. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Label MC on pavement.
11. 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.
12. Bicycle racks shall be sturdy and anchored to a concrete pad.
13. A 1-foot clear zone around the bicycle parking stall shall be provided.
14. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide. Show location and label.
15. Show all drive aisle widths and radii. Some dimensions are not shown.
16. The minimum drive aisle dimensions are shown below

	Minimum Drive Aisle Width
Two Way Traffic	22'
Main Circulation Road	24'
Fire Lane	20'



17. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
18. 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.
19. The proposed raised sidewalk and concrete ramp at drive thru aisle will details. Add some type of pavement markings to delineate pedestrian path for vehicles.
20. 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.
21. All sidewalks along streets should be placed at the property line.
22. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
23. For all proposed pavement markings and signage please show detail.
24. 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.
25. Please provide a clear sight distance exhibit for southern entrance.
26. 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.
27. Please specify the City Standard Drawing Number when applicable.
28. Shared Site acces: driveways and existing access roadway 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. This includes proposed ADA ramp abutting southern adjacent property owner will need permission for encroachment into their property.
29. Add curbing to proposed sidewalk abutting acess roadway.
30. Detail will be needed for all proposed curbing.
31. 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 drawings (COA DWG 2415 & 2430).
32. Southern Entrance: Please zero curbing at sidewalk/ramp connection.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

If you have any questions, please contact me at (505) 924-3630. My working hours are 10am to 2pm.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nilo', with a large, stylized loop at the end.

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

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File