

# CITY OF ALBUQUERQUE



May 12, 2020

Jeffrey Wooten, PE  
Wooten Engineering  
1005 21<sup>st</sup> Street SE, Ste 13  
Rio Rancho, NM 87124

**Re: Chipotle**  
**4331 San Mateo NE**  
**Traffic Circulation Layout**  
Engineer's Stamp 05-11-2020 (G17-D032)

Dear Mr. Wooten,

Based upon the information provided in your submittal received 05-12-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please coordinate all parking calculations with Zoning and list the number of parking spaces required by the zoning as well as the proposed number of parking spaces including bicycle and motorcycle parking.
2. Identify the right of way width, medians, curb cuts, and street widths on Montgomery and San Mateo.
3. ADA curb ramps must be updated to current standards and have truncated domes installed( Corner of Montgomery and San Mateo).
4. Motorcycle parking spaces: Label pavement MC.
5. 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 (This includes ramp off access aisle).
6. Existing sidewalk width along Montgomery needs to be provided.
7. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into adjacent property. Provide a copy of refuse approval.
8. The proposed surfaces for the lot will need to be provided on Site Plan.
9. All one-way drives shall have "One Way" and "Do Not Enter" **signage and pavement markings**. Please show detail and location of posted signs and striping (not legible on plans).
10. 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.
11. Shared Site access (Condition of TCL approval: Easement must be approved and provided for our records): driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an

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access easement. Please include a copy of your shared access agreement with the adjacent property owner.

12. Provide notes showing what work is included and on the work order and the private work on site.
13. Work within the public right of way requires a work order with DRC approved plans.
14. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
15. 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.
16. Some of the proposed infrastructure is outside of property line. Please address issue(south).
17. Keyes Notes: Please reference sheet C400 instead of Arch. Site Plan for any and all details needed.

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](mailto: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,



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

\xxx via: email  
C: CO Clerk, File