

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

May 11, 2022

Jon Niski
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Slim Chicken - Albuquerque
8240 Montgomery Blvd NE
Traffic Circulation Layout
Engineer's Stamp 05-02-2022 (G19-D004E)

Dear Mr. Niski,

Based upon the information provided in your submittal received 05-09-2022 and field inspection, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Listed are the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.
Coordinate/discuss with Zoning.
2. **The proposed Work Order-CN 568483:** Please provide what is being constructed on the drive aisle, missing portion sidewalk (Western portion of entrance drive aisle). This work order and possibly infrastructure list will need to be provided prior to TCL approval. Why is there an angle of the main drive aisle off Montgomery? Explain, easement will be needed or is there a new plat being proposed. The concern is most of the drive aisle is being located on adjacent property. Is this a concern for future developments? Please address?
3. **Montgomery Entrance:**
 - The existing ADA curb ramp must be updated to current standards and have truncated domes installed. Please verify because it appears that it isn't **(per Field inspection- 5/11/2022)**.
 - Verify the ramp is multi-directional to service ADA pedestrian pathway.
 - **Keyed Note 4:** Verify that this 6 ft concrete sidewalk/pedestrian pathway is ADA accessible from public sidewalk to building entrance (5% max longitudinal/ 2% max cross slope).
 - Provide driving lanes dimensions onto site. Are the pavement directional arrows and lane striping existing or proposed? If proposed please provide details and label each.
 - Do you need to provide new c&g on the western portion of drive aisle coming of Montgomery entrance? If so, please provide notes to substantiate the new curbing with the new sidewalk (Keyed Note 4) around the parameter of the proposed development. Are you also construction the eastern portion of this drive aisle infrastructure? If so, provide notes to construct this portion of the drive aisle infrastructure. If not, then ignore this comment.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

- Internal drive aisle: Where is the sidewalk conductivity to all sites from this proposed site development. Please address this concern.
4. Identify the right of way width, medians, curb cuts, and street widths on Montgomery Blvd.
 5. **Keyed Note 1:**
 - Provide parking barriers in front of ADA parking stalls to avoid vehicle hitting ADA signage and avoid tripping over proposed ramps.
 - Please height of sign post from ground elevation to bottom of first sign plat.
 - You are referencing Sheet SP-21, do you mean SP-2? Please clarify.
 6. **Keyed Note 2:** Please reference detail on sheet SP-2.
 7. **Keyed Note 5:** Verify that sign post height is legal height for signage on proposed detail sheet SP-2.
 8. **Keyed Note 8:**
 - You show pedestrian crossing but no ramps an/or to accommodate other than landscaping with sidewalk.
 - No sidewalk connections is shown for this pedestrian crossing, please explain the purpose of this crossing.
 - Provide the striping detail.
 9. **Keyed Note 10:** I couldn't find this on site plan. Do you need this note? Yes or No?
 10. 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). **Provide pavement marking detail for proposed text 'No Parking'.**
 11. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger. **All internal radiuses will need to be 15 ft minimum especially on the drive thru lane.**
 12. Parking areas shall have barriers to prevent vehicles from extending over sidewalk.
 13. **Proposed Dumpster:**
 - Provide a letter from adjacent property owner stating that it is okay to have Dumpster located outside the lot of proposed development.
 14. Fire Department: An approval Fire 1 plan needs to be provided.
 15. 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.
 16. What is the proposed queuing for the drive thru lane? Please provide and an analysis to ensure that the queuing doesn't back onto the drive aisle, main entrance aisle and Montgomery Blvd. Do you need to delineate the drive aisle lane and drive thru lane to avoid any blockage of drive aisle for parking lot circulation?

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

17. The drive thru lane exits onto main drive aisle and a possible traffic movement conflict will be created by this proposed design. Please explain your strategy versus traffic conflict with the opposing traffic coming thru this drive aisle.
18. 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.**
19. 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.
20. Drive thru lane: In the middle there appears to be an island or is it striping? Please label and provide detail.
21. Please provide a sight distance exhibit at Montgomery entrance frontage.
22. 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.
23. 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.
24. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing (2430 & 2415A) **on Montgomery (if applicable).**
25. 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).
26. Please provide a letter of response for all comments given.
27. 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**).

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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Nilo Salgado-Fernandez', is written over the word 'Sincerely,'.

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

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov