

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

May 4, 2022

Treveston Elliott  
811 12<sup>th</sup> St. NW  
Albuquerque, NM 87XX

**Re: Stripes Burrito Co.  
Address  
Traffic Circulation Layout  
Architect's Stamp 04-18-2022 (H11-D073)**

Dear Mr./Ms.,

Based upon the information provided in your submittal received 05-02-2022, 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. Provide a street of the proposed Stripes Burritos Development.
3. **Queue length:**
  - Provide a queuing calculations to ensure it doesn't back into the entrance and 57<sup>th</sup> Street.
  - What is the total vehicular queue length of the proposed drive thru shown on site plan? Will the queue land interfere with the parking? Explain?
4. The propose Freestanding Sign will need to be locate outside of COA ROW on private property (which includes **AIRSPACE**).
5. Please list the width and length for all proposed parking spaces and drive aisle. Some dimensions are not shown.
6. ADA curb ramps must be updated to current standards and have truncated domes installed at existing entrance off 57<sup>th</sup> Street NW. If not, then provide a new design to include truncated domes.
7. Internal ramps:
  - Will need details for the 6ft proposed pedestrian pathway from public sidewalk across drive aisle.
  - Shown is another ramp directly onto the drive thru lane Why? This is a safety concern for any patrons. Detail for this ramp will be needed was well.
  - Do you need a ramp off ADA access aisle? Explain?
8. Show all drive aisle widths and radii. Some dimensions are not shown.
9. The minimum drive aisle dimensions are shown below

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

10. List radii for all curves shown. The minimum radius for internal is 15 ft. except the drive thru exit radius.
11. Per the DPM, 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. **Dimension proposed pathway.**
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. 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.**
14. Provide all pavement marking details of all proposed striping and pavement marking texts. This includes the striping around the parameter of the proposed drive thru lane.
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.
16. Keyed Note 2: Why are you proposing a 8 inch curb and gutter? when 6 inch curb and gutter is used for on site development.
17. Provide construction notes and details for proposed internal curbing around New building and landscaping.

## Clear Sight

18. Please provide a sight distance exhibit
19. 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.
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).
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

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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)).

## 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,

PO Box 1293

Albuquerque

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

NM 87103

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C: CO Clerk, File

