

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

August 11, 2022

Joel Hays, PM  
CEI Engineering Associates, INC.  
3030 LBJ Freeway, #100  
Dallas, TX 75234

**Re: Restaurant Depot  
1901 Menaul Blvd NE  
Traffic Circulation Layout  
Engineer's 06-30-2022 (H15-D068)**

Dear Mr. Hays,

Based upon the information provided in your submittal received 07-12-2022, 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. You will need to coordinate with NMDOT on drive entrance modification/design fronting I-25 Frontage Roadway.
3. Details/reference sheets will need to be provided for all proposed infrastructure, pavement markings, signage etc and constructions with references (not all are addressed). All striping/stop bar will need to be located on private property.
4. **Unversity Blvd Frontage:**
  - All existing ramps will need to be current/updated ADA accessible. Please verify current ADA condition and provide construction notes to comply with this condition.
5. Do you need ramps on the ADA access aisles? Explain because you line type across the ADA stalls are not define whether the sidewalk is flush with parking lot pavement or curbing.
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.
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)
8. All public ADA curb ramps must be **updated to current standards** and have truncated domes installed. Please verify this concern.
9. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

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.
11. Bicycle racks shall be sturdy and anchored to a concrete pad.
12. A 1-foot clear zone around the bicycle parking stall shall be provided.
13. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
14. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger. **Minimum internal radii's 15 ft.**
15. 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.
16. 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.
17. Provide a copy of refuse approval.
18. Fire Department: An approval Fire 1 plan needs to be provided.
19. Please provide a Stopping sight distance exhibit on at University driveway entrances.
20. Please specify the City Standard Drawing Number when applicable.
21. 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.
22. Unused curb cuts must be replaced with sidewalk and curb & gutter **(If applicable)**. A build note must be provided referring to the appropriate City Standard drawing (2430 & 2415A).
23. 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).
24. Please provide a letter of response for all comments given.
25. 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

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

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

C: CO Clerk, File

[www.cabq.gov](http://www.cabq.gov)

