

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 21, 2022

Becca Snyder
Barbara Feliz Architecture + Design
511 Agua Fria Sreet
Santa Fe, NM 87501

**Re: Blake's Lotaburger #27 Drive-Thru
2301 Carlisle Blvd NE
Traffic Circulation Layout
Architect's Stamp NONE (H16-D106)**

Dear Ms. Snyder,

Based upon the information provided in your submittal received 06-17-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
2. 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.
3. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico. **Sheets AS-103 and AS-104 stamp will need to be provided.**
4. **General Notes:**
 - **B.** Sheet AS-101 is being referenced for Site Plan additional information. If this is the case, then you will need to provide this sheet as provide of the TCL submittal process.
 - **C.** Please provide bicycle notes shown below as part of the note requirement.
5. A queuing analysis for peak hours will need to be provide to ensure that vehicles don't back into and/or block 30 ft Access Easement and/or Carlisle (**IF APPLICABLE**).
6. **The proposed Drive-thru bypass:**
 - The bypass will only complicate the traffic flow during peak hours. Please provide an explanation for this proposal.
7. **ADA curb ramp:** A reference note will need to be provided for the proposed detail C4 on sheet As-104.
8. All proposed infrastructure within Sheet AS-104 will need reference notes for proposed details on sheet AS-103, and C2.
9. All proposed pavement markings and stripings will need details provided (crosswalk markings, NO PARKING, etc...)
10. Identify all existing access easements and rights of way width dimensions.

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11. Identify the right of way width, medians, curb cuts, and street widths on Street(s) Name for Carlisle.
12. **Corner of Carlisle/Access Easement:** ADA curb ramps must be updated to current standards and have truncated domes installed. Verify the requirements are been met.
13. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Label pavement MC.
14. **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.
15. Bicycle racks shall be sturdy and anchored to a concrete pad.
16. A 1-foot clear zone around the bicycle parking stall shall be provided.
17. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

Circulation

18. Show all drive aisle widths and radii. Some dimensions are not shown.
19. The minimum drive aisle dimensions are shown below

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

20. List radii for all curves shown; **for passenger vehicles (15'R-minimum)**. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
21. **A 5 ft. keyway is required for dead-end parking aisles.**
22. 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.

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23. 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.
24. 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. **This situation occurs adjacent to the western portion of Crosswalk Markings/stripping. Provide curbing and 6 ft pedestrian pathway.**
25. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. **Please call out detail and location of barrier curb.**
26. Parking areas shall have barriers to prevent vehicles from extending over landscaping.
27. Provide a copy of refuse approval. The Refuse Vehicle maneuvering versus drive-thru traffic! Any problems with the location?
28. Fire Department: An approval Fire 1 plan needs to be provided.
29. 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 stripping.
30. **Crosswalk Markings:**
 - Provide details.
 - Status of ADA curb ramp on the west side of crosswalk markings.
31. Please provide a Intersection sight distance exhibit for the access easement and Carlisle.
32. 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.
33. 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).
34. Please provide a letter of response for all comments given.

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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.

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

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Sincerely,


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

C: CO Clerk, File

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