CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

May 7, 2024

Rebecca Snyder, RA Woven Architecture 343 W Manhattan Ave. Santa Fe, NM 87501

Re: Blake's Lotaburger 641 Coors Blvd. NW Traffic Circulation Layout Architect's Stamp 03-14-24 (J10-D052)

Dear Ms. Snyder,

Based upon the information provided in your submittal received 04-24-24, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The proposed site access, sidewalk, and the right turn lane improvements off Coors Blvd.: NMDOT Approval is required prior to approved the TCL.

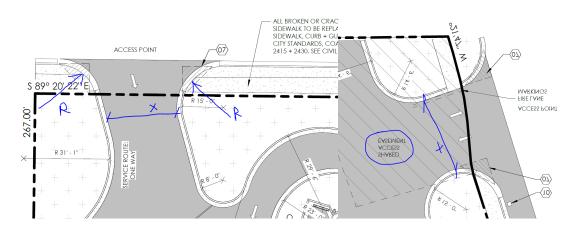
PO Box 1293

2. Please show on the site plan both site accesses width and radii.

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- 3. Please provide copy of shared access easement approval.
- 4. Site access off Fortuna Rd: please provide site access ramps details and reference city std dwg.
- 5. 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)

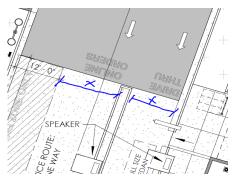
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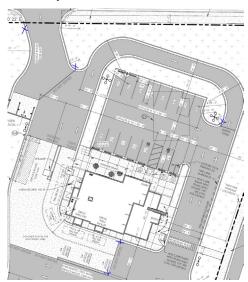


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6. Please show on the site plan each drive-thru lane width.



- 7. Please specify the number of vehicles stacking in the drive-thru lane on the site plan.
- 8. "DO NOT ENTER", "STOP" and "ONE WAY" signage must be provided for all proposed one-way drive lanes.



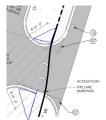
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9. Keynote 7: please show the clear sight triangle for the site access off Coors Blvd. at the back of the sidewalk.



- 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.

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- 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. A 5 ft. keyway is required for dead-end parking aisles. Per the IDO, a 6 ft. wide ADA
- 15. Provide copy of Fire Marshal and Solid Waste approval.
- 16. 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).
 - 17. Please provide a letter of response for all comments given

Once corrections are complete resubmit

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- 1. The Traffic Circulation Layout
- 2. A Drainage Transportation Information Sheet (DTIS)
- 3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.

NM 87103

4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

www.cabq.gov

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar Associate Engineer, Planning Dept. Development Review Services

\ma via: emailC: CO Clerk, File



City of Albuquerque Planning Department

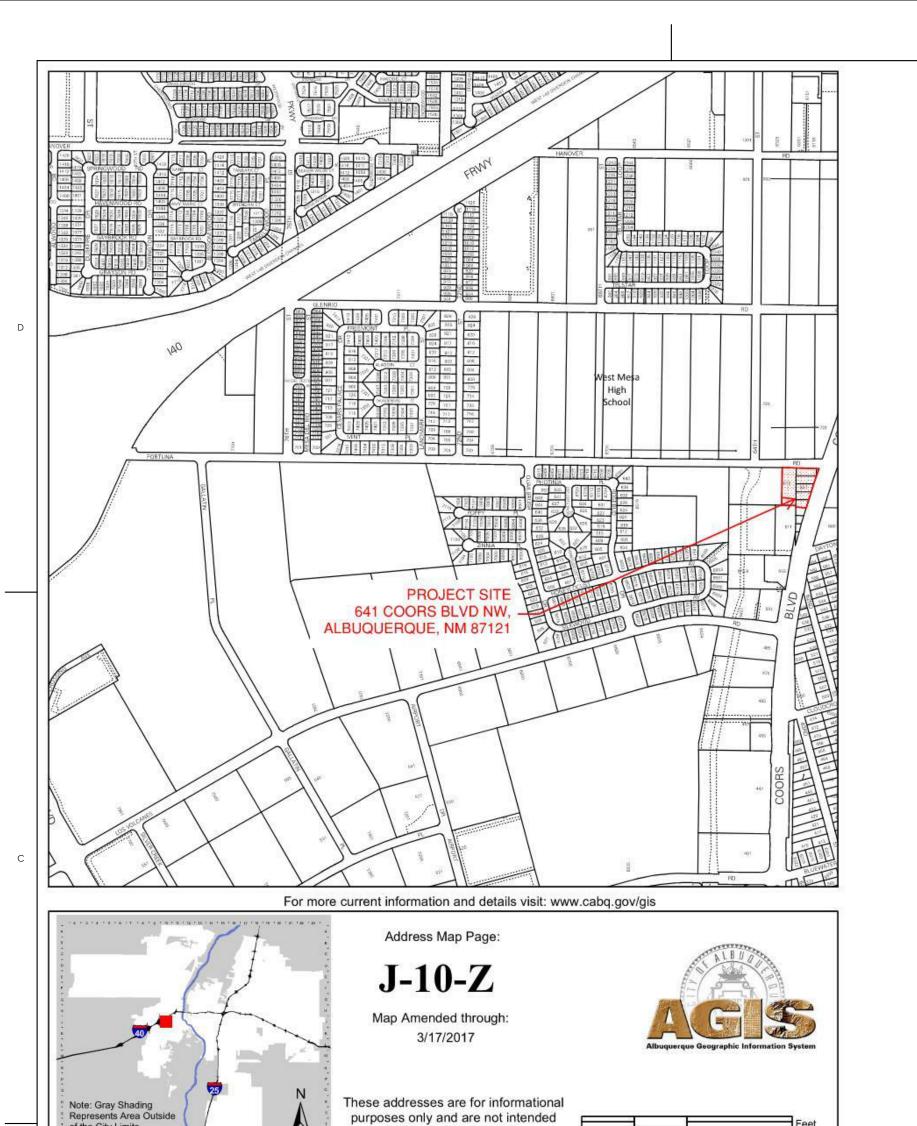
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

		Hydrology File #		
Legal Description:				
City Address, UPC, OR Parcel:				
Applicant/Agent:		Contact:		
Address:		Phone:		
Email:				
Applicant/Owner:		Contact	:	
Address:				
Email:				
TYPE OF DEVELOPMENT:			Single Family Home	
			All other Developments	
	RE-SUBMITTAL:	YES	NO	
DEPARTMENT: TRANS	PORTATION	HYDROLO	OGY/DRAINAGE	
Check all that apply under Both	the Type of Submittal a	nd the Type	of Approval Sought:	
TYPE OF SUBMITTAL:		TYPE OF	APPROVAL SOUGHT:	
Engineering / Architect Certification		Pad Cert	ification	
Conceptual Grading & Drainage Plan		Building	; Permit	
Grading & Drainage Plan, and/or Drainage		Grading	Permit	
Report		Paving Permit		
Drainage Report (Work Order)		SO-19 P	ermit	
Drainage Master Plan		Foundation Permit		
Conditional Letter of Map Revision (CLOMR)		Certifica	te of Occupancy - Temp	Perm
Letter of Map Revision (LOMR)		Prelimin	ary / Final Plat	
Floodplain Development Permit			for Building Permit - DFT	
Traffic Circulation Layout (TCL) – Administrative			rder (DRC)	
Traffic Circulation Layout (TCL) – DFT Approval Traffic Impact Study (TIS)			of Financial Guarantee (ROFG)	
			ual TCL - DFT	
Street Light Layout		•	(SPECIFY)	
		OTTLK	(51 2011 1)	

REV. 04/03/24

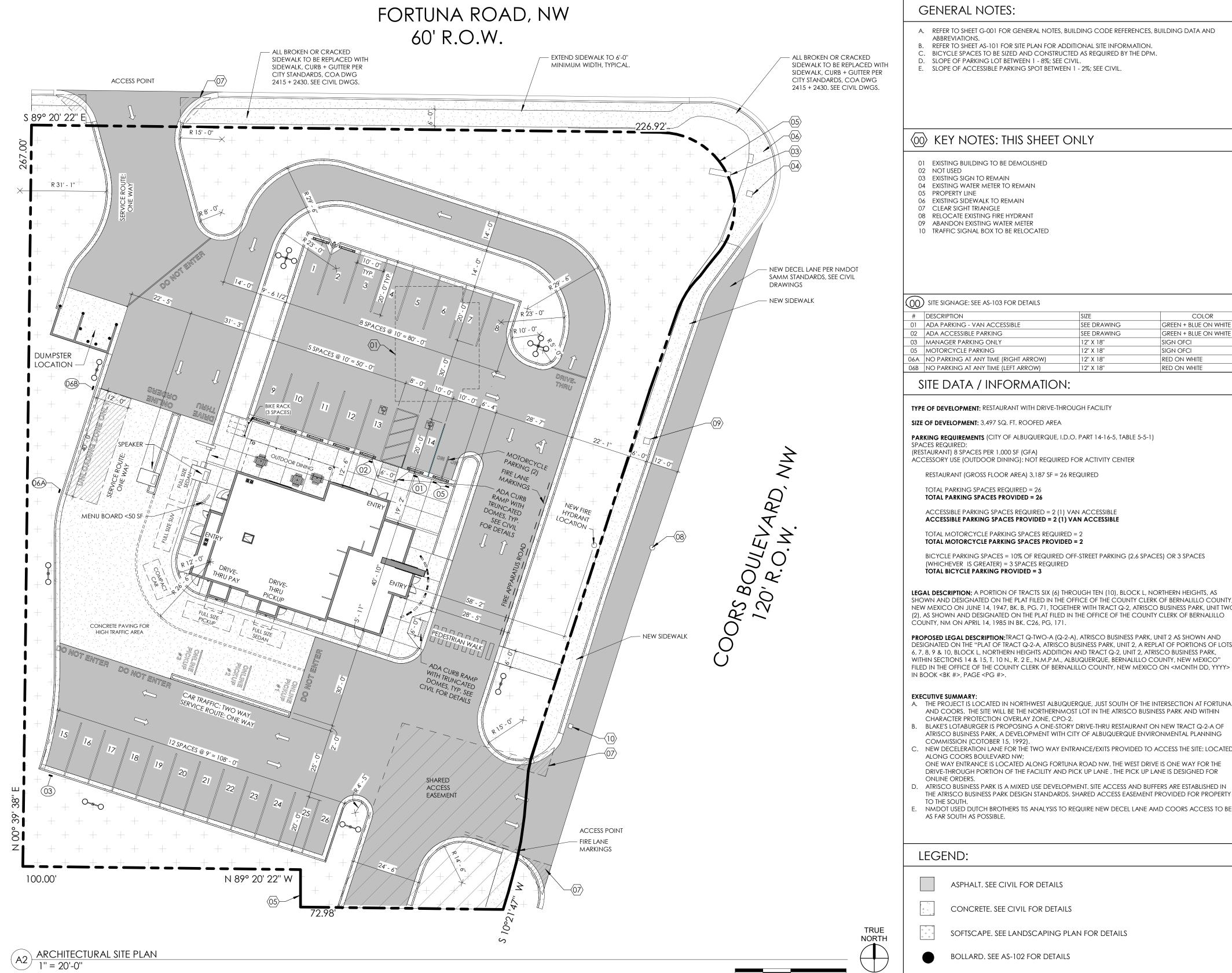
DATE SUBMITTED:



for address verification.



of the City Limits





Woven Architecture™

Woven Architecture 343 W Manhattan Ave, Santa Fe, NM 87501 Phone: 505.820.1555 Fax: 505.820.1527

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- with the project specified in this document. None of such concepts, designs or plans shall be used by or disclosed to any person, firm or corporation without the prior written permission of Woven Architecture, LLC.

GENERAL NOTES:

- A. REFER TO SHEET G-001 FOR GENERAL NOTES, BUILDING CODE REFERENCES, BUILDING DATA AND ABBREVIATIONS.
- REFER TO SHEET AS-101 FOR SITE PLAN FOR ADDITIONAL SITE INFORMATION.

E. SLOPE OF ACCESSIBLE PARKING SPOT BETWEEN 1 - 2%; SEE CIVIL.

BICYCLE SPACES TO BE SIZED AND CONSTRUCTED AS REQUIRED BY THE DPM.). SLOPE OF PARKING LOT BETWEEN 1 - 8%; SEE CIVIL.

(W) KEY NOTES: THIS SHEET ONLY

- 01 EXISTING BUILDING TO BE DEMOLISHED
- 02 NOT USED 03 EXISTING SIGN TO REMAIN
- 04 EXISTING WATER METER TO REMAIN
- 05 PROPERTY LINE 06 EXISTING SIDEWALK TO REMAIN
- 07 CLEAR SIGHT TRIANGLE
- 08 RELOCATE EXISTING FIRE HYDRANT 09 ABANDON EXISTING WATER METER 10 TRAFFIC SIGNAL BOX TO BE RELOCATED



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REBECCA

SNYDER

03.14.24

SITE SIGNAGE: SEE AS-103 FOR DETAILS # DESCRIPTION COLOR GREEN + BLUE ON WHITE 01 ADA PARKING - VAN ACCESSIBLE SEE DRAWING GREEN + BLUE ON WHITE 02 ADA ACCESSIBLE PARKING SEE DRAWING 03 MANAGER PARKING ONLY SIGN OFCI 05 MOTORCYCLE PARKING SIGN OFCI

06A NO PARKING AT ANY TIME (RIGHT ARROW) RED ON WHITE 06B NO PARKING AT ANY TIME (LEFT ARROW) RED ON WHITE

SITE DATA / INFORMATION:

TYPE OF DEVELOPMENT: RESTAURANT WITH DRIVE-THROUGH FACILITY

SIZE OF DEVELOPMENT: 3,497 SQ. FT. ROOFED AREA

PARKING REQUIREMENTS (CITY OF ALBUQUERQUE, I.D.O. PART 14-16-5, TABLE 5-5-1) SPACES REQUIRED:

(RESTAURANT) 8 SPACES PER 1,000 SF (GFA) ACCESSORY USE (OUTDOOR DINING): NOT REQUIRED FOR ACTIVITY CENTER

RESTAURANT (GROSS FLOOR AREA) 3,187 SF = 26 REQUIRED

TOTAL PARKING SPACES REQUIRED = 26 TOTAL PARKING SPACES PROVIDED = 26

ACCESSIBLE PARKING SPACES REQUIRED = 2 (1) VAN ACCESSIBLE ACCESSIBLE PARKING SPACES PROVIDED = 2 (1) VAN ACCESSIBLE

TOTAL MOTORCYCLE PARKING SPACES REQUIRED = 2

TOTAL MOTORCYCLE PARKING SPACES PROVIDED = 2

BICYCLE PARKING SPACES = 10% OF REQUIRED OFF-STREET PARKING (2.6 SPACES) OR 3 SPACES (WHICHEVER IS GREATER) = 3 SPACES REQUIRED TOTAL BICYCLE PARKING PROVIDED = 3

LEGAL DESCRIPTION: A PORTION OF TRACTS SIX (6) THROUGH TEN (10), BLOCK L, NORTHERN HEIGHTS, AS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 14, 1947, BK. B, PG. 71, TOGETHER WITH TRACT Q-2, ATRISCO BUSINESS PARK, UNIT TWO

PROPOSED LEGAL DESCRIPTION:TRACT Q-TWO-A (Q-2-A), ATRISCO BUSINESS PARK, UNIT 2 AS SHOWN AND DESIGNATED ON THE "PLAT OF TRACT Q-2-A, ATRISCO BUSINESS PARK, UNIT 2, A REPLAT OF PORTIONS OF LOTS 6, 7, 8, 9 & 10, BLOCK L, NORTHERN HEIGHTS ADDITION AND TRACT Q-2, UNIT 2, ATRISCO BUSINESS PARK, WITHIN SECTIONS 14 & 15, T. 10 N., R. 2 E., N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON <MONTH DD, YYYY>

- A. THE PROJECT IS LOCATED IN NORTHWEST ALBUQUERQUE, JUST SOUTH OF THE INTERSECTION AT FORTUNA AND COORS. THE SITE WILL BE THE NORTHERNMOST LOT IN THE ATRISCO BUSINESS PARK AND WITHIN
- CHARACTER PROTECTION OVERLAY ZONE, CPO-2. BLAKE'S LOTABURGER IS PROPOSING A ONE-STORY DRIVE-THRU RESTAURANT ON NEW TRACT Q-2-A OF ATRISCO BUSINESS PARK, A DEVELOPMENT WITH CITY OF ALBUQUERQUE ENVIRONMENTAL PLANNING COMMISSION (COTOBER 15, 1992).
- NEW DECELERATION LANE FOR THE TWO WAY ENTRANCE/EXITS PROVIDED TO ACCESS THE SITE: LOCATED ONE WAY ENTRANCE IS LOCATED ALONG FORTUNA ROAD NW. THE WEST DRIVE IS ONE WAY FOR THE DRIVE-THROUGH PORTION OF THE FACILITY AND PICK UP LANE . THE PICK UP LANE IS DESIGNED FOR
- ONLINE ORDERS. ATRISCO BUSINESS PARK IS A MIXED USE DEVELOPMENT. SITE ACCESS AND BUFFERS ARE ESTABLISHED IN
- TO THE NMDO

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THE ATRISCO BUSINESS PARK DESIGN STANDARDS. SHARED ACCESS EASEMENT PROVIDED FOR PROPERTY		_
TO THE SOUTH	ı	
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NMDOT USED DUTCH BROTHERS TIS ANALYSIS TO REQUIRE NEW DECEL LANE AMD COORS ACCESS TO BE	 	-
AS FAR SOUTH AS POSSIBLE.		_
AS FAR SOUTH AS FOSSIBLE.	ı	
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GEND:			
	ASPHALT. SEE CIVIL FOR DETAILS		
4	CONCRETE. SEE CIVIL FOR DETAILS		
+	SOFTSCAPE. SEE LANDSCAPING PLAN FOR DETAILS		

BOLLARD. SEE AS-102 FOR DETAILS



TRAFFIC CIRCULATION LAYOUT



