

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

May 9, 2022

Eric Munn
T.I. Design Services
717 Cagua Drive NE
Albuquerque, NM 87108

Re: **Dia De Las Baristas**
1600 Eubank Blvd NE
Traffic Circulation Layout
Architect's Stamp 05-05-2022 (J21-D004A)

Dear Mr. Munn,

Based upon the information provided in your submittal received 05-05-2022, 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. A queuing analysis will need to be provided to ensure that proposed drive thru queue doesn't back into Eubank Blvd.
3. Please provide the total throat length at the 34ft Eubank entrance to ensure that it follows DPM Criteria [see 7.4(K)(15)].
4. **Keyed Note 1:** The Cross Access Agreement will need to be provided prior to TCL approval.
5. **Keyed Note 2:** Crusher fines will not be allowed only a hard surface will be acceptable for 6 ft ADA pedestrian pathway.
6. **Keyed Note 3 & 4:**
 - Provide striping detail for proposed 6 ft pathway across these pathway crossings.
 - You will need to provide some type of shielding/curbing across landscaping, parking stall, raised concrete island, and adjacent to building. Provide construction notes.
7. A scale of 1"=20' is recommended for sites less than 5 acres. What is the scale for proposed layout?
8. 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 DETAILS OF PROPOSED TEXT.**
9. Eubank Existing 34 & 36 ft Entrances: The entrance ramp must be ADA curb ramps must be updated to current standards and have truncated domes installed. Please verify this condition.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

10. You will need 12 ft exit lane out of site onto Eubank existing 34 ft entrance unless you are proposing this entrance to be only ingress and if this is the case then need to provide pavement markings and signage to enforce this traffic movement.
11. Adjacent to drive thru land you only have 12 ft of Clear Drive Aisle lane. So, where are the pavement markings and signage to define this traffic lane movement and it details for the markings and sign face?
12. Parallel parking adjacent to Raised Concrete Island and drive thru lane: What is the drive aisle width? And where are pavement markings/sugnage to define one way traffic aisle/lane?
13. **Motorcycle parking space:**
 - Why are you locating parking space so far from building site?
 - Provide detail for proposed pavement marking MC.
14. Show all drive aisle widths and radii. Some dimensions are not shown.
15. The minimum drive aisle dimensions are shown below

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

16. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
17. 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.
18. 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.
19. Parking areas shall have barriers to prevent vehicles from extending.
20. Dumperster is located outside of lot limit. Please provide letter stating that it is okay to locate on adjacent property from owner of that property.
21. Fire Department: An approval Fire 1 plan needs to be provided.
22. All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. **Please show detail and location of posted signs, sign face detail and striping.**
23. All proposed striping, pavement markings will need details provided.
24. 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.

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

25. 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.
26. Please provide a letter of response for all comments given.

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.

Sincerely,

PO Box 1293

Albuquerque

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

NM 87103

www.cabq.gov

C: CO Clerk, File

