

CITY OF ALBUQUERQUE



April 20, 2020

Jake Palmer, RA
Accelerated Development Services
2415 Camelback Road #400
Phoenix, AZ 85016

**Re: Restaurant with Drive-thru
1105 Juan Tabo NE
Traffic Circulation Layout
Architect's Stamp XX-XX-XX (J21-D024)**

Dear Mr. Palmer,

Based upon the information provided in your submittal received 04-15-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. An Architect or Engineer's stamp is required on all sheets of Site Plan requiring approval.
2. Trip Generation(Restaurant with drive-thru): Was this accomplished for comparison of existing status versus proposed to determine if a TIS is required?
3. Please coordinate all calculations for parking spaces, including bicycle, and motorcycle parking with Zoning. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking.
4. Please show a vicinity map with Zone Atlas number
5. Identify all existing access easements and rights of way width dimensions.
6. Identify the right of way width, medians, curb cuts, and street widths on Juan Tabo NE.
7. Maximum access width for arterial (**Juan Tabo NE**), collector, and local streets are as follows:

| | Arterial& Collector | Local Streets |
|------------------------|------------------------|------------------|
| One-way Drive | 20'-25' | 12'-20' |
| Two-Lane Drive | 22'-30' | 22'-24' |
| Three-Lane Drive | 24'-35' | 22'-30' |
| Larger Vehicles | ≤50' | ≤30' |

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

| | | |
|--|--|--|
| | | |
|--|--|--|

(WB-40) Turning movements are overlapping onto Juan Tabo driving lanes and encompassing all the ingress and egress at entrance. Maybe a larger entrance would alleviate these conflicts of delivery and passenger vehicle usage of Site entrance. The overlapping of WB-40 onto driving lanes will need to be addressed.

8. The minimum parking stall dimensions are:

| <i>Type of parking</i> | <i>Min. Width</i> | <i>Min. Length</i> | <i>Min. Overhang</i> |
|--------------------------|-------------------|--------------------|----------------------|
| <i>Standard</i> | 8.5' | 18' | 2' |
| <i>Compact</i> | 7.5' | 15' | 1.5' |
| <i>Motorcycle</i> | 4' | 8' | N/A |
| <i>ADA</i> | 8.5' | 18' | 2' |

9. 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)
10. ADA curb ramps must be updated to current standards and have truncated domes installed.
11. Label pavement MC for all proposed Motorcycle parking stalls.
12. All bicycle racks shall be designed according to the following guidelines:
- The rack shall be a minimum 30 inches tall and 18 inches wide.
 - The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - The rack allows varying bicycle frame sizes and styles to be attached.
 - The user is not required to lift the bicycle onto the bicycle rack.
 - Each bicycle parking space is accessible without moving another bicycle.
13. Bicycle racks shall be sturdy and anchored to a concrete pad.
14. A 1-foot clear zone around the bicycle parking stall shall be provided.
15. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
16. Show all drive aisle widths. Some dimensions are not shown.
17. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.

CITY OF ALBUQUERQUE



18. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances (not 5 ft). Please clearly show this pathway and provide details.
19. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances (includes ramp width). Please clearly show this pathway and provide details.
20. Provide a copy of refuse approval.
21. The minimum drive through lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns, including existing. (A 15 foot radius can be used with an increase in lane width to 14 feet).
22. Shared Site access (**WB-40 traversing thru adjacent property**): 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.

Items 23,24, &25(if applicable on any water and/or sewage work on public street)

23. **Provide notes showing what work is included and on the work order and the private work on site.**
24. **Work within the public right of way requires a work order with DRC approved plans.**
25. **Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."**

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. My work schedule is 9:30am-2:30pm.

Sincerely,

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File