

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

October 4, 2021

Brett Gray
Dungan Design Group
8826 Santa Fe Drive, Ste. 304
Overland Park, KS 66212

Re: Chipotle Mexican Grill
1000 Juan Tabo Blvd NE
Traffic Circulation Layout
Architect's Stamp 09/29/2021 (J22-D012D)

Dear Mr. Gray,

Based upon the information provided in your submittal received 10-01-2021, 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. **An open pathway on existing 20'-0" Drainage/Utility on northeast corner of property shown but no notes to identify it purposed/function. A note will need to be provided.**
3. **Drive thru lane (Existing):**
 - A queuing length will need to be provide from order menu to window. The queuing length will need to follow DPM requirements.
 - The order menu board is not shown to determine the total queuing length.
4. **Keyed Note 4:** Please provide angle to determine if existing diagonal parking dimensions are adequate base on angle **(Per DPM requirements)**.
5. **Keyed Note 5:** Exiting Plyon Sign appears to be partially located within COA ROW. So, Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment. This includes Air Space.
6. **Keyed Note 14:** Rephrase Directional Signage to Directional Pavement Markings as shown on site plan.
7. **Keyed Note 15:** Explain the proposed ADA ramp because it doesn't properly service ADA since there isn't another ADA pathway shown.
8. **Keyed Note 16:** Details will need to be provided for sign face and post.
9. **Keyed Note 20:**
 - Rephrase statement from Signage to Pavements Markings.
 - Details will need to be provided for Pavements Markings.

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10. **Keyed Note 11:** The existing parallel ADA curb ramps will need to be current/update ADA compliant. Verify these requirements.
11. Adjacent to Keyed note 20 is a black bar on landscaping area and no label to identify its function. **Provide some type of note to identify.**
12. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.

13. **The minimum parking stall dimensions are:**

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

14. The ADA accessible parking sign: So which detail will be used for this project detail 4 or detail 8 (preferred)? Because of the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing"**

15. ADA curb ramps must be updated to current standards and have truncated domes installed within COA ROW. Verify existing ramp are up to date and if not remove/replace with the most current and update ADA ramps. Remove all references to NMDOT standard since ROW is within City of Albuquerque jurisdiction.

16. **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.

17. **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.

18. **Bicycle racks shall be sturdy and anchored to a concrete pad.**

19. **A 1-foot clear zone around the bicycle parking stall shall be provided.**

20. **Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.**

21. Show all drive aisle widths (**between Refuse enclosure and drive thru lanes**) and radii (**drive thru striping**). Some dimensions are not shown.

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22. The minimum drive aisle dimensions are shown below:

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

23. Listed are radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger. **You will need FD review/approval.**
24. Per the IDO, 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. **It appears that proposed patio tables might reduced this pathway width. Verify and adjust and address this concern.**
25. 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. **It appears that proposed patio tables might reduced this pathway width. Verify and adjust and address this concern for the 5 ft access aisle pathway to building entrance.**
26. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way. Provide a copy of refuse approval.
27. **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 striping.**
28. **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.
29. What is the size of the Clear Sight Triangle at corner of Juan Tabo/Sierra Grande? Provide on site plan.
30. **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 or Provide copy existing PLAT specifying cross access easement.
31. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing (2430 & 2415A).
32. 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).
33. **All existing pavement markings will need to be clean/clear and not deteriorated.** If deteriorated please provide note to paint existing pavement markings.
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.

Sincerely,



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

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C: CO Clerk, File

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