

June 29, 2023

Development Review Services
PO Box 1293
Albuquerque, NM 87103

RE: Sonic #1091
Southeast side of 98th St. and Bluewater Rd.
Traffic Circulation Layout

Dear Marwa Al-najjar,

Please find below our comment responses addressing the Traffic Circulation Layout comments for the Sonic at 98th and Bluewater. This letter is to address comments we received from you on March 30, 2023. To facilitate your review, we have included the original conditions in *italicized* font and have provided our responses in **bold blue**.

- 1) *Please show a vicinity map showing the location of the development in relation to streets and well-known landmarks.*
Response: A vicinity map is located on the cover sheet.
- 2) *List the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.*
Response: Parking data has been added to the cover sheet.
- 3) *The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.*
Response: The plans have been stamped and signed.
- 4) *Identify all existing access easements and rights of way width dimensions.*
Response: Access easements and ROW dimensions have been added.
- 5) *Please define the property line.*
Response: Property line has been thickened.
- 6) *Provide shared access agreement or approved plat showing the existing 33' access easement at the east side of the site.*
Response: The final plat has been included in this submittal.
- 7) *Provide the angle for the angled parking. See attached angle parking stall requirements.*
Response: Angle dimension has been added.
- 8) *Provide details for all the proposed interior ADA ramp.*
Response: Ramp details have been added.
- 9) *The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of signs.*
Response: Location of signs and a detail have been added to the plan.

- 10) *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)*

Response: Lettering added.

- 11) *ADA curb ramps must be updated to current standards and have truncated domes installed.*

Response: Ramps have been updated.

- 12) *Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.*

Response: Motorcycle spaces are not included on site.

- 13) *The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.*

Response: Motorcycle spaces are not included on site.

- 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.*

Response: Bike racks and detail have been added.

- 15) *Bicycle racks shall be sturdy and anchored to a concrete pad.*

Response: This is reflected in the site details.

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

Response: This is reflected in the site details.

- 17) *Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.*

Response: This is reflected in the site details.

- 18) *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.*

Response: Path line has been added and grading plan shows 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. Please clearly show this pathway and provide details.*

Response: Path line has been added and grading plan shows details.

- 20) *ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheelchair conflicts should be avoided as much as possible.*

Response: ADA path adjusted to avoid vehicular way as much as possible.

- 21) *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.*
Response: A copy of refuse approval has been included in this submittal. A truck turn showing vehicle maneuvering is included.
- 22) *Provide a copy of Fire Marshal approval.*
Response: Fire Marshal approval has been included.
- 23) *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.*
Response: Signage and sign details have been added.
- 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.*
Response: Drive thru lanes expanded.
- 25) *Show on the site plan the Intersection clear sight triangle at the intersection of 98th St. and Bluewater rd.*
Response: Sight triangles added.
- 26) *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.*
Response: Note and sight triangles added.
- 27) *Please specify the City Standard Drawing Number when applicable.*
Response: No city details are currently being used.
- 28) *Work within the public right of way requires a work order with DRC approved plans.*
Response: Acknowledged.
- 29) *Please add a note on the plan stating, "All improvements located in the Right of Way must be included on the work order."*
Response: Note added.
- 30) *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.*
Response: Note added.
- 31) *Please provide a letter of response for all comments given.*
Response: A comment response has been included.
- 32) *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: grush@cabq.gov).*
Response: A traffic study for this site should not be warranted.

Sincerely,

GALLOWAY

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