



May 15, 2013

David G. Roselius R.A.  
c/o Eduardo Tosky  
Heights Venture Architects LLP  
1111 N. Loop W. #800  
Houston, Texas 77008

**Re: Church's Chicken Store 695, 5407 Central NW, Traffic Circulation  
Layout, Architect's Stamp dated 5-08-13 (K11-D081)**

Dear Mr. Tosky,

Based upon the information provided in your submittal received 5-10-13, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

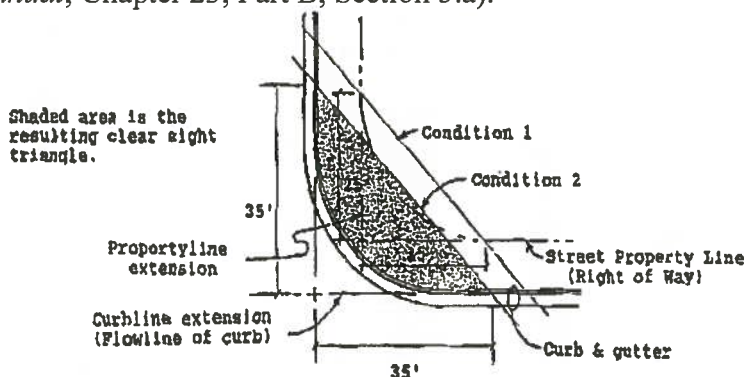
New Mexico 87103

www.cabq.gov

1. Please submit two copies of your future *Traffic Circulation Plan* (TCL) on one 24"x 36" sheet to include the vicinity map, legal description, parking requirements, and the site plan with all infrastructure dimensions visibly printed (proposed and existing). The applicable details are provided in the *Development Process Manual* (DPM) located in the City Of Albuquerque website under Planning.
2. Please refer to all applicable city standards.
3. Please ensure all ramps are ADA compliant.
4. Please show the location of the nearest driveway on the adjacent lot.
5. Define width of the existing sidewalk along both COA ROW frontages .
6. List the width of the existing drive pads.
7. List the width of the proposed turnouts.
8. Show a detail of the wheelchair ramps located at the proposed driveway, or refer to the appropriate city standard.
9. Single entrance driveways allowing right-in /right-out-only movement have a minimum driveway width of 30 feet and minimum turning curb radii of 25 feet if located on an arterial roadway. Central Ave is classified a principle arterial. See the *Development Process Manual*, Chapter 23, Section 6, Part B.8 for regulations.
10. Per Chapter 23, Section 6, Part B.5 of the City of Albuquerque *Development Process Manual*, any drive on a principle arterial (Central Ave) intersecting a collector (Yucca Drive) must be located a minimum of 200 feet from the intersection. Please provide the setback distance of the proposed drive pad from this intersection.



11. The proposed location of the drive pad presents some negative traffic issues: vehicle egress from site onto Central Ave impacts oncoming vehicle movement from the signalized intersection directly south and east of the proposed drive pad. Additionally, vehicles leaving the site onto Central enter a designated right turn lane. To mitigate these negative impacts please position the drive pad as close to the eastern property line as possible. This would align the drive pad within visual sight of oncoming vehicles from the signalized intersection and allow vehicles exiting the site to negotiate out of the designated right turn lane if desired. Furthermore, this would assist in compliance with the required setback of drive pad location stated in comment 11 above. Please re-evaluate the proposed layout to incorporate comments and concerns. Perhaps by reducing the incoming vehicles to one-way orientation along eastern landscape buffer, provide angled parking adjacent to the building and allow only right turn movement out of the site from the drive through lane could satisfy these traffic concerns.
12. The drive through facility requires a minimum 12 foot lane width with 25 foot radii on all inside turns. A 15 foot radius can be used with 14 foot wide drive thru lanes (see DPM Ch 23, Section 7, Part E).
13. A minimum of 15 feet radius for all internal vehicle turns and end aisles is required.
14. Please post appropriate "Do Not Enter" signs at exit points of one-way lanes to direct moving vehicles.
15. A 6 foot wide ADA accessible pedestrian pathway is required between the public sidewalk on Central Ave. and the entrance to the building.
16. The proposed pylon sign to be reused may not interfere with the sight distance of the intersection nor the clear sight triangle adjacent to drive pads. Please provide a sight distance exhibit (see the *Development Process Manual*, Chapter 23, Part B, Section 5.a).



17. Per the Development Process Manual, Chapter 27, Section 7, Part F.II, a scale of 1"=20' is recommended for sites of less than 5 acres.

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18. A scale must be shown on the plan. Per the Development Process Manual, Chapter 27, Section 2, Part B.1, only the following scales may be used:

- 1" = 50'
- 1" = 40'
- 1" = 20'
- 1" = 10'
- 1" = 100' (for overall layouts only)

If you have any questions, you can contact me at 924-3924.

Sincerely,

Cynthia K. Beck  
Traffic Engineer, Planning Dept.  
Development Review Services

PO Box 1293

C: File

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