



kenneth myers architect

August 24, 2021

City of Albuquerque Planning Department  
600 2nd St NW, Albuquerque, NM 87102

ATTN: Nilo Salgado-Fernandez, P.E.  
Senior Engineer, Planning Department Development Review Services.

RE: My Little World, 303 Old Coors, Rd. Building Permit # BP-2021-18764, TCL # SI-2021-00991

I have reviewed your comments provided on July 05, 2021 and have provided responses to your comments below. The revised drawing AS103 and associated documentation is attached for your review.

1. Listed are the number of parking spaces required by the IDO as well as the proposed parking spaces including bicycle and motorcycle parking. Coordinate with Zoning.

**Response: Parking calculations have been discussed and are in review by zoning.**

2. Do you need a sidewalk easement with a certain portion of bisecting property lines encompassing corner ramp/ sidewalk?

**Response: A Sidewalk easement has been prepared, recorded and included here for your review.**

3. Church Hill Road:

- Existing driveway are not ADA access and will need to be replaced with current updated drive pad.

**Response: Driveways are to be replaced with a new driveway per COA standard drawing 2425B. The drawing has been updated to note this as such.**

- Existing sidewalk width will need to be provided.

**Response: Sidewalk width has been added. In addition, a keyed note #17.3 has been added to construct new sidewalk per COA standard drawing 2430. Drawing has been updated to show locations of new sidewalk.**

4. Old Coors Drive:

- Verify Existing driveway/pad is current/ updates ADA across the entrance.

**Response: Existing Drive pad is ADA compliant as per COA Standard drawing 2425B**

- Existing sidewalk width will need to be provided.

**Response: Sidewalk width has been added.**

- The proposed diagonal parking stalls are encroaching into the drive aisle and driveway path. This is cause a traffic safety concern since maneuvering out of the stall will occur on COA ROW. This type of backing out onto COA ROW is not acceptable. Please address this traffic concern. The FD needs 20'-0" for their vehicles and the aisle is only 12'-0" in width. (Obtain FD concurrence with proposed drive aisle widths thru out site).

**Response: Spaces have been moved to northwest side of parking area. See revised plan. A copy of Permit #21-006813 approving the access has been included for your use.**

5. Keyed note 18 is shown as existing drive
6. pad off Old Coors frontage but it is placed on sidewalk between keyed notes 21 and 20 fronting the main roadway. Please clear up this concern.

**Response: Keyed note has been removed and replaced with keyed note 17 'Existing 6'-0" sidewalk to remain'.**

7. Referenced D4/AS100 but no sheet AS100 has been provided. Please clarify.

**Response: Note has been revised to reference D3/AS103.**

8. Identify all access easements and right of way width dimensions (If Applicable).

**Response: No access Easement, Road widths have been added to drawing for reference.**

9. Identify the right of way widths, medians, curb cuts, and street widths on Old Coors and Church Hill Road:

**Response: information has been included.**

10. Maximum access width for arterial (Old Coors), collector, and local Streets are as follows: One Way Drive 20'-25'

**Response: Noted**

11. Old Coors Drive is a minor arterial. The existing Driveway is +/-34'-0". There are already problems with the parking stall layout not matching the existing width and the FD requirements for the drive aisle width of 12'-0". Please address ingress movement issue on southbound Old Coors Drive.  
**Response: Offending parking spaces have been relocated to resolve traffic concerns. See revised plan.**
12. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.  
**Response: All spaces are noted with a keyed note referencing the specific dimensions and sizes, along with an associated drawing also provided.**
13. The minimum parking stall dimensions are (table not included for brevity)  
**Response: This information is provided.**
14. The existing restaurant doesn't have any ADA parking stall. Status? Since you are providing all new parking stalls for this site.  
**Response: ADA parking for restaurant has been moved to share van access isle with the one HC space required for the day care center. A 6'-0" pathway from the access aisle to the restaurant entrance has been provided.**
15. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8'-0" width all others 5'-0" wide. It appears from the plan that it is 6'-0" wide. Please clarify.  
**Response: Keyed note #7 references the HC parking space which indicates the 8'-0" wide van access aisle. The 6'-0" dimension is clearly shown as the access aisle connecting the two buildings and providing required pathway between restaurant and its associated HC space. A Dimension has been added to the plan for clarity.**
16. ADA curb ramps must be updated to current standards and have truncated domes installed. Verify the existing ramp at the corner of Church Hill Road/ Old Coors drive is current ADA with detectable warning Surfaces.  
**Response: The existing ramp is current ADA compliant per COA Standard Drawing 2441, but landing does not. Drawings have been revised to include note to replace landing. The area does include detectable warnings. Notes to this effect have been added to the drawing.**
17. 16-19 All bicycle Racks shall be designed according to the provided guidelines.  
**Response: All bicycle rack information has already been provided and is clearly shown in detail D4/AS103 and indicated in keyed note #9. An additional dimension note of 6'-0" has been added to the detail to further clarify.**
18. (20.) Show all drive aisle widths and radii. Some dimensions are not shown.  
**Response: Information has been added to plan.**
19. (21) The minimum drive aisle dimensions are shown:  
**Response: Noted.**
20. (22). FD needs 20'-0" min. drive aisle. Please coordinate and provide approved FD Plan.  
**Response: See approved AS103 provided for your review.**
21. (23) List the radii for all curves shown; for passenger vehicles. Radii for delivery trucks, fire trucks. Etc. is 25'-0" or larger.  
**Response: emergency truck radius of 28'-0" shown for reference.**
22. (24) A 5'-0" keyway is required for dead-end parking aisles.  
**Response: A 5 foot key way is indicated on the drawing.**
23. (25) Per the IDO a 6'-0" ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this and provide details.  
**Response: The required path is shown on the drawing. I have included a new hatch pattern to clarify for you. Keyed notes provide width and have been updated to include language related to slopes.**
24. (26) Per DPM a 6'-0" wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisle to the building entrances. Please clearly show this pathway and provide details. You show pathway but don't include the type of surface that is being proposed.  
**Response: All existing parking lot is asphalt and is to remain. Pathway surface to be existing asphalt. A hatch pattern has been added to the drawing for clarity.**
25. (27) Provide a copy of refuse approval.  
**Response: Attached for your use.**



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26. (28) It is not apparent what type of pavement surface is being used.  
**Response: Parking lot pavement is existing asphalt to remain.**
27. (29) Provide all pavement markings details for proposed pathway from existing restaurant entrance to adjacent proposed building entrance. It can't be blue as stated on keyed note 4.  
**Response: Keyed note 4 references parking spaces. Keyed note 8 has been revised to include this information.**
28. (30) Please provide a sight distance exhibit for clear site line and clear sight triangle at driveways.  
**Response: clear sight triangle information has been included on the drawing. Keyed note #25 and associated hatch.**
29. (31) Show the clear sight triangle and add the following note to the plan: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS- SIGNS WALLS TREES AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL- MEASURED FROM GUTTER PAN WILL NOT BE ACCEPTABLE IN CLEAR SIGHT TRIANGLE.  
**Response: Clear sight triangles are clearly shown on the drawing and are called out as keyed note #25. The text has been added to the TCL general notes.**
30. (32) Please specify the City Standard Drawing Number when applicable.  
**Response: Noted.**
31. (33) Shared Site Access: Driveways that straddle property lines, or are entirely on one property but are used by another property shall have an access agreement. Please include a copy of your shared access agreement with the adjacent property owner.  
**Response: Shared access and parking agreement has been Recorded with County Clerk. A copy has been included here.**
32. (34) Provide response letter to the above comments:  
**Response: Provided herein**
33. (35) Traffic Studies- See traffic impact study Threshold.  
**Response: Not required per attached notice from Matt Grush**

Thank you for your time.  
Please contact me with any further questions or comments.

Best regards,

Kenneth Myers  
Architect, #005751

Documents included:

- Drainage Transportation Information Sheet (DTIS)- Resubmittal
- AS103 Revised per comments above
- AS105\_SOLID WASTE approved for access
- 303 Old Coors SW Traffic Scoping Form\_Not Required
- 2021-0824-Recorded Shared Parking Agreement
- BP-2021-18764-301 old coors sdwk easement\_July2021