

CITY OF ALBUQUERQUE



March 4, 2020

Jeffrey Wooten, PE
Wooten Engineering
1005 21st Street SE, Ste 13
Rio Rancho, NM 87124

Re: Wecks Restaurant
5115 Central Ave Ne
Traffic Circulation Layout
Engineer's/Architect's Stamp 02-17-20 (k17-d025)

Dear Mr. Wooten,

Based upon the information provided in your submittal received 02-19-20, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Proposed parking calculations need to be coordinated with Zoning.
2. Identify all existing access easements and width dimensions.
3. Please list the length for proposed ADA accessible parking spaces. Some dimensions are not shown.
4. ADA curb ramps must be updated to current COA standards or provide detail.
5. All bicycle racks shall be designed according to the following guidelines:
 - a. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - b. The rack allows varying bicycle frame sizes and styles to be attached.
 - c. The user is not required to lift the bicycle onto the bicycle rack.
 - d. Each bicycle parking space is accessible without moving another bicycle.
6. Bicycle racks shall be sturdy and anchored to a concrete pad.
7. A 1-foot clear zone around the bicycle parking stall shall be provided.
8. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
9. 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.
10. 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.

PO Box 1293

Albuquerque

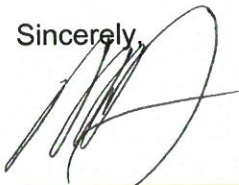
NM 87103

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11. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
12. All proposed sidewalks and ADA accessible pedestrian pathway dimension/widths need to be shown.
13. Truman Street Driveway: provide a detail of median curb and gutter connection onto existing driveway.
14. Please provide a stopping sight distance exhibit instead of clear sight triangle per DPM chapter 23, Section 3.9.5.
15. Show the clear sight line and add the following note to the plan: "Landscaping and signage will not interfere with clear sight line 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 line.
16. Please specify the City Standard Drawing Number when applicable.
17. Identify any existing access easement and include a copy of your shared access agreement with the adjacent property owner.
18. Add a note stating "All broken or cracked sidewalk and curb & gutter must be replaced with new sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawings.

If you have any questions, please contact me at (505) 924-3630. My work hours are Monday thru Friday 10am to 2pm.

Sincerely,



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

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

C: CO Clerk, File