CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller

May 23, 2022

Marc Gonzales, RA
10899 Montgomery Blvd, Ste A
Albuquerque, NM 87111

Re: **BOB's Burger**
305 Eubank Blvd NE
Traffic Circulation Layout
Architect's Stamp 05-17-2022 **(K20-D049)**

Dear Mr. Gonzales,

Based upon the information provided in your submittal received 05-17-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Listed are the number of parking spaces(**ADA stalls ?**) required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking. **Coordinate/discuss with Zoning.**

2. Proposed driveway entrance off Eubank Blvd: Please call out COA std dwg 2426 (this will include 6 ft valley gutt and unidirectional ramps) for details.

3. **Keyed Note 20:**
   - Why are you proposing this at northern end of Alley way?
   - Provide Alley way width.

4. **Keyed Note 24, 27, 29, 30, 35, 36, 39, & 40:** Details will need to be provided and/or referenced COA std dwg on some.

5. **Keyed Note 33:** The will function appropriately on private property but not on Alley Way. Provide note to ensure this concern unless it is on Alley (**then a Work Order will be required)**

6. **The minimum parking stall dimensions are (*Some are not shown*):**

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'

7. The ADA accessible spaces must include an access aisle. **Van accessible aisles should be 8ft wide**; all others should be 5ft wide.

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8. 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.

9. 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)

10. ADA curb ramps:

    - **Eubank/Chico:** Corner ramp must be current/updated design and have truncated domes installed for public ramps.

    - Must be updated to current standards. and have truncated domes installed for public ramps and details must be provided for each type of proposed ramp.

    - **Keyed Note 14 & 28:** You will need a full detail of ramp to include dimensions and concrete design and slopes.

11. **Chico drivepad:**

    - Provide details for all proposed infrastructure on plans.

    - A special detail will be needed for drivepad transitioning from pad to curb returns (from a gutter pan to a 6 ft valley gutter).

    - Locate proposed sidewalk segment to property line and not at back of curb as shown.

    - You will need adjacent property owner permission to perform work on his frontage. Provide letter of permission.

    - Call out COA std dwg 2430 for Keyed Note 27.

12. **Motorcycle parking spaces:** Spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.Label pavement MC (**provide pavement markings-text details**).

13. 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.

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

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

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

17. Minimum radii's will need to be 15'R. Adjust site plan to reflect this concern..

18. Per the DPM, 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.

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.

20. All sidewalks along **public streets** should be placed at the property line.

21. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.

22. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.

23. Provide a copy of refuse approval. The Refuse Vehicle maneuvering shall be contained on-site and shall not back into the public right of way.

24. Fire Department: An approval Fire 1 plan needs to be provided.

25. What type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles. **So, please provide each type proposed.**

26. 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 (Includes pavement markings and proposed texts)**.

27. Drive Thru Lane:

- Provide a queuing analysis to ensure storage lane will not stack into public streets **(IF APPLICABLE)**.

- 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.

28. All proposed pavement markings, striping, arrows will need details shown on Site Plan.

29. Please provide a sight distance exhibit

30. 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.

Other Notes

31. Please specify the City Standard Drawing Number when applicable.

32. Shared Site access: driveways that straddle property lines, or are entirely on one propertybut 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.

33. 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).

34. Please provide a letter of response for all comments given.

35. **Traffic Studies (IF APPLICABLE):** 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: mgrush@cabq.gov).**

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

C: CO Clerk, File