

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 3, 2024

Landon Brack, Project Coordinator
3400 College Blvd, Suite 200
Leawood, KS 66211

lbrack@plazastreetpartners.com

Re: **Popeyes Juan Tabo**
840 Juan Tabo Blvd NE
Traffic Circulation Layout
Engineer's/Architect's Stamp 9-13-24 (K22D035A)

Dear Brack,

Based upon the information provided in your submittal received 10-2-24, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

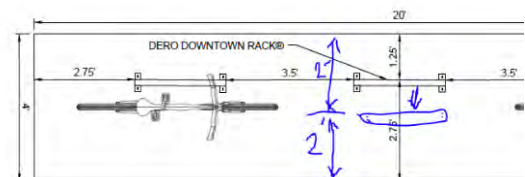
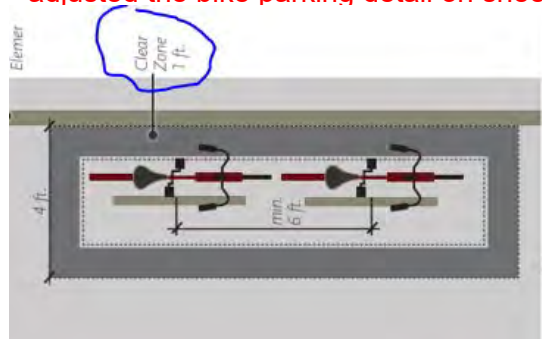
PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks. **SMA has added vicinity map to TCL sheet C701.**
2. Show all the dimensions for the entrances/exits, drive aisles and any other missing dimensions. **SMA will include dimensional site plan in TCL submittal.**
3. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown. **SMA will include dimensional site plan in TCL submittal.**
4. A 1-foot clear zone around the bicycle parking stall shall be provided. **SMA has adjusted the bike parking detail on sheet C702.**



5. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please revise the width to 6' (keyed notes 12 and 13). **SMA has updated the access aisle to 6' on all sheets.**
6. 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. **SMA included details and signage for one way drive aisles on the TCL.**
7. 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. **SMA has adjusted the site plan accordingly, please see dimensional site plan for dimensions.**

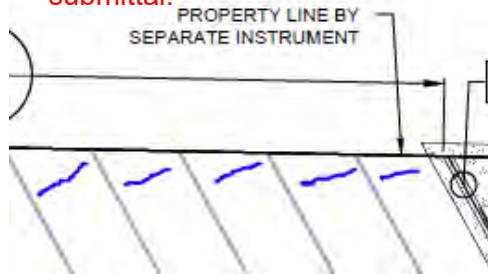
CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

8. 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. **SMA has added the CST and note to the TCL.**
9. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." **SMA has added the note to the TCL.**
10. Show the existing sidewalk and buffer/landscape widths along Joan Tabo. **SMA will include dimensional site plan in TCL submittal.**
11. Relocate the parking blocks (Stops) by 60 deg angle and 2' away from end of the parking stall. Add parking blocks (Stops) for the north side parking stalls. **SMA has adjusted/added the concrete bumpers on the TCL.**
12. Provide approval of solid waste dept and fire marshal. **SMA will include approval in next submittal.**



13. Submit the attached TSF to Traffic Engineer Curtis Cherne CCherne@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) 924-3909. Or skanbar@cabq.gov

Sincerely,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File