



November 30, 2020

Joe Simons, RA
Simons Architecture PC
PO Box 67408
Albuquerque, NM 87193

Re: Burger King-Juan Tabo
880 Juan Tabo NE
Traffic Circulation Layout
Architect's Stamp 11-23-2020 (K22-D035B)

Dear Mr. Simons,

Based upon the information provided in your submittal received 11-25-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The listed number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking. All proposed required calculations need to be discussed with Zoning.
2. Clarify the extents of the current phase. Provide a phasing plan since nothing is being done on the southern portion of parking lot.
3. Identify all existing access easements and rights of way width dimensions.
4. Identify the right of way width, medians, curb cuts, and street widths on Lomas Blvd and Juan Tabo NE..
5. Grades and slopes in the parking area and/or the ADA accessible parking areas appear to be too large. Please provide more detail.
6. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
7. The minimum parking stall dimensions are:

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'

8. The ADA accessible spaces access aisle: The aisle needs to be 2% in all directions. Please verify this condition.

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9. ADA curb ramps must be updated to current standards and have truncated domes installed at all public ROW. Includes drivepad off Juan Tabo needs to be current/updated ADA.
10. Proposed diagonal parking stalls: provide the angle being proposed to ensure that dimensions are appropriate size.
11. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. **Label pavement MC.**
12. 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.
13. Bicycle racks shall be sturdy and anchored to a concrete pad.
14. A 1-foot clear zone around the bicycle parking stall shall be provided.
15. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
16. List radii for all curves shown; for passenger vehicles. **Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.**
17. 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.
18. Keyed Note 7: The slope shall be 12:1 max for the transition leg and 2% landing. Please adjust note to reflect.
19. All referenced keyed notes will need a detail provided.
20. 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.
21. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.
22. It is not apparent what type of pavement surface is being proposed for the patch work. Please provide pavement design.



23. All one-way drives shall have "One Way" and "Do Not Enter" **pavement markings. Please show detail and location of posted signs, pavement markings, and striping.**
24. The minimum drive through lane width is 12 feet with a 25 foot minimum radius **(inside edge) for all turns. (A 18 foot radius** can be used with an increase in lane width to 14 feet).
25. Please provide a sight distance exhibit
26. 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.
27. Please specify the City Standard Drawing Number when applicable.
28. Shared Site access: driveways that straddle property lines, or are entirely on one property but 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.
29. Provide notes showing what work is included and on the work order and the private work on site.
30. Work within the public right of way requires a work order with DRC approved plans.
31. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
32. What is the status on the rest of the parking area that belongs to this lot/tract for rehabilitation?
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.
34. Verify all private signage is located in private property and not on COA ROW.
35. **Please provide a letter of response for all comments given.**
36. **Traffic Studies: 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.**
Once determination is 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.

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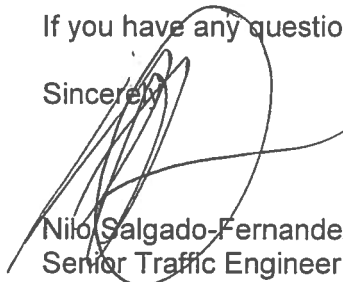
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for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3630.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nilo Salgado-Fernandez', written over the word 'Sincerely,'.

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

C: CO Clerk, File