

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 30, 2021

Debra West
ARIA Studio Consultants Inc
PO BOX 1515
Cedar Crest, NM 87008

Re: Lone Sun Brewing
8111 & 8101 Las Lomas Dr. NE
Traffic Circulation Layout
Architect's Stamp 06-25-2021 (D16-D002M)

Dear Ms. West,

Based upon the information provided in your submittal received 06-28-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Listed are the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.
Discuss/coordinate with Zoning.
2. **El Pueblo Road:**
 - Provide the proposed sidewalk width and reference COA standards for the sidewalk construction/detail. Sidewalk along street should be placed at the property line.
 - An ADA ramp will be required at the corner of with Las Lomas drive.
 - Future proposed Pedestal sign will need to be located on private property which includes air space (Please verify the location).
 - Proposed private entrance: Provide standards and detail (include ramp detail with detectable warning surfaces).
3. **NW frontage segment off El Pueblo Road:** the segment appears to end at an opening of adjacent property. **Will a ADA ramp be required? If not provide a 6:1 sidewalk taper to ground elevation to avoid any tripping hazards.**
4. **Las Lomas Drive:**
 - Existing sidewalk width needs to be provided.
 - Proposed private details will need to be provided as well as ADA ramp with detectable warning surfaces.
 - Is this a good idea for having a proposed private entrance so close to the railroad tracks and the pavement markings? Please address this concern.
 - Will need to contact Railroad to let them know that there is a proposed private entrance adjacent to the existing railroad tracks.

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- There is an existing drop inlet at the proposed private entrance. Please coordinate with COA Hydrology section for this existing condition. **A WORK ORDER MIGHT BE REQUIRED.**

5. Lot line to be removed has been stated on site plan. How will this be accomplished? **By Plat Action at DRB?** If so, then provide the approved Plat. **If not, then a Shared access, parking agreement and refuse enclosure will be required by owner of the two lots.**
6. **Bollard Detail B5/AS501:** Paint proposed bollard yellow.
7. **Clarify existing property lines.** You have too many lines types not being defined in a legend. Make sure all private parking lot improvements are located on private property and not on **COA ROW.**
8. **Sheet AS501:** The ADA parking stall length as 20 ft but on sheet AS101/TCL the length is shown as 18 ft. Please address this concern.
9. ADA parking stalls show parking bumper plus curbing. Is this necessary? Explain?
10. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
11. 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'

12. Public ADA curb ramps must be updated to current standards and have truncated domes installed (**corner of El Pueblo/Las Lomas**).
13. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code (**Need to reference the detail sheet AS501 for signage detail**). **Label pavement MC.**
14. **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.

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15. Bicycle racks shall be sturdy and anchored to a concrete pad.
16. A 1-foot clear zone around the bicycle parking stall shall be provided.
17. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
18. Show all and radii. Some radii's are not shown.
19. List radii for all curves shown; for passenger vehicles. **Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.** Coordinate with FD.
20. **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.**
21. **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.**
22. You proposed ADA parking stall and access aisle do not support the 6ft pathway width requirements (proposed width shown as 5'-9"). The ramp transitions/wings are also an obstruction to the pathway. Please address this issue/concern.
23. Provide a copy of refuse approval for the proposed location of both dumpster enclosures.
24. It is not apparent 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. **You stated asphalt drive. Does this include all the parking lot? If please label as such.**
25. Please provide a sight distance exhibit will be needed at the Las Lomitas Drive northbound lane as well as mini clear sight triangles at proposed private entrances.
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 **(for any proposed sidewalk-2430, curb & gutter-2415).**
28. **Shared Site acces:** 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.

Comment Notes 29, 30, & 31 (If applicable):

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."

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32. 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 & 2415).
33. Please provide a letter of response for all comments given.
34. **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 (Contact Matt Grush: mgrush@cab.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.

PO Box 1293 for log in and evaluation by Transportation.

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

Albuquerque

Sincerely,

NM 87103


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

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C: CO Clerk, File