

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

May 25, 2022

Daniel Duran
Modulus Architects & Land Use Planning
100 Sun Ave NE, Ste 600
Albuquerque, NM 87109

**Re: Champion Xpress
5101 Lomas Blvd NE
Traffic Circulation Layout
Architect's Stamp 05-11-0222 (J17-D010)**

Dear Mr. Duran,

Based upon the information provided in your submittal received 05-23-2022 and field inspection (05-25/2022), the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Does the car wash provide restroom facilities to public? If so, then an accessible access should be provided from the ADA parking stall aisle.
2. **Lomas/Manzano corner ramp:** It appears that the ramp lip is not ADA accessible. Please address this concern.
3. The proposed sidewalk connection coming off Lomas needs to be dimensioned.
4. **Manzano Exit driveway Entrance:**
 - The northern segment of proposed ramp is encroaching into 622 Manzano landowner frontage. You will need permission from landowner to have this work accomplished within his frontage property.
 - Add Keyed Note 6 (STOP sign).
5. **Keyed Note 5 (Manzano):** Need to be placed on both sides of exit driveway.
6. **Keyed Note 14:**
 - You will need to provide a segment of concrete sidewalk on Manzano frontage since asphalt is existing in place of concrete.
 - Reference COA std dwg 2430 for concrete sidewalk work.
7. **Keyed Note 21:** Add the text curb & gutter to statement on curb cut closure.
8. **Proposed Refuse driveway (Manzano frontage):**
 - Please provide a symbol for the proposed 6 ft valley gutter as shown on entrance driveway off Lomas.
 - Provide the frontage width of proposed driveway (not shown).
9. **ADA parking stall:** It appears that vehicle backing out might be a concern with queue storage lane. Explain is this a problem or not?

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

10. Motorcycle parking stall:

- Why don't you provide a parallel stall to avoid any traffic situations.
 - MC text will need a detail.
11. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way. **Please explain the strategy on backing into the street causing a traffic safety concern.**
12. 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)- this segment of note will need to be added to General Note 5.**
13. Please provide a letter of response for all comments given.
14. **STATUS? EXPLAIN-**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@cabq.gov**).

PO Box 1293

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

www.cabq.gov

C: CO Clerk, File