

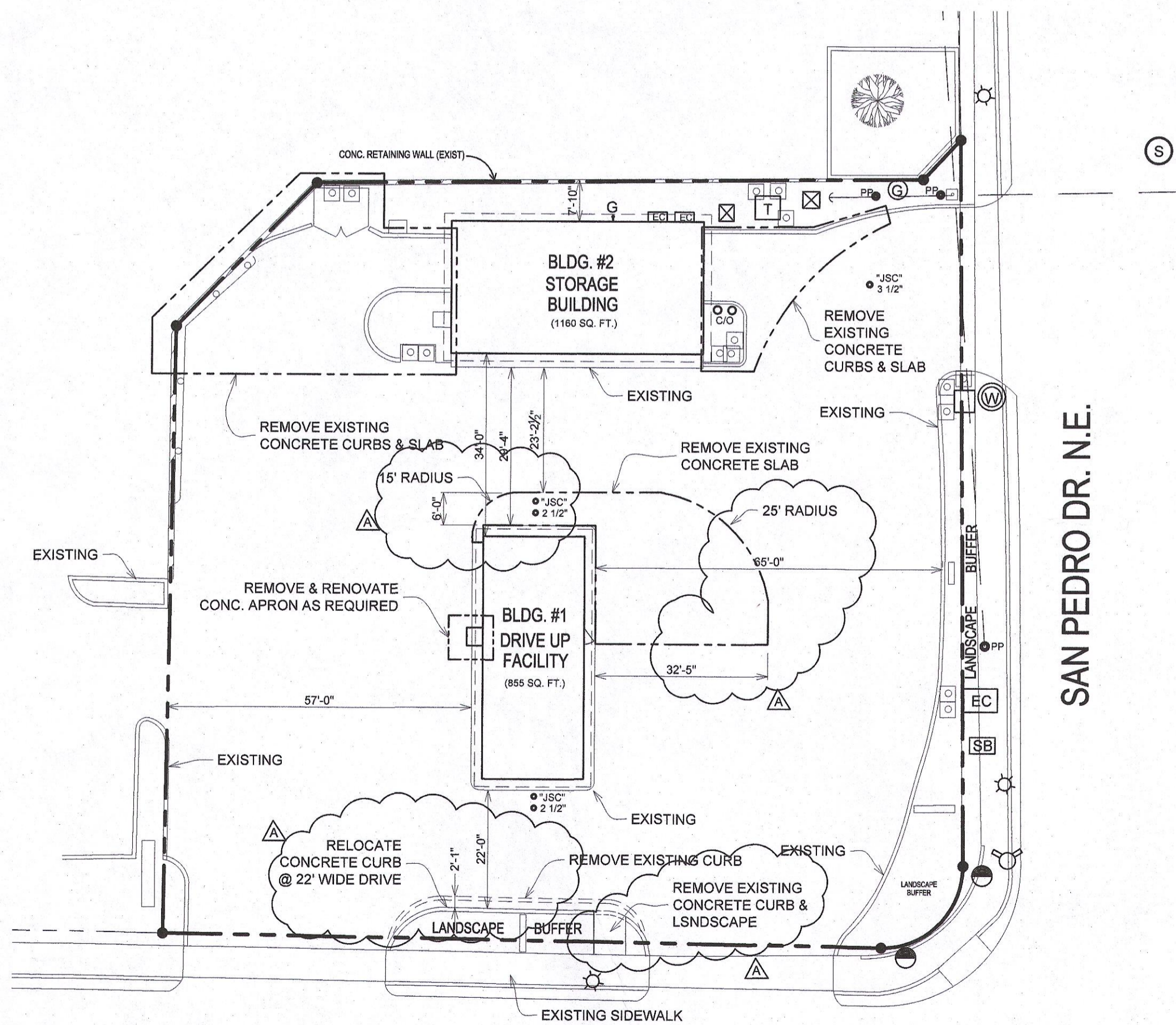
6121 LOMAS BLVD NE
PROJECT LOCATION

LEGAL DESCRIPTION

6121 LOMAS BLVD. N.E., ALBUQUERQUE, NM 87110
LOT P, TRACT 16, MILE-HI ADDITION
LOT AREA: 0.469 ACRES (20,468 SQ. FT. ML)
UPC 101805825001530806
ZONING: MX-M
OWNER: TLJ LLC
ZONE ATLAS: J-18-Z

2 VICINITY MAP

N.T.S.



6121 LOMAS BLVD. N.E.

2 SITE - AS-BUILT/ DEMOLITION

SCALE: 1" = 20'



PARKING REQUIREMENTS I.D.O. 14-16-5-5

REQUIRED PARKING CALCULATIONS:
DRIVE UP FACILITY (6 STACKING SPCS @ 20' REQUIRED) 5 SPACES
ACCESSIBLE PARKING 1 SPACE
TOTAL SPACES REQUIRED 6 SPACES

PARKING SPACES PROVIDED:
ACCESSIBLE SPACES 1 SPACE
EMPLOYEE PARKING 6 SPACES
MOTORCYCLE SPACES PROVIDED 4 SPACES
BICYCLE SPACES PROVIDED 3 SPACES

* PER I.D.O. 14-16-5 TABLE 5-5-1 NOTE 2, PAGE 257

NARRATIVE DESCRIPTION

TRAFFIC CIRCULATION PLAN FOR 1621 LOMAS BLVD. NE
CHANGE OF USE TO CONVERT AN EXISTING GAS STATION/CONVENIENCE STORE INTO A DRIVE UP ONLY FAST FOOD CAFE. NO INDOOR OR OUTDOOR DINING AREAS ARE TO BE PROVIDED. ALL FUEL DISPENSING PUMPS AND TANKS HAVE BEEN REMOVED AND PAVEMENTS HAVE BEEN REPAIRED. THE EXISTING STORAGE BUILDING WILL BECOME THE COMMERCIAL KITCHEN AND SUPPORT FACILITY FOR THIS LOCATION. THE EXISTING CAR WASH BUILDING WILL BECOME A CENTRAL STORAGE BUILDING FOR THE STRIPES MULTIPLE FACILITIES. THE DRIVE UP SERVICE OPERATION WAS GRANTED ZONE APPROVAL AS BP-2021-05286.

PROJECT No BP-2021-05286 DATED 02-09-21. COMPLIANCE WITH THE CONDITIONS OF APPROVAL FOR THE DRIVE UP OPERATION ARE DEMONSTRATED IN THIS SUBMITAL.

NOTE:
ALL BROKEN OR CRACKED SIDEWALK WILL BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
ALL BROKEN OR CRACKED PAVEMENT WILL BE REPLACED OR REPAIRED.
ALL DETAILS ARE ON SHEET "TCL2"

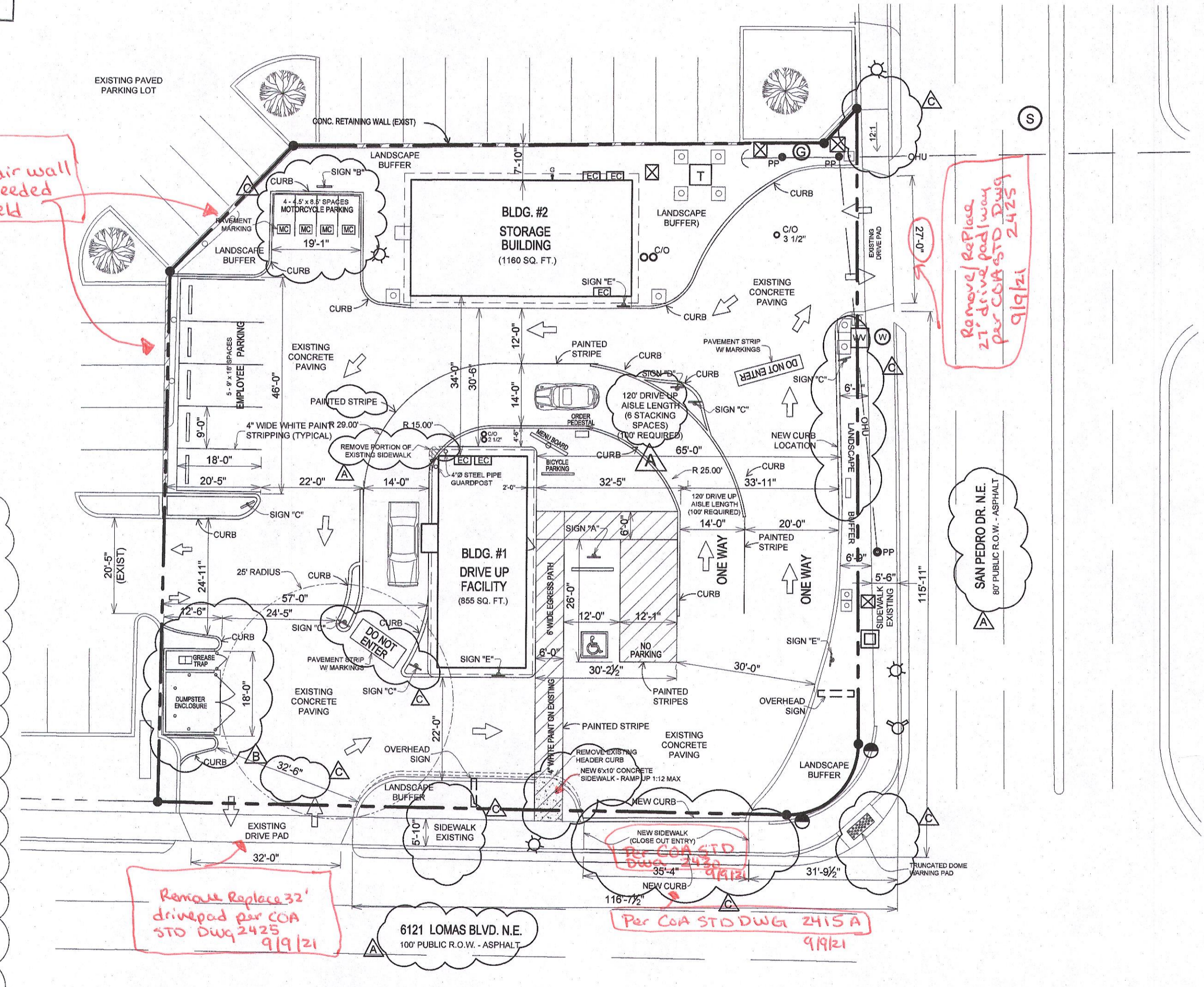
TRAFFIC CIRCULATION LAYOUT APPROVED

9/19/21
Date

CONDITION OF FINAL C.O. :
SHARED ACCESS BE PROVIDED/APPROVED/IN PLACE

LEGEND

- (MH) MANHOLE UTILITY
- (SD) STORM DRAIN INLET
- (SS) SANITARY SEWER CLEAN-OUT
- (WM) WATER METER
- (GP) GUARD POST
- (WV) WATER VALVE
- (HY) HYDRANT
- (CP) CABLE PEDESTAL
- (EP) ELECTRIC PEDESTAL
- (PP) POWER POLE - ELECTRICAL
- (ET) ELECTRIC TRANSFORMER
- (TL) TRAFFIC LIGHTS
- (EP) ELECTRIC PANEL
- (TL) TRAFFIC LIGHT CONTROL BOX
- (TP) TELEPHONE PEDESTAL
- (UB) UTILITY BOX
- (WF) WOOD FENCE
- (LP) LIGHT POLE
- (GM) GAS METER
- (HPS) HANDICAP PARKING SIGN
- (W) WALL
- (MW) MONITORING WELL
- (HPS) HANDICAP PARKING SPACE
- (IB) IRRIGATION BOX
- (CP) CONTROL POINT
- (FP) FLAGPOLE
- (OW) OVERHEAD WIRES
- (HB) HOT BOX
- (PB) PARKING BUMPER
- (TM) TELEPHONE MANHOLE
- (OS) OVERHEAD SIGN



ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

1 TRAFFIC CIRCULATION

SCALE: 1" = 20'



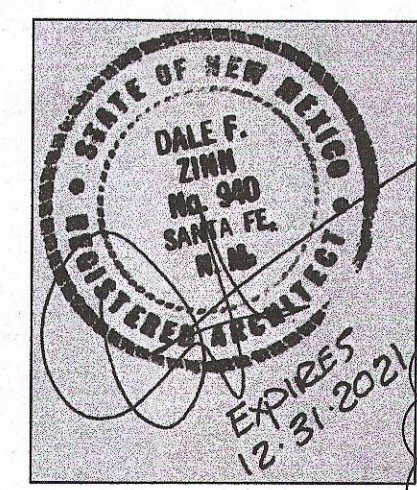
Dale F. Zinn and Associates, Architects
P.O. Box 756
Santa Fe, New Mexico 87504
(505) 982-8690
DFZinn@aol.com
Lightning Architectural Drafting
505-259-1534
alf@lino.com

DRIVE UP FAST FOOD
STRIPES ON LOMAS
6121 LOMAS BLVD., NE
BERNALILLO COUNTY
ALBUQUERQUE, NEW MEXICO

TRAFFIC CIRCULATION LAYOUT
SITE PLAN
AS-BUILT / DEMOLISHED

DATE: 05/20/2021
DRAWN BY: LA
CHECKED: TB

REVISION: INITIAL:
DATE: 03/11/21 A
04/27/21 B
06/15/21 C



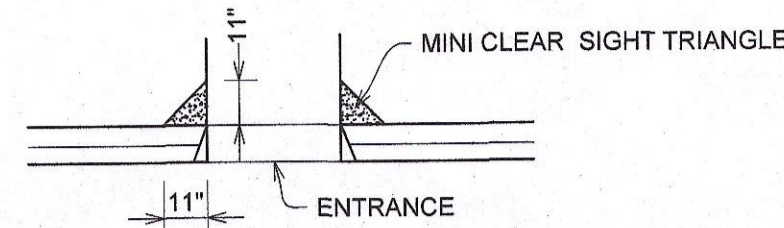
SHEET

TCL1

June 15, 2021

VISIBILITY FOR DRIVEWAYS

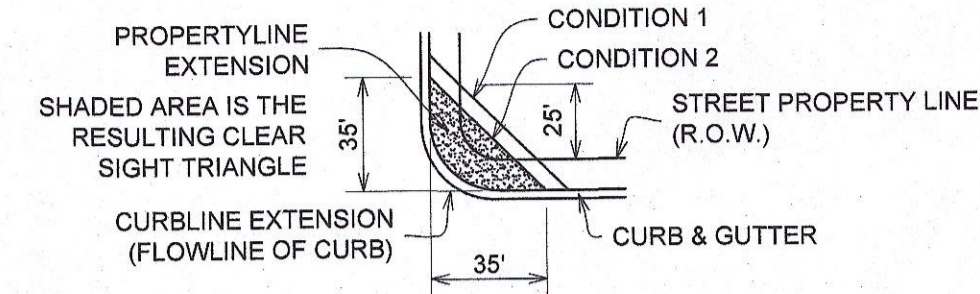
DRIVEWAYS NEEDED TO HAVE SUFFICIENT VISIBILITY FOR THE MOTORIST UTILIZING THE ENTRANCE OR EXIT TO PERFORM HIS MANUEVER SAFELY. VISIBILITY NEEDS TO BE MAINTAINED IN ACCORDANCE WITH THE AASHTO GUIDELINES FOR INTERSECTION VISIBILITY (SEE FIGURE IX-40 P 762). FOR ALL DRIVEWAYS ON COLLECTOR OR ARTERIAL STREETS, THE APPLICANT MUST CHECK THE DRIVEWAY VISIBILITY TO DETERMINE WHETHER THESE GUIDELINES ARE MET. LANDSCAPING, FENCING AND/OR BERMING WILL NEED TO MEET THE REQUIREMENTS FOR DRIVEWAY VISIBILITY. IN ADDITION, A MINI-CLEAR SIGHT TRIANGLE NEEDS TO BE MAINTAINED STARTING AT THE SIDEWALK AND MEASURING 11 FEET ON A SIDE AS SHOWN BELOW.



INTERSECTION SIGHT DISTANCE

A. INTERSECTION DESIGNS MUST PROVIDE FOR CLEAR SIGHT DISTANCES IN THE HORIZONTAL PLANE. MINIMUM INTERSECTION VISIBILITY SHOULD COMPLY WITH THE FOLLOWING SPECIFIC LANGUAGE FROM SECTION 2-15 OF THE TRAFFIC CODE:

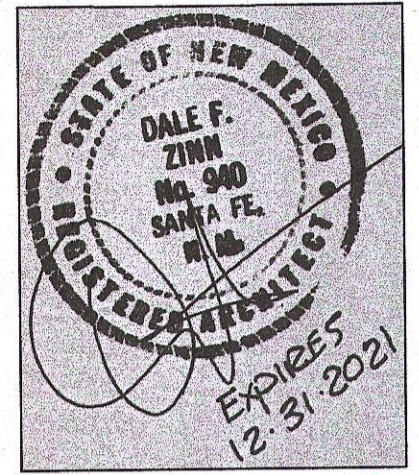
"NO SUCH OBSTRUCTION TO VIEW BETWEEN THREE AND EIGHT FEET ABOVE THE GUTTER LINE SHALL BE PLACED OR MAINTAINED WITHIN A TRIANGULAR AREA AT THE STREET CORNER, WHICH AREA IS BOUNDED BY: (1) THE STREET PROPERTY LINES OF THE CORNER LOT AND A LINE CONNECTING POINTS TWENTY-FIVE FEET DISTANT FROM THE INTERSECTION OF THE PROPERTY LINES OF SUCH LOT, OR (2) THE CURB LINES OF AN INTERSECTION AND A LINE CONNECTING POINTS THIRTY-FIVE FEET DISTANT FROM THE CORNER OF THE INTERSECTION AND SUCH CORNER IS DETERMINED BY PROJECTING THE CURB LINES OUT TO A SPECIFIC POINT, WHICHEVER IS THE LESSER."



CLEAR SIGHT TRIANGLES SPECS

NOTE: 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.

NOTE: PARKING SPACE LINES AND DIAGONAL STRIPES SHALL BE 4" WIDE, COLOR BLUE. "NO PARKING" TEXT SHALL BE 12" HIGH W/ 2" STROKE, COLOR BLUE, ACCESSIBLE SYMBOL SHALL BE WHITE ON A BLUE BACKGROUND W/ WHITE BORDER.



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DRIVE UP FAST FOOD
 STRIPES ON LOMAS
 6121 LOMAS BLVD., NE
 BERNALILLO COUNTY
 ALBUQUERQUE, NEW MEXICO

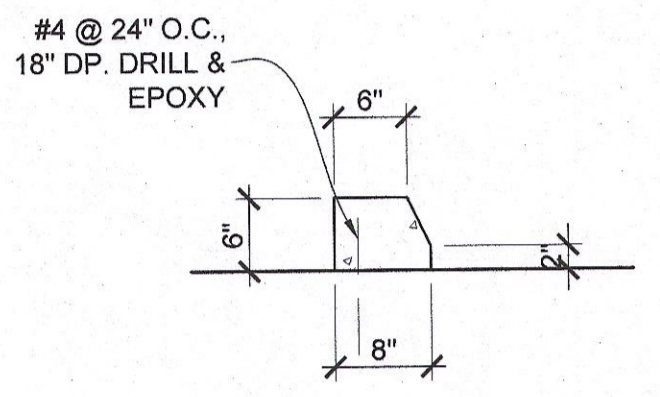
**SITE IMPROVEMENTS
 ACCESSIBLE PARKING
 DETAILS**

DATE: 02/04/2021
 DRAWN BY: LA
 CHECKED: TB
 STRIPES BURRITO_6121-04-DWG

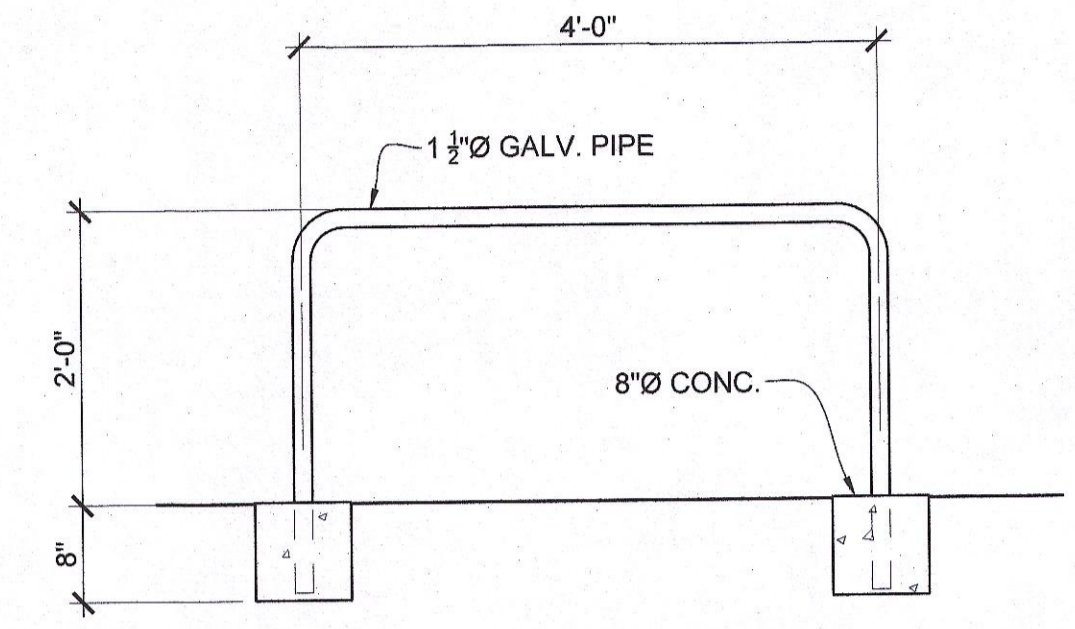
REVISIONS:	DATE:	DESC.
1	03/11/21	A
2	04/27/21	A
3	06/15/21	A

SHEET
TCL2

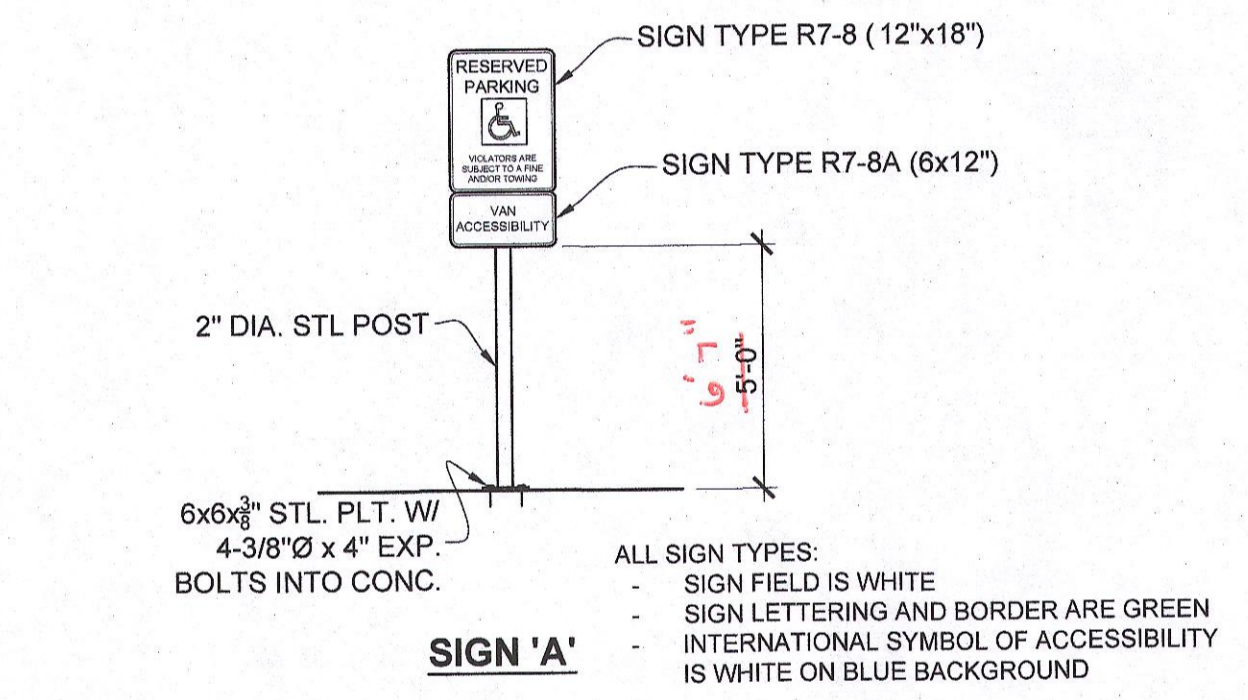
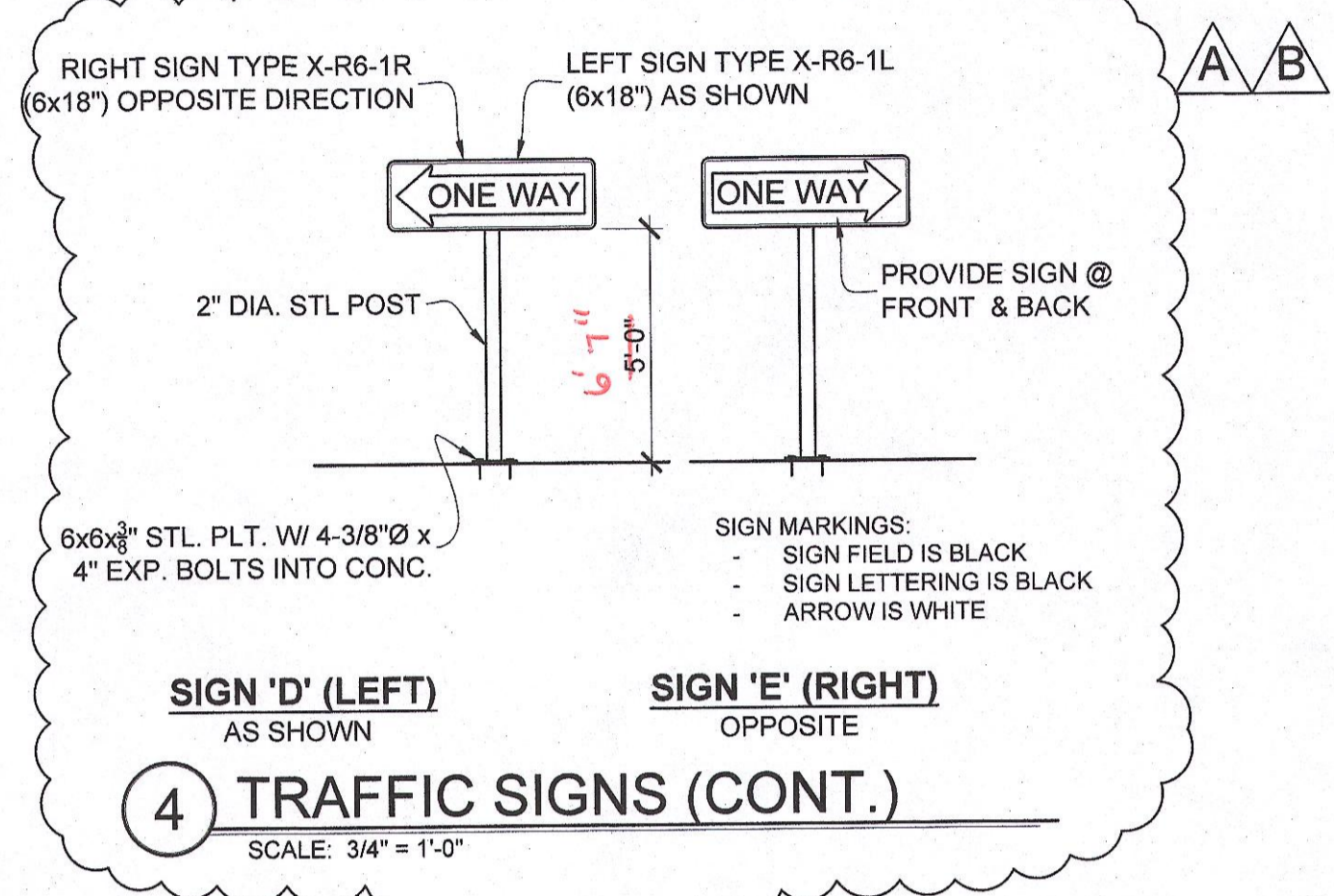
5 TYPE 1 CURB - SD2415B
 SCALE: 3/4" = 1'-0"



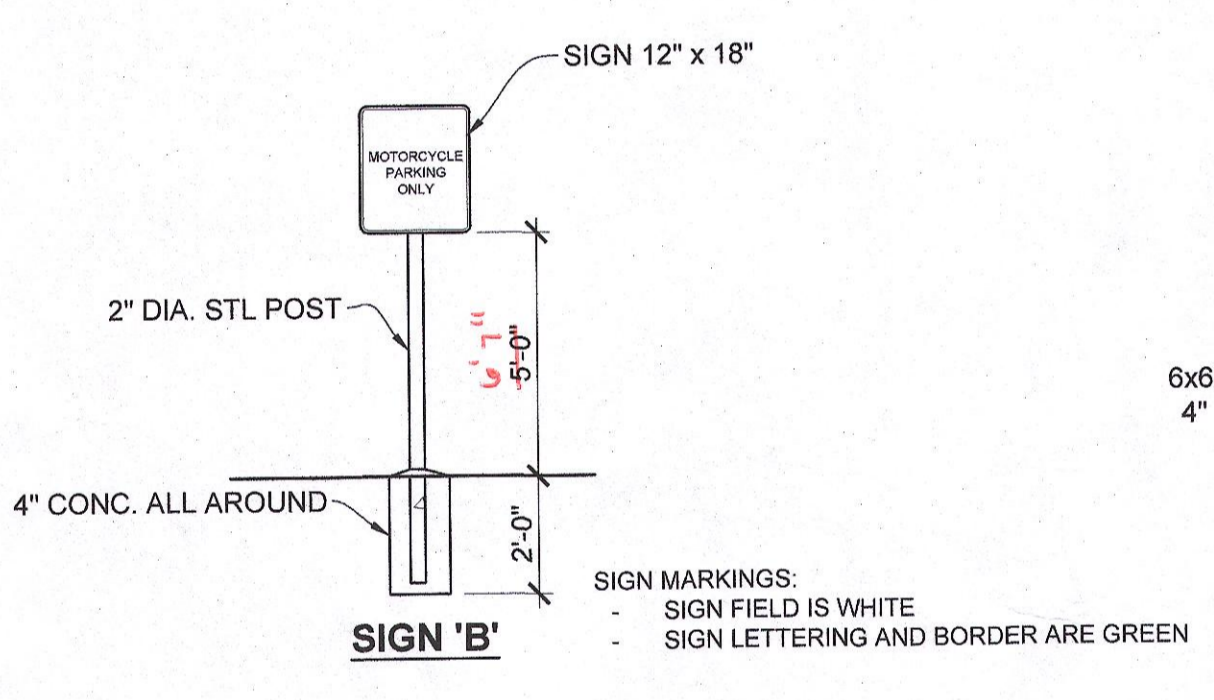
6 BIKE RACK DETAIL
 SCALE: 3/4" = 1'-0"



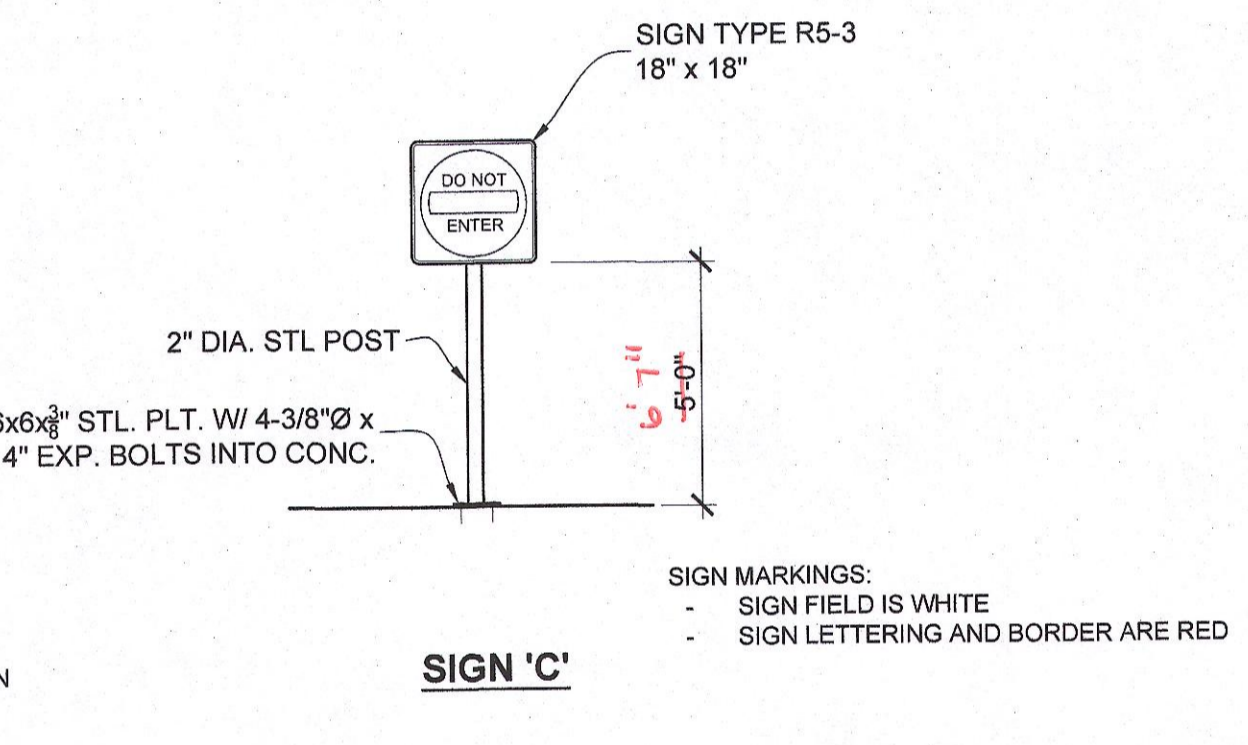
4 TRAFFIC SIGNS (CONT.)
 SCALE: 3/4" = 1'-0"



SIGN 'A'
 ALL SIGN TYPES:
 - SIGN FIELD IS WHITE
 - SIGN LETTERING AND BORDER ARE GREEN
 - INTERNATIONAL SYMBOL OF ACCESSIBILITY IS WHITE ON BLUE BACKGROUND

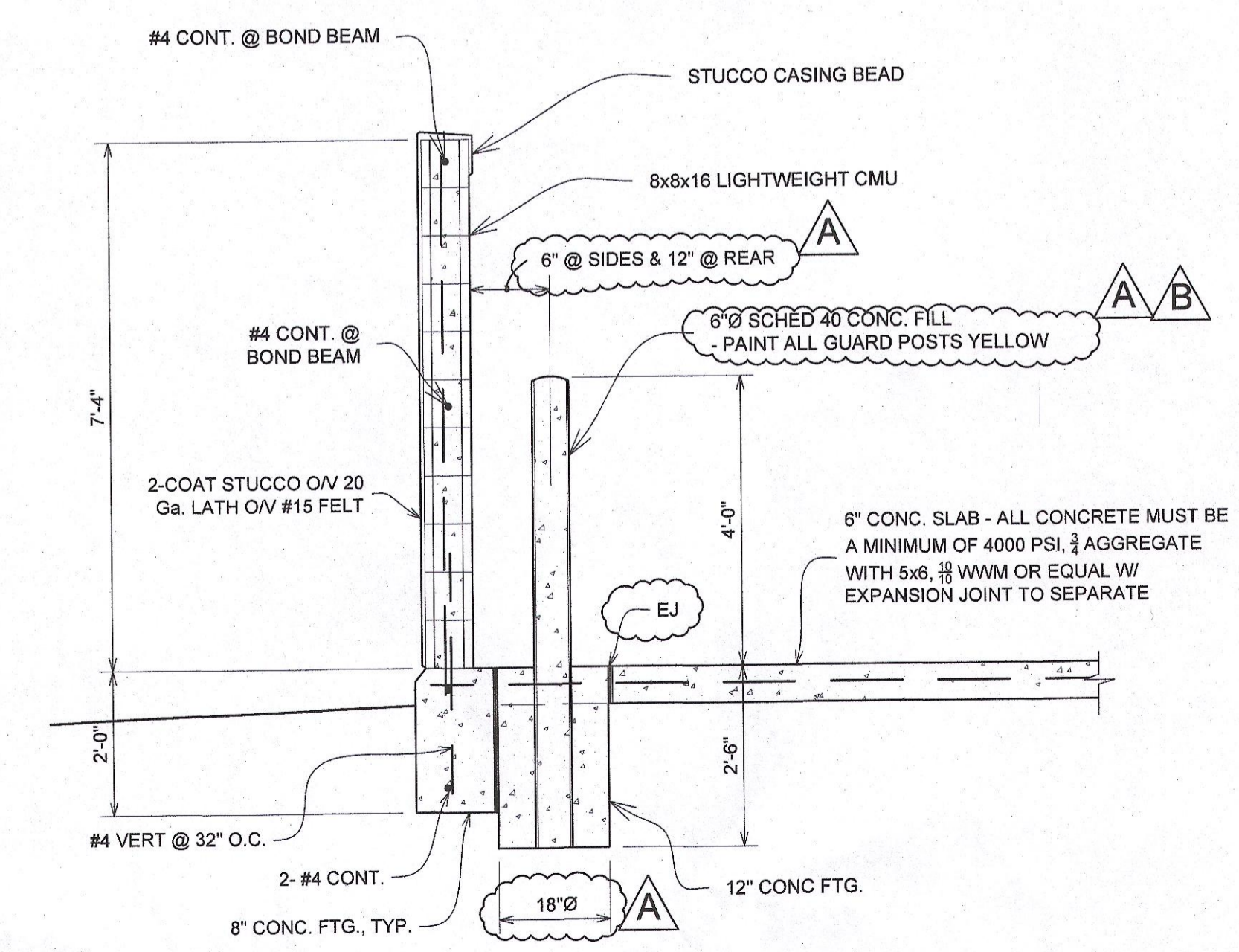


SIGN 'B'
 SIGN MARKINGS:
 - SIGN FIELD IS WHITE
 - SIGN LETTERING AND BORDER ARE GREEN

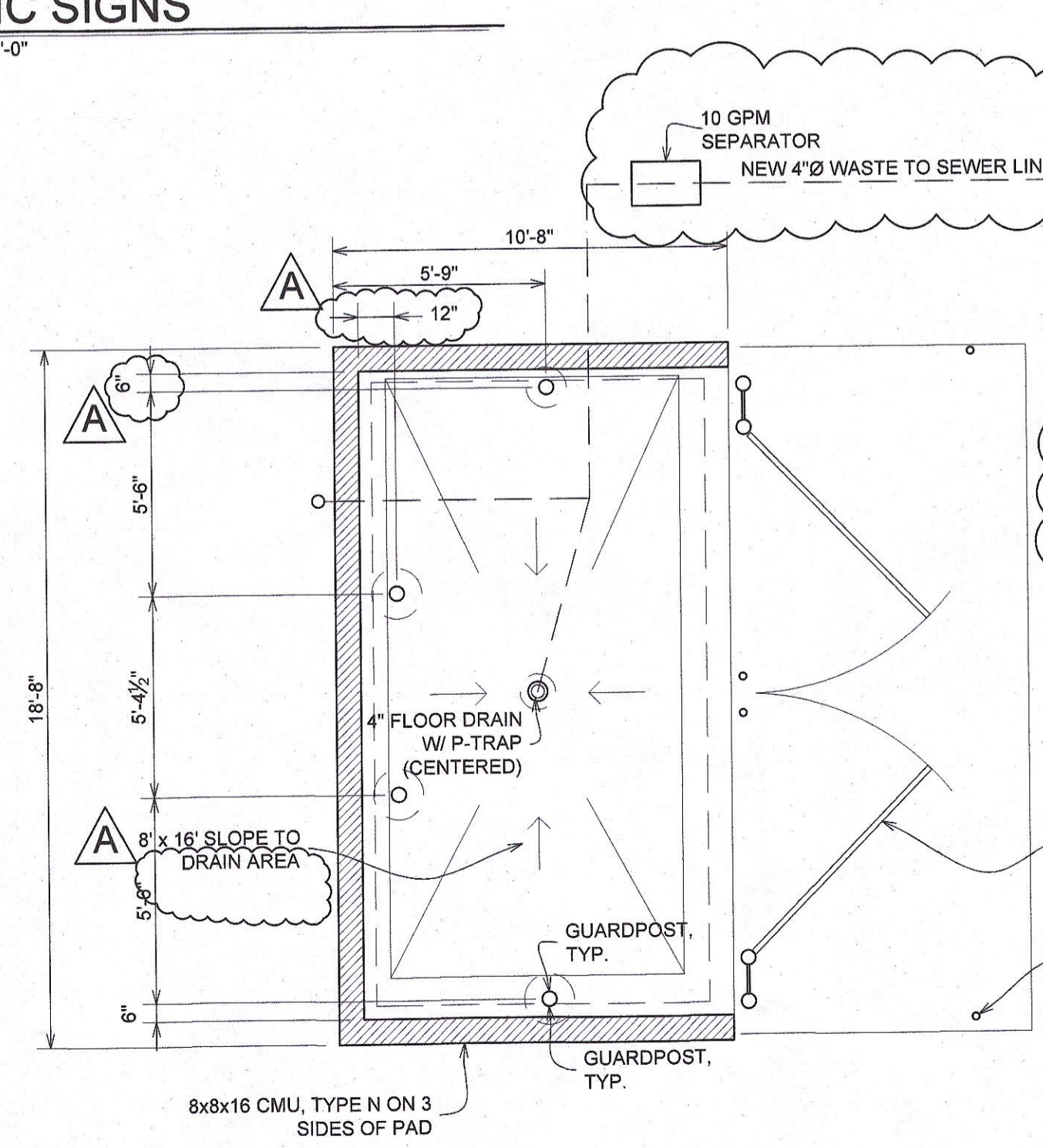


SIGN 'C'
 SIGN MARKINGS:
 - SIGN FIELD IS WHITE
 - SIGN LETTERING AND BORDER ARE RED

4 TRAFFIC SIGNS
 SCALE: 3/4" = 1'-0"



3 SECTION / DETAIL
 SCALE: 1/2" = 1'-0"



2 DUMPSTER PLAN
 SCALE: 1/4" = 1'-0"

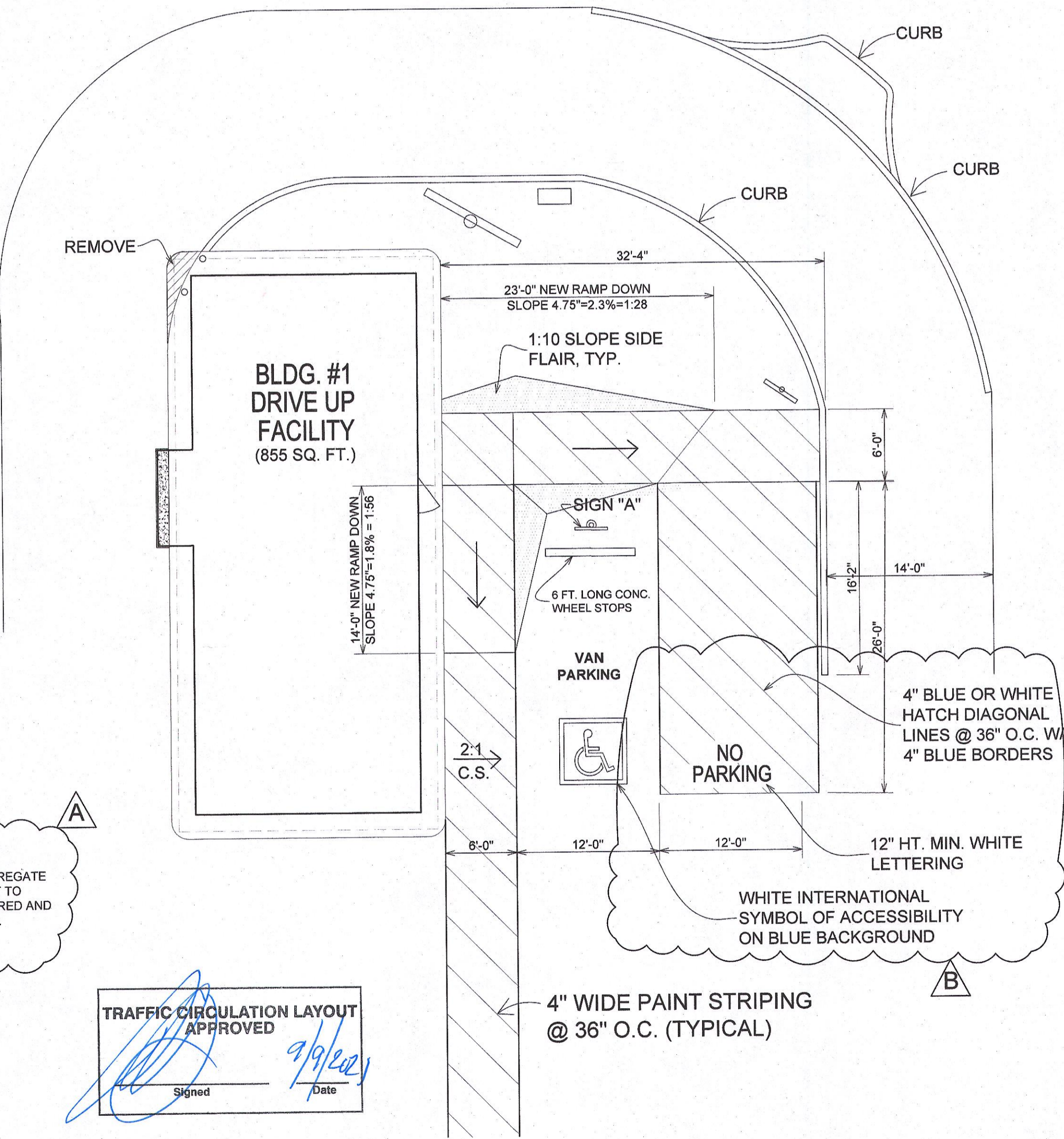
CONCRETE REQUIREMENTS:
 ALL CONCRETE MUST BE A MINIMUM OF 4000 PSI, 2" AGGREGATE WITH 5x6, 10/10 W/M OR EQUAL WITH EXPANSION JOINT TO SEPARATE FROM SANITARY DRAIN AND MUST BE CENTERED AND SLOPED TO DRAIN AND IS REQUIRED TO HAVE A P-TRAP.

FULL HT. GATES W/ 2x2x1/4" STL. ANGLE FRAME, 6 Ga. x 1 1/2" FLATTEN EXPANDED METAL FACING, TYP.

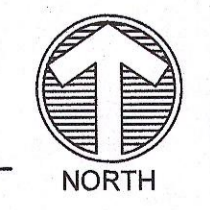
1" x 3" DP GATE DROP PIN RECEIVER, TYP 5 PLCS

TRAFFIC CIRCULATION LAYOUT APPROVED
 Signed: [Signature] Date: 9/9/22

1 ACCESSIBLE PARKING
 SCALE: 1/8" = 1'-0"



ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



CITY OF ALBUQUERQUE



Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller

September 9, 2021

Troy Baillio
7821 Guadalupe Trail
Albuquerque, NM 87XXX

**Re: Stripes On Lomas
6121 Lomas NE
Traffic Circulation Layout
Architect's Stamp 06-15-2021 (J18-D021A)**

Dear Mr. Troy Baillio,

The TCL submittal received 09-09-2021 is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

C: CO Clerk, File