

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

September 6, 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. Baillio,

Based upon the information provided in your submittal and field inspection and plan review received, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

Drive Thru items (1,2&3):

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. 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. Provide details of the pavement markings and sign face (All will need to be provided, especially for the one-way orientation).**
2. **You will need to provide sheet TCL2 (latest to include pavement marking details that have been proposed on site plan).**
3. **All proposed pavement markings detail will need to be provided.**
1. **FD approval** is needed for proposed site configuration.
2. Existing driveways off San Pedro and Lomas will need to be replace with current/updated drivepad **per COA std dwg 2425, to be ADA compliant.**
3. **All Parking stalls width need to be 8'-6" and not 8'-2".** Please adjust this stall width.
4. **The ADA accessible aisle: The Van aisle should be 8 ft wide.**
5. The ADA accessible parking sign must have the required language per 66- 352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
6. Curbing is required at drive thru lane departure to shield/protect SIGN C.
7. Motorcycle parking spaces: **Adjacent to proposed stall exists a diagonal retaining wall that will need to be inspected to insure it retaining integrity and stability.**
8. Please specify the City Standard Drawing Number when applicable: drivepads (2425), sidewalks (2430), c&g (2415A).

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

9. 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.
10. Unused curb cuts must be replaced with sidewalk and curb & gutter. **A build note must be provided referring to the appropriate City Standard drawing (2430 & 2415A) fronting Lomas Blvd drivepad closure segment.**
11. Please provide a letter of response for all comments given.
12. **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).**
13. **A Resubmittal receipt of \$75 + tax will need to be provided**

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

Sincerely,

PO Box 1293

Albuquerque

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

NM 87103

www.cabq.gov

C: CO Clerk, File