

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 17, 2022

Eric Munn
TI Design Services
717 Cagua Dr. NE
Albuquerque, NM 87108

**Re: Stripes on Lomas
6121 Lomas Blvd. NE
Request for Certificate of Occupancy
Transportation Development Final Inspection**
Architect's Stamp dated 10/7/2022 (J18D021A)
Certification dated 10-07-22

Dear Mr. McEach,

Based on the submittal received 10/13/2022, pictures on 10/17/2022 and site visit on 10/7/2022, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Title: Stripes on Lomas Building Permit #: BP-2021-05285 Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lot P, Block 16, Mile H1 Addn

City Address: 6121 Lomas Blvd. NE ALB NM

Applicant: T.I. Design Services Contact: Eric Muna

Address: 717 Cagua Dr. NE ALB NM 87108

Phone#: 505-688-2814 Fax#: _____ E-mail: holybarbarian@yahoo.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☒ AS-BUILT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ NEIGHBORHOOD IMPACT ASSESMENT (NIA)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ GRADING/ESC PERMIT APPROVAL

☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL

☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

PRE-DESIGN MEETING?

OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 10-7-22 By: Eric Muna

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE RECEIVED: _____

T.I. Design Services - Eric Munn
717 Cagua Drive NE Albuquerque NM

TRAFFIC CERTIFICATION

I, Eric Munn, NMRA/Owner, TI Design Services, HEREBY CERTIFY THAT THIS PROJECT, Stripes Burritos Remodel, BP-2021-05285, IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED TCL PLAN DATED 6-15-2021. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Eric Munn, TI Design Services. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON October 7, 2022_ AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED AND AMENDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR Certificate of Occupancy.

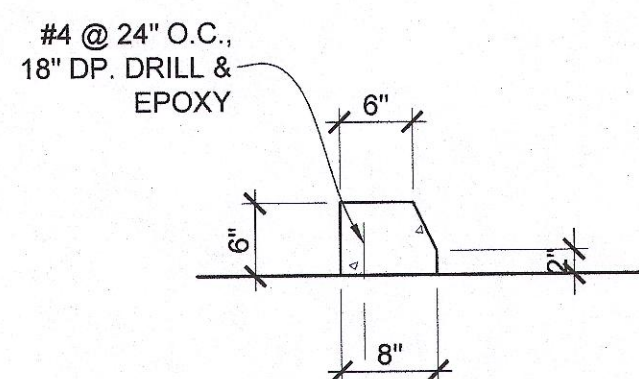
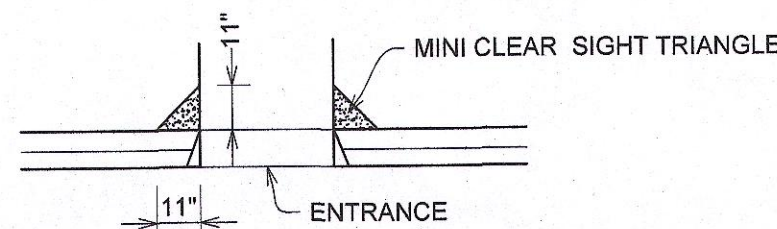
Exceptions: The existing low retaining wall does not need any repair work.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

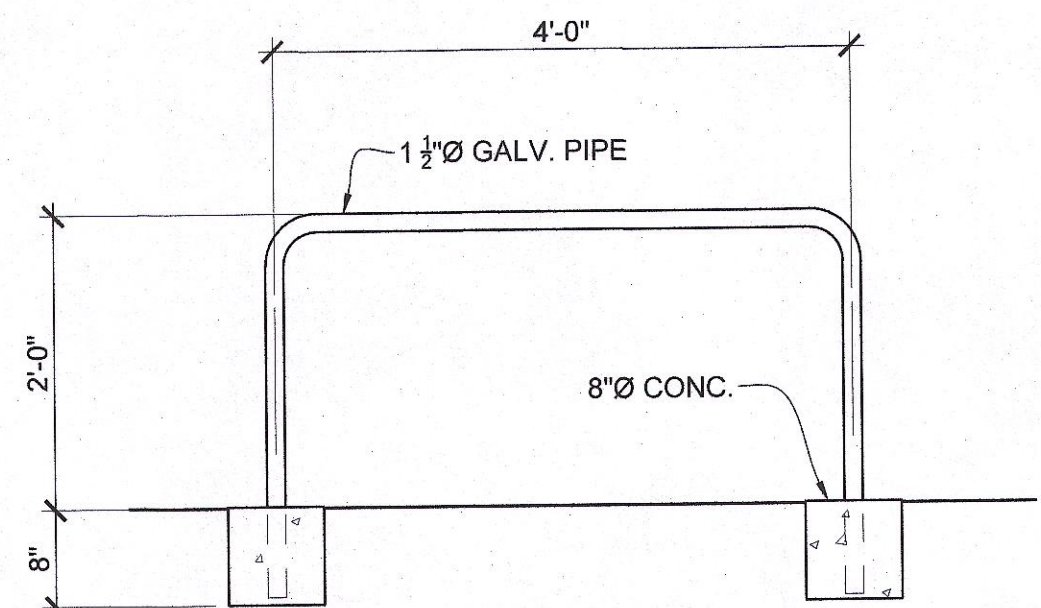


VISIBILITY FOR DRIVEWAYS

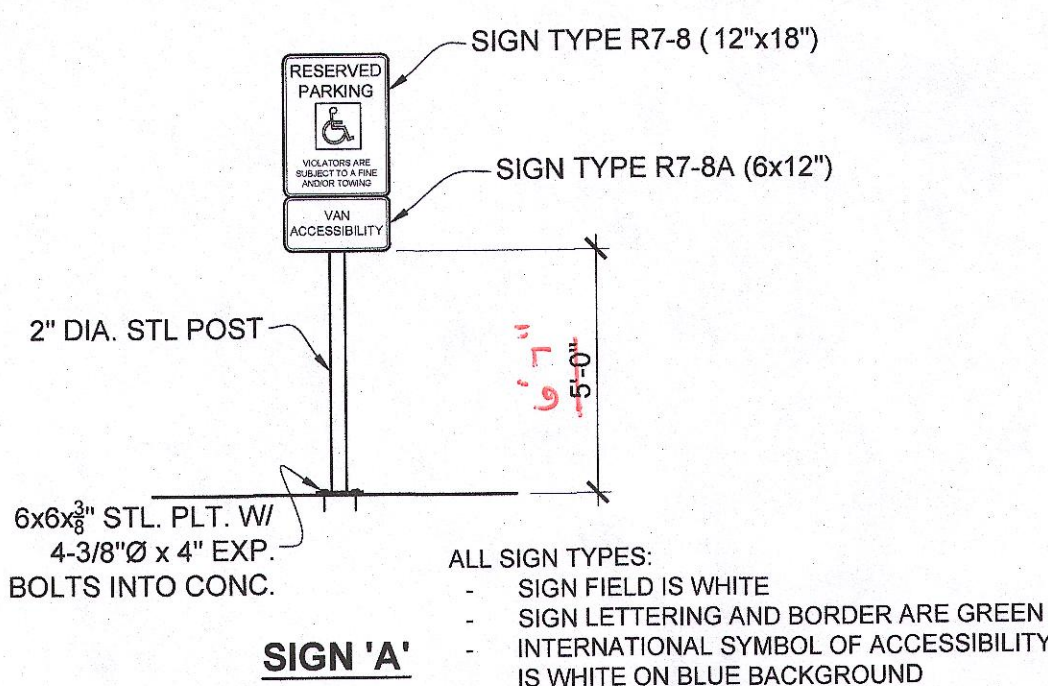
DRIVEWAYS NEEDED TO HAVE SUFFICIENT VISIBILITY FOR THE MOTORIST UTILIZING THE ENTRANCE OR EXIT TO PERFORM HIS MANUEVER SAFELY. VISIBILITY NEEDS TO BE MAINTAINED IN ACCORDANCE WITH THE ASHTO GUIDELINES FOR INTERSECTION VISIBILITY (SEE FIGURE IX-40 P 782). FOR ALL DRIVEWAYS ON COLLECTOR OR ARTERIAL STREETS, 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.



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

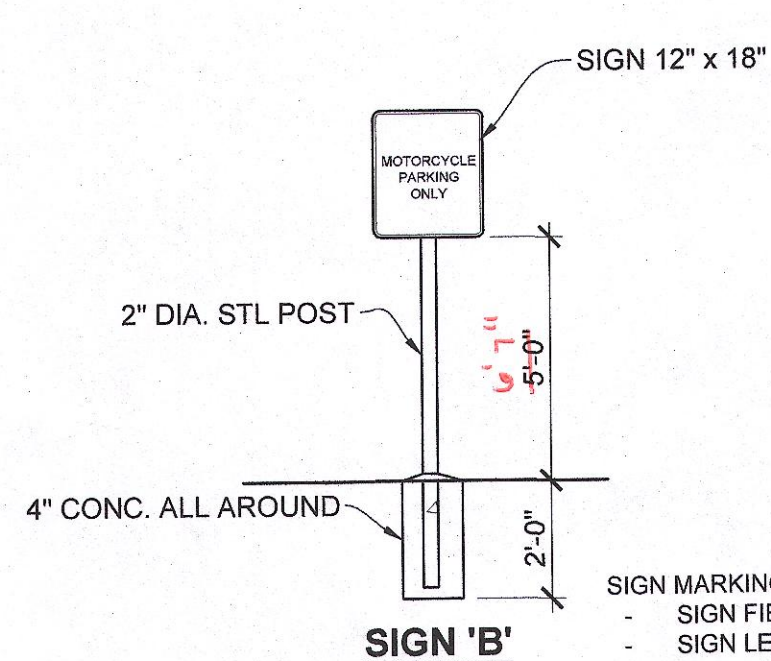


6 BIKE RACK DETAIL
SCALE: 3/4" = 1'-0"



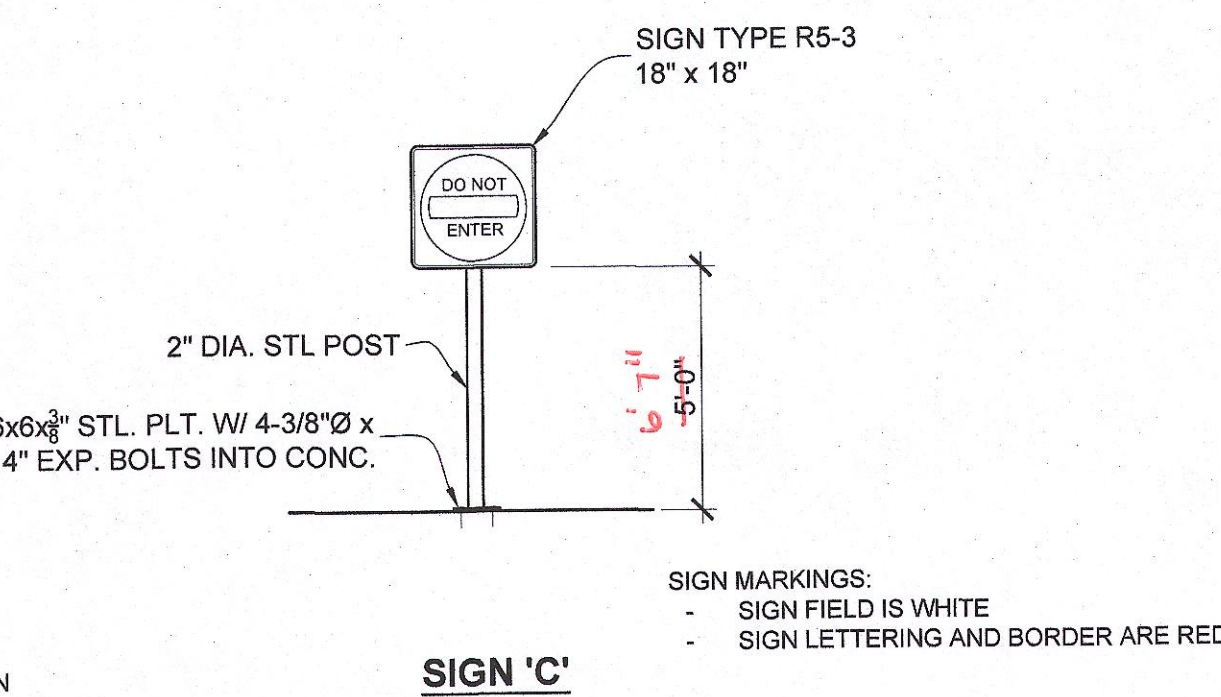
SIGN 'A'

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



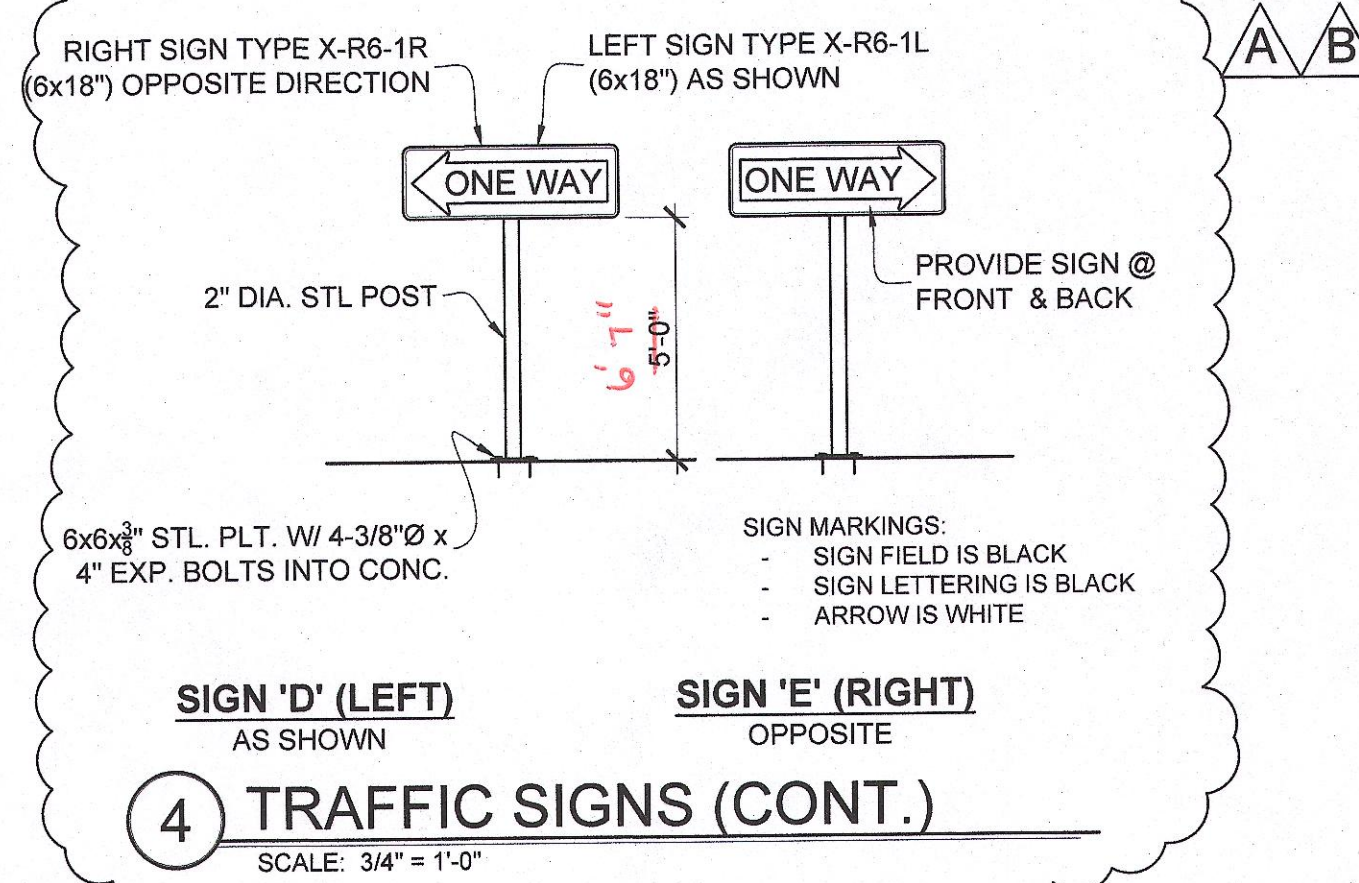
SIGN 'B'

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

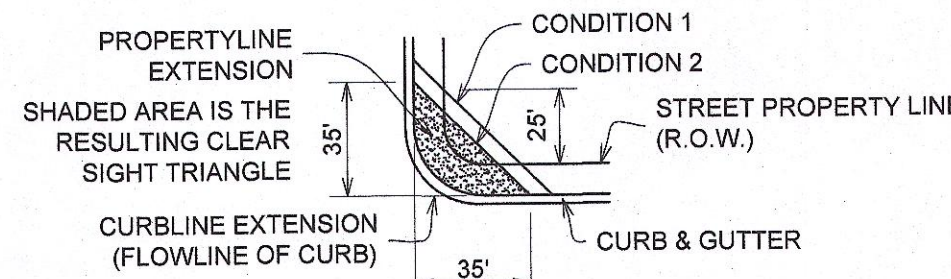


SIGN 'D' (LEFT)
AS SHOWN

SIGN 'E' (RIGHT)
OPPOSITE

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

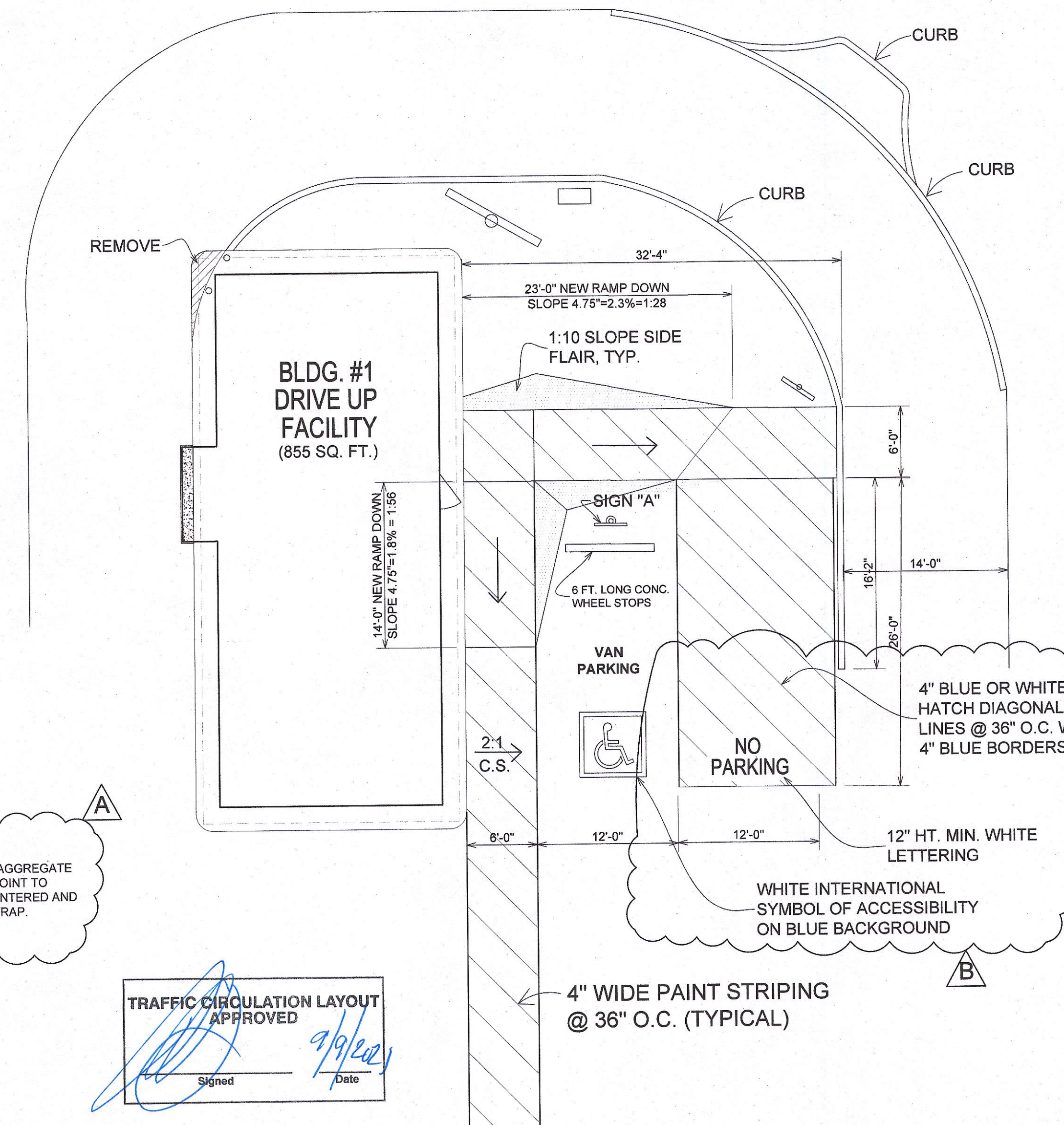
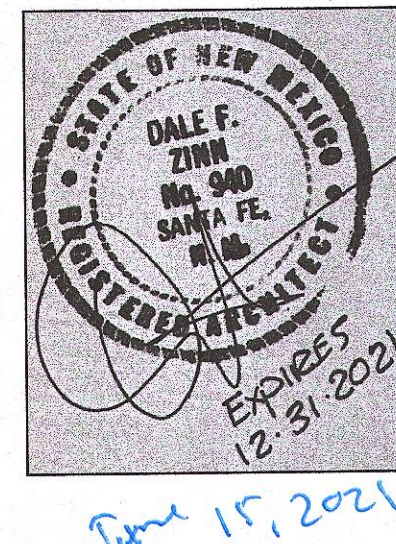
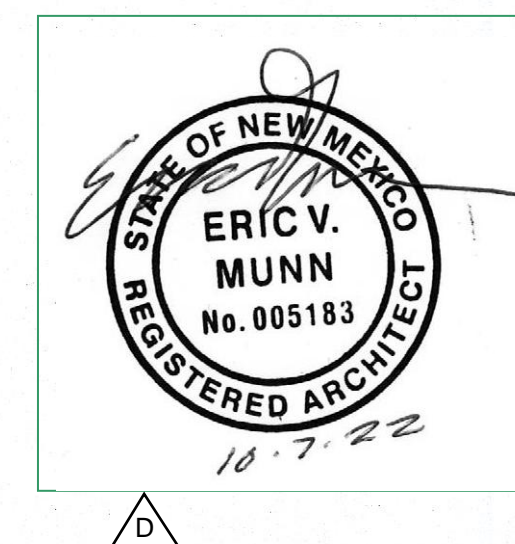
INTERSECTION SIGHT DISTANCE
A. INTERSECTION DESIGNS MUST PROVIDE FOR CLEAR SIGHT DISTANCES IN THE HORIZONTAL PLANE. MINIMUM INTERSECTION VISIBILITY SHOULD COMPLY WITH THE FOLLOWING SPECIFIC LANGUAGE FROM SECTION 2-15 OF THE TRAFFIC CODE:
"NO SUCH OBSTRUCTION TO VIEW BETWEEN THREE AND EIGHT FEET ABOVE 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 DISTANCE 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."



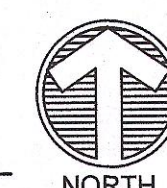
CLEAR SIGHT TRIANGLES SPECS

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.

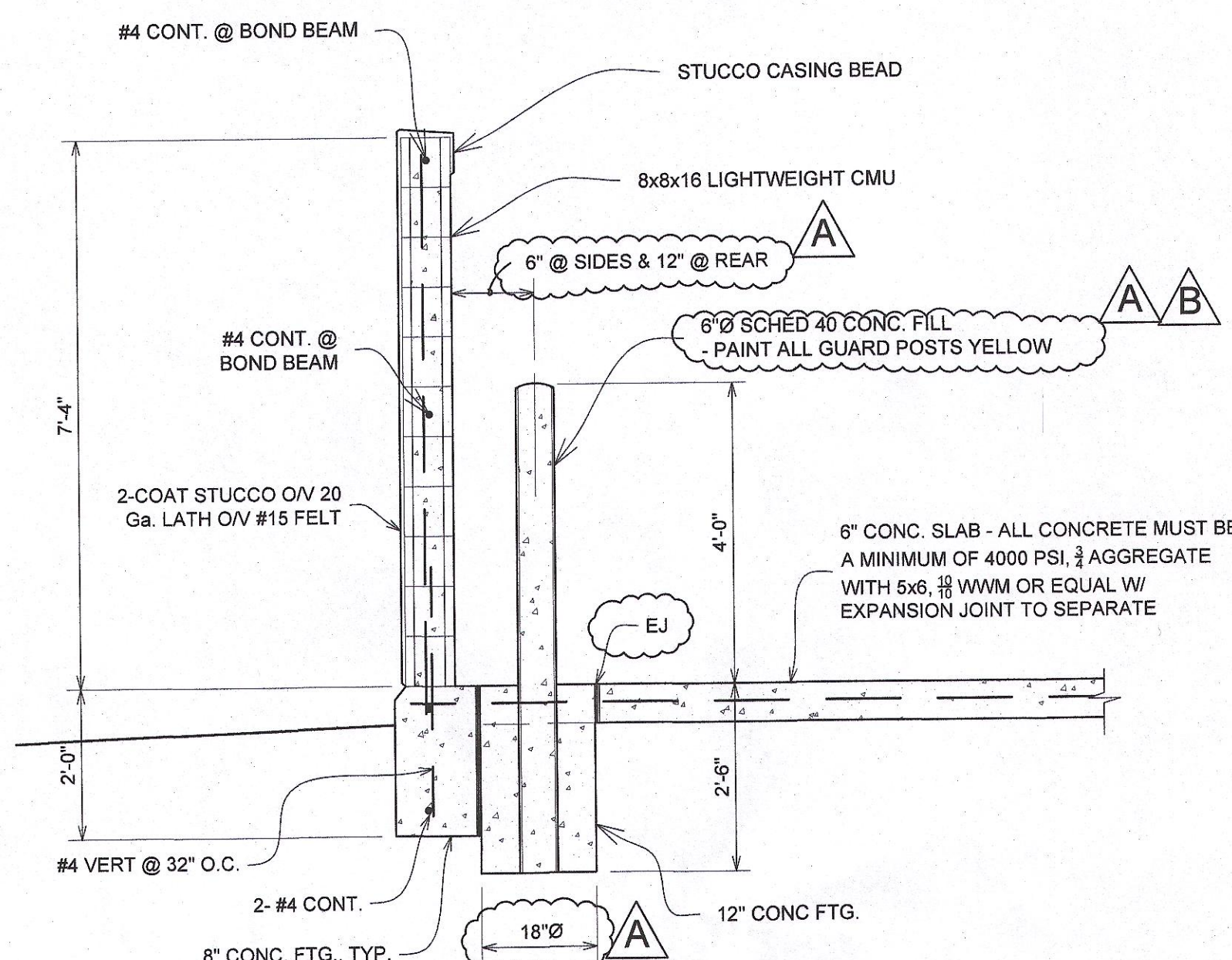
NOTE:
PARKING SPACE LINES AND DIAGONAL STRIPES SHALL BE 4" WIDE, COLOR BLUE, "NO PARKING" TEXT SHALL BE 12" HIGH W/ 2" STROKE, COLOR BLUE, ACCESSIBLE SYMBOL SHALL BE WHITE ON A BLUE BACKGROUND W/ WHITE BORDER.



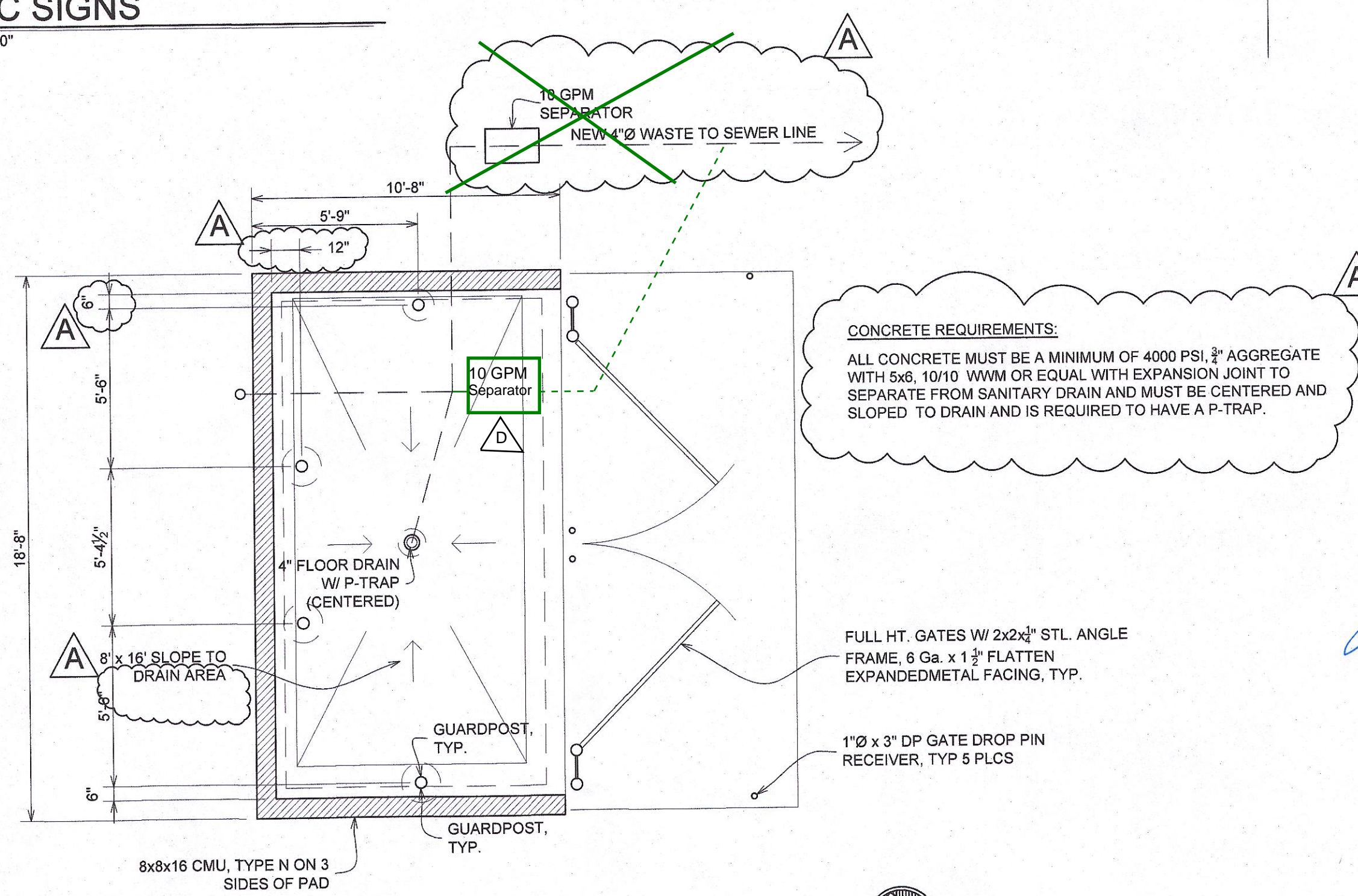
1 ACCESSIBLE PARKING
SCALE: 1/8" = 1'-0"



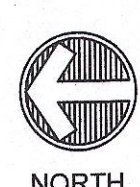
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



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, 3/4" 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/ 2x2x1/2" STL. ANGLE FRAME, 6 Ga. x 1 1/2" FLATTEN EXPANDED METAL FACING, TYP.

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



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Lightning Architectural Drafting
505-289-1534
aduffy@rahoo.com

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	LA	TB
DRAWN BY:			
CHECKED:			

STRIPES BURRITO_6121-04.DWG

TCL2