

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

June 2, 2021

Troy Baillio  
7821 Guadalupe Trail  
Albuquerque, NM 87XXX

**Re: Stripes On Lomas  
6121 Lomas NE  
Traffic Circulation Layout  
Architect's Stamp NONE PROVIDE (J18-D021A)**

Dear Mr. Baillio,

Based upon the information provided in your submittal received 06-01-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking and **discuss with Zoning.**
2. The traffic circulation layout must be **dated (current date not expiration date)** by an engineer or architect licensed in the state of New Mexico.
3. Please identify all existing buildings, **doors**, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
4. Identify all existing access easements and rights of way width dimensions.
5. **Maximum access width for arterial, collector, and local streets are as follows:**

	Arterial& Collector	Local Streets
One-way Drive	20'-25'	12'-20'
<b>Two-Lane Drive</b>	<b>22'-30'</b>	22'-24'
Three-Lane Drive	24'-35'	22'-30'
Larger Vehicles	≤50'	≤30'

6. What does the **triangle with the Letter B** signify?
7. Adjacent to the triangle Letter B, there is proposed curbing next to proposed Dumpster Enclosure, **this curbing will reduce the driveway/pad width and push vehicles towards the center of the entrance drive. Please address if this might be a traffic safety concern for ingress and egress vehicle movement.**
8. Please list the width all existing drive aisles. Some dimensions are not shown. **Especially adjacent to the Dumpster Enclosure location.**
9. ADA curb ramps must be updated to current standards and have truncated domes installed fronting the intersection corner of Lomas Blvd and San Pedro. You will need to verify the ramp is ADA compliant.

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10. **All proposed ramps on site will need details**
11. **The existing driveways fronting Lomas Blvd and San Pedro Drive will need to be replace since they are not current/update ADA accessible.** A construction note will need to be provided for the removal/replacement of these driveways. Suggest the Lomas driveway closes to the intersection be closed because of its proximity to the intersection doesn't meet DPM criteria (Site Access Points: Minimum Distance from Commercial Site Access Points to Intersection table) and it is traffic safety concern.
12. **The proposed 4" steel pipe guardpost will need to be paint yellow.**
13. **Motorcycle parking spaces: Label each stall 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.
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 drive aisle widths and radii. Some dimensions are not shown.
19. **The minimum drive aisle dimensions are shown below**

	Minimum Drive Aisle Width
<b>Two Way Traffic</b>	<b>22'</b>
Main Circulation Road	24'
<b>Fire Lane</b>	<b>20'</b>
20. You have two drive aisles that are less than 20 ft in width (18'-4 1/2", 9'-5"). **These will need to be addressed and for two way traffic you have 20'-5" into adjacent lot (should be 22 ft).**
21. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
22. 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 on the proposed ADA sidewalk/ramp. This proposed ramp will need to**

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**have a 5x5 2% landing so verify that the existing drive aisle complies with this requirement or the Lomas sidewalk is 2%.**

23. All sidewalks along public streets need to have the widths provided.
24. The existing pavement surface (asphalt and concrete) are broken and cracked. Provide a note to replace the broken/cracked concrete and asphalt surfaces.
25. 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).**
26. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment. **The OVERHEAD SIGN fronting Lomas Blvd is encroaching onto COA ROW. Verify that the existing overhead sign fronting San Pedro Drive is not encroaching into COA ROW (Includes air space).**
27. Please specify the City Standard Drawing Number when applicable: driveways (2425), sidewalks (2430), c&g (2415).
28. 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.
29. 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 & 2415).
30. I would prefer that you close the existing 30 ft Lomas entrance/driveway closes to the intersection. Main concern is the driveway que line might back up into Lomas causing a traffic safety issues and the proximity to the intersection is also a traffic concern. Per DPM only certain driveways will be allowed off public streets.
31. 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.
32. Please provide a letter of response for all comments given.
33. **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](mailto:mgrush@cabq.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](mailto:PLNDRS@cabq.gov).

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4. The \$75 re-submittal fee.  
for log in and evaluation by Transportation.

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

Sincerely,

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

C: CO Clerk, File

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