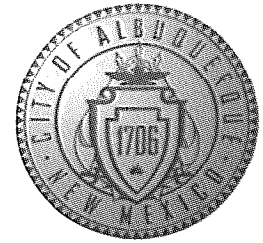


CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 3, 2022

Matt Satches
Bohannan Huston
7500 Jefferson S NE
Albuquerque, NM 87109

**Re: Fiesta Subaru
7100 Lomas Blvd NE
Traffic Circulation Layout
Engineer's Stamp 02-21-2022 (K18-D108A)**

Dear Mr. Satches

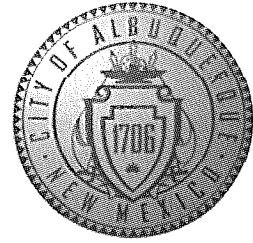
Based upon the information provided in your submittal received 03-01-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Listed are the number of Bicycle parking spaces required by the IDO
Coordinate/discuss with Zoning.
2. **Louisiana/Lomas:**
 - The Minimum Throat depth off an Arterial needs to be comply, please review DPM Design Criteria Table 7.4.81 **Minimum Throat Length.**
3. An ADA ramp will need to be provided at the corner of Louisiana/Lomas. The existing ramp doesn't provide a minimum pathway width of 4 ft to service ADA prior to ramp landing.
4. All existing driveways off Louisiana and Lomas are not ADA accessible. So they will need to be ADA accessible and the design will need to be Curb Return since both roadways are classified as Arterial.
5. Please label the name of side street on the eastern property. **Chama?**
6. Identify the right of way width, medians, curb cuts, and street widths on Chamas st. NE
7. Provide details for all proposed pavement markings.
8. Chamas existing driveway aren't ADA accessible and will need to be addressed.
9. Louisiana's, Lomas's and Chama's main access with proposed gates will need a setback of 20 feet to provide turnout.
10. A sidewalk easement will be needed at the corner of Louisiana/Lomas to encompass the full size of new ramp.
11. Provide turning templates for delivery vehicle.
12. Maximum access width for **arterial**, collector, and local streets are as follows:

	Arterial& Collector	Local Streets
--	------------------------	------------------

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

One-way Drive	20'-25'	12'-20'
Two-Lane Drive	22'-30'	22'-24'
Three-Lane Drive	24'-35'	22'-30'
Larger Vehicles	≤50'	≤30'

##- Provide all access widths for ingress/egress off all public roadway.

13. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
14. **Motorcycle parking spaces:** Label pavement MC.
15. 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.
16. Bicycle racks shall be sturdy and anchored to a concrete pad.
17. A 1-foot clear zone around the bicycle parking stall shall be provided.
18. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
19. All internal radii's will need to be 15 feet.
20. Per the DPM, 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.
21. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
22. All sidewalks along public streets need widths provided.
23. Parking areas shall have barriers to prevent vehicles from extending over onto pedestrian pathway.
24. Provide a copy of refuse approval.
25. Fire Department: An approval Fire 1 plan needs to be provided.
26. Lomas and Loisiaana: Show the intersection sight distance and add the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements."

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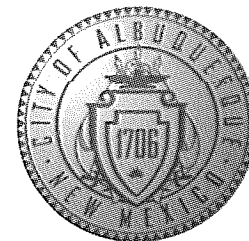
Albuquerque

NM 87103

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CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

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.

27. Chamas st: Show the clear sight triangle and add the following note to the plan:
"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.
28. Please specify the City Standard Drawing Number when applicable.
29. 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 provide a copy of the Access Easement for all properties abutting general lot and entrance access off Louisiana.**
30. 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). **Two have been identified but not addressed off Louisiana.**
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 (2430 & 2415A).
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**).

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NM 87103

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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.**
4. **The \$75 re-submittal fee.**

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar.
Associate Engineer, Planning Dept.
Development Review Services
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Owner: _____ **Contact:** _____

Address: _____

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

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ 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
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

The drawing consists of two views: a Section View and a Plan View.

SECTION VIEW: This view shows the cross-section of the sidewalk ramp. It includes a ramp surface sloping down to a curb. Labels include:

- 03-3000.B1 (pointing to the ramp surface)
- RAMP (pointing to the sloped surface)
- CURB BEYOND (pointing to the curb on the right)
- PARKING LOT SURFACE (pointing to the flat surface on the right)
- 31-0000.B (pointing to the base layer)

PLAN VIEW: This view shows the top-down layout of the sidewalk ramp. It includes dimensions and slope specifications:

- Overall width: 7'-6"
- Left side slope: MAXIMUM SLOPE 10:1
- Right side slope: MAXIMUM SLOPE 10:1
- Central flat area: MAXIMUM SLOPE 15:1
- Left side width: 5'-0"
- Right side width: 5'-0"
- Central flat area width: REFER TO PLAN
- Bottom left width: 2'-0"
- Labels for the curb area: CONTROL JOINT, TYPICAL; NON-SLIP BROOM FINISH (pointing to the curb surface); FACE OF CURB; BACK OF CURB; 03-3000.A (pointing to the curb base).

[illegible]

7100 Lomas Blvd. NE

TCL-1

NO	DATE	DESCRIPTION
DATE:	12/17/2021	
PROJECT #:	20037	
DRAWN BY:	MM	
CHECKED BY:	MM	
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SHEET TITLE		

WEST SITE PLAN

TCL-2

COA STAMP AREA KEEP CLEAR

GENERAL NOTES

- IF THIS SHEET IS NOT 24" X 36", THEN THE DRAWINGS ON IT ARE NOT TO SCALE.
- MONUMENT SIGN TO BE PURCHASED FROM PHILADELPHIA SIGN - COORDINATE POWER

REFERENCE KEYNOTES

- 02-2000.D EXISTING CURB TO REMAIN
02-2000.E EXISTING CHAIN LINK FENCE TO REMAIN
03-3000.B1 CONCRETE SLAB ON GRADE
03-3000.C CONCRETE FOOTING
03-3000.H CONCRETE CURB
03-3000.H1 CURB AND GUTTER
03-3000.J SIDEWALK
03-3000.L SIDEWALK CULVERT WITH METAL GRATE
12-9300.D PARKING SIGN WITH HANDICAP SYMBOL OF ACCESSIBILITY
12-9300.D1 PARKING SIGN WITH HANDICAP SYMBOL OF VAN ACCESSIBILITY
12-9300.D3 PARKING SIGN WITH MOTORCYCLE PARKING
31-0000.A FINISH GRADE
31-0000.B EARTH
32-1200.B MARKING AND STRIPING
32-1200.B1 STRIPING, WHITE
32-1200.B5 HANDICAP SYMBOL MARKING AND STRIPING, BLUE
32-1200.B6 HYBRID VEHICLE ONLY MARKING AND STRIPING, WHITE
32-3100.D DOUPLE PIPE SWING GATE
32-3100.D1 2" NOMINAL DIA. GALV. PIPE, MIN. WEIGHT PER FT. 3.65 LBS.
32-3100.D2 4" DIA. BLACK STEEL PIPE, MIN. 10.79 LBS./FT., CONC. FILLED, PAINT W/2 COATS ALUM. PAINT.
32-3100.D3 5" DIA. BLACK STEEL PIPE, MIN. 14.62 LBS./FT., PAINT W/2 COATS ALUM. PAINT.
32-3100.D4 1-6" LENGTH OF ZINC COATED CHAIN, SEE ALSO KEY NOTE #6.
32-3100.D5 CONCRETE ROUNDED AT TOP OF POST.
32-3100.D6 WELD 2-1/2" STEEL LOOP TO PIPE GATE. STEEL SHALL BE 3/8" DIAMETER.
32-3100.D7 WELD A 1/4" THICK BY 1" WIDE STEEL PLATE TO ONE OF THE PIPE GATES.
32-3100.D8 1/2" SQ. STEEL BAR FOR HINGE SUPPORT. POSITION BAR TO ALLOW UNRESTRICTED GATE ROTATION THROUGH ENTIRE SWING OF GATE OPENING.
32-3100.D9 WELD ALL 2" PIPE & FIXTURE CONNECTIONS WITH 3/8" FILLET ALL AROUND.

SIGN TYPE R7-8 (12"X18")
-SIGN FIELD IS WHITE
-SIGN LETTERING AND BORDER ARE GREEN
-INTERNATIONAL SYMBOL OF ACCESSIBILITY IS WHITE ON A BLUE BACKGROUND

REQUIRED LANGUAGE PER NMSA 197866-7-352.4C

SIGN TYPE R7-8A (6"X12")
-SIGN FIELD IS WHITE
-SIGN LETTERING AND BORDER ARE GREEN

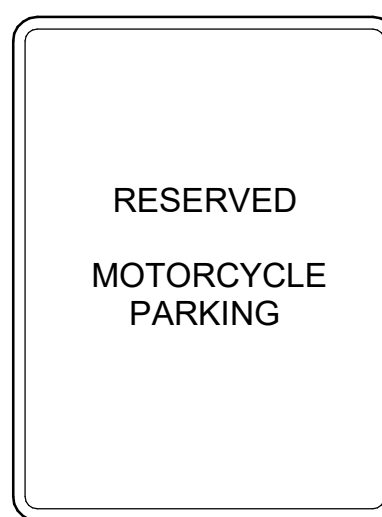
REQUIRED LANGUAGE (VAN ACCESSIBLE SPACES) ANSI 502.7



60" MIN ABOVE GROUND
NON-VAN ACC. SPACES
60" MIN ABOVE GROUND
VAN ACC. SPACES

J10 SIGN-ACC

6" = 1'-0"

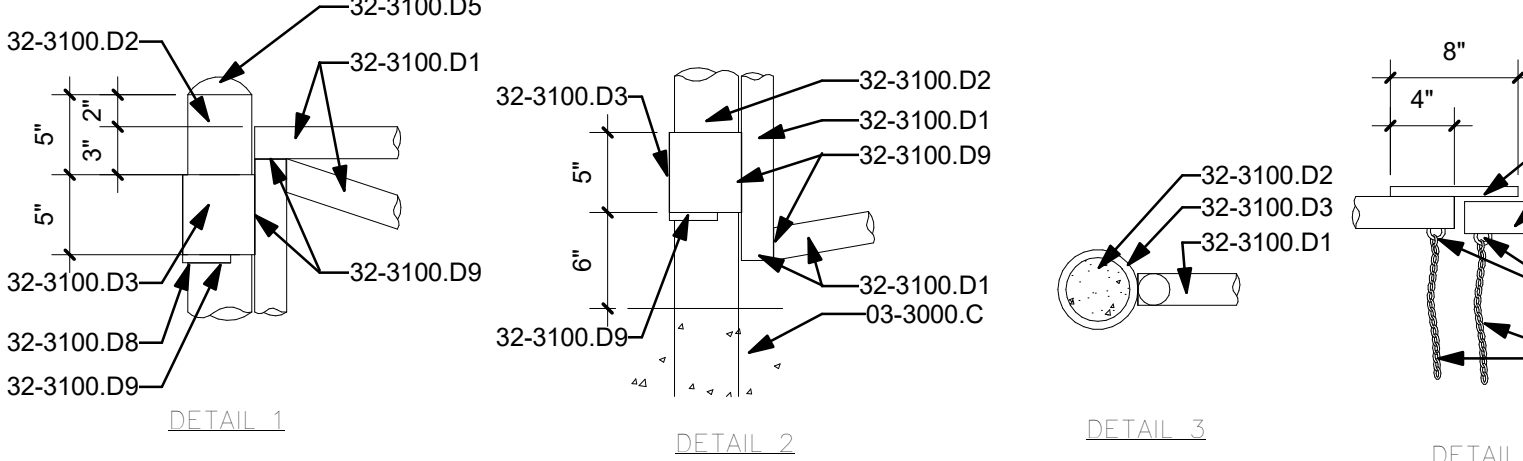


SIGN TYPE R7-8 (12"X18")
-SIGN FIELD IS WHITE
-SIGN LETTERING AND BORDER ARE GREEN

60" MIN ABOVE GROUND

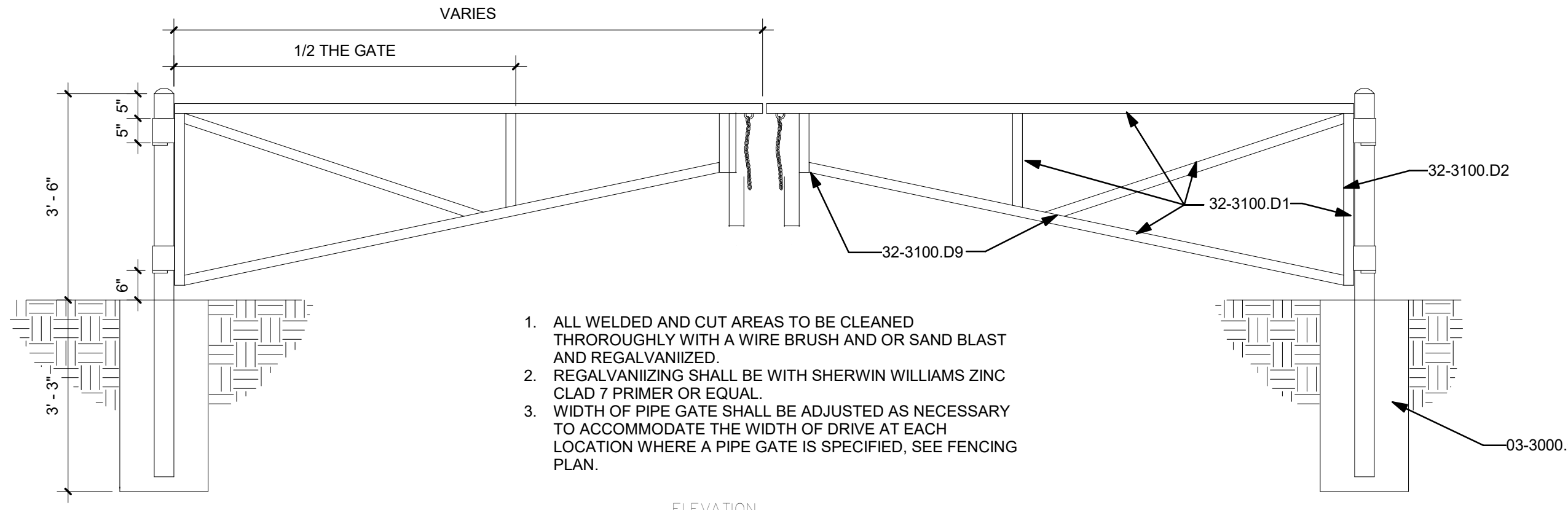
F10 SIGN-MOTORCYCLE

6" = 1'-0"



D10 GATE DETAILS

1" = 1'-0"

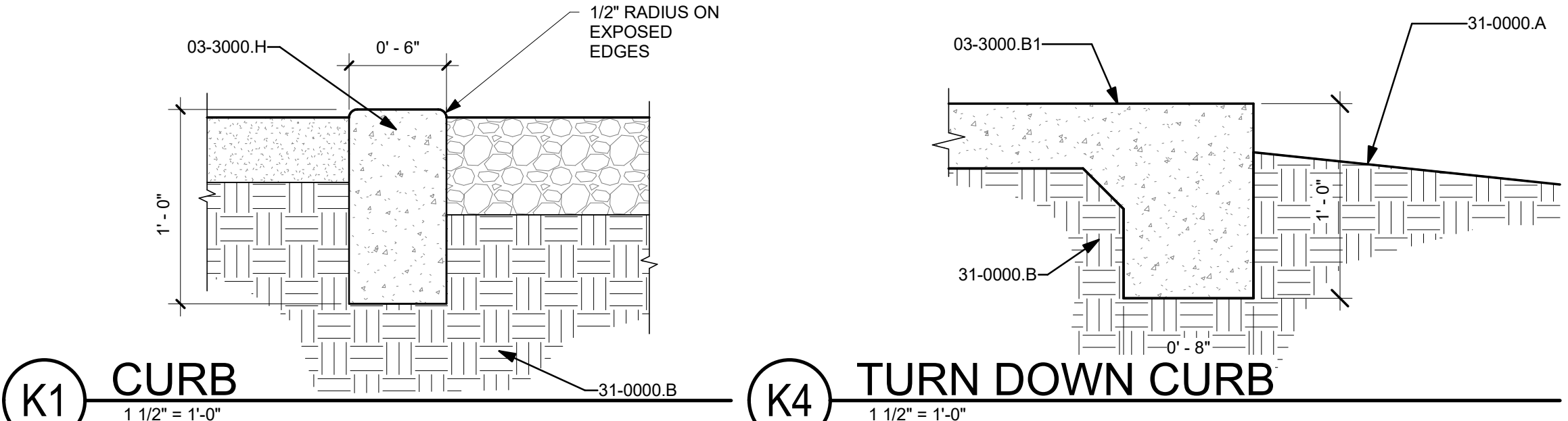


- ALL WELDED AND CUT AREAS TO BE CLEANED THOROUGHLY WITH A WIRE BRUSH AND OR SAND BLAST AND REGALVANIZED.
- REGALVANIZING SHALL BE WITH SHERWIN WILLIAMS ZINC CLAD 7 PRIMER OR EQUAL.
- WIDTH OF PIPE GATE SHALL BE ADJUSTED AS NECESSARY TO ACCOMMODATE THE WIDTH OF DRIVE AT EACH LOCATION WHERE A PIPE GATE IS SPECIFIED, SEE FENCING PLAN.

ELEVATION

A10 DOUBLE PIPE GATE-ELEVATION

1/2" = 1'-0"

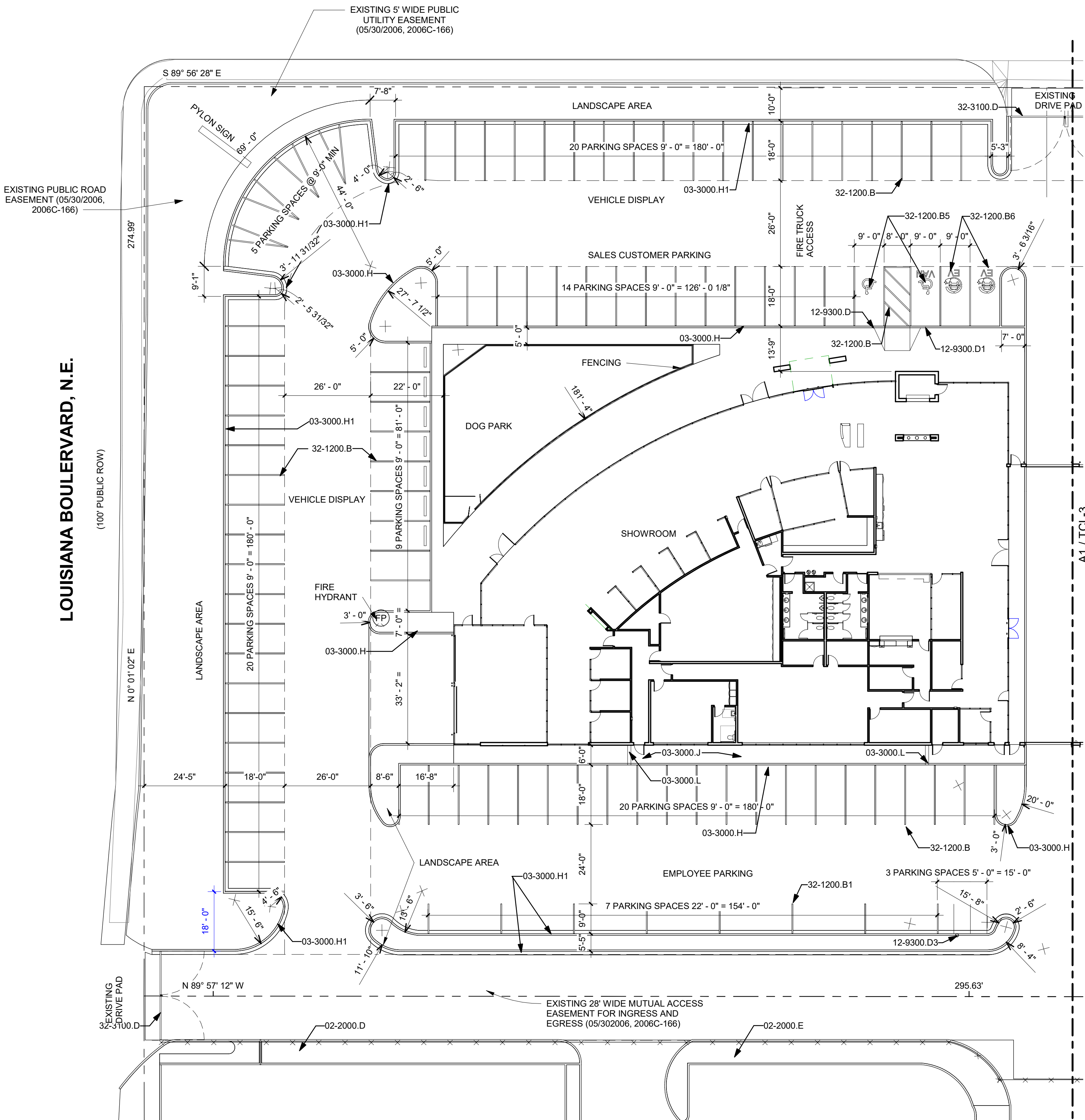


K1 CURB

1 1/2" = 1'-0"

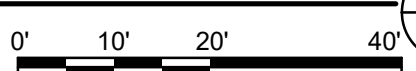
K4 TURN DOWN CURB

1 1/2" = 1'-0"



A1 SITE PLAN

1" = 20'-0"





GENERAL NOTES

1. IF THIS SHEET IS NOT 24" X 36", THEN THE DRAWINGS ON IT ARE NOT TO SCALE.

REFERENCE KEYNOTES

03-3000 A	EXPANSION JOINT MATERIAL, 1/2"
03-3000 C	CONCRETE FOOTING
03-3000 E3	#5 REINFORCING BARS, CONTINUOUS IN BOND BEAM
03-3000 E5	#5 REINFORCING BARS AT 16" OC TRANS
03-3000 E6	#5 REINFORCING BARS, CONTINUOUS
03-3000 E7	DWL WITH STANDARD HOOK TO MATCH VERTICAL REINFORCEMENT
03-3000.H	CONCRETE CURB
03-3000.H1	CURB AND GUTTER
03-3000.J	SIDEWALK
04-2200.J	GROUT AT ALL CELLS BELOW GRADE
05-5000.D	4" DIA CONCRETE FILLED METAL BOLLARD, PAINTED
07-2400.A	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)
07-2400.E	RIGID FOAM INSULATION, SLOPE TO DRAIN
12-9300.B	BICYCLE RACK
12-9300.D	PARKING SIGN WITH HANDICAP SYMBOL OF ACCESSIBILITY
31-0000.B	EARTH
32-1200.B	MARKING AND STRIPING
32-1200.B5	HANDICAP SYMBOL MARKING AND STRIPING, BLUE
32-1200.B6	HYBRID VEHICLE ONLY MARKING AND STRIPING, WHITE
32-3100.D	DOUPLE PIPE SWING GATE
32-3113.A	CHAIN LINK FENCE
32-3113.B1	POST TOP CAP
32-3113.B2	1 7/8" O.D. BOTTOM RAIL (SS40)
32-3113.B3	1 7/8" O.D. TOP RAIL (SS40)
32-3113.B4	1 7/8" O.D. MIDDLE RAIL (SS40)
32-3113.B5	1 7/8" O.D. SIDE RAIL, WITH TOP CAP (SS40)
32-3113.B9	1 5/8" O.D. TOP RAIL (SS40)
32-3113.C	CHAIN LINK GATE
32-3113.D	ROLLING CHAINLINK GATE
32-3113.D1	TENSION BAR, 3/16" X 3/4"
32-3113.D2	TENSION BANDS, 15" O.C. MAX, 12 GAUGE
32-3113.D3	BOTTOM TENSION WIRE, 7 GAUGE
32-3113.D4	COMPRESSION BRACE, 1 5/8" O.D.
32-3113.D5	TRUSS ROD
32-3113.E	9 GAUGE X 2" MESH FABRIC, KNUCKLE TOP AND BOTTOM
32-3113.F	FENCE POST
32-3113.F2	GATE POST, 6 5/8" O.D. (SCHED. 40) WITH POST CAP
32-3113.H	HINGE
32-3113.P	DROP BAR
32-3113.Q	LATCH WITH RECEIVER FOR PADLOCK

SMPCArchitect
PRINCIPLES OF DESIGN

219 Central Ave, NW, Suite #800
Albuquerque, New Mexico 87102
T 505 255 8668
F 505 268 6665
www.smpcarchitects.com



Fiesta Subaru

PERMIT SET

7100 Lomas Blvd. NE

NO	DATE	DESCRIPTION
DATE:	12/17/20	
PROJECT #:	200	
DRAWN BY:	M	
CHECKED BY:	M	

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SHEET TITLE

EAST SITE PLAN

TCL-3