

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 9, 2022

Roger Lengyel, RA
Lengyel & Associates
3241 Siringo Rd.
Santa Fe, NM 87507

Re: Facility for Apple Canyon Gourmt Modification
1301 Cuesta Abajo Ct. NE
Traffic Circulation Layout
Architect Stamp 04-29-22 (D16-D002H)

Dear Mr. Lengyel:

The TCL submittal received 05-02-2022 is approved for Building Permit. 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.

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,

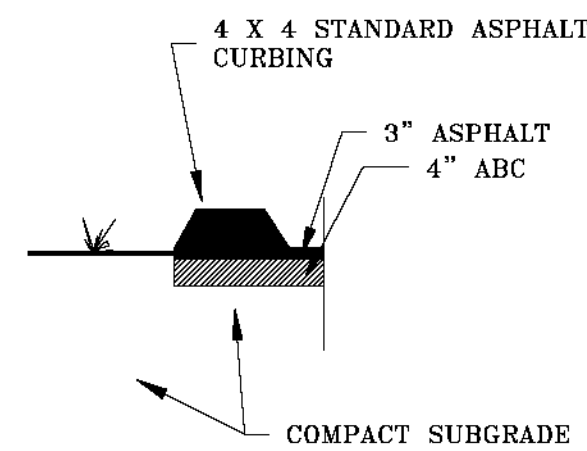
Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File

SITE DATA

LOT SIZE:	78560 SQ. FT. (1.8 ACRES)
BUILDING SETBACKS:	
FRONT	20' (INTERNAL ROAD)
INTERIOR SIDE	10'
STREET SIDE	35' (FACING LOS LOMITAS)
REAR	75'
LOT COVERAGE:	50% (39,280 SQ. FT.)
GROSS LOWER FLOOR AREA:	12,147 SQ. FT.
BUILDING HEIGHT:	
BUILDING HEIGHT: (ALLOWABLE)	26'
BUILDING HEIGHT: (ACTUAL)	23'
OCCUPANT LOAD:	
BY CODE	= 65 OCCUPANTS
ACTUAL STAFF AND MANAGEMENT OCCUPANT LOAD	= 12 OCCUPANTS

OFF STREET PARKING		
GROSS FLOOR AREA:	13,128 SF.	
CARS:	1: 1000 SQ. FT = 13 SPACES + 1 HC	
MOTOR CYCLES	1:25 SPACES = 1 SPACE	
BICYCLES	3-BIKES W/ 4 BIKE RACK	
TOTAL PARKING SPACES REQUIRED	= 14	
TOTAL PARKING SPACES PROVIDED	= 14	
LANDSCAPING:		
LANDSCAPE REQUIRED:	15% OF LOT MINUS BUILDING AREA (PHASE 1) = 78,560 SF -	
12,147 SF = 66,413 SF X 15%	= 9,961 SQ. FT.	
LANDSCAPE AVAILABLE:	= 9,987 SQ. FT.	
SIDEWALKS:		
ALONG STREETS - EXISTING		
AT BUILDING FRONT:	10' WIDE ALONG BUILDINGS FRONT; TREES AT 25' O.C. +/- IN PLANTERS.	



PAVING LEGEND	
[Pattern]	EXISTING PAVEMENT AT SHARED ACCESS EASEMENTS FOR LOT 6 & LOT 7
[Pattern]	FIRE LANE & SEMI TRUCK/TRAILER PAVING: 3\"/>
[Pattern]	PARKING LOT PAVING: 3\"/>

ASPHALT EDGING

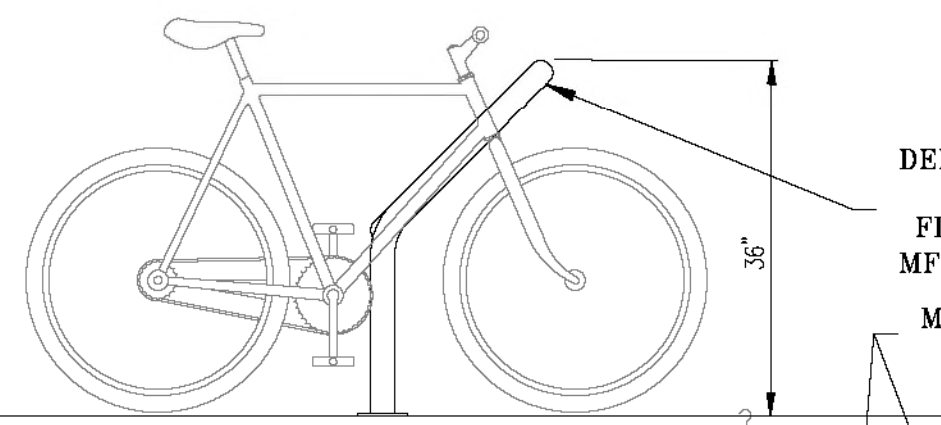
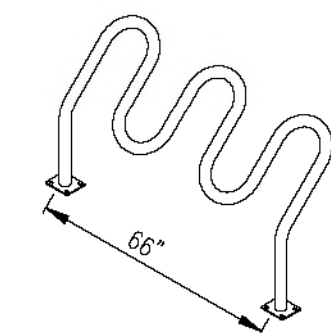
EXISTING PAVED SHARED ACCESS
EASEMENT, LOT #7, FILED ON
02/27/2009 DOC#2009021005,
PAGE 1 THRU 3

SHARED ACCESS EASEMENT CURVE DATA, LOT 7

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	CHORD DIRECTION
C1	12.55	1145.92	0°37'42"	6.28	12.56	N65°39'29"E
C2	12.73	275.00	2°39'12"	6.37	12.73	N44°52'50"E

EXISTING PAVED SHARED ACCESS
EASEMENT, LOT #6, FILED ON 02/27/2009
DOC#2009021004, PAGE 1 THRU 3

DERO, MODEL HIGH (3 BIKE) RACK,
PROVIDE IN-GROUND MOUNT,
FINISH - GAL IRON. COMPLY W/
MFR'S INSTALLATION INSTRUCTIONS
METES & BOUNDS: SHARED ACCESS
EASEMENT - LOT 7



B.1 BIKE RACK

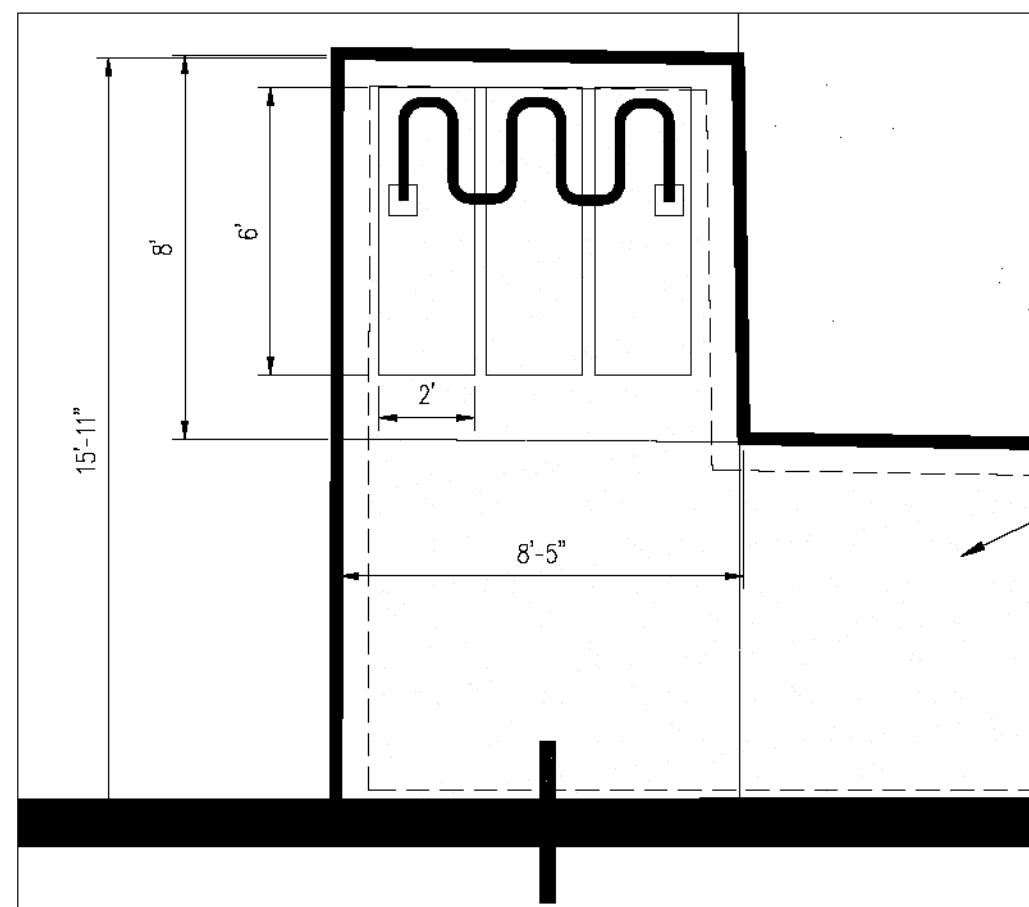
NO SCALE

INSTALL MISSING
PORTION OF SIDEWALK
PER CITY STANDARDS,
#2430. GENERAL
CONTRACTOR SHALL
COORDINATE WITH
RAILROAD AGENT PRIOR
TO CONSTRUCTION OF
SIDEWALK FRONTING
ON LAS LOMITAS.
EXACT LOCATION OF
SIGNS TO BE
DETERMINED IN THE
FIELD WITH THE CITY
& RR AGENT

25' RAILROAD
RIGHT-OF-WAY FROM CL
OF TRACKS

EXISTING RAILROAD
CROSSING SIGNALS

TERMINATE SIDEWALK 5'-0"
SOUTH FROM CENTER LINE OF
SOUTHERN MOST RR CROSSING
SIGNAL FOOTING PER
AGREEMENT WITH NMDOT.



PROVIDE 2- 24" X 12" R9-9 SIGNS,
ONE "SIDEWALK CLOSED A HEAD"
SIGN LOCATED AT THE INTERSECTION OF
CUESTA ABAJO & LAS LOMITAS AND ONE
"SIDEWALK CLOSED" SIGN LOCATED HERE
AS SHOWN.

PROVIDE "SIDEWALK
CLOSED" SIGN HERE
AS SHOWN W/ POST

B.2 BIKE RACK

NO SCALE

4" THICK CONCRETE
SIDEWALK AND BIKE
PARKING

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1145.92	108.60	108.56	S 69°41'10" W	5°25'48"
C2	275.00	186.78	183.21	N 69°41'14" E	5°25'48"
C3	275.00	186.78	183.21	S 70°39'47" W	38°54'55"
C4	2034.00	229.87	229.75	N 70°39'51" E	38°54'55"
C5	966.00	159.82	159.64	S 48°47'47" E	82°10'24"

CURVE TABLE

PROPERTY LINE CURVE
DATA LOT 6

LIMIT OF "RIGHT OF WAY" FOR LAS LOMITAS

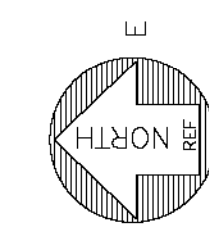
EXISTING CURB &
GUTTER

CONCRETE CURB &
GUTTER

PROVIDE "SIDEWALK CLOSED -
A HEAD" SIGN HERE AS
SHOWN ON POST

SITE PLAN

1
002 1"=20'



0 10' 20' 40'
SCALE: 1"=20'

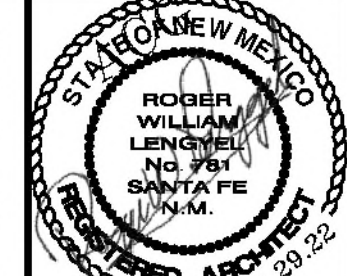
TRAFFIC CIRCULATION LAYOUT APPROVED
06/09/2022

Jeanne Wolfenbarger

WORK WITHIN PUBLIC "RIGHT OF WAY."

- ALL BROKEN AND CRACKED SIDEWALKS MUST BE REPLACED WITH NEW SIDEWALKS AND CURB AND GUTTER (COMPLY WITH CITY STANDARD DETAIL 2415A.)
- ALL WORK WITHIN THE PROJECT PROPERTY BOUNDARIES IS PRIVATE WORK.

MICK RICH CONTRACTORS 8401 FIRESTONE LANE, 87198
ALBUQUERQUE NM, 87198



JOB #
20-18

DATE
04.29.22

A NEW FACILITY
FOR
APPLE CANYON GOURMET FOODS
2021
1301 CUESTA ABAJO CT.
ALBUQUERQUE NEW MEXICO

REVISIONS
1. ADDED ADDITIONAL PAVEMENT
2. RELOCATED RAMP, NORTH
3. FD TEE MOVED 6'

SHEET NO.
ARCH 002