

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

October 6, 2021, 2021

**Roger Lengyel, RA
Lengyel & Associates
3241 Siringo Road
Santa Fe, NM 87507**

**Re: Facility for Apple Canyon Gourmet
1301 Cuesta Abajo Ct NE
Traffic Circulation Layout
Architect's Stamp 10-04-2021 (D16-D002H)**

Dear Mr. Lengyel,

The TCL submittal received 10-06-2021 is approved for Building Permit with. 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,

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

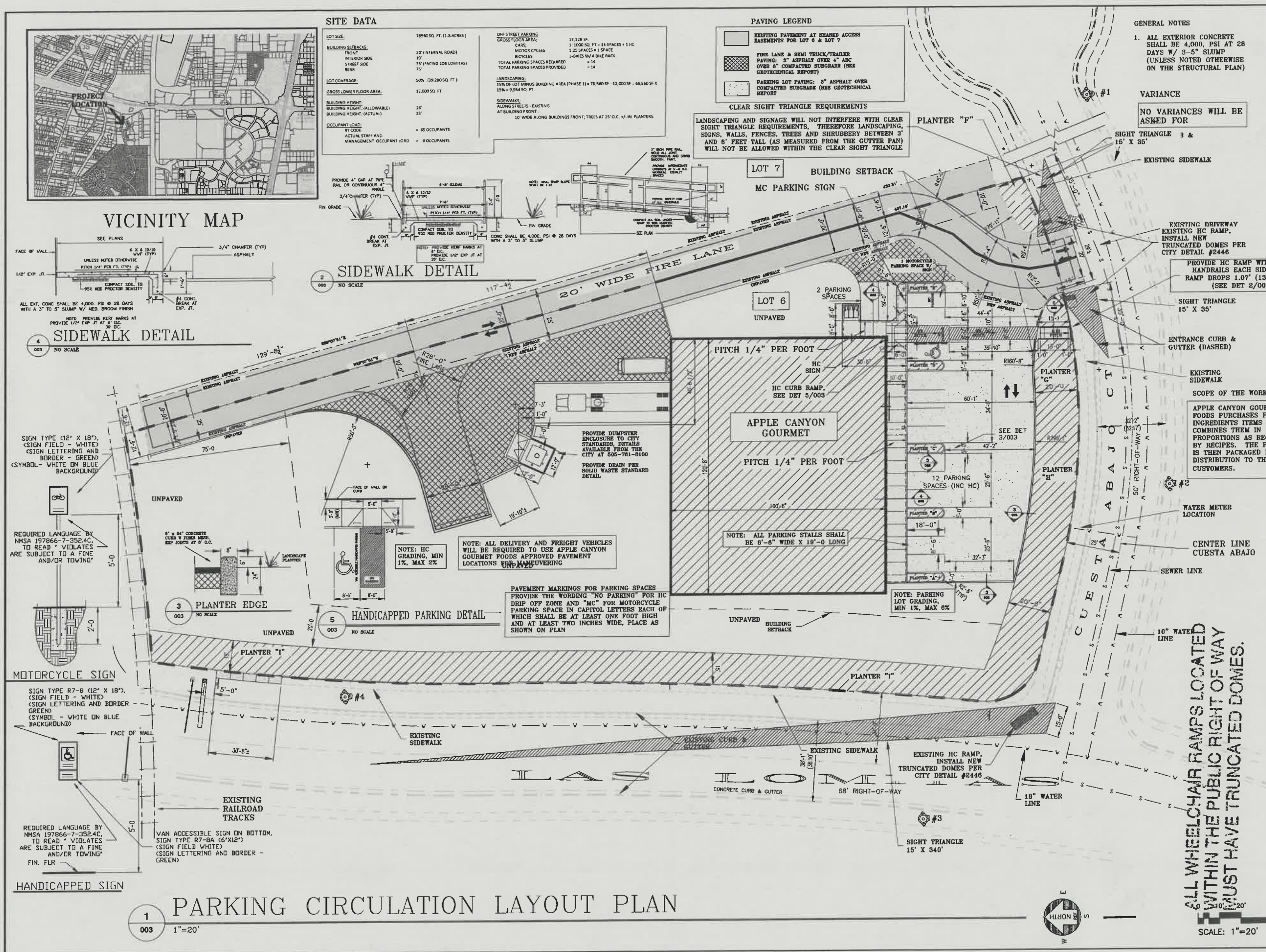
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



MICK RICK CONTRACTORS 8401 FIRESTONE LANE,
ALBUQUERQUE NM. 87198

JOB #
20-18

DATE
10.04.21

A NEW FACILITY
FOR
APPLE CANYON GOURMET FOODS
2021

SHEET NO.
ARCH 003

TRAFFIC CIRCULATION LAYOUT
APPROVED

Date 10/6/21

signed

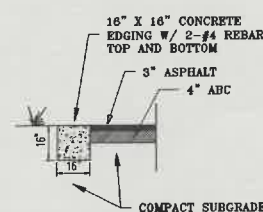
2/2

SITE DATA

LOT SIZE:	78560 SQ. FT. (1.8 ACRES)	OFF STREET PARKING GROSS FLOOR AREA:	13,128 SF.
BUILDING SETBACKS:		CARS:	1: 1000 SQ. FT = 13 SPACES + 1 HC
FRONT	20' (INTERNAL ROAD)	MOTOR CYCLES:	1:25 SPACES = 1 SPACE
INTERIOR SIDE	10'	BICYCLES:	3-BIKES W/ 4 BIKE RACK
STREET SIDE	35' (FACING LOS LOMITAS)	TOTAL PARKING SPACES REQUIRED:	= 14
REAR	75'	TOTAL PARKING SPACES PROVIDED:	= 14
LOT COVERAGE:	50% (39,280 SQ. FT.)	LANDSCAPING:	
GROSS LOWER FLOOR AREA:	12,147 SQ. FT.	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.
BUILDING HEIGHT:	26'	LANDSCAPE AVAILABLE:	= 9,987 SQ. FT.
BUILDING HEIGHT: (ALLOWABLE)	23'	SIDEWALKS:	
BUILDING HEIGHT: (ACTUAL)		ALONG STREETS - EXISTING	10' WIDE ALONG BUILDINGS FRONT; TREES AT 25' O.C. +/- IN PLANTERS.
OCCUPANT LOAD:		AT BUILDING FRONT:	
BY CODE	= 65 OCCUPANTS		
ACTUAL STAFF AND MANAGEMENT OCCUPANT LOAD	= 12 OCCUPANTS		

PAVING LEGEND

	EXISTING PAVEMENT AT SHARED ACCESS EASEMENTS FOR LOT 6 & LOT 7
	FIRE LANE & SEMI TRUCK/TRAILER PAVING: 3" ASPHALT OVER 4" ABC OVER 8" COMPACTED SUBGRADE (SEE GEOTECHNICAL REPORT)
	PARKING LOT PAVING: 3" ASPHALT OVER COMPACTED SUBGRADE (SEE GEOTECHNICAL REPORT)



ASPHALT EDGING

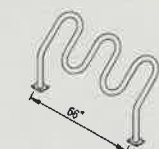
EXISTING PAVED SHARED ACCESS EASEMENT, LOT #7, FILED ON 02/27/2009 DOC#2009021005, PAGE 1 THRU 3

SHARED ACCESS EASEMENT CURVE DATA, LOT 7

CURVE	LENGTH	RADIUS	DELTA ANGLE (ARC MIN)	CHORD	CHORD BEARING
C1	12.54	1145.92	0° 37' 42"	6.28	N 86° 30' 27" E
C2	12.74	1250.00	2° 30' 17"	6.37	N 82° 59' 42" E

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

DERO, MODEL H3H (3 BIKE) RACK, PROVIDE IN-GROUND MOUNT, FINISH - GAL IRON. COMPLY W/ MFR'S INSTALLATION INSTRUCTIONS METES & BOUNDS: SHARED ACCESS EASEMENT - LOT 7

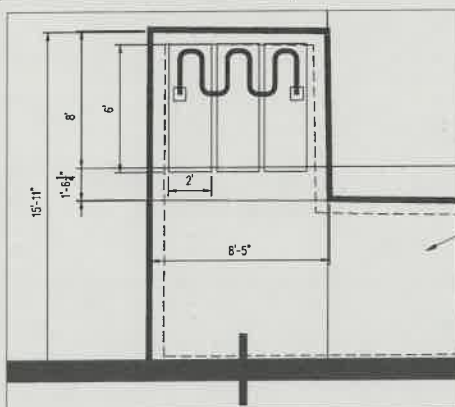


B.1 BIKE RACK
NO SCALE

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

EXISTING RAILROAD TRACKS
EXISTING RAILROAD CROSSING SIGNALS

TERMINATE SIDEWALK 5'-0" SOUTH FROM CENTER LINE OF SOUTHERN MOST RR CROSSING SIGNAL FOOTING PER AGREEMENT WITH NMDOT, ROB FINE, PHONE 505-629-2830



B.2 BIKE RACK
NO SCALE

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.

SITE PLAN

1
002
1"=20'



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

MICK RICK CONTRACTORS 8401 FIRESTONE LANE, ALBUQUERQUE NM, 87198



JOB #
20-18

DATE
10.04.21

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

SHEET NO.
ARCH 002

TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed _____
Date 10/04/21

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

DIG-D002H