

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 13, 2022

Becca Snyder, RA
Barbara Felix Architecture + Design
511 Agua Fria St.
Santa Fe, NM 87501

Re: Blake's Lotaburger #27 Drive-Thru
2301 Carlisle Blvd. NE
Traffic Circulation Layout
Architect's Stamp 12-13-2022 (H16-D106)

Dear Mr. Duran,

The TCL re-submittal received 12-13-2022 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.

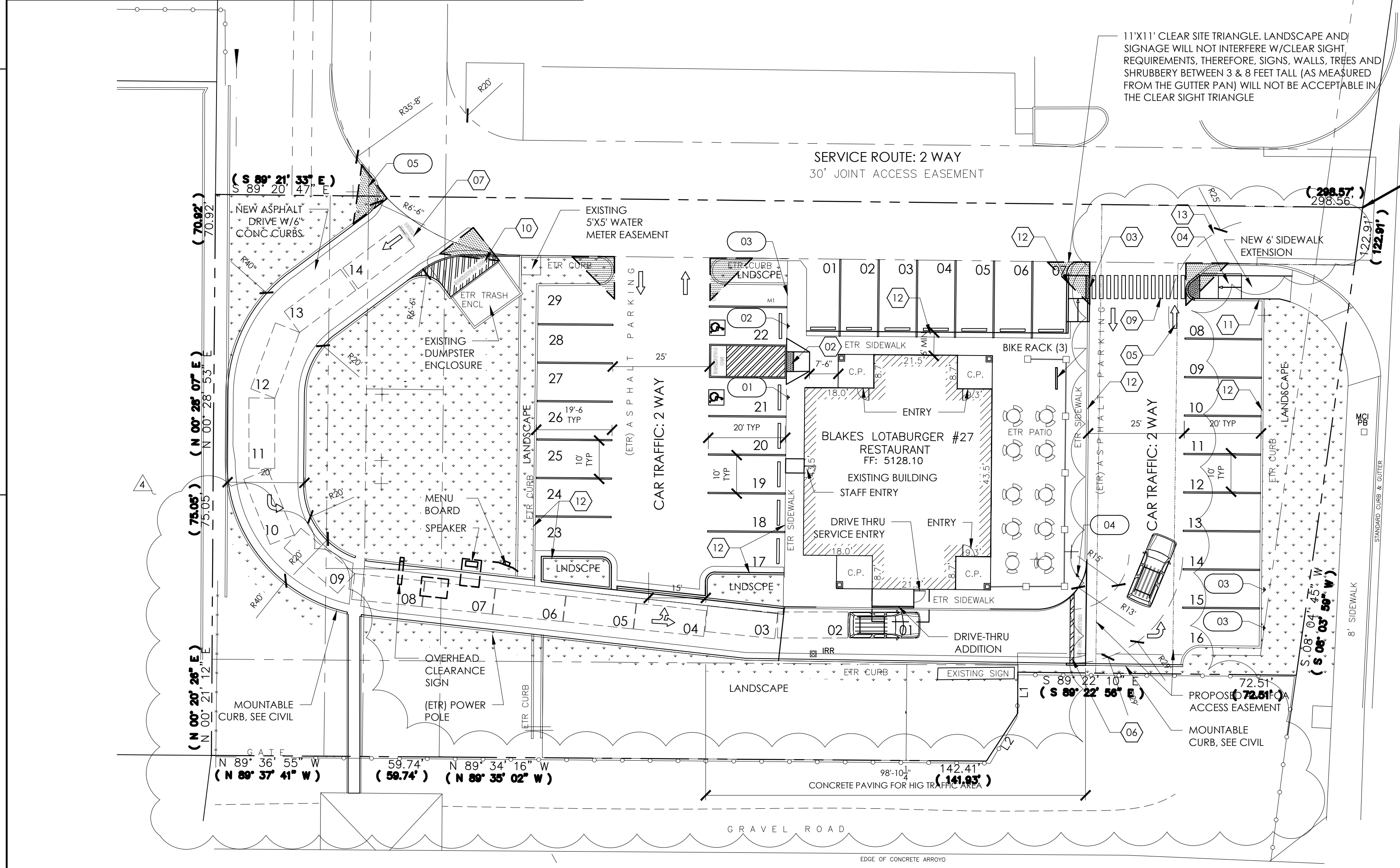
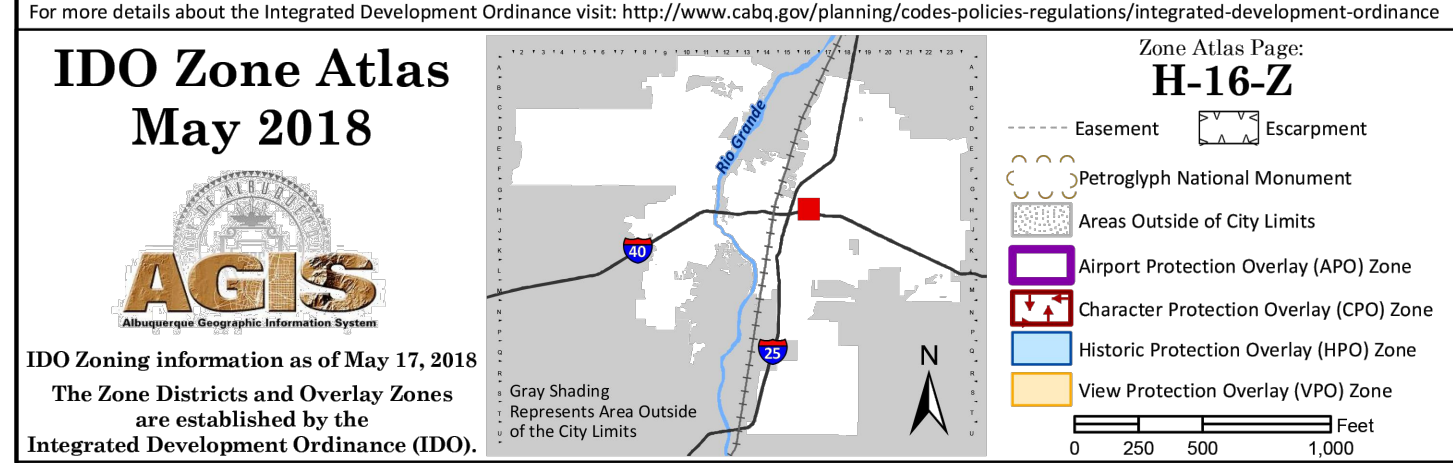
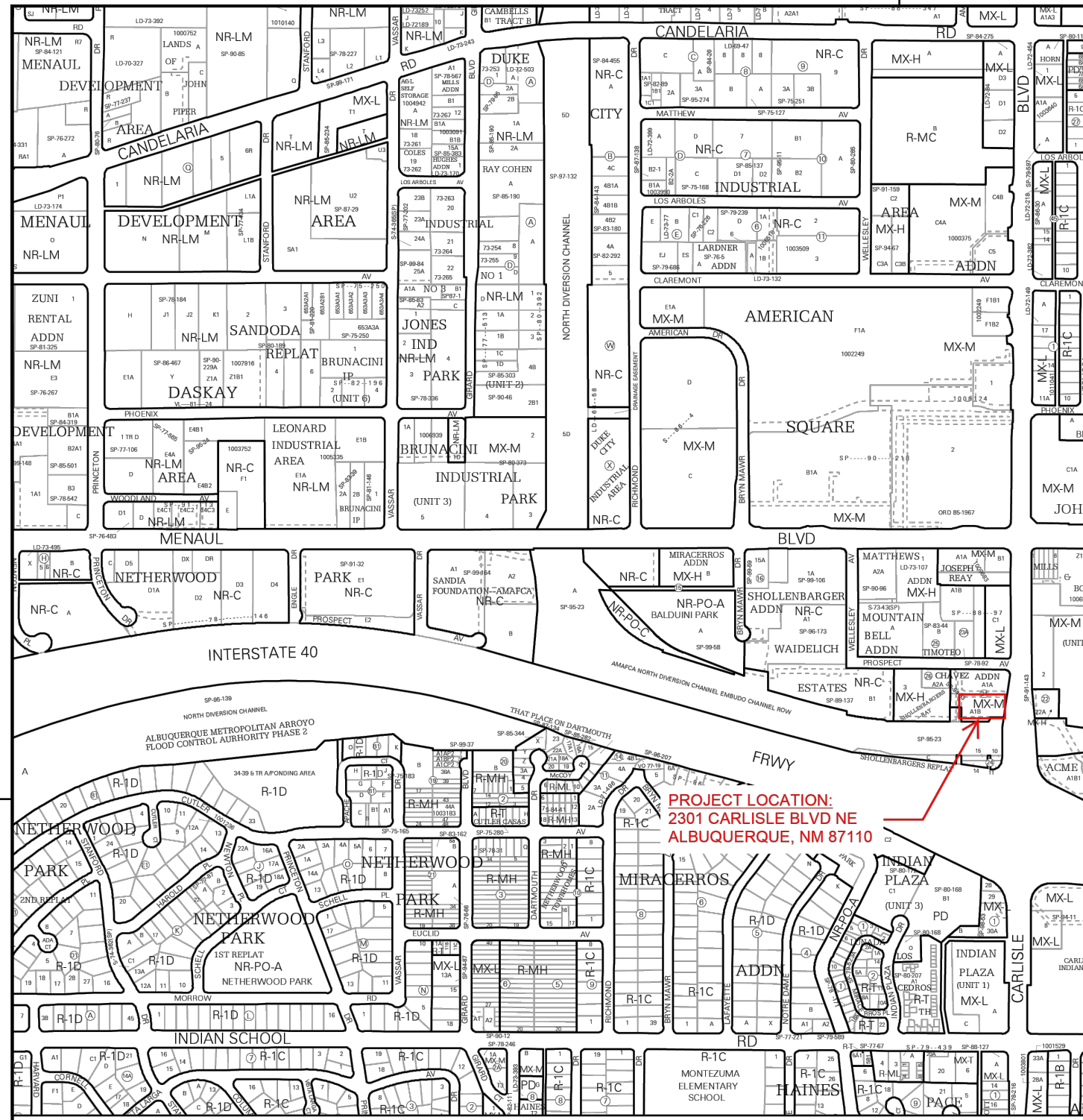
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and 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,

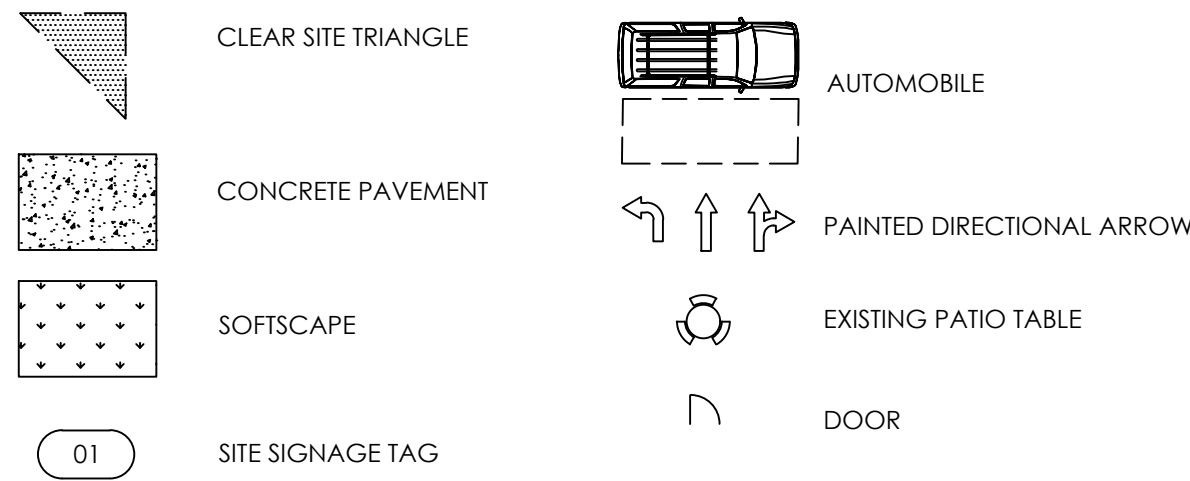
Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



1 SITE PLAN - TRAFFIC CIRCULATION LAYOUT
1" = 20'-0"

LEGEND:



00 KEY NOTES: THIS SHEET ONLY

- 01 BIKE RACK WITH CLEARANCES PER DPM STANDARDS - SEE DETAIL B4/AS-103
- 02 ADA RAMP - SEE DETAIL C4/AS-103
- 03 ADA RAMP - SEE DETAIL C3/AS-103
- 04 ADA RAMP - SEE DETAIL B3/AS-103
- 05 PAINTED DIRECTIONAL ARROW - SEE DETAIL D2/AS-103
- 06 DO NOT ENTER - SEE DETAIL D3/AS-103
- 07 DRIVE-THRU ONE-WAY - SEE DETAIL D3/AS-103
- 08 PARKING LINE STRIPING
- 09 CROSSWALK - SEE DETAIL D1/AS-103
- 10 NO PARKING - SEE DETAIL D3/AS-103
- 11 BARRIER CURB - SEE CIVIL DETAIL SHEET C2
- 12 EXISTING BARRIER CURB TO REMAIN
- 13 EXISTING FIRE TRUCK TURN RADIUS TO REMAIN (MIN. 25')

SITE SIGNAGE SCHEDULE:

DESCRIPTION
01 ADA PARKING - VAN ACCESSIBLE
02 ADA ACCESSIBLE PARKING
03 MOTORCYCLE PARKING
04 DO NOT ENTER
05 DRIVE THRU ONLY

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo 12/13/2022
Signed Date

GENERAL NOTES:

- REFER TO SHEET G-001 FOR GENERAL NOTES, BUILDING CODE REFERENCES, BUILDING DATA AND ABBREVIATIONS.
- REFER TO TITLE SHEET AS -101 SITE PLAN FOR ADDITIONAL INFORMATION
- BICYCLE SPACE TO BE SIZED AND CONSTRUCTED AS PER REQUIRED BY THE DPM

SITE DATA / INFORMATION

TYPE OF DEVELOPMENT:

- ADDITION OF DRIVE THRU TO EXISTING ESTABLISHMENT

SIZE OF DEVELOPMENT:

- EXISTING BUILDING AREA: 2479 SF
- ADDITION AREA: 35 SF
- TOTAL BUILDING AREA: 2514 SF

PARKING REQUIREMENTS

(CITY OF ALBUQUERQUE, I.D.O. PART 14-16-5, SECTION 5-5)

(RESTAURANT) 8 SPACES PER 1,000 SF
ACCESSORY USE (OUTDOOR DINING) 5 SPACES PER 1,000 SF

SPACES REQUIRED:

- RESTAURANT (GROSS FLOOR AREA) 2,514 SF = 20 REQUIRED
- OUTDOOR DINING 975 SF = 4 REQUIRED
- TOTAL PARKING SPACES REQUIRED = 24
- TOTAL MOTORCYCLE PARKING SPACES REQUIRED = 1
- BICYCLE PARKING SPACES = 10% OF REQUIRED OFF-STREET PARKING OR 3 SPACES (WHICHEVER IS GREATER) = 3
- ACCESSIBLE PARKING SPACES REQUIRED = 2 (1) VAN ACCESSIBLE

SPACES PROVIDED:

TOTAL PARKING SPACES PROVIDED = 29
TOTAL MOTORCYCLE PARKING SPACES PROVIDED = 1
TOTAL BICYCLE PARKING PROVIDED = 3
ACCESSIBLE PARKING SPACES PROVIDED = 2 (1) VAN ACCESSIBLE

QUEUING REQUIREMENTS

(CITY OF ALBUQUERQUE, I.D.O. PART 14-16-5 SECTION 5-1)

TABLE 5-5-8, RESTAURANT

- REQUIRED: 12
- PROVIDED: 14

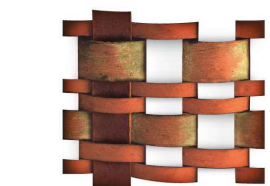
LEGAL DESCRIPTION:

TRACT A-1-B BLOCKS 24 & 26
TIMOTEO CHAVEZ ADDITION
CITY OF ALBUQUERQUE
BERNALILLO COUNTY
NEW MEXICO

EXECUTIVE SUMMARY:

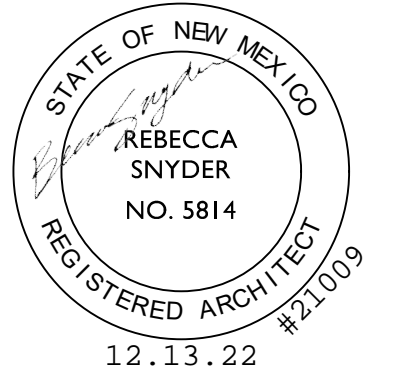
- PROJECT MODIFIES THE EXISTING RESTAURANT BUILDING AND SITE BY AUGMENTING THE EXISTING STRUCTURE WITH A 35 SF ADDITION AND MODIFICATIONS TO THE SITE AND PARKING LOT TO ACCOMMODATE DRIVE-THRU SERVICE.
- THE EXISTING PATIO DINING AREA WILL BE REDUCED IN SIZE AND A NEW DRIVE WAY WILL BE CONSTRUCTED ALONG THE SOUTH SIDE OF BUILDING CONNECTING THE EAST AND WAS PARKING LOTS.
- THE EXISTING PARKING LOTS WILL BE RECONFIGURED TO PROVIDE A DRIVE-THRU LANE, (24) 10'0" X' 20'-0" PARKING SPACES AND TO ADD MOTORCYCLE AND BIKE PARKING.
- THE EXISTING LANDSCAPE WILL BE REFRESHED WITH NEW PLANTINGS.
- NO ANTICIPATED IMPACT ON ADJACENT SITES

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Barbara Felix Architecture + Design

511 Agua Fria Street, Santa Fe, NM 87501
Phone: 505.820.1555 Fax: 505.820.1527



Blake's
LOTABURGER.

BLAKE'S LOTABURGER #27
DRIVE-THRU ADDITION

2301 Carlisle Blvd. NE
Albuquerque, NM 87110

ISSUED		
MARK	DATE	DESCRIPTION
4	11/28/2022	CITY COMMENTS
3	6/17/2022	TCL SUBMISSION
2	4/5/2022	ASI-02 PERMIT
1	03/11/2022	ASI-01
	02/09/2022	BIDDING

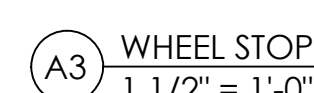
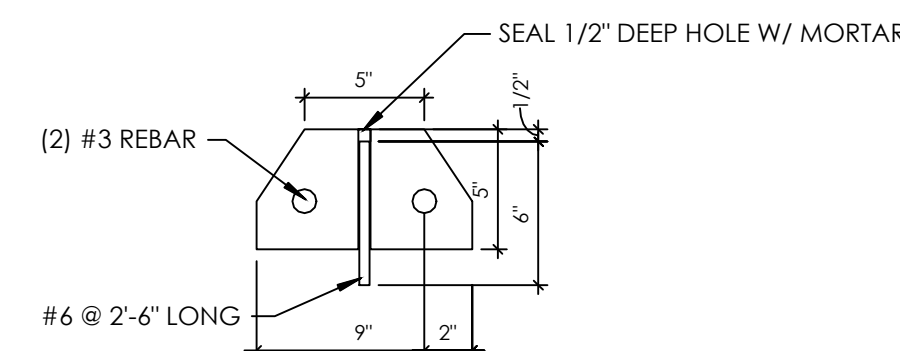
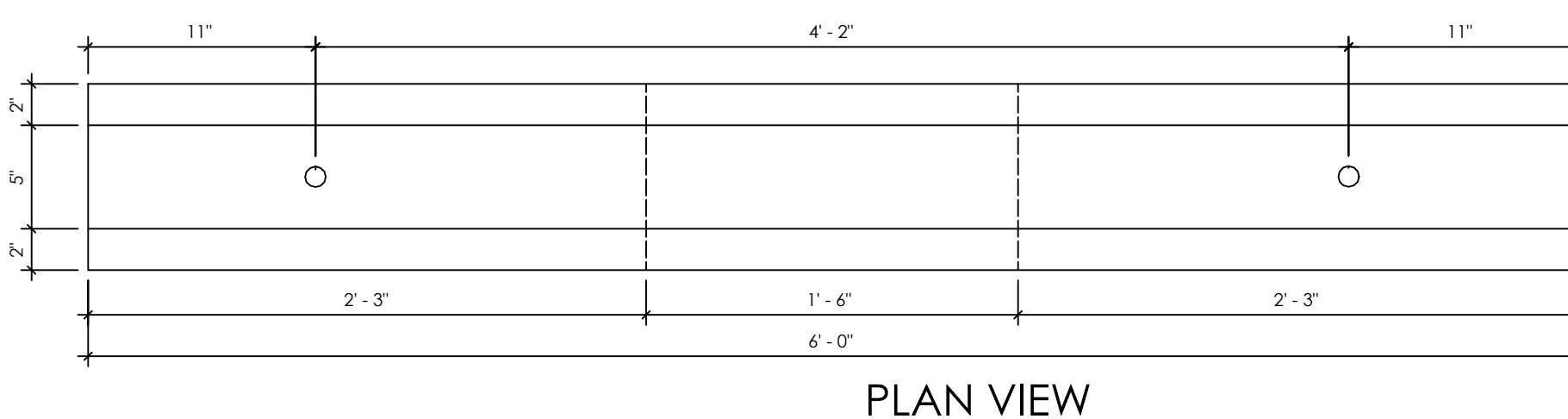
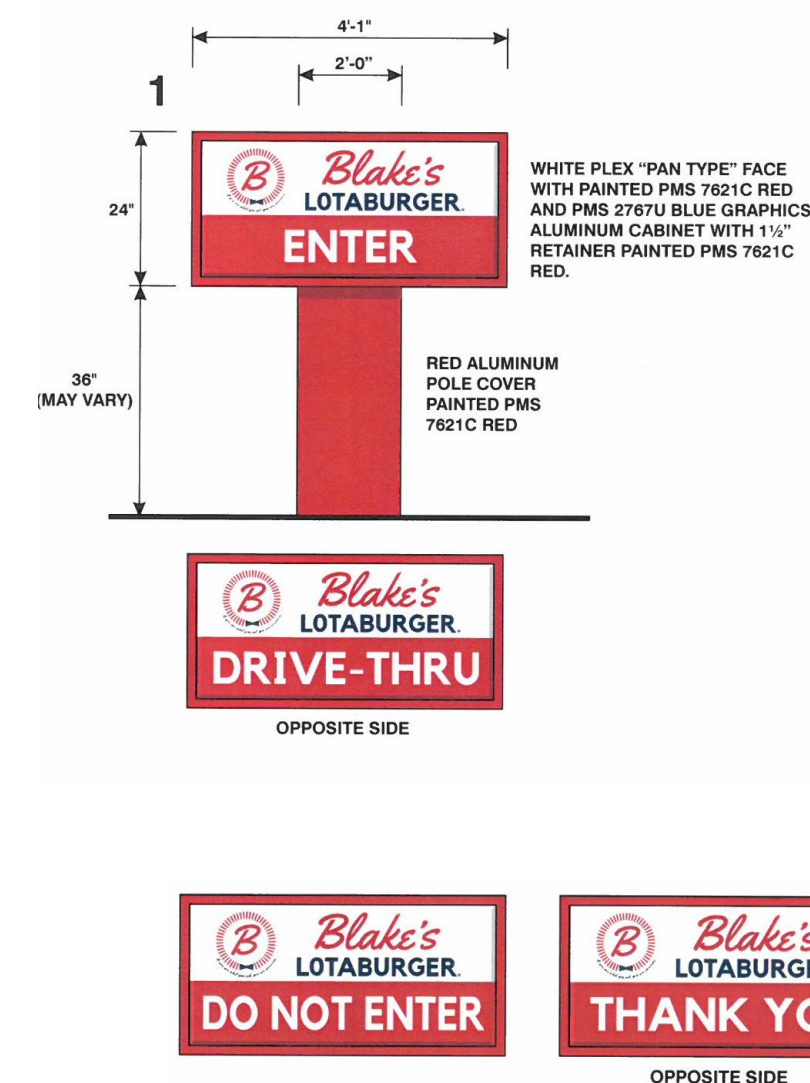
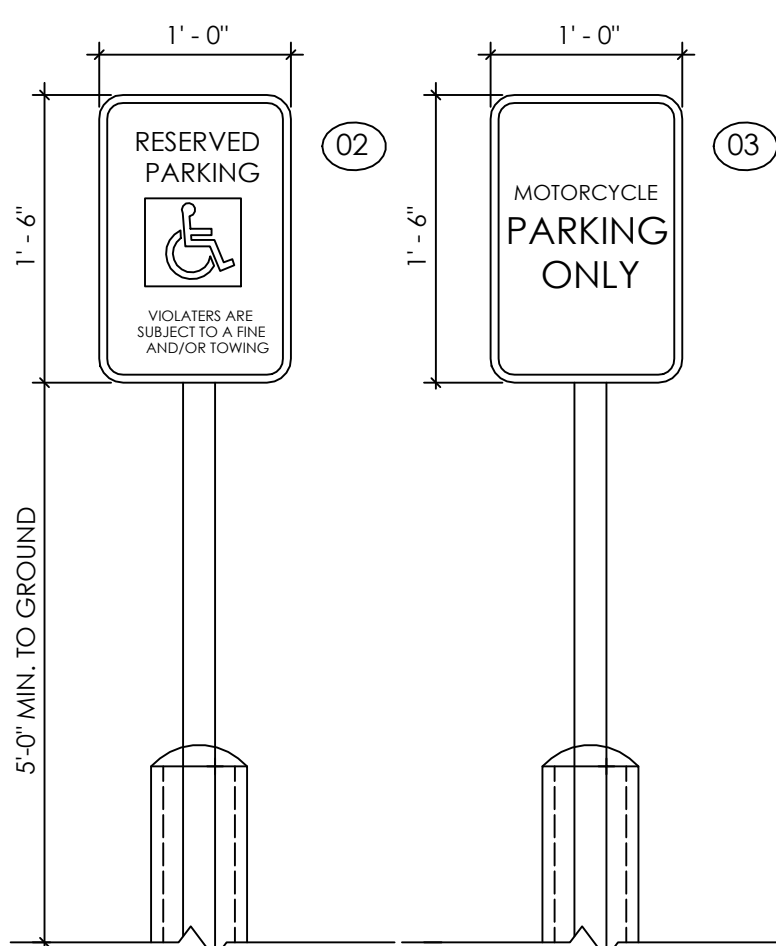
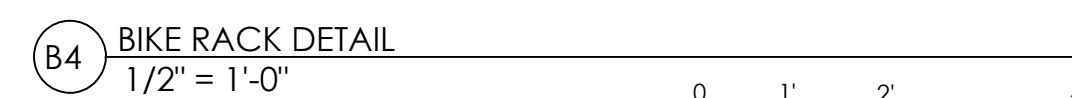
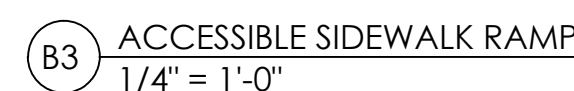
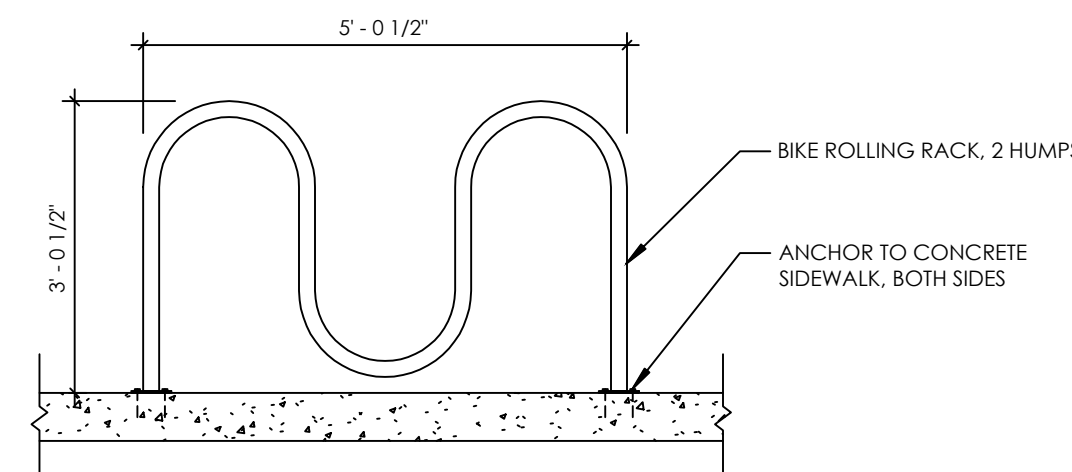
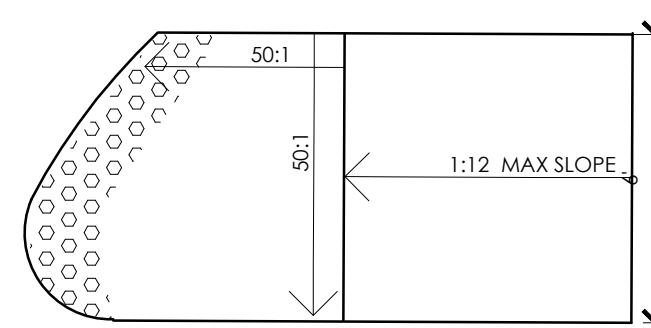
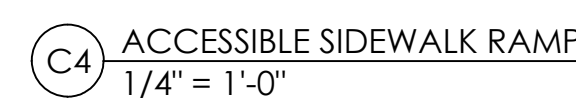
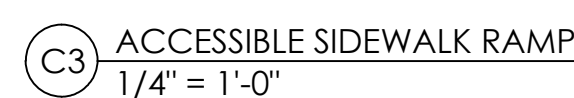
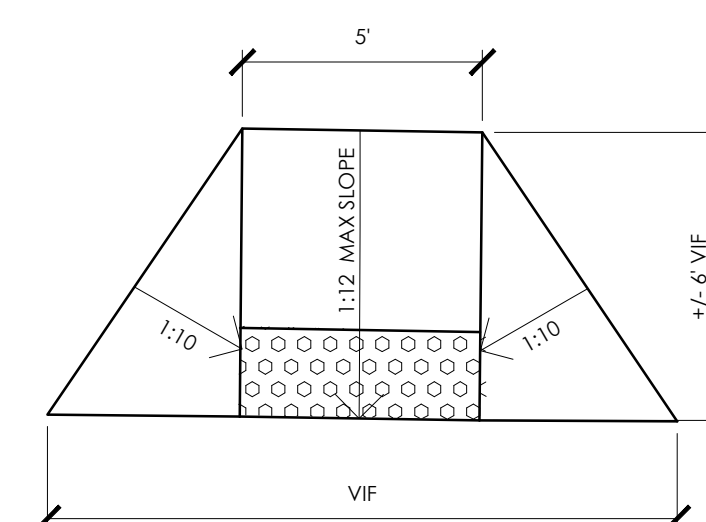
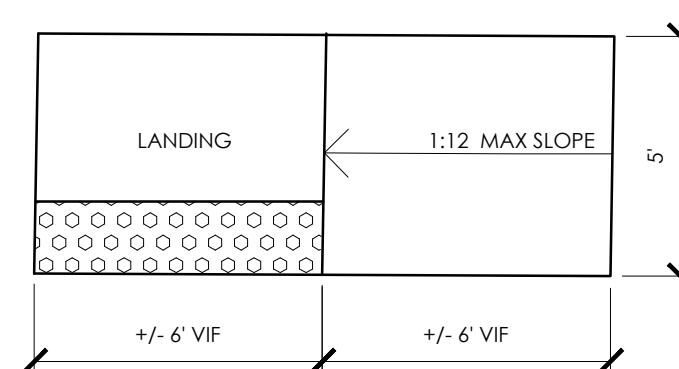
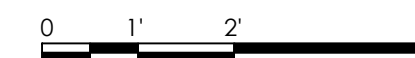
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DRAWN BY	SS
CHECKED BY	BJF
Sheet Name	

SITE PLAN-
TRAFFIC CIRCULATION LAYOUT

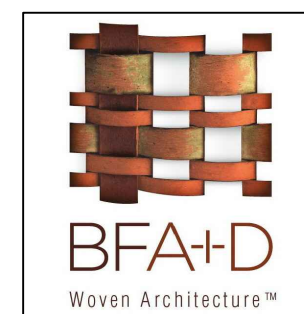
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AS-104

SHEET NO. ____ OF ____ SHEETS



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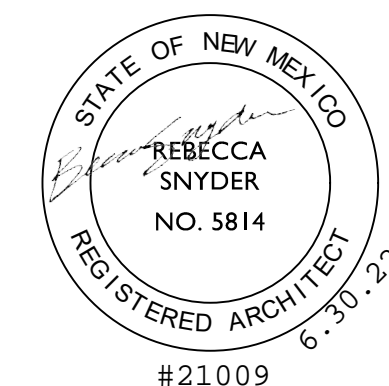
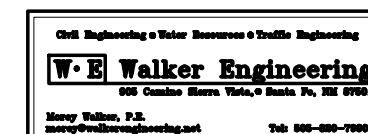


Barbara Felix Architecture + Design
511 Agua Fria Street, Santa Fe, NM 87501
Phone: 505.820.1555 Fax: 505.820.1527

GENERAL NOTES:

- A. REFER TO SHEET G-101 FOR GENERAL NOTES, BUILDING CODE REFERENCES, BUILDING DATA AND ABBREVIATIONS.
- B. REFER TO TITLE SHEET FOR PLAN INDEX.
- C. PARKING SPACE NUMBERS ON PLAN ARE FOR REFERENCE ONLY. DO NOT PLACE NUMBERS AS MARKS ON PAVEMENT.
- D. SEE SHEET AS-101 FOR SITE SIGNAGE AND PAVEMENT MARKING LOCATIONS

.\TIPT-CMYK-FIN-WarmGray9.jpg



 KEY NOTES: THIS SHEET ONLY

- 01 CROWN CONCRETE TOP
02 ADJACENT EXTERIOR SURFACE VARIES, SEE SITE PLAN

REFERENCE NOTES:

- | | |
|----------------------------|--|
| 03 - CONCRETE | |
| 03.15.00 | CONCRETE EXPANSION JOINT |
| 03.30.05 | CAST-IN-PLACE POST FOUNDATION |
| 10 - SPECIALTIES | |
| 10.14.04 | REFLECTIVE ALUMINUM SIGN SECURELY ATTACHED TO PIPE POST |
| 31 - EARTHWORK | |
| 31.20.02 | COMPACTED SOIL |
| 32 - EXTERIOR IMPROVEMENTS | |
| 32.13.01 | CONCRETE PAVING |
| 32.17.01 | PAVEMENT MARKING, COLOR: WHITE, 2" WIDE LETTERING, 4" WIDE STRIPE, SOLID FILL ARROWS |
| 32.39.01 | 6" DIA. STEEL BOLLARD FILLED WITH CONCRETE, PAINT |
| 32.39.02 | 1-3/4" SQ. GALVANIZED STEEL SIGN POST |

SITE SIGNAGE SCHEDULE:

#	DESCRIPTION	SIZE	COLOR
01	ADA PARKING - VAN ACCESSIBLE	SEE DRAWING	GREEN ON WHITE
02	ADA ACCESSIBLE PARKING	SEE DRAWING	GREEN ON WHITE
03	MOTORCYCLE PARKING	SEE DRAWING	
04	DO NOT ENTER SIGN BY OWNER		
05	DRIVE-THRU ONLY SIGN BY OWNER		
05	SIGN BY OWNER, POST AND FOUNDATION BY GC	SEE DRAWING	

3-D VIEW

SECTION VIEW

BLAKE'S LOTABURGER #27 DRIVE-THRU ADDITION

2301 Carlisle Blvd. NE
Albuquerque, NM 87110

ISSUED

MARK	DATE	DESCRIPTION
I	03/11/2022	ASI-01
	02/09/2022	BIDDING
PROJECT NO.		21009
FILE NAME		27 SITE
DRAWN BY		SS
CHECKED BY		BJF

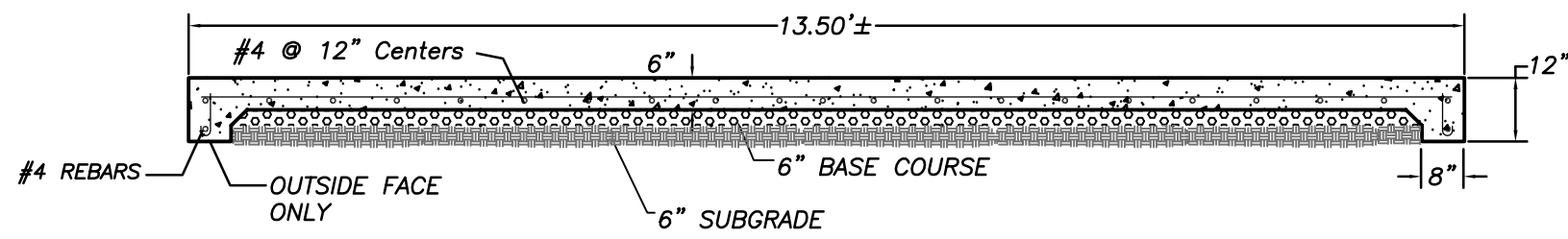
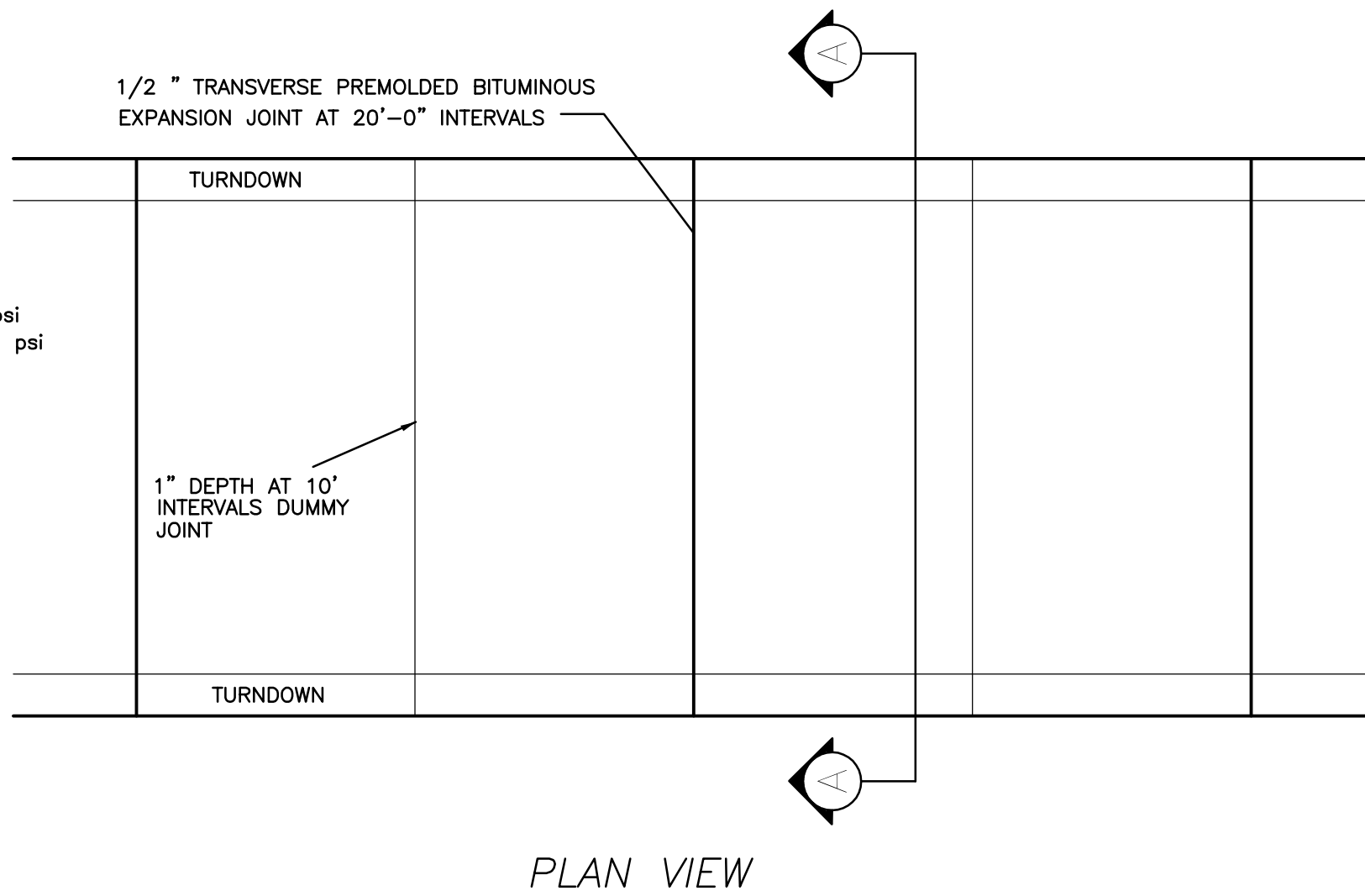
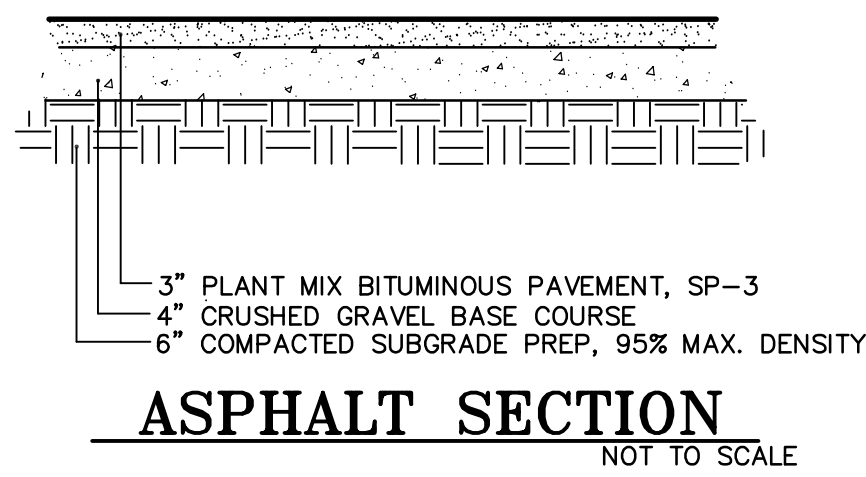
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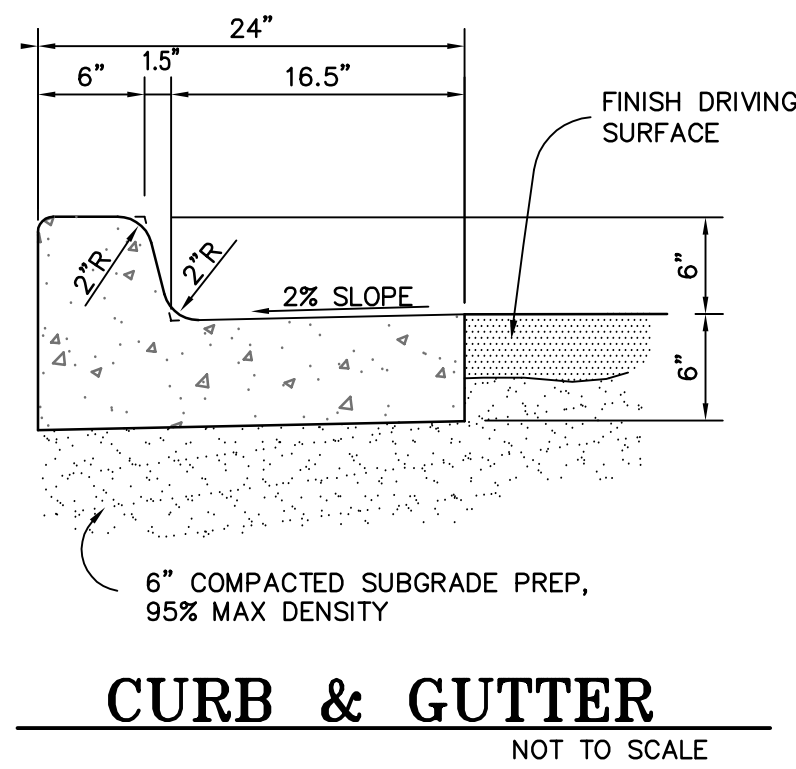
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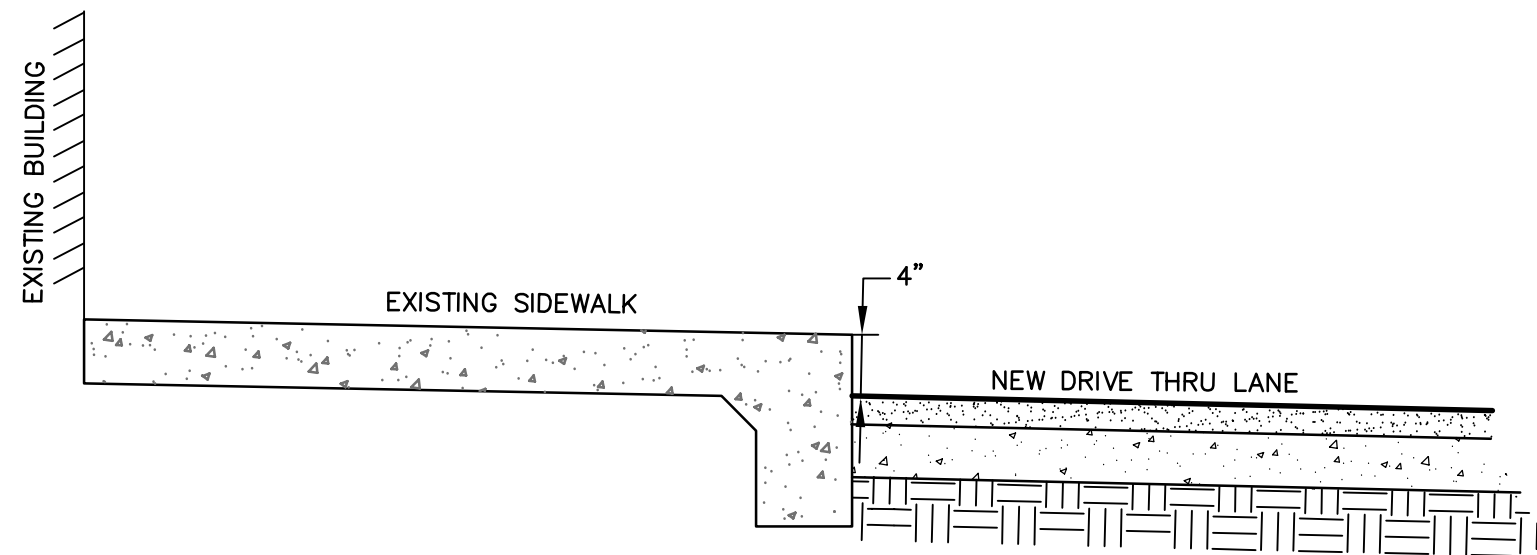
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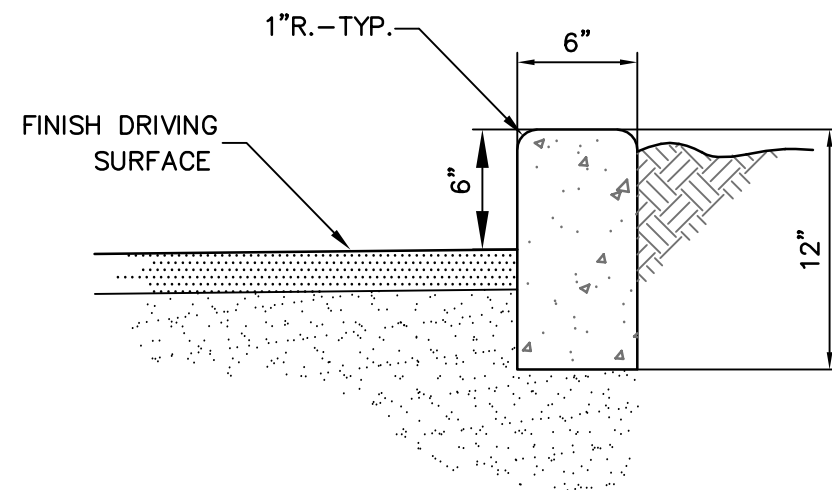
SECTION A-A
CONCRETE DRIVE AISLE
NTS



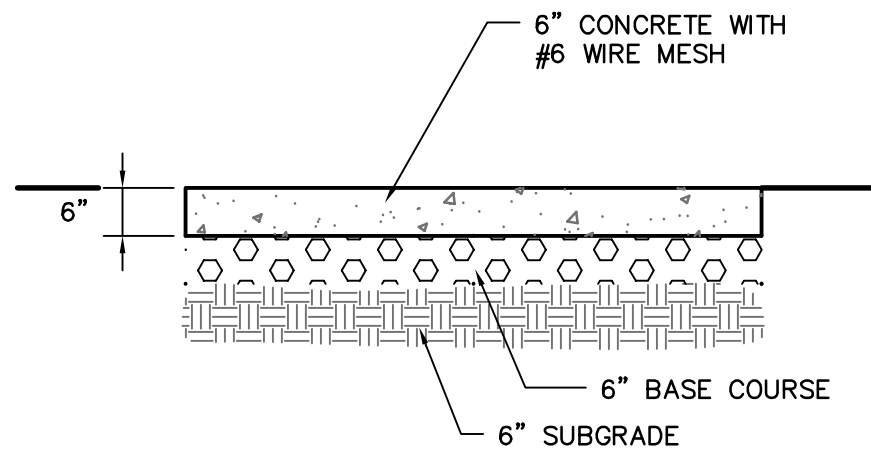
TRAFFIC CIRCULATION
LAYOUT APPROVED
Ernest Armijo 12/13/2022
Signed Date



SECTION A-A
NOT TO SCALE



HEADER CURB
NOT TO SCALE

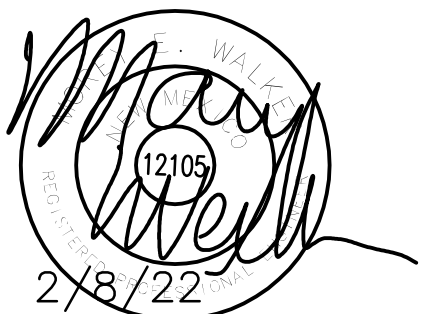


CONCRETE SECTION
N.T.S.

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Blake's
LOTABURGER

BLAKE'S LOTABURGER
#27 DRIVE THROUGH

2301 CARLISE BLVD NE
ALBUQUERQUE, NM 87110

ISSUED

MARK	DATE	DESCRIPTION

PROJECT NO. 21-258

FEE NAME 258 GRADE

DRAWN BY P.L.B.

CHECKED BY M.E.W.

Sheet Name

DETAILS
AND DRAINAGE
CALCULATIONS

Sheet No.

C2

SHEET NO. ____ OF ____ SHEETS

**AGREEMENT FOR RECIPROCAL USE OF EASEMENT
FOR COMMON ACCESS**

This Agreement is made and executed this 22nd day of March, 1994, by and between G. Blake Chanslor, Trustee of the G. Blake and June L. Chanslor Revocable Trust, hereinafter referred to as "Chanslor Trust" and Lynn K. Ford, a married woman, joined by her husband, Creed L. Ford, hereinafter referred to as "Ford".

RECITALS:

1. Chanslor Trust was the owner of the following described property situate in the City of Albuquerque, County of Bernalillo, State of New Mexico, and described as follows:

A certain parcel of land situate within Section 10, Township 10 North, Range 3 East, N.M.P.M., being all of Tracts A-1 and A-2 of Tracts A-1 and A-2, Blocks 24 and 26, Timoteo Chavez Addition, as the same is shown and designated on the Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on November 3, 1993, in Volume 93-C, Folio 315.

2. Chanslor Trust and Ford entered into a Purchase Agreement wherein Ford purchased and Chanslor Trust sold a portion of the above described property to Ford.

3. While Chanslor Trust was the owner of the property described above, Chanslor Trust placed a private easement on said property, which easement lies partly on the portion Ford purchased and partly on the part the Chanslor Trust retained.

4. In order to sell the portion of the property to Ford, Chanslor Trust had the above described property replatted and a copy of the property as replatted is attached hereto as Exhibit "A"

and incorporated by reference herein. The property sold to Ford is described on Tract A-1-A and Tract A-2-A on the replat.

5. The private easement that Chanslor Trust placed on the said property is reflected on Exhibit "A" attached hereto as a thirty foot (30') joint access easement, which runs from Carlisle Blvd., NE, on the west side of the property, in an easterly direction, then turning and running south to Prospect Ave., NE.

6. In conjunction with the sale of Tract A-1-A and Tract A-2-A to Ford by Chanslor Trust, with the Chanslor Trust retaining Tract A-1-B, both Chanslor Trust and Ford are desirous of entering into this Agreement for reciprocal development, use, and maintenance of the easement for common access on the terms and conditions set forth below.

NOW THEREFORE, FOR GOOD AND SUFFICIENT CONSIDERATION the parties agree as follows:

1. The easement is acknowledged to be a private easement for the non-exclusive right and privilege of access to and ingress and egress for vehicular and pedestrian purposes through, over, under and across the easement that is shown on Exhibit "A" hereto.

2. Chanslor Trust and Ford agree that the easement may be used by, or will be used by each for the benefit and enjoyment of the parcels of the Chanslor Trust and of Ford. It is agreed that the easement will be improved, which will or may necessitate curb cuts, curbing, drive pads, asphalt paving, base course, striping, marking, signing, and any other items required in order to comply with any governmental regulations.

3. All work required to initially improve the easement as set forth in paragraph 2 above will be paid 50% by Chanslor Trust and 50% by Ford. The details for improving the easement will be handled by separate agreement between the parties.

4. After initial improvement of the easement, Chanslor Trust shall be responsible for seeing that the easement area is repaired and maintained, including but not limited to resurfacing, filling of pot holes, and restriping. The cost of repairs and maintenance shall be borne 50% by the Chanslor Trust and 50% by Ford. Upon completion and payment for repairs and/or maintenance Chanslor Trust shall bill Ford and Ford agrees to immediately reimburse Chanslor Trust for Ford's 50%. For purposes of billing or any other notification required under this Agreement, Ford's address is 9303 Timber Hollow Circle, Dallas, TX 75231.

5. Each owner will be responsible for the payment of the ad valorem taxes on the property owed by them and there shall be no allocation or proration with regard to taxes based on the easement.

6. If either Chanslor Trust or Ford transfers all the ownership of the their tracts referred to herein, the liability of the party so transferring for any breach of this Agreement occurring after the transfer, automatically terminates to the extent of the property transferred. However, the transferring party will remain liable for any breaches of the Agreement occurring before the date of transfer. Liability for a breach of this Agreement and for sharing of costs as set forth herein will be the obligation of the transferee of either Chanslor Trust or Ford.

7. Should any litigation be instituted with respect to this Agreement, or the rights created hereunder, the prevailing party will be entitled to recover from the non-prevailing party reasonable attorneys' fees and costs.

8. All provisions of this Agreement, including the benefits and burdens run with the land and are binding on and will inure to the benefit of the successors and assigns of each party to this Agreement.

9. In the event of a condemnation proceeding, no portion of any award will be attributed to the value of the easement and no portion of any such award shall be paid to Chanslor Trust for that portion of the easement lying on Ford property, nor to Ford for that portion of the easement lying on Chanslor Trust property.

10. Each party will obtain and maintain liability insurance on its respective parcel in an amount usual and customary for such property. Each party agrees to indemnify, defend, save and hold harmless the other party from any loss or expense, arising out of the use of the easement and caused by the acts or omissions of the indemnifying party and/or the employees or agents of the indemnifying party.

11. The parties recognize and expressly state their intent that allowing use of the easement by one another is not intended to, nor will it create any rights, prescriptive or otherwise in the public to the easement for the public to pass through the easement from Carlisle Blvd., NE to Prospect Ave., NE, or for parking thereon, but the use of the roadway on the easement confers solely



on Chanslor Trust and/or Ford, the right of ingress and egress to and from their respective tracts from Carlisle Blvd., NE and Prospect Ave., NE. The parties reserve the right to cancel this Agreement and to vacate the private easement granted by the Chanslor Trust by mutual consent of the parties and no other party, including the public shall have an interest herein or standing to object to such cancellations for the reason that this Agreement creates no third party rights; provided that, both parties recognize that the vacation of the easement by mutual consent may require a replatting in order to comply with City and/or County zoning or platting requirements.

12. This Agreement shall be binding upon the heirs, personal representatives, devisees, assigns and successors in interest of the parties hereto.

G. BLAKE AND JUNE L. CHANSLOR
REVOCABLE TRUST

BY G. Blake Chanslor, Trustee
G. Blake Chanslor, Trustee

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

Acknowledged before me on March 22, 1994 by G. Blake Chanslor, Trustee of the G. Blake and June L. Chanslor Revocable Trust.

Barbara Myers
Notary Public

My commission expires:

Oct. 24, 1995

Lynn K Ford
LYNN K. FORD

Cl L Ford
CREED L. FORD

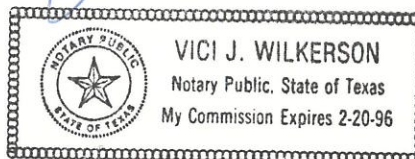
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

Acknowledged before me on March 23, 1994 by Lynn K. Ford, a married woman, joined by her husband Creed L. Ford.

Vici J Wilkerson
Notary Public

My commission expires:

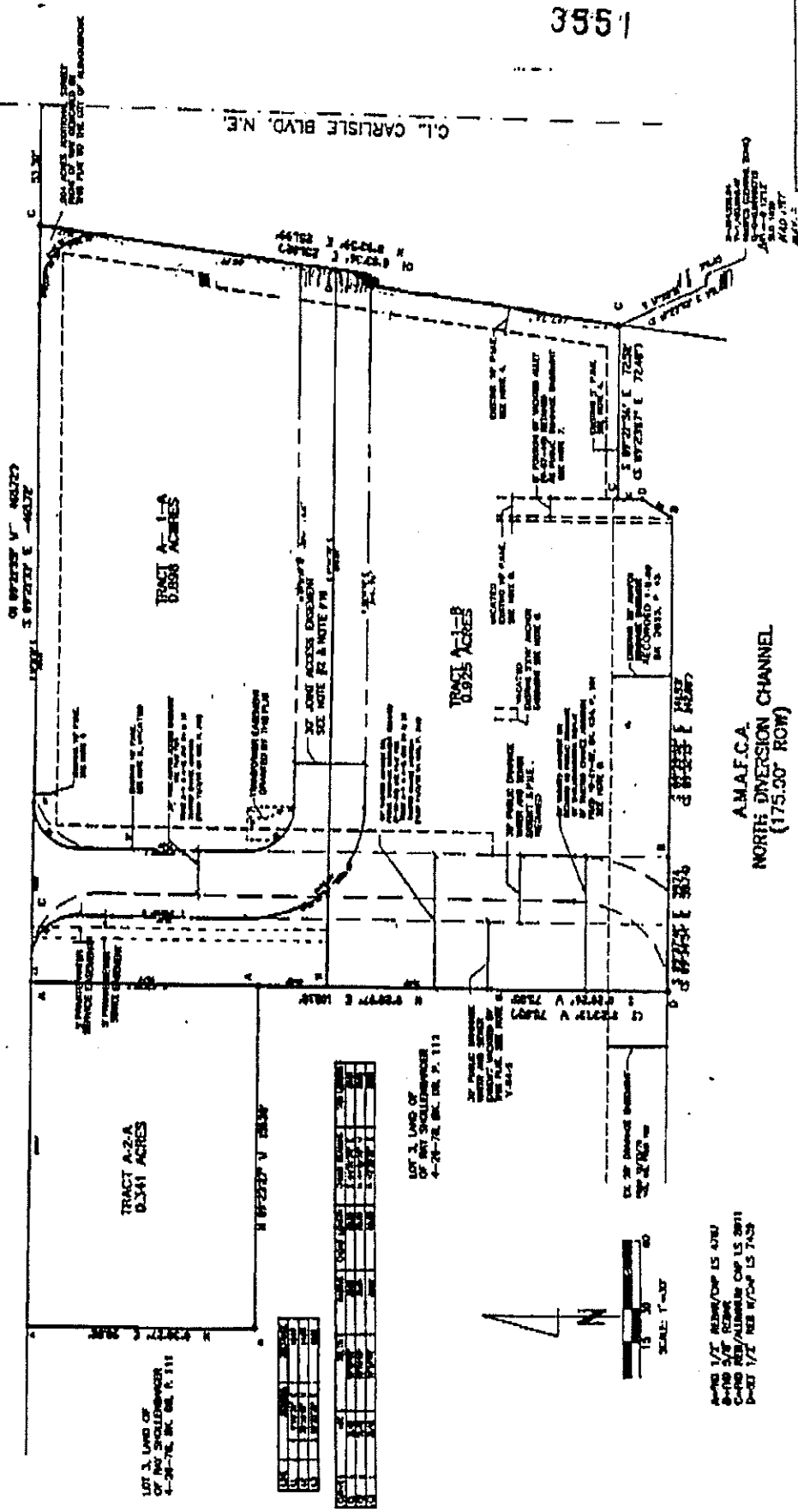
2/20/96



(PROPOSED)
EXHIBIT "A"
 TRACT A-1-A, A-1-B
 & A-2-A BLOCK 24 & 26
 TIMOTEO CHAVEZ ADDITION
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY
 NEW MEXICO
 JANUARY 1994

- NOTES**
1. A PUBLIC MARKET DIVISION IS SHOWN IN THE PLAT.
 2. THE PLAT IS A RE-PLAT OF THE PLAT OF THE CITY OF ALBUQUERQUE, NEW MEXICO, DATED JANUARY 1994, AS AMENDED BY THE CITY OF ALBUQUERQUE, NEW MEXICO, DATED JANUARY 1994.
 3. THE PLAT IS A RE-PLAT OF THE PLAT OF THE CITY OF ALBUQUERQUE, NEW MEXICO, DATED JANUARY 1994, AS AMENDED BY THE CITY OF ALBUQUERQUE, NEW MEXICO, DATED JANUARY 1994.
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 5. THE PLAT IS A RE-PLAT OF THE PLAT OF THE CITY OF ALBUQUERQUE, NEW MEXICO, DATED JANUARY 1994, AS AMENDED BY THE CITY OF ALBUQUERQUE, NEW MEXICO, DATED JANUARY 1994.
 6. THE PLAT IS A RE-PLAT OF THE PLAT OF THE CITY OF ALBUQUERQUE, NEW MEXICO, DATED JANUARY 1994, AS AMENDED BY THE CITY OF ALBUQUERQUE, NEW MEXICO, DATED JANUARY 1994.
 7. THE PLAT IS A RE-PLAT OF THE PLAT OF THE CITY OF ALBUQUERQUE, NEW MEXICO, DATED JANUARY 1994, AS AMENDED BY THE CITY OF ALBUQUERQUE, NEW MEXICO, DATED JANUARY 1994.
 8. THE PLAT IS A RE-PLAT OF THE PLAT OF THE CITY OF ALBUQUERQUE, NEW MEXICO, DATED JANUARY 1994, AS AMENDED BY THE CITY OF ALBUQUERQUE, NEW MEXICO, DATED JANUARY 1994.
 9. THE PLAT IS A RE-PLAT OF THE PLAT OF THE CITY OF ALBUQUERQUE, NEW MEXICO, DATED JANUARY 1994, AS AMENDED BY THE CITY OF ALBUQUERQUE, NEW MEXICO, DATED JANUARY 1994.
 10. THE PLAT IS A RE-PLAT OF THE PLAT OF THE CITY OF ALBUQUERQUE, NEW MEXICO, DATED JANUARY 1994, AS AMENDED BY THE CITY OF ALBUQUERQUE, NEW MEXICO, DATED JANUARY 1994.

C.L. PROSPECT AV. N.E.
 (60' ROW)



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RYALS
 SHEET NO. 2072