

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 17, 2024

Joe Simons
Simons Architecture PC
P.O. Box 67408
Albuquerque, NM 87107

joe@simonsarchitecture.com

**Re: BurgerKing Eubank
2901 Eubank NE
Traffic Circulation Layout
Engineer's Stamp Dated 10-15-24 (H20D018D)**

Dear Mr. Simons,

The TCL submittal received 12-16-2024 is approved for Building Permit by Transportation. 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 the PLNDRS@cabq.gov 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,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. 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 6/2018)

Project Title: BurgerKing Eubank **Building Permit #:** TBD **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT A, SHOPPING CENTER ORDINANCE 1857
City Address: 2901 EUBANK BLVD., NE, NW Albuquerque, NM 87112

Applicant: Tom McCollum **Contact:** _____
Address: 11000 Bermuda Dunes
Phone#: 505-681-7474 **Fax#:** _____ **E-mail:** tmgmtmmm@aol.com

Other Contact: Simons Architecture PC **Contact:** Joe Simons
Address: P.O. Box 67408, Albuquerque, NM 87107
Phone#: 505-480-4796 **Fax#:** _____ **E-mail:** joe@simonsarchitecture.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE ☒ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

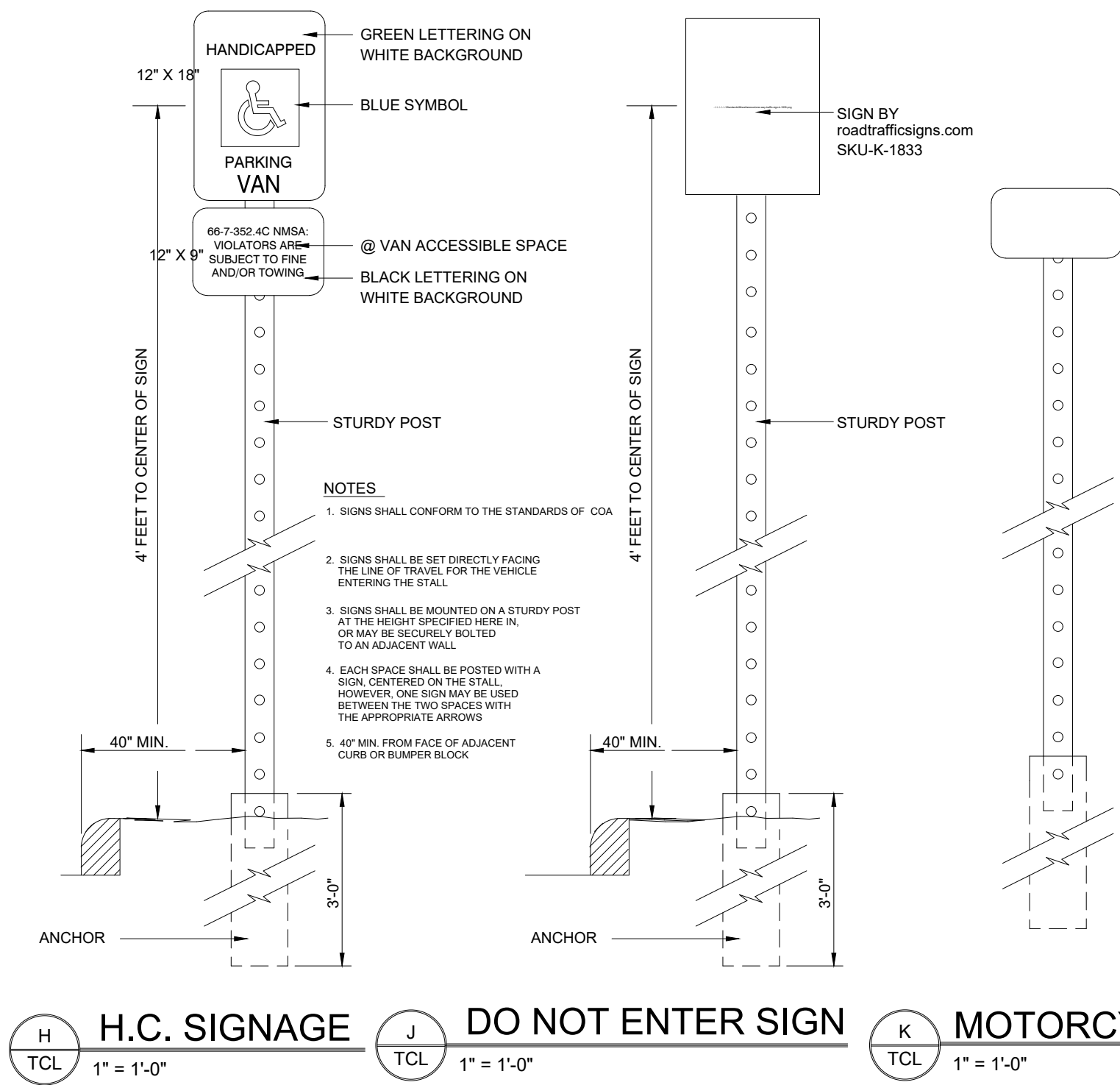
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 12.8.24 **By:** Joe Simons, Simons Architecture PC

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

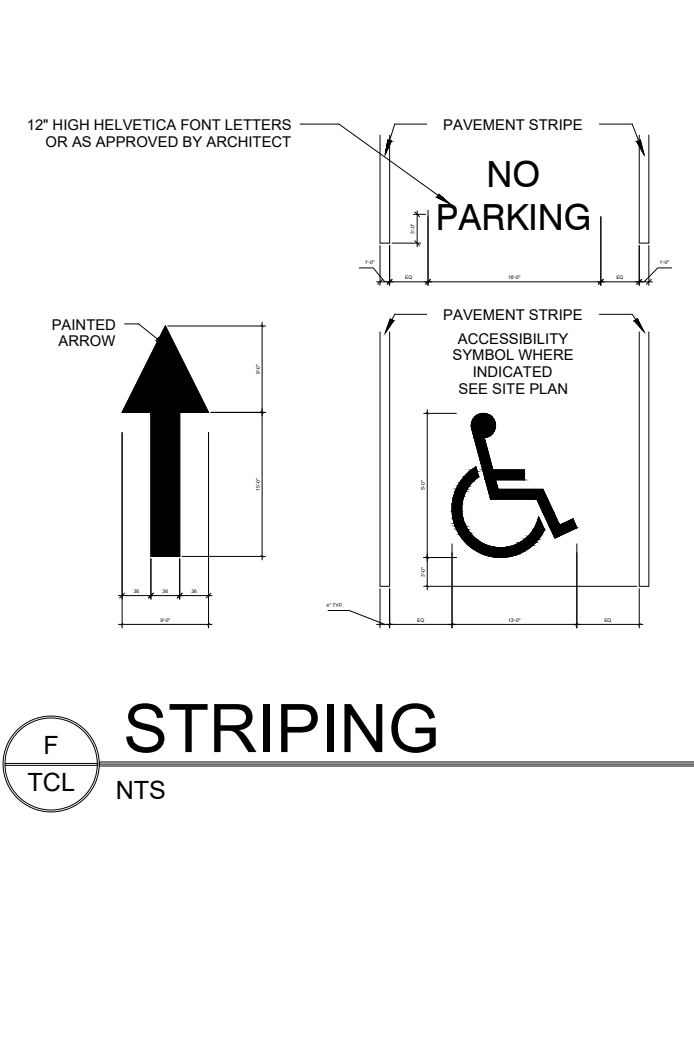
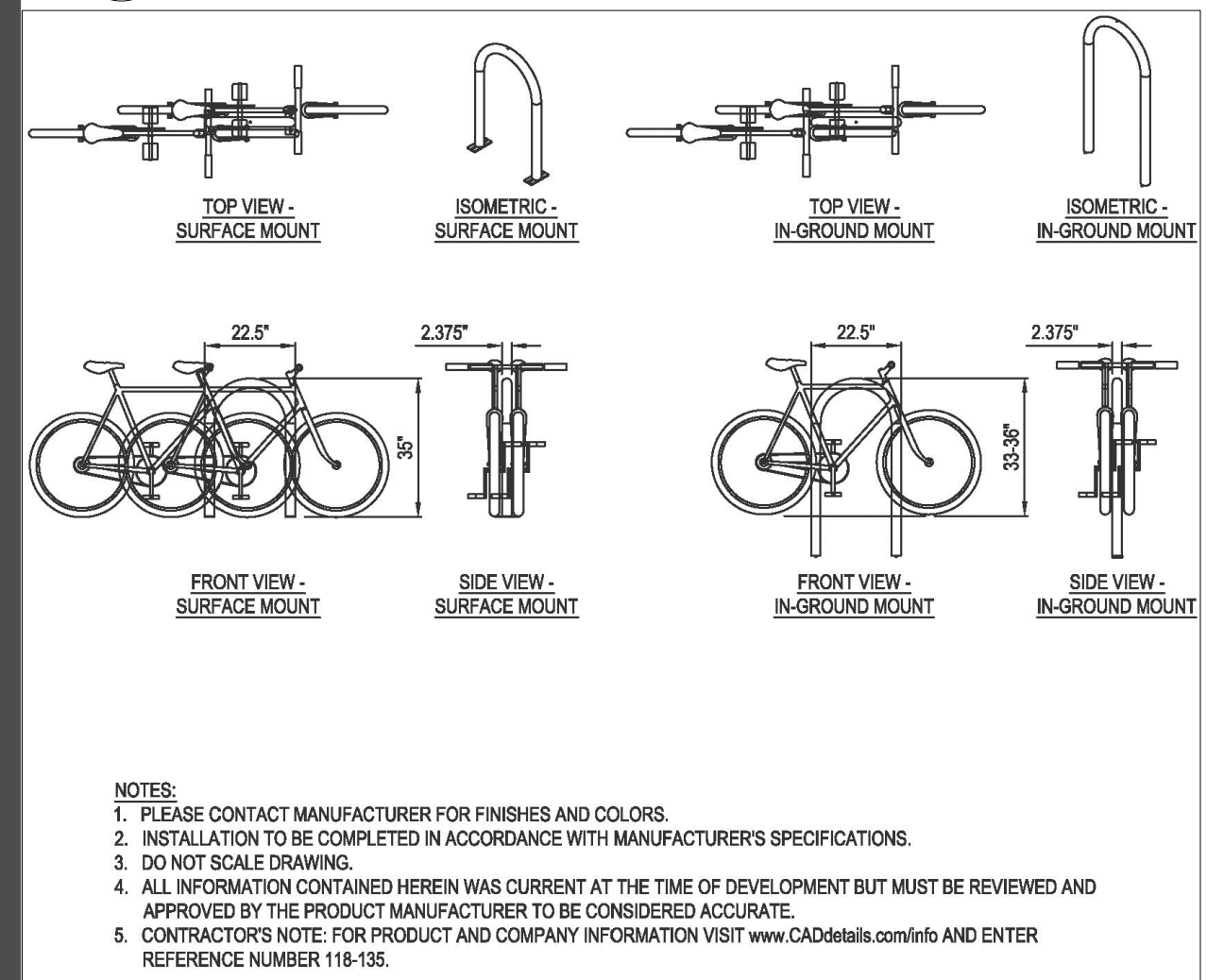
FEE PAID: _____



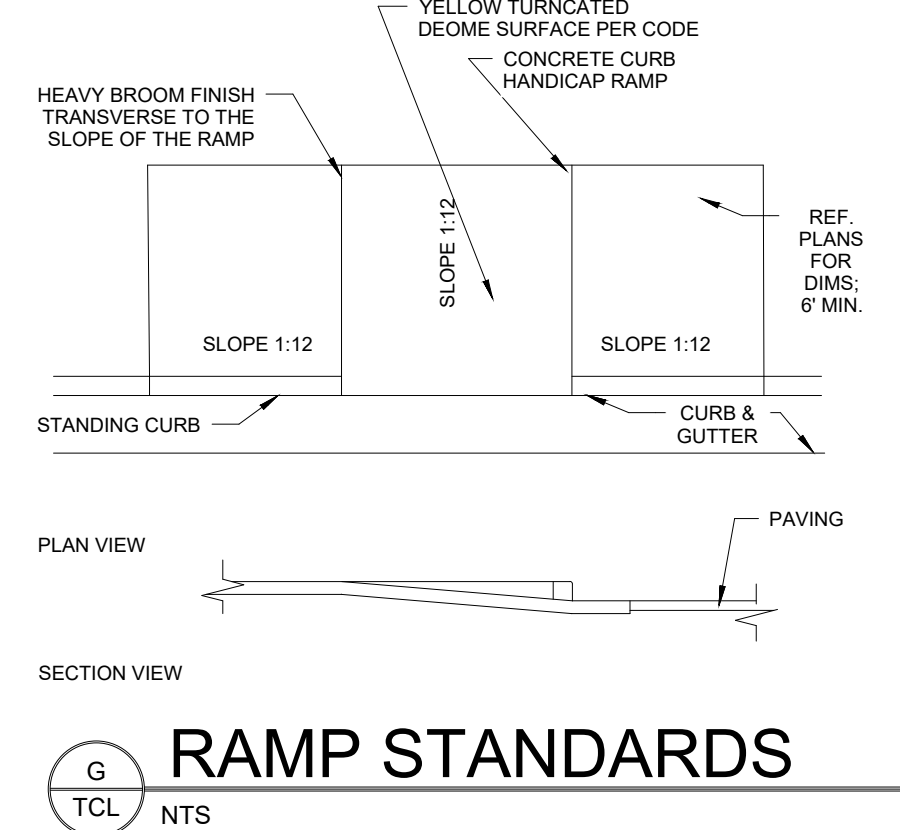
H H.C. SIGNAGE
1" = 1'-0"

J DO NOT ENTER SIGN
1" = 1'-0"

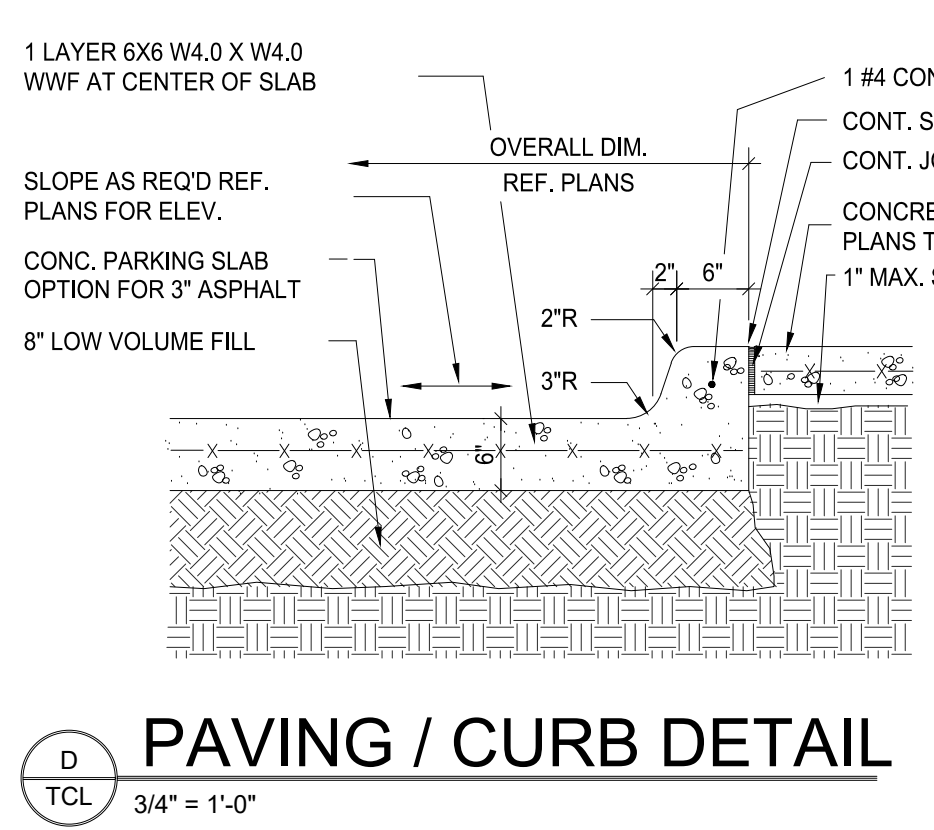
K MOTORCYCLE SIGNAGE
1" = 1'-0"



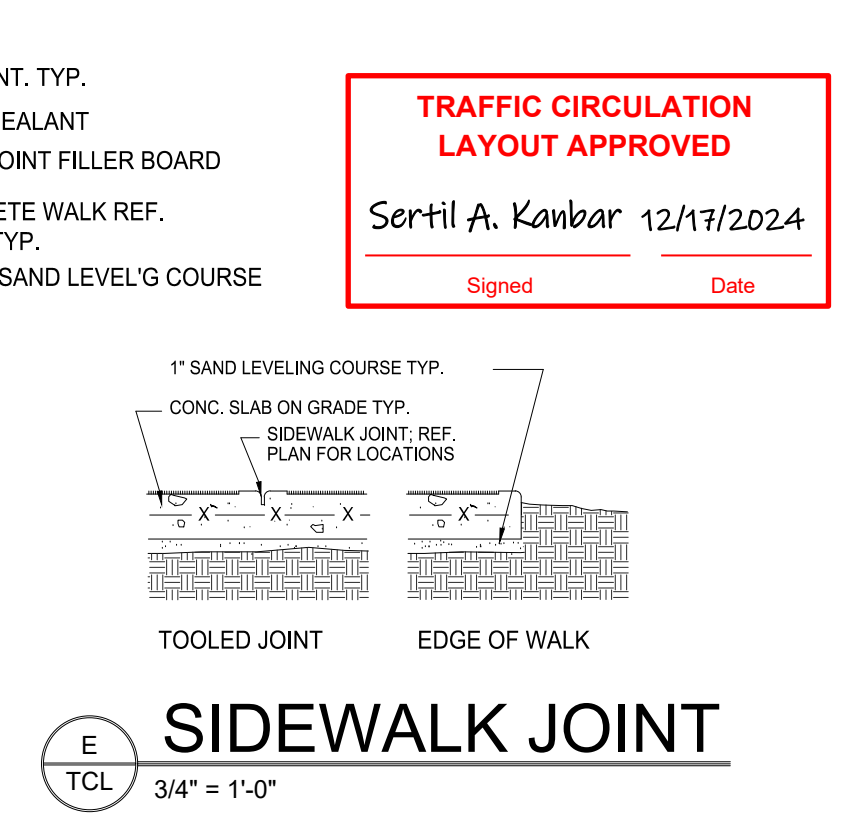
F STRIPING
NTS



G RAMP STANDARDS
NTS



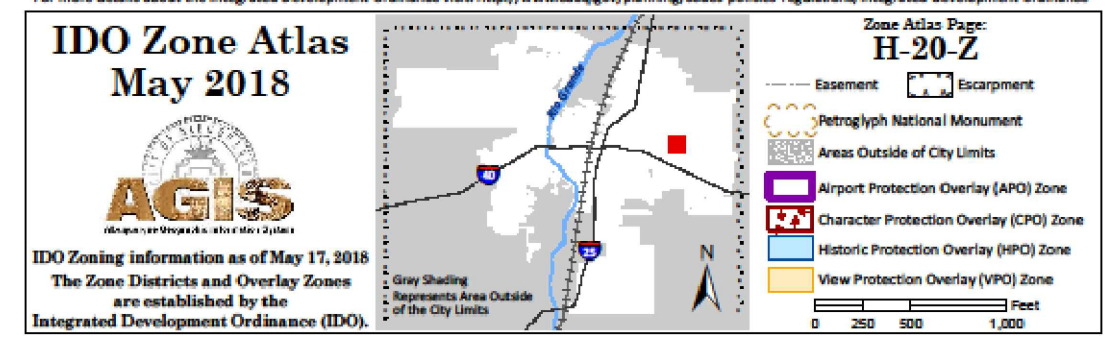
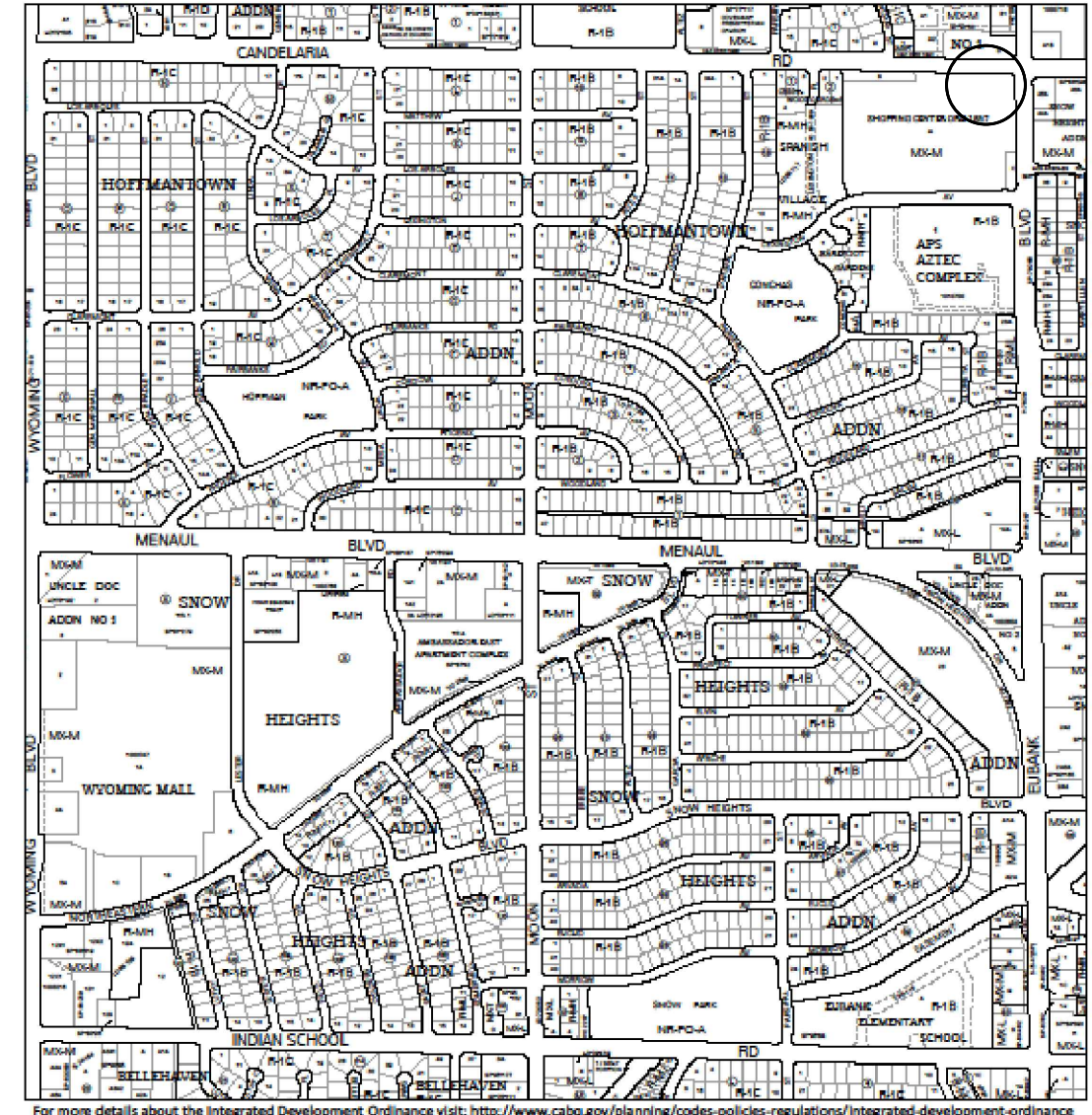
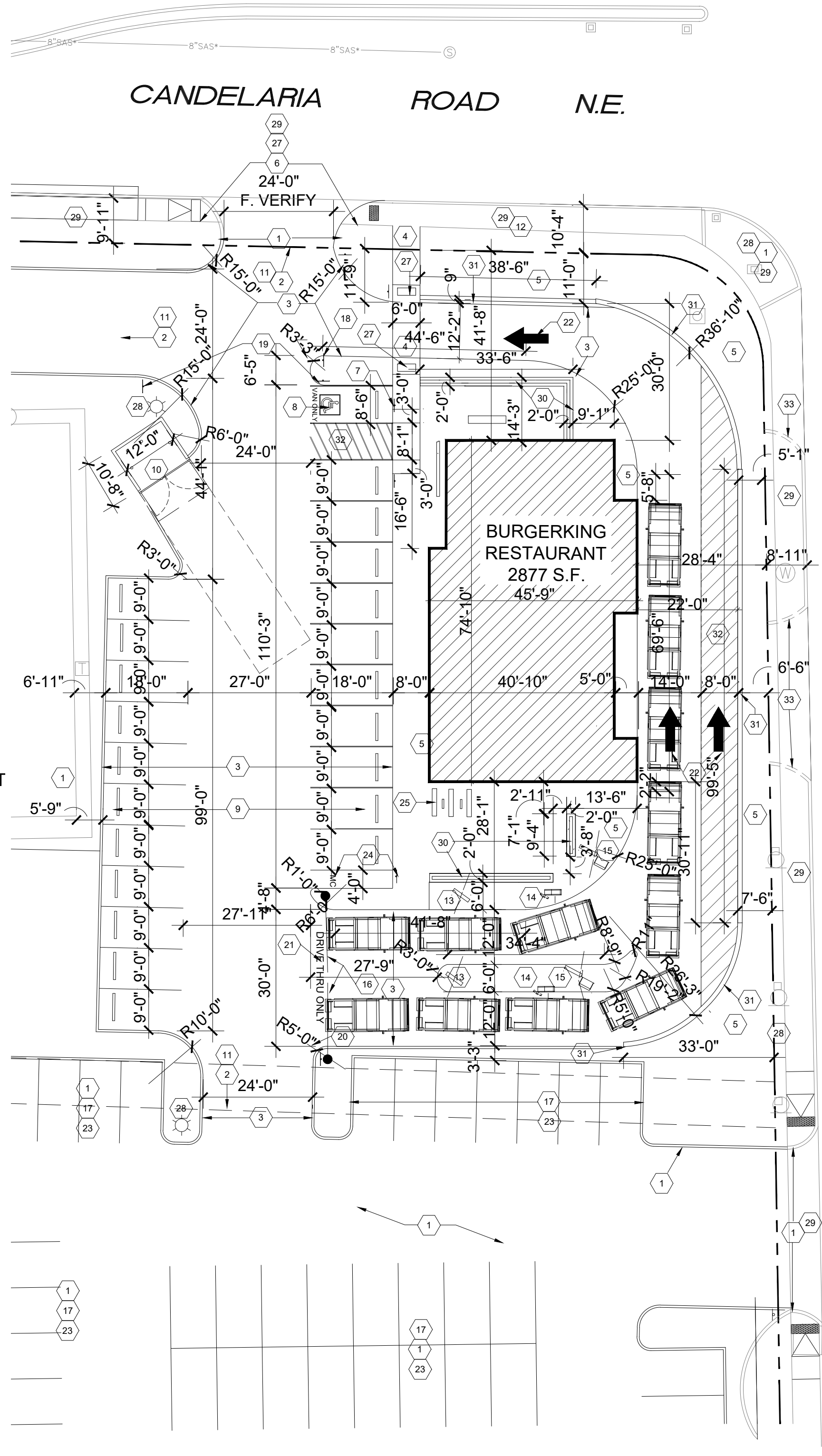
D PAVING / CURB DETAIL
3/4" = 1'-0"



E SIDEWALK JOINT
3/4" = 1'-0"

KEYED NOTES

- EXISTING CONSTRUCTION.
- ASPHALT PAVING; REF. DETAIL.;
- PATCH TO EXISTING CURB; REF. DETAIL.;
- LANDSCAPE INSIDE CURB AREA
- PEDESTRIAN ACCESS; STIPE PATH WHERE IT CROSSES DRIVE AISLE.
- LANDSCAPE AREA; REF. A1.3.
- F. VERIFY EXISTING AND IF NECESSARY REPAIR STRIPED PEDESTRIAN ACCESS & TRUNCATED MATS - PROVIDE FULL WIDTH 1:12 MAX. RAMPS AT BOTH CURBS.
- VERIFY WITH DETAILS THIS SHEET ADA COMPLIANT PARKING SIGNAGE PER COA STANDARDS AND DETAIL PAINT SYMBOL WHITE SYMBOL / BLUE BACKGROUND. REF. F/A1.1.
- PARKING BUMPERS.
- DUMPSTER; REF. SHET A1.2.
- PATCH PAVING @ CONNECTION; FIELD VERIFY
- EXISTING BUS STOP
- PREVIEW MENU
- SPEAKER / ORDER PYLON
- MENU PYLON
- MAX HEIGHT PYLON
- SHOPPING CENTER PARKING STALLS.
- SIGNAGE "DO NOT ENTER" REF. DETAIL.;
- PROVIDE AND INSTALL "STOP" SIGN ON REVERSE SIDE OF THIS THIS SIGN STOP SIGN PER COA STANDARDS.
- SIGNAGE SIM TO ONE WAY SIGN EXCEPT TO READ "DRIVE THRU ONLY"
- PAINTED LETTERS 18" HIGH READS "DRIVE THRU ONLY"
- PAINTED DIRECTIONAL ARROWS 10' LONG OR COMPARABLE PATTERN.
- EXISTING PARKING STRIPING
- MOTORCYCLE SIGNAGE REF. DETAIL. AND PAINT "MC" AS SHOWN
- BIKE RACKS; REF. L/A1.1
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB, AND GUTTER BUILT TO COA STANDARD DETAIL 2430 & 2415A.
- INSTALL 24" X 36" TRUNCATED DOME ADA MAT AT EXISTING CURB RAMP THIS LOCATION.
- EXISTING LIGHT POLES.
- EXISTING CURBS AND ADA RAMPS REPLACE ANY BROKEN CURBS AND COLORED PAVING AT ADA CROSS WALK.; VERIFY IF ALL ADA RAMPS MEET CURRENT STANDARDS AND IF THEY DO NOT REPLACE PER G/A1.1.
- BRICK PLANTER TO MATCH BRICK ON BUILDING, 3' TALL.
- 4' HIGH WALL; MASONRY TO MATCH DUMPSTER MASONRY; REF. SHEET A1.2; CONCRETE CAP 24" V.
- 4" W. WHITE STIPING 12" O.C.
- REMOVE EXISTING DRIVAL PAD CURB; ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB, AND GUTTER BUILT TO COA STANDARD DETAIL 2430 & 2415A.



LEGAL DESCRIPTION

LOT A, SHOPPING CENTER ORDINANCE 1857
ALBUQUERQUE, NEW MEXICO BERNALILLO COUNTY

SITE DATA

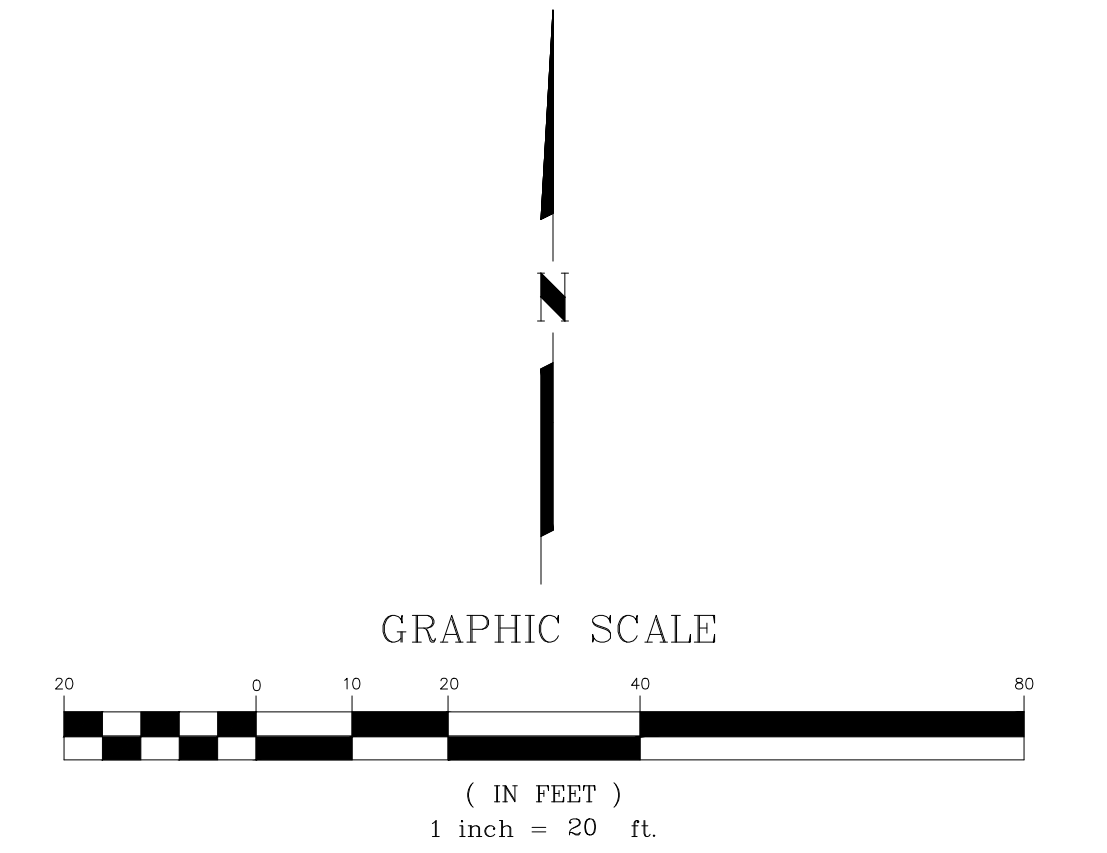
ZONING: MX-M
ZONE ATLAS: H20
SITE SIZE: 15,468 SQ. FT. (.3556 AC.)
BUILDING SIZE / % OF SITE: 2,877 SQ. FT. / 18.5%

PARKING CALCULATIONS

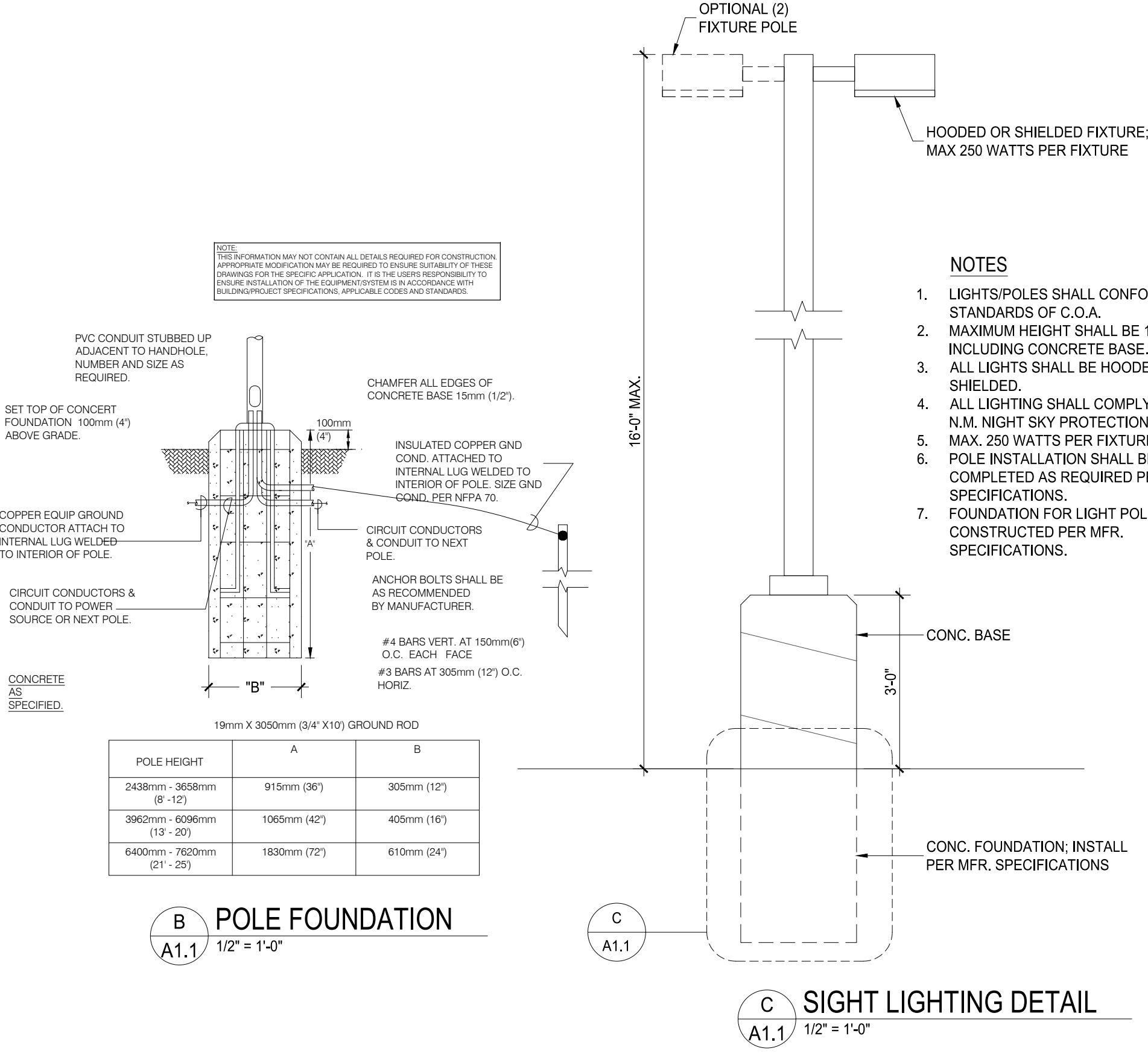
EXISTING AND NEW BUILDING
BUILDING AREA: 2,877 S.F.
PARKING CALCULATIONS: 5.6 SPACES / 1000 S.F. 17

TOTAL STANDARD PARKING PROVIDED = 21 SPACES
TOTAL H.C. PARKING REQUIRED = 1 SPACES
TOTAL H.C. PARKING PROVIDED = 1 SPACES
TOTAL MOTORCYCLE SPACES REQUIRED = 1 SPACE
TOTAL MOTORCYCLE SPACES PROVIDED = 1 SPACE

TOTAL PARKING PROVIDED = 22 SPACES
1 BICYCLE RACK S REQUIRED
BIKE SPACES REQUIRED = 3 SPACES
BIKE SPACES PROVIDED = 3 SPACES



A A1.1 TRAFFIC CONTROL LAYOUT
1" = 20'-0"



B POLE FOUNDATION
1/2" = 1'-0"

C SIGHT LIGHTING DETAIL
1/2" = 1'-0"

PROJECT # JCS-089

BURGER KING RESTAURANT

A1.1
TCL

2001 EUBANK BLVD NE
ALBUQUERQUE NEW MEXICO, 87112

DATE: _____

CHECKED BY: _____

REVISION: _____

DRAWN BY: _____

NO. DATE: _____

BURGER KING

Joseph F. Simons Jr., AIA
nm lic 002890
p.o. box 87788
albu, n. m. 87112
ph 505.480.4786
joe@simonsarchitecture.com

SIMONS ARCHITECTURE

Joseph F. Simons Jr., AIA
nm lic 002890
p.o. box 87788
albu, n. m. 87112
ph 505.480.4786
joe@simonsarchitecture.com

STATE OF NEW MEXICO
Joseph F. Simons Jr., AIA
No. 002890
EXPIRATION DATE 10.15.24
REGISTERED ARCHITECT

From: Cherne, Curtis <CCherne@cabq.gov>
Sent: Tuesday, September 3, 2024 4:12 PM
To: Pat Joseph
Cc: Jonathan Turner; Armijo, Ernest M.; Al-najjar, Marwa G.; Kanbar, Sertil A.; Zafar, Muhammad
Subject: Burger King - Eubank and Candelaria H20D018D - Traffic Study not required
Attachments: Burger King 2901 Eubank H20D018D TSF Signed-revised 9-3-24.pdf

Pat,
Thanks for sending the store count data.

A Traffic Study is not required for the Burger King at Eubank Blvd and Candelaria Road. Please proceed with the locations of the access/driveways as shown on the attached Site Plan: one on Candelaria Rd and one at the common development drive on Eubank Blvd.

The City may require additional store count data/a Traffic Study for future Burger King restaurants.

Please see the revised Traffic Scoping Form.



CURTIS CHERNE, P.E.

senior engineer

o 505.924.3986

e ccherne@cabq.gov

cabq.gov/planning