

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 26, 2024

Patrick Whelan, RA
DIZIGNX
879 Silver Ave SW
Albuquerque, NM

Re: ABQ Farms TI- 912 Eubank Blvd NE
Traffic Circulation Layout
Architects Stamp 2-19-24, Revision 6-25-24 (J21D046)

Dear Mr. Whelan,

The TCL submittal received 6-25-24 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.

A recorded Revocable Permit for the monument sign is required as a condition of Certificate of Occupancy.

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,

Curtis Cherne

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: ABQ FARMS TI **Building Permit #:** TBD **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: _____
City Address: 912 EUBANK BLVD NE

Applicant: DIZIGNX **Contact:** XAVIER NUNO-WHELAN
Address: 879 SILVER AVE SW
Phone#: 505-507-3408 **Fax#:** _____ **E-mail:** DIZIGNX@GMAIL.COM

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

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:

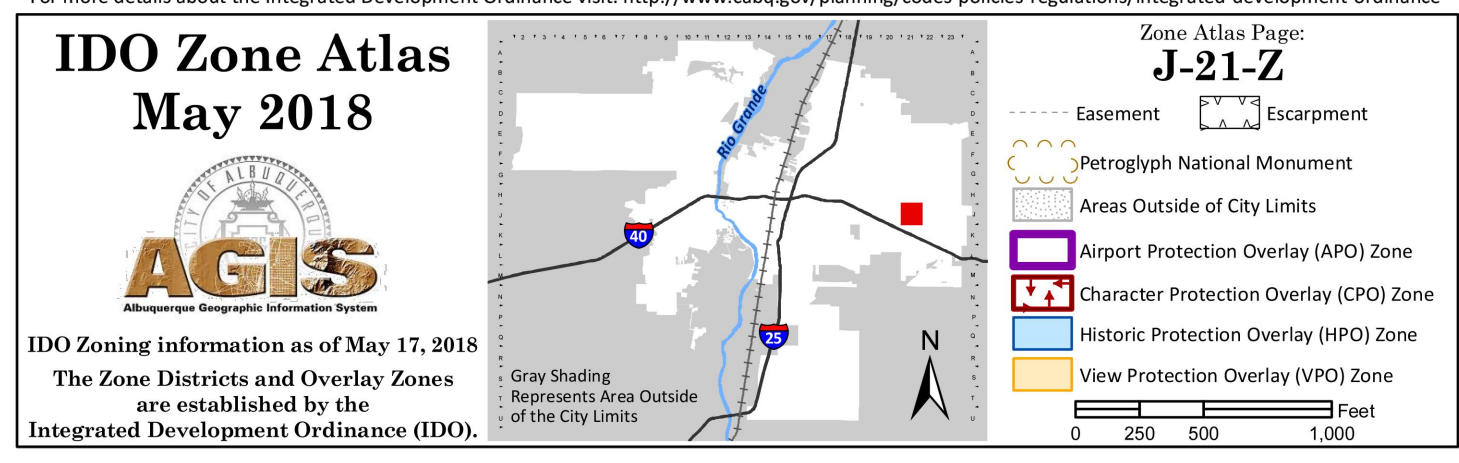
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL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

DATE SUBMITTED: 02/19/24 **By:** Xavier Nuno-Whelan

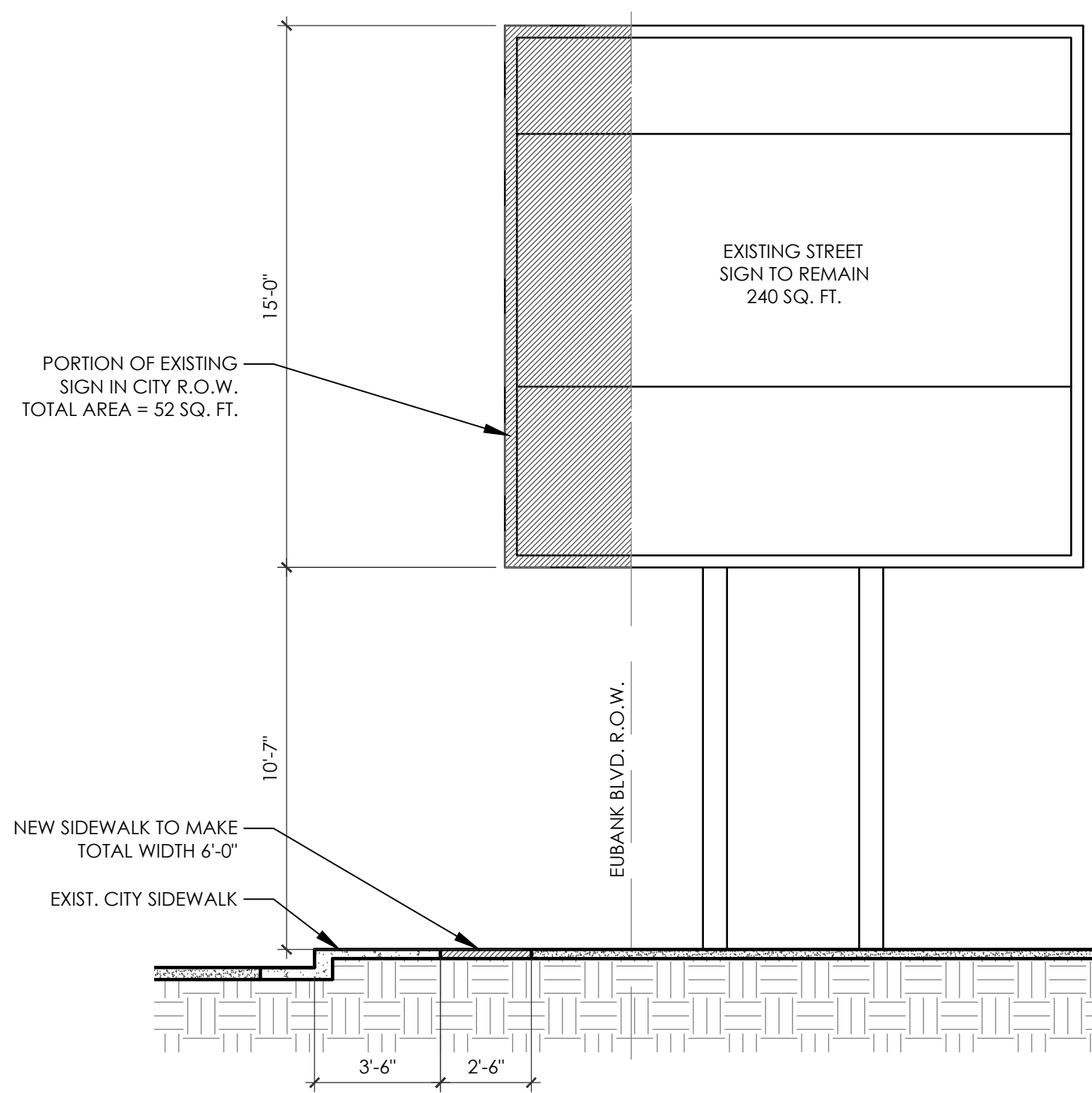
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

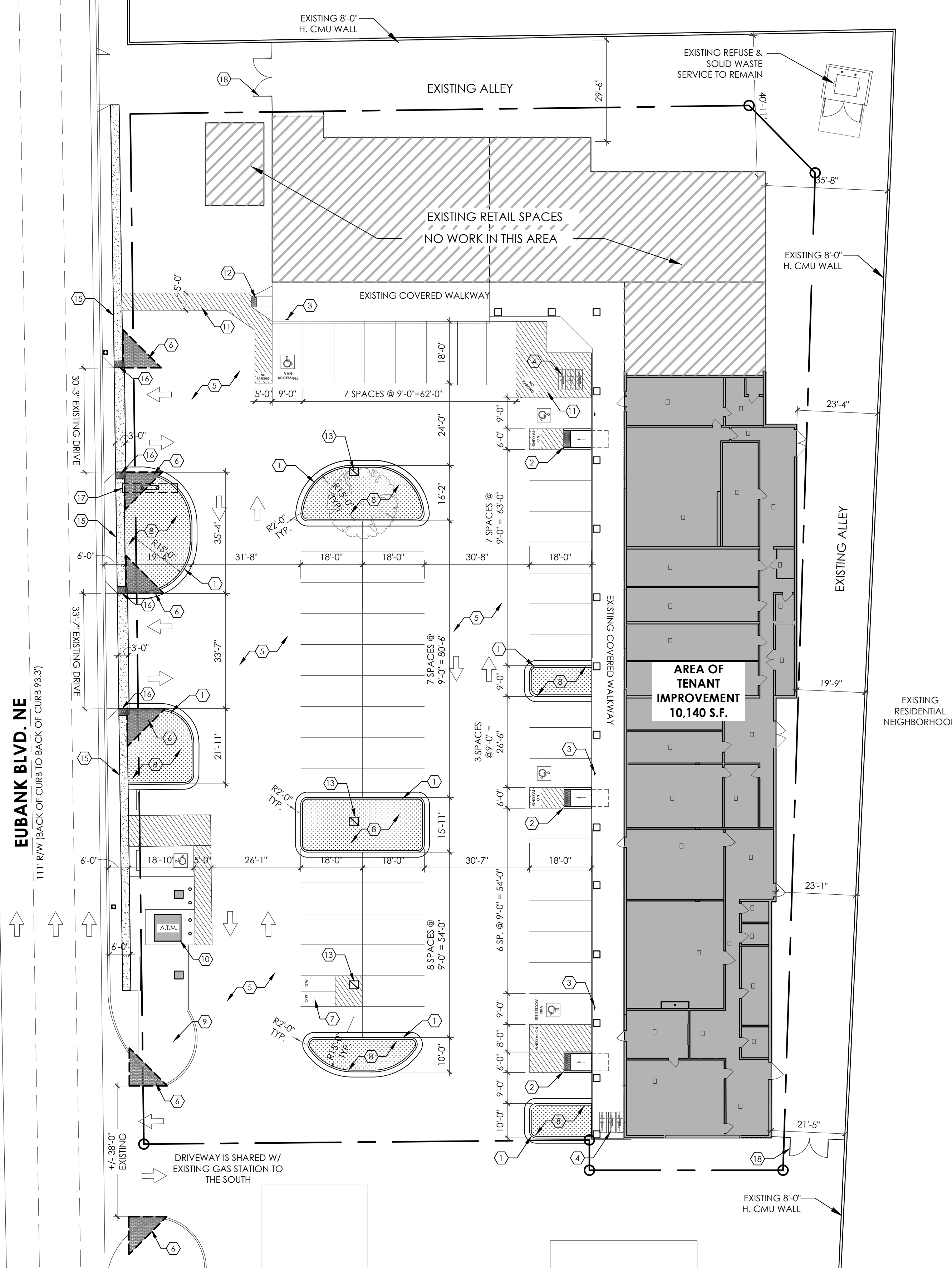


ZONE ATLAS MAP - L-11-Z
N.T.S.



STREET SIGN ELEVATION EXHIBIT
1/8" = 1'-0"

TRAFFIC CIRCULATION
LAYOUT APPROVED
Curtis Charra 6-26-24
Signed Date



OVERALL SITE PLAN
1" = 20'-0"

- KEYED NOTES**
1. INSTALL NEW CONCRETE CURB & GUTTER, AS SHOWN, PER DPM STANDARDS. SEE DETAIL E, AS-2/TCL-2
 2. SEE SHEET AS-2 FOR ACCESSIBLE PARKING AND RAMP DETAILS, F & G.
 3. INSTALL ACCESSIBLE PARKING SIGNAGE, POLE-MOUNTED, AT THE ACCESSIBLE SPACE AS SHOWN, SEE DETAIL B /SHT. AS-2/TCL-2
 4. INSTALL BIKE RACKS (6 TOTAL) @ 4'-0" O.C., SEE DETAIL A/ SHT. AS-2/TCL-2
 5. APPLY NEW TOP COAT OVER EXISTING ASPHALT. ANY LARGE HOLES AND CRACKS TO BE PATCHED AND REPAIRED AS REQUIRED. INSTALL NEW PARKING STRIPING AND DIRECTIONAL ARROWS ACCORDING TO LAYOUT SHOWN, PER DPM STANDARDS.
 6. 11'-0"x11'-0" CLEAR SIGHT TRIANGLE. SEE TCL NOTES BELOW.
 7. MOTORCYCLE PARKING SPACES WITH POLE MOUNTED SIGNS, SEE DETAIL C/ SHT. AS-2/TCL-2
 8. DEMO EXISTING ASPHALT AND INSTALL NEW GRAVEL LANDSCAPING AND INSTALL NEW TREE.
 9. INSTALL NEW TREE IN EXISTING LANDSCAPE AREA.
 10. EXISTING ATM AREA WITH LIGHT POLES, LANDSCAPING BOLLARDS AND PARKING SHOWN TO REMAIN.
 11. EXISTING NO PARKING STRIPED AREA FOR PEDESTRIANS TO REMAIN. RE-STRIPED AS SHOWN.
 12. EXISTING RAMP TO REMAIN. INSTALL DETECTABLE WARNING SURFACE AND STRIPING TO SIDEWALK AS SHOWN.
 13. EXISTING LIGHT POLE TO REMAIN. PROTECT DURING CONSTRUCTION.
 14. EXISTING STREET LIGHT POLE TO REMAIN. ENSURE 48 MIN. CLEARANCE ON NEW 6" WIDE CONC. SIDEWALK.
 15. EXISTING SIDEWALK TO BE WIDENED TO A 6 FT. WIDE SIDEWALK ALONG THE PROPERTY FRONTAGE, PER CITY OF ABQ. STDS.
 16. EXISTING DRIVEWAY TRANSITIONS TO HAVE 3'-0" WIDE SIDEWALK ADDED. INSTALL 2 FT. WIDE DETECTABLE WARNING SURFACE AT ALL PEDESTRIAN/VEHICLE TRANSITIONS. ENSURE 2% MAX. CROSS SLOPE FOR SIDEWALK ACROSS DRIVEWAYS.
 17. EXISTING POLE MOUNTED SIGN. PORTION OF SIGN IS IN EUBANK R.O.W. SEE EXHIBIT 2, THIS SHEET. OWNER TO OBTAIN A REVOCABLE PERMIT FROM THE CITY FOR THE PORTION OF SIGN IN R.O.W.
 18. EXISTING 24'-0" WIDE GATES TO REMAIN, ACCESS TO BE GIVEN TO SOLID WASTE.

LANDSCAPING

REQUIRED LANDSCAPING: PER CABQ IDO 2022
NET LOT AREA = 31,940 SF x 10% = 3,194 SF LANDSCAPING REQUIRED
LANDSCAPING PROVIDED = 3,432 SF

1 TREE REQUIRED PER EACH 10 PARKING SPACES
5 TREES PROVIDED AT PARKING

STREET TREES REQUIRED @ 25 FT. O.C.
STREET TREES PROVIDED = 4

THE CLEAR SITE TRIANGLE SHALL BE MAINTAINED AT ALL EXITS OF PARKING AREAS

PARKING CALCULATIONS

REQUIRED SPACES:
PER CABQ IDO 2022
CANNABIS RETAIL = 4 SP. PER 1000 S.F. 972/1,000 = 4 SPACES REQUIRED
CANNABIS CULTIVATION = 1 SP. PER 1000 S.F. 4,827/1,000 = 5 SPACES REQUIRED
GENERAL RETAIL = 3.5 SPACES PER 1,000 S.F. 6,680 S.F. = 25 SPACES REQUIRED
ACCESSIBLE PARKING SPACES REQUIRED = 51-75 TOTAL SPACES = 3 (1 VAN ACCESSIBLE)
TOTAL SPACES REQUIRED: 37 (3 ACCESSIBLE)

BICYCLE SPACES = 10% OF 60 SPACES PROVIDED = 6 BICYCLE SPACES REQUIRED
MOTORCYCLE PARKING = FOR 1-25 SPACES REQUIRED = 1 MOTORCYCLE SPACE REQUIRED

PARKING SPACES PROVIDED:
REGULAR PARKING SPACES = 52 SPACES PROVIDED
ACCESSIBLE PARKING SPACES = 4 SPACES PROVIDED (1 VAN ACCESSIBLE)
BICYCLE SPACES = 6 PROVIDED
MOTORCYCLE SPACES = 2 PROVIDED
TOTAL SPACES PROVIDED = 63 SPACES PROVIDED

- TCL NOTES:**
1. 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
 2. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
 3. REFUSE VEHICLE MANEUVERING SHALL BE CONTAINED ON-SITE. THE REFUSE VEHICLE SHALL NOT BACK INTO THE PUBLIC RIGHT OF WAY.

- DESIGN STANDARDS**
1. ALL CURB ACCESS RAMPS (DRIVE PADS) SHALL BE CONSTRUCTED TO MEET THE CITY OF ALBUQUERQUE STD. DRAWINGS 2425.
 2. ALL SIDEWALKS SHALL BE CONSTRUCTED TO MEET THE STD. OF THE CITY OF ALBUQUERQUE STD. DRAWING 2430.
 3. ALL SIDEWALK CONSTRUCTION SHALL MEET THE STDS. OF THE CITY OF ALBUQUERQUE STD. DRAWING 2431.
 4. ALL SIDEWALK JOINTS AND TRANSITIONS BETWEEN EXISTING AND NEW SIDEWALKS SHALL CONFORM TO THE CITY OF ALBUQUERQUE STD. DRAWING 2450.
 5. ALL NEW CURB CUTS TO THE SITE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STD. DRAWING 2425 WITH THE GUTTER PROFILE MATCHING EXISTING.
 6. ALL NEW CURB AND GUTTERS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STD. DRAWING 2415A, MATCHING EXISTING PROFILES.

