

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 30, 2025

John Stapleton
Community Design Solutions
9384 Valley View NW
Albuquerque, NM 87114

john.stapleton@cdsn.com

**Re: Chipotle Shell 98th St.
241 98th st. NW
Traffic Circulation Layout
Engineer's Stamp 5-30-25 (K09D038A) TRANS-2025-00164**

Dear Mr. Stapleton,

The TCL submittal received 6-18-25 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.

PO Box 1293

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, and the TCL to the [ABQ-PLAN](#) for log in and evaluation by Transportation.

Albuquerque

NM 87103

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.

www.cabq.gov

Sincerely,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

PARKING CALCULATIONS PER ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE			
	IDO REQUIREMENT	REQUIRED	PROVIDED
OFF-STREET PARKING	5.6 SPACES / 1,000 SQ FT GFA	(5.6 X 2,296/1000) = 13	18
HANDICAP PARKING	1 SPACE FOR EVERY 25 OFF-STREET PARKING SPACES (ADAAG REQUIREMENT)	1	2
MOTORCYCLE PARKING	1 SPACE FOR EVERY 25 OFF-STREET PARKING SPACES	1	1
BICYCLE PARKING	3 SPACES OR 10% OF OFF-STREET PARKING, WHICHEVER IS GREATER	3	3

ABBREVIATIONS

TYP. TYPICAL

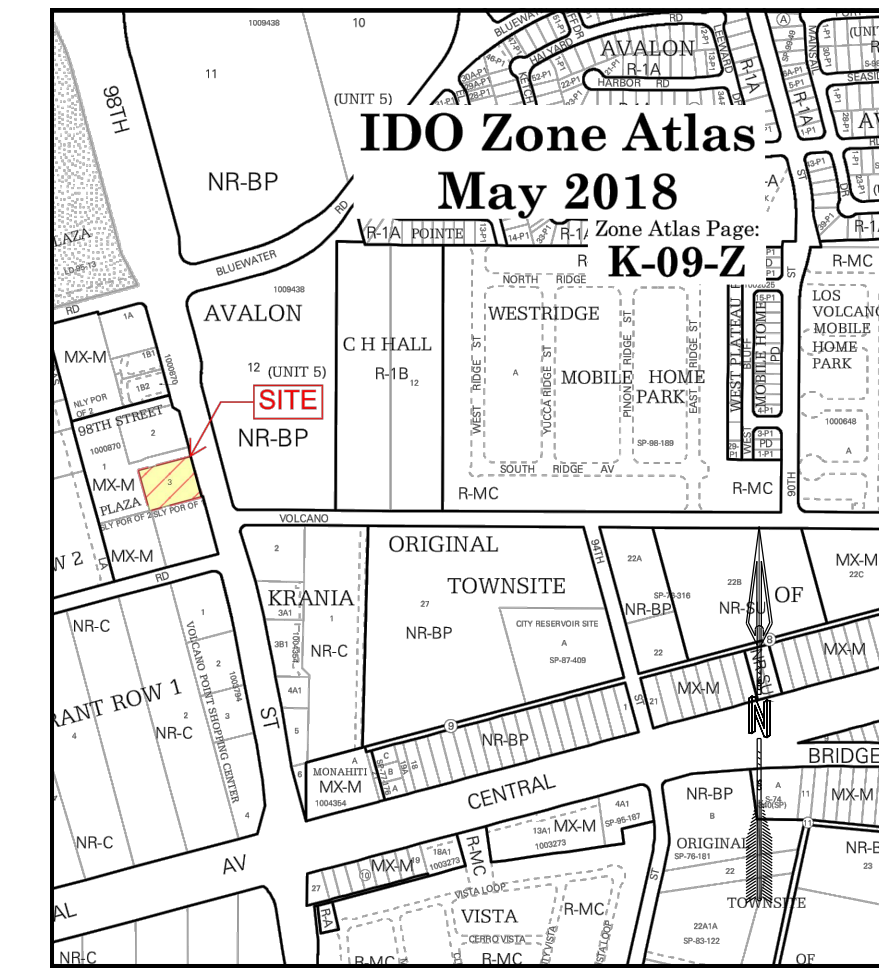
GENERAL NOTES

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSION OF EXIT PORCHES, PRICISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

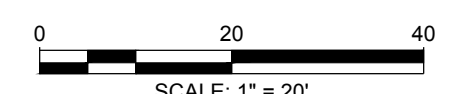
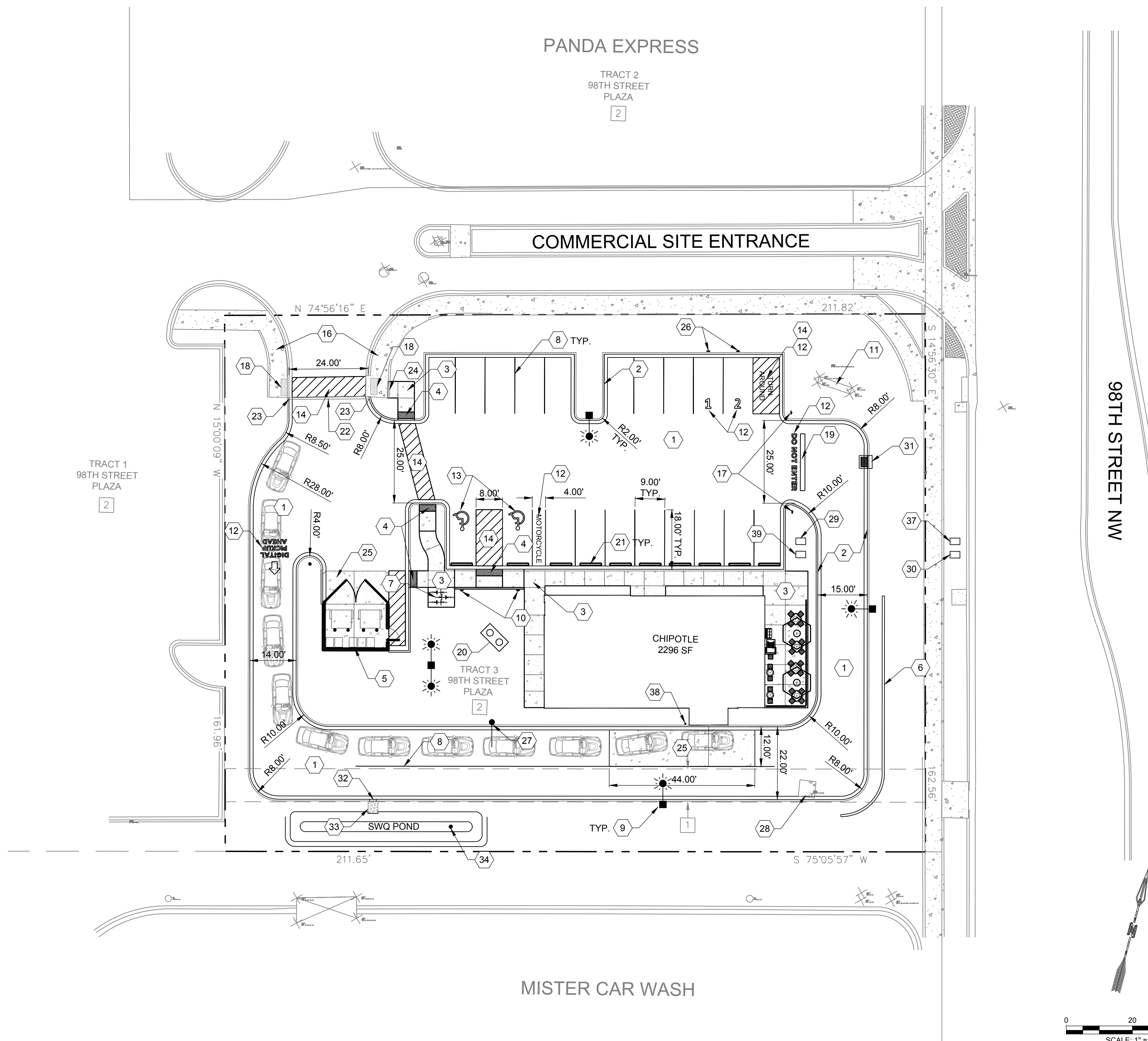
STENCILS FOR PARKING MARKINGS AVAILABLE FROM PAVEMENT STENCIL COMPANY, PHONE: (800) 250-5547, EMAIL: STENCILS@PAVEMENTSTENCIL.COM

CONSTRUCTION KEYED NOTES:

I.D.#	DESCRIPTION
1	BUILD ASPHALT PAVING, PER TYPICAL SECTION ON DETAIL SHEET.
2	BUILD PCC MEDIAN CURB AND GUTTER PER COA STANDARD DETAIL DWG 2415A.
3	BUILD PCC SIDEWALK, PER COA STANDARD DETAIL DWG 2430.
4	INSTALL ADA RAMP, PER COA STD. DTL. DWG 2443 WITH TRUNCATED DOMES. SEE GRADING PLAN FOR ELEVATIONS.
5	PROPOSED TRASH ENCLOSURE, SEE ARCHITECTURAL SHEETS.
6	INSTALL 3" (MIN.) - 4" (MAX.) MASONRY WALL PER DETAIL ON DETAIL SHEET. WALL SHALL HAVE A SIMILAR APPEARANCE (COLOR AND TEXTURE) TO THE BUILDING.
7	INSTALL BIKE RACK FOR 3 BIKES PER DETAIL ON DETAIL SHEET.
8	INSTALL 4" WIDE WHITE PAVEMENT STRIPE.
9	PROPOSED SITE LIGHTING, SEE ELECTRICAL PLANS.
10	INSTALL HANDICAP SIGN (SHALL INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING") AND VAN ACCESSIBLE SIGN PER DETAIL ON DETAIL SHEET.
11	EXISTING MULTI-TENANT SITE SIGN.
12	PAINT WORDS SHOWN PER PLAN WITH WHITE PAINT. USE LETTERS AT LEAST 1.5 FT TALL. PAINT STROKE SHALL BE A MINIMUM OF 3 INCHES WIDE.
13	PAINT ACCESSIBLE PARKING SYMBOL PER ANSI A117.1 1986 REQUIREMENTS
14	PAINT 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS), INCLUDE A RECTANGULAR BORDER AS SHOWN IN PLAN.
16	EXISTING SIDEWALK
17	INSTALL "DO NOT ENTER" SIGN
18	EXISTING ADA RAMP
19	PAINT 12 INCH WIDE WHITE STOP BAR.
20	PROPOSED GREASE SEPARATOR, SEE PLUMBING PLANS.
21	INSTALL CONCRETE PARKING STOP
22	REMOVE AND DISPOSE EXISTING CUTOFF WALL.
23	CONNECT NEW CURB TO EXISTING CURB.
24	REMOVE AND DISPOSE 5 LF OF CURB BEHIND EXISTING RAMP AND CONNECT NEW RAMP TO EXISTING RAMP LANDING.
25	BUILD CONCRETE PAVING, PER TYPICAL SECTION ON DETAIL SHEET.
26	INSTALL CHIPOTLE PICKUP SIGNS, SEE ARCHITECTURAL DETAIL SHEET
27	FUTURE CLEARANCE BAR, TO BE PROVIDED BY TENANT.
28	EXISTING INLET, SEE GRADING PLAN FOR INLET MODIFICATIONS
29	PROPOSED HOTBOX FOR IRRIGATION BACKFLOW PREVENTOR, SEE IRRIGATION PLANS
30	PROPOSED DOMESTIC WATER SERVICE METER, SEE CIVIL UTILITY PLAN
31	PROPOSED STORM DRAIN INLET, SEE GRADING PLAN
32	PROPOSED 2' CURB CUT, SEE GRADING PLAN
33	PROPOSED RIP-RAP, SEE GRADING PLAN
34	PROPOSED 18" ADS GRATE, SEE GRADING PLAN
35	NOT IN USE
36	NOT IN USE
37	PROPOSED IRRIGATION WATER SERVICE METER, SEE CIVIL UTILITY PLAN
38	INSTALL 48" TALL 6" BOLLARD, SEE ARCHITECT PLANS FOR BOLLARD DETAIL. CENTER OF BOLLARD 1'-2" FROM OUTER WALL OF THE BUILDING.
39	PROPOSED HOTBOX FOR DOMESTIC SERVICE BACKFLOW PREVENTOR, SEE CIVIL UTILITY PLAN



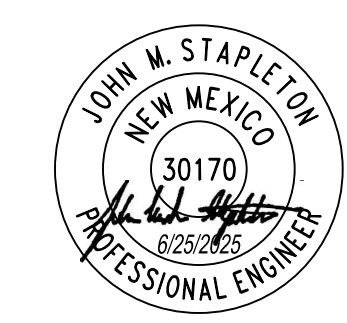
TRAFFIC CIRCULATION LAYOUT APPROVED
 Sertil A. Kanbar 6/30/2025
 Signed _____ Date _____



NAME: P:\36 skarsgard red shamrock\4242604 chipotle 241 98th3.dwg\4_sheets\Civil SITE PLAN.dwg PLOT DATE: Jun 30, 2025 3:25pm

CDS
 COMMUNITY DESIGN SOLUTIONS, LLC
 9384 VALLEY VIEW DR NW, SUITE 100
 ALBUQUERQUE, NEW MEXICO 87114
 PHONE: (505)366-4187

NO.	DATE:	DESCRIPTION	BY



PROJECT NAME:
CHIPOTLE SHELL 98TH STREET

SHEET TITLE:
SITE PLAN

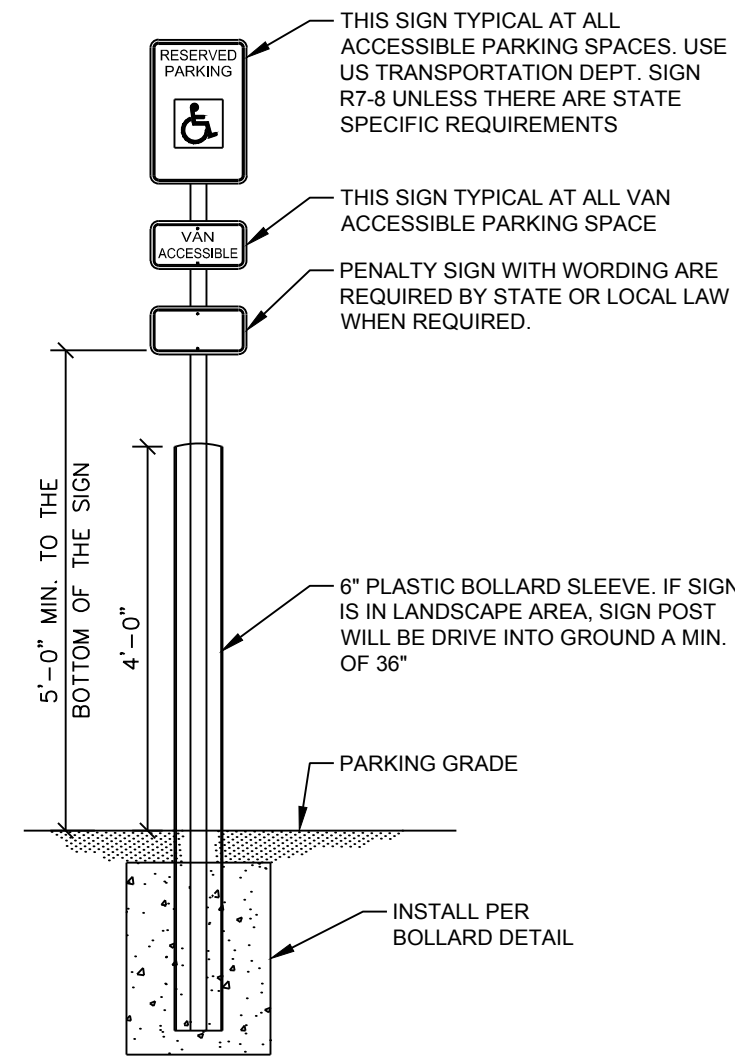
CDS PROJ. NO. 242604

OTHER PROJ. NO.

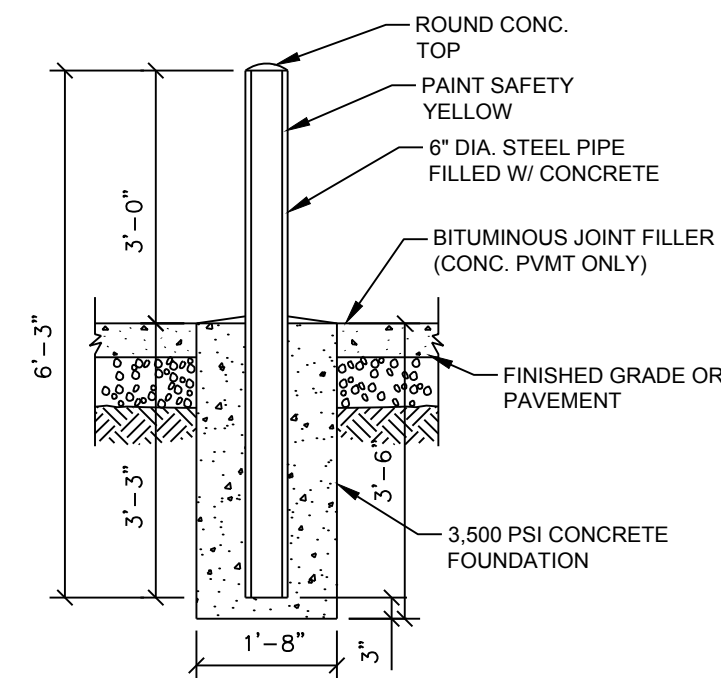
SHEET NO:

C-101

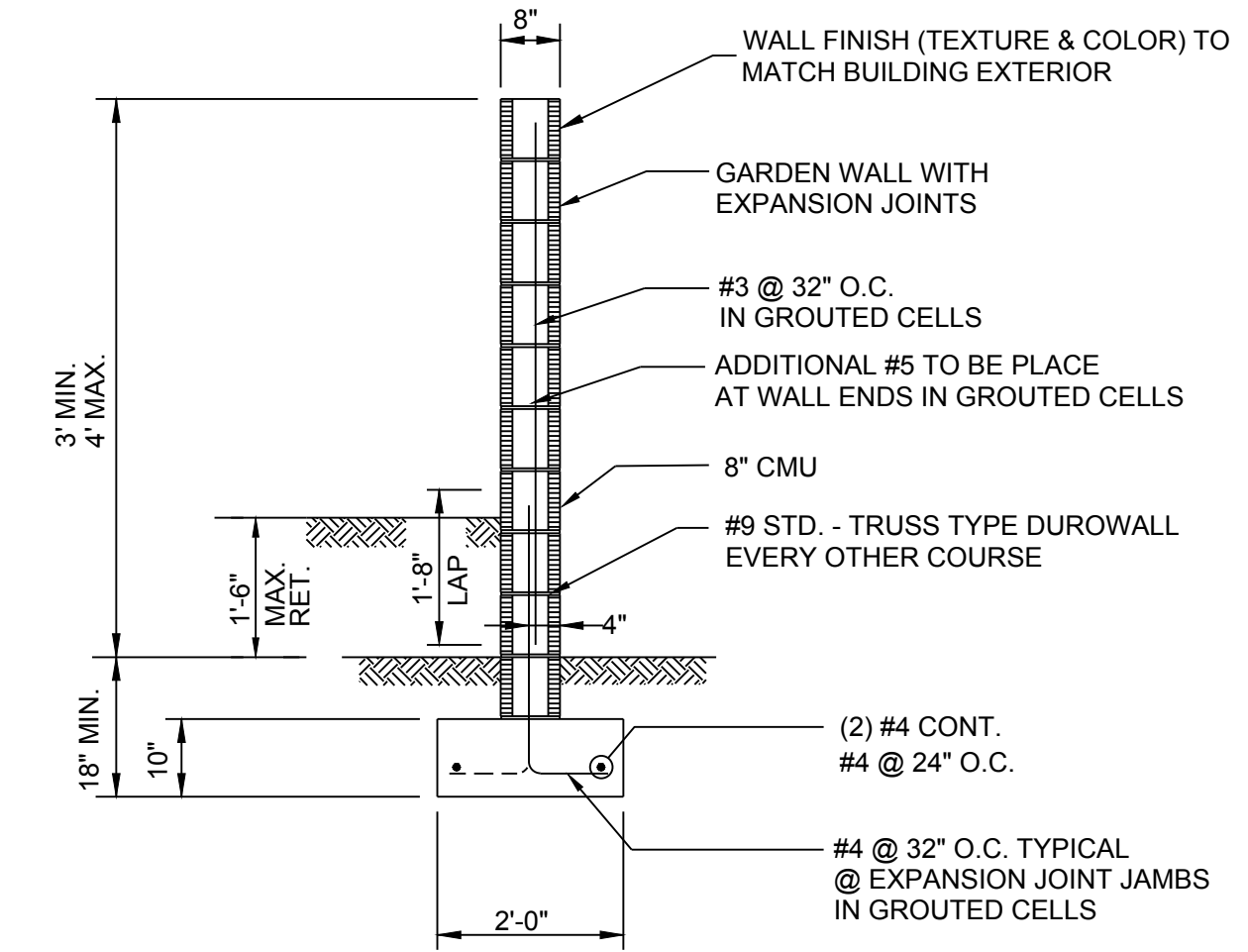
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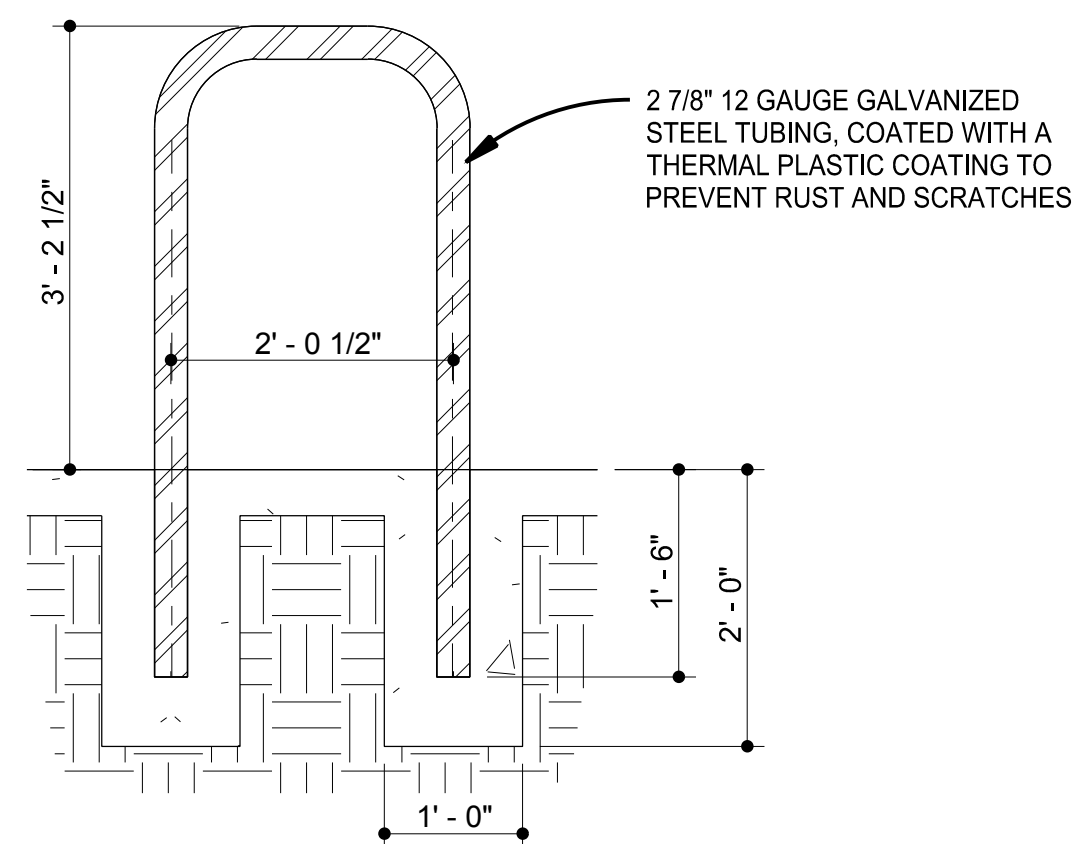
1 VAN ACCESSIBLE BARRIER FREE PARKING SIGN
NO SCALE



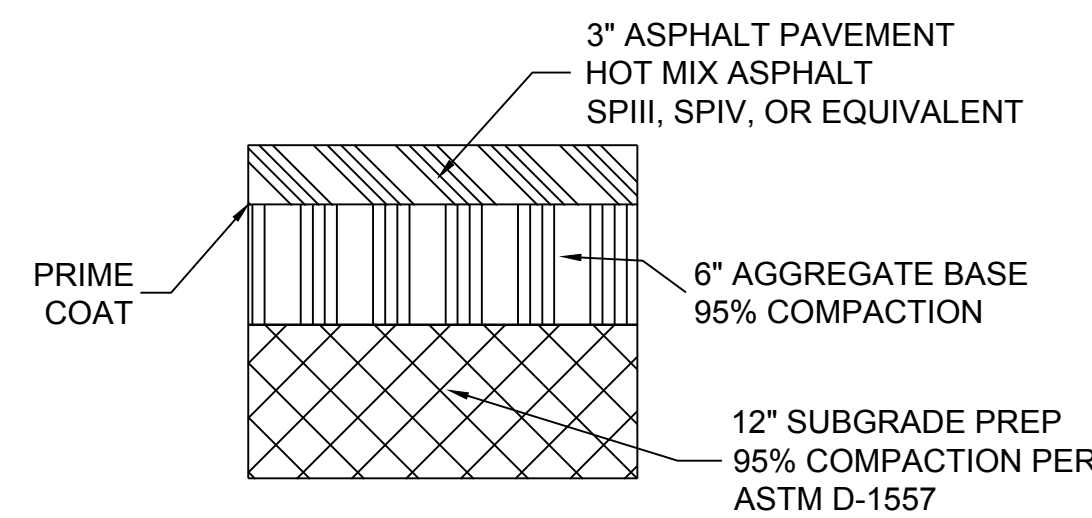
2 BOLLARD DETAIL
NO SCALE



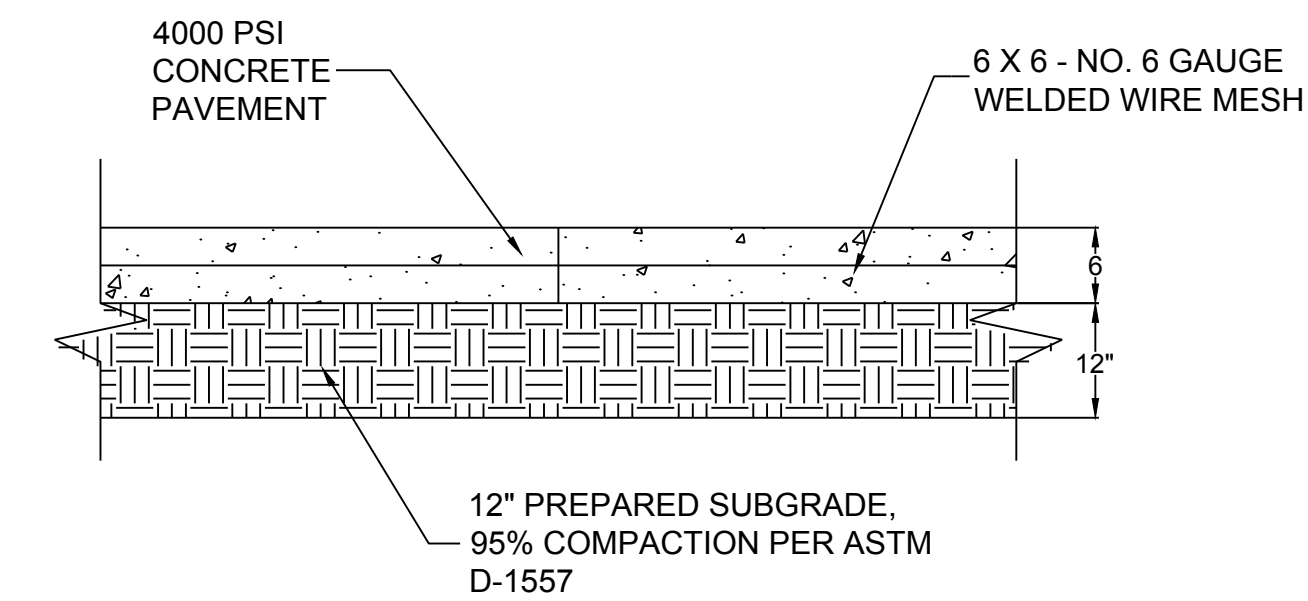
3 TYPICAL PERIMETER WALL
NTS



6 BIKE RACK DETAIL
NTS



4 ASPHALT PAVEMENT SECTION
NTS



5 CONCRETE PAVEMENT SECTION
NTS

TRAFFIC CIRCULATION
LAYOUT APPROVED
Sertil A. Kanbar 6/30/2025
Signed Date

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NO.	DATE:	DESCRIPTION	DESIGNED	BY
			CLS	
			CLS	
			JMS	
				DATE: 6/30/2025



PROJECT NAME:
CHIPOTLE SHELL 98TH STREET

SHEET TITLE:
CIVIL DETAILS

CDS PROJ. NO.
242604

OTHER PROJ. NO.

SHEET NO:

C-501