

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

October 13, 2022

Mark Gonzales, RA  
Buffalo Design Architects  
10899 Montgomery Blvd. NE, Suite A  
Albuquerque, NM 87111

**Re: Bob's Burgers III/ Drive-Thru**  
**305 Eubank Blvd. NE**  
**Traffic Circulation Layout**  
Engineer's Stamp 08-22-2022 (**K20-D049**)

Dear Mr. Gonzales,

The TCL submittal received 09-07-2022 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

Albuquerque

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.

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,

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

C: CO Clerk, File





BOB'S BURGERS III  
DRIVE-THRU RESTAURANT  
305 EUBANK BLVD. NE  
ALBUQUERQUE, NM 87123

PER TCL COMMENTS MARWA AL-NAJJAR 9/29/2022

CLIENT PROJ #:	
ARCHT PROJ #:	A21.03
DRAWN BY:	MAG
CHECKED BY:	MAG
DATE:	MAY 17, 2022

SHEET TITLE  
Traffic Control  
Layout

**TCL**

A. EXISTING "PRIVATE DRIVE" CURB CUT OFF EUBANK WILL BE DEMOLISHED AND RELOCATED  
APPROXIMATELY 44' NORTH WAY FROM INTERSECTION.

B. ALL EXISTING STRUCTURES, WALLS, UTILITIES, PAVING, LANDSCAPING, ETC. SHALL BE REMOVED  
COMPLETELY AND RE-DESIGNED AS NEW.

C. EXISTING SIDEWALK ALONG CHICO ROAD WILL BE REMOVED COMPLETELY AND RECONSTRUCTED  
PER COA STANDARDS AT 5' WIDE.

D. DUE TO EXISTING STREET TRAFFIC SIGNAL LOCATED AT SOUTHEAST CORNER OF PROPERTY, THE  
EXISTING HC RAMP SYSTEM WILL REMAIN IN PLACE AS EXISTING. ADDITIONAL CONCRETE  
SIDEWALK SHALL BE INFILLED AT CORNER UP TO PROPERTY LINE AS SHOWN TO ALLOW FOR 4' OF  
CIRCULATION AROUND EXISTING OBSTACLES. NEW HC RAMP PER COA STANDARDS CANNOT BE  
CONCURRED WITH RELOCATION OF TRAFFIC SIGNAL MAST ARM, EXISTING FIRE HYDRANT,  
AND EXISTING COMMUNICATION VAULT. THESE ITEMS SHALL REMAIN IN PLACE AS EXISTING.  
NEW HC RAMPS SHALL BE INSTALLED PER COA STANDARDS AT NEW PROPERTY ENTRANCE  
LOCATED OFF EUBANK.

F. EXISTING ENTRANCE TO ALLEY ON THE WEST SIDE OF PROPERTY SHALL REMAIN PARTIALLY.  
WEST SIDE OF ENTRANCE CANNOT BE ALTERED. EXISTING POWER POLE, EXISTING  
COMMUNICATIONS VAULT ALONG WITH THE EXISTING ALLEY WALL CONSTRUCTED ON THE PRIVATE  
PROPERTY LINE TO THE WEST OF THE ALLEY, PREVENT A RADUISED ENTRY AND CLEAR SIGHT  
TRIANGLE. EAST SIDE OF ALLEY ENTRANCE HAS BEEN REDESIGNED TO MEET COA STANDARDS  
FOR FUTURE EXISTING AND ACCEPTABLE CLEAR SIGHT TRIANGLE.

G. PER COA STANDARDS DRIVE-THRU FACILITIES REQUIRE STACKING FOR 12 CARS MINIMUM. THIS  
PROJECT INCORPORATES 16 SPACES.

H. DRIVE-THRU ORDER AND MENU BOARDS EXCEED THE MINIMUM 50' DISTANCE FROM RESIDENTIAL  
PROPERTY AS SHOWN.

I. LANDSCAPE PLAN SHALL MEET THE IDO STANDARDS. REQUIREMENTS FOR STREET TREES SHALL  
BE MET.

J. LANDSCAPE EDGE BUFFER LANDSCAPING BETWEEN MX-1/R1-B OF 15' IS EXCEEDED AS  
SHOWN.

K. EXISTING R1-B PROPERTY LOCATED TO THE WEST OF THE EXISTING ALLEY HAS AN EXISTING 6'  
MCM SCREEN WALL IN PLACE. WALL TO REMAIN.\

L. PER COA STANDARDS. HANDICAP PARKING AREAS SHALL NOT EXCEED 2% SLOPE.

M. PER COA STANDARDS. STANDARD PARKING AREAS SHALL NOT EXCEED 2% SLOPE.

N. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. 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.

O. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND  
GUTTER. CITY OF ALBUQUERQUE STANDARDS SHALL BE MET.

PROPERTY ADDRESS:	305 EUBANK BLVD. NE ALBUQUERQUE NM 87123
LEGAL DESCRIPTION:	LOT 24-A-1, BLOCK 24 BUENA VENTURA COMPRISED OF LOTS 21, 22 AND 24A, BLOCK 24 BUENA VENTURA CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY 2022
ZONING:	MX-L (MIXED USE - LOW INTENSITY ZONE DISTRICT) ADJOINING R1-B TO WEST EAST GATEWAY AREA ZONE ATLAS MAP K-21-Z DISTRICT 6 COALITION OF NEIGHBORHOOD ASSOCIATIONS
ACRES:	0.6498
PRE-APPLICATION REVIEW TEAM:	PA#21-036
ZONING:	VA-2021-00259 (CONDITIONAL USE FOR DRIVE-THRU) PROJECT#2021-005692
DESIGN REVIEW BOARD:	PS-2022-00012-SKETCH PLAT (LOT CONSOLIDATION)
ALLOWABLE USE:	RESTAURANT: 4-3(D)(8)
ACCESSORY USES:	DRIVE-THRU OR DRIVE-UP FACILITY: 4-3(F)(4)
PARKING REQUIREMENTS:	8 SPACES/1000 SF
REQUIRED PARKING SPACES:	2,269SF/1000 = 2.269 2.269 X 8 = 18 SPACES
PARKING SPACES PROVIDED:	19 SPACES PLUS 2 HC
REQUIRED MOTORCYCLE PARKING:	1 SPACE
MOTORCYCLE PARKING PROVIDED:	2 SPACES
REQUIRED BICYCLE PARKING:	3 SPACES
PROVIDED BICYCLE PARKING:	3 SPACES
REQUIRED VEHICLE STACKING:	12 SPACES
PROVIDED VEHICLE STACKING:	16 SPACES

2. PROPERTY LINE AS DEFINED IN SKETCH PLAT PS-2022-00012.  
3. 5' SIDE PROPERTY SETBACK FOR MX-L ZONE. IDO 2-4(B).  
4. 5' FRONT PROPERTY SETBACK FOR MX-L ZONE. IDO 2-4(B).  
5. 15' REAR PROPERTY SETBACK FOR MX-L. IDO 2-4(B).  
6. EXISTING COA STREET SIGN TO REMAIN.  
7. EXISTING COA TRAFFIC SIGNAL BOX TO REMAIN.  
8. EXISTING PMW POWER POLE TO REMAIN.  
9. EXISTING COA TRAFFIC SIGNAL MAST ARM TO REMAIN.  
10. EXISTING COA FIRE HYDRANT TO REMAIN.  
11. EXISTING COA HC RAMP TO REMAIN.  
12. EXISTING STREET LIGHT TO REMAIN.  
13. EXISTING STREET LIGHT BOX TO REMAIN.  
14. EXISTING COMMUNICATIONS VAULT TO REMAIN.  
15. EXISTING DRIVE PAD ENTRANCE CONSTRUCTION TO REMAIN.  
16. EXISTING CURB AND GUTTER TO REMAIN.  
17. EXISTING DRIVE INLET TO REMAIN.  
18. EXISTING PAVED ALLEY TO REMAIN.  
19. EXISTING CONCRETE ALLEY GUTTER TO REMAIN.  
20. EXISTING 6' HIGH CMU RESIDENTIAL SCREEN WALL TO REMAIN.  
21. EXISTING COA SIDEWALK TO REMAIN.  
22. EXISTING LIMITS OF ALLEY PAVING.  
23. NOT USED.  
24. NOT USED.  
25. NEW DRIVEPAD WITH SIDEWALK AT BACK OF CURB PER COA STANDARD DETAIL 2425A AND 2425B.  
26. NEW RADIOUS DRIVE ENTRY PER COA STANDARD DETAIL 2426.  
27. NEW HC RAMP PER COA STANDARD DETAIL 2426. SEE B2/AS-502.  
28. NEW CURB TYPE SIDEWALK PER COA STANDARD DETAIL 2430.  
29. NEW CONCRETE FLATWORK PER COA STANDARDS INFILLED TO PROPERTY LINE TO PROVIDE PEDESTRIAN ACCESS AND CLEARANCE AROUND EXISTING COA UTILITIES.  
30. NEW STANDARD CURB AND GUTTER TO MATCH EXISTING PER COA DETAIL 2415A.  
31. NEW CONCRETE HEADER CURB. REFER TO CIVIL FOR LOCATION OF GUTTER. SEE D3/AS-501.  
32. NEW 30"-50" HIGH MIN. CMU HEADLIGHT SCREEN WALL. STUCCO TO MATCH BUILDING. SEE C2/AS-502.  
33. NEW CONCRETE PAVING FOR DRIVE-THRU LAINE.  
34. NEW HEAVY DUTY ASPHALT PATCH IN TO EXISTING ALLEY.  
35. NEW 6" WIDE STAMPED AND COLORED CONCRETE PEDESTRIAN CROSSING.  
36. NEW POLE MOUNTED MOTORCYCLE PARKING SIGNAGE. SEE C5/AS-501.  
37. NEW POLE MOUNTED ACCESSIBLE PARKING SIGNAGE. SHALL INCORPORATE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" PER 66-7-352.4C NMSA 1978. SEE C4/AS-501.  
38. NEW POLE MOUNTED DRIVE-THRU DIRECTIONAL SIGNAGE. SEE A1/AS-501.  
39. NEW PAVEMENT HANDICAP SIGN. SEE A1/AS-502.  
40. NEW HANDICAP ACCESS AISLE STRIPING. SEE A4/AS-501.  
41. NEW ESCAPE DRIVE AISLE STRIPING. SEE B3/AS-501.  
42. NEW DRIVE-UP PAY WINDOW.  
43. NEW DRIVE-UP PICK-UP WINDOW.  
44. NEW 6' HIGH CMU DUMPSTER ENCLOSURE. SEE B4/AS-502.  
45. NEW AREA DRAIN FOR DUMPSTER ENCLOSURE.  
46. NEW YARD HYDRANT.  
47. NEW LANDSCAPE AREA PER IDO STANDARDS FOR MX-L.  
48. NEW LANDSCAPE EDGE BUFFER ZONE PER IDO 5-6(E).  
49. NEW BICYCLE RACK. SEE A5/AS-501.  
50. NEW DRIVE-UP ORDER MENU.  
51. NEW CONCRETE FLATWORK.  
52. NEW LINE OF CANOPY ABOVE.  
53. NEW 14" SHIELDED STREET LIGHT FIXTURE. SEE B3/AS-502.  
54. NEW PROPERTY SIGNMENT SIGN BY OWNER. SEPARATE SIGNIFYMENT PERMITTED REQUIRED.  
55. NEW MOTORCYCLE PAVEMENT MARKING. SEE A2/AS-501.  
56. NEW 2-SIDED SIGNAGE TO READ "STOP" AND "DO NOT ENTER". SEE B1/AS-502.  
57. NEW DRIVE-THRU LAINE DIRECTIONAL SIGNAGE TO READ "ONE WAY". SEE C1/AS-502.  
58. CLEAR SIGNIFYMENT TRIANGLE FOR EUBANK BLVD AS IDENTIFIED BY SLOTTI POLICE.

— U — U — U — U —

OVERHEAD UTILITY LINES

— W — W — W — W —

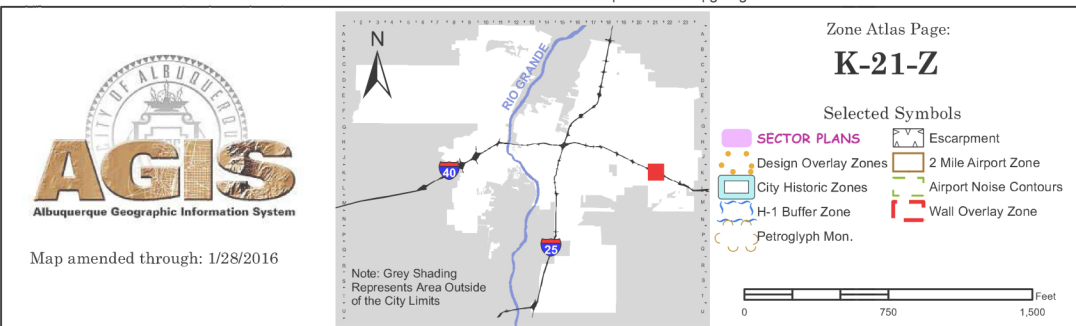
UNDERGROUND WATER LINES

— G — G — G — G —

UNDERGROUND GAS LINES

$R2^\circ$	=2' TURNING RADIUS
$R8^\circ$	=8' TURNING RADIUS
$R10^\circ$	=10' TURNING RADIUS
$R15^\circ$	=15' TURNING RADIUS
$R25^\circ$	=25' TURNING RADIUS
$R40^\circ$	=40' TURNING RADIUS

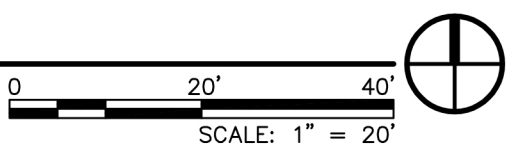
VICINITY MAP



A1 TRAFFIC CONTROL LAYOUT

0 20' 40'

SCALE: 1" = 20'



1



EAL



PROJECT

BOB'S BURGERS III  
DRIVE-THRU RESTAURANT  
305 EUBANK BLVD. NE  
ALBUQUERQUE, NM 87123

PER TCL COMMENTS MARWA AL-NAJJAR 9/29/2022

CLIENT PROJ #:	
ARCHT PROJ #:	A21.0
DRAWN BY:	MA
CHECKED BY:	MA
DATE:	MAY 17, 2022

SHEET TITLE  
Architectural Site  
Details

# AS-502

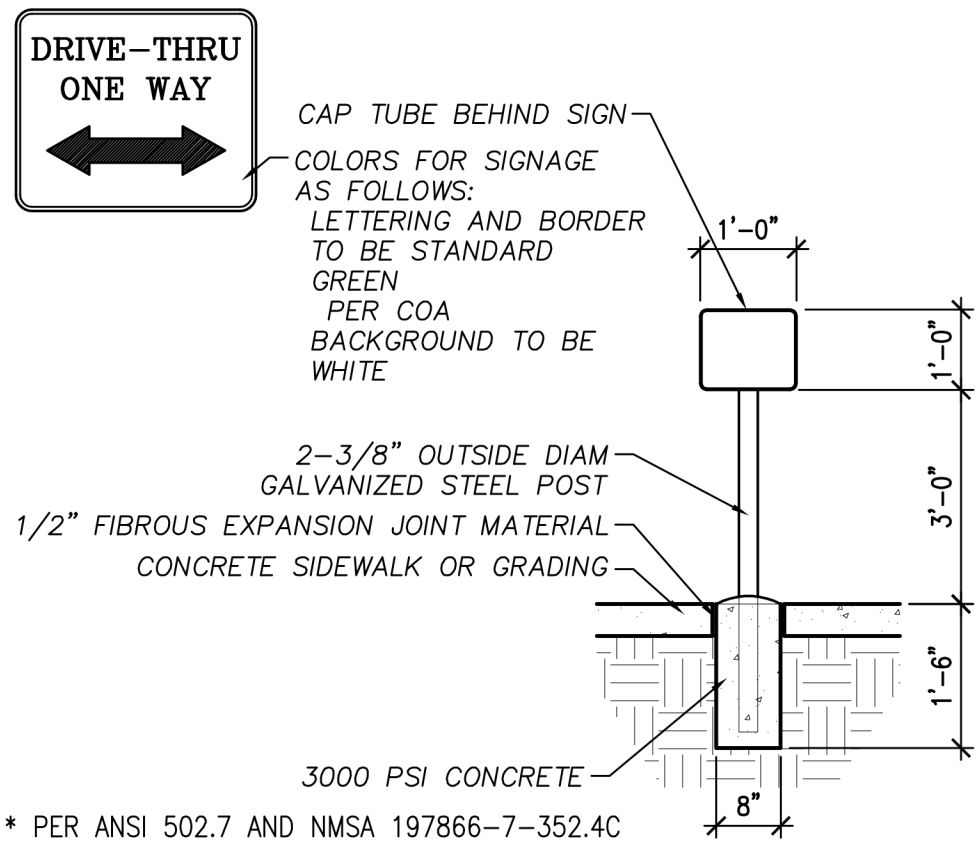
**TRAFFIC CIRCULATION  
LAYOUT APPROVED**

Ernest Armijo

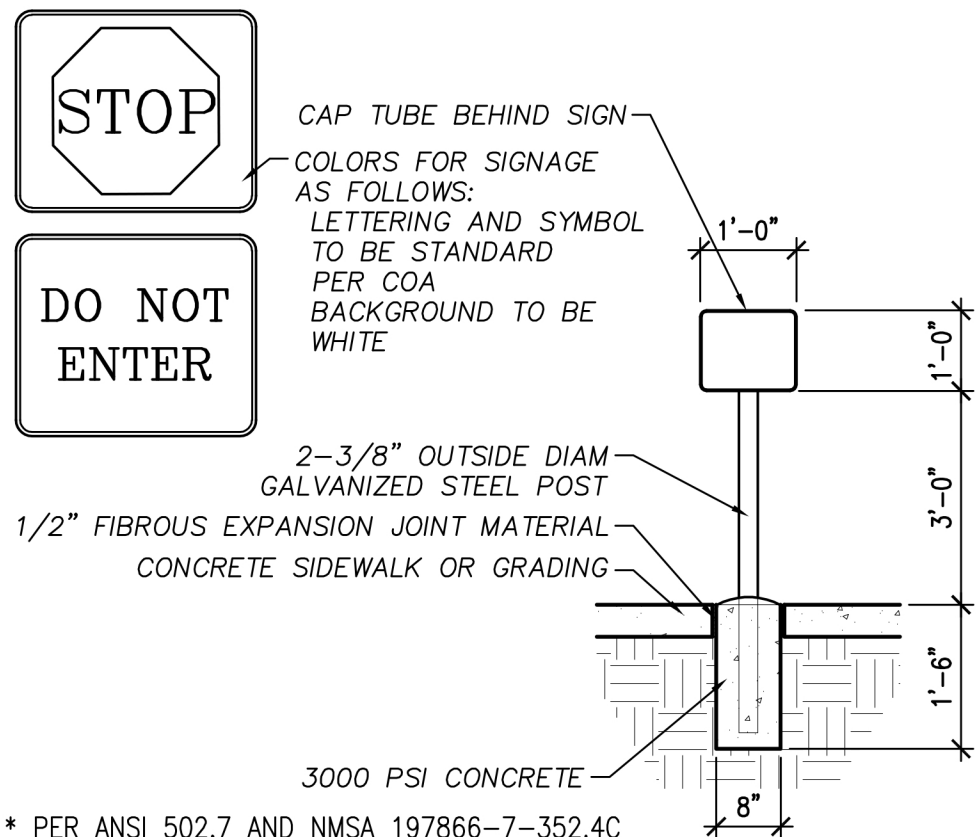
10/13/202:

**Signed**

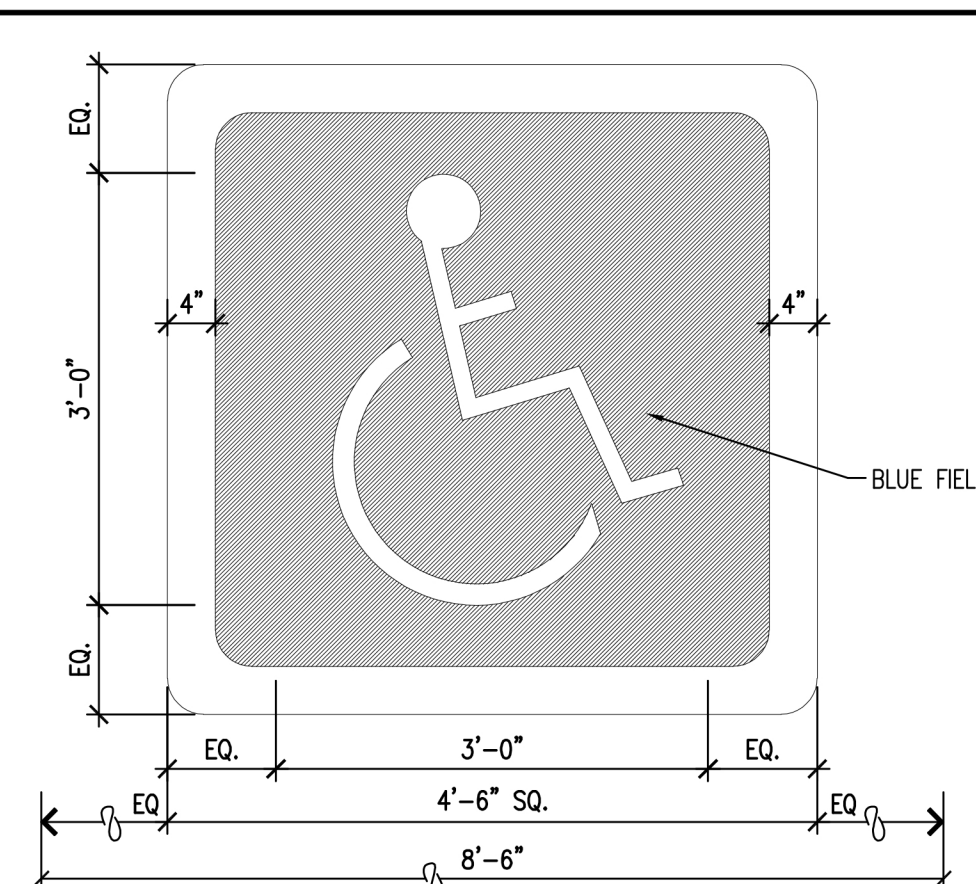
Da



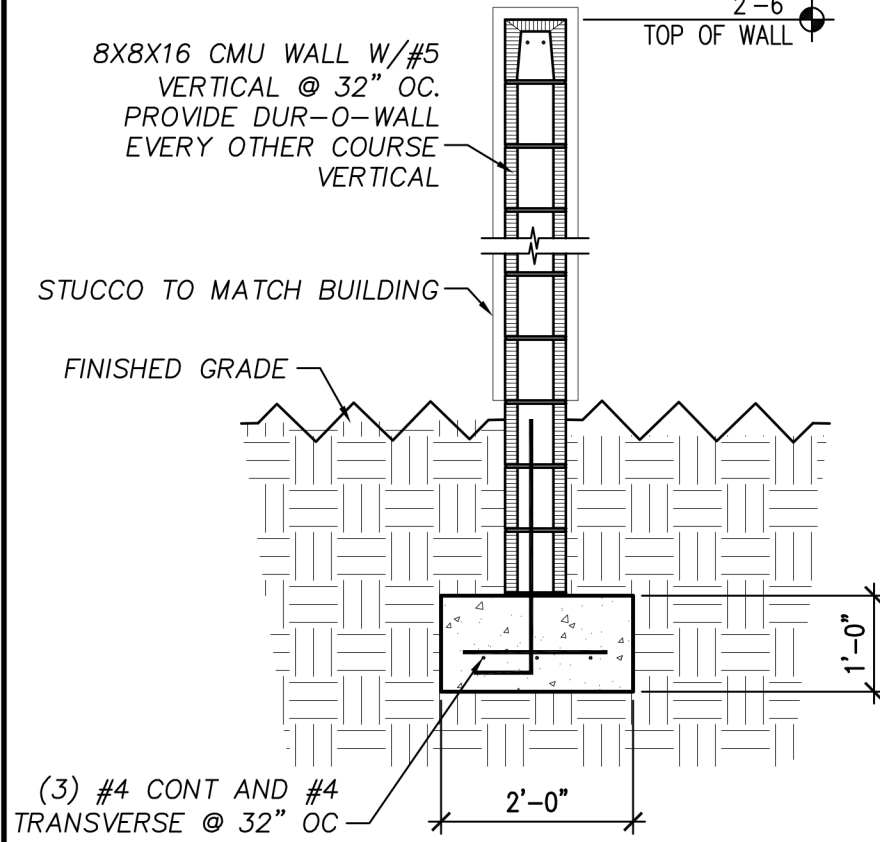
C1 DRIVE-THRU DIRECTIONAL SIGNAGE

$$1/2'' = 1' - 0'$$


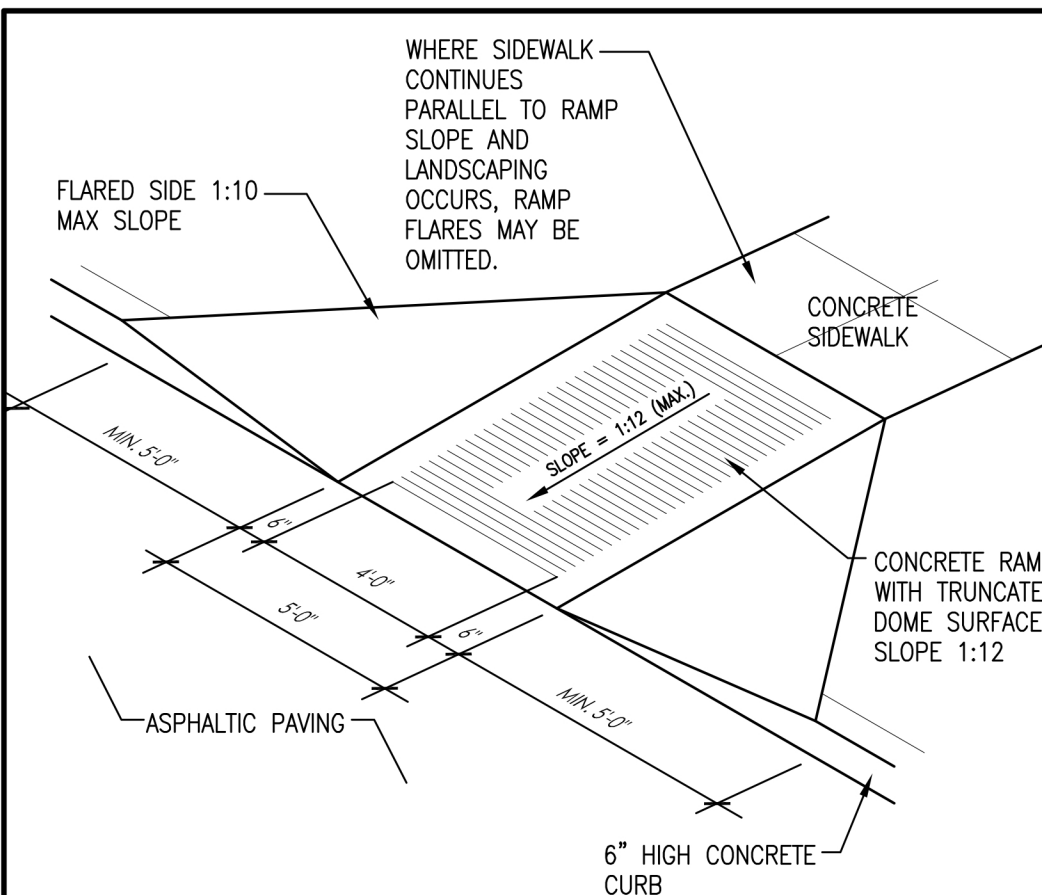
B1 DOUBLE SIDED DRIVE-THRU  
SIGNAGE

$$1/2'' = 1' - 0'$$


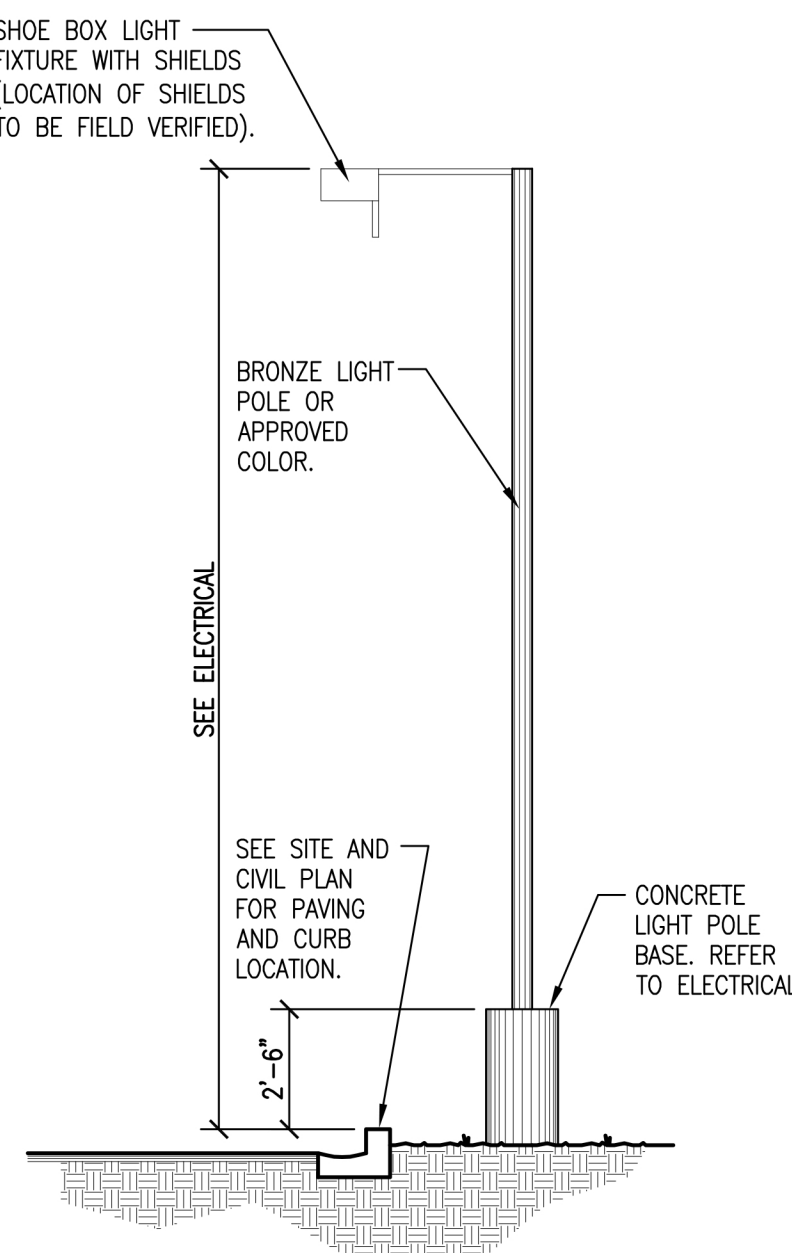
A1 HC PAVEMENT MARKING  
SEE A3/AS-501

$$3/4'' = 1' - 0''$$


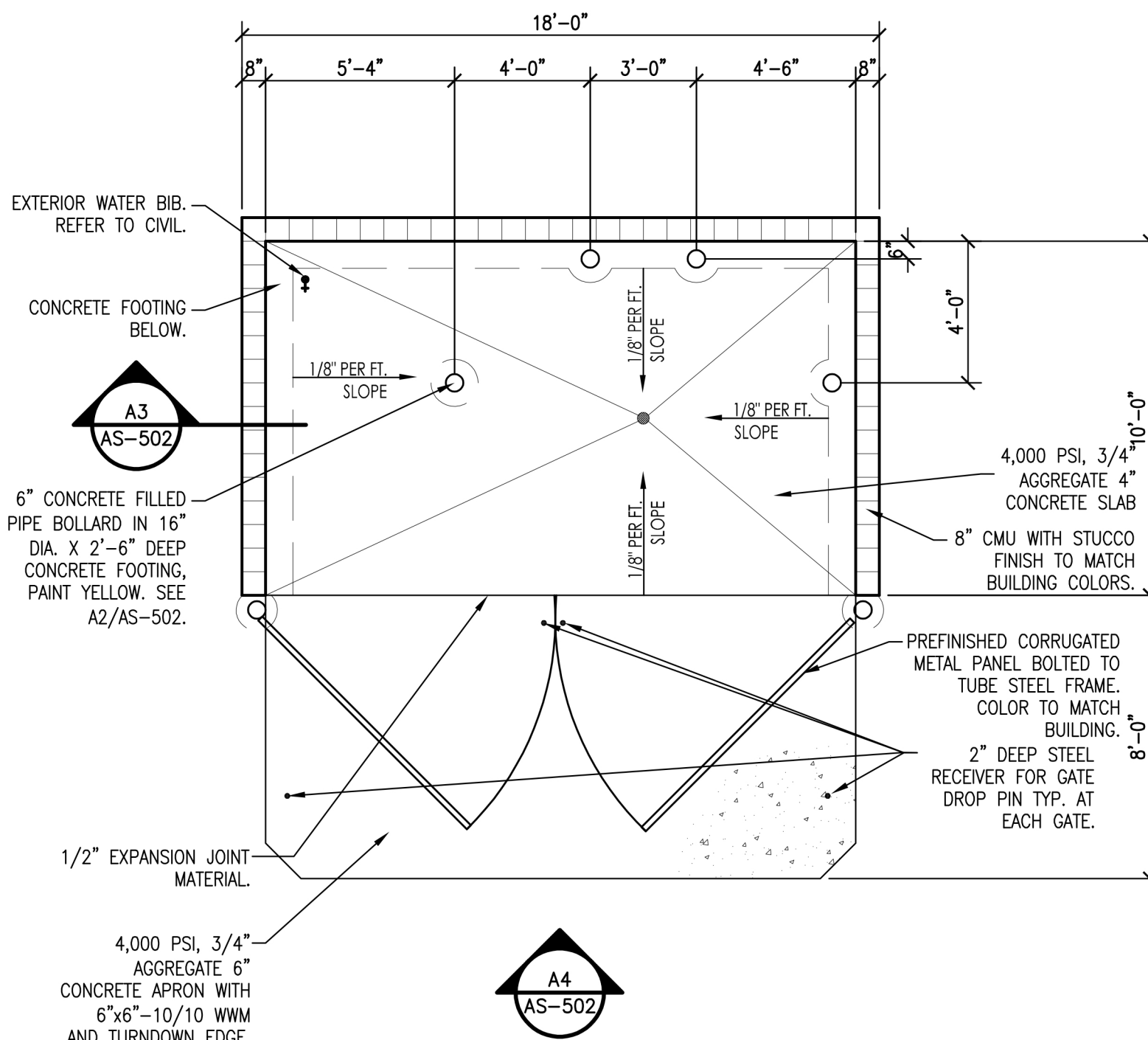
C2 CMU HEADLIGHT SCREEN WALL  
SECTION 1/2"=

$$1/2^n = 1' - 0^n$$


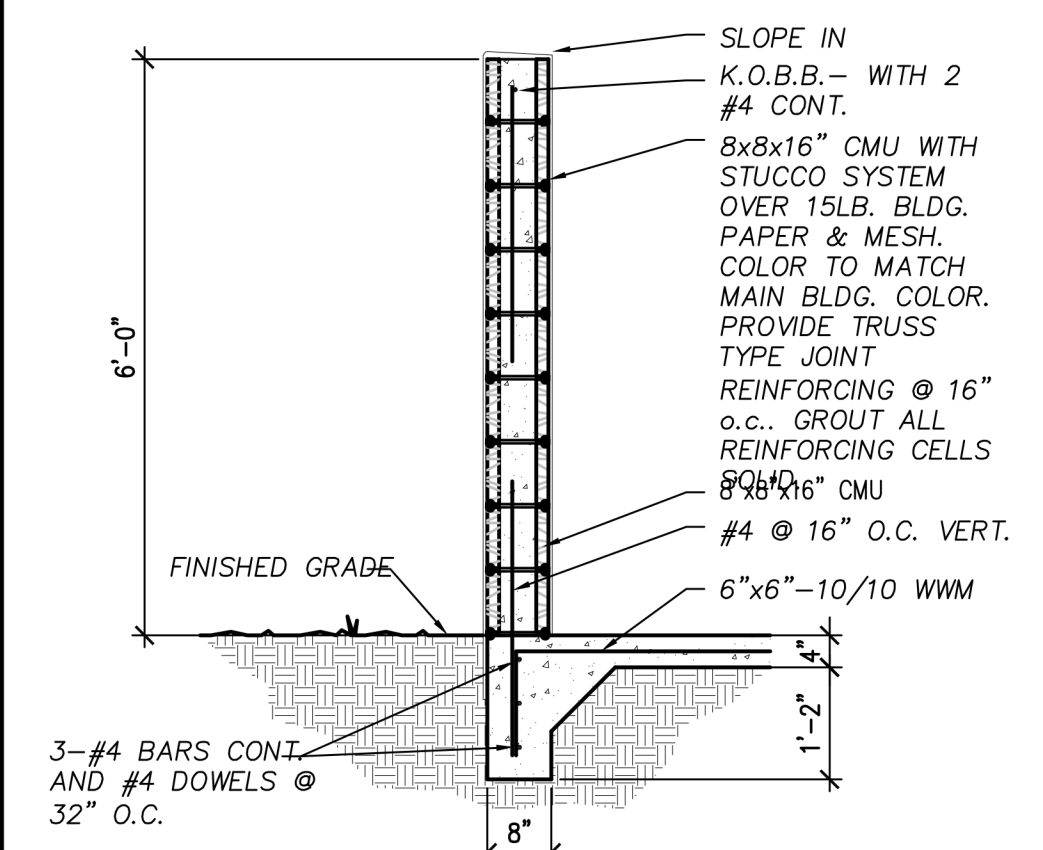
B2 HC RAMF  
DETAIL

$$1/4^n = 1'-0^n$$


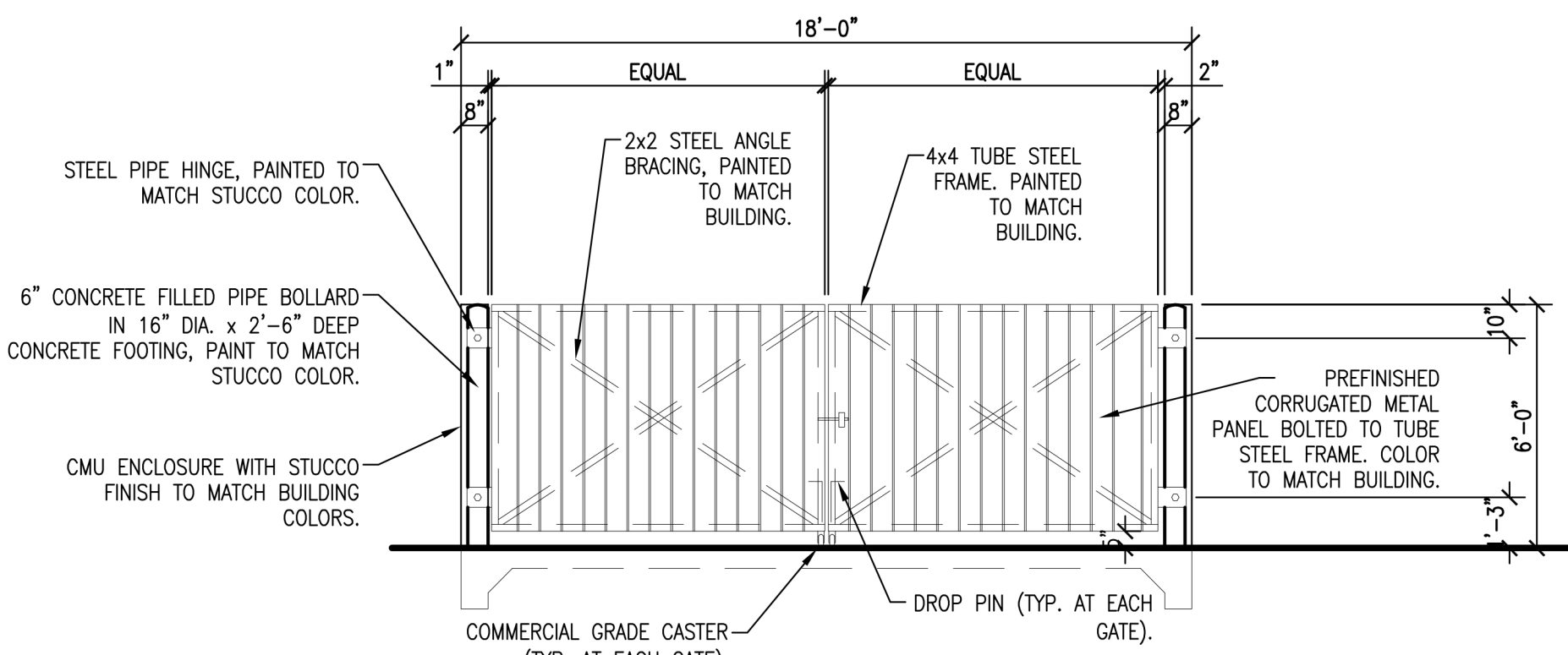
B3 CONCRETE LIGHT POLE BASE  
DETAIL

$$1/4'' = 1' - 0''$$


(B4) REFUSE ENCLOSURE  
PLAN

$$1/4'' = 1' - 0''$$


A3 REFUSE ENCLOSURE  
SECTION

$$1/2'' = 1' - 0''$$


A4 REFUSE ENCLOSURE  
ELEVATION

$$1/4'' = 1' - 0''$$