

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 20, 2024

Martin Grummer
Martin Grummer Architect
31 Wellesey Place NE,
Albuquerque, NM 87106

Re: **MERCADO EL MILAGRO**
10000 CENTRAL AVENUE SW
ALBUQUERQUE NM 87121
Traffic Circulation Layout-DFT
Engineer's/Architect's Stamp 11-12-24 (L09D042)

Dear Mr. Fernandez,

The conceptual TCL submittal received 11-12-24 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit. **An approved traffic scoping form will be required before a full traffic circulation layout approval.**

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, the TCL, and a completed Drainage and Transportation Information Sheet to plndrs@cabq.gov 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,

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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

TYPE OF DEVELOPMENT: Plat (# of lots) _____ Single Family Home

All other Developments

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

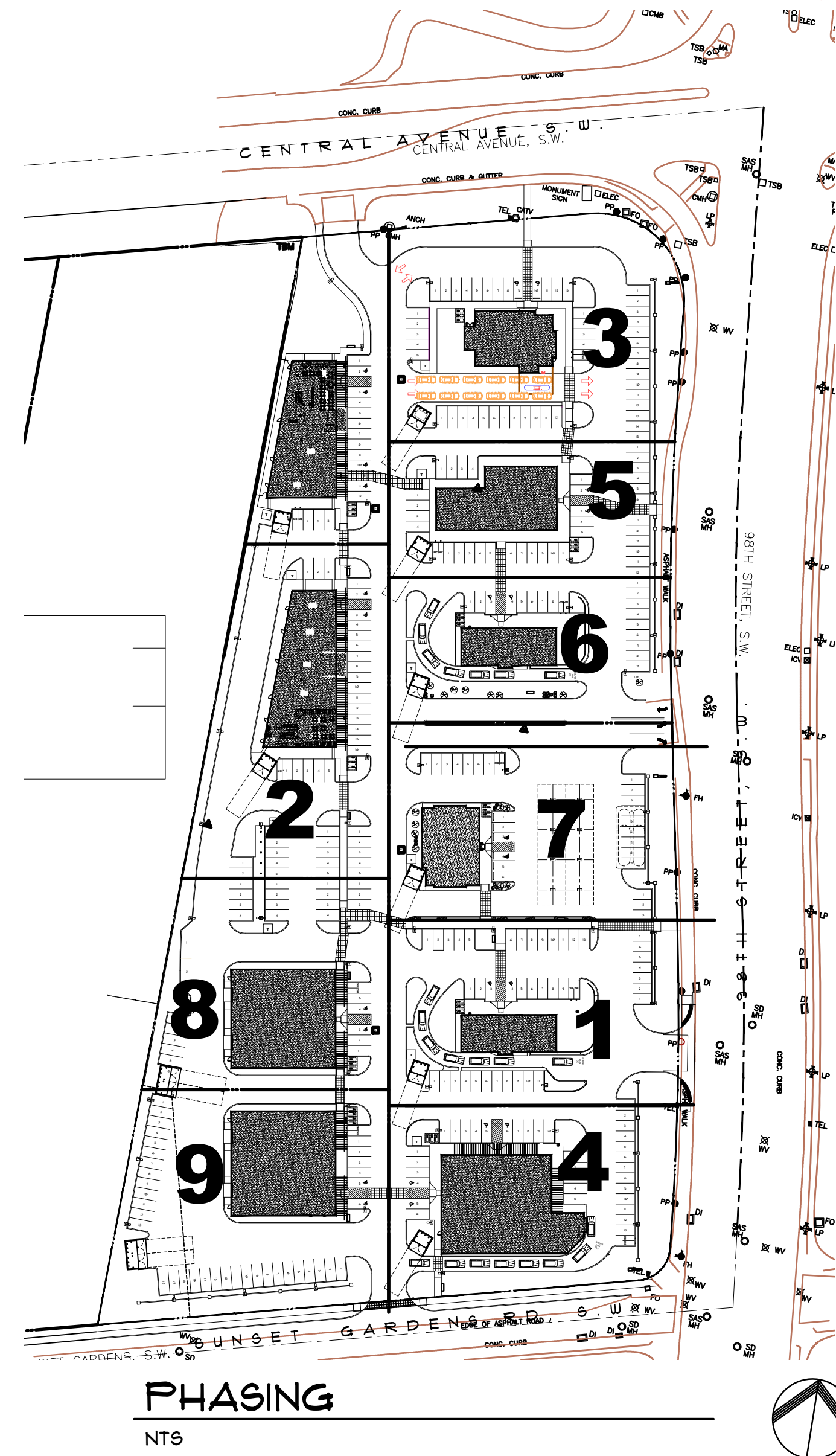
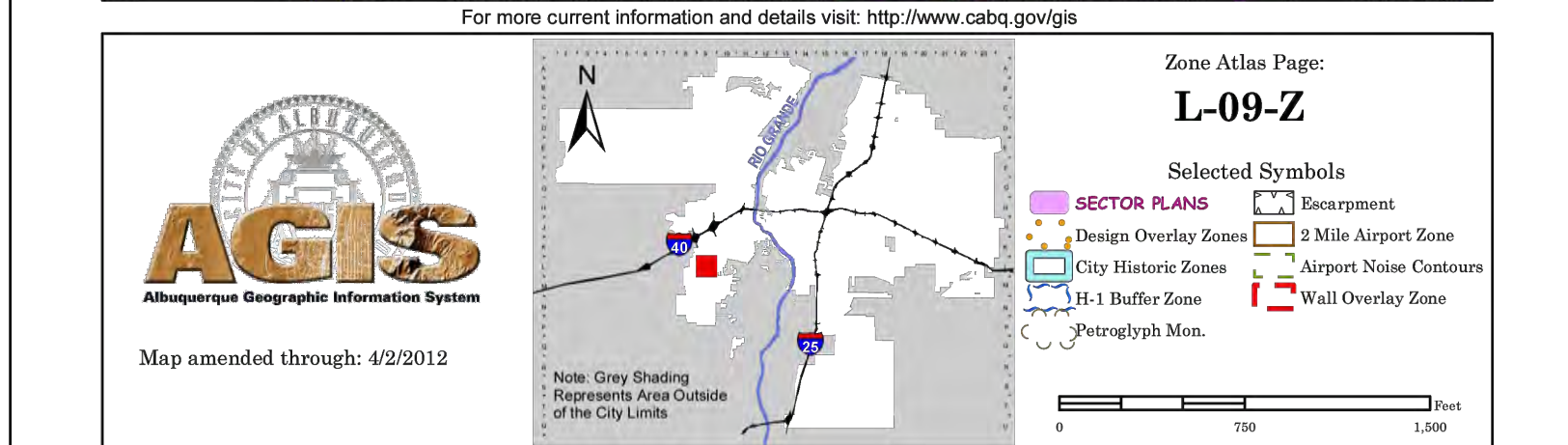
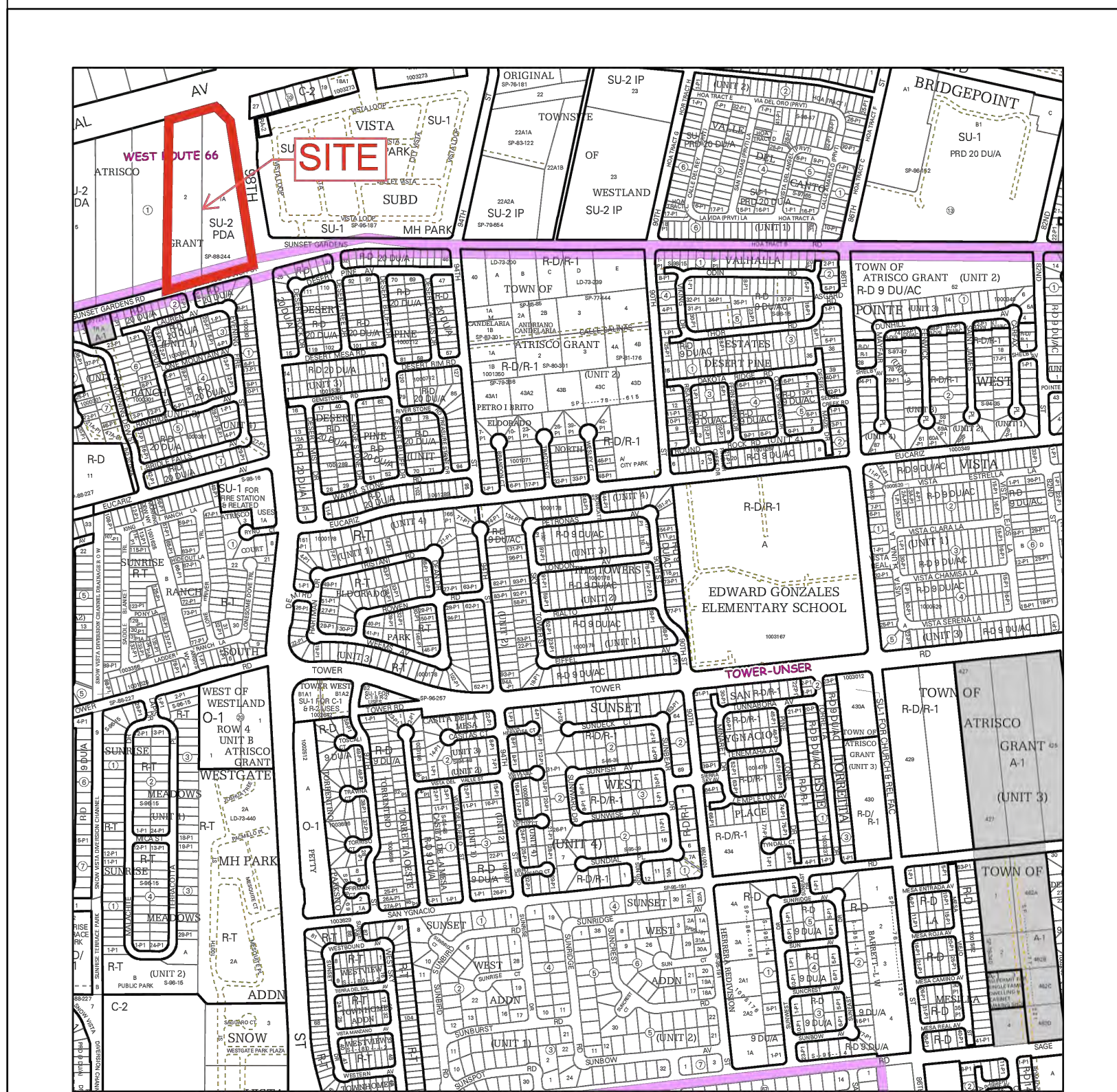
- Engineering / Architect Certification
- Conceptual Grading & Drainage Plan
- Grading & Drainage Plan, and/or Drainage Report
- Drainage Report (Work Order)
- Drainage Master Plan
- Conditional Letter of Map Revision (CLOMR)
- Letter of Map Revision (LOMR)
- Floodplain Development Permit
- Traffic Circulation Layout (TCL) – Administrative
- Traffic Circulation Layout (TCL) – DFT Approval
- Traffic Impact Study (TIS)
- Street Light Layout
- OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

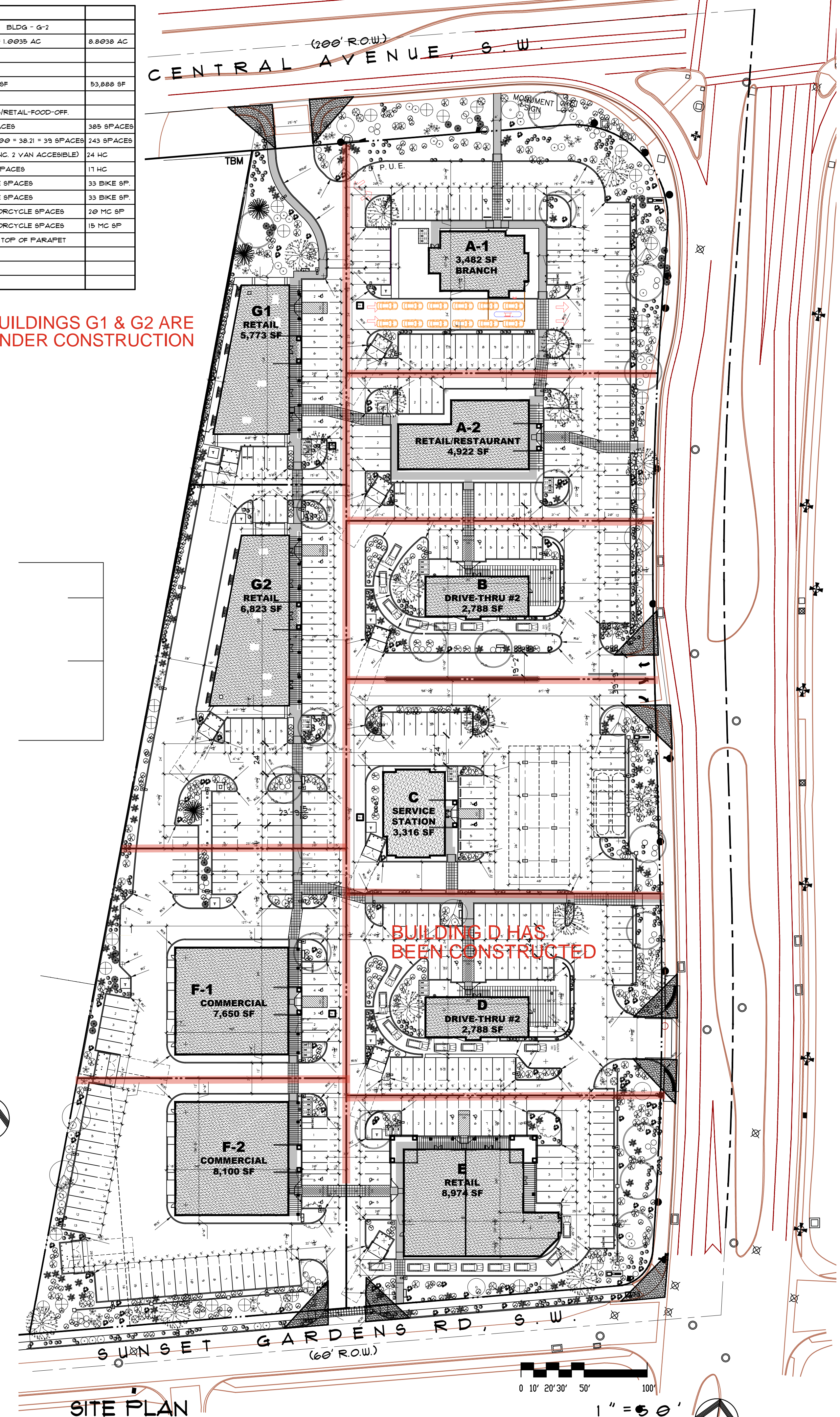
- Pad Certification
- Building Permit
- Grading Permit
- Paving Permit
- SO-19 Permit
- Foundation Permit
- Certificate of Occupancy - Temp Perm
- Preliminary / Final Plat
- Site Plan for Building Permit - DFT
- Work Order (DRC)
- Release of Financial Guarantee (ROFG)
- CLOMR / LOMR
- Conceptual TCL - DFT
- OTHER (SPECIFY) _____

DATE SUBMITTED: _____

LEGAL DESCRIPTION	VARIES REFER TO DESCRIPTION BELOW										
TRACT NUMBER	BLDG - A-1	BLDG - A-2	BLDG - B	BLDG - C	BLDG - D	BLDG - E	BLDG - F-1	BLDG - F-2	BLDG - G-1	BLDG - G-2	
TOTAL ACREAGE	AREA* 1.0846 AC	AREA* 0.6571 AC	AREA* 0.7011 AC	AREA* 0.5623 AC	AREA* 0.9116 AC	AREA* 0.8501 AC	AREA* 0.8103 AC	AREA* 1.0206 AC	AREA* 0.6104 AC	AREA* 1.0035 AC	8.8038 AC
EXISTING ZONING	NR-C										
PROPOSED ZONING	NR-C										
BLDG. SIZE/ REQ. DINING SEATS	3,482 SF	4,922 SF	2,788 SF / 90 SEATS	3,316 SF	2,788 SF / 90 SEATS	8,514 SF	7,650 SF	8,100 SF	5,773 SF	6,823 SF	53,289 SF
PROPOSED # OF STRUCTURES	1	1	1	1	1	1	1	1	1	1	1
PROPOSED USE	BANK/CREDIT UNION	SHOPS/RETAIL-FOOD-OFFICE	RESTAURANT W/ DRIVE THRU	GAS STATION / RETAIL	RESTAURANT W/ DRIVE THRU	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL	SHOPS/RETAIL	SHOPS/RETAIL-FOOD-OFF.	SHOPS/RETAIL-FOOD-OFF.	
TOTAL PARKING PROVIDED	58 SPACES	36 SPACES	41 SPACES	25 SPACES	41 SPACES	42 SPACES	21 SPACES	31 SPACES	39 SPACES	41 SPACES	385 SPACES
TOTAL PARKING REQ (INC. EMPL.)	31,000 ÷ 8,262 = 3 SPACES	5,610,000 ÷ 21,56 = 28 SPACES	5,610,000 ÷ 15,61 = 16 SPACES	41,000 ÷ 13,26 = 14 SPACES	5,610,000 ÷ 15,61 = 16 SPACES	3,510,000 ÷ 31,41 = 32 SPACES	3,510,000 ÷ 26,787 = 13 SPACES	3,510,000 ÷ 28,357 = 12 SPACES	5,610,000 ÷ 32,33 = 33 SPACES	5,610,000 ÷ 38,21 = 39 SPACES	243 SPACES
HC PROVIDED	2 HC (INC. 2 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	24 HC
HC REQUIRED	1 HC SPACE	2 HC SPACE	1 HC SPACE	1 HC SPACE	1 HC SPACE	3 HC SPACE	1 HC SPACE	2 HC SPACE	3 HC SPACE	2 HC SPACE	17 HC
BIKE SPACES PROVIDED	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	4 BIKE SPACES	4 BIKE SPACES	33 BIKE SP.
BIKE SPACES REQUIRED	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	4 BIKE SPACES	4 BIKE SPACES	4 BIKE SPACES	33 BIKE SP.
MOTORCYCLE SPACES PROVIDED	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	20 HC 8P
MOTORCYCLE SPACES REQUIRED	1 MOTORCYCLE SPACE	2 MOTORCYCLE SPACE	1 MOTORCYCLE SPACE	1 MOTORCYCLE SPACES	1 MOTORCYCLE SPACE	2 MOTORCYCLE SPACE	1 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	15 HC 8P
MAX BUILDING HEIGHT	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	35' TO TOP OF PARAPET	
TOTAL PARKING REQUIRED	243 SPACES x 28' = 5 (4.86) ELECTRIC VEHICLE CHARGING STATIONS REQUIRED, 5 PROVIDED										



BUILDINGS G1 & G2 ARE UNDER CONSTRUCTION



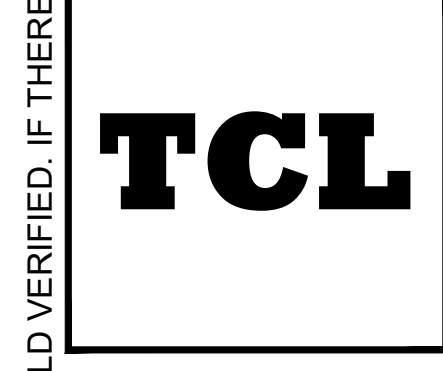
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.



MARTIN FM GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507



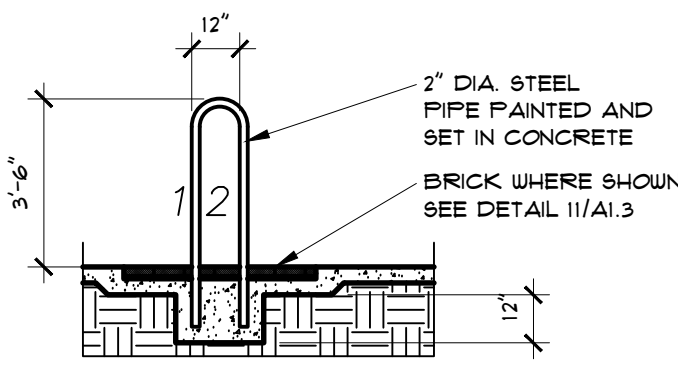
MERCADO EL MILLAGRO
SITE PLAN 2024
10000 CENTRAL AVENUE SW
ALBUQUERQUE, NEW MEXICO 87121



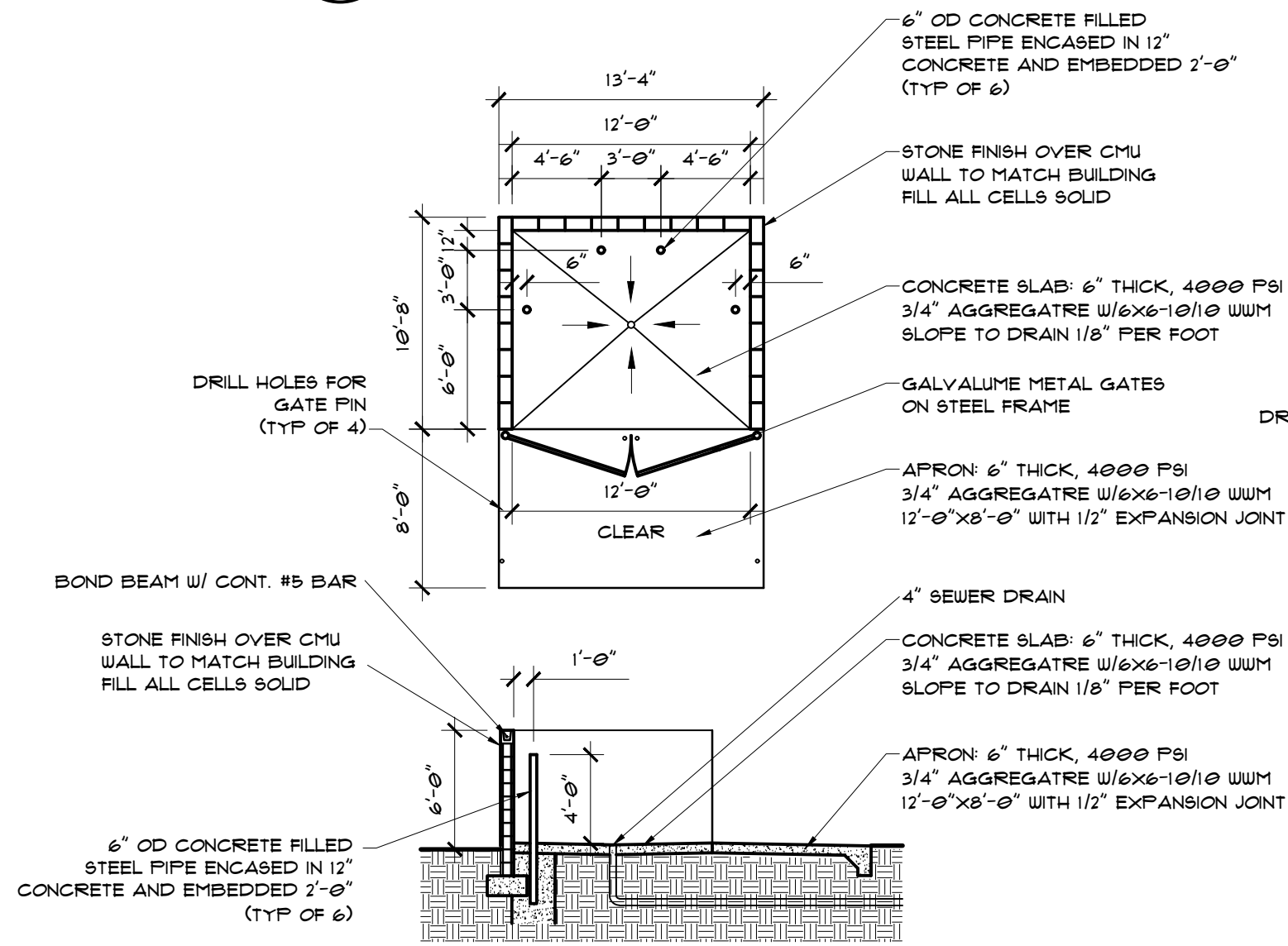
DATE: 12 NOV 2024
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

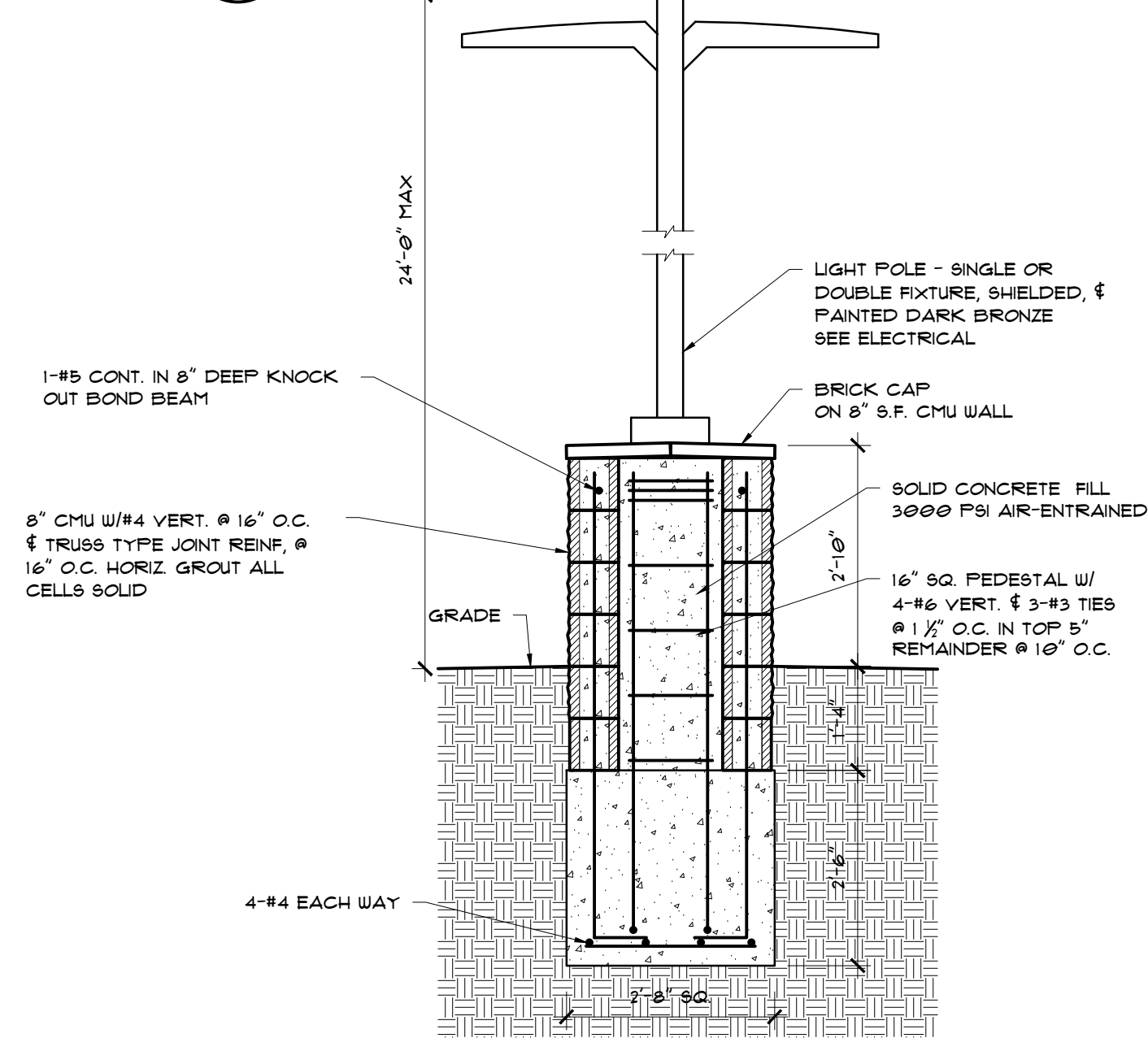
SHEET NO:
A1.2



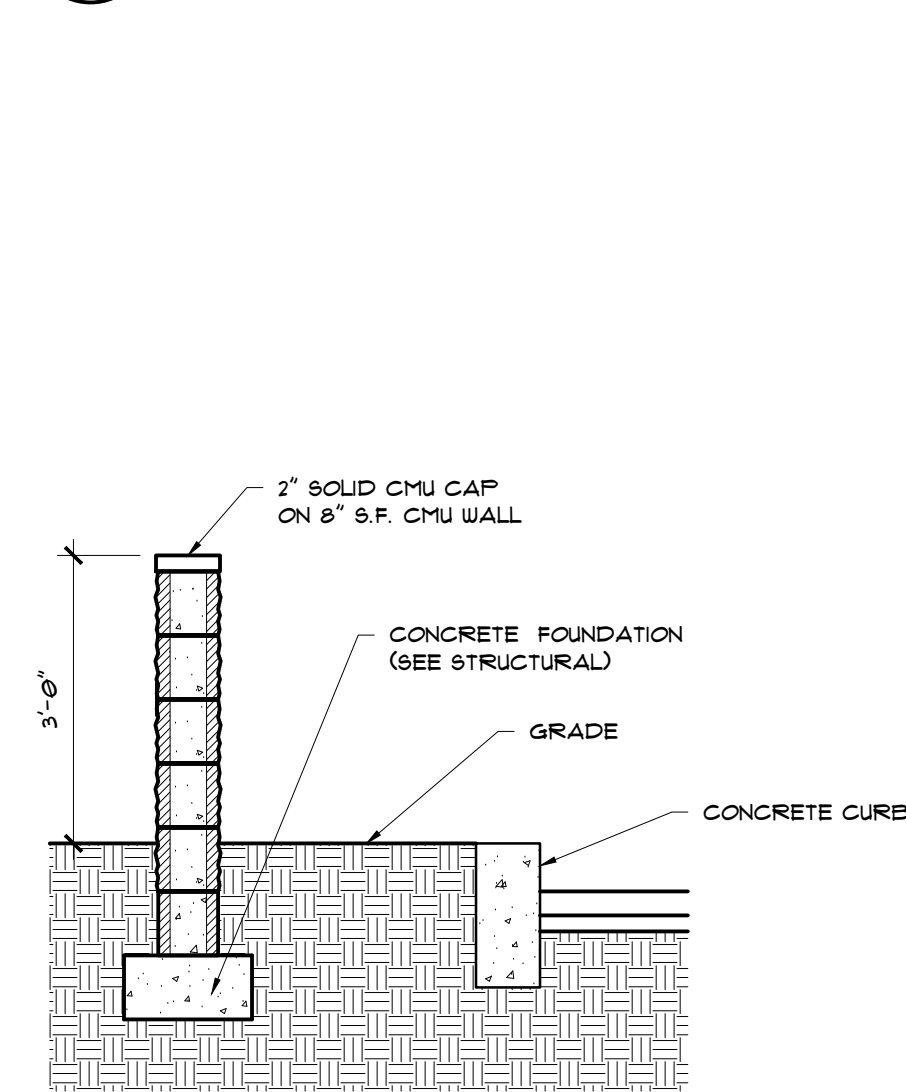
1 BICYCLE RACK
 AI.3 N.T.S. (TYP OF 9)



2 REFUSE ENCLOSURE
 AI.3 N.T.S.



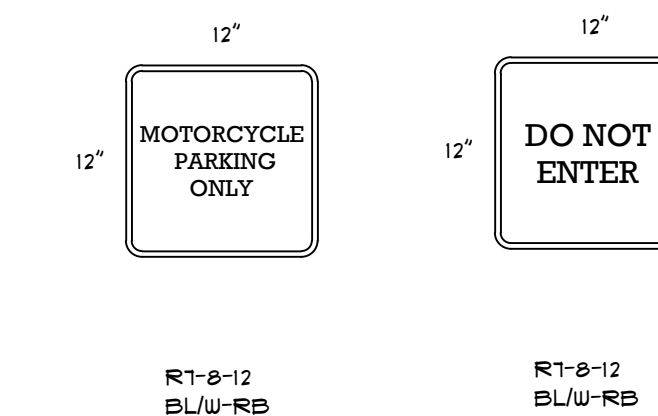
3 REFUSE ENCLOSURE/ RECYCLING
 AI.3 N.T.S.



4 HANDICAP PARKING SIGNS
 AI.3 NTS

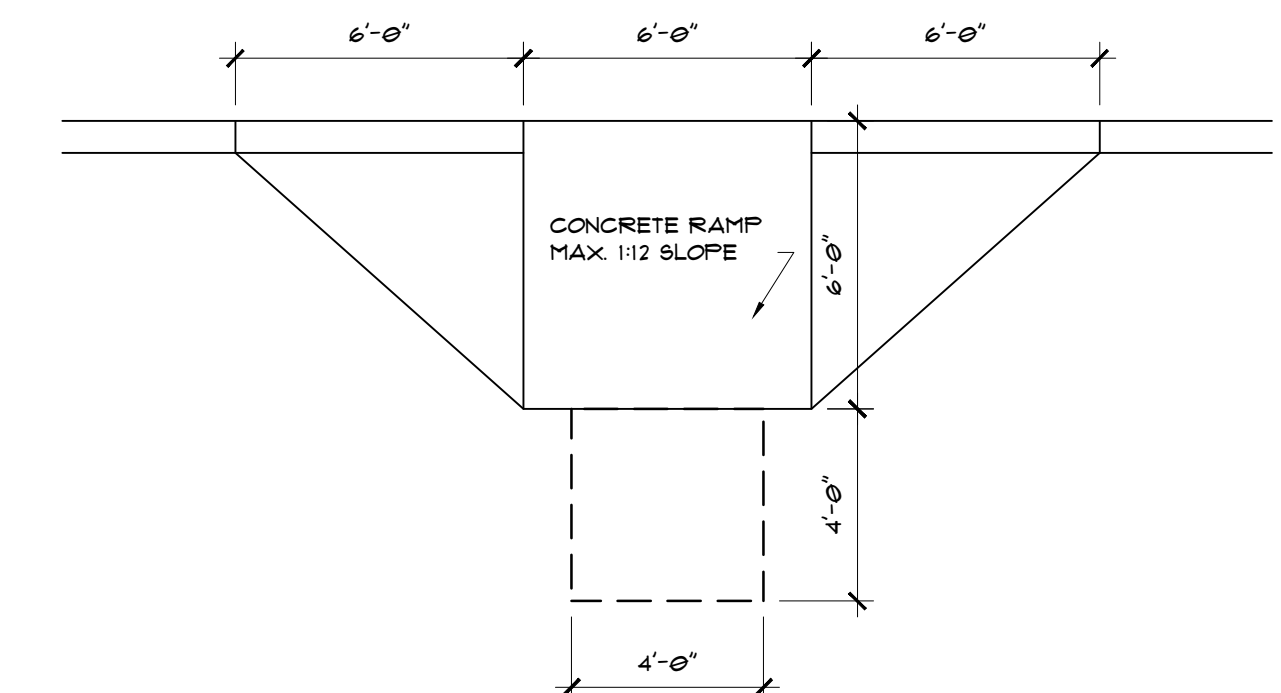
5 SECTION A-A
 AI.3 NTS

6 SIGN MOUNTING DETAIL
 AI.3 NTS

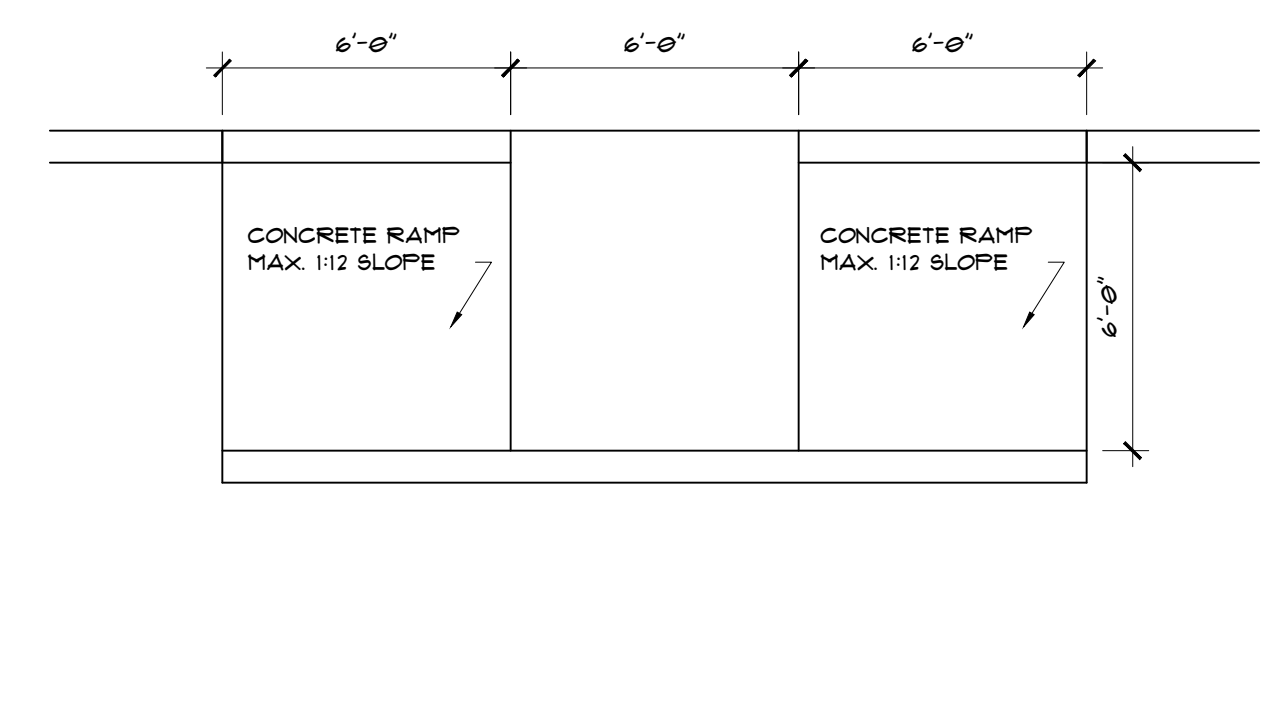


7 SIGN MOUNTING DETAIL
 AI.3 NTS

7A SIGN PAINTING DETAIL
 AI.3 NTS

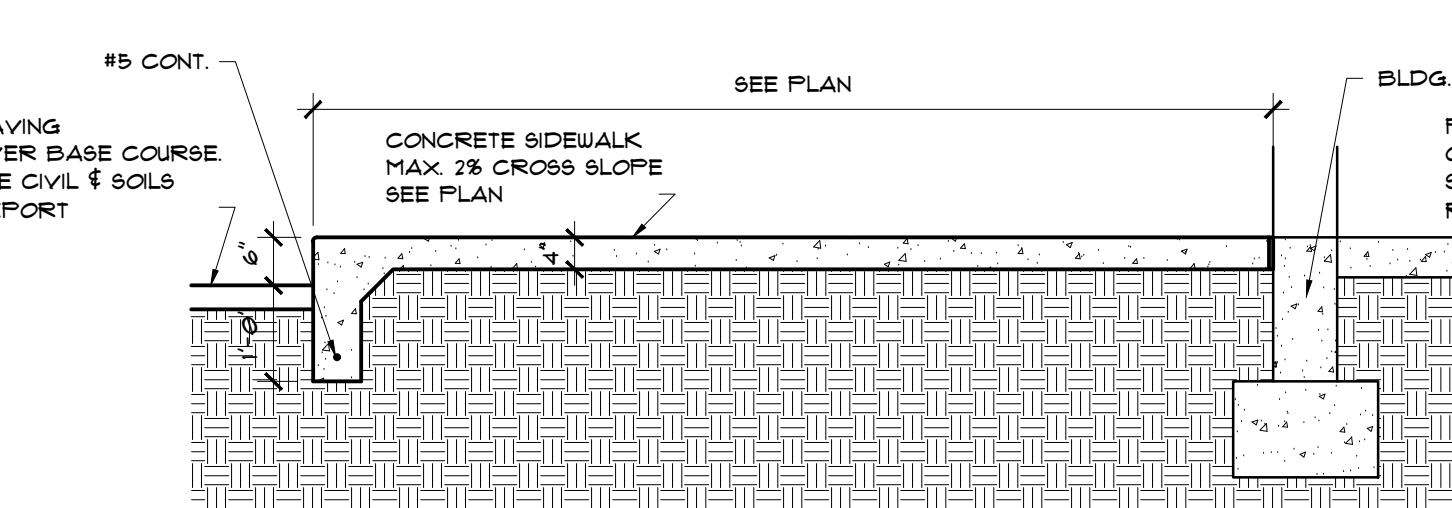


14 RAMP DETAIL
 AI.3 1/4"=1'-0"

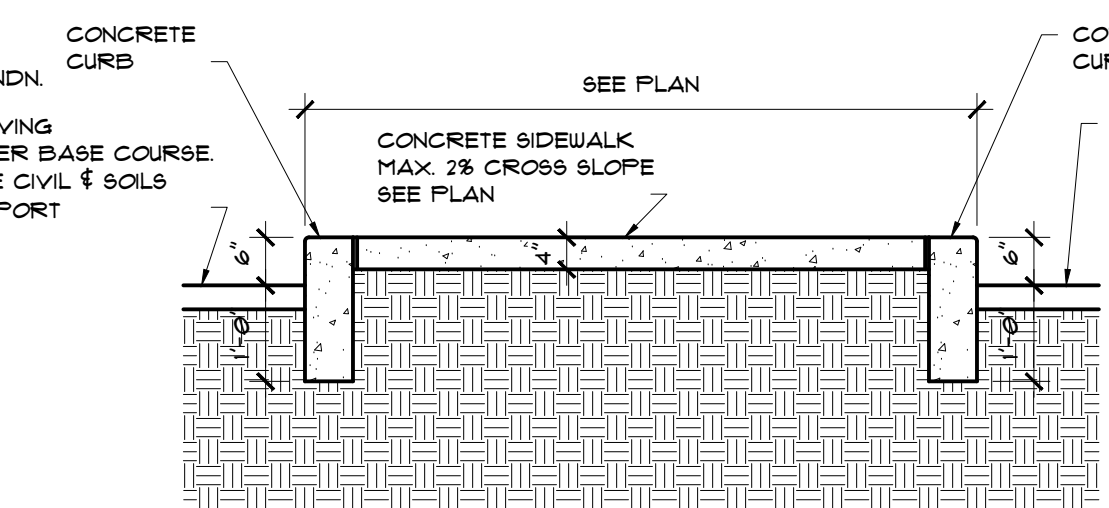


15 RAMP DETAIL
 AI.3 1/4"=1'-0"

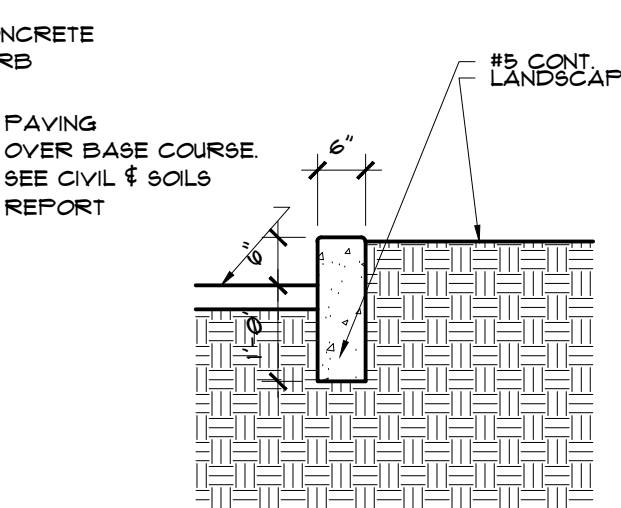
8 LIGHT POLE BASE
 AI.3 1/2"=1'-0"



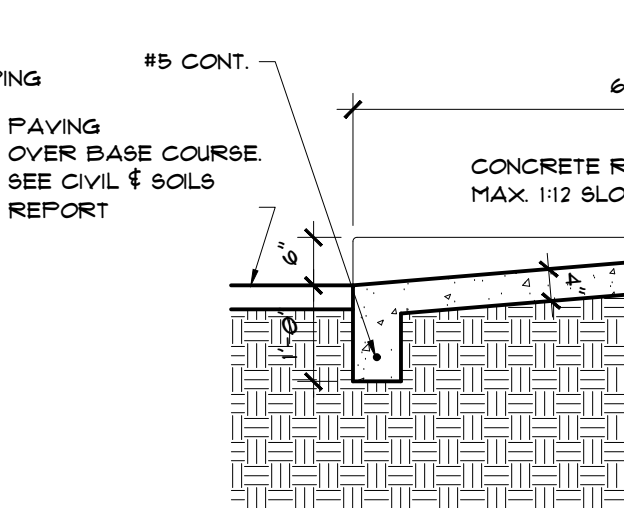
9 SCREEN WALL DETAIL
 AI.3 1/2"=1'-0"



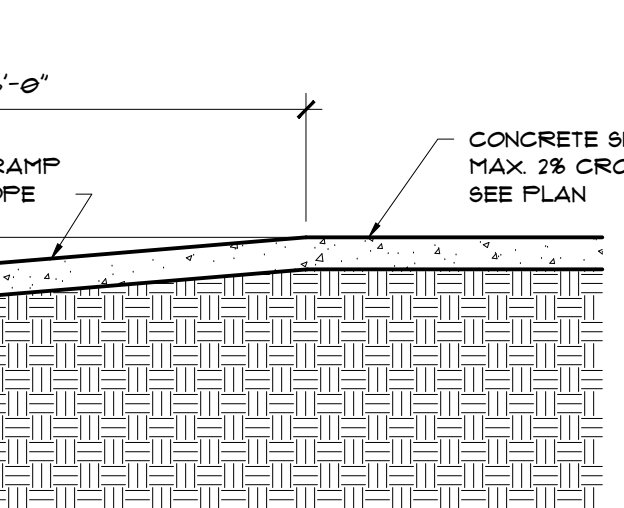
10 SIDEWALK DETAIL
 AI.3 1/2"=1'-0"



11 SIDEWALK DETAIL
 AI.3 1/2"=1'-0"

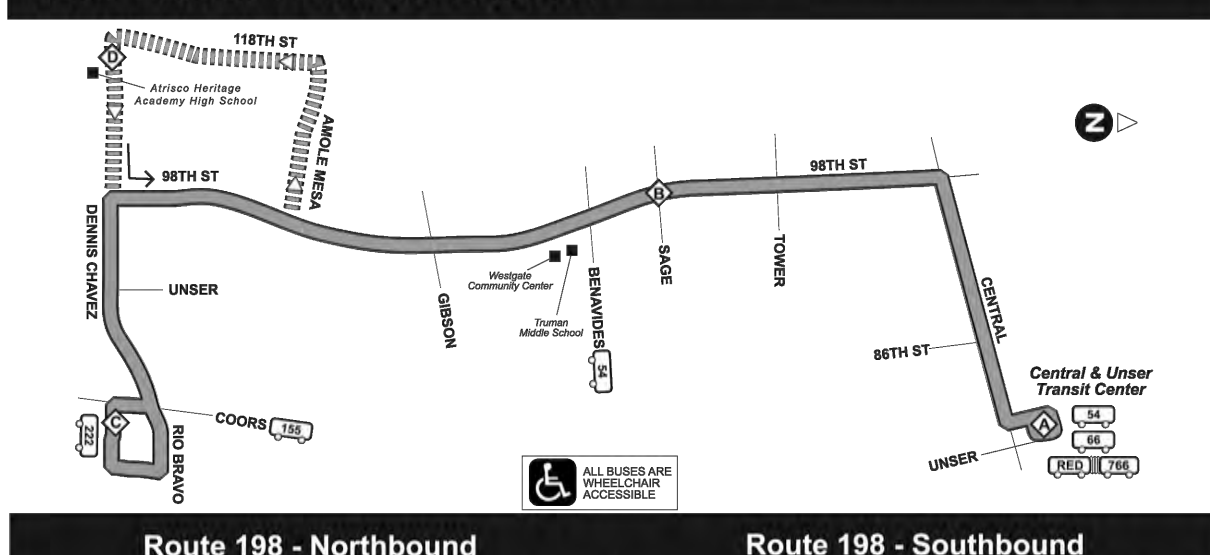


12 CURB DETAIL
 AI.3 1/2"=1'-0"



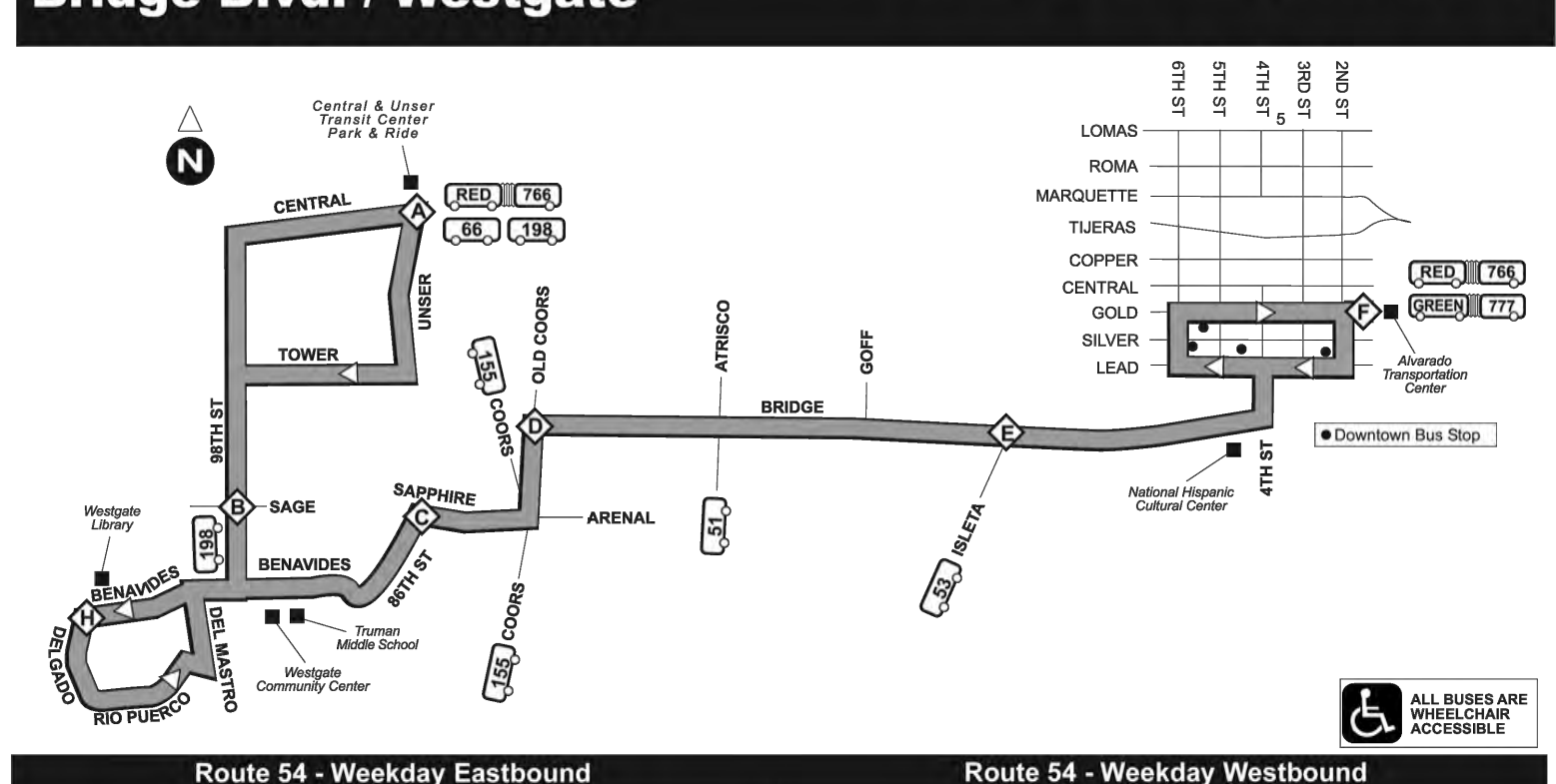
13 RAMP DETAIL
 AI.3 1/2"=1'-0"

Route / Ruta 198
98th Street / Dennis Chavez
 Effective: January 7, 2017

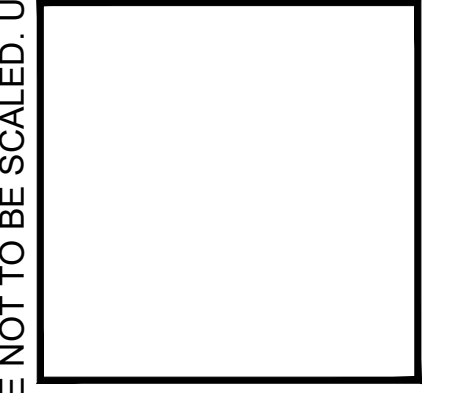
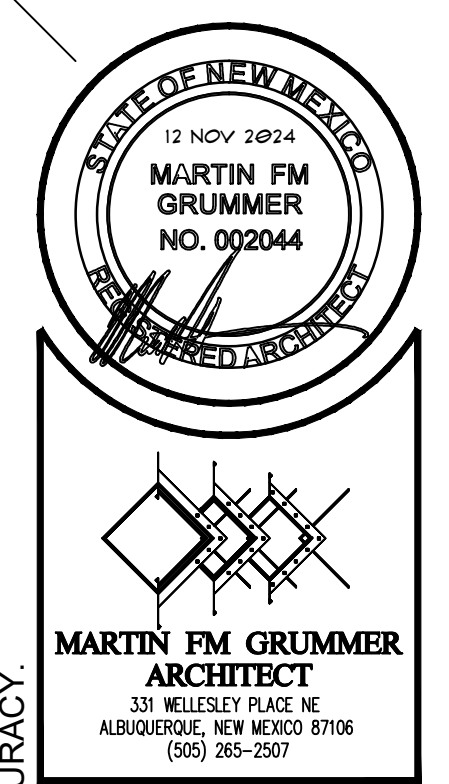


Route 198 - Northbound Route 198 - Southbound

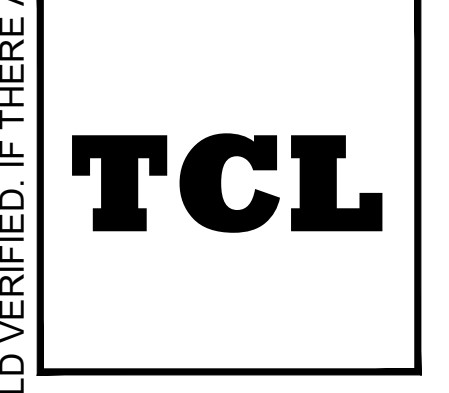
Route / Ruta 54
Bridge Blvd. / Westgate
 Effective: May 12, 2018



Route 54 - Weekday Eastbound Route 54 - Weekday Westbound



MERCADO EL MILAGRO
 SITE PLAN 2024
 10000 CENTRAL AVENUE SW
 ALBUQUERQUE, NEW MEXICO 87121



DATE: 12 NOV 2024
 DRAWN BY: MFMG
 CHECKED BY:
 VERIFIED BY:

REVISIONS

SHEET NO:
A1.3

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SITE DETAILS