

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 18, 2024

Craig Calvert
Modulus Architects & Land Use Planning, Inc.
8220 San Pedro Dr. NE, Suite 520
Albuquerque, NM 87113

**Re: El Mezquite Market Renovation
1306 BROADWAY BLVD SE
Traffic Circulation Layout
Engineer's/Architect's Stamp 12-06-24 (L14D068)**

Dear Mr. Calvert,

The TCL submittal received 12-17-2024 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 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,

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

\xxx via: email
C: CO Clerk, File



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: _____

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

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

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:

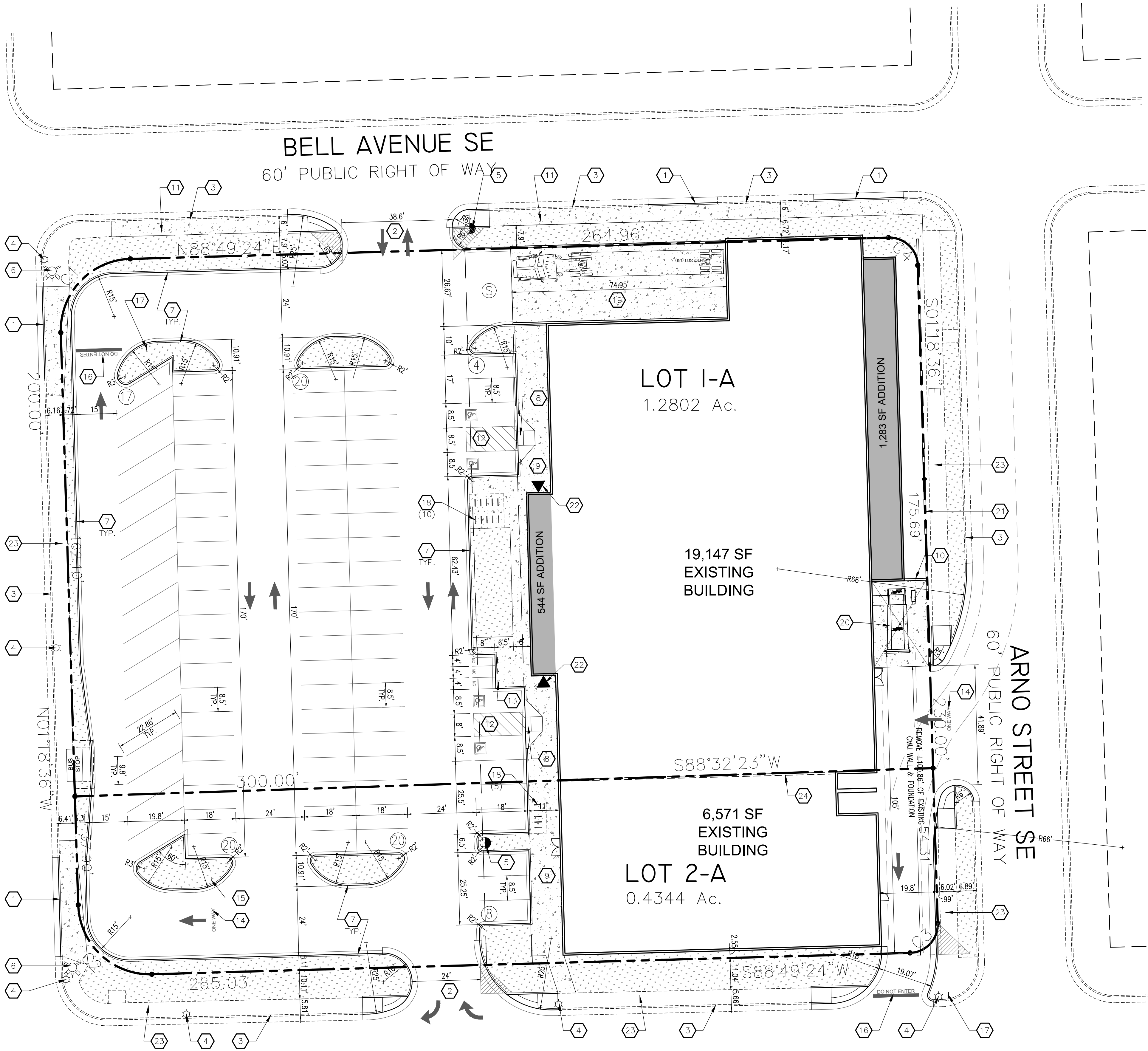
ENGINEER/ARCHITECT CERTIFICATION
PAD CERTIFICATION
CONCEPTUAL G&D PLAN
GRADING & DRAINAGE PLAN
DRAINAGE REPORT
DRAINAGE MASTER PLAN
CLOMR/LOMR
TRAFFIC CIRCULATION LAYOUT (TCL)
ADMINISTRATIVE
TRAFFIC CIRCULATION LAYOUT FOR DFT
APPROVAL
TRAFFIC IMPACT STUDY (TIS)
STREET LIGHT LAYOUT
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

BUILDING PERMIT APPROVAL
CERTIFICATE OF OCCUPANCY
CONCEPTUAL TCL DFT APPROVAL
PRELIMINARY PLAT APPROVAL
FINAL PLAT APPROVAL
SITE PLAN FOR BLDG PERMIT DFT
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
OTHER (SPECIFY) _____

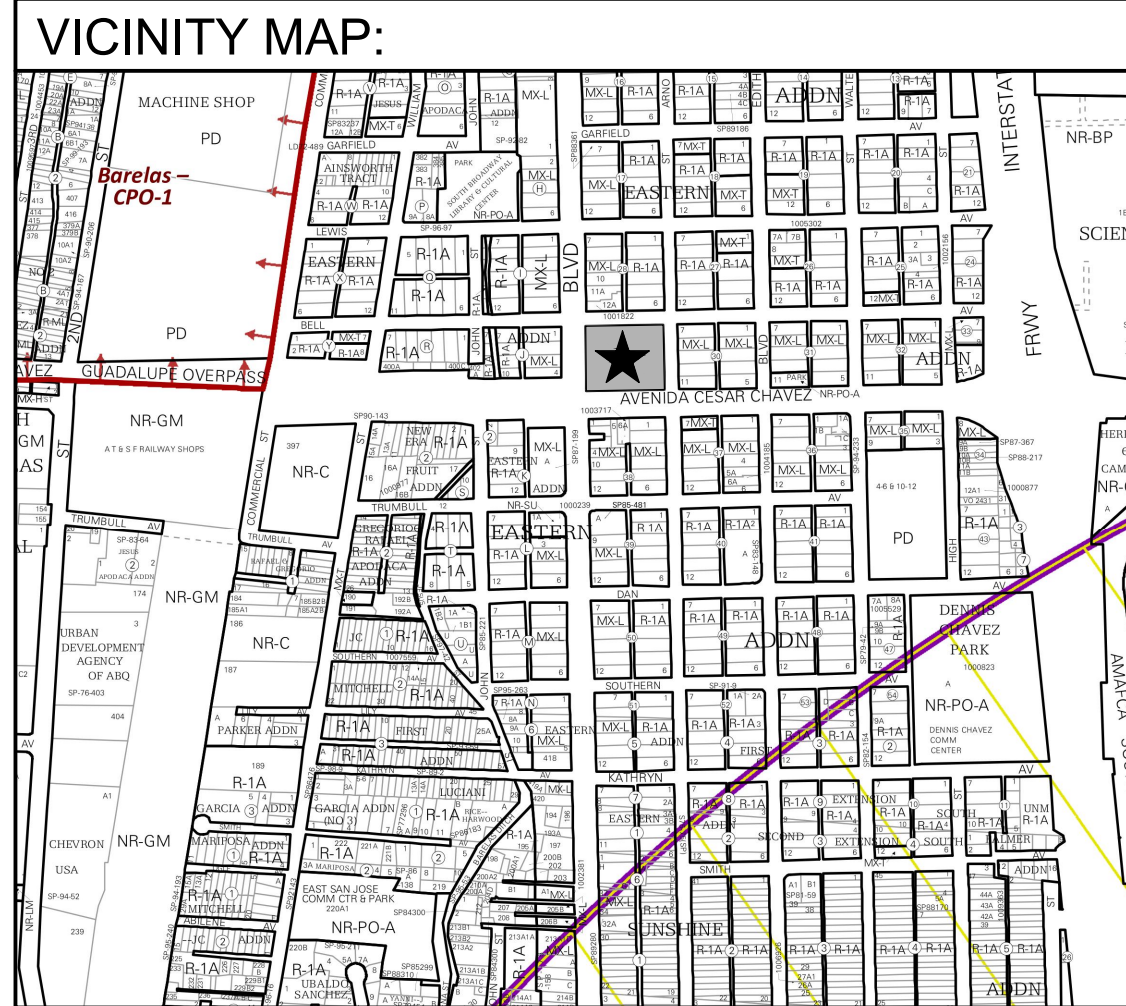
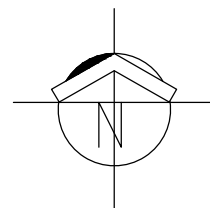
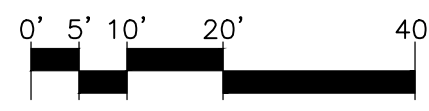
DATE SUBMITTED: _____

BROADWAY BLVD. SE
100' PUBLIC RIGHT OF WAY



AVENIDA CESAR CHAVEZ
110' PUBLIC RIGHT OF WAY

TRAFFIC CIRCULATION
LAYOUT APPROVED
Ernest Arroyo
Signed 12/19/2024
Date



SITE DATA:	
PROJECT ADDRESS:	1306 BROADWAY BLVD. SE
LEGAL DESCRIPTION:	LOTS 1-A & 2-A, BLOCK 29, EASTERN ADDITION, TOWN OF ALBUQUERQUE GRANT
PROPERTY SIZE:	LOT 1-A: 1.2802 ACRES LOT 2-A: 0.4344 ACRES TOTAL SIZE: 1.7146 ACRES
CURRENT ZONING:	MX-L
PROPOSED USE:	COMMERCIAL GROCERY STORE
BUILDING SIZE:	EXISTING GROCERY STORE: 19,147 SF GROCERY STORE ADDITION: 1,827 SF EXISTING VACANT TENANT: 6,571 SF TOTAL BUILDING SIZE: 27,545 SF

PARKING DATA:			
BUILDING DATA			
TOTAL BUILDING AREA: 27,545 SF (PROPERTY IS WITHIN THE BROADWAY BLVD. SE MAIN STREET AREA)			
PARKING REQUIREMENTS	RATIO	REQUIRED	PROVIDED
OFF-STREET PARKING SPACES (OFFICE)	1.75 PER 1,000 SF	48	89
ACCESSIBLE PARKING SPACES	36-50 SPACES	3	4
MOTORCYCLE PARKING	26-50 SPACES	2	3
BICYCLE PARKING SPACES	1 PER 2,000 SF	14	15

GENERAL NOTES:

A. ALL IMPROVEMENTS LOCATED IN THE PUBLIC RIGHT OF WAY MUST COMPLY WITH ALL CITY OF ALBUQUERQUE STANDARDS AND REQUIREMENTS FOR CONSTRUCTION.

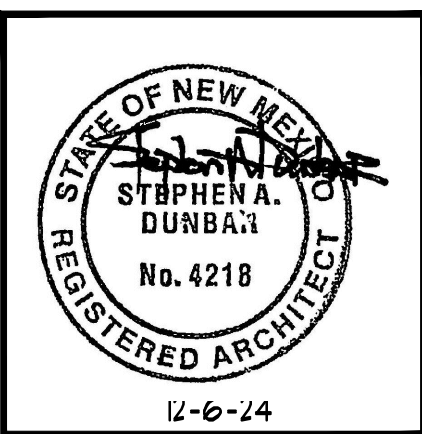
B. LANDSCAPING, FENCING & SIGNAGE SHALL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS: SIGNS, WALLS, TREES & SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE

- KEYED NOTES:
- EXISTING CONCRETE DRIVEPAD TO BE REMOVED AND REPLACED WITH STANDARD CONCRETE CURB & GUTTER WITH CONCRETE SIDEWALK, REFER TO COA STANDARD DETAILS 2415A & 2430.
 - EXISTING CONCRETE DRIVEPAD TO BE REMOVED AND RECONFIGURED AS SHOWN.
 - EXISTING CONCRETE CURB & GUTTER REMAIN. ALL BROKEN OR CRACKED CURB & GUTTER TO BE REPLACED PER COA STANDARD DETAIL 2015A.
 - EXISTING STREET LIGHT TO REMAIN.
 - EXISTING POWER POLE TO REMAIN.
 - EXISTING FIRE HYDRANT TO REMAIN.
 - NEW CONCRETE CURB & GUTTER, SEE DETAIL 2/AS501.
 - NEW FLARED ACCESSIBLE CURB RAMP, SEE DETAIL 12/AS501.
 - NEW CONCRETE SIDEWALK, SEE DETAIL 3/AS501.
 - NEW CMU SCREEN WALL AT COMPACTOR, SEE DETAIL 20/AS501.
 - NEW PUBLIC SIDEWALK, REFER TO COA STANDARD DETAIL 2430.
 - NEW ACCESSIBLE PARKING SYMBOL, ACCESS AISLE AND SIGN - SEE DETAIL 9/AS501.
 - NEW MOTORCYCLE PARKING SIGN, TYPICAL OF 4 - SEE DETAIL 11/AS501.
 - NEW "ONE-WAY" PAVEMENT MARKING, SEE DETAIL 7/AS501.
 - NEW "ONE-WAY" DIRECTIONAL SIGN, SEE DETAIL 18/AS501.
 - NEW "DO NOT ENTER" PAVEMENT MARKING, SEE DETAIL 17/AS501.
 - NEW "DO NOT ENTER" DIRECTIONAL SIGN, SEE DETAIL 19/AS501.
 - NEW BIKE RACKS, SEE DETAIL 5/AS501.
 - NEW CONCRETE TRUCK RAMP, SEE 15/AS501.
 - NEW MARATHON RJ-250SC 34 CUBIC YARD SELF CONTAINED COMPACTOR.
 - EXISTING 6' TALL CMU SCREEN WALL TO REMAIN.
 - TRIANGLE INDICATES AUTOMATIC SLIDING ENTRY DOOR LOCATIONS.
 - EXISTING CONCRETE SIDEWALK TO REMAIN. ALL BROKEN OR CRACKED CONCRETE SIDEWALK TO BE REPLACED PER COA STANDARD DETAIL 2430.
 - EXISTING CMU SEPARATION WALL TO REMAIN.

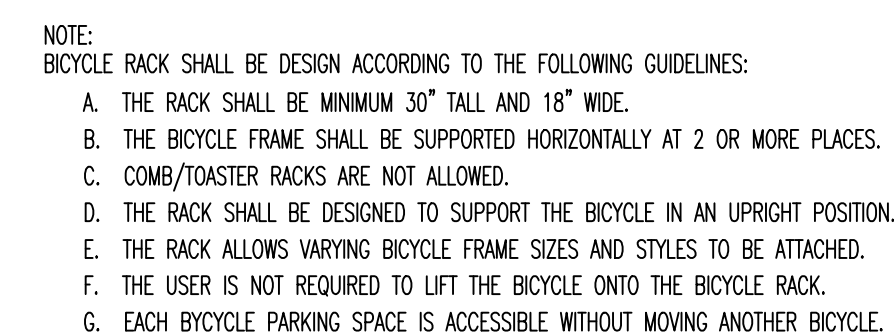
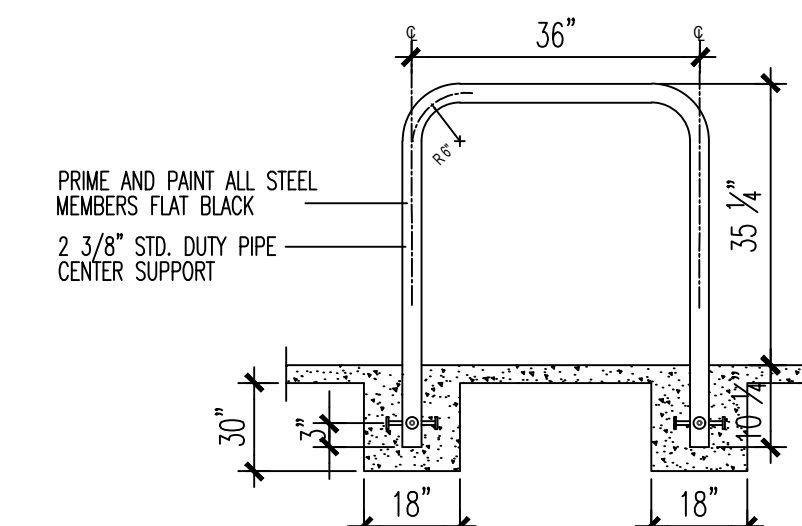
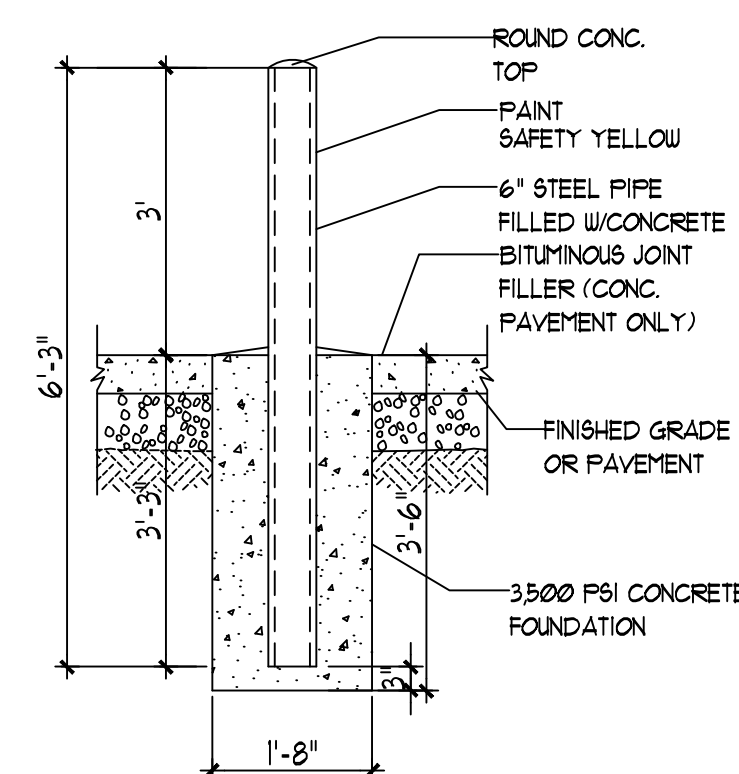
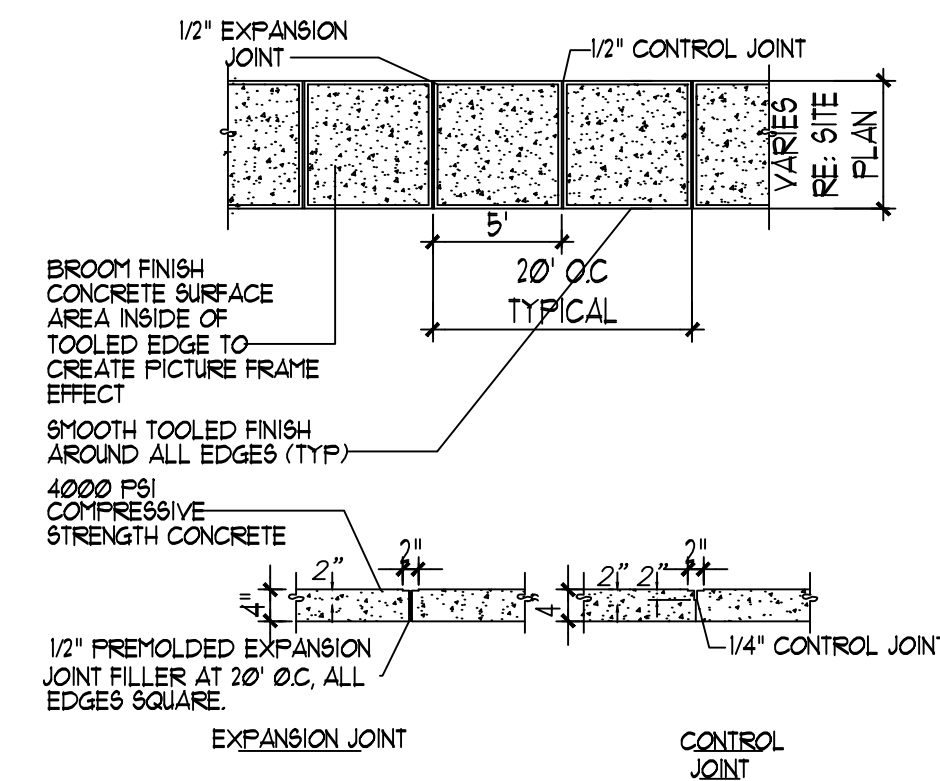
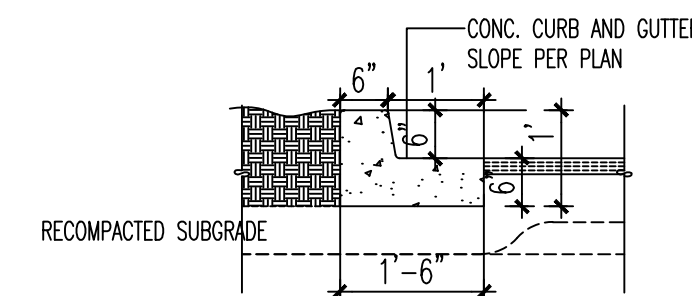
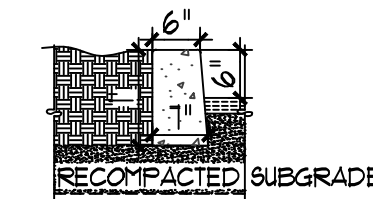
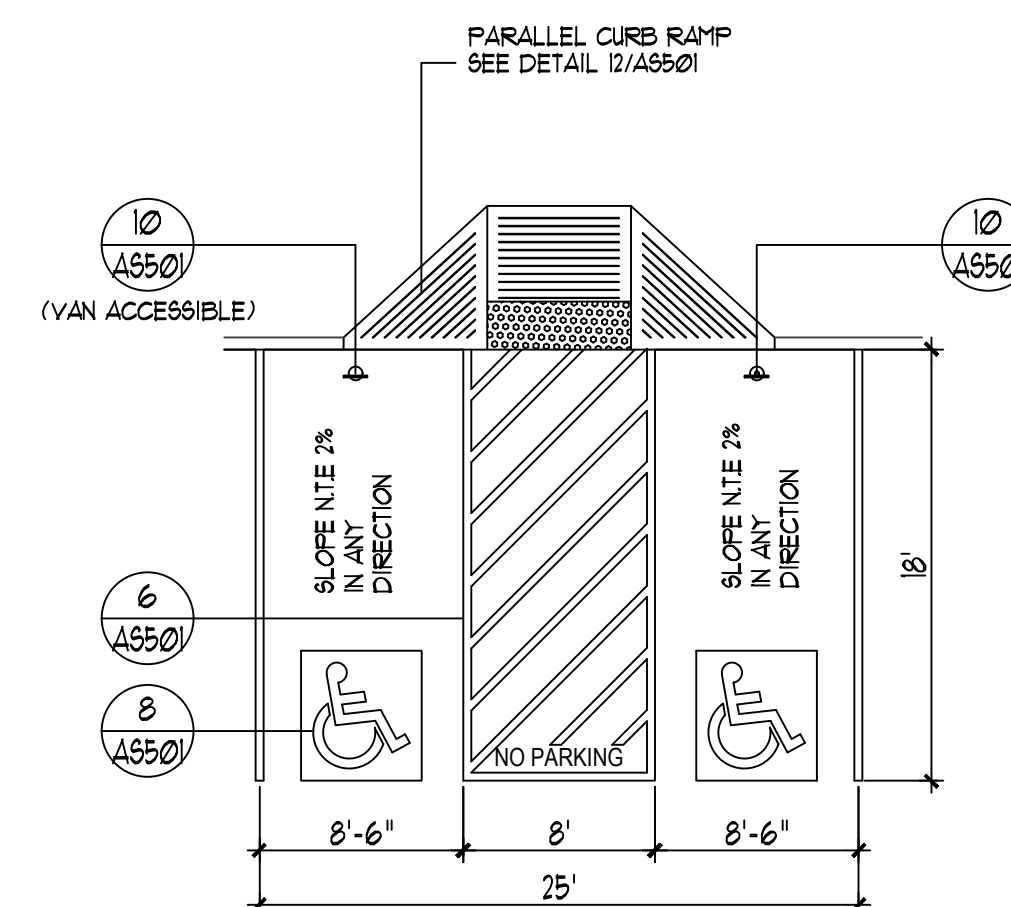
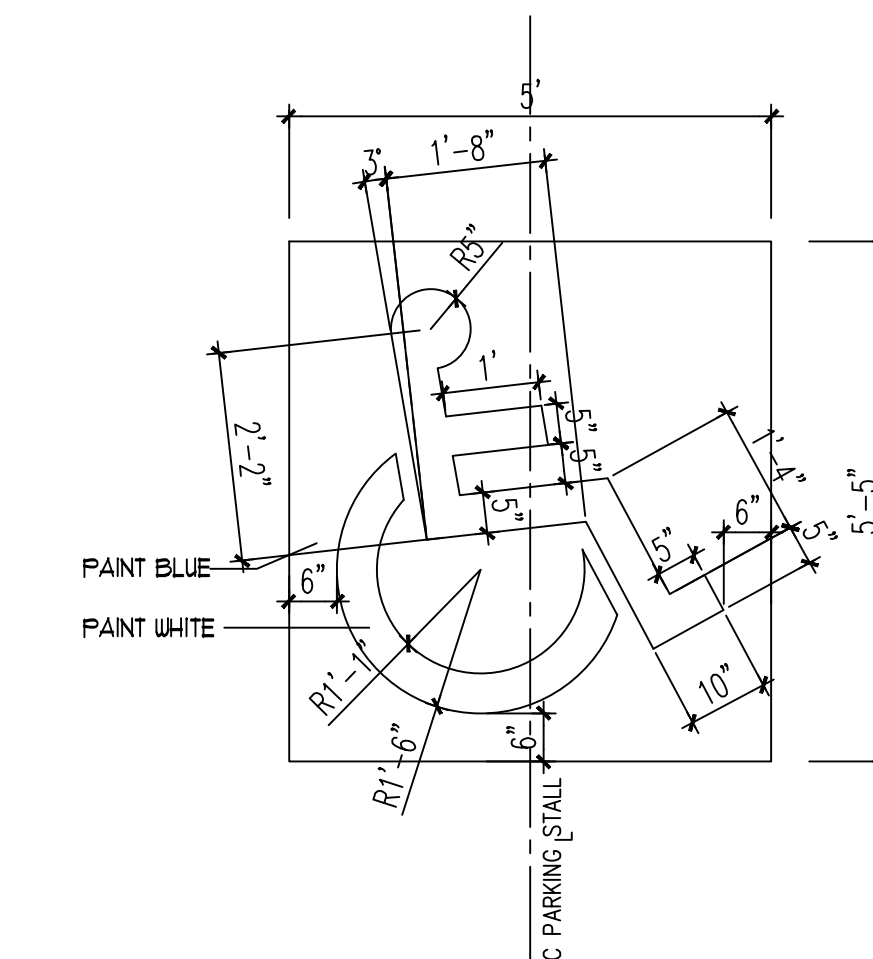
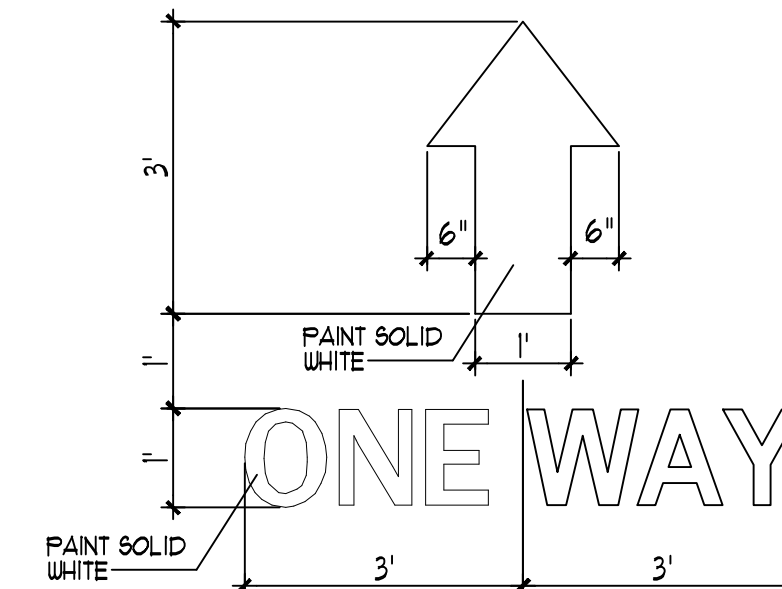
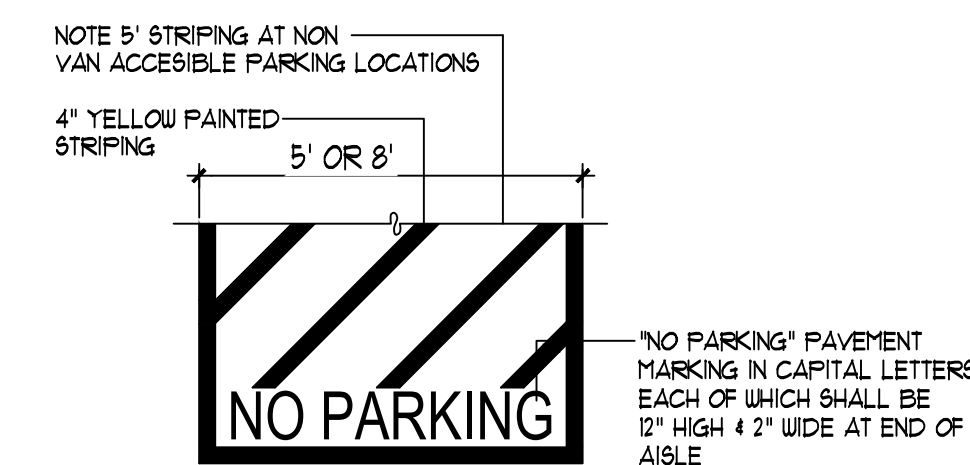
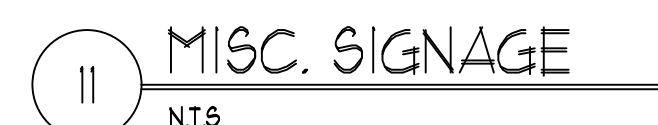
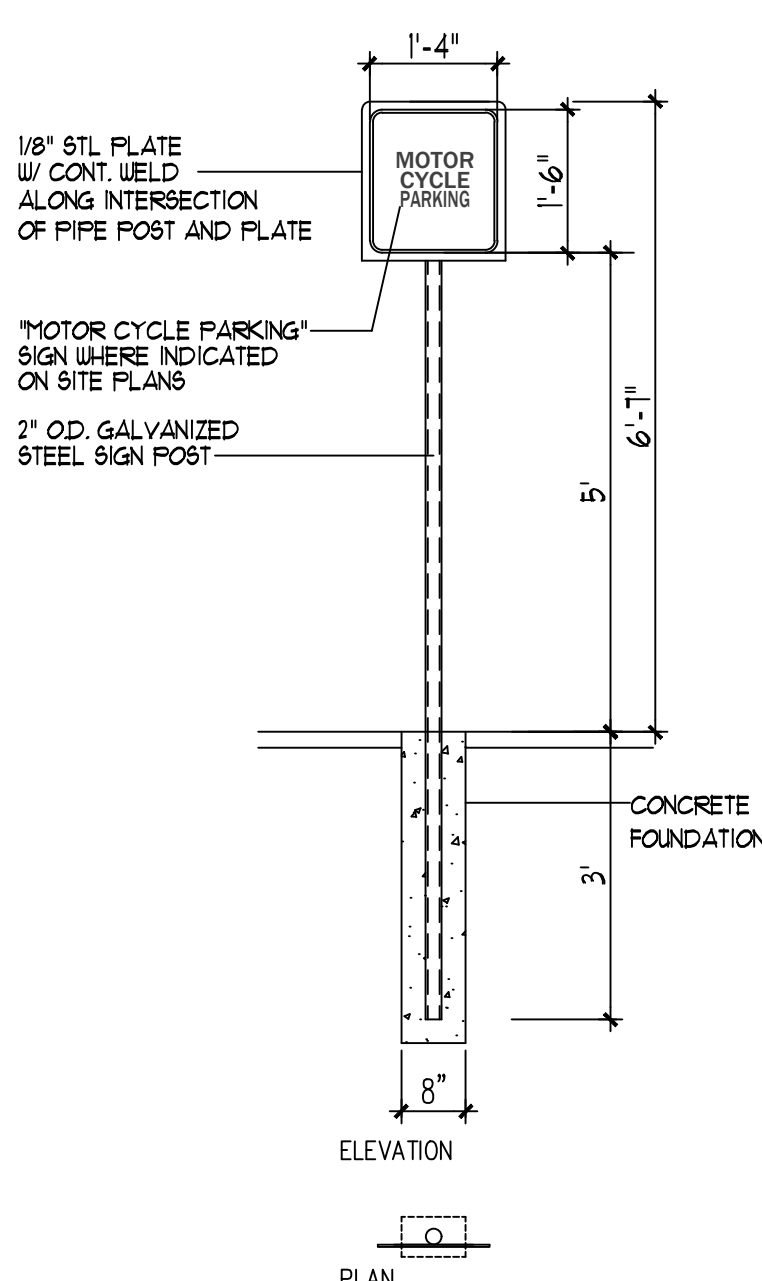
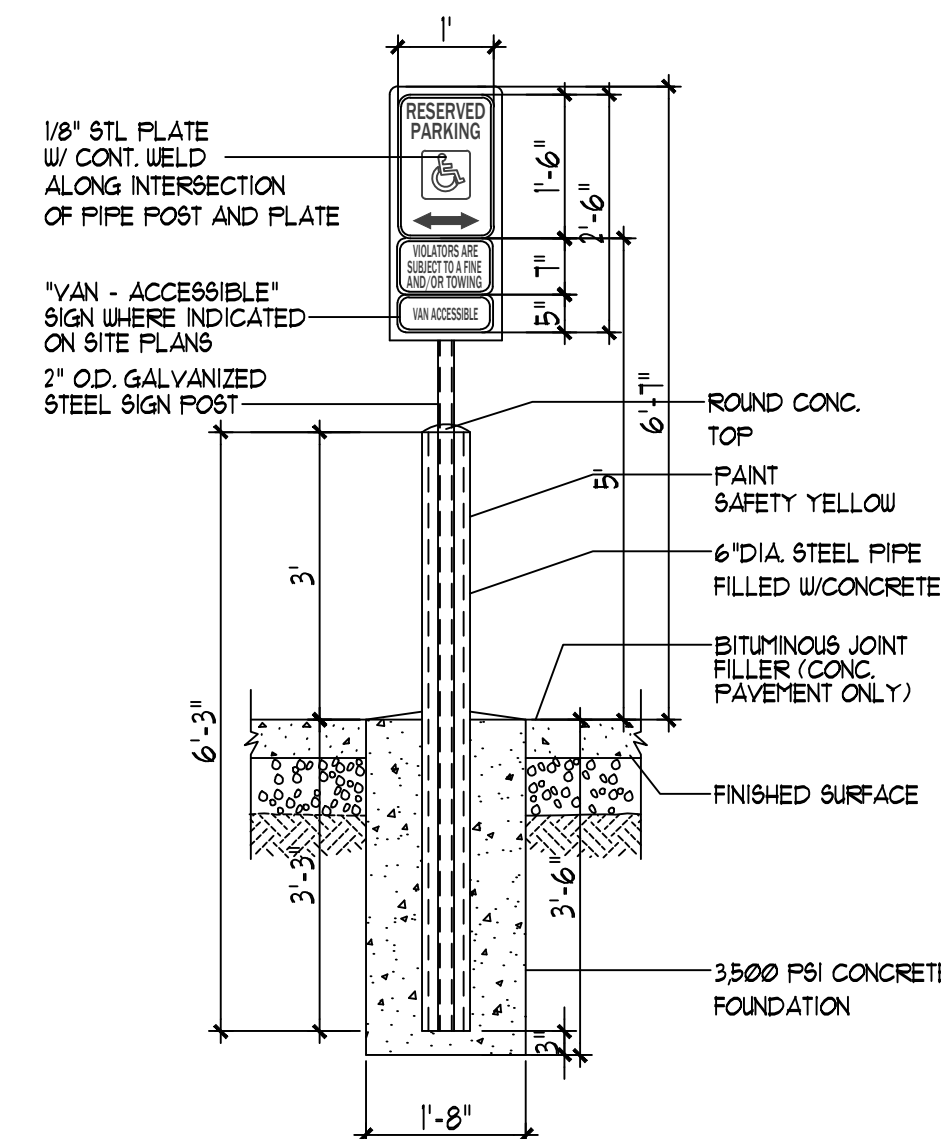
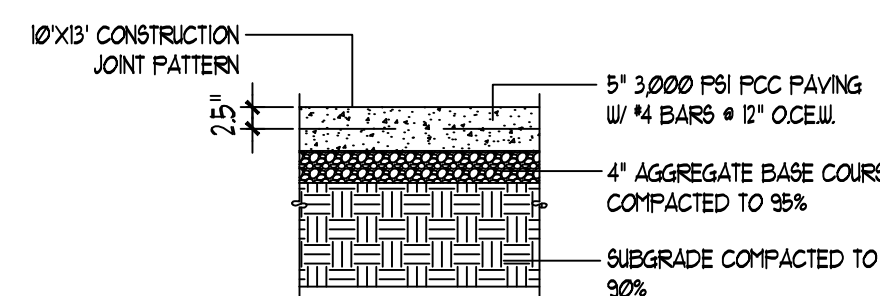
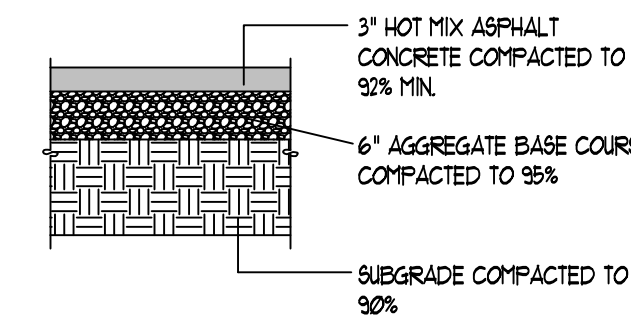
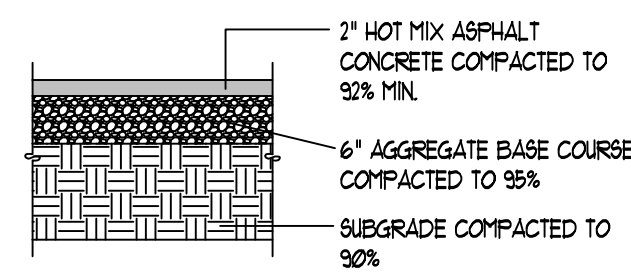
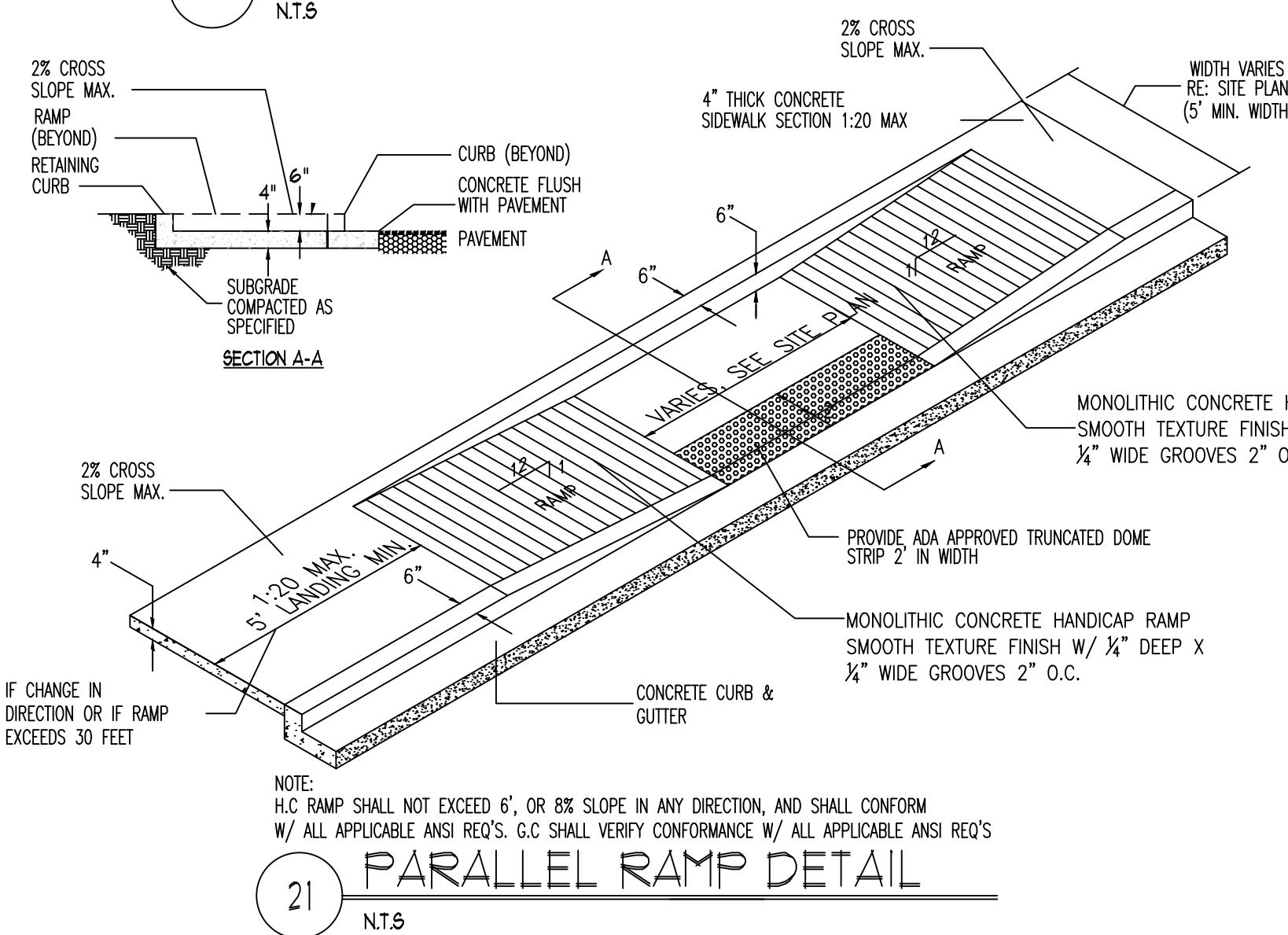
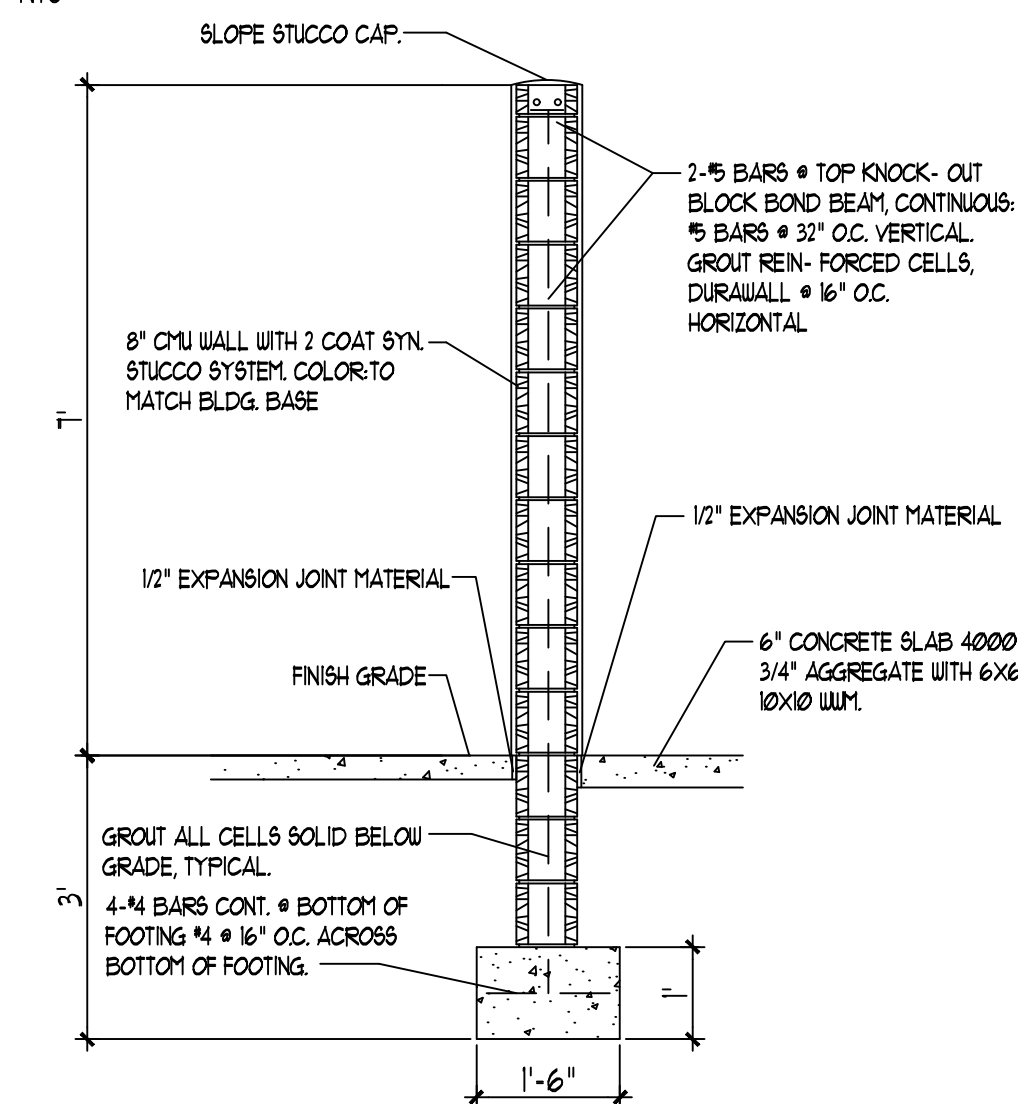
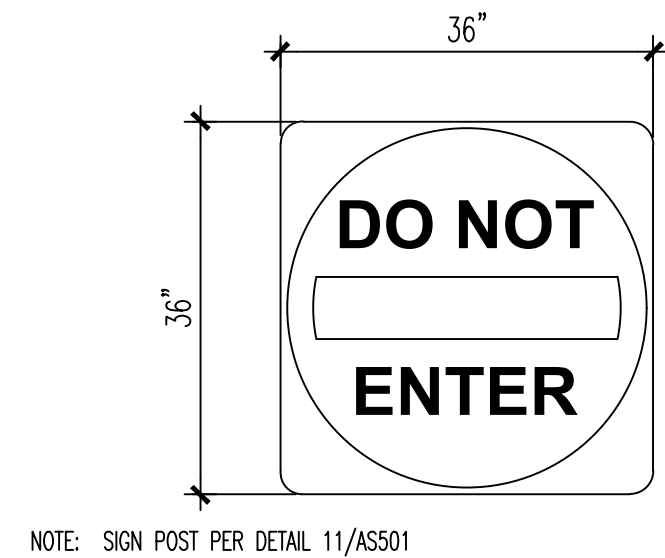
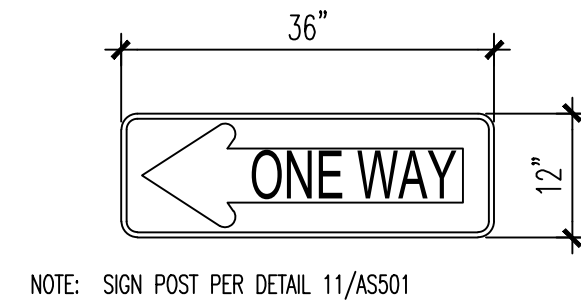
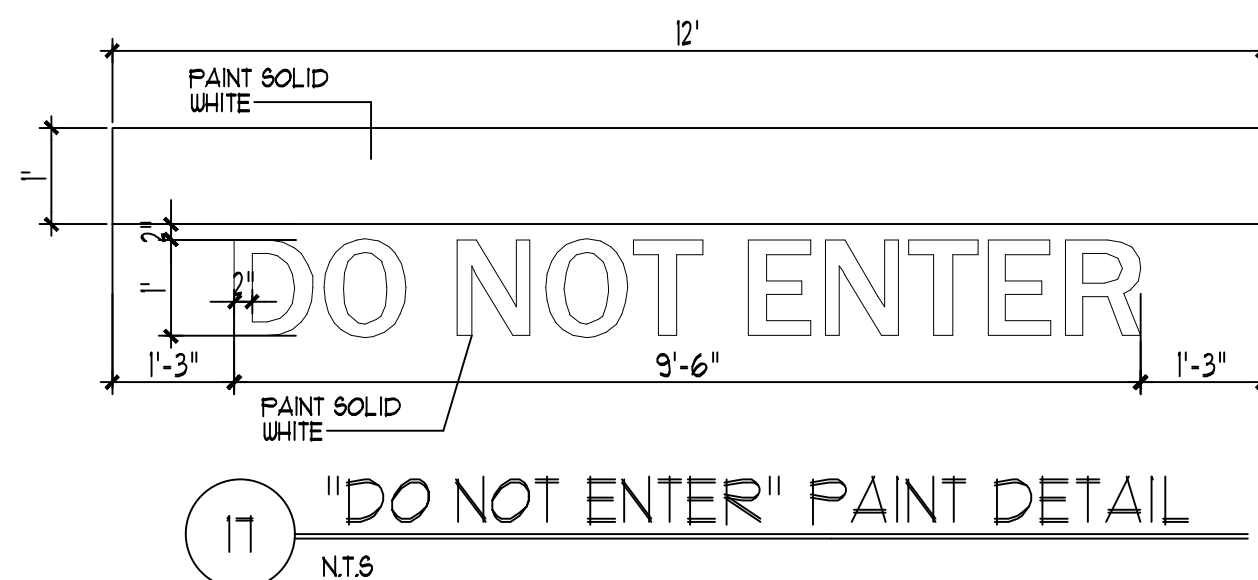
GRAPHIC LEGEND:	
---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT LINE
---	EXISTING CONCRETE CURB & GUTTER
---	EXISTING CMU SCREEN WALL
---	EXISTING BUILDING
---	PROPOSED BUILDING ADDITION
---	PROPOSED CONCRETE CURB
---	PROPOSED CONCRETE CURB & GUTTER
---	PROPOSED CONCRETE SIDEWALK/PAVING
---	PROPOSED LANDSCAPE AREA

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

MODULUS ARCHITECTS
& LAND USE PLANNING
8220 SAN PEDRO DRIVE NE, SUITE 520
ALBUQUERQUE, NEW MEXICO 87113
PHONE (505) 338-1499



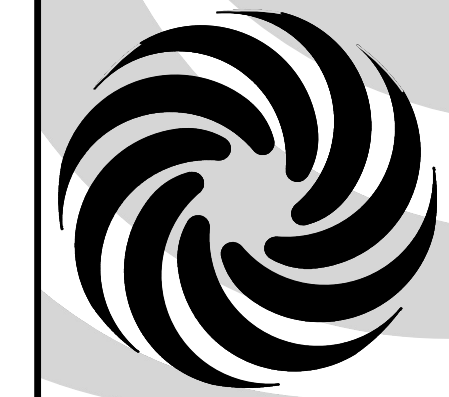
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PROJECT MANAGER STEPHEN DUNBAR, AIA		JOB NO. --	
SHEET TITLE ARCHITECTURAL SITE PLAN		DATE 12/23/2024	
SCALE: AS NOTED		SHEET NO. AS101	



REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			



**MODULUS ARCHITECTS
& LAND USE PLANNING**
8320 SAN PEDRO DRIVE NE, SUITE 520
ALBUQUERQUE, NEW MEXICO 87113
PHONE (505) 338-1499



STATE OF NEW MEXICO
STEPHEN A. DUNBAR
No. 4218
REGISTERED ARCHITECT

12-6-74

PROJECT TITLE		DATE	
EL MEZQUITE MARKET RENOVATION 1306 BROADWAY #E ALBUQUERQUE, NM		12/06/2024	
PROJECT MANAGER		SCALE	
STEPHEN DUNBAR, AIA		A6 NOTED	
JOB NO.	DRAWN BY:	sheet-	
--	CDC	A6501	
SHEET TITLE		of-	
SITE DETAILS			