

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 5, 2023

Scott C. Anderson, RA
Scott C. Anderson & Associates Architects
4419 4th St. NW
Albuquerque, NM 87107

**Re: University View Apartment
Lot 001 Block 8 Volcano Cliffs Subdivision
Traffic Circulation Layout
Architect's Stamp 09-29-23 (C09-D016B)**

Dear Mr. Anderson,

The TCL submittal received 09-28-2023 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

NM 87103

www.cabq.gov

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. **AN APPROVED WORK ORDER IS A CONDITION OF RELEASING THE FINAL CO.**

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

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: _____

SOLID WASTE CALCS:
175 UNITS X 0.55 CY = 96 CY PER WEEK

SOLID WASTE NOTES:
THE DEVELOPMENT HAS GATES, OWNER TO PROVIDE THE REFUSE DRIVER WITH REMOTE CONTROL GATE OPENER.

THE SLOPE LEADING TO THE TRASH ENCLOSURE/DUMPSTER SHALL BE NO GREATER THAN 1/8" PER FOOT ON THE APPROACH.

THERE IS NO FOOD SERVICE FOR THIS PROJECT.

RECYCLING CONTAINERS LOCATED ADJACENT TO THE REFUSE ENCLOSURE, SEE KEYED NOTE.

THE REFUSE DRIVER SHALL HAVE ACCESS TO TRASH ENCLOSURE/DUMPSTER BY 5:00AM.

THERE ARE NO OVERHANGING WIRES LEADING TO AND EXITING FROM THE TRASH ENCLOSURE.

THIS PROJECT WILL NOT ALTER EXISTING TRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION.

OWNER SHALL PURCHASE 8 CY REFUSE CONTAINER.

UPC: 101006305745520820
LEGAL: LOT 001 BLOCK 8 VOLCANO CLIFFS SUBDIVISION
ZONING: MX-L
ZONE ATLAS PAGE: D-10

GROSS LOT AREA = 6.5656 AC = 285,999.06 SF
BUILDING FOOTPRINT = 31,561 SF
NET LOT AREA = 30 SF
REQUIRED LANDSCAPE AREA @ 15% = 29,023 SF; 74,520 SF PROVIDED

PARKING:
MULTI-FAMILY
1 BEDROOM: 87 EACH X 1.2 SPACES = 104 SPACES
2 BEDROOM: 88 EACH X 1.6 SPACES = 140 SPACES
LEASING OFFICE: 3 SF X 0.0035 = 2 SPACES REQUIRED
TOTAL SPACES REQUIRED = 246 SPACES
SPACES PROVIDED = 300 SPACES
246 SPACES X 2% = 5 CHARGING SPACES REQUIRED, 6 PROVIDED

HC REQUIRED: 4 STANDARD, 3 VAN
MOTORCYCLE PARKING 151-300 SPACES: 5 SPACES REQUIRED / 7 PROVIDED
BIKE PARKING 10% OF 246: 25 REQUIRED, 32 SPACES PROVIDED

IDO TABLE 5-1-2 OPEN SPACE:
1 BEDROOM: 87 EA X 225 SF = 19,575 SF
2 BEDROOM: 88 EA X 285 SF = 25,080 SF

TOTAL REQUIRED = 44,837 SF

GRADE LEVEL OPEN SPACE = 67,985 SF PROVIDED (INCLUDING SIDEWALKS)
UPPER FLOOR BALCONIES & DECKS = 7,875 SF PROVIDED
TOTAL PROVIDED = 75,860 (69% MORE THAN REQUIRED)

NOTE:
ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN ON A PUBLIC WORK ORDER.

LANDSCAPING, FENCING AND SIGNING 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.

ALL PAVING SHALL BE ASPHALT UNLESS NOTED OTHERWISE, REF. DETAIL THIS SHEET.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-5 (G).

ALL OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES 70 WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.

BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.

WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER.

PROVIDE ELECTRIC VEHICLE CHARGER AT EACH BAY OF LEASED GARAGES

SITE LIGHTING WILL BE PROVIDED BY LIGHT BOLLARDS AND WALL MOUNTED FIXTURES AND SHALL COMPLY WITH 5-8 OF THE IDO

MC SHALL BE PAINTED ON THE PAVEMENT OF EACH MOTORCYCLE PARKING SPACE

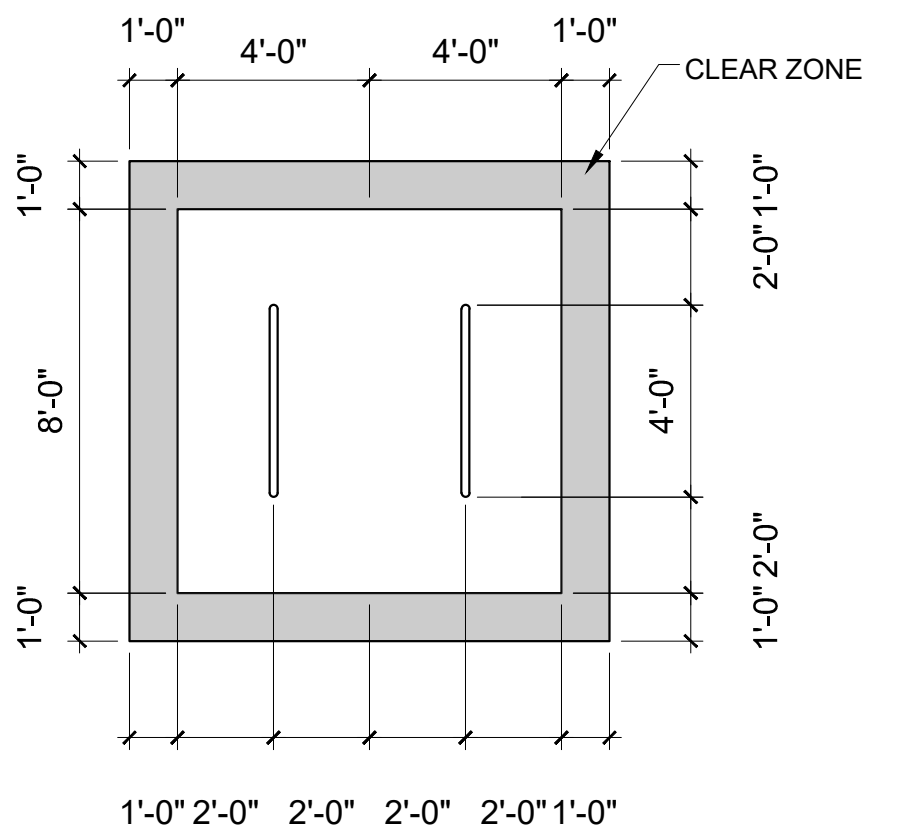
AN APPROVED WORK ORDER IS A CONDITION OF RELEASING THE FINAL CO.

TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Armijo 10/5/2023
Signed Date

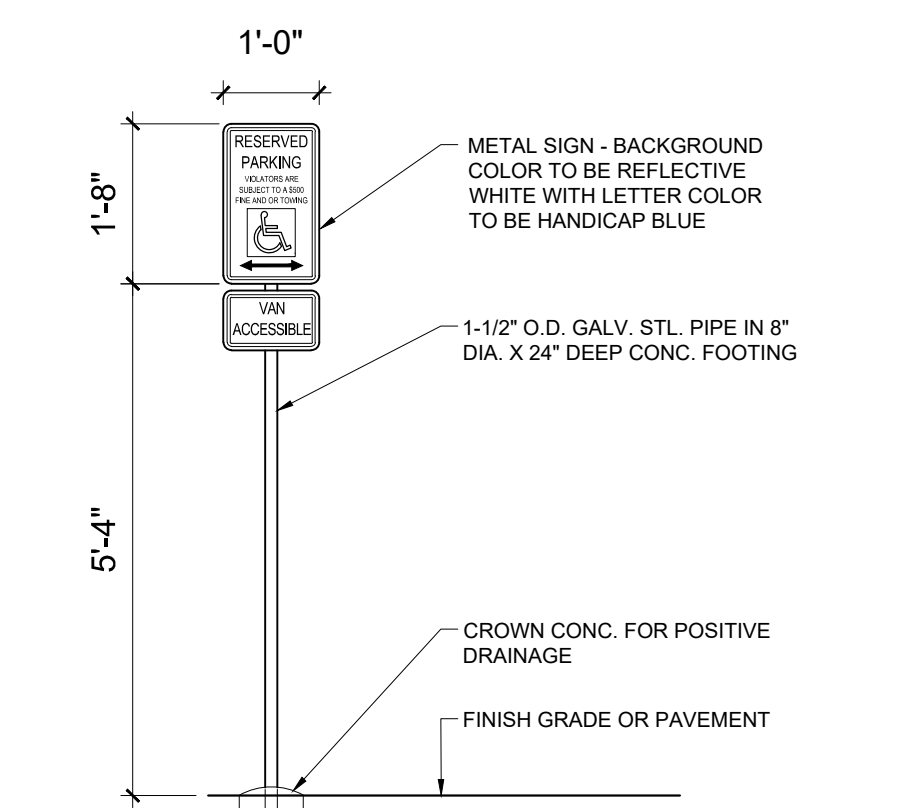
- LEGEND
- BUILDING
 - CONCRETE
 - ASPHALT PAVING
 - LANDSCAPE
 - POOL
 - CLEAR SIGHT TRIANGLE

- KEYED NOTES
1. 8 SPACE BIKE RACK, REF DETAIL THIS SHEET
 2. MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
 3. H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
 4. NEW FIRE HYDRANT
 5. IRRIGATION BOX
 6. NEW 6" SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
 7. FIRE DEPT. CONNECTION
 8. PEDESTRIAN GATE
 9. PARALLEL CURB RAMP, REF DETAIL A, COA STANDARD DETAIL 2443
 10. PERPENDICULAR CURB RAMP, REF DETAIL B COA STANDARD DETAIL 2441
 11. PROPERTY LINE
 12. VEHICULAR GATE
 13. EXISTING POWER POLE
 14. KNOX BOX
 15. CLEAR SIGHT TRIANGLE, LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FT TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
 16. PERPENDICULAR RAMP, REF COA STANDARD DETAIL 2447
 17. 6" WROUGHT IRON FENCE
 18. REFUSE CONTAINER, REF DETAIL THIS SHEET
 19. RECYCLING CONTAINER, REF DETAIL THIS SHEET
 20. FIRE DEPARTMENT CONNECTION
 21. 100FT POWER LINE EASEMENT
 22. ELECTRIC VEHICLE CHARGING STATION
 23. 20FT DRAINAGE EASEMENT
 24. 10FT PUBLIC UTILITY EASEMENT
 25. 8" STANDARD C & G PER COA STANDARD DETAIL 2415A
 26. PLAYGROUND



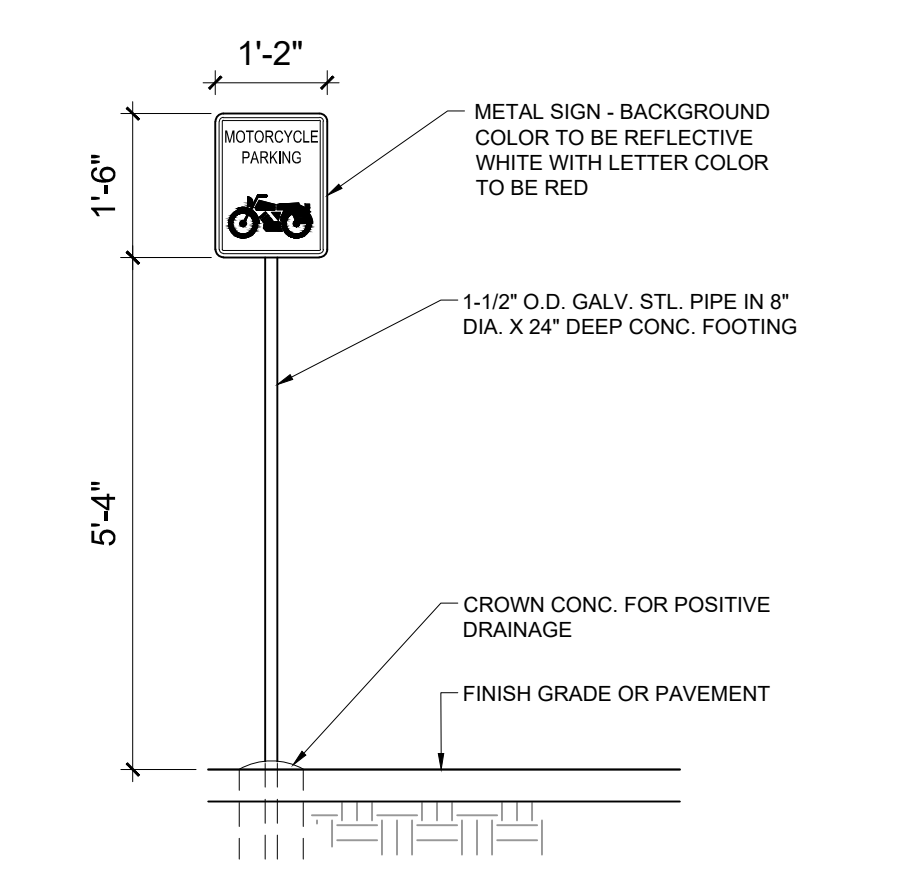
BIKE PARKING

SCALE: 1/4" = 1'-0"



HC SIGN

SCALE: NTS

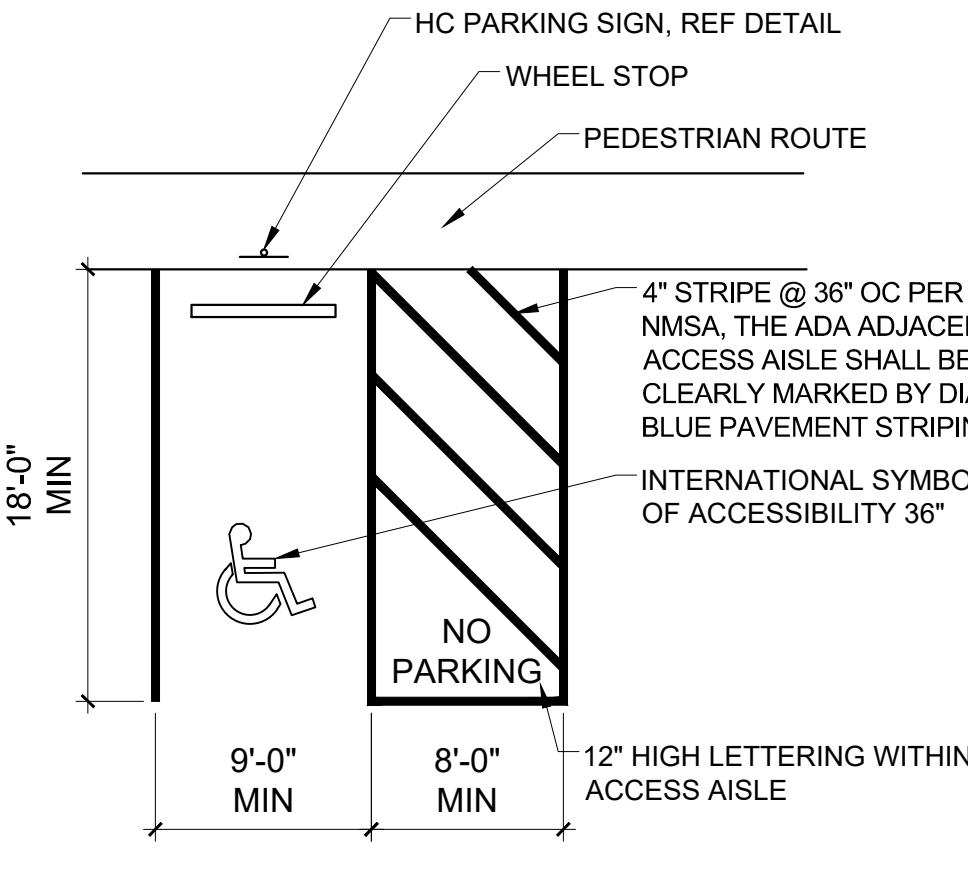


MOTORCYCLE SIGN

SCALE: 1/2" = 1'-0"

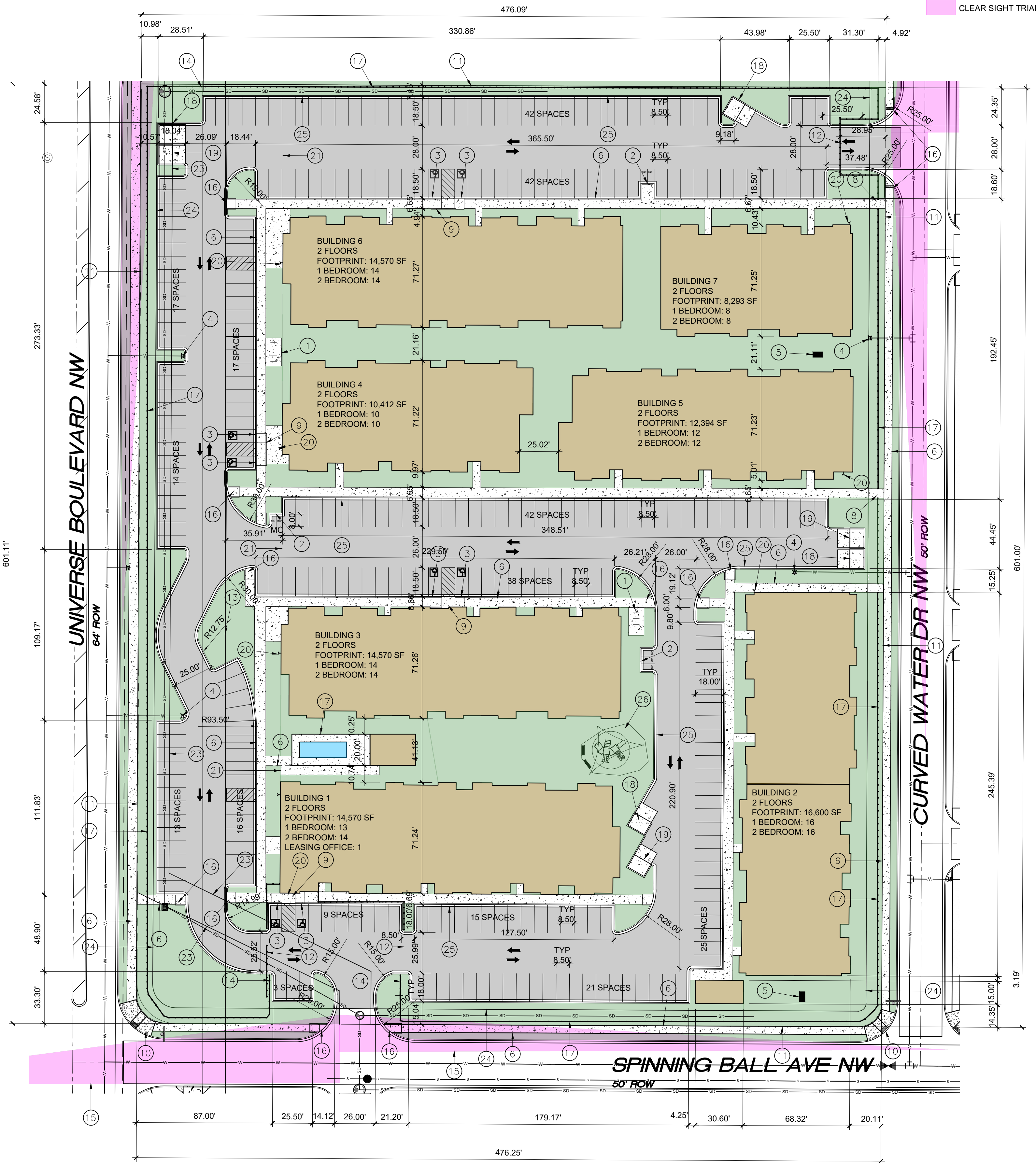
REFUSE ENCLOSURE

SCALE: 1/8" = 1'-0"

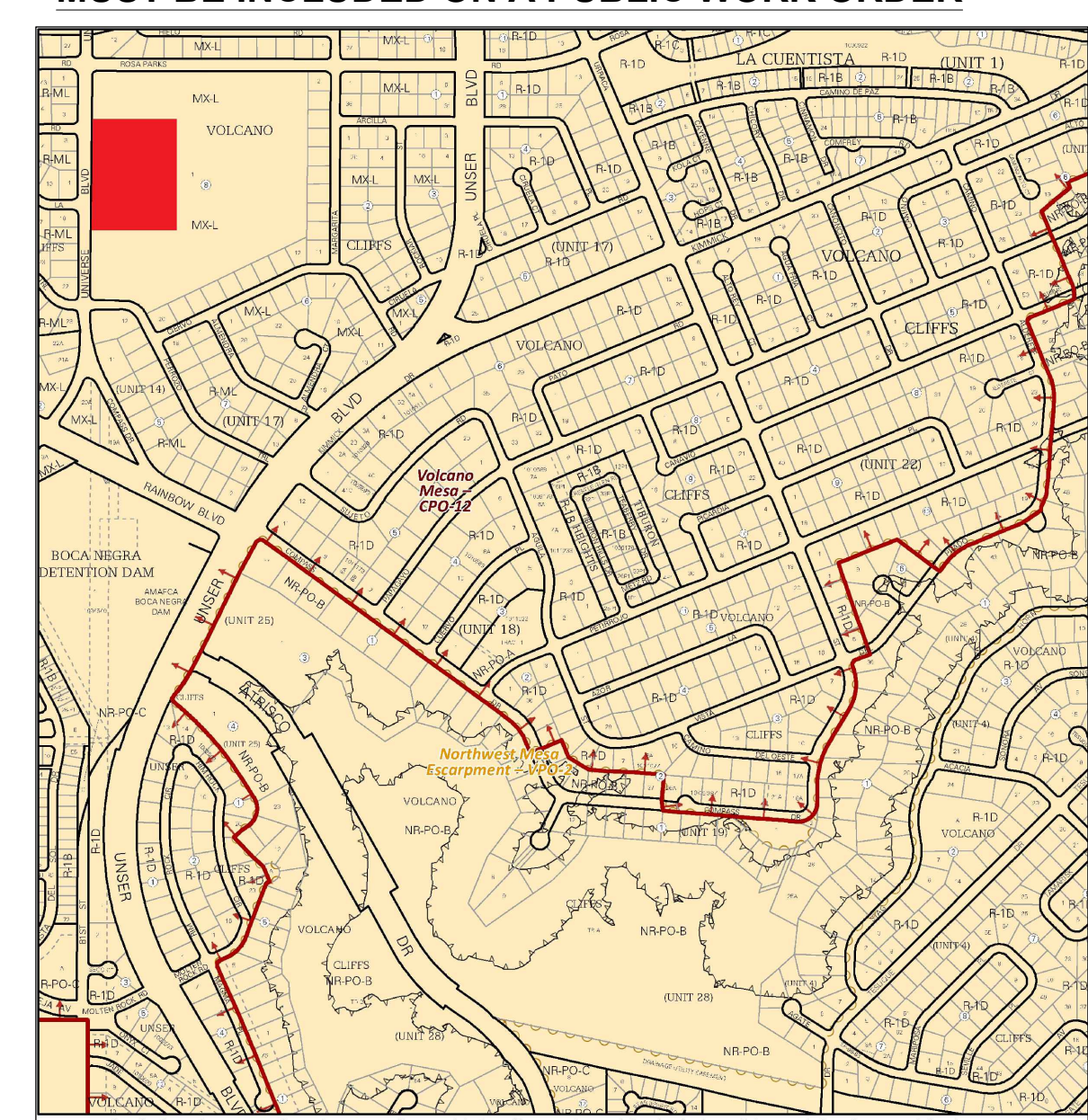


ADA PARKING

SCALE: 3/4" = 1'-0"



ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WALL MUST BE INCLUDED ON A PUBLIC WORK ORDER



IDO Zone Atlas
May 2018

AGIS

IDO Zoning information as of May 17, 2018. The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page: D-10-Z

Legend:
 - Easement
 - Escarpment
 - Pecos National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone

AREA MAP

SCALE: NTS

SCOTT C. ANDERSON & associates architects
2818 4th St NW, Suite C Albuquerque, NM 87107
scott@scarchitects.com 505.401.7575

UNIVERSE VIEW APARTMENTS
UNIVERSE BLVD NW
ALBUQUERQUE, NM 87108

DRAWING TITLE: **SITE PLAN**

SEAL: SCOTT C. ANDERSON, No. 4341, 09/29/2023, REGISTERED ARCHITECT

DESIGNED	PROJECT NO.
DRAWN	SCALE
CHECKED	DRAWING NO.
REVIEWED	DATE

09/29/2023

A-100

SITE PLAN

SCALE: 1" = 40'-0"