

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

May 19, 2025

Scott Anderson, RA  
Scott Anderson & Associates Architects  
5009 Royene NE  
Albuquerque, NM 87110

[scott@scaarchitects.com](mailto:scott@scaarchitects.com)

**Re: Samana Apartments**  
**6501 Bataan SW**  
**Traffic Circulation Layout**  
Engineer's Stamp 5-1-25 (L11D072) TRANS-2025-00131

Dear Mr. Anderson,

The TCL submittal received 5-12-2025 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, and the TCL to the [ABQ-PLAN](#) 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,

Sertil A. Kanbar

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

C: CO Clerk, File



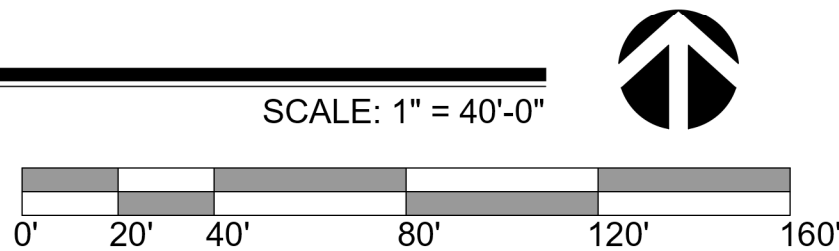


TRAFFIC CIRCULATION  
LAYOUT APPROVED

Sertil A. Kanbar 5/19/2025

Signed Date

TRAFFIC CIRCULATION LAYOUT



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

NOTE:

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 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.

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

BROKEN OR CRACKED SIDEWALK IS TO BE REPLACED WITH NEW SIDEWALK PER COA STD DRAWING 2430

ALL TOWNHOUSES SHALL HAVE EV CHARGING IN THE GARAGE

SITE ANALYSIS DATA

UPC: 1010056525424 10601  
LEGAL: TRACT 155 UNIT 6 ATRISCO GRANT  
ZONING: MX-T  
ZONE ATLAS PAGE: L-10 & L-11

GROSS LOT AREA = 5.66 AC = 246,549 SF  
BUILDING FOOTPRINT = 78,498 SF  
NET LOT AREA = 168,051 SF  
REQUIRED LANDSCAPE AREA @ 15% = 25,207 SF ; 55,501 SF PROVIDED

IDO TABLE 5-5-1 PARKING :  
MULTI-FAMILY  
1 BEDROOM: 108 EACH X 1.2 SPACES = 129.6 SPACES  
2 BEDROOM: 12 EACH X 1.6 SPACES = 19.2 SPACES  
3 BEDROOM: 30 EACH X 1.8 SPACES = 54 SPACES  
TOTAL SPACES REQUIRED: 202.8 SPACES  
SPACES PROVIDED = 214 SPACES

MOTORCYCLE PARKING 151-300 SPACES: 5 SPACES REQUIRED / 6 PROVIDED  
ADA PARKING 201-300 SPACES: 7 SPACES REQUIRED/ 12 PROVIDED VAN ACCESSIBLE  
BIKE PARKING 10% OF 214: 22 REQUIRED. 30 SPACES PROVIDED  
EV PARKING 5% OF 214: 11 REQUIRED. 30 PROVIDED

IDO TABLE 2-4-1 OPEN SPACE:  
1 BEDROOM: 80 EA X 225 SF X 0.5 = 9,000 SF  
2 BEDROOM: 16 EA X 285 SF X 0.5 = 2,280 SF  
3 BEDROOM: 30 EA X 350 SF X 0.5 = 5,250 SF  
STUDIO: 16 EA X 225 SF X 0.5 = 1,800 SF

TOTAL REQUIRED = 18,330 SF

GRADE LEVEL OPEN SPACE = 81,738 SF PROVIDED  
UPPER FLOOR BALCONIES & DECKS = 6,660 SF PROVIDED

IDO 14-16-4-3(B)(8)(b) 1 TREE REQUIRED PER GROUND FLOOR UNIT = 90 TREES  
1 TREE REQUIRED FOR 2ND FLOOR UNITS = 60 TREES  
TOTAL TREE REQUIREMENT = 150 TREES

SOLID WASTE CALCS:  
142 UNITS X 0.55 CY = 78.1 CY PER WEEK

SOLID WASTE NOTES:

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.

THIS FACILITY WILL NOT DISTRIBUTE, OR PROCESS FOOD, OR DRINK THAT WOULD LEAK FROM THE REFUSE CONTAINER.

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.

PROPERTY OWNER RESPONSIBLE FOR PLACING RECYCLING AT DESIGNATED COLLECTION POINT ON COLLECTION DAY.

OWNER SHALL PURCHASE 8 CY REFUSE CONTAINER.

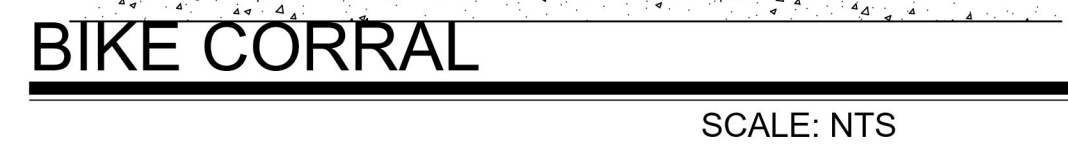
KEYED NOTES



- NEW DRIVE CUT REF CITY OF ALBUQUERQUE STANDARD DETAIL 2426 FOLLOW PARALLEL RAMP DETAIL, NOTE DETAIL 2446 FOR DETECTABLE WARNING SURFACE.
- 6 SPACE BIKE RACK, REF DETAIL SHEET A-501
- MOTORCYCLE PARKING SIGN REF DETAIL SHEET A-501
- H.C. PARKING SIGN, REF DETAIL ON SHEET A-501
- NEW FIRE HYDRANT
- NEW 6' SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
- HC PARKING SYMBOL
- CURB AND GUTTER, REF COA DETAIL
- EXISTING PROPERTY LINE
- NEW ROLL CURB REF CITY OF ALBUQUERQUE STANDARD DETAIL 2415A.
- 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
- CURB RAMP, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2441, NOTE DETAIL 2446 FOR DETECTABLE WARNING SURFACE
- PARALLEL RAMP, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2443
- EXISTING BLOCK WALL
- REFUSE CONTAINER, REF DETAIL THIS SHEET
- IDO SETBACK LINE
- ASPHALT PAVING
- RECYCLING CONTAINER STORAGE POINT
- TRASH ENCLOSURE
- FRONT DOOR
- RETENTION POND
- NEW 6FT RETENTION WALL
- NEW METAL FENCE REFERENCE DETAIL ON A-501
- EXISTING 5FT SIDEWALK
- PIV
- FDC
- 5FT LANDSCAPE BUFFER
- NEW CROSSWALK

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

No	Revision	Item	Date
<b>SAMANA APARTMENTS</b> 6501 BATAAN DR SW ALBUQUERQUE, NM 87109			
DRAWING TITLE <b>TRAFFIC CIRCULATION LAYOUT</b>			
SEAL 	DESIGNED	PROJECT NO	
	DRAWN	SCALE	
	CHECKED	DRAWING NO <b>A-100</b>	
	REVIEWED	DATE 05/01/2025 OF	





No	Revision	Item	Date
			<b>SCOTT C. ANDERSON</b> & associates architects 2818 4th St NW, Suite C Albuquerque NM 87107 scott@scottcarchitects.com 505.401.7575
<b>SAMANA APARTMENTS</b> 6501 BATAAN DR SW ALBUQUERQUE, NM 87109			
DRAWING TITLE			
<b>SITE DETAILS</b>			
SEAL	DESIGNED	PROJECT NO	
	DRAWN	SCALE	
	CHECKED	DRAWING NO	
	REVIEWED	<b>A-501</b>	
	DATE		
	5/1/2025	_____ OF _____	

