



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** Cibola Loop Multi-gen. Facility (City Project # P7882.16) **Building Permit #:** 16EPC-40048 **Hydrology File #:** \_\_\_\_\_  
**DRB#:** 1011895 **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Tract A-2 Cibola Loop Subdivision Within the Town of Alameda Grant Projected Section 6, Township 11 North, Range 3 East, NMPM, City of Albuquerque Bernalillo County, NM  
**City Address:** 10751 Cibola Loop NW, Albuquerque, NM 87114

**Applicant:** FBT Architects **Contact:** Ted Grumblatt  
**Address:** 6501 America's Pkwy Suite 300, Albuquerque, NM 87110  
**Phone#:** (505)883-5200 **Fax#:** \_\_\_\_\_ **E-mail:** tgc@fbtarch.com

**Other Contact:** COA Project **Contact:** Jerry Francis  
**Address:** DMD, City Hall 400 Roma NW, Albuquerque, NM 87102  
**Phone#:** (505)328-1343 **Fax#:** \_\_\_\_\_ **E-mail:** jfrancis@cabq.gov

**TYPE OF DEVELOPMENT:** 1 PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE \_\_\_\_\_

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes X No

**DEPARTMENT** X TRANSPORTATION \_\_\_\_\_ HYDROLOGY/DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) \_\_\_\_\_
- ☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

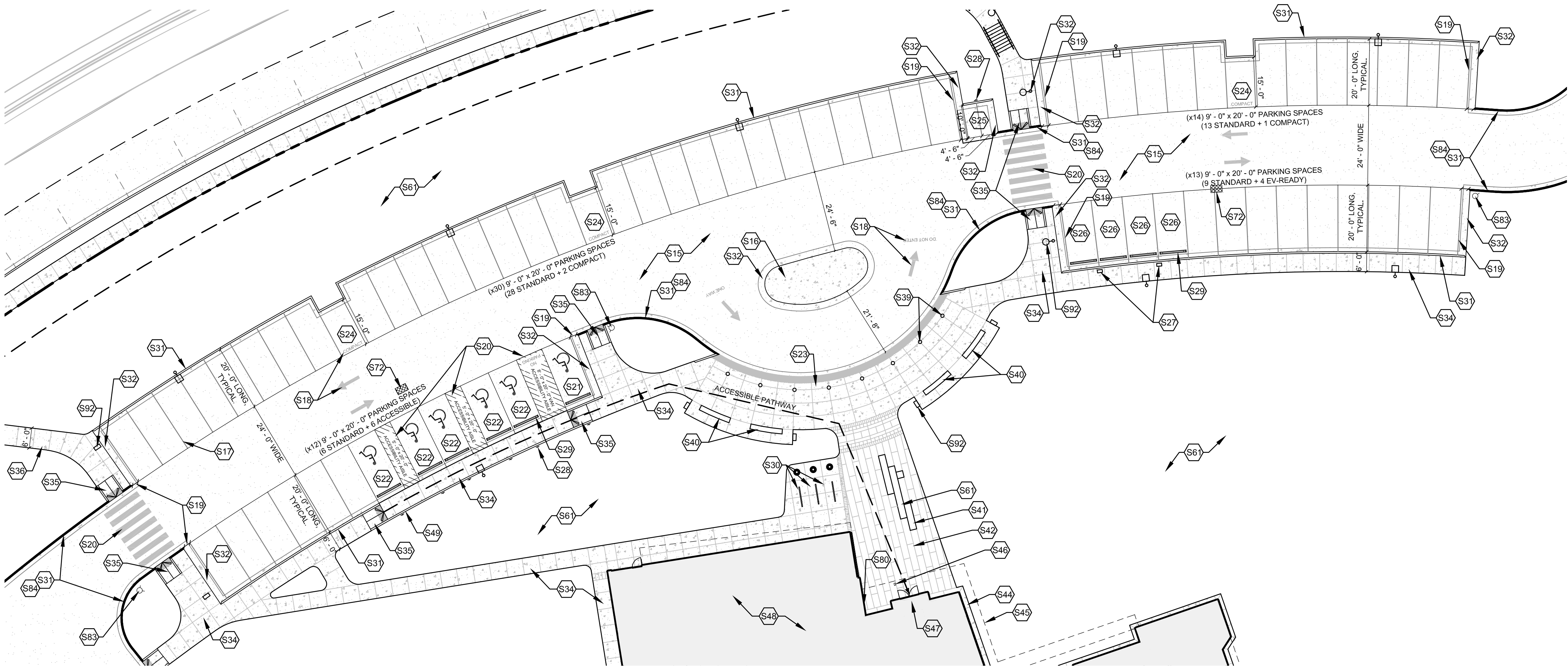
**DATE SUBMITTED:** 3/28/2024 **By:** Ted Grumblatt

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_





**B1 ENLARGED PARKING PLAN**  
1" = 20' - 0"

### KEYED NOTES

S15	ASPHALT PAVING, TYPICAL.
S16	CONCRETE PAD
S17	PAINTED PARKING LOT 4" WIDE STRIPING, TYPICAL. PAINT SHALL BE TRAFFIC-RATED LATEX PAINT, COLOR: WHITE.
S18	PAINTED PARKING LOT 10" - 0" LENGTH ARROWS AND 30" HEIGHT LETTERING, TYPICAL. PAINT SHALL BE TRAFFIC-RATED LATEX PAINT, COLOR: WHITE.
S19	2" PAINTED BUFFER TO MOUNTABLE CURB, TYPICAL.
S20	PAINTED ACCESS AISLE
S21	ACCESSIBLE VAN PARKING SPACE PER TABLE 1106.1 WITH GROUND-MOUNTED SIGN
S22	ACCESSIBLE PARKING SPACE PER TABLE 1106.1 WITH GROUND-MOUNTED SIGN
S23	ACCESSIBLE DROP-OFF. INSTALL TRUNCATED DOME TO DESIGNATE THRESHOLD BETWEEN CONCRETE SIDEWALK AND ASPHALT DRIVE. RECESS TO FLUSH WITH SURFACE OF CONCRETE SIDEWALK. SEE COA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.

S24	COMPACT VEHICLE PARKING, TYPICAL.
S25	MOTORCYCLE PARKING WITH GROUND-MOUNTED SIGN
S26	(4) EV-READY SPACES
S27	FUTURE OWNER-PROVIDED EV STATIONS. SEE ELECTRICAL FOR REQUIREMENTS.
S28	GROUND-MOUNTED SIGN, TYPICAL AT ACCESSIBLE PARKING AND MOTORCYCLE PARKING. ACCESSIBLE PARKING SIGNAGE SHALL CONTAIN THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" PER 66-7-352.4C NMSA.
S29	CONCRETE WHEELSTOP, TYPICAL WHERE GROUND-MOUNTED SIGNAGE AND EV CHARGING EQUIPMENT IS PRESENT. SEE SITE DETAILS.
S30	TUBE STEEL FRAMED BICYCLE RACKS, PAINTED, PER COA STANDARDS. (3 SPACES REQUIRED / 6 SPACES PROVIDED)
S31	CONCRETE CURB & GUTTER SYSTEM, TYPICAL. SEE SITE DETAILS & CIVIL.
S32	MOUNTABLE CURB AT PARKING ROW ENDS, TYPICAL. SEE COA STD. DWG. 2415B FOR MOUNTABLE ROLL CURB AND GUTTER DETAIL.
S34	4" THICK STANDARD DUTY CONCRETE PAVEMENT WITH TURN DOWN EDGE AT ALL EXPOSED EDGES.

S35	ACCESSIBLE CURB RAMP. SEE COA STD. DWG. 2443 FOR PARALLEL CURB RAMP DETAILS. INSTALL TRUNCATED DOME IN ALL ADA RAMP, RECESS TO FLUSH WITH SURFACE OF CONCRETE SIDEWALK. SEE COA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.
S36	ACCESSIBLE PATH TO PUBLIC WAY
S37	CONCRETE STAIRS AND STEEL HANDRAILS
S39	TRAFFIC-RATED BOLLARD WITH LIGHTING, SEE LIGHTING.
S40	CAST-IN-PLACE CONCRETE BENCH AT DROPOFF. (16" HIGH x 18" DEEP x +/- 9' LENGTH, TYPICAL)
S41	CAST-IN-PLACE CONCRETE BENCH AT ENTRY/PATIO. (16" HIGH x 16" DEEP. LENGTHS VARY, TYPICAL.)
S42	ENTRY PLAZA: INTEGRALLY COLORED CONCRETE AND STAMPED TEXTURE WITH INTEGRATED LANDSCAPING & CONCRETE SEATING.
S44	1' - 6" CONCRETE MOW STRIP, TYPICAL. ALL AROUND BUILDING PERIMETER.
S45	OVERHEAD OVERHANG
S46	ADA AUTOMATIC DOOR ACTUATOR
S47	MAIN ENTRY
S48	BUILDING INTERIOR

S49	CONCRETE HEADER CURB
S50	CONCRETE STAIRS
S51	STEEL HANDRAILS
S61	LANDSCAPING, SEE LANDSCAPE.
S63	ILLUMINATED FLAGPOLE, SEE LIGHTING PLAN.
S72	DRAIN INLET, SEE CIVIL.
S80	WALL-MOUNTED KNOX BOX
S83	FIRE HYDRANT
S84	PAINTED FIRE LANE, TYPICAL.
S90	SWITCHGEAR, SEE ELECTRICAL.
S91	UTILITY TRANSFORMER, SEE ELECTRICAL.
S92	SITE LIGHTING, SEE LIGHTING.

### GENERAL NOTES

- PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
- ALL PARKING DRIVES TO BE ASPHALT CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
- FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. IF DIMENSIONAL ERROR, VARIANCES, AND/OR CONFLICTS EXIST, AS DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS, OR CONDITIONS ARE ENCOUNTERED THAT ARE NOT COVERED IN THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE COMMENCING THAT PORTION OF THE WORK.

### SITE HATCH LEGEND

	NEW BUILDING
	NEW STANDARD DUTY CONCRETE PAVEMENT
	NEW HEAVY DUTY ASPHALT PAVEMENT
	CLEAR SIGHT TRIANGLE

**fbt** architects

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www.fbtarch.com

### CONSULTANTS

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Albuquerque, NM 87109  
p\_505.345.4250

**LANDSCAPE**  
**Groundwork Studio**  
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**STRUCTURAL**  
**Chavez-Grievess Consulting Engineers, Inc.**  
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**M/E/P/FP**  
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**LIGHTING**  
**Oldner Lighting**  
4645 Greenville Ave, Studio B  
Dallas, TX 75206  
p\_310.450.1733

**INTERIORS**  
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6501 Americas Parkway NE, Suite 302  
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p\_505.243.9287

CITY OF ALBUQUERQUE

PROJECT TITLE:

## COA CIBOLA LOOP MULTIGENERATIONAL CENTER

10751 Cibola Loop NW  
Albuquerque, NM 87114

**TRAFFIC CIRCULATION LAYOUT (TCL)**  
MARCH 2024

DRAWING TITLE:

TCL 02

SHEET TITLE:

TRAFFIC CIRCULATION LAYOUT

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. P7882.16	Zone Map No. A-13-Z	DWG.		Sheet

**BUILDING ADDRESS** 10751 CIBOLA LOOP NW  
ALBUQUERQUE, NM 87114

**LEGAL DESCRIPTION**

TRACT A-2 CIBOLA LOOP SUBDIVISION WITH THE TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 6, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

+/- 9.1379 ACRES

**CONSTRUCTION TYPE** NEW CONSTRUCTION - IIB

**OCCUPANT LOAD** MIXED OCCUPANCY - NON-SEPARATED USES  
A-3 (ASSEMBLY GROUP)  
B (BUSINESS GROUP)

**SQUARE FOOTAGE**

FIRST LEVEL:	11,107 GSF
SECOND LEVEL:	4,450 GSF (NON-OCCUPIED)
TOTAL BUILDING:	15,557 GSF

**BUILDING HEIGHT** 31' - 5" ABOVE FINISH FLOOR LEVEL.

S01	EXISTING CURB AND GUTTER SYTEM
S02	EXISTING SIDEWALK
S03	EXISTING ASPHALT DRIVE
S04	EXISTING DOUBLE YELLOW PAVEMENT STRIPE
S05	EXISTING STREETLIGHT
S06	LINE OF EXISTING ASPHALT CURB TO BE REMOVED
S10	PROPERTY LINE
S11	10' - 0" PUBLIC UTILITY EASEMENT
S12	ASPHALT DRIVE FOR EXPANDED ROADWAY
S13	NON-STRIPED ON-STREET PARKING (APPROXIMATELY 33 SPACES)
S14	NEW DRIVE AT EXPANDED ROADWAY
S15	ASPHALT PAVING, TYPICAL.
S18	PAINTED PARKING LOT 10' - 0" LENGTH ARROWS AND 30" HEIGHT LETTERING, TYPICAL. PAINT SHALL BE TRAFFIC-RATED LATEX PAINT, COLOR: WHITE.
S20	PAINTED ACCESS AISLE
S31	CONCRETE CURB & GUTTER SYSTEM, TYPICAL. SEE SITE DETAILS & CIVIL.

S33	CONCRETE SIDEWALK PER COA STANDARDS
S34	4" THICK STANDARD DUTY CONCRETE PAVEMENT WITH TURN DOWN EDGE AT ALL EXPOSED EDGES.
S35	ACCESSIBLE CURB RAMP. SEE COA STD. DWG. 2443 FOR PARALLEL CURB RAMP DETAILS. INSTALL TRUNCATED DOME IN ALL ADA RAMPS, RECESS TO FLUSH WITH SURFACE OF CONCRETE SIDEWALK. SEE COA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.
S36	ACCESSIBLE PATH TO PUBLIC WAY
S37	CONCRETE STAIRS AND STEEL HANDRAILS
S38	6" TRAFFIC-RATED BOLLARD
S42	ENTRY PLAZA: INTEGRALLY COLORED CONCRETE AND STAMPED TEXTURE WITH INTEGRATED LANDSCAPING & CONCRETE SEATING.
S43	CONCRETE PATIO: INTEGRALLY COLORED CONCRETE AND STAMPED TEXTURE WITH INTEGRATED LANDSCAPING & CONCRETE SEATING.
S44	1' - 6" CONCRETE MOW STRIP, TYPICAL. ALL AROUND BUILDING PERIMETER.
S45	OVERHEAD OVERHANG
S52	6" CONCRETE APRON 4,000 PSI 3/4" AGGREGATE WITH 6X6-10/10WWM OR EQUAL WITH 1/2" EXPANDED JOINT BETWEEN PAD AND APRON.
S53	6" MIN. CONCRETE SLAB 4,000 PSI 3/4" AGGREGATE WITH 6X6-10/10WWM OR EQUAL, SLOPE TO DRAIN 1/8" PER FOOT.
S60	CLEAR SIGHT TRIANGLE
S61	LANDSCAPING, SEE LANDSCAPE.

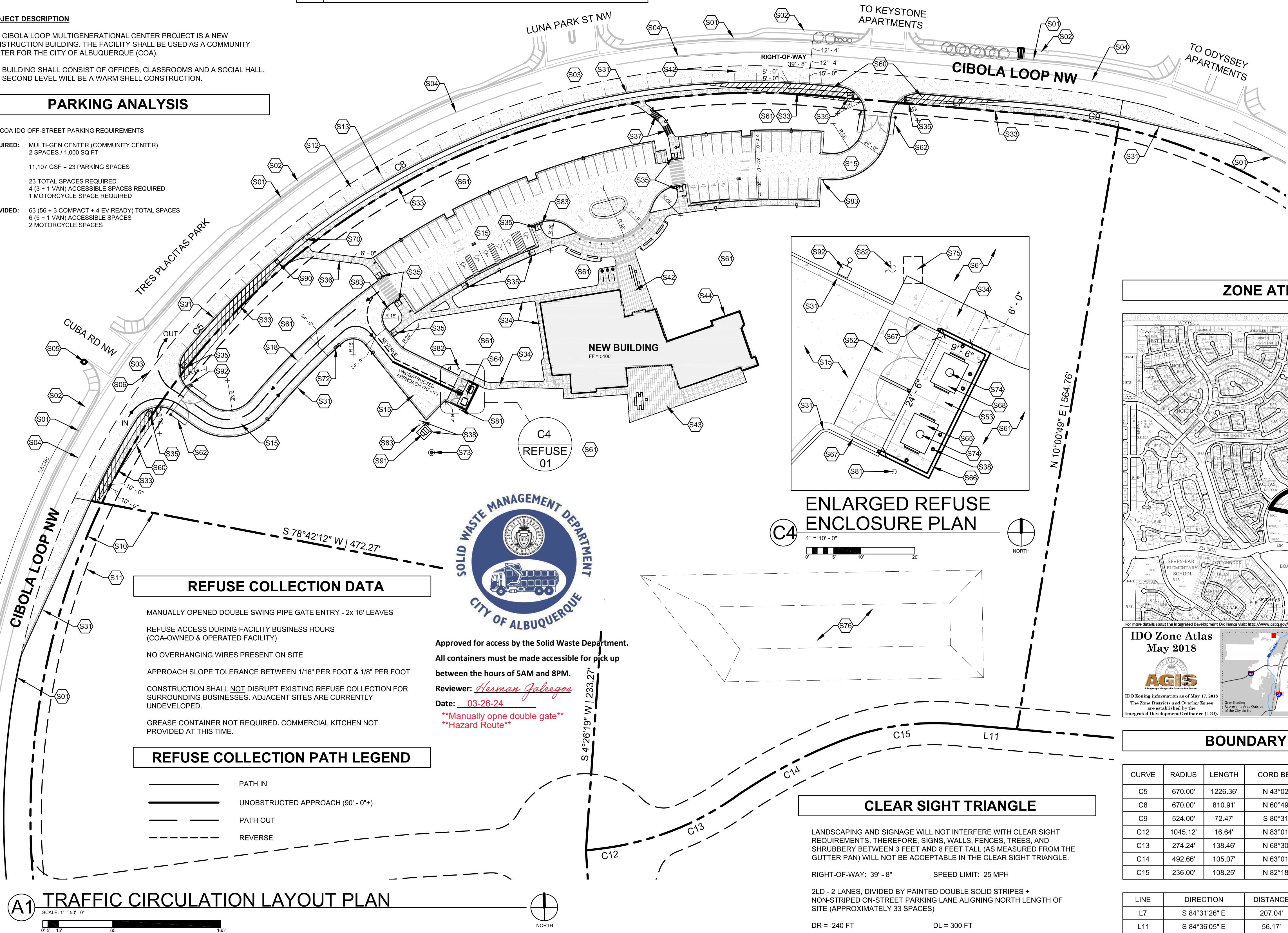
S62	MANUAL DOUBLE SWING PIPE GATE
S64	REFUSE: DOUBLE ENCLOSURE WITH TWO MANUAL DOUBLE SWING GATES, PER COA SOLID WASTE MANAGEMENT DEPARTMENT STANDARDS.
S65	REFUSE BIN BY OTHER, NIC.
S66	REFUSE ENCLOSURE CMU WALL
S67	REFUSE ENCLOSURE SWING GATE
S68	RECYCLING BIN BY OTHER, NIC.
S70	WATER METERS, SEE CIVIL.
S72	DRAIN INLET, SEE CIVIL.
S73	STORM DRAIN MAN-HOLE, SEE CIVIL.
S74	SANITARY DRAIN
S75	GREASE TRAP
S76	RETENTION POND
S81	POST-INDICATOR VALVE (PIV)
S82	REMOTE FDC WITH GROUND-MOUNTED SIGN
S83	FIRE HYDRANT
S90	SWITCHGEAR, SEE ELECTRICAL
S91	UTILITY TRANSFORMER, SEE ELECTRICAL.
S92	SITE LIGHTING, SEE LIGHTING.

- A. PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
- B. ALL PARKING DRIVES TO BE ASPHALT CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
- C. FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 10 FEET WIDE.
- D. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. IF DIMENSIONAL ERROR, VARIANCES, AND/OR CONFLICTS EXIST, AS DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS, OR CONDITIONS ARE ENCOUNTERED THAT ARE NOT COVERED IN THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE COMMENCING THAT PORTION OF THE WORK.

	NEW BUILDING
	NEW STANDARD DUTY CONCRETE PAVEMENT
	NEW HEAVY DUTY ASPHALT PAVEMENT
	CLEAR SIGHT TRIANGLE

PER COA IDO OFF-STREET PARKING REQUIREMENTS

<b>REQUIRED:</b>	MULTI-GEN CENTER (COMMUNITY CENTER) 2 SPACES / 1,000 SQ FT
	11,107 GSF = 23 PARKING SPACES
	23 TOTAL SPACES REQUIRED 4 (3 + 1 VAN) ACCESSIBLE SPACES REQUIRED 1 MOTORCYCLE SPACE REQUIRED
<b>PROVIDED:</b>	63 (56 + 3 COMPACT + 4 EV READY) TOTAL SPACES 6 (5 + 1 VAN) ACCESSIBLE SPACES 2 MOTORCYCLE SPACES



CURVE	RADIUS	LENGTH	CORD BEARING	CHORD	DELTA
C5	670.00'	1226.36'	N 43°02'49" E	1062.19'	104°52'25"
C8	670.00'	810.91'	N 60°49'41" E	762.31'	69°20'44"
C9	524.00'	72.47'	S 80°31'55" E	72.41'	7°55'28"
C12	1045.12'	16.64'	N 83°01'28" E	16.64'	0°54'44"
C13	274.24'	136.46'	N 68°30'51" E	136.99'	28°55'38"
C14	492.66'	105.07'	N 63°01'25" E	104.88'	12°13'12"
C15	236.00'	108.25'	N 82°18'04" E	107.30'	26°16'49"

LINE	DIRECTION	DISTANCE
L7	S 84°31'26" E	207.04'
L11	S 84°36'05" E	56.17'

PROJECT TITLE:

**COA CIBOLA LOOP  
MULTIGENERATIONAL CENTER**

10751 Cibola Loop NW  
Albuquerque, NM 87114

## MARCH 2024

DRAWING TITLE  
REFUSE 01

SHEET TITLE:  
REFUSE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. P7882.16	Zone Map No. A-13-Z	DWG.	Sheet	