

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 19th, 2024

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

**Re: Cibola Loop Apartments
99999 CIBOLA LOOP NW
Traffic Circulation Layout-DFT Approval
Engineer's/Architect's Stamp 08/01/24 (A13D011B)**

Dear Mr. Calvert,

The conceptual TCL submittal received 08/02/2024 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. **When submitting a TCL for Building Permit Approval, provide the following:**

- 1. An approved infrastructure list.**
- 2. Approved Traffic Impact Study.**
- 3. Show sidewalk on both sides of the road connecting the property to the Cibola loop and also side walk for roundabout. .**

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



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:

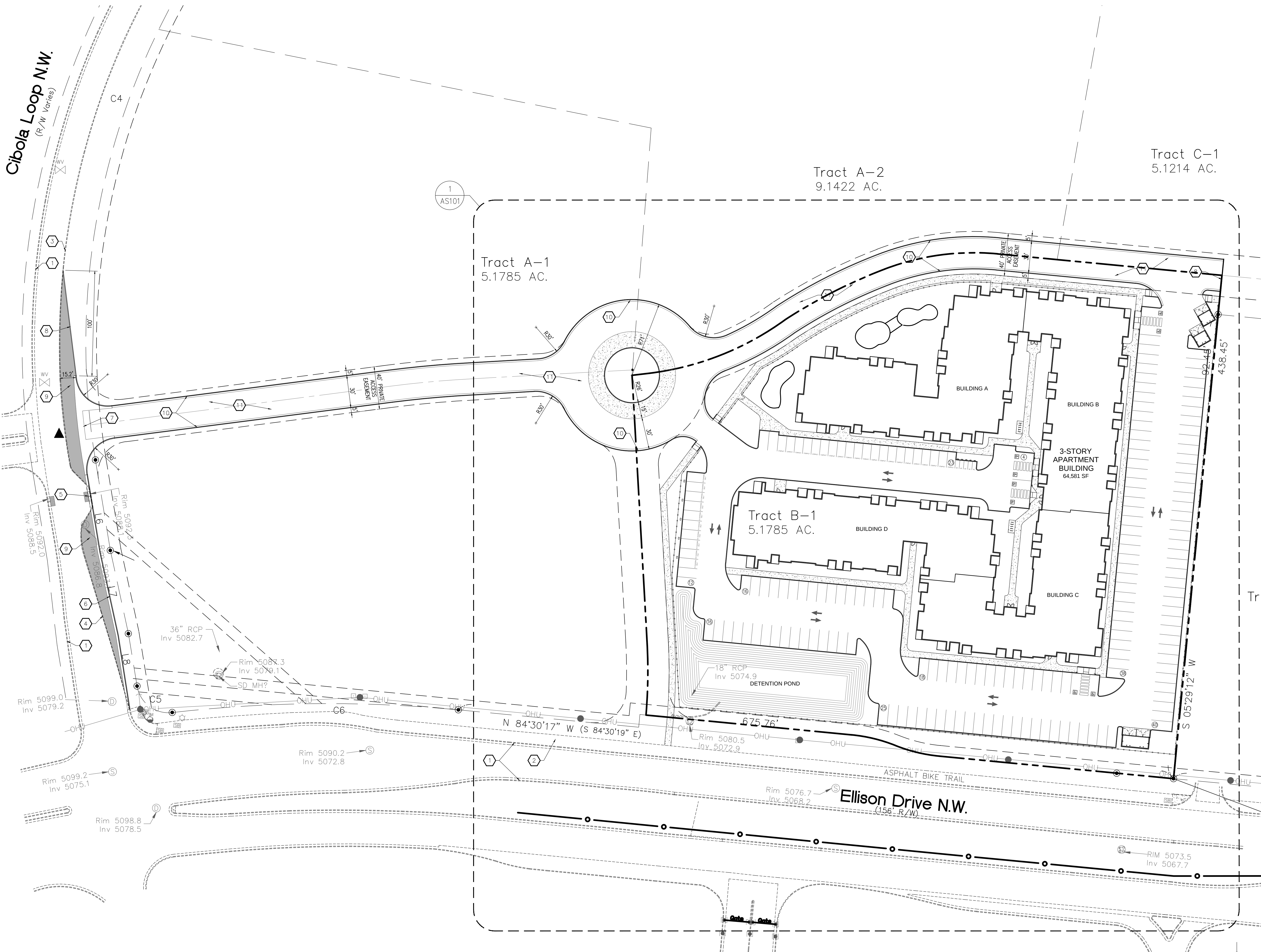
TYPE OF SUBMITTAL:

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) _____

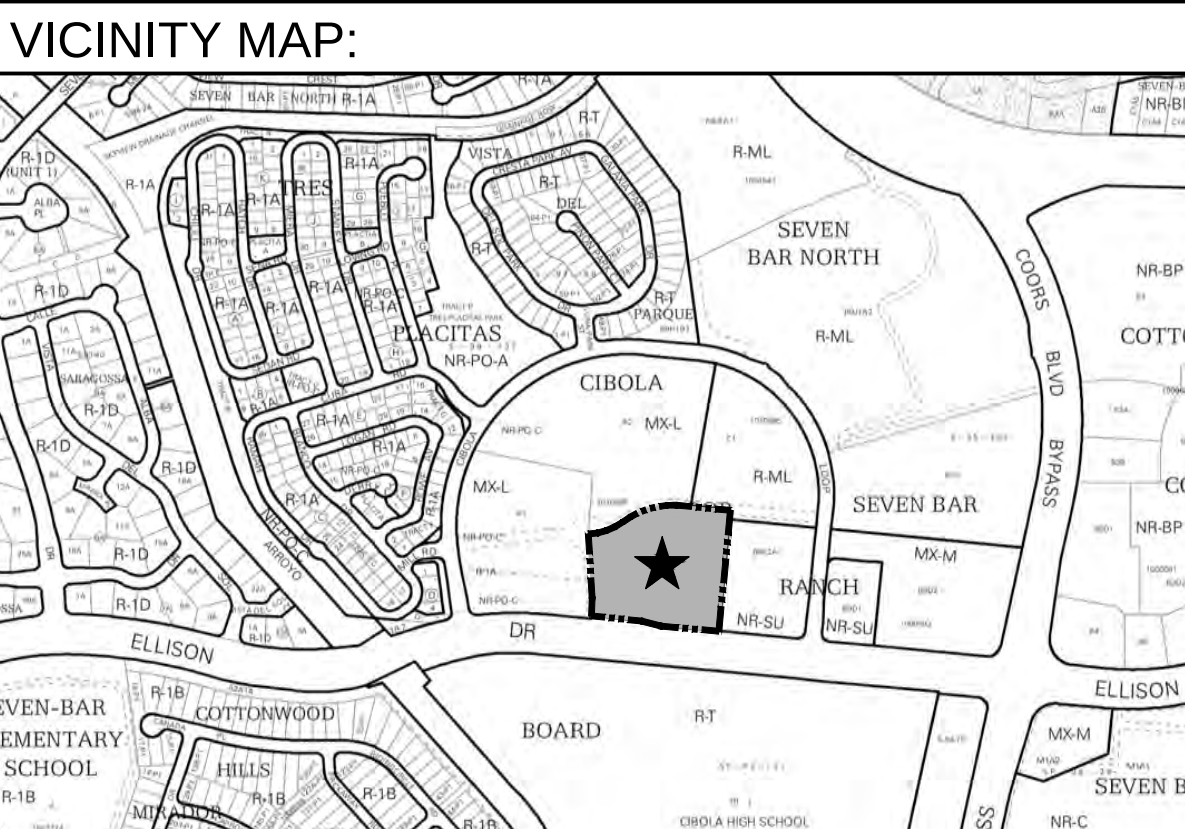
TYPE OF APPROVAL SOUGHT:

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: _____



1 OVERALL SITE PLAN
SCALE: 1" = 40'



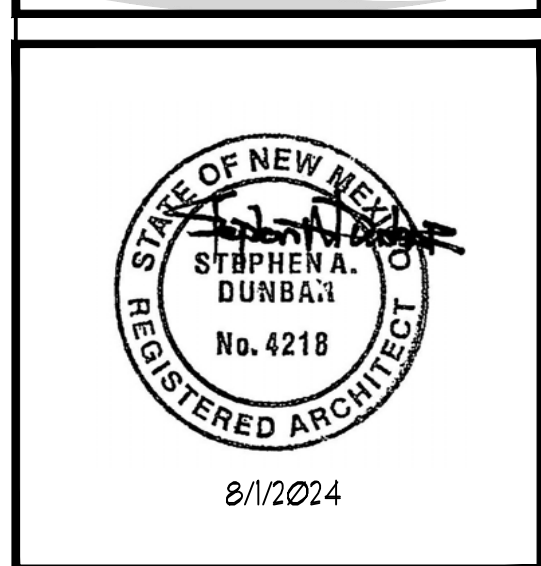
VICINITY MAP:			
SITE DATA:			
PROJECT ADDRESS:	CIBOLA LOOP NW & ELLISON RD. NW		
LEGAL DESCRIPTION:	TRACT B-1, CIBOLA LOOP SUBDIVISION		
PROPERTY SIZE:	5.1785 ACRES		
CURRENT ZONING:	R-ML		
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL		
TOTAL BUILDING FOOTPRINT:	64,581 SF		
TOTAL BUILDING AREA:	192,903 SF (3 STORIES)		

- KEYED NOTES
- EXISTING CONCRETE CURB & GUTTER TO REMAIN
 - EXISTING ASPHALT TRAIL TO REMAIN
 - EXISTING ASPHALT CURB TO REMAIN
 - EXISTING ASPHALT CURB TO BE REMOVED & DISPOSED OF.
 - EXISTING STORM DRAIN INLET TO REMAIN
 - NEW CONCRETE CURB & GUTTER PER COA STANDARD DETAIL 2415A
 - NEW CONCRETE VALLEY GUTTER PER COA STANDARD DETAIL 2420
 - NEW TEMPORARY ASPHALT CURB PER COA STANDARD DETAIL 2415B
 - HATCHED AREA INDICATES NEW ASPHALT DRIVE LANE FOR EXPANDED RIGHT-OF-WAY. SEE COA STANDARD DETAIL 2405A-B
 - NEW 6" CONCRETE CURB & GUTTER, SEE DETAIL 2/AS501
 - NEW ASPHALT PAVING, SEE DETAIL 13/AS501 FOR LIGHT DUTY ASPHALT WITHIN THE PARKING STALL AREA AND 14/AS501 FOR HEAVY DUTY ASPHALT WITHIN THE DRIVE LANES

GRAPHIC LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING CONCRETE CURB & GUTTER
	PROPOSED BUILDING
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE CURB & GUTTER
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DETENTION POND

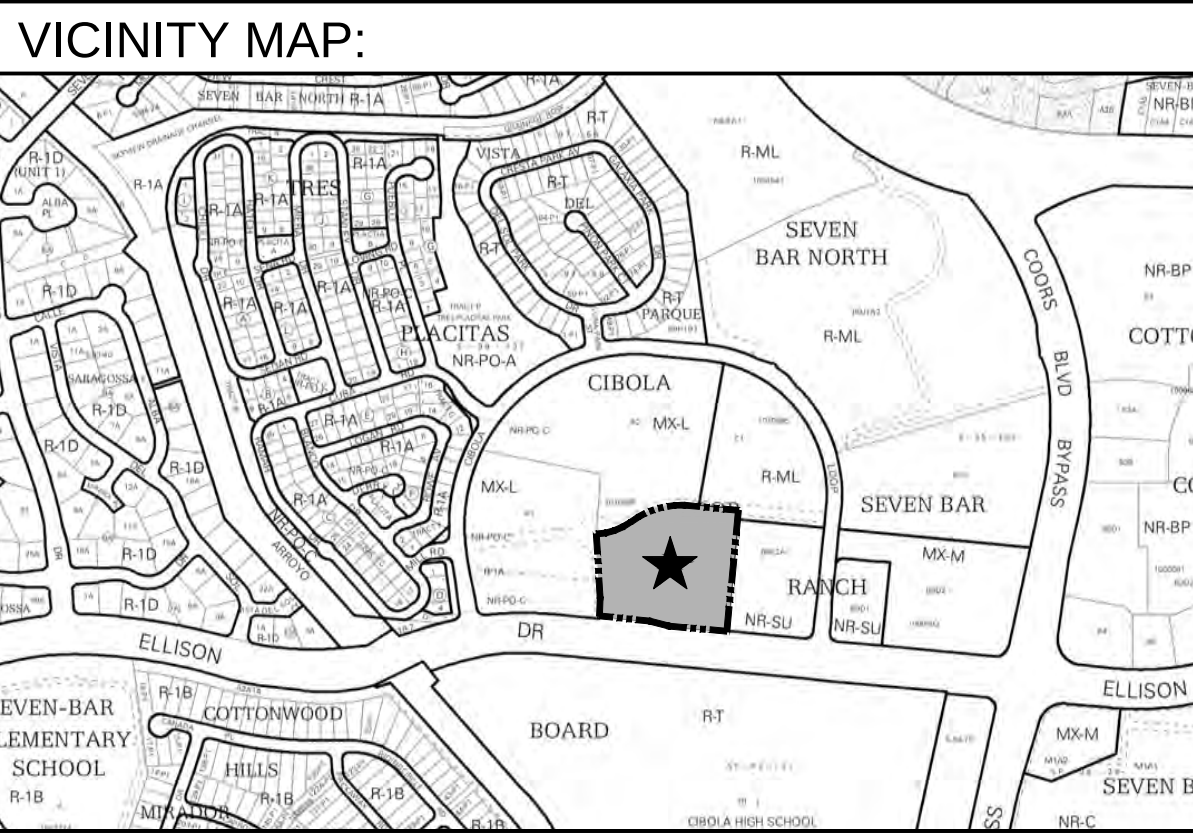
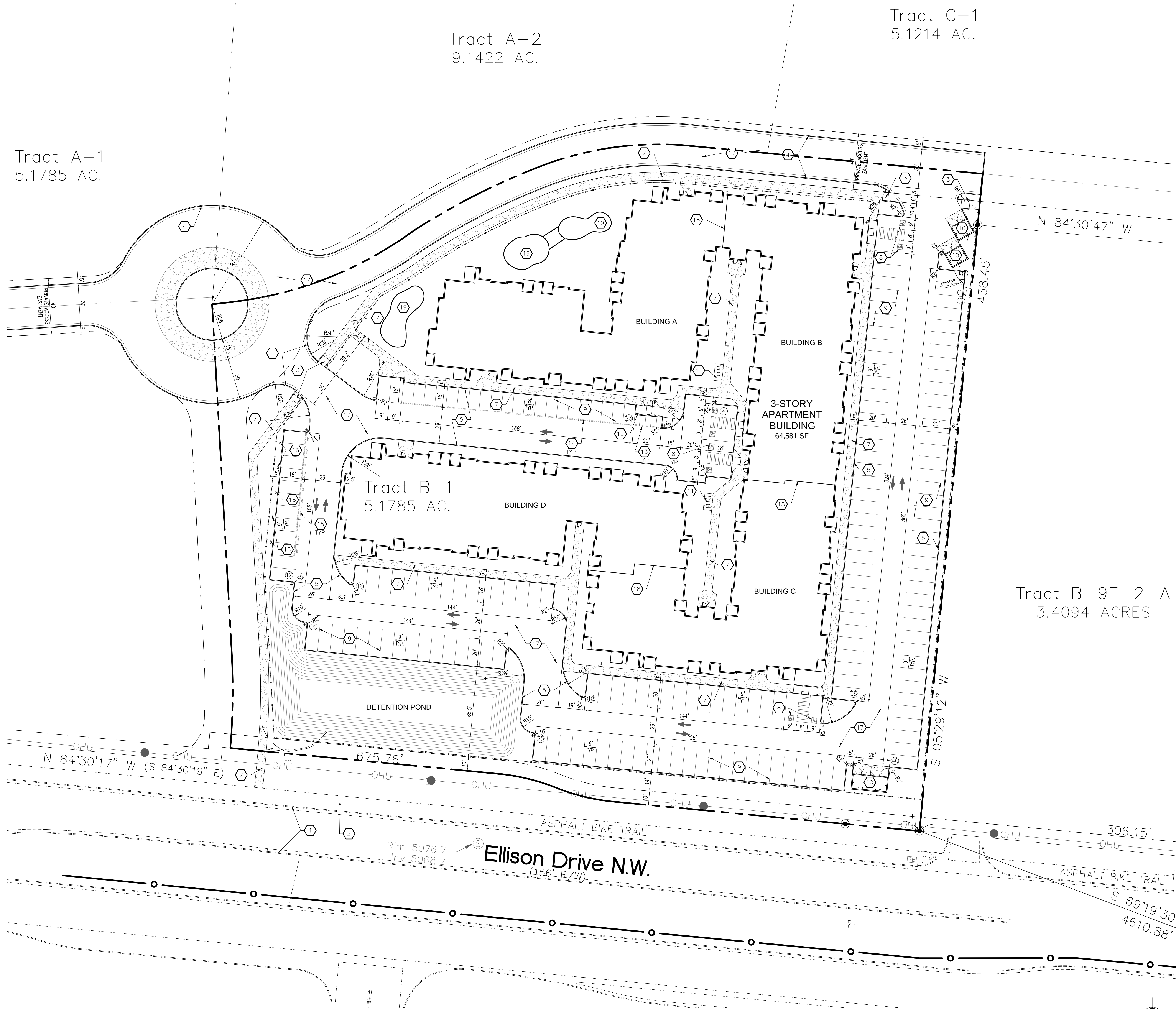
REVISION			
REV	DATE	BY	
1			
2			
3			
4			
5			

MODULUS ARCHITECTS
8220 SAN PEDRO DR. NE, SUITE 520
ALBUQUERQUE, NEW MEXICO 87113
PHONE (505) 338-1499



NOT FOR CONSTRUCTION			
PROJECT TITLE	CIBOLA LOOP APARTMENTS	DRAWN BY:	CDC
PROJECT ADDRESS	CIBOLA LOOP NW ALBUQUERQUE, NM	JOB NO.	--
PROJECT MANAGER	STEPHEN DUNBAR, AIA	SHEET TITLE	OVERALL SITE PLAN

DATE:	08/10/2024	SHEET:	1
SCALE:	AS NOTED	AS100	



SITE DATA:			
PROJECT ADDRESS:	CIBOLA LOOP NW & ELLISON RD. NW		
LEGAL DESCRIPTION:	TRACT B-1, CIBOLA LOOP SUBDIVISION		
PROPERTY SIZE:	5.1785 ACRES		
CURRENT ZONING:	R-ML		
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL		
TOTAL BUILDING FOOTPRINT:	64,581 SF		
TOTAL BUILDING AREA:	192,903 SF (3 STORIES)		

GENERAL NOTES

A. "G" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.

PARKING REQUIREMENTS			
BUILDING DATA			
171 UNIT MULTIFAMILY APARTMENTS			
PARKING REQUIREMENTS	RATIO	REQUIRED	PROVIDED
12 3-BEDROOM UNITS	1.8 PER UNIT	21	--
93 2-BEDROOM UNITS	1.6 PER UNIT	148	--
66 1-BEDROOM UNITS	1.2 PER UNIT	79	--
TOTAL OFF-STREET PARKING SPACES REQUIRED	--	248	--
MAJOR TRANSIT CORRIDOR REDUCTION	20% REDUCTION	198	192
ELECTRIC VEHICLE CHARGING SPACES	5% OF REQUIRED	9	*10
TOTAL OFF-STREET PARKING SPACES PROVIDED	--	--	202
ACCESSIBLE PARKING SPACES	101-300 SPACES	8	8
MOTORCYCLE PARKING	151-300 SPACES	5	5
BICYCLE PARKING SPACES	3 OR 10% REQUIRED	10	10

* EV CHARGING SPACES COUNT AS 2 SPACES

USABLE OPEN SPACE REQUIREMENTS	
(66) 1-BEDROOM UNITS X 225 SF = 14,850 SF	
(93) 2-BEDROOM UNITS X 285 SF = 26,505 SF	
(12) 3-BEDROOM UNITS X 350 SF = 4,200 SF	
TOTAL OPEN SPACE REQUIRED = 45,555 SF	
TOTAL OPEN SPACE PROVIDED = 62,920 SF	

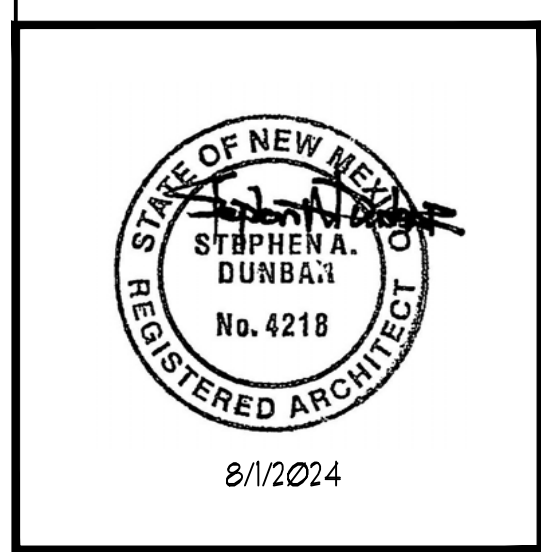
- KEYED NOTES**
- EXISTING CONCRETE CURB & GUTTER TO REMAIN
 - EXISTING ASPHALT TRAIL TO REMAIN
 - NEW PARALLEL CURB RAMP PER CDA STANDARD DETAILS 2440 & 2441
 - NEW 6" CONCRETE CURB & GUTTER, SEE DETAIL 2/AS501
 - NEW 6" CONCRETE HEADER CURB, SEE DETAIL 1/AS501
 - NEW ACCESSIBLE CURB RAMP, SEE DETAIL 12/AS501 OR 15/AS501
 - NEW CONCRETE SIDEWALK, SEE DETAIL 3/AS501
 - NEW ACCESSIBLE PARKING SPACES, SEE DETAIL 9/AS501
 - NEW 4" WIDE PAINTED STRIPING
 - NEW REFUSE ENCLOSURE, SEE DETAILS ON SHEET AS502
 - NEW BICYCLE RACKS, SEE DETAIL 5/AS501
 - NEW MOTORCYCLE PARKING SIGN, SEE DETAIL 11/AS501
 - NEW MOTORCYCLE ("MC") PARKING SPACE PAVEMENT MARKING
 - NEW "COMPACT CAR" PARKING SPACE PAVEMENT MARKING
 - NEW "EV CHARGING ONLY" SPACE PAVEMENT MARKING
 - NEW ELECTRIC VEHICLE CHARGING STATION, 1 STATION FOR 2 SPACES. REFER TO ELECTRICAL FOR MORE INFORMATION.
 - NEW ASPHALT PAVING, SEE DETAIL 13/AS501 FOR LIGHT DUTY ASPHALT WITHIN THE PARKING STALL AREA AND 14/AS501 FOR HEAVY DUTY ASPHALT WITHIN THE DRIVE LANES
 - 2-HOUR FIRE SEPARATION WALL BELOW ROOF
 - PARKOUR EXERCISE AREA, EQUIPMENT TO BE PROVIDED BY OWNER

GRAPHIC LEGEND	
---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT LINE
---	EXISTING CONCRETE CURB & GUTTER
---	PROPOSED BUILDING
---	PROPOSED CONCRETE CURB
---	PROPOSED CONCRETE CURB & GUTTER
---	PROPOSED CONCRETE SIDEWALK
---	PROPOSED DETENTION POND

REVISION			
REV	DATE	BY	
1			
2			
3			
4			
5			

MODULUS ARCHITECTS

8220 SAN PEDRO DR. NE, SUITE 520
ALBUQUERQUE, NEW MEXICO 87113
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PROJECT TITLE		DRAWN BY:	
CIBOLA LOOP APARTMENTS		CDC	
CIBOLA LOOP NW		JOB NO. --	
ALBUQUERQUE, NM		PROJECT MANAGER	
STEPHEN DUNBAR, AIA		SHEET TITLE	
No. 4218		ARCHITECTURAL SITE PLAN	
8/12/2024		DATE	
08/10/2024		SHEET	
AS NOTED		SCALE	
		AS NOTED	

