

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 31, 2023

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

**Re: University View Apartments
Lot 001 Block 8 Volcano Cliffs
Traffic Circulation Layout**
Architect's Stamp 08-11-23 (C09-D016B)

Dear Mr. Anderson,

Based upon the information provided in your submittal received 08-21-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify all existing access easements and rights of way width dimensions.
2. Identify the right of way width, medians, curb cuts, and street widths on Universe Blvd, Spinning Ball Ave, and Curved Water Dr.
3. Provide site access design details, or reference COA std dwg.
4. Please provide Infrastructure list.
5. Please show on the site plan the City right of way improvement that required by Engineer Matt Grush.
6. Please provide approved plat or shared access agreement with the northside property.
7. Provide a copy of Fire Marshal and Solid Waste approval.
8. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
9. Please provide Legend on the site plan.
10. Please provide a letter of response for all comments given.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

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If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

\ma via: email
C: CO Clerk, File

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Universe View Apts Building Permit # _____ Hydrology File # _____
 DRB# _____ EPC# _____
 Legal Description: Lot 001 Block 8 City Address OR Parcel _____
Volcano Cliffs 4PC 101006305745520820
 Applicant/Agent: Scott Anderson Contact: _____
 Address: 4419 4th St NW Ste B Phone: 505 401 7575
 Email: scott@scaarchitects.com

Applicant/Owner: _____ Contact: _____
 Address: _____ Phone: _____
 Email: _____

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE DRB SITE ADMIN SITE: _____
 RE-SUBMITTAL: YES NO

DEPARTMENT: 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
- FLOOD PLAN DEVELOPMENT PERMIT APP.
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ADMINISTRATIVE
- TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY)
- PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- CONCEPTUAL TCL DRB APPROVAL
- 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
- FLOOD PLAN DEVELOPMENT PERMIT
- OTHER (SPECIFY) _____

DATE SUBMITTED: 8/17/2023

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: 738 SF X 0.0035 = 2 SPACES REQUIRED
TOTAL SPACES REQUIRED = 246 SPACES
SPACES PROVIDED = 301 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 / 6 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 = 10,937 SF PROVIDED
UPPER FLOOR BALCONIES & DECKS = 2,278 SF PROVIDED

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).

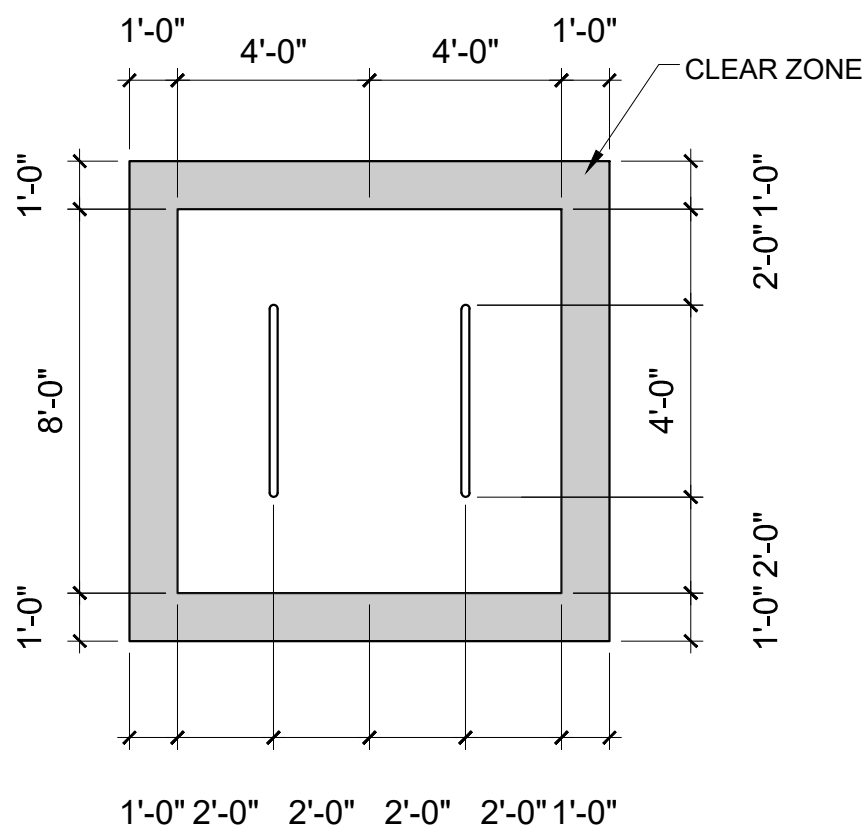
ALL OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES 70 WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.

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

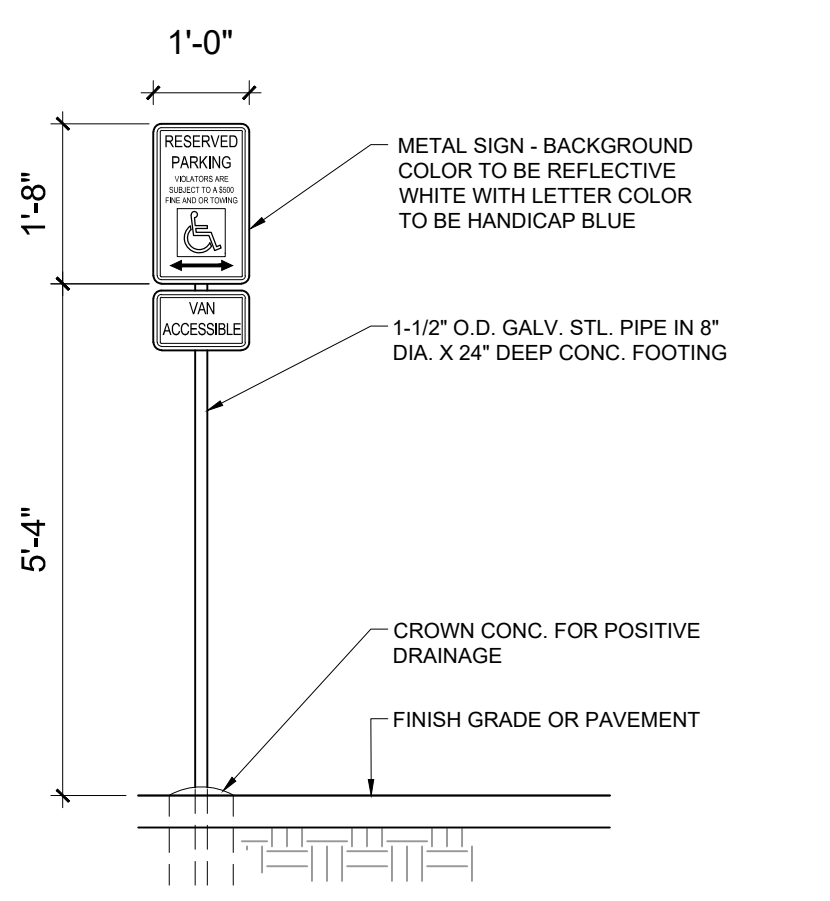
WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER.

PROVIDE ELECTRIC VEHICLE CHARGER AT EACH BAY OF LEASED GARAGES

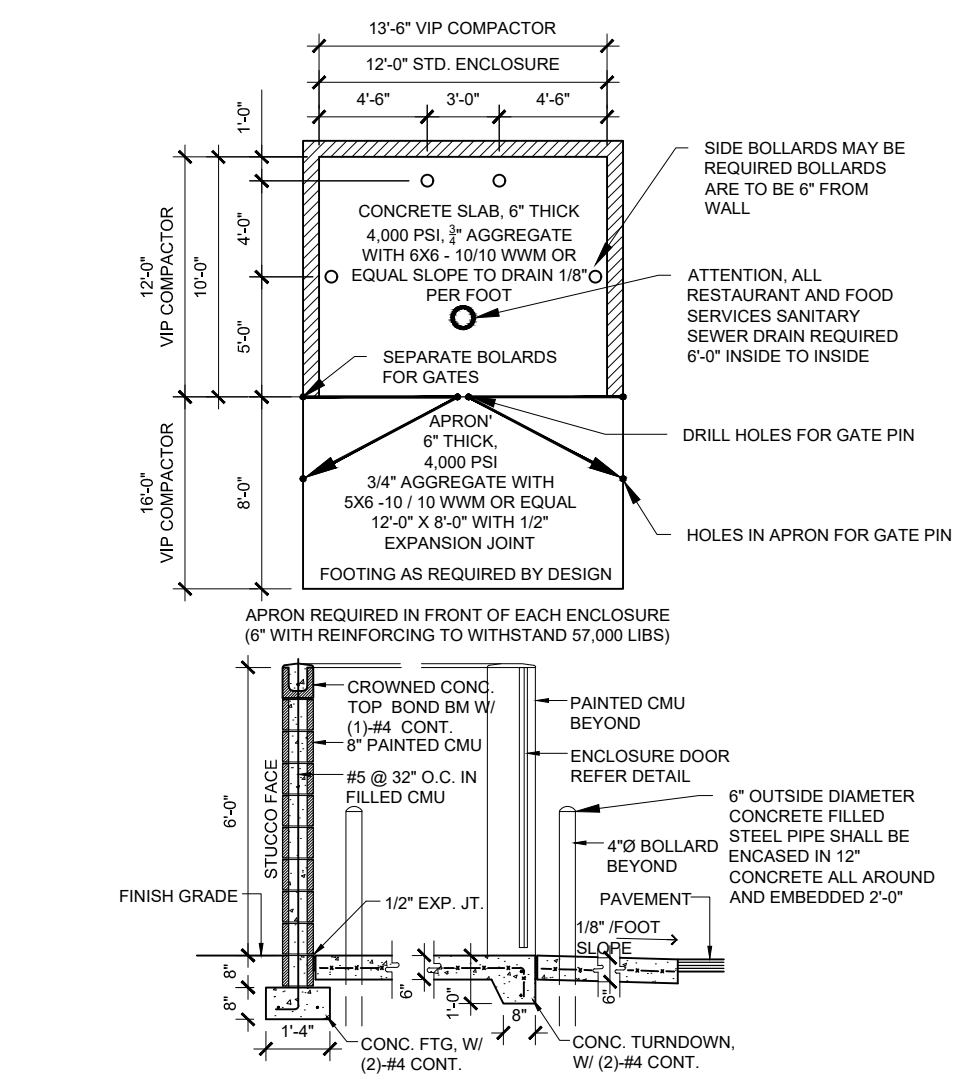
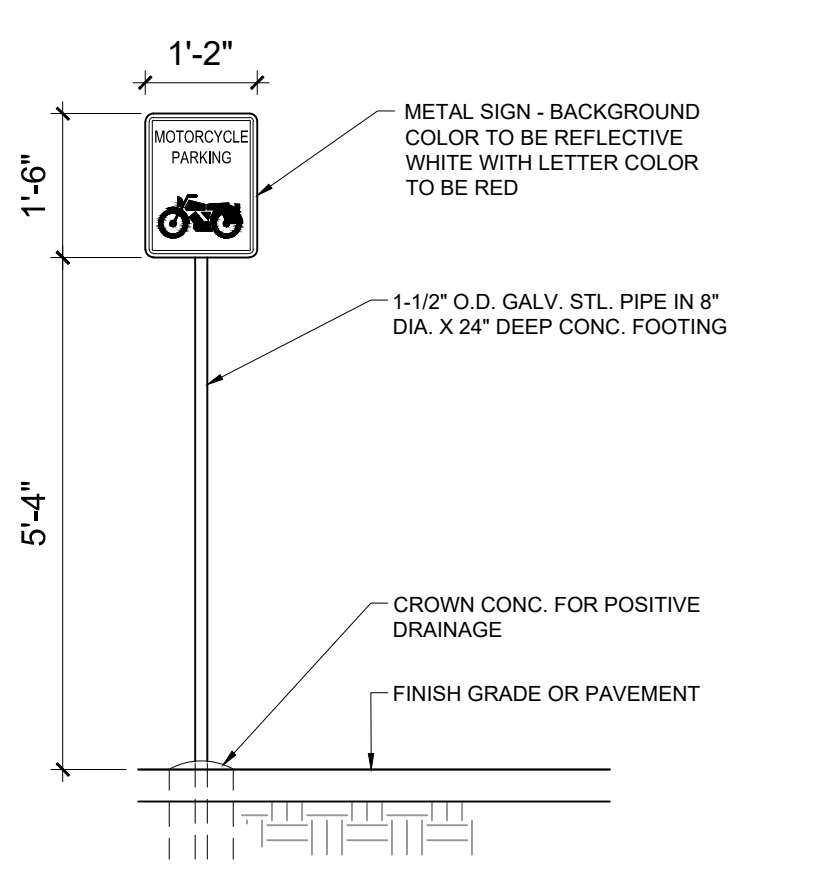
SITE LIGHTING WILL BE PROVIDED BY LIGHT BOLLARDS AND WALL MOUNTED FIXTURES AND SHALL COMPLY WITH 5-8 OF THE IDO



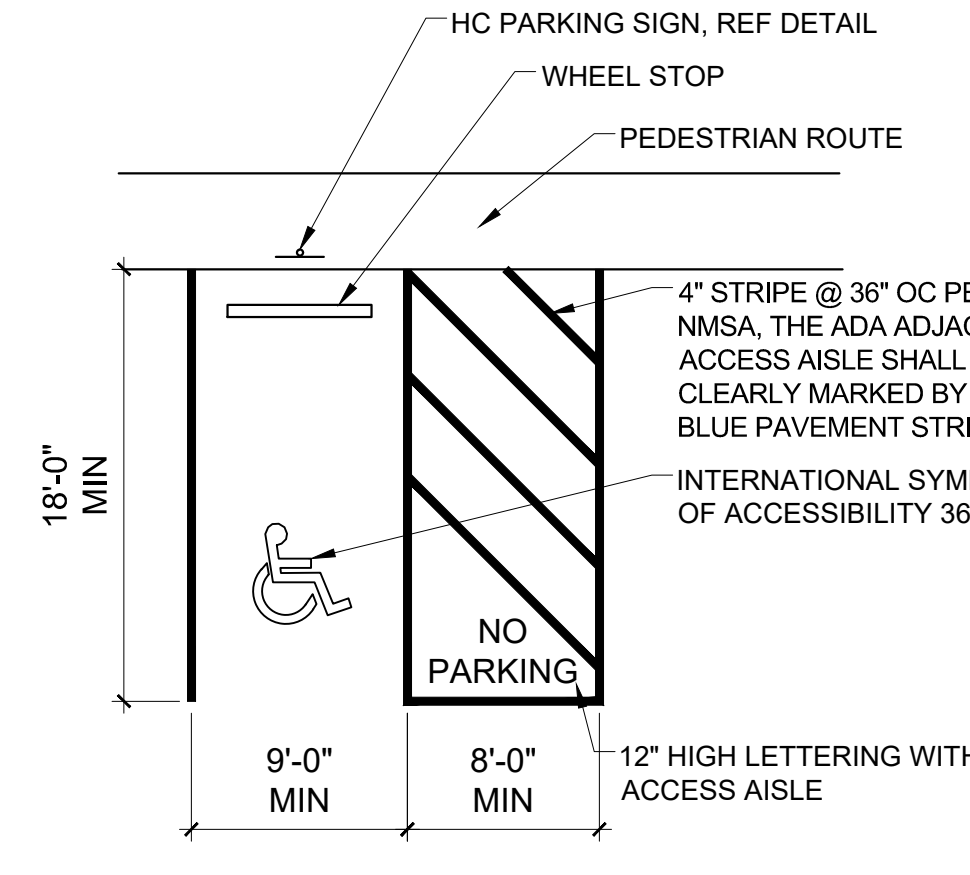
BIKE PARKING
SCALE: 1/4" = 1'-0"



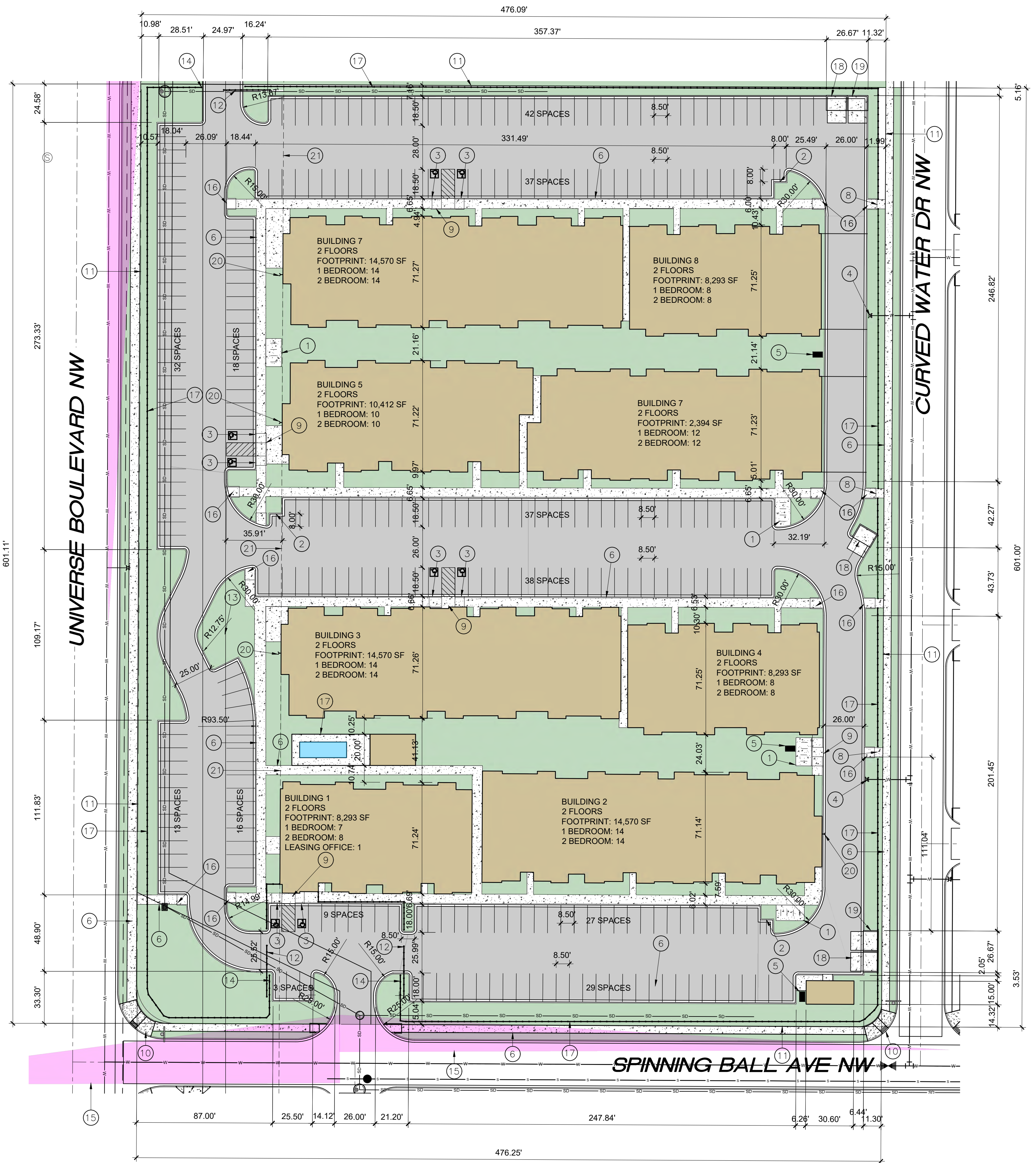
HC SIGN
SCALE: NTS



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



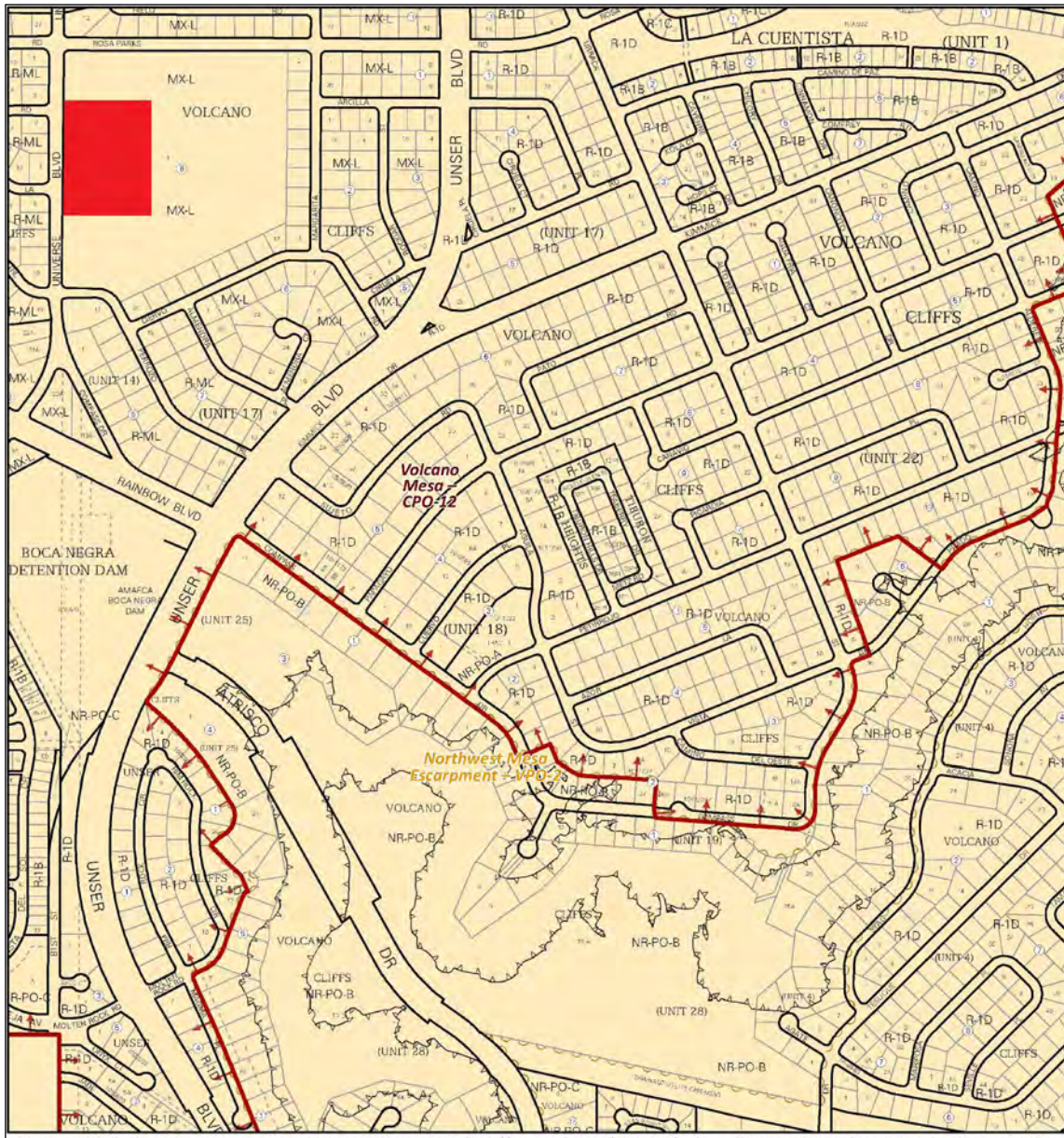
ADA PARKING
SCALE: 1/8" = 1'-0"



SITE PLAN
SCALE: 1" = 40'-0"

- KEYED NOTES
- 8 SPACE BIKE RACK, REF DETAIL THIS SHEET
 - MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
 - H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
 - NEW FIRE HYDRANT
 - IRRIGATION BOX
 - NEW 6" SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
 - FIRE DEPT. CONNECTION
 - PEDESTRIAN GATE
 - PARALLEL CURB RAMP, REF DETAIL A, COA STANDARD DETAIL 2443
 - PERPENDICULAR CURB RAMP, REF DETAIL B COA STANDARD DETAIL 2441
 - PROPERTY LINE
 - VEHICULAR GATE
 - EXISTING POWER POLE
 - KNOX BOX
 - 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
 - PERPENDICULAR RAMP, REF COA STANDARD DETAIL 2447
 - 6" WROUGHT IRON FENCE
 - REFUSE CONTAINER, REF DETAIL THIS SHEET
 - RECYCLING CONTAINER, REF DETAIL THIS SHEET
 - FIRE DEPARTMENT CONNECTION
 - 100FT UTILITY EASEMENT
 - ELECTRIC VEHICLE CHARGING STATION

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



For more details about the Integrated Development Ordinance visit: <http://www.ciabq.gov/planning/code-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas
May 2018

AGIS

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

Zone Atlas Page: D-10-Z

Legend:
Easement
Escarpment
Petroglyph National Monument
Area 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
4419 4th St. NW, Ste. B
Albuquerque, NM 87107
505.401.7575

**UNIVERSE VIEW APARTMENTS
UNIVERSE BLVD NW
ALBUQUERQUE, NM 87108**

DRAWING TITLE: **SITE PLAN**

SEAL: SCOTT C. ANDERSON, No. 4341, 08/11/2023, REGISTERED ARCHITECT

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

08/11/2023

A-100