

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Universe Vian Apts Buildi		
	EPC#	
Legal Description: Lot Ool Black 8		
Volcano Cliffs		
Applicant/Agent: Scott Anderson		
Address: 4419 4th S+ NW StaB	Phone: 505 401 7575	
Email: Scott@Scaarchitects	s.com	
Applicant/Owner:	Contact:	
Address:		
Email:		
TYPE OF DEVELOPMENT:PLAT (#of lots) RE-SUBMITTAL:YESNO	RESIDENCEDRB SITE / ADMIN SITE:	
DEPARTMENT:TRANSPORTATION Check all that apply:	HYDROLOGY/DRAINAGE	
TYPE OF SUBMITTAL:	TPE OF APPROVAL/ACCEPTANCE SOUGHT:	
ENGINEER/ARCHITECT CERTIFICATION	BUILDING PERMIT APPROVAL	
PAD CERTIFICATION	CERTIFICATE OF OCCUPANCY	
CONCEPTUAL G&D PLAN	CONCEPTUAL TCL DRB APPROVAL	
GRADING PLAN	PRELIMINARY PLAT APPROVAL	
DRAINAGE REPORT	SITE PLAN FOR SUB'D APPROVAL	
DRAINAGE MASTER PLAN	SITE PLAN FOR BLDG PERMIT APPROVAL	
FLOOD PLAN DEVELOPMENT PERMIT APP.	FINAL PLAT APPROVAL	
ELEVATION CERTIFICATE	SIA/RELEASE OF FINANCIAL GUARANTEE	
CLOMR/LOMR	FOUNDATION PERMIT APPROVAL	
TRAFFIC CIRCULATION LAYOUT (TCL)	GRADING PERMIT APPROVAL	
ADMINISTRATIVE	SO-19 APPROVAL	
TRAFFIC CIRCULATION LAYOUT FOR DRB	PAVING PERMIT APPROVAL	
— APPROVAL	GRADING PAD CERTIFICATION	
TRAFFIC IMPACT STUDY (TIS)	WORK ORDER APPROVAL	
STREET LIGHT LAYOUT	CLOMR/LOMR	
	ELOOD DI ANI DENIELODI (ENE DEDI (ET	
OTHER (SPECIFY)	FLOOD PLAN DEVELOPMENT PERMIT	

CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

December 5, 2022

Donald M. Duneman Huitt-Zollars Inc. 333 Rio Rancho Drive NE Rio Rancho, NM 87124

Re: Universe View Subdivision
Traffic Impact Analysis, HT#C09D016
Report dated November 28, 2022
Engineer's Stamp 11/28/2022

Via email dduneman@huitt-zollars.com

Dear Mr. Duneman,

The subject final Traffic Impact Analysis received on November 29, 2022, been accepted and approved by the Albuquerque Planning Development Transportation Section.

The infrastructure improvement required due to this development are as follows:

Intersection of Universe Blvd. and Rosa Parks Rd

• Build a southbound left-turn lane, 240 feet long with a 300'-150' reverse curve transition.

PO Box 1293

Intersection of Universe Blvd. and Rainbow Blvd.

Albuquerque

- Build a second southbound left-turn lane. The left-turn lane length shall be sized to accommodate the expected storage in year 2032.
- Build a westbound right-turn lane 240 feet long with a 300'-150' reverse curve transition.

The cost of construction at the Universe/Rainbow intersection shall be assessed by the traffic percent increase due to this development in the year 2032 build condition, \sim 10%.

NM 87103

www.cabq.gov

The Traffic Impact Analysis shall be valid for a period of three years. Should significant modifications to the approved development proposal occur, the approved study shall be revised to incorporate the changes.

If you have any questions, please feel free to contact me at (505) 924-3362.

Sincerely,

Matt Grush, P.E.

City of Albuquerque

MPr P.E.

Senior Engineer, Planning Dept.

Development Review Services

via: email

C: Applicant, File



City of Albuquerque

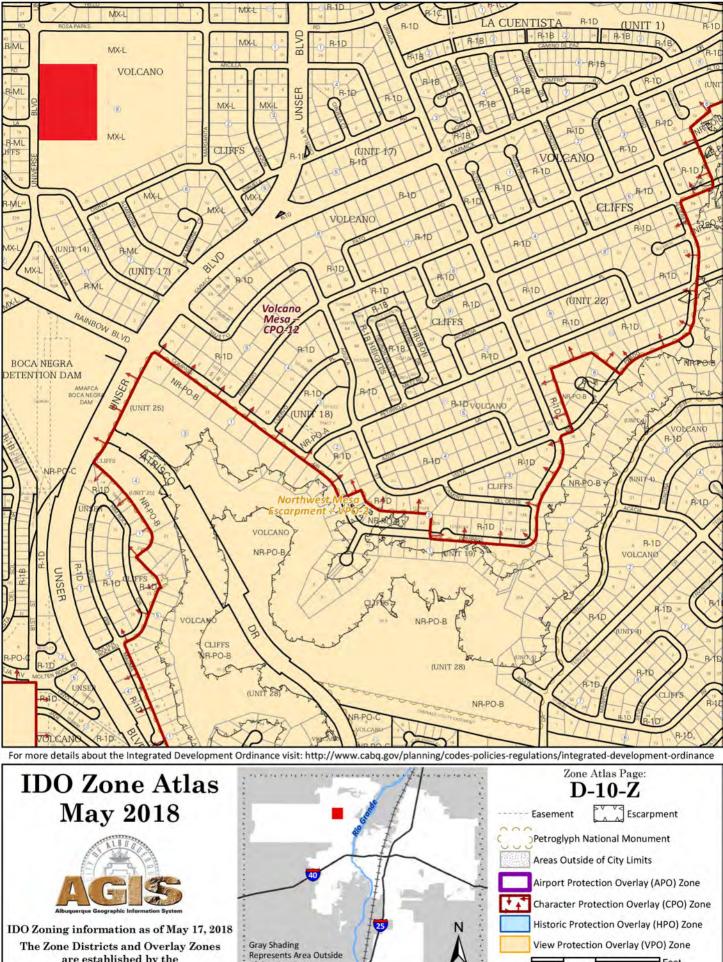
Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Universa View	Building Permit #:	Hydrology File #:
Zone Atlas Page: DIO DRB#:	EPC#:	Work Order#:
Legal Description: Lot Black 8	Volcanco Cliffs	unit 17
City Address: N/A		
Applicant: Scott Anderso	п	Contact:
Address: 4419 4+4 S+ NW	SteB Albuquera	ue. NM 87107
Phone#:505 401 7575	Fax#:	E-mail: Scott @
Development Information		scaarchitects.
Build out/Implementation Year: 2024	Current/Propo	osed Zoning: MX-L
Project Type: New: (Change of Use: () Same Use/Unchanged: ()	Same Use/Increased Activity: ()
Proposed Use (mark all that apply): Resider	ntial: (4) Office: () Retail: ()	Mixed-Use: ()
Describe development and Uses:	1	
Apart	mants	
Days and Hours of Operation (if known):		>4.0
Building Size (sq. ft.): 182,960 =	F	
Number of Residential Units: 176		
Number of Commercial Units:		
Traffic Considerations		
Expected Number of Daily Visitors/Patrons (i	f known):*_ ?	
Expected Number of Employees (if known):*	4	
Expected Number of Delivery Trucks/Buses p	per Day (if known):*	
Trip Generations during PM/AM Peak Hour (if known):*	
Driveway(s) Located on: Street Name Spins	ing Ball NL	
Adjacent Roadway(s) Posted Speed: Street Name	liverse Blud HW	Posted Speed
Street Nam	· Rosa Parks NW	Posted Speed

^{*} If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required

Roadway Information (adjacent to site)	
Comprehensive Plan Corridor Designation/Func (arterial, collector, local, main street)	ctional Classification:
Comprehensive Plan Center Designation:(urban center, employment center, activity center)	
Jurisdiction of roadway (NMDOT, City, County	r):
Adjacent Roadway(s) Traffic Volume:	Volume-to-Capacity Ratio:(if applicable)
Adjacent Transit Service(s):	Nearest Transit Stop(s):
Is site within 660 feet of Premium Transit?: Ne	
Current/Proposed Bicycle Infrastructure: Non (bike lanes, trails)	a
Current/Proposed Sidewalk Infrastructure:	
Relevant Web-sites for Filling out Roadway Inj	
City GIS Information: http://www.cabq.gov/gis/ad	
	/abc-zone.com/document/abc-comp-plan-chapter-5-land-use (map after Page 5-5)
Road Corridor Classification: https://www.mrcog-pdf?bidld =	nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-
Traffic Volume and V/C Ratio: https://www.mrcog	-nm.gov/285/Traffic-Counts and https://public.mrcog-nm.gov/taqa/
Bikeways: http://documents.cabq.gov/planning/adopted 81)	ted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to
TIS Determination	
<u>Note:</u> Changes made to development proposals / TIS determination.	assumptions, from the information provided above, will result in a new
Traffic Impact Study (TIS) Required: Yes [No [] Borderline []
Thresholds Met? Yes [] No []	
Mitigating Reasons for Not Requiring TIS:	Previously Studied: []
Notes:	
TRAFFIC ENGINEER	DATE



Feet

1,000

250

500

are established by the of the City Limits Integrated Development Ordinance (IDO)

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

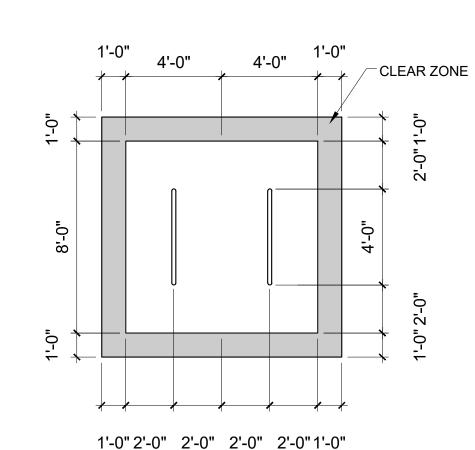
KEYED NOTE. THE REFUSE DRIVER SHALL HAVE ACCESS TO TRASH ENCLOSURE/DUMPSTER BY

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

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 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.

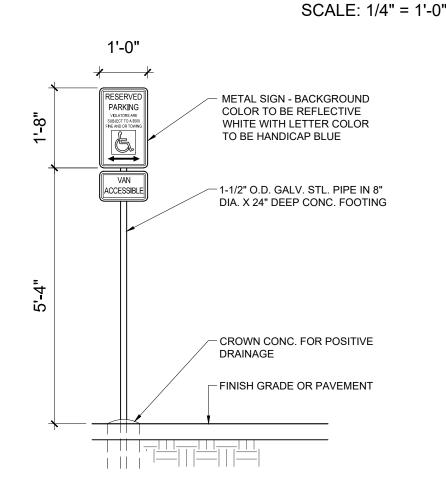
WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER.

13'-6" VIP COMPACTOR

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

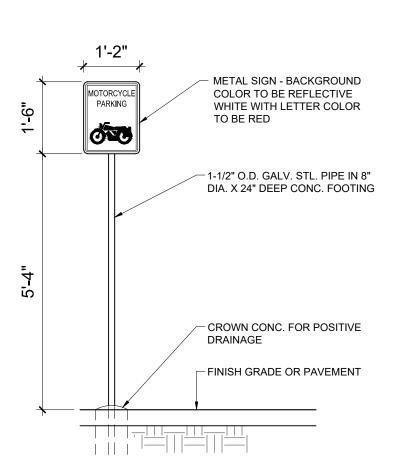


12'-0" STD. ENCLOSURE SIDE BOLLARDS MAY BE ARE TO BE 6" FROM CONCRETE SLAB, 6" THICK $4,000 \text{ PSI}, \frac{3}{4}$ " AGGREGATE WITH 6X6 - 10/10 WWM OR D EQUAL SLOPE TO DRAIN 1/8"O ATTENTION, ALL RESTAURANT AND FOOD SERVICES SANITARY SEPARATE BOLARDS 6'-0" INSIDE TO INSIDE FOR GATES ORILL HOLES FOR GATE PIN 4.000 PSI 3/4" AGGREGATE WITH 5X6 -10 / 10 WWM OR EQUAL 12'-0" X 8'-0" WITH 1/2" HOLES IN APRON FOR GATE PIN EXPANSION JOINT FOOTING AS REQUIRED BY DESIGN APRON REQUIRED IN FRONT OF EACH ENCLOSURE (6" WITH REINFORCING TO WITHSTAND 57,000 LIBS) TOP BOND BM W/ REFER DETAIL CONCRETE FILLED 4"Ø BOLLARD BEYOND CONCRETE FILLED STEEL PIPE SHALL BE ENCASED IN 12" CONCRETE ALL AROUND

REFUSE ENCLOSURE

HC SIGN

SCALE: NTS



MOTORCYCLE SIGN

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

- 4" STRIPE @ 36" OC PER NMSA, THE ADA ADJACENT ACCESS AISLE SHALL BE CLEARLY MARKED BY DIAGONAL, **BLUE PAVEMENT STRIPING** INTERNATIONAL SYMBOL OF ACCESSIBILITY 36"

PARKING

8'-0"

MIN

HC PARKING SIGN, REF DETAIL

-WHEEL STOP

ADA PARKING

MIN

SCALE: $\frac{1}{8}$ " = 1'-0"

12" HIGH LETTERING WITHIN

ACCESS AISLE

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

PEDESTRIAN ROUTE

28.51'

24.97' 16.24'

42 SPACES 26.09' 331.49' 8.00' 25.49' 26.00' | 37|SPACES **BUILDING 7** 2 FLOORS FOOTPRINT: 14,570 SF 2 FLOORS 1 BEDROOM: 14 FOOTPRINT: 8,293 SF 2 BEDROOM: 14 1 BEDROOM: 8 2 BEDROOM: 8 BUILDING 5 2 FLOORS FOOTPRINT: 10,412 SF **BUILDING 7** 2 FLOORS 1 BEDROOM: 10 FOOTPRINT: 2,394 SF 2 BEDROOM: 10 1 BEDROOM: 12 2 BEDROOM: 12 35.91' 32.19' 38 SPACES **BUILDING 3** 2 FLOORS **BUILDING 4** FOOTPRINT: 14,570 SF 2 FLOORS 1 BEDROOM: 14 FOOTPRINT: 8,293 SF 2 BEDROOM: 14 1 BEDROOM: 8 2 BEDROOM: 8 **BUILDING 1 BUILDING 2** 2 FLOORS 2 FLOORS FOOTPRINT: 8.293 SF FOOTPRINT: 14,570 SF 1 BEDROOM: 7 1 BEDROOM: 14 2 BEDROOM: 8 2 BEDROOM: 14 **LEASING OFFICE: 1** 8.50 27 SPACES SPINNING BALL AVE NW 6.26' 30.60' 11.30 87.00' 25.50' 14.12' 26.00' 21.20'

476.25'

476.09'

357.37'

SITE PLAN

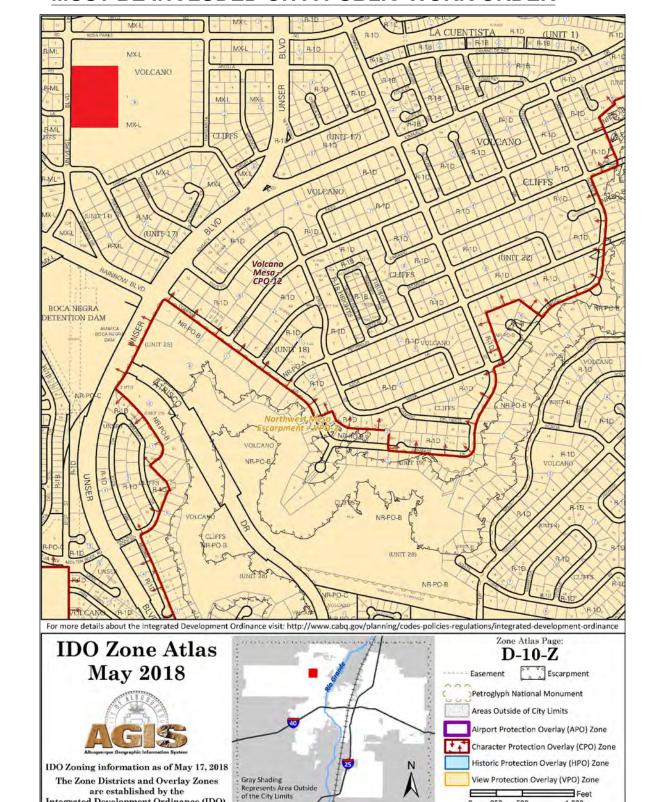
KEYED NOTES

- 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
- 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

8. PEDESTRIAN GATE

- 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 UTILITY EASEMENT
- 22. ELECTRIC VEHICLE CHARGING STATION

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



AREA MAP

SCALE:NTS SCOTT C. ANDERSON & associates architects 4419 4th St nw ste B albuquerque, nm 87107 scott@scaarchitects.com 505.401.7575

UNIVERSE VIEW APARTMENTS UNIVERSE BLVD NW ALBUQUERQUE, NM 87108

DRAWING TITLE SITE PLAN

ANDERSON NO. 4341 CHECKED **V**08/11/2023

A-100

08/11/2023

26.67' 11.32'