

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 30, 2022

Anthony Santi
Dekker/Perich/Sabatini
7601 Jefferson St. NE Suite 100
Albuquerque NM 87109

**Re: Paseo and Kimmick
Conceptual Traffic Circulation Layout for DRB Approval
Engineer's Stamp N/A
C11D004A**

Dear Mr. Santi,

The revised conceptual TCL submittal received 09-29-2022 is approved for DRB submittal. When submitting this project through the building permit process, please provide a copy of the approved DRB Site plan along with a more detailed site plan for construction purposes through a second Traffic Circulation Layout submittal process. The detailed plan will be compared against the approved DRB site plan to ensure that all previously approved site infrastructure is shown with exact paving layout, dimensioning, and parking capacity. Ultimately, a copy of the approved DRB Site Plan and the more detailed stamped and signed plan will both be needed for each of the building permit plans. Please keep these originals to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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 front counter personnel 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

C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Paseo and Kimmick **Building Permit #** _____ **Hydrology File #** _____

DRB# _____ **EPC#** _____

Legal Description: Lot 5, Block 6, Unit 26, Volcano Cliffs **City Address OR Parcel** 101106400611830101
Subdivision, Bernalillo County, New Mexico 101106404014530102

Applicant/Agent: Dekker/Perich/Sabatini **Contact:** Anthony Santi

Address: 7601 Jefferson St. NE Suite 100 **Phone:** 505-761-9700

Email: anthony@spsdesign.org

Applicant/Owner: Aleem Hasham **Contact:** _____

Address: 191 Alameda Blvd NW **Phone:** 505-897-2229

Email: aleemhasham@gmail.com

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) ☐ RESIDENCE ☒ DRB SITE ☐ ADMIN SITE: _____

RE-SUBMITTAL: ☐ YES ☐ NO

DEPARTMENT: ☒ TRANSPORTATION ☐ HYDROLOGY/DRAINAGE

Check all that apply:

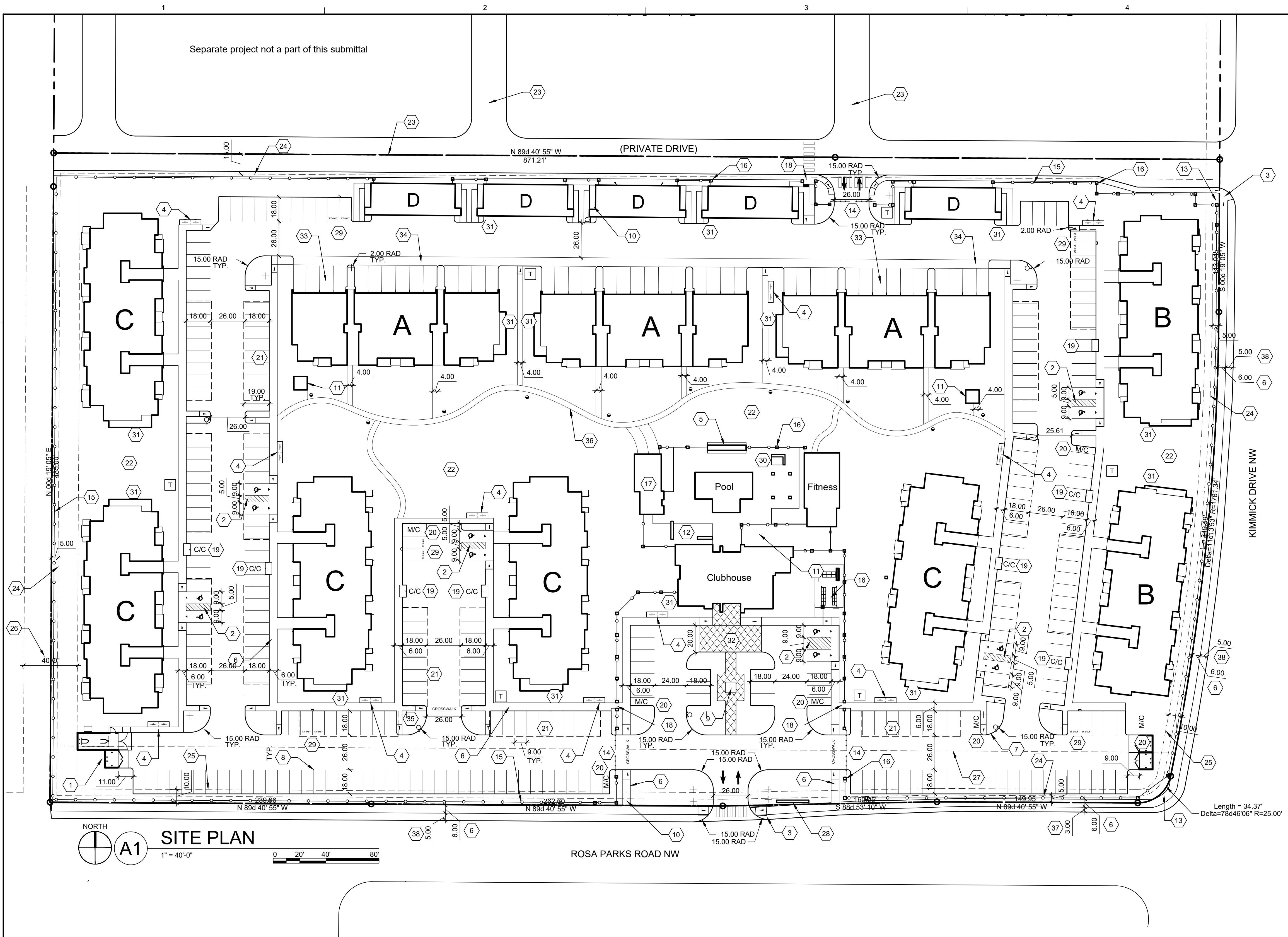
TYPE OF SUBMITTAL:

- ☐ 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: 9/23/2022



GENERAL SHEET NOTES

A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.

C. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.

D. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING.

E. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.

F. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.

G. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.

SHEET KEYED NOTES

1. TRASH COMPACTOR/RECYCLE BIN ENCLOSURE WITH GATE, REF: C1/SDP1.2

2. ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2

3. ACCESSIBLE RAMP, REF: D5/SDP1.2

4. BIKE PARKING PER IDO SECTION 5-5(E) AND DPM STANDARDS, 10% OF REQUIRED OFF-STREET PARKING AND DPM STANDARD WITH TWO-POINT BIKE LOCKING, REF: B5/SDP1.2

5. SHADE STRUCTURE

6. 8' WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS, REF: B4/SDP1.2

7. NEW CONCRETE CURB AND GUTTER, REF: A2/SDP1.2

8. PARKING STRIPING 4" WIDE, COLOR WHITE

9. WATER FOUNTAIN

10. FEATURE 6' WIDE ACCESSIBLE PATHWAY FROM PUBLIC R.O.W. 5% MAX SLOPE WITH 2% MAX CROSS SLOPE

11. COVERED OUTDOOR GRILLING AREA

12. OUTDOOR SEATING AREA

13. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.

14. VEHICULAR PAINTED STEEL PICKET SECURITY GATE

15. PERIMETER PAINTED STEEL PICKET FENCE

16. DECORATIVE FENCE

17. POOL EQUIPMENT/PET CARE STATION/RESTROOMS

18. SECURED PEDESTRIAN GATE

19. COMPACT PARKING SPACE WITH SIGNAGE

20. MOTORCYCLE PARKING SPACE WITH SIGNAGE

21. CARPORT WITH SHIELDED LIGHTING INDICATED BY DASHED LINES, TYPICAL

22. POTENTIAL LANDSCAPED WATER HARVESTING AREA - REFER TO CIVIL

23. LOT LINES TO BE PLATTED UNDER A SEPARATE FUTURE SUBMITTAL

24. BUILDING SETBACK

25. UTILITY EASEMENT

26. DRAINAGE AND UTILITY EASEMENT

27. 100 FOOT OFFSET FROM THE SINGLE FAMILY PROPERTY LINE SOUTH OF ROSA PARKS

SHEET KEYED NOTES

28. ILLUMINATED MONUMENT SIGN WITH PROJECT NAME AND ADDRESS

29. TANDEM ELECTRIC VEHICLE CHARGING STATION

30. SPA

31. FIRE DEPARTMENT CONNECTION

32. PATTERNED CONCRETE

33. TANDEM PARKING SPACE IN FRONT OF GARAGE SPACE

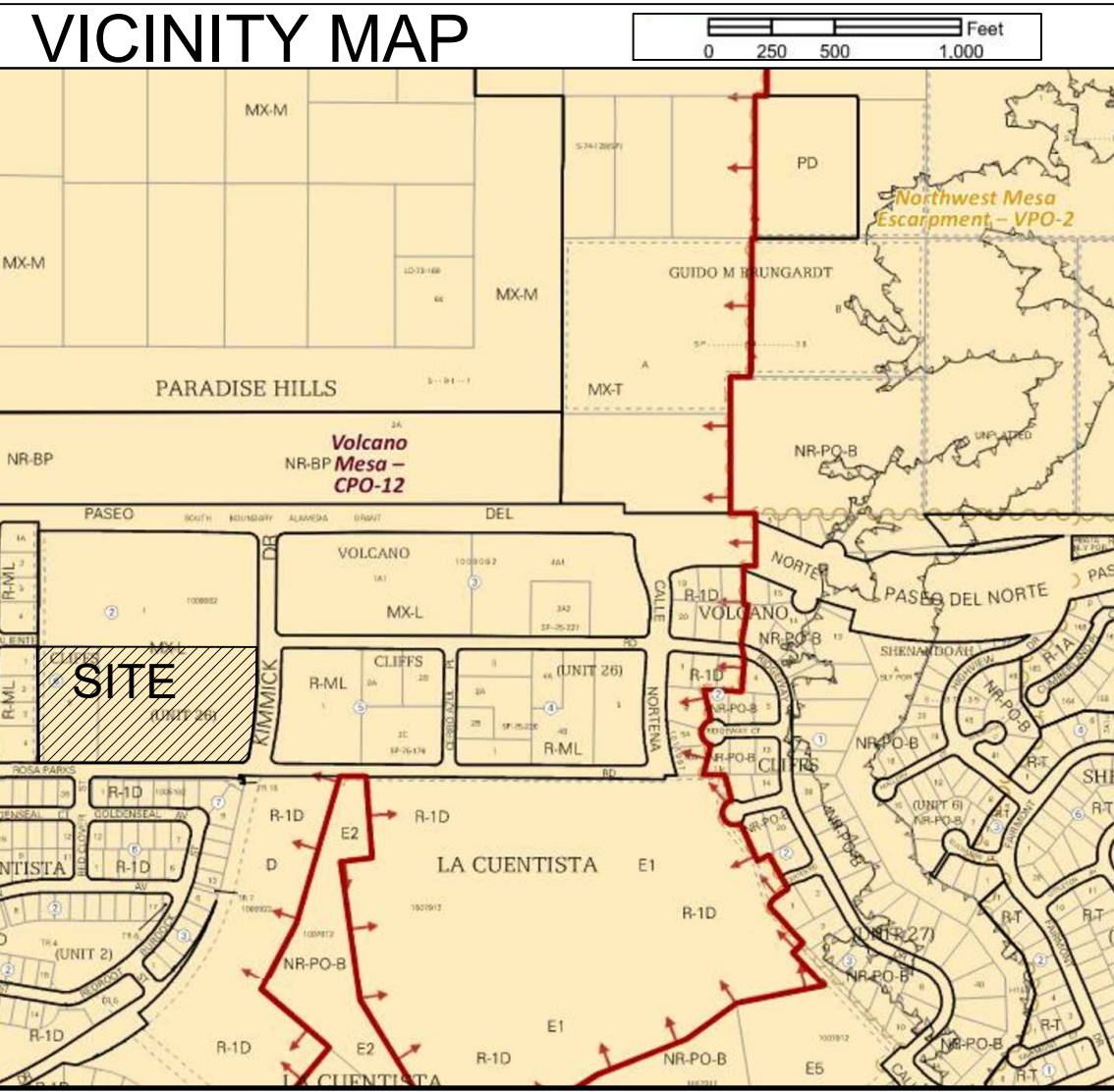
34. STRIPED 6 FOOT WIDE SIDEWALK WITH 'NO PARKING' SIGNAGE

35. 4 FOOT WIDE CONCRETE SIDEWALK

36. 4 FOOT WIDE ACCESSIBLE PATH

37. 3' WIDE LANDSCAPE BUFFER SWALE

38. 5' WIDE LANDSCAPE BUFFER SWALE



PROJECT DATA

ZONING:
IDO - MIXED-USE - LOW INTENSITY ZONE DISTRICT (MX-L)

LEGAL DESCRIPTION: TRACT 1, BLOCK 2 AND LOT 5, BLOCK 6, UNIT 26 VOLCANO CLIFFS SUBDIVISION, BERNALILLO COUNTY, NEW MEXICO

SITE AREA: 9.56 ACRES

ZONE ATLAS: C-11-Z

SETBACKS: FRONT= 5' MIN, SIDE = 5', INTERIOR= 0', REAR= 15'

BUILDING HEIGHT:
MAXIMUM ALLOWED: 38'-0"
ACTUAL HEIGHT: 37'-8" MAXIMUM

SPRINKLED: YES NFPA 13R

BUILDING OCCUPANCY: R-2

CONSTRUCTION TYPE: TYPE V-B

PARKING CALCULATIONS: (TABLE 5-5-1)
(DWELLING UNITS X 1.5: 238 X 1.5 = 357 REQUIRED SPACES)

ELECTRIC VEHICLE CHARGING STATIONS (IDO SECTION 5-5(C)(9): 2% OF PARKING PROVIDED WHEN MORE THAN 200 OFF-STREET PARKING SPACES
REQUIRED = 9 SPACES
PROVIDED = 10 SPACES

SURFACE SPACES = 143
COVERED SPACES = 152
GARAGE SPACES = 72
TANDEM SPACES = 42
PROVIDED PARKING = 409 TOTAL SPACES

ADA PARKING REQUIRED: 1 SPACE PER UNIT REQUIRED TO BE ADA
248 UNITS X .02 = 4.96 = 5 SPACES REQUIRED
ADA PARKING PROVIDED = 12 SPACES PER NMBC

MOTORCYCLE PARKING: TABLE 5-5-4
301-500 REQUIRED OFF-STREET SPACES = 6 SPACES REQUIRED
MOTORCYCLE PARKING PROVIDED = 8 SPACES

BICYCLE PARKING REQUIRED
248 X 0.10 = 25 SPACES
BICYCLE PARKING PROVIDED 28 SPACES

OPEN SPACE CALCULATIONS

TABLE 2-4-3 / MX-L ZONING
USABLE OPEN SPACE
1 BD: 225 SF PER UNIT
225 SF x 110 UNITS = 24,750 SF
2 BD: 285 SF PER UNIT
285 SF x 102 UNITS = 29,070 SF
3 BD: 350 SF PER UNIT
350 SF x 26 UNITS = 9,100 SF
TOTAL 62,920 SF REQUIRED OPEN SPACE
PROVIDED OPEN SPACE: 180,622 SF

LEGEND

LANDSCAPE AREA

PROPERTY LINE

FIRE HYDRANT

BIKE RACK

SIDEWALK RAMP (ARROW POINTS DOWN)

TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS

PERIMETER FENCE

ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2

LIGHT POLE

BOLLARD PATH LIGHT

6" BOLLARD WITH SIGN

DEKKER PERICH SABATINI

Architecture in Progress

SEAL

PROJECT

Paseo and Kimmick
ALBUQUERQUE, NM

REVISIONS

DRAWN BY AG, JB

REVIEWED BY RAW

DATE 09/30/2022

PROJECT NO: 22-0033

DRAWING NAME

TRAFFIC CIRCULATION LAYOUT

SHEET NO

TCL-1.1