

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

January 3, 2022

David McEachern
RBA Architecture
1104 Park Ave. SW
Albuquerque NM 87102

Re: Congress Apartments
9441 Eagle Ranch Rd. NW
Traffic Circulation Layout
Architect's Stamp 09-28-21 (C13-D033)

Dear Mr. McEachern,

The TCL submittal received 12-30-2021 is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

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,

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File

KEYED NOTES

- 2'-0" CURB RADIUS, TYP.
- CONSTRUCT NEW RASSED CONCRETE CURB AND GUTTER PER CABQ STANDARDS 2415A, REF: DET. A7/AS2.0.
- ACCESSIBLE PARKING SIGNAGE PER CABQ STANDARDS, REF: DETAIL C1/AS-2.0.
- ACCESSIBLE CURB RAMP PER CITY OF ALBUQUERQUE (CABQ) STANDARDS 2426, REF: A10/AS-2.0.
- PAINTED STRIPE HANDICAP ACCESSIBLE AISLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, LOCATE SIGN (66-1-4.1.NBMSA 1978), REF: DETAIL A8/AS-2.0.
- HANDICAP SYMBOL PER ADA STANDARDS, TYPICAL (6) PLACE REF: DETAIL C2/AS-2.0.
- 24" TRUNCATED DOMES, TYP.
- 6' FOOT WIDE ACCESSIBLE PEDESTRIAN PATH, TYP., REF: DET. A9/AS2.0.
- 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS, REF: DETAIL A8/AS-2.0, TYP.
- CONSTRUCT NEW CONCRETE SIDEWALK, REF: A5-A6/AS-2.0, REF: PLAN FOR SIDEWALK WIDTH, TIE INTO EXISTING SIDEWALKS AS NEEDED.
- ASPHALT PAVING OVER BASE COURSE, REF: GEOTECH REPORT.
- DUMPSTER ENCLOSURE PER CABQ, REF: DETAIL A1/AS-2.0.
- FIRE LANE, PAINT CONC. CURB RED AND ADD SIGNAGE TO CURBS 5' HIGH WHITE LETTER "NO PARKING, FIRE LANE", TYP. EVERY 15' OVER 6' WIDE RED STRIPE, REF: FIRE ORD. 503.3.1.
- NEW FIRE HYDRANT LOCATION.
- EXISTING FIRE HYDRANT LOCATION.
- LANDSCAPING AREA, REF: LANDSCAPING PLAN.
- MOTORCYCLE PARKING SIGNAGE PER CABQ STANDARDS, TYP. REF: A12/AS2.0.
- PAINTED "MC" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, AT MOTORCYCLE PARKING - WHITE ON PAVEMENT PER CABQ STANDARDS.
- BIKE RACK FOR (6) BICYCLES. SPACES SHALL BE 6'-0" LONG x 2' WIDE FOR EACH BIKE.
NOTE: A 1'-0" CLEAR ZONE AROUND THE BIKE PARKING SPACE, REF DETAIL C3/AS-2.0.
A. 30" TALL x 18" WIDE.
B. BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES, COMB/TOASTER RACKS ARE NOTE ALLOWED
C. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION.
D. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
E. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
F. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
G. THE RACKS SHOULD BE STURDY AND ANCHORED TO A CONCRETE PAD.
- 25'x25' CLEAR SIGHT TRIANGLE. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS'. ALL SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS, MOUNT BOX 4'-0" - 6'-0" HIGH A.F.F., TYP.
- FIRE RISER ROOM WITH FIRE RISER, G.C. TO SUBMIT FIRE SPRINKLER PLANS TO THE FIRE MARSHALL'S OFFICE FOR REVIEW AND APPROVAL.
- FIRE DEPARTMENT CONNECTION (FDC) LOCATION NOTE: FDC LOCATION TO BE WITH 100 FEET OF FIRE HYDRANT.
- ELECTRICAL TRANSFORMER LOCATION, COORDINATE LOCATION WITH FNM.
- CONSTRUCT NEW DRIVE PAD PER C.O.A. STD. DWG. 2426.
- NOT USED.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER C.O.A. STANDARD DRAWINGS 2415A.
- 10' PUBLIC UTILITY EASEMENT.
- REMOVE EXISTING FENCE, REINSTALL FENCE AT PROPERTY LINE.
- REMOVE EXISTING FENCE.
- EXISTING BUS STOP.
- RECYCLE DUMPSTER.
- NOT USED.
- MONUMENT SIGN TO BE LOCATED INSIDE PRIVATE PROPERTY WHICH INCLUDES AIR SPACE, UNDER SEPARATE PERMIT.
- ADA ACCESSIBLE RAMP PER CABQ STANDARDS DWG. 2426. SEE DETAIL A11/AS2.0.
- EXISTING CURB AND GUTTER.
- EXISTING CURB AND GUTTER MEDIAN.
- CURB RAMP PER CABQ STANDARD DWG. 2445.
- HATCH DENOTES 6' PEDESTRIAN WALKWAY.
- CONCRETE PARKING BUMPER, TYP. REF: DETAIL A13/AS-2.0.
- CURB RAMP PER CABQ STANDARD DWG. 2418.
- CONCRETE RAMP SEE DETAIL A14/AS-2.0

PARKING REQUIREMENTS:

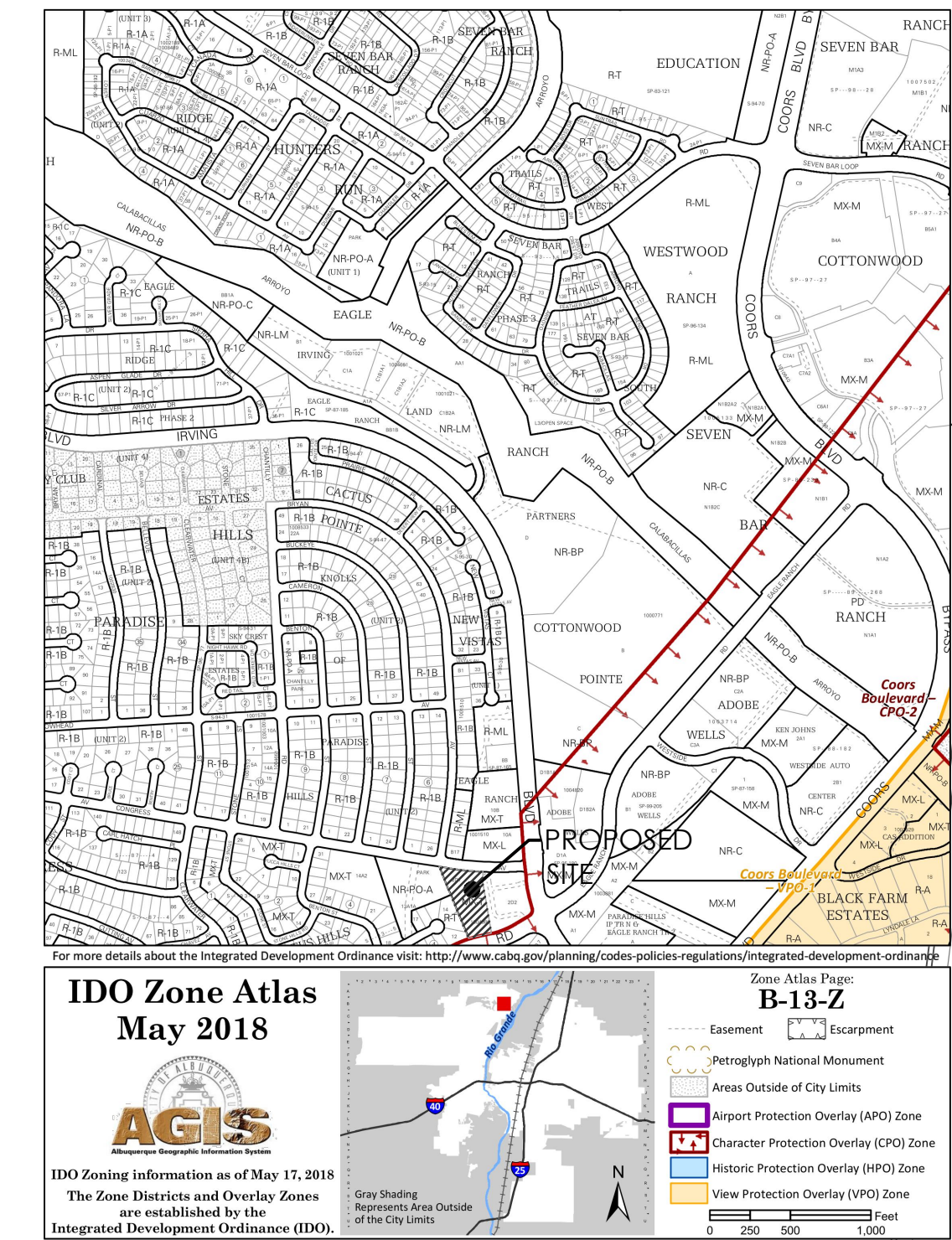
BUILDING A		
REQUIRED:	TOTAL BUILDING SQ. FT. APARTMENT 1.5 SPACES/ D.U.J	= 10,778 S.F. THREE STORY APARTMENTS (42 UNITS) = 1.5 x 42 = 63 SPACES REQUIRED NMBQ TABLE 1106.1 51-100 = 4 H.C. SPACES 2018 IDO TABLE 5-5-4 MOTORCYCLE = 51-100 = 3 SPACES
BUILDING B		
REQUIRED:	TOTAL BUILDING SQ. FT. APARTMENT 2 SPACE/ DU	= 1,234 S.F. TWO STORY TOWNHOUSE (4 UNITS) = 2 x 4 = 8 SPACES REQUIRED NMBQ TABLE 1106.1 1-25 = 1 H.C. SPACES 2018 IDO TABLE 5-5-4 MOTORCYCLE NOT REQUIRED FOR RESIDENTIAL USES
BUILDING C		
REQUIRED:	TOTAL BUILDING SQ. FT. APARTMENT 2 SPACE/ DU	= 1,234 S.F. TWO STORY TOWNHOUSE (4 UNITS) = 2 x 4 = 8 SPACES REQUIRED NMBQ TABLE 1106.1 1-25 = 1 H.C. SPACES 2018 IDO TABLE 5-5-4 MOTORCYCLE NOT REQUIRED FOR RESIDENTIAL USES
TOTAL PARKING REQUIRED 3 BUILDINGS		= 79 SPACES (6 H.C. SPACES)
TOTAL PARKING PROVIDED		= 57 SPACES PROVIDED (INCLUDING 6 HC SPACES) 13 COMPACT CAR SPACES 16 GARAGE SPACES 86 TOTAL SPACES 3 MOTORCYCLE SPACES = 10% OF REQUIRED OFF STREET PARKING = 8 BIKE SPACES
BICYCLE SPACES RESIDENTIAL		

LANDSCAPE REQUIREMENTS:

GROSS LOT AREA:	82,776 S.F. (1.90 ACRES)
BUILDING AREA:	- 20,073 S.F. (3 BLDGS)
NET LOT AREA:	62,703 S.F.
	x 15%
REQUIRED LS:	9,405 S.F.
PROVIDED LS ONSITE:	9,758 S.F.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	226.03'	1915.20'	6°45'43"	225.90'	S 83°56'05" E
C2	109.50'	750.03'	8°21'53"	109.40'	S 76°10'10" W
C3	35.68'	542.00'	3°46'17"	35.67'	N 78°09'44" E
C4	166.94'	542.00'	17°38'51"	166.28'	N 67°27'04" E
C5	237.26'	1915.20'	7°05'53"	237.11'	N 89°06'14" E

Line Table		
Line #	Direction	Length (ft)
L1	S 80°22'45" E	50.12'
L2	S 02°48'07" W	63.21'



Congress Avenue NW
(64' R.O.W.)

C1
225.90'
S 83°56'05"
R = 1915.20'

L2
63.21'
S 02°48'07" W

BUILDING A
THREE STORY
FULLY SPRINKLED
42 UNITS
HT. 30'-0"

Tract 2-D-1
1,9010 Acres
82,808 Sq. Ft.

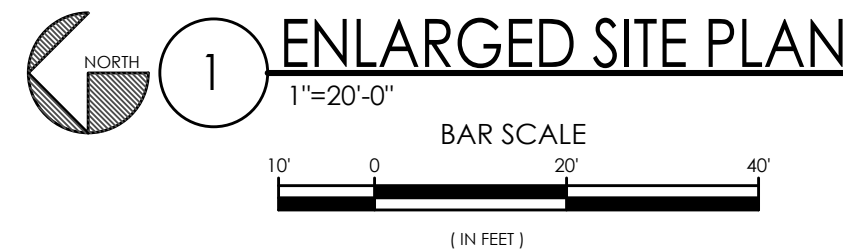
BUILDING B
6,005 S.F.
TWO STORY
FULLY SPRINKLED
13D
4 UNITS
HT. 23'-5"

BUILDING C
6,005 S.F.
TWO STORY
FULLY SPRINKLED
13D
4 UNITS
HT. 23'-5"

Eagle Ranch Road NW
(86' R.O.W.)

C2
109.40'
S 76°10'10" W
R = 750.03'

C3
35.67'
N 78°09'44" E
R = 542.00'



LEGEND

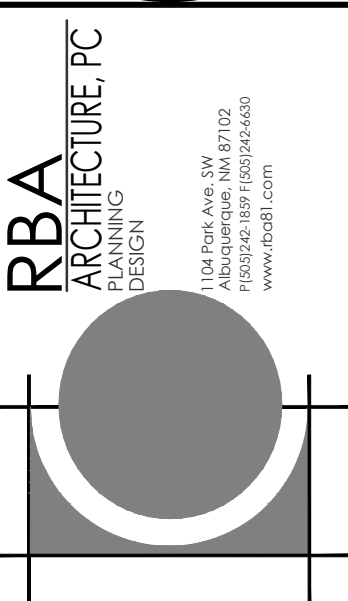
- PROPERTY LINE
- EXISTING CURB
- PROPOSED 6" CURB
- EASEMENT

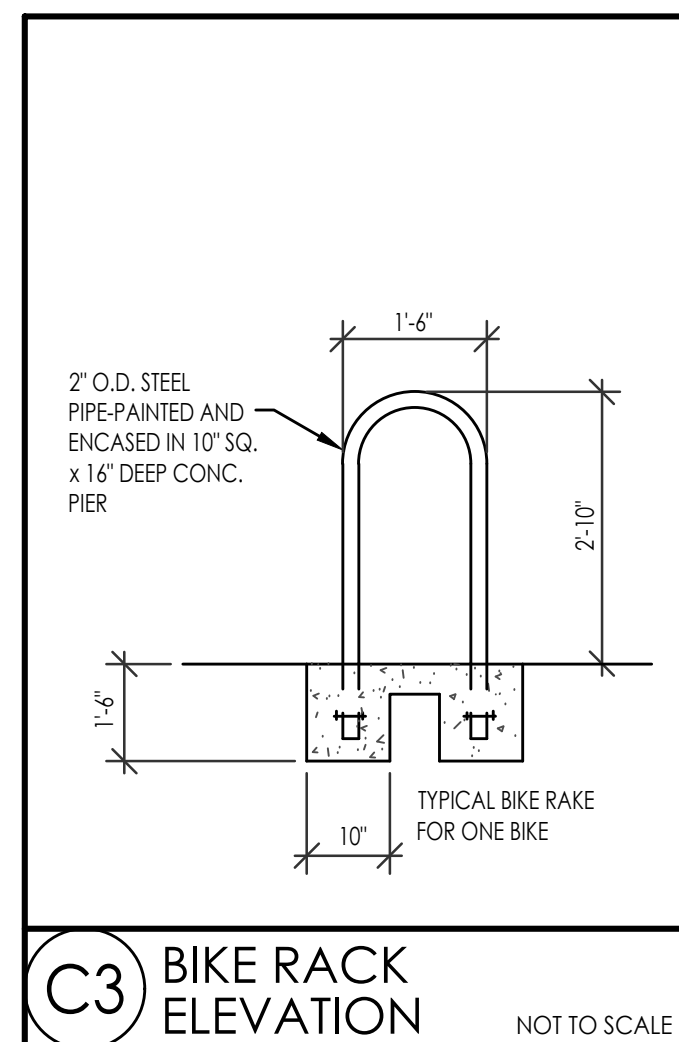
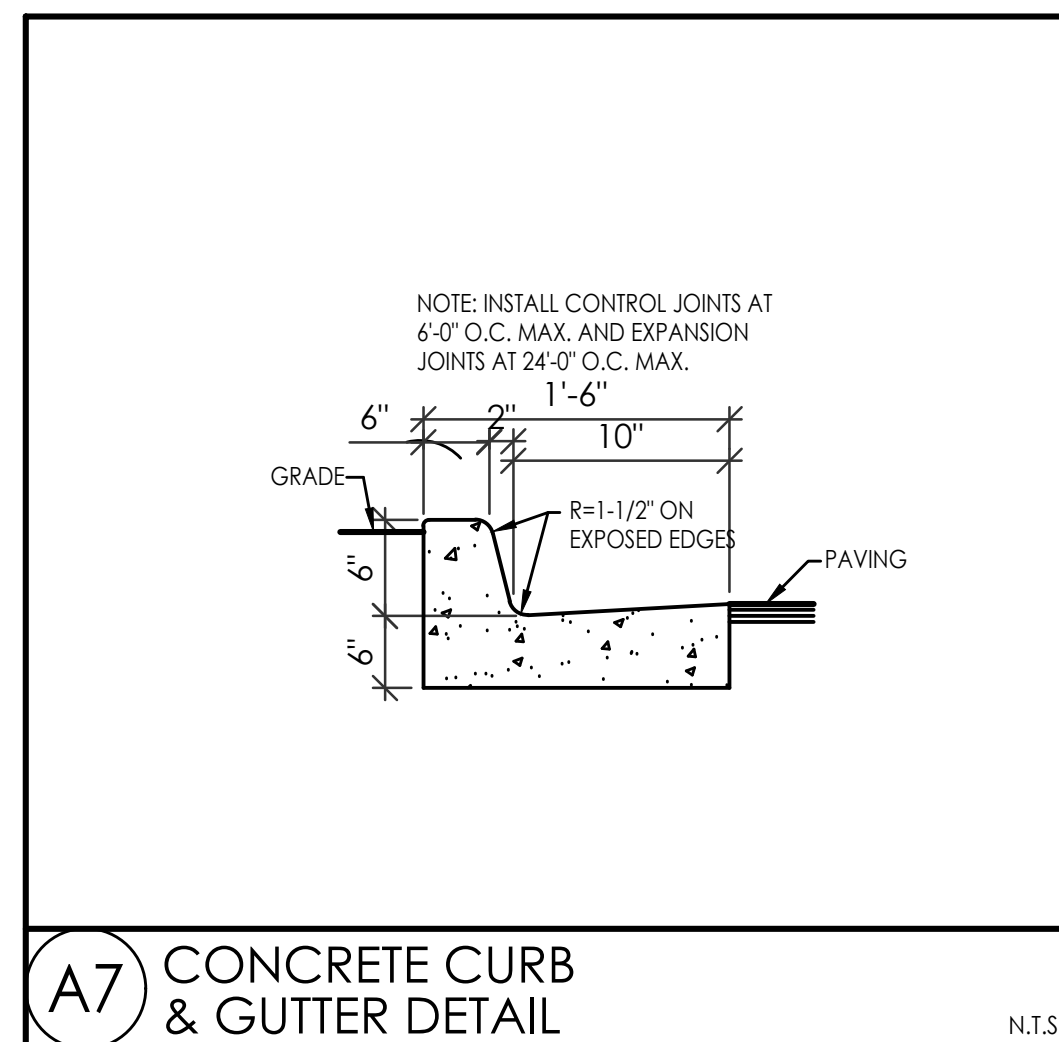
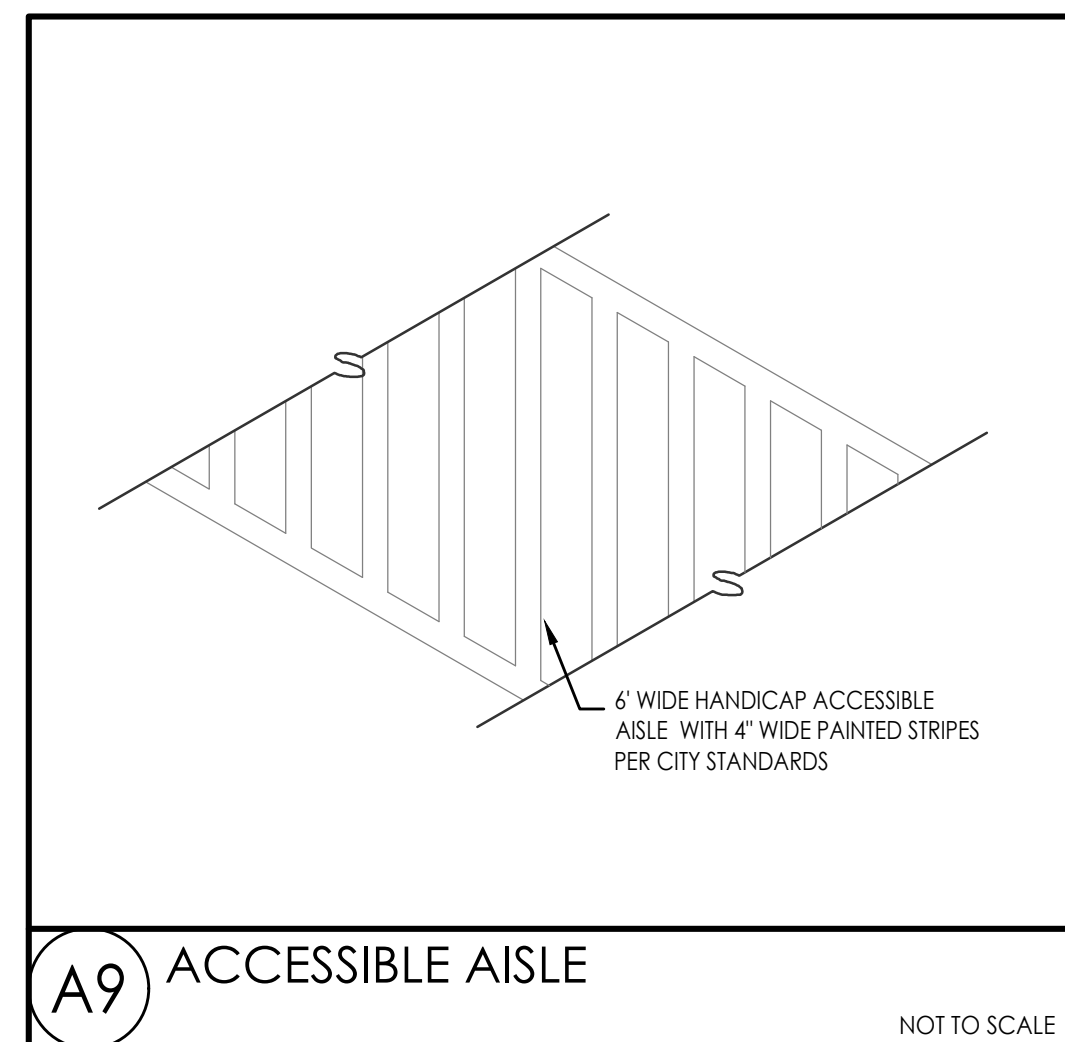
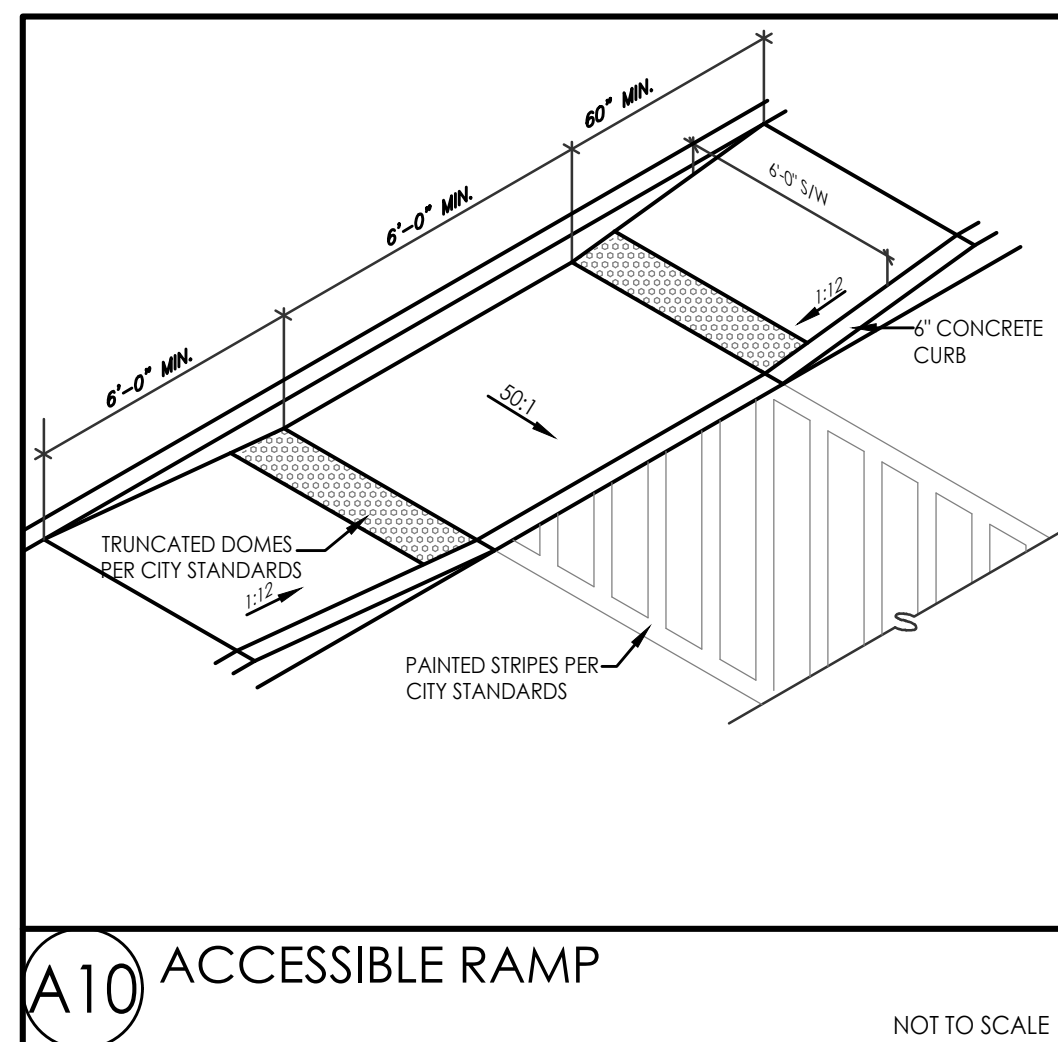
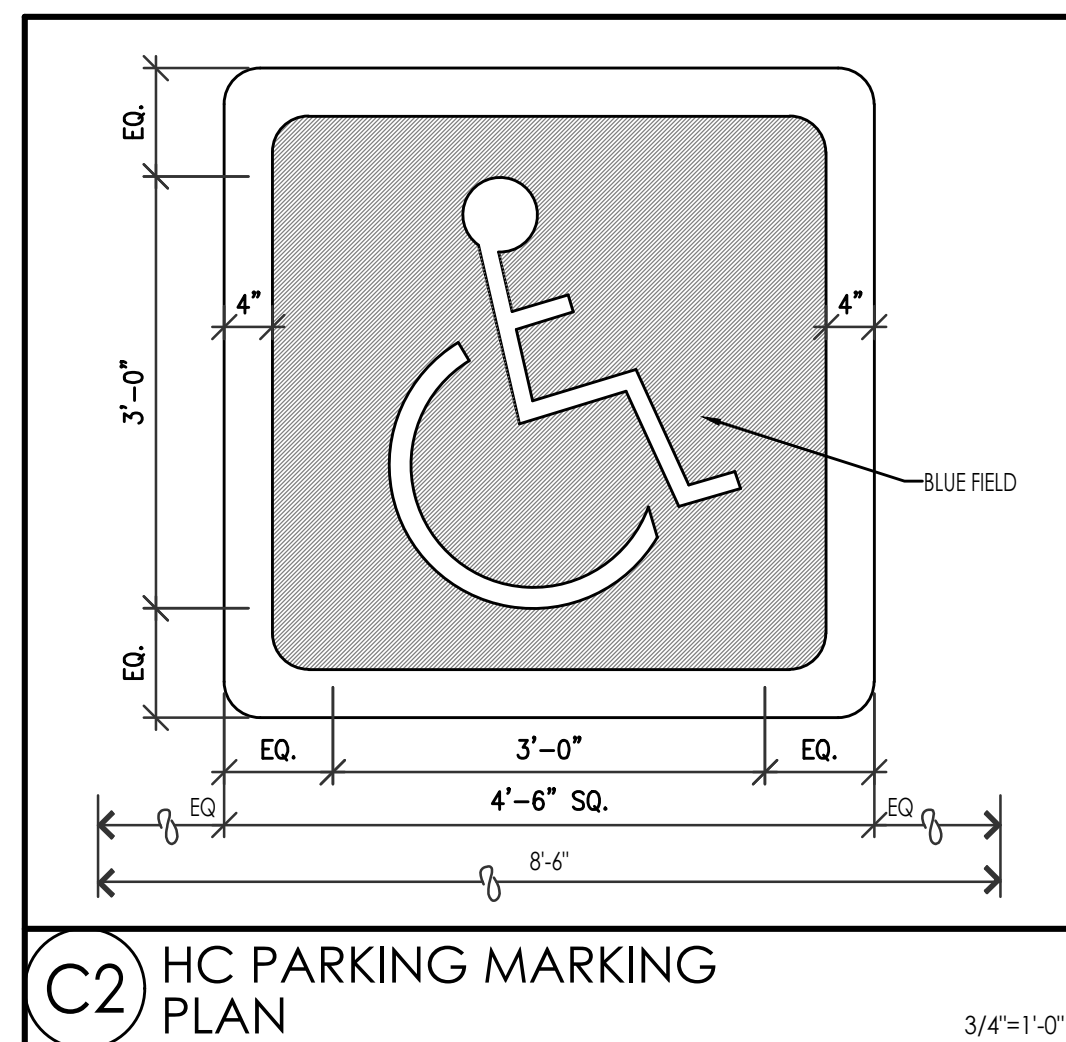
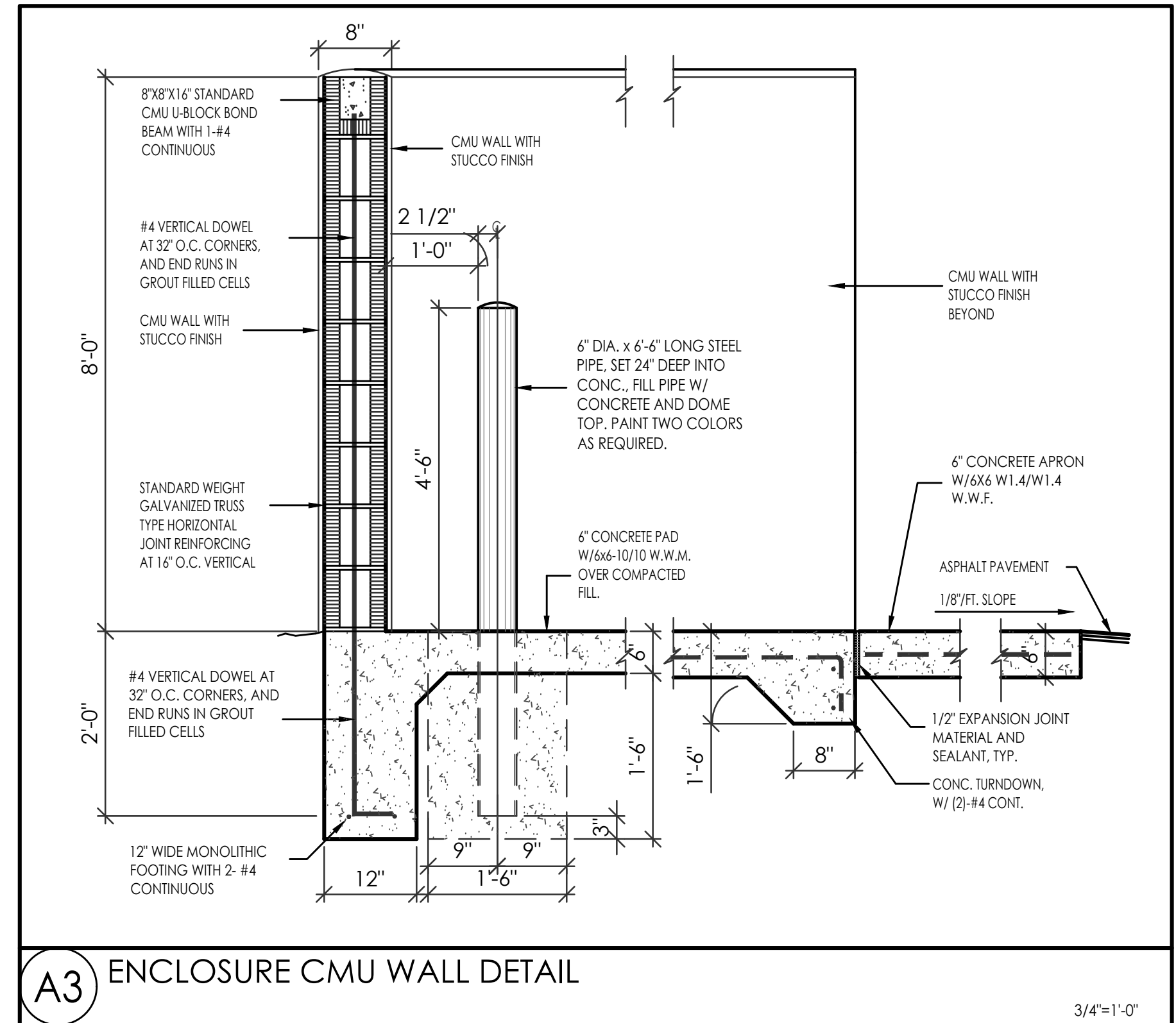
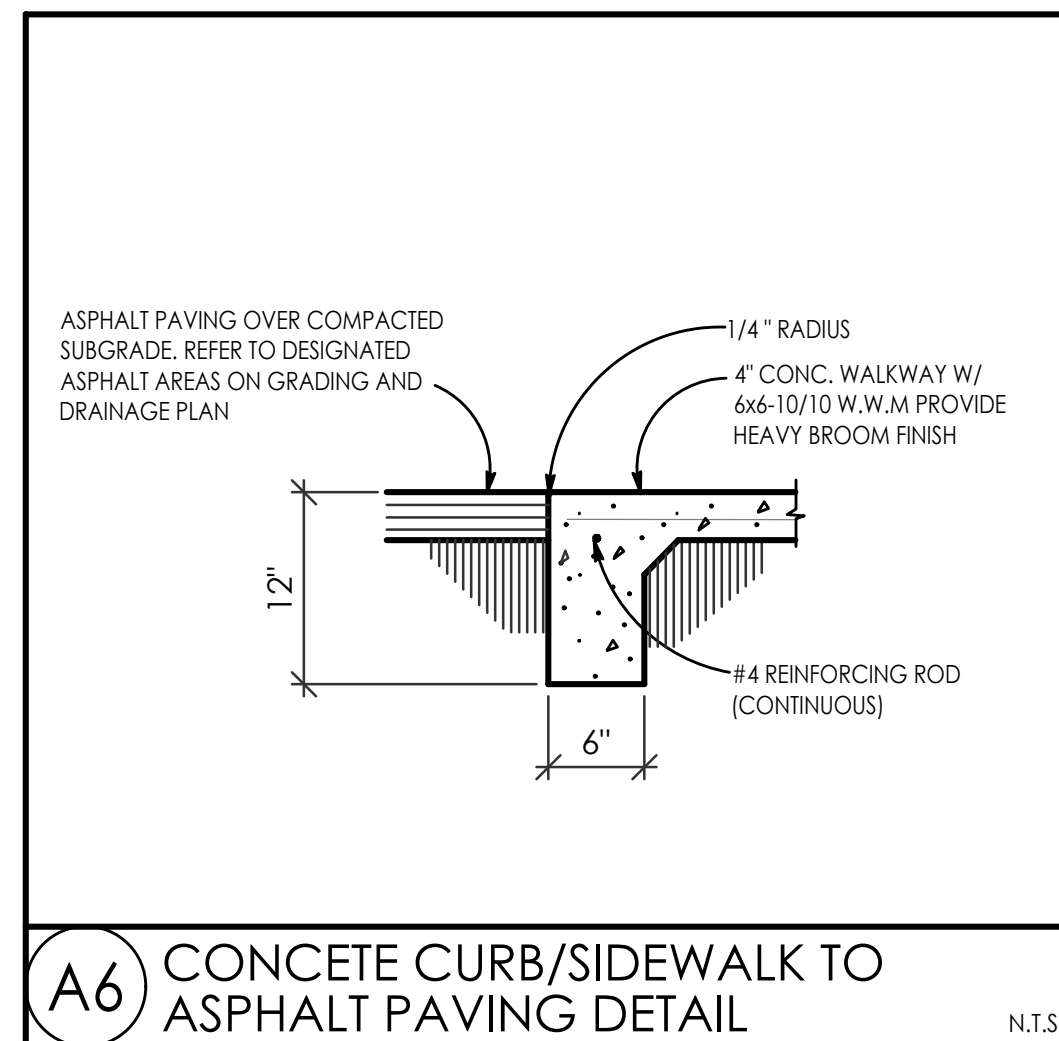
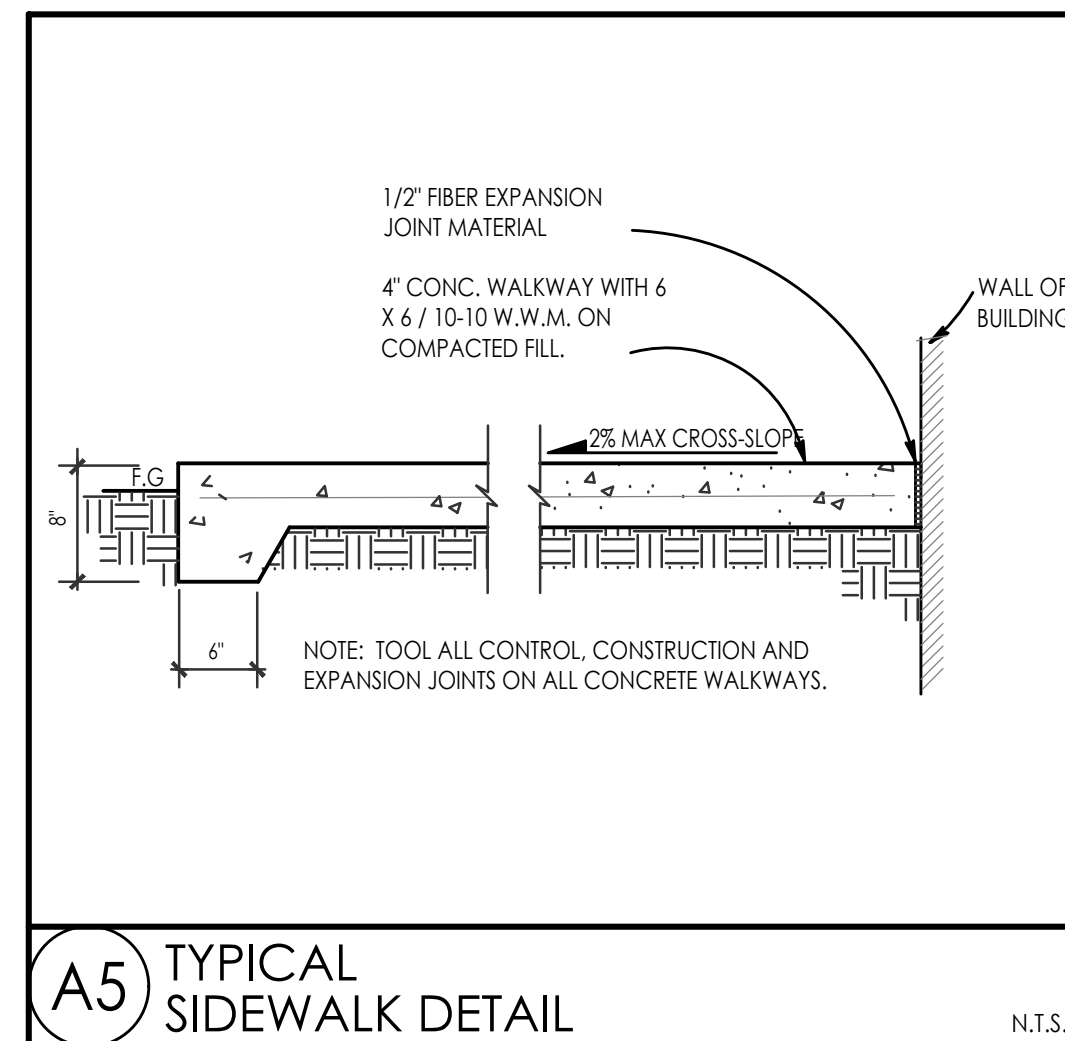
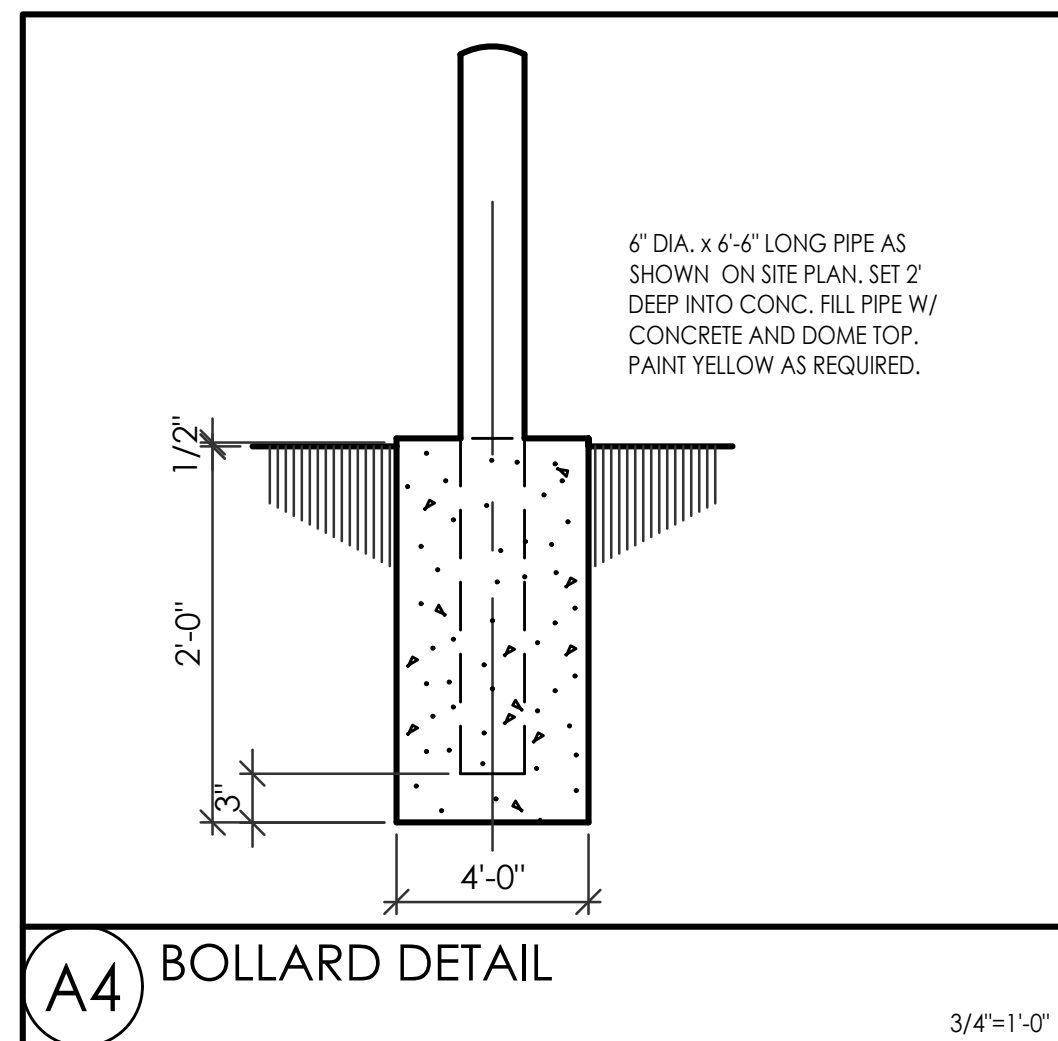
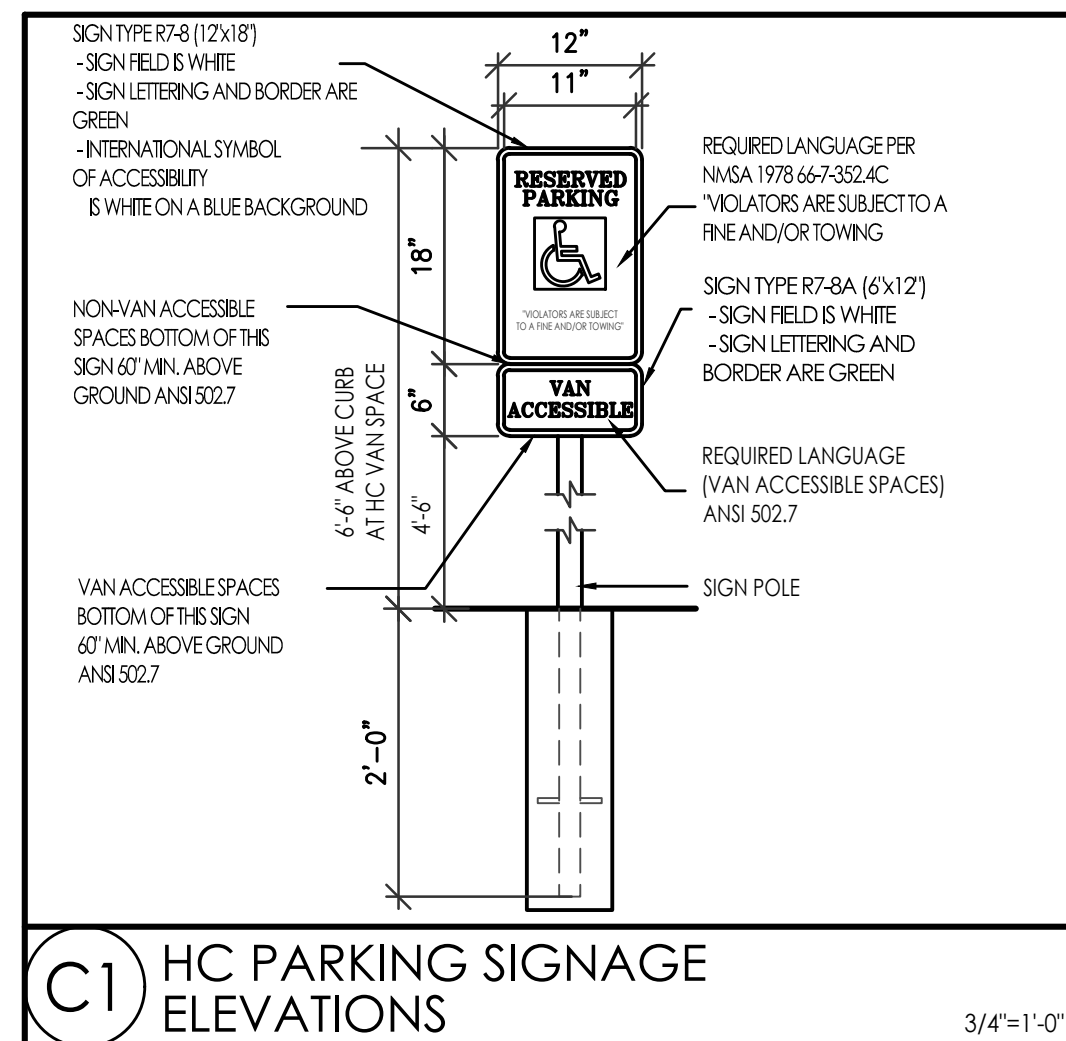
TRAFFIC CIRCULATION LAYOUT APPROVED
01/03/2022

Jeanne Wolfenbarger

CONGRESS APARTMENTS
SITE PLAN
9441 EAGLE RANCH RD NW
ALBUQUERQUE, NM 87114
PROJECT #2115

REVISION DATE


DATE 09-28-2021
SHEET NUMBER AS-1.0



Jeanne Wolfenbarger

