

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 8, 2024

Scott Eddings, P.E.
Huitt-Zollars
333 Rio Rancho Blvd.
Rio Rancho, NM 87124

Re: North Domingo Baca Acquatic Center
7521 Carmel Ave. NE
Conceptual Traffic Circulation Layout for DHO and/or DFT Approval
Engineer's Stamp 9-18-23 (C19D043E)

Dear Mr. Eddings,

The conceptual TCL submittal received 1/5/2024 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 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

Plotted: 13/2024 4:05:13 PM, By: Shonora, Lowe
G:\proj\R312254-01 - CO-ND-B Aquatic Center\10 CAD & BIM\10.1 AutoCAD\Sheet\312254-01_AQUATIC CENTER.TCL
Last Saved: 13/2024 4:03:42 PM, filename

A1 FIRE ONE PLAN
1" = 30'-0"

PROJECT SUMMARY:

THE DESIGN MAIN FOCUS IS TO PROVIDE A STATE OF THE ART AQUATIC CENTER IN NORTH EAST ALBUQUERQUE. THE AQUATIC CENTER WILL BE COMPOSED OF INDOOR POOL AND OUTDOOR POOL ELEMENTS. THE PROJECT IS THE LAST PIECE TO COMPLETE THE NORTH DOMINGO BACA PARK MASTER PLAN.

SITE

THE SITE IS COMPLEX AND NARROW. THE DESIGN TEAM USED THE COMPLEXITY OF THE SITE AS DESIGN OPPORTUNITIES TO DEVELOP THE OVERALL LAYOUT AND CONCEPT OF THE FACILITY. THE DESIGN APPROACH IS TO USE THE NEW BUILDING AND SITE TO CONNECT THE EXISTING UPPER PART OF THE PARK WITH THE LOWER PART OF THE SITE IN ALL NORTH-SOUTHEAST-WEST DIRECTIONS. THERE IS APPROXIMATELY 16 FOOT HEIGHT DIFFERENCES EAST TO WEST. THE DIFFERENCE IN HEIGHT WILL BE USED TO DEVELOP A 2 STORY BUILDING WITH A RETAINING WALL STRETCHING NORTH-SOUTH ALONG THE EAST PORTIONS OF THE SITE. THE SITE IS DIVIDED ONTO 3 SECTIONS. SOUTH SECTION OF THE SITE WILL HOST PARKING LOT AND VEHICULAR ACCESS BECAUSE OF THE CLOSE PROXIMITY TO CARMEL AVE. ON THE EAST OF THE PARKING THERE WILL BE A SERIES OF TERRACES AND STAIR ACCESS TO CONNECT THE UPPER PART OF THE PARK WITH THE LOWER PART OF THE PARK. ON THE WEST PART OF THE PARKING THERE WILL BE TWO PEDESTALS WITH ELECTRICITY TO PROVIDE CONNECTIONS FOR FOOD TRUCK SERVICES. THE MIDDLE SECTION OF THE SITE WILL HOST THE MAIN NATATORIUM BUILDING. SEE BUILDING DESCRIPTION BELOW. ON THE WEST PART OF THE MIDDLE SECTION OF THE SITE, WILL HOST THE MAINTENANCE/MECHANICAL ACCESS YARD WHERE ALL MAIN UTILITIES WILL BE CONNECTING TO THE NEW FACILITY. THE MAINTENANCE YARD WILL BE ENCLOSED WITH IN A FENCED AREA. THE NORTH SECTION OF THE SITE WILL HOST THE OUTDOOR POOL WITH A NORTH ACCESS ENTRANCE GATE AND HYGIENE BUILDING SPECIFICALLY DESIGN FOR THE OUTDOOR POOL ACTIVITIES. THE OUTDOOR POOL AREA IS COMPOSED OF A BEACH ENTRANCE RECREATION POOL WITH A "C" INCORPORATED ONTO THE DESIGN, A 2 WATER SLIDE LANDING POOL, AND A FOUR LANE LAP POOL. ON THE EAST PART OF THE OUTDOOR POOL THERE WILL BE A SERIES OF LANDSCAPED TERRACES CONNECTING THE UPPER PART OF THE SITE WITH THE LOWER PART OF THE SITE. THROUGH OUT THE OUTDOOR POOL DECK THERE WILL BE SHADE CANOPIES. THE OUTDOOR POOL WILL BE ENCLOSED WITH IN A FENCED AREA. NORTH OF THE OUTDOOR POOL ENTRANCE THERE WILL BE A PLAZA SPACE CONNECTING TO THE NORTH PARKING LOT.

TRAFFIC CIRCULATION

CIRCULATION THROUGH SITE WILL CONSIST OF TWO WAY AISLES. THERE WILL BE A DROP-OFF AREA ALONG THE EAST AND NORTH EAST PORTION OF THE PARKING LOT. MOST DELIVERY VEHICLES WILL PARK IN FRONT OF BUILDING. ACCESS TO THE WEST SIDE OF BUILDING WILL BE THROUGH A ROLLING GATE. THE EXISTING CIRCULATION DOES NOT IMPACT THE ADJACENT SITES AT NORTH DOMINGO BACA PARK SINCE THE PARKING AREAS ARE SEPARATELY LOCATED THROUGHOUT THE PARK.

PROPOSED OUTDOOR
POOL CHECK-IN

PROPOSED OUTDOOR
HYGENE BLDG.

EXISTING
GRASS FIELD

PROPOSED
OUTDOOR
POOL

PROPOSED
LANDSCAPE
AREA

EXISTING
NORTH DOMINGO BACA
SKATE PARK

PROPOSED
AQUATIC
CENTER

EXISTING
PARKING LOT

PROPOSED
PARKING LOT

PROPOSED
LANDSCAPE
AREA

EXISTING
NORTH DOMINGO BACA
MULTIGENERATIONAL CENTER

CARMEL AVE NE

NOTE: FOR SPECIFICATION INFORMATION, REFER TO
CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS
FOR PUBLIC WORKS

GENERAL SHEET NOTES

- SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS.
- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED
- ALL CURBS AND ACCESSIBLE RAMPSS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS OTHERWISE NOTED.
- SITE PLAN SHALL COMPLY WITH LOCAL, FEDER, ADA STANDARDS & GUIDELINES.
- ALL PARKING SPACES AT 9'-0"x20'-0".
- DESIGN WILL COMPLY WITH 2015 INTERNATIONAL FIRE CODE APPENDIX B, C&D.
- H. ALL RADII ALONG FIRE LANE SHALL BE 28'-0".
- I. CARD ACCESS GATES WILL HAVE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.
- J. FIRE ACCESS LANES SHALL BE MARKED FIRE LANE ON BOTH SIDES.
- K. FDC SHALL BE WITHIN 100 FEE OF A FIRE HYDRANT.
- L. SLOPES WILL NOT EXCEED 10% IN GRADE FOR FIRE ACCESS ROADS.
- M. ALL FIRE ACCESS LANES SHALL HAVE AN APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.

SHEET KEYED NOTES

- PROPERTY LINE / R.O.W. LINE
- VEHICLE ACCESS - ENTRANCE / EXIT
- SIDEWALK
- WATER METER BOX
- FIRE HYDRANT
- DIRECTION ARROW - THERMOPLASTIC PAVEMENT MARKING
- 4" SOLID WHITE REFLECTORIZED PAINT STRIPE
- STOP SIGN - R1-1, 24"x24", WHITE / RED
- 6" HIGH BARRIER CURB & GUTTER - TYP.
- DUMPSTER LOCATION
- FIRE LANE - SEE "FIRE ONE PLAN"
- ROLLING GATE, NORMALLY CLOSED / LOCKED

SITE DATA

SITE ADDRESS: 7521 CARMEL AVE. NE

LEGAL DESCRIPTION: PARCEL A BLOCK 0000 NORTH DOMINGO BACA PARKCONT 39.6511 AC

PARCEL SIZE: 5 ACRES
ZONE ATLAS: C-19-Z
ZONING SUMMARY: NR-PO-A CITY OWNED OR MANAGED PUBLIC PARKS - OPEN SPACE / RECREATION / AGRICULTURAL - COMMUNITY PARK AND RELATED FACILITIES

CONSTRUCTION TYPE: II-B
BUILDING HEIGHT: VARIES - MAX BUILDING HEIGHT 47'-4" FROM GROUND LVL.
SPRINKLERED: YES, SPRINKLERED (AQUATIC CENTER ONLY)
FIRE FLOW: 4000 GPM
HYDRANTS REQUIRED: 4

BUILDING DATA

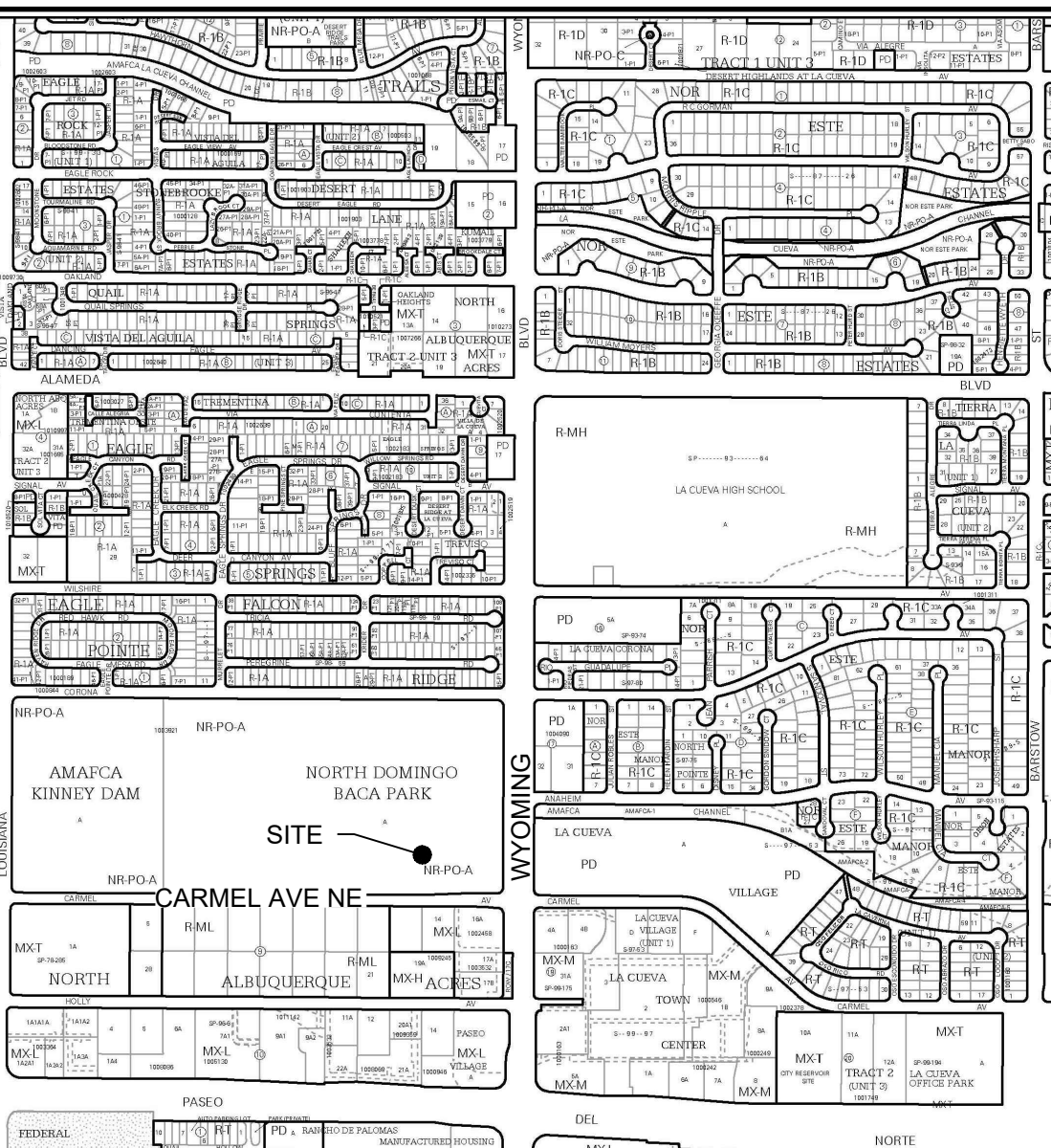
AQUATIC CENTER:
FIRST LEVEL 45,942 SF
SECOND LEVEL 10,043 SF
TOTAL 55,985 SF
FIRE FLOW 5,000 GPM
50% REDUCTION FOR SPRINKLERED
SYSTEM REQUIREMENT = 2500 GPM

OUTDOOR HYGIENE BUILDING:
FIRST LEVEL 1,387 SF
SECOND LEVEL 87 SF
TOTAL 1,387 SF
FIRE FLOW 1,500 GPM

LEGEND

- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING STORM DRAIN
- EXISTING OVERHEAD ELEC.
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING TELE. PED
- EXISTING ELEC. BOX
- EXISTING COMM. BOX
- EXISTING BOLLARD
- EXISTING CLEANOUT
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING MANHOLE
- EXISTING STOP SIGN
- PROPOSED CURB & GUTTER
- PROPOSED CONC. SIDEWALK
- PROPOSED ASPHALT PAVEMENT

VICINITY MAP



IDO Zone Atlas
May 2018

For more details about the Integrated Development Ordinance visit <http://www.ciido.gov/planning/ordinance-regulation/integrated-development-ordinance>

Zone Atlas Types: C-19-Z

Legend:
- Easement
- Ecopark
- Ecopark National Movement
- Green Overlay of City Center
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

City of Albuquerque
Planning Department
Integrated Development Ordinance (IDO)

**HUITT
HZ ZOLLARS**

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www.huitt-zollars.com



**ONE
ALBUQUERQUE**
parks & recreation

NORTH DOMINGO BACA AQUATIC CENTER

PHASE 1

7521 Carmel Ave. NE
Albuquerque, NM 87113

City of Albuquerque
1801 4th St. NW, Albuquerque, NM, 87102

CITY PROJECT NO.: **705286**

PROJECT NO.: R312254-01

DRAWN BY: STAFF

REVIEWED BY: STAFF

APPROVED BY: STAFF

ISSUE DRAWING LOG:

MARK	DATE	DESCRIPTION
5	09/18/2023	PHASE 1 100% CD'S
4	08/21/2023	PHASE 1 95% CD'S
3	07/07/2023	PHASE 0 BID DOCUMENTS
2	12/09/2022	DESIGN DEVELOPMENT
1	09/09/2022	SCHEMATIC DESIGN

TRAFFIC CIRCULATION LAYOUT TCL

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