

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

September 22, 2022

Richard Bennett, RA  
RBA Architecture, PC  
1104 Park Ave. SW  
Albuquerque, NM 87102

**Re: Palomas Apartments**  
**6601 Palomas Ave. NE**  
**Traffic Circulation Layout**  
Engineer's Stamp 08-25-2022 (D18-D060)

Dear Mr. Bennett,

The TCL submittal received 08-26-2022 is approved for Building Permit by Transportation. 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.

PO Box 1293

Albuquerque

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.

NM 87103

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.

www.cabq.gov

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 (REV 09/2015)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **City Drainage #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Engineering Firm:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Architect:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

**DEPARTMENT:**

- ☐ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

**TYPE OF SUBMITTAL:**

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

- ☐ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY
- ☐ 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
- ☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_



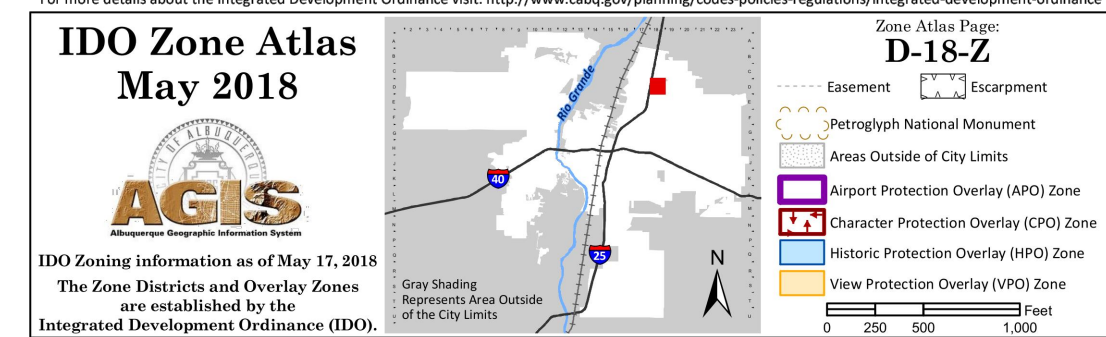
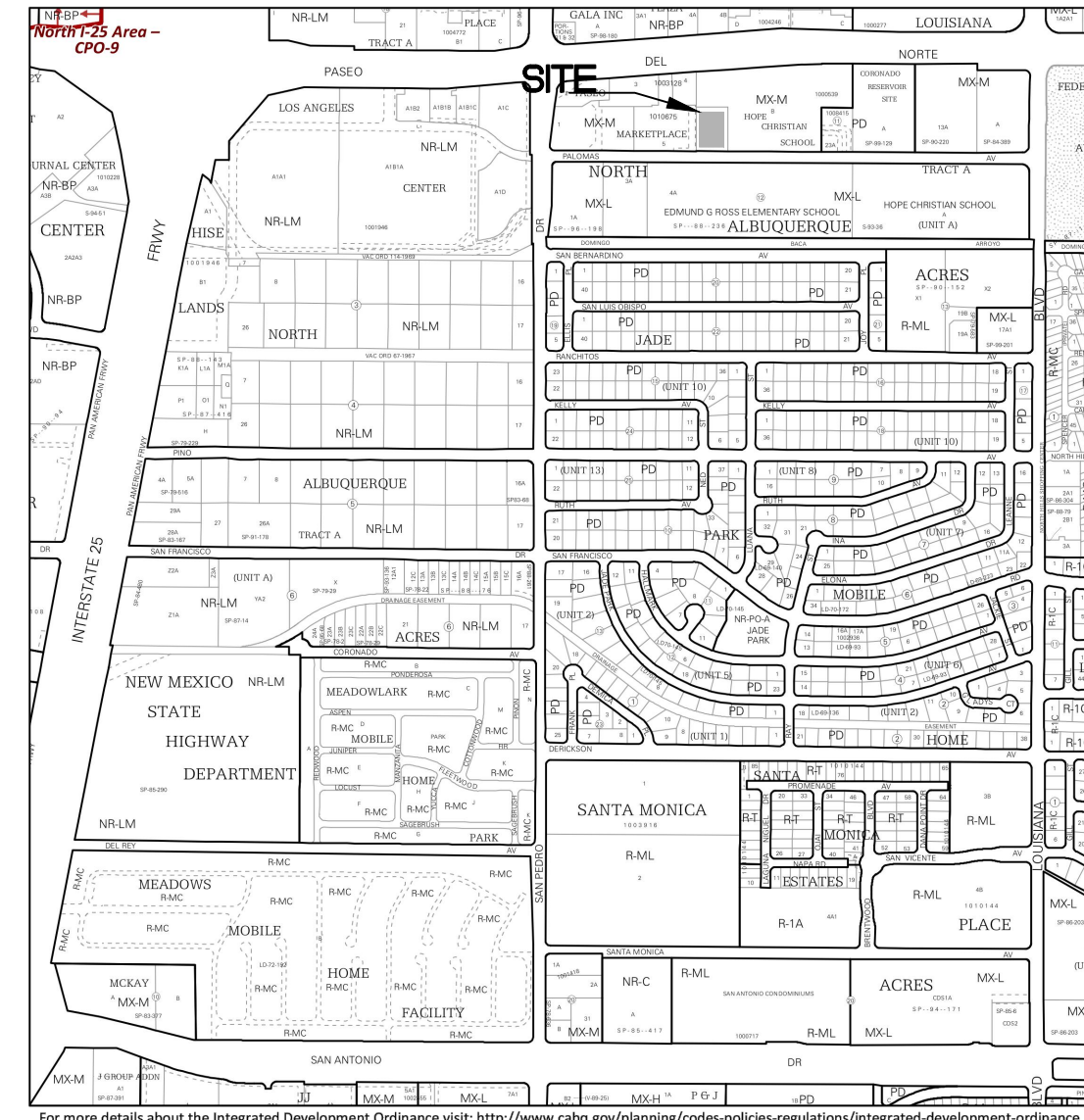
KEYED NOTES

- 6' x 6' LANDING WITH ACCESSIBLE CURB RAMP, REF: DETAIL A10/AS-2.0.
- 2'-0" CURB RADIUS, TYP., CURB PER C.O.A. STANDARD DWG. 2415A.
- FIRE RISER ROOM WITH FIRE RISER, G.C. TO SUBMIT FIRE SPRINKLER PLANS TO THE FIRE MARSHALL'S OFFICE FOR REVIEW AND APPROVAL.
- 6' RAISED CONCRETE CURB, TYP. PER C.O.A. STD. DWG. 2443.
- ACCESSIBLE PARKING SIGNAGE PER C.O.A. STANDARDS, REF: DETAIL C1/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.B NMSA 1978), REF: DETAIL A8/AS-2.0.
- DUMPSTER ENCLOSURE, NOTE: DUMPSTER ENCLOSURE WALLS TO BE 8'-0" HIGH, 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.
- FIRE HYDRANT LOCATION, TYP. REF: UTILITY PLAN.
- G.C. TO PROVIDE AND INSTALL ROOM SIGNAGE AT FIRE RISER ROOM DOOR STATING "FIRE RISER ROOM".
- G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS INTO FIRE RISER ROOM, MOUNT BOX 5'-0" HIGH A.F.F., TYP.
- FIRE DEPARTMENT CONNECTION (FDC) LOCATION, NOTE: FDC LOCATION TO BE WITH 100 FEET OF FIRE HYDRANT.
- ACCESSIBLE RAMP WITH 24" TRUNCATED DOMES, TYP. REF DETAIL A10/AS-2.0.
- LANDSCAPING AREA, REF: LANDSCAPING PLAN.

- 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS, REF: DETAIL A8/AS-2.0., TYP.
- P.V. LOCATION.
- CONCRETE WHEEL STOP, TYP.
- 4" THICK CONCRETE SIDEWALK, TYP. AS/AS-2.0.
- ASPHALT PAVING OVER GRAVEL BASE COURSE.
- MOTOR CYCLE PARKING SIGNAGE PER CABQ STANDARDS, REF DETAIL C5/AS-2.1.
- BIKE RACK FOR (5) BICYCLES, REF DETAIL C4/AS-2.0.
- 30" TALL X 18" WIDE.
- B. BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/TOASTER RACKS ARE NOT 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.
- 6' WIDE ACCESSIBLE PEDESTRIAN PATH, TYP.
- EXISTING CONCRETE CURB AND GUTTER
- CONSTRUCT NEW 6' WIDE CONCRETE SIDEWALK PER C.O.A. STANDARD DWG. 2430B, MATCHING EXISTING SIDEWALK (5:1 TAPER PROVIDED IF NECESSARY).
- START OF 6' CONCRETE SIDEWALK, ATTACHED AND MATCHING TO EXISTING SIDEWALK

- 6 FT WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY (HATCHED AREA ONLY ON PLANS).
- 11' x 11' CLEAR SITE TRIANGLE PER DPM, NOTE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENT. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL AT MEASURED FROM THE GUTTER WILL NOT BE ACCEPTABLE IN THIS AREA. NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
- HANDICAP SYMBOL PER C.O.A. STANDARDS, TYPICAL (3) PLACES, REF: C2/AS-2.0 FOR DETAILS.
- "MC" PARKING" ON ASPHALT PAVING IN CAPITAL LETTERS, 12" HIGH X 2" WIDE. EXIST. ASPHALT ROADWAY, NEW ASPHALT PAVING PER C.O.A. STANDARD DWG. 2400.
- EXISTING CONCRETE SIDEWALK.
- PER THE I.D.O. SECTION 14-16-5-6(F)(1)(i) G.C. TO BUILD 36" HIGH MIN. MASONRY WALL AND FINISHED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE STREET-FACING FACADE OF THE PRIMARY BUILDING, REF: DETAIL C3/AS-2.0.
- CONTAINER FOR RECYCLING.
- CONSTRUCT NEW CONCRETE DRIVE-PAD PER C.O.A. STANDARD DWG 2426 (WITH PARALLEL RAMP) OPTION, REF: GRADING AND DRAINAGE PLAN.
- EXISTING 5' PNM AND CENTURY LINK EASEMENT.
- EXISTING 5' UTILITY EASEMENT.

BUILDING AREA BREAKDOWN	
BUILDING 1ST FLOOR	
(7) ONE BR APARTMENT AREA 733 S.F. EACH X 7=	5,131 S.F.
(4) TWO BR APARTMENT AREA 932 S.F. EACH X 4=	3,728 S.F.
FIRE RISER ROOM AREA:	43 S.F.
UNHEATED BREEZEWAY AND COVERED PATIO AREAS:	1,755 S.F.
DECKS:	632 S.F.
TOTAL 1ST FLOOR AREA:	11,289 S.F.
BUILDING 2ND FLOOR	
(7) ONE BR APARTMENT AREA 733 S.F. EACH X 7=	5,131 S.F.
(4) TWO BR APARTMENT AREA 932 S.F. EACH X 4=	3,728 S.F.
FIRE RISER ROOM AREA:	43 S.F.
UNHEATED BREEZEWAY AND COVERED PATIO AREAS:	1,755 S.F.
DECKS:	632 S.F.
TOTAL 2ND FLOOR AREA:	11,289 S.F.
BUILDING 3RD FLOOR	
(7) ONE BR APARTMENT AREA 733 S.F. EACH X 7=	5,131 S.F.
(4) TWO BR APARTMENT AREA 932 S.F. EACH X 4=	3,728 S.F.
FIRE RISER ROOM AREA:	43 S.F.
UNHEATED BREEZEWAY AND COVERED PATIO AREAS:	1,755 S.F.
DECKS:	632 S.F.
TOTAL 3RD FLOOR AREA:	11,246 S.F.
TOTAL BUILDING AREA:	33,781 S.F.

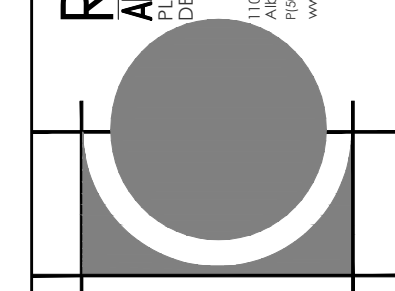
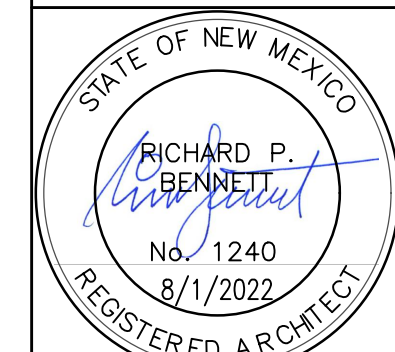


IDO REQUIREMENTS	
IDO ZONE DISTRICT : MX-M BUILDING HEIGHT 48 FT.	
LANDSCAPING AREA	
LOT AREA =	38,533 S.F./43560=89 AC. BLDG AREA= 11,246 S.F.
REQUIRED=27,690 S.F.x15% =4,153 S.F.	PROVIDED =10,254 S.F.
USEABLE OPEN SPACE (UOS)	
1 BR UNITS = 21X225	= 4,725 S.F.
2 BR UNITS = 12X285	= 3,420 S.F.
UOS REQUIRED	= 8,145 S.F.
LANDSCAPE AREA	= 10,254 S.F.
APARTMENTS DECKS	= 1,896 S.F.
PROVIDED	= 12,150 S.F.
PARKING SPACES	
DWELLING, MULTI-FAMILY REQUIRED	
1.5 PARKING SPACES/UNIT X 33 UNITS=50 SPACES	
SPACES PROVIDED	=36
COMPACT SPACES PROVIDED	=10
ON STREET PARKING	=4
PARKING SPACES PROVIDED	=50
ACCESSIBLE PARKING SPACES	
REQUIRED=3 PROVIDED=3 (1 VAN)	
MOTORCYCLE PARKING SPACES	
REQUIRED=2 PROVIDED=2	
BICYCLE PARKING SPACES	
REQUIRED=5 PROVIDED=5	



6601 PALOMAS APARTMENTS  
SITE PLAN  
6601 PALOMAS AVE. NE.  
ALBUQUERQUE, NM.  
PROJECT # 2247

REVISION DATE

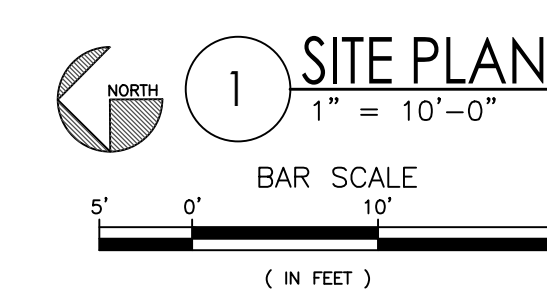


DATE  
1/8/2022

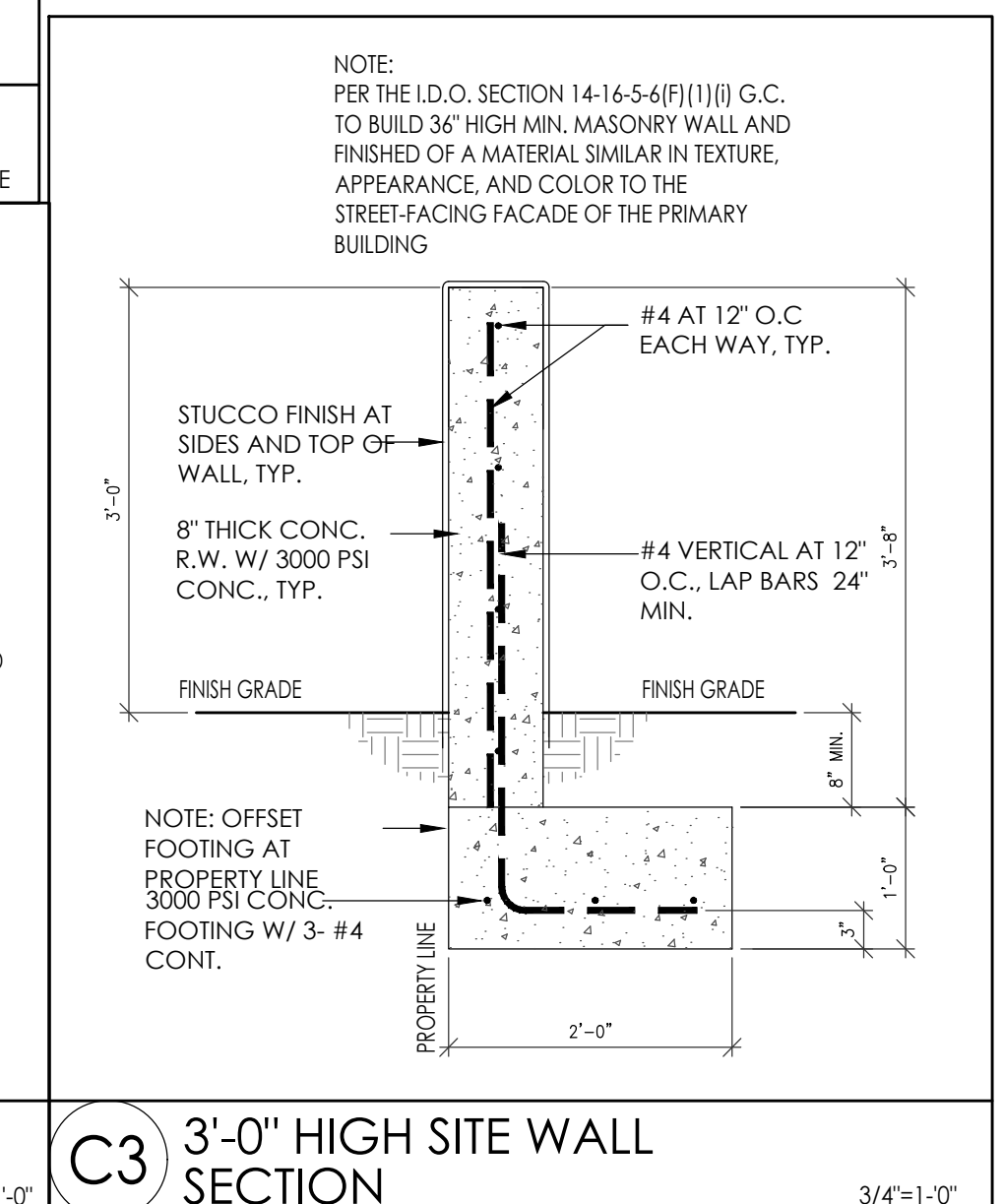
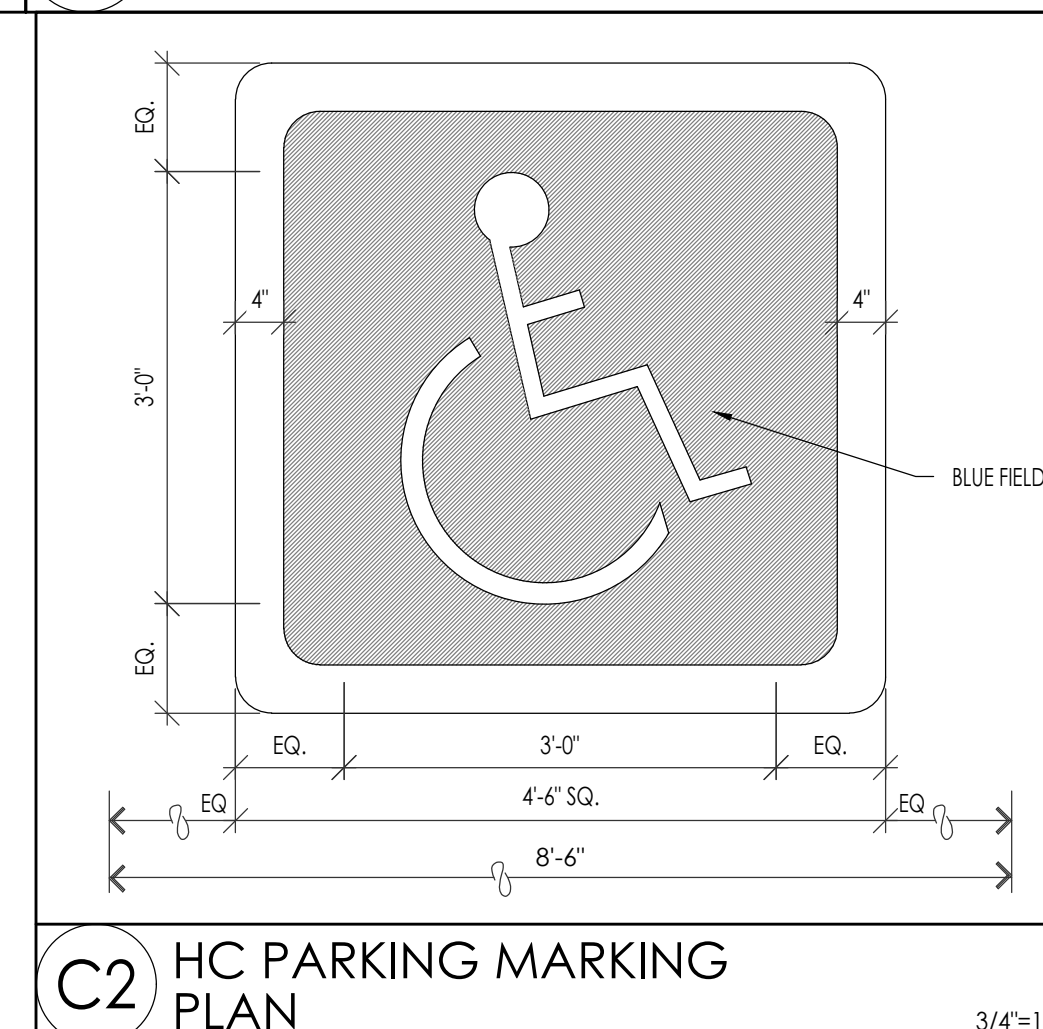
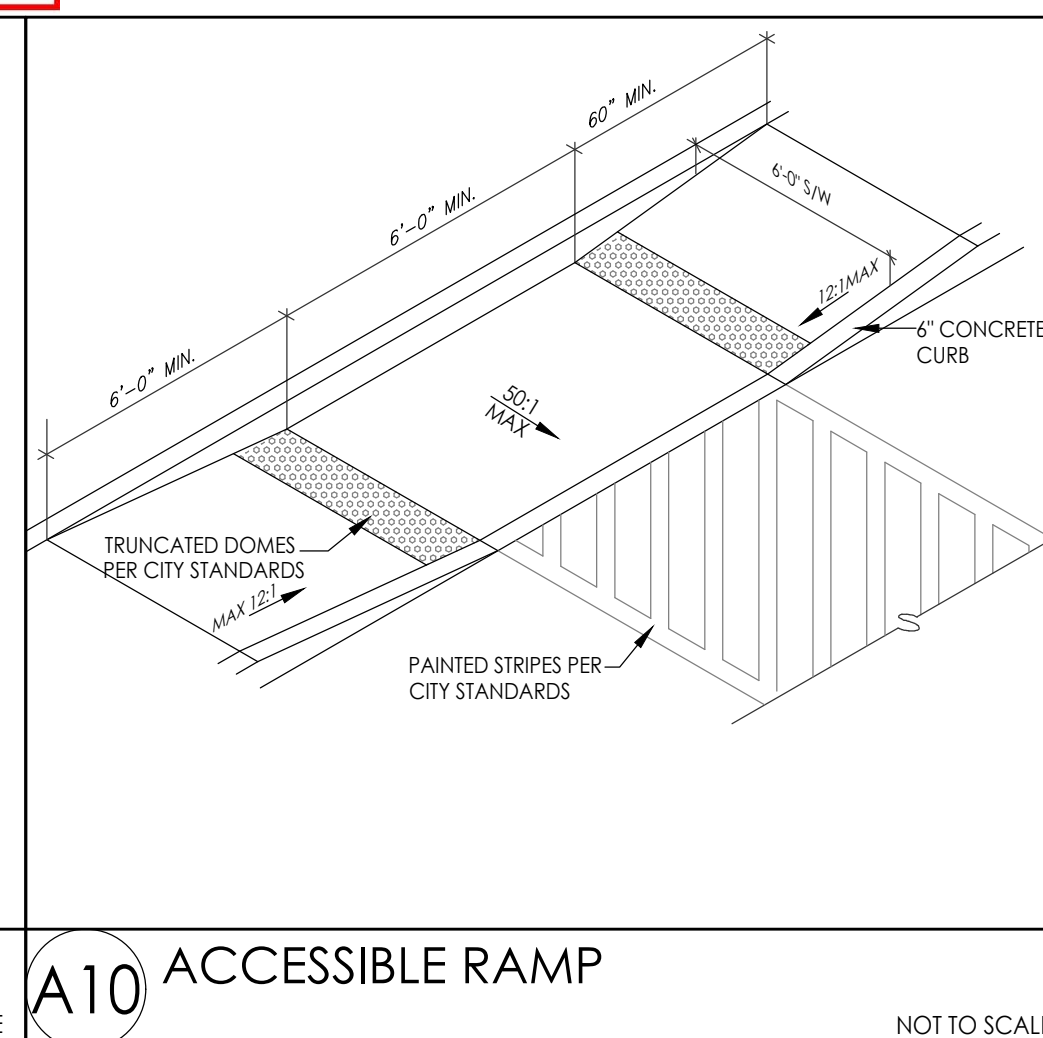
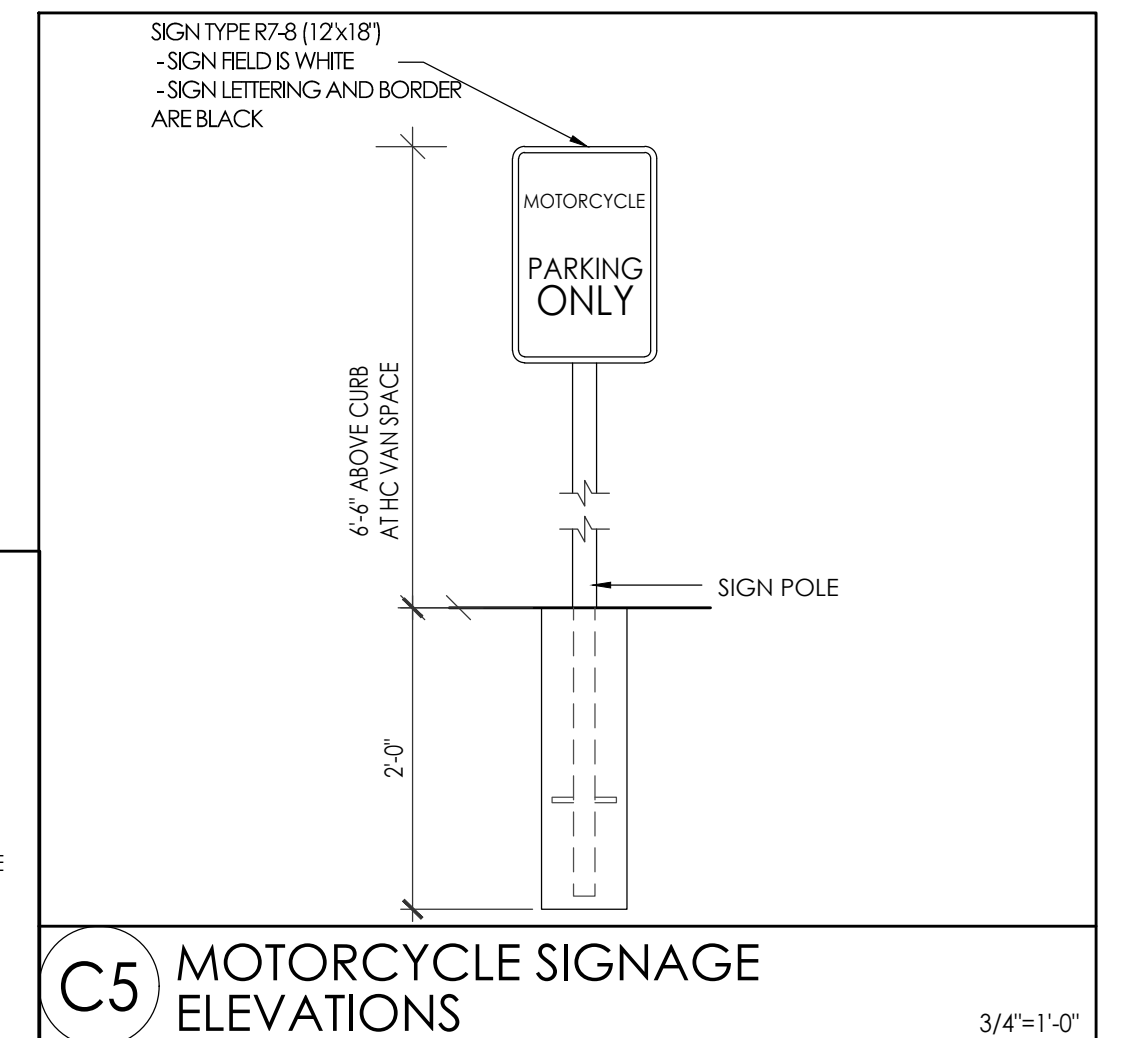
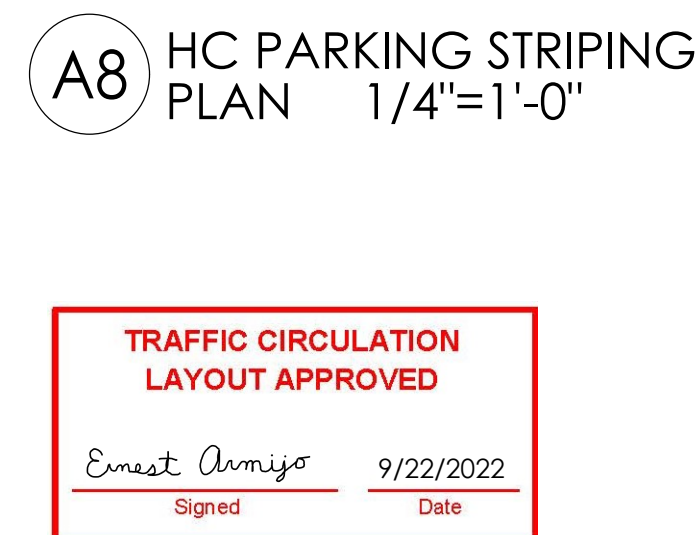
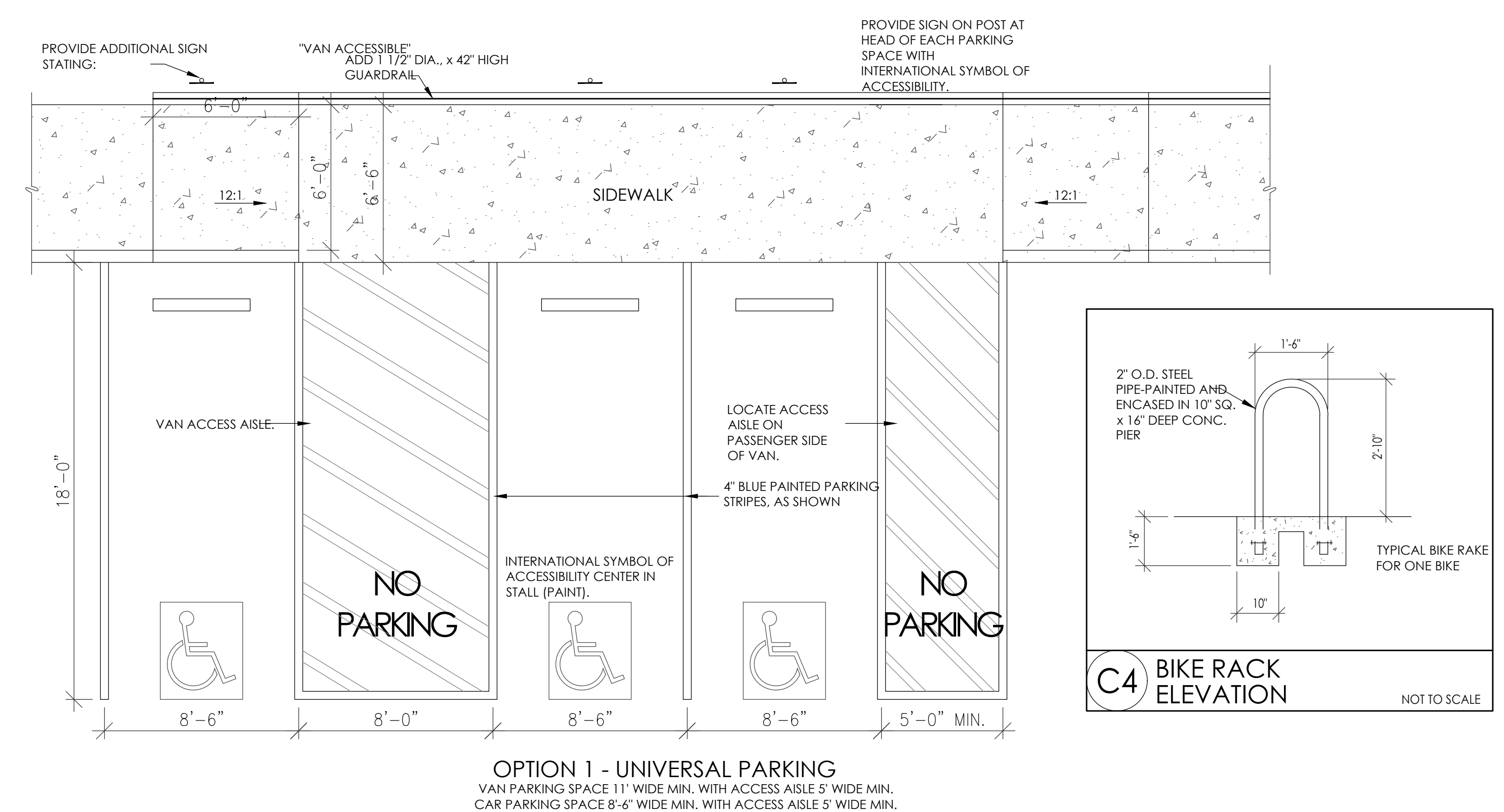
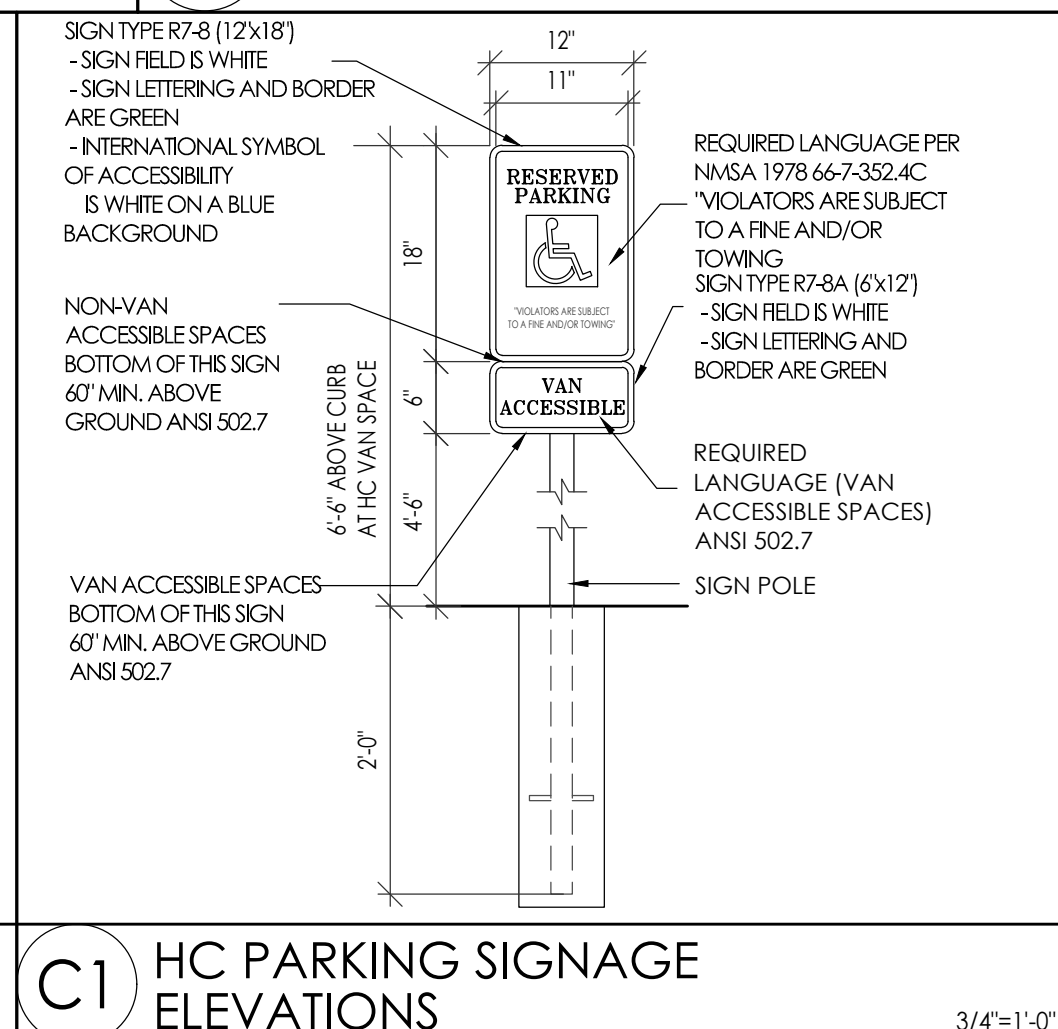
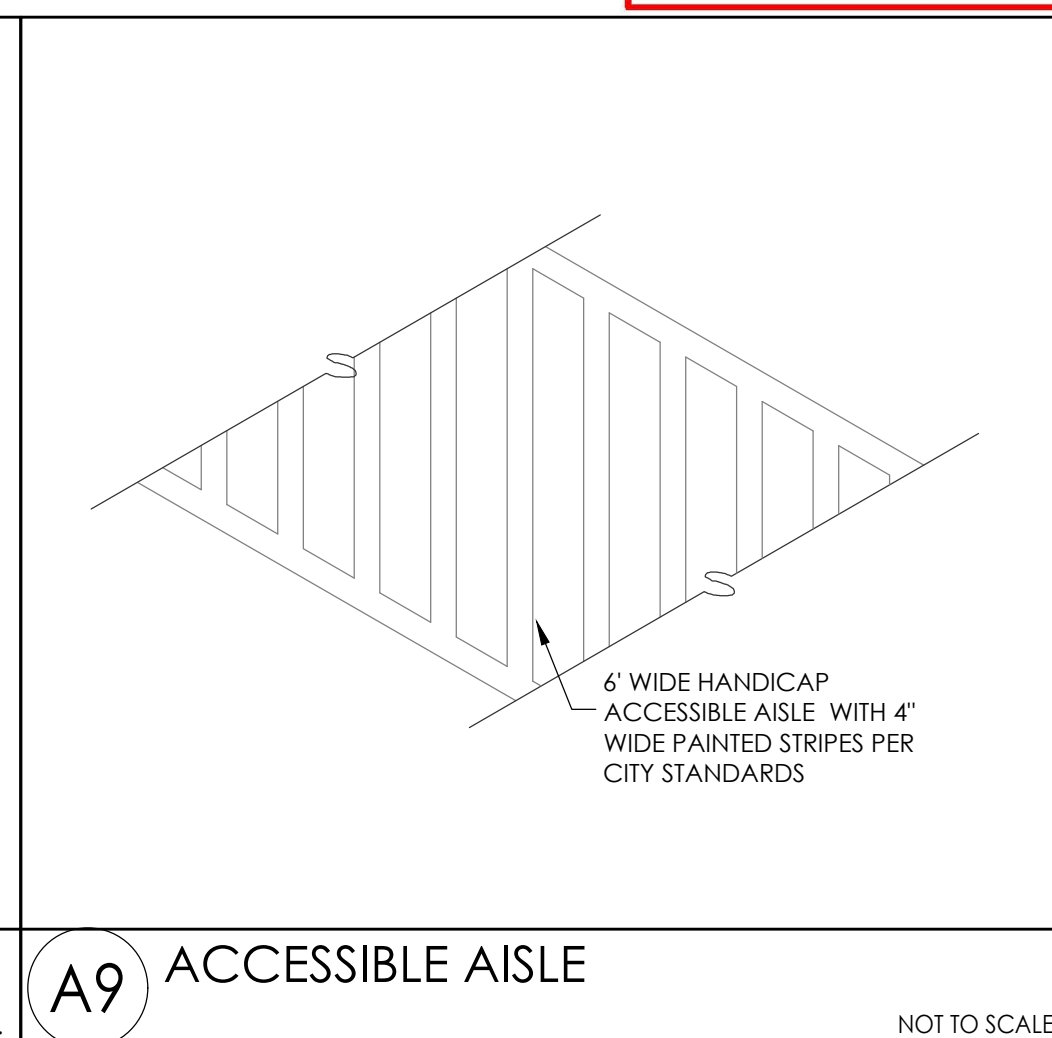
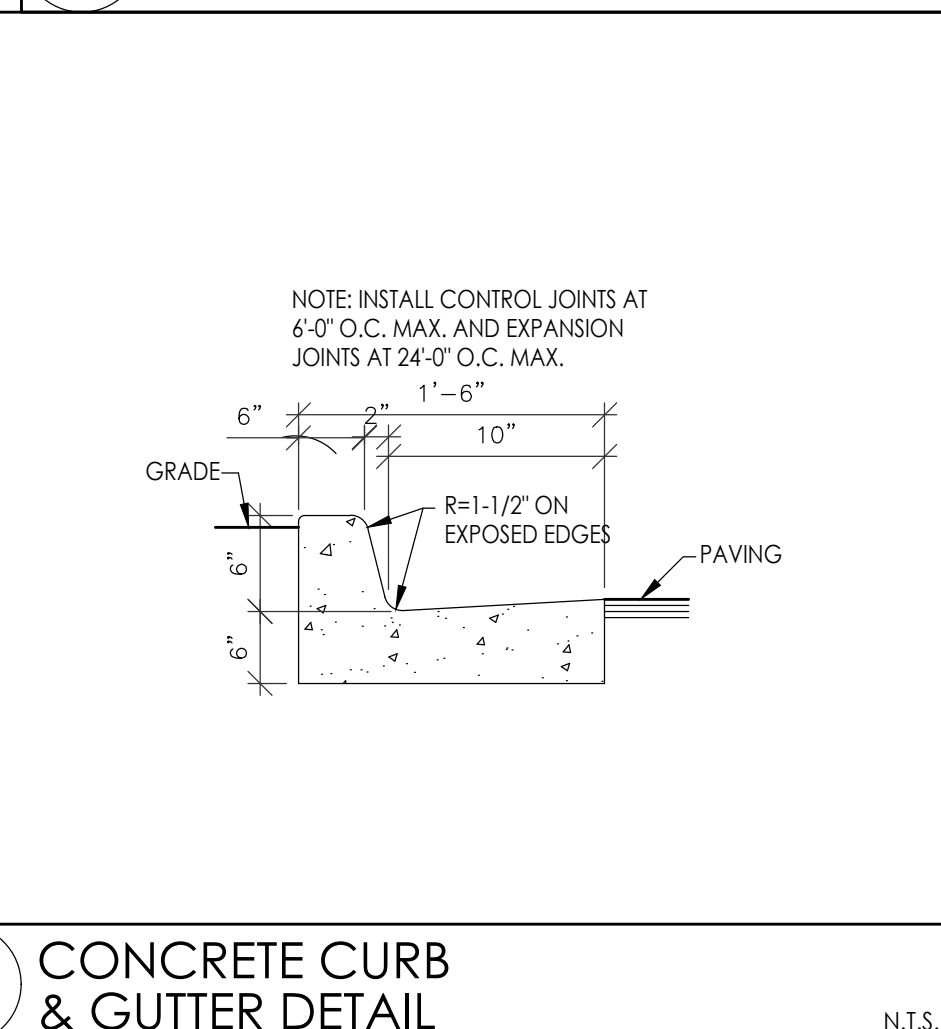
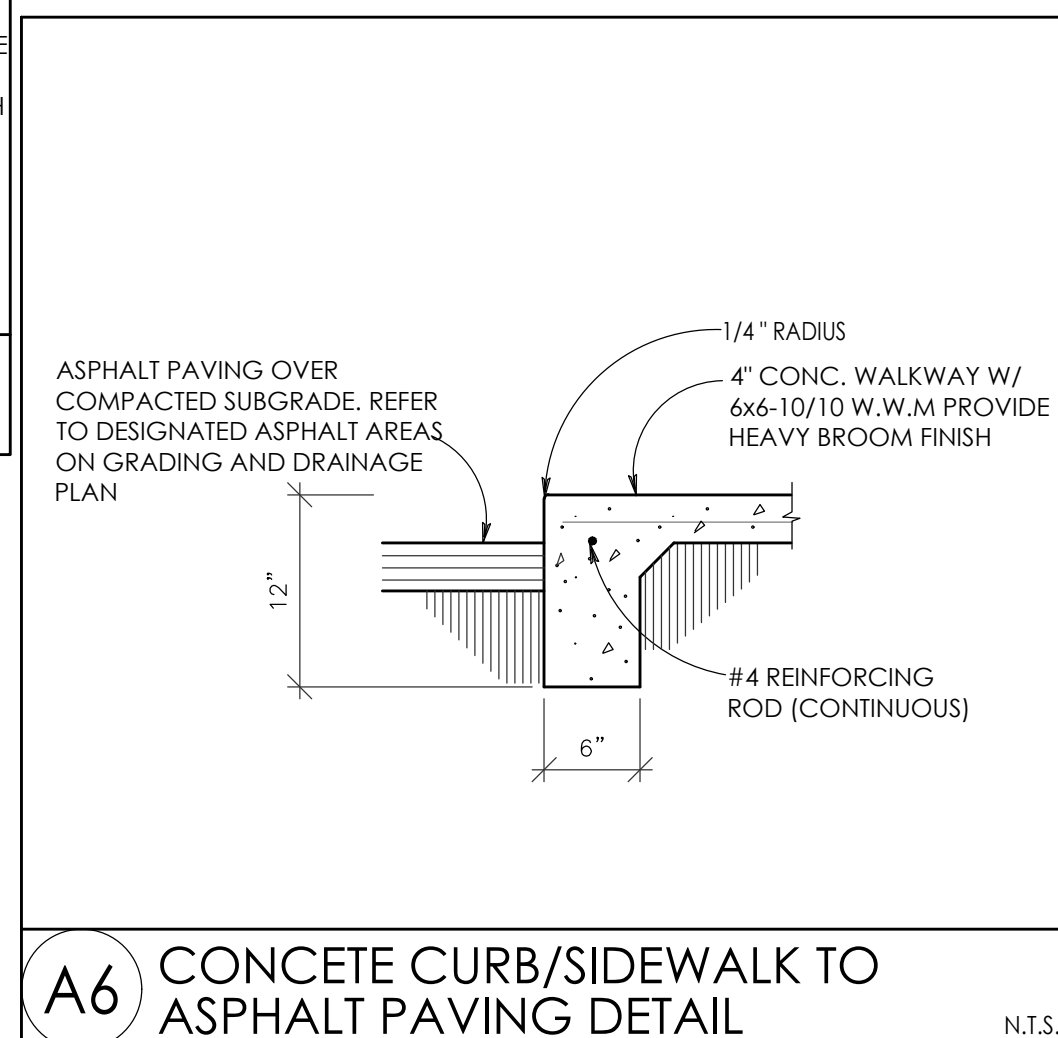
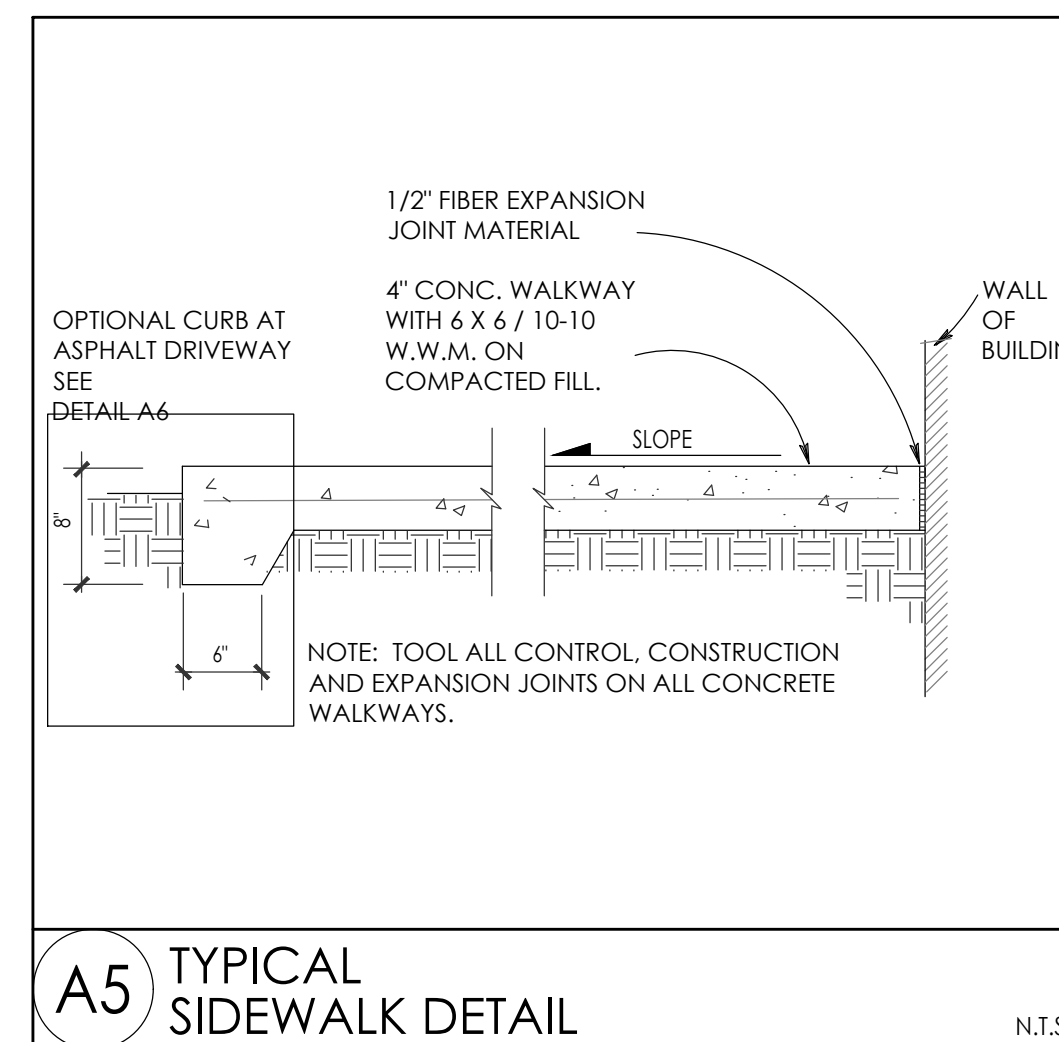
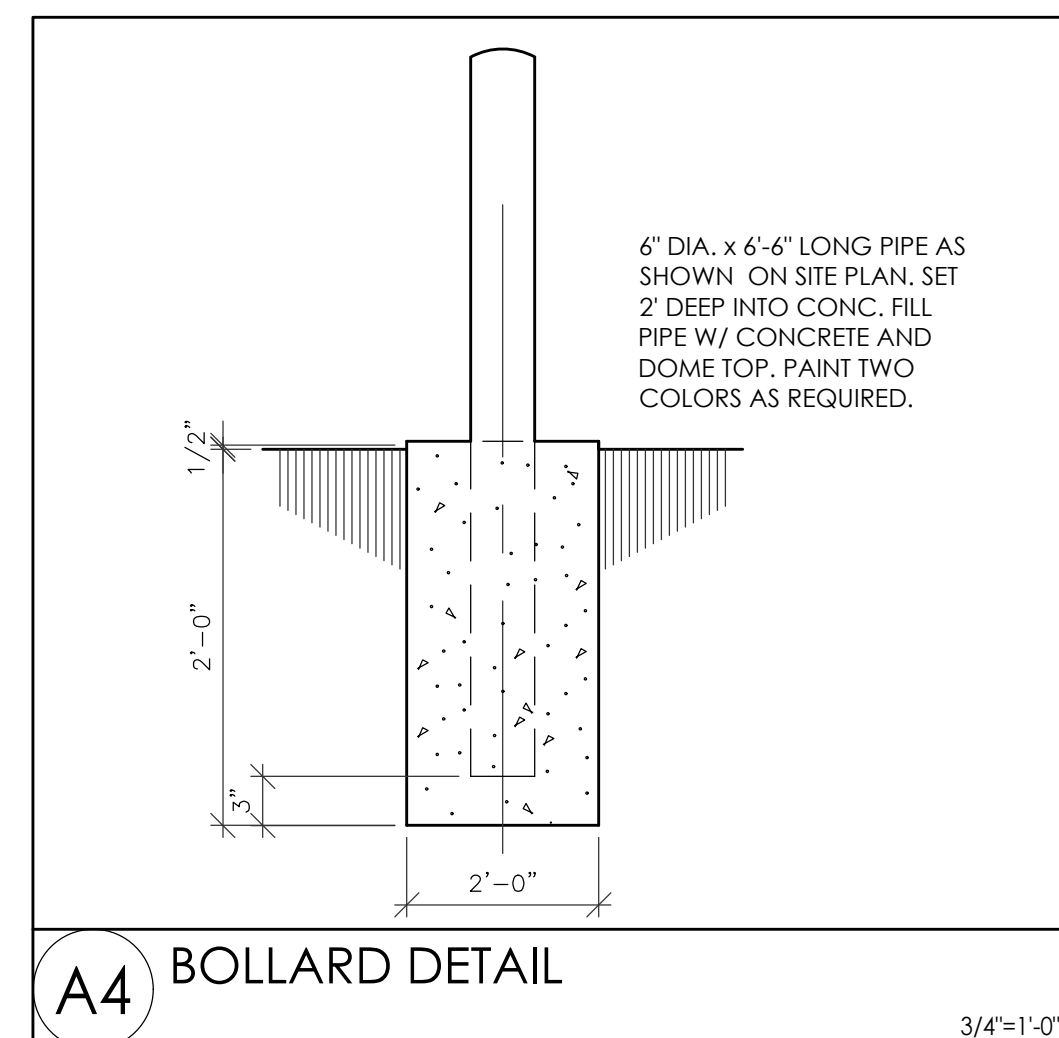
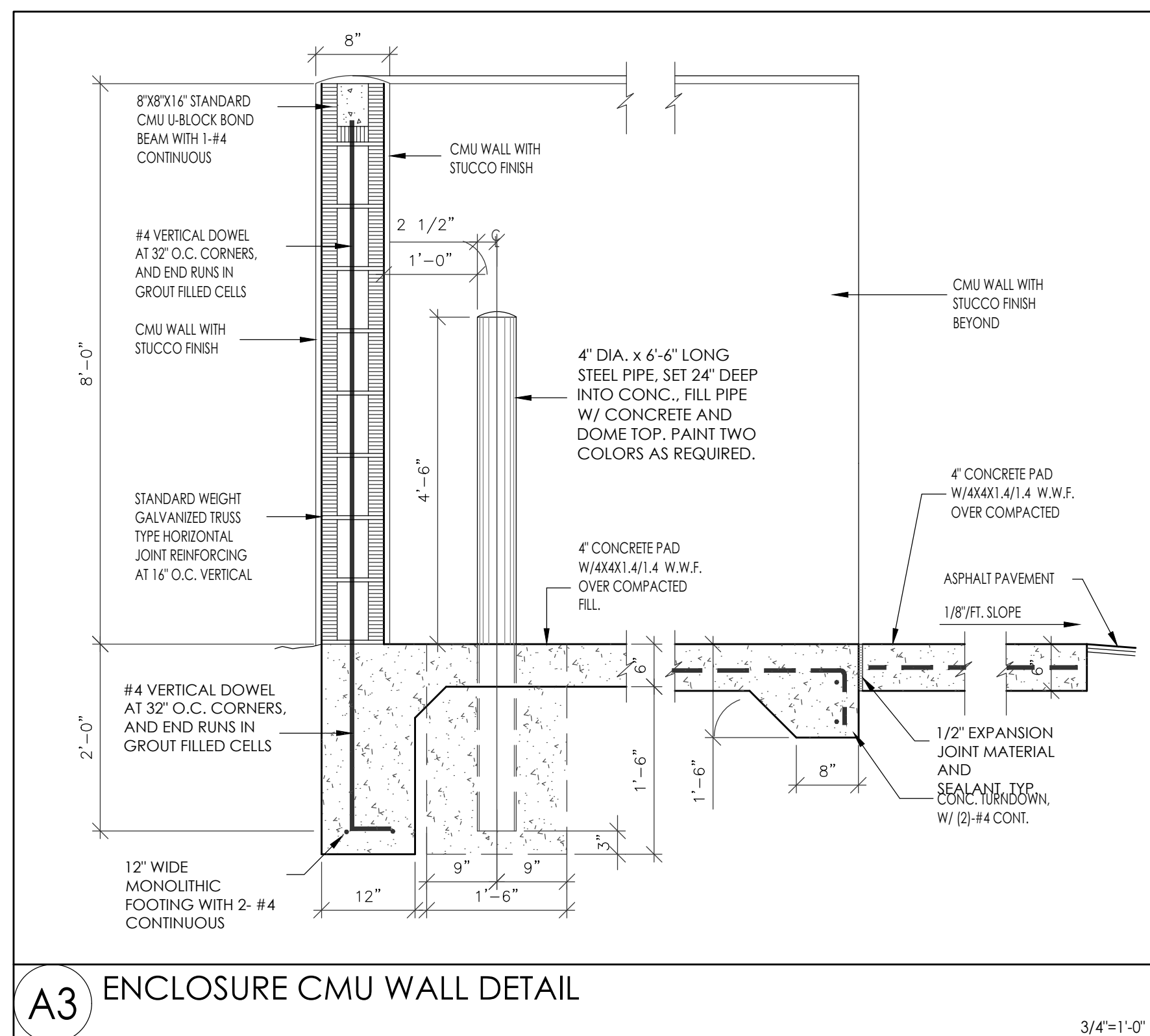
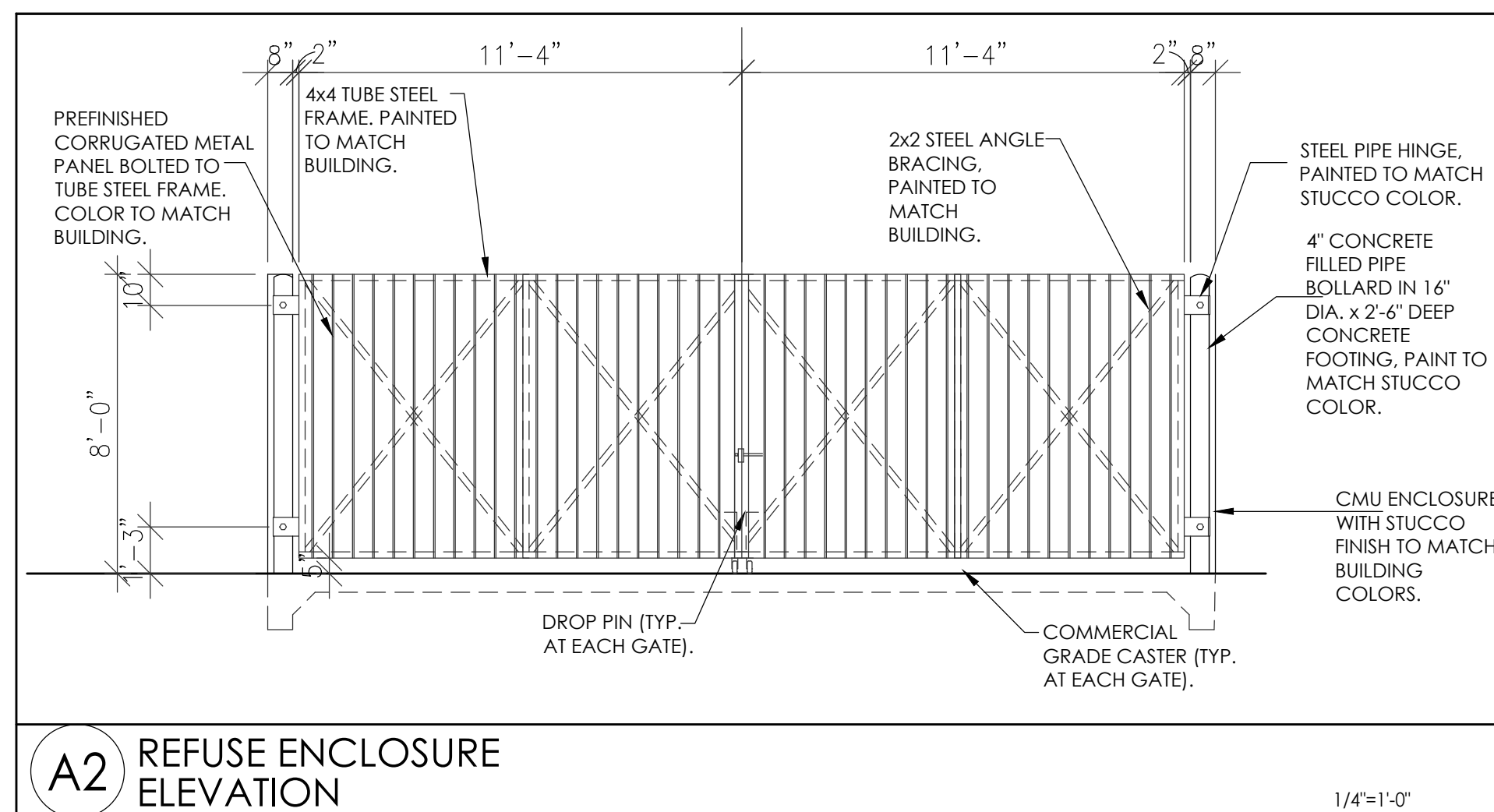
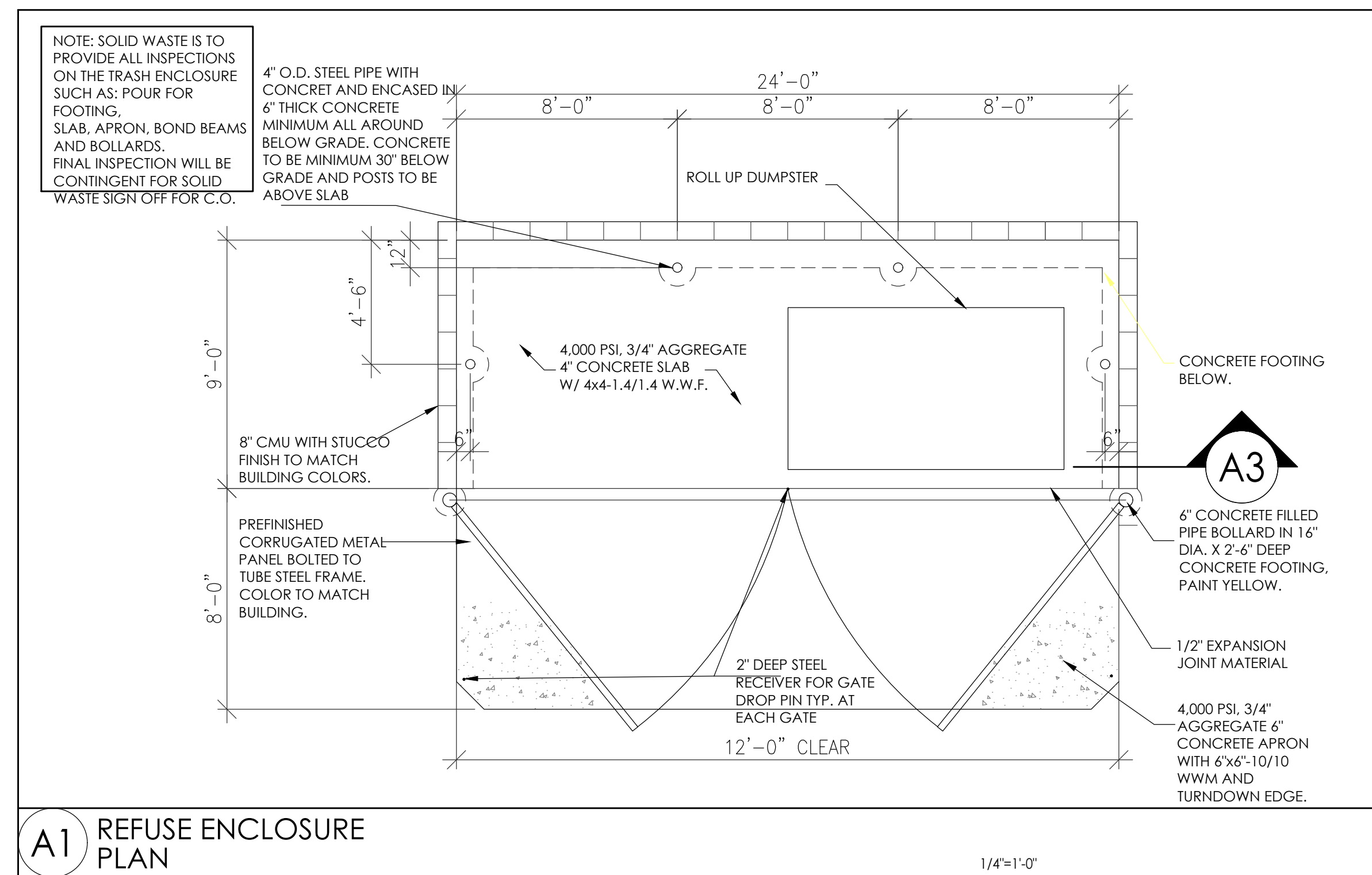
SHEET NUMBER

AS-10

PALOMAS AVENUE NE  
ROW 60'







6601 PALOMAS APARTMENTS  
SITE PLAN DETAILS  
6601 PALOMAS AVE. NE.  
ALBUQUERQUE, NM.  
PROJECT # 2247

REVISION		DATE	
<div><div><div>STATE OF NEW MEXICO</div><div>RICHARD P. BARNETT <i>Richard P. Barnett</i> No. 1240 8/1/2022 REGISTERED ARCHITECT</div></div></div>			
RBA ARCHITECTURE, PC PLANNING DESIGN		1314 Poplar Ave. SW Albuquerque, NM 87102 (505) 243-4444 www.rba8.com	
DATE		1/8/2022	
SHEET NUMBER		AS-2.0	