

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

February 25, 2022

Alejandro Sazo
RBA Architecture
1104 Park Ave. SW
Albuquerque, NM 87102

Re: Palomas Apartments
8320 Palomas Ave. NE
Traffic Circulation Layout
Architect's Stamp 12-23-21 (D19-D032)

Dear Mr. Sazo,

The TCL submittal received 02-11-2022 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



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.
- 24" TRUNCATED DOMES, TYP.
- LANDSCAPING AREA, REF: LANDSCAPING PLAN.
- PROPOSED ELECTRICAL TRANSFORMER LOCATION, COORDINATE LOCATION WITH PNM.
- NOT USED.
- NOT USED.
- 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS, REF: DETAIL A8/AS-2.0., TYP.
- PIV LOCATION.
- CONCRETE WHEEL STOP, TYP.
- 4" THICK CONCRETE SIDEWALK, TYP. A5-A6/AS-2.0
- CONSTRUCT NEW CONCRETE DRIVE-PAD PER C.O.A. STANDARD DWG 2426 (WITH PARALLEL RAMP) OPTION, REF: GRADING AND DRAINAGE PLAN.
- ASPHALT PAVING OVER GRAVEL BASE COURSE, REF: GEOTECHNICAL REPORT.
- MOTOR CYCLE PARKING SIGNAGE PER CABQ STANDARDS, REF DETAIL C5/AS-2.1.
- BIKE RACK FOR (5) BICYCLES, REF DETAIL C4/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 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.
- 7'-6" FOOT WIDE ACCESSIBLE PEDESTRIAN PATH, TYP.
- CONSTRUCT NEW RAISED 8" STD CONCRETE CURB AND GUTTER PER C.O.A. STANDARD DRAWING 2415A.
- CONSTRUCT NEW 6' WIDE CONCRETE SIDEWALK PER C.O.A. STANDARD DWG. 2430, 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 DRG 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 CURB AND GUTTER
- 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: SHEET AS-2.0 DETAIL C3
- CONTAINER FOR RECYCLING.

BUILDING AREA BREAKDOWN

BUILDING 1ST FLOOR	
(7) ONE BEDROOM APARTMENT HEATED AREAS:	729 S.F. EACH X 7 = 5,103 S.F.
(4) TWO BEDROOM APARTMENT HEATED AREAS:	926 S.F. EACH X 4 = 3,704 S.F.
FIRE RISER ROOM AREA:	40 S.F.
OUTDOOR STORAGE AREA:	41 S.F.
UNHEATED BREEZEWAY AND COVERED PATIO AREAS:	1,423 S.F.
TOTAL 1ST FLOOR AREA:	10,311 S.F.
BUILDING 2ND FLOOR	
(7) ONE BEDROOM APARTMENT HEATED AREAS:	729 S.F. EACH X 7 = 5,103 S.F.
(4) TWO BEDROOM APARTMENT HEATED AREAS:	926 S.F. EACH X 4 = 3,704 S.F.
UNHEATED BREEZEWAY AND COVERED PATIO AREAS:	1,341 S.F.
TOTAL 2ND FLOOR AREA:	10,148 S.F.
BUILDING 3RD FLOOR	
(7) ONE BEDROOM APARTMENT HEATED AREAS:	729 S.F. EACH X 7 = 5,103 S.F.
(4) TWO BEDROOM APARTMENT HEATED AREAS:	926 S.F. EACH X 4 = 3,704 S.F.
UNHEATED BREEZEWAY AND COVERED PATIO AREAS:	1,341 S.F.
TOTAL 3RD FLOOR AREA:	10,148 S.F.
TOTAL BUILDING AREA:	30,607 S.F.

IDO ZONE DISTRICT : MX-T

LANDSCAPING CALC'S

AREA OF LOT = 38,829 S.F./43560 = .89 ACRES
 AREA OF BLDGS = 11,139 S.F.
 27,690 S.F. x 15% = 4,153
 LANDSCAPING REQUIRED = 4,153 SQ FT
 LANDSCAPING PROVIDED = 9,713 SQ FT

USEABLE OPEN SPACE REQUIRED PER IDO

1 BDRM = 21 UNITS x 225 = 4,725 S.F. USEABLE OPEN SPACE
 2 BDRM = 12 UNITS x 285 = 3,420 S.F. USEABLE OPEN SPACE
 TOTAL = 8,145 S.F. USEABLE OPEN SPACE REQUIRED

USEABLE OPEN SPACE PROVIDED

ONE BDRM PATIO/DECKS = 21 x 61 S.F. = 1,281 S.F.
 TWO BDRM PATIO/DECKS = 12 x 69 S.F. = 828 S.F.
 LANDSCAPING PROVIDED = 9,713 S.F. (REF: LANDSCAPE PLAN)
 TOTAL USEABLE OPEN SPACE PROVIDED = 11,822 S.F.

PARKING REQUIRED PER THE IDO

DWELLING, MULT-FAMILY = 1.5 PARKING SPACES PER UNIT
 33 UNITS x 1.5 = 49.5
 SPACES REQUIRED = 50
 REGULAR SPACES PROVIDED = 36
 COMPACT SPACES PROVIDED = 10
 ON STREET PARKING = 4
 TOTAL PARKING SPACES PROVIDED = 50

ACCESSIBLE PARKING REQUIRED

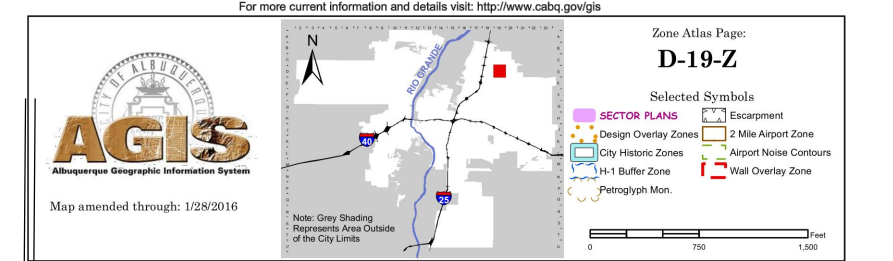
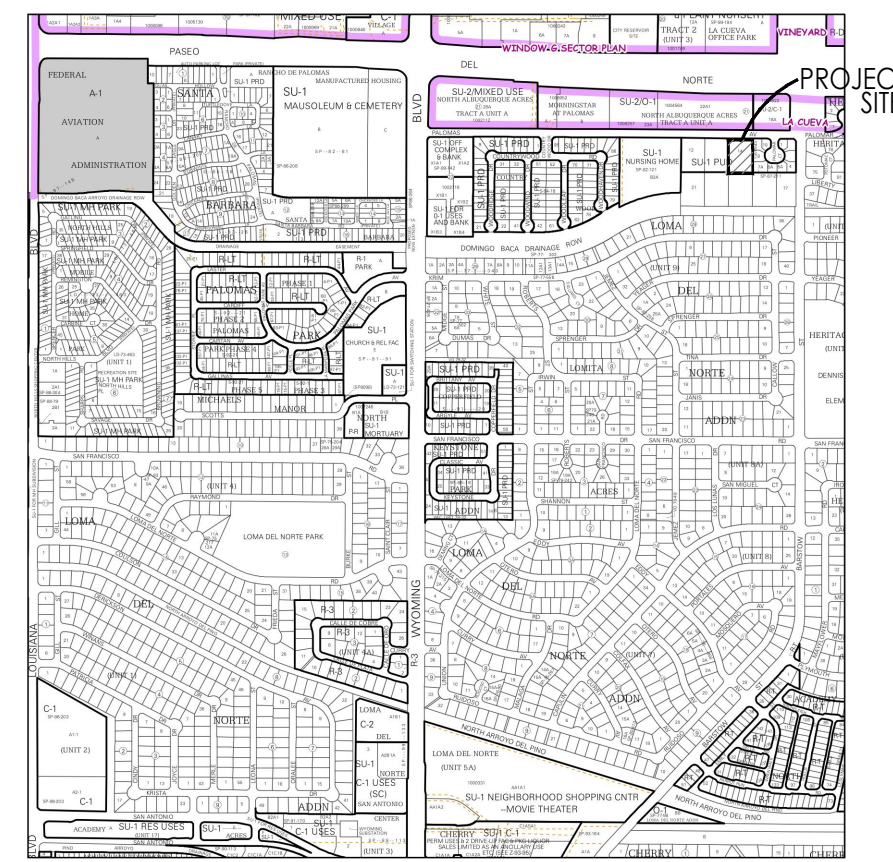
26 TO 50 PARKING SPACES = 2
 ACCESSIBLE REQUIRED PARKING SPACES REQUIRED = 3
 ACCESSIBLE PARKING SPACES PROVIDED = 3, (1) VAN ACCESSIBLE

MOTORCYCLE PARKING REQUIRED

26 TO 50 PARKING SPACES = 2
 MOTORCYCLE PARKING SPACES REQUIRED = 2
 MOTORCYCLE PARKING SPACES PROVIDED = 2

BICYCLE PARKING

10% OF OFF STREET PARKING SPACES = 50 x 10% = 5
 BIKE SPACES REQUIRED = 5
 BIKE SPACES PROVIDED = 5



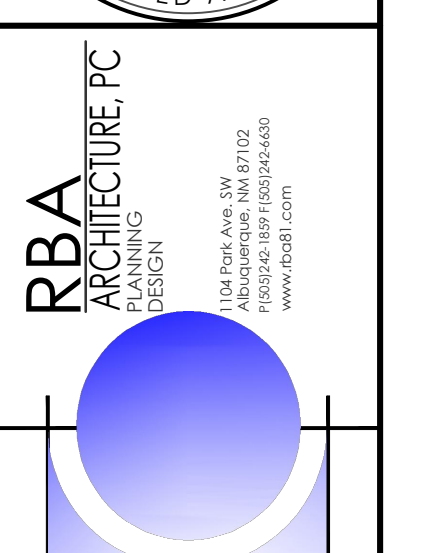
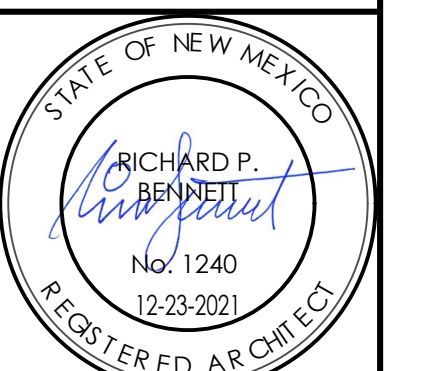
VICINITY MAP

TRAFFIC CIRCULATION LAYOUT APPROVED
 02/28/2022

Jeanna Wolfenbarger

PALOMAS APARTMENTS
 OVERALL SITE PLAN
 8320 PALOMAS AVE. NE
 PROJECT #2178

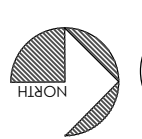
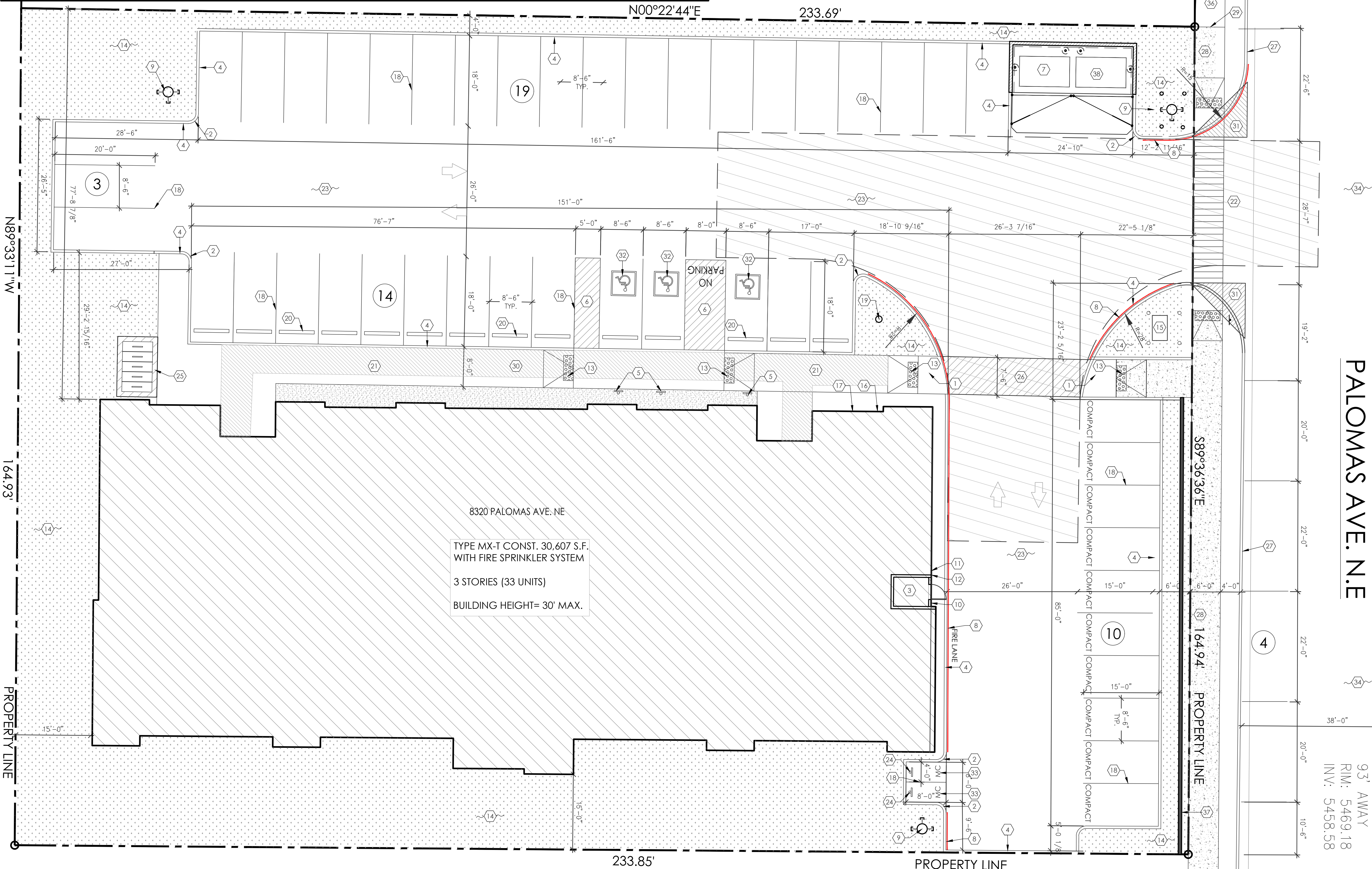
REVISION DATE



DATE
 12-23-21

SHEET NUMBER

AS-1.0



OVERALL SITE PLAN - PALOMAS APARTMENTS

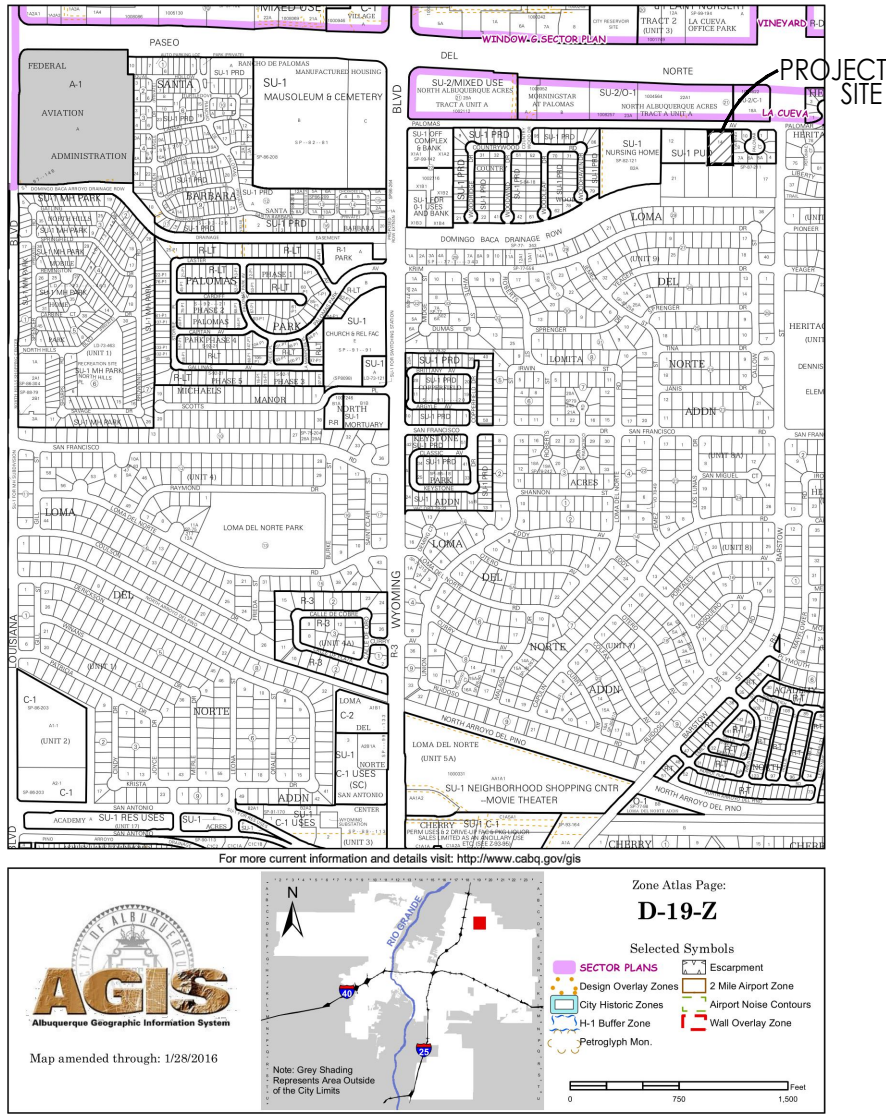
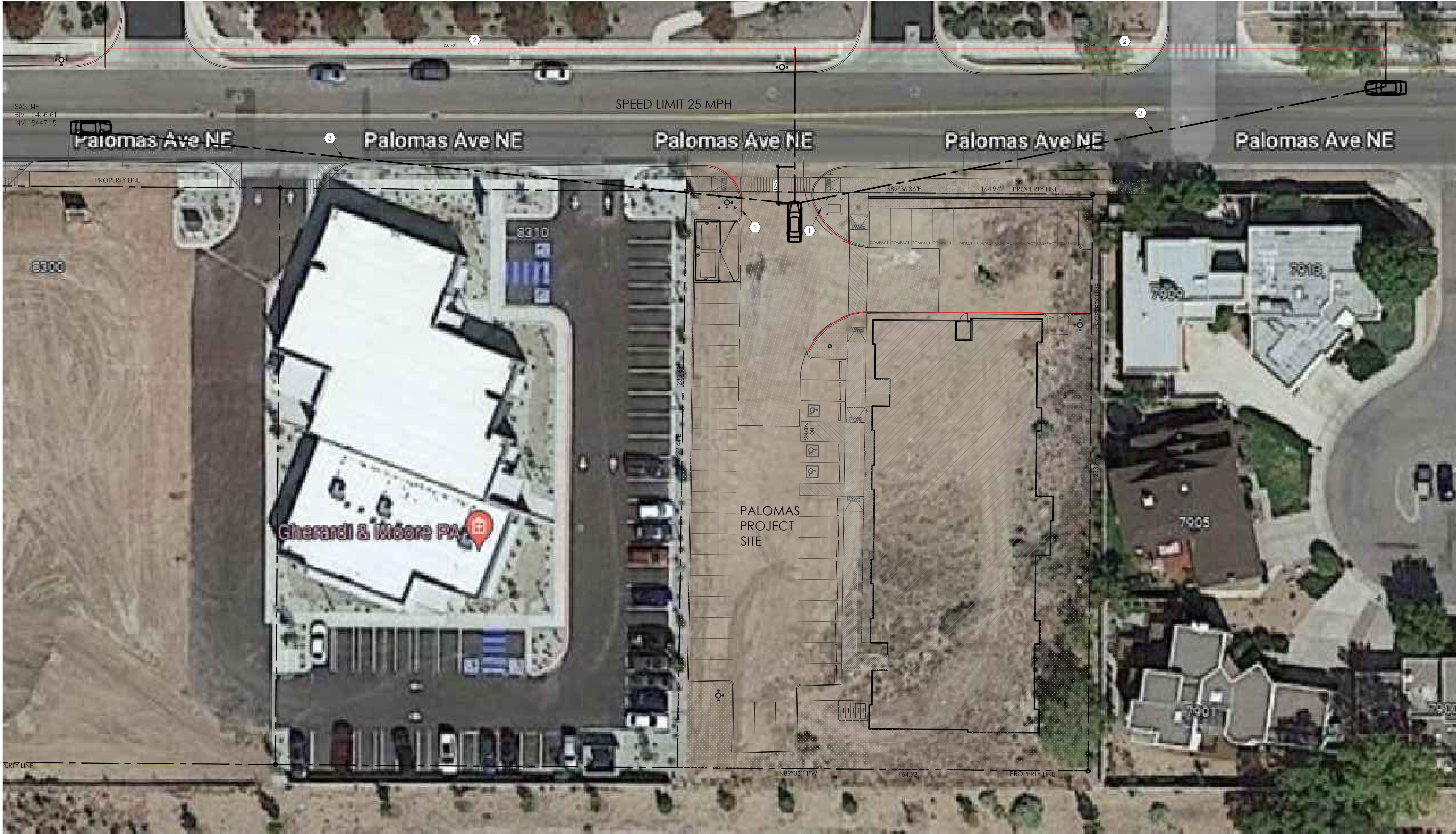
1" = 10'-0"

- KEYED NOTES
1.

11' x 11' MINI CLEAR SIGHT TRIANGLE PER DPM. NOTE: LANDSCAPING, SIGNAGE, SALLS, FENCES, TREES, AND SHRUBBERY BETWEEN THREE AND EIGHT FEET TALL MEASURED FROM THE GUTTER PAN, ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE. NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
2.

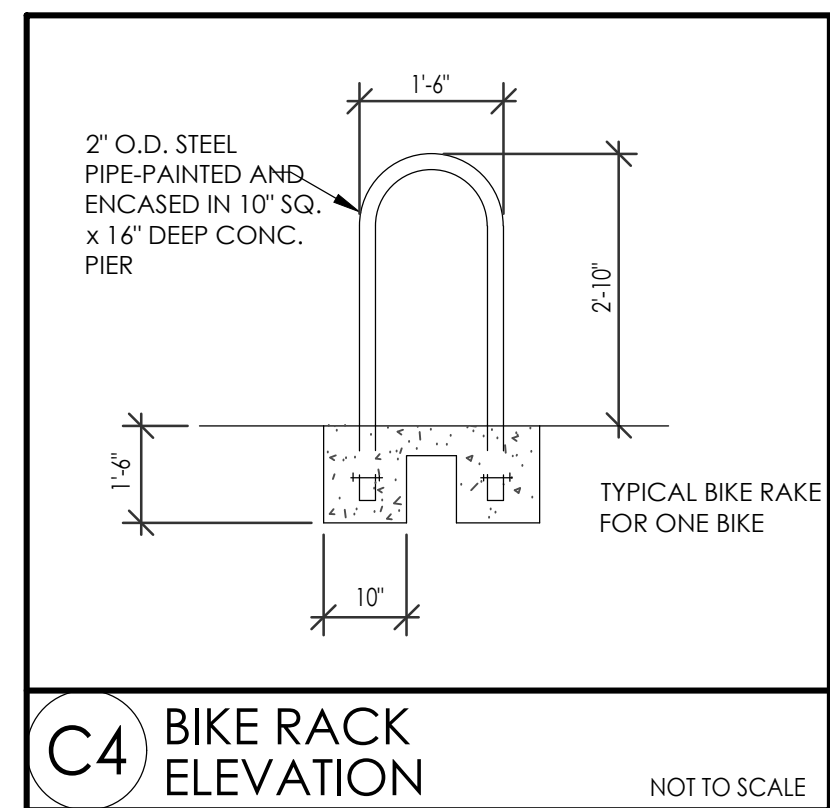
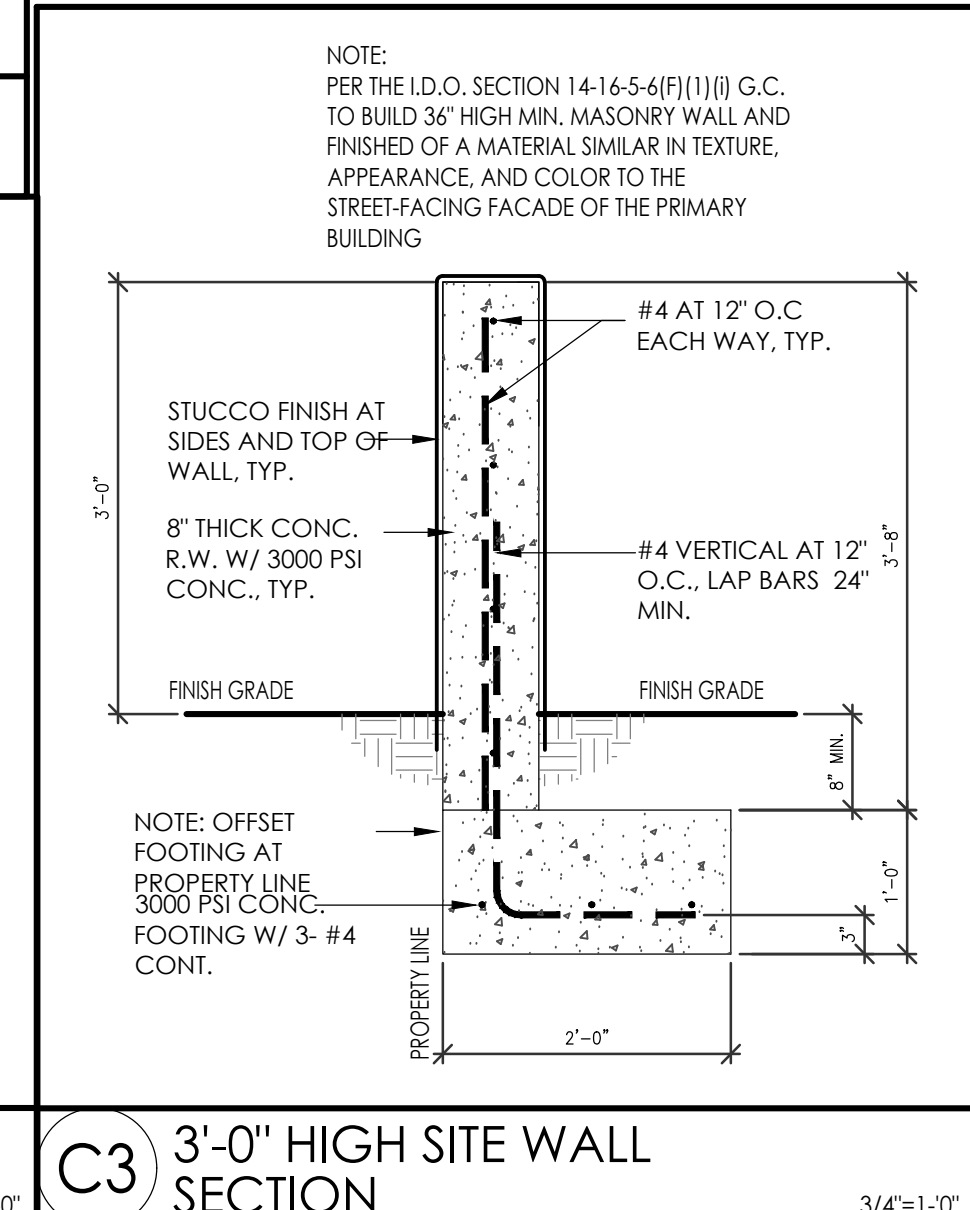
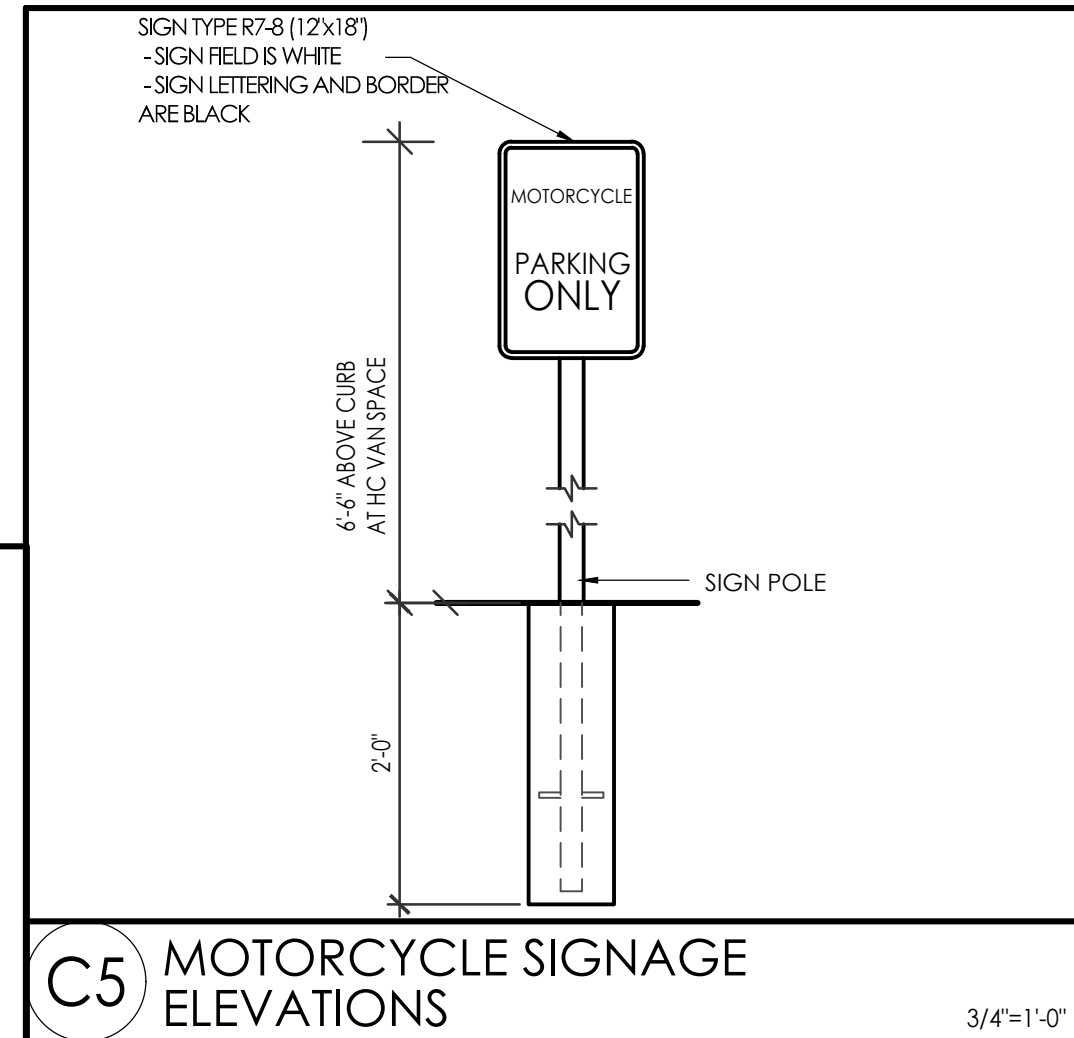
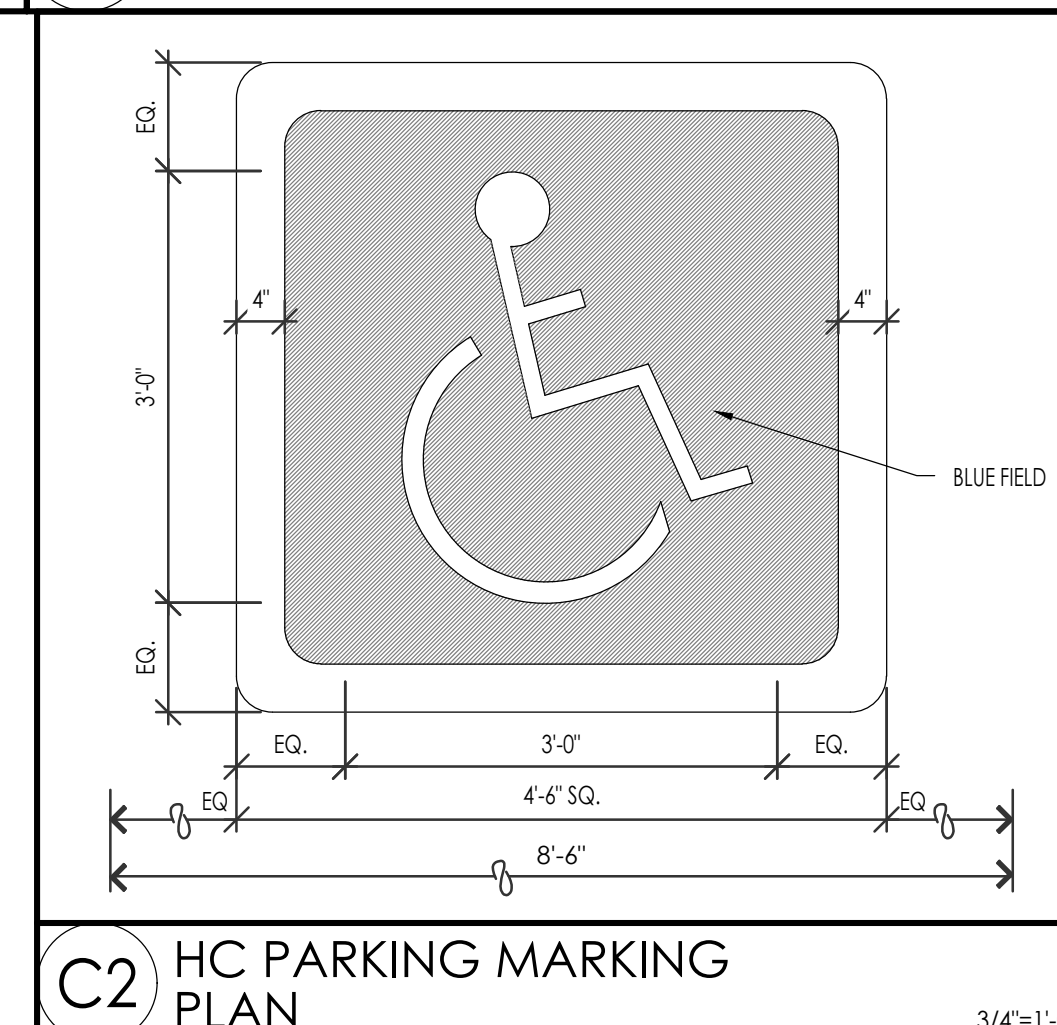
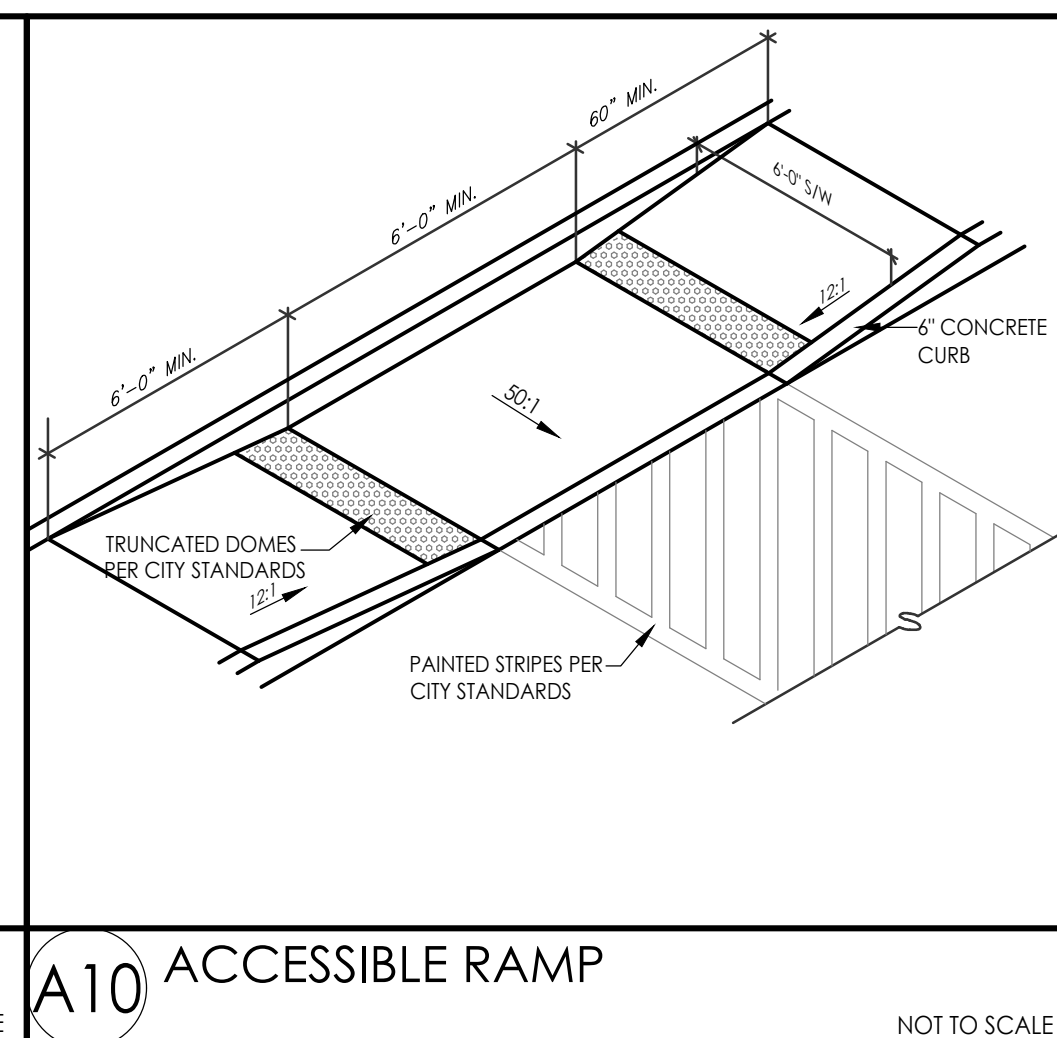
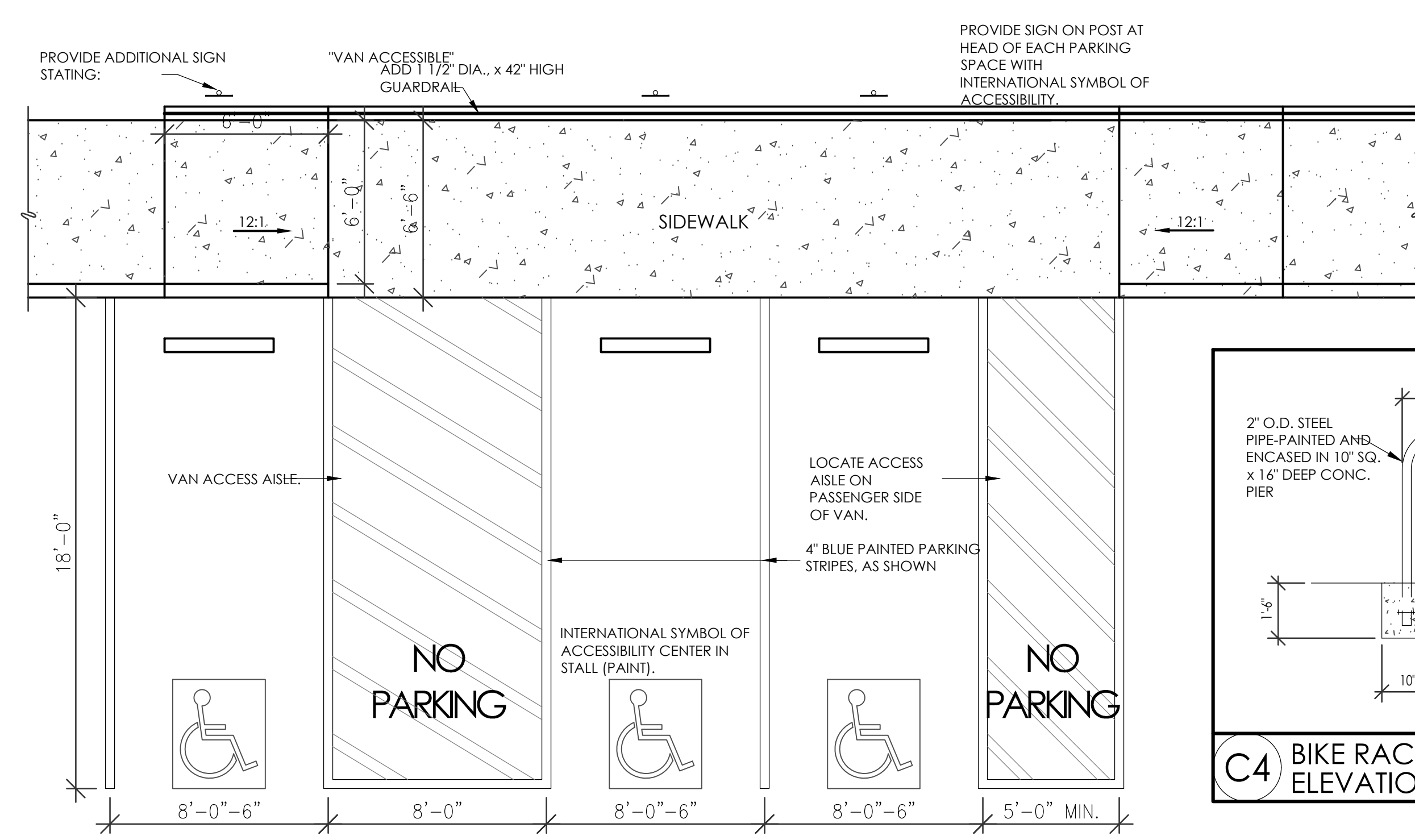
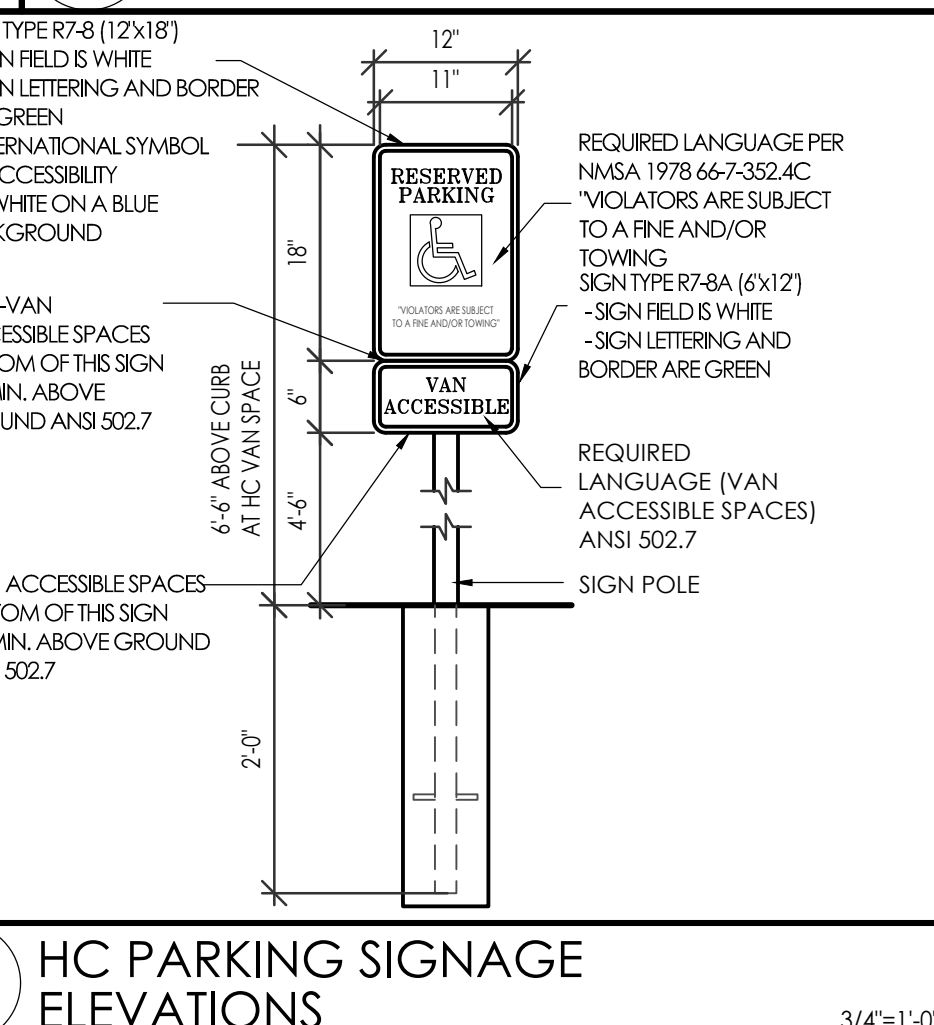
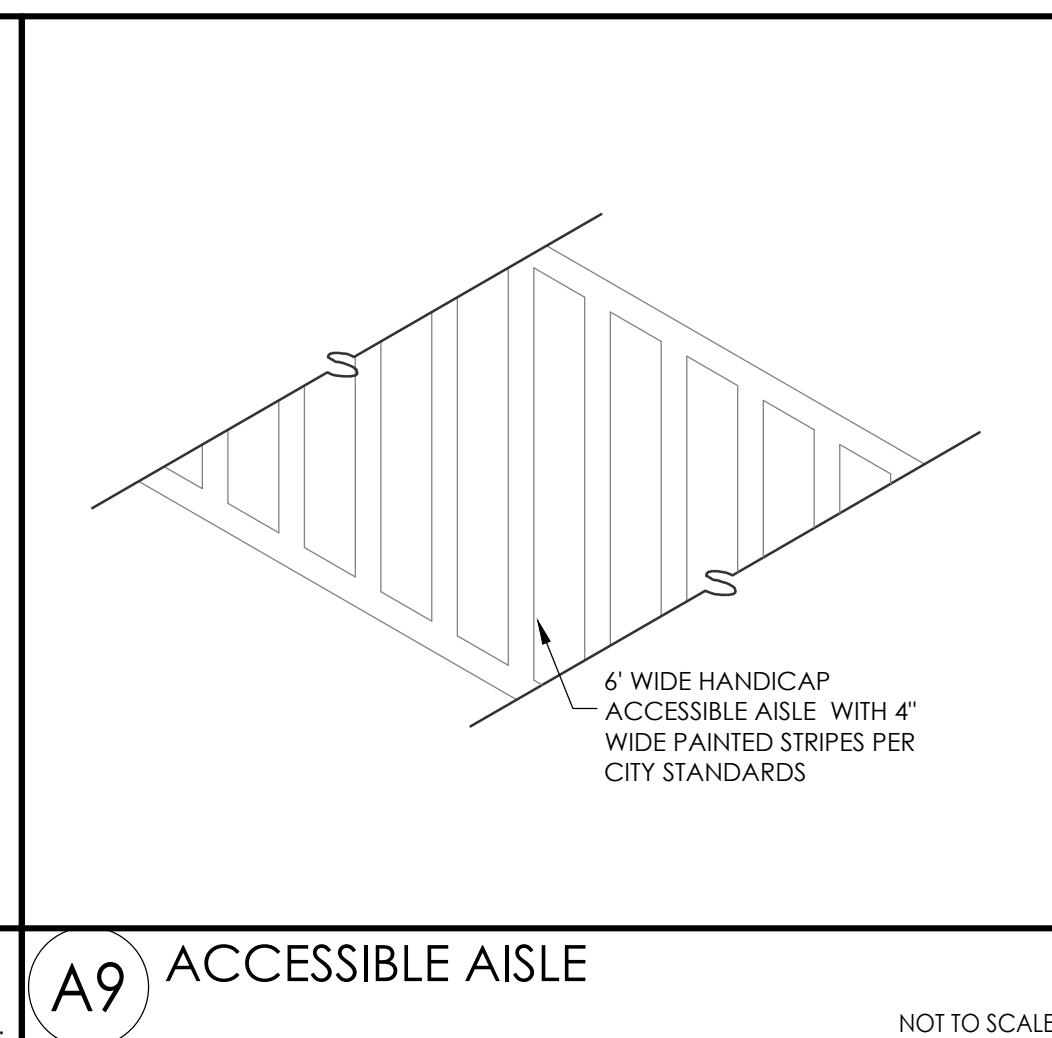
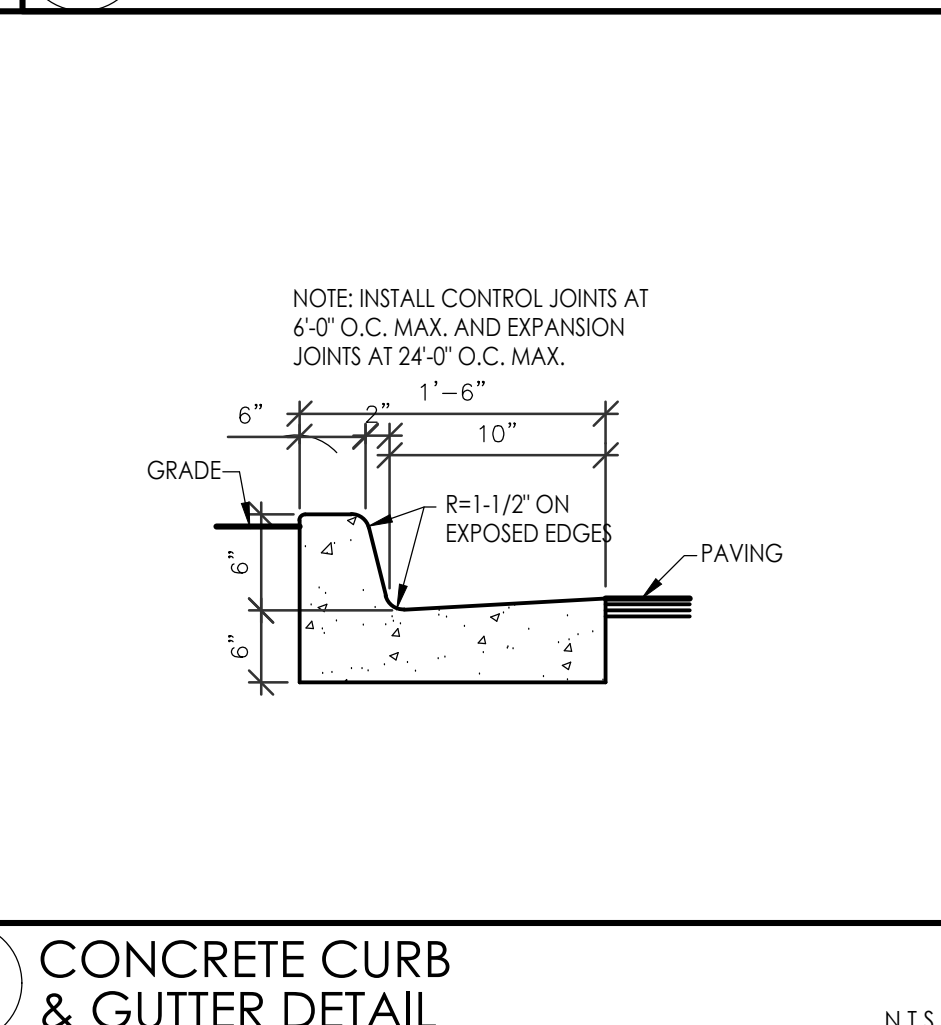
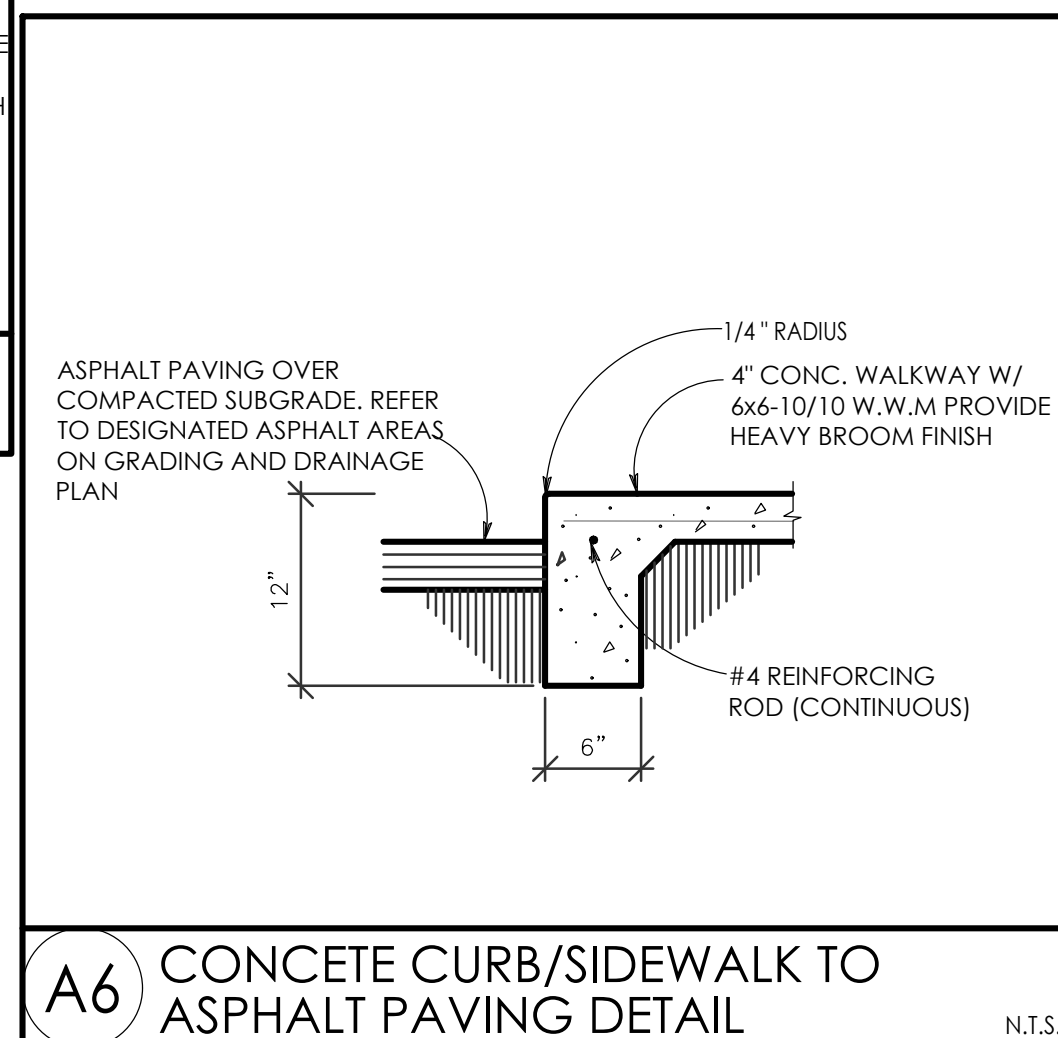
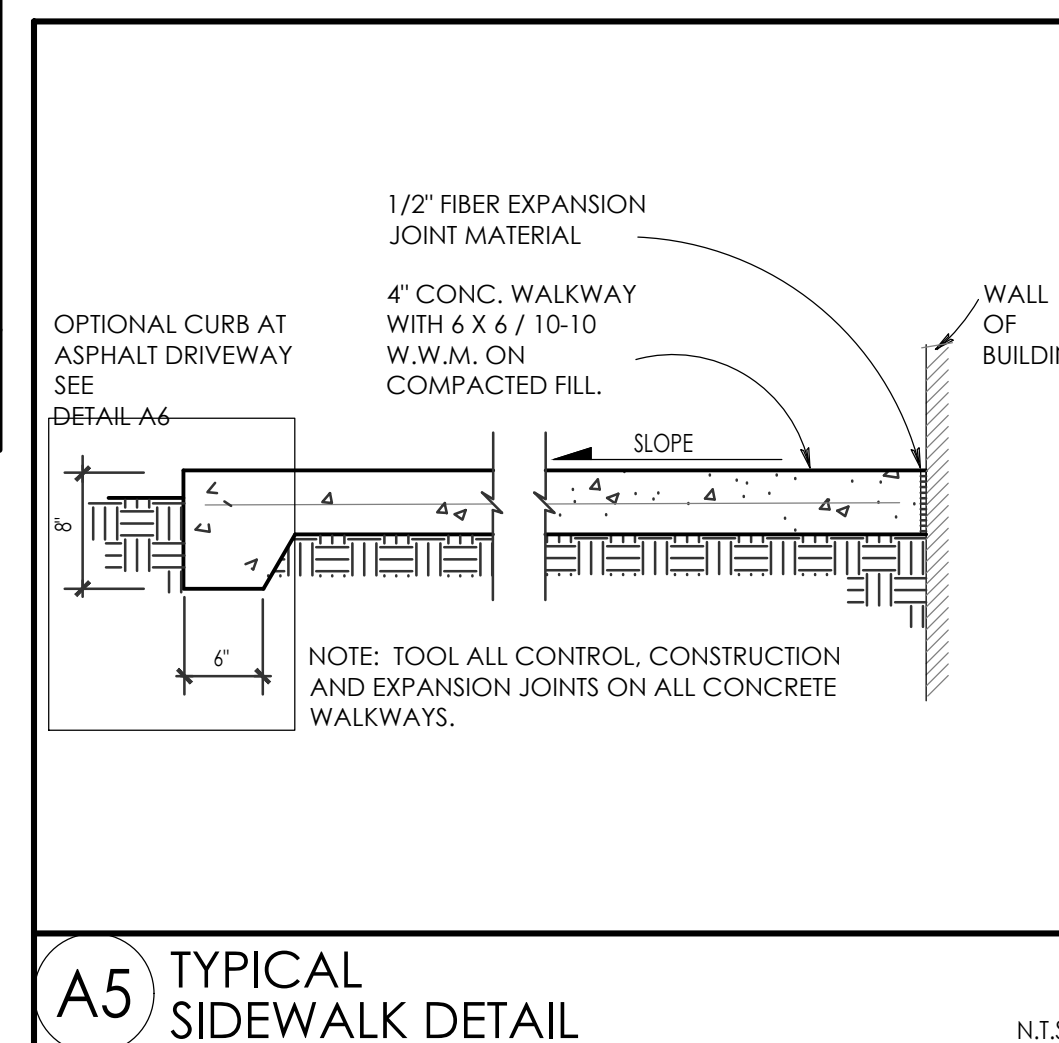
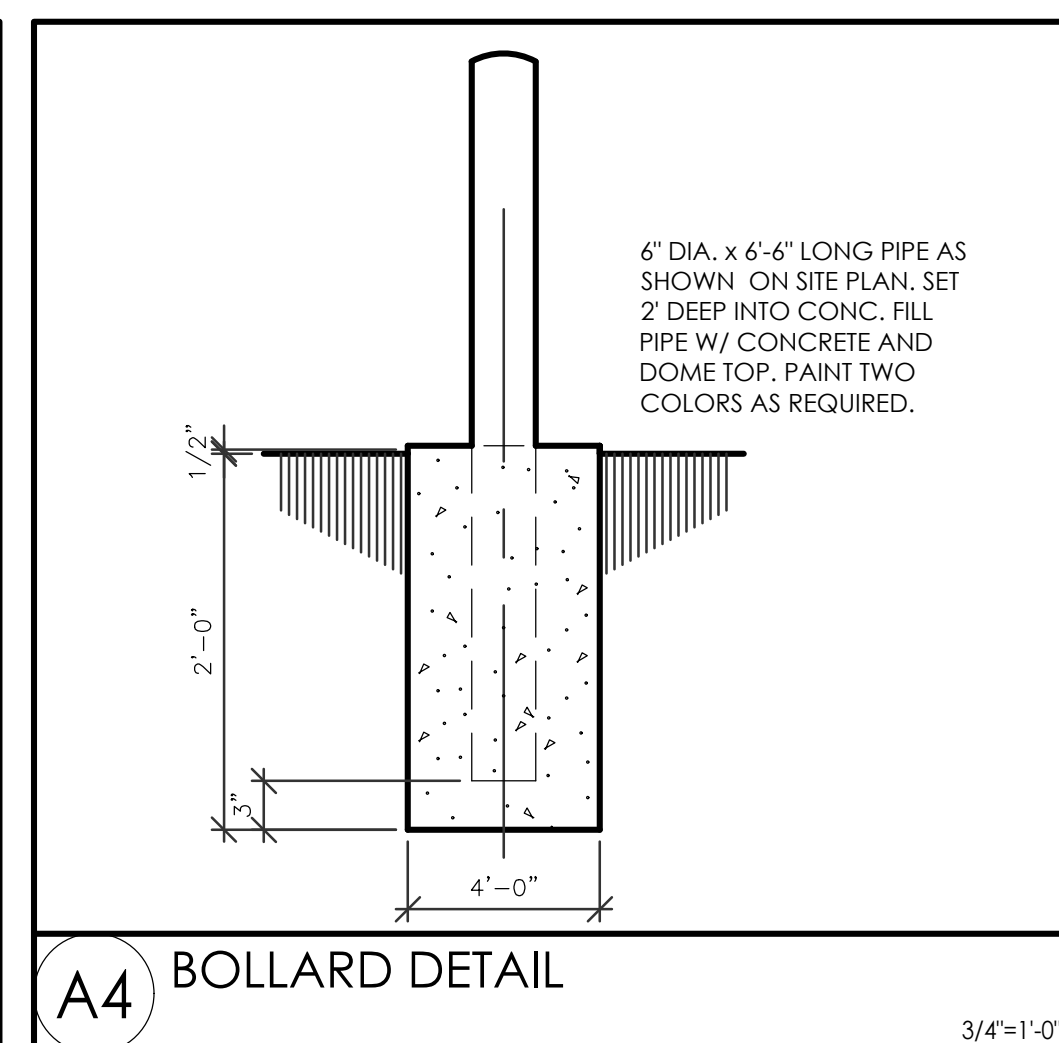
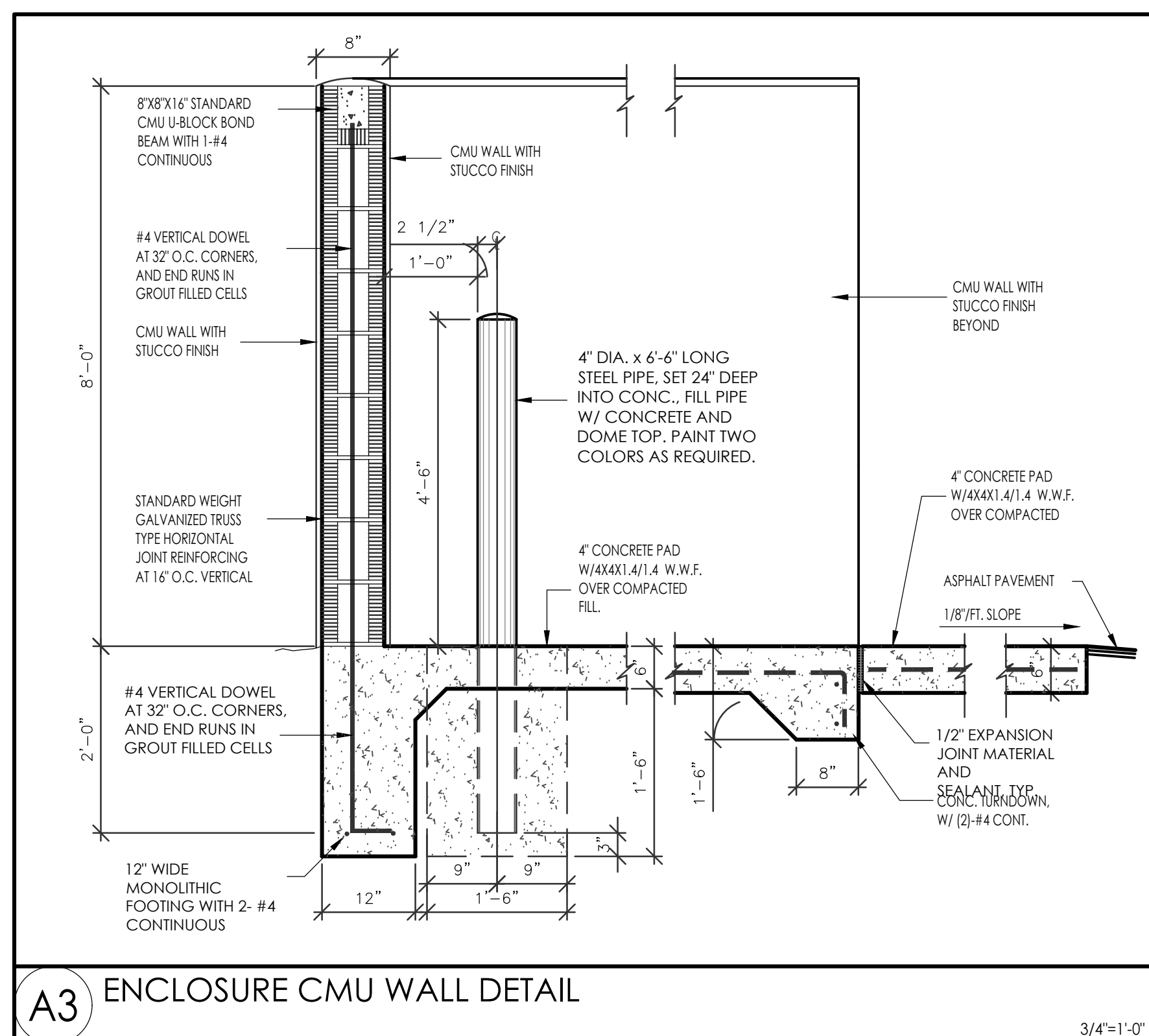
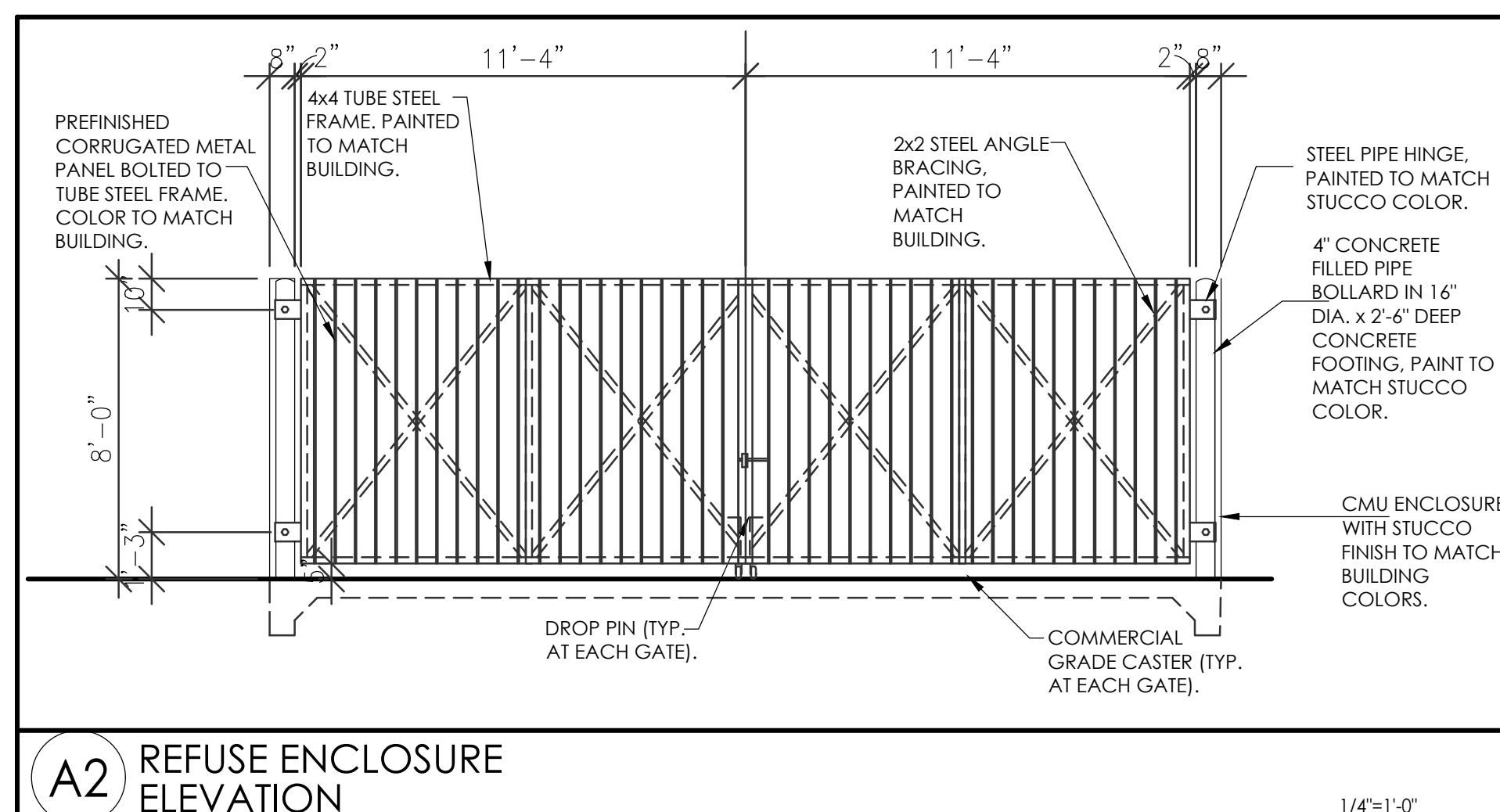
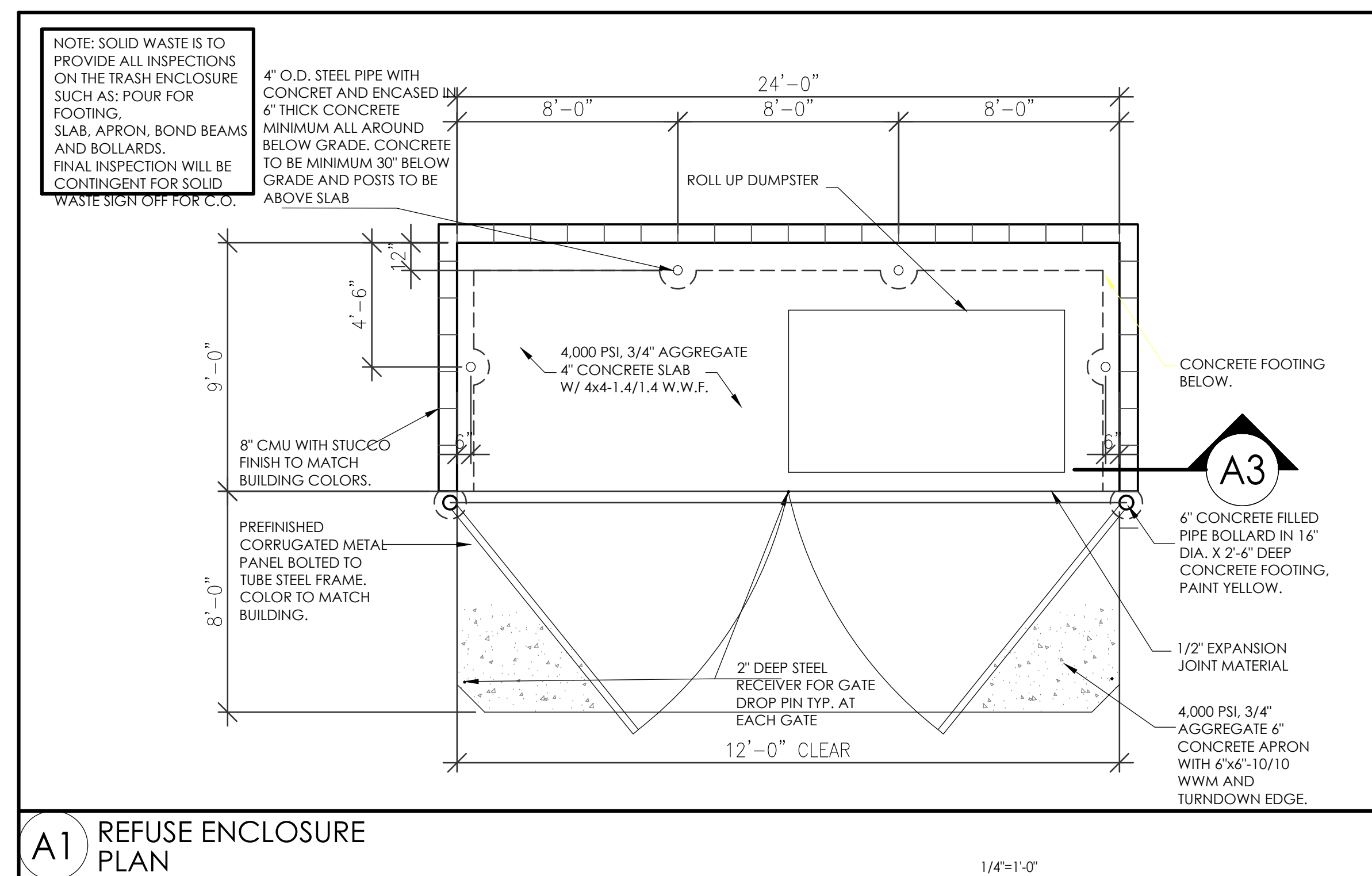
INTERSECTION SIGHT DISTANCE.
3.

SIGHT LINE.



PALOMAS APARTMENTS
INTERSECTION SIGHT DISTANCE PLAN
8320 PALOMAS AVE. NE
PROJECT #2178

REVISION DATE
<div><div>STATE OF NEW MEXICO</div><div><div>RICHARD P. BENNETT</div><div>02-28-2022</div></div><div>REGISTERED ARCHITECT</div></div>
<div><div>RBA</div><div>ARCHITECTURE PC</div><div>PLANNING</div><div>DESIGN</div></div> <div><div>10000 Ave SW</div><div>Albuquerque, NM 87102</div><div>www.rba.com</div></div>
DATE
02-28-2022
SHEET NUMBER
AS-1.1





City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: PALOMAS APT Building Permit #: _____ Hydrology File #: _____
Zone Atlas Page: D19Z DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: 014 022 TR A UNIT A N ALBU AC
City Address: 8320 PALOMAS AV. NE
Applicant: REA ARCHITECTURE Contact: ALEJANDRO
Address: 1104 PARK AVE SW ABQ. NM. 87102
Phone#: 505 242 1859 Fax#: _____ E-mail: ALEJANDRO@REABi.COM

Development Information

Build out/Implementation Year: 2022 Current/Proposed Zoning: MX-T

Project Type: New: ☒ Change of Use: ☐ Same Use/Unchanged: ☐ Same Use/Increased Activity: ☐

Proposed Use (mark all that apply): Residential: ☐ Office: ☐ Retail: ☐ Mixed-Use: ☐

Describe development and Uses:

RESIDENTIAL DWELLING MULTI-FAMILY

Days and Hours of Operation (if known): 7 DAYS 24 HOURS

Facility

Building Size (sq. ft.): 30,607 SF
Number of Residential Units: 33 APTS
Number of Commercial Units: —

ITE Land Use #221
Multi-family mid-rise, 33 DU's
AM peak 12 trips
PM peak 15 trips

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* NONE

Expected Number of Delivery Trucks/Buses per Day (if known):* NONE

Trip Generations during PM/AM Peak Hour (if known):* 33 UNITS RESIDENTS 33 TRIP AM / PM

Driveway(s) Located on: Street Name PALOMAS AVENUE

Adjacent Roadway(s) Posted Speed: Street Name BARSTOW ST Posted Speed 30 MPH

Street Name WYOMING ST Posted Speed 40 MPH

* 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/Functional Classification: N/A
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: N/A
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): CITY

Adjacent Roadway(s) Traffic Volume: _____ Volume-to-Capacity Ratio: _____
(if applicable)

Adjacent Transit Service(s): 31-98 Nearest Transit Stop(s): WEST OF FAUWLAS
ON WYOMING

Is site within 660 feet of Premium Transit?: NO

Current/Proposed Bicycle Infrastructure: EXISTING BIKE LINE ON BARTOW ST.
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: CONCRETE SIDE WALK PROPOSED

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

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-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No ☒ Borderline []

Thresholds Met? Yes [] No ☒

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: []

Notes:

MP R.E.

2/10/2022

TRAFFIC ENGINEER

DATE
