CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

June 22, 2023

Ron E. Henseley, P.E The Group
300 Branding Iron Rd. SE Rio
Rancho, NM 87124

Re: **Quaker Heights Townhomes**
99999 Quaker Heights Pl. NW
Traffic Circulation Layout
Engineer's Stamp 06-22-23 (F11-D020A)

Dear Mr. Henseley,

The TCL submittal received 05-22-2023 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.

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 the PLNDRS@cabq.gov 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

PO Box 1293

Albuquerque

NM 87103

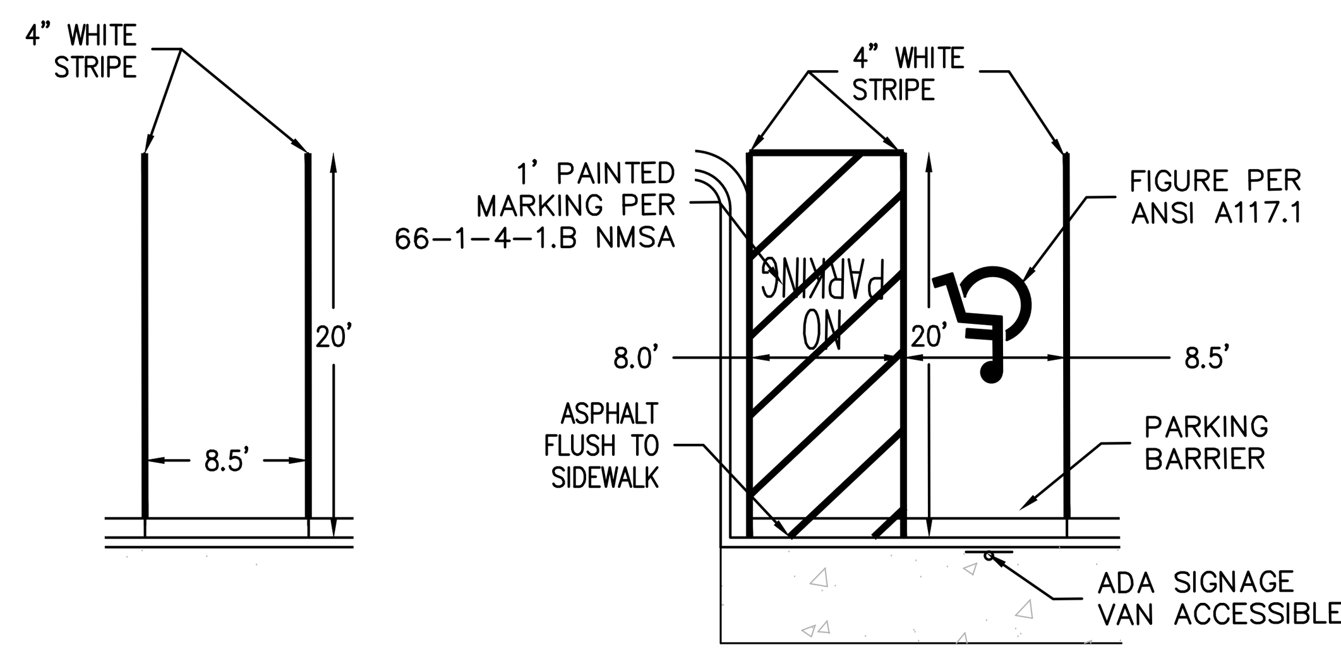
www.cabq.gov

SITE DATA

LOCATION	QUAKER HEIGHTS PL. N.W. ALBUQUERQUE, NM
LEGAL DESCRIPTION	TR 2-B FINAL PLAT TRACTS 2-A AND 2-B COORS VILLAGE
CURRENT ZONING	MX-T
LAND USE	LOW-DENSITY RESIDENTIAL
ZONE ATLAS PAGE	F-11
BUILDING CONSTRUCTION	2B
APPLICABLE CODE	2015 IBC / IFC
TOTAL LOT AREA	(3.45 AC) 150,099 SF
MAX. BUILDING HEIGHT ALLOWED	30 FEET
MAX. BUILDING HEIGHT	30 FEET
BUILDING FOOTPRINT AREA	47,844 SF
NET LOT AREA (LOT AREA – BUILDING AREA)	102,255 SF
NUMBER OF UNITS	52 SEMI-ATTACHED
LANDSCAPE AREA	38,933 SF
LANDSCAPE W/O TREES AND SHRUBS	6,733 SF
TOTAL LANDSCAPE % OF TOTAL LOT AREA	26%

PAVED, DRIVE AND PEDESTRIAN AREA	45,473 SF
REQUIRED PARKING	42*1 + 10*2=62 SPACES 1 SPACE / 2 BDR UNIT 2 SPACES / 3 BDR UNIT
PARKING PROVIDED*	81 SPACES 52 GARAGE SPACES 29 PARKING SPACES
REQUIRED ADA PARKING	1 SPACES (1 VAN)
PROVIDED ADA PARKING	1 GARAGE SPACE/UNIT + 1 VAN SPACE

* REQUIRED PARKING FOR MOTORCYCLES AND BICYCLES SHALL BE PROVIDED WITHIN GARAGE SPACE

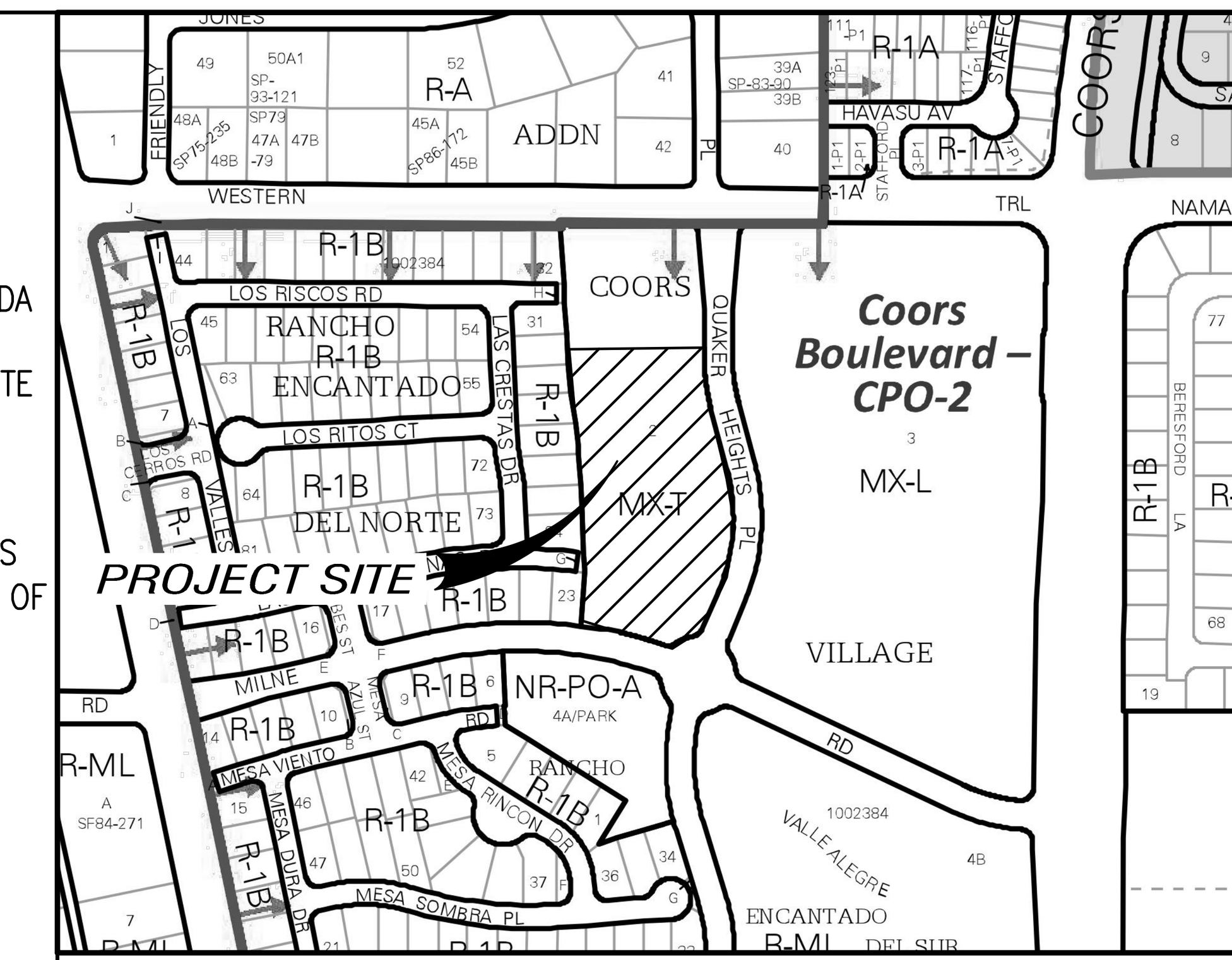


1 STANDARD PARKING DETAIL Scale: 1"=10'

2 ADA PARKING DETAIL Scale: 1"=10'

KEYED NOTES

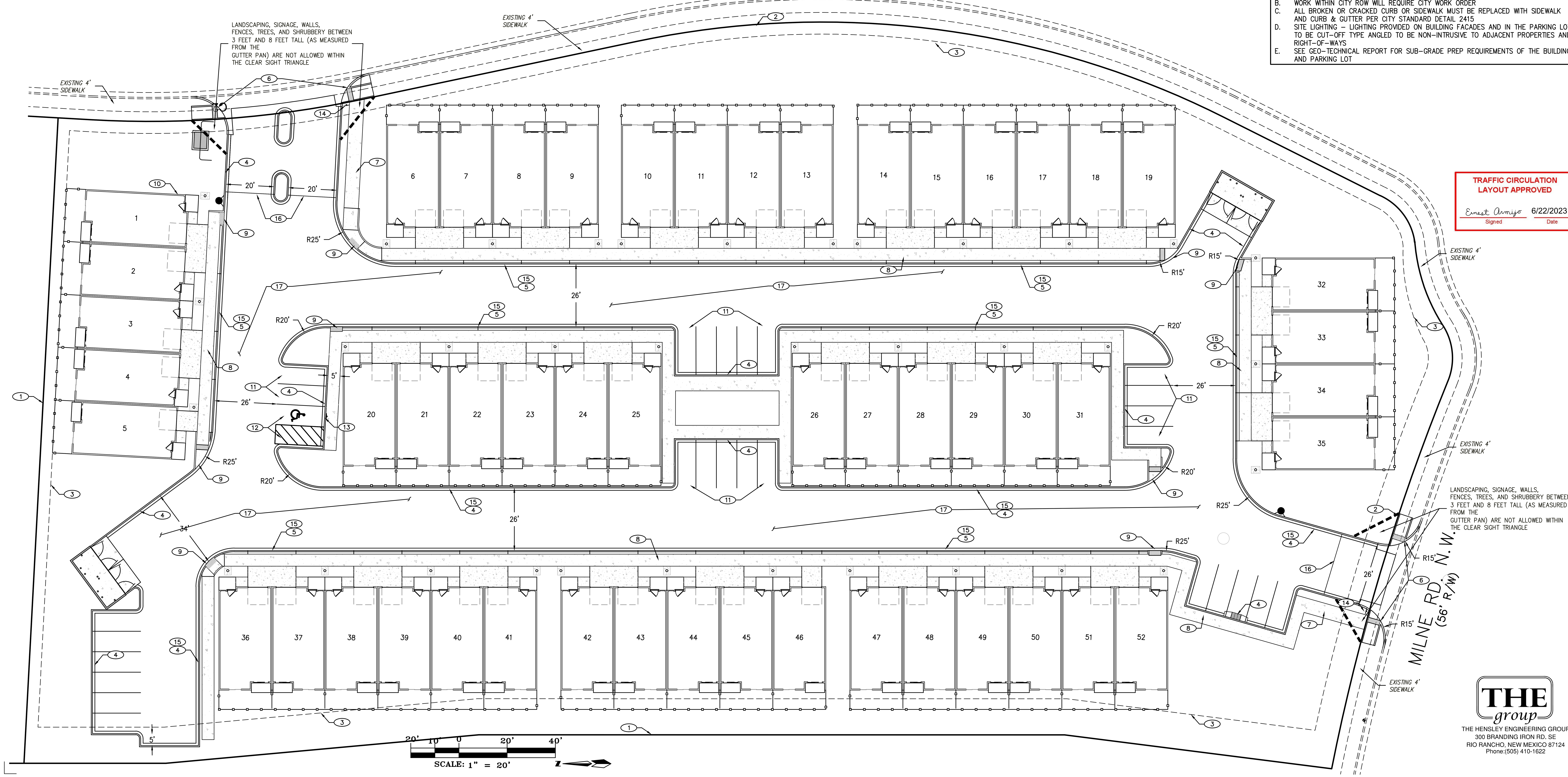
1. PROPERTY LINE
2. RIGHT OF WAY
3. SETBACK
4. NEW STANDARD CURB PER SP 2-SITE DETAILS
5. NEW MOUNTABLE CURB PER SP 2-SITE DETAILS
6. NEW CURB RETURN DRIVEWAY ENTRANCE WITH VALLEY GUTTER AND ADA RAMPS PER CABQ SPECIFICATIONS AND STD DWG 2420
7. 6' CONC. SIDEWALK WITH 1.5% (2% MAX) CROSS SLOPE PER SP2-SITE DETAILS
8. 5' CONC. SIDEWALK (TYP). WITH 1.5% (2% MAX) CROSS SLOPE PER SP2-SITE DETAILS
9. HANDICAP RAMP W/TRUNCATED DOME SURFACE PER SP2-SITE DETAILS
10. PREMISES STREET ADDRESS 4" HIGH MIN. W/MINIMUM STROKE WIDTH OF 0.5 IN. VISIBLE FROM STREET PER IFC 2015, SEC. 505
11. STANDARD PARKING SPACE (TYP.) PER DETAIL
12. ADA PARKING SPACE PER DETAIL
13. HANDICAP ACCESSIBLE SIGNAGE PER SP 2-SITE DETAILS AND CABQ STANDARDS
14. STOP SIGN R1-1
15. CURB PAINTED RED WITH "NO PARKING FIRE LANE" PER IFC SEC. 505.3 MARKINGS
16. AUTOMATIC GATE WITH 20' OPENING
17. ASPHALT PAVING PER SP 2-SITE DETAILS



VICINITY MAP F-11-Z

GENERAL NOTES

A. CURB DIMENSIONS ARE TO FACE OF CURB U.N.O.
B. WORK WITHIN CITY ROW WILL REQUIRE CITY WORK ORDER
C. ALL BROKEN OR CRACKED CURB OR SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER CITY STANDARD DETAIL 2415
D. SITE LIGHTING – LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS
E. SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT



TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Armijo 6/22/2023
Signed Date

RON E. HENSLEY NEW MEXICO 21850 LICENSED PROFESSIONAL ENGINEER
6/22/23

THE group
THE HENSLEY ENGINEERING GROUP
300 BRANDING IRON RD. SE
RIO RANCHO, NEW MEXICO 87124
Phone:(505) 410-1622

1. THIS SET OF DRAWINGS EXISTS AS A WHOLE. IT IS THE SOLE RESPONSIBILITY OF EACH CONTRACTOR INVOLVED IN THE PROJECT TO REVIEW THESE DRAWINGS AS SUCH. EACH SHEET MAY CONTAIN WORK PERTINENT TO THEIR RESPECTIVE DISCIPLINES.

2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN REPRODUCTION, SCALING THE DRAWING TO VERIFY OR OBTAIN DIMENSIONS IS NOT RECOMMENDED.

-PROJECT ADDRESS- 99999 QUAKER HEIGHTS PL. N.W. ALBUQUERQUE, NM

-CLIENTS NAME-

-DRAWING NAME- TRAFFIC CIRCULATION LAYOUT

-PROJECT NAME- QUAKER HEIGHTS TOWNHOMES

-PROJECT NUMBER-

-PROJECT PROGRESS- SITE PLAN

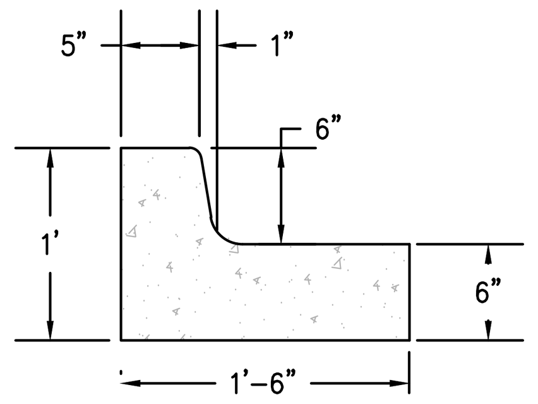
-DRAWN BY- REH

-CHECKED BY- REH / -APPROVED BY- REH

-DATE- NOV. 4, 2022

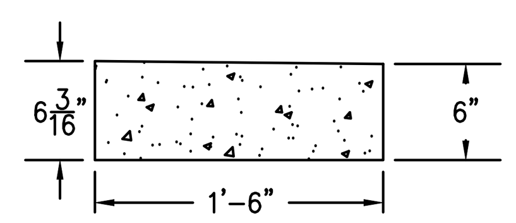
-SCALE- AS NOTED

-SHEET- TCL



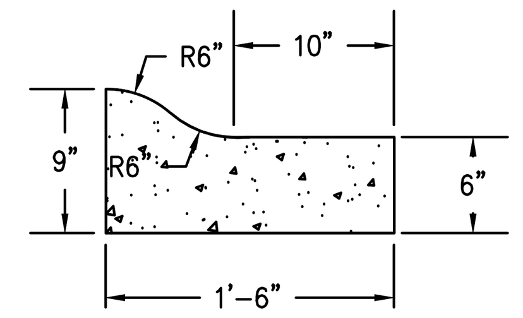
1 STANDARD CURB DETAIL

Scale: 1"=1'



2 ESTATE CURB DETAIL

Scale: 1"=1'



3 MONTABLE CURB DETAIL

Scale: 1"=1'

TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Armijo 6/22/2023

Signed Date

GENERAL NOTES

A. CURB, GUTTER AND SIDEWALK WILL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE (PCC).

B. SUBGRADE UNDER CURB, SIDEWALKS AND DRIVEPADS SHALL BE COMPACTED TO A DRY DENSITY GREATER THAN 95 PER CENT O F MAX I MUM DRY DENSITY IN A MOISTURE RANGE OF OPTIMUM MOISTURE +/-2% AS DETERMINED IN ACCORDANCE WITH ASTM DL 557 , UNLESS THE MATE RI AL CON TAI NS 35% OR MORE MATERIAL FINER THAN THE NO . 200 SIEVE . IF THE SUBGRADE MATERIAL HAS 35% OR MORE MATE RI AL FINER THAN THE NO . 200 SIEVE , THE SUBGRADE SHALL BE COMPACTED TO A DRY DENSITY GREATER THAN 95 PERCENT OF MAX I MUM DRY DENSITY IN A MOISTURE CONTENT RAN GE OF AT LEAS T OPTIMUM MOISTURE TO OPTIMUM MOISTURE +4%, AS DETERMINED IN ACCORDANCE WITH ASTM D69.

C. 1/4" EXPANSION JOINTS WHERE SIDEWALK ABUTS BUILDINGS, FENCES. WALLS OR OTHER IMMOVABLE OBJECTS. SPACING 12' MIN . 22' MAX.

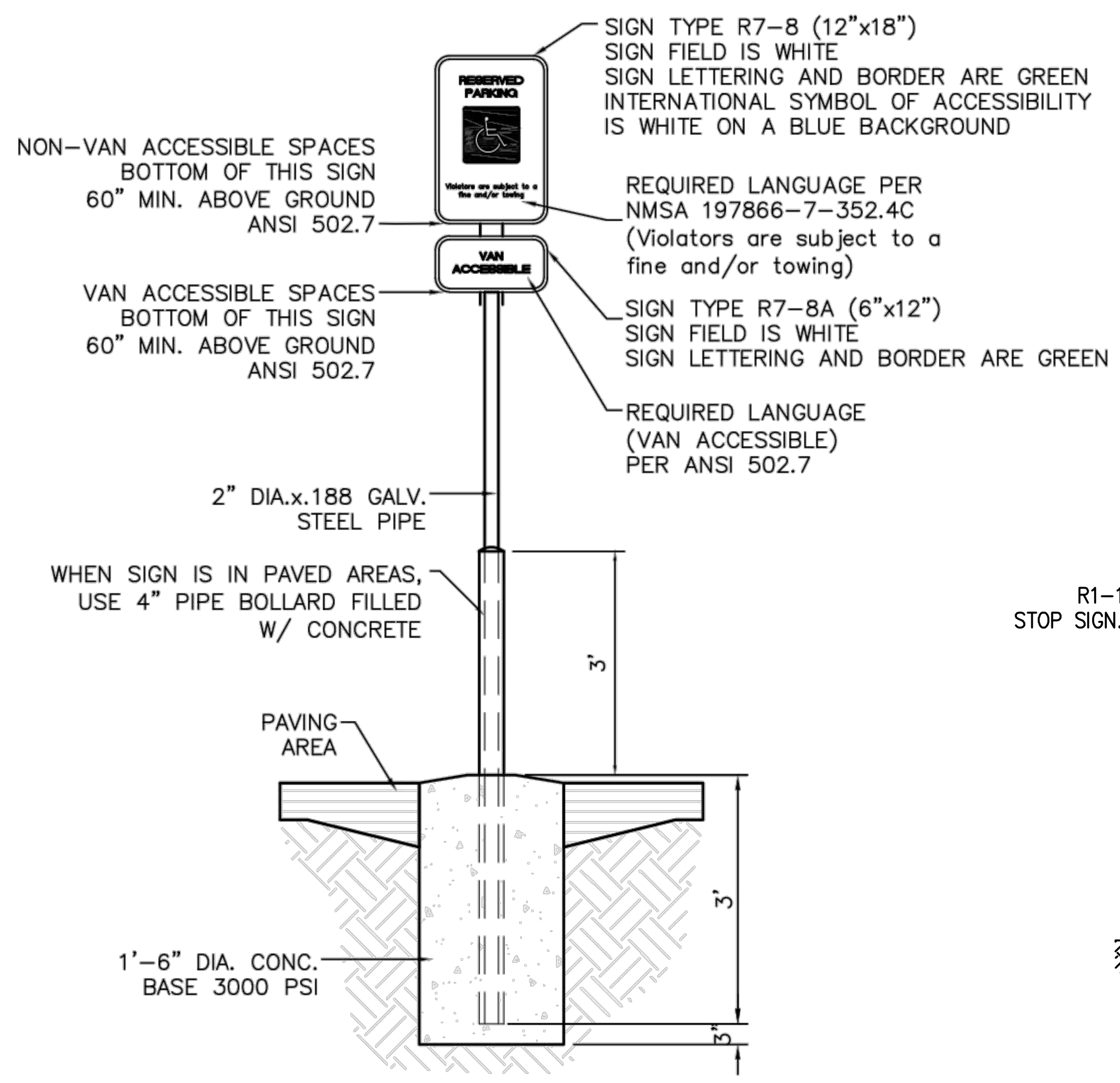
D. FOR CURB ADJACENT TO ASPHALT CONCRETE (AC) PAVEMENT, PROVIDE CONTRACTION JOINTS AT 12' MAX. SPACING, CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES. 1/2" EXPANSION JOINTS TO BE INSTALLED AT CURB RETURNS.

E. 1/4" EXPANSION JOINTS WHERE SIDEWALK ABUTS BUILDINGS, FENCES. WALLS OR OTHER IMMOVABLE OBJECTS. SPACING 12' MIN . 22' MAX.

F. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

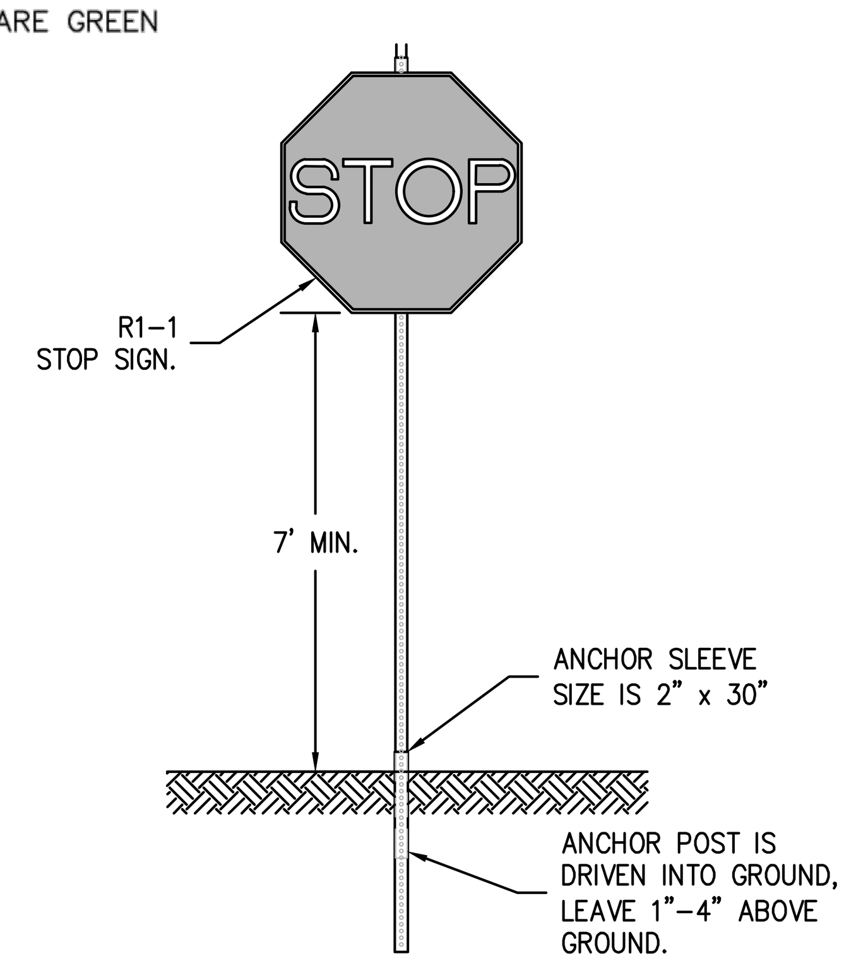
G. ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.

H. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.



4 ADA SIGNAGE DETAIL

Scale: NTS



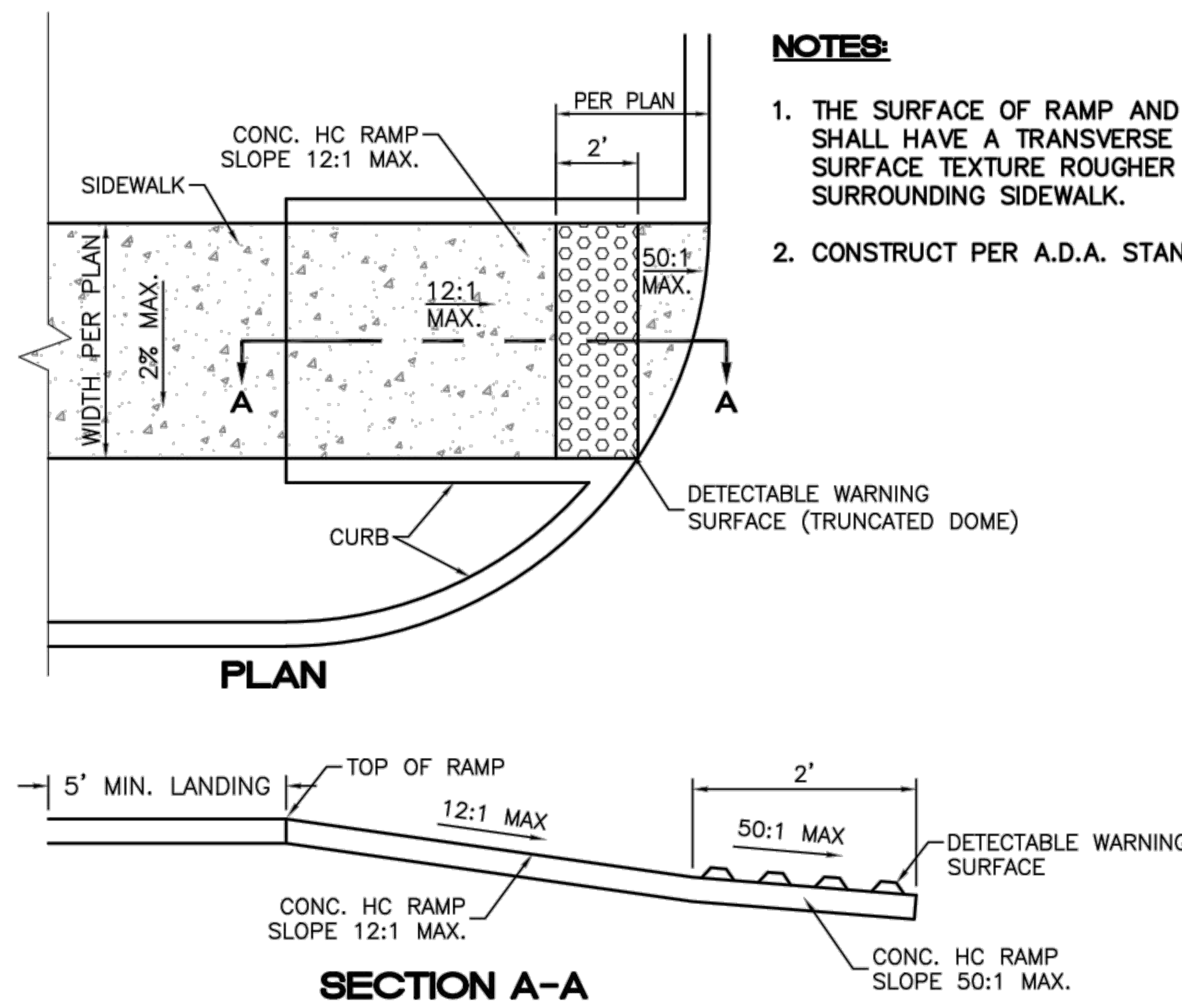
5 REGULATORY SIGN DETAIL

Scale: NTS

NOTES

A. THE SURFACE OF THE RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.

B. CONSTRUCT PER A.D.A. STANDARDS

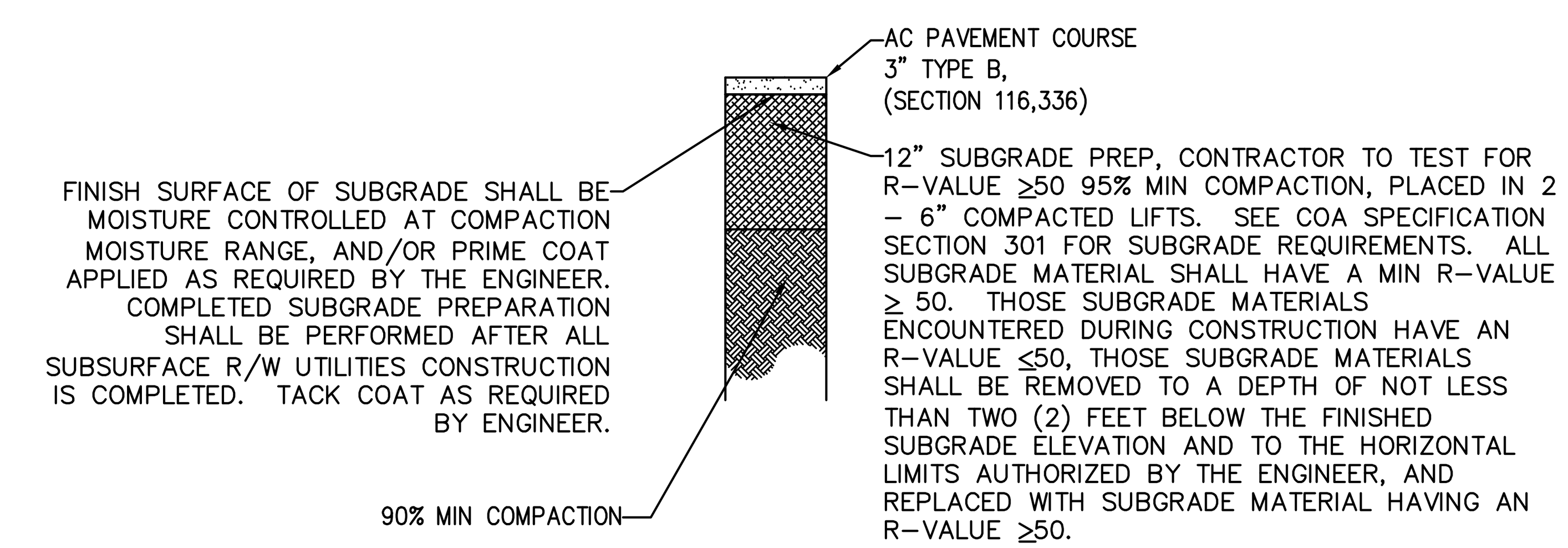


NOTES:

1. **THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.**
2. **CONSTRUCT PER A.D.A. STANDARDS.**

6 ADA RAMP DETAIL

7



7 AHPHALT SECTION

NTS

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-SHEET- **SP 2**