



***City of Albuquerque Building Department
600 2nd St NW, Albuquerque, NM 87102***

June 14, 2022

RE: TCL Submittal Letter

To Whom it may concern:

We respectfully submit the attached TCL documentation. Included in this submittal is the following information:

- 2022-0614_DTIS_GRIEGOS FARMS
- TCL Site Plan-TCL1
- TCL Details- TCL2

Please let me know if you require any additional information.

Best and kind regards,

Kenneth Myers, AIA
Architect



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: GRIEGOS FARMS **Building Permit #** **Hydrology File #**

DRB# SKETCH PLAT: PR-2021-006261 **EPC#**

Legal Description: **City Address OR Parcel** 1860 GRIEGOS NW, ABQ, NM, 87107

Applicant/Agent: REMBE DESIGN **Contact:** KEN MYERS

Address: 1716 CENTRAL AVE. SW **Phone:** 518-364-9914

Email: DESIGN@REMBEDSIGN.COM

Applicant/Owner: JAY REMBE **Contact:** JAY REMBE

Address: 1718 CENTRAL AVE. SW, ABQ, NM 87104 **Phone:** 505-243-0188

Email: REMBE@REMBEDSIGN.COM

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) ☐ RESIDENCE ☒ DRB SITE ☐ ADMIN SITE:

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT: ☒ TRANSPORTATION ☐ HYDROLOGY/DRAINAGE

Check all that apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☒ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☒ CONCEPTUAL TCL DRB APPROVAL
- ☐ 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY)

DATE SUBMITTED: 06/14/2022

SITE INFORMATION

ADDRESS: PROPERTY NORTH AND WEST OF 1860 GRIEGOS, ALBUQUERQUE, NM 87107
ZONE: ATLAS MAP: F-13-Z
ZONING: R-A
DEVELOPMENT TYPE: COTTAGE COURT, IDO 4-3(B)(3)
PROJECT SIZE: 10 ACRE +/- PARCEL SUBDIVIDED AS 8 LOTS EACH BETWEEN 1 AND 2 ACRES.
SETBACKS:
FRONT: 20'-0"
REAR: 25'-0"
SIDE: 10'-0"

PROJECT DESCRIPTION

LANDSCAPE FORWARD COTTAGE COURT DEVELOPMENT W/ 90 UNITS RANGING IN SIZE FROM 655 SF. TO 1070 SF. DISTRIBUTED BETWEEN 8 LOTS (SEE UNIT COUNT NOTES THIS SHEET). PROJECT WILL INCLUDE A COMMUNITY BUILDING TO BE DETERMINED.

PARKING REQUIREMENTS

DWELLING, COTTAGE DEVELOPMENT= IDO TABLE 5-5-1:
1 SPACE PER UNIT +2 VISITORS= 90 + 2 SPACES PER 8 LOTS= 106 SPACES
RESIDENTIAL COMMUNITY AMENITY, IDO TABLE 5-5-1:
3 SPACES/1,000 GFA= 15 SPACES REQUIRED (BASED ON CURRENT COMMUNITY BLD. DESIGN=5,000 SF)
TOTAL OFF STREET PARKING:
REQUIRED: 121 SPACES
PROVIDED: 139 SPACES
HC PARKING, IBC TABLE 1106.1:
101-150 PROVIDED SPACES=5 SPACES REQUIRED (INCLUDED IN OVERALL REQUIRED CALCULATIONS)
PROVIDED:
MOTORCYCLE PARKING, IDO TABLE 5-5-4:
101-150 REQUIRED SPACES= 4 MOTORCYCLES SPACES
PROVIDED=4 SPACES
BICYCLE PARKING, IDO TABLE 5-5-5:
RESIDENTIAL USE (MORE THAN 5 UNITS)= 3 SPACES OR 10% REQUIRED OFF-STREET PARKING
121 REQUIRED OFF STREET PARKING=13 BIKE SPACES REQUIRED
PROVIDED 33 SPACES

KEYED NOTES-SITE PLAN

1. FIRE ACCESS ALTERNATIVE HAMMERHEAD
2. LOCKABLE TRASH CONTAINERS
3. CONCRETE PEDESTRIAN WALKWAY 6'-0" UNLESS OTHERWISE NOTED
4. NOT USED
5. SITE WALL- MAXIMUM HEIGHT ABOVE FINISH ROAD 3'-0"
6. +/- 6'-0" TALL OPAQUE WALL/ FENCE
7. EXISTING 6'-0" ADOBE WALL TO REMAIN
8. ASPHALT ROAD WAY PER COA STD. DTL.#2405A W/ ESTATE STYLE CURB COA STD. DTL.#2406 WHERE APPLICABLE
9. WATER FEATURE
10. PARKING LOT- COMPACTED AND STABILIZED GRAVEL
11. PARKING LOT DRIVEWAYS-COMPACTED AND STABILIZED GRAVEL DRIVE
12. LANDSCAPED COURTYARD-FINAL LANDSCAPING TBD
13. APPROXIMATE LOCATION OF AMENITIES BUILDING- TBD
14. VINEYARD AND LAWN AREA- FINAL LAYOUT TBD
15. EXISTING PRIVATE ROADWAY AT ACCESS EASEMENT
16. MOTORCYCLE SPACE PER DPM STANDARDS-SEE D1/TCL2
17. BIKE PARKING PER DPM STANDARDS- SEE D4/TCL2
18. STORAGE BUILDING
19. ESTATE CURB COA STANDARD DRAWING #2406
20. HC PARKING SPACE PER DPM STANDARDS SEE D1/TCL2
21. 6'-0" SIDEWALK PER DPM STANDARDS
22. RAISED PEDESTRIAN CROSSING/ SPEED TABLE- SEE DETAIL A1/TCL2
23. EXISTING CHURCH CAMPUS AND PARKING TO REMAIN-NOT IN SCOPE OF WORK
24. EXISTING BIKE LANE TO REMAIN
25. NOT USED
26. NEW CONCRETE CURB EXTENSION
27. EXISTING WALL- NOT IN SCOPE
28. DETECTABLE WARNING SURFACE- TRUNCATED DOME OR OTHER APPROVED SURFACE- INSTALL PER COA STANDARD DRAWING#2446
29. PICKLE BALL COURT-TBD
30. 26'-0" OPERABLE GATE- FOR FIRE ACCESS ONLY
31. NOT USED
32. EXISTING SIDEWALK TO REMAIN
33. MINI SITE TRIANGLE PER DPM 7-4(i)(5)(V)
34. PEDESTRIAN CROSSING SIGN- SEE DETAIL D3/TCL2
35. CURB STOP PER DETAIL C4/TCL2

RADIUS LEGEND

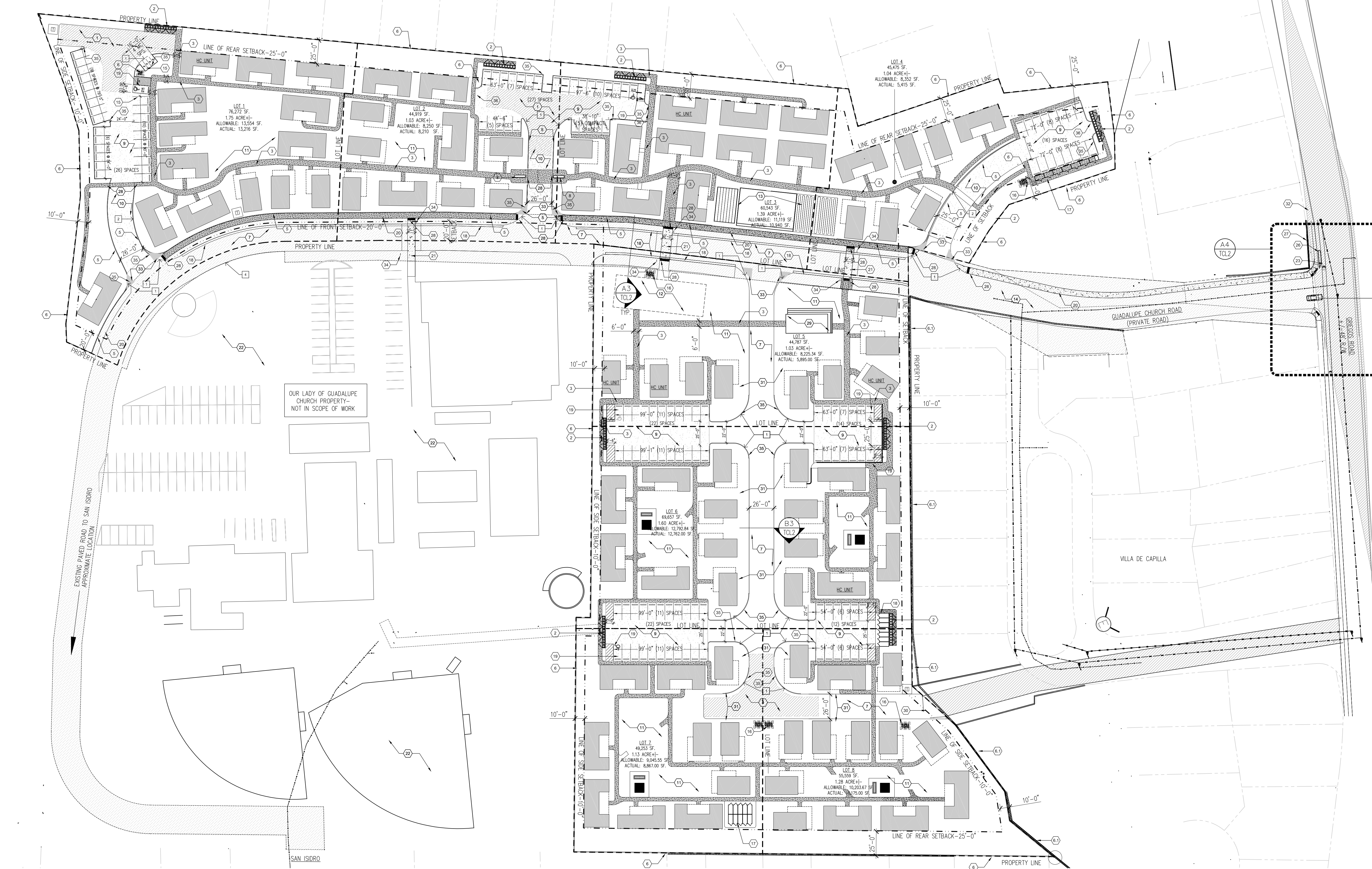
36. KEYWAY- MIN. 5'-0" DEPTH
17 = 28'-0" RADIUS
21 = 178'-0" RADIUS
14 = 182'-0" RADIUS
14 = 176'-0" RADIUS

LEGEND

- EXISTING EASEMENTS TO REMAIN
CONCRETE WALKWAYS- SEE KEYED NOTES AND PLAN
GRAVEL FINISH- SEE KEYED NOTES
INTERSECTION SITE TRIANGLE

TCL GENERAL NOTES

1. PARKING AREA TO SLOPE A MIN. OF 1% AND A MAXIMUM OF 8% PER COA DPM
2. ALL NEW PUBLIC SIDEWALK PER COA STANDARD DRAWING 2430



A1 SITE PLAN
1"=50'-0"



1860 GRIEGOS RD. NW
ALBUQUERQUE, NM 87107

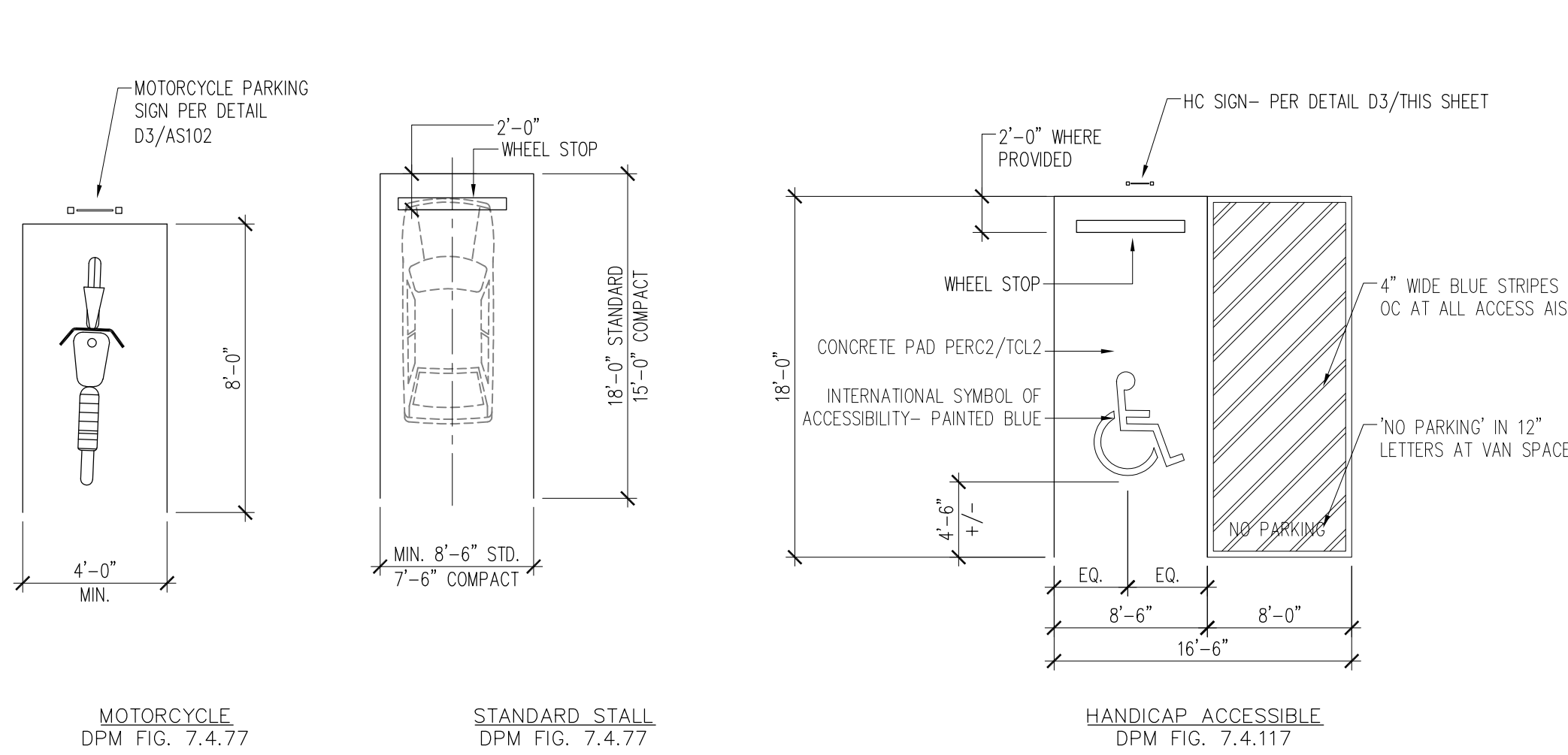
GRIEGOS FARMS

Architect Stamp:
STATE OF NEW MEXICO
KENNETH MYERS
No.005751
REGISTERED ARCHITECT
06/14/2022

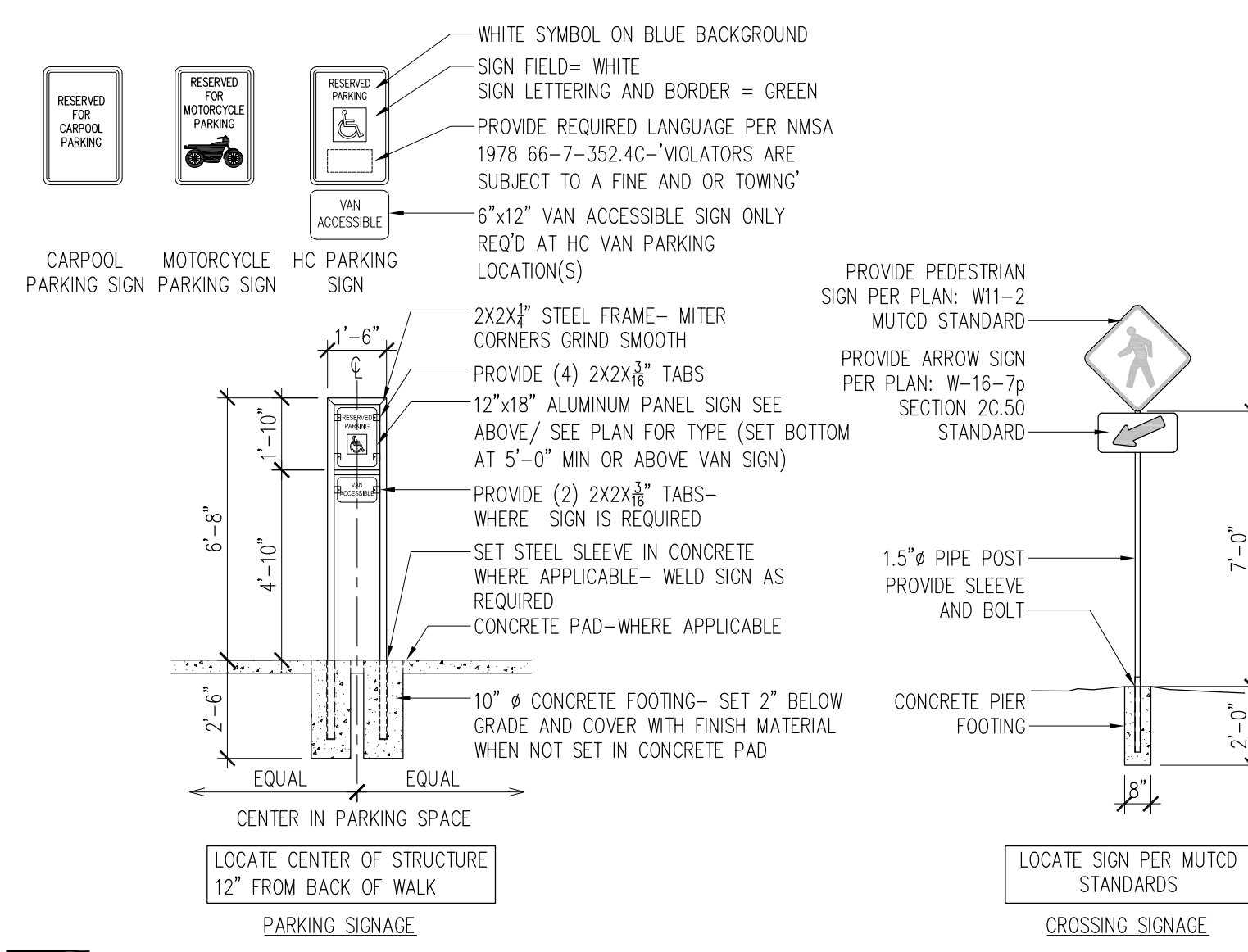
REMBE
urban design + development
1716 Central SW Suite A
Albuquerque NM 87104
t. 505-243-0188

Project: GRIEGOS FARMS
Drawn By: KMA Checked By: KMA
Phase: SD
Date: ---
Drawing Title:
TCL- TRAFFIC CONTROL LAYOUT SITE PLAN
Project Number: 2102
Sheet Number:

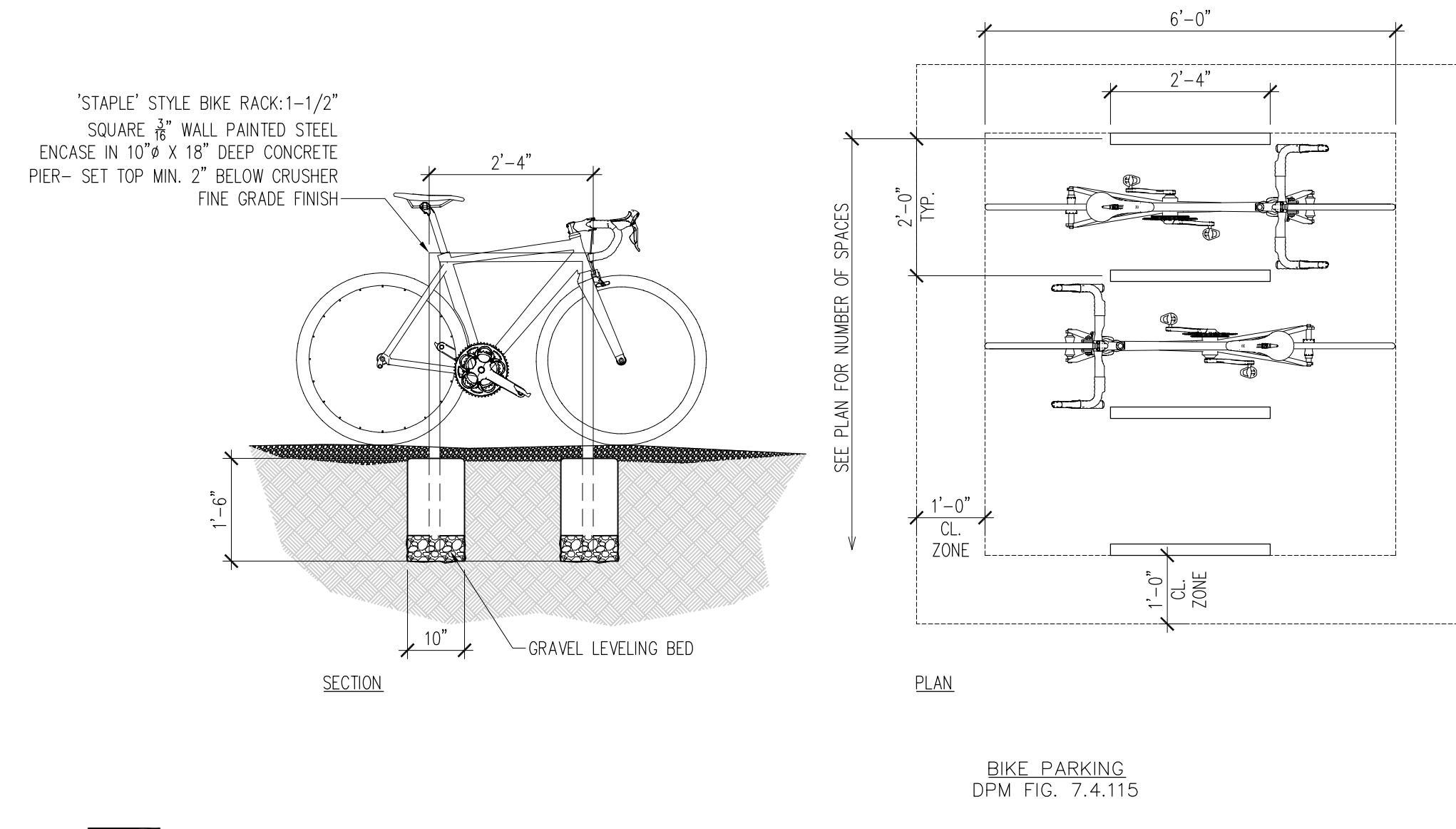
TCL1



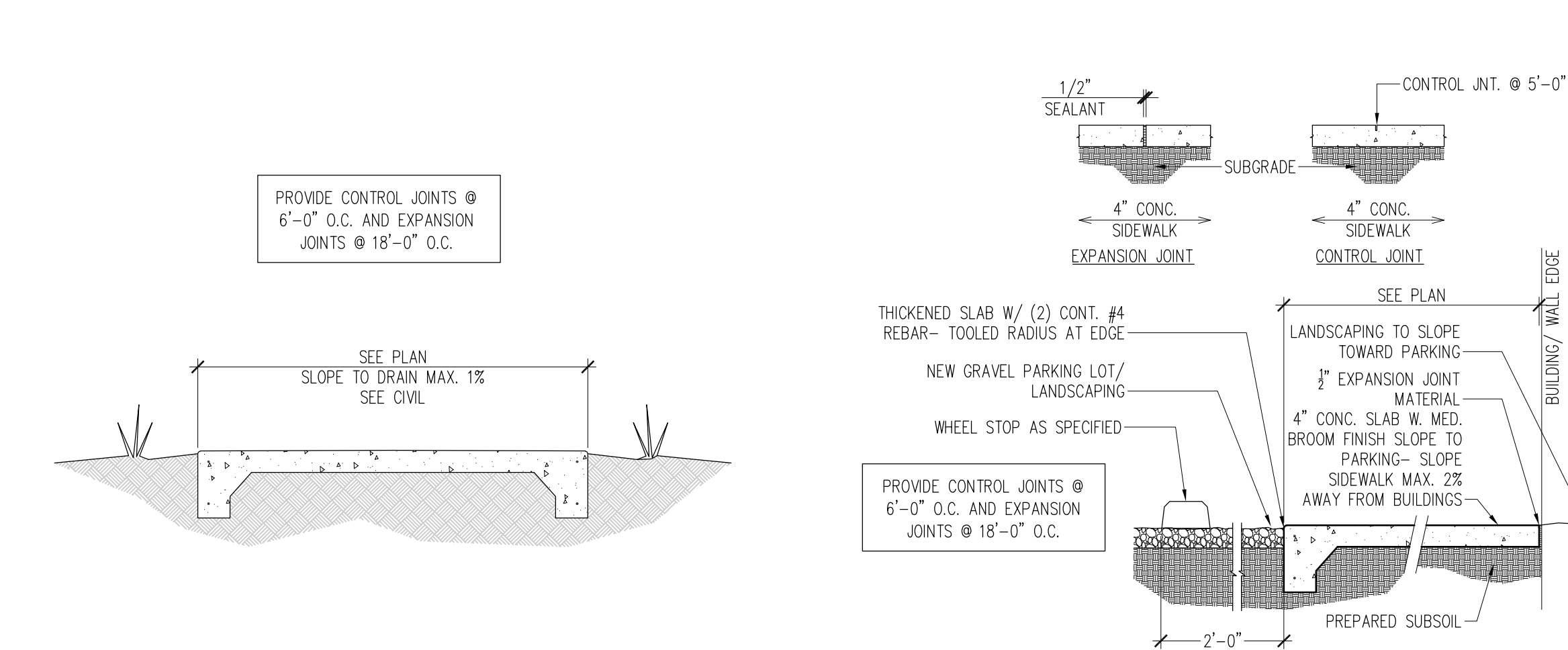
D1 PARKING STALL DIMENSIONS AND DETAILS



D3 POST SIGN DETAIL

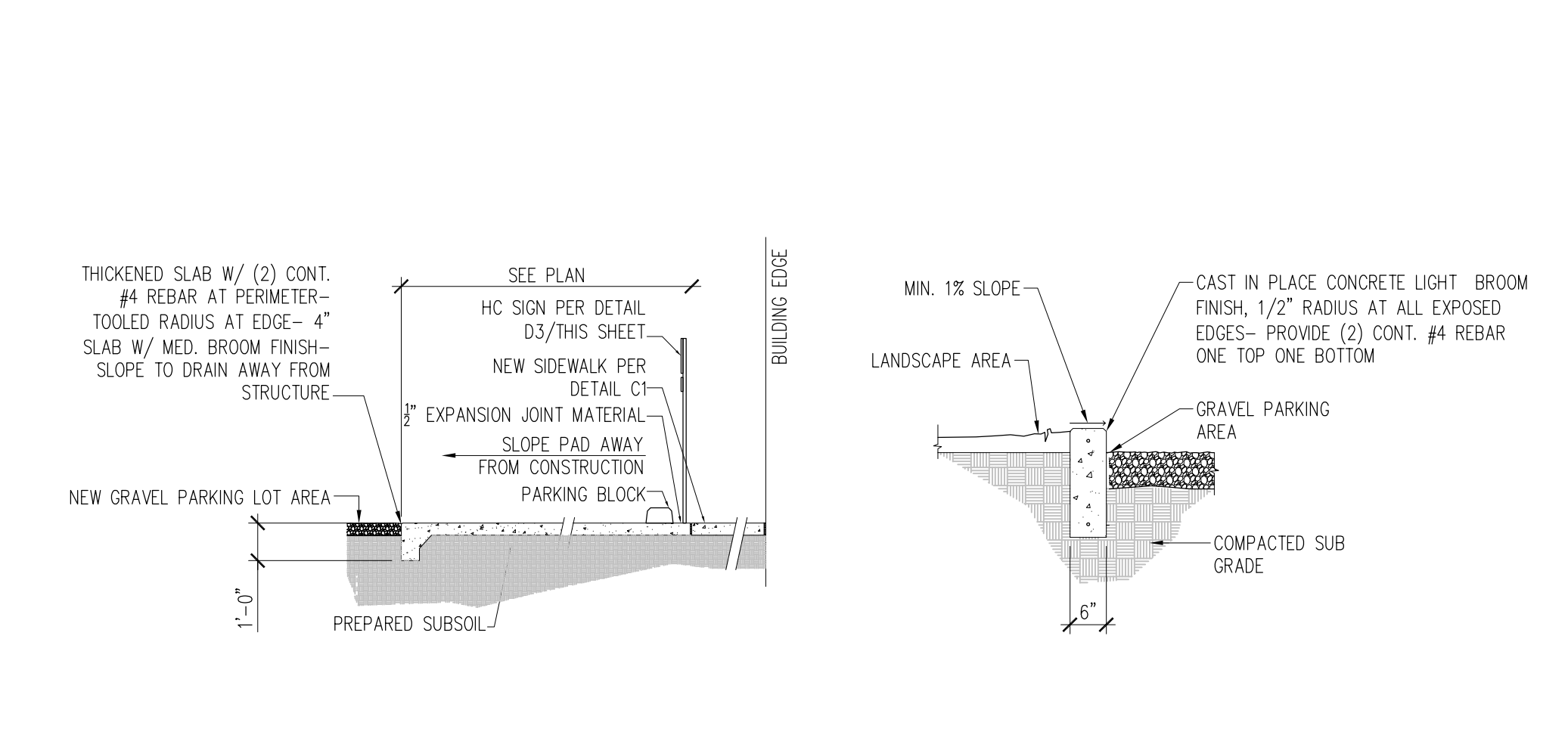


D4 BIKE RACK DETAIL



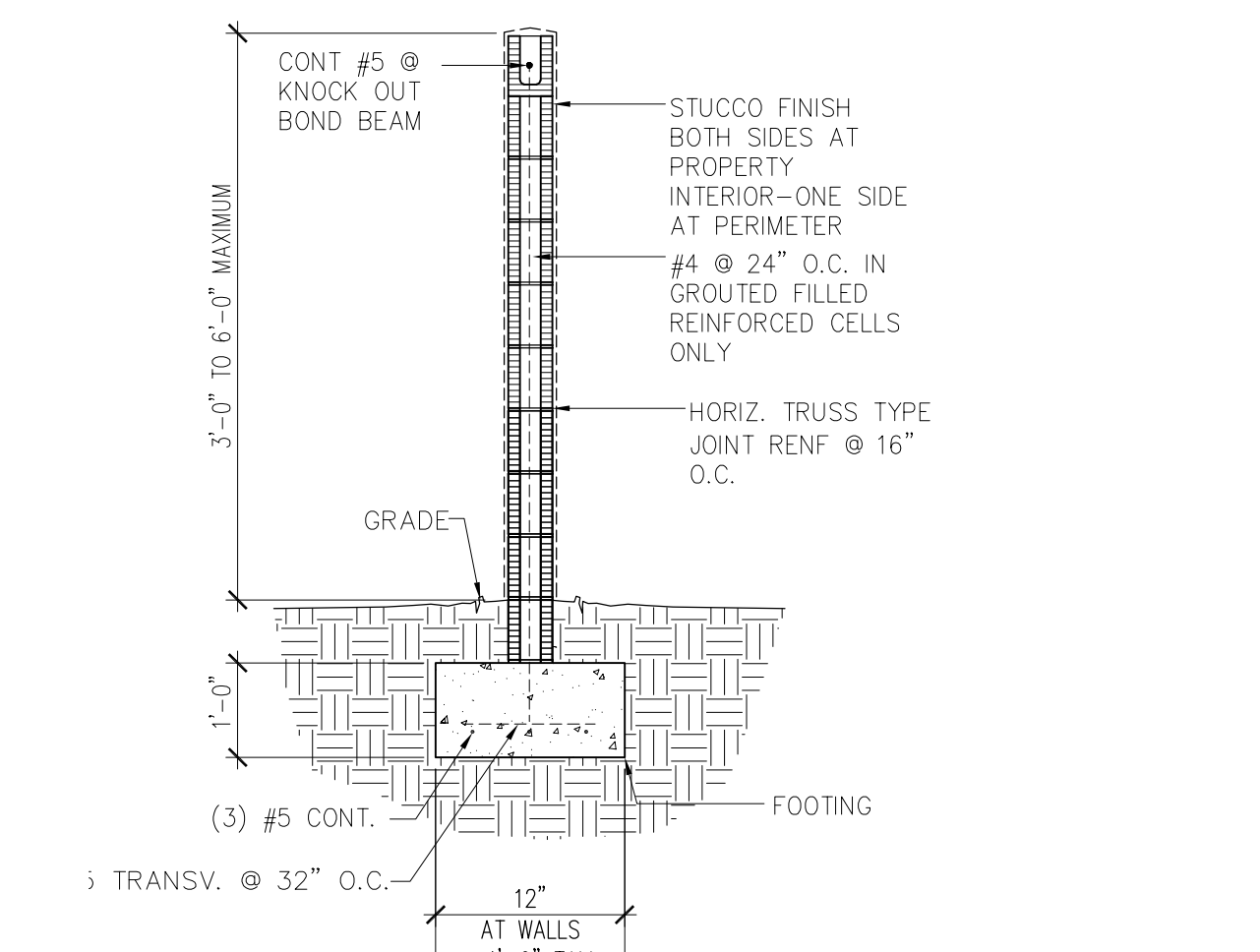
C1 PEDESTRIAN WALKWAY SECTION

C2 SIDEWALK SECTION

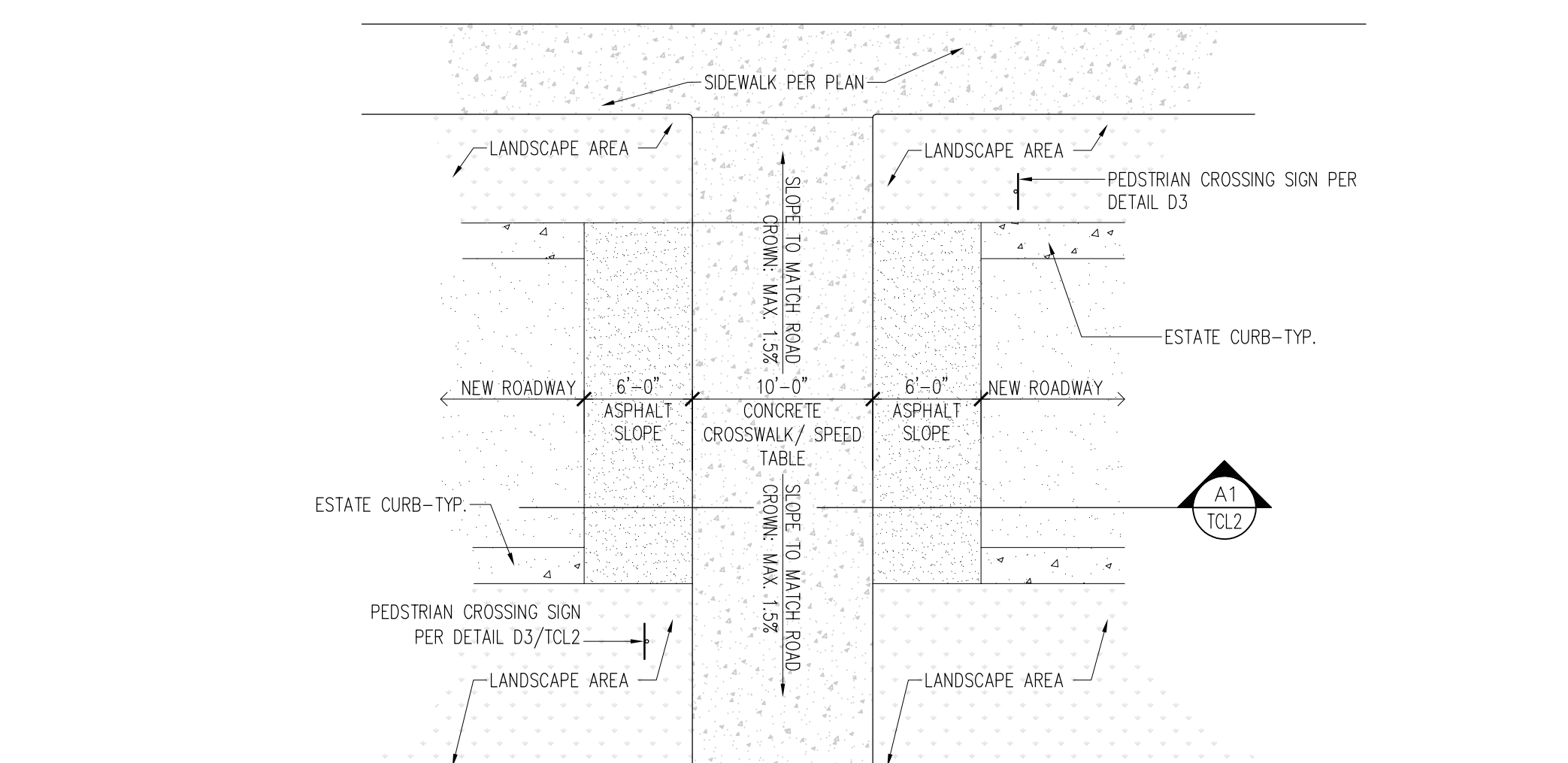


C3 HC PARKING SPACE SECTION

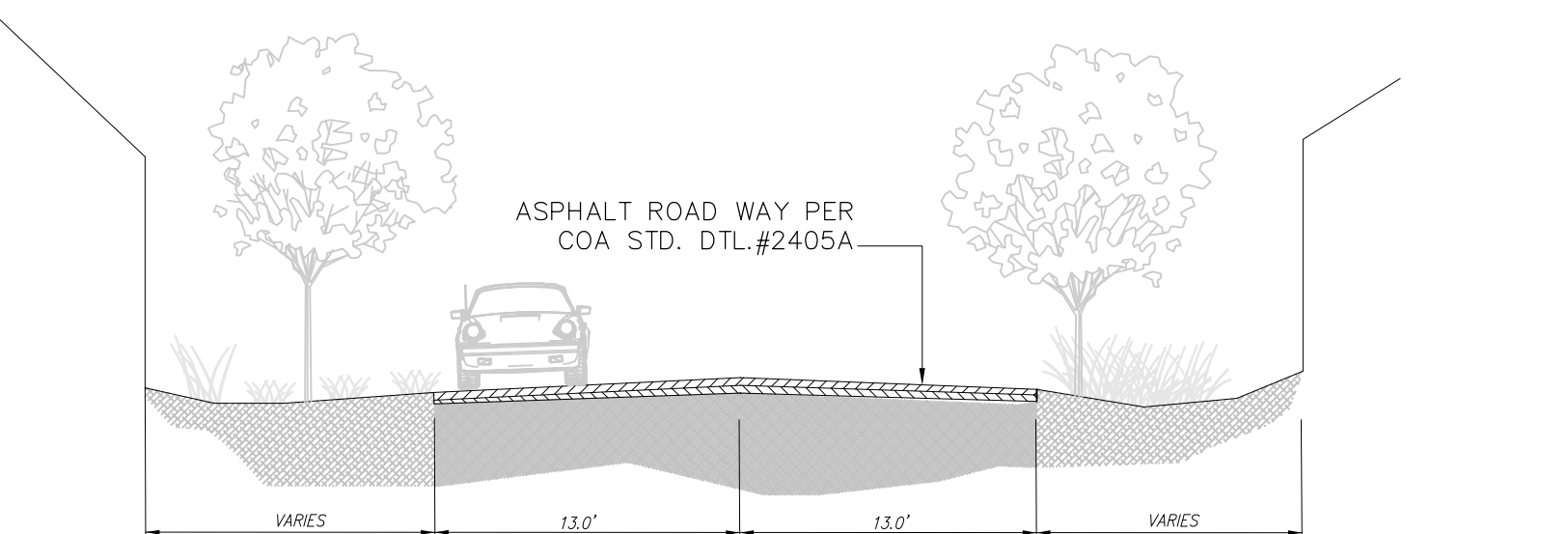
C4 MOW CURB/ CURB STOP DETAIL



C5 SITE WALL DETAIL

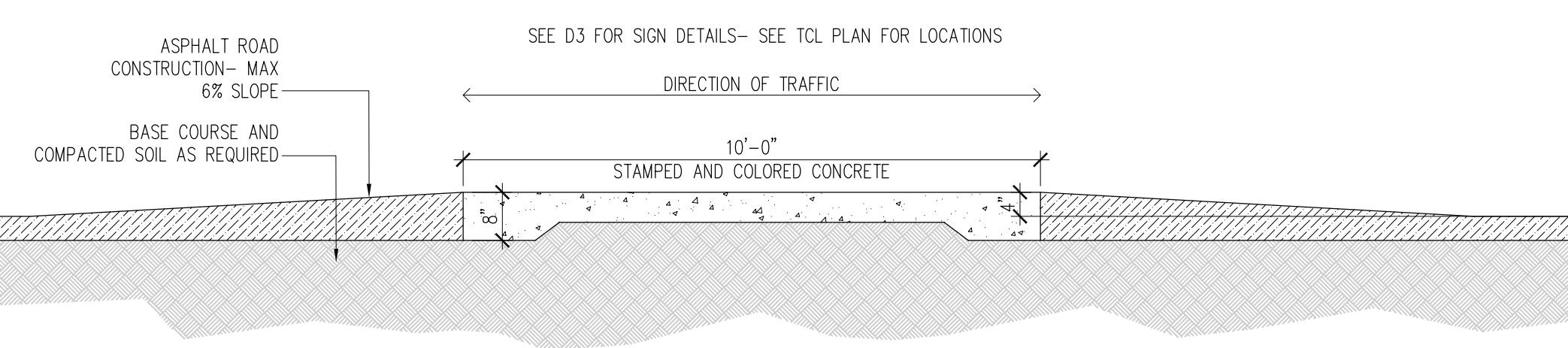


B1 TYPICAL CROSS WALK/ SPEED TABLE PLAN

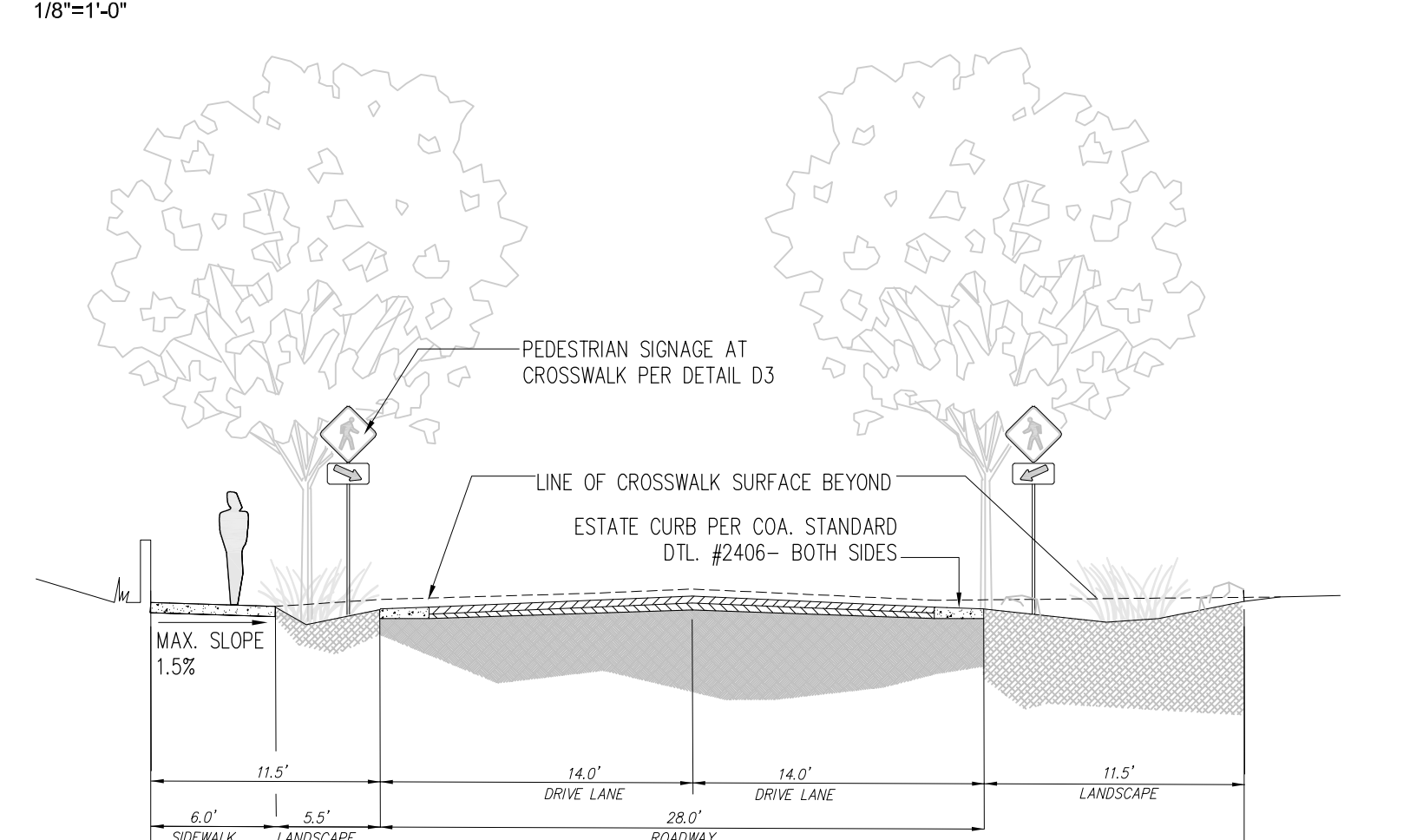


B2 ACCESS ROAD SECTION

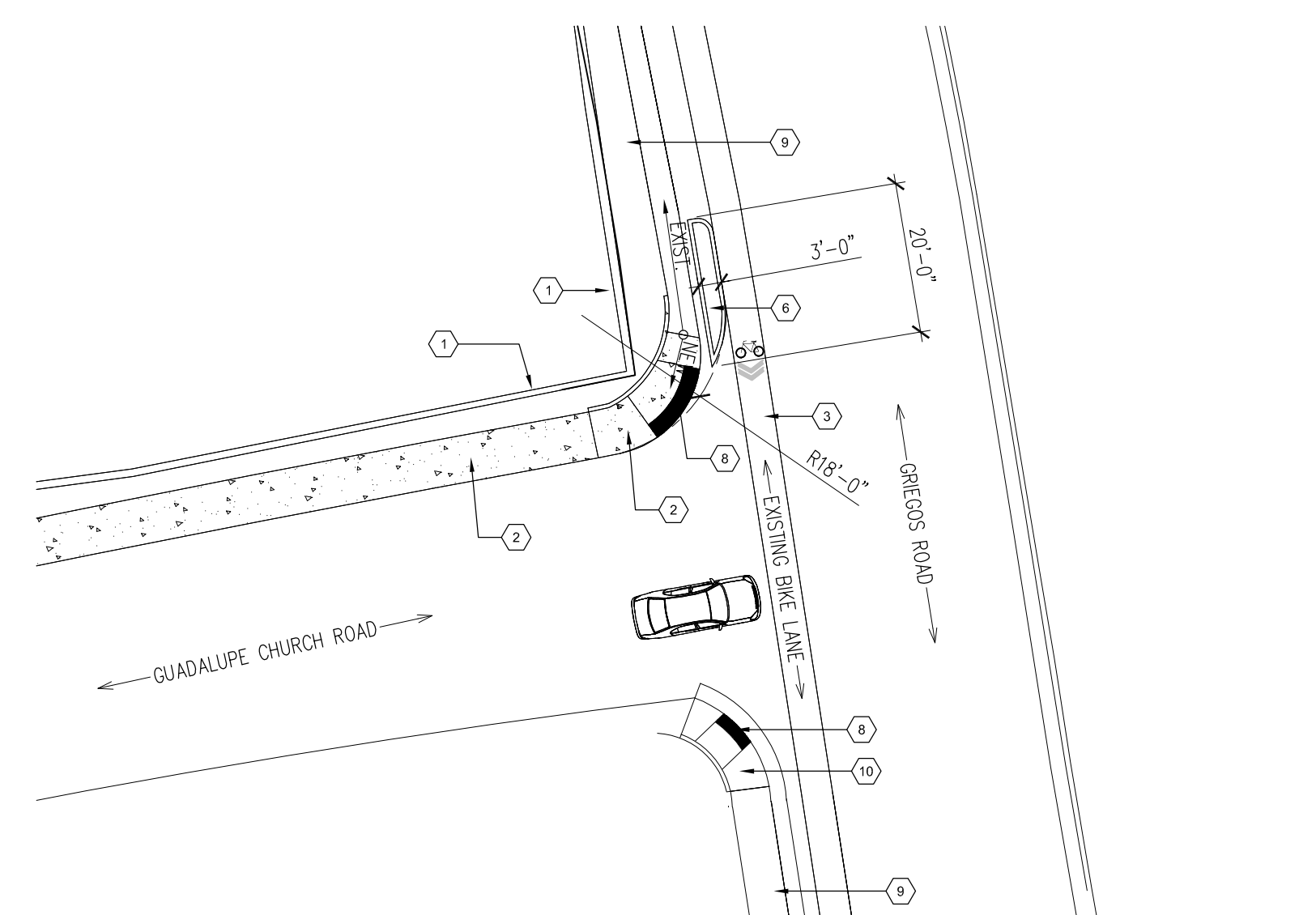
- KEYED NOTES**
1. EXISTING ADOBE WALL +/-42" ABOVE SIDEWALK ASPHALT ROAD WAY
 2. NEW 6'-0" WIDE SIDEWALK PER DPM STANDARDS
 3. EXISTING BIKE LANE TO REMAIN
 4. NEW RAMP COA STANDARD DRAWING #2441
 5. NEW RAMP COA STANDARD DRAWING #2443
 6. NEW CONCRETE CURB EXTENSION- PROVIDE MIN. 18" WIDE DRAINAGE WAY AT CURB
 7. EXISTING WALL- NOT IN SCOPE
 8. DETECTABLE WARNING SURFACE- TRUNCATED DOME OR OTHER APPROVED SURFACE- INSTALL PER COA
 9. EXISTING SIDEWALK TO REMAIN
 10. EXISTING CORNER ACCESS RAMP SIM. COA STD. DTL.#2441



A1 CROSS WALK/ SPEED TABLE DETAIL



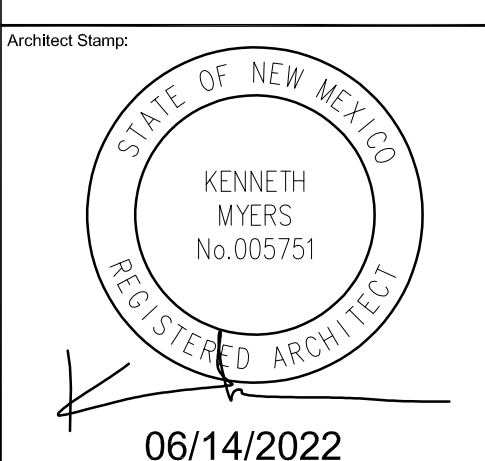
A3 GUADALUPE CHURCH ROAD SECTION-TYPICAL



A4 GUADALUPE CHURCH ROAD/ GRIEGOS INTERSECTION DETAIL

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GRIEGOS FARMS



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Project: **GRIEGOS FARMS**
Drawn By: **KMA** Checked By: **KMA**
Phase: **SD**
Date: ---

Drawing Title:
TCL- TRAFFIC CONTROL LAYOUT - SITE DETAILS

Project Number: **2102**
Sheet Number:

TCL2