

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 23, 2024

Scott Anderson
Scott C. Anderson & Associates Architects
2818 4th St NW Suite C
Albuquerque, NM 87107

**Re: Sequoia Apartments
5130 Sequoia NW
Traffic Circulation Layout
Architect's Stamp 05-30-24 (G11D058)**

Dear Mr. Anderson,

The TCL submittal received 09-13-2024 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 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

\xxx via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

TYPE OF DEVELOPMENT: Plat (# of lots) _____ Single Family Home
All other Developments

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

Engineering / Architect Certification
Conceptual Grading & Drainage Plan
Grading & Drainage Plan, and/or Drainage Report
Drainage Report (Work Order)
Drainage Master Plan
Conditional Letter of Map Revision (CLOMR)
Letter of Map Revision (LOMR)
Floodplain Development Permit
Traffic Circulation Layout (TCL) – Administrative
Traffic Circulation Layout (TCL) – DFT Approval
Traffic Impact Study (TIS)
Street Light Layout
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

Pad Certification
Building Permit
Grading Permit
Paving Permit
SO-19 Permit
Foundation Permit
Certificate of Occupancy - Temp Perm
Preliminary / Final Plat
Site Plan for Building Permit - DFT
Work Order (DRC)
Release of Financial Guarantee (ROFG)
CLOMR / LOMR
Conceptual TCL - DFT
OTHER (SPECIFY) _____

DATE SUBMITTED: _____



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

G11D058

Project Title: Sequoia Apartments

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: G11 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOT 20 CORONA DEL SOL

Development Street Address: 5130 SEQUOIA RD NW

Applicant: SCOTT ANDERSON Contact: _____

Address: 2818 4TH ST NW SUITE C

Phone#: 505 401-7575 Fax#: _____

E-mail: scott@scaarchitects.com

Development Information

Build out/Implementation Year: 2025 Current/Proposed Zoning: R-MH

Project Type: New: (x) Change of Use: () Same Use/Unchanged: () Same Use/Increased Activity: ()

Change of Zoning: ()

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

Describe development and Uses:

38 unit apartment project

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): 41,496

Number of Residential Units: 38

Number of Commercial Units: 0

Traffic Considerations

ITE Trip Generation Land Use Code _____

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

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Trip Generations during PM/AM Peak Hour (if known):* _____

Driveway(s) Located on: Street Name

Adjacent Roadway(s) Posted Speed:

Street Name	Posted Speed
sequoia rd nw	35
Street Name	Posted Speed

** 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: _____
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: _____
(urban center, employment center, activity center, etc.)

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

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

Adjacent Transit Service(s): _____ Nearest Transit Stop(s): _____

Is site within 660 feet of Premium Transit?: no

Current/Proposed Bicycle Infrastructure: _____
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: _____

Relevant Web-sites for Filling out Roadway Information:

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

Comprehensive Plan Corridor/Designation: See GIS map.

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 [X]

Thresholds Met? Yes [] No [X]

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

Notes:

ITE 221: Multifamily Housing
Mid-Rise
38 DUs
Trips
AM 14
PM 19

Curtis A Cherna
TRAFFIC ENGINEER
7-19-24
DATE

Submittal

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

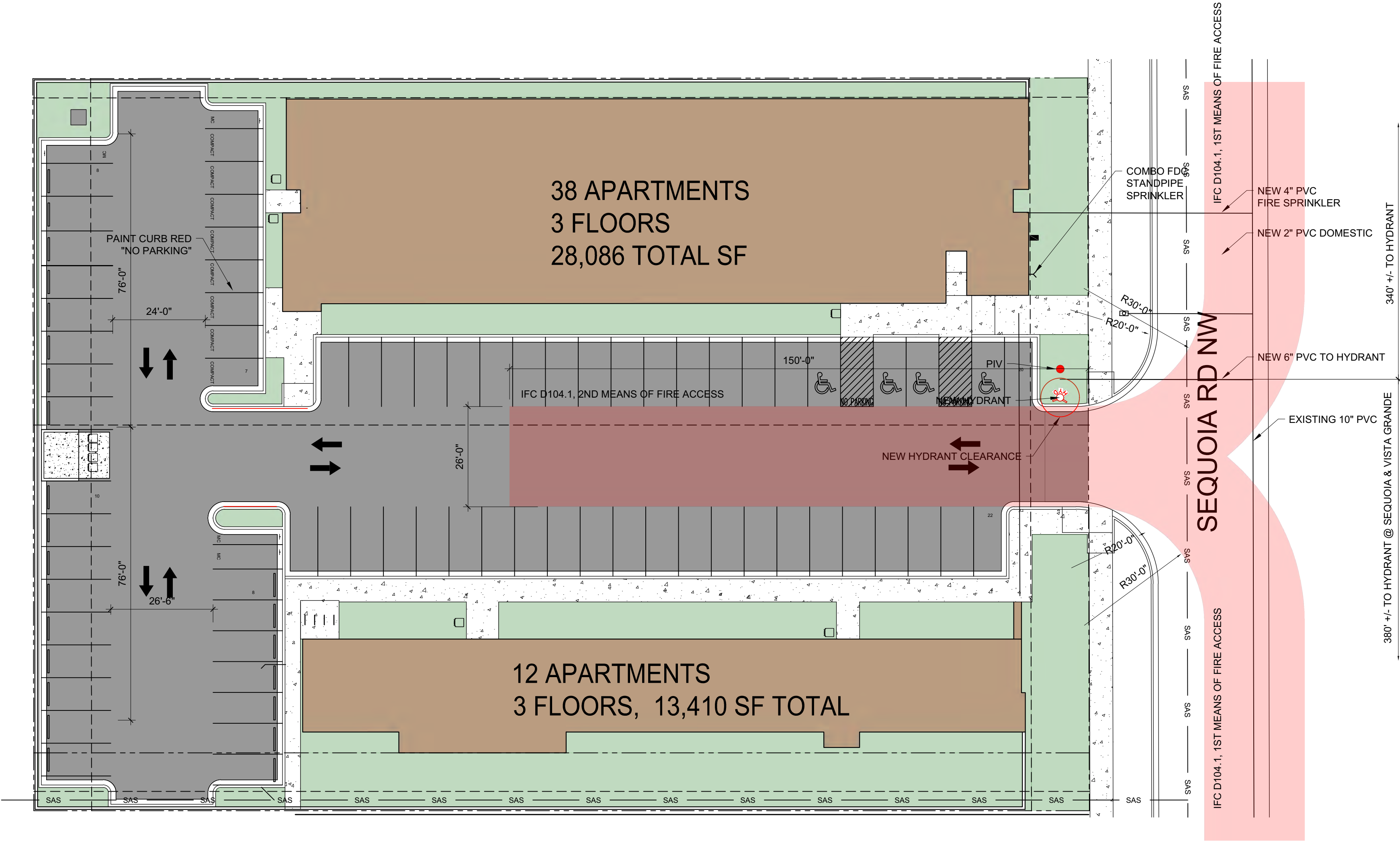
Submit by email to plndrs@cabq.gov and to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

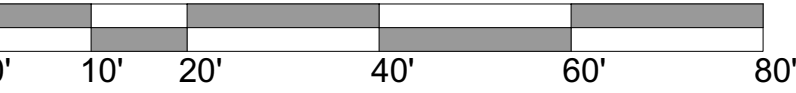
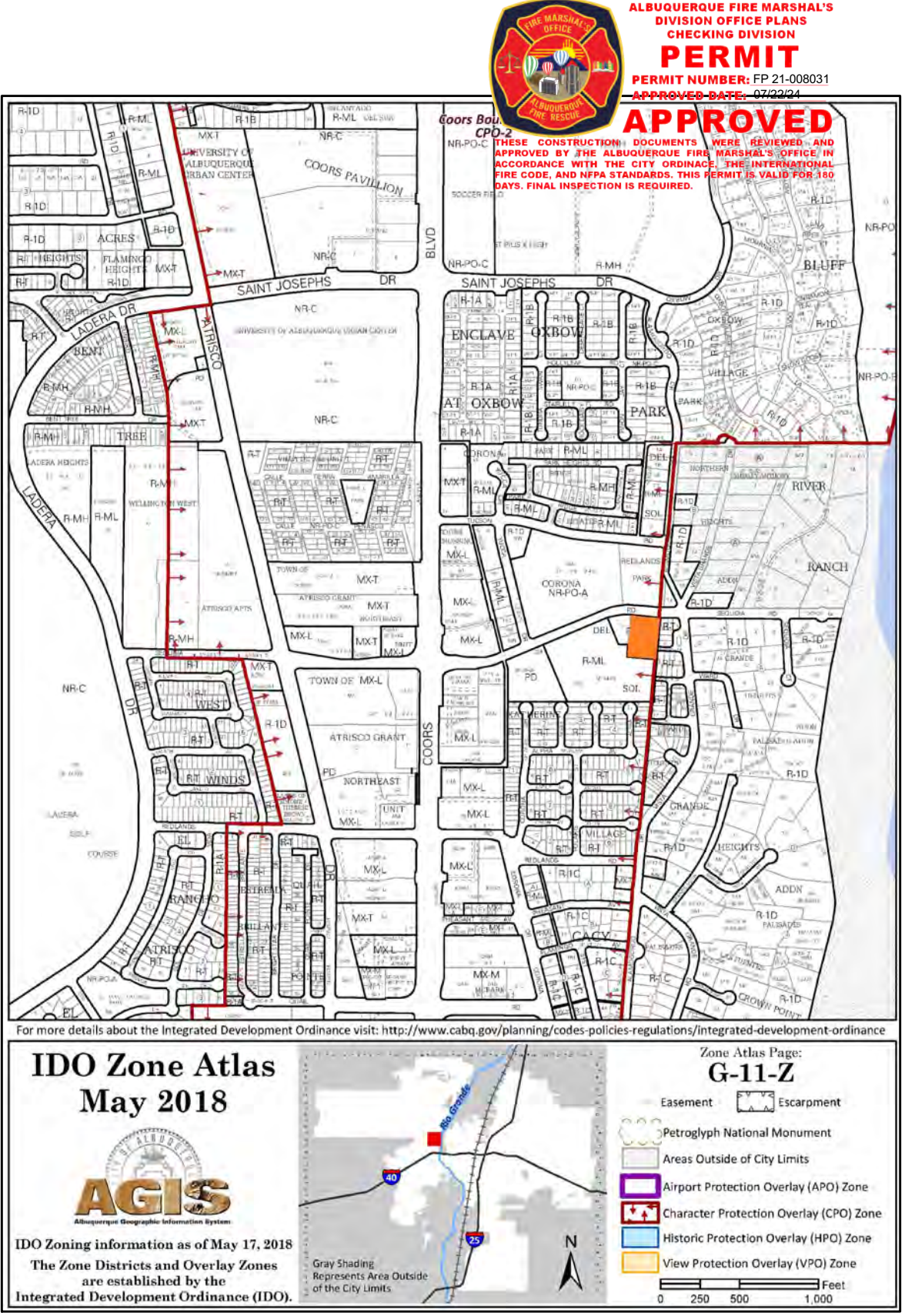
1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
4. Location of nearby multi-use trails, if applicable ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.

1. PLAN LABELED FIRE 1
2. FLOW REQUIREMENTS: CONSTRUCTION TYPE V-A SPRINKLERED: 28,086 - 2,500 GPM, 2 HR (CALCS BELOW)
3. PER TABLE C105.1 : FIRE FLOW 2,500 = 3 HYDRANT @ 400 FT
4. 2 EXISTING FIRE HYDRANTS, 1 NEW
5. EXISTING HYDRANTS & PROPOSED HYDRANTS IDENTIFIED
6. WATER SUPPLY LINES IDENTIFIED ON THE PLAN
7. PUBLIC WATER MAIN IDENTIFIED ON THE PLAN
8. NO PARKING 15FT FROM THE HYDRANT
9. ACCESS PROVIDED TO 150FT
10. BUILDING HT 42FT, 2 MEANS OF APPARATUS ACCESS
11. TOTAL BUILDING AREA LESS THAN 62,000 SF, 2 MEANS OF APPARATUS ACCESS
12. THIS IS A RESIDENTIAL PROJECT WITH LESS THAN 100 UNITS
13. THIS IS NOT A ONE OR TWO FAMILY RESIDENTIAL PROJECT
14. 2 MEANS OF ACCESS PROVIDED, GREATER THAN ½ THE MAX DISTANCE
15. BUILDING GREATER THAN 30 FT IN HT, 26 FT ROAD WIDTH PROVIDED
16. ACCESS ROAD 26 FT WIDE
17. ACCESS ROAD 26 FT WIDE
18. ACCESS ROAD MARKED 2 SIDES
19. TURNING RADIUS = 28 FT
20. DEAD END IS LESS THAN 150 FT
21. ACCESS ROAD IS ASPHALT CAPABLE OF SUPPORTING 75,000LBS
22. REFERENCE DETAIL SHEET AND CIVIL SHEET FOR ASPHALT PAVING DATA
23. ACCESS ROAD GRADE LESS THAN 10%
24. ALL GATES SHALL HAVE KNOX BOX
25. REFER TO G SHEETS FOR FIRE RATINGS
26. SPRINKLER SYSTEM PROVIDED, SHOP DRAWINGS SHALL BE SUBMITTED FOR FIRE MARSHAL'S REVIEW.
27. FDC REQUIRED, LOCATED LESS THAN 100 FT FROM HYDRANT
28. FDC 3FT CLEAR RADIUS PROVIDED
29. PIV REQUIRED, LOCATED ON THE PLAN
30. STANDPIPE REQUIRED
31. STANDPIPE LOCATED LESS THAN 100 FT FROM HYDRANT
32. REMISE ID SHALL BE 12" BRONZE LETTERS MOUNTED TO WEST FACADE (4TH ST NW)
33. SINGLE BUILDING WITH SINGLE ADDRESS
34. KNOX BOX PROVIDED AT MAIN ENTRANCE TO THE BUILDING



FIRE 1 PLAN

SCALE: 1" = 20'-0"



FIRE CALCULATIONS

BUILDING HEIGHT = 39'-0", 3 STORY

TYPE V A (SPRINKLERED) CONSTRUCTION

HYDRANTS REQUIRED PER IFC TABLE C105.1 = 3 HYDRANT @ 400FT MAX

CONCRETE PAVING SHALL SUPPORT 75,000 LBS.

FIRE FLOW CALCULATION IFC 2015 APPENDIX B TABLE B105.1:

IFC B105.1 CONSTRUCTION TYPE V-A 28,086 SF = FLOW @ 3,000 GPM FOR 3 HOURS

IFC B105.2 SPRINKLER SYSTEM PROVIDED: 28,086 SF X 0.75 = 21,065: - 2,500 GPM, 2 HR

IFC B105.2a MIN GPM = 1,500 FOR 2 HOURS

No	Revision	Item	Date
SEQUOIA APARTMENTS 5130 SEQUOIA RD NW ALBUQUERQUE, NM 87120			
DRAWING TITLE			
FIRE 1 PLAN			
SEAL 	DESIGNED	PROJECT NO	
	DRAWN	SCALE	
	CHECKED	DRAWING NO	
	REVIEWED		
DATE		7/03/2024	

F-101

SOLID WASTE NOTES:

THE DEVELOPMENT HAS NO GATES

THE SLOPE LEADING TO THE TRASH ENCLOSURE/DUMPSTER SHALL BE NO GREATER THAN 1/8" PER FOOT ON THE APPROACH.

THERE IS NO FOOD SERVICE FOR THIS PROJECT.

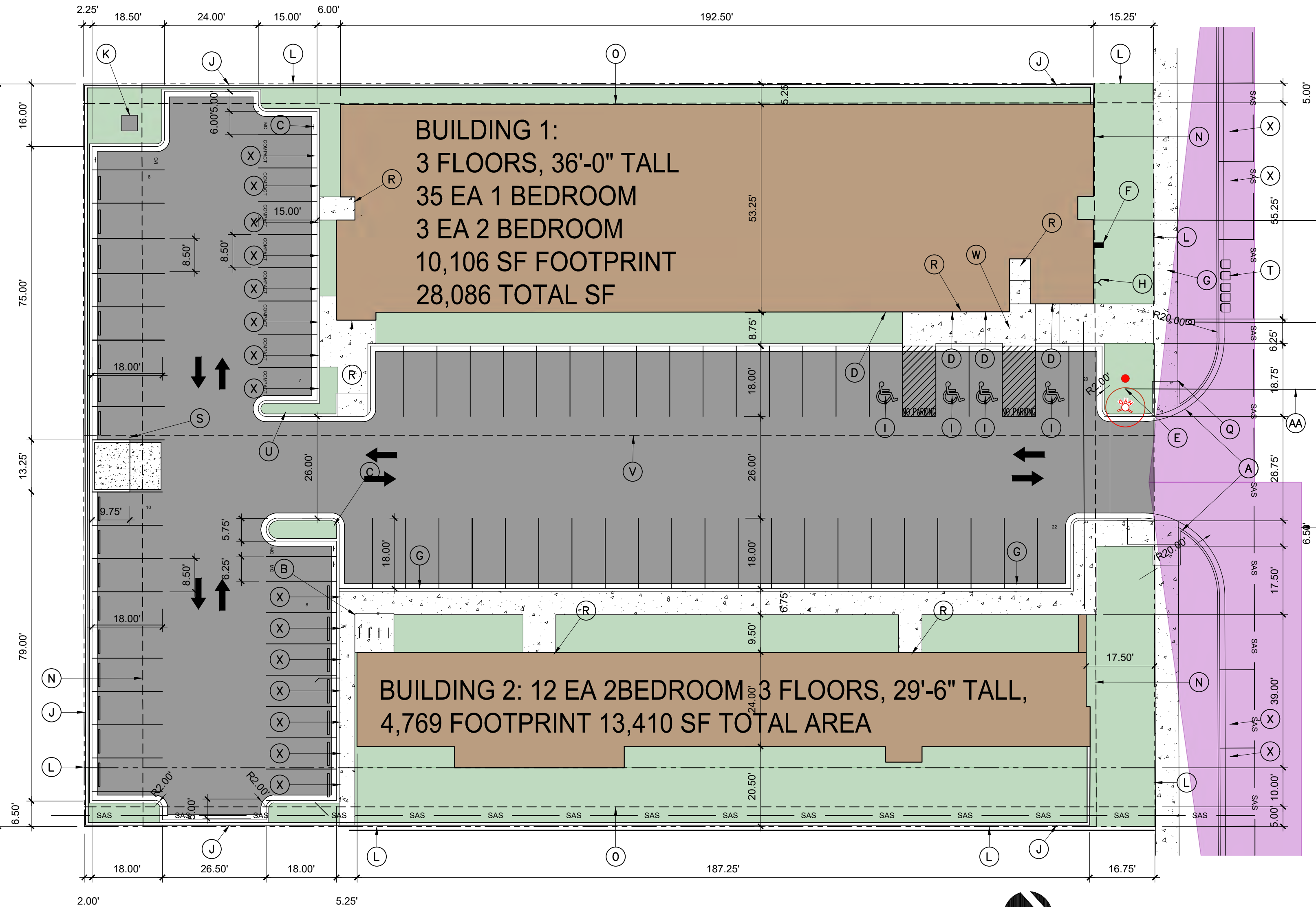
RECYCLING CONTAINERS LOCATED ADJACENT TO THE REFUSE ENCLOSURE. SEE KEYED NOTE.

THE REFUSE DRIVER SHALL HAVE ACCESS TO TRASH ENCLOSURE/DUMPSTER BY 5:00AM.

THERE ARE NO OVERHANGING WIRES LEADING TO AND EXITING FROM THE TRASH ENCLOSURE.

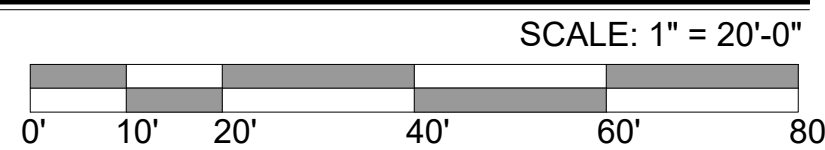
THIS PROJECT WILL NOT ALTER EXISTING TRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION.

OWNER SHALL PURCHASE 8 CY REFUSE CONTAINER.



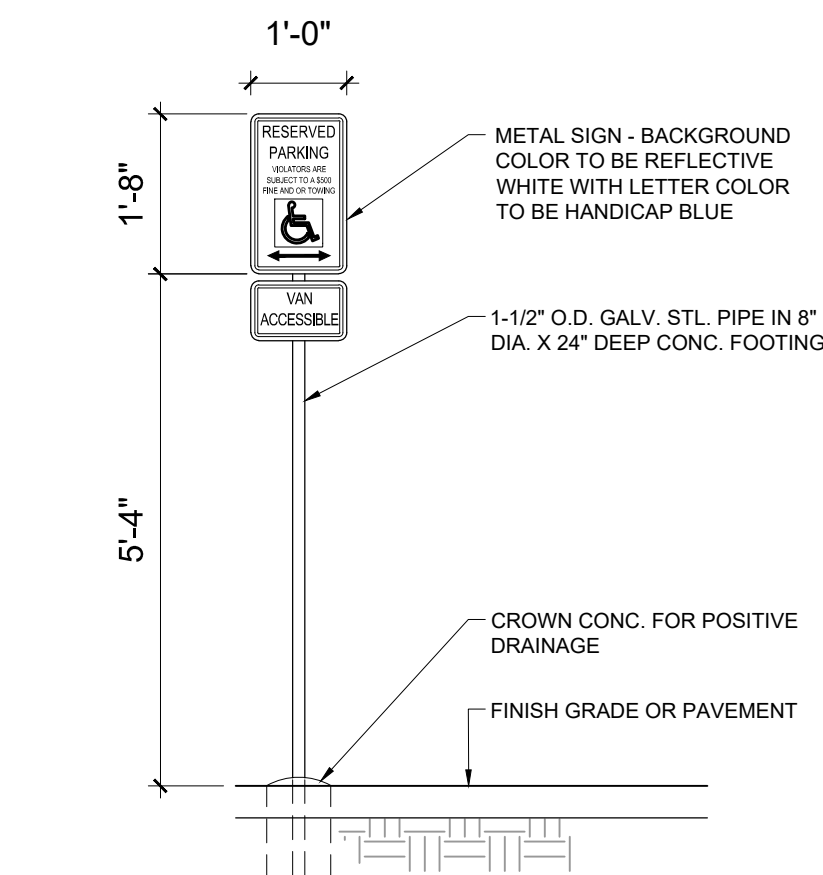
SITE PLAN

NOTE: ALL PARKING IS AT GRADE



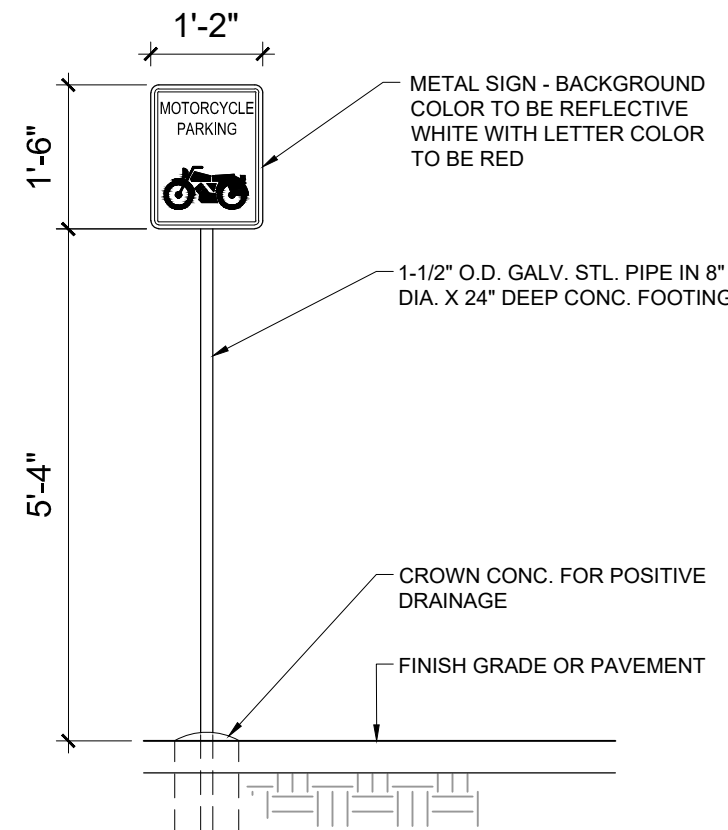
4'-0" CLEARANCE AROUND FIRE HYDRANT

CLEAR SIGHT TRIANGLE



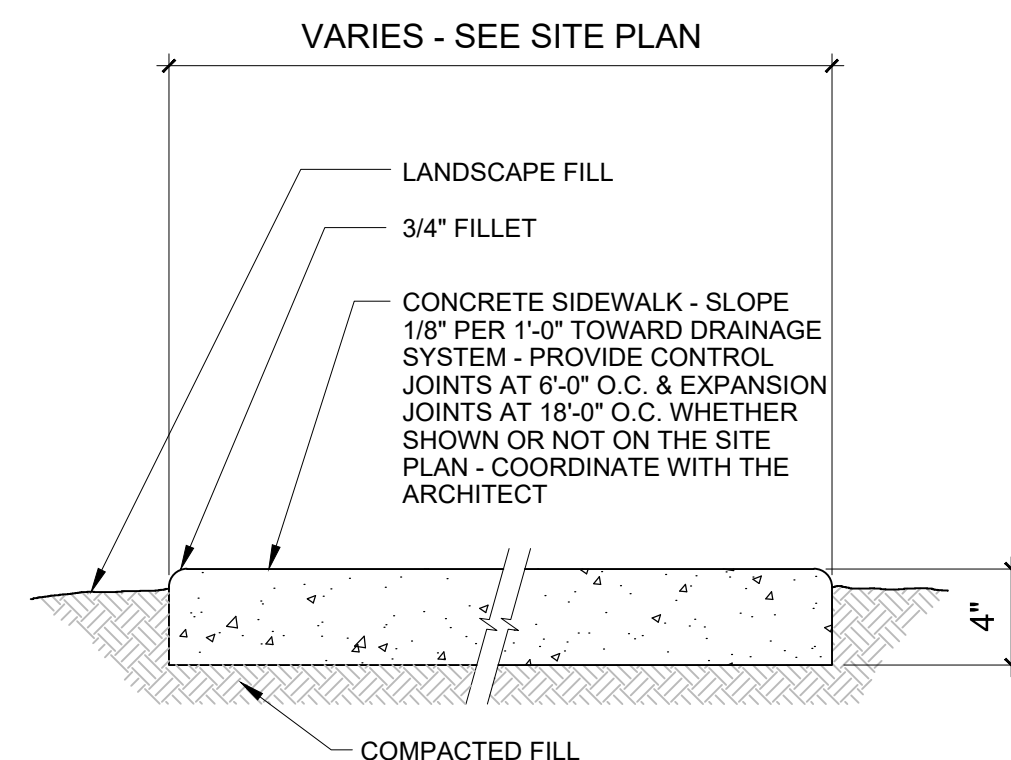
HC SIGN

SCALE: NTS



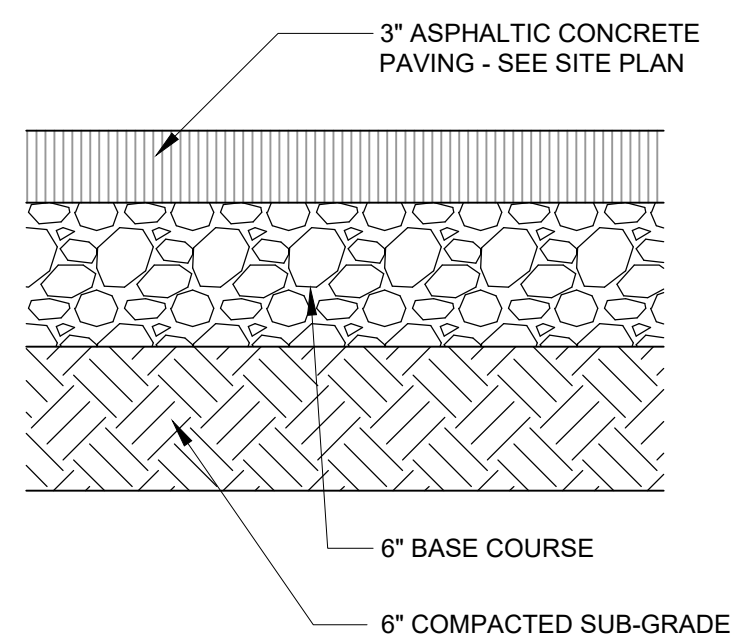
MOTORCYCLE SIGN

SCALE: 1/2" = 1'-0"



SIDEWALK

SCALE: NTS



PAVING SECTION

SCALE: NTS

REFUSE ENCLOSURE

SCALE: NTS

ADA PARKING

SCALE: 1/8" = 1'-0"

BIKE PARKING

SCALE: 1/4" = 1'-0"

KEYED NOTES

- NEW DRIVE CUT REF CITY OF ALBUQUERQUE STANDARD DETAIL 2426 FOLLOW PARALLEL RAMP DETAIL, NOTE DETAIL 2446 FOR DETECTABLE WARNING SURFACE.
- 8 SPACE BIKE RACK, REF DETAIL THIS SHEET
- MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
- H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
- NEW FIRE HYDRANT
- IRRIGATION BOX
- NEW 6" SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
- FIRE DEPT. CONNECTION
- HC PARKING SYMBOL
- 8' CMU WALL
- ELECTRICAL TRANSFORMER
- EXISTING PROPERTY LINE
- 6" STEEL BOLLARD, PAINT TRAFFIC YELLOW.
- 15' BUILDING SETBACK
- 5' BUILDING SETBACK
- CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FT TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE EAST TRIANGLE IS 39'X280' WEST TRIANGLE IS 27'X240'
- CURB RAMP, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2441, NOTE DETAIL 2446 FOR DETECTABLE WARNING SURFACE.
- BUILDING ENTRANCE
- REFUSE ENCLOSURE REF. DETAIL THIS SHEET
- RECYCLING CONTAINER COLLECTION POINT, PLACED AT THIS LOCATION BY 7:00 AM
- RECYCLING CONTAINER STORAGE
- 100' NEIGHBORHOOD EDGE PROTECTION LINE
- PARALLEL CURB RAMP COA DETAIL 2443 B
- ON STREET PARKING SPACE



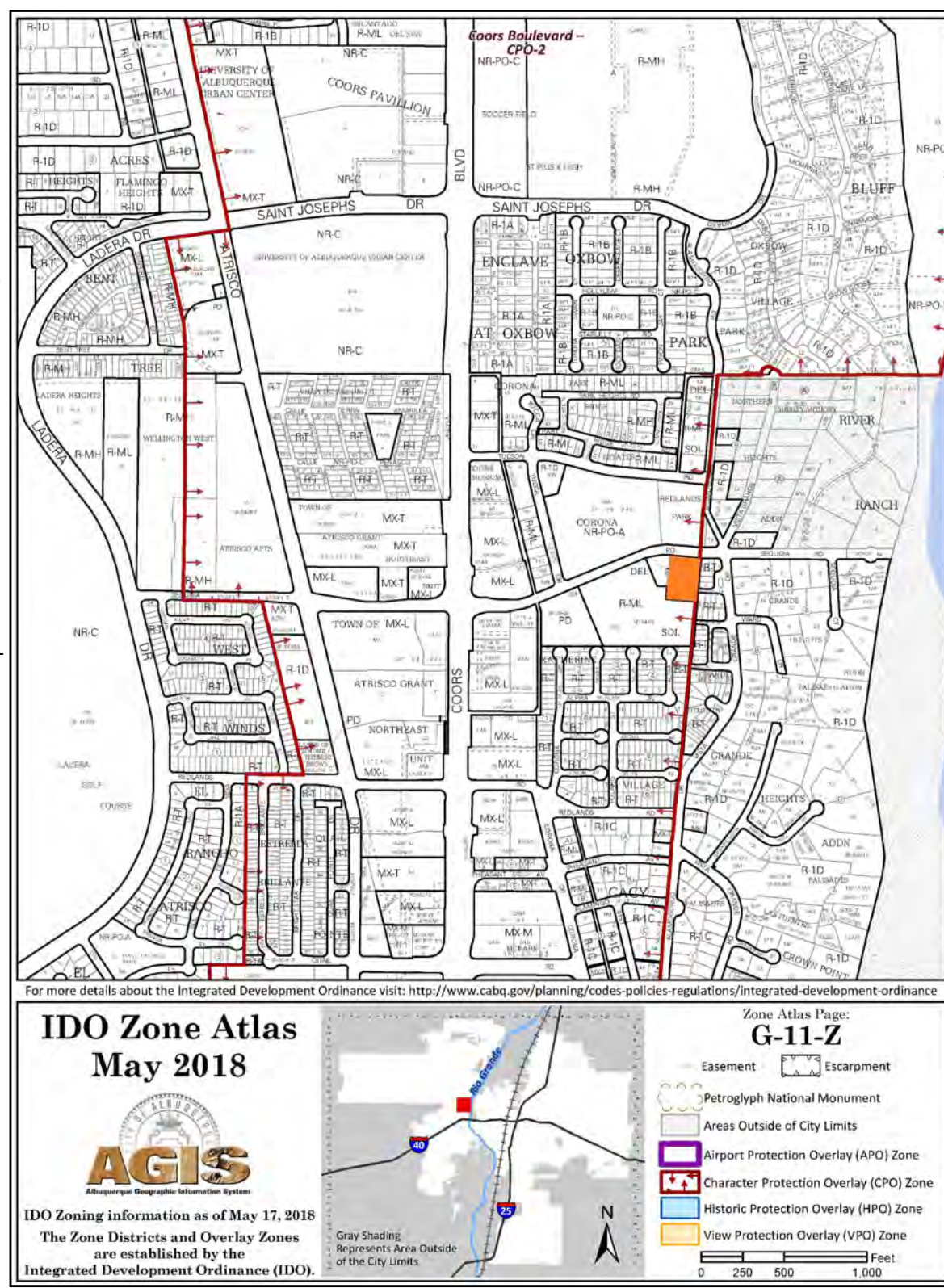
Approved for access by the Solid Waste Department.

All containers must be made accessible for pick up between the hours of 7AM and 8PM.

Reviewer: *Herman Gallegos*

Date: 07-30-24

*Recycle carts to be placed on Sequoia in the designated area (See keyed note T) by 7AM on service day 5' between each cart.
Hazard Route Only
50-units
*Trash enclosure gates are required**



NOTE:
ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN A PUBLIC WORK ORDER.
LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
ALL PAVING SHALL BE SHALL BE ASPHALT UNLESS NOTED OTHERWISE, REF. DETAIL THIS SHEET.
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-5 (G).
ALL OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES 70 WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.
BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.
RECESS ALL WINDOWS 2".
THE SOLID WASTE DEPARTMENT SHALL HAVE 24HR ACCESS TO THE REFUSE ENCLOSURE.
THE APPROACH TO THE REFUSE ENCLOSURE SHALL NOT EXCEED 7" PER 1'-0".
ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER IN ACCORDANCE WITH THE APPROPRIATE CITY STANDARD DRAWING (2430 & 2415A).

SETBACKS R-MH IDO PAGE 23

FRONT: 15FT
SIDE: INTERIOR 5FT
REAR: 15 FT

PARKING:
MULTI-FAMILY DWELLING:
1 BEDROOM X 35 X 1.2 = 42 SPACES
2 BEDROOM X 15 X 1.6 = 24 SPACES
TOTAL SPACES REQUIRED = 66 SPACES
SPACES PROVIDED: 78 SURFACE + 4 ON STREET = 82 SPACES
HC REQUIRED: 3 STANDARD, 1 VAN
4 MOTORCYCLE REQUIRED
7 SPACE BIKE RACK

UPC: 101106038518940617
LEGAL: LOT 20, CORONA DEL SOL
ZONING: R-MH
ZONE ATLAS PAGE: G11

No	Revision	Item	Date
SEQUOIA APARTMENTS 5130 SEQUOIA RD NW ALBUQUERQUE, NM 87120			
DRAWING TITLE			
SITE PLAN			
SEAL 	DESIGNED	PROJECT NO	
	DRAWN	SCALE	
	CHECKED	DRAWING NO	
	REVIEWED	DATE	
7/18/2024		A-100	