

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

September 20, 2024

Steven J. Alano, AIA, CPD, NCARB  
Greer Stafford Architecture  
1717 Louisiana Blvd NE, Suite 205  
Albuquerque, NM 87110

[salano@greer-stafford.com](mailto:salano@greer-stafford.com)

**Re: Montgomery Pool - Ph.1 Entry & Family Restrooms Pavilion  
5301 Palo Duro NE  
Conceptual Traffic Circulation Layout for DFT Approval  
Engineer's Stamp 09-16-24 (G18D033B)**

Dear Mr. Alano,

The TCL submittal received 9-17-2024 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 the [PLNDRS@cabq.gov](mailto: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,

*Sertil A. Kanbar*

Sertil Kanbar, PhD, PE, CFM  
Sr. Engineer, Planning Dept.  
Development Review Services

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: \_\_\_\_\_

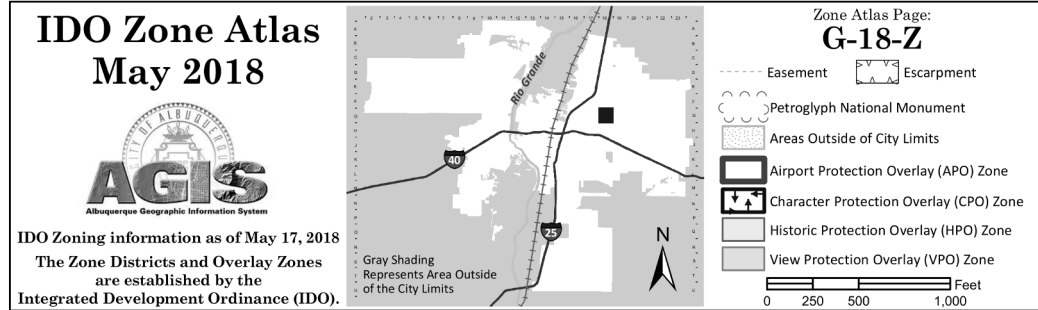


## KEYNOTE LEGEND

02 00 00.06	EXISTING REFUSE DUMPSTERS TO REMAIN
02 00 00.07	EXISTING PIPE GATE TO REMAIN
02 00 00.08	EXISTING PARKING ISLAND TO REMAIN
02 00 00.09	EXISTING PARKING TO REMAIN
02 00 00.12	EXISTING SIDEWALK TO REMAIN
02 00 00.17	PRESUMED PROPERTY LINE
02 00 00.18	EXISTING "NO PARKING ANY TIME" STREET SIGN
02 00 00.19	EXISTING CURB PAINTED YELLOW DESIGNATING "NO PARKING"
02 00 00.25	EXISTING ASPHALT PAVING, PREP FOR NEW SLURRY COAT - REFER TO NEW CONSTRUCTION
12 93 13.BR	BICYCLE RACK - REFER TO DETAIL
32 00 00.TS1	TRAFFIC SIGN, TYPE TS1 - REFER TO DETAIL
32 00 00.TS2	TRAFFIC SIGN, TYPE TS2 - REFER TO DETAIL
32 00 00.TS3	TRAFFIC SIGN, TYPE TS3 - REFER TO DETAIL
32 13 13.SW6	CONCRETE SIDEWALK, 6'-0" WIDE
32 17 13.PB	PARKING BUMPER
32 17 23.AI	PAINTED ADA ACCESS AISLE, 4" WIDE, 45 DEGREE DIAGONAL STRIPS AT 24" OC. AISLE WIDTH AS INDICATED
32 17 23.L	PAINTED LETTERING, "NO PARKING", 8" TALL AT END OF ACCESS AISLE
32 17 23.PM4	PAINTED PAVEMENT MARKINGS, 4" WIDE
32 17 23.S	PAINTED ADA SYMBOL - REFER TO DETAIL

## LEGEND

	EXISTING BUILDINGS TO REMAIN
	NEW BUILDINGS
	NEW CONCRETE PAVING
	NEW ASPHALT PAVING
	SLURRY COAT OVER EXISTING ASPHALT PAVING



## EXECUTIVE SUMMARY

THIS PROJECT INCLUDES:

- THE CREATION OF AN ACCESSIBLE ENTRANCE TO THE POOL FACILITY
- THE ADDITION OF AN OFFICE AND FAMILY RESTROOM/SHOWERS BUILDING
- VARIOUS SITE IMPROVEMENTS TO INCLUDE IMPROVED PARKING AREAS, SIDEWALKS, AND AN ACCESSIBLE RAMP FROM THE PARKING AREA TO THE FACILITY

NO WORK WILL TAKE PLACE IN THE EXISTING BUILDING

TOTAL NEW BUILDING AREA	1,248 SF
OFFICE =	178 SF
RESTROOMS & MECH/ELEC =	640 SF
BREEZEWAY =	430 SF

EXISTING BUILDING AREA =	2,340 SF
EXISTING BATH HOUSE =	1,760 SF
EXISTING PUMP HOUSE =	580 SF

TRAFFIC CIRCULATION WILL CONSIST OF:

- IMPROVEMENTS TO THE EXISTING NORTH PARKING AREA TO INCLUDE CRACK AND HOLE REPAIRS, NEW SLURRY COAT AND RE-STRIPING, ADA ACCESSIBLE PARKING WILL BE PROVIDED AT THE NEW ENTRANCE TO THE FACILITY.
- TRAFFIC WILL FLOW IN TWO DIRECTIONS, IDENTICAL TO EXISTING PATTERNS. THE EXISTING SITE ENTRANCE FROM PALO DURO WILL REMAIN UNCHANGED. TRAFFIC ENTERS FROM PALO DURO, DRIVES THROUGH THE SITE TO THE NORTH. TRAFFIC EXITS IN THE REVERSE PATTERN.
- PARKING AND DRIVE AISLES WILL REMAIN UNCHANGED ALONG THE WEST SIDE OF THE SITE.
- A NEW 6'-0" WIDE SIDEWALK WILL BE INSTALLED ALONG THE ENTIRE EAST SIDE OF THE SITE. NEW SIDEWALKS, CURBS AND RAMPS WILL BE INSTALLED TO FACILITATE ACCESSIBLE ROUTES TO THE NEW FACILITY ENTRANCE.

## GENERAL SHEET NOTES

- ALL CONCRETE CURBS AND GUTTERS SHALL CONFORM WITH COA SPEC SECTION 300.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM WITH COA SPEC SECTION 400 AND THE MANUAL ON UNIFORM TRAFFICE CONTROL DEVICES (MUTCD).
- CLEAR SITE TRIANGLES: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE TRIANGLE REQUIREMENTS. LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES AND SHRUBBERY BETWEEN THREE (3') AND EIGHT FEET (8') TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SITE TRIANGLE.
- ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STD DWG 2430 & 2415A.

TRAFFIC CIRCULATION  
LAYOUT APPROVED

Sorvil A. Kanbar 9/20/2024

Signed

Date

## ZONING REVIEW

ADDRESS: 5301 PALO DURO AVENUE NE

BERNALILLO COUNTY UPC: 101806009531920304

LEGAL DESCRIPTION: MONTGOMERY PARK

IDO ZONE ATLAS MAP: G-18-Z

IDO ZONE DISTRICT: NR-PO-A

IDO ALLOWABLE USES PER TABLE 4-2-1:  
COMMUNITY CENTER/RECREATIONAL = PERMISSIVE (P)  
PARK/ OPEN SPACE = PERMISSIVE (P)

OVERLAY ZONES: NONE

USE SPECIFIC STANDARDS: NONE

DEVELOPMENT STANDARDS: SITE, SETBACK AND HEIGHT STANDARDS PER IDO TABLE 5-1-1, ZONE R-18.

DEVELOPMENT WILL OCCUR WITHIN THE BOUNDARIES OF THE EXISTING MUNICIPAL POOL SITE LOCATED IN MONTGOMERY PARK. MONTGOMERY PARK ALSO HOLDS THE PALO DURO SENIOR CENTER AND THE ERNA FERGUSON LIBRARY. THE PROPOSED BUILDING WILL INCLUDE AN OFFICE AND ADA ACCESSIBLE FAMILY RESTROOMS. THERE ARE CURRENTLY NO ADA ACCESSIBLE RESTROOM OR SHOWER FACILITIES ON THE SITE.

ACCESS TO THE SITE WILL CONTINUE TO BE FROM PALO DURO AVENUE NE. THE ENTRANCE TO THE FACILITY WILL BE MOVED FROM THE SOUTH SIDE OF THE EXISTING BUILDING TO THE NE CORNER OF THE PROPERTY WHERE AN ACCESSIBLE RAMP WILL BE CONSTRUCTED AND NEW ADA PARKING SPACES WILL BE CREATED. A NEW 6'-0" WIDE SIDEWALK ALONG THE EAST SIDE OF THE PROPERTY WILL BE PROVIDED TO THE NEW MAIN ENTRANCE.

OFF-STREET PARKING REQUIREMENTS:

REQUIRED PARKING SPACES:  
SWIMMING POOL = 1 SPACE/3 PERSONS OF DESIGN CAPACITY  
FOR 139 PERSONS, BATH LOAD CAPACITY)

REQUIRED PARKING SPACES:	REQUIRED	PROVIDED
REGULAR PARKING SPACES:	47	48
PROXIMITY TO TRANSIT CREDIT (30%)	14	
ON-STREET PARKING CREDIT:	0	
TOTALS:	33 NET REQUIRED	58 PROVIDED (INCL N & W LOTS)
ADA PARKING SPACES	3 (1 VAN)	7 (1 VAN)
MOTORCYCLE PARKING SPACES:	2	2
BICYCLE PARKING:	3, OR 10% OF REQ'D	4

\*REDUCTION TO PROXIMITY TO TRANSIT - IDO 5-5(C)(5)(C):  
MINIMUM NUMBER OF OFF-STREET PARKING MAY BE REDUCED BY 30 PERCENT IF LOCATED WITHIN 1,320 FT (1/4 MILE) OF A TRANSIT STOP WITH PEAK FREQUENCY BETWEEN 15 AND 45 MINUTES



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CONSULTANT

MONTGOMERY POOL  
PHASE 1 - ENTRY & FAMILY RESTROOMS PAVILION

CITY OF ALBUQUERQUE  
5301 PALO DURO AVENUE NE  
ALBUQUERQUE, NEW MEXICO 87110

SHEET INFORMATION  
GS PROJECT NO. 5511.04  
ISSUE DATE SEPTEMBER 16, 2024

REVISIONS

NO.	DESCRIPTION	DATE
1	TCL REVISION	9/19/24

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED, AND DATED BELOW

SEAL



September 16, 2024

SHEET TITLE  
TRAFFIC CIRCULATION  
LAYOUT - SITE PLAN

DRAWING SHEET

TCL1

A1

## TRANSPORTATION CIRCULATION LAYOUT

1" = 20'-0"



D

C

B

A

D

C

B

A

GS

ARCHITECTURE

GREER STAFFORD ARCHITECTURE

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September 16, 2024

SHEET TITLE  
DETAILS - TCL

DRAWING SHEET

TCL2

1

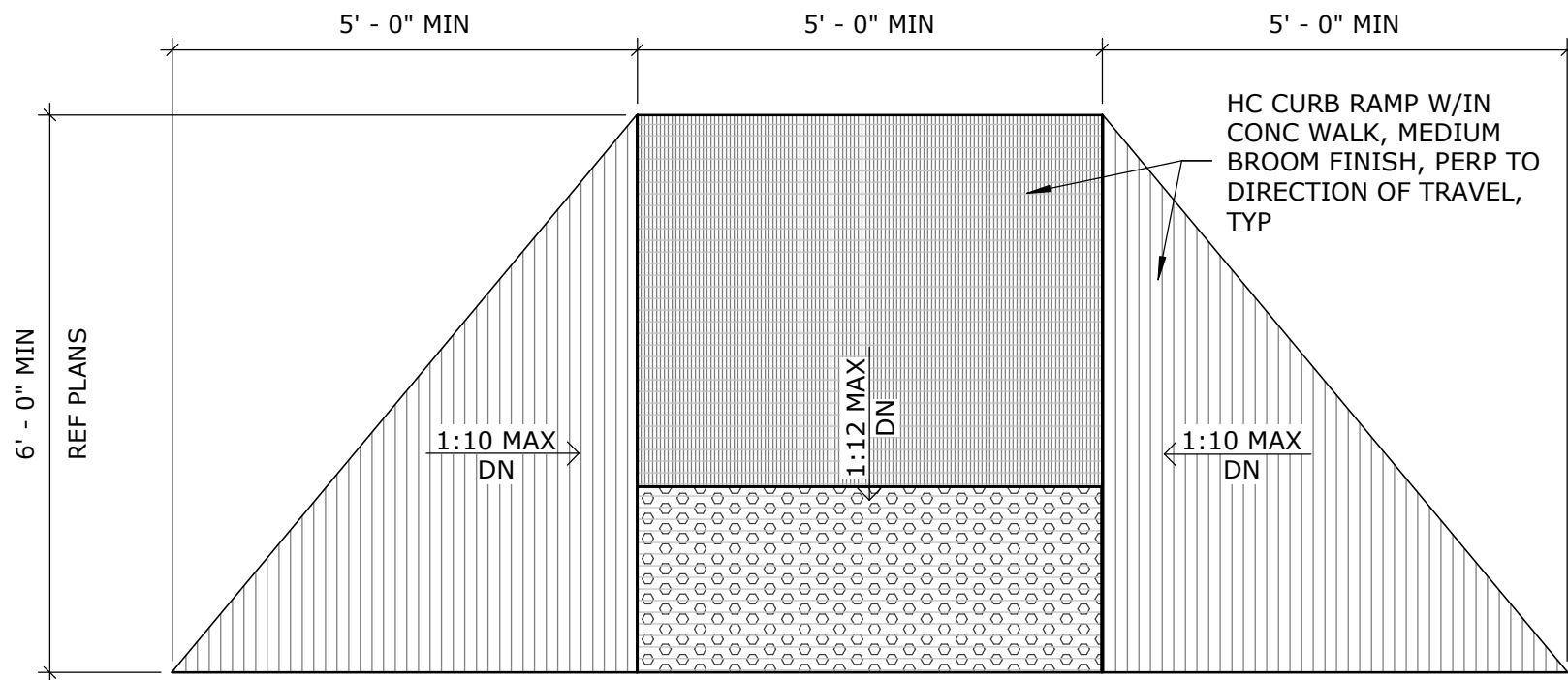
2

3

4

5

B1 CONCRETE CURB EDGES  
1 1/2" = 1'-0"



A1 HANDICAP ACCESS RAMP  
1/2" = 1'-0"

1

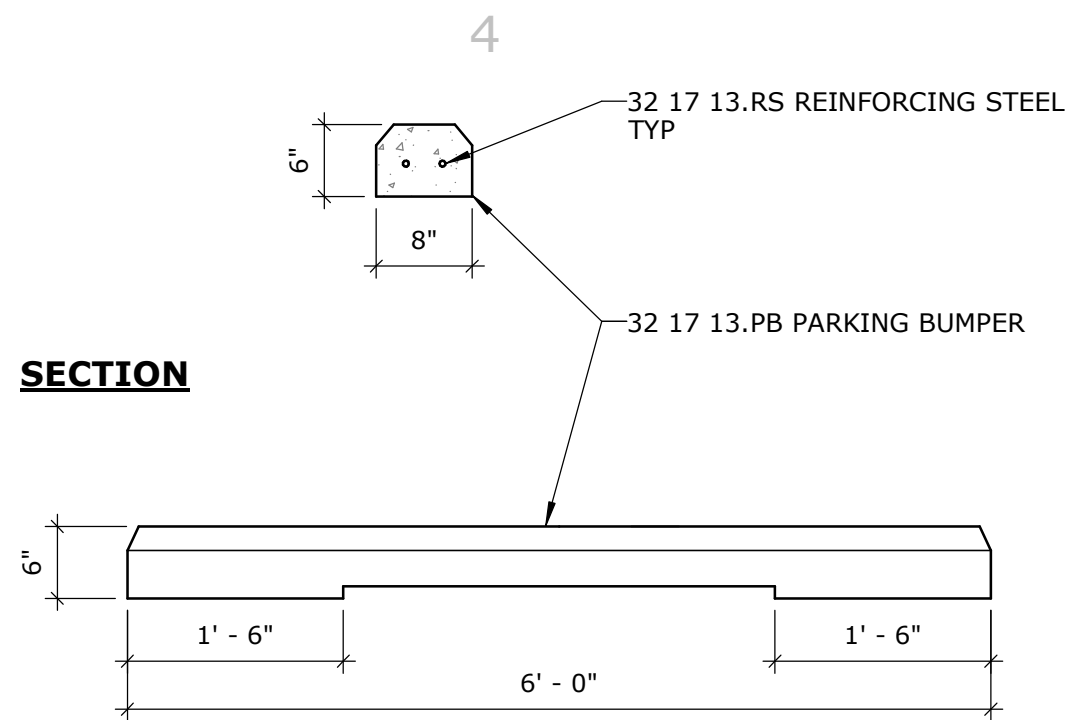
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3

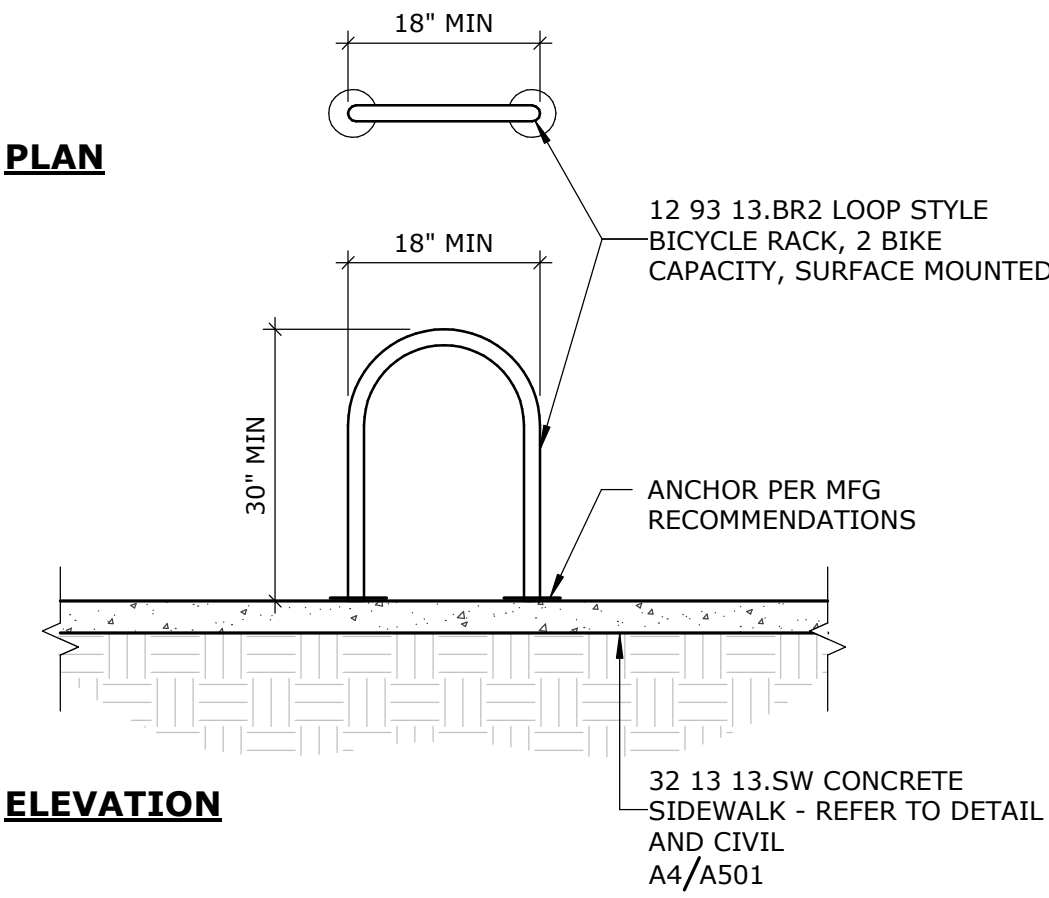
4

5

1

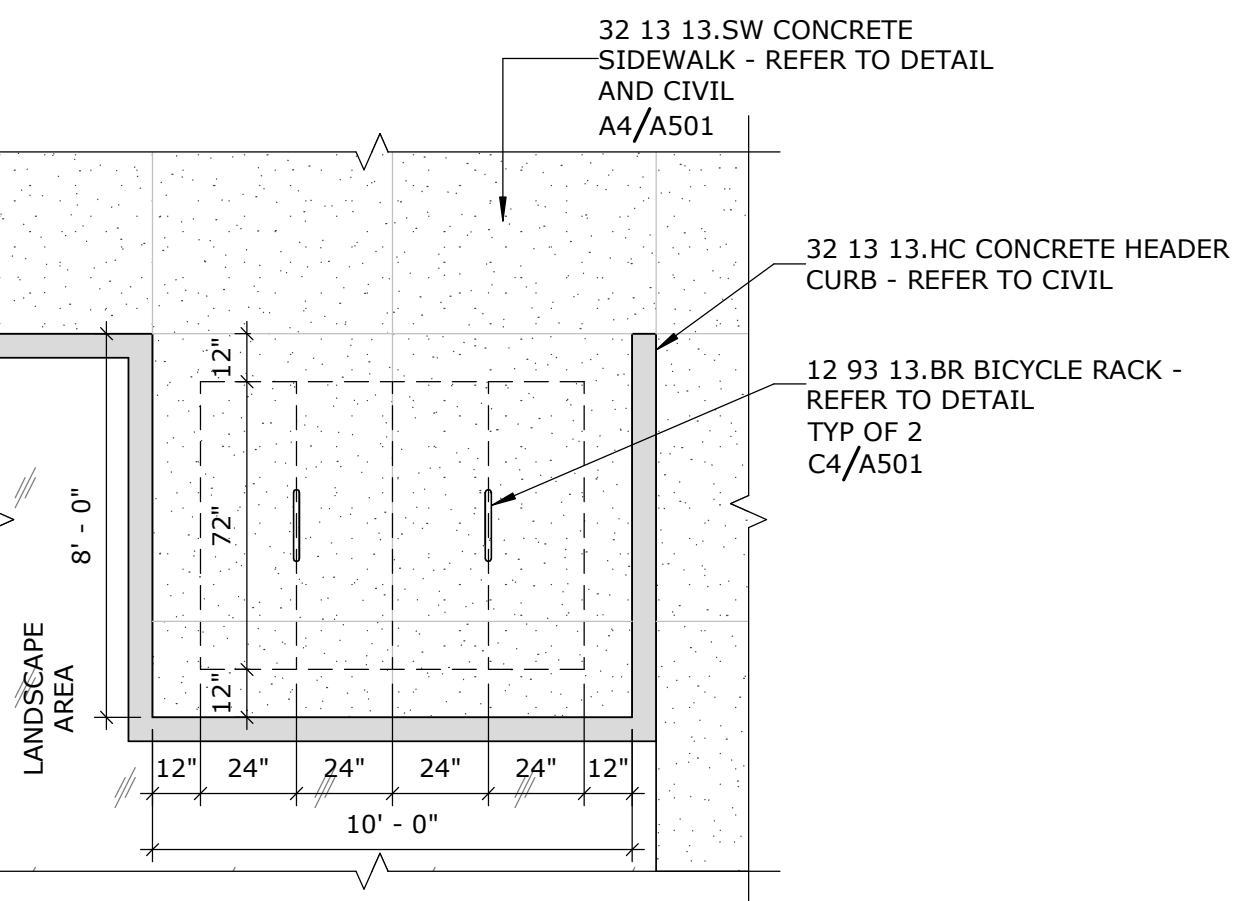


D4 PARKING BUMPER  
3/4" = 1'-0"

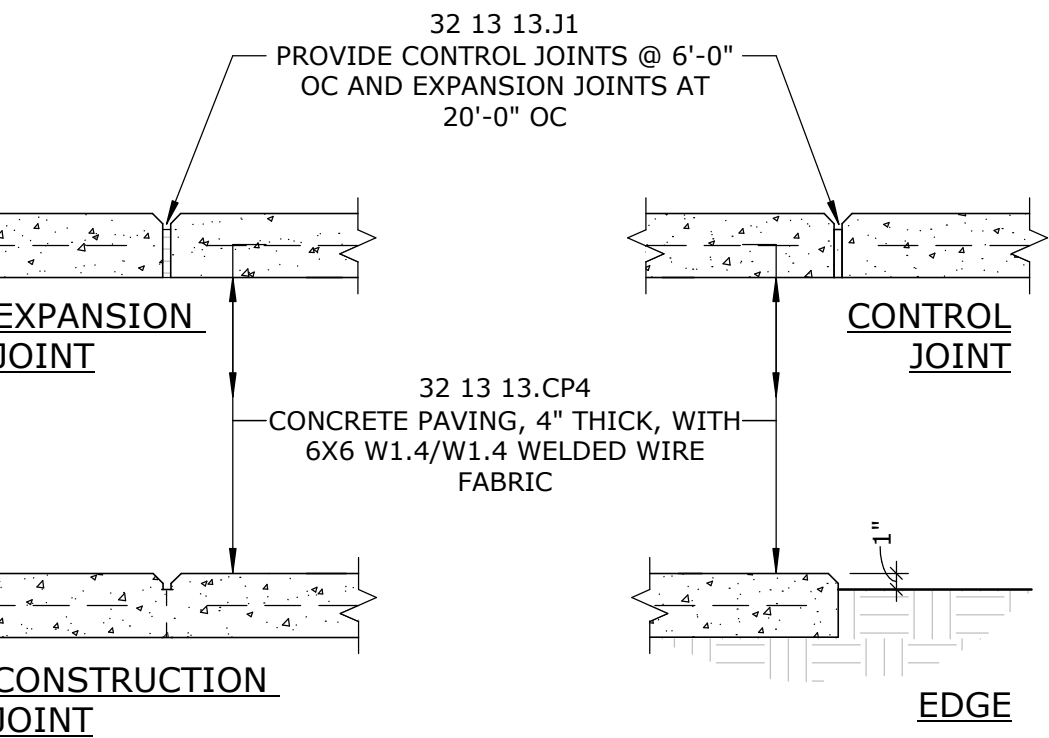
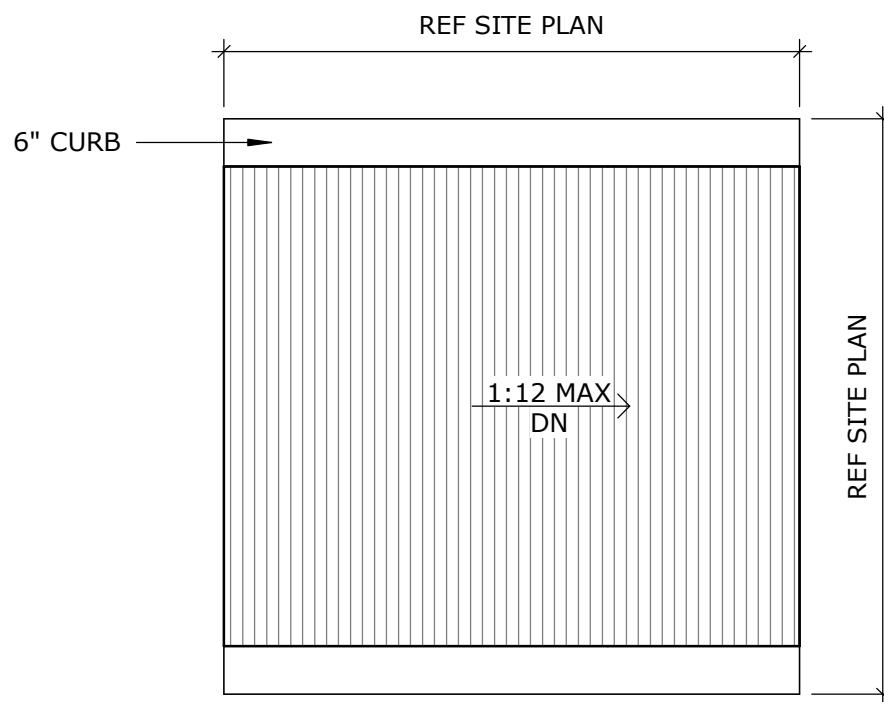


C4 BIKE RACK  
1/2" = 1'-0"

C3 PAINTED HC SYMBOL  
1/2" = 1'-0"



B3 BICYCLE PARKING  
1/4" = 1'-0"

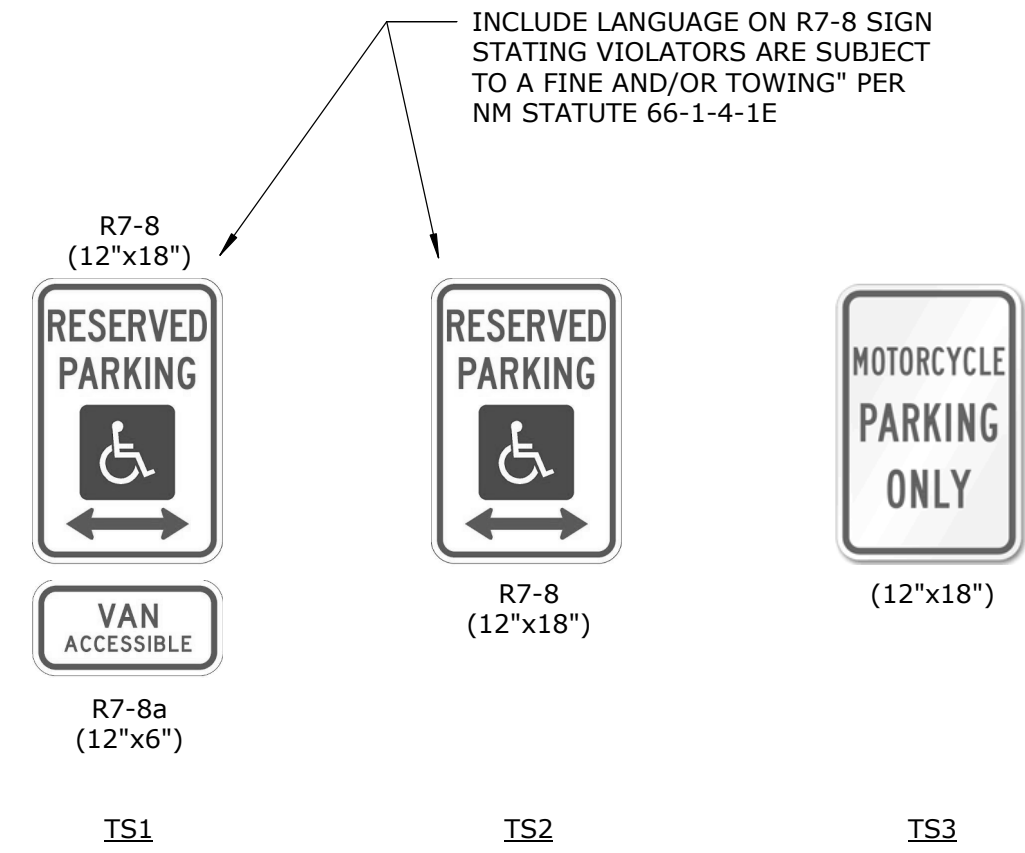


A4 CONCRETE WALK  
1" = 1'-0"

TRAFFIC CIRCULATION  
LAYOUT APPROVED

Sertil A. Kanbar 9/20/2024

Signed Date



A5 TRAFFIC SIGNAGE  
1" = 1'-0"

- NOTES:
- SIGNS SHALL CONFORM TO THE STANDARDS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
  - SIGNS SHALL BE MOUNTED ON A STURDY POST AT THE HEIGHT SPECIFIED HEREIN.