

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

September 12, 2025

Kevin deGraauw  
VIGIL & ASSOCIATES  
4477 Irving NW, Suite A  
Albuquerque, NM, 87114

[kevin@va-architects.com](mailto:kevin@va-architects.com)

**Re: Fire Station #4  
301 McKnight NW  
Traffic Circulation Layout  
Engineer's Stamp 7/17/25 (H14D120) TRANS-2025-00255**

Dear Mr. deGraauw,

The TCL submittal received 9-12-25 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, and the TCL to the [ABQ-PLAN](#) 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

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



### SITE DATA

LEGAL DESCRIPTION: PORT OF CORONADO PARK LESS PORT TO R/W FRANCISCAN ADDN. UPC: 10140593131141604 SIZE: 4.09 ACRES

EXISTING ZONING: NR-PO-A PROPOSED ZONING: NR-SU PROPOSED LAND USE: FIRE STATION

PEDESTRIAN AND VEHICLE ACCESS, PRIMARY VEHICULAR AND PEDESTRIAN ACCESS IS FROM 3RD STREET. A NEW 6 FOOT SIDEWALK WILL BE CONSTRUCTED TO CONNECT TO THE EXISTING ONE ALONG 3RD STREET, WITH PEDESTRIAN CONNECTIONS FROM THE SIDEWALK TO THE BUILDINGS.

BUS ROUTES: ROUTE 7 ALONG 3RD STREET, WITH A PEAK FREQUENCY OF 30 MINUTES; AND ROUTE 13 ALONG 3RD STREET, WITH A PEAK FREQUENCY OF 40 MINUTES.

### EXECUTIVE SUMMARY

THIS PROJECT IS A NEW 11,169 SQ. FT. FIRE STATION. THE REPLACEMENT FIRE STATION, HAS 8 BUNK ROOMS, 3 APPARATUS BAYS, AND 3 OFFICER SUITES.

ALL PUBLIC VEHICLES ARE TO ENTER FROM THE SOUTHERN ACCESS POINT FROM MCKNIGHT. AFD PERSONAL VEHICLES ARE TO PARK IN THEIR DESIGNATED PARKING LOTS (LOCATED DIRECTLY WEST OF THE FIRE STATION). ALL VEHICLES EXCEPT FOR FIRE TRUCKS ARE TO EXIT USING THE SOUTHERN SITE ACCESS POINTS. ONLY FIRE APPARATUS VEHICLES ARE TO EXIT USING THE EASTERN DRIVEWAY ALONG 3RD ST.

City of Albuquerque Electronic Stamp

**TRAFFIC CIRCULATION LAYOUT APPROVED**

Sertil A. Kanbar 9/12/2025

Signed \_\_\_\_\_ Date \_\_\_\_\_

### PARKING REQUIREMENTS

**PARKING CALCULATIONS**

PARKING SPACES: PER IDO TABLE 5-5-1 MINIMUM OFF STREET PARKING REQUIREMENTS: FIRE STATION: 2 SPACES PER 1,000 SQ. FT. GFA

**TOTAL REQUIRED:** FIRE STATION #4: 11,134 SF, SO  $(11,134/1000) \times 2 = 23$  SPACES

(EXISTING) FIRE STATION #4 (TO BE USED AS TRAINING/OFFICE SPACE): 8,105 SF, SO  $(8,105/1000) \times 2 = 16.21 = 17$  SPACES

**TOTAL PROVIDED:** 46 SPACES TOTAL ON SITE, OF WHICH 2 ARE HC ACCESSIBLE

**MOTORCYCLE SPACES:** PER IDO 5-5(D)(1)

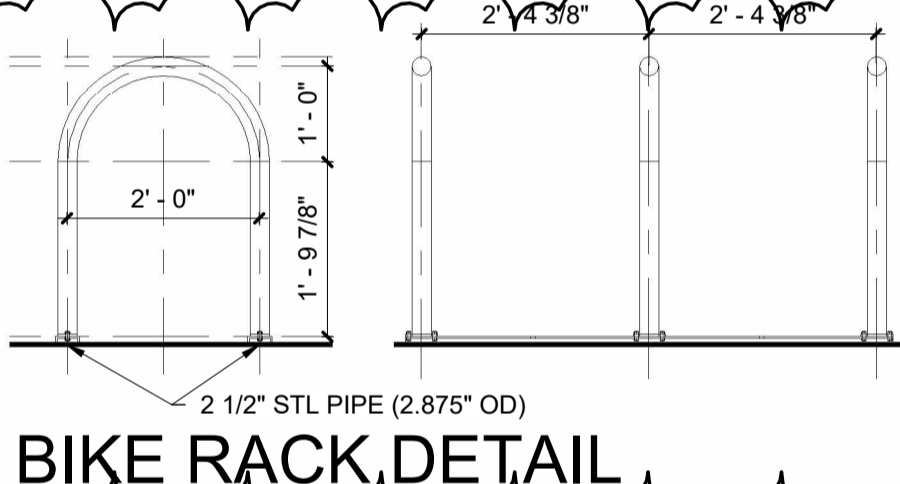
**TOTAL REQUIRED - 2**  
**TOTAL PROVIDED - 2**

**BICYCLE SPACES:** PER IDO TABLE 5-5-5 OF IDO MINIMUM BICYCLE PARKING REQUIREMENTS - 3 SPACES OR 10% OF REQUIRED OFF STREET PARKING SPACES, WHICHEVER IS GREATER, IS REQUIRED.

**TOTAL REQUIRED - 5**  
**TOTAL PROVIDED - 6**

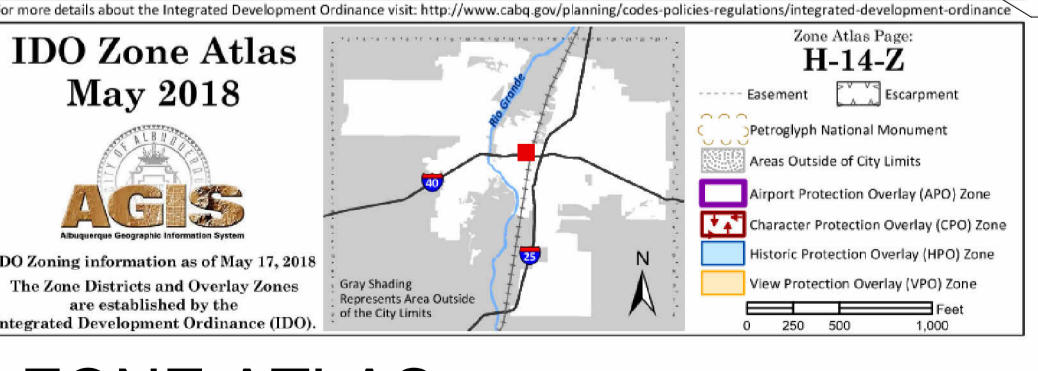
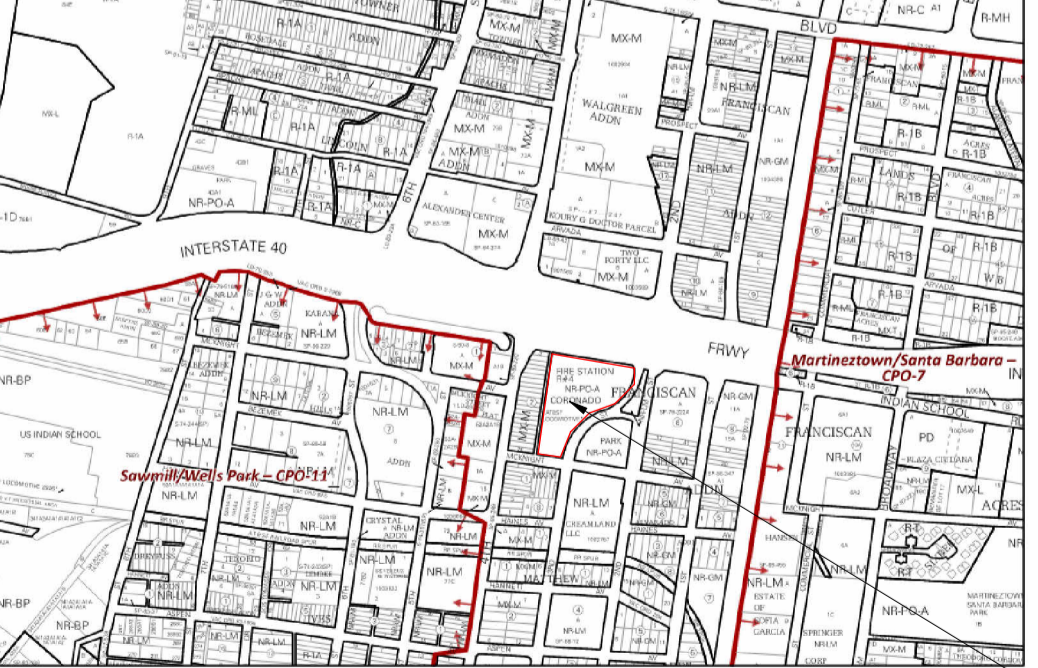
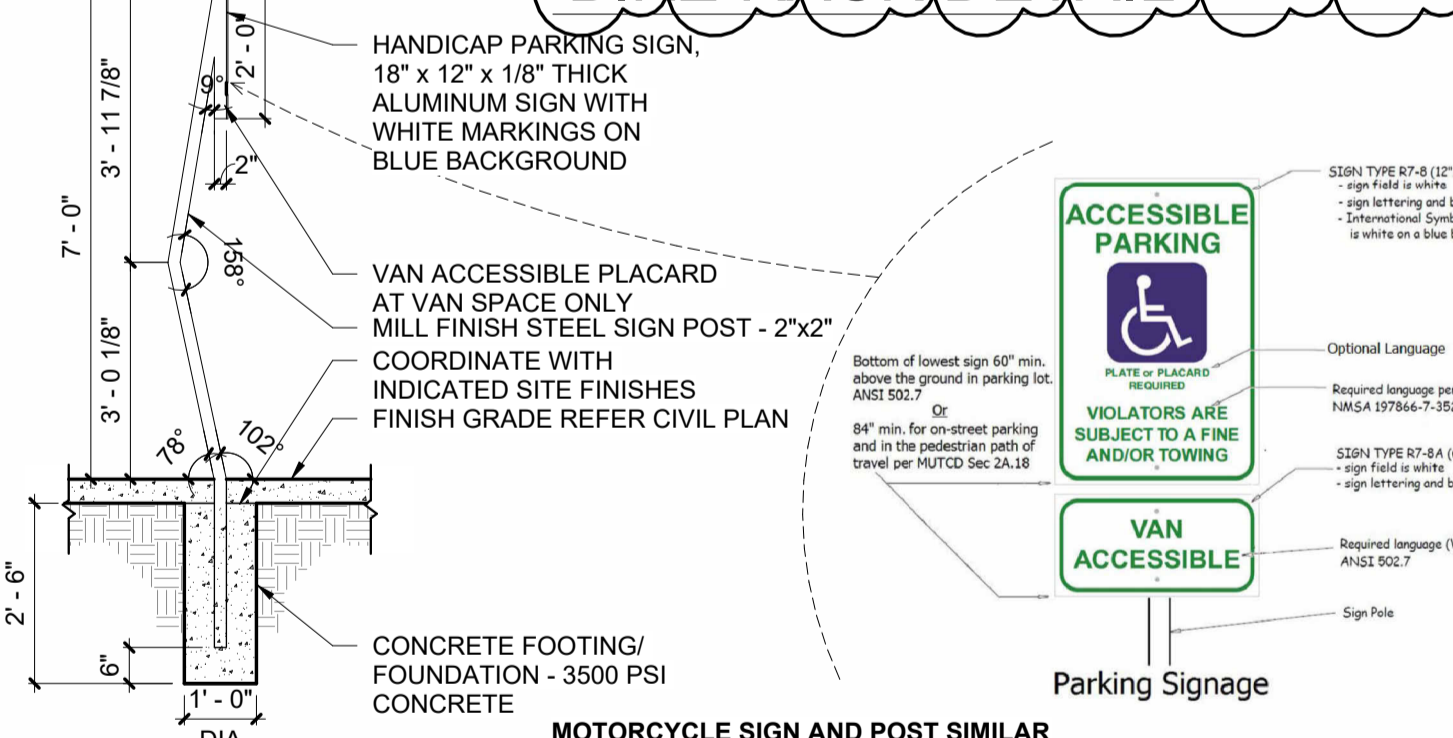
### GENERAL NOTES

- SLOPES ARE TO BE SPECIFIED REFER TO CIVIL DRAWINGS.
  - PARKING LOTS ARE TO HAVE A SLOPE BETWEEN 1% AND 8%
  - PARKING AREAS ADJACENT TO MAJOR CIRCULATION AISLES OR ADJACENT TO MAJOR ENTRANCES ARE TO BE BETWEEN 1% AND 6%
  - HANDICAP PARKING IS TO BE BETWEEN 1% AND 2%
- ALL LIGHT FIXTURES SHALL BE IN COMPLIANCE WITH IDO SECTION 5-8 OUTDOOR AND SITE LIGHTING
- LANDSCAPING AND SIGNAGE 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 AREA.
- ALL INTERNAL SIDEWALKS SHALL BE 5 FEET IN WIDTH.
- ON-SITE TRANSFORMERS SHALL HAVE A 5-FOOT CLEAR AREA ON THE SIDES AND REAR AND A 10-FOOT CLEAR AREA IN FRONT TO ALLOW FOR ACCESS AND MAINTENANCE.



### LEGEND

- PROPOSED LIGHT POLE
- PROPOSED BUILDING
- PAVED ASPHALT
- HEAVY DUTY PAVED ASPHALT
- PAVED CONCRETE / FLATWORK
- HEAVY DUTY PAVED CONCRETE
- LANDSCAPE AREA
- STEEL ORNAMENTAL FENCE - SALVAGED EXISTING
- STEEL GATE TO MATCH EXISTING



### SHEET KEYNOTES - TCL

- PROPOSED ENTRY DOOR
- NEW 30' FLAGPOLE W/ INTEGRAL LIGHT, TYP. OF 3 SEE C3/AS-502
- REFUSE ENCLOSURE COMPLIANT WITH CABQ STANDARDS SEE DETAIL B2/AS-501 & B3/AS-501
- EXISTING SIDEWALK TO REMAIN
- NEW 16' LIGHTPOLE - REFERENCE ELECTRICAL
- HANDICAP PARKING PER CABQ STANDARD
- MOTORCYCLE PARKING - REFER TO SIGNAGE ON B1/AS-502
- COVERED PATIO WITH LOOSE FURNITURE, 613 SF
- PROPOSED 85' REFUSE VEHICLE CLEARANCE
- ADA ACCESS PATH (163 FT TOTAL PATH FROM ROW)
- ACCESSIBLE SIDEWALK RAMP WITH ADA TRUNCATED DOME MAT PER CABQ STD DTL 2443 SEE A2/AS-503
- ADA ACCESS PATH (188 FT TOTAL PATH FROM ADA PARKING)
- ACCESSIBLE HANDICAP PARKING SIGN WITH WITH CABQ STD LANGUAGE SIGN SEE B1/AS-502
- EXISTING STREET LIGHT TO REMAIN
- PAVEMENT DIRECTION MARKERS SEE A3/AS-503
- ACCESSIBLE DRIVEPAD RAMP WITH ADA TRUNCATED DOME MAT PER CABQ STD DTL 2443 DETAIL C
- EXISTING TRANSFORMER TO REMAIN
- EXISTING ELECTRICAL POWER BOX TO REMAIN
- NEW CABQ STANDARD "DO NOT ENTER" SIGN
- NEW STANDARD "OFFICIAL VEHICLES ONLY BEYOND THIS POINT" SIGN
- NEW BICYCLE RACK SEE A2/AS-501
- 6" CURB AND GUTTER PER CABQ STD DETAIL TYP.
- CROSSWALK STRIPES - INTEGRALLY COLORED AND PATTERN STAMPED CONCRETE - CAST FLUSH W/ ADJACENT - COLOR TO BE GOLD YELLOW
- PROPOSED EXIT DOOR LOCATION
- CLEAR SIGHT TRIANGLE PER CABQ DPM 7.4.93
- PROPERTY LINE
- GENERATOR ENCLOSURE (ADD ALT #1)
- EXISTING SITE FENCE
- RE-USE SITE FENCE INSTALLATION
- EXISTING CURB ISLAND TO REMAIN IN PLACE
- EXISTING DRIVEPAD ENTRANCE TO REMAIN BUT WIDEN TO EXTENTS SHOWN
- EXISTING DRIVEPAD ENTRANCE TO REMAIN BUT REPLACE ENTERING CURB RADIUS TO EXTENTS SHOWN
- RE-USE EXISTING GATE - CONTRACTOR TO CONFIRM AND PROCURE NECESSARY PARTS TO COMPLETE RELOCATION, INCLUDING ELECTRIC OPERATOR WITH MAGNETIC INDUCTION LOOP IN PAVEMENT ON SECURE SIDE AND A PEDESTAL KEYPAD ON UNSECURED SIDE COORDINATE POWER CONDUITS AND ANY COMMUNICATION REQUIREMENTS FULLY WITH OPERATOR UNIT MFR.
- NEW GATE INSTALLATION TO MATCH EXISTING - CONTRACTOR TO PROVIDE ELECTRIC OPERATOR WITH MAGNETIC INDUCTION LOOP IN PAVEMENT ON SECURE SIDE AND A PEDESTAL KEYPAD ON UNSECURED SIDE COORDINATE POWER CONDUITS AND ANY COMMUNICATION REQUIREMENTS FULLY WITH OPERATOR UNIT MFR.
- 6" ROLLED CURB & GUTTERS SEE CIVIL
- EXISTING CONCRETE DRIVEPAD TO REMAIN
- TRANSFORMER ENCLOSURE
- NEW FIRE HYDRANT
- THE DEDICATED GREEN SPACE SHALL BE ACCESSIBLE TO THE PUBLIC VIA AN ACCESS GATE - AFR SHALL BE RESPONSIBLE FOR LOCKING AND UNLOCKING THE GATE
- EV CHARGING STATION PEDESTAL LOCATION - REFER TO ELECTRICAL DRAWINGS
- NEW GATE TO MATCH EXISTING FENCING - GC TO PROVIDE ALL NECESSARY HARDWARE TO MAKE FULLY OPERATIONAL
- SALVAGED MAN GATE AT THIS LOCATION - GC TO REPAIR, FINISH, AND PROVIDE ANY ADDITIONAL REQUIRED HARDWARE AND ACCESSORIES TO MAKE FULLY OPERATIONAL
- NEW CONCRETE SIDEWALK PAVING - SEE DETAILS ON AS-502
- EXISTING CONCRETE SIDEWALK PAVING TO REMAIN - REPLACE ANY DAMAGED STONES THAT ARE CRACKED OR UNLEVEL
- SAWCUT EXISTING SIDEWALK AND POUR NEW AGAINST EXISTING FLUSH
- CRUSHER FINES IN THIS AREA - 3" THICK COMPACTED OVER FILTER FABRIC - REF. LANDSCAPING PLAN & MATCH L SHEETS
- HEAVY DUTY CONCRETE PAVEMENT - NO MORE THAN 12" OC CONTROL JOINTS EACH WAY
- PAINTED PAVEMENT LETTERING
- PARKING STRIPING
- CMU SITE WALL - REFER TO C4/AS-503
- CMU SITE WALL - REFER TO C3/AS-503

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES		SEAL	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	DATE	NO.	DATE	NO.	DATE



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**CITY OF ALBUQUERQUE**  
CAPITAL IMPLEMENTATION PROGRAM

**FIRE STATION #4**

Drawing Title: **TCL**

Design Review Committee: City Engineer Approval

Issue Date: **JULY 2025** City Project No. **587895**

Last Design Update: \_\_\_\_\_ Sheet \_\_\_\_\_

**A1 TCL SITE PLAN**  
Scale: 1" = 30'-0"

**TCL**