

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 10, 2024

Edgar Mata
Jeebs & Zuzu LLC
5924 Anaheim Ave NE, Suite A
Albuquerque, NM 87113

**Re: West Mesa Ridge Apartments
701 Coors Blvd NW
Traffic Circulation Layout-DFT Approval
Engineer's/Architect's Stamp 05/29/24 (J11D048)**

Dear Mr. Mata,

The conceptual TCL submittal received 06/12/2024 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit. **When submitting a TCL for Building Permit Approval, provide the following:**

- 1. An approved infrastructure list.**
- 2. Agreement from the adjacent property owner (self).**
- 3. Sidewalk easement as mentioned in the comment letter.**

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



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:

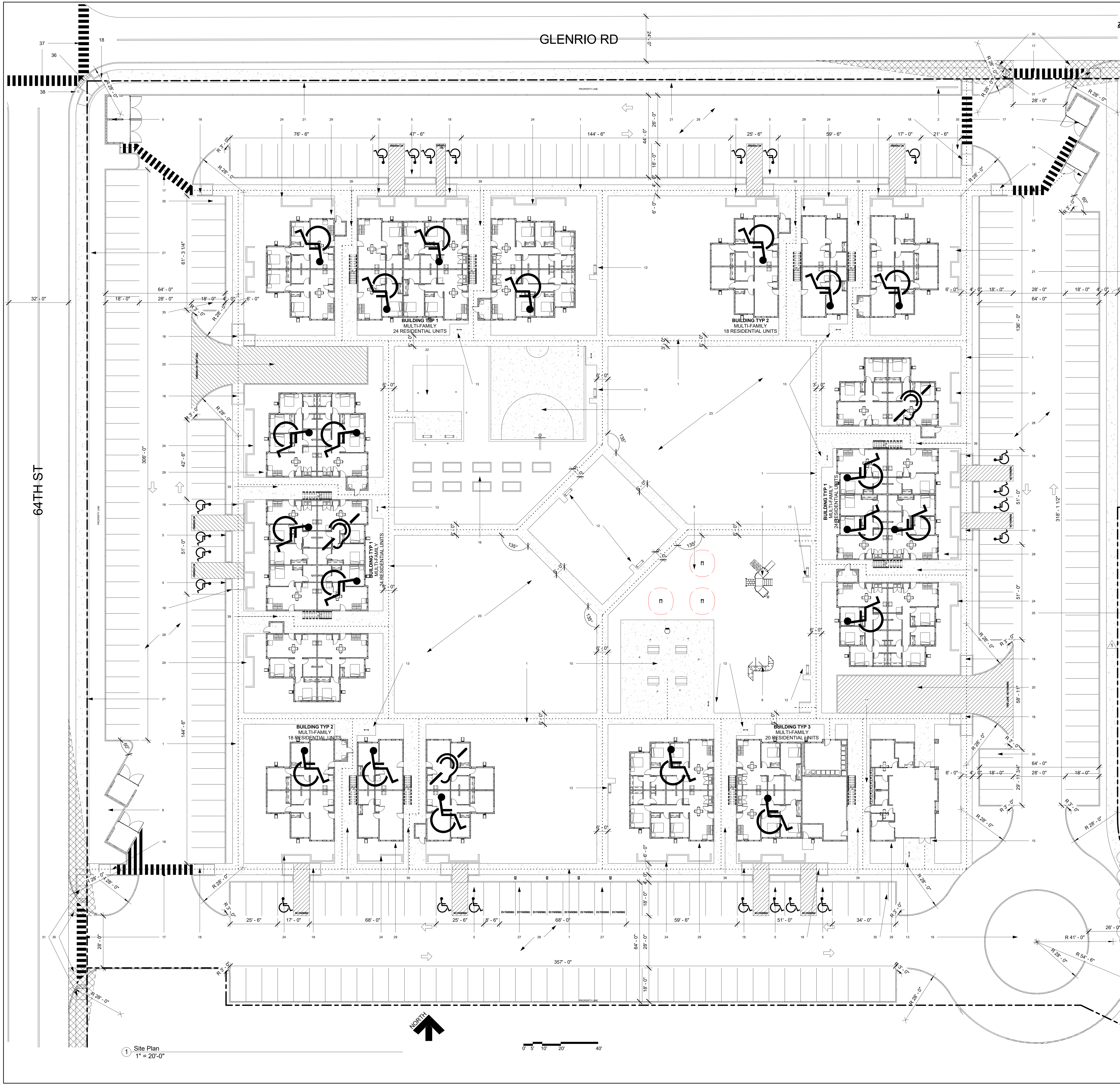
TYPE OF SUBMITTAL:

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) _____

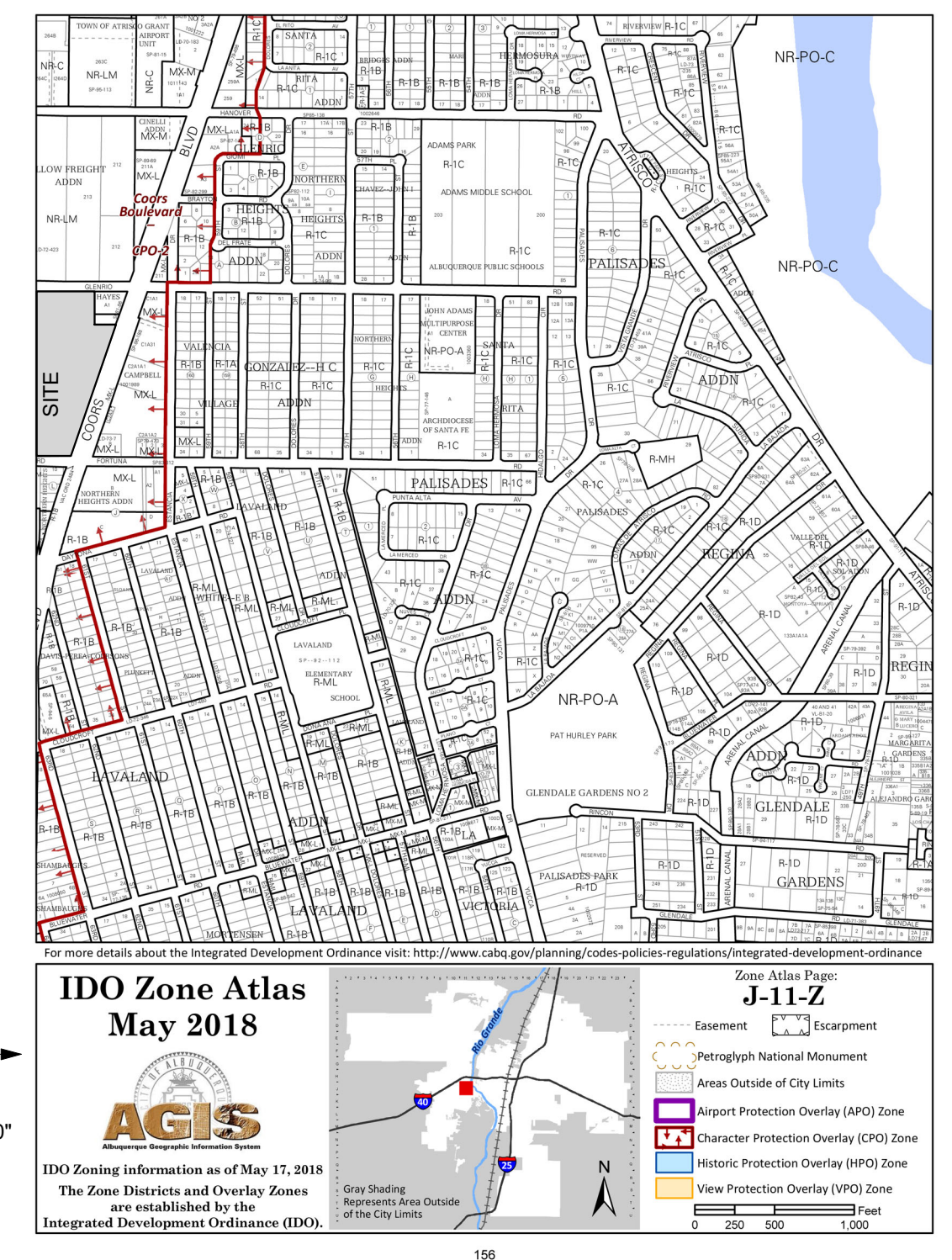
TYPE OF APPROVAL SOUGHT:

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: _____



ZONE ATLAS



GENERAL NOTES:

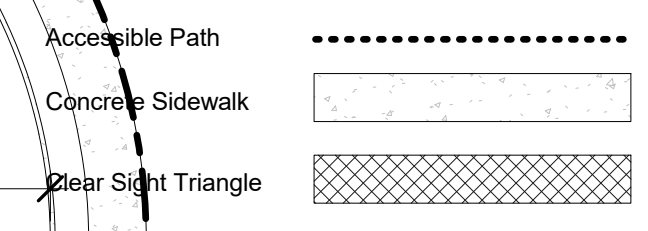
- Site shall be developed in accordance with the Federal Clean Water Act and EPA best practices
- Site Grading and drainage shall be configured to drain away from buildings with ground water recharge as a goal
- Retention basins shall be landscaped and made safe and attractive
- The total number of parking spaces provided exceeds the minimum off-street parking requirements of the CASO IDO
- Accessible Units (Type A accessible units as described by the ANSI A117.1) are to exceed the minimum requirement of 5% of the total number of units. The total number of accessible units (20) shall be dispersed among the various unit types.
- All remaining units shall be Type B adaptable, shall have zero step entry, shall be located on an accessible route, and shall include 36" entry doors
- Storm water shall be directed away from the buildings through the use of gutters, downspouts, and roof drains
- Water shall be directed away from building edges and foundations by sloping grade to landscape areas for onsite water retention and reabsorption into ground water supply
- A complete grading and drainage plan using best practices engineering shall be developed. Ponding areas shall be minimal depth, shall be landscaped and attractive. See Landscaping Plan for additional landscaping requirements.
- Buildings and Units to be individually marked with contrasting color signage. Signs shall be lit from dusk to dawn with the use of building and site lighting. Site Lighting package shall be Energy Star qualified.
- Hearing Impaired Units are to meet the minimum requirement of 2% of the total number of units. The total number of hearing impaired units (3) shall be dispersed among the various unit types.

KEYED NOTES:

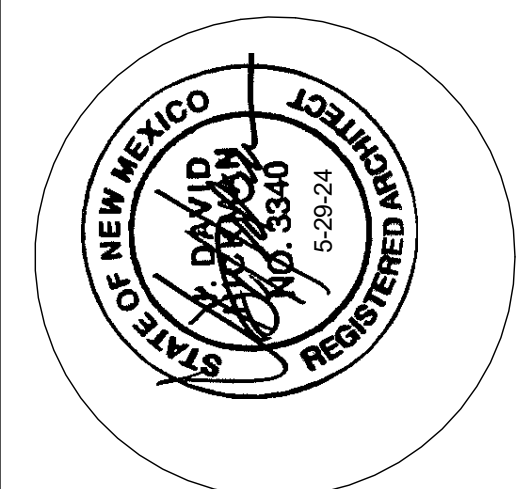
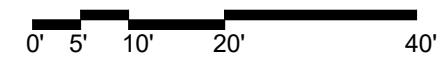
1. New Accessible Sidewalks - See Detail 9/TCL2.0
2. Accessible Unit
3. Hearing Impaired Unit
4. ADA & Van Accessible Parking w/ Precast Concrete Wheel Stops - Please See Detail 5 & 8/TCL2.0 For Parking Space Dimensions
5. Garbage Enclosure with Gates - See Details 14-1/TCL2.0 For Garbage Enclosure Notes & Dimensions
6. New gated basketball court for kids 12 and older with warning sign
7. New tot lot play structure for kids 5 and under with warning sign
8. New play ground structure for kids 5-12 with warning sign
9. Shaded Picnic Tables / BBQ Grill
10. Mail Center with Lighting (lit dusk until dawn)
11. All Weather Permanent Mounted Bench w/ 30x48 Level Concrete Pad At One Side For ADA Access - See Detail 3/TCL2.0
12. 32 Bike Racks Arches (64 Spaces) - See 14 & 16/TCL2.0 For Details
13. Recycling Center Enclosure
14. Community Building main entry
15. Community Gardens w/ irrigation lines and yard hydrant
16. Crosswalk connection to refuse enclosures and public way
17. ADA Curb Ramp - See Detail 5 & 21 For Curb Ramp Slopes & Dimensions
18. Round - About
19. Fire Lane
20. New 6" rod iron fence at property perimeter
21. Gated dog park w/ shaded seating area
22. Detention pond
23. Concrete Masonry Yard Walls for protection from head lights. See 25/TCL2.0 For Details
24. Location of future YDI Building on Adjacent Lot
25. Street trees per IDO
26. Electric Vehicle Parking & Charging Spaces
27. Asphalt Driveway - Drive Aisle 2.5" Asphalt Pavement
28. Over 4" Compacted Roadway Basecourse. Drive Shall Be Designed & Constructed Capable of Supporting the Imposed Load of Fire Apparatus Weighing At Least 75,000 Lbs Drive Shall Not Exceed 10% Grade. See Detail 18/TCL2.0
29. Building Identifier Sign To Be Illuminated From Dusk To Dawn - See 22/TCL2.0
30. Sight Triangle Per DPM Table 7.5.60 - Landscaping, Fencing & Signage Will Not Interfere w/ Clear Sight Requirements. Therefore, Signs, Walls, Trees, & Shrubbery Between 3 & 8 Feet Tall (As Measured From The Gutter Pan) Will Not Be Acceptable w/ The Clear Sight Triangle
31. Detectable Warning Strip & Public Curb Ramp. See 1/TCL2.1
32. New Stop Signage - See Detail 15/TCL2.0
33. Motorcycle Parking - See 6 & 11/TCL2.0 For Dimensions
34. New 6" High Chain Link Fence w/ Basketball Court & Dog Park Perimeter - See 24/TCL2.0
35. Motorcycle Parking
36. Detectable Warning Strip & Public Curb Ramp. See Detail 1/TCL2.1
37. Public Crosswalk
38. New Stop Signage - See Detail 15/TCL2.0
39. Entries into residential buildings

PROJECT INFORMATION:

OCCUPANCY TYPE: RESIDENTIAL
CONSTRUCTION TYPE: TYPE 5A
AUTOMATIC SPRINKLER SYSTEM: NFPA 13.R
BUILDING HEIGHT: 35' - 9 1/2" FEET
NUMBER OF FLOORS: 3 FLOORS
LOT AREA: 276,900 SF | 6.35 ACRES
UNIT MIX
NEW CONSTRUCTION:
ONE BEDROOM 34
TWO BEDROOM 70
THREE BEDROOM 128
TOTAL UNITS 228
PARKING SPACES:
PARKING REQUIREMENTS PER INTEGRATED DEVELOPMENT ORDINANCE (IDO) SECTION 5(B) APPLICABILITY
UPDATED PARKING REQUIREMENTS PER IDO 1.5 PARKING SPACE PER UNIT
25% OF TOTAL PARKING SPACES MAY BE COMPACT PER IDO STANDARDS
REQUIRED: 197 SPACES
PROVIDED: 225 STANDARD SPACES
22 HANDICAP SPACES
8 ELECTRIC CHARGING STATIONS
255 SPACES PROVIDED
MOTORCYCLE PARKING
REQUIRED: 5 SPACES
PROVIDED: 6 SPACES
BICYCLE PARKING
REQUIRED: 20 SPACES
PROVIDED: 64 SPACES

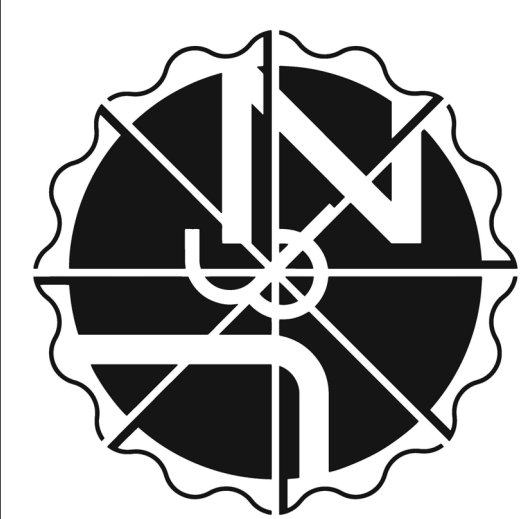


1 Site Plan
1" = 20'-0"



JEEBS & ZUZU, LLC.
*Architecture
Construction
Design-Build*

5974 ANAHEIM AVENUE SUITE A
ALBUQUERQUE, NM 87113
P. 505-797-1318



job no: -
drawn: J&Z
checked: J&Z
date: Feb. 28, 2024

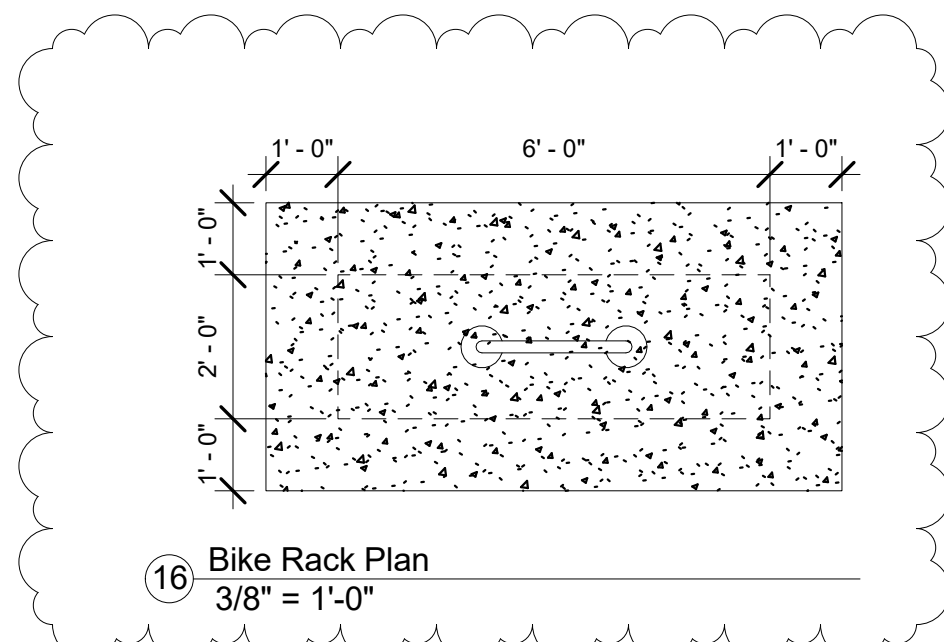
1 EAM
6-25-24

West Mesa Ridge
sheet no:
TCL1.0

701 COORS BLVD NW ALBUQUERQUE NM 87121

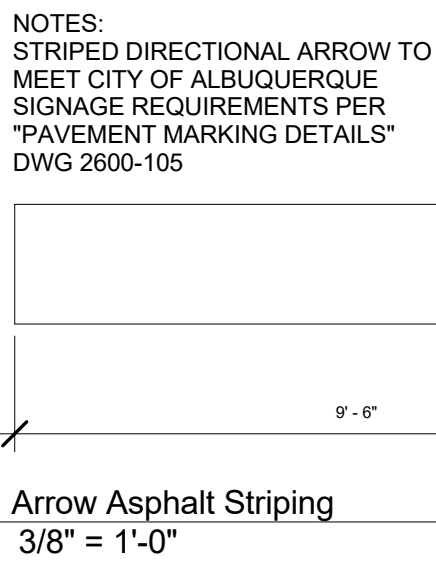
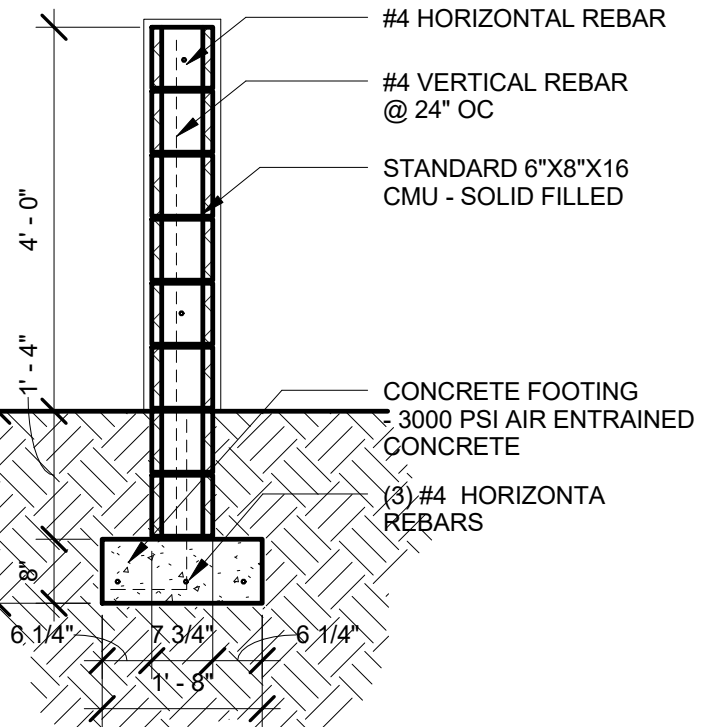
TRAFFIC CIRCULATION LAYOUT

COORS BLVD
www.jeebsandzuzu.com



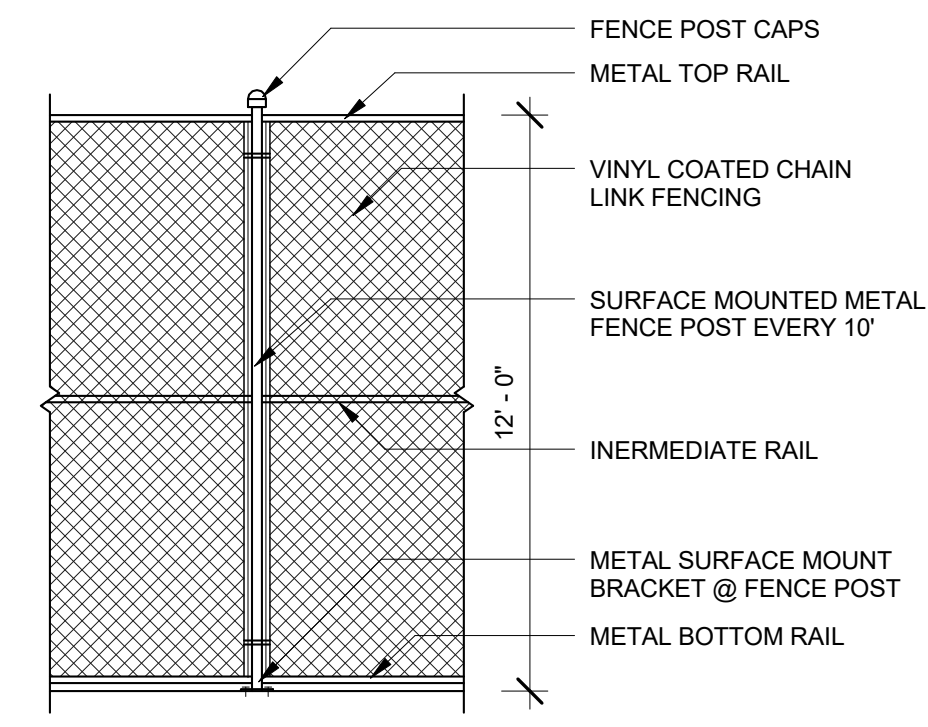
GENERAL NOTES:

1. ENSURE THAT ALL WALLS BE 6'-0" IN HEIGHT OR LESS.



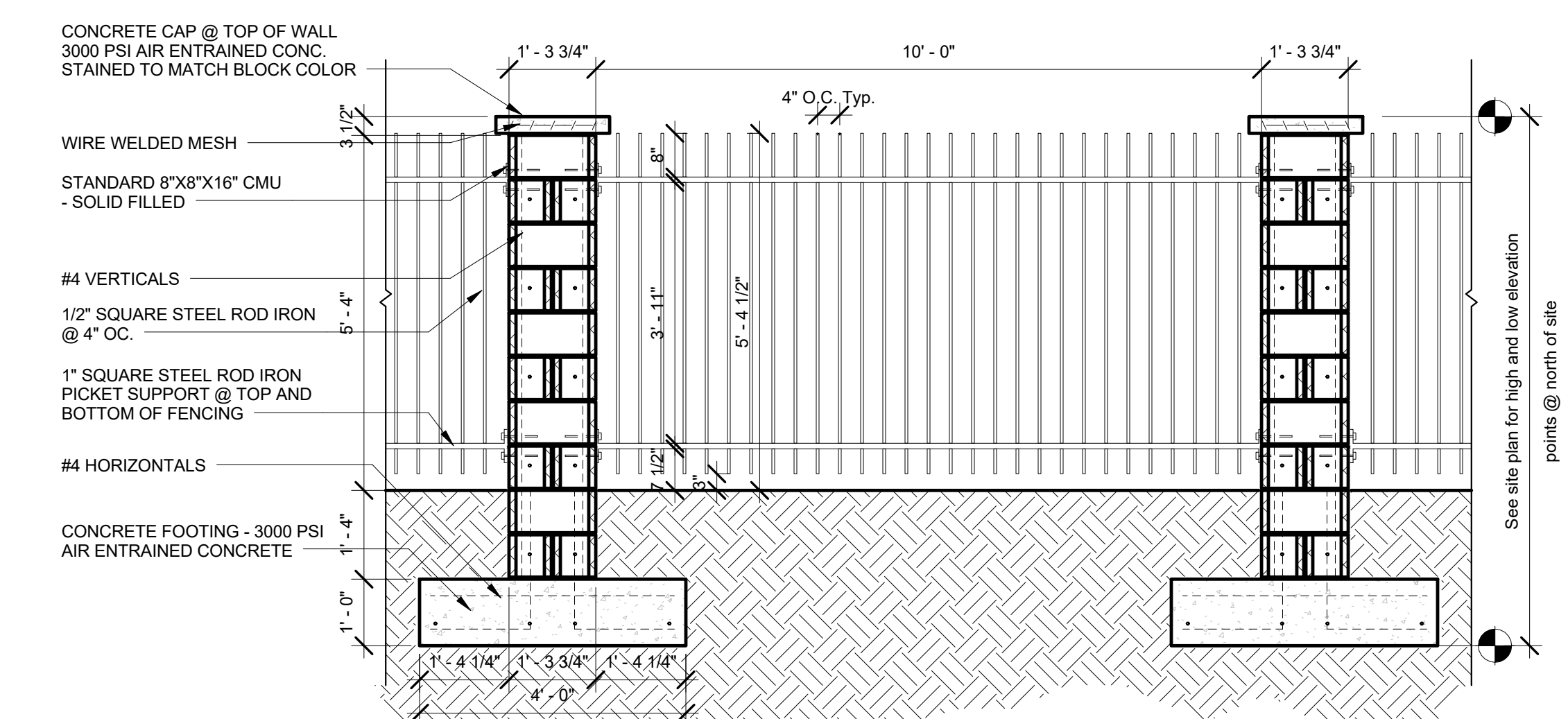
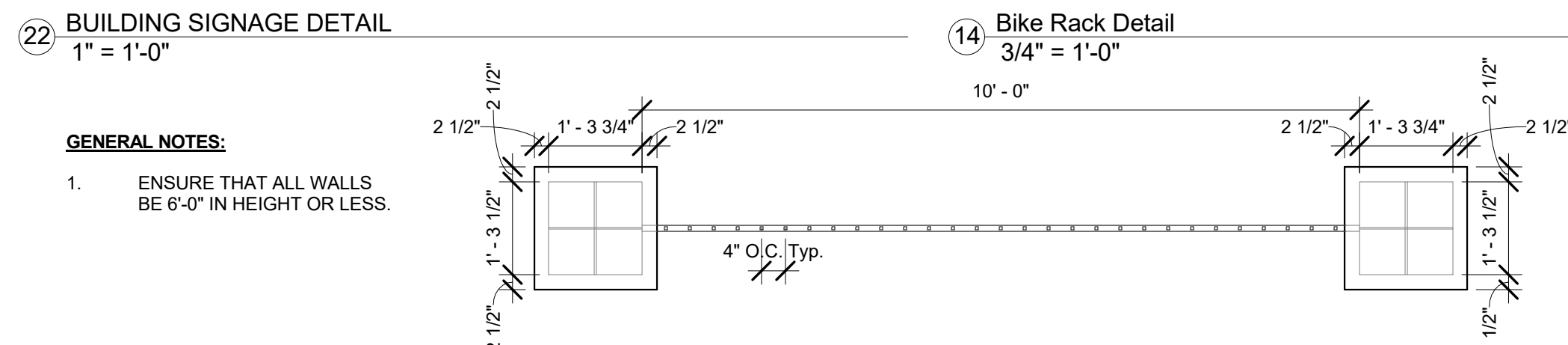
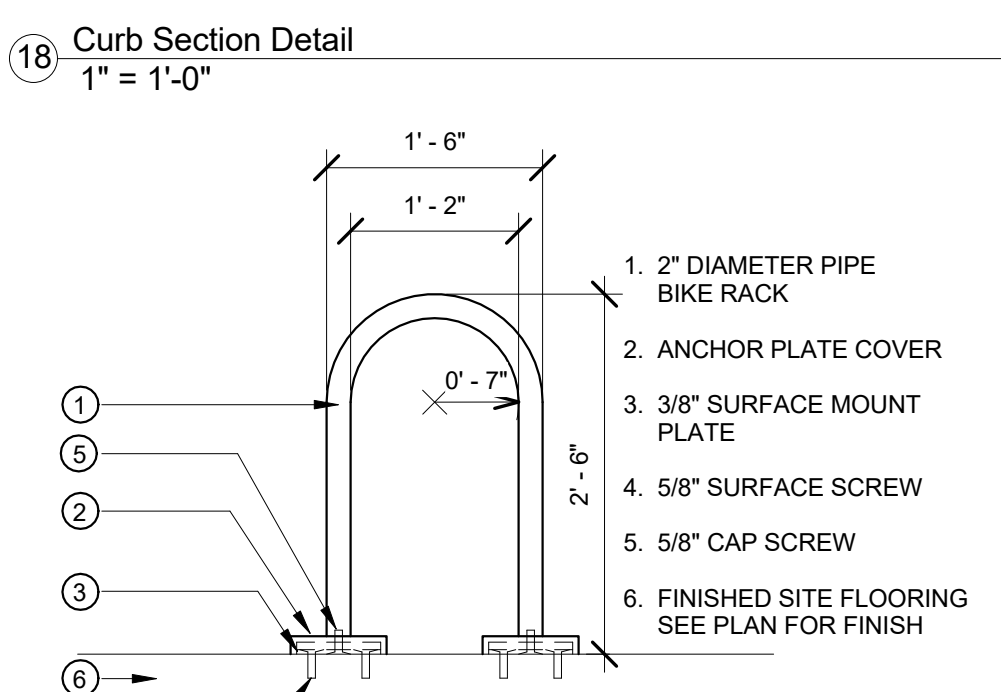
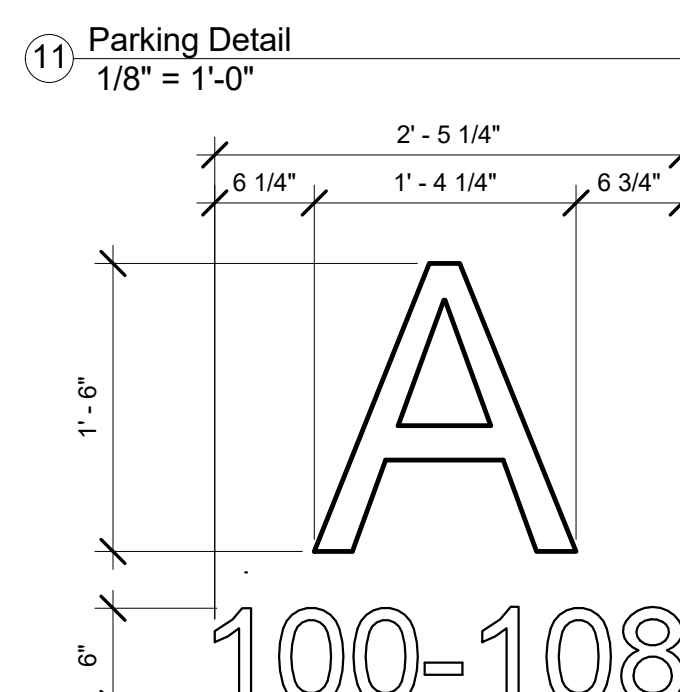
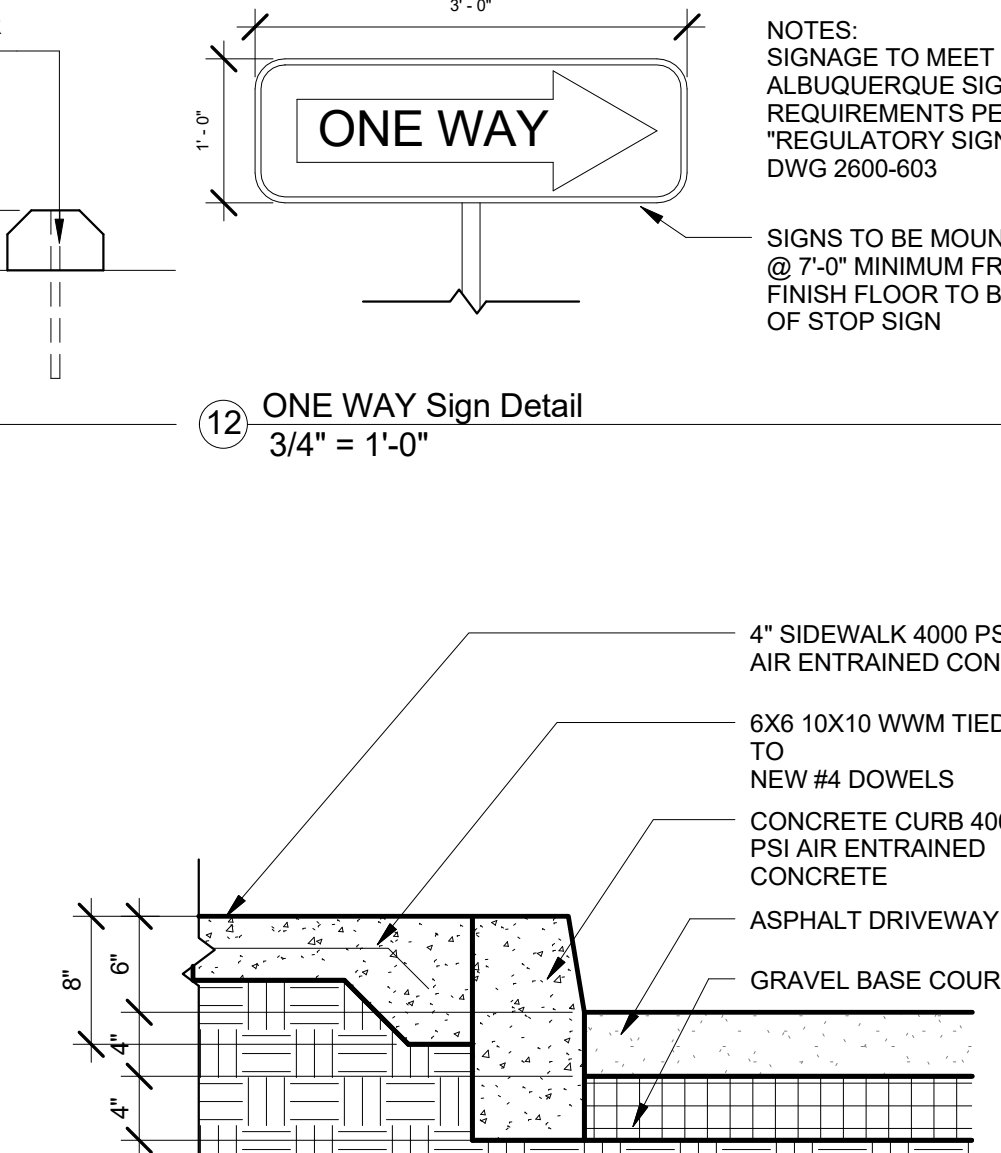
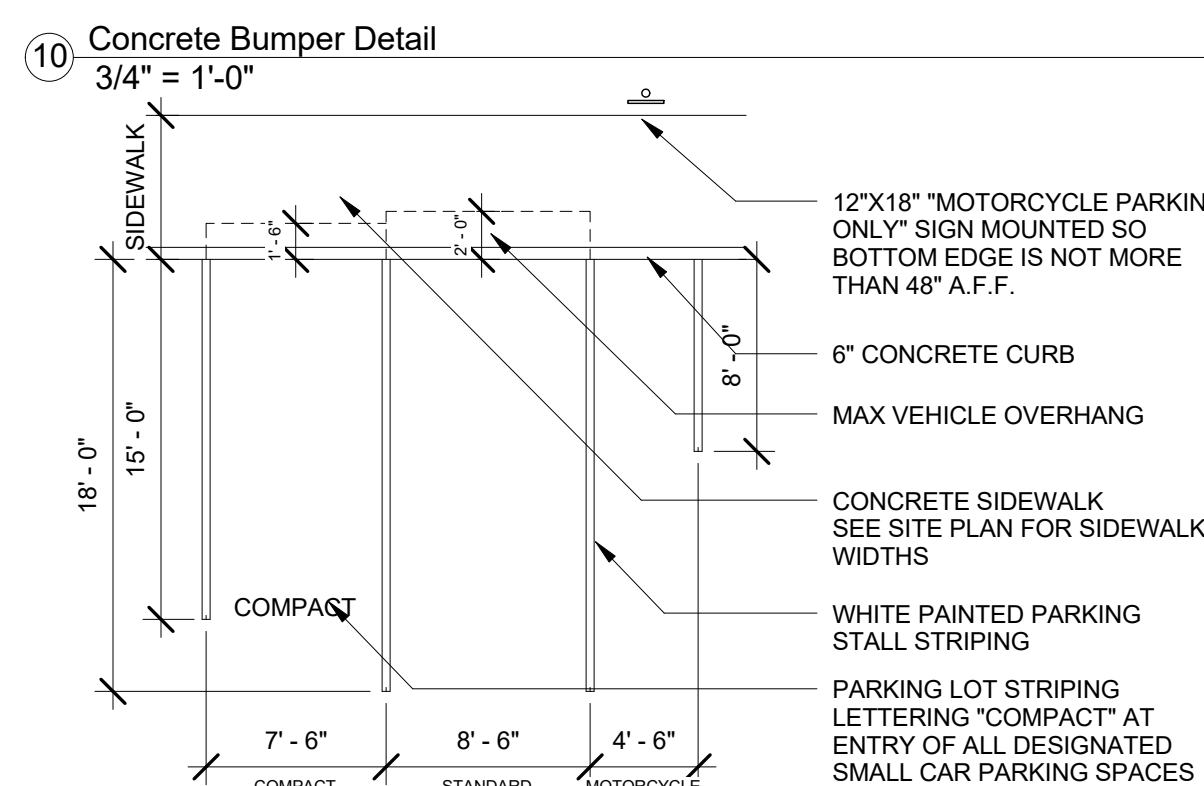
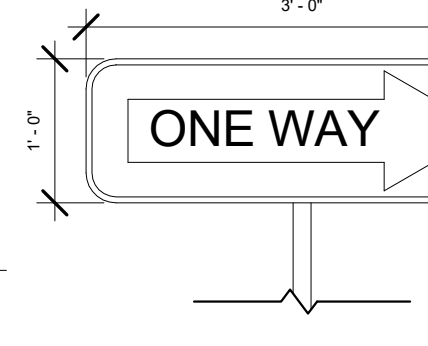
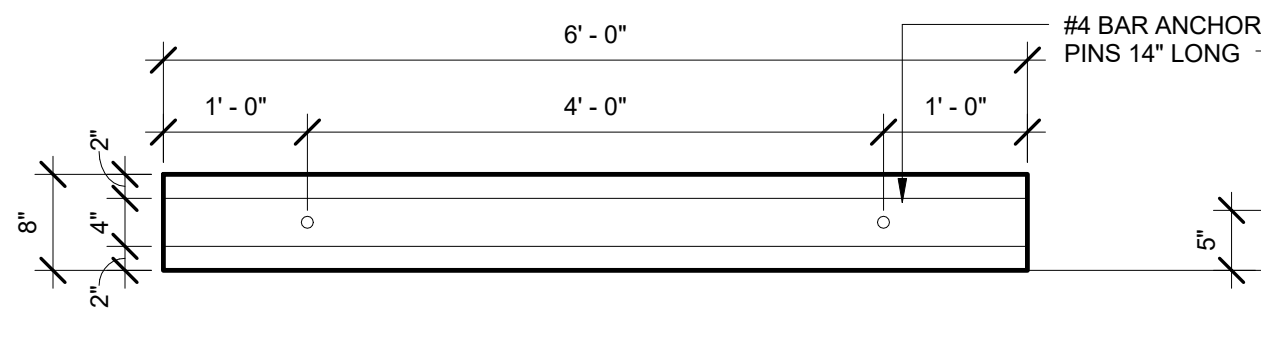
GENERAL NOTES:

1. ENSURE THAT ALL WALLS BE 6'-0" IN HEIGHT OR LESS.

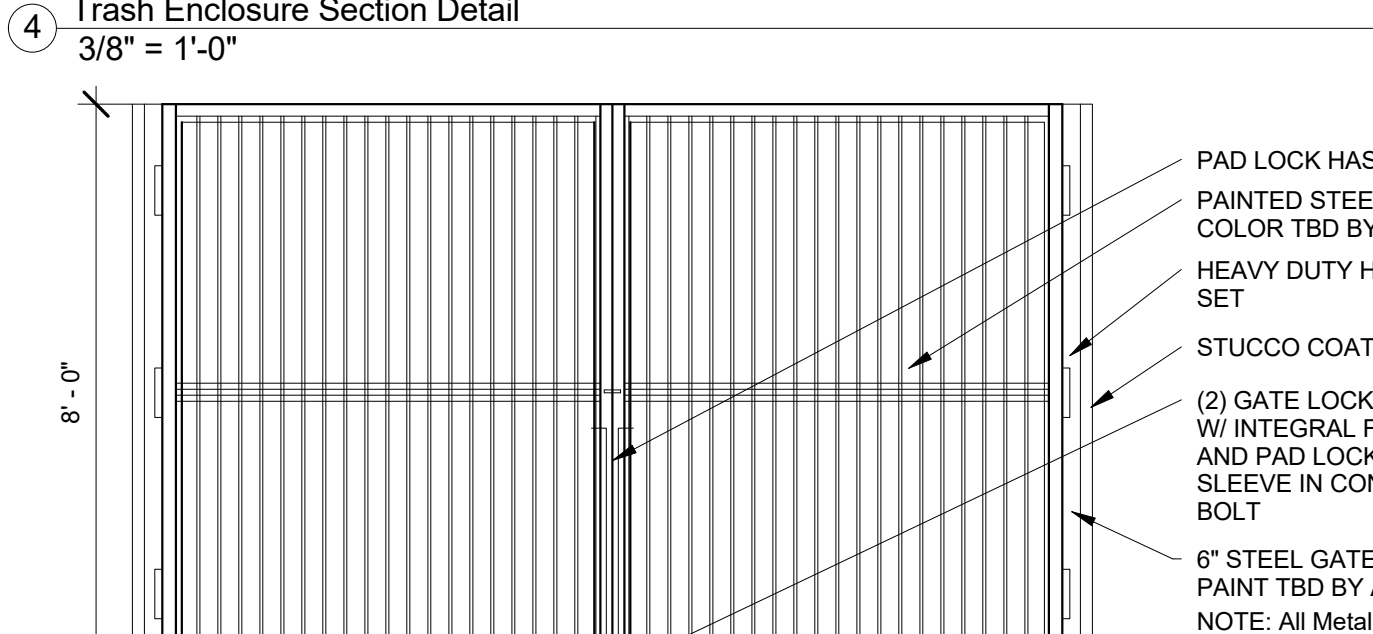
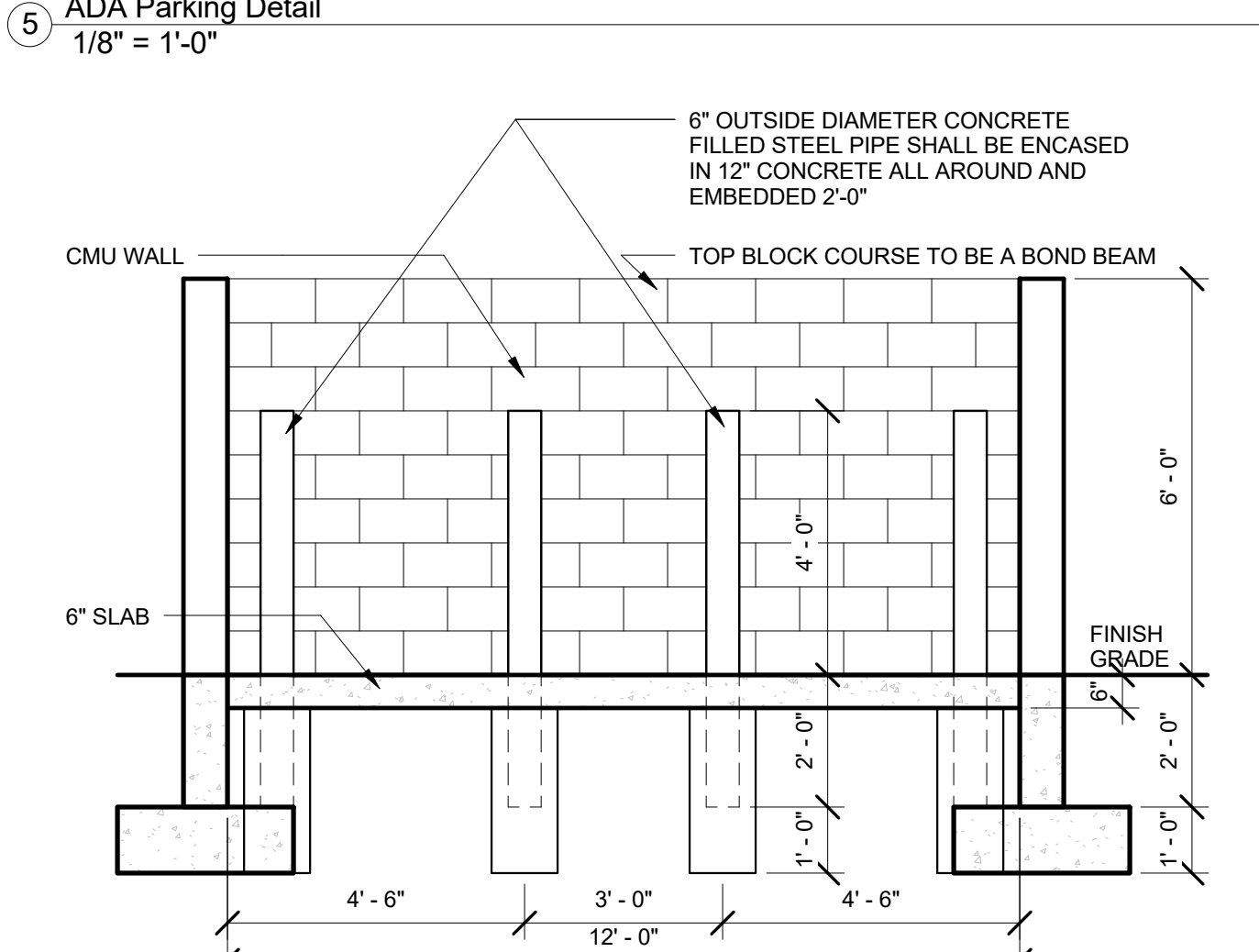
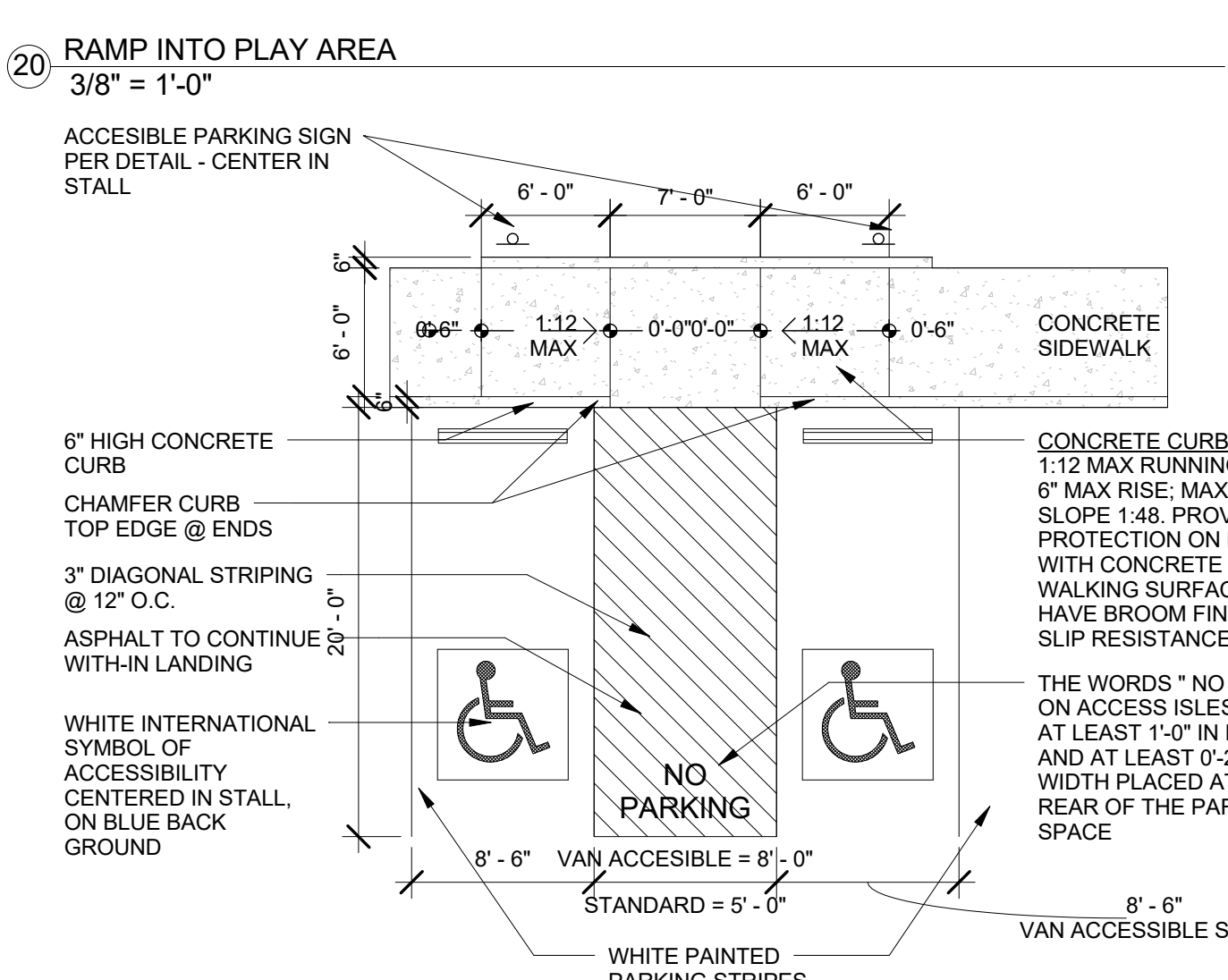
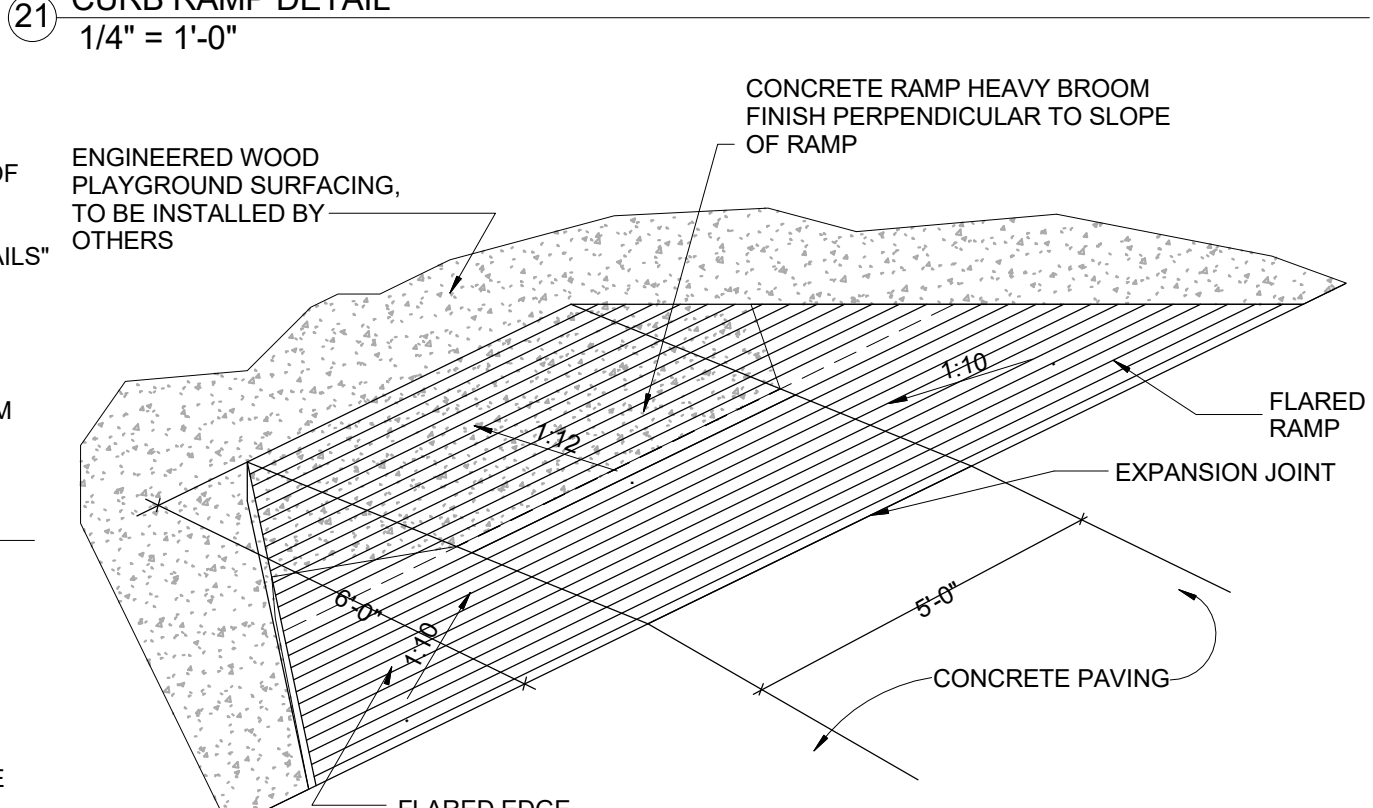
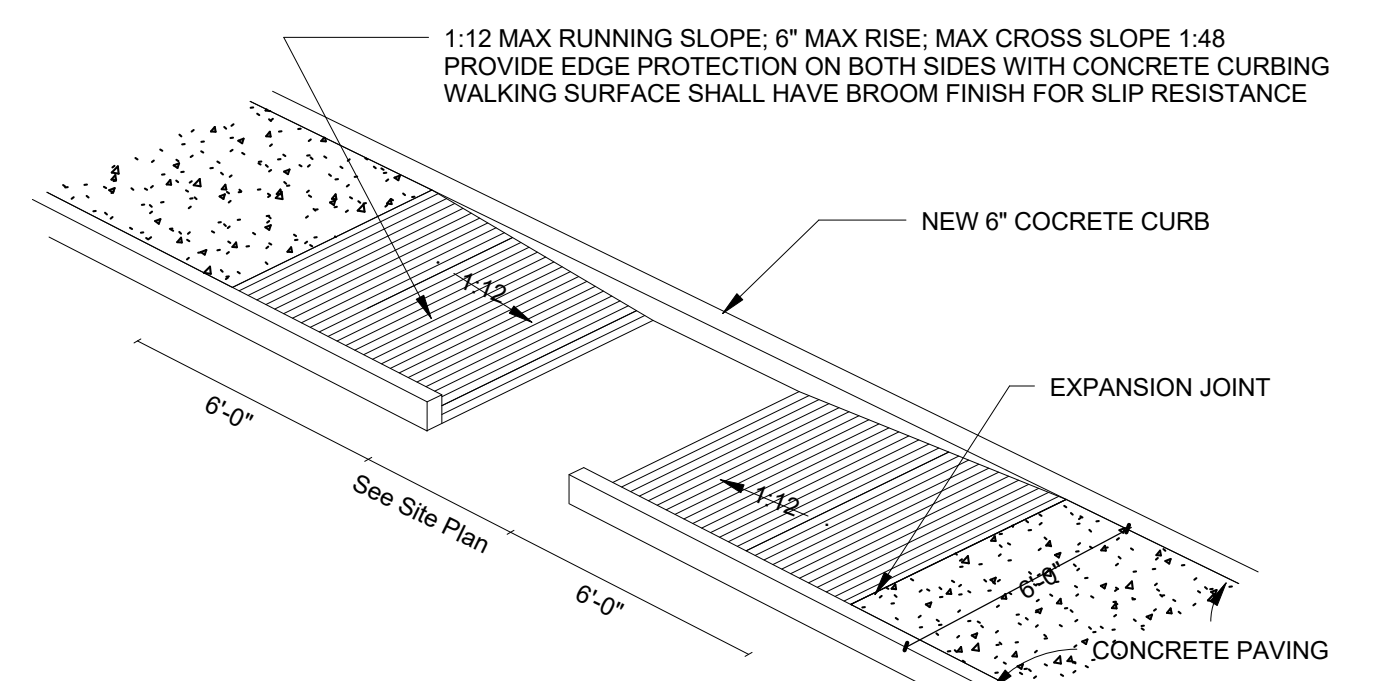
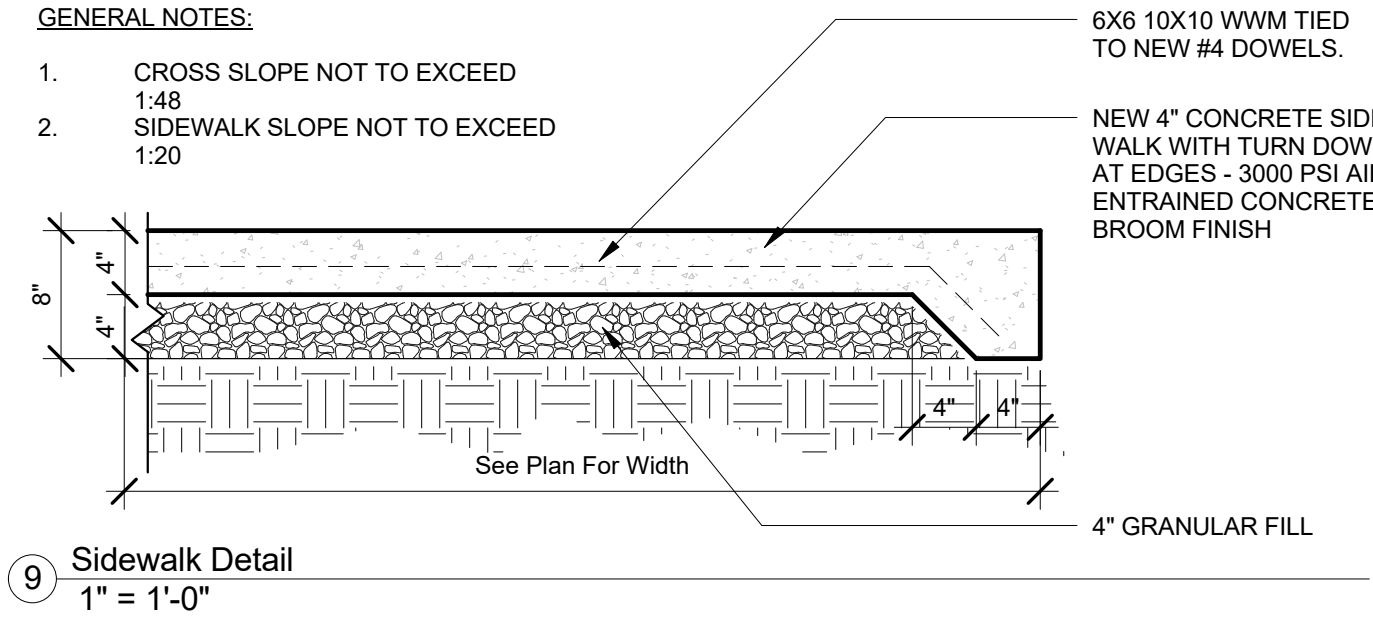


25 CMU Wall Section
1/2" = 1'-0"

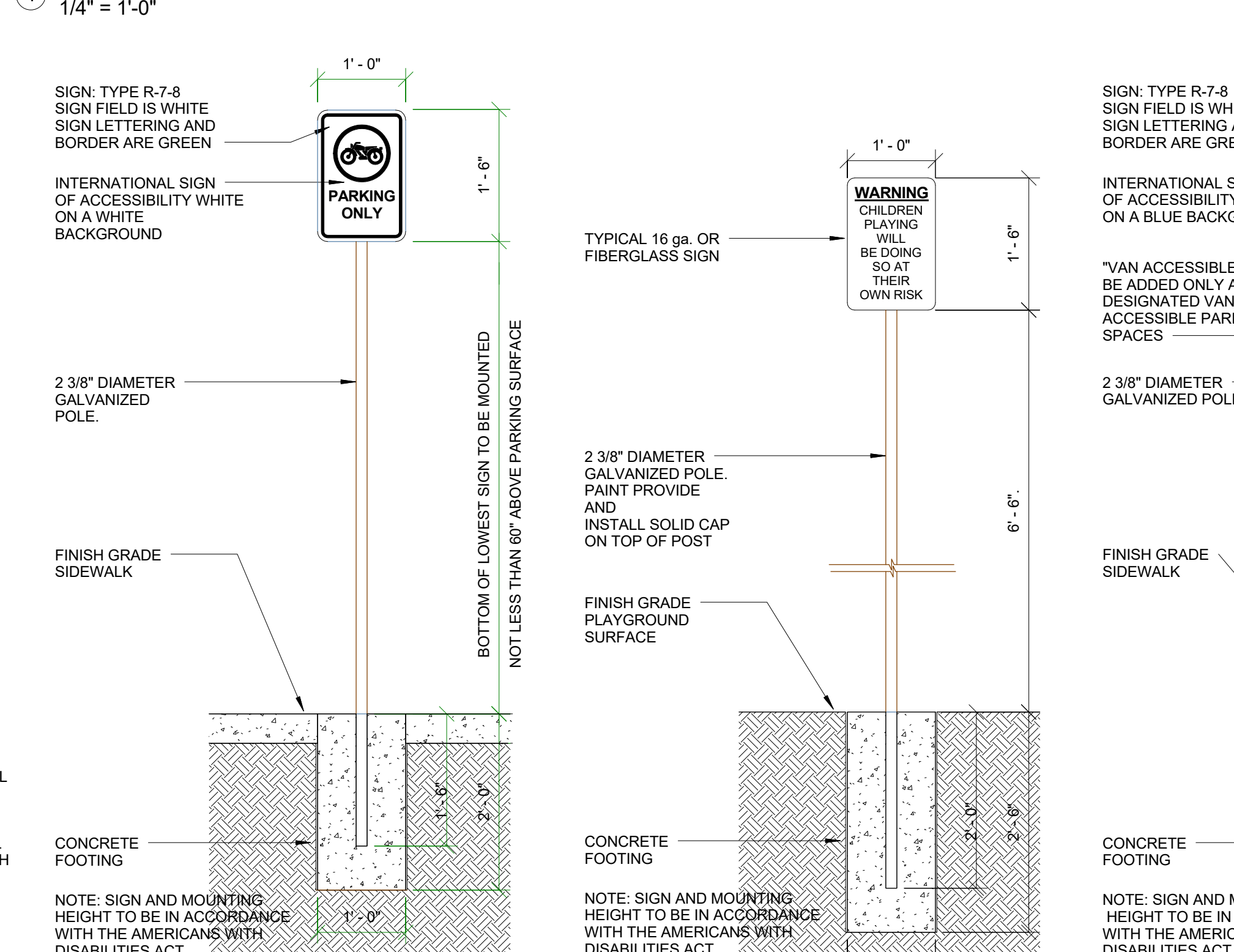
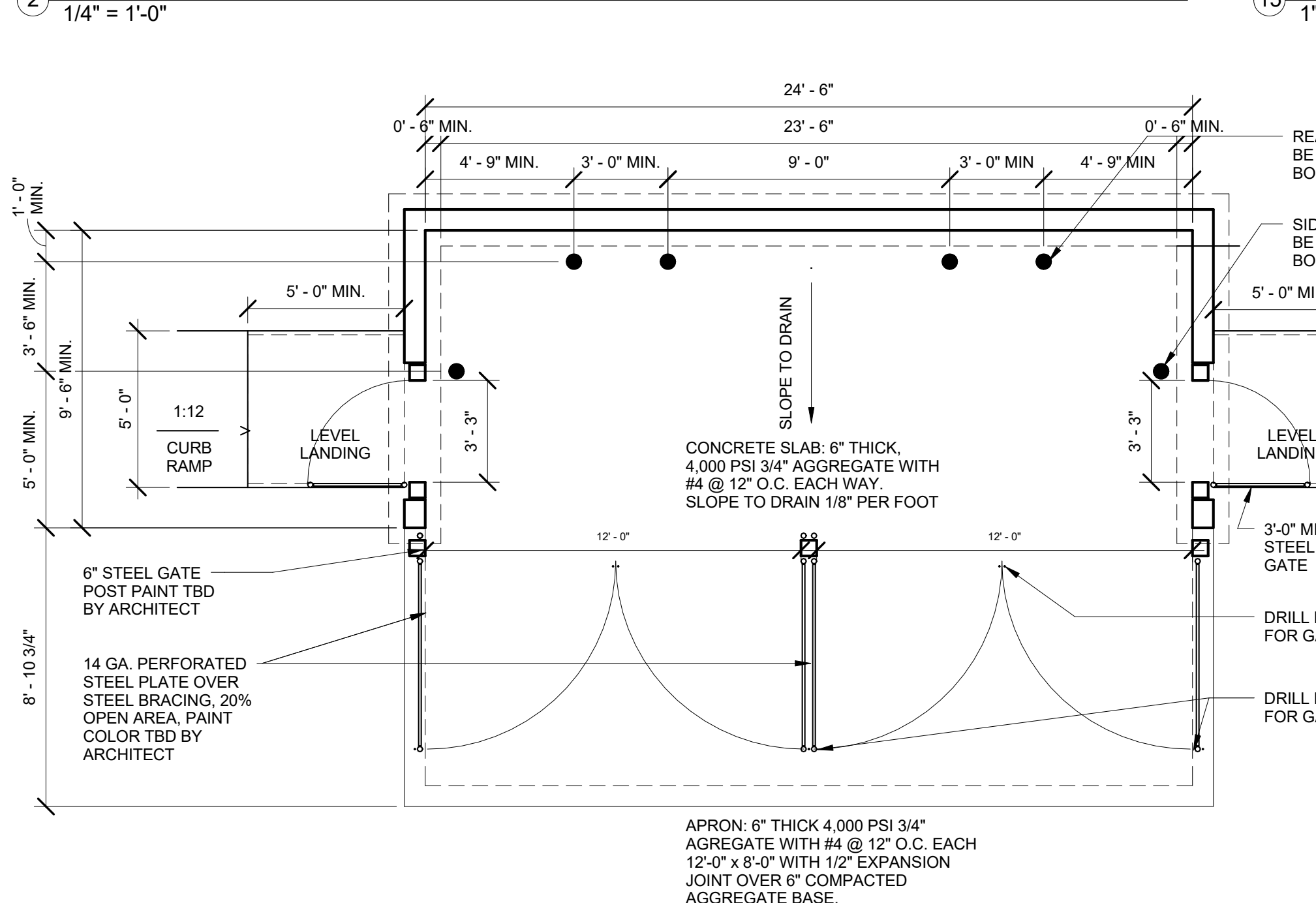
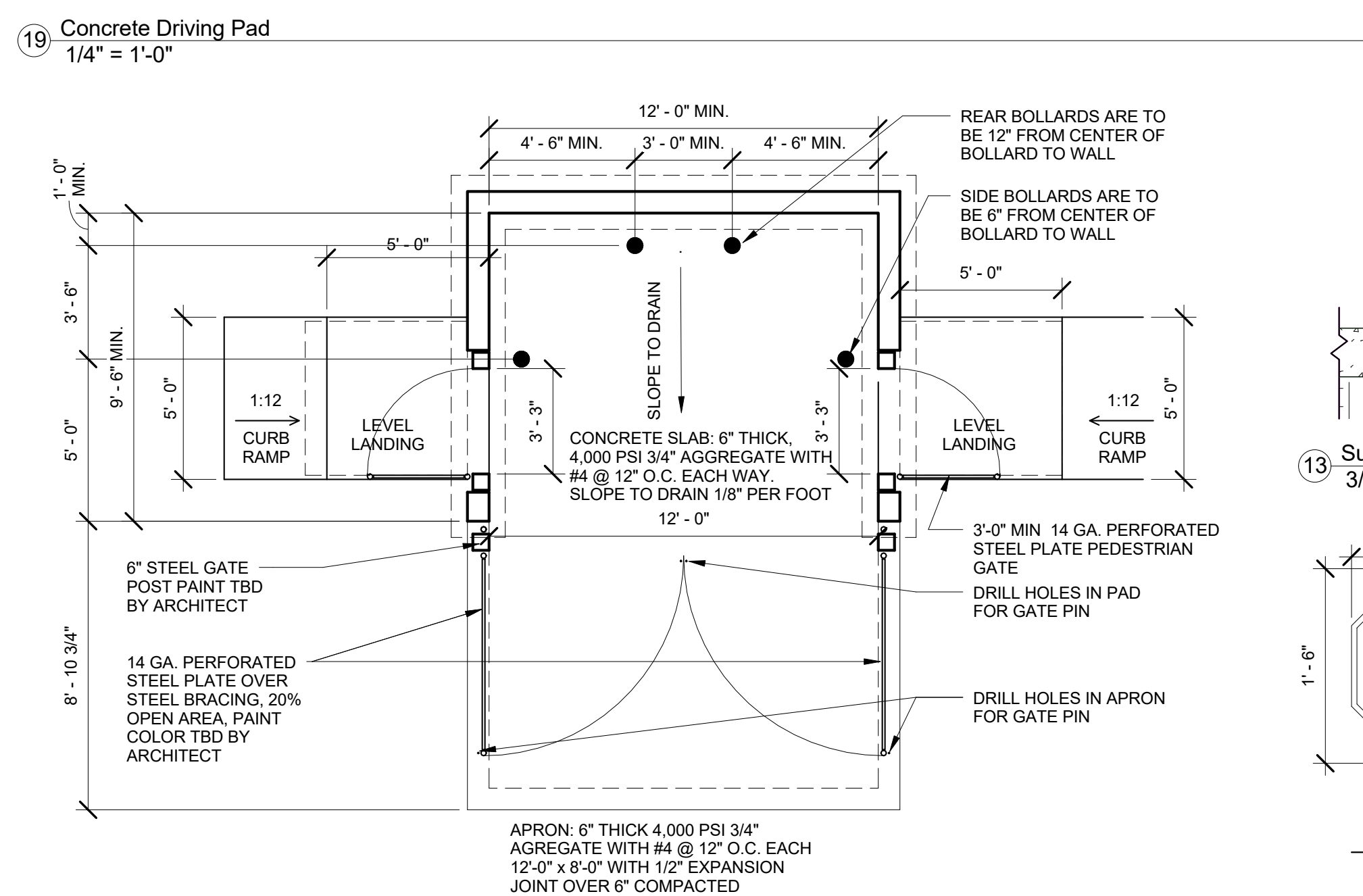
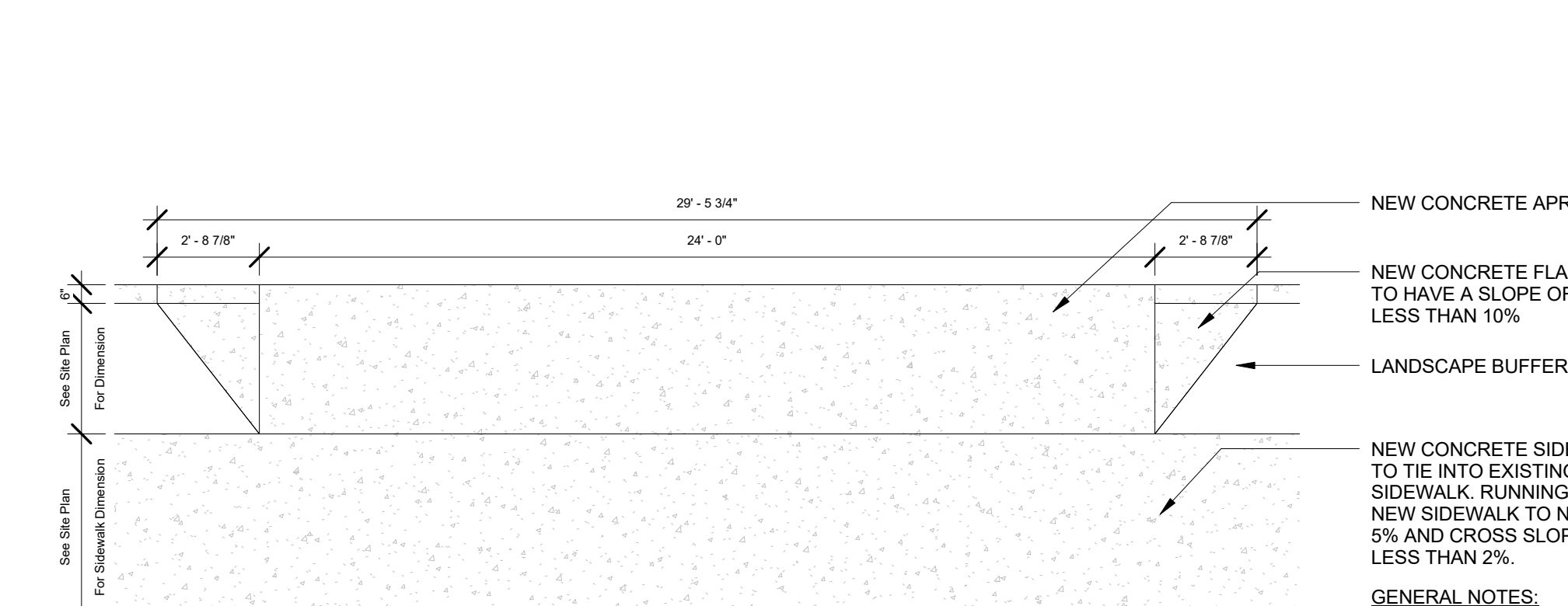
24 Chain Link Fence
1/4" = 1'-0"



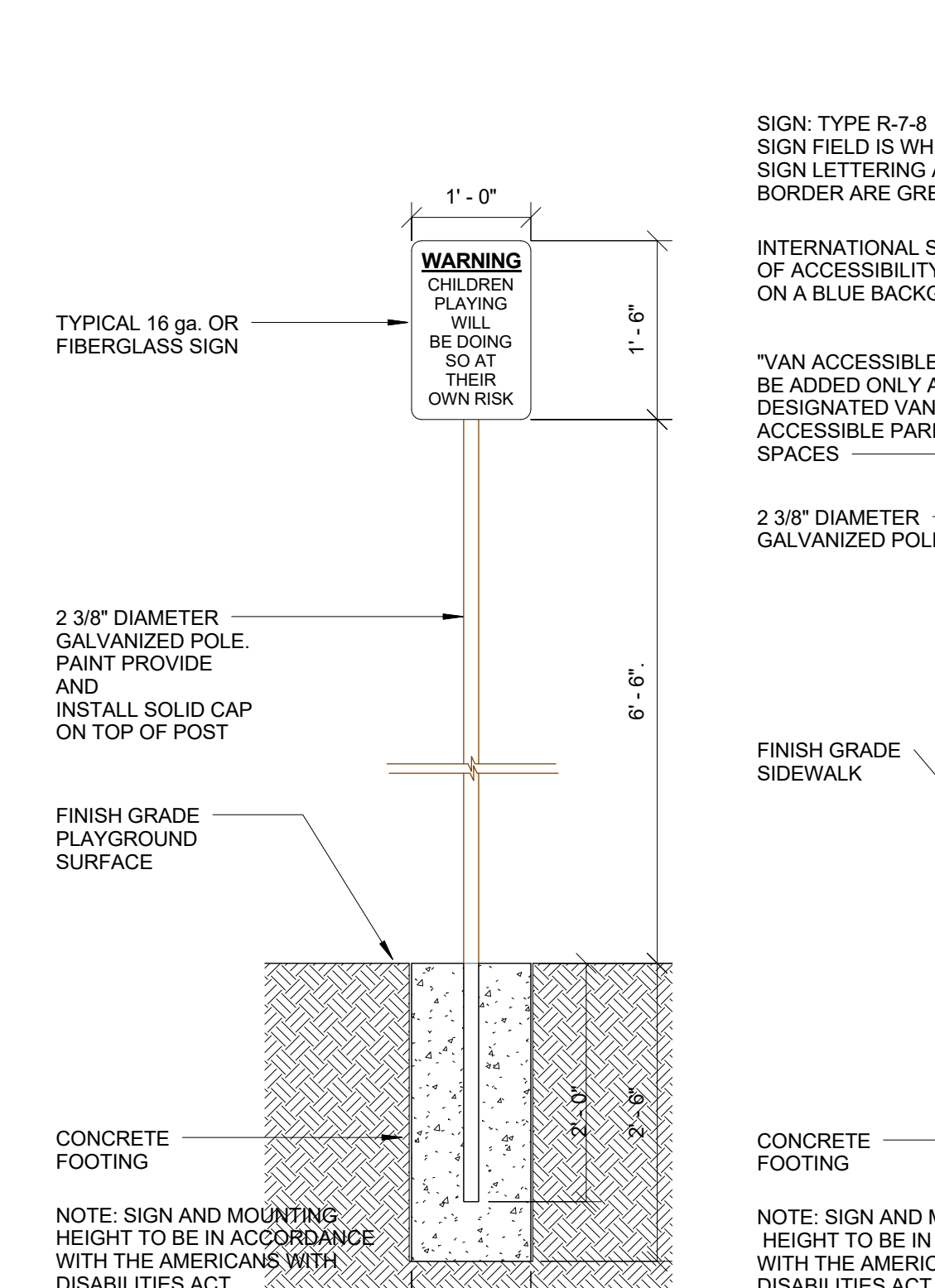
23 Perimeter Wall - Type 1
1/2" = 1'-0"



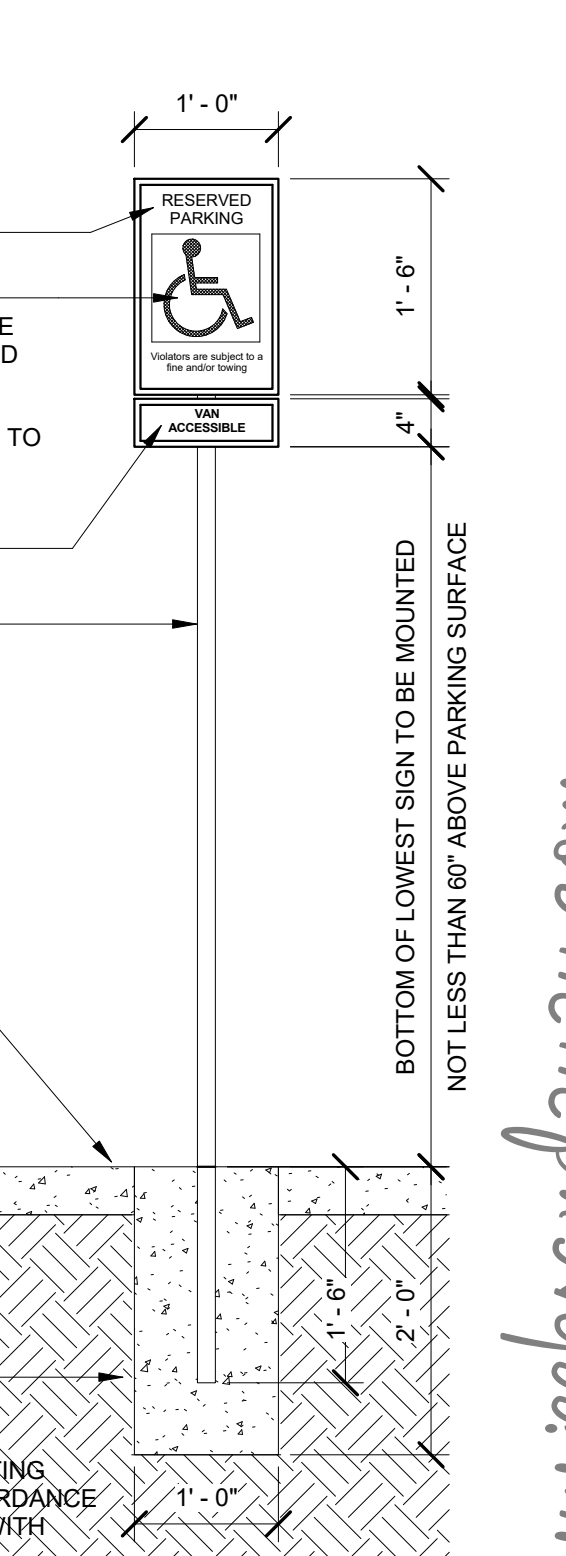
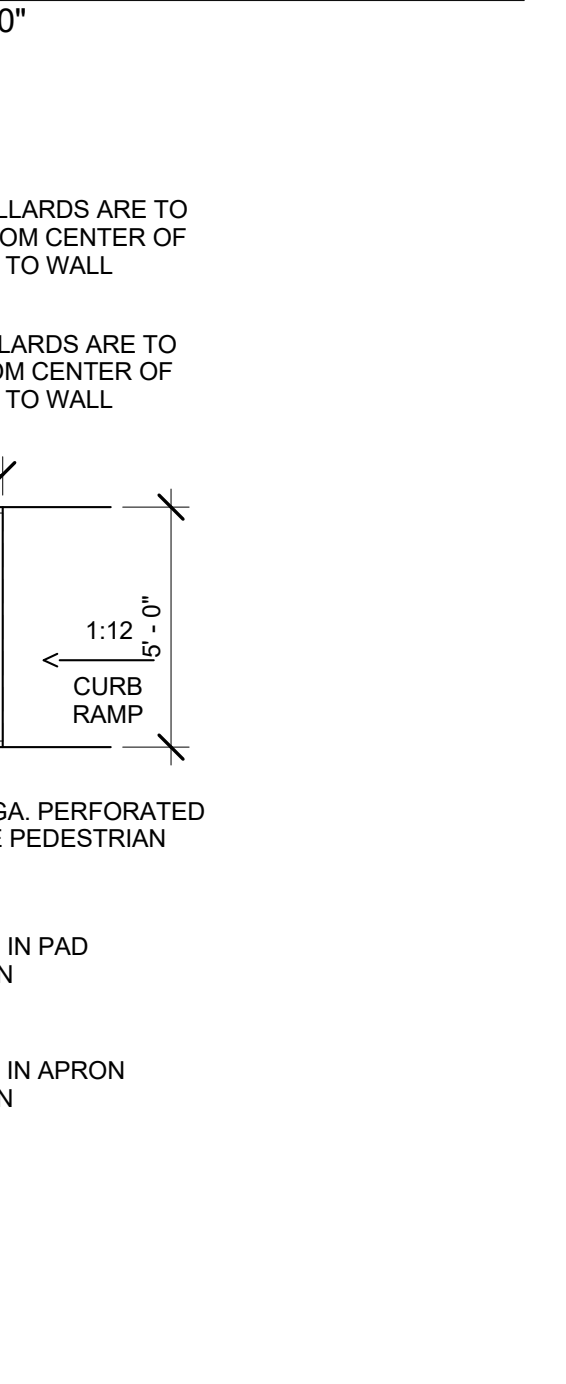
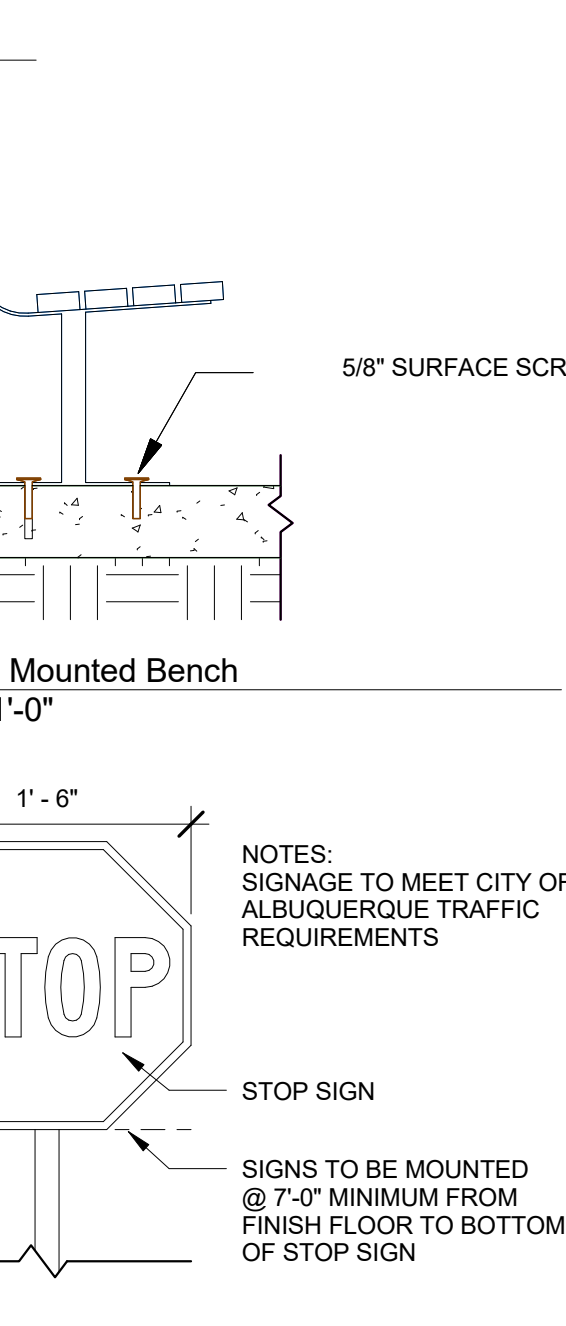
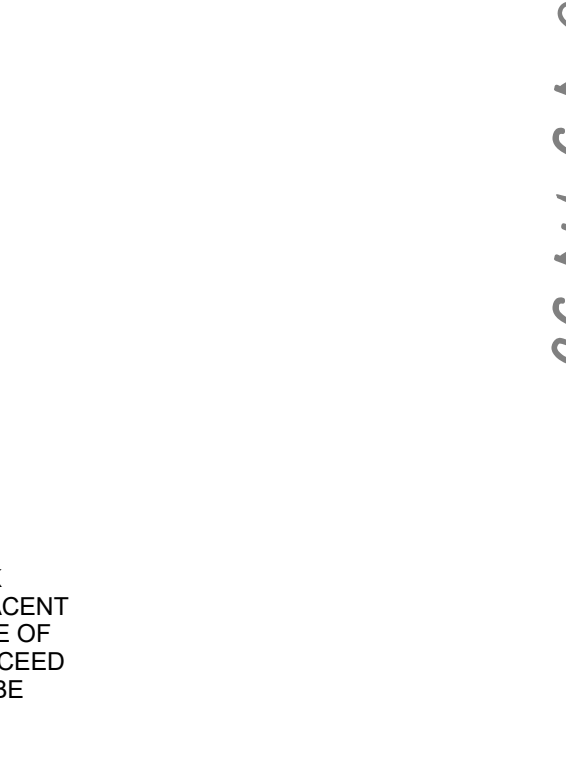
3 Trash Enclosure Gate Elevation
3/8" = 1'-0"



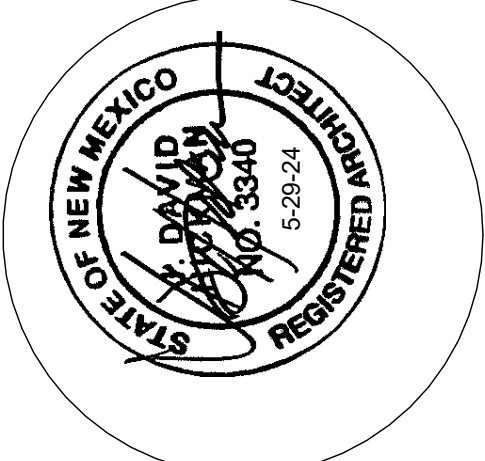
6 Motorcycle Parking Sign
3/4" = 1'-0"



7 Playground Warning Sign
3/4" = 1'-0"

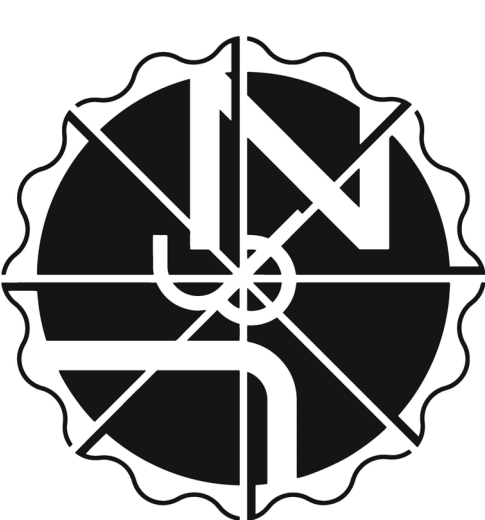


8 Handicap Parking Sign
3/4" = 1'-0"



JEEBS & ZUZU, LLC.
Architecture
Construction
Design-Build

5974 ANAHEIM AVENUE NE SUITE A
ALBUQUERQUE, NM 87113
P. 505-797-1318



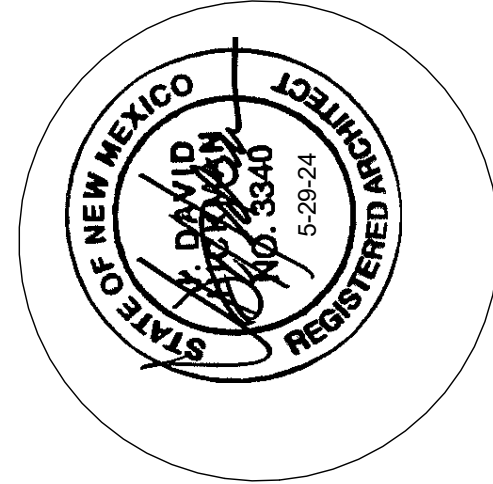
job no: -
drawn: Author
checked: Checker
date: Feb. 28, 2024

EAM
6-25-24

West Mesa Ridge
701 COORS BLVD NW ALBUQUERQUE NM 87121
sheet no:
TCL2.0

easy as pie

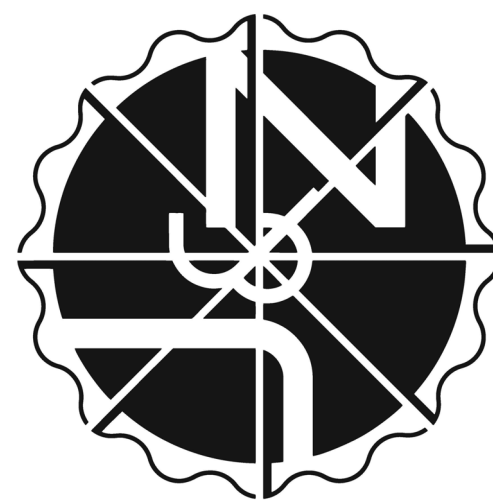
www.jeebsandzuzu.com



JEEBS & ZUZU, LLC.

5974 ANAHEIM AVENUE NE SUITE A
ALBUQUERQUE, NM 87113
P. 505-797-1318

**Architecture
Construction
Design-Build**



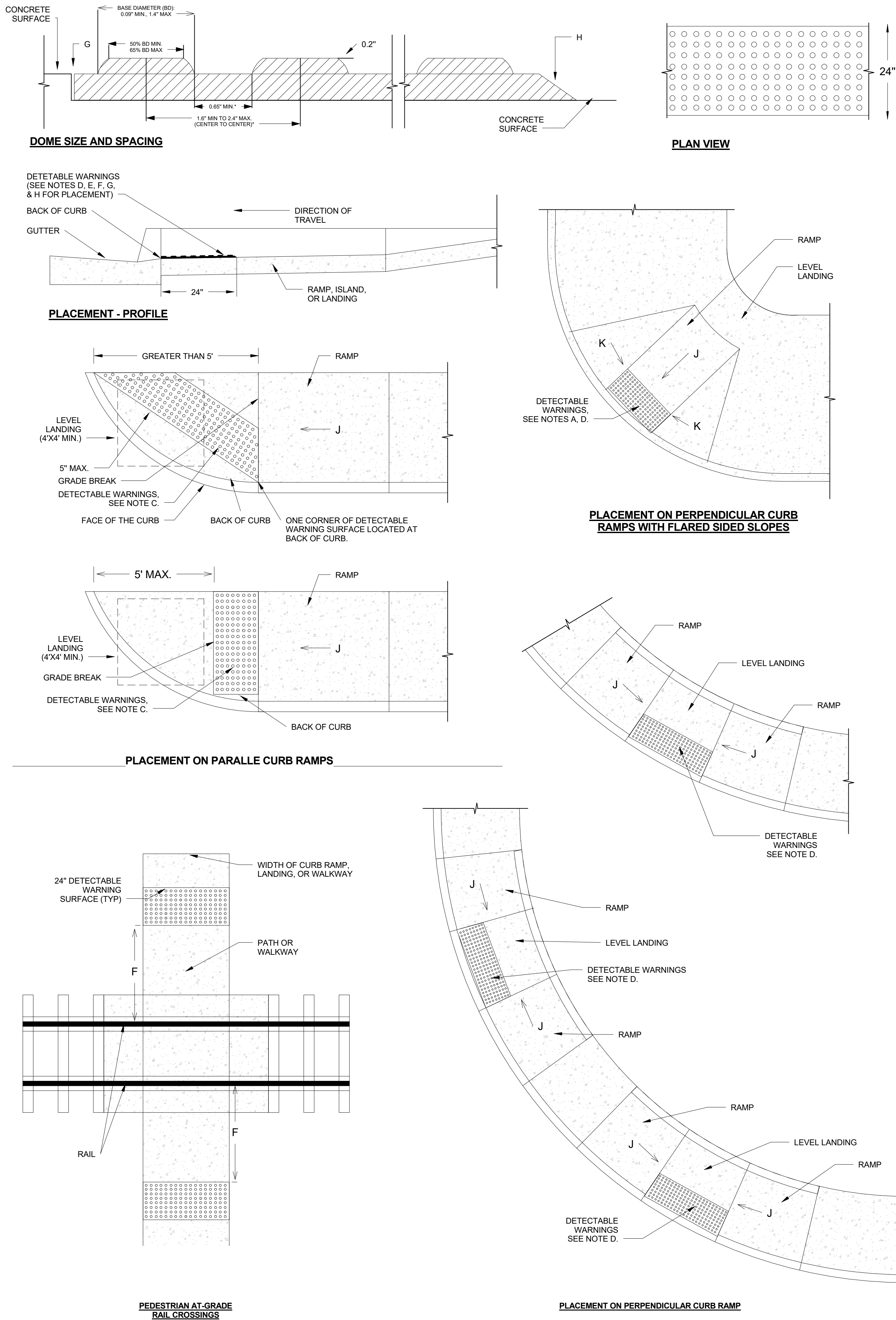
job no:	-
drawn:	EAM
checked:	J&Z
date:	Feb. 28, 2024

West Mesa Ridge
701 COORS BLVD NW ALBUQUERQUE NM 87121

sheet no:
TCL2.1

easy as pie

www.jeebsandzuzu.com



GENERAL NOTES FOR DWG 2446:

1. PROVIDE DETECTABLE WARNINGS ON ANY CURB RAMP OR LANDING WHERE THE ACCESSIBLE ROUTE CROSSES A PUBLIC STREET. DETECTABLE WARNINGS ARE NOT REQUIRED AT DRIVEWAYS UNLESS THE DIVEWAY IS PROVIDED WITH TRAFFIC CONTROL DEVICES OR IS PERMITTED TO OPERATE LIKE A PUBLIC STREET AS DETERMINED BY THE CITY ENGINEER.
2. SELECT A DETECTABLE WARNING SURFACE THAN CONTRASTS VISUALLY (LIGHT-ON-DARK OR DARK-ON-LIGHT) WITH ADJACENT SURFACES.
3. IN NEW CONSTRUCTION, INSTALL CAST-IN-PLACE REPLACEABLE DETECTABLE WARNING PLATES, PANELS, TILES, OR PAVERS. IN RETROFITS, INSTALL SURFACE-APPLIED DETECTABLE WARNING PANELS SHALL BE MECHANICALLY ANCHORED.

CONSTRUCTION NOTES:

- A. INSTALL DETECTABLE WARNING SURFACE SO THAT IT EXTENDS 24" IN THE DIRECTION OF TRAVEL FOR THE FULL WIDTH (NOT INCLUDING SIDE FLARES) OF THE RAMP OR LANDING.
- B. PLACE DETECTABLE WARNINGS SO THAT THE ROWS OF TRUNCATED DOMES ARE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP OR LANDING AND THE ROADWAY
- C. ON PARALLEL CURB RAMPS, PLACE DETECTABLE WARNINGS ON THE RAMP SURFACE AT THE GRADE BREAK IF GRADE BREAK IS WITHING 5' FROM BACK OF CURB. IF THE GRADE BREAK IS GREATER THAN 5' FROM BACK OF CURB, PLACE DETECTABLE WARNINGS AT A DIAGONAL USING A MAXIMUM DISTANCE OF 5' FROM FACE OF CURB.
- D. ON PERPENDICULAR CURB RAMPS, PLACE DETECTABLE WARNINGS AT THE BACK OF CURB.
- E. ON CUT-THROUGH ISLANDS, PLACE DETECTABLE WARNINGS IN LINE WITH THE BACK OF CURB IF DETECTABLE WIRNINGS SUREFACES ON THE ENTRANCE AND EXIT SIDES OF THE ISLAND CAN BE SEPARATED BY 2' MIN. OF WALKWAY. IF NECESSARY TO ACHIEVE 2' MIN. SEPERATION, PLACE DETECTABLE WARNINGS IN LINE WITH THE FACE OF CURB. IF THE ISLAND HAS NO CURB, PLACE DETECTABLE WARNINGS AT THE EDGE OF ROADWAY. SEE COA STD DWG. 2448.
- F. PLACE DETECTABLE WARNINGS AT RAIL CROSSINGS SO THAT THE EDGE NEAREST THE RAIL IS 6' TO 15' FROM THE CENTERLINE OF THE NEAREST RAIL ALIGH ROWS OF TRUNCATED DOMES PARALLEL TO THE DIRECTION OF TRAVEL.
- G. RECESS OR CAST-IN DETECTABLE WARNINGS SO THAT THE SURFACE TO WHICH THE TRUNCATED DOMES ARE ATTACHED IS FLUSH WITH ADJACENT CONCRETE.
- H. IN RETROFITS, DETECTABLE WARNING MAT MAY BE MECHANICALLY ANCHORED TO THE SURFACE OF THE CONCRETE IF THE MAT EDGE IS BEVELED WITH A MAXIMUM SLOPE OF 2H: 1V.
- J. 8.3% MAX SLOPE, 7% PREFERRED SLOPE.