CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

January 16, 2025

Christopher Whyman, Design Manager Dekker/Perich/Sabatini Architects 7601 Jefferson NE, Suite 100 Albuquerque, NM, 87109

christopherw@dekkerdesign.org

Re: Lofts at Winrock
7500 Indian School NE
Traffic Circulation Layout

Engineer's Stamp 1-9-25 (J19D089)

Dear Mr. Whyman,

The TCL submittal received 1-15-2025 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.

Albuquerque

PO Box 1293

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 <u>Drainage and Transportation Information Sheet</u> to the <u>PLNDRS@cabq.gov</u> for log in and evaluation by Transportation.

NM 87103

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.

www.cabq.gov

Sincerely,

Sertil A. Kanbar

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

C: CO Clerk, File



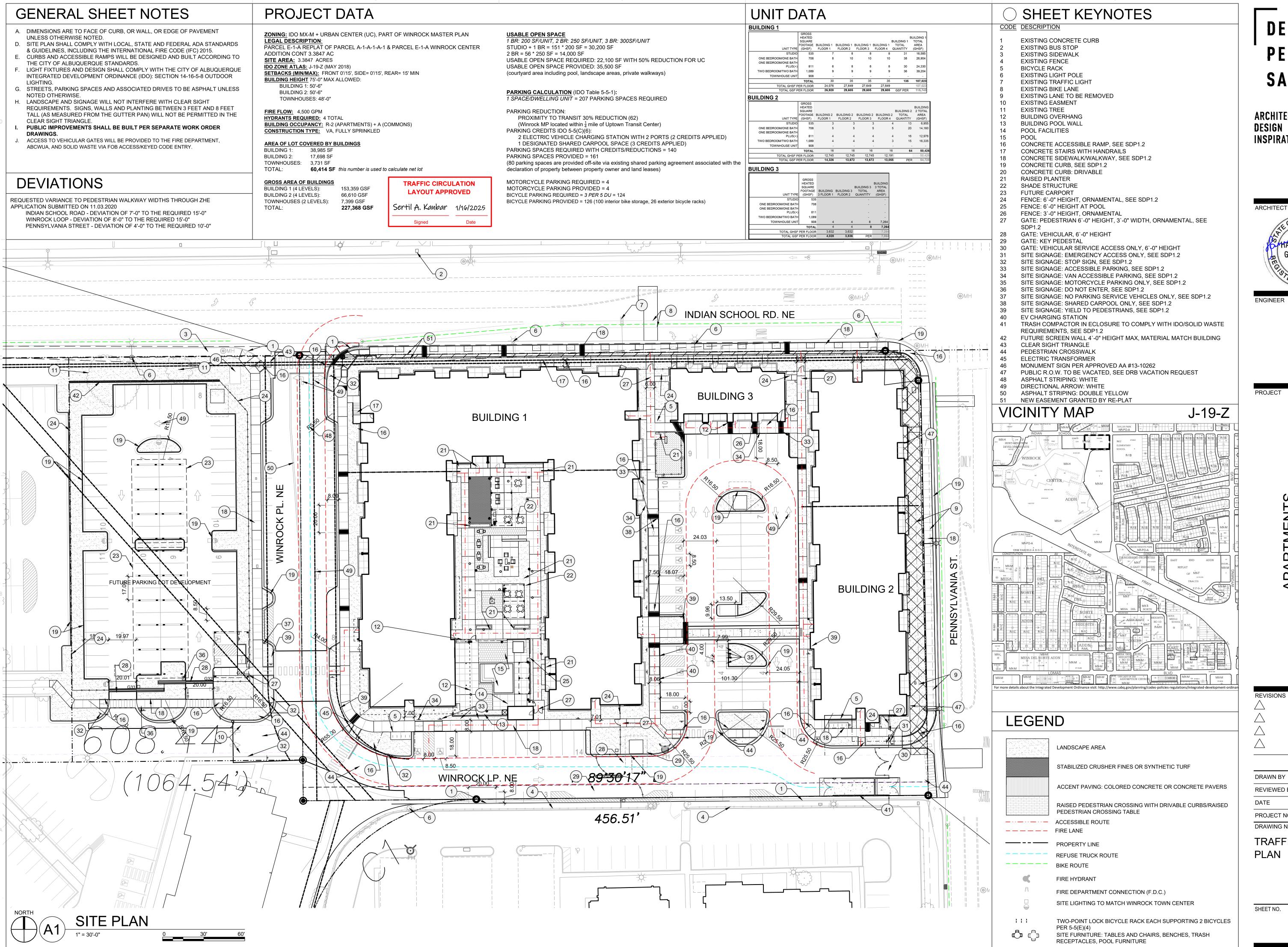
City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Lofts at Winrock Buildin	g Permit #_2022-03083_Hydrology File #	
DRB #PR-2018-001579 , SI-2020-01477		
Legal Description: PARCEL E-1-A REPLAT OF PARCEL	_ A-1-&ityAAd&ress OR Parcel_7500 INDIAN SCHOOL RD NE	
PARCEL E-1A WINROCK CENTER ADDITION CONT. 3,3	847 AC.	
Applicant/Agent: Dekker/Perich/Sabatini Architects	Contact: Anthony Santi	
Address: 7601 Jefferson St. NE, Ste. 100	Phone: 505-761-9700	
Email: anthonys@dpsdesign.org		
Applicant/Owner: Goodman Realty Group	Contact: Darin Sand	
Address: 100 Sun Avenue NE, Suite 210	Phone: 505-881.0100	
Email:sand@goodmanrealty.com		
TYPE OF DEVELOPMENT:PLAT (#of lots)R	ESIDENCE XDRB SITE ADMIN SITE:	
RE-SUBMITTAL:YES X NO		
DEPARTMENT: X TRANSPORTATION	HYDROLOGY/DRAINAGE	
Check all that apply:		
	PE OF APPROVAL/ACCEPTANCE SOUGHT:	
ENGINEER/ARCHITECT CERTIFICATION	BUILDING PERMIT APPROVAL	
PAD CERTIFICATION	CERTIFICATE OF OCCUPANCY	
CONCEPTUAL G&D PLAN	CONCEPTUAL TCL DRB APPROVAL	
GRADING PLAN	PRELIMINARY PLAT APPROVAL	
DRAINAGE REPORT	SITE PLAN FOR SUB'D APPROVAL	
DRAINAGE MASTER PLAN	X SITE PLAN FOR BLDG PERMIT APPROVAL	
FLOOD PLAN DEVELOPMENT PERMIT APP.	FINAL PLAT APPROVAL	
ELEVATION CERTIFICATE	SIA/RELEASE OF FINANCIAL GUARANTEE	
CLOMR/LOMR	FOUNDATION PERMIT APPROVAL	
X TRAFFIC CIRCULATION LAYOUT (TCL)	GRADING PERMIT APPROVAL	
ADMINISTRATIVE	SO-19 APPROVAL	
TRAFFIC CIRCULATION LAYOUT FOR DRB	PAVING PERMIT APPROVAL	
— APPROVAL	GRADING PAD CERTIFICATION	
TRAFFIC IMPACT STUDY (TIS)	WORK ORDER APPROVAL	
STREET LIGHT LAYOUT	CLOMR/LOMR	
OTHER (SPECIFY)	FLOOD PLAN DEVELOPMENT PERMIT	
PRE-DESIGN MEETING?	OTHER (SPECIFY)	
DATE SUBMITTED: 01/15/2025		



DEKKER PERICH SABATINI

ARCHITECTURE DESIGN **INSPIRATION**

ARCHITECT

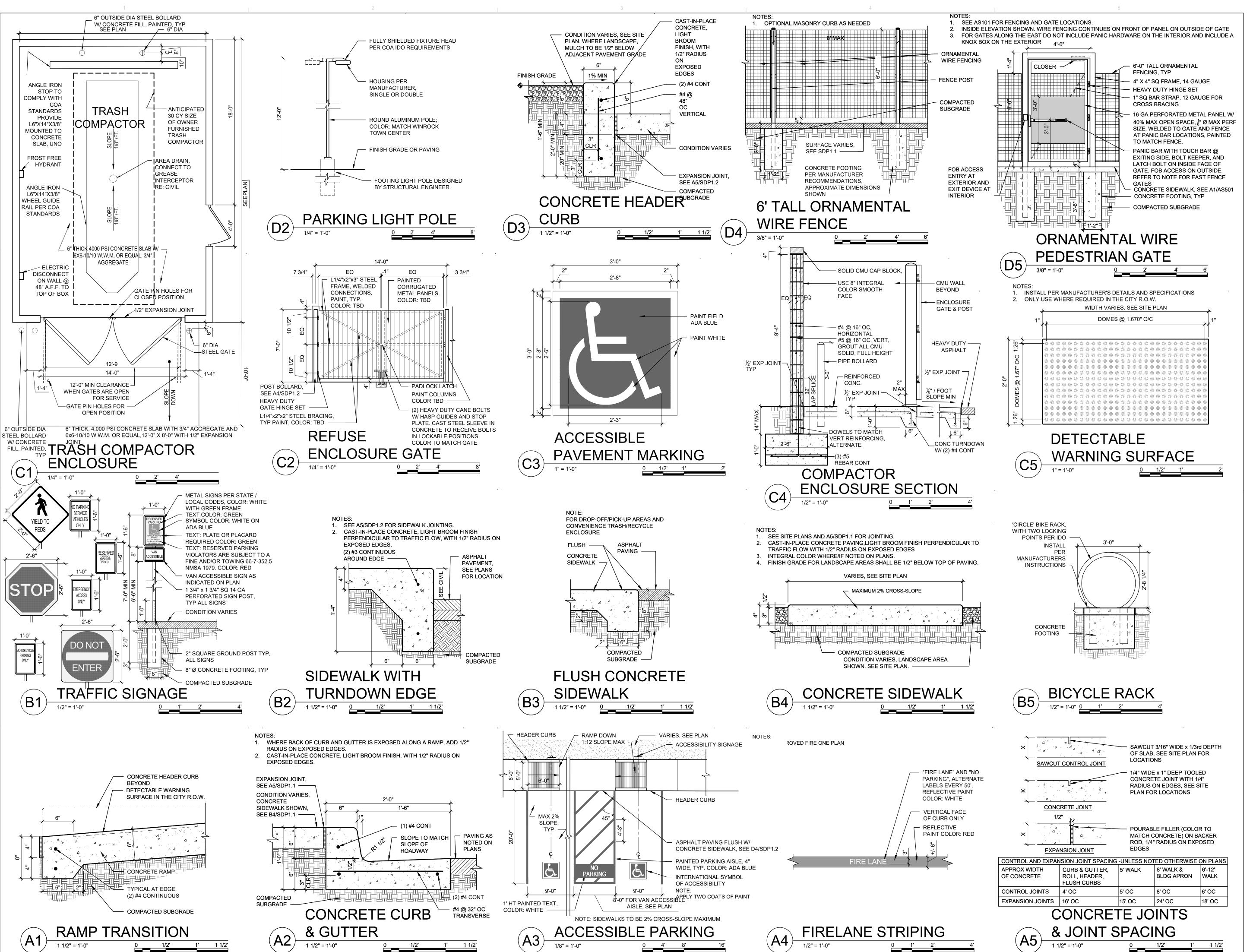


REVISIONS

DRAWN BY REVIEWED BY 01/09/2025 PROJECT NO. 19-0087 DRAWING NAME

TRAFFIC CONTROL PLAN

SHEET NO.



DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT



ENGINEER

TRAFFIC CIRCULATION LAYOUT APPROVED Sertil A. Kanbar 1/16/2025

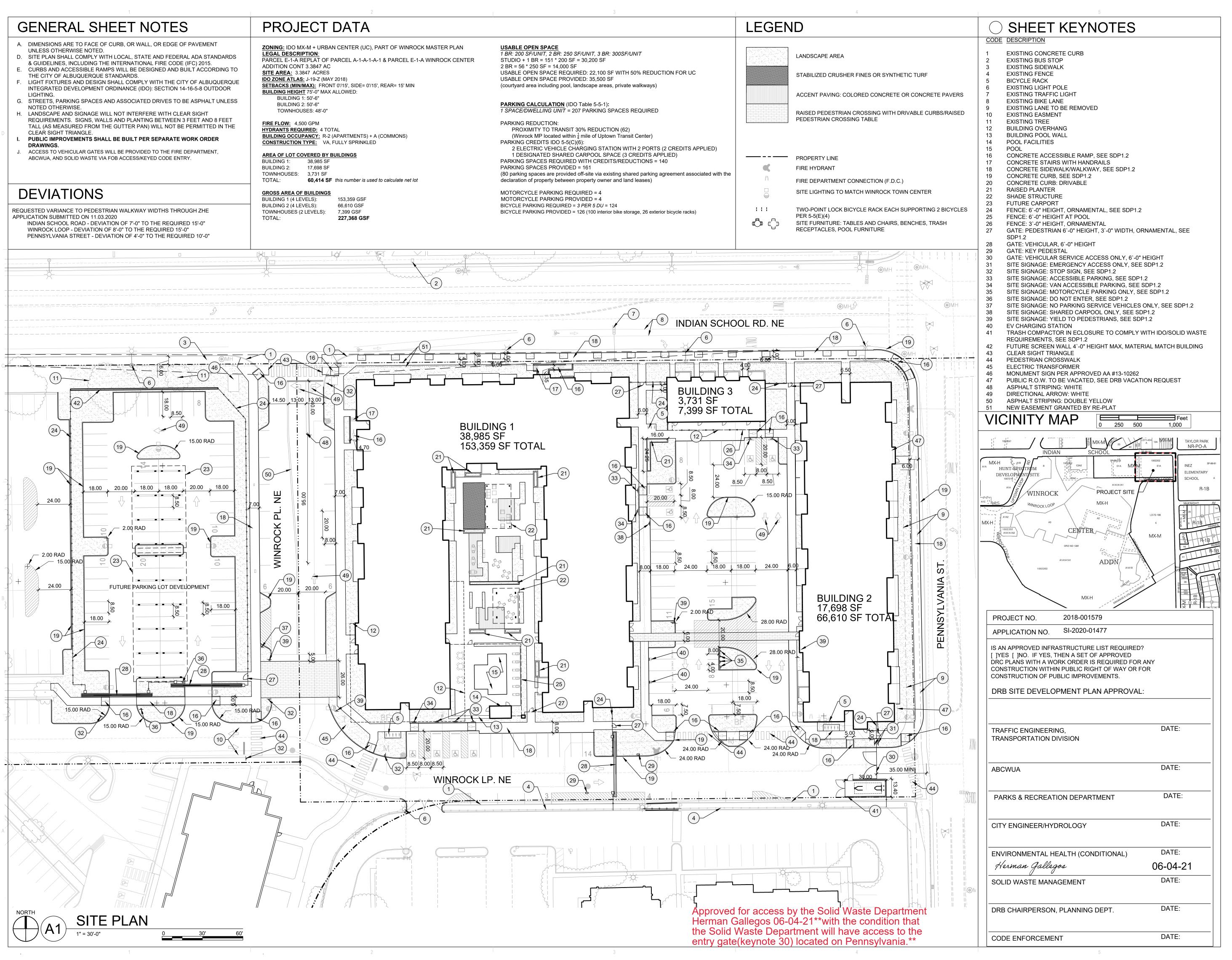
PROJECT

REVISIONS DVP/S

DRAWN BY Dekker **REVIEWED BY** Dekker 01.09.2025 PROJECT NO. 19-0087 DRAWING NAME

SITE **DETAILS**

SHEET NO.



DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

RONALD A. WITHERSPOON
No. 2502

PROJECT

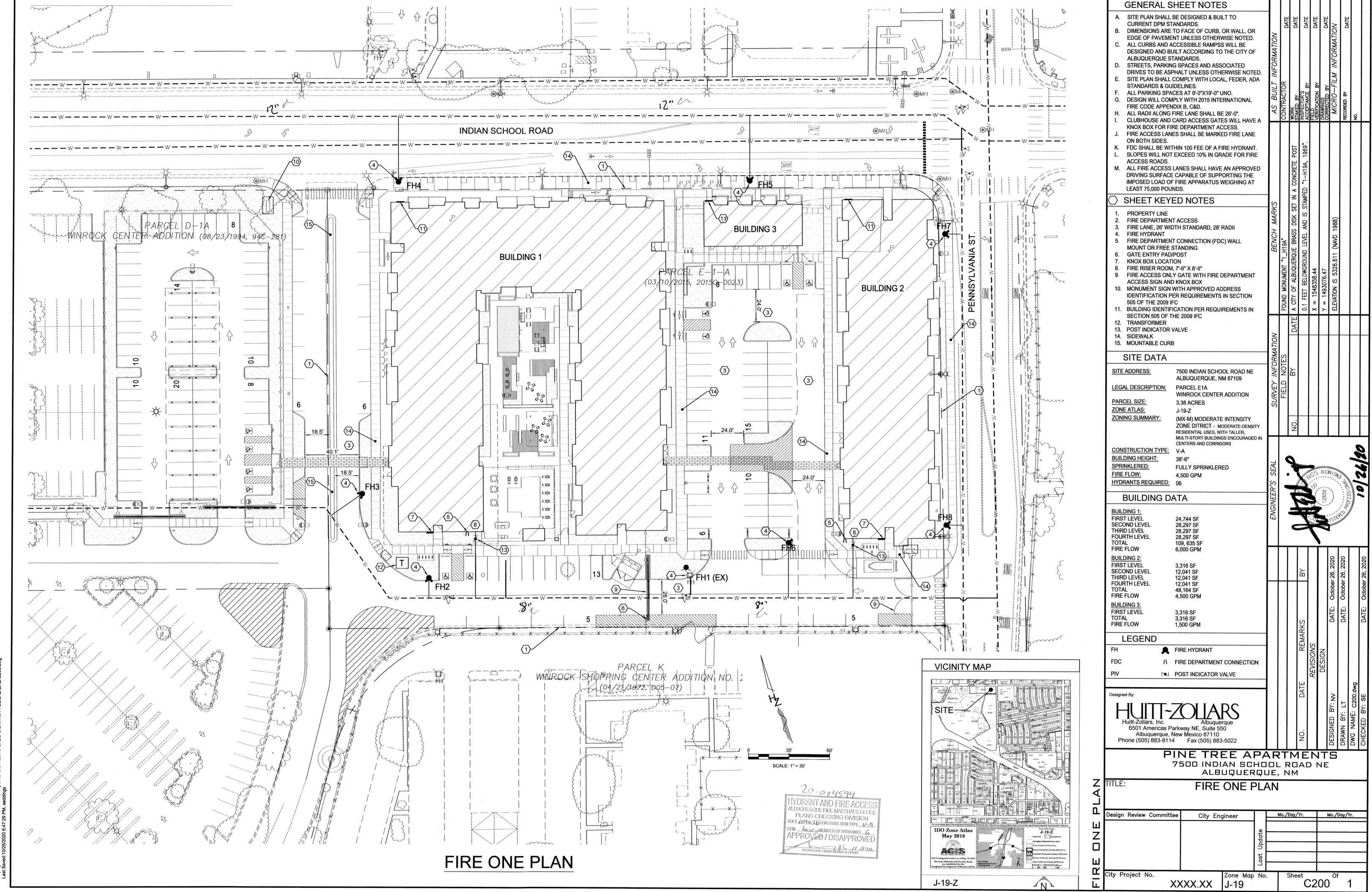
ENGINEER

APARTMENTS
AT INDIAN SCHOOL & PENNSYLVA
7500 INDIAN SCHOOL RD NE
ALBUQUERQUE, NM, 87110

DRAWN BY
D/P/S
REVIEWED BY
D/P/S
DATE
04.16.2021
PROJECT NO. 19-0087
DRAWING NAME

SITE PLAN

SDP1.1



routed: 10/25/2020 6:46:03 PM, By:Eddings, Scott

SHEET_



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Pine Tree Multi-Family	
Building Permit #: Hydrology File #: D0058	
Zone Atlas Page: <u>J-192</u> DRB#: EPC#:	Work Order#:
Legal Description: Parcel E.1.A & D.1A	
Development Street Address: <u>7500 Indian School Road NE</u>	Scott Eddings, PE
Applicant: Winrock Partners, LLC	Contact: <u>Huitt-Zollars, Inc.</u>
Address: 100 Sun Avenue NE, Suite 100, Albuquerque, NM 87109	
Phone#: <u>505-235-7211 or 505-892-5141</u> Fax#: <u>505-892-3259</u> E-mail: <u>seddings@huitt-zollars.com</u>	
Development Information	
Build out/Implementation Year: Current/Proposed	Zoning: MX-M/MX-M
Project Type: New: (X) Change of Use: () Same Use/Unchanged: () Sar	me Use/Increased Activity: ()
Proposed Use (mark all that apply): Residential: (x) Office: () Retail: () N	Mixed-Use: ()
Describe development and Uses: Multi-Family Complex	
Mulu-Family Complex	
Days and Hours of Operation (if known):	
Facility	
Building Size (sq. ft.):227, 061	
Number of Residential Units: <u>199 - Multi-Family</u>	
Number of Commercial Units:	
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):* 125 PM / 98 AM	
Driveway(s) Located on: Street Name Ex. Winrock Access from Indian School Road	

Adjacent Roadway(s) Posted Speed: Street Name Indian School Raod	Posted Speed 35
Street Name Pennsylvania	Posted Speed 35
* If these values are not known, assumptions will be made by City staff. Depending o	n the assumptions, a full TIS may be required
Roadway Information (adjacent to site)	
Comprehensive Plan Corridor Designation/Functional Classification: <u>Multi-Modal</u> (arterial, collector, local, main street)	
Comprehensive Plan Center Designation: <u>Urban</u> (urban center, employment center, activity center)	
Jurisdiction of roadway (NMDOT, City, County):	
Adjacent Roadway(s) Traffic Volume: 15,200 Volume-to-Capac (if applicable)	ity Ratio (v/c): 0.5 to 0.75
Adjacent Transit Service(s): Bus Line 6 Nearest Transit Stop(s): In	dian School & Pennsylvania
Is site within 660 feet of Premium Transit?: No	
Current/Proposed Bicycle Infrastructure: Existing Bike Lane / Indian School - 5' (bike lanes, trails)	
Current/Proposed Sidewalk Infrastructure: Existing Sidewalk - 6'	
Relevant Web-sites for Filling out Roadway Information: City GIS Information: http://www.cabq.gov/gis/advanced-map-viewer	
Comprehensive Plan Corridor/Designation: https://abc-zone.com/document/abc-comp-plan-	-chapter-5-land-use (map after Page 5-5)
Road Corridor Classification: https://www.mrcog-nm.gov/DocumentCenter/View/1920/Loeph?bidId =	ong-Range-Roadway-System-LRRS-
Traffic Volume and V/C Ratio: https://www.mrcog-nm.gov/285/Traffic-Counts and	s://public.mrcog-nm.gov/taqa/
Bikeways : http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%81)	20FINAL_Jun25.pdf (Map Pages 75 to
TIS Determination	
<u>Note:</u> Changes made to development proposals / assumptions, from the information particle.	provided above, will result in a new
Traffic Impact Study (TIS) Required: Yes [] No []	
Thresholds Met? Yes [] No [
Mitigating Reasons for Not Requiring TIS: Previously Studied: [] Notes: The development is within an Urban Center, No TIS is required only a TS	F.
MPP.E. 10/20/2020	

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Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, 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.