

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

October 19, 2022

Treveston Elliott, RA  
Treveston Elliott Architect  
811 12 St. NW  
Albuquerque, NM 87102

**Re: 98<sup>TH</sup> and Central Warehouse**  
**98<sup>th</sup> and Central**  
**Traffic Circulation Layout**  
Architect's Stamp 09-21-22 (K09-D052)

Dear Mr. Elliott,

Based upon the information provided in your submittal received 09-27-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Curb return design need to be provided for the site accesses.
2. Please provide the width for all the proposing parking spaces.
3. Define the ADA pathway from the public sidewalk and from the ADA aisles to the building entrance, by labeling the ramps, flush, and show the building entrance on the site plan.
4. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
5. Provide a copy of Fire Marshal approval.
6. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
7. Please specify the City Standard Drawing Number when applicable.
8. Work within the public right of way requires a work order with DRC approved plans.
9. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
10. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 Vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (Contact Matt Grush: [mgrush@cabq.gov](mailto:mgrush@cabq.gov)).
11. Please provide a letter of response for all comments given.

PO Box 1293

Albuquerque

NM 87103

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

# CITY OF ALBUQUERQUE

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Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

PO Box 1293

Marwa Al-najjar  
Associate Engineer, Planning Dept.  
Development Review Services

Albuquerque

NM 87103

\ma via: email  
C: CO Clerk, File

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



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** 98th and Central Warehouse **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** 9561 / 9541 / 9531 / 9511 Central Ave. NW Albuquerque, New Mexico 87121

**Applicant:** Treveston Elliott Architect **Contact:** Treveston Elliott

**Address:** 811 12th Street NW, Albuquerque New Mexico 87102

**Phone#:** 505-259-4617 **Fax#:** \_\_\_\_\_ **E-mail:** treveston@tearchitect.com

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**TYPE OF DEVELOPMENT:** 6 PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE \_\_\_\_\_

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes X No

**DEPARTMENT** X TRANSPORTATION \_\_\_\_\_ HYDROLOGY/DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) \_\_\_\_\_
- ☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

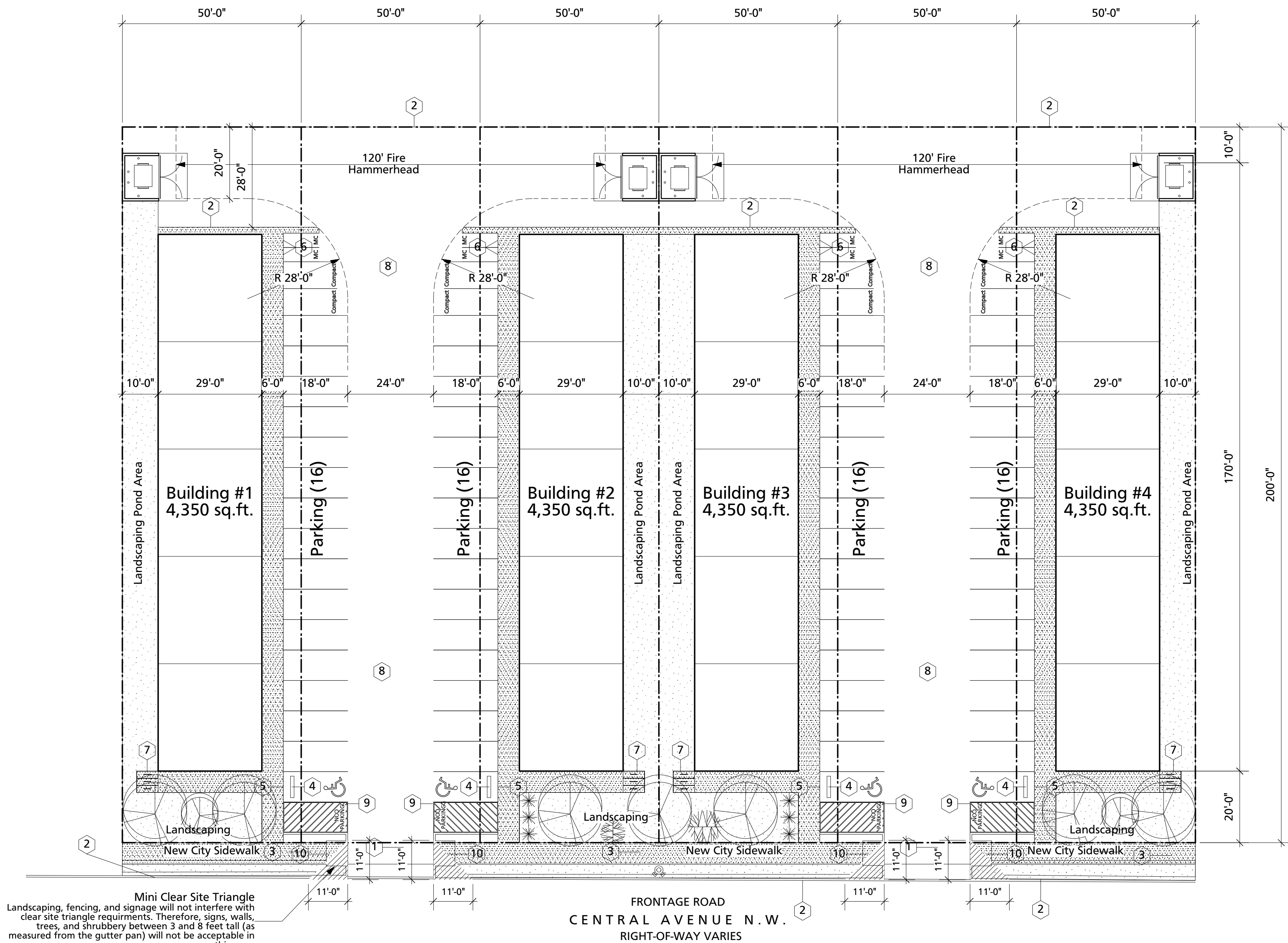
**DATE SUBMITTED:** September 23, 2022 **By:** Treveston Elliott Architect

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_





### PARKING REQUIREMENTS

Warm Shell (assuming warehouse use)

1/1,000 GSF  
(Warm Shell Assuming Warehouse Use) 17,400=17.4

Total Spaces required = 17  
ADA = 1 (1 Van)  
Motorcycle = 3  
Bicycle = 3

Total Spaces Required = 18  
Total Spaces Provided = 64 + 8 Compact  
4 ADA VAN  
8 Motorcycle  
12 Bicycle

### PROJECT AREA

Table 503  
BUILDING #1 = 4,350 Sq.Ft. (NON- Sprinkled)  
BUILDING #2 = 4,350 Sq.Ft. (NON- Sprinkled)  
BUILDING #3 = 4,350 Sq.Ft. (NON- Sprinkled)  
BUILDING #4 = 4,350 Sq.Ft. (NON- Sprinkled)

ALLOWABLE AREA = B @ 9,000 sq.ft. / 2 Stories per tables  
504.4 / 506.2

### MINIMUM LANDSCAPE

per 14-16-5-6  
Site Area 1.37 Acres 60,000 sq.ft.  
Building Footprint 17,400 sq.ft.  
Parking Lot Area 27,630 sq.ft.

Landscape Area Required  
15% of 26,988sq.ft. = 6,390 sq.ft.  
Landscape Area Provided: = 8,480 sq.ft.

### Plant Material

- Chitalpa mature 15' spread 20' hgt.
- Desert Willow mature 15' spread 20' hgt.
- Fountain Grass mature 2' spread 3' hgt.
- Apache Plume mature 4' spread 3' hgt.
- Russian Sage mature 4' spread 4' hgt.

Irrigation System  
Irrigation system standards outlined in the Water Conservation Landscape and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system is existing and shall be tested by the contractor and repaired if required.

## PROJECT SUMMARY

Construct four warm shell metal buildings.

## PROJECT INFORMATION

### PROJECT ADDRESS

9561 / 9551 / 9541 / 9531 / 9521 / 9511 Central Ave. NW  
Albuquerque, New Mexico 87121

### APPLICABLE CODES

2015 International Building Code  
2015 Uniform Plumbing Code  
2015 Uniform Mechanical Code  
2017 National Electrical Code  
2018 International Energy Conservation Code

### ZONING

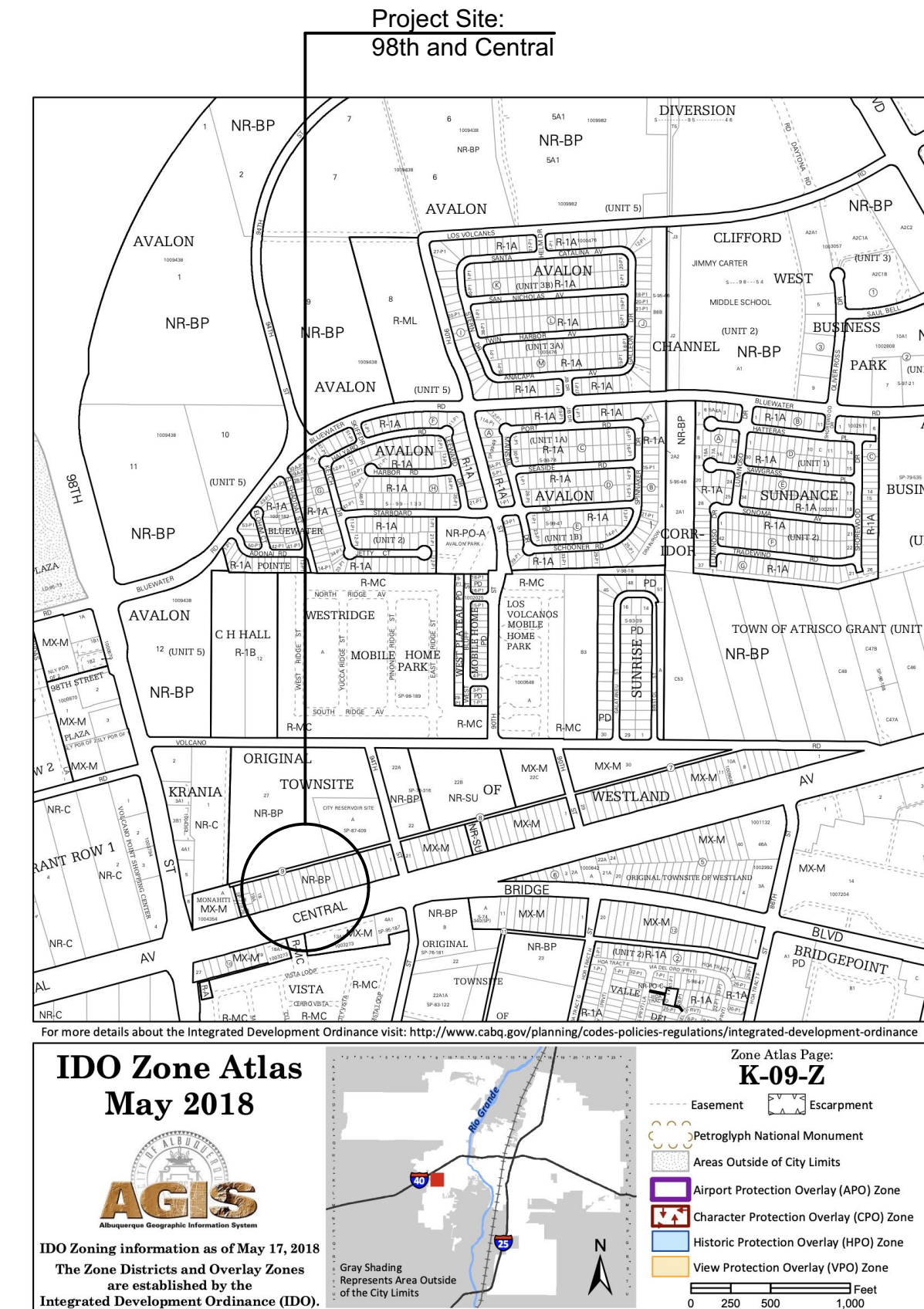
NR-BP

### KEYED NOTES

- CONCRETE DRIVEPAD PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2425 SEE DETAIL TCL SHEET
- CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2415A SEE DETAIL TCL SHEET
- CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2430 SEE DETAIL TCL SHEET
- 6' X 5.75' X 4" H WHEEL STOP. PROVIDE (2) 18" LONG #4 REBAR STAKES AT EA. STOP WITH IN PARKING SPACES AS INDICATED SEE DETAIL TCL SHEET
- ADA ACCESSIBLE PARKING SIGN SEE DETAIL THIS SHEET
- MOTORCYCLE PARKING SIGN SEE DETAIL #4 THIS SHEET WITH WORDS "MC" IN CAPITAL LETTERS 1" HIGH 2" STROKE AS CLOSE TO WHERE ADJACENT VEHICLES REAR TIRE WOULD BE PARKED
- BICYCLE RACK SEE DETAIL THIS SHEET
- PARKING AND DRIVE AISLE FOR FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF APPARATUS WEIGHING AT LEAST 75,000 POUNDS. CONTRACTOR TO PROVIDE ENGINEER DATA FOR APPROVAL.
- PARKING STRIPING 2" WIDE X 2' O.C. DIAGONAL PAINT STRIPING. SEE INDICATED LAYOUT WITH 3'X3' HANDICAP SYMBOL AND WORDS "NO PARKING" IN CAPITAL LETTERS 1" HIGH 2" STROKE AS CLOSE TO WHERE ADJACENT VEHICLES REAR TIRE WOULD BE PARKED
- ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST INCLUDE A WORK ORDER
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER

### LEGEND

- PROPERTY LINE
- NEW CONCRETE
- LANDSCAPE AREA



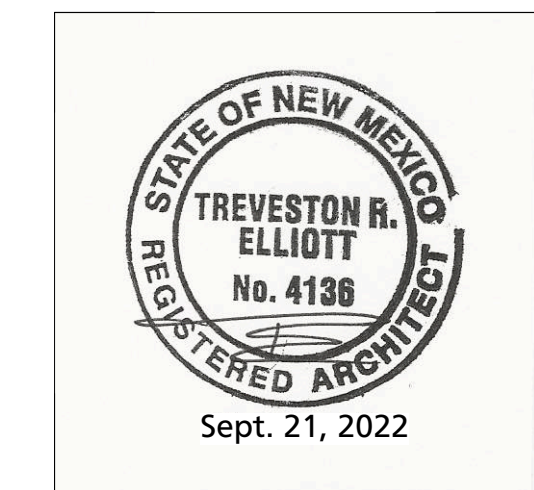
TREVESTON ELLIOTT  
ARCHITECT

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ALBUQUERQUE, NEW MEXICO  
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C 505.259.4617  
treveston@earthlink.com  
www.earthlink.com

98th and Central

CONCEPT STUDY

ALBUQUERQUE, NEW MEXICO



Date: Sept. 21, 2022

Sheet: Traffic Circulation Layout

TCL