

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



*Mayor Timothy M. Keller*

November 4, 2024

Genny Donart,  
Isaacson & Arfman, Inc.  
128 Monroe St NE,  
Albuquerque, NM 87108

**Re: Rio Grande Redi-Mix Addition  
202 94th Street SW  
Traffic Circulation Layout  
Engineer's/Architect's Stamp 10-07-24 (K09D055)**

Dear Ms. Donart,

The TCL submittal received 09-23-2024 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 [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,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

\xxx via: email  
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: \_\_\_\_\_





- # KEYED NOTES
1. EXISTING ASPHALT PAVEMENT TO REMAIN.
  2. EXISTING BUILDING TO REMAIN.
  3. ADA PARKING AND ACCESS AISLE STRIPING, SEE DETAILS THIS SHEET.
  4. MOTORCYCLE PARKING STRIPING.
  5. WALL MOUNTED ADA PARKING SIGN, SEE DETAIL THIS SHEET.
  6. MOTORCYCLE PARKING SIGN, SEE DETAIL THIS SHEET.
  7. 6" THICK PCC PAVEMENT.
  8. PARKING WHEEL STOP.
  9. 6" THICK BASE COURSE ACCESS ROUTE
  10. BIKE RACK, SEE DETAIL THIS SHEET.
  11. ASPHALT PAVEMENT PER SECTION BELOW.
  12. 5' WIDE PCC SIDEWALK, PER COA STD DWG 2430.
  13. REMOVE AND DISPOSE EXISTING TEMPORARY ASPHALT CURB.
  14. 2' WIDE, 5' LONG DETECTABLE WARNING DEVICE.
  15. 2' WIDE, 5' LONG PAINTED WHITE CROSSWALK STRIP.

GENERAL NOTE	
A.	DIMENSIONS ARE TO FACE OF WALL, EDGE OF BASE COURSE, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
B.	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 CLEAR SIGHT TRIANGLE.

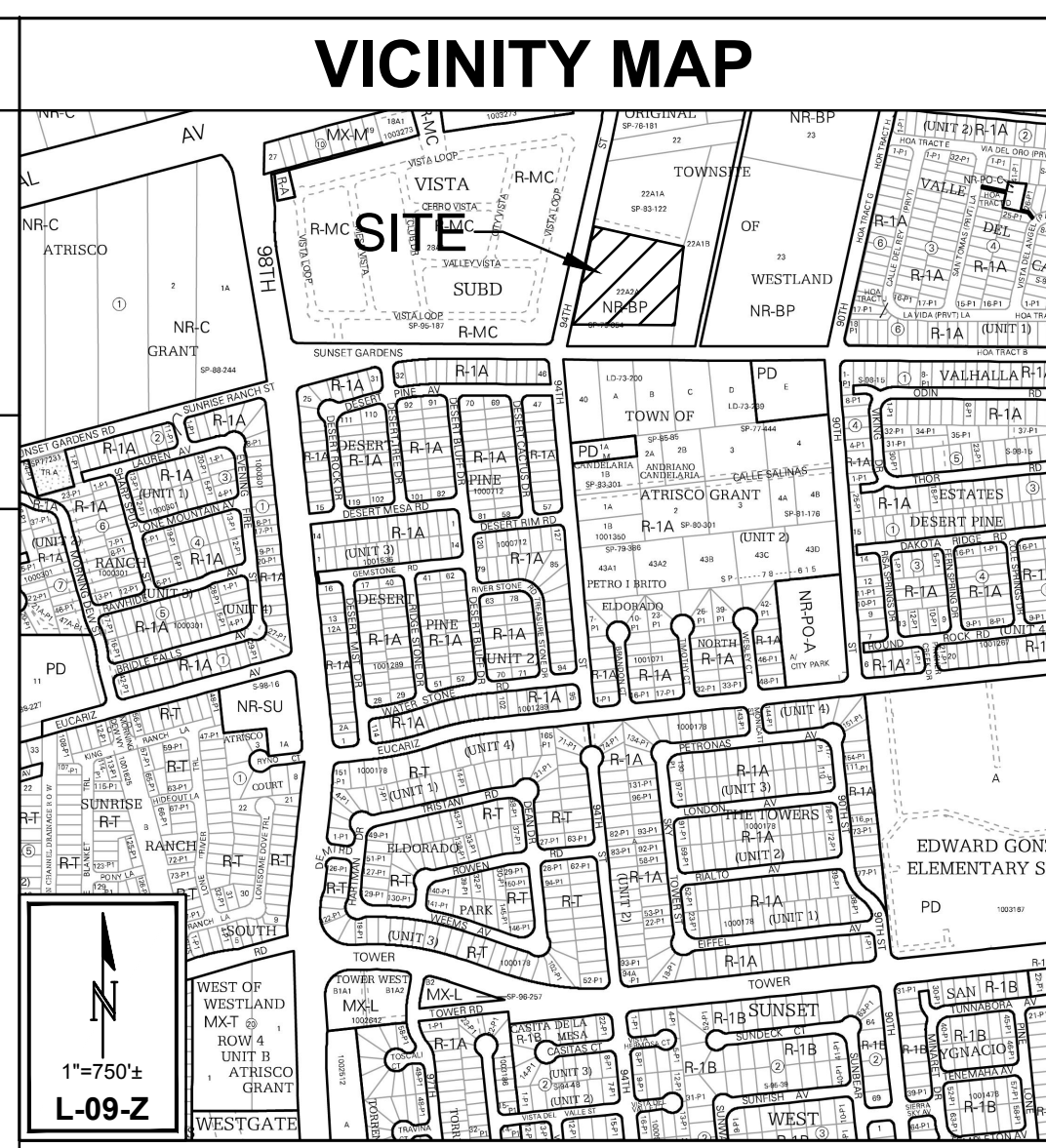
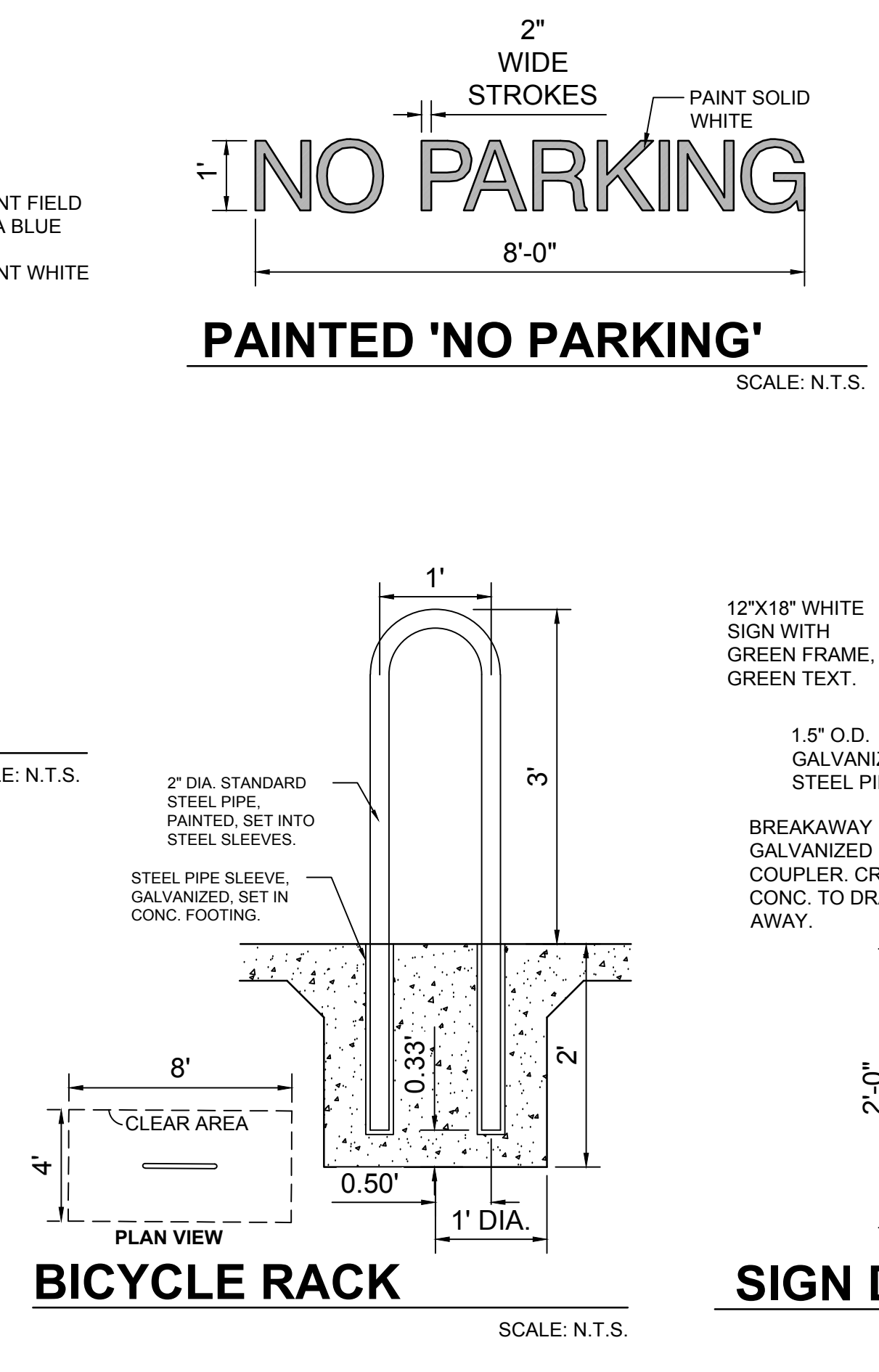
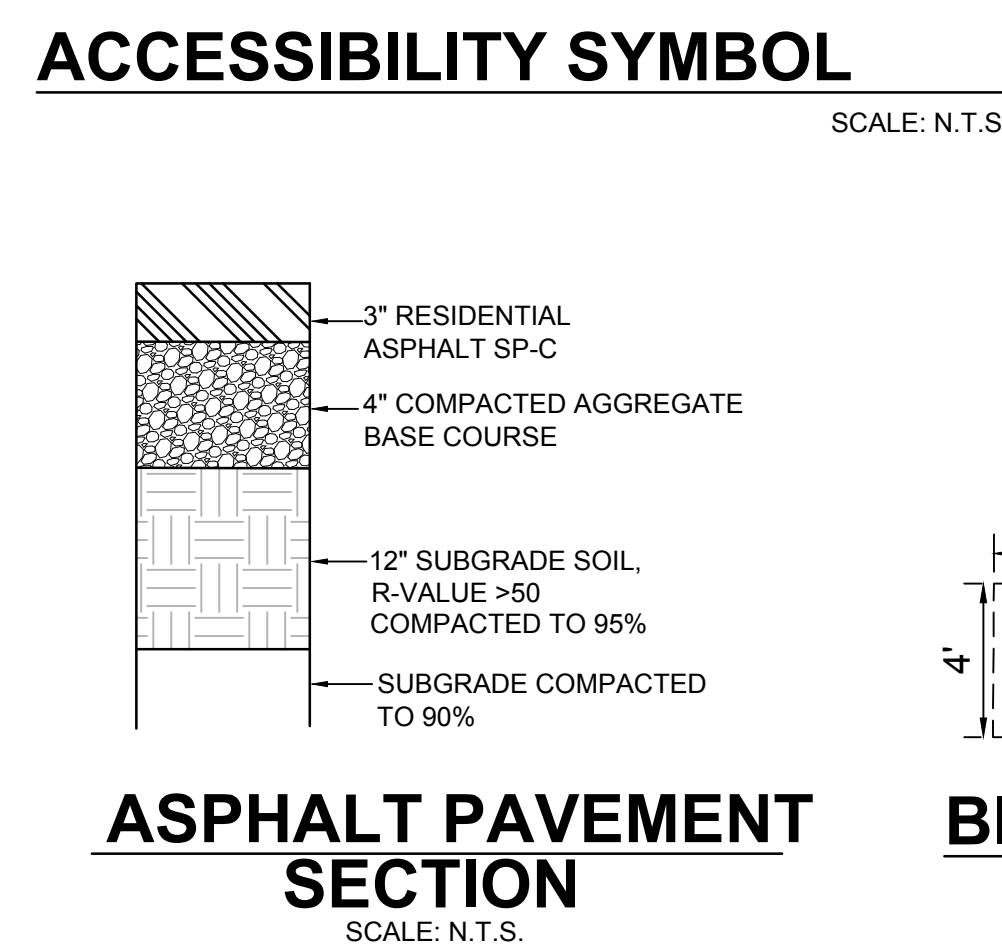
## ACCESSIBLE RAMPS, WALKS & PARKING

SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%.

ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%).

ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

EXISTING SIDEWALKS SHALL BE IN SUBSTANTIAL COMPLIANCE WITH ADA STANDARDS OR IT SHALL BE REPAIRED OR REPLACED.



**LEGAL DESCRIPTION:** LOT 22-A-2-A, BLOCK 11, CITY OF ALBUQUERQUE,  
BERNALILLO COUNTY, NEW MEXICO.

**SITE ADDRESS:** 202 94TH ST. SW  
**SITE AREA:** 2.185 ACRES

**ZONING:** NR-GM, GENERAL MAUNFACTURING

**PROPOSED DEVELOPMENT:** NEW OFFICE BUILDING WITH CORRESPONDING  
ACCESS ROAD AND PARKING.

**ADJACENT ROADWAY SPEED LIMIT:**  
94TH ST. SW = 25 MPH

**ASPEN CONCRETE OVERALL PARKING CALCULATIONS:**

PARKING REQUIRED:

PROPOSED LIGHT MANUFACTURING USE:

GROSS FLOOR AREA - 2400 sq. ft.

TOTAL FACILITY LIGHT MANUFACTURING USE:

GROSS FLOOR AREA - 12,920 sq. ft.

GROSS FLOOR AREA - 12,920 SQ. FT. HEAVY MANUFACTURING PARKING  
RATE:

1 STALL / 1,000 sq. ft. GFA

TOTAL LIGHT MANUFACTURING USE PARKING REQUIRED - 13 SPACES

TOTAL ADA PARKING REQUIRED (BASED ON 54 SPACES REQUIRED)  
= 1 ADA PARKING SPACE (1 VAN)

MOTORCYCLE PARKING REQUIRED (BASED ON 1 SPACE REQUIRED)  
= 1 MOTORCYCLE PARKING SPACES

BICYCLE PARKING REQUIRED (BASED ON 1 SPACE REQUIRED):  
3 SPACES OR 10% OF REQUIRED OFF-STREET PARKING SPACES  
= 4 BICYCLE PARKING SPACES

PARKING PROVIDED:

PARKING PROVIDED ON PARKING LOT REDEVELOPMENT:

**13 PARKING SPACES**  
**1 ADA VAN PARKING SPACE**

