

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 23, 2024

Madison Jurewicz
Kimley-Horn, Inc
380 Interlocken Crescent
Broomfield, CO 80021

**Re: ABB ABQ Addition
6625 Bluewater Rd. NW
Conceptual Traffic Circulation Layout for DFT Approval
Engineer's Stamp 01-16-24 (K10-D011)**

Dear Ms. Jurewicz,

The conceptual TCL submittal received 01-19-2023 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 TCL for building permit approval, please ensure that both site access details are provided and updated to meet the current ADA city standard.**

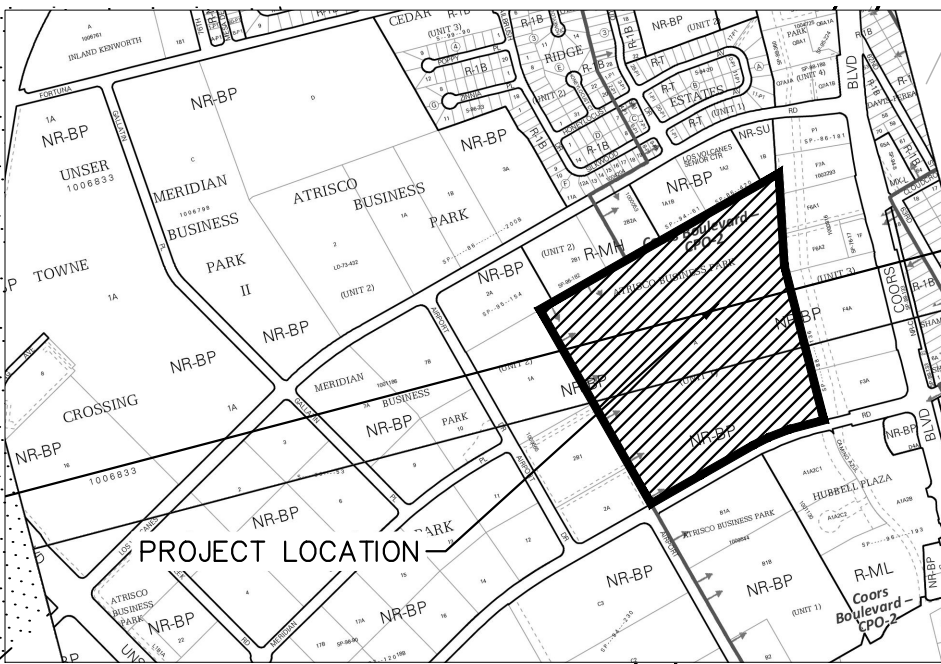
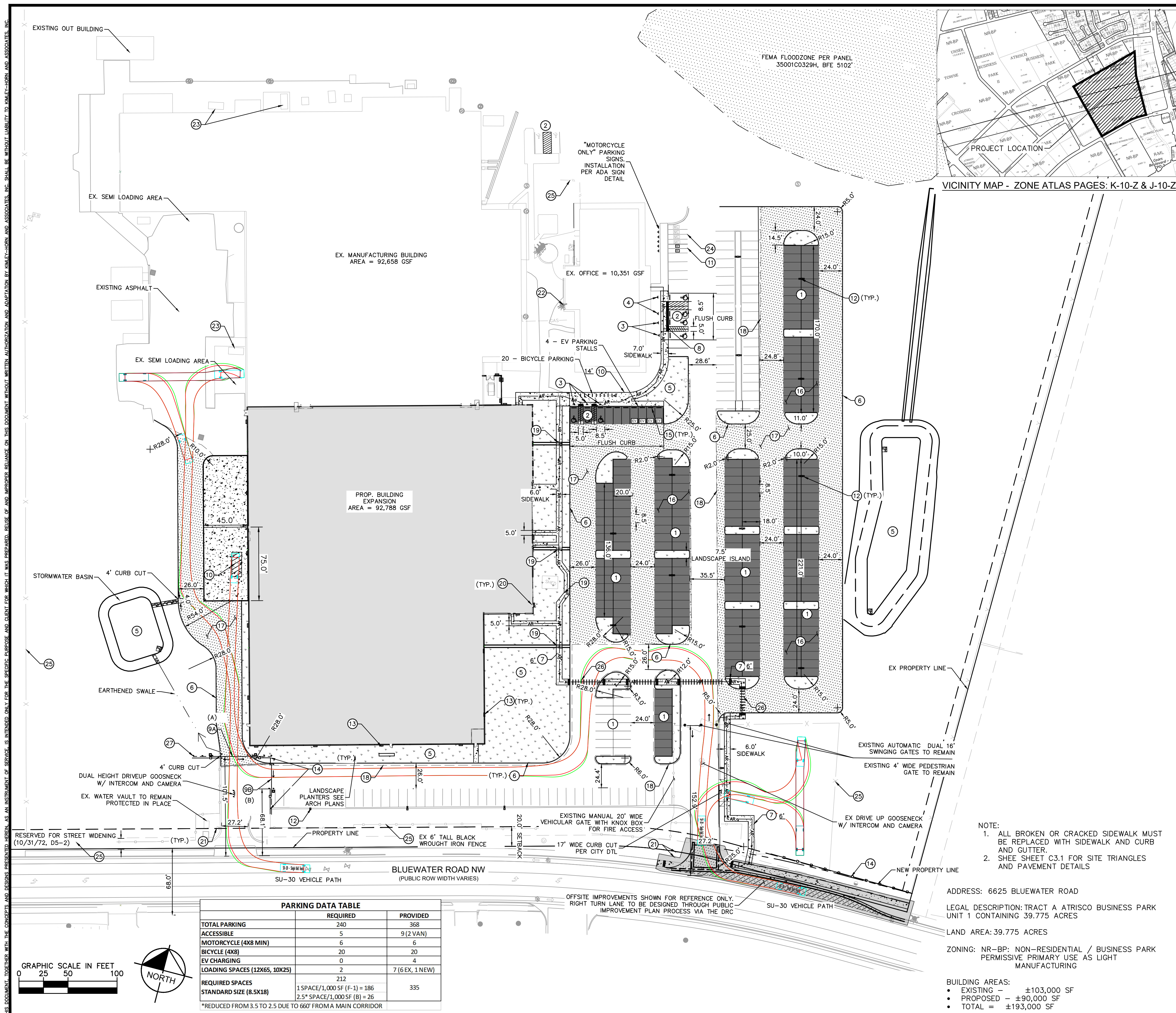
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and 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 front counter personnel 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

C: CO Clerk, File



- LEGEND:**
- | | |
|--|--|
| | PROPERTY LINE |
| | ADJACENT SECTION LINE |
| | EX. UTILITY ESMT |
| | EX. WROUGHT IRON FENCE |
| | EX. CHAIN LINK FENCE |
| | EX. FIRE HYDRANT/VALVE |
| | EX. FLAGPOLE |
| | EX. SITE LIGHT |
| | EX. SIGN |
| | PROP. 6" VERTICAL CURB PER CITY DTL |
| | PROP. BUILDING (SEE ARCH PLANS) |
| | PROP. HEAVY DUTY ASPHALT |
| | PROP. LIGHT DUTY ASPHALT |
| | PROP. CONCRETE |
| | PROP. LANDSCAPE (SEE LANDSCAPE PLANS) |
| | ACCESSIBLE ROUTE |
| | PROP. POLE MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN) |
| | PROP. BUILDING MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN) |
| | PROPOSED SIGN, TYPE PER KEYNOTES |

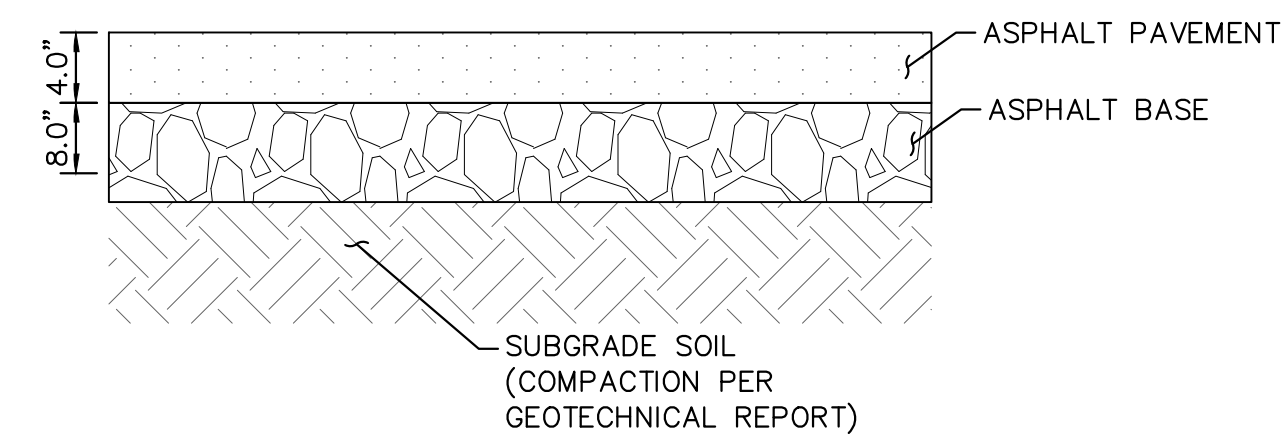
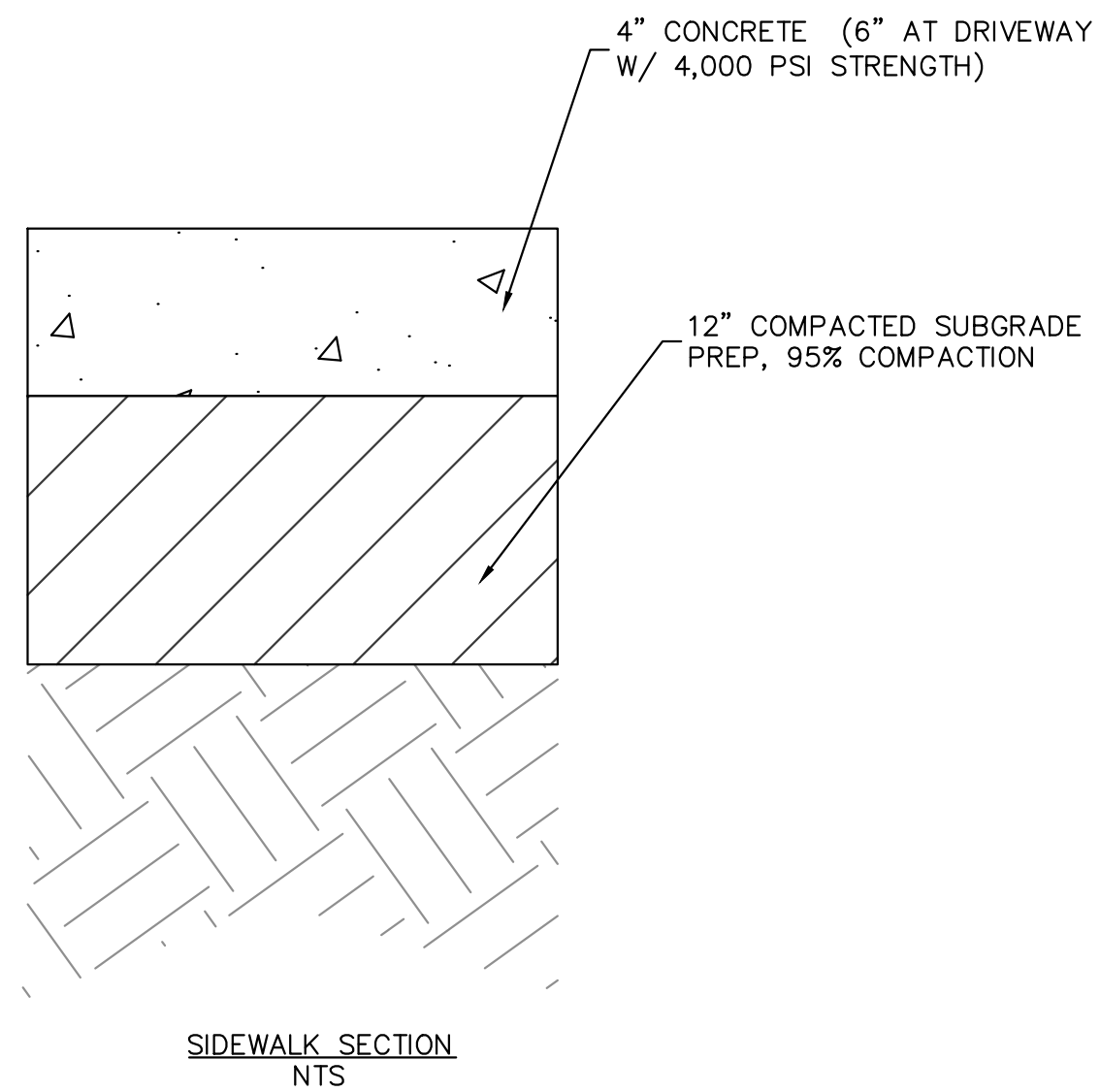
- | KEYNOTE LEGEND: | |
|-----------------|---|
| (1) | PROP. STANDARD 8.5'X18' PARKING STALLS |
| (2) | PROP. 8.5'X18' ACCESSIBLE PARKING STALLS |
| (3) | ACCESSIBLE PARKING SIGN (SEE DTL ON SHEET C1.2) |
| (4) | VAN ACCESSIBLE PARKING SIGN (SEE DTL ON SHEET C1.2) |
| (5) | PROP. LANDSCAPING (REFER TO LANDSCAPE PLANS) |
| (6) | PROP. 6" VERTICAL CURB PER CITY DETAIL 2415A |
| (7) | PROP. CONCRETE SIDEWALK WIDTH PER PLAN (SEE DTL SHEET C3.1) |
| (8) | ACCESSIBLE CURB RAMP PER CITY DTL 2441, 2443, 2445, 2448) |
| (9A) | PROP. 40' AUTOMATIC CANTILEVER GATE W/ KNOX BOX (SEE DTL SHEET C1.2) |
| (9B) | PROP. 26' AUTOMATIC SLIDING CANTILEVER GATE W/ KNOX BOX (SEE DTL ON SHEET C1.2) |
| (10) | PROP. TEMPORARY LOADING ZONE (10X25) |
| (11) | PROP. MOTORCYCLE STALL (4' X 8') W/ MOTORCYCLE PARKING SIGN |
| (12) | NEW LIGHT POLE (SEE LIGHTING PLANS) |
| (13) | NEW WALL MOUNTED LIGHTING (SEE LIGHTING PLANS) |
| (14) | NEW 6" BLACK WROUGHT IRON FENCE (SEE SHEET C1.2) |
| (15) | WHEEL STOP |
| (16) | LIGHT DUTY PAVEMENT (SEE DTL SHEET C3.1) |
| (17) | HEAVY DUTY PAVEMENT (SEE DTL SHEET C3.1) |
| (18) | SAWCUT LINE |
| (19) | PROP. SIDEWALK CHASE |
| (20) | EX. LIGHT POLES (TO REMAIN) |
| (21) | EX. SIGNAGE (TO REMAIN) |
| (22) | EX. FIRE HYDRANTS (TO REMAIN) |
| (23) | EXISTING OPEN TOP ROLL TRASH CONTAINER |
| (24) | EX. MOTORCYCLE PARKING (TO REMAIN) |
| (25) | EX. SITE SECURITY FENCING (TO REMAIN) |
| (26) | PROP. CROSS WALK STRIPING PER CITY STDs |
| (27) | BOLLARDS PER CITY DETAIL 2250 |

- DIMENSION NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL CURB SHALL BE 6" STANDARD EXCEPT WHERE OTHERWISE NOTED ON PLANS.
 3. REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTINGS.
 4. ALL CURB RETURN RADIUS TO BE 28', 25', 15' OR 2' UNLESS OTHERWISE NOTED.

PARKING DATA TABLE		
	REQUIRED	PROVIDED
TOTAL PARKING	240	368
ACCESSIBLE	5	9 (2 VAN)
MOTORCYCLE (4X8 MIN)	6	6
BICYCLE (4X8)	20	20
EV CHARGING	0	4
LOADING SPACES (12X65, 10X25)	2	7 (6 EX, 1 NEW)
REQUIRED SPACES	212	
STANDARD SIZE (8.5X18)	1 SPACE/1,000 SF (F-1) = 186 2.5* SPACE/1,000 SF (B) = 26	335

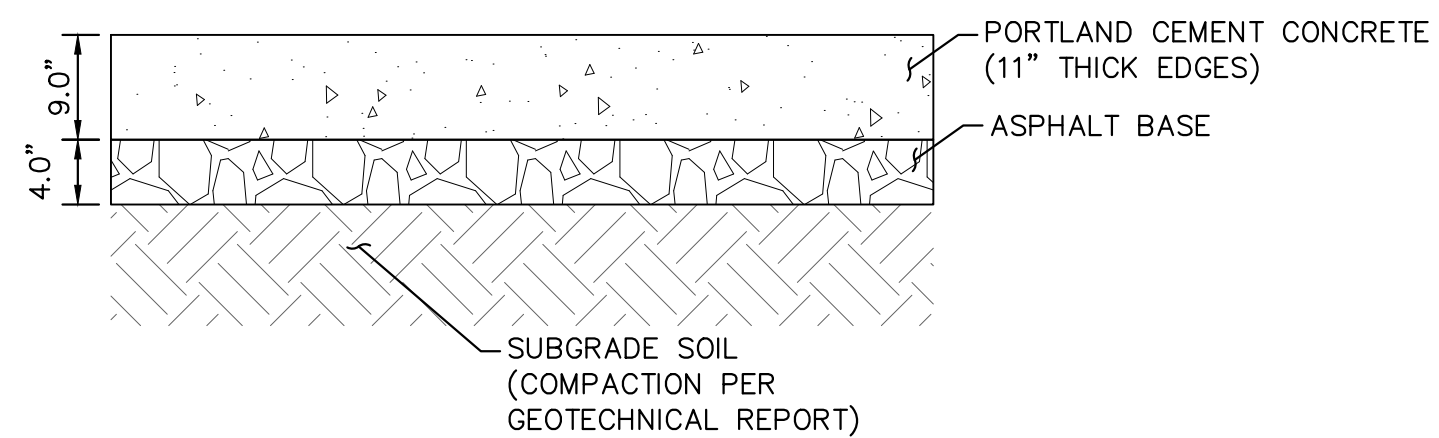
*REDUCED FROM 3.5 TO 2.5 DUE TO 660' FROM A MAIN CORRIDOR

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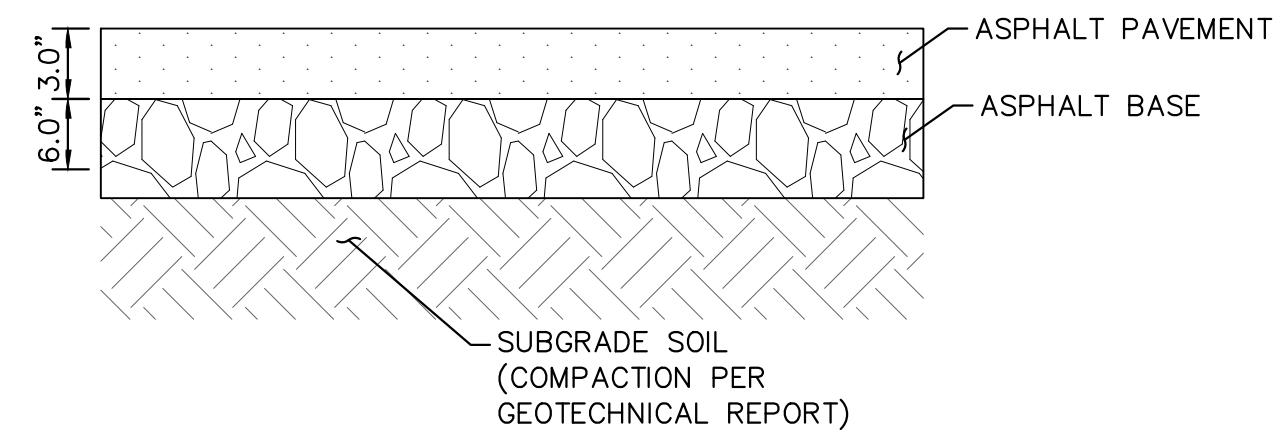
HEAVY DUTY ASPHALT SECTION

N.T.S.



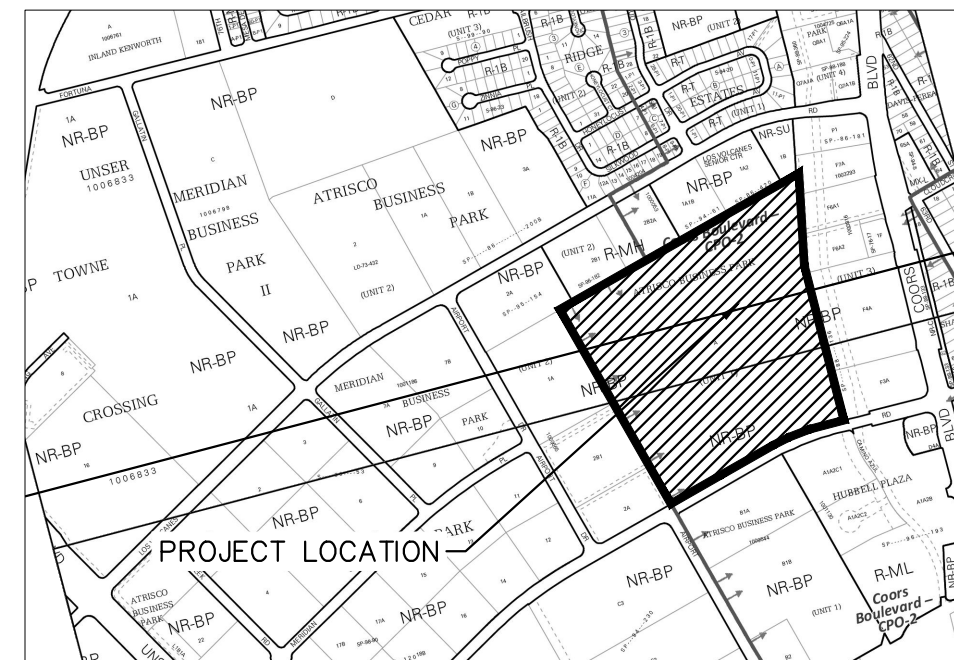
HEAVY DUTY CONCRETE SECTION

N.T.S



STANDARD DUTY ASPHALT SECTION

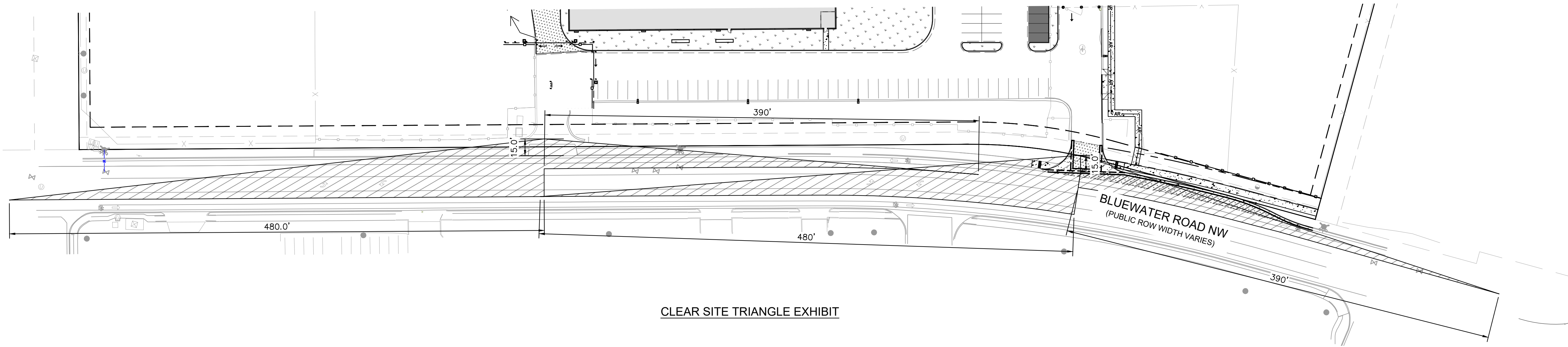
N.T.S.



VICINITY MAP - ZONE ATLAS PAGES: K-10-Z & J-10-Z

LEGEND:

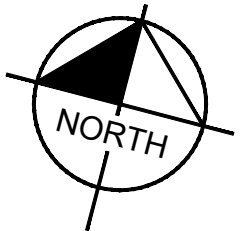
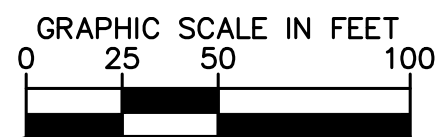
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CLEAR SITE TRIANGLE EXHIBIT

CLEAR SITE TRIANGLE NOTES:

1. SITE TRIANGLES ARE DESIGN PER THE FOLLOWING:
 - BLUEWATER ROAD SPEED LIMIT: 40 MPH (PER ABQ MAP)
 - STOP CONTROLLED RIGHT TURN SIGHT DISTANCE: 390'
 - STOP CONTROLLED LEFT TURN SIGHT DISTANCE: 480'
2. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (MEASURED FROM GUTTER PLAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.



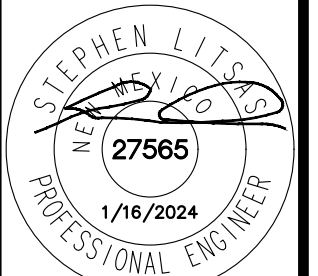
Kimley»»Horn
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6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: MEJ
DRAWN BY: MEJ
CHECKED BY: SAL
DATE: 16/01/2024

LEGAL DESCRIPTION:
TRACT A ATRISCO BUSINESS
PARK UNIT 1 CONTAINING
39.775 ACRES

ABB ABQ ADDITION
6625 BLUEWATER ROAD NW
SITE PLAN - DFT
SITE TRIANGLES AND DETAILS SHEET



PROJECT NO.
096523009

SHEET

C3.1

