

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

August 7, 2023

G. Donald Dudley, R.A  
Penny Design, LLC  
302 Sandia Rd. NW  
Albuquerque, NM 87107

**Re: Coal Flat**  
**1203 Coal Ave. SE**  
**Traffic Circulation Layout**  
Architect's Stamp 06-09-23 (K15-D011)

Dear Mr. Dudley,

The TCL submittal received 07-24-2023 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.

PO Box 1293

Albuquerque

NM 87103

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

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 the [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) for log in and evaluation by Transportation.

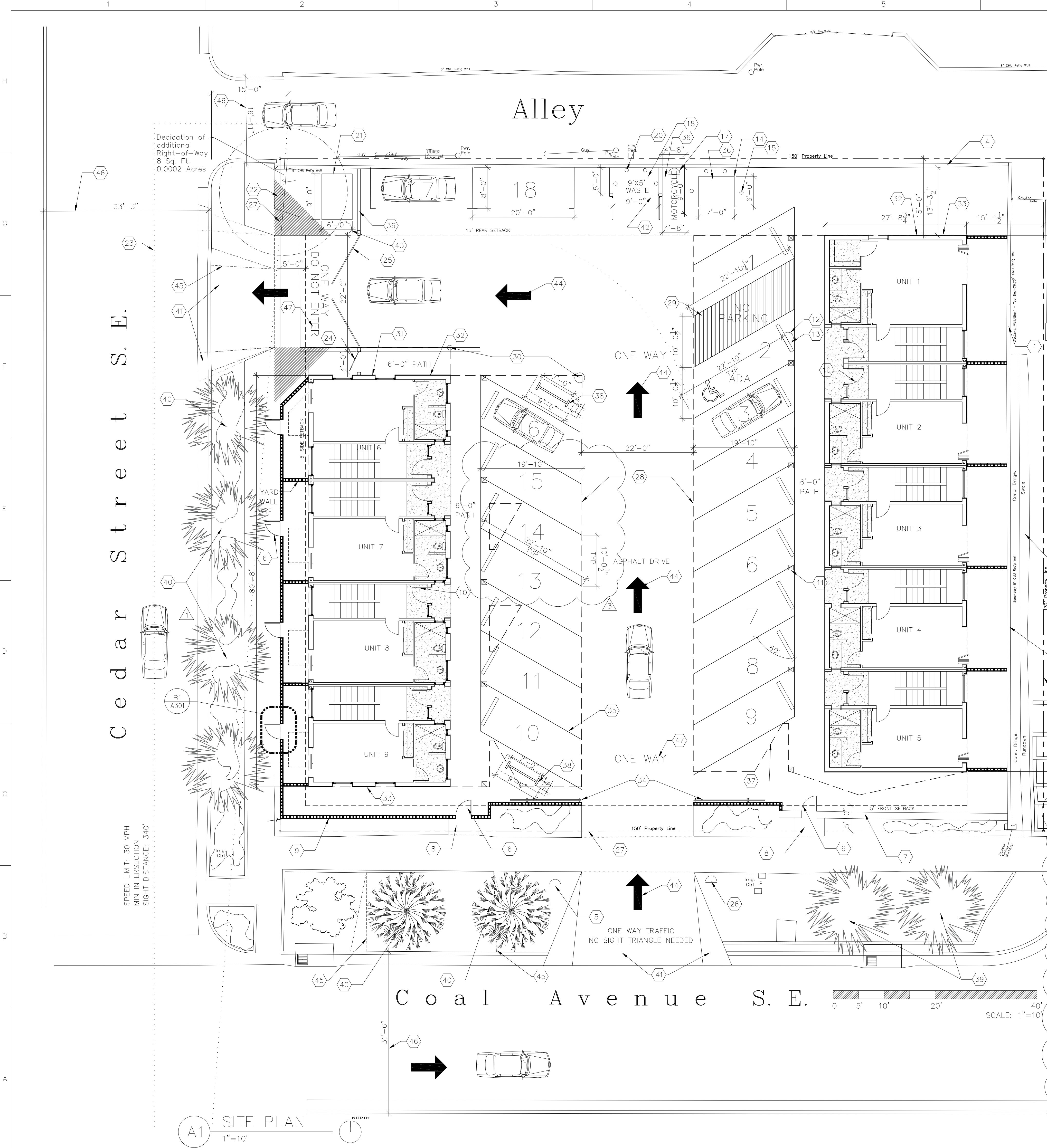
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

C: CO Clerk, File





NOTE 1: 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.

NOTE 2: ALL WORK LOCATED IN THE THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.

NOTE 3: UNUSED CURB CUTS MUST BE CLOSED AND REPLACED WITH SIDEWALK AND CURB & GUTTER.

NOTE 4: ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.

NOTE 5: SIGNAGE FOR ADA MUST BE IN ALL CAPS - "NO PARKING" EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLES REAR TIRE WOULD BE PLACED.

NOTE 6: SIGNAGE FOR ADA PARKING MUST BE IN ALL CAPS - "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING"

NOTE 7: UNUSED CURB CUTS TO BE CLOSED AND REPLACED WITH SIDEWALK AND GUTTER.

NOTE 8: ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER.

NOTE 9: OWNER PROVIDED. BIKE RACK SHALL BE MINIMUM 30" TALL AND 18" WIDE. RACK SHALL BE SUPPORTED 2 OR MORE PLACES. COMB/TOASTER RACKS NOT ALLOWED. RACK DESIGNED TO SUPPORT BIKE IN UPRIGHT POSITION. RACK MUST ALLOW VARYING BIKE FRAMES/STYLES. USER NOT REQUIRED TO LIFT BIKE ONTO RACK. EACH BIKE PARKING SPACE ACCESSIBLE W/OUT MOVING ANOTHER BIKE.

NOTE 10: BIKE RACK STURDY/ANCHORED TO CONCRETE PAD W/1'-0" CLEAR ZONE.

NOTE 11: THE APPROPRIATE DRIVE-PAD DRAWING WILL BE INCLUDED IN WITH THE BUILDING PERMIT SET. (per Matt Grush)

SITE INFORMATION

UPC: 101505716619831508  
Owner: D & S ONE INC  
Owner Contact Address: PO BOX 30801 ALBUQUERQUE NM 87190-0801  
Site Address: 1203 COAL AVE SE ALBUQUERQUE NM 87106  
Legal Description: 007 032 TERRACE ADDN L8 & 9  
Acres: .25  
Zone Map Name: K-15-Z

SETBACKS

FRONT: 5'-0"  
INTERIOR SIDE: 0'  
CORNER SIDE: 5'  
REAR: 15'-0"

PARKING

BIKE RACK REQUIRED: 3  
PROVIDED: 4

REQUIRED: 15 (9 X 2 BEDROOM UNITS (9X1.6)=14.4)  
PROVIDED: 14 (CREDIT FOR ON-STREET PARKING)  
ADA REQ: 1 PROVIDED: 1

VEHICLE REQUIRED: 3  
PROVIDED: 4

MOTORCYCLE REQUIRED: 1  
PROVIDED: 1

BUILDING INFO

9 X 2 BEDROOM (2 STORY) MULTI FAMILY LIVING UNITS  
TOTAL BUILDING AREA: 14,655 SF  
EAST BUILDING: 8,126 SF  
WEST BUILDING AREA: 6,529 SF

NOTE: GRADING AND DRAINAGE SUBMITTED UNDER SEPARATE PERMIT. FOR MAJOR CIRCULATION AISLES AND ADJACENT TO MAJOR PEDESTRIAN ENTRANCES, THE GRADES WILL BE KEPT TO 6% OR LESS. HANDICAP ACCESS WILL BE MAINTAINED

TRAFFIC CIRCULATION LAYOUT APPROVED  
Ernest Armijo 8/7/2023  
Signed Date

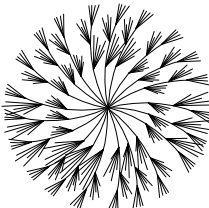
GENERAL SHEET NOTES

- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO THE FACE OF STUD UNLESS OTHERWISE NOTED
- ALL DIMENSIONS TO BE FIELD VERIFIED

SHEET KEYNOTES

1. YARD WALL - TYP
2. PLANTED AREA - SEE LANDSCAPE PLANS
3. PLANTED COURTYARD - SEE LANDSCAPE PLAN
4. EXISTING WALL TO REMAIN
5. KEYPAD ENTRY - CIVILIAN - FIRE - WASTE ACCESS (KNOX BOX W/MASTER KEY TO GATE/UNITS)
6. 3'-0" PEDESTRIAN GATE
7. EXISTING WALL TO REMAIN
8. 6' PATH
9. NEW 3'-0" CMU BLOCK WALL W/TRELLIS
10. 3'-0" DOOR
11. STRUCTURAL COLUMN - TYP
12. POSTED SIGN - VIOLATORS SUBJECT TO A FINE AND OR TOWING
13. POSTED SING - NO PARKING (ALL CAPS)
14. TRANSFORMER PAD
15. BOLLARDS PER PNM REQUIREMENTS
16. NOT USED
17. POSTED FREE STANDING MOTORCYCLE PARKING SIGN
18. NOT USED
19. WASTE - 9'-5" ENCLOSURE
20. BOLLARDS - 6" OUTSIDE DIAMETER CONCRETE FILLED STEEL PIPE SHALL BE ENCASED IN 12" CONCRETE ALL AROUND AND EMBEDDED 2' - TYP
21. 9'X6" HOT BOX FIRE RISER
22. SIGHT TRIANGLE - SEE NOTE 1
23. ALLEY SIGHT TRIANGLE
24. PEDESTRIAN GATE
25. NEW OPERABLE GATE - KEY PAD ENTRY (FIRE ACCESS ONLY)
26. POSTED ONE-WAY SIGN
27. PROPERTY LINE
28. LINE OF SECOND STORY
29. SEE NOTE 5 & 6 REGARDING ADA SIGNAGE
30. BOLLARDS
31. MAILBOXES
32. 5 X ELECTRICAL METERS
33. MINI SPLIT CONDENSER UNITS
34. OPERABLE GATE - KEYPAD ENTRY SYSTEM
35. 60 PARKING - TYP
36. CONCRETE PAD
37. OPEN ABOVE - TYP
38. BIKE RACK-SEE NOTE 9 & 10
39. EXISTING TREE TO REMAIN
40. NEW TREE - SEE LANDSCAPE PLAN
41. NEW CURB AND GUTTER
42. SLOPE NO GREATER THAN 1/4" PER FOOT ON APPROACH MEASURING 37' TO THE FACE OF TRASH ENCLOSURE. SMOOTH SURFACE REQ'D FOR CASTER SERVICE
43. POSTED ONE-WAY SIGN "DO NOT ENTER"
44. ONE-WAY ARROW PAINTED ON ASPHALT
45. UNUSED CURB CUT TO BE CLOSED. SEE NOTE 11.
46. SEE LETTER INCLUDED WITH SUBMISSION REGARDING STREET AND ALLEY WIDTH
47. "ONE-WAY" PAVEMENT MARKING

LEGEND



FRONTIER ELM - 40' HT X 30" SPRD  
INSTALLED SIZE - 3" CAL 24" BOX

INDICATES EXISTING CURB TO CLOSED AND REPLACED WITH SIDEWALK AND CURB & GUTTER.

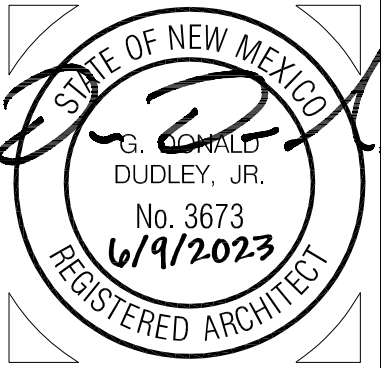
INDICATES NEW CURB CUT



VICINITY MAP  
SCALE: NTS

A1 SITE PLAN  
1"=10'

PENNY DESIGN, LLC  
302 SANDIARD NW  
ALBUQUERQUE, NEW MEXICO 87107  
505.280.9439



COAL FLAT APARTMENTS  
1203 COAL AVENUE SE  
ALBUQUERQUE, NM 87107

MARK	DATE	DESCRIPTION
1	7/22/23	PLAN REVIEW COMMENTS
2	7/29/23	PLAN REVIEW COMMENTS
3	8/1/23	PLAN REVIEW COMMENTS

DATE: 8/4/23  
DRAWN BY: pd  
CHECKED BY:  
SET NO:  
SHEET TITLE: SITE PLAN