

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 17, 2023

Anthony Santi
Dekker/Perich/Sabatini
7601 Jefferson St. NE
Albuquerque, NM 87109

Re: Farolito Senior Community
10501 Central Ave. NE
Traffic Circulation Layout
Engineer's/Architect's Stamp XX-XX-XX (L21-D074)

Dear Mr. Santi,

Based upon the information provided in your submittal received 08-15-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
2. Identify all existing access easements and rights of way width dimensions.
3. Identify the right of way width, medians, curb cuts, and street widths on Central Ave.
4. The Minimum throat length for both site accesses is 50 ft. please show this dimension on the site plan.
5. Due to propose 6' wide sidewalk, please clarify the status of the existing light poles.
6. Please provide sidewalk easement.
7. The Minimum parking space length is 18 ft. Please revise the site plan.
8. Details sheet is missing.
9. Please provide details for all the proposed ADA ramps.
10. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
11. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, 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 vehicle's rear tire would be placed. (66-1-4.1. B NMSA 1978)
12. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
13. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
14. All bicycle racks shall be designed according to the following guidelines:
 - a. The rack shall be a minimum 30 inches tall and 18 inches wide.

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- b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - d. The rack allows varying bicycle frame sizes and styles to be attached.
 - e. The user is not required to lift the bicycle onto the bicycle rack.
 - f. Each bicycle parking space is accessible without moving another bicycle.
15. Bicycle racks shall be sturdy and anchored to a concrete pad.
16. A 1-foot clear zone around the bicycle parking stall shall be provided.
17. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
18. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
19. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
20. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
21. 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.
22. Provide a copy of Fire Marshal approval.
23. Show the Intersection clear site triangle for the west side site access.
24. Show the clear sight triangle and add the following note to the plan: "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.
25. Please specify the City Standard Drawing Number when applicable.
26. Work within the public right of way requires a work order with DRC approved plans.
27. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
28. 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**).
29. Please provide a letter of response for all comments given.

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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.
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,

Marwa Al-najjar

PO Box 1293
Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

Albuquerque

\ma via: email
C: CO Clerk, File

NM 87103

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Farolito **Building Permit #** _____ **Hydrology File #** _____
DRB# _____ **EPC#** _____

Legal Description: TRACT IN N 1/2 NW 1/4 NW 1/4 CONT City Address OR Parcel 10501 CENTRAL AV NE
2.2860 AC M/LTRACT IN N 1/2 NW 1/4 NW 1/4 CONT 2.2860 AC M/L

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: Greater Albuquerque Housing Partnership **Contact:** Felipe Rael

Address: 320 Gold Ave. SW **Phone:** 505-2441614

Email: felipe@abqgahp.org

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE X **DRB SITE** ADMIN SITE: _____
RE-SUBMITTAL: YES NO

DEPARTMENT: X **TRANSPORTATION** _____ **HYDROLOGY/DRAINAGE**

Check all that apply:

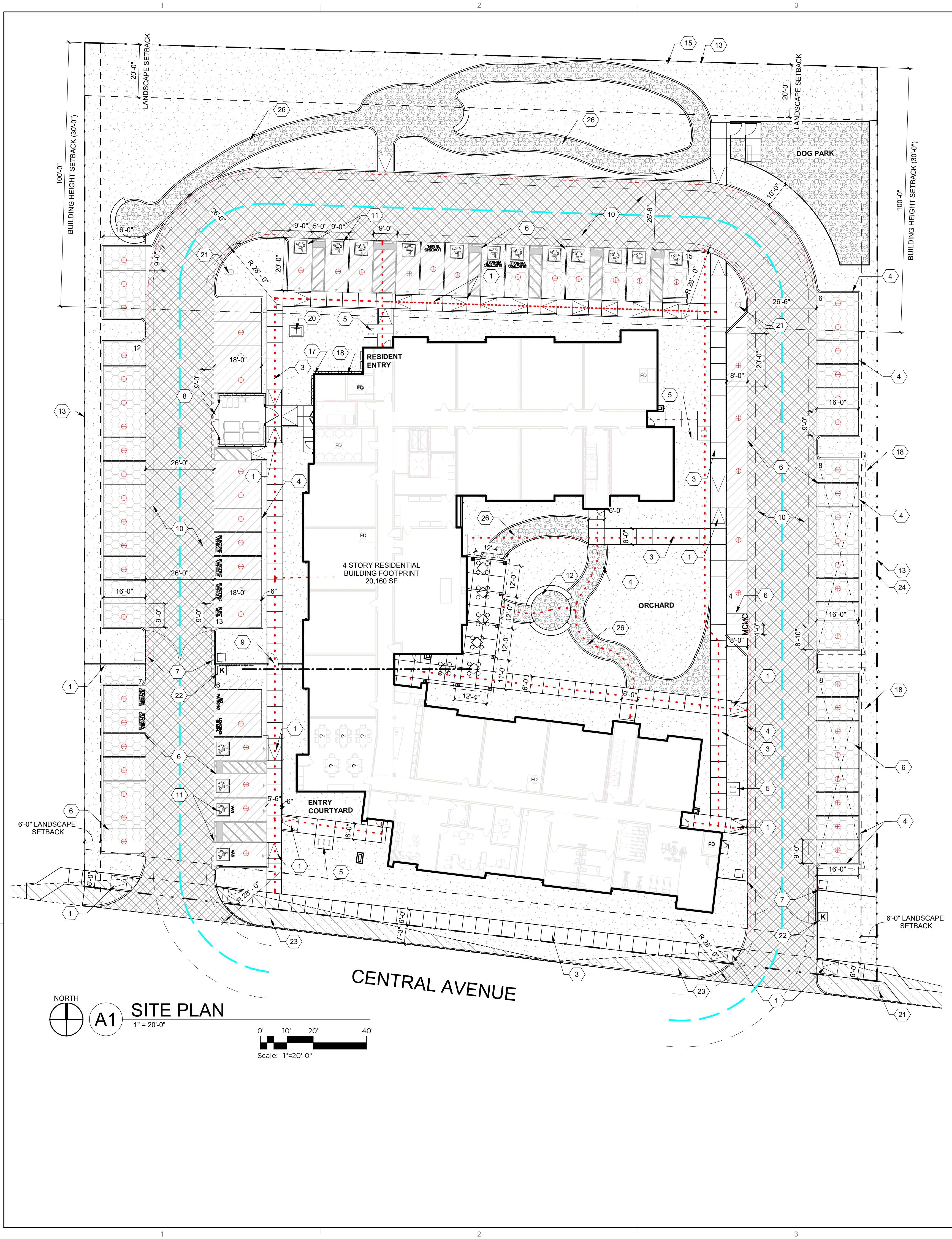
TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☒ **TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL**
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☒ **CONCEPTUAL TCL DRB APPROVAL**
- ☐ 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 8/15/2023



PROJECT INFORMATION

LOCATION:
10501 CENTRAL AVENUE NE
ALBUQUERQUE, NM 87123

ZONING:
IDO - MIXED-USE - HIGH INTENSITY ZONE DISTRICT (MX-H)
METROPOLITAN REDEVELOPMENT AREA (MRA) - EAST GATEWAY
MAJOR TRANSIT CORRIDOR AREA
ROUTE 66 ACTION PLAN

LEGAL DESCRIPTION:
TRACT IN N 1/2 NW 1/4 NW 1/4 CONT 2.2860 AC MLTRACT IN N 1/2 NW 1/4 NW 1/4 CONT 2.2860 AC ML

ZONE ATLAS:
L-21-Z

SITE AREA:
2,285 ACRES (99, 532 SQ. FT.)

DENSITY:
35.9 DU / ACRES

OCCUPANCY AND CONSTRUCTION TYPE:
APARTMENTS R-2, B (LEASING & AMENITY)
CONSTRUCTION TYPE: 5-A (4 STORY APARTMENT BUILDINGS)

BUILDING SETBACKS:
FRONT = 5' MIN. / N/A MAX.
SIDE = 5' MIN. / N/A MAX.
REAR = 15'

BUILDING HEIGHT:
MAXIMUM ALLOWED = 65'-0"
MAXIMUM PROVIDED = 51'-6"

BUILDING AREA:
LEVEL 1 = 20,160 GSF
LEVEL 2 = 17,532 GSF
LEVEL 3 = 18,814 GSF
LEVEL 4 = 18,814 GSF
TOTAL = 75,320 GSF

SPRINKLERED:
YES, NFPA 13R

FIRE FLOW:
3,750 GPM

HYDRANTS REQUIRED:

SOLID WASTE NARRATIVE:
TRASH SHALL BE PROVIDED ON SITE WITH A INTERNAL COMPACTOR AND TRASH CHUTE SERVING THE RESIDENTS. THE INTERNAL COMPACTOR SHALL BE SERVED WITH TWO CY. CARTS ON CASTERS (4 TOTAL ON SITE) COLLECTING UPPER LEVEL REFUSE COLLECTED AT THE CHUTE AND WHEELED OUT TO THE REFUSE CONTAINER BY BUILDING MANAGEMENT AND BY SOLID WASTE PERSONNEL ON SERVICE DAYS.

RECYCLEING SHALL BE MANAGED ON EACH LEVEL BY TWO (2) 50 GALLON ROLLING RECYCLING BINS (8 TOTAL ON SITE) COLLECTED BY BUILDING MANAGEMENT ON THE SITE REFUSE CONTAINER AND SERVICED ON SITE ON COLLECTION DAYS.

PARKING CALCULATION: (TABLE 5-5-1)
REQUIRED SPACES: 76 SPACES
(1.5 SPACES/DWELLING UNIT: 1.5 X 82 = 123 PARKING SPACES MINUS PARKING CREDIT OF 47 SPACES FOR PROXIMITY TO TRANSIT AND ELECTRIC VEHICLE CREDIT)

PROVIDED SPACES: 79 TOTAL SPACES
(66 STANDARD SPACES + 6 ACCESSABLE SPACES + 6 VAN ACCESSABLE)

MOTORCYCLE PARKING CALCULATION:
REQUIRED SPACES: 1.58 (2 SPACES)
PROVIDED SPACES: 2 SPACES

BICYCLE PARKING
REQUIRED SPACES: 0.25 / UNIT (82 X 0.25 = 20.5 BICYCLE PARKING SPACES)
PROVIDED SPACES: 36 TOTAL SPACES PROVIDED
(18 INDOOR SPACES + 18 OUTDOOR BICYCLE SPACES)

NOTE: 6 OUTDOOR SPACES ARE PROVIDED FOR VISITORS THAT ARE FIXED, PERMANENT AND ARE LOCATED AT MULTIPLE RACKS SERVING THE LEASING OFFICE, AND ALONG CENTRAL AVENUE PER THE ROUTE 66 ACTION PLAN.

OPEN SPACE CALCULATIONS

REQUIRED USABLE OPEN SPACE: (TABLE 2-4-7) MX-H ZONING
1 BEDROOM UNIT = 200 SF OPEN SPACE REQUIRED
2 BEDROOM UNIT = 250 SF OPEN SPACE REQUIRED
1 BEDROOM UNITS PROVIDED: 72 UNITS X 200 = 14,400 SF
2 BEDROOM UNITS PROVIDED: 10 UNITS X 250 = 2,500 SF
TOTAL OPEN SPACE REQUIRED: 16,900 SF

PROVIDED USABLE OPEN SPACE:
XX,XXX SF OF USABLE OPEN SPACE PROVIDED

UNIT DATA

| UNIT TYPE | GROSS HEATED SQUARE FOOTAGE (GHSF) | LEVEL 1 | LEVEL 2 | LEVEL 3 | LEVEL 4 | TOTAL QUANTITY | TOTAL AREA (GHSF) |
|----------------------|------------------------------------|---------|---------|---------|---------|----------------|-------------------|
| UNIT 1 | 650 | 14 | 18 | 20 | 20 | 72 | 46,800 |
| UNIT 2 | 790 | 1 | 3 | 3 | 3 | 10 | 7,900 |
| TOTAL GHSF PER FLOOR | 9,890 | 14,070 | 15,370 | 15,370 | | | 54,700 |

SHEET KEYNOTES

- CONCRETE ACCESSIBLE RAMP TYP.
- PAINTED PEDESTRIAN CROSSWALK, RE: E2/AS501, C4/SDP1.2
- CONCRETE SIDEWALK WITH CONTROL JOINTS
- CONCRETE CURB, SEE CIVIL
- BICYCLE RACK, RE: C1/AS501, B2/SDP1.2, B3/SDP1.2
- ASPHALT MARKINGS: PARKING STRIPING
- RESIDENCE ENCLOSURE GATE
- DUMPSTER ENCLOSURE, RE: C4/AS501, SDP-5.7
- PEDESTRIAN GATE
- ASPHALT PAVING
- ACCESSIBLE PARKING STALL, RE: A4/AS502, D2/SDP1.2
- CONCRETE SEAT WALL, RE: A1/AS501, C3/SDP1.2
- PROPERTY LINE
- 6' PUBLIC UTILITY EASEMENT
- 6' HIGH PRIVACY WALL AT AMENITY
- MONUMENT SIGN, RE: D4/SDP-1.2
- FIRE DEPARTMENT CONNECTION (FDC)
- OPTIONAL - EV CAPABLE PARKING CANOPY
- LIGHT POLE 20'-0"
- TRANSFORMER BOX
- FIRE HYDRANT - REFER TO CIVIL
- LOCATION OF KNOX BOX
- CLEAR SIGHT TRIANGLE (PER COA) LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. ALL SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE
- 6' HIGH MASONRY WALL ALONG PROPERTY LINE (EXISTING WALL INCLUDED)
- PLANTERS
- STABILIZED CRUSHER FINE PATH RE: E3/AS501, E4/AS501, B1/SDP1.3, B2/SDP1.3

GENERAL SHEET NOTES

A. SITE PLAN DIMENSIONS ARE IN DECIMAL UNITS. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.

C. VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.

D. COORDINATE WITH OWNER FOR ALLOWABLE STAGING AREAS DURING CONSTRUCTION.

E. REPAIR AREAS TO MATCH PRE-CONSTRUCTION CONDITION WHERE UTILITY WORK, GRADING AND/OR STAGING OCCURS, INCLUDING AREAS OUTSIDE OF LIMIT OF WORK BOUNDARY.

F. ALL EXISTING ASPHALT AND CONCRETE TO BE REMOVED PRIOR TO CONSTRUCTION.

G. REMOVE EXISTING TREES PRIOR TO CONSTRUCTION.

H. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. COORDINATE LOCATION AND INSTALLATION. SEE CIVIL.

I. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.

J. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.

K. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING.

L. REFER TO CIVIL AND ELECTRICAL FOR DEMOLITION ITEMS.

M. REFER TO CIVIL FOR PAVING PLAN AND PAVING DETAILS.

N. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.

O. SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.

P. PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALK, WHERE EXPANSION JOINT MATERIAL IS PROVIDED BETWEEN WALLS AND SIDEWALKS AND BETWEEN ASPHALT AND CONCRETE JOINTS.

Q. PROVIDE AIR ENTRAINED CONCRETE WITH MEDIUM BROOM FINISH AT ALL SITE CONCRETE. SLURRY CURE ALL CONCRETE SIDEWALKS TO DRAIN. TYP. RE: CIVIL FOR SPOT ELEVATIONS, AND GRADING AND DRAINAGE REQUIREMENTS.

R. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED A DEMOLITION AND CONSTRUCTION.

S. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.

T. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS PER CITY OF ALBUQUERQUE.

U. ALL RAMPS, SIDEWALKS, CURBS AND GUTTERS IN THE R.O.W. SHALL BE INSTALLED PER CITY OF ALBUQUERQUE STANDARD DRAWINGS.

V. SOLID WASTE CONNECTION IS THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT.

W. DURING CONSTRUCTION, COORDINATE WITH CITY OF ALBUQUERQUE'S MEDIAN LANDSCAPING PROJECT AT THIS LOCATION.

LEGEND

| | |
|--|--|
| | LANDSCAPED AREA |
| | HEAVY DUTY ASPHALT (RATED FOR UP TO 75,000 LBS) |
| | LIGHT DUTY ASPHALT |
| | STABILIZED DECOMPOSED GRANITE PATH (ACCESSABLE) |
| | PERMEABLE PAVING |
| | PROPERTY LINE |
| | SETBACK (SEE DEMENTION FOR ADDITIONAL DETAILS) |
| | ACCESSIBLE ROUTE |
| | FIRELANE STRIPPING MARKING FIRE ACCESS LANE, RE: XX/SDP 1.2 |
| | REFUSE TRUCK ROUTE |
| | EXISTING FIRE HYDRANT LOCATION |
| | PROPOSED FIRE HYDRANT LOCATION |
| | FIRE DEPARTMENT CONNECTION (FDC) WALL MOUNTED |
| | PROPOSED TRANSFORMER LOCATION |
| | PROPOSED 20' LIGHT POLE |
| | OPTIONAL PHOTOVOLTAIC (PV) CARPORT, (SEPERATE PERMIT REQUIRED) |
| | BIKE RACK (4 BIKE CAPACITY) RE: XX/SDP 1.2 |

DEKKER
PERICH
SABATINI

Architecture
in Progress

SEAL

PROJECT

FAROLITO SENIOR
COMMUNITY

10501 CENTRAL AVENUE NE
ALBUQUERQUE, NM 87123

100% DESIGN
DEVELOPMENT

REVISIONS

DRAWN BY

BH

REVIEWED BY

CWW

DATE

05/12/23

PROJECT NO:

22-0083

DRAWING NAME

TRAFFIC
CIRCULATION
PLAN

SHEET NO

TCL