

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 6, 2023

Lee Gamelsky, R.A.
Lee Gamelsky Architects P.C.
2412 Miles Rd. SE
Albuquerque, NM 87106

Re: Westgate Community Center
10001 De Vargas Rd. SW
Traffic Circulation Layout
Architect's Stamp 12-06-22 (M09-D030)

Dear Mr. Gamelsky,

The TCL submittal received 12-20-2022 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

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

	OHE	EXISTING OVERHEAD ELECTRICAL, TO REMAIN.		EXISTING PAINTED (RED) CURB DESIGNATING "NO PARKING - FIRE DEPARTMENT ACCESS LANE", PER FIRE ORDINANCE 503.3.1	
	EXISTING 7'-0" HIGH, CMU SITE WALL, TO REMAIN.			NEW PAINTED (RED) CURB DESIGNATING "NO PARKING - FIRE DEPARTMENT ACCESS LANE", PER FIRE ORDINANCE 503.3.1	
	EXISTING 16' HIGH LED DOWNLIGHT SITE LIGHT POLE FIXTURES, TO REMAIN.			# INDICATES PARKING STALL BEGINNING AND ENDING IN CONTINUOUS AISLE.	
	EXISTING RECESSED LED LIGHT FIXTURE MOUNTED IN (AT 18" ABOVE GRADE) SITE WALL FEATURE, TO REMAIN.			# INDICATES HANDICAP PARKING STALL BEGINNING AND ENDING IN CONTINUOUS AISLE.	
	EXISTING FIRE HYDRANTS, TO REMAIN.			EXISTING RELOCATED 16' HIGH LED DOWNLIGHT SITE LIGHT POLE FIXTURES	
	BUILDING ENTRANCE				
	EXISTING ASPHALT PAVING.		NEW CONCRETE SIDEWALK/ PAD.		LANDSCAPING
	EXISTING CONCRETE SIDEWALK.		NEW ASPHALT PAVING OVER COMPACTED SUBGRADE.		
	EXISTING CONCRETE DRIVE PAD.		NEW 6" THICK CONCRETE DRIVE PAD.		
	EXISTING 8" THICK AGGREGATE BASE COURSE.		FUTURE PAVED PARKING, ASPHALT OVER COMPACTED SUBGRADE, FUTURE CONCRETE SIDEWALK.		

KEYED NOTES

- 01100.01 PROPERTY LINE.
01100.05 DASHED LINE INDICATES 24'-0" PUBLIC SIDEWALK AND ROADWAY ACCESS EASEMENT.
03300.01 EXISTING CONCRETE SIDEWALK/ PAD TO REMAIN.
03300.02 EXISTING CONCRETE CURB AND GUTTER TO REMAIN.
03300.03 NEW CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS. REFER TO CITY STANDARD DETAIL DWG. 2430.
03300.06 CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2415.
03300.09 NEW SIDEWALK: 4" THICK, 4000 PSI, AIR-ENTRAINED CONCRETE SLAB/SIDEWALK. REINFORCE WITH 4X4-W2.9/W2.9 WELDED WIRE MESH, FLAT SHEETS ONLY, INSTALL ON CHAIRS CENTERED IN SLAB.
03300.46 EXISTING CAST IN PLACE CONCRETE WALL / PREMISE ID MONUMENT SIGN TO REMAIN.
03300.47 4000 PSI, CAST IN PLACE, AIR-ENTRAINED CONCRETE FOOTING.
03300.54 EXISTING HEADER CURB TO REMAIN.
03300.58 EXISTING ADA RAMP, TO REMAIN.
03300.72 TOP OF NEW CONCRETE ACROSS ROADWAY FLUSHES OUT W/ NEW CONCRETE SIDEWALK AT BUS STOP.
03300.77 EXISTING 6" THICK CONCRETE PAVEMENT, TO REMAIN.
03300.78 EXISTING SIDEWALK CONNECTION TO SNOW VISTA TRAIL.
03300.79 INSTALL NEW CONCRETE HEADER CURB PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2415 B.
04800.11 STACKED MASONRY RETAINING WALL
05100.05 STEEL CHANNEL POST, C12 X 20.7, SIGN POST. PRIME AND PAINT. SEE SITE DETAILS.
05600.14 NO. 6 REBAR X 18" LONG BAR. DRILL HOLES IN 'C' CHANNEL FLANGE, TACK WELD STEEL BAR INTO PLACE.
05600.80 EXISTING (10 SPACES) BICYCLE PARKING.
10400.10 PROVIDE "VAN ACCESSIBLE" SIGN AT DESIGNATED LOCATIONS. SEE ENLARGED SITE PLANS.
10400.14 ADA ACCESSIBLE PARKING SIGN. LOCATE SIGN CENTERED IN AISLE. SEE DETAIL THIS SHEET.
10400.15 EXISTING DO NOT ENTER SIGNAGE (R5-1) PER COA TRAFFIC CONTROL SIGNING DWG. 2802 / MUTCD STANDARDS. ALUMINUM OR FIBERGLASS PLATE; SIGN FIELD AND LETTERING ARE WHITE, CIRCLE IS RED, TO REMAIN.
10400.16 EXISTING NO RIGHT TURN SIGN (R3-1) PER COA TRAFFIC CONTROL SIGNING DWG. 2802 / MUTCD STANDARDS. ALUMINUM OR FIBERGLASS PLATE; SIGN FIELD IS WHITE, ARROW AND BORDERS ARE BLACK, CIRCLE/ SLASH ARE RED, TO REMAIN. (SIGN FACES EAST).

KEYED NOTES

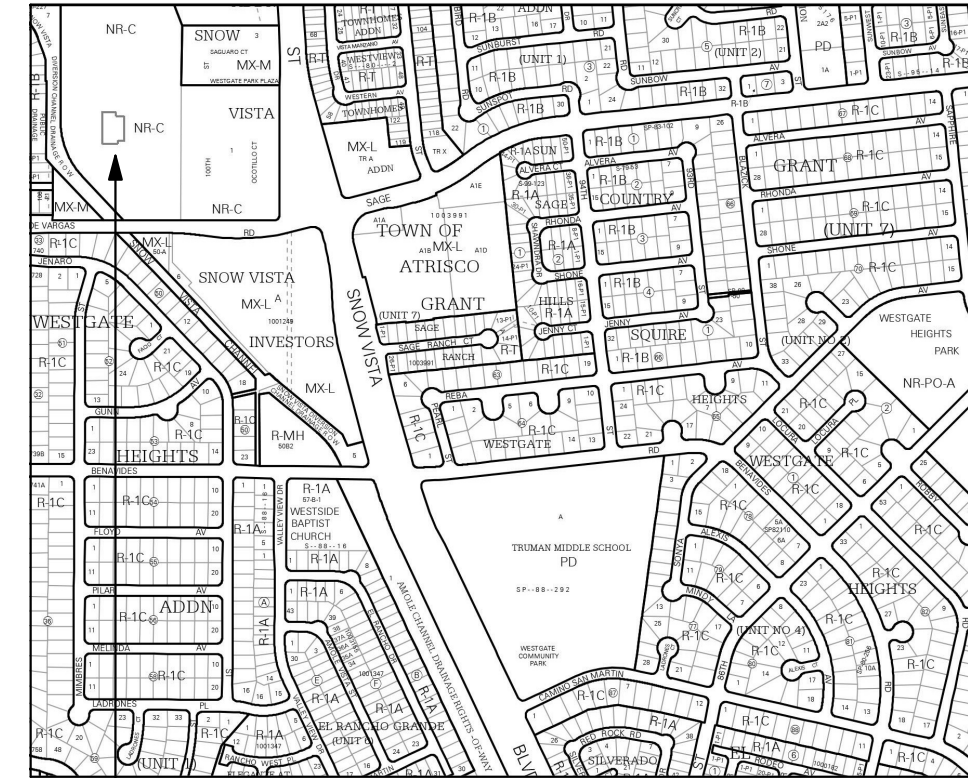
- 10400.17 EXISTING NO LEFT TURN SIGN (R3-2) PER COA TRAFFIC CONTROL SIGNING DWG. 2802 / MUTCD STANDARDS. ALUMINUM OR FIBERGLASS PLATE; SIGN FIELD IS WHITE, ARROW AND BORDERS ARE BLACK, CIRCLE/ SLASH ARE RED, TO REMAIN. (SIGN FACES WEST).
10400.18 EXISTING STOP SIGN (R1-1) AND NO RIGHT TURN SIGN (R3-1) PER MUTCD STANDARDS. ALUMINUM OR FIBERGLASS PLATE; SIGN FIELD IS RED, BORDER AND LETTERING ARE WHITE, TO REMAIN. (SIGN FACES WEST).
10400.19 EXISTING SERVICE VEHICLES ONLY SIGN. SEE TYPICAL TRAFFIC SIGNAGE DETAIL. ALUMINUM OR FIBERGLASS PLATE; SIGN FIELD IS WHITE, SIGN LETTERING AND BORDERS ARE BLACK, TO REMAIN. (SIGN FACES SOUTHEAST).
10400.20 ADA ACCESSIBLE PARKING SIGN, TO REMAIN.
10400.21 MOTORCYCLE PARKING SIGN, TO REMAIN.
22100.02 EXISTING GAS METER, TO REMAIN.
22100.04 EXISTING 6" GATE VALVE IN BOX, TO REMAIN.
22100.05 EXISTING BACKFLOW PREVENTER IN HOT BOX, TO REMAIN.
22100.06 EXISTING WATER METER, TO REMAIN.
22500.24 EXISTING FIRE HYDRANT.
31200.01 EXISTING RETENTION POND TO REMAIN.
31200.03 COMPACTED SUB-GRADE AT 95%, TYPICAL. SEE GEOTECHNICAL REPORT. AND 3 ADDENDUMS
31200.01 EXISTING ASPHALT PAVING TO REMAIN.
31200.02 EXISTING ASPHALT PAVING, 10' WIDE BIKE TRAIL TO REMAIN.
31200.04 PROVIDE AND INSTALL PARKING STRIPING, HANDICAP SYMBOL (36" X 36"), AND HANDICAP STRIPING. PROVIDE 6" WIDE X 2'-0" O.C. DIAGONAL PAINT STRIPING. SEE INDICATED LAYOUT. PROVIDE THE WORDS "NO PARKING" IN CAPITAL LETTERS, 1'-0" HIGH LETTERS X 2" WIDE STROKE LOCATED SO AS TO BE CLOSE TO WHERE ADJACENT VEHICLE'S REAR TIRES WOULD BE PARKED. WHITE PARKING LINES AT REGULAR SPACE, AND BLUE COLOR AT HANDICAPPED SPACES AND ACCESS AISLE.
31200.20 EXISTING PAVEMENT "ARROW" MARKING, TO REMAIN.
31200.21 EXISTING AGGREGATE BASE COURSE, COMPACTED ROADWAY, TO REMAIN.
31200.22 INSTALL 3" ASPHALT PAVING PER GEOTECHNICAL REPORT. ENSURE PROPER GRADING / COMPACTION WITHIN AREAS OF NEW WORK PRIOR TO INSTALLATION.
31200.23 NEW 6" WIDE PAINT STRIPING. SEE INDICATED LAYOUT.
31200.24 EXISTING DETECTABLE WARNING STRIP, TO REMAIN.
31200.25 NEW DETECTABLE WARNING STRIP.
32300.01 EXISTING STEEL PIPE SWING GATE. SIMILAR TO CITY OF ALBUQUERQUE STANDARD DETAIL DWG. 2251. TO REMAIN.
32800.03 EXISTING IRRIGATION CONTROLS, TO REMAIN.

TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Armijo 1/6/2023
Signed Date

EXECUTIVE SUMMARY

- THIS PROJECT IS LOCATED AT THE EXISTING WESTGATE COMMUNITY CENTER SITE ON THE NORTH SIDE OF DEVARAS RD SW, JUST WEST OF 98TH STREET / SNOW VISTA BLVD.
- THIS TOL ILLUSTRATES THE TRAFFIC CIRCULATION FOR EXISTING AND FUTURE DEVELOPMENT ON THE SITE
- THE DEVELOPMENT ON THE SITE INCLUDES AN EXISTING COMMUNITY CENTER BUILDING (15,750 GSF); THE NEXT BUILDING PHASE OF BUILDINGS AND IMPROVEMENTS BUILDING (10,775 GSF FOR BUILDING ADDITION) SUPPORT BUILDING (938 GSF), A BUS STOP LOCATED ON THE SOUTH END OF THE EXISTING PARKING AREA, ADDITIONAL PARKING SPACES; AND THE FUTURE PHASE(S) INCLUDES A GYMNASIUM (9,800 GSF), PARK W/ MULTIPURPOSE PLAY FIELDS, AND ADDITIONAL PARKING (58 SPACES).
- ALL NEW DEVELOPMENT OCCURS WITHIN THE PROJECT SITE. THIS PROJECT WILL HAVE MINIMAL IMPACT ON ADJACENT PROPERTIES.
- THE PROJECT RECEIVED PREVIOUS APPROVALS FOR A CONDITIONAL USE AND APPROVAL AT DRB. NO VARIANCES ARE BEING REQUESTED.



SITE LOCATION

ZONE LOCATION MAP M-09-Z

ADDRESS: 10001 De Vargas Road SW
Albuquerque, NM 87121

LEGAL DESCRIPTION: TR OF LAND WITHIN NW/4 NW/4 EXC A SW/4 POR SEC 33 T10N22E (AKA PARCEL 1 SURVEY OF TOWN OF ATRISCO GRANT) CONT 12.8369 AC M/LV

UPC:	100905502447920905
SITE AREA:	12.84 ACRES
COA ZONING:	NR-C
LAND USE:	COMMUNITY CENTER AND EARLY CHILDHOOD DEVELOPMENT / DAY CARE
CONDITIONAL USE:	A CONDITIONAL USE APPLICATION FOR A COMMUNITY CENTER AND PARK AND RIDE IN THE NR-C ZONE WAS APPROVED BY THE ZONING HEARING EXAMINER. HEARING DATE: 9.18.18. SPECIAL EXCEPTION NO.: VA-2018-0054 PROJECT NO.: 2018-001373
DRB APPLICATION:	DRB APPLICATION WAS APPROVED 12.27.18 DRB APPLICATION NO.: SI-2018-00233

GENERAL NOTES

- THIS PROJECT HAS A PREVIOUSLY APPROVED CONDITIONAL USE APPLICATION AND DRB APPLICATION.
- ALL LANDSCAPING, SIGNAGE, ETC. DOES NOT AND WILL NOT INTERFERE WITH CLEAR SIGHT TRIANGLE REQUIREMENTS.
- THE SITE GENERALLY SLOPES DOWN FROM THE NORTH TO THE SOUTH.

PARKING REQUIREMENTS (PER IDO TABLE 5-5-1)

- FOR A COMMUNITY CENTER: 2 SPACES PER 1,000 GSF OF FLOOR AREA.
- FOR DAY CARE CENTER: 1 SPACE PER 400 GSF.
- FOR OUTDOOR RECREATION/ OTHER OUTDOOR ENTERTAINMENT (SPRAY PAD) REFERENCING TABLE 5-5-2, FOR A SWIMMING POOL: 1 SPACE PER 3 DESIGN CAPACITY.

AREAS	
COMMUNITY CENTER	
PHASE 1	15,750 GSF
BUILDING ADDITION	7,900 GSF
SUPPORT BUILDING	938 GSF
FUTURE GYMNASIUM	9,800 GSF
TOTAL	34,388 GSF

REQUIRED NO. PARKING SPACES : $\frac{34,388}{500} = 68.8$ SPACES

CHILD DEVELOPMENT CLASSROOMS : 2,875 GSF
REQUIRED NO. PARKING SPACES : $\frac{2,875}{400} = 7.2$ SPACES

SPRAY PAD : 33.8 OCCUPANTS
REQUIRED NO. PARKING SPACES : $\frac{33.8}{3} = 11.3$ SPACES

TOTAL NUMBER OF REQUIRED PARKING SPACES = 87.3 = 88 SPACES

PARKING PROVIDED	
REGULAR SIZE PARKING SPACES	103
ACCESSIBLE PARKING SPACES (EXISTING)	9
MOTORCYCLE (EXISTING)	3
TOTAL	115 SPACES

115 IS GREATER THAN 88, THEREFORE OK.
NOTE: THE FUTURE PARK DEVELOPMENT (MULTI-PURPOSE FIELDS) DOES NOT REQUIRE PARKING. HOWEVER, 58 ADDITIONAL PARKING SPACES WILL BE PROVIDED AT THE TIME OF PARK DEVELOPMENT. THOSE SPACES ARE OVER AND ABOVE 115 SPACES PROVIDED FOR THE BUILDING PROJECT.

BICYCLE SPACES REQUIRED = 8
BICYCLE SPACES PROVIDED (EXISTING) 10 SPACES.

NO.	DATE	REVISIONS	CHECKED BY:
	01.04.23	REVISED	

LEE GAMELSKY ARCHITECTS P.C.

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ALBUQUERQUE, NM 87106
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lee@gam.com

STATE OF NEW MEXICO
LEE D. GAMELSKY
No. 19312
REGISTERED ARCHITECT

WESTGATE COMMUNITY CENTER • BUILDING ADDITION AND SITE IMPROVEMENTS

PROJECT ARCHITECT: LEE GAMELSKY, AIA LGA Project #: 16-01-AB02
Date: 01.04.2023

TRAFFIC CIRCULATION LAYOUT (REVISED)

By: _____ Sheet: _____ Of: _____
File: _____

TCL

A1 TRAFFIC CIRCULATION LAYOUT PLAN

1" = 40'-0"

