

# CITY OF ALBUQUERQUE



September 4, 2018

Dekker/ Perich/ Sabatini  
Jennifer Facio  
7601 Jefferson NE Suite 100  
Albuquerque, NM 87109

**Re: Valle de Atrisco**  
**10001 Ceja Vista Rd**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp 10-02-17 (P09-D002D)

Dear Ms. Facio,

The TCL submittal received 08-29-18 is approved for Building Permit. 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 a 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 TCL with 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,

Logan Patz  
Senior Engineer, Planning Dept.  
Development Review Services

LWP via: email  
C: File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

**Project Title:** Valle de Atrisco **Building Permit #:** BP-2017-30394 **Hydrology File #:** PO9D002D  
**DRB#:** \_\_\_\_\_ **EPC#:** 10044281/16-EPC-40037 **Work Order#:** \_\_\_\_\_  
**Legal Description:** Lots RR-3 & RR-3A & RR-3B, located on Dennis Chavez Blvd. SW Albuquerque, New Mexico  
**City Address:** 10001 Ceja Vista Road Albuquerque, New Mexico

**Applicant:** Dekker /Perich / Sabatini **Contact:** Jennifer Facio  
**Address:** 7601 Jefferson NE Suite 100 Albuquerque, New Mexico 87109  
**Phone#:** 505.761.9700 **Fax#:** \_\_\_\_\_ **E-mail:** jenniferf@dpsdesign.org  
**Other Contact:** DBG Properties **Contact:** Todd Coleman  
**Address:** \_\_\_\_\_  
**Phone#:** 1.505.269.7481 **Fax#:** \_\_\_\_\_ **E-mail:** todd@dbgproperitesllc.com

Check all that Apply:

### DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### TYPE OF SUBMITTAL:

☐ AS-BUILT CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR  
☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ NEIGHBORHOOD IMPACT ASSESMENT (NIA)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

**DATE SUBMITTED:** 8/29/18 **By:** Jennifer Facio

**RECEIVED**  
**AUG 29 2018**  
**BY:** \_\_\_\_\_

**RECEIVED**  
**FEB 26 2018**  
**LAND DEVELOPMENT SECTION**

**RECEIVED**  
**AUG 29 2018**  
**LAND DEVELOPMENT SECTION**

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY  
☐ GRADING/ESC PERMIT 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  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR  
☐ PRE-DESIGN MEETING?  
☐ OTHER (SPECIFY) \_\_\_\_\_



## GENERAL SHEET NOTES

- SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS.
- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE. ALL DRIVE AISLES HEAVY DUTY. ALL PARKING LIGHT DUTY.
- SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL, ADA STANDARDS & GUIDELINES.
- DESIGN WILL COMPLY WITH 2009 INTERNATIONAL FIRE CODE APPENDIX 8, C & D.
- KNOX BOXES TO BE LOCATED AT CLUBHOUSE, VEHICLE CONTROL, GATES AND SECONDARY EMERGENCY ACCESS GATE.
- FIRE ACCESS LANES SHALL BE MARKED ON CURB FACES IN RED PAINT TO BOTH SIDES OF THE FIRE ACCESS LANE.
- ALL FIRE ACCESS LANES SHALL HAVE AN APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS.
- SLOPES WILL NOT EXCEED 10% IN GRADE FOR ANY FIRE ACCESS ROADS.
- DIVERT WATER AWAY FROM BUILDING WALLS AND FOUNDATIONS BY SLOPING THE EXTERIOR GRADE AWAY FROM THE BUILDING.
- AN ACCESSIBLE ROUTE SHALL CONNECT ALL BUILDINGS AND COMMON AREAS ON SITE INCLUDING SITE AMENITIES AND TRASH ENCLOSURES.
- ALL GROUND FLOOR UNITS ARE TYPE "1" UNLESS NOTED AS TYPE "A"; ALL GROUND FLOOR UNITS SHALL BE ON AN ACCESSIBLE ROUTE.
- EXTERIOR BUILDING SIGNAGE SHALL BE HIGHLY VISIBLE SIGNAGE COMPLYING WITH THE 2009 FCC AND LIT FROM DUSK TIL DAWN.
- FOR ASPHALT SECTIONS REFER TO GEOTECHNICAL ENGINEERING SERVICES REPORT NO. 1-70804 FOR DGB PROPERTIES ON JULY 14, 2017.

## SHEET KEYED NOTES

- PROPERTY LINE
- FIRE DEPARTMENT CONNECTION
- FIRE LANE, 20' WIDTH STANDARD, 28' INTERIOR RADIUS
- METAL PICKET SECURITY GATE AND FENCE
- FIRE HYDRANT
- VEHICULAR GATE WITH KNOX BOX, REMOTE CONTROL FOB OPERATED
- POST INDICATOR VALVE (PIV) LOCATION
- SECONDARY FIRE ACCESS LANE AND GATE WITH "FIRE DEPARTMENT ACCESS" SIGN
- LIGHT BOLLARD
- BUILDING IDENTIFICATION SIGNAGE 18" HIGH NUMBERS W/ 3" STROKE, HIGH CONTRAST COLOR, TWO PER BUILDING, MOUNTED 14" TO 20" ABOVE GRADE AND LIT FROM DUSK UNTIL DAWN
- MONUMENT SIGN WITH 12" HIGH NUMBERS W/ 2" STROKE, HIGH CONTRAST COLOR AND LIT FROM DUSK UNTIL DAWN
- POOL AND SPA BY NEW MEXICO POOL AND SPA BY SEPARATE PERMIT
- FLUSH CONCRETE PERIMETER WALL
- ACCESSIBLE PARKING RAMP
- MASONRY RETAINING WALL
- ACCESSIBLE PARKING SIGN
- ACCESSIBLE PARKING
- ACCESSIBLE RAMP
- FUTURE MONUMENT SIGN, PROVIDE (2) 1" ELECTRICAL CONDUITS FOR FUTURE LIGHTING AND GATE CONTROLLER
- DIRECTIONAL PAVEMENT ARROW
- WATER METER
- CONVENIENCE TRASH BIN ENCLOSURE, TRASH TO BE MOVED TO COMPACTOR BY PROPERTY MANAGEMENT
- 6" TALL TRASH COMPACTOR ENCLOSURE
- LANDSCAPE BOULDERS/BOLLARDS, MAINTAIN 4'-0" PATH BETWEEN
- SIDEWALK WITH 6" TURNDOWN EDGE, TYP.
- 6" CONCRETE CURB AND GUTTER, TYP.
- ROUNDABOUT SIGN
- MOTORCYCLE PARKING SIGN
- LANDSCAPE AREA, TYP.
- BIKE RACKS, SEE PLAN FOR PARKING SPACE CAPACITY PER RACK
- SECURE GATED CONNECTION TO MULTI-PURPOSE TRAIL

## LEGEND

- ACCESSIBLE PARKING AND ACCESSIBLE GROUND
- FLOOR DWELLING UNIT
- TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS.
- RE: ELECTRICAL
- FIRE HYDRANT, RE: CONCEPTUAL UTILITY PLAN
- PIV POST INDICATOR VALVE, RE: CONCEPTUAL UTILITY PLAN
- FDC FIRE DEPARTMENT CONNECTION, RE: CONCEPTUAL UTILITY PLAN
- UTILITY
- LIGHT POLE, 18'-0"
- INTEGRALLY COLORED CONCRETE
- ACCESSIBLE ROUTE
- COMPACT ONLY PARKING SPACE, PAINTED AT EACH SPACE TO READ "COMPACT ONLY", 12" HIGH LETTERS
- PAINTED WHITE, 2" STROKE
- MOTORCYCLE PARKING SPACE

## SITE DATA

**SITE ADDRESS:** 10001 CEJA VISTA ROAD  
ALBUQUERQUE, NM

**LEGAL DESCRIPTION:** LOTS RR-3-A & RR-3-B, LOCATED ON DENNIS CHAVEZ BLVD. SW, BETWEEN 98TH ST. SW & 116TH ST. SW, CONTAINING APPROXIMATELY 9.44 ACRES.

**ACRES:** 9.44 ACRES

**ZONE ATLAS:** P-09-Z

**ZONING SUMMARY:** R-2 APARTMENTS

**CONSTRUCTION TYPE:** V-8

**BUILDING HEIGHT:** 35'-4"

**SPRINKLERED:** FULLY SPRINKLERED 13R SYSTEM

**TOTAL BUILDING AREA:** 197,650 GSF

**PARKING REQUIREMENTS**

VEHICLE PARKING:  
408 PARKING SPACES REQUIRED, 410 SPACES PROVIDED  
15 VAN ACCESSIBLE PARKING INCLUDED  
58 COMPACT CAR SPACES INCLUDED (14%)

6 MOTORCYCLE PARKING SPACES REQUIRED, 8 PROVIDED  
120 BICYCLE PARKING SPACES REQUIRED, 240 PROVIDED

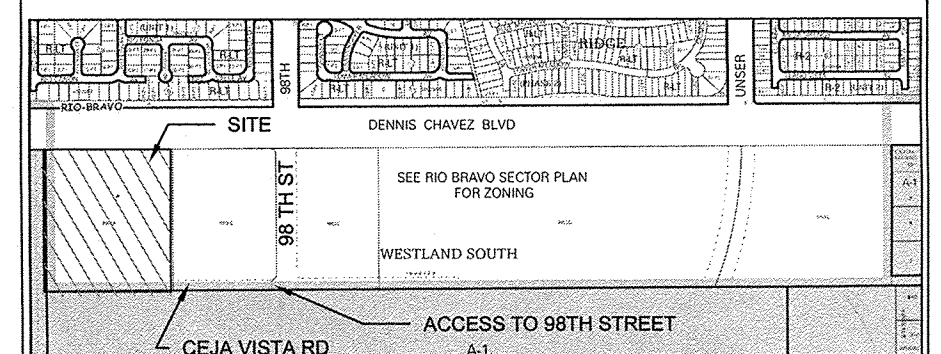
## SUMMARY

THE PROPOSED MULTI-FAMILY HOUSING DEVELOPMENT OFFERS A QUALITY URBAN ENVIRONMENT PERPETUATING THE TRADITION OF INTEGRATED COMMUNITIES AND A VARIETY AND MAXIMUM CHOICE OF HOUSING AND TRANSPORTATION. THE PROPOSED DENSITY TRANSITIONS BETWEEN SINGLE FAMILY HOUSING TO THE EAST AND A MUCH MORE INTENSIVE ACTIVITY CENTER TO THE WEST.

THE LRRS DESIGNATES 98TH ST. AND 118TH ST. AS COMMUNITY PRINCIPAL ARTERIALS AND DESIGNATES DENNIS CHAVEZ BOULEVARD AS A REGIONAL PRINCIPAL ARTERIAL. DENNIS CHAVEZ BLVD. IS AN EXPRESS CORRIDOR. THE DENNIS CHAVEZ TRAIL, A PAVED MULTI-USE TRAIL EXISTS FROM 118TH ST. TO THE PROPOSED SITE AND IS PROPOSED TO EXTEND TO GRADE VIGIL ROAD JUST EAST OF UNSER BLVD. A BIKE LANE IS PROPOSED ALONG DENNIS CHAVEZ FROM ATRISCO BLVD. TO THE RIVER. THE 198 BUS ROUTE PASSES ALONG THE SITE ON DENNIS CHAVEZ WITH STOPS AT ATRISCO HERITAGE HIGH SCHOOL AND 98TH ST.

TRAFFIC IMPACT STUDY NOT REQUIRED PER FORM SIGNED 07.28.16 BY CITY TRAFFIC ENGINEER# 1004428/16EPC-40037.

ALL CIRCULATION THROUGHOUT DEVELOPMENT IS TO BE ASPHALT PAVING AND NOTED AS ACCESSIBLE FIRE LANE PER COA FIRE MARSHAL REQUIREMENTS.



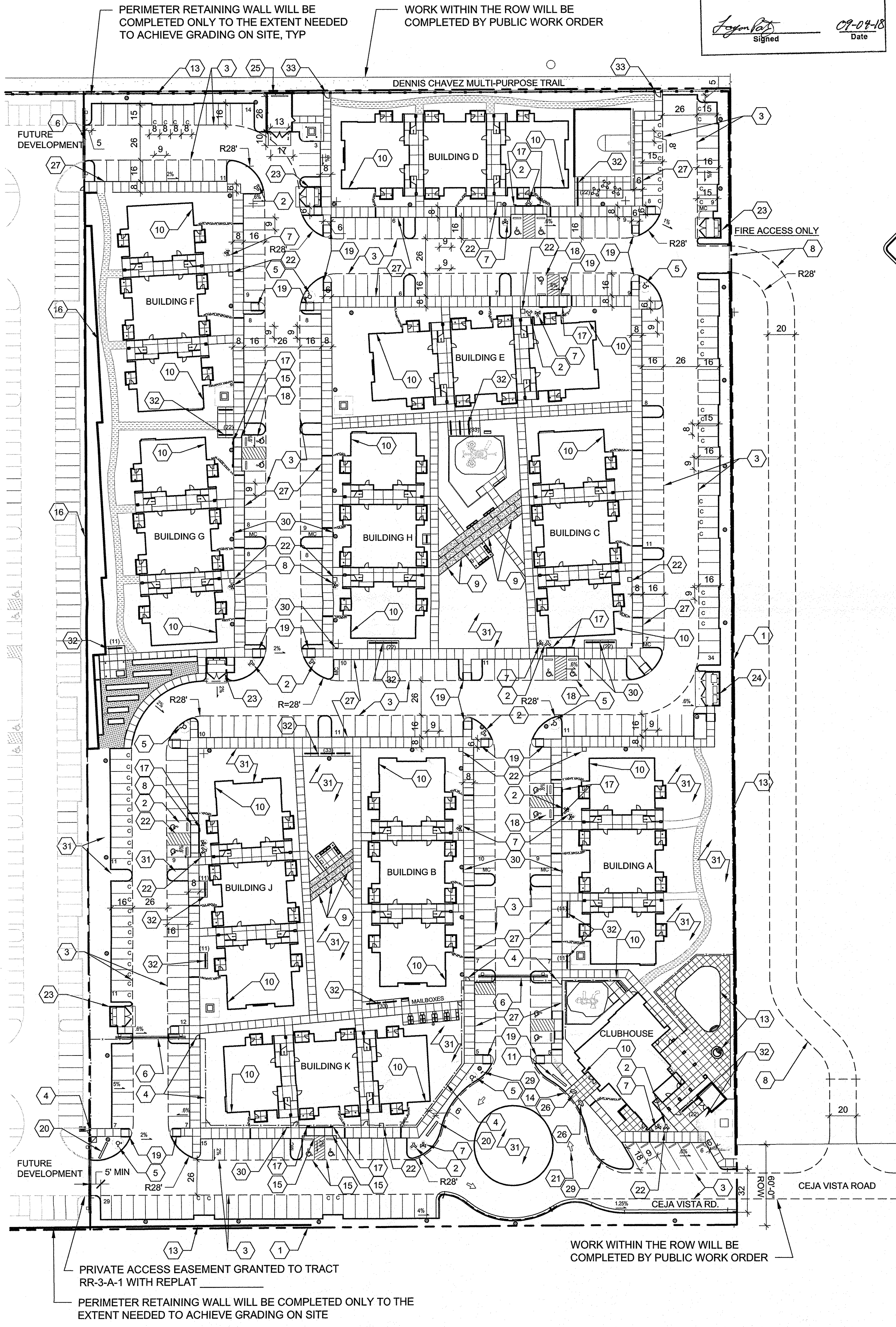
PORTION OF: ZONE ATLAS MAP P-09-Z

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

DENNIS CHAVEZ BOULEVARD ROW: 221'

## TRAFFIC CIRCULATION LAYOUT APPROVED

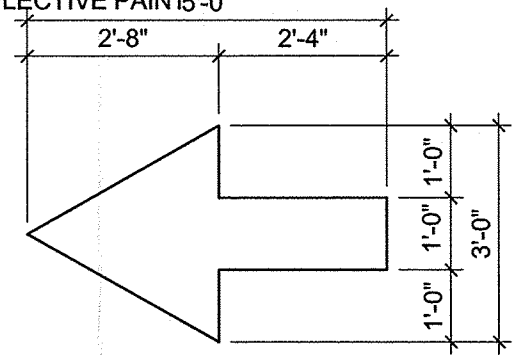
*Logan Bates*  
Signed  
07-04-18  
Date



## A1 TRAFFIC CIRCULATION LAYOUT

1" = 50'-0"

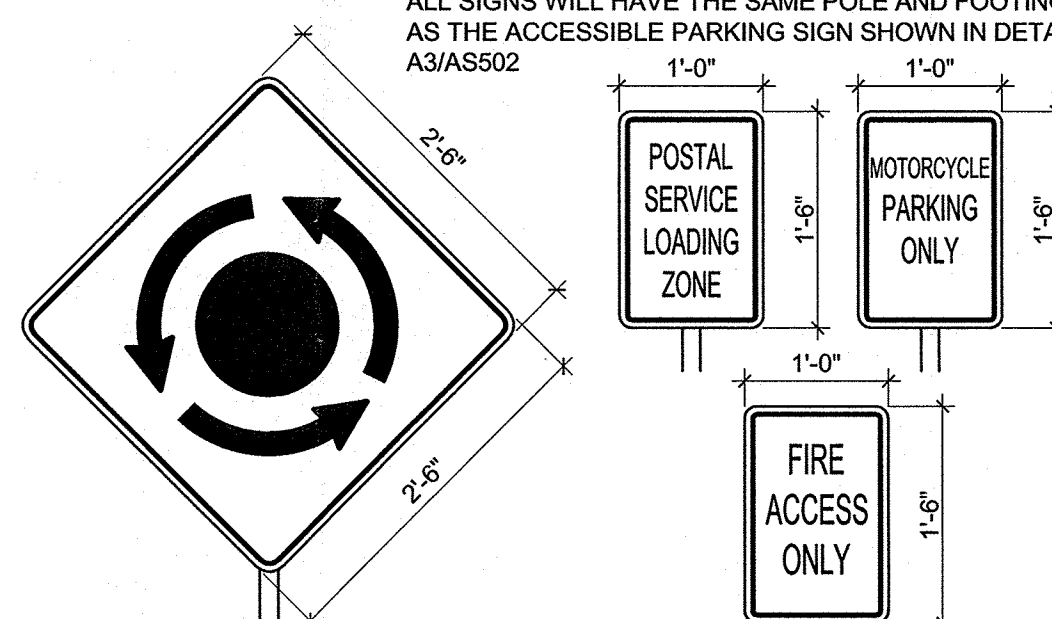
NOTE:  
1. PAINT ARROWS WHERE SHOWN ON PLANS. TWO COATS OF PAINT. COLOR: WHITE  
2. WHERE CONDITION OCCURS IN RIGHT OF WAY, USE REFLECTIVE PAINT 5'-0"



## DIRECTIONAL PAVEMENT ARROW

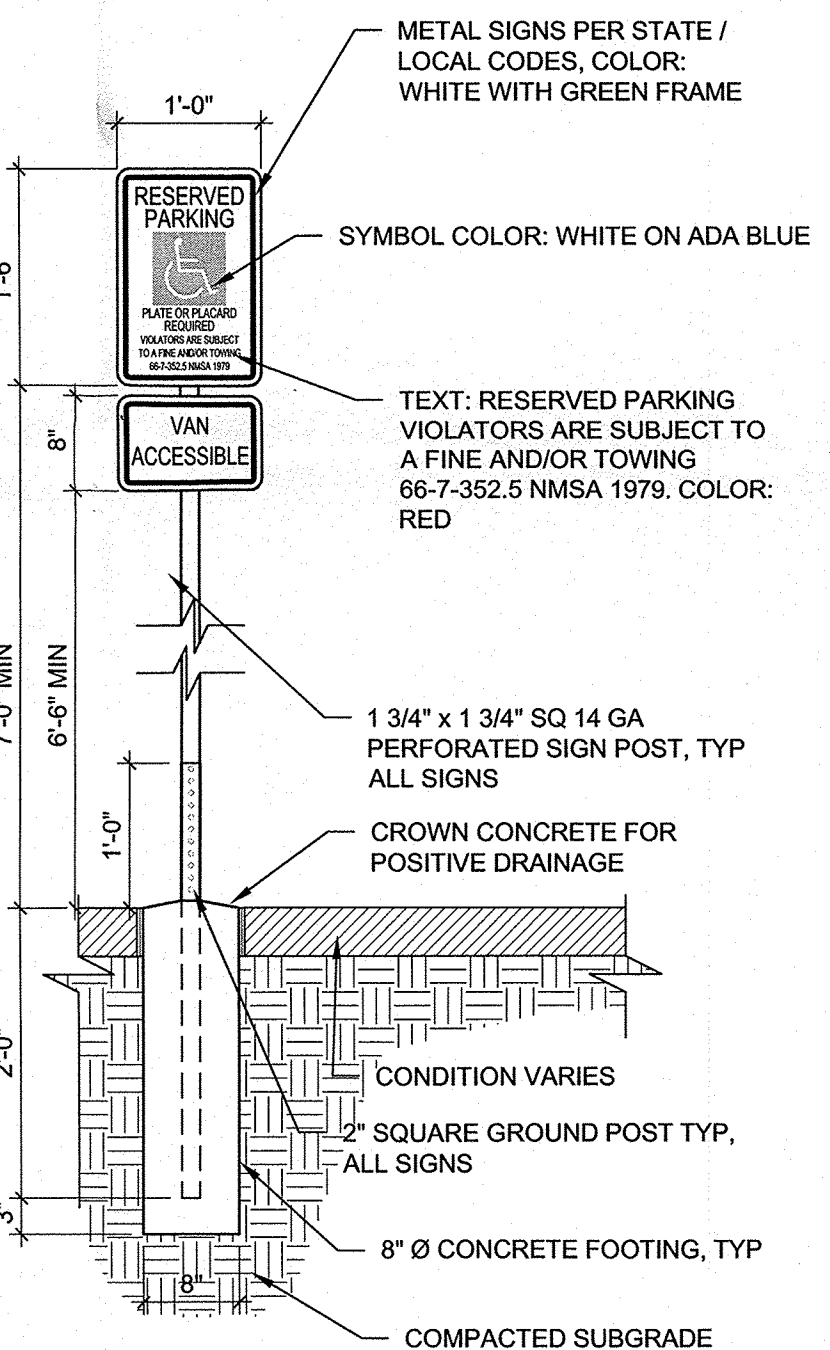
D3 3/8" = 1'-0"

NOTE: ALL SIGNS WILL HAVE THE SAME POLE AND FOOTING AS THE ACCESSIBLE PARKING SIGN SHOWN IN DETAIL A3/AS502



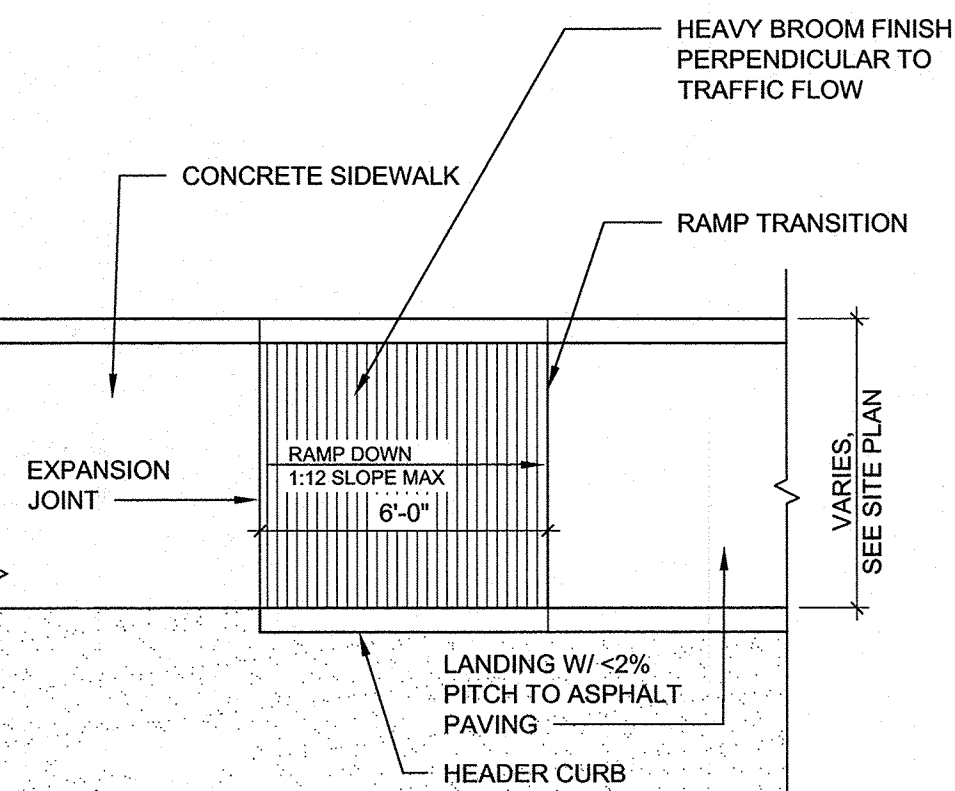
## C3 TRAFFIC SIGNAGE

3/4" = 1'-0"



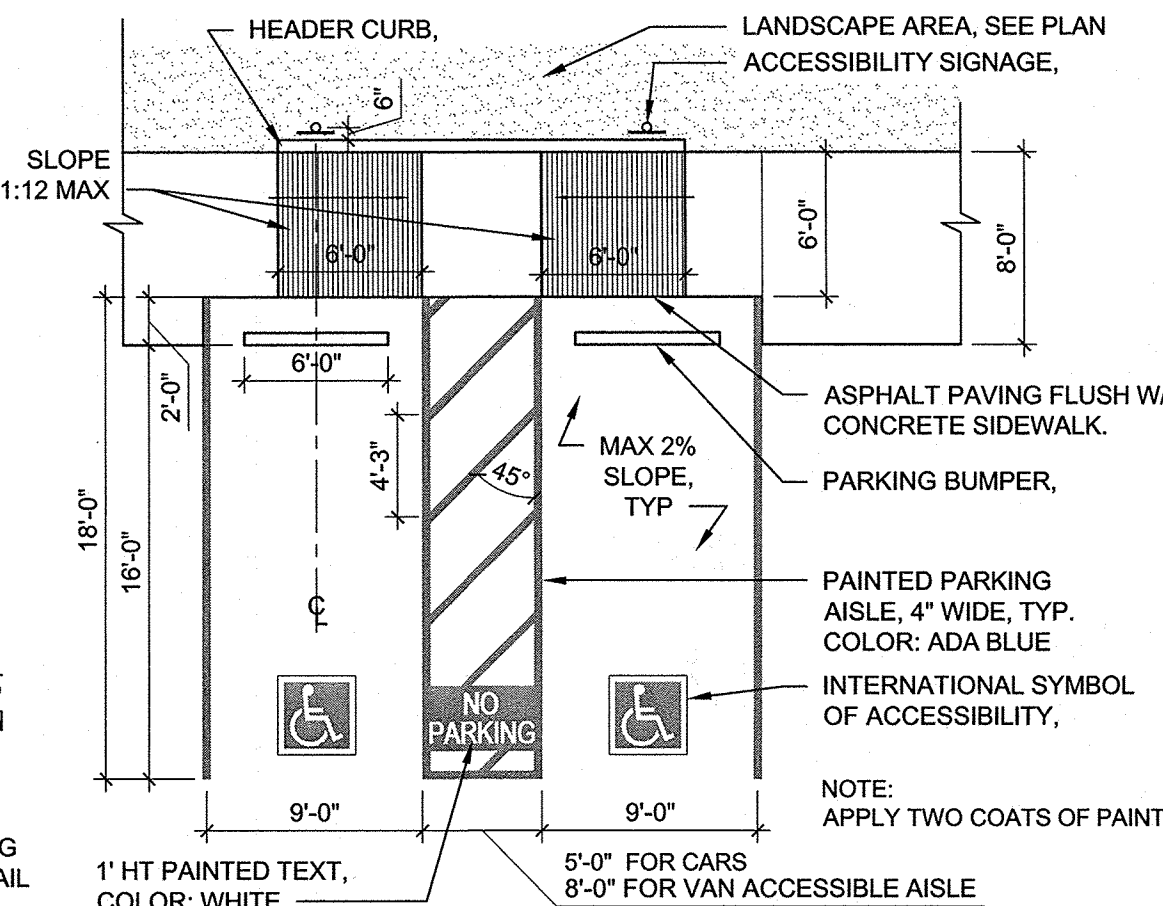
## B4 ACCESSIBLE PARKING SIGN

3/4" = 1'-0"



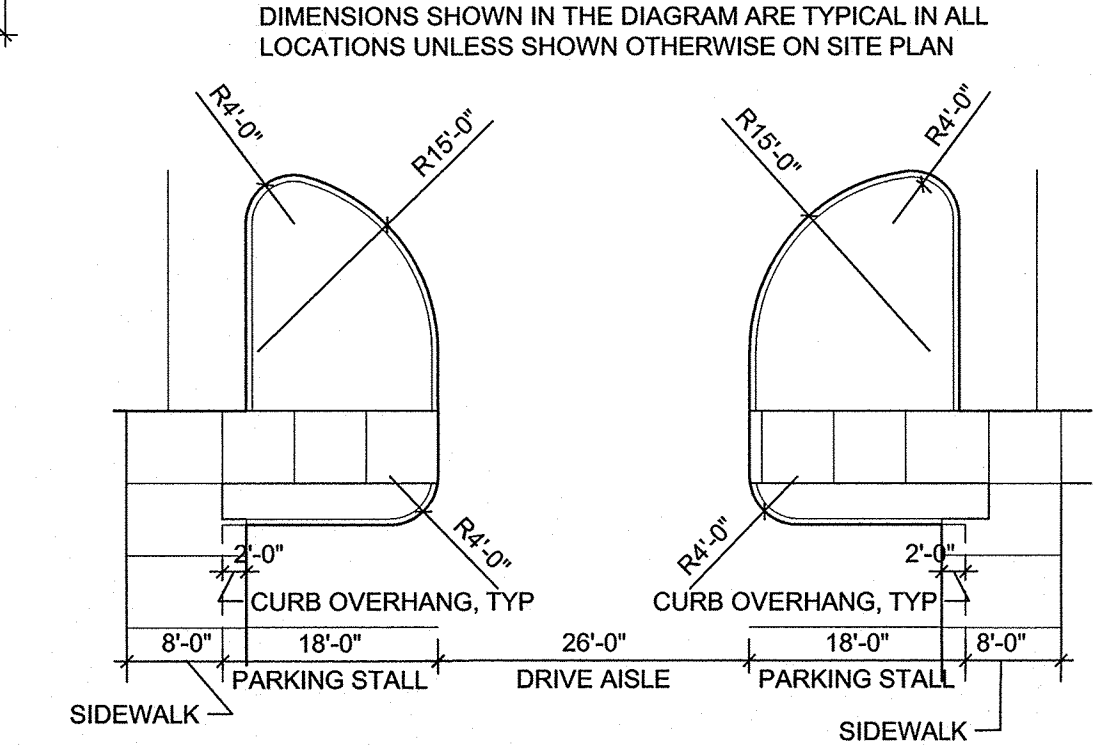
## A3 CONCRETE CURB RAMP

1/4" = 1'-0"



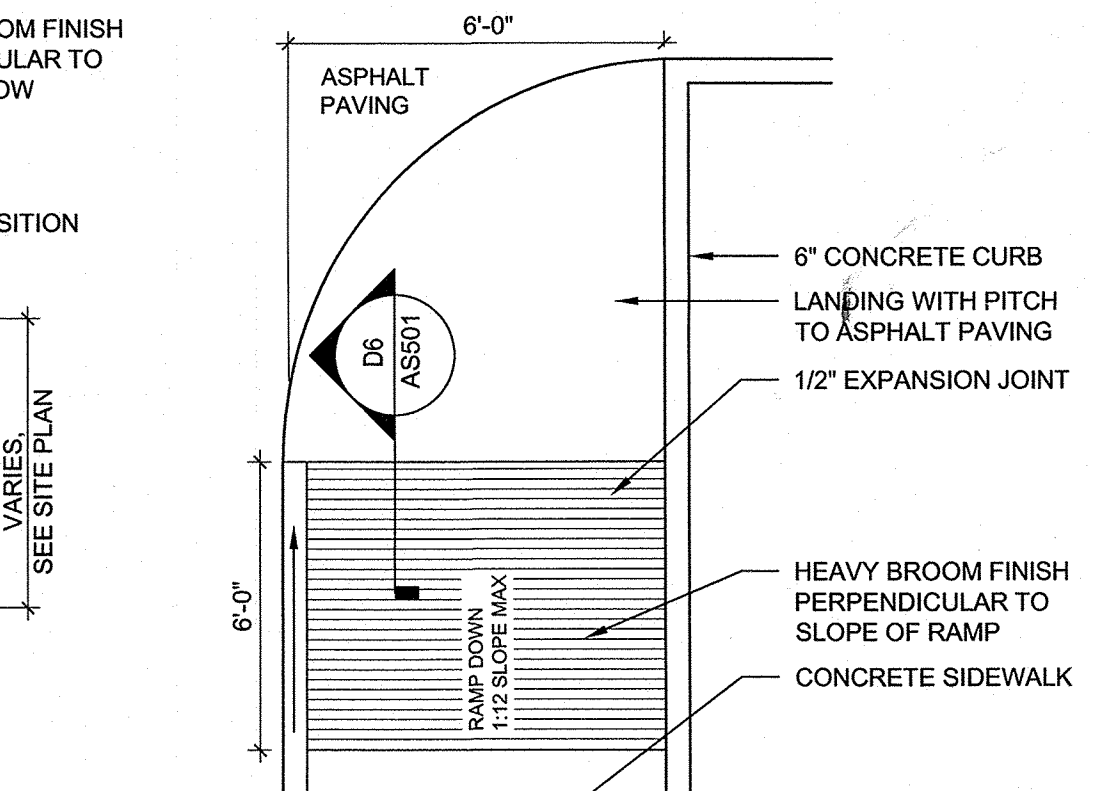
## C4 ACCESSIBLE PARKING

1/8" = 1'-0"



## B4 PARKING & DRIVE ASILE

1/16" = 1'-0"



## A4 ACCESSIBLE RAMP

1/4" = 1'-0"