



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 #:** PO9 1002D
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) _____

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) _____

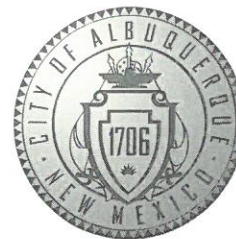
IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 10.02.2017 **By:** _____

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE RECEIVED: _____

CITY OF ALBUQUERQUE



October 9, 2017

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

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

Dear Ms. Facio,

Based upon the information provided in your submittal received 10-04-17, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Dennis Chavez is a limited access road way. The emergency access must be approved off NM 500. Contact MRCOG to get approval from the Roadway Access Committee (RAC) and the Metropolitan Transportation Board (MTB).
2. Please coordinate with NMDOT District 3 Traffic for driveway permit on Dennis Chavez NM 500. Please include us in all correspondences. Contact Nancy Perea @ Nancy.Perea@state.nm.us and Margaret Haynes @ Margaret.Haynes@state.nm.us.
3. Identify all existing access easements and right of way width, and street widths on Ceja Vista Rd and Dennis Chavez Blvd. Roadway shall be built with DRC approved City Work Order.
4. A 5 ft. keyway is required for dead-end parking aisles. The parking space next to the southwest gate should be removed. The spot is too close to the gate for vehicles to maneuver.
5. All sidewalks and trails along streets should be placed at the property line.
6. Please include a copy of your shared/cross access agreement with the adjacent property owner.
7. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
8. Work within the public right of way requires a work order with DRC approved plans.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact me at 924-3630.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



Sincerely,

A handwritten signature in blue ink, which appears to read 'Logan Patz', is written over the printed name.

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

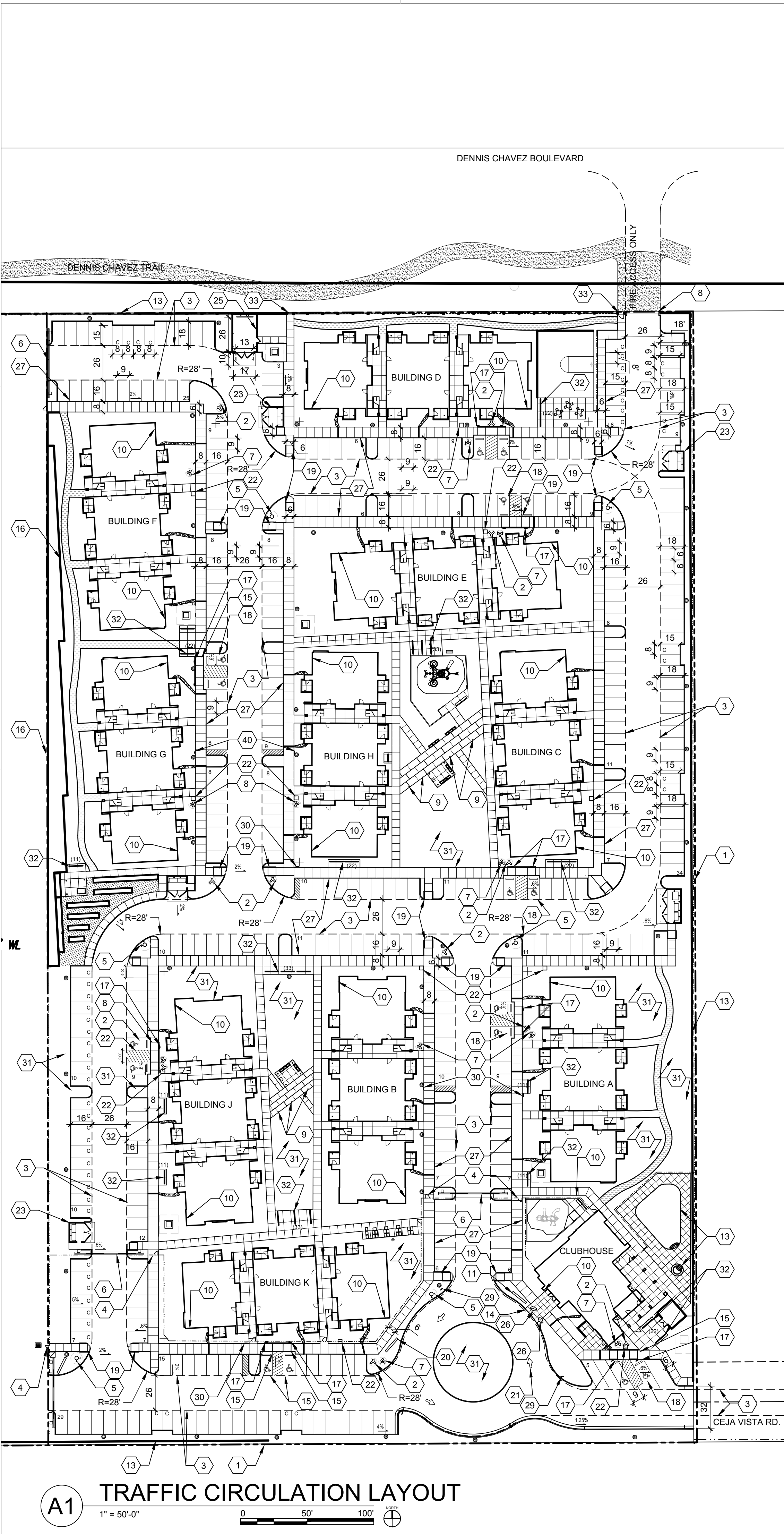
LWP via: email
C: CO Clerk, File

PO Box 1293

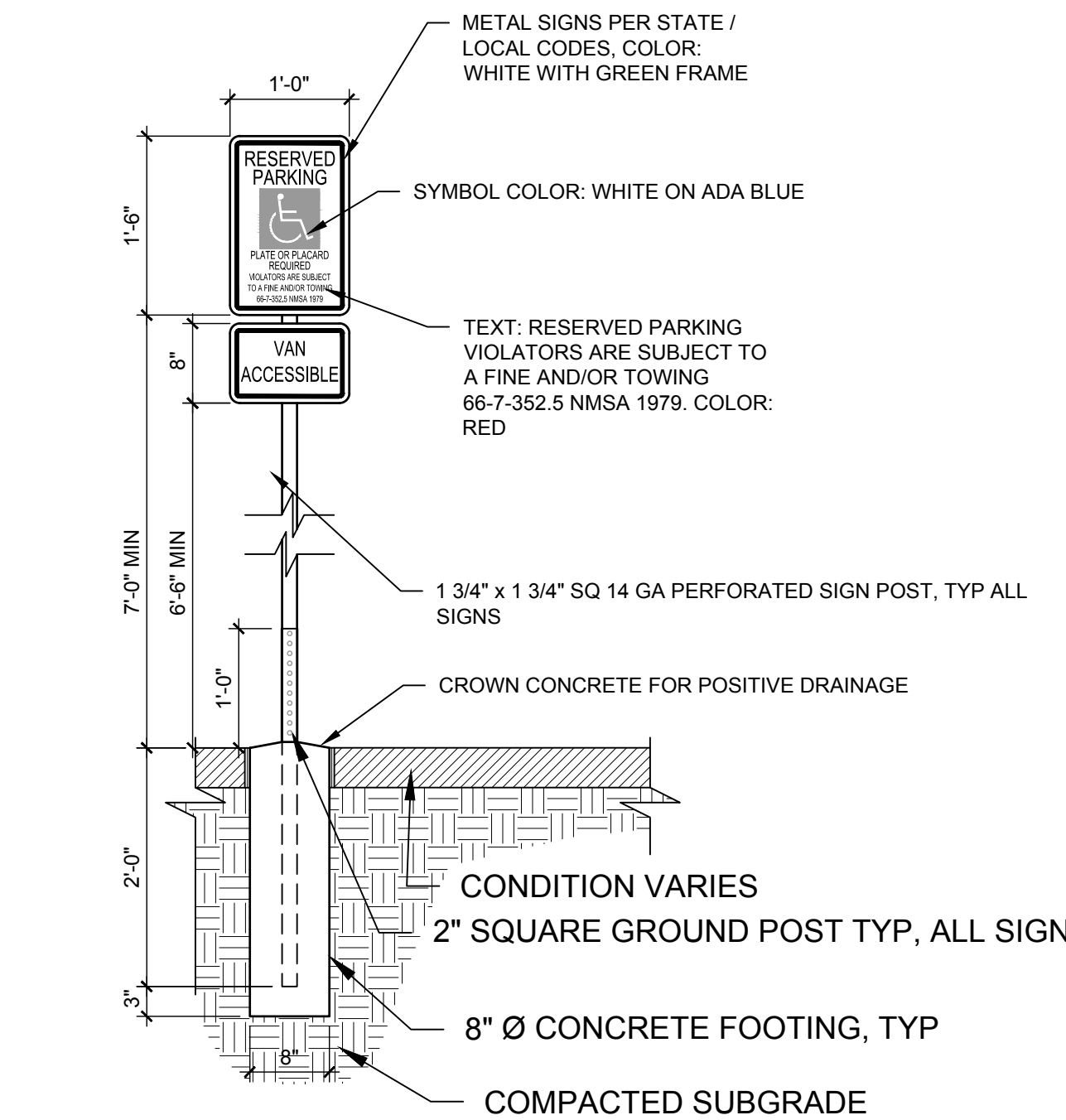
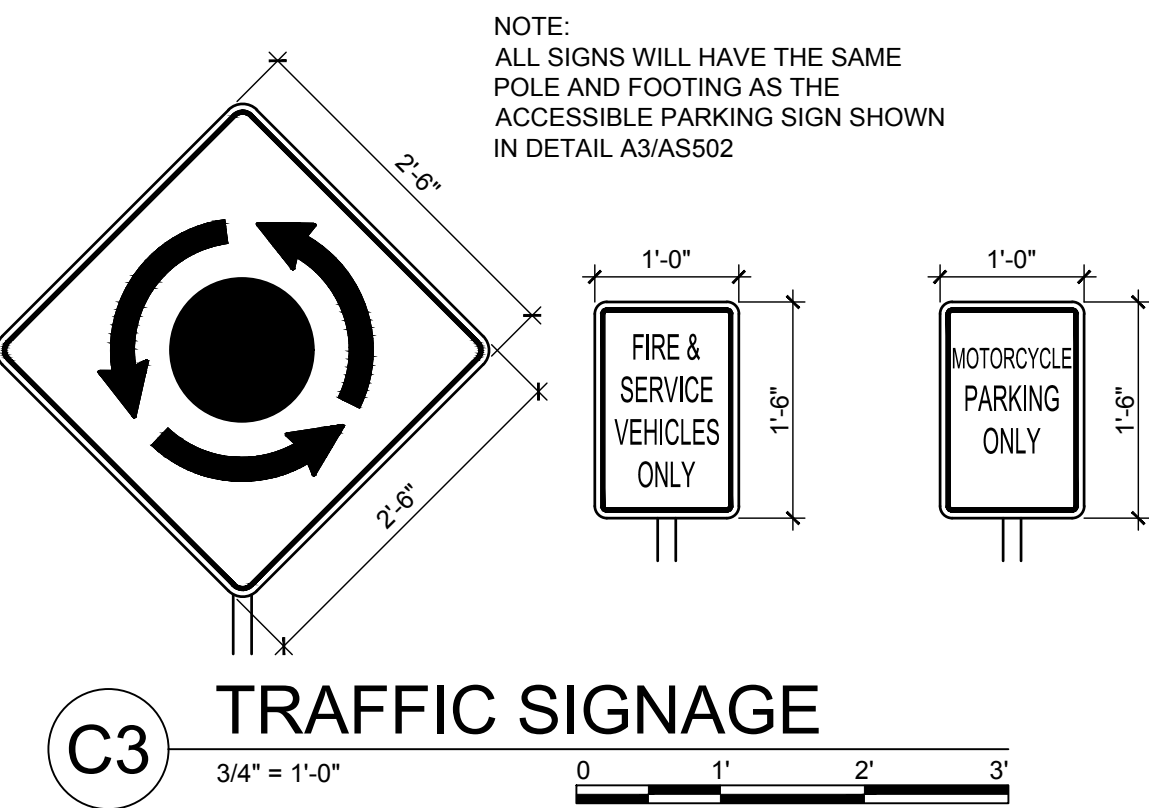
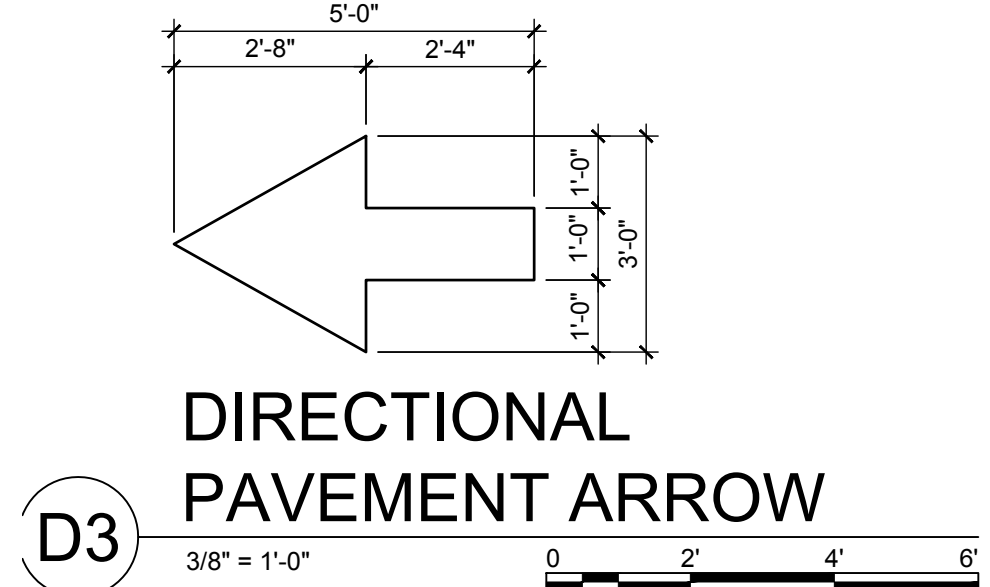
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NM 87103

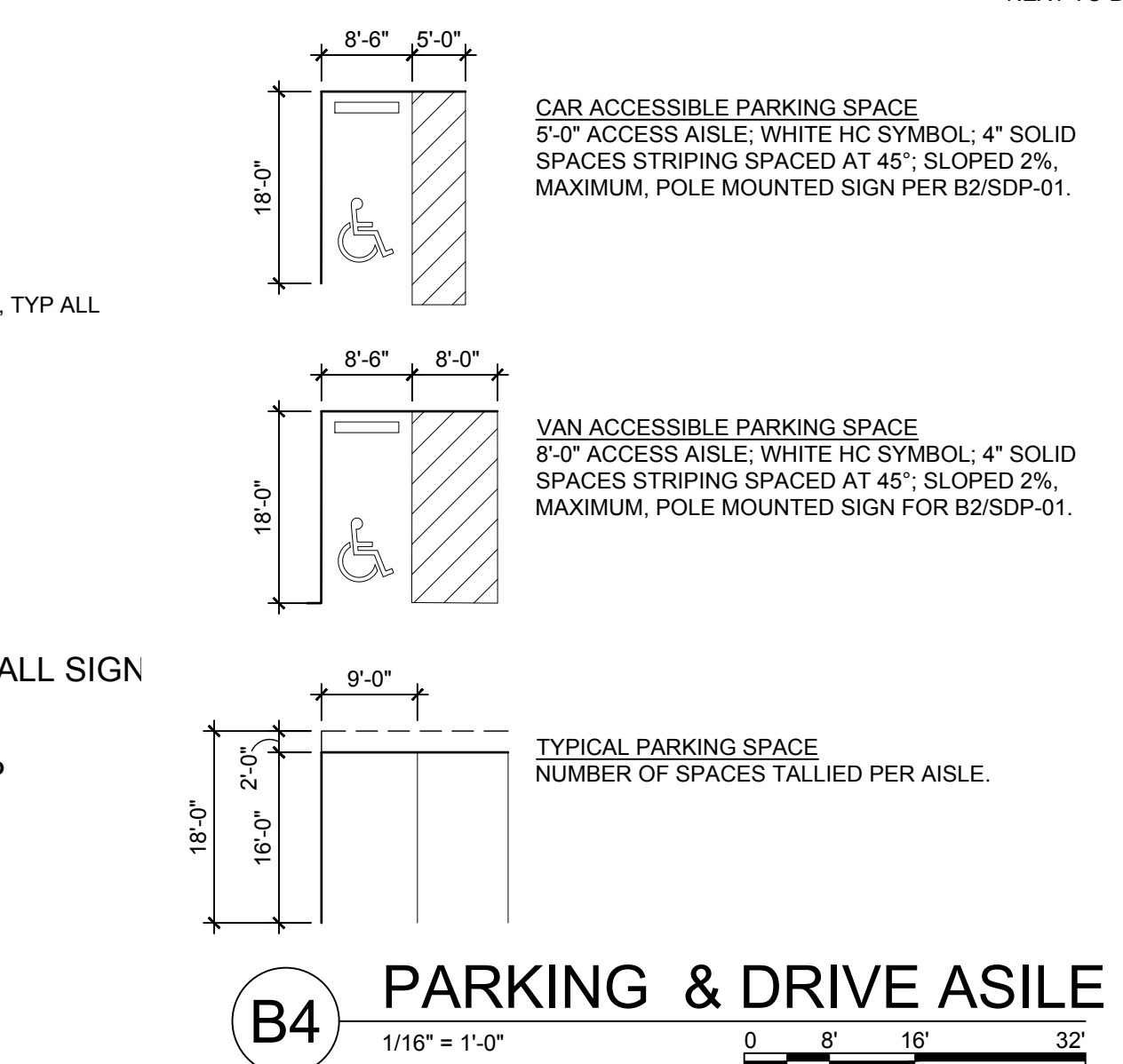
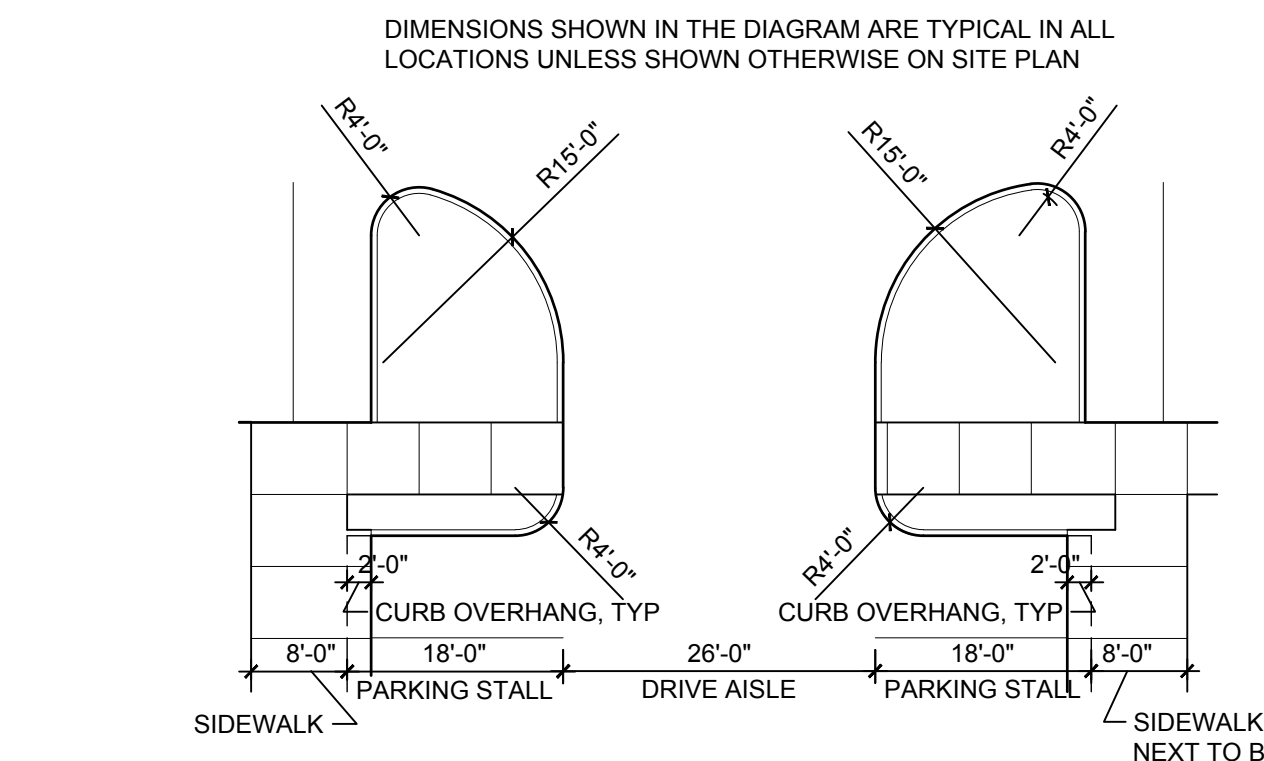
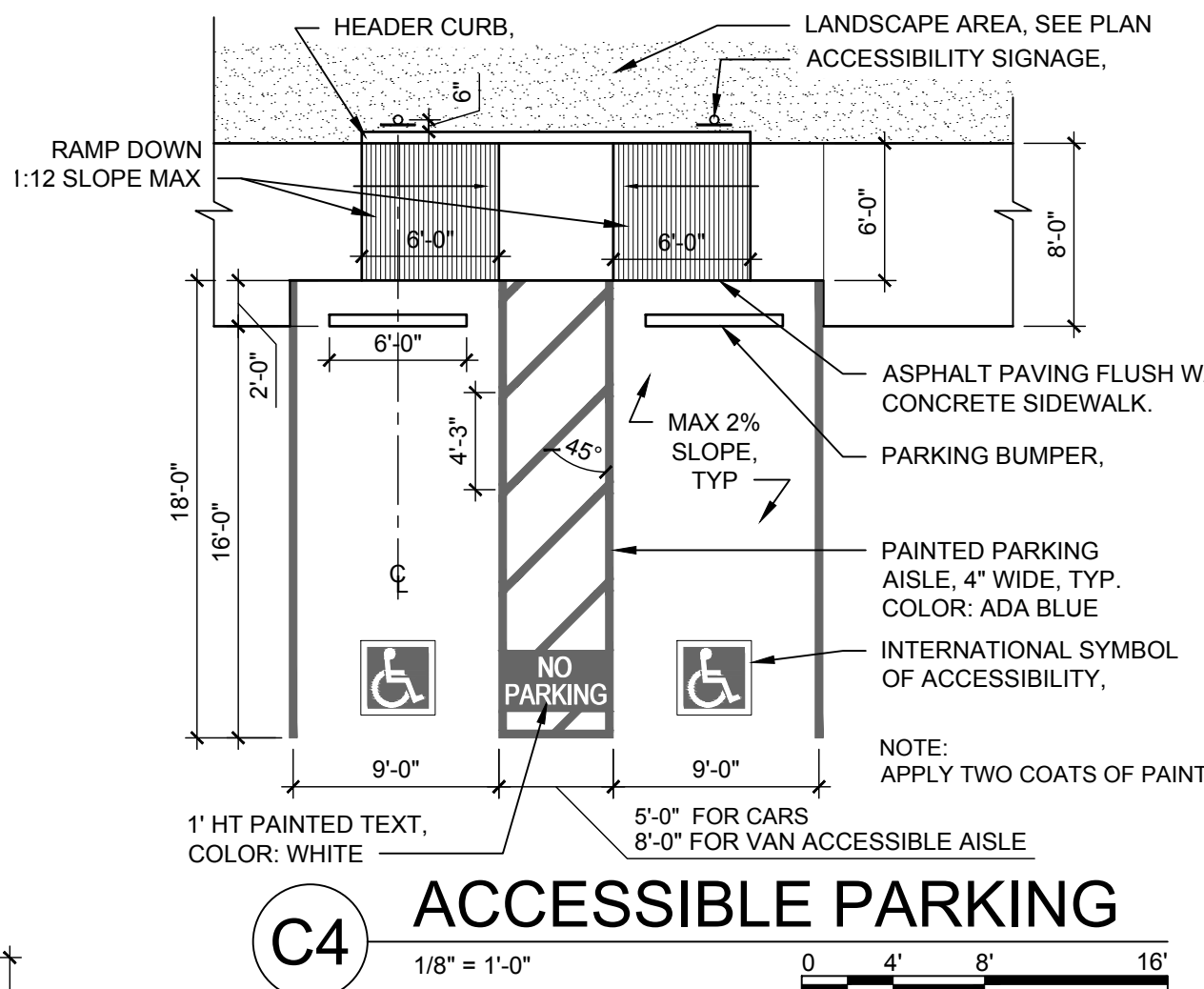
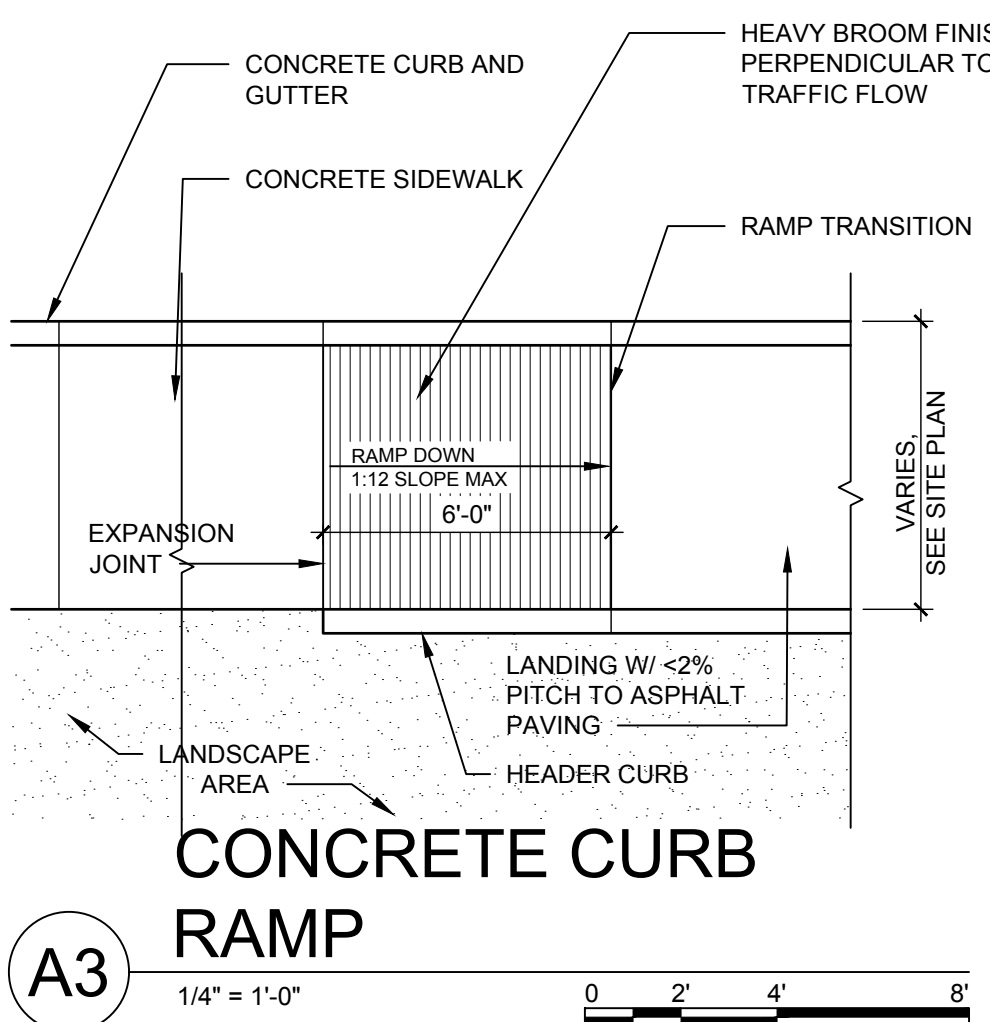
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NOTE:
1. PAINT ARROWS WHERE SHOWN ON PLANS. TWO COATS OF PAINT, COLOR: WHITE.
2. WHERE CONDITION OCCURS IN RIGHT OF WAY, USE REFLECTIVE PAINT.



B3 ACCESSIBLE PARKING SIGN
3/4" = 1'-0"



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 B, C, D
- CLUBHOUSE AND CARD ACCESS GATES AND EMERGENCY ACCESS DRIVE WILL HAVE A KNOX BOX FOR FIRE DEPARTMENT ACCESS
- FIRE ACCESS LANES SHALL BE MARKED FIRE LANE ON BOTH SIDES
- ALL FIRE ACCESS LANES SHALL HAVE AN APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 7,500 POUNDS
- SLOPES WILL NOT EXCEED 10% IN GRADE FOR ANY FIRE ACCESS ROADS
- WATER IS DIVERTED AWAY FROM BUILDING WALLS AND FOUNDATIONS BY SLOPING THE EXTERIOR GRADE AWAY FROM THE BUILDING
- ALL DWELLING UNITS WILL BE LOCATED ALONG AN ACCESSIBLE ROUTE THAT LINKS ALL BUILDINGS AND COMMON AREAS AROUND THE SITE
- ALL TYPE "B" UNITS ALONG AN ACCESSIBLE ROUTE SHALL BE ADAPTABLE UNITS, ALL GROUND FLOOR UNITS UNLESS NOTED AS TYPE A SHALL BE TYPE B UNITS
- ALL BUILDINGS HAVE HIGHLY VISIBLE SIGNAGE WITH CONTRASTING COLORS THAT IS LIT FROM DUSK TILL DAWN AS WELL AS DAYLIGHT HOURS
- FOR ASPHALT SECTIONS REFER TO GEOTECHNICAL ENGINEERING SERVICES' REPORT NO. 1-70684 BY DGB PROPERTIES ON JULY 14, 2017

SHEET KEYED NOTES

- PROPERTY LINE
- FIRE DEPARTMENT CONNECTION
- FIRE LANE, 26' WIDE STANDARD, 28' RADIUS
- SECURITY GATE AND FENCE
- FIRE HYDRANT
- VEHICULAR GATE WITH KNOX BOX, REMOTE CONTROL FOB OPERATED
- POST INDICATOR VALVE/PIV LOCATION
- FIRE ACCESS ONLY GATE WITH FIRE DEPARTMENT ACCESS SIGN AND KNOX BOX
- LIGHT BOLLARD
- BUILDING IDENTIFIER, TWO PER BUILDING MOUNTED AT 12'-0" FF, LIT FROM DUSK UNTIL DAWN
- MONUMENT SIGN WITH 12" HIGH NUMBERS W/ 2" WIDTH FOR CHARACTERS, HIGH CONTRAST COLOR, LIT FROM DUSK UNTIL DAWN
- POOL AND SPA BY NEW MEXICO POOL AND SPA - SEPARATE PERMIT
- MASONRY PERIMETER WALL
- FLUSH CONCRETE SIDEWALK TO ASPHALT PAVING
- ACCESSIBLE PARKING RAMP
- RETAINING WALL
- ACCESSIBLE PARKING SIGN
- ACCESSIBLE PARKING
- ACCESSIBLE RAMP
- FUTURE MONUMENT SIGN, PROVIDE 1" ELECTRICAL CONDUIT FOR FUTURE LIGHTING
- DIRECTIONAL PAVEMENT ARROW
- WATER METER
- CONVENIENCE BIN ENCLOSURE
- CONVENIENCE TRASH/BICYCLE ENCLOSURE
- TRASH COMPACTOR ENCLOSURE
- LANDSCAPE BOULDERS FOR SAFETY AND ACCESS CONTROL, 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
- SECURE CONNECTION TO MULTIPURPOSE TRAIL

LEGEND

- ACCESSIBLE PARKING AND ACCESSIBLE GROUND FLOOR DWELLING UNIT
- TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS, RE: ELECTRICAL
- FH FIRE HYDRANT, RE: CONCEPTUAL UTILITY PLAN
- PIV POST INDICATOR VALVE, RE: CONCEPTUAL UTILITY PLAN
- FDC FIRE DEPARTMENT CONNECTION, RE: CONCEPTUAL UTILITY PLAN
- LIGHT POLE, 16'-0"
- INTEGRALLY COLORED CONCRETE ACCESSIBLE ROUTE
- C COMPACT ONLY PARKING SPACE; PAINTED IDENTIFICATION AT EACH SPACE TO READ "COMPACT ONLY", 12" HIGH LETTERS PAINTED WHITE, 2" STROKE

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 & 118TH ST. SW, CONTAINING APPROXIMATELY 9.44 ACRES.
ACRES: 9.44 ACRES
ZONING SUMMARY: P-09-Z
CONSTRUCTION TYPE: V-B
BUILDING HEIGHT: 35'-4"
SPRINKLERED: FULLY SPRINKLERED 13R SYSTEM
TOTAL BUILDING AREA: 197,650 GSF
PARKING REQUIREMENTS:
VEHICLE PARKING:
409 PARKING SPACES PROVIDED AND REQUIRED. OF THE 409 REQUIRED, 14 HC VAN ACCESSIBLE PARKING AND 52 ARE COMPACT CAR SPACES
MOTORCYCLE PARKING:
6 MOTORCYCLE
BICYCLE PARKING:
240 BICYCLE PARKING SPACES

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 GRACE 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.



DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT



ENGINEER

PROJECT

VALLE DE ATRISCO
10001 CEJA VISTA ROAD
ALBUQUERQUE, NEW MEXICO

REVISIONS

- △
- △
- △
- △

DRAWN BY JAF

REVIEWED BY MH/RW

DATE 10/03/2017

PROJECT NO. 17-0017

DRAWING NAME

TRAFFIC
CIRCULATION
LAYOUT

SHEET NO.

TCL-1.1
OF