

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 2, 2023

Derek J. Metson
Greenbox Architect
502 7th St. Suite 203
Oregon City, OR 97045

Re: Kairos Power Expansion
5201 Hawking Dr. SE
Traffic Circulation Layout
Architect's Stamp 09-08-22 (Q16-DA5000A)

Dear Mr. Metson,

The TCL submittal received 02-15-2023 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

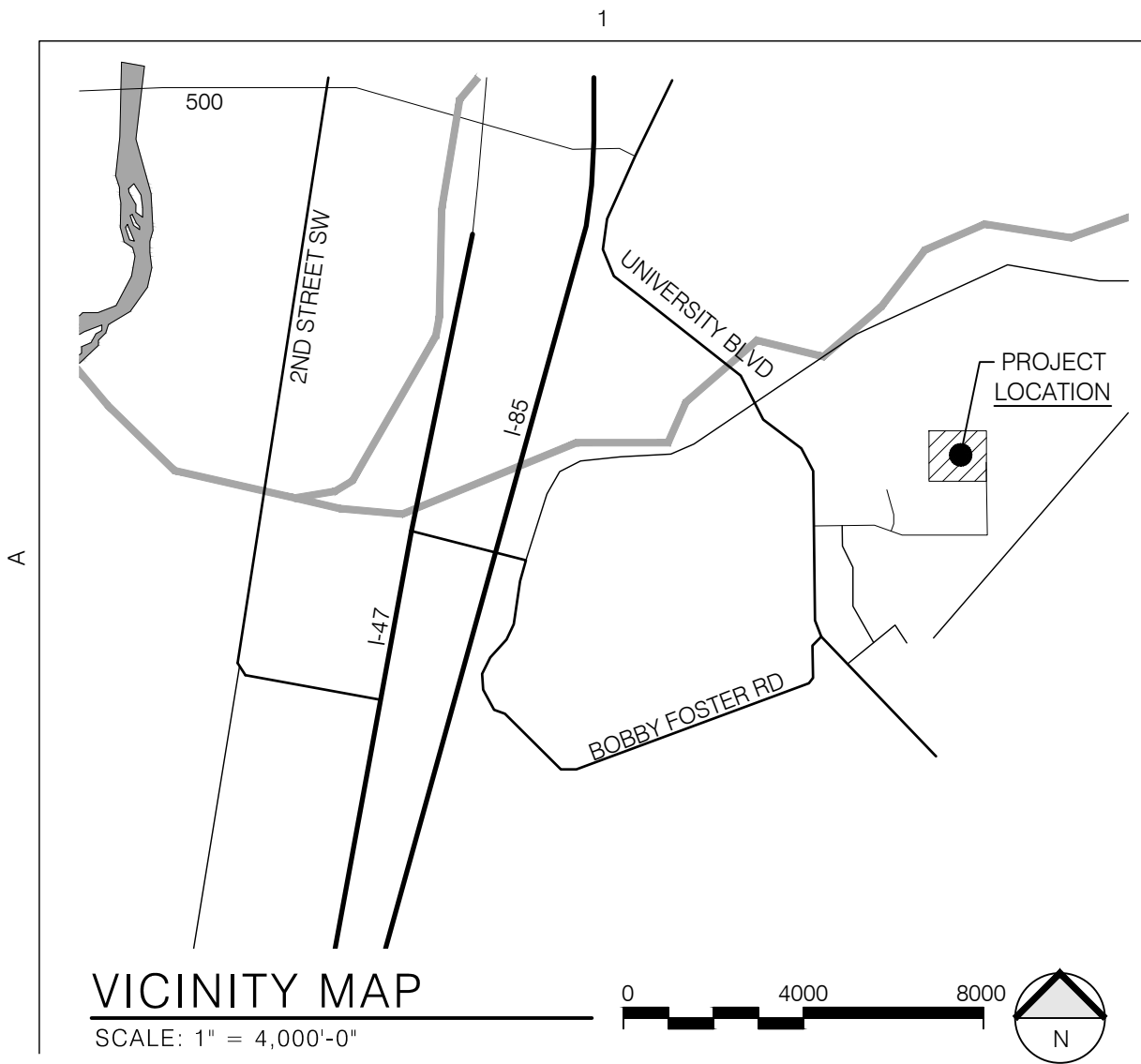
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and 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 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



PARKING AND TRAFFIC:

EXISTING PARKING SPACES: 193 STANDARD SPACES
12 HOV SPACES
10 ADA SPACES (5 VAN ACCESSIBLE)
12 MOTORCYCLE SPACES
16 BIKE PARKING SPACES

PROPOSED PARKING SPACES: 28 STANDARD SPACES
2 ADA SPACES (1 VAN ACCESSIBLE)
11 BIKE PARKING SPACES

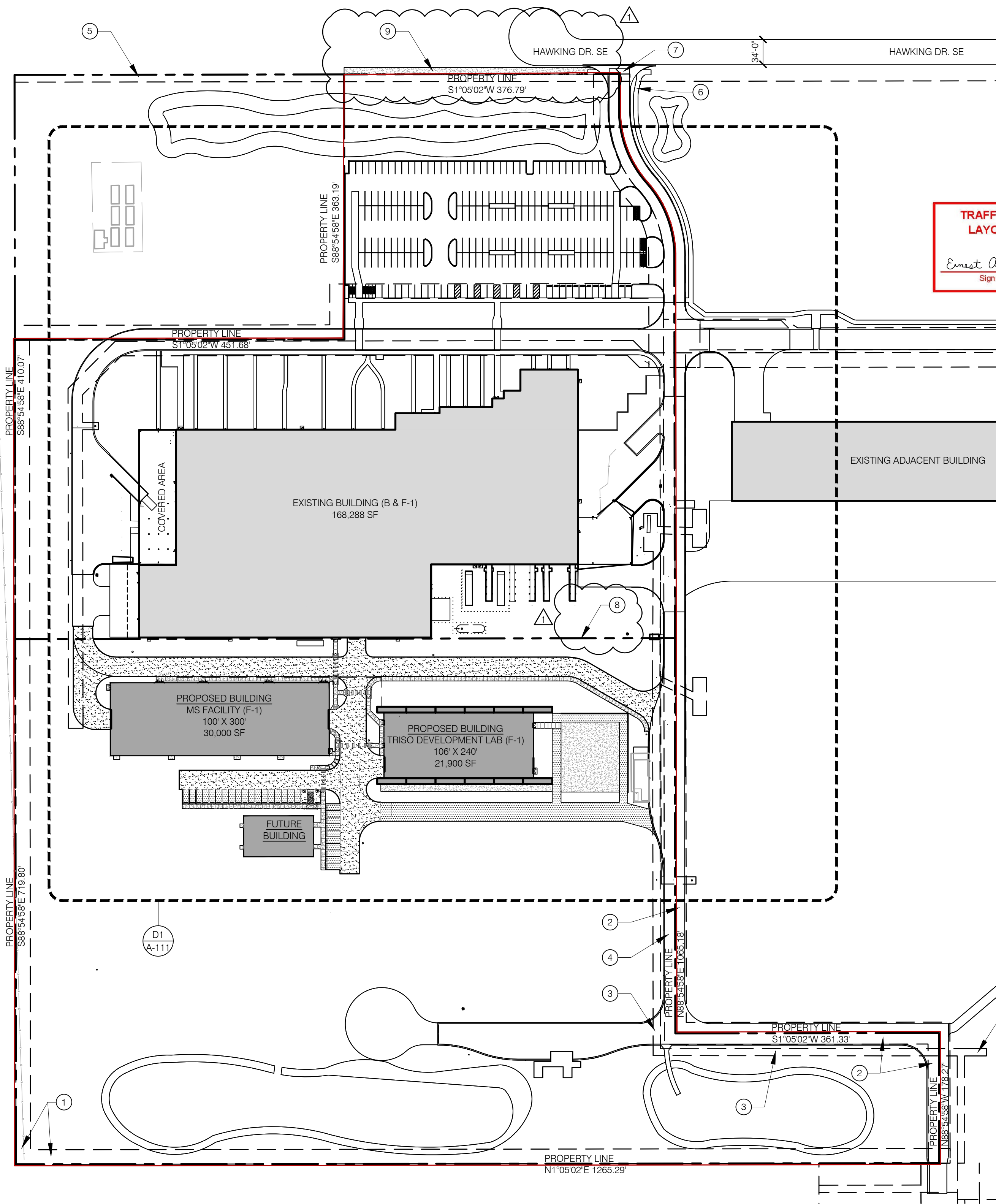
REQUIRED VS PROVIDED PARKING SPACES:

	REQUIRED:	PROVIDED:
STANDARD SPACES	220	221 + 48 HOV = 269
HOV SPACES	6	12 (12 HOV = 48 STANDARD)
ACCESSIBLE PARKING	8 TOTAL / 2 VAN	12 TOTAL / 6 VAN
MOTORCYCLE SPACES	5	12
BIKE PARKING	27	27 (11 NEW - SEE DETAIL D4/A-113)

PARKING STALL SIZING AND REQUIREMENTS

NEW AND EXISTING PARKING STALL SIZING:

TYPE OF PARKING	MIN. WIDTH	MIN. LENGTH	MIN. OVERHANG
STANDARD/ HOV	8.5'	18'	2'
COMPACT	7.5'	15'	1.5'
MOTORCYCLE	4'	8'	N/A
ADA	8.5'	18'	2'
ADA ACCESS AISLE	8'	18'	N/A



D2
A-110

SITE PLAN

SCALE: 1" = 100'

GENERAL NOTES:

- NO VARIANCES ARE PROPOSED, OR NECESSARY TO IMPLEMENT THIS PLAN.
- THE PROPOSED CONSTRUCTION WILL BE COMPLETED IN A ONE PHASE.
- PROPOSED BUILDINGS ARE TO BE USED FOR INDUSTRIAL MANUFACTURING.
- ACCESS EASEMENTS ARE NOT PROPOSED FOR THIS PROJECT.
- ROADS ADJACENT TO THE SITE ARE PRIVATE WAYS, EXCEPT FOR THE CITY STREET - HAWKING DRIVE SE.
- MAXIMUM GRADES SHOULD NOT EXCEED 8% IN PARKING AREAS. FOR MAJOR CIRCULATION AISLES AND ADJACENT TO MAJOR PEDESTRIAN ENTRANCES, THE GRADES SHOULD BE KEPT TO 6% OR LESS. HANDICAP ACCESS TO BUILDINGS NEEDS TO BE MAINTAINED. CONTACT CITY ZONING FOR DETAILS.
- A NEW REFUSE FACILITY IS NOT INCLUDED IN THE SCOPE OF THIS PROJECT. PROPOSED BUILDINGS WILL UTILIZE THE EXISTING REFUSE FACILITY.
- OFF-SITE RIGHT-OF-WAY IMPROVEMENTS, EASEMENTS, OR HANDICAP RAMPS ARE NOT PROPOSED WITH THIS PROJECT.
- NO DRIVE THROUGH FACILITIES ARE PROPOSED IN THIS PROJECT.
- ALL ACCESS AISLE AND ROAD DIMENSIONS EXCLUDE CURBS UNLESS OTHERWISE NOTED.

GENERAL INFORMATION:

SITE INFORMATION

SITE ADDRESS: 5201 HAWKING DRIVE SE
ALBUQUERQUE, NM 87106

LEGAL DESCRIPTION: TR D-1 & D-3 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL
INNOVATION PARK II (A SUBDIVISION OF TRACT D MESA DEL SOL
INNOVATION PARK II) CONT 16.4161 AC

PROPOSED OCCUPANCY: INDUSTRIAL MANUFACTURING (F)

LOT SIZE: 28.4377 AC / 1,238,746,212 SF

BUILDING AREA: MS FACILITY: 30,000 SF
TDL FACILITY: 21,900 SF
PROPOSED TOTAL: 51,900 SF
EXISTING: 168,288 SF

EXECUTIVE SUMMARY:

ACCESSED VIA CRICK AVE SE AND HAWKING DRIVE SE, THE PROJECT SITE IS LOCATED AT THE END OF HAWKING DRIVE SE. SEE LEGAL DESCRIPTION IN GENERAL INFORMATION ABOVE. PROPOSED DEVELOPMENT WILL OCCUR TO THE WEST OF THE EXISTING BUILDING.

THE PROJECT CONSISTS OF THE CONSTRUCTION OF TWO SINGLE-STORY MANUFACTURING STRUCTURES ON AN EXISTING DEVELOPMENT. THE NEW STRUCTURES ARE TO BE LOCATED ON WEST SIDE OF THE EXISTING BUILDING AND KAIROS POWER CAMPUS. THE EXISTING BUILDING ON SITE WILL CONTINUE TO SERVE AS THE PRIMARY BUILDING.

PROPOSED PARKING AND ROADWAYS ARE INTENDED TO SUPPORT ON-SITE TRAFFIC DUE TO THE INCREASE IN PASSENGER VEHICLES. THE EXISTING SITE ACCESS, PARKING, AND LOADING WILL SUPPORT THE PRIMARY TRAFFIC CIRCULATION ON THE KAIROS CAMPUS. PROPOSED PARKING IS LOCATED IN ONE CENTRAL LOCATION FOR THE NEW FACILITIES AND FUTURE MODULAR OFFICE.

APPROXIMATELY 350' OF THE STREET FRONTAGE AT HAWKING DRIVE SE WILL HAVE 10' WIDE SIDEWALKS PER PREVIOUS INFRASTRUCTURE AGREEMENT AS PART OF DRB PROJECT NUMBER 2020-004448. SEE INCLUDED AGREEMENT AND LETTER OF INTENT FOR FURTHER CLARIFICATION. PROPOSED SIDEWALKS ARE INTENDED TO SERVE AS ON-SITE CIRCULATION. PROPERTY FRONTAGE AT HAWKING DRIVE SE HAS AN EXISTING SIDEWALK CONNECTION FROM THE PRIMARY BUILDING TO THE RIGHT-OF-WAY.

INCREASED TRAFFIC WILL BE OBSERVED ON THE PRIVATE ACCESS EASEMENT, HAWKING DRIVE SE, AND CRICK AVENUE. THE PROPOSED BUILDINGS ARE EXPECTED TO HAVE THE FOLLOWING TRAFFIC CONSIDERATIONS: 5 DAILY VISITORS/PATRONS, 40 EMPLOYEES, 2 DELIVERY TRUCKS, WITH A PEAK HOUR TRIP GENERATION OF 40. OFF STREET LOADING IS PROVIDED TO THE NORTH AND SOUTH OF THE EXISTING BUILDING. REFERENCE THE DESIGN DELIVERY ROUTE ON SHEET A-111 FOR SERVICE AND DELIVERY ROUTES. THE NEAREST MRCOG TRAFFIC COUNT DATA IS ON UNIVERSITY, NORTH OF BOBBY FOSTER (COGID 226.631) WITH A TOTAL VOLUME OF 5,536, PRIOR TO THE IMPACTS AS A RESULT OF THIS DEVELOPMENT.

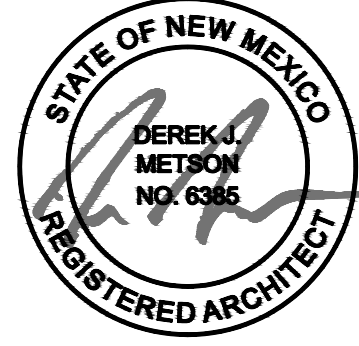
LEGEND:

- CONCRETE
- ASPHALT
- GRAVEL BASE COURSE
- PROPOSED PROPERTY LINE

KEYED NOTES:

- EXISTING 20' WATERLINE EASEMENT
- EXISTING 30' PRIVATE ACCESS EASEMENT
- 10' EXISTING PNM EASEMENT
- EXISTING 20' PERMANENT PRIVATE UTILITY EASEMENT
- EXISTING 10' PUBLIC UTILITY EASEMENT
- EXISTING 6' SIDEWALK FROM RIGHT OF WAY TO THE PRIMARY BUILDING
- EXISTING SITE ACCESS
- EXISTING PROPERTY LINE TO BE REMOVED WITH THIS LAND USE ACTION.
- NEW 10' WIDE CONCRETE SIDEWALK PER EXISTING INFRASTRUCTURE AGREEMENT FROM DRB PROJECT # 2020-004448. IMPROVEMENTS ARE PENDING THE COMPLETION OF A SEPARATE PAVING AND UTILITY PROJECT ALONG HAWKING DRIVE BY GOLD MESA INVESTMENT, LLC (PROJECT # PR-2019-001971). THESE IMPROVEMENTS ARE NOT INCLUDED IN THE SCOPE OF THIS SUBMITTAL.

09/08/2022



EXP: 12.31.2023

REV1 2022-09-08

KAIROS POWER FACILITY EXPANSION

TRAFFIC CIRCULATION PLAN

PROJECT NO.: 8000-22
DRAWN BY:
DATE: JULY 22, 2022

A-110

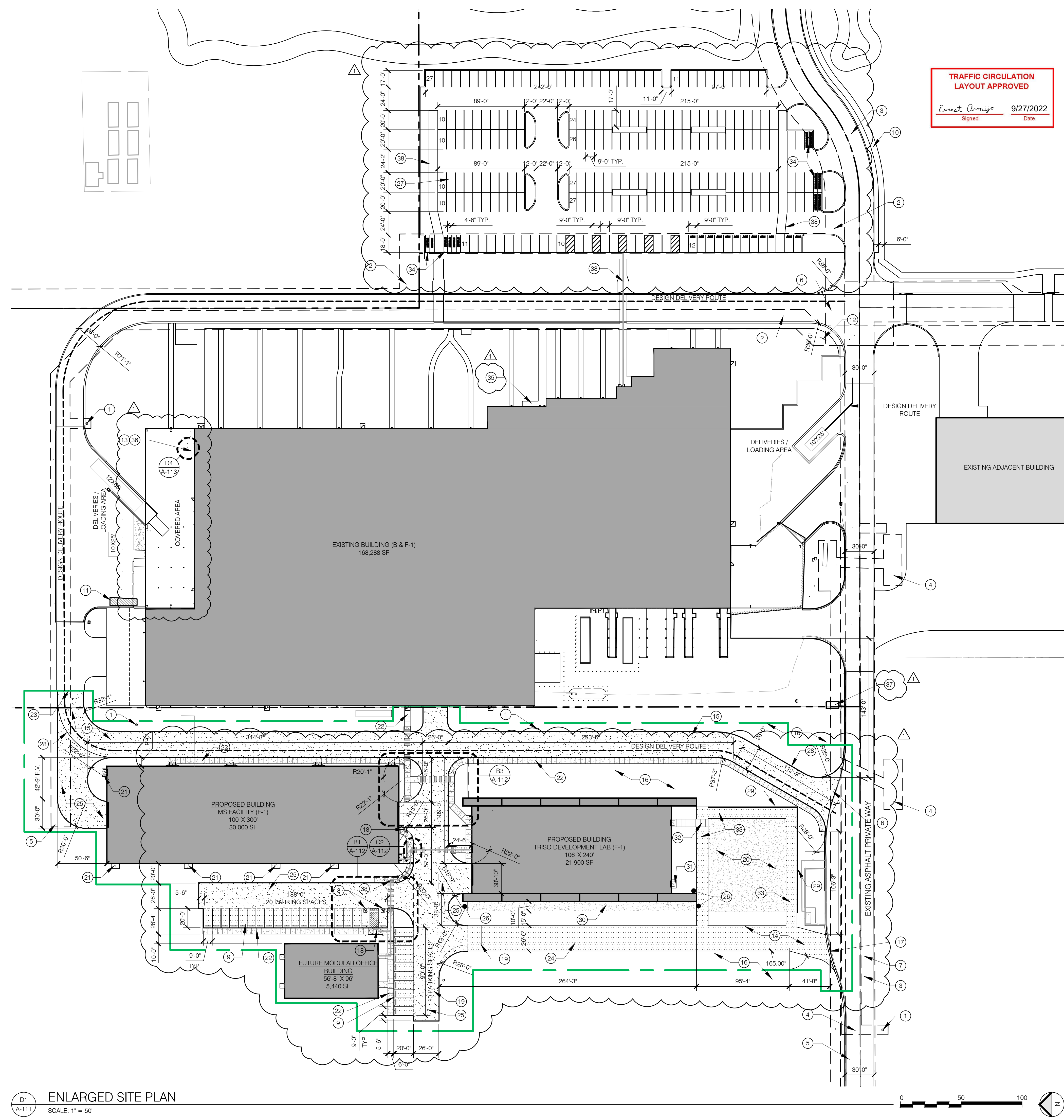
1

2

3

4

5



TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo 9/27/2022
Signed Date

GENERAL NOTES:

- A. PROPOSED PARKING SHALL MEET THE SLOPE REQUIREMENTS AS DEFINED IN THE DEVELOPMENT PROCESS MANUAL. PARKING LOTS REQUIRE A SLOPE BETWEEN 1% MIN AND 8% MAX. PARKING AREAS ADJACENT TO MAJOR CIRCULATION AISLES OR ADJACENT TO MAJOR ENTRANCES 1% MIN TO 6% MAX. HANDICAP PARKING 1% MIN TO 2% MAX CROSS SLOPE AND MAX. 5% IN THE DIRECTION OF TRAVEL.
- B. PARKING STALLS ARE REQUIRED BY THE ZONING CODE TO BE 8.5 FEET WIDE AND 18 FEET LONG WITH A PROVISION THAT IF THE PREMISES CONTAINS MORE THAN 20 SPACES, THEN ONE THIRD OF THE SPACES MAY BE FOR SMALL CARS WITH DIMENSIONS OF 8 FEET WIDE AND 15 FEET LONG. PARKING FOR THE DISABLED SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY ZONING CODE, OR OTHER APPLICABLE REQUIREMENTS. OVERHANG AREAS ARE 2 FEET FOR NORMAL SIZE SPACES AND 1.5 FEET FOR SMALL CAR SPACES (DISTANCE FROM WHEEL STOP TO THE FRONT OF THE PARKING STALL). VEHICLES MAY NOT OVERHANG PUBLIC RIGHT-OF-WAY.
- C. 6" CURBS TO BE PROVIDED AT LANDSCAPING AREAS, PARKING, AND DRIVE AISLES AS SHOWN.
- D. FIRE AND EMERGENCY ACCESS TO COMPLY WITH ALBUQUERQUE FIRE ONE PLAN CHECKING DIVISION.
- E. SITE GRADING SHALL COMPLY WITH ALL CITY REQUIREMENTS AS LISTED IN THE DEVELOPMENT PROCESS MANUAL.
- F. ALL ACCESS AISLE AND ROAD DIMENSIONS EXCLUDE CURBS UNLESS OTHERWISE NOTED.

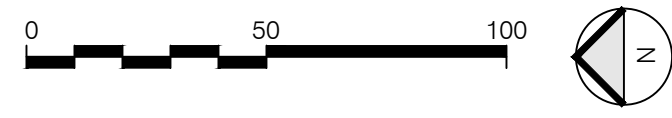
LEGEND:

- CONCRETE
- ASPHALT
- GRAVEL BASE COURSE
- DESIGN DELIVERY ROUTE
- LIMIT OF CONSTRUCTION
- 6'-0" WIDE ACCESSIBLE PATH OF TRAVEL TO BUILDING ENTRANCES

KEYED NOTES:

- EXISTING FIRE HYDRANT
- EXISTING 20" WATERLINE EASEMENT
- EXISTING 30" PRIVATE ACCESS EASEMENT
- EXISTING PNN EASEMENT
- EXISTING 20" PERMANENT PRIVATE UTILITY EASEMENT
- EXISTING SITE ACCESS
- EXISTING 30" PRIVATE WAY WITH GUTTER AND CURB, BOTH SIDES
- NEW ACCESSIBLE GRAVEL PARKING. REFERENCE PARKING STALLS SIZING IN GENERAL NOTE B AND "PARKING AND TRAFFIC" SECTION ON SHEET A-110. PARKING SPACES SHALL NOT OVERHANG THE SIDEWALK. ACCESSIBLE PARKING TO INCLUDE SIGNAGE AS REQUIRED BY PART 7-4 (K)(5). SEE SLOPE REQUIREMENTS IN GENERAL NOTE A.
- NEW GRAVEL PARKING. REFERENCE PARKING STALLS SIZING IN GENERAL NOTE B. PARKING SPACES SHALL NOT OVERHANG THE SIDEWALK.
- EXISTING 6" SIDEWALK FROM RIGHT OF WAY TO PRIMARY BUILDING
- EXISTING TRASH COMPACTOR
- EXISTING SIGN WITH DIRECTION FOR VISITORS AND DELIVERIES
- PROPOSED BIKE PARKING - 11 NEW SPACES - SEE D4/A-113
- NEW 20' WIDE GRAVEL ACCESS ROAD
- EXISTING GRAVEL ACCESS ROAD WITH NEW ASPHALT PAVEMENT
- NEW LANDSCAPE AREA
- NEW CURB CUT IN EXISTING CURB FOR 26' WIDE, TWO-WAY DRIVE AISLE
- RAMPS IN NEW SIDEWALK FOR ACCESSIBLE SITE EGRESS
- NEW FIRE APPARATUS TURNAROUND
- NEW 10' X 235' CONCRETE PAD FOR FUTURE EXTERIOR EQUIPMENT
- NEW 5'-0" X 8'-6" CONCRETE LANDING
- 6' WIDE CONCRETE SIDEWALK WITH CONTROL JOINTS 5'-0" O.C. AND EXPANSION JOINTS 50'-0" O.C. MAX. LIGHT BROOM FINISH
- TERMINATION OF EXISTING ASPHALT DRIVE
- NEW 26'-0" GRAVEL FIRE ACCESS DRIVE AISLE
- NEW ASPHALT ACCESS DRIVE AISLE
- NEW DOMESTIC WATER SUPPLY STUB OUT
- EXISTING PARKING, SEE PARKING COUNTS IN PARKING AND TRAFFIC SECTION ON SHEET A-110.
- EDGE OF EXISTING GRAVEL ROAD
- NEW CMU WALL FINISHED WITH CONCRETE OR STUCCO TO MATCH EXISTING WALLS COLOR AND TEXTURE
- NEW 10' X 235' CONCRETE PAD FOR FUTURE EXTERIOR EQUIPMENT
- NEW 5'-0" X 8'-6" CONCRETE LANDING
- 8' WIDE CONCRETE WALKWAY WITH CONTROL JOINTS 5'-0" O.C. AND EXPANSION JOINTS 50'-0" O.C. MAX. LIGHT BROOM FINISH. REINFORCE PORTION OF WALKWAY IN FORKLIFT ACCESS AISLE
- NEW 12' WIDE GRAVEL FORKLIFT ACCESS AISLES
- EXISTING MOTORCYCLE PARKING THAT IS DESIGNATED WITH FREESTANDING, UPRIGHT SIGNAGE. EXISTING SIGNS SHALL COMPLY WITH SIZE AND HEIGHT REQUIREMENTS PER THE DPM. SIGNS SHALL BE NO SMALLER THAN 12" X 18" AND SHALL HAVE ITS LOWER EDGE NO LESS THAN 4" ABOVE GRADE
- EXISTING BIKE PARKING WITH 9-BIKE CAPACITY
- EXISTING BIKE PARKING WITH 7-BIKE CAPACITY
- DEMOLISH EXISTING WOOD STRUCTURE
- EXISTING 6'-0" PATH N.I.C.

D1
A-111
ENLARGED SITE PLAN
SCALE: 1" = 50'



Greenbox Architecture
802 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045



09/08/2022



REV1 2022-09-08

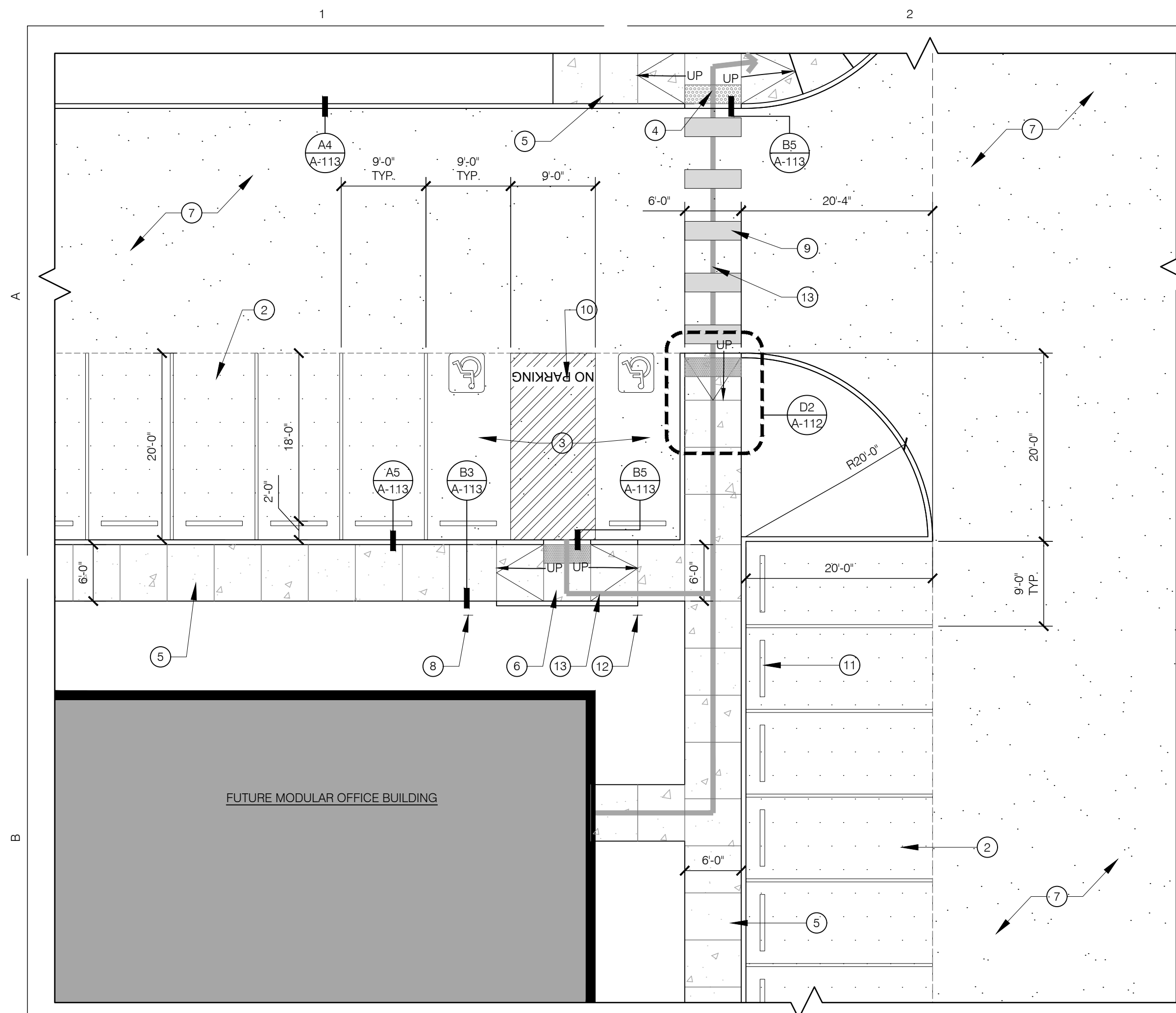
KAIRO'S POWER FACILITY
EXPANSION

ENLARGED TRAFFIC
CIRCULATION LAYOUT

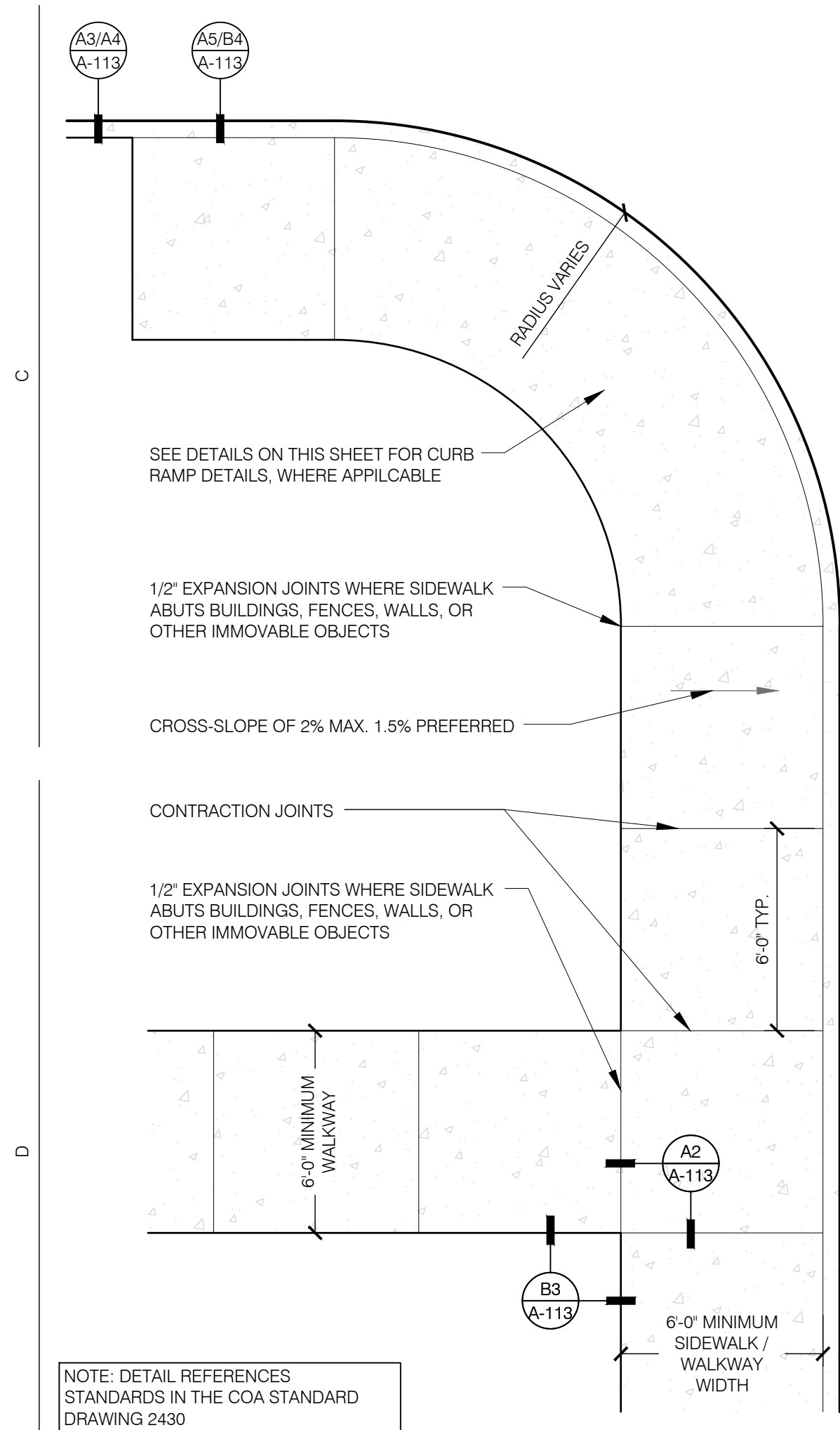
PROJECT NO.: 8000-22
DRAWN BY:
DATE: JULY 22, 2022


A-111

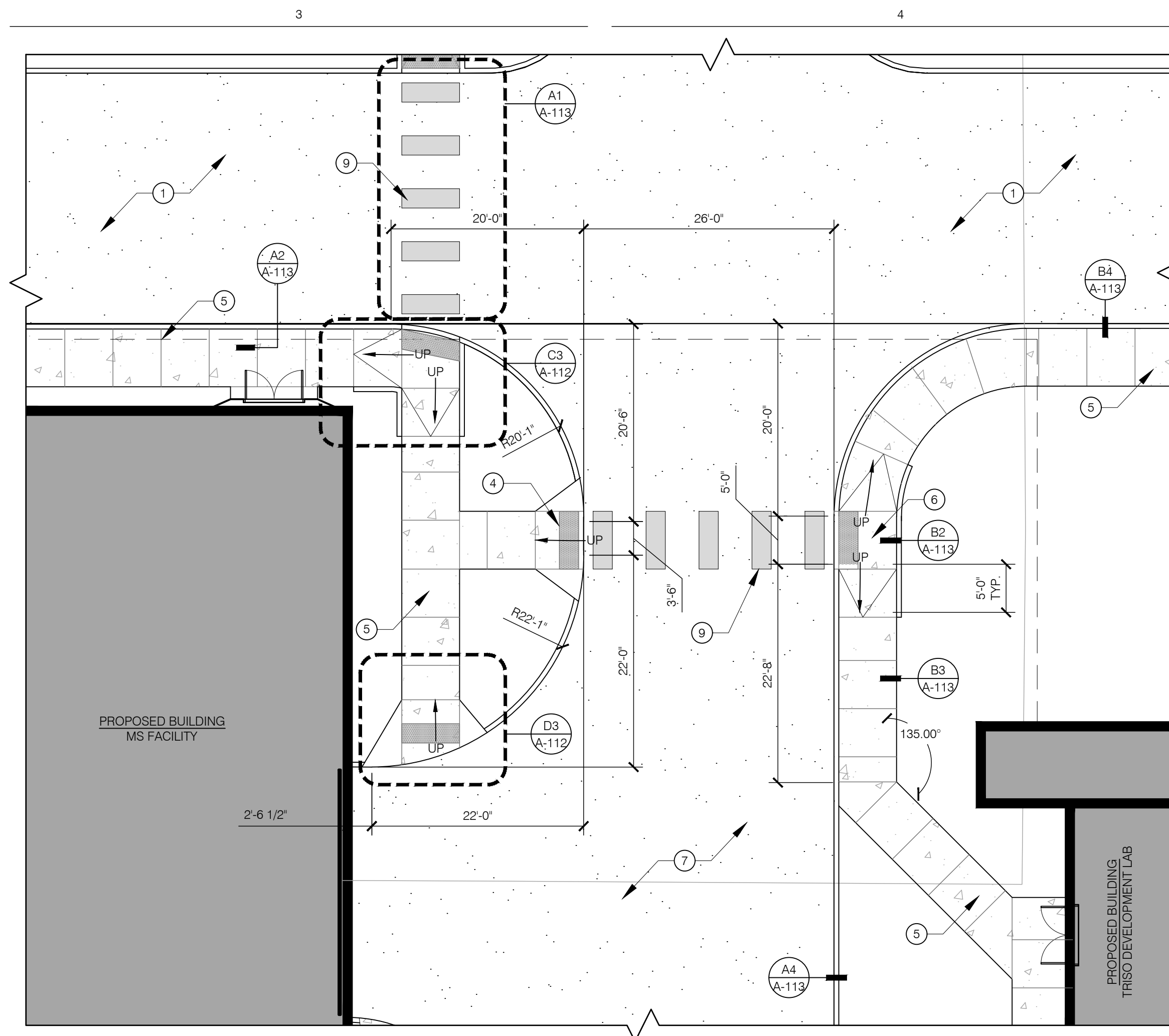
SSW HAWKINS DRIVE SE, ALBUQUERQUE, NM 87108
TRACT D-1 & D-3 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATION PARK (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATION PARK II) CONT 16.4161 AC



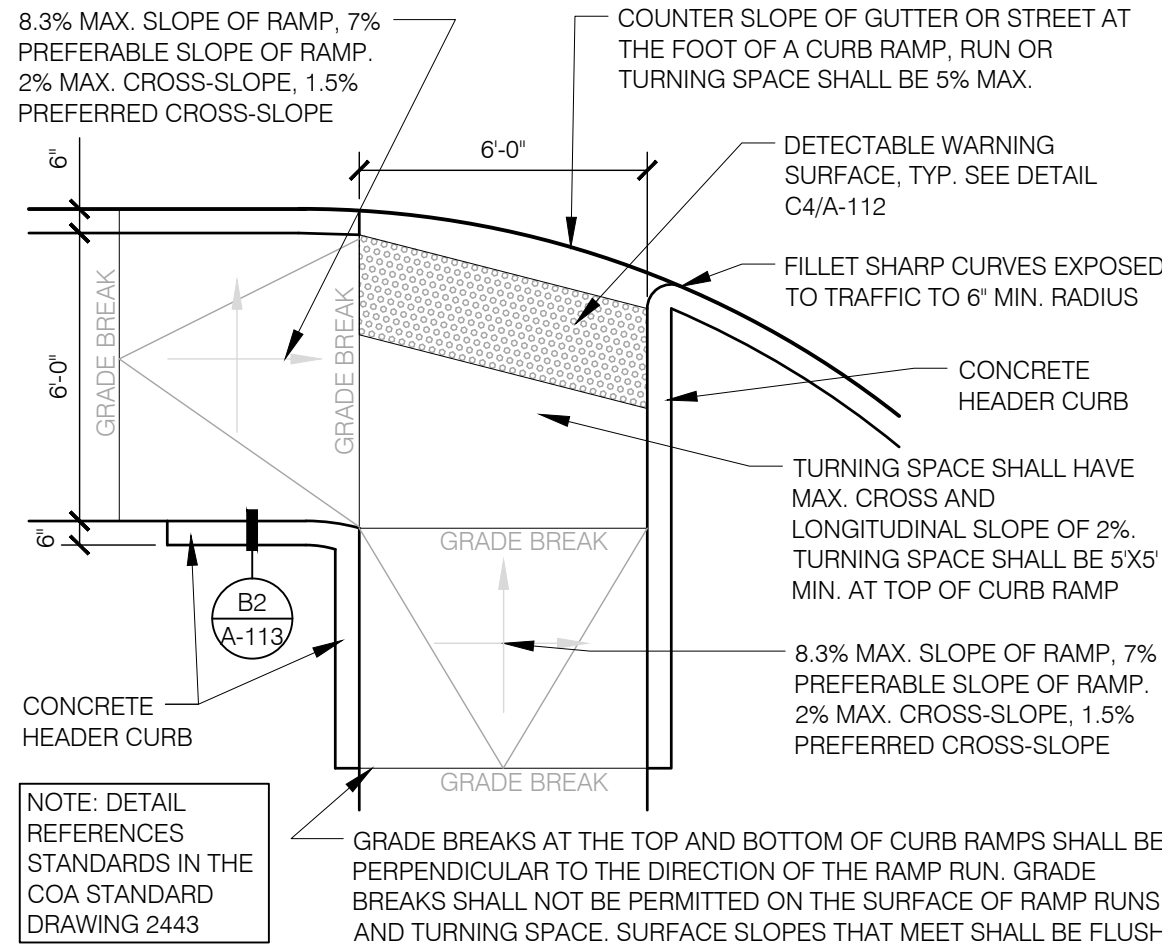
ENLARGED SITE PLAN
SCALE: 1" = 10'



 CURB TYPE SIDEWALK
SCALE: 1" = 1/4"



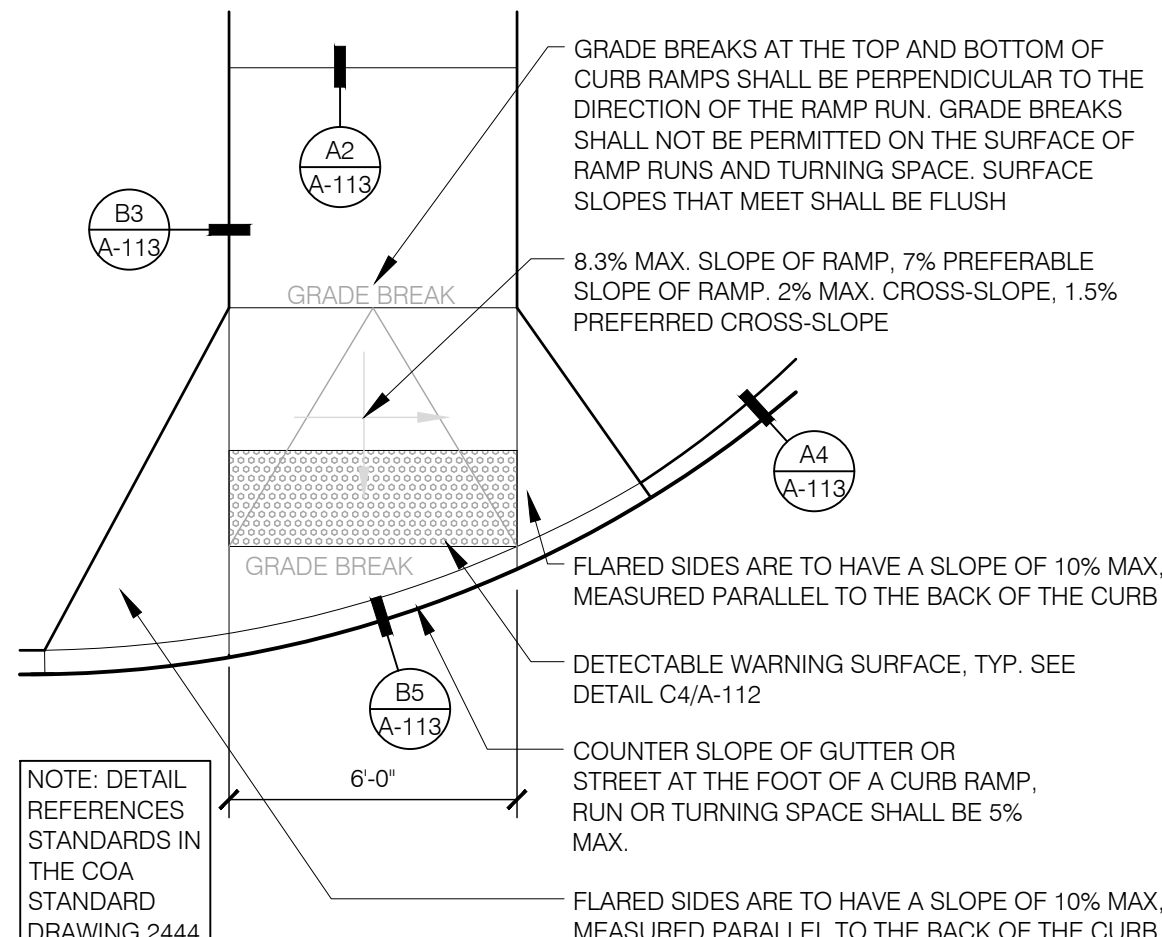
ENLARGED SITE PLAN
SCALE: 1" = 10'



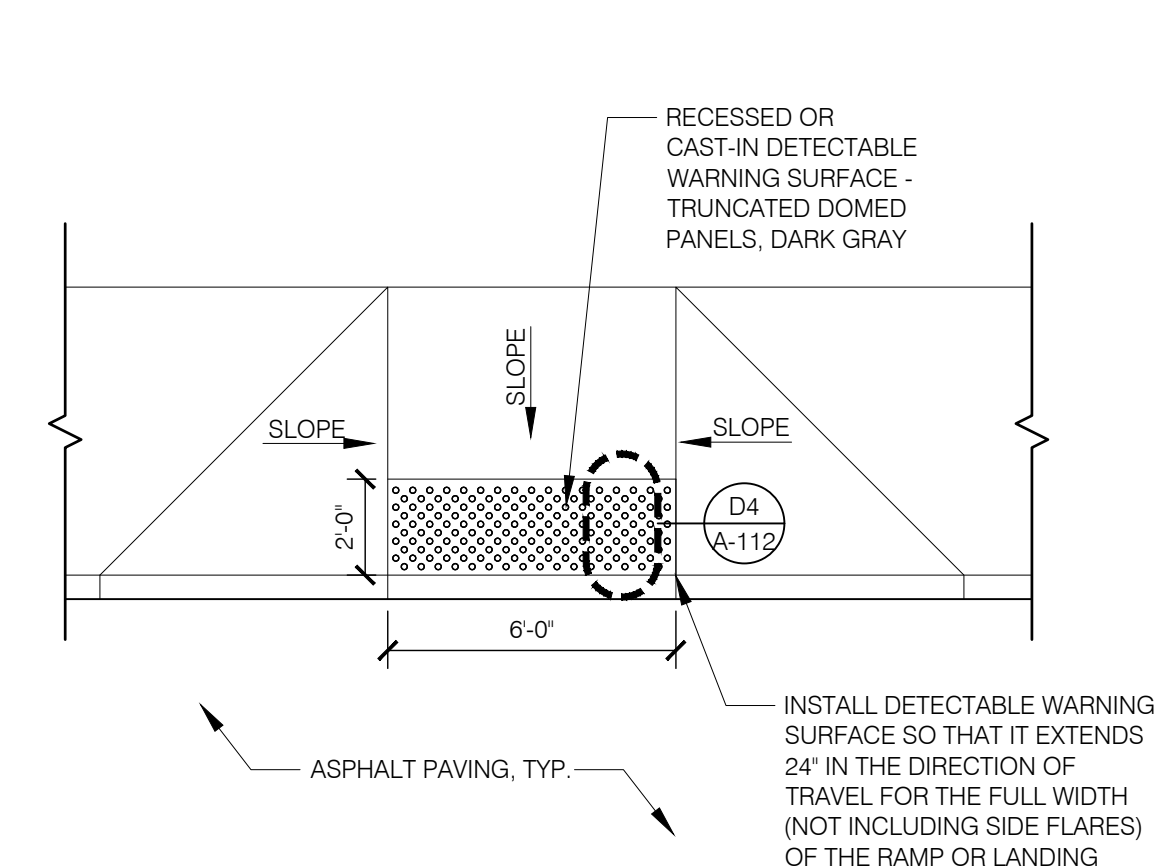
C3
A-112

PAIRED CURB RAMPS - COMMON LANDING

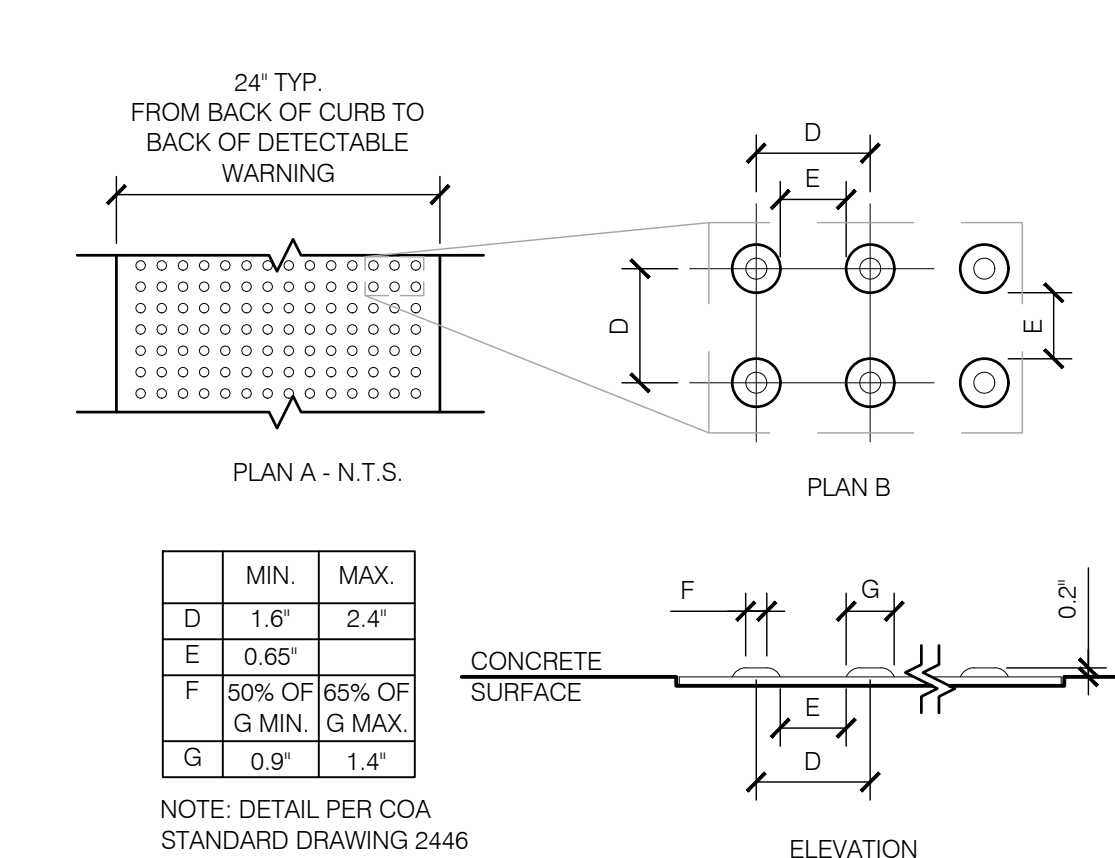
SCALE: 1" = 1/4"



D3 CURB RAMP WITH FLARED SIDES
A-112 SCALE: 1" = 1/4"



C4 TRUNCATED DOMES - TYPICAL
A-112 SCALE: 1" = 1/4"

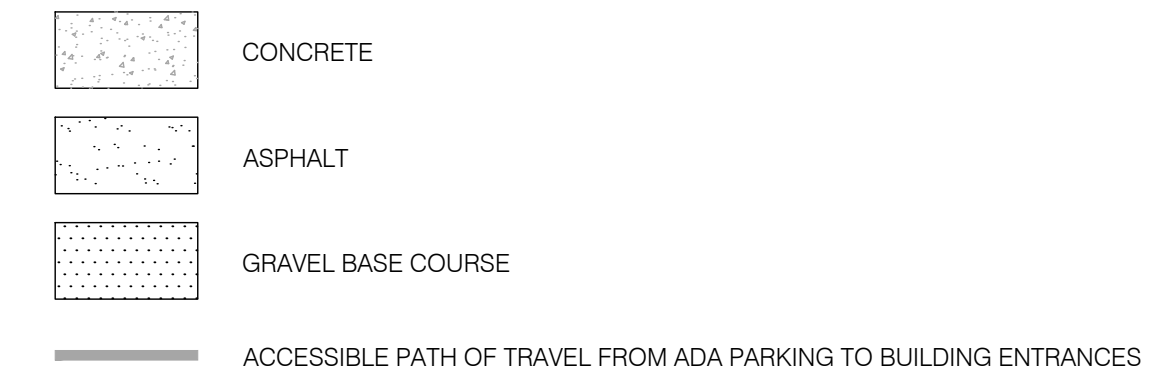


D4 TRUNCATED DOME DETAIL
A-112 SCALE: 1" = 3"

GENERAL NOTES:

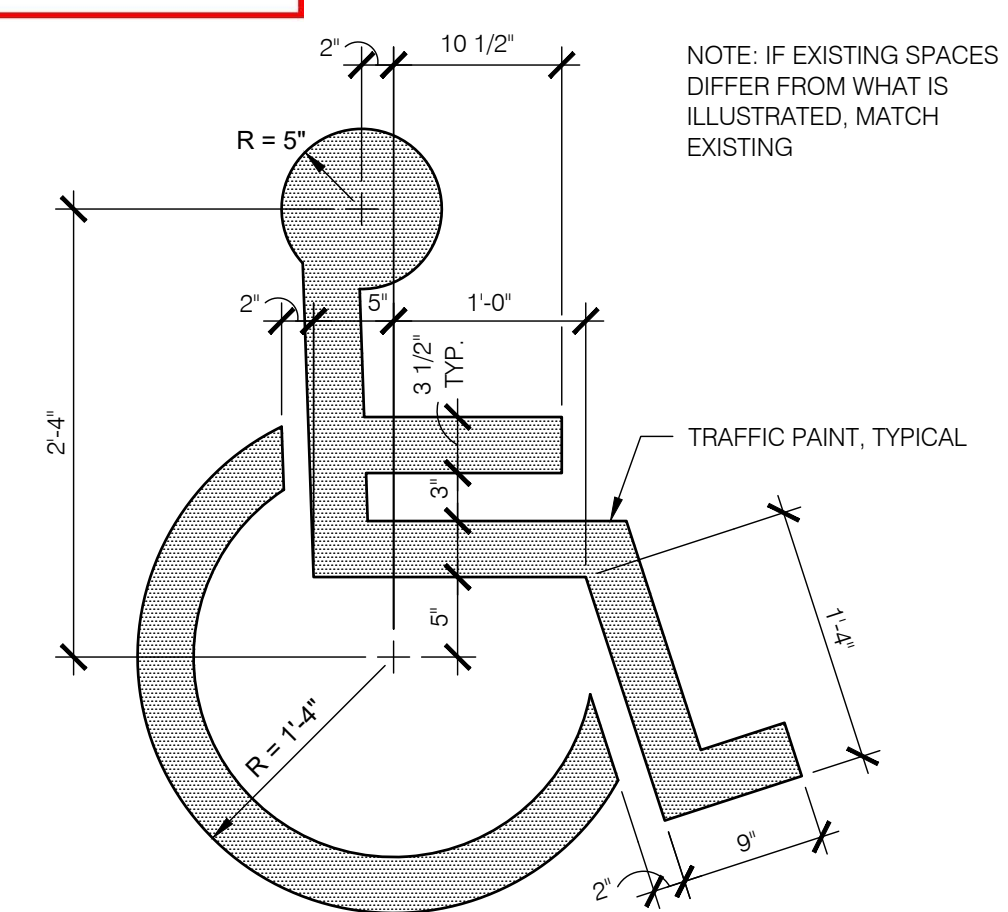
- A. ALL ACCESS AISLE AND ROAD DIMENSIONS EXCLUDE CURBS UNLESS OTHERWISE NOTED.
B. PROVIDE TRUNCATED DOMES AT ALL CROSSWALK TRANSITIONS.

LEGEND:

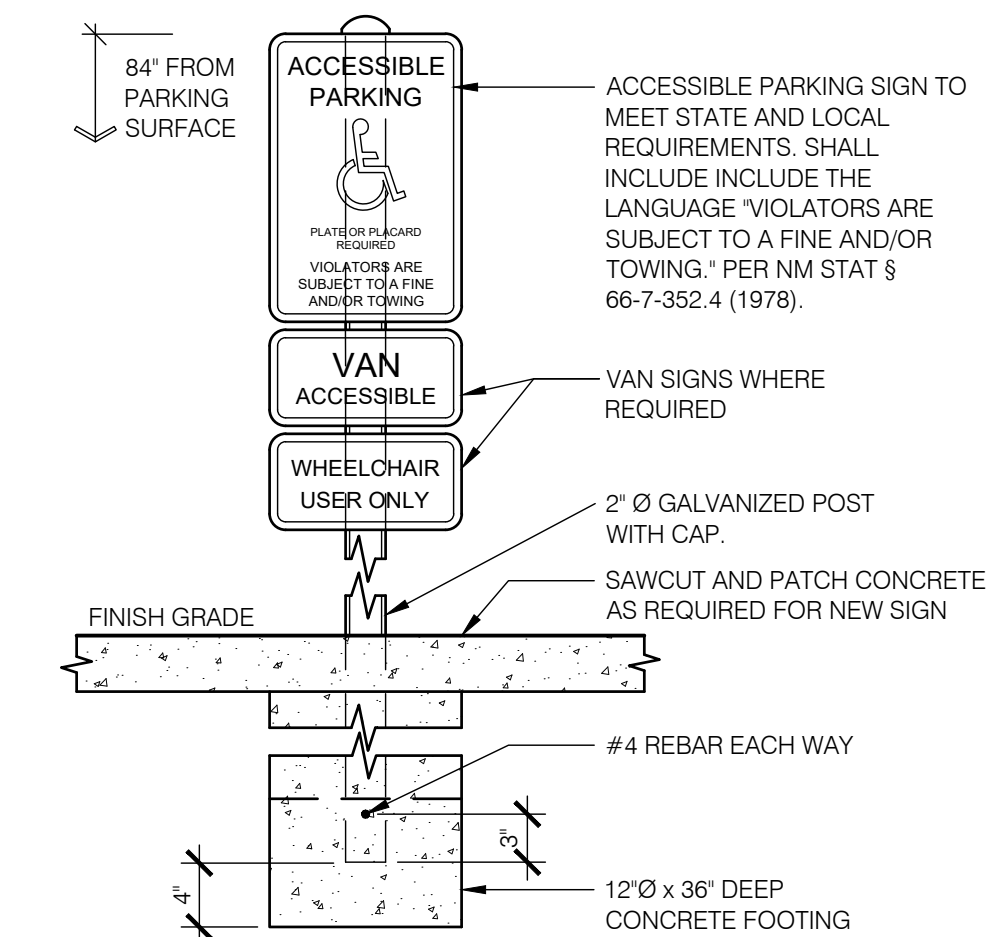


KEYED NOTES: (X)

1. EXISTING GRAVEL ACCESS ROAD WITH NEW ASPHALT PAVEMENT
2. NEW GRAVEL PARKING
3. NEW ACCESSIBLE GRAVEL PARKING. REFERENCE PARKING STALLS SIZING IN GENERAL NOTE B AND "PARKING AND TRAFFIC" SECTION ON SHEET A-110. PARKING SPACES SHALL NOT OVERHANG THE SIDEWALK. ACCESSIBLE PARKING TO INCLUDE SIGNAGE AS REQUIRED BY PART 7-4 (K)(5). SEE SLOPE REQUIREMENTS IN GENERAL NOTE A.
4. CURB RAMPS IN NEW SIDEWALK FOR ACCESSIBLE SITE EGRESS
5. 6" WIDE CONCRETE SIDEWALK WITH CONTROL JOINTS 5'-0" O.C. AND EXPANSION JOINTS 50'-0" O.C. MAX. LIGHT BROOM FINISH
6. LOWERED SIDEWALK - SLOPE UP AS SHOWN ON PLANS, SEE CURB RAMP DETAILS ON THIS SHEET
7. NEW ASPHALT ACCESS DRIVE AISLE
8. NEW ADA ACCESSIBLE PARKING SIGNAGE PER DETAIL D5/ A-112
9. PAINTED CROSS WALK STRIPING
10. 9' WIDE ADA ACCESS AISLE WITH PAINTED STRIPING. STRIPING INCLUDES 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 PER 66-1-4.1.B NMSA 1978.
11. 6" WIDE CONCRETE CURB STOP
12. VAN ACCESSIBLE PARKING SIGNAGE - SEE DETAIL D5/A-112.
13. ACCESSIBLE PATH OF TRAVEL TO BUILDING ENTRANCES FROM ADA PARKING.



 **DETAIL- PAINTED HANDICAP PARKING SYM.**
1" = 1'-0"



D5
A-112

DETAIL- HANDICAP PARKING SIGN

1"=1'-0"

