

GENERAL INFORMATION

ADDRESS: 5601 UNIVERSITY BLVD SE ALBUQUERQUE NM 87105

LEGAL DESCRIPTION: TR 13 BULK LAND PLAT OF MESA DEL SOL TRACTS 1-15CONT 629.6659 AC

UPC: 101505125328420101

SITE AREA: 629.6659 ACRES

COA ZONING: NR-PO-C

TYPE OF DEVELOPMENT: SUPPORT BUILDING FOR EXISTING SPORTS PRACTICE FIELD (PRIVATE TEAM USE ONLY - NO SEATING OR PUBLIC ACCESS)

TOTAL BUILDING AREA: 2,400 S.F. (GROSS)

OCCUPANCY CLASSIFICATION: GROUP 'U'

CONSTRUCTION TYPE: TYPE V - B NON FIRE SPRINKLERED

OCCUPANT LOAD: 5 OCCUPANTS

PARKING REQUIREMENTS

[PER IDO TABLE 5-5-1]: SPORTS FIELD: 4 SPACES PER 1,000 SF OF AREA WHERE ATTENDEES CIRCULATE.

USE OF THE SITE IS PRIVATE WITH NO SEATING. CIRCULATION AREA OF PROJECT IS LIMITED TO CIRCULATION AREA AROUND THE BUILDING, WHICH IS 4,000 SF

FIELD BUILDING CIRCULATION AREA = 4,000 SF. 4 SPACES PER 1,000SF = 16 SPACES TOTAL REQUIRED

TOTAL PARKING SPACES PROVIDED: 16 SPACES, THEREFORE OK.

MOTORCYCLE PARKING SPACES REQUIRED BASED ON 31 SPACES

[PER IDO TABLE 5-5-4]: 1 SPACE REQUIRED

MOTORCYCLE SPACES PROVIDED: 1 SPACE, THEREFORE OK.

ACCESSIBLE PARKING SPACES REQUIRED

[PER NM BUILDING CODE TABLE 1106.1]: 1 SPACE (1 VAN ACCESSIBLE)

ACCESSIBLE PARKING SPACES PROVIDED: 1 SPACE (1 VAN ACCESSIBLE)

BICYCLE PARKING SPACES REQUIRED:

[PER IDO TABLE 5-5-5]: 10% OF REQUIRED OFF-STREET PARKING SPACES.

16 REQUIRED VEHICULAR PARKING SPACES x (.10) = 2 REQUIRED BICYCLE PARKING SPACES

BICYCLE PARKING SPACES PROVIDED: 2 BICYCLE SPACES PROVIDED

LEGEND

W ——— W EXISTING WATER LINE, TO REMAIN.

- - - - - EXISTING CHAIN LINK FENCE. HEIGHT VARIES FROM 6' TO 12' HIGH

□ EXISTING TRANSFORMER

□ EXISTING SITE LIGHT POLES

□ EXISTING FIRE HYDRANTS

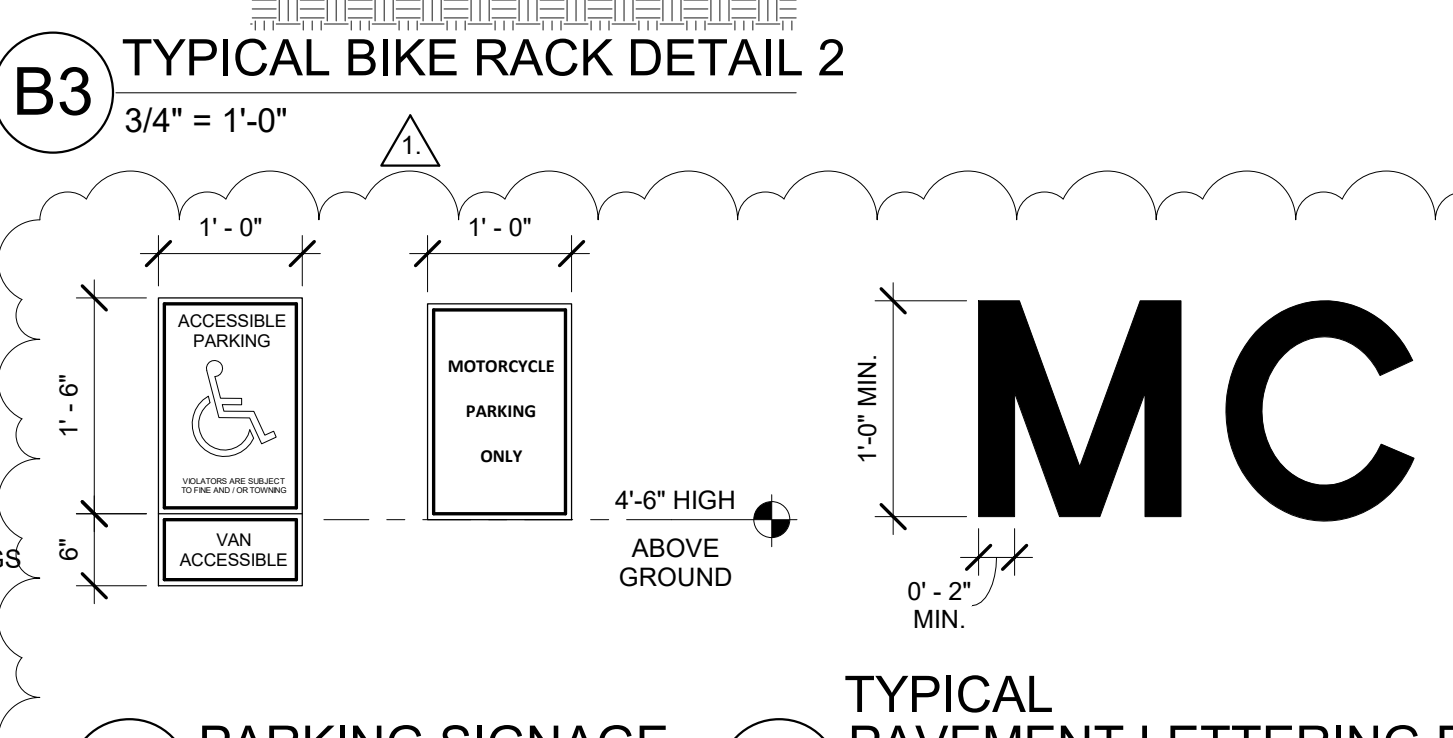
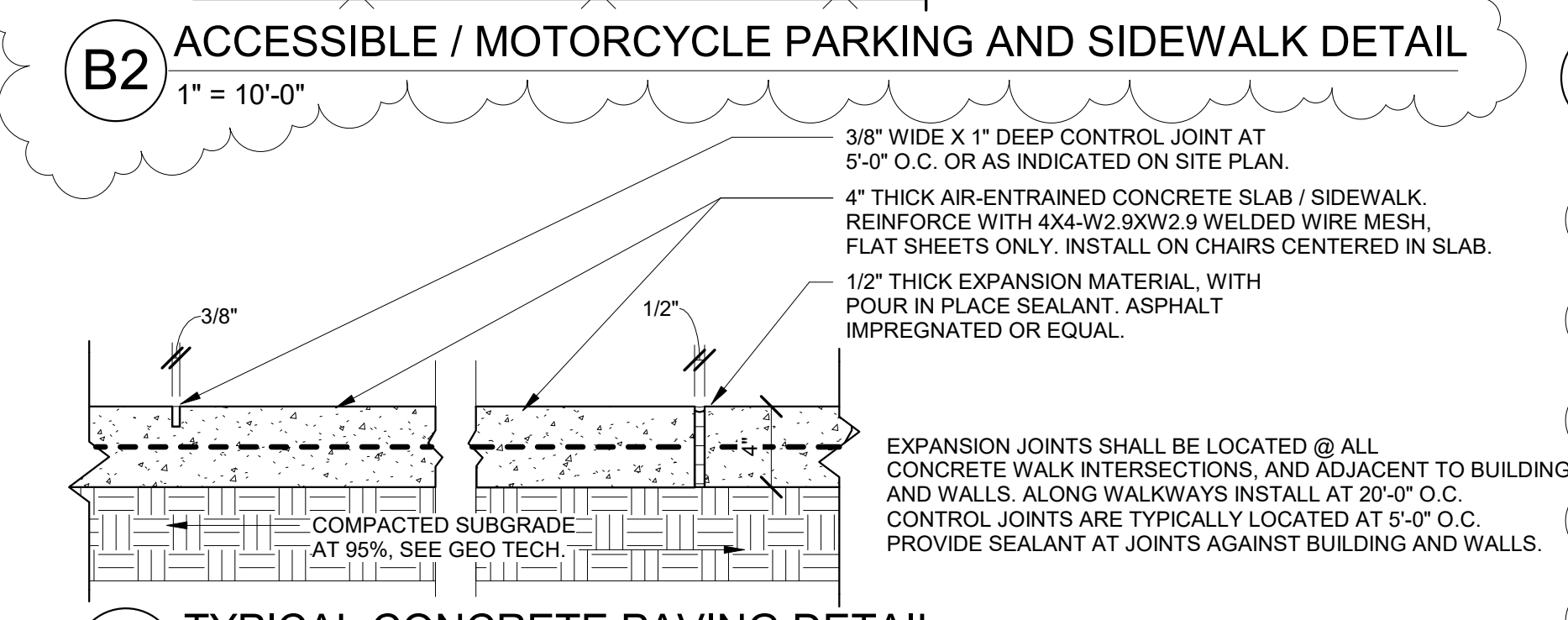
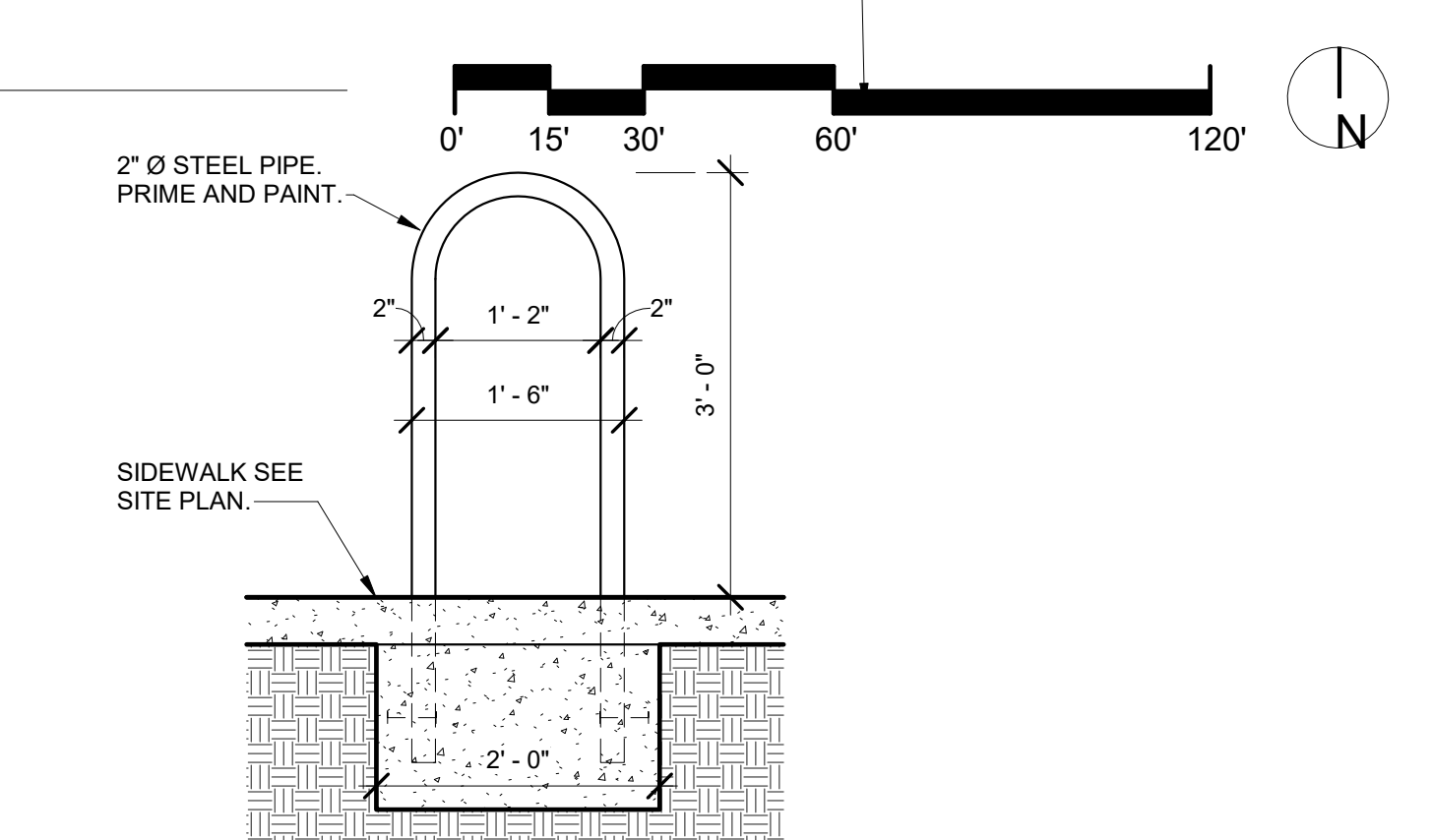
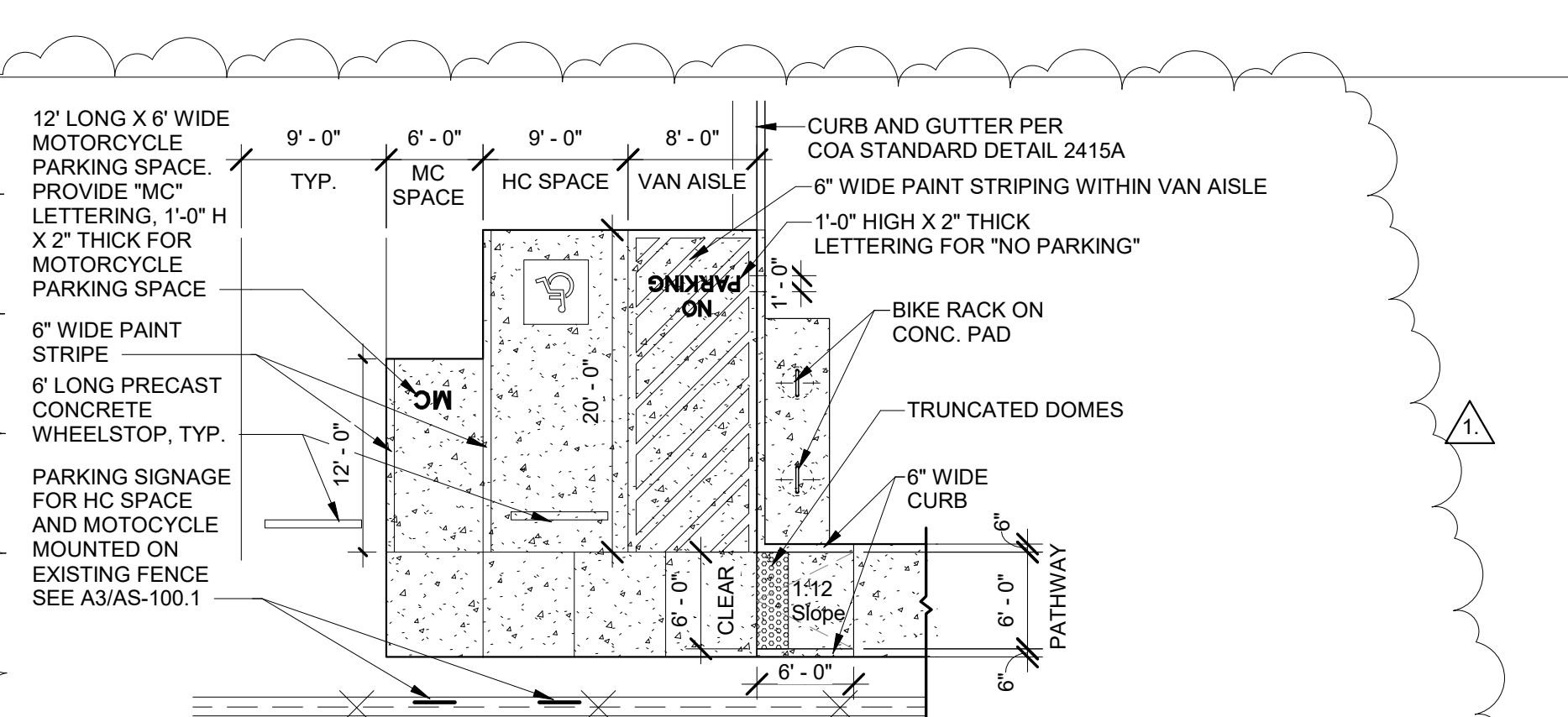
□ NEW CONCRETE SIDEWALK/PAVING. SEE SITE DETAILS.

- - - - - FUTURE 6" HIGH CHAIN LINK FENCE AS PART OF A 2ND PHASE

C1 TRAFFIC CIRCULATION LAYOUT SITE PLAN
1" = 20'-0"

EXECUTIVE SUMMARY

- A. GENERAL PROJECT LOCATION: THE PROJECT SITE IS AT THE NE CORNER OF THE EXISTING NEW MEXICO UNITED PRACTICE FIELD AT 5601 UNIVERSITY BLVD. SE AT MESA DEL SOL. THE PROPERTY IS STATE LAND LEASED BY THE COUNTY AND UNDER THE JURISDICTION OF THE CITY OF ALBUQUERQUE. THE PROJECT IS BEING CONSTRUCTED PER A 5,000 SF LEASE AGREEMENT BETWEEN NM UNITED SOCCER TEAM AND THE COUNTY.
- B. DEVELOPMENT CONCEPT: THE PROPOSED SUPPORT FIELD BUILDING PROVIDES A MEANS FOR THE NM UNITED TEAM TO CONDUCT PRIVATE PRACTICE ACTIVITIES AT THE SITE.
- C. A FUTURE PHASE WILL ALLOW FOR PLUMBING FIXTURES TO BE INSTALLED (CHANGE TO B OCCUPANCY) AND TO PROVIDE FENCING AROUND THE IMMEDIATE AREA OF THE BUILDING.
- D. TRAFFIC CONCEPT: THE EXISTING STEEL ACCESS GATE PROVIDES ACCESS INTO THE SITE. IT IS LOCKED AND IS ONLY OPENED DURING PRACTICE, WHICH OCCURS DURING THE SEASON TYPICALLY BETWEEN 8AM AND 2PM.
- E. THERE IS NO IMPACT TO ADJACENT SITES AND THE CONSTRUCTION OF THE SUPPORT BUILDING DOES NOT ALTER THE EXISTING CIRCULATION TO / FROM THE SITE FOR PRACTICE ACTIVITIES.
- F. BY LOCATING BUILDINGS AS INDICATED IN SUCH CLOSE PROXIMITY TO THE EXISTING PRACTICE FIELD THIS PROJECT WILL NOT NEGATIVELY IMPACT ANY PLANNED OR FUTURE EFFORTS BY CITY OR COUNTY TO UPGRADE THE SURROUNDING SITE VICINITY.
- G. THERE ARE NO EXISTING EASEMENTS ON THE SITE.
- H. TRASH COLLECTION WILL NOT BE REQUIRED FOR THE SUPPORT BUILDING FUNCTIONS.
- J. DESIGN STANDARDS:
 - PARKING LOT SLOPES SHALL BE BETWEEN 1% MIN. AND 8% MAX.
 - HANDICAP PARKING SLOPE SHALL BE BETWEEN 1% MIN. AND 2% MAX.



IMPROVE GROUP

3550 Pan American Fwy
Albuquerque NM 87107
800-244-1452 www.improvegroup.net

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NEW MEXICO UNITED FIELD BUILDING

5601 University Blvd. SE
Albuquerque NM 87105

STATE OF NEW MEXICO
CHRISTOPHER ERIC BECCONE
No. 6078
12.08.21
REGISTERED ARCHITECT

1	Date 1	Revision 1
No	Date	Description
Revision Schedule		
△	12.17.21	

ISSUE: CD's

PROJECT #: 61257

FILE:

DRAWN BY: JW

CHECKED BY: JW

DATE: 12.17.21

TRAFFIC CIRCULATION LAYOUT

AS-100.1

CITY OF ALBUQUERQUE



Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller

December 20, 2021

Christopher Eric Beccone, RA
Improve Group
3550 Pan American Fwy
Albuquerque, NM 87107

**Re: NM United Field Building
5601 University Blvd SE
Traffic Circulation Layout**
Architect's Stamp 12-08-2021 (R15-D002A)

Dear Mr. Beccone,

The TCL submittal received **12-20-2021** is approved for Building Permit with. 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 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,

Nilo Salgado-Fernandez, P.E.

Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov