

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 9, 2025

Hannah Greenhood, RA
Dekker
7601 Jefferson NE, Suite 100
Albuquerque, NM, 87110

hannahg@dpsdesign.org

Re: Mesa Del Sol Apartments Buildings 1&2
99999 DE KOONING SE
Traffic Circulation Layout
Engineer's Stamp 4-2-25 (R16D097C) TRANS-2025-00085

Dear Greenhood,

The TCL submittal received 4-8-2025 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.

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, and the TCL to the [ABQ-PLAN](#) 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,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

LOCATION :	ALBUQUERQUE NM
ZONING :	PC (COMMUNITY CENTER MDS)
OCCUPANCY TYPE :	APARTMENTS R-2, B (RETAIL, LEASING, & AMENITY)
CONSTRUCTION TYPE :	5-A (4 STORY APARTMENT BUILDINGS) 5-B (3 STORY WALK-UPS BUILDINGS & GARAGE BUILDINGS)
PHASE 1 SITE AREA :	6.46 ACRES (281,451 SF)
PHASE 2 SITE AREA :	3.01 ACRES (131,078 SF)
TOTAL SITE AREA :	9.47 ACRES (412,529 SF)
DENSITY :	42.52 DU/A
SUSTAINABILITY CERTIFICATION REQUIREMENTS:	
CERTIFICATION PROGRAM: LEED GREENING (NATIONAL GREEN BUILDING STANDARDS)	
CERTIFICATION LEVEL: BRONZE	

*SEE PLAN DIAGRAM FOR EXTENTS

PHASE 1:
BUILDING #'S 1, 2, 3, 4, 5, 6, & 7 - ALL UNITS (223 TOTAL UNITS), PUBLIC WORK ORDER COMPLETION, AMENITY SPACES, LEASING OFFICE AND ALL ASSOCIATED HARDSCAPE WORK AROUND BUILDINGS TO MEET CO. REFUSE ENCLOSURES AND VEHICULAR GATES TO BE COMPLETED AT PHASE 1 BUILD OUT

PHASE 2:
BUILDING #'S 8, 9, 10, 11, & 12 - ALL UNITS (197 TOTAL UNITS) AND ALL ASSOCIATED HARDSCAPE WORK AROUND BUILDINGS, CARPORTS, REFUSE ENCLOSURES, DOG PARK, AND ALL REMAINING SITE ITEMS.

	PROPERTY LINE
	IMAGINARY PROPERTY LINE
	PUBLIC UTILITY EASEMENT (P.U.D.)
	MATCH LINE
	FIRE HYDRANT LOCATION, SEE CIVIL
	FIRE DEPARTMENT CONNECTION, SEE CIVIL
	POST INDICATOR VALVE, SEE CIVIL
	TRANSFORMER LOCATION, SEE ELECTRICAL
	LIGHT POLE, SEE ELECTRICAL
	LIGHT POLE AT COURTYARD AREA, SEE ELECTRICAL C5 / ASS04
	CARPORT LOCATION, SEE
	LIGHT FIXTURE AT CARPORT LOCATION, SEE ELECTRICAL
	GAS METER, SEE PLUMBING
	CLEAR SIGHT
	SIDEWALK CULVERT, SEE CIVIL
	DOWNSPOUT / ROOF DRAIN LOCATION
	FIRE TRUCK ACCESS ROUTE
	ACCESSIBILITY ROUTE
	BIKE ROUTE
	TRASH REFUSE ROUTE
	PHASE 2

- 1 CONCRETE ACCESSIBLE CURB RAMP TYPE, SEE B3/A5501 AND
- 2 B4/A5501
- 3 PAINTED PEDESTRIAN CROSSWALK, SEE C4/A5501
- 4 CONCRETE SIDEWALK, SEE A1/A5501
- 5 CONCRETE HEADER CURB, SEE A2/A5501
- 6 BICYCLE RACK, SEE B1/A5501
- 7 6" TALL PICKET FENCE, SEE B4/A5502 AND C2/A5502
- 8 ACCESSIBLE PARKING STALL, SEE D2/A5501
- 9 PROPERTY LINE
- 10 MONUMENT SIGN, SEE C2/A5501
- 20 PARKING CANOPY, SEE B4/A575
- 22 CARPOOL PARKING SIGN, SEE C1/A5501
- 23 CLEAR SIGN TRIANGLE
- 24 TOTAL LANDSCAPING AND SIGNAGE WILL
25 NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. ALL SIGNS,
26 WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS
27 MEASURED FROM THE SIGN PANEL) WILL NOT BE ACCEPTABLE IN
28 THE CLEAR SIGHT TRIANGLE
- 29 ACCESSIBLE PARKING SIGN, SEE C1/A5501
- 30 PRIMARY BUILDING ENTRANCE
- 10 PUBLIC UTILITY EASEMENT
- 32 FIRE RISER ROOM
- 34 CONCRETE GUTTER, SEE CIVL
- 45 CONCRETE FLUSH CURB, SEE A4/A5501
- 55 ACCESSIBLE EV CHARGING STATION PARKING, SEE E4/A5504
- 59 STOP SIGN, SEE D1/A5501
- 60 MOTORCYCLE PARKING SIGN, SEE D1/A5501
- 65 ACCESS CONTROL PANEL
- 65 ELECTRIC VEHICLE PARKING SIGN, SEE D1/A5501
- 66 ELECTRIC VEHICLE CHARGING STATION - SEE ELECTRICAL
67 DRAWINGS
- 69 6" TALL WIRE PANEL SCREEN, SEE A5503
- 70 ALLEY GUTTER, SEE CIVL
- 71 CONCRETE APRON AT GARAGE ENTRY, SEE ARCHITECTURAL
- 72 EXTEND ASPHALT 2' BEYOND EDGE OF ROADWAY FOR INTERM WITH
73 STRIPE
- 74 CURE WALK BY CIVIL
- 74 SIDEWALK CULVERT, TYPE BY CIVIL
- 75 CONCRETE SIDEWALK WITH TURNDOWN EDGE, SEE A5/A5501
- 76 AUTOMATIC GATE OPERATOR, SEE ELECTRICAL
- 77 ELECTRICAL EQUIPMENT, SEE ELECTRICAL
- 79 OFF SITE WORK PART OF PROJECT PACKAGE BY BHI.
- 80 DO NOT ENTER SIGNAGE, SEE C1/A5501

26 0000-D ELECTRICAL METERING EQUIPMENT

B. VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION
C. COORDINATE WITH OWNER FOR ALLOWABLE STAGING AREAS
D. DURING CONSTRUCTION, MAINTAIN ACCESS TO ALL UTILITIES
E. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR
F. REFERENCE ONLY. COORDINATE LOCATION AND INSTALLATION
G. WITH THE CITY.
H. SITE PLAN SHALL COMPLY WITH LOCAL, STATE AND FEDERAL
I. ADA STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL
J. SYMBOLS (IF 2003).
K. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT
L. ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
M. DIRECTIONAL TRAFFIC SIGNS SHALL BE PLACED ON WALL, OR EDGE
N. OF PAVEMENT UNLESS OTHERWISE NOTED.
O. LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF
P. ALBUQUERQUE INTERIOR LIGHTING ORDINANCE (CDDO)
Q. SECTION 14-16-5-8 OUTDOOR LIGHTING.
R. REFER TO CIVIL FOR PAVING PLAN AND PAVING DETAILS.
S. SIGNAGE, LIGHTS SHALL FOLLOW CITY LIGHTING ORDINANCE (CDDO)
T. SITE PLAN.
U. LANDSCAPE AND SIGNAGE SHALL NOT INTERFERE WITH CLEAR
V. SIGHT REQUIREMENTS. TREES, SHRUBS AND PLANTING BETWEEN
W. 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER
X. PAVEMENT) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
Y. ROWS SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE
Z. WHERE UTILITY WORK, GRADING AND/OR STAGING OCCURS,
AA. INCLUDING AREAS OUTSIDE OF LIMIT OF WORK BOUNDARY.
AB. PAVING FOR LOT OUTSIDE OF LOT BOUNDARY SHALL BE REQUIRED TO
AC. FOLLOW SEPARATE PUBLIC WORK ORDER PER CITY OF
AD. ALBUQUERQUE.
AE. ACCESS TO VEHICULAR GATES WILL BE PROVIDED TO THE FIRE
AF. DEPARTMENT, ABCWIA, AND SOLID WASTE VIA BOH
AG. AND/OR ENTRY.
AH. OFF SITE WORK PART OF A SEPARATE PAVING BY BHI

<u>TRASH DUMPSITER CALCULATION</u>	<u>RECYCLED DUMPSITER CALCULATION</u>
421 UNITS * 0.50 = 210.55 ACCUMULATED YARDS	421 UNITS * 0.12 = 50.52 ACCUMULATED YARDS
210.55 YARDS / 8 YARD DUMPSITER = 28.94 or 28 ACCUMULATED YARDS PER DUMPSITER	50.52 YARDS / 8 YARD DUMPSITER = 6.315 or 6 ACCUMULATED YARDS PER DUMPSITER
28 / 7 DESIRED NO# DUMPSITERS = 4 DAYS OF PICK-UP PER WEEK	6 / 2 DESIRED NO DUMPSITERS = 3 DAYS OF PICK-UP PER WEEK

REQUIRED PARKING: NO REQUIRED PARKING
PARKING PROVIDED BY PHASE

PHASE 1

OPEN PARKING	92
ACCESSIBLE PARKING	11
COMPACT PARKING	24
ACC EV READY PARKING	1
EV READY PARKING	18
COVERED PARKING	22
CARPOOL PARKING	6
ENCLOSED GARAGES	72
TOTAL ON-SITE PARKING	246
ON STREET "PARALLEL PARKING....."	76
MOTOR CYCLE PARKING	2
BICYCLE PARKING:	
10% OF TOTAL PARKING PROVIDED..	25

IDO Zone Atlas
May 2017

AGIS
Aerial Geographic Information System

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page S-16-Z

Legend:

- Eastmont
- Encumbrance
- Airports National Monument
- Arsen Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone
- Gray Shading: Regional Area Outside of City Limits

Scale: 0 50 100 Feet

North Arrow

4/3/2025 11:36:50 AM

A1 TRAFFIC CONTROL PHASE 1

ZONING: PC

ZONING: PC

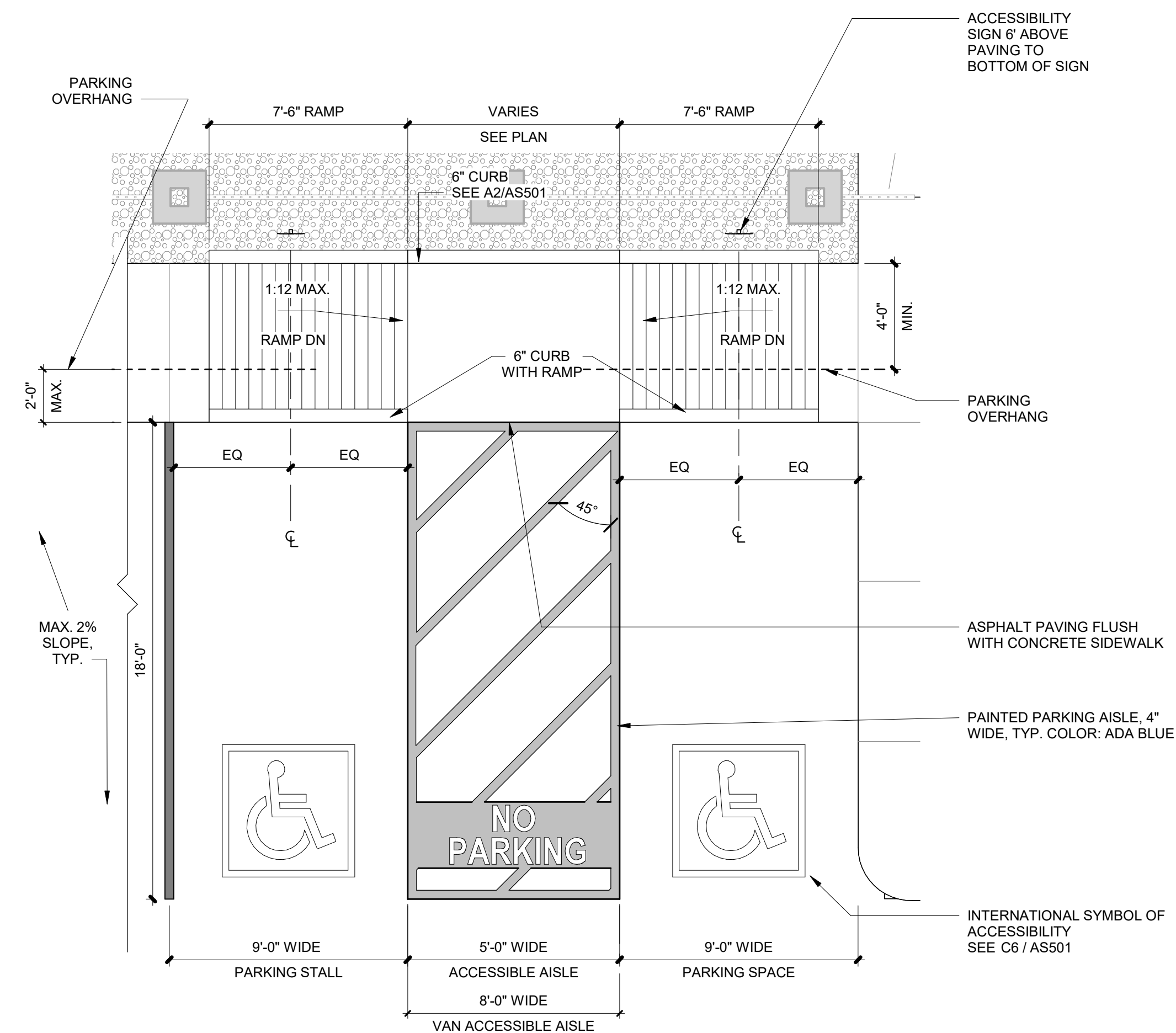
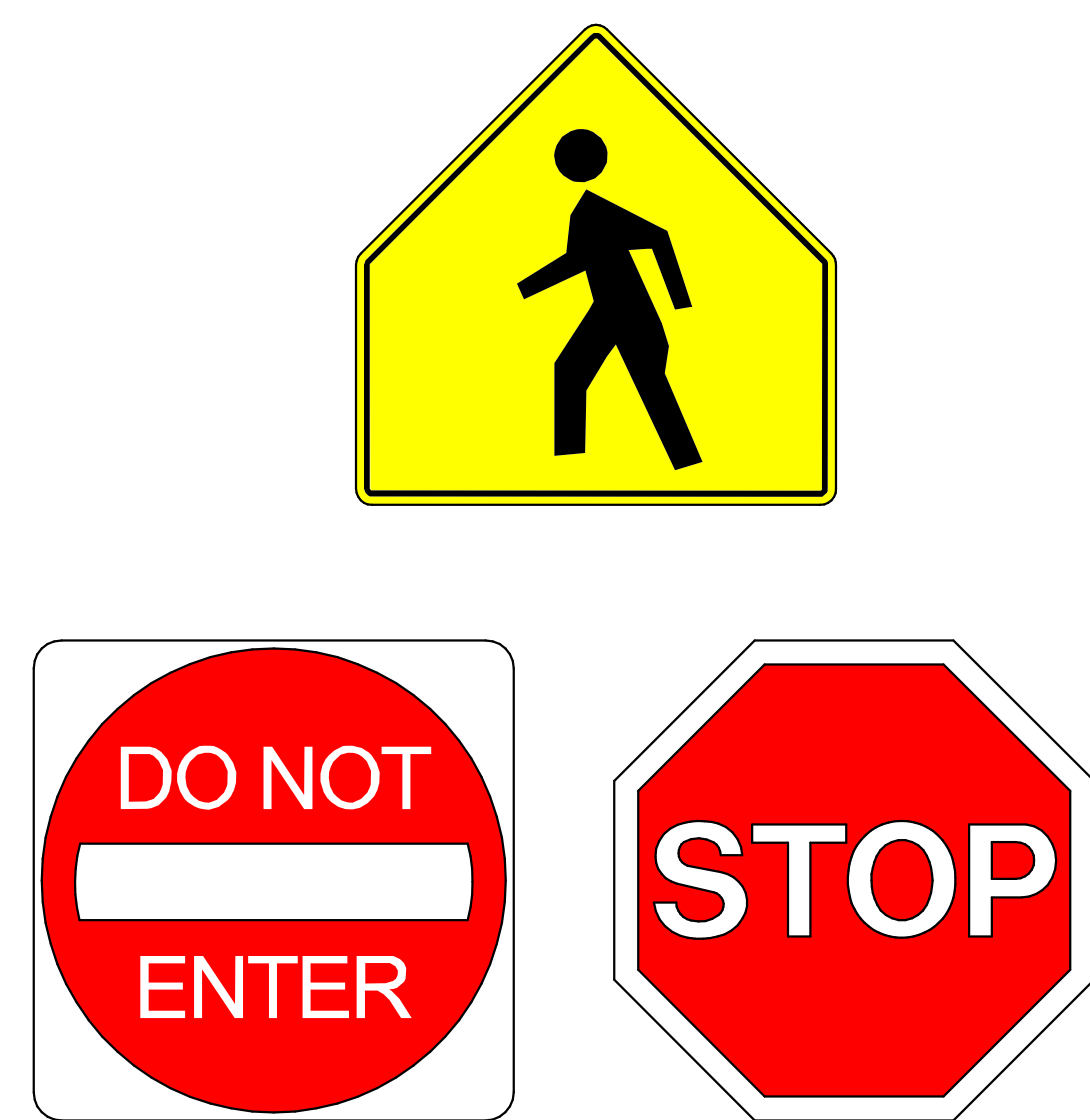
(Tract A) UNIVERSITY BLVD. SE
ALBUQUERQUE, NM 87106

REVISIONS

DRAWN BY	
REVIEWED BY	
DATE	04/02/2011
PROJECT NO	22-01

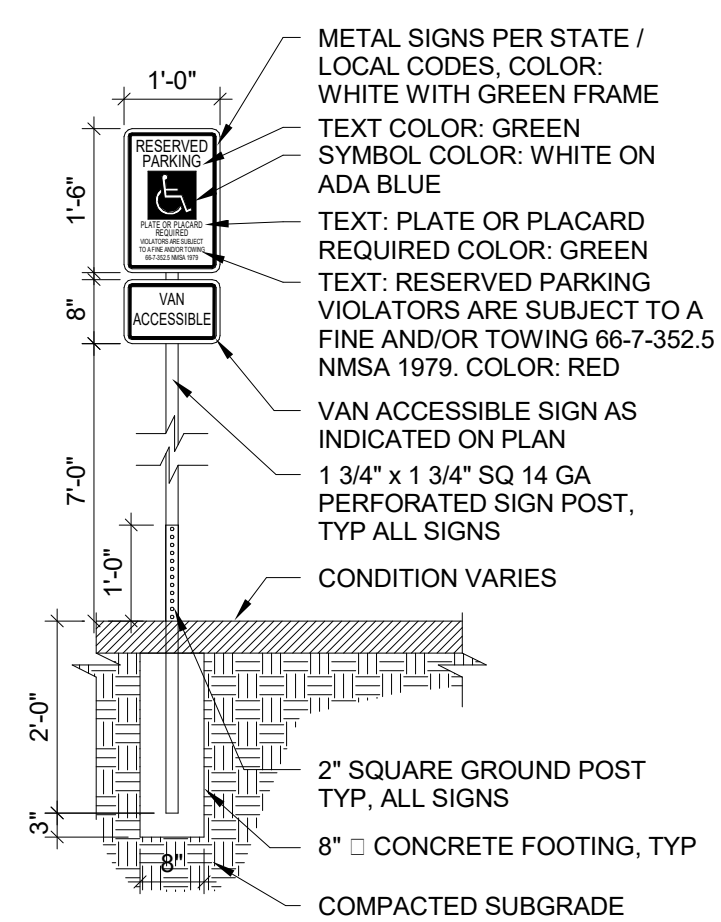
SITE DETAILS

SHEET NO
SDP-1.3



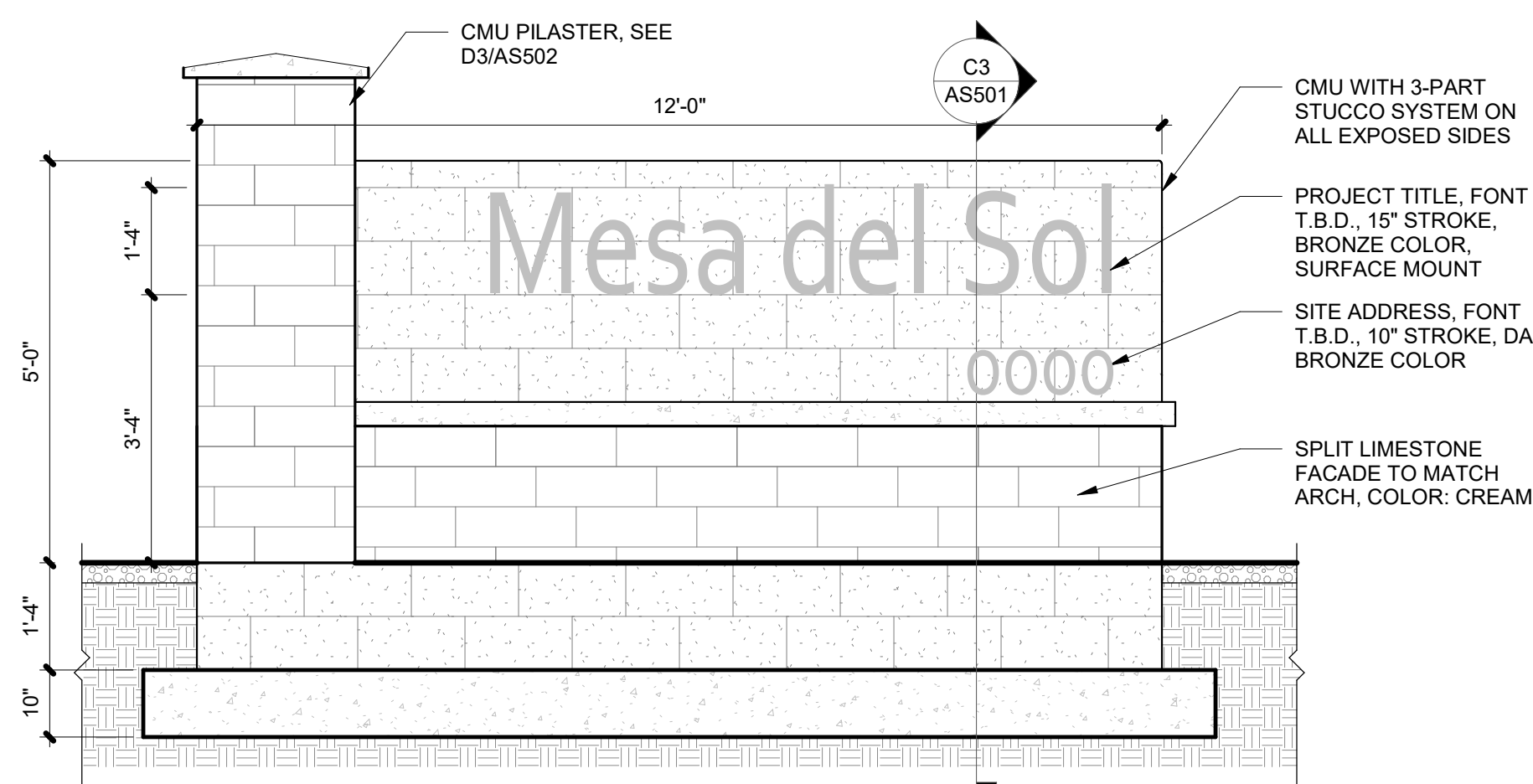
D1 TRAFFIC SIGNAGE
1" = 1'-0"

D2 ACCESSIBLE PARKING STALL
1/4" = 1'-0"

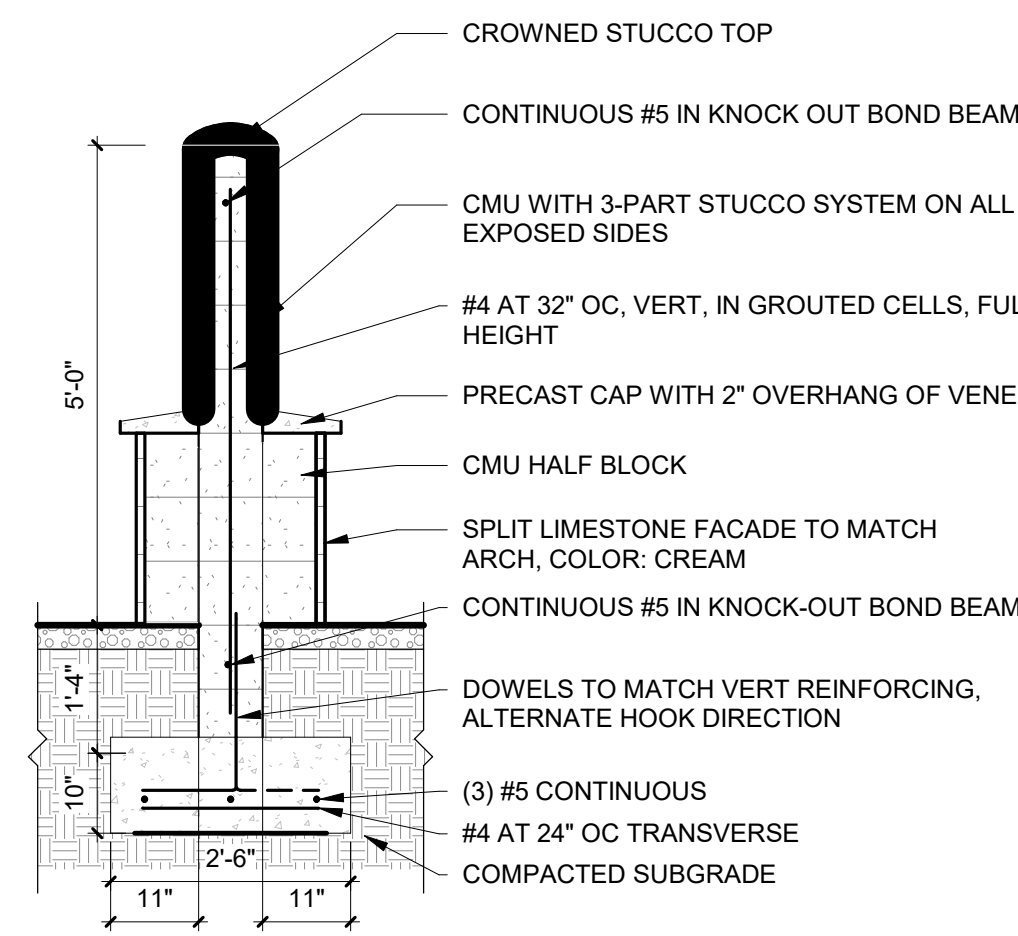


C1 SIGN MOUNTING DETAIL
1/2" = 1'-0"

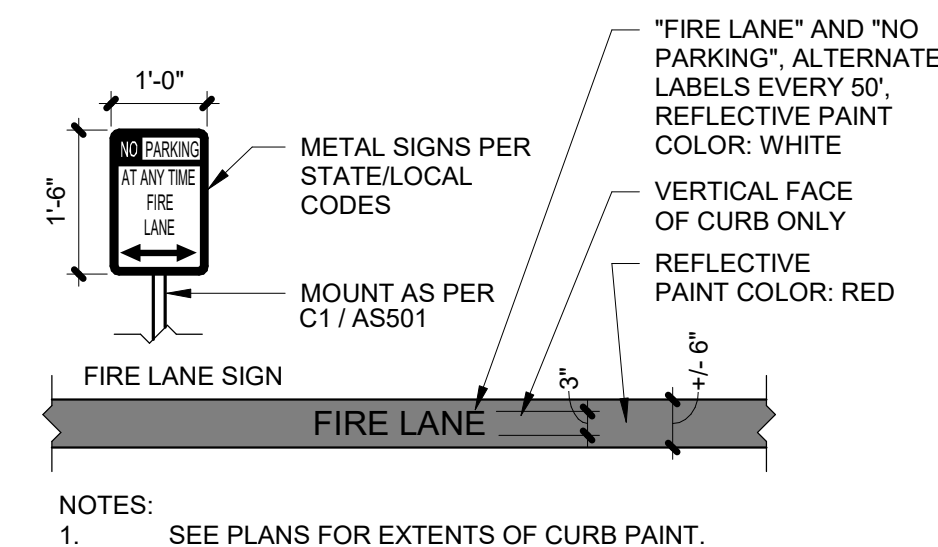
NOTES:
1. FINAL DESIGN T.B.D. FONT AND STROKE SHOWN FOR REFERENCE
2. SIGN TO BE UP-LIT FROM SURROUNDING LANDSCAPING



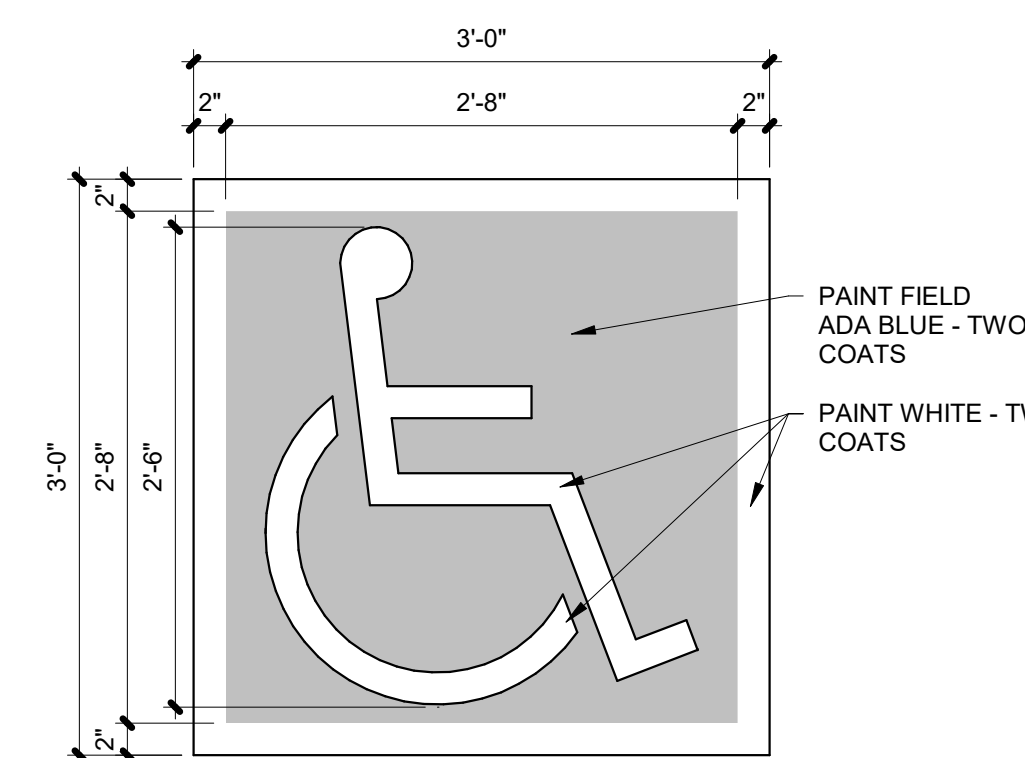
C2 MONUMENT SIGN
1/2" = 1'-0"



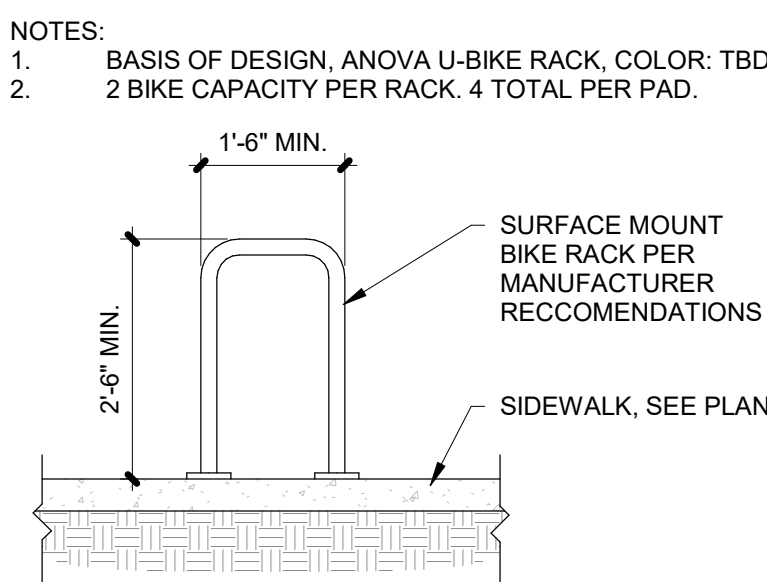
C3 MONUMENT SIGN SECTION
1/2" = 1'-0"



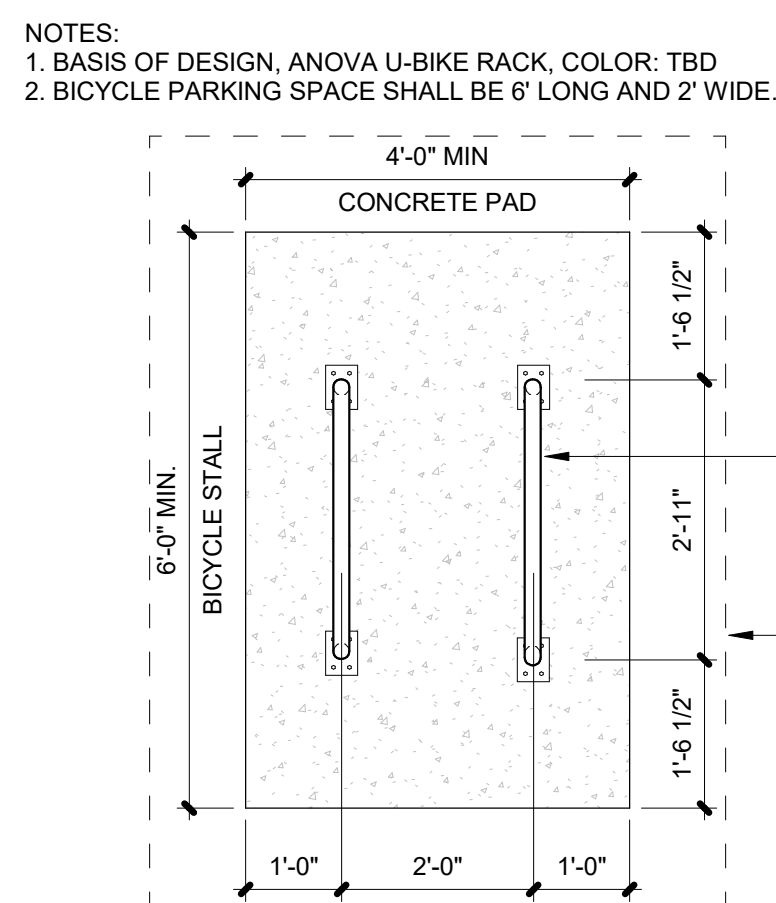
C5 FIRE LANE STRIPING AND SIGN



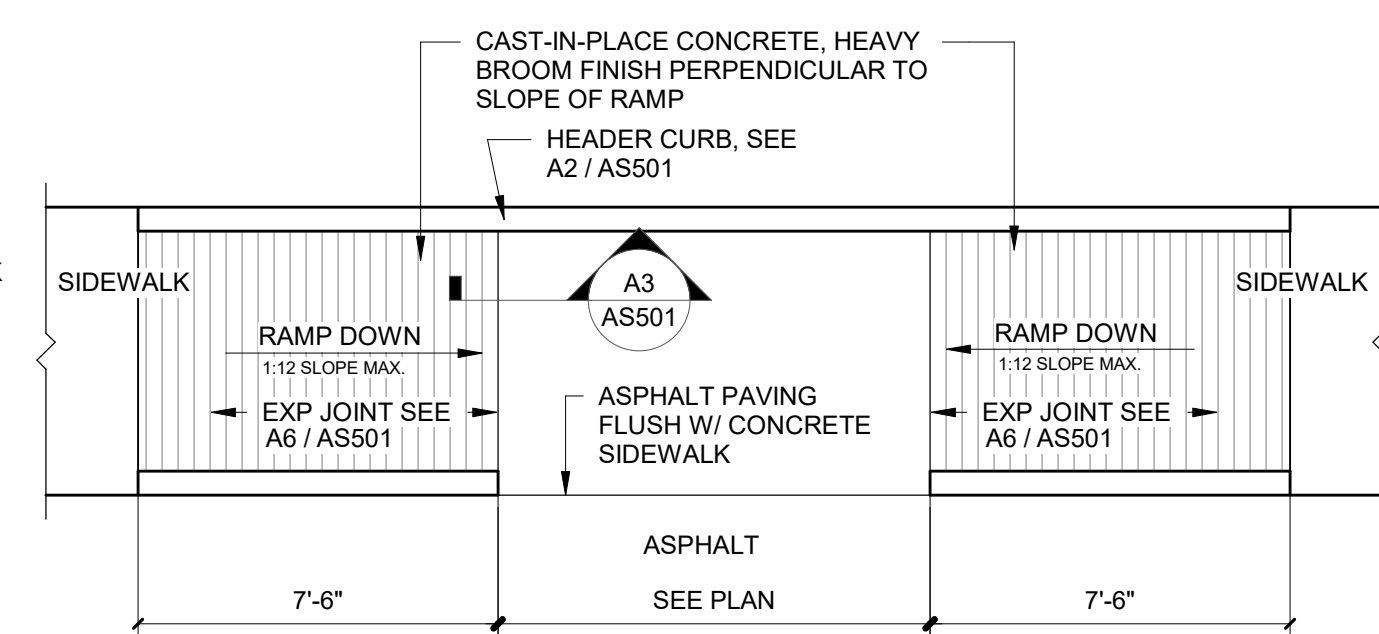
C6 ACCESSIBLE PAVEMENT MARKING



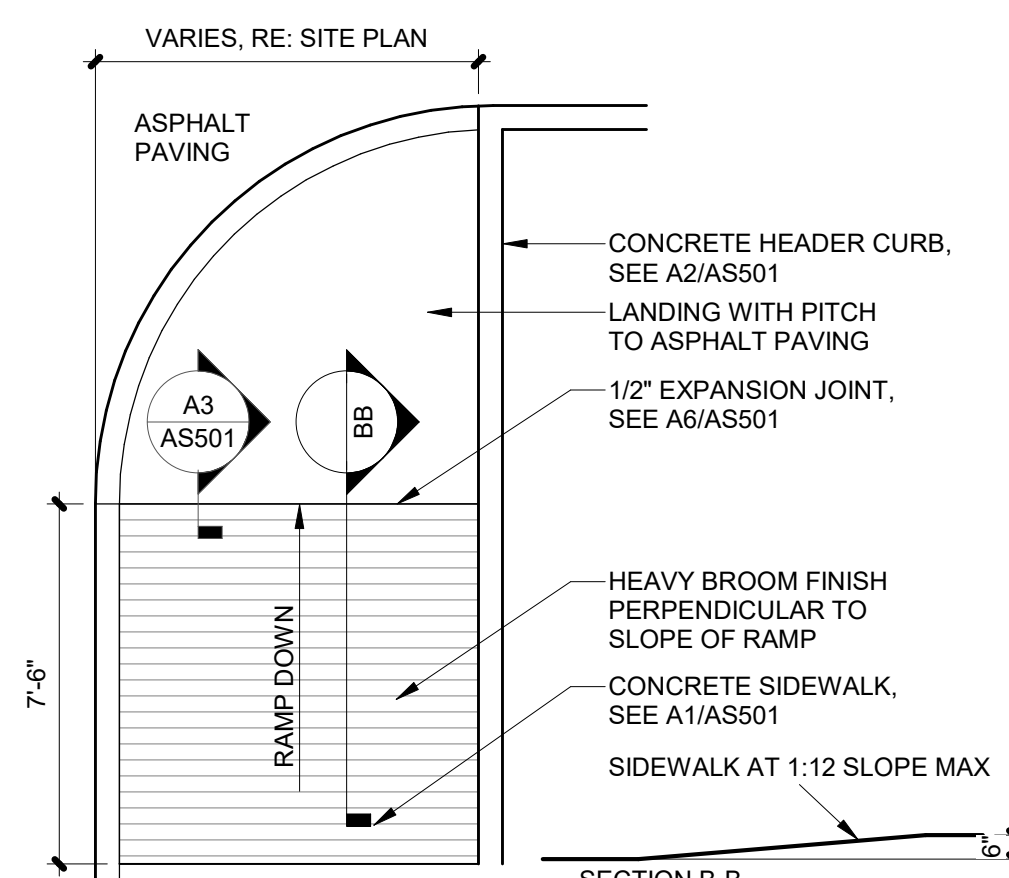
B1 BICYCLE RACK
1/2" = 1'-0"



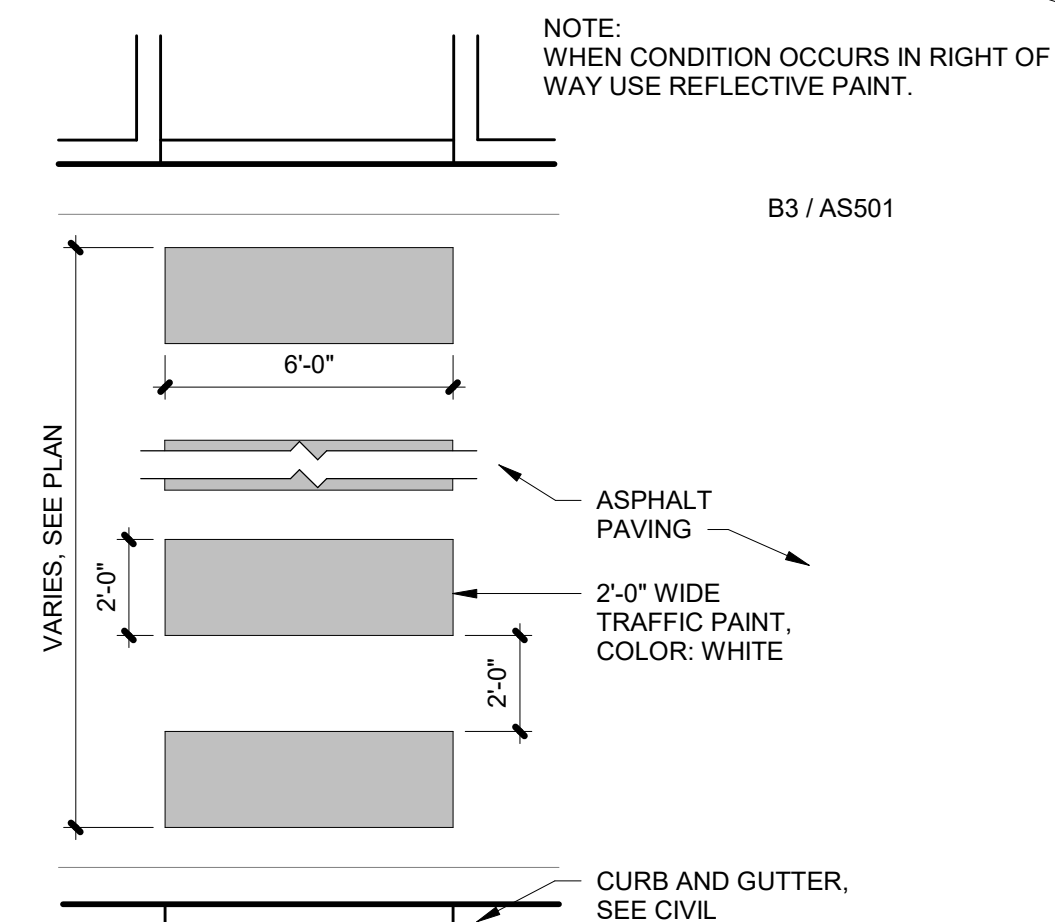
B2 BICYCLE RACK LAYOUT



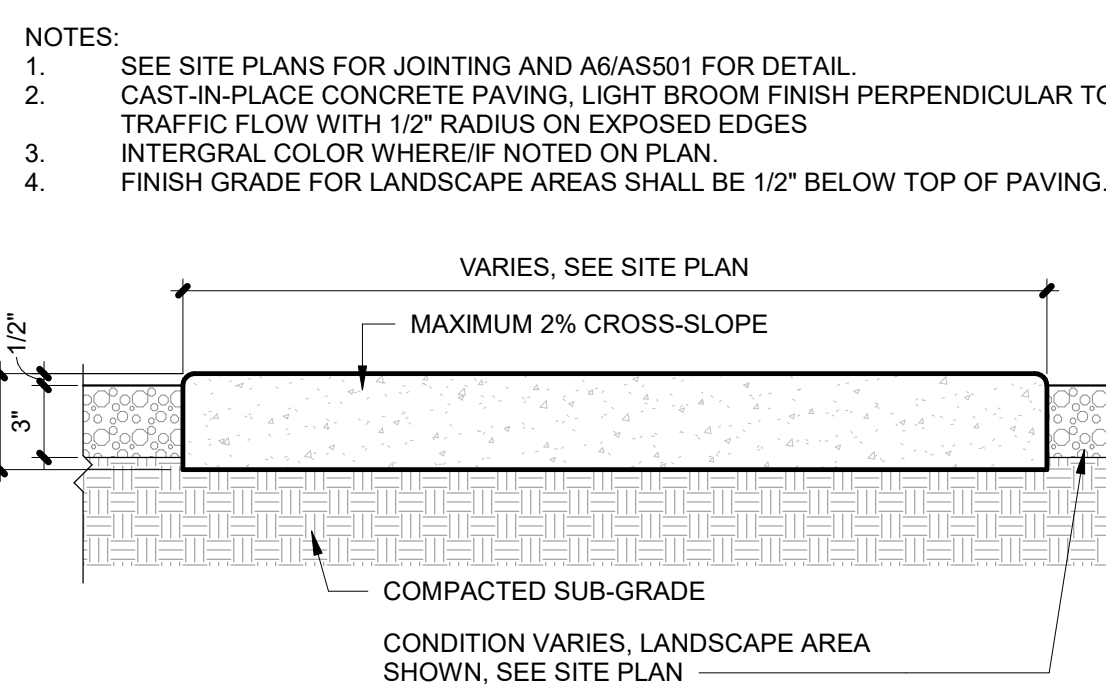
B3 ACCESSIBLE CURB RAMP
TYPE A
1/4" = 1'-0"



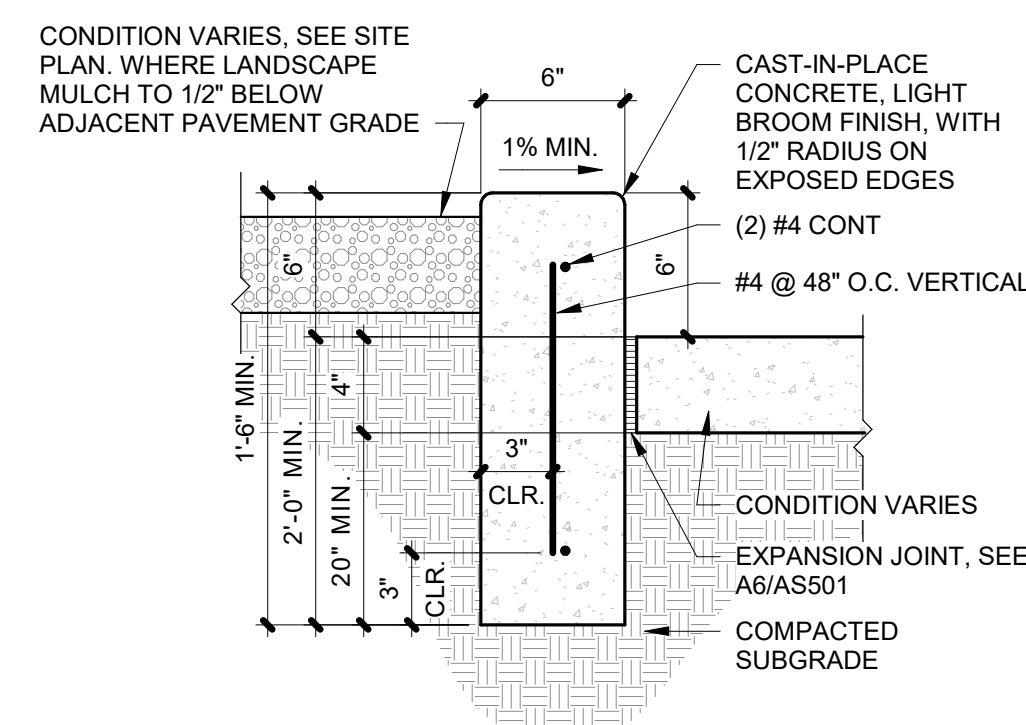
B4 ACCESSIBLE CURB RAMP
TYPE B
1/4" = 1'-0"



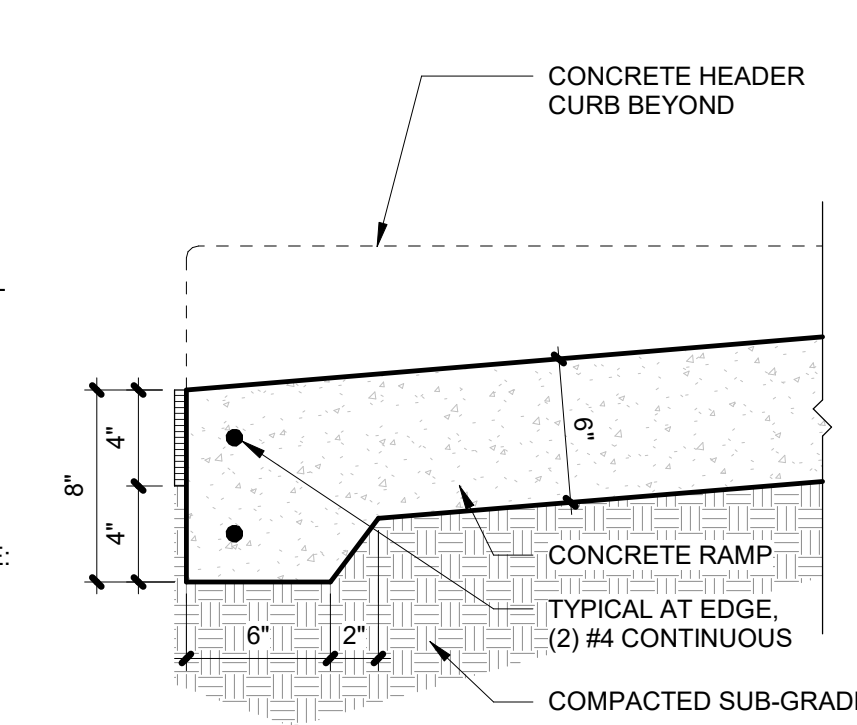
B5 PAINTED CROSSWALK
1/4" = 1'-0"



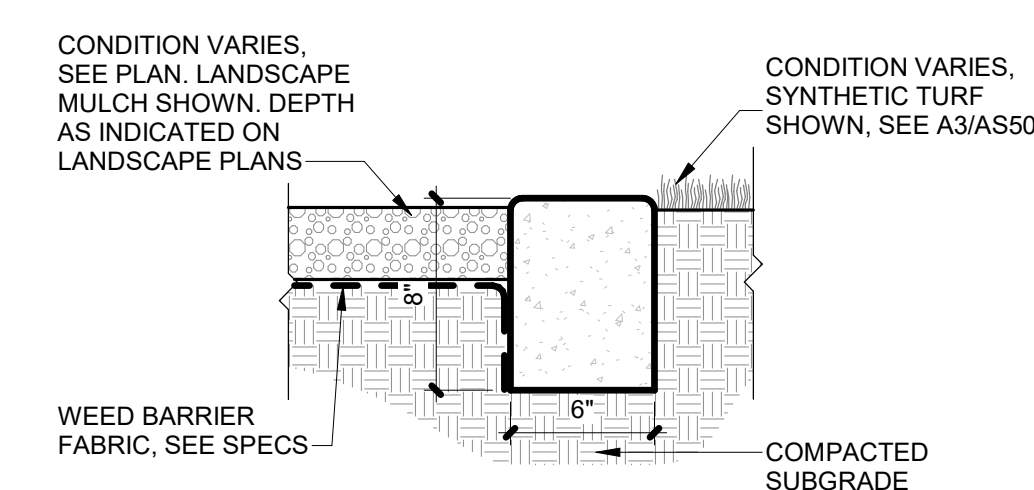
A1 CONCRETE SIDEWALK
1 1/2" = 1'-0"



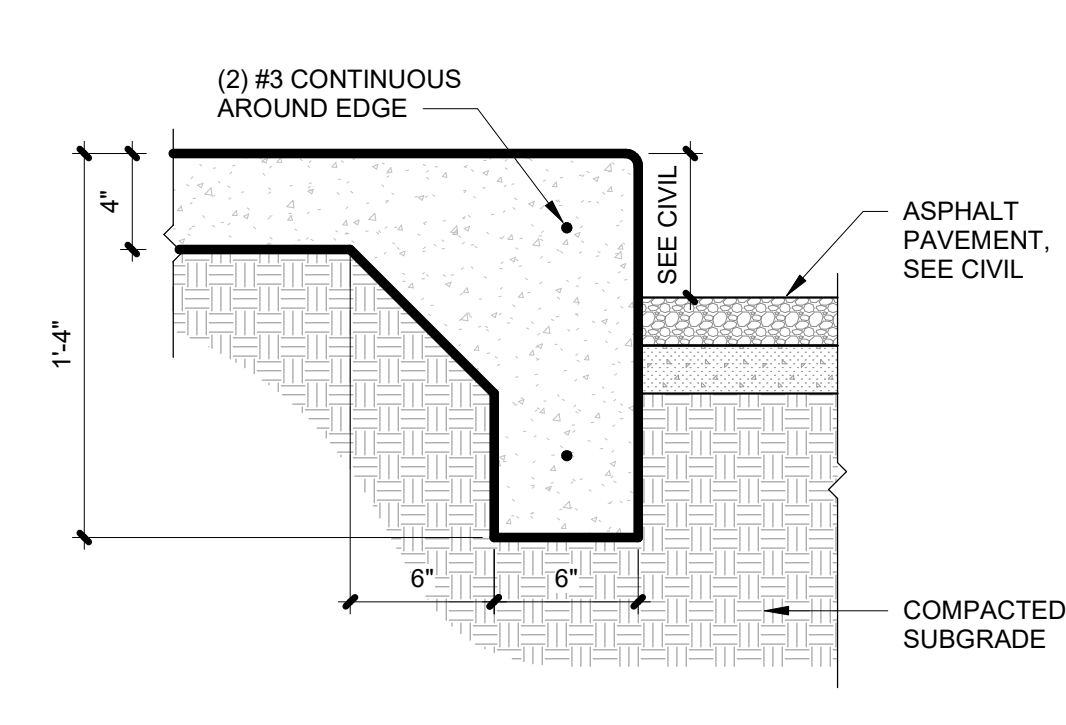
A2 CONCRETE HEADER CURB
1 1/2" = 1'-0"



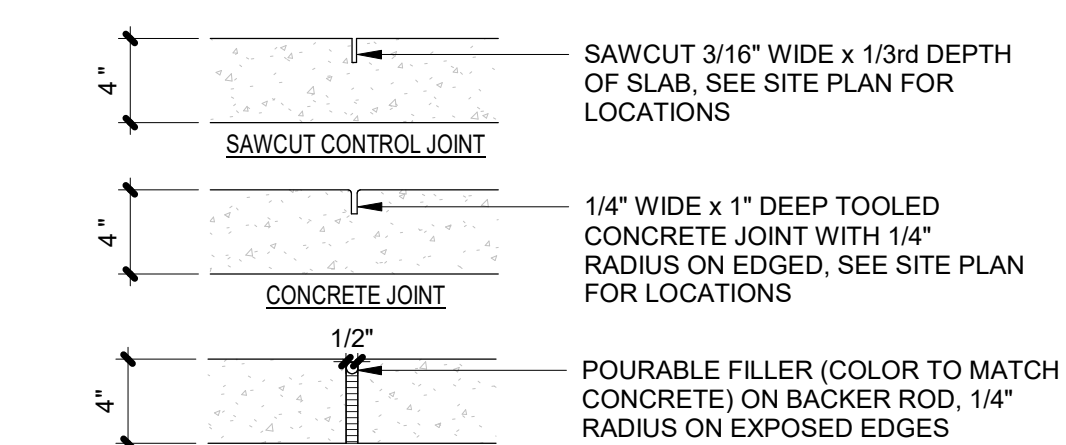
A3 RAMP TRANSITION
 $1\frac{1}{2}^\circ = 1.0^\circ$



A4 CONCRETE FLUSH CURB
1 1/2" = 1'-0"



A5 SIDEWALK TURNDOWN
1 1/2" = 1'-0"



CONTROL AND EXPANSION JOINT SPACING - UNLESS NOTED OTHERWISE ON PLAN				
APPROX WIDTH OF CONCRETE	CURB & GUTTER, ROLL, HEADER, FLUSH CURBS	5' WALK	8' WALK & BLDG APRON	6'-12' WALK
CONTROL JOINTS	4" O.C.	5' O.C.	8' O.C.	6' O.C.
EXPANSION JOINTS	4" O.C.	5' O.C.	8' O.C.	6' O.C.

A6 CONCRETE JOINTS & JOINT SPACING
1 1/2" = 1'-0"