

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 24, 2025

Jeremy Shelton, RA
Dekker
7601 Jefferson St NE Suite 100
Albuquerque, NM 87114

CommercialPermits@dpsdesign.org

Re: **Project Solis**
5501 WATSON DR SE
Conceptual Traffic Circulation Layout for DFT/DHO Approval
Engineer's Stamp 9-22-25 (R16DA1001) TRANS-2025-00268

Dear Mr. Shelton,

The conceptual TCL submittal received 9-19-25 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit.

PO Box 1293

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 [ABQ-PLAN](#) for log in and evaluation by Transportation.

Albuquerque

NM 87103

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.

www.cabq.gov

Sincerely,

Sertil A. Kanbar

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

C: File

GENERAL SHEET NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. ALL CURB RADI ARE 2' UNLESS OTHERWISE NOTED.
- C. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. STREETS, PARKING SPACES, AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- E. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, AND PLATING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.

SHEET KEYNOTES

A2	LABEL "MC" AT THE BACK OF MOTORCYCLE SPACES.
A3	MOTORCYCLE PARKING ONLY SIGN. SEE DETAIL A1/AS502
A4	HC PARKING. SEE DETAIL D3/AS502
A5	HC PARKING SIGN. SEE DETAIL A1/AS502
A6	DIRECTIONAL ARROW TYP.
A7	CONCRETE SIDEWALK. SIDEWALK WIDTH VARIES. SEE DETAIL A2/AS501
A8	ASPHALT PAVING. SEE CIVIL
A9	CROSS WALK STRIPING
A10	PIPE BOLLARD. SEE DETAIL B2/AS501
A11	BLDG OVERHEAD. SEE ARCH
A12	FIRE HYDRANT. SEE CIVIL
A14	OIL STORAGE TANK. SEE CIVIL
A15	ACCESSIBLE CURB RAMP. SEE DETAIL D1/AS502 OR D2/AS502
A16	CONCRETE CURB AND GUTTER. SEE CIVIL
A17	REFUSE/SOLID WASTE ENCLOSURE. SEE DETAIL D1/AS501
A18	LOADING ZONE
A19	ELECTRICAL SERVICE AREA
A21	4" WHITE STRIPE TYP.
A22	MONUMENT SIGN
A23	8' HIGH ORNAMENTAL STEEL SECURITY FENCE WITH VEHICULAR AND MAINTENANCE GATES; COLOR: BLACK
A24	EV CHARGING STATION
A25	CONCRETE CURB AND GUTTER PER CITY STANDARD DETAIL 2415A
A26	PERPENDICULAR CURB RAMP PER CITY STANDARD DETAIL 2443
A27	PARALLEL CURB RAMP PER CITY STANDARD DETAIL 2442
A28	SIDEWALK PER CITY DETAIL 2430
A29	SHADE CANOPY WITH OUTDOOR SEATING FURNITURE AT OUTDOOR AMENITY SPACE
A30	VEHICLE BARRIER ARM GATE OPERATOR AND ACCESS PEDESTAL

PROJECT DATA

TYPE OF DEVELOPMENT: RESEARCH AND DEVELOPMENT FACILITY

EXECUTIVE SUMMARY
 THE PROJECT CONSISTS OF COMPLETE DEVELOPMENT OF TRACT J. A 17-ACRE SITE LOCATED OFF CRICK AVENUE SE WITHIN THE NORTHEAST PORTION OF THE MESA DEL SOL PLANNED COMMUNITY ZONE DISTRICT. THE DEVELOPMENT WILL CONSIST OF SITE AMENITIES AND A 225,795 SF RESEARCH AND DEVELOPMENT FACILITY.

LOT AREA TOTAL: 17 ACRES = 740,520 SF

AREA OF LOT COVERED BY BUILDING
 225,795 SF (225,795 GFA) THIS NUMBER IS USED TO CALCULATE NET LOT.

SETBACKS (MIN/MAX): FRONT 0'/100', SIDE 10'/100', REAR 10'

USABLE OPEN SPACE: N/A

PARKING CALCULATION (IDO TABLE 5-5-1)
 RESEARCH AND TESTING FACILITY: 225,795 SF. 1.5 SPACES PER 1,000 GFA
 PARKING REQUIRED (BEFORE AVAILABLE PARKING REDUCTIONS) = 338 SPACES

EV PARKING REQUIRED = 14 SPACES
 EV CHARGING PROVIDED = 14 SPACES
 MOTORCYCLE PARKING REQUIRED = 6 SPACES (IDO TABLE 5-5-4)
 MOTORCYCLE PARKING PROVIDED = 6 SPACES
 BICYCLE PARKING REQUIRED = 34 SPACES (IDO TABLE 5-5-5)
 BICYCLE PARKING PROVIDED = 36 SPACES

AVAILABLE PARKING REDUCTIONS (IDO 5-5(C)(6))
 ELECTRIC VEHICLE CHARGING STATION PARKING REDUCTION = 28 SPACES (1 240V+ EV CHARGING STATION = 2 SPACES)

ON STREET PARKING REDUCTION = 53 SPACES (1 ON STREET SPACE = 1 SPACE)

TOTAL PARKING REDUCTION = 81 SPACES

TOTAL PARKING REQUIRED = 338 SPACES - 81 SPACES = 257 SPACES
 TOTAL PARKING PROVIDED = 257 SPACES (INCLUDING 10 ADA SPACES)

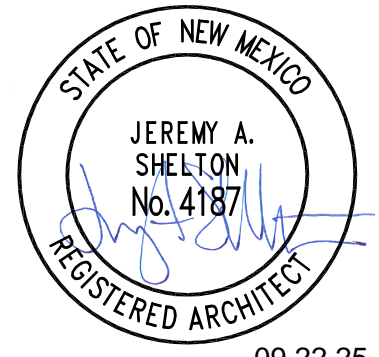
LEGEND

	PROPERTY LINE
	LANDSCAPE AREA
	CLEAR SIGHT TRIANGLE
	ADA PATH

VICINITY MAP



SEAL



09.22.25

PROJECT

PROJECT SOLIS
 MESA DEL SOL INNOVATION PARK II, TRACT J
 ALBUQUERQUE, NM 87105

REVISIONS

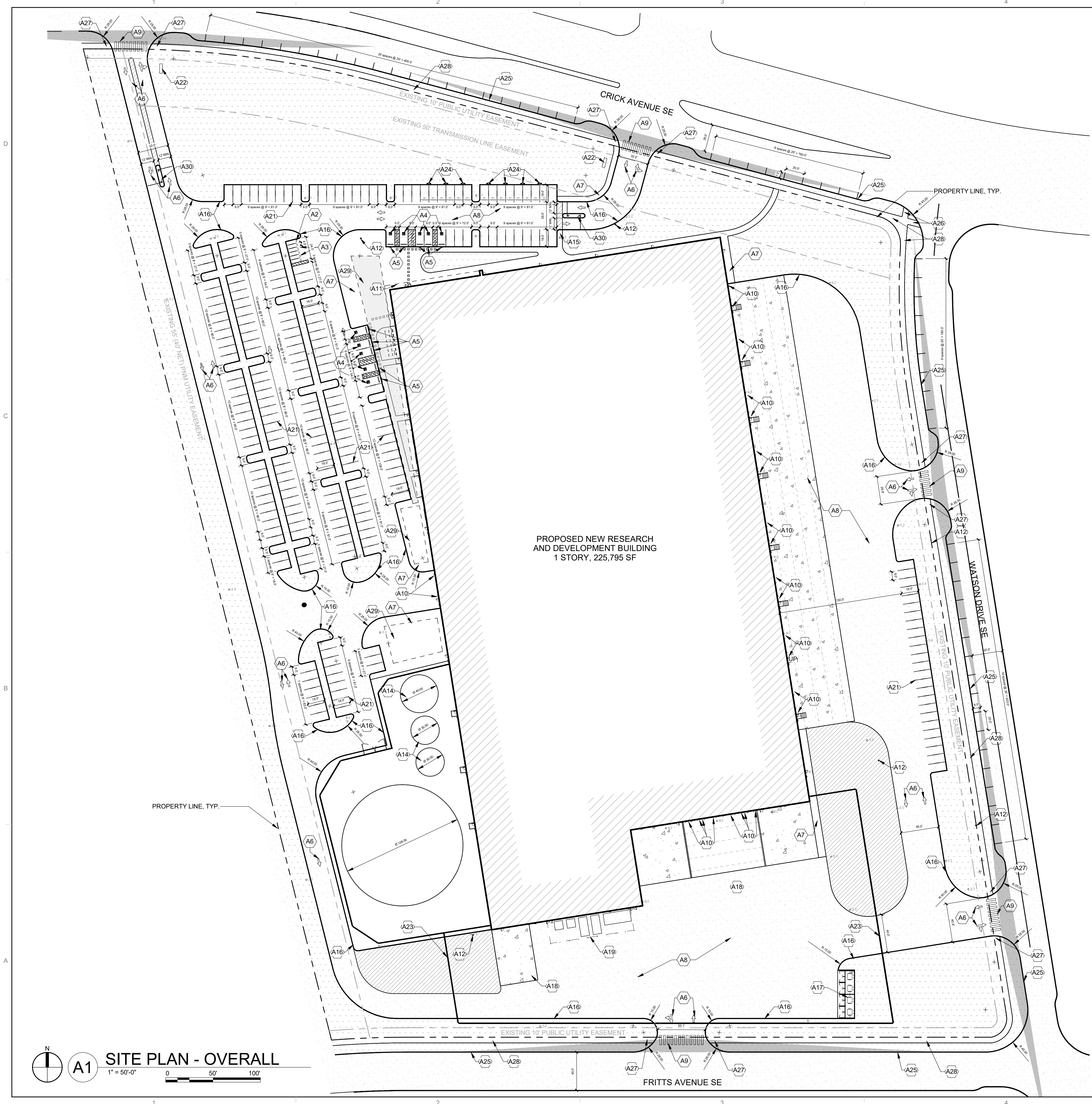
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DRAWN BY	KK
REVIEWED BY	JS
DATE	09/22/2025
PROJECT NO	25-0085.P01

DRAWING NAME
TRAFFIC CIRCULATIONS LAYOUT PLAN

SHEET NO

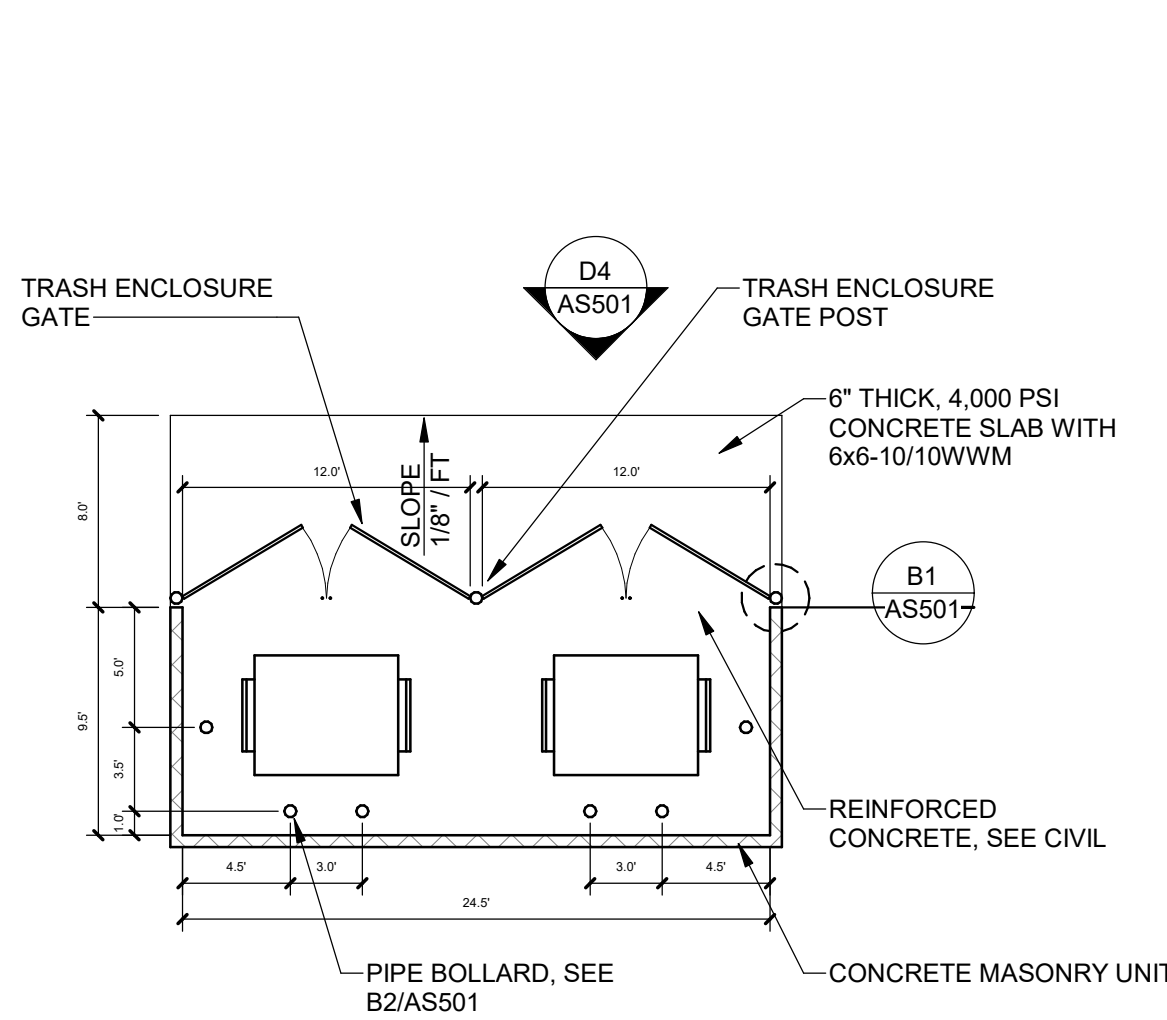
TCL



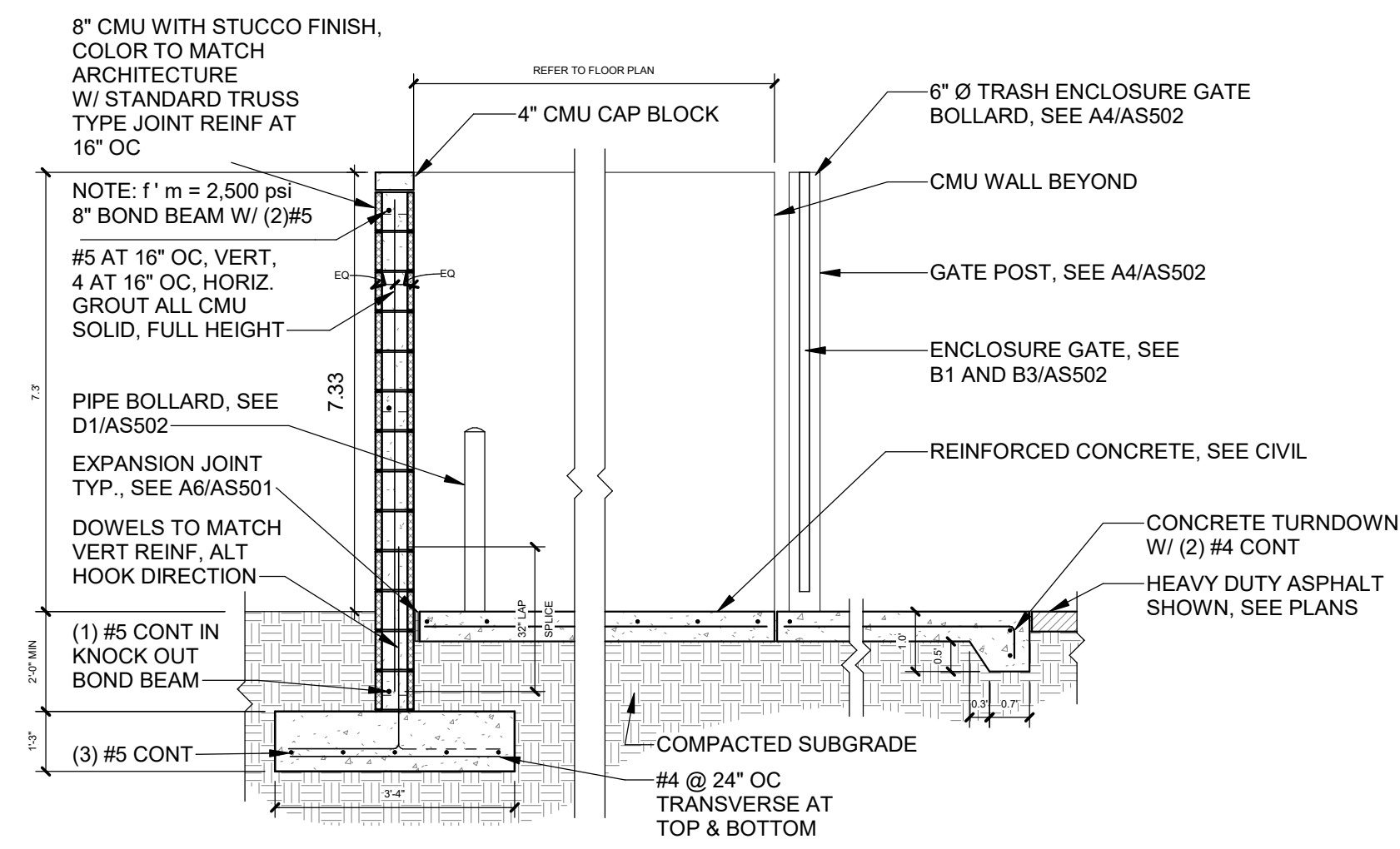
PROPOSED NEW RESEARCH AND DEVELOPMENT BUILDING
 1 STORY, 225,795 SF

A1 SITE PLAN - OVERALL
 1" = 50'-0"
 0 50' 100'

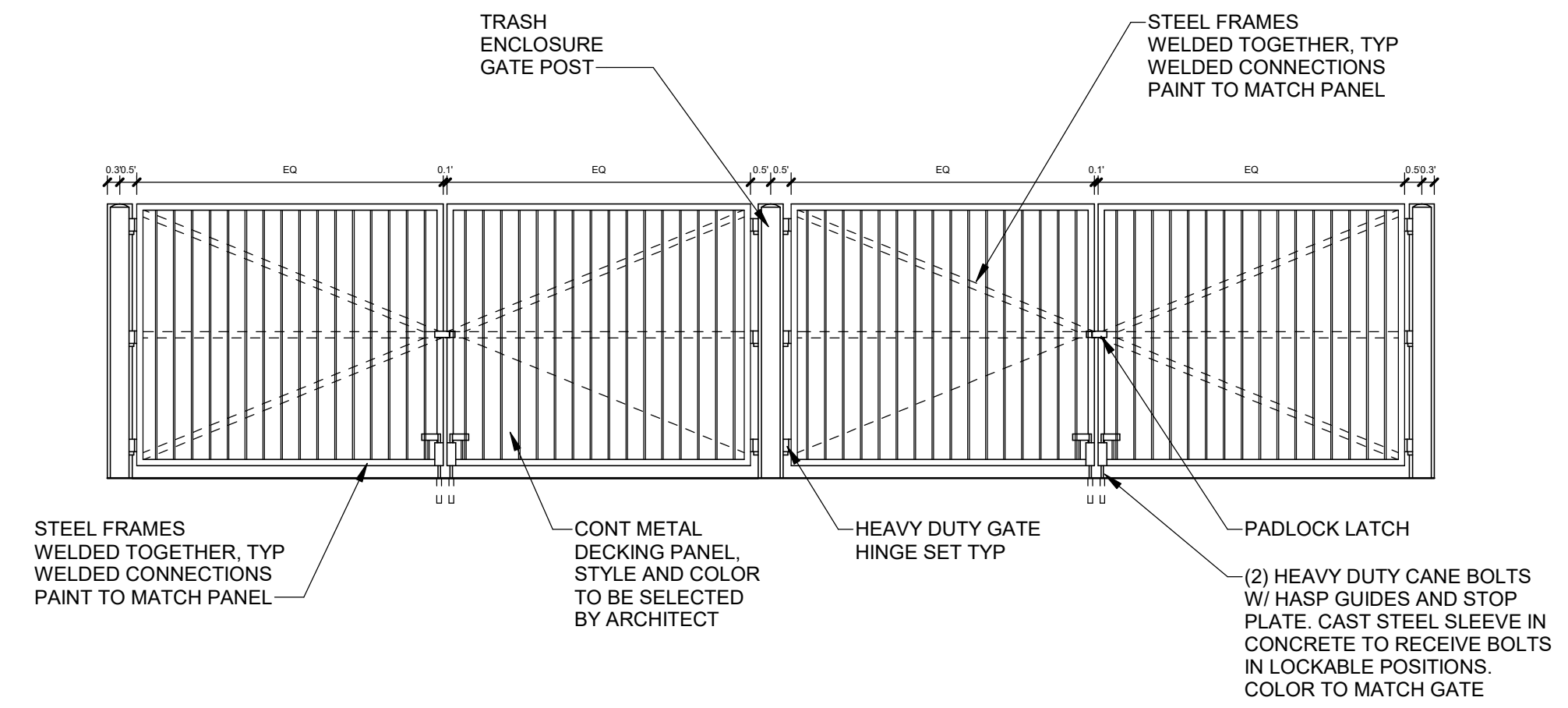
9/19/2025 10:42:47 AM



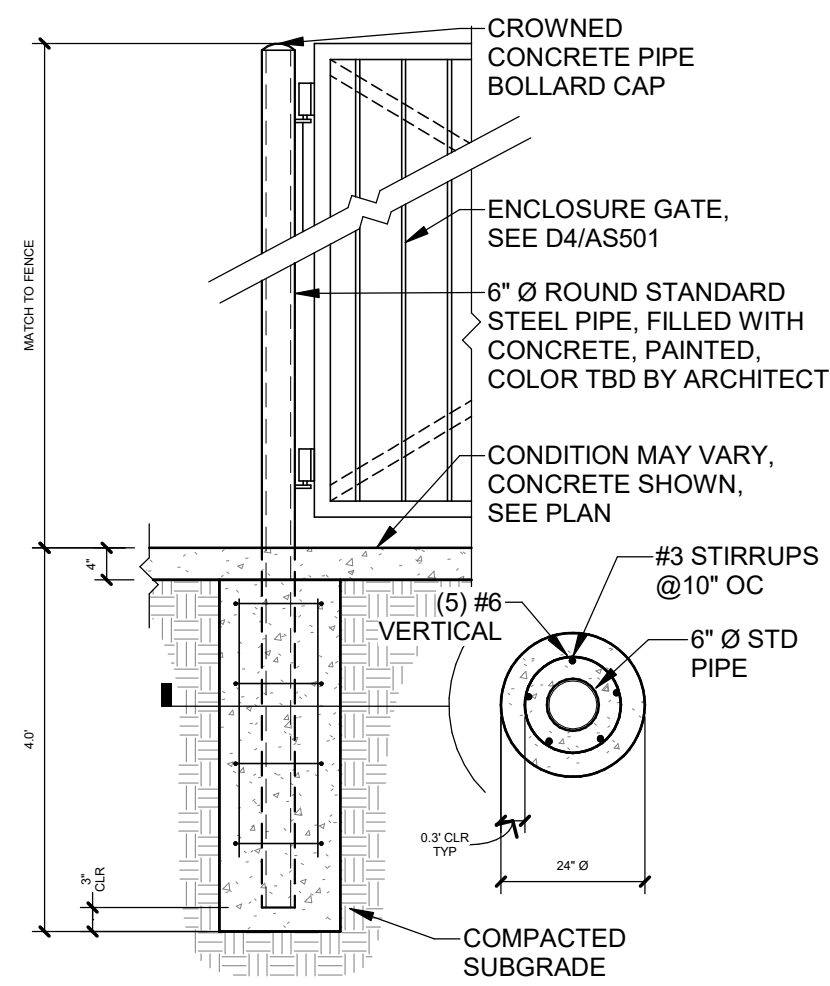
D1 REFUSE/SOLID WASTE ENCLOSURE
1/8" = 1'-0"



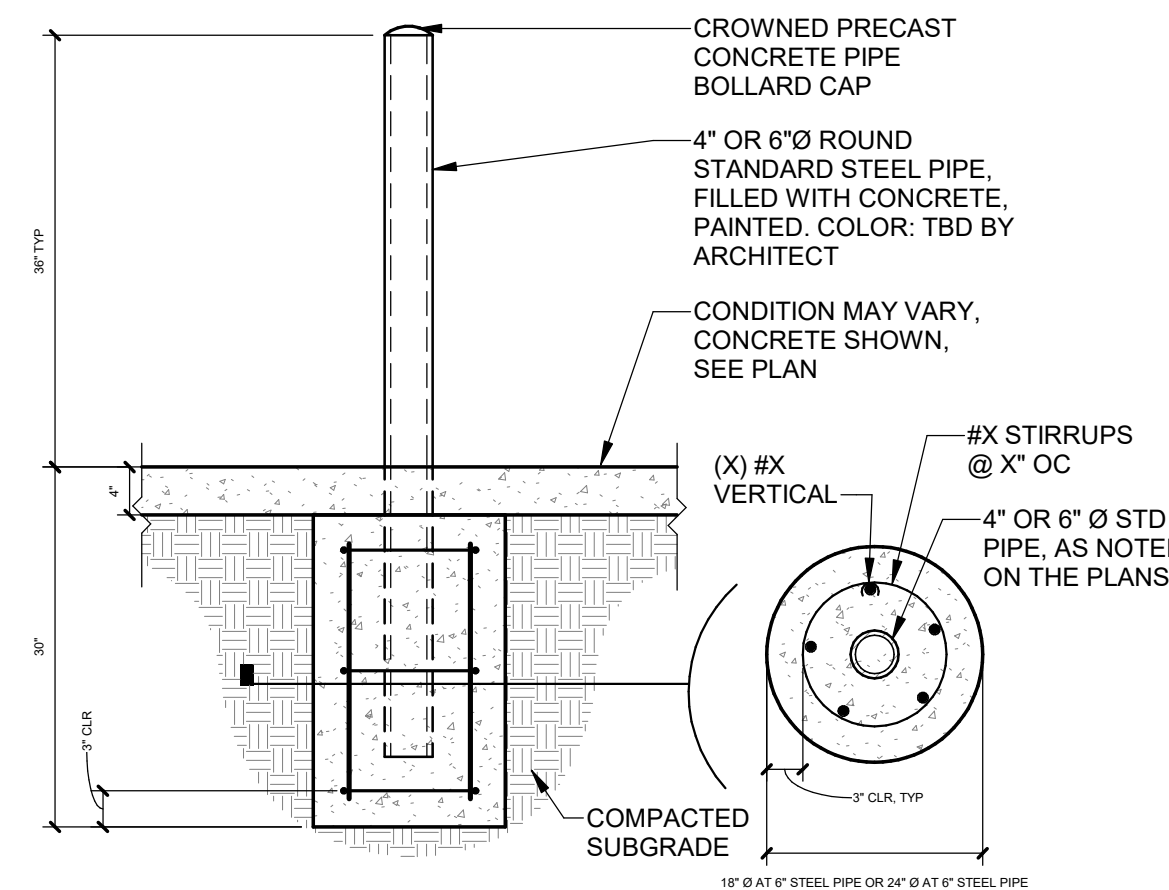
D2 REFUSE/SOLID WASTE ENCLOSURE SECTION
3/8" = 1'-0"



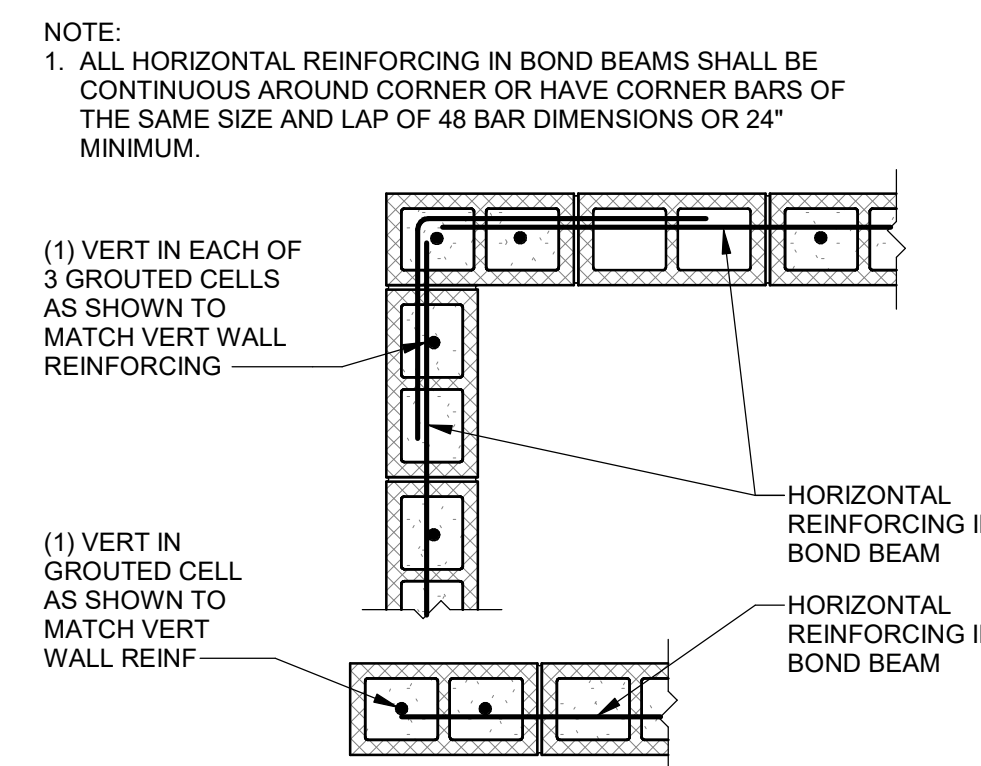
D4 REFUSE/SOLID WASTE ENCLOSURE GATE
1/4" = 1'-0"



B1 ENCLOSURE GATE POST
1/2" = 1'-0"

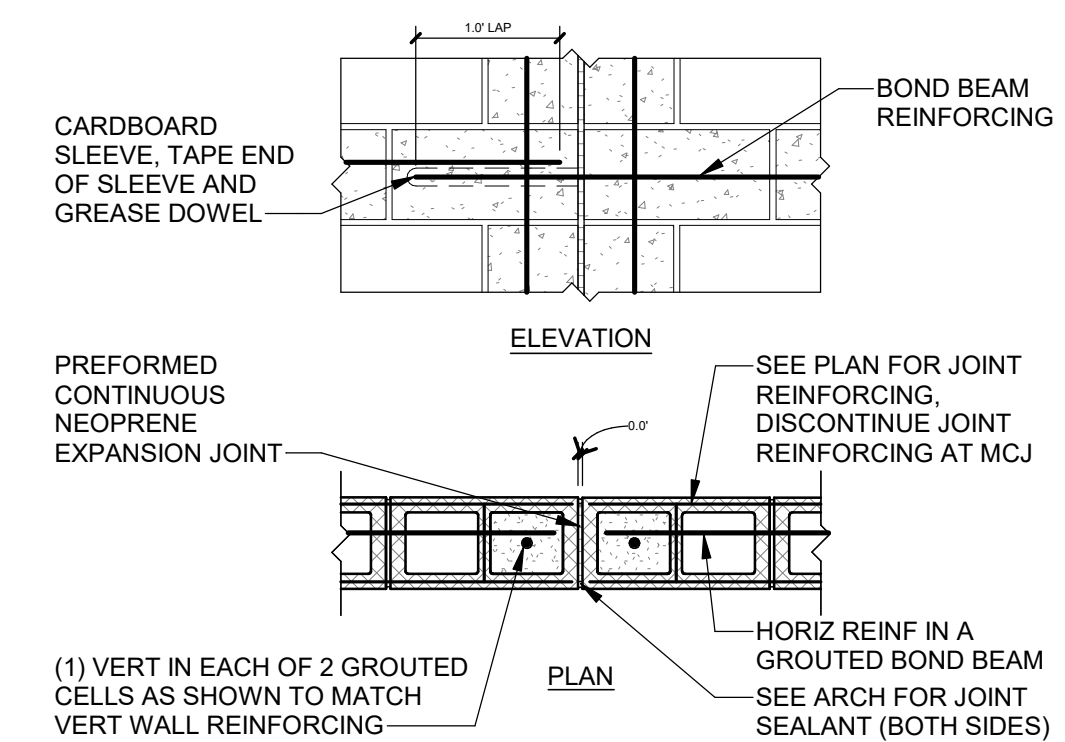


B2 PIPE BOLLARD
3/4" = 1'-0"



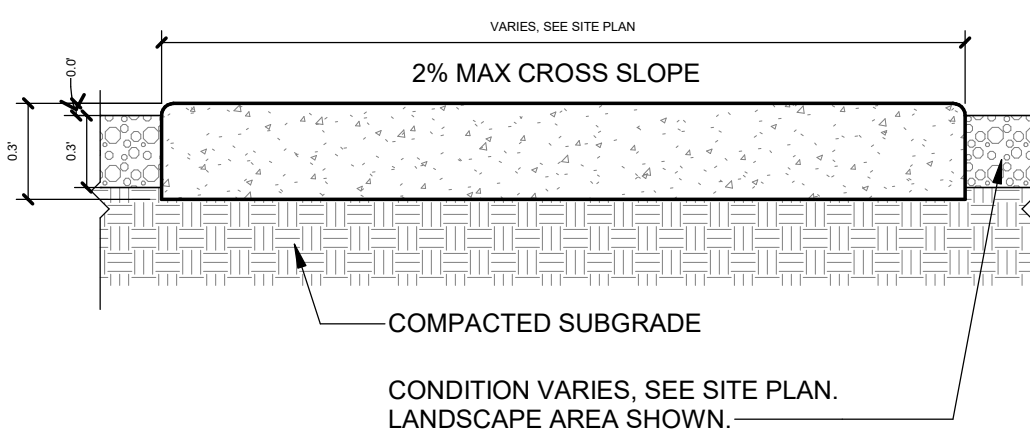
B3 CMU WALL END AND CORNER
3/4" = 1'-0"

- NOTES:
- UNLESS INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS, PROVIDE CONTROL JOINTS IN ALL MASONRY CONSTRUCTION AT A MAXIMUM SPACING OF 20'-0" OR 2:1 (H:V) ASPECT RATION, WHICHEVER IS THE LESSER.
 - CONTROL JOINTS WHICH ARE NOT SPECIFICALLY INDICATED ON THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.

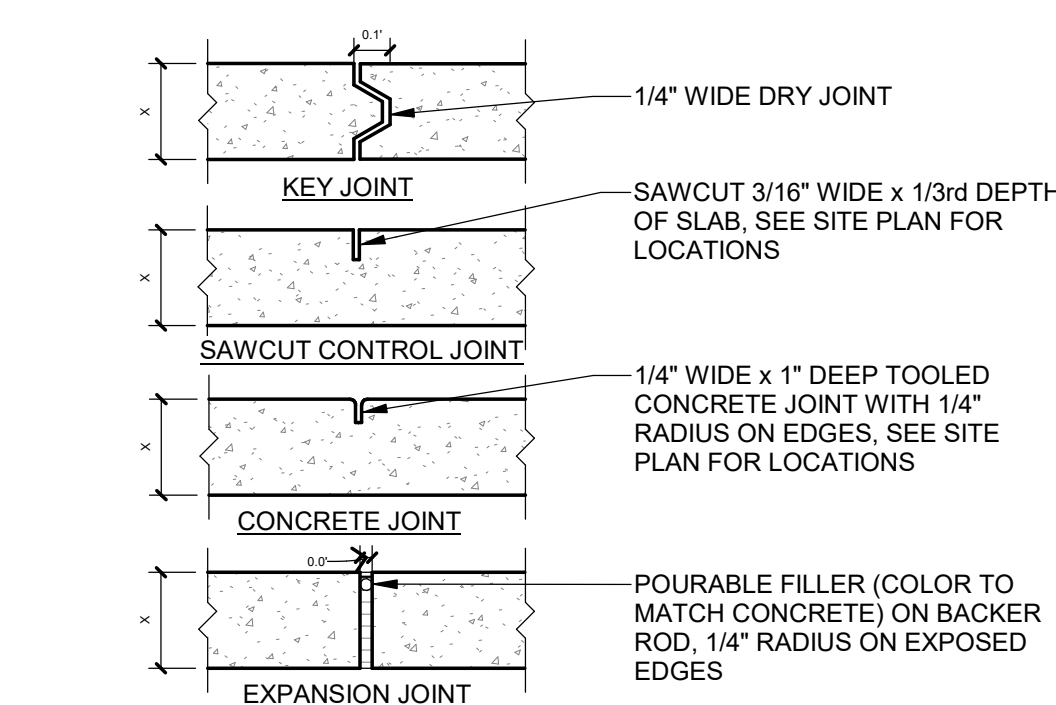


B4 CMU CONTROL JOINT
3/4" = 1'-0"

- NOTES:
- SEE SITE PLANS AND A3/AS501 FOR JOINTING.
 - CAST-IN-PLACE CONCRETE PAVING. LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES.
 - INTEGRAL COLOR WHERE NOTED ON PLANS.
 - FINISH GRADE FOR LANDSCAPE AREAS SHALL BE 1/2" BELOW TOP OF PAVING.



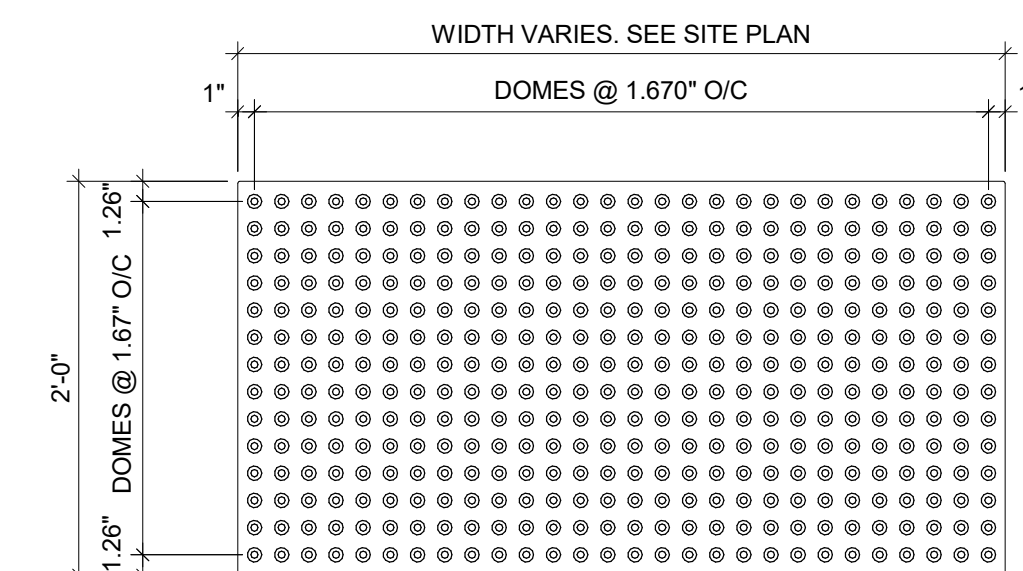
A2 CONCRETE SIDEWALK
1 1/2" = 1'-0"



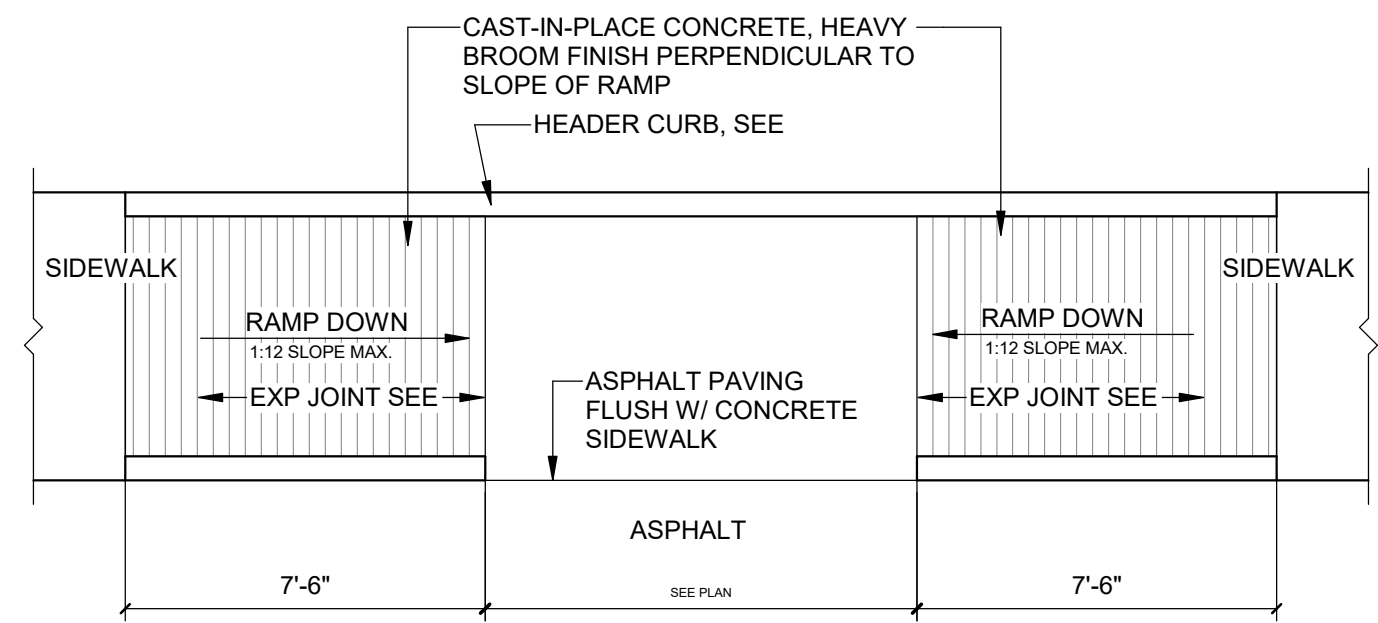
CONTROL AND EXPANSION JOINT SPACING - UNLESS NOTED OTHERWISE ON PLANS					
APPROX WIDTH OF CONCRETE	CURB & GUTTER, ROLL, HEADER, FLUSH CURBS	5' WALK	8' WALK & BLDG APRON	6'-12' WALK	
CONTROL JOINTS	4' OC	5' OC	8' OC	6' OC	
EXPANSION JOINTS	16' OC	15' OC	24' OC	18' OC	

A3 CONCRETE JOINTS
1 1/2" = 1'-0"

- NOTES:
- MANUFACTURER: XXXX.
 - COLOR: XXXX.
 - INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

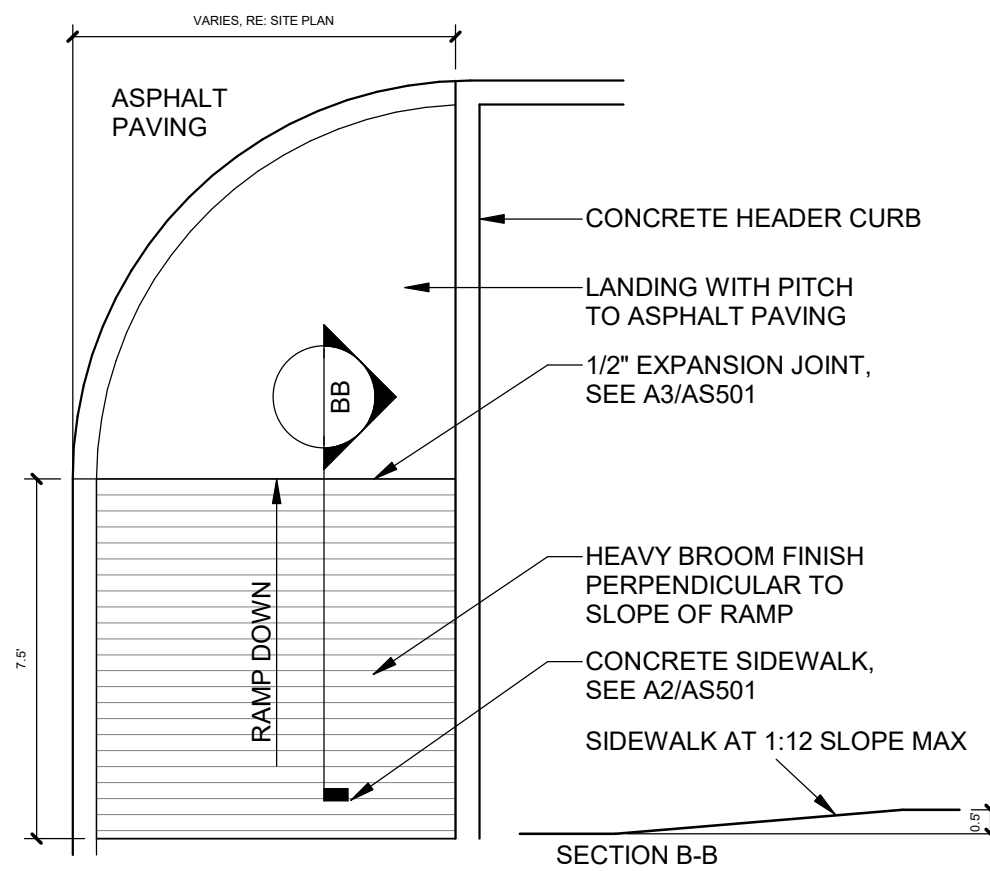


A4 TACTILE SURFACE
1" = 1'-0"



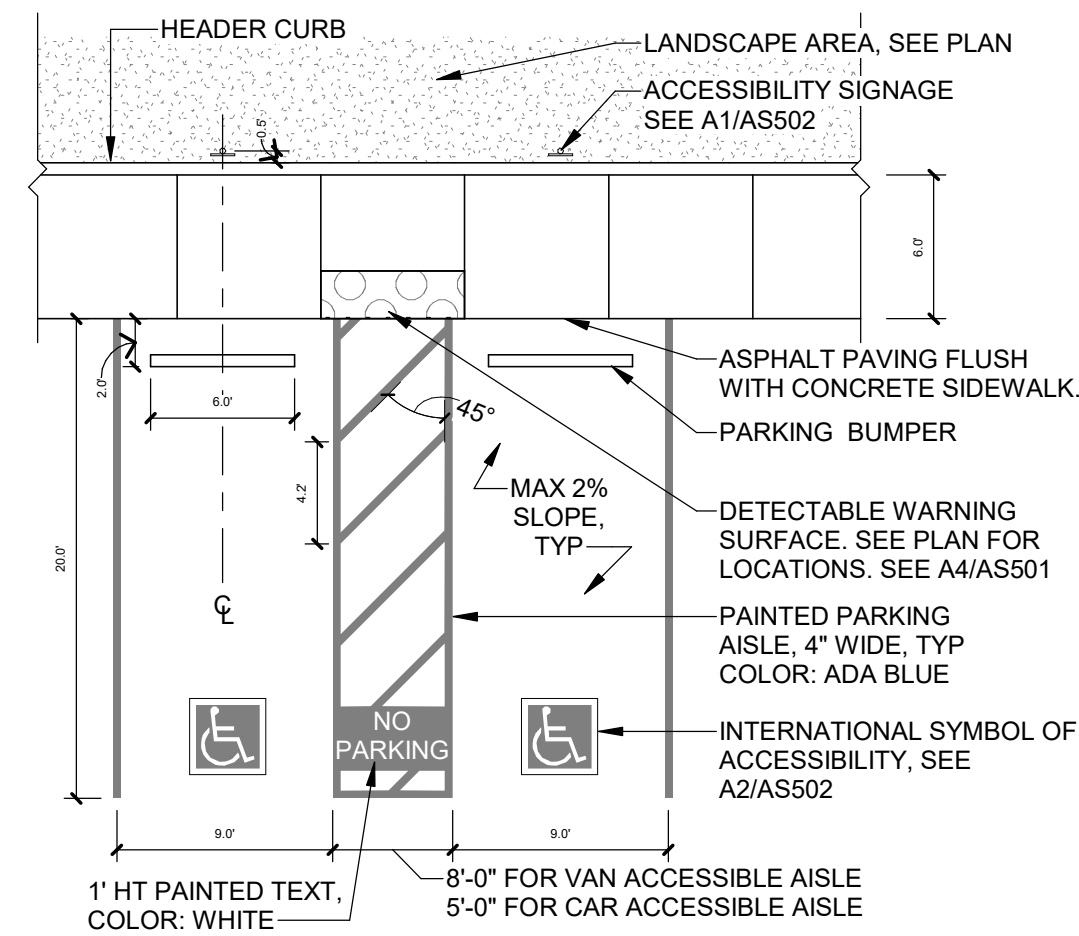
D1 ACCESSIBLE CURB RAMP TYPE A

1/4" = 1'-0"



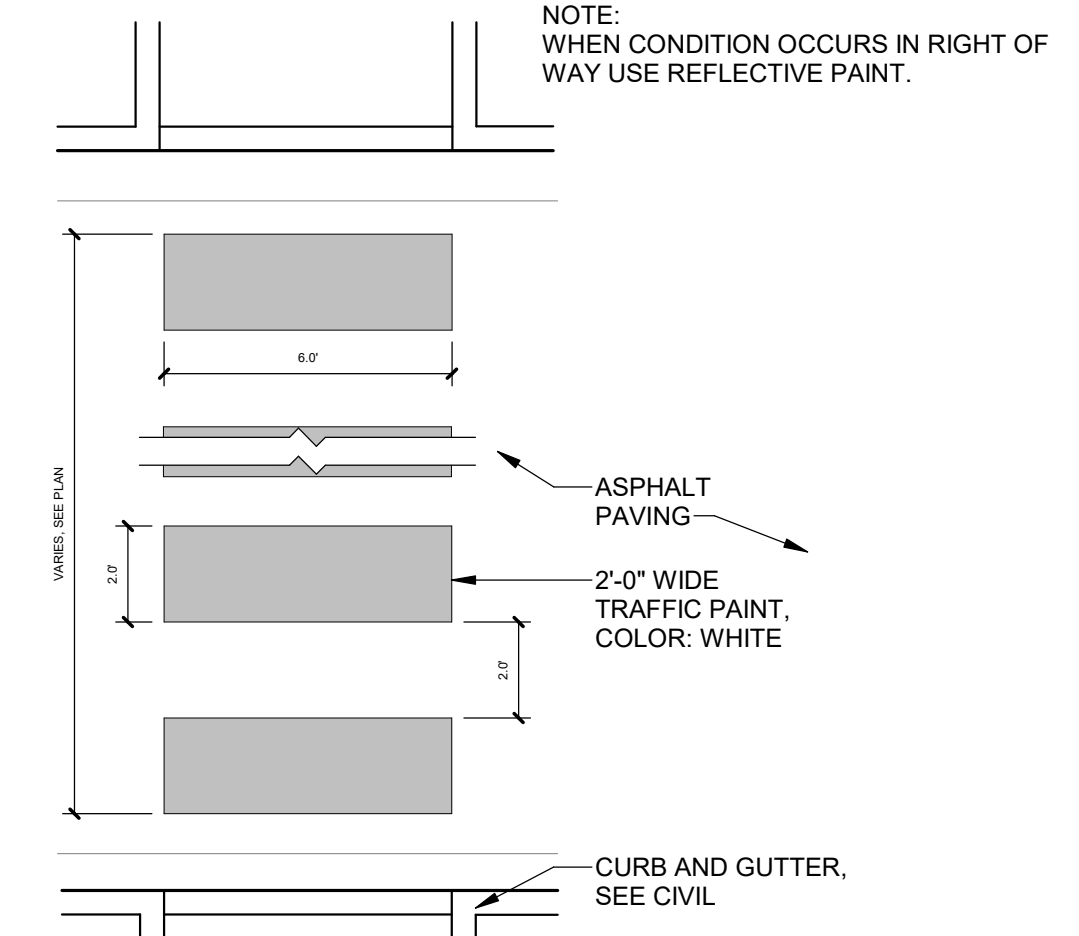
D2 ACCESSIBLE CURB RAMP TYPE B

1/4" = 1'-0"



D3 ACCESSIBLE PARKING

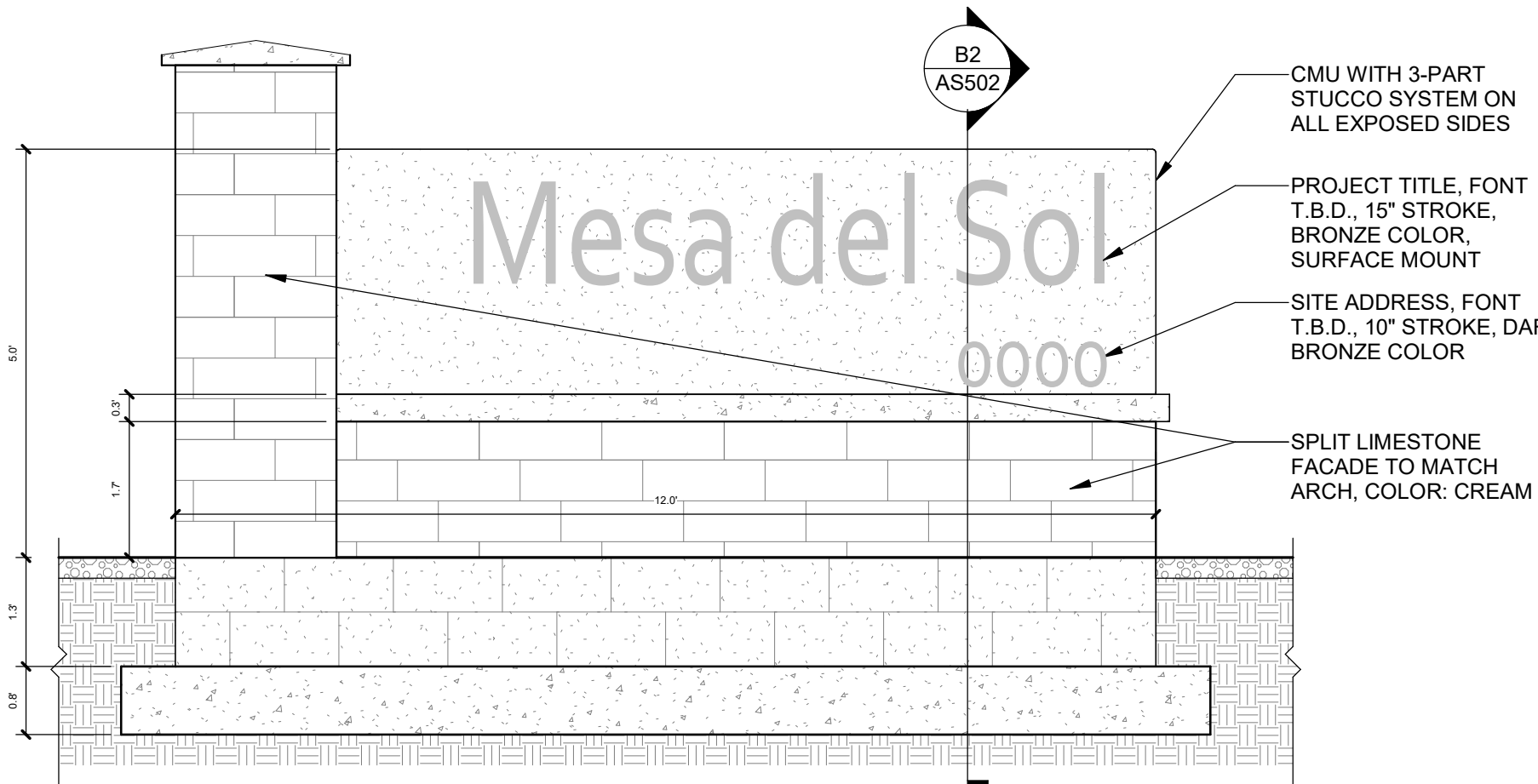
1/8" = 1'-0"



D4 PAINTED CROSSWALK

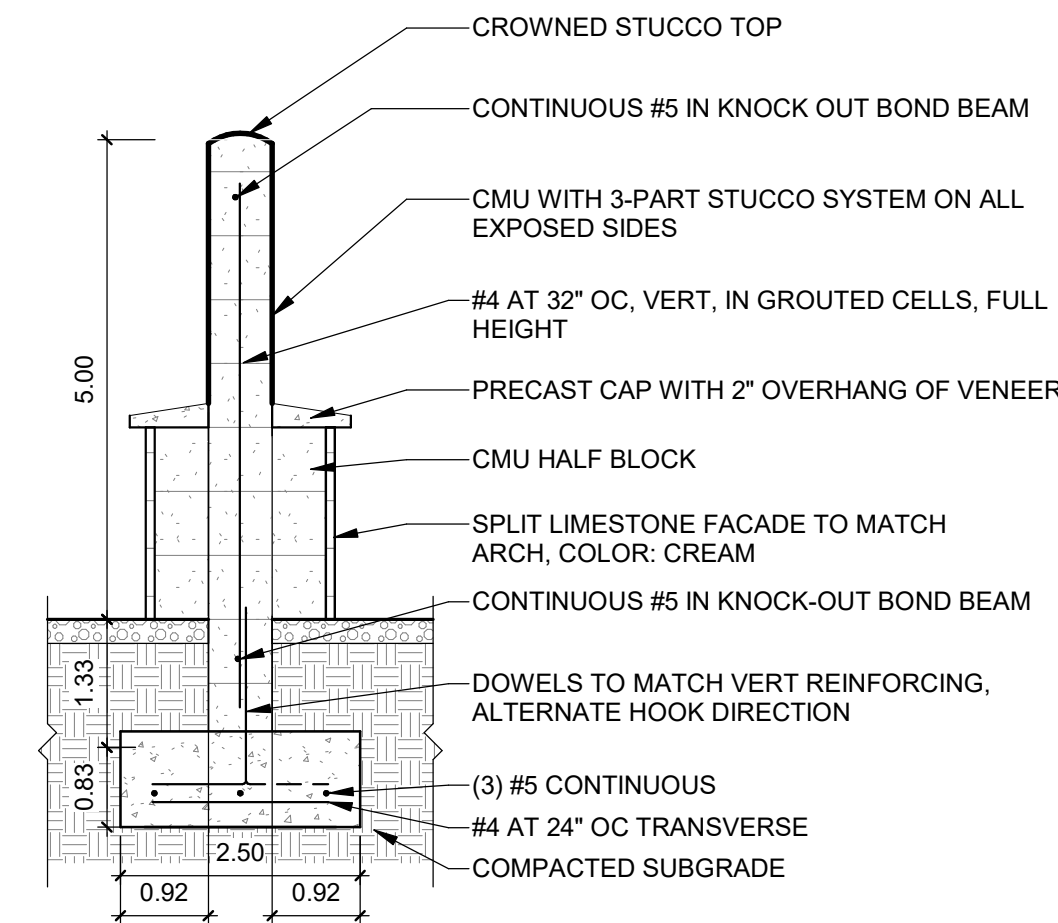
1/4" = 1'-0"

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



B1 MONUMENT SIGN

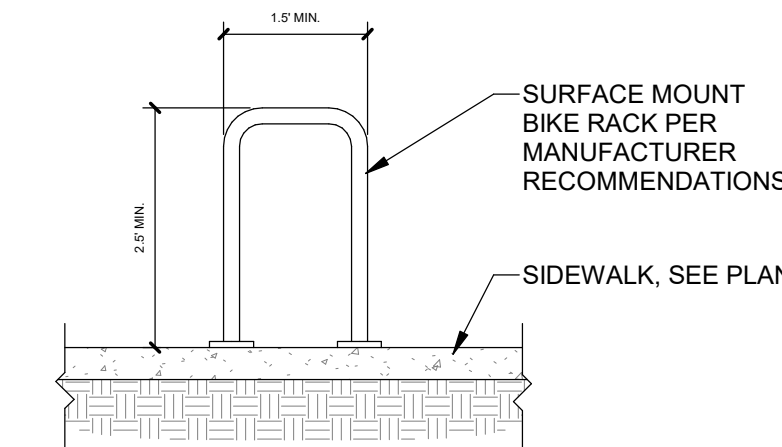
1/2" = 1'-0"



B2 MONUMENT SIGN SECTION

1/2" = 1'-0"

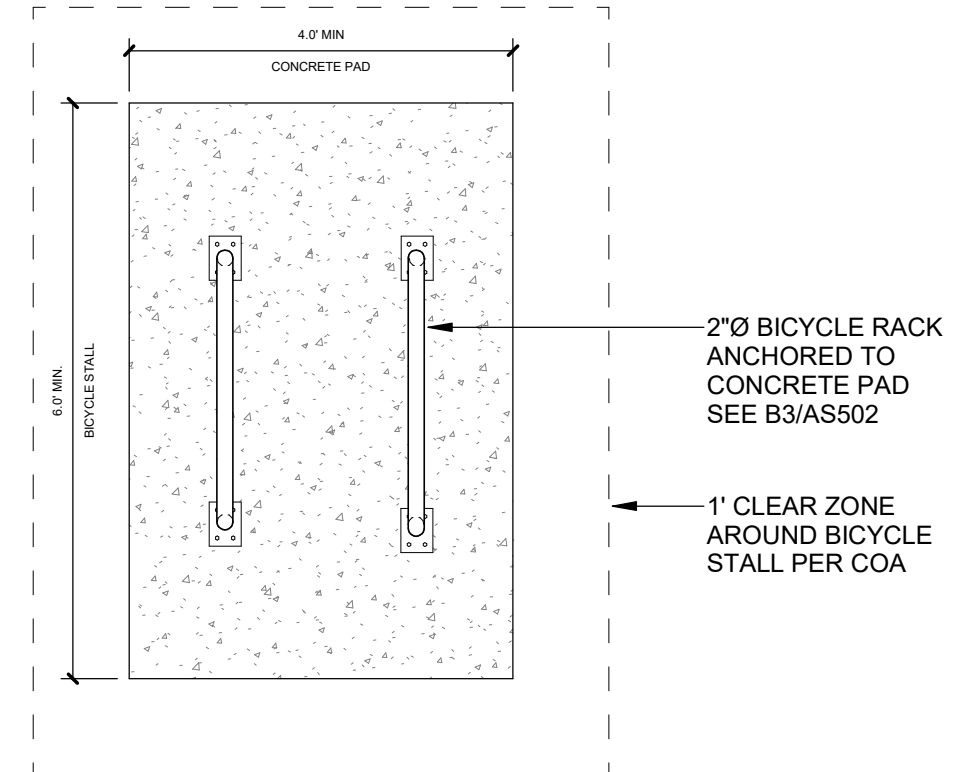
NOTES:
1. BASIS OF DESIGN, ANOVA U-BIKE RACK, COLOR: TBD
2. 2 BIKE CAPACITY PER RACK, 4 TOTAL PER PAD.



B3 BICYCLE RACK

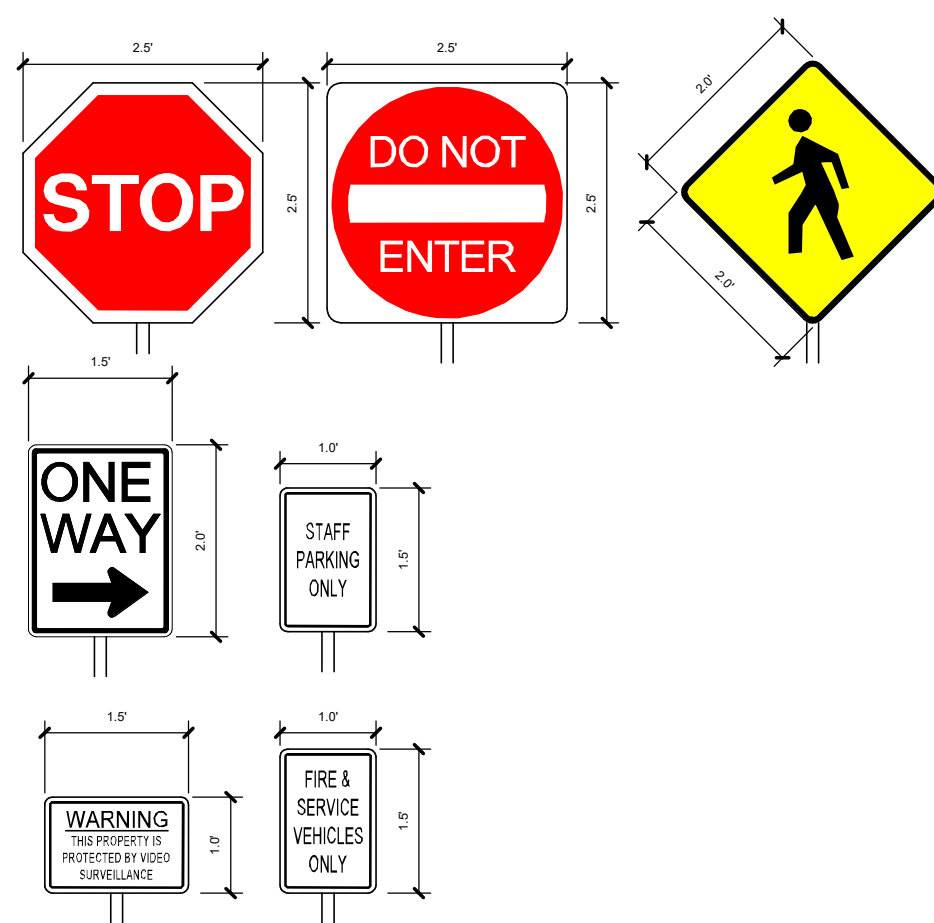
1/2" = 1'-0"

NOTES:
1. BASIS OF DESIGN, ANOVA U-BIKE RACK, COLOR: TBD
2. BICYCLE PARKING SPACE SHALL BE 6' LONG AND 2' WIDE.



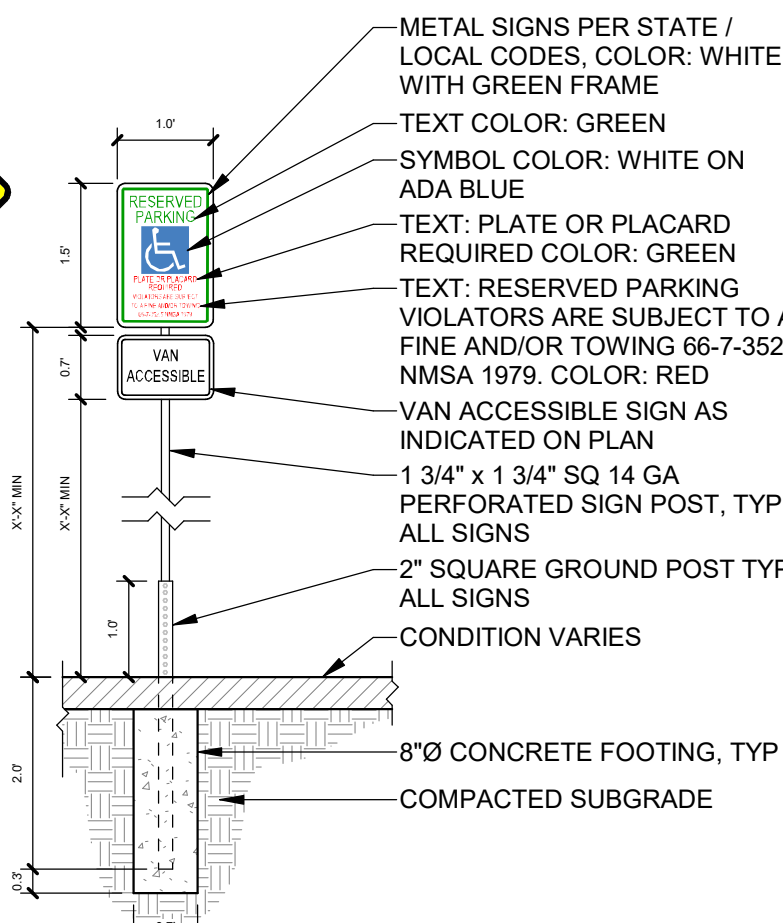
B4 BICYCLE RACK LAYOUT

1/2" = 1'-0"



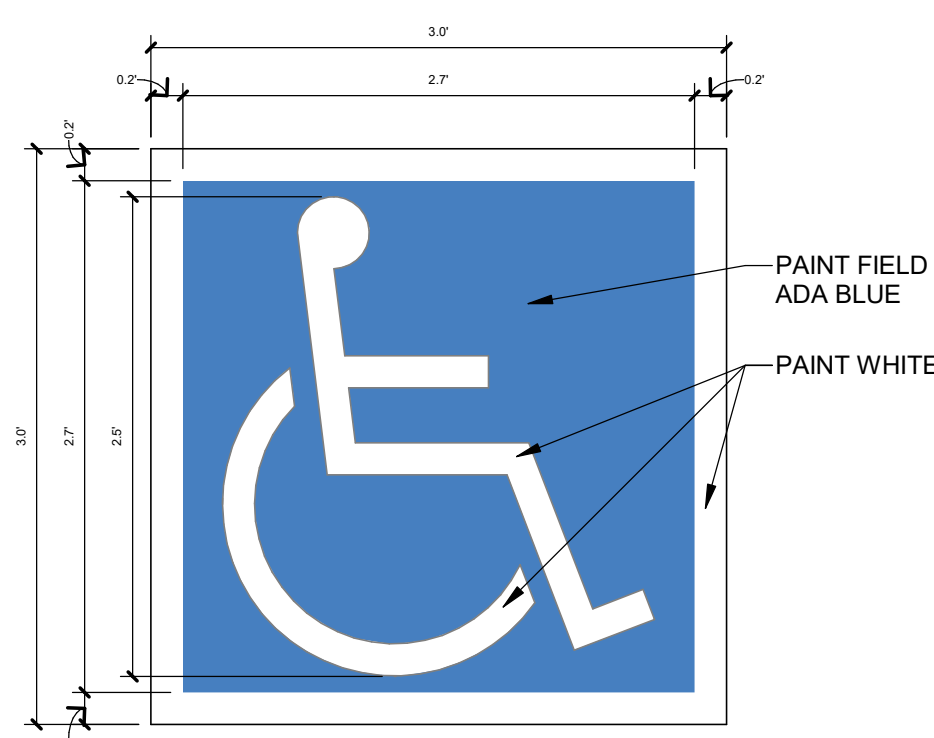
A1 TRAFFIC SIGNAGE

1/2" = 1'-0"

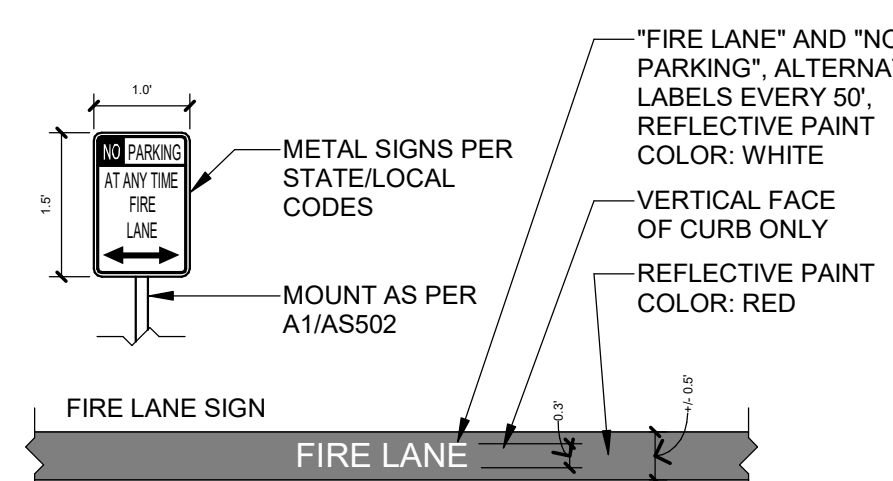


A2 ACCESSIBLE MARKING

1" = 1'-0"



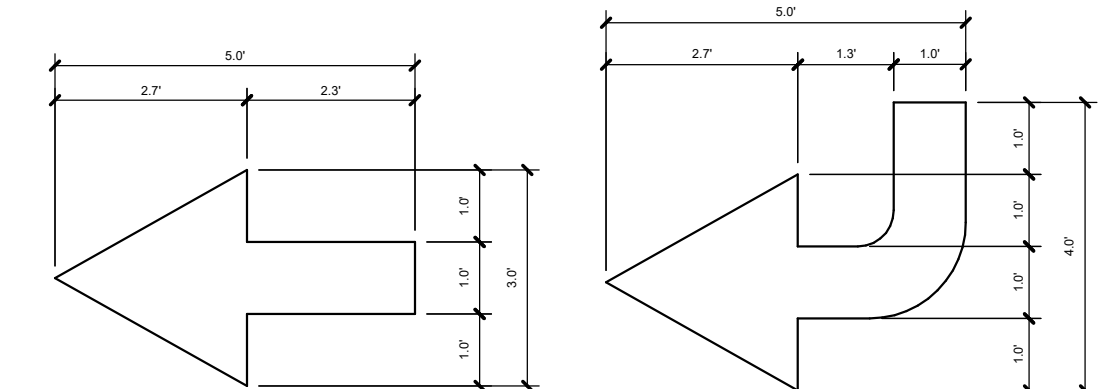
NOTE:
1. SEE PLANS FOR EXTENTS OF CURB PAINT.



A3 FIRE LANE SIGNAGE

1/2" = 1'-0"

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



A4 DIRECTIONAL PAVEMENT ARROW

3/8" = 1'-0"