

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 24, 2023

Vinny Perea, PE
Tierra West, LLC
5571 Midway Park PI NE
Albuquerque, NM 87109

**Re: Sunset Apartment
SE Corner of Sunset Gardens Rd. & 86th St.
Traffic Circulation Layout
Engineer's Stamp 12-21-22 (L10-D032)**

Dear Mr. Perea,

The TCL submittal received 12-28-2022 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

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. **An Approved/Accepted work order must be provided prior of final CO approval.**

www.cabq.gov

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

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- CLEAR SIGHT TRIANGLE
- PROPOSED PUBLIC ASPHALT PAVEMENT
- PROPOSED BIKEWAY (2 SPACES)
- 6'-WIDE ADA PEDESTRIAN ROUTE

VEHICLE TRAVELING NOTE

TRAFFIC CIRCULATION LAYOUT APPROVED

1/24/2023

1/24/2023

KEYED NOTES

- UNIDIRECTIONAL ACCESSIBLE RAMP PER COA STD 2443
- AND DETECTABLE WARNING SURFACE PER COA STD 2446
- CURB ACCESSIBLE RAMP PER COA STD 2441
- AND DETECTABLE WARNING SURFACE PER COA STD 2446
- 6" CUB AND GUTTER PER COA STD 2415A
- 8" STANDARD CURB AND GUTTER PER COA STD 2415A
- CONCRETE SIDEWALK PER COA STD 2430, WIDTH PER PLAN
- DUMPSIDE W/RECYCLING
- ACCESSIBLE PARKING W/ WHEEL STOP AND SIGN PER ADA AND ANSI STANDARDS
- 4.5'x9'0" MOTORCYCLE PARKING W/SIGN
- 9'x15'1" COMPACT PARKING W/ PAVEMENT MARKERS
- PEDESTRIAN CROSSWALK PER ADA STANDARDS
- PRIVATE DRIVEWAY ENTRANCE PER COA STD 2426
- NEW PUBLIC ASPHALT PAVEMENT EXTENSION, MATCH EXISTING PAVEMENT SECTION
- VEHICULAR GATED ACCESS
- PRIVATE ONSITE ASPHALT PAVEMENT, PAVEMENT SECTION PER GEOTECH REPORT
- BIKEWAY RACK (2 SPACES PER RACK)

SIGHT TRIANGLE (TYP)

PC/30' SW

SIGHT TRIANGLE NOTE

LANDSCAPING AND STORAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN J AND 8 FEET TALL (AS MEASURED FROM GRADE) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

PRIVATE ONSITE WORK NOTE

ALL PROPOSED IMPROVEMENTS SHOWN INSIDE THE PROPOSED PROPERTY LINES AND EXISTING PROPERTY LINES TO REMAIN ARE DEEMED PRIVATE ONSITE WORK AND WILL REQUIRE CONSTRUCTION PERMIT AND/OR GRADING PERMIT APPROVAL TO CONSTRUCT.

PUBLIC WORK NOTE

ALL PROPOSED IMPROVEMENTS SHOWN OUTSIDE THE PROPOSED PROPERTY LINES AND EXISTING PROPERTY LINES TO REMAIN ARE DEEMED PUBLIC OFFSITE WORK AND WILL REQUIRE DRC WORK ORDER APPROVAL TO CONSTRUCT.

As Approved/Accepted, work order must be provided prior of final CO approval

LEGAL DESCRIPTION

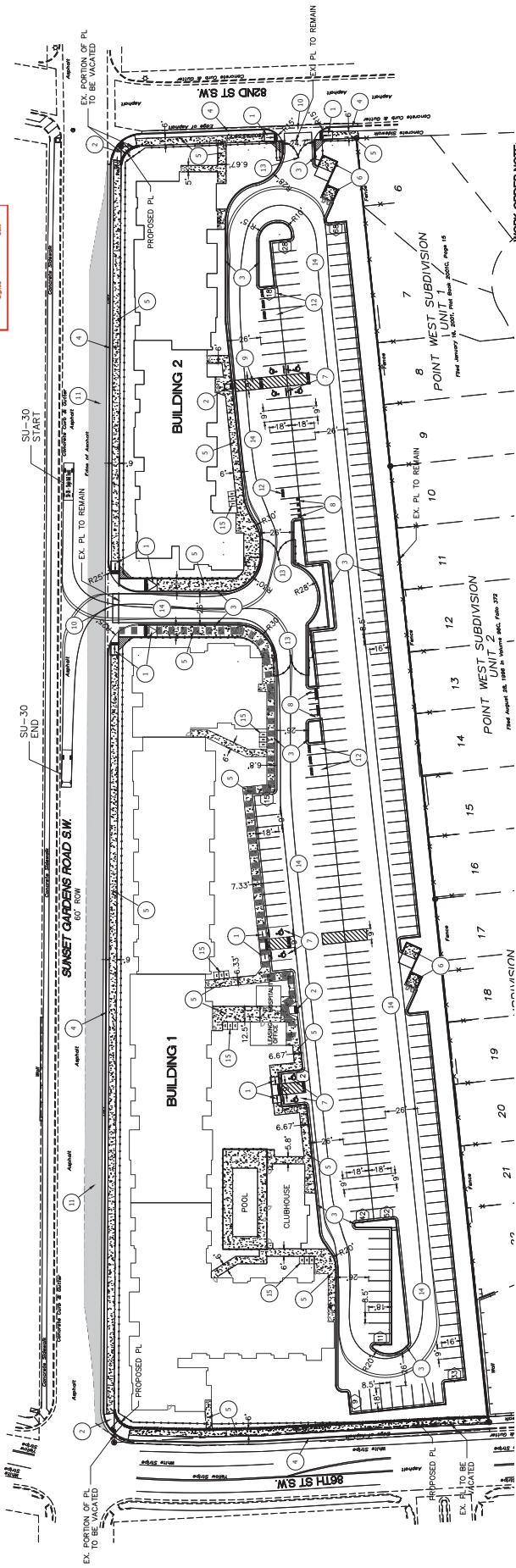
UNIT 2, TRINIDAD GRANT

6.04 AC.

TRAFFIC CIRCULATION LAYOUT APPROVED

1/24/2023

1/24/2023



WORK ORDER NOTE

ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED IN THE WORK ORDER.

SITE DATA:

- BUILDING 1:**
TOTAL PARKING SPACES = 57
1 BEDROOM UNITS = 57
2 BEDROOM UNITS = 70
TOTAL PARKING PROVIDED = 278 SPACES
- BUILDING 2:**
TOTAL PARKING SPACES = 0
1 BEDROOM UNITS = 14
2 BEDROOM UNITS = 37
TOTAL PARKING PROVIDED = 278 SPACES
- RESIDENTIAL COMMUNITY AMENITIES:**
LEASING OFFICE BLDG AREA = 582 SF
RECREATION BLDG AREA = 518 SF
HOSPITALITY BLDG AREA = 518 SF
TOTAL BLDG AREA = 2,983 SF
- PARKING REQUIREMENTS:**
ADA PARKING REQUIRED = 8 SPACES
ADA PARKING PROVIDED = 8 SPACES
VAN ACCESSIBLE PARKING PROVIDED = 8 SPACES
BICYCLE PARKING REQUIRED = 278 x 0.10 = 28 SPACES
BICYCLE PARKING PROVIDED = 28 SPACES
MOTORCYCLE PARKING REQUIRED = 5 SPACES
MOTORCYCLE PARKING PROVIDED = 10 SPACES

NOTE
CONTRACTOR SHALL COMPLY, AT A MINIMUM, WITH THE
COMMISSION ON BARRETT'S PARKING LOT
CHECKLIST:
WITH RESPECT TO THE TYPE OF LANDSCAPING PLANTING,
HIGH BY 2 THICK LETTERING STAYING NO PARKING IN THE
REQUIREMENTS THAT ARE MORE STRINGENT THAN THOSE OF THE
FEDERAL OR CITY REQUIREMENTS.

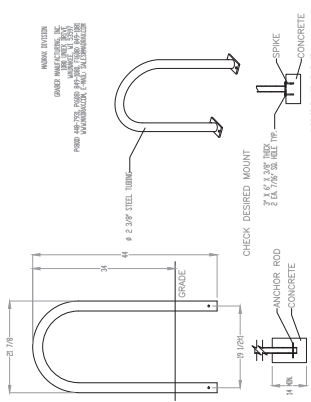
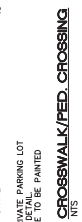
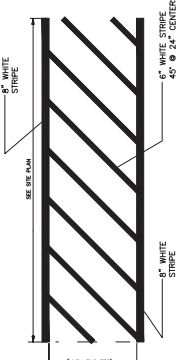
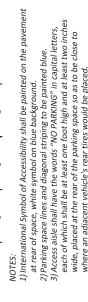
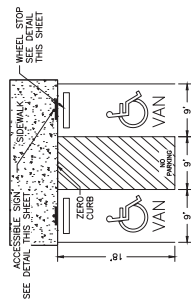
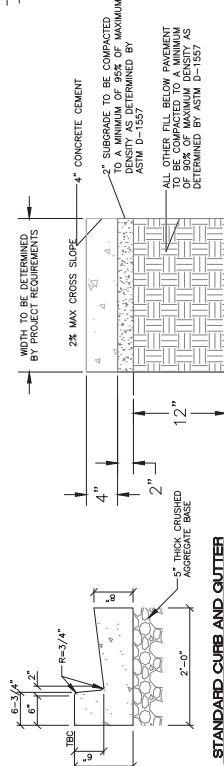
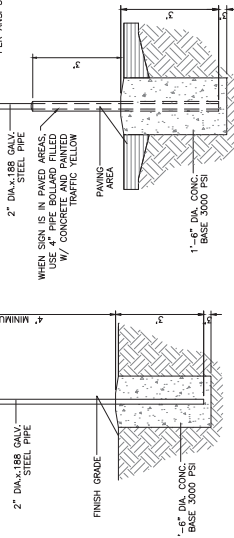
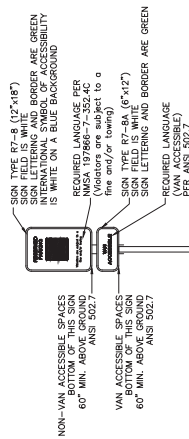
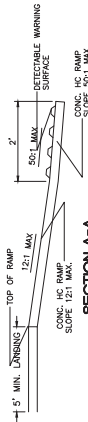
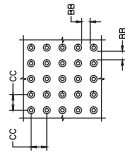
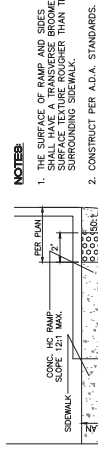
OWNER'S SEAL
KIMBERLY BOWMAN
REGISTERED PROFESSIONAL ENGINEER
7980
1221-22

DESIGNED BY
SUNSET APARTMENTS
ALBUQUERQUE, NM
11-9-22

DRAWING
SHEET #
C11

5571 MIDWAY PARK PL NE
ALBUQUERQUE, NM 87109
(505) 882-3100
www.tierrevest.com

REVIEWED BY
RONALD A. BISHAW
P.E. 77495



DRAWN BY JAVE	DATE 11-9-22	DRAWING	SHEET # C12	109 / 2022028
SUNSET APARTMENTS ALBUQUERQUE, NM SITE PLAN				
TERRA WEST LLC 5571 MEDWAY PARK PL. NE ALBUQUERQUE, NM 87109 (505) 888-3100 www.terrawestllc.com				
APPROVED BY RONALD A. BOHANNAN 12-21-22 P.E. # 17495				