

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

July 24, 2023

Justin Thor Simenson  
Isaacson & Arfman, Inc  
128 Monroe St. NE  
Albuquerque, NM 87108

**Re: Spanish Walk**  
**410 Camino Espanol NW**  
**Conceptual Traffic Circulation Layout for DFT Approval**  
Engineer's Stamp 07-05-23 (E14-D002A)

Dear Mr. Simenson,

The conceptual TCL submittal received 07-07-2023 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.

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. **Sidewalk will be determined at DFT.**

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



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

**Project Title:** Spanish Walk Subdivision **Building Permit #** \_\_\_\_\_ **Hydrology File #** E14D002A  
**DRB#** \_\_\_\_\_ **EPC#** PR-2023-008085  
**Legal Description:** Tract A-1 Spanish Walk **City Address OR Parcel** 410 Camino Espanol, NW

**Applicant/Agent:** Isaacson & Arfman **Contact:** Justin Thor Simenson  
**Address:** 128 Monroe St NE ABQ NM 87108 **Phone:** 505-268-8828  
**Email:** thors@iacivil.com

**Applicant/Owner:** Las Ventanas NM, Inc. **Contact:** T. Scott Ashcraft  
**Address:** 8330-A Washington Place, ABQ NM 87113 **Phone:** \_\_\_\_\_  
**Email:** \_\_\_\_\_

**TYPE OF DEVELOPMENT:** \_\_\_ PLAT (#of lots) \_\_\_ RESIDENCE ☒ DRB SITE \_\_\_ ADMIN SITE: \_\_\_  
**RE-SUBMITTAL:** \_\_\_ YES ☒ NO

**DEPARTMENT:** ☒ TRANSPORTATION \_\_\_ HYDROLOGY/DRAINAGE  
Check all that apply:

### TYPE OF SUBMITTAL:

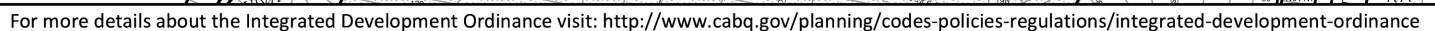
\_\_\_ ENGINEER/ARCHITECT CERTIFICATION  
\_\_\_ PAD CERTIFICATION  
\_\_\_ CONCEPTUAL G&D PLAN  
\_\_\_ GRADING PLAN  
\_\_\_ DRAINAGE REPORT  
\_\_\_ DRAINAGE MASTER PLAN  
\_\_\_ FLOOD PLAN DEVELOPMENT PERMIT APP.  
\_\_\_ ELEVATION CERTIFICATE  
\_\_\_ CLOMR/LOMR  
\_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)  
\_\_\_ ADMINISTRATIVE  
☒ TRAFFIC CIRCULATION LAYOUT FOR DRB  
\_\_\_ APPROVAL  
\_\_\_ TRAFFIC IMPACT STUDY (TIS)  
\_\_\_ STREET LIGHT LAYOUT  
\_\_\_ OTHER (SPECIFY) \_\_\_\_\_  
\_\_\_ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

\_\_\_ BUILDING PERMIT APPROVAL  
\_\_\_ CERTIFICATE OF OCCUPANCY  
☒ CONCEPTUAL TCL DRB APPROVAL  
\_\_\_ PRELIMINARY PLAT APPROVAL  
\_\_\_ SITE PLAN FOR SUB'D APPROVAL  
\_\_\_ SITE PLAN FOR BLDG PERMIT APPROVAL  
\_\_\_ FINAL PLAT APPROVAL  
\_\_\_ SIA/RELEASE OF FINANCIAL GUARANTEE  
\_\_\_ FOUNDATION PERMIT APPROVAL  
\_\_\_ GRADING PERMIT APPROVAL  
\_\_\_ SO-19 APPROVAL  
\_\_\_ PAVING PERMIT APPROVAL  
\_\_\_ GRADING PAD CERTIFICATION  
\_\_\_ WORK ORDER APPROVAL  
\_\_\_ CLOMR/LOMR  
\_\_\_ FLOOD PLAN DEVELOPMENT PERMIT  
\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** 07/05/2023

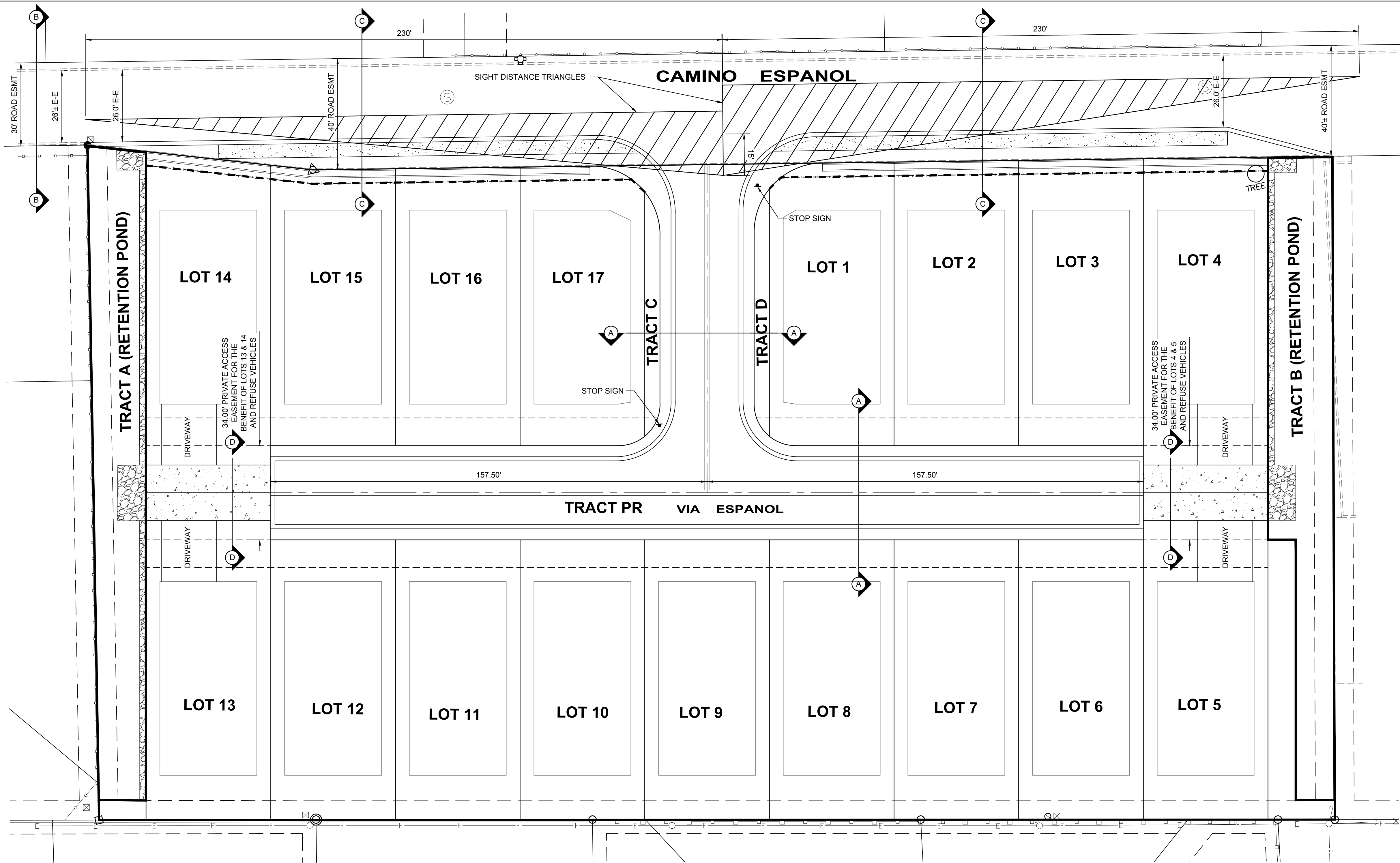




0 250 500 1,000 Feet



\\PROJECTS\30400\2405A\DWG\2405A-CONCEPTUAL.TCL (ag: jlw) 12/20/2022 1:33 PM

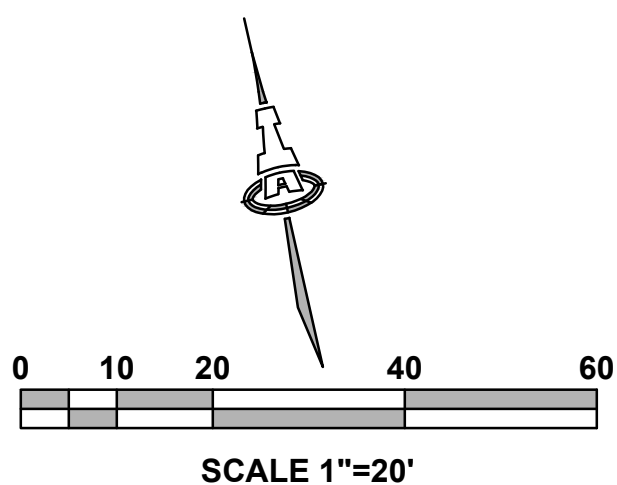


SIGHT DISTANCE TRIANGLES  
PER DPM TABLE 7.4.65  
SPEED LIMIT=20 MPH  
INTERSECTION SIGHT DISTANCE  
FOR LEFT TURN=230'

SIGHT DISTANCE NOTE:  
LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND  
SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS  
MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED  
WITHIN THE CLEAR SIGHT TRIANGLE.

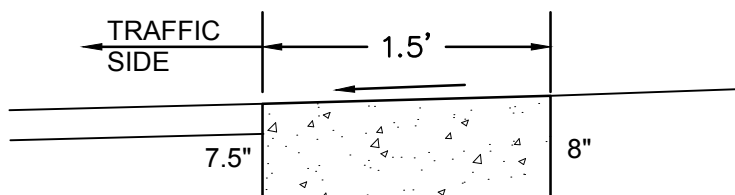
NOTES FOR SOLID WASTE DEPT.:

- CONCRETE DRIVE ADJACENT TO LOTS 4, 5, 13 & 14 SHALL BE DESIGNED FOR REFUSE VEHICLES WITH 8" THICK 4,000 PSI ¾" AGGREGATE CONCRETE W/ 6X6-10/10 WWM.
- THE CONCRETE DRIVE WILL BE DESIGNATED WITH AN EASEMENT FOR REFUSE VEHICLES.
- DRIVEWAY LOCATIONS FOR LOTS 4, 5, 13 & 14 SHALL BE AS DESIGNATED ON THIS PLAN. REMAINING DRIVEWAY LOCATIONS SHALL BE DETERMINED ONCE DRY UTILITY DESIGN IS COMPLETE.
- THERE WILL BE MAX. ONE 20' DRIVE PER LOT.
- LOTS ARE 48' WIDE; 25' ALONG CURB WILL BE AVAILABLE FOR REFUSE BINS ON EACH LOT.



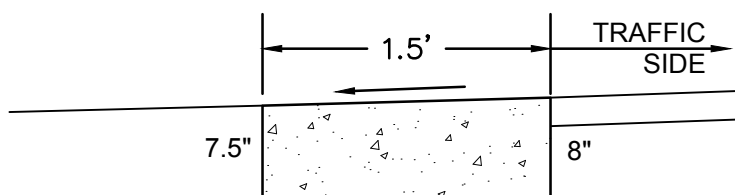
#### LEGEND

- EXISTING STREET IMPROVEMENTS
- PROPOSED ESTATE CURB
- LOT 17
- LOT NO.
- SIGN



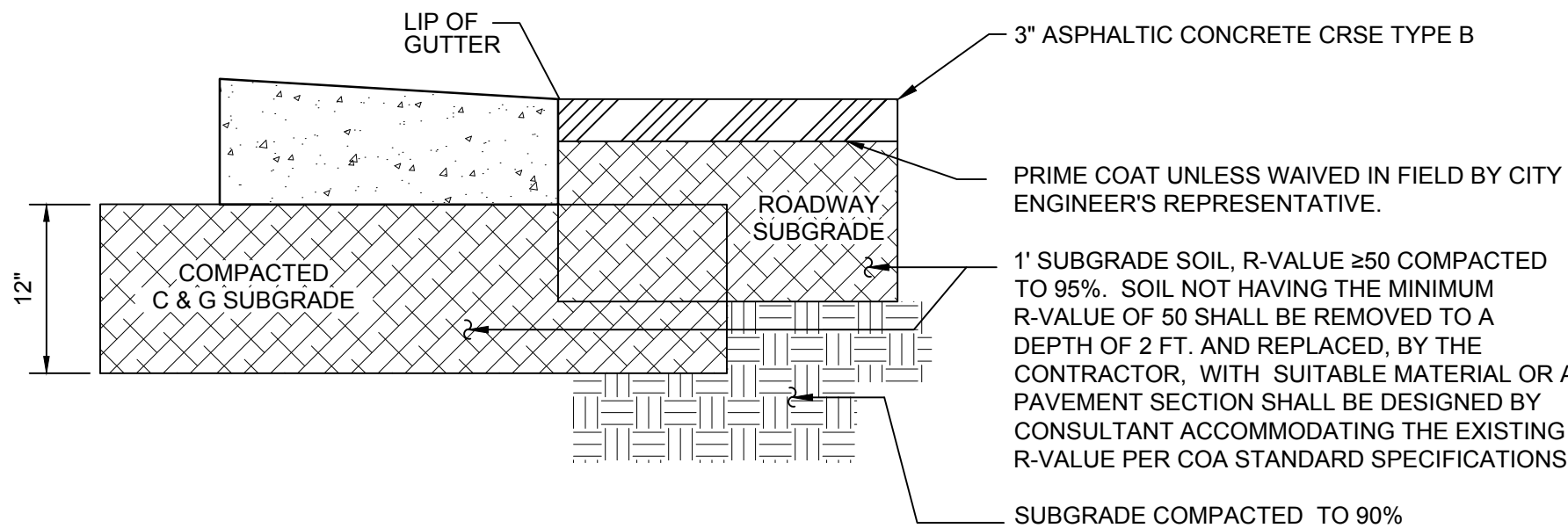
#### ONSITE ESTATE CURB

NTS  
MODIFIED COA STD DWG 2415B  
ESTATE CURB WITH MODIFIED  
DIMENSIONS SEE COA STD DWG 2415B  
FOR CONSTRUCTION NOTES.



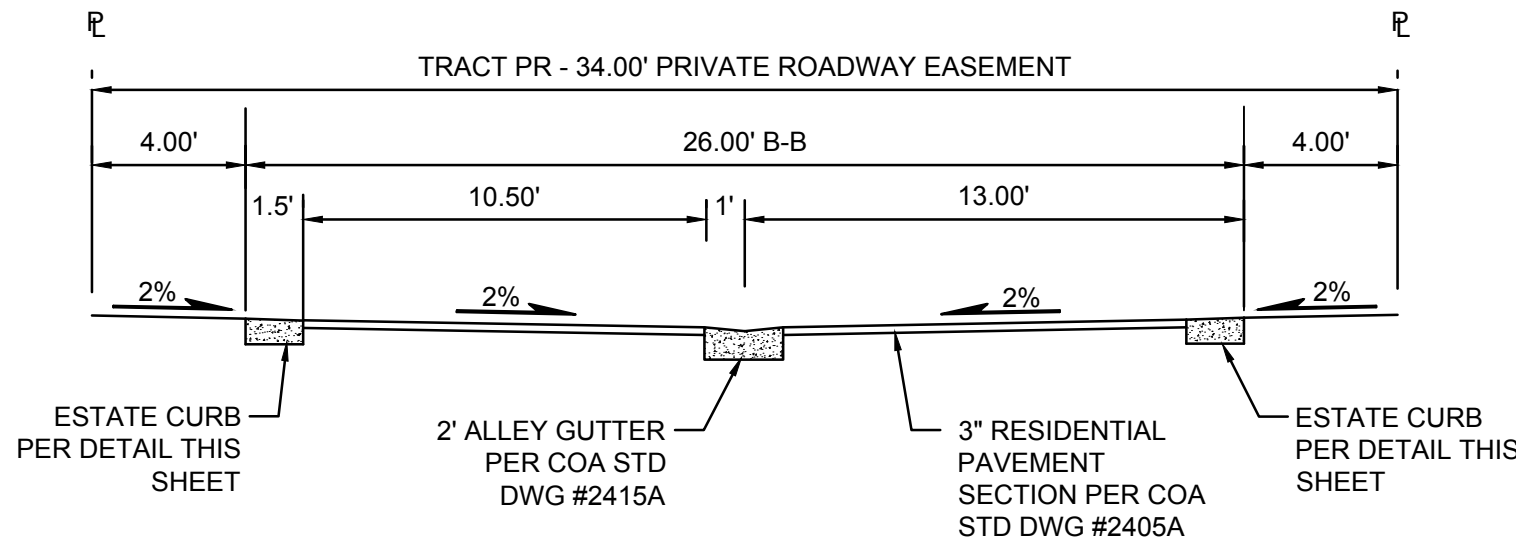
#### CAMINO ESPANOL ESTATE CURB

NTS  
MODIFIED COA STD DWG 2415B  
ESTATE CURB WITH MODIFIED  
DIMENSIONS SEE COA STD DWG 2415B  
FOR CONSTRUCTION NOTES.



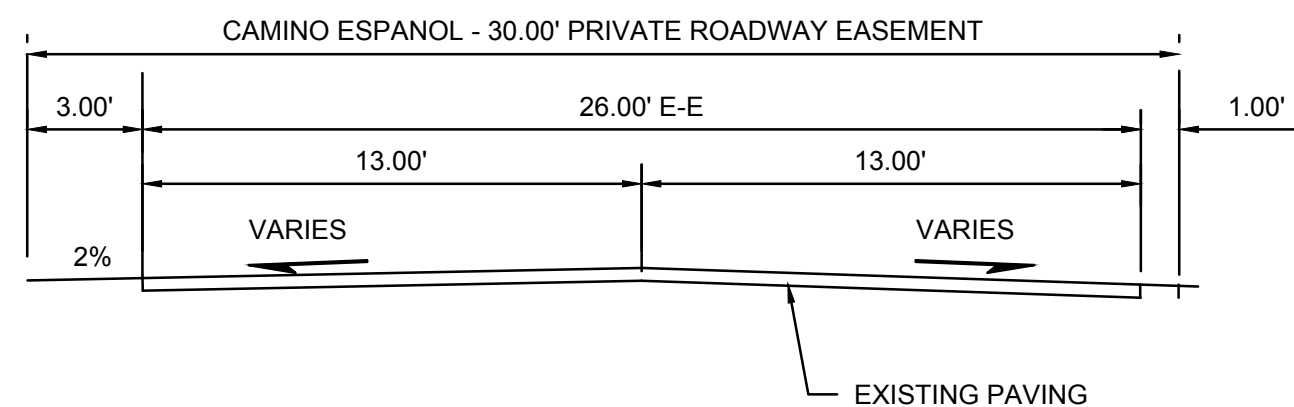
#### RESIDENTIAL PAVING SECTION

SCALE: NTS  
(PER COA STD DWG # 2405A)



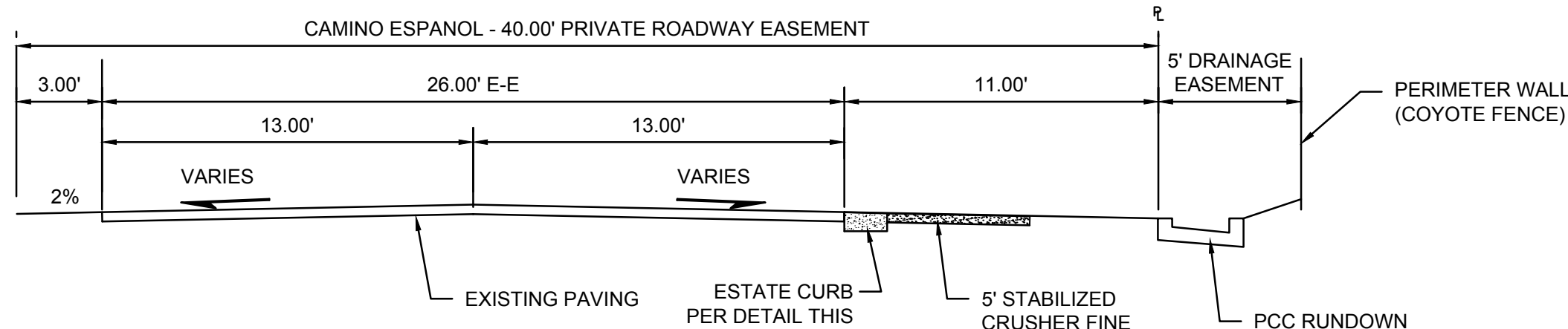
#### SECTION A-A

SCALE: 1"=5'



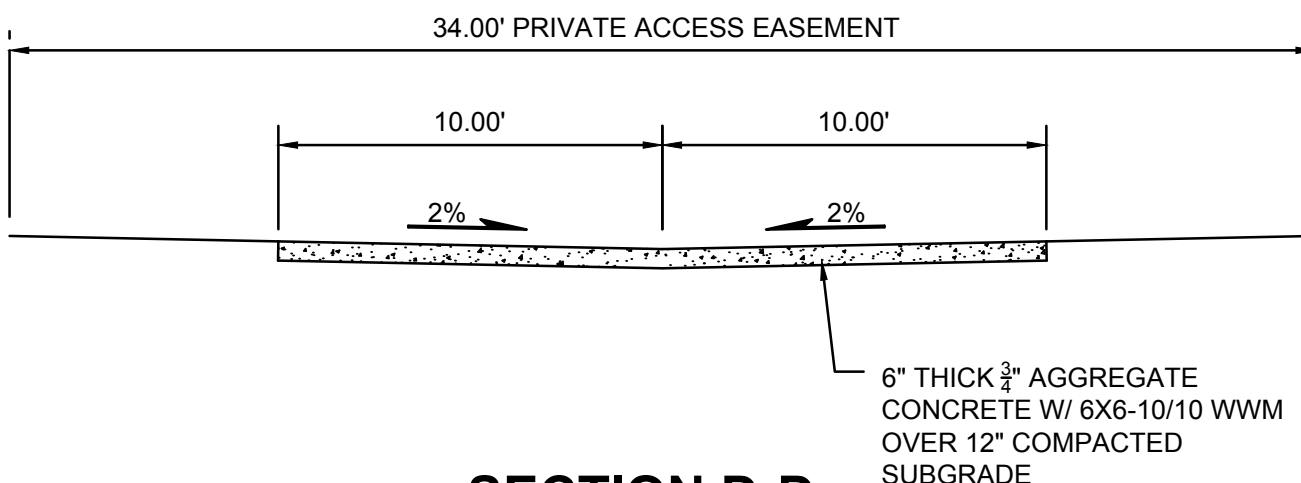
#### SECTION B-B

SCALE: 1"=5'



#### SECTION C-C

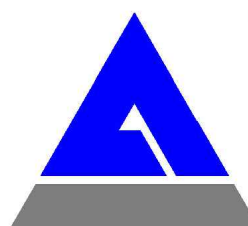
SCALE: 1"=5'



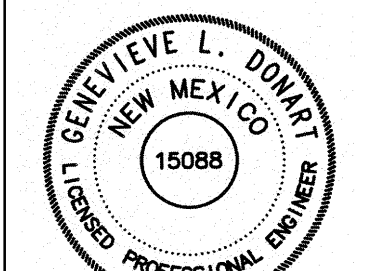
#### SECTION D-D

SCALE: 1"=5'

Isaacson & Arfman, Inc.  
Civil Engineering Consultants  
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CONCEPTUAL  
07/05/23

Engineer

## SPANISH WALK SUBDIVISION 410 CAMINO ESPANOL

ISSUE:	CONCEPTUAL
PROJECT NUMBER:	IA 2539
FILE:	JTS/ANW
DRAWN BY:	ANW
CHECKED BY:	ANW
DATE:	12-12-2022

SHEET TITLE  
**CONCEPTUAL  
TRAFFIC  
CIRCULATION  
LAYOUT PLAN**

SHEET NUMBER

TCL