



A. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS

B. CURB DIMENSIONS ARE TO FACE OF CURB U.N.O.

C. WORK WITHIN CITY ROW WILL REQUIRE CITY WORK ORDER

D. SITE LIGHTING - LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS

E. SEE GEO-TECHNICAL REPORT FOR SUB-GRADGE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT

F. ALL CRACKS OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER COA STD. DWG# 2415.

1. PROPERTY LINE
2. RIGHT OF WAY
3. EXISTING SIDEWALK
4. NEW CURB RETURN DRIVEWAY ENTRANCE PER COA SPECIFICATIONS AND STD DWG 2420
5. NEW DRIVEPAD ENTRANCE PER COA SPECIFICATIONS AND STD DWG 2425A
6. 6' CONC. SIDEWALK WITH 1.5% (2% MAX) CROSS SLOPE PER SP2-SITE DETAILS
7. ADA PARKING PER DETAIL
8. HANDICAP RAMP W/TRUNCATED DOME SURFACE PER DETAIL
9. STANDARD PARKING SPACE (TYP.)
10. STOP SIGN R1-1
11. MOTORCYCLE PARKING PER DETAIL
12. EV VEHICLE PARKING
13. ASPHALT PAVING PER SECTION PER TCL 2 TRAFFIC DETAILS



DRAWING NAME: TRAFFIC CIRCULATION AND LAYOUT

-PROJECT NUMBER-	
-PROJECT PROGRESS-	
PERMIT	
-DRAWN BY-	
REH	
-CHECKED BY-	-APPROVED BY-
REH	REH
-DATE-	
JUNE 7, 23	
-SCALE-	
AS NOTED	
-SHEET-	

TCL 1



THE HENSLEY ENGINEERING GROUP  
300 BRANDING IRON RD. SE  
RIO RANCHO, NEW MEXICO 87124  
Phone:(505) 410-1622





# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

**Project Title:** Cambria Hotel **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**Zone Atlas Page:** J-13 **DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** TRACTS 145-A & 145-B, M.R.G.C.D. MAP 38, SEC. 18, T. 10 N., R. 2 E., N.M.P.M.  
**City Address:** 2026 Central Ave SW  
**Applicant:** THE Group / Ron Hensley **Contact:** \_\_\_\_\_  
**Address:** 300 Branding Iron Rd. SE, Rio Rancho, NM 87124  
**Phone#:** 505-410-1622 **Fax#:** \_\_\_\_\_ **E-mail:** ron@thegroup.cc

### Development Information

**Build out/Implementation Year:** 2024 **Current/Proposed Zoning:** MX-M  
**Project Type:** New: ☒ **Change of Use:** ☒ **Same Use/Unchanged:** ( ) **Same Use/Increased Activity:** ( )  
**Proposed Use (mark all that apply):** **Residential:** ( ) **Office:** ( ) **Retail:** ( ) **Mixed-Use:** ☒  
**Describe development and Uses:**  
114 Unit Hotel  
\_\_\_\_\_  
\_\_\_\_\_  
**Days and Hours of Operation (if known):** \_\_\_\_\_

### Facility

**Building Size (sq. ft.):** \_\_\_\_\_  
**Number of Residential Units:** \_\_\_\_\_  
**Number of Commercial Units:** \_\_\_\_\_

### Traffic Considerations

**Expected Number of Daily Visitors/Patrons (if known):\*** \_\_\_\_\_  
**Expected Number of Employees (if known):\*** 10  
**Expected Number of Delivery Trucks/Buses per Day (if known):\*** \_\_\_\_\_  
**Trip Generations during PM/AM Peak Hour (if known):\*** 87 vph  
**Driveway(s) Located on:** Street Name Central Ave.  
**Adjacent Roadway(s) Posted Speed:** Street Name Posted Speed

ITE Land Use #310  
Hotel, 114 rooms  
AM peak 50 trips  
PM peak 56 trips

### Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Principal Arterial  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Main Street Corridor  
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: 11712 ADT Volume-to-Capacity Ratio: 1.84  
(if applicable)

Adjacent Transit Service(s): Rapid Ride and Bus Nearest Transit Stop(s): Rapid Ride Stop 790, Bus Stop

Is site within 660 feet of Premium Transit?: Yes

Current/Proposed Bicycle Infrastructure: None  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: 6' Sidewalk

### Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

### TIS Determination

**Note:** Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [ ] No ☒ Borderline [ ]

Thresholds Met? Yes [ ] No ☒

Mitigating Reasons for Not Requiring TIS: Previously Studied: [ ]

Notes:

 P.E.

2/22/2023

TRAFFIC ENGINEER

DATE





ALBUQUERQUE FIRE MARSHAL'S  
DIVISION OFFICE/PLANS  
CHECKING DIVISION

**PERMIT**  
PERMIT NUMBER: FP 23-013722  
APPROVED DATE: 06/01/23

**APPROVED**

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE  
ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY  
ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS  
PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

**FIRE FLOW:** 2,625 GPM, 3 HYDRANTS, II-B

**GENERAL NOTES**

1. FIRE FLOW REQUIREMENTS:

1.A. OCCUPANCY GROUP:  
1.B. CONSTRUCTION TYPE:  
1.C. FIRE AREA SQUARE FOOTAGE:  
1.D. FIRE FLOW PER TABLE B105.1:  
1.E. AUTOMATIC SPRINKLERS PER FIRE DEPT.  
1.F. REQUIRED FIRE FLOW PER FIRE DEPT.  
1.G. NUMBER OF HYDRANTS REQUIRED:  
1.H. BUILDING HEIGHT: 3-STORY  
1.I. FIRE LANE

R-1, B, S-2  
II-B  
65,020  
5,250 gpm  
50% of TABLE B105.1  
2,625 gpm @ 4HR DURATION  
3  
59'  
TWO ENTRANCES PROVIDED

2. ALL FIRE APPARATUS ACCESS ROUTE SURFACES SHALL BE CAPABLE OF SUPPORTING 75,000 POUNDS

3. FIRE ACCESS ROUTES SHALL NOT EXCEED 10 PERCENT IN GRADE.

4. REFERENCE 2015 INTERNATIONAL FIRE CODE APPENDIX B, C AND D FOR CODE CRITERIA

**KEYED NOTES**

1. ASPHALT PAVING WITH 75,000 LB CAPACITY

2. CONCRETE CURB, PAINT RED, WHITE PAINT STENCIL 'NO PARKING' 'FIRE LANE' AT 20' O.C.

3. EXISTING FIRE HYDRANT

4. PREMISES STREET ADDRESS 4" HIGH MIN. W/MINIMUM STROKE WIDTH OF 0.5 IN. VISIBLE FROM STREET PER IFC 2015, SEC. 505

5. FIRE DEPARTMENT CONNECTION

6. CLASS 1 STANDPIPE PER 2015 IFC 905.3

7. FIRE RISER

8. NEW FIRE HYDRANT



20' 10' 0 20' 40'

SCALE: 1" = 20'

**LEGEND**

 FIRE HYDRANT

 FIRE ROUTE

 FIRE LANE  
24' MINIMUM WIDTH  
28' MINIMUM TURN RADIUS

**THE**  
group

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PROJECT ADDRESS:  
**2026 CENTRAL AVE. S.W.  
ALBUQUERQUE, NM**

PROJECT NAME:  
**CAMBRIA HOTEL**

PROJECT NUMBER:  
**PERMIT**

DRAWN BY:  
**REH**

CHECKED BY:  
**REH**

APPROVED BY:  
**REH**

DATE:  
**APR. 17, 23**

SCALE:  
**AS NOTED**

SHEET:  
**FIRE 1**