



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: THE GEORGE **Building Permit #** **Hydrology File #**

DRB# NA **EPC#**

Legal Description: TRACT 106 & A PORTION OF ABANDONED ALBUQUERQUE DITCH MRGCD MAP#38 CONT 0.3222 AC M/L, and MAP 38 TRACT 107B and 107C **City Address OR Parcel** 1701 CENTRAL SW, ABQ, NM 87104

Applicant/Agent: REMBE DESIGN **Contact:** KEN MYERS

Address: 1716 CENTRAL AVE. SW **Phone:** 518-364-9914

Email: DESIGN@REMBEDSIGN.COM

Applicant/Owner: JAY REMBE **Contact:** JAY REMBE

Address: 1718 CENTRAL AVE. SW, ABQ, NM 87104 **Phone:** 505-243-0188

Email: REMBE@REMBEDSIGN.COM

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) ☐ RESIDENCE ☐ DRB SITE ☐ ADMIN SITE: ☒ x

RE-SUBMITTAL: ☒ x YES ☐ NO

DEPARTMENT: ☒ x 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
- ☒ x 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
- ☒ x 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: 04/18/2024



April 18, 2024

City of Albuquerque Planning Department
600 2nd St NW, Albuquerque, NM 87102

ATTN: Marwa Al-najjar
Associate Engineer, Planning Department Development Review Services.

RE: 170 Central Ave.- The George

I have reviewed your comments provided on August 10, 2023 and have provided responses to your comments below.

The revised drawing TCL01, and associated documentation are attached for your review.

1. Please show on the site plan the north direction to determine the orientation of the site.
Response: North arrow has been added.
2. Identify all existing access easements and right of way widths.
Response: Right-of-way widths and road widths have been added for your use.
3. Identify the right-of-way widths medians curb cuts and street widths on central and 16th St.
Response: Information has been added as requested. See also response #2.
4. Shared Parking Agreement must be approved and signed by director Alan Varela and City authorized notary.
Response: Signed shared parking agreement is pending.
5. Site access must be built per city standard.
Response: Keyed note #4 has been revised to include reference to COA standard drawing #2415B
6. Keyed note 18: Please reference COA STD DWG 2430. It appears that there is a water meter in the public sidewalk by the construction area off Central. Please contact Water Authority for a permit.
Response: Keyed note #18 has been revised to include reference to COA standard detail 2430. Note this is also referenced in the general notes. Water Meter will be relocated and permitted at time of construction.

7. Please define keyed note #29.

Response: Keyed note #29 has been removed from the drawing.

8. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way. provide a copy of refuse approval.

Response: See attached for approved Refuse plan

9. Show the clear site triangle and the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.

Response: The note is included in the TCL General Notes Sheet TCL01.

10. Please specify the City Standard Drawing Number when applicable.

Response: City Standard Drawing Numbers are included in the documentation.

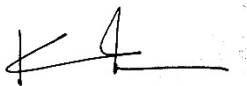
11. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.

Response: This note is included in the TCL General Notes sheet TCL1.

Thank you for your time.

Please contact me with any further questions or comments.

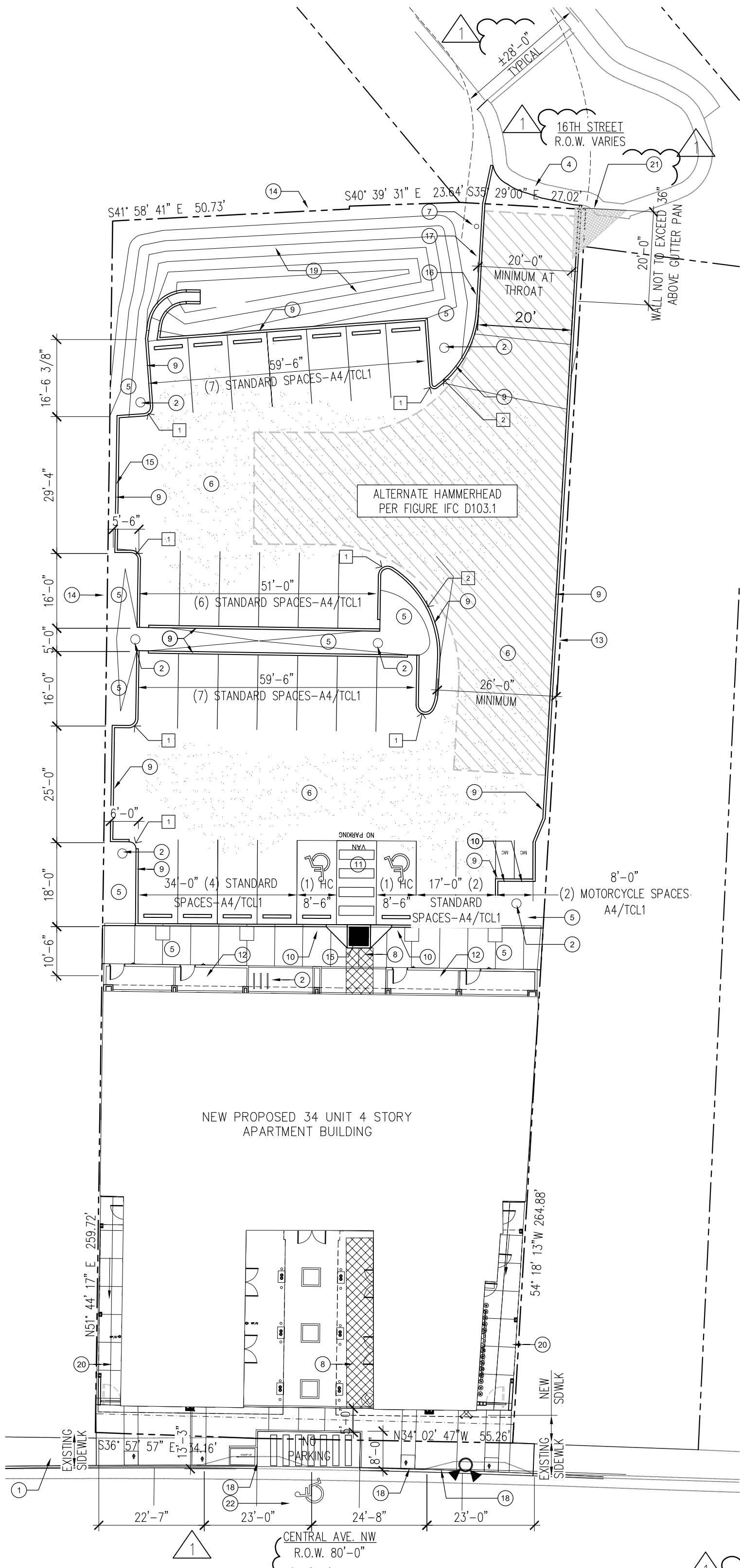
Best regards,



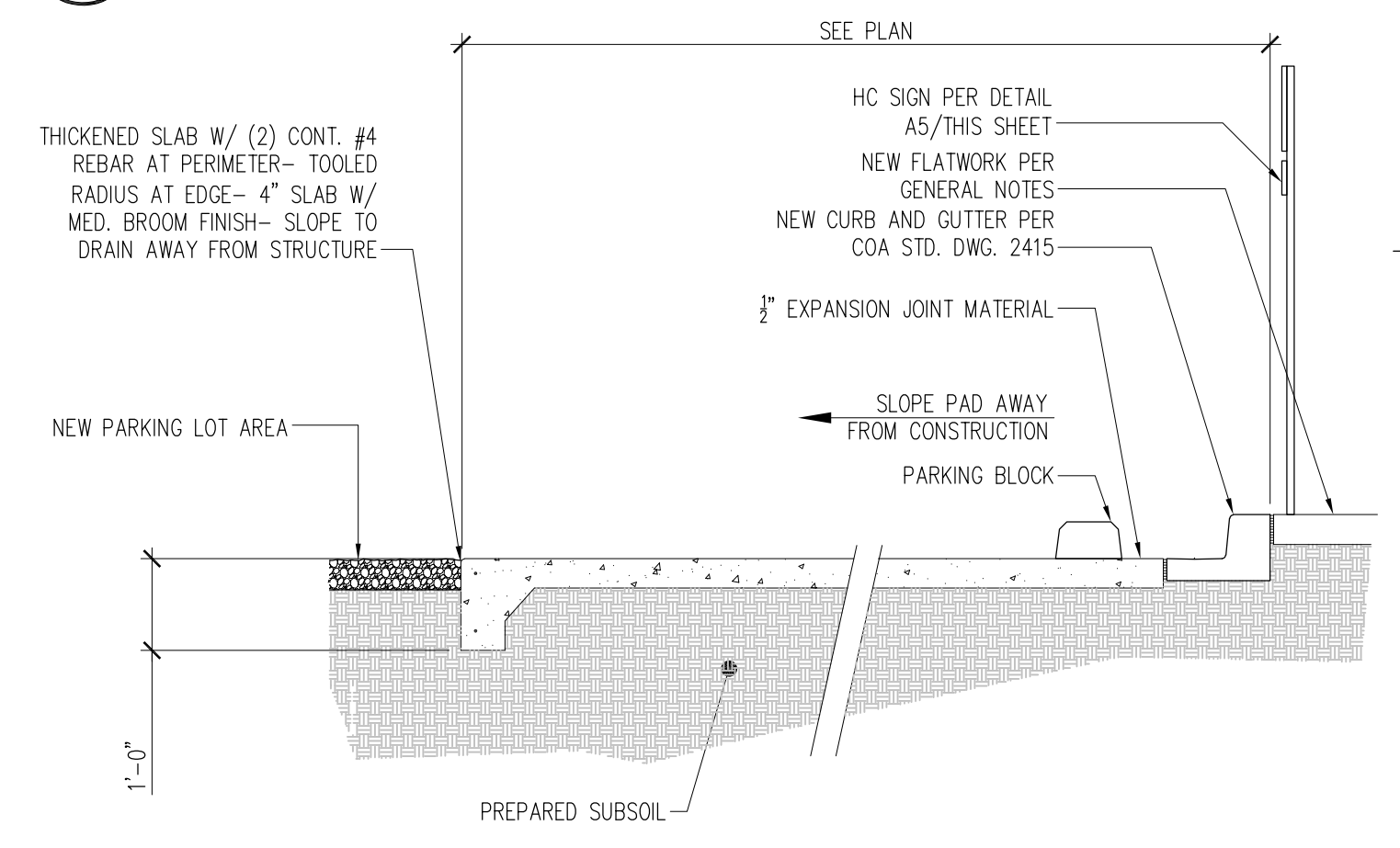
Kenneth Myers
Architect, #005751

Documents included:

- Drainage Transportation Information Sheet (DTIS)- Resubmittal
- Revised TCL01 Sheet
- Refuse Approval-1701 Central Ave NW 12-21-23--The George Apartment Building

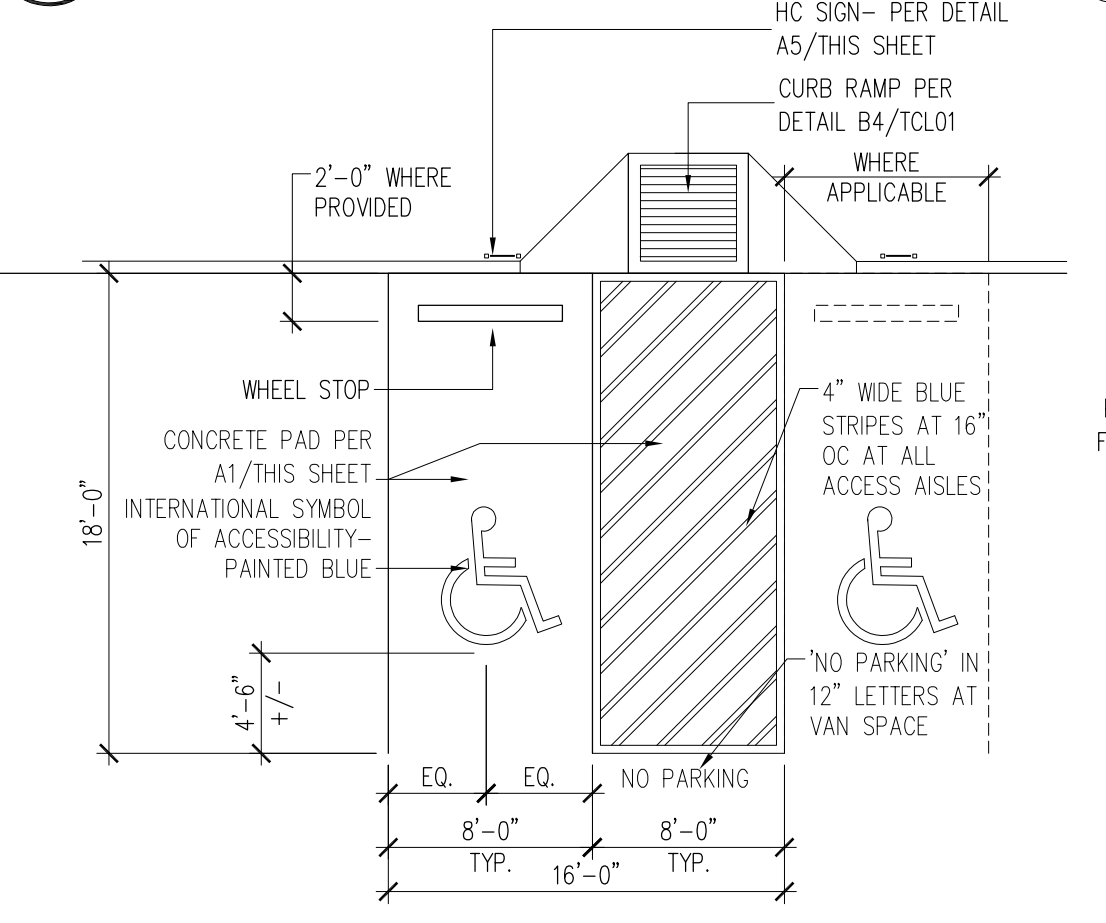


B1 TRAFFIC CONTROL LAYOUT PLAN
1"=20'-0"



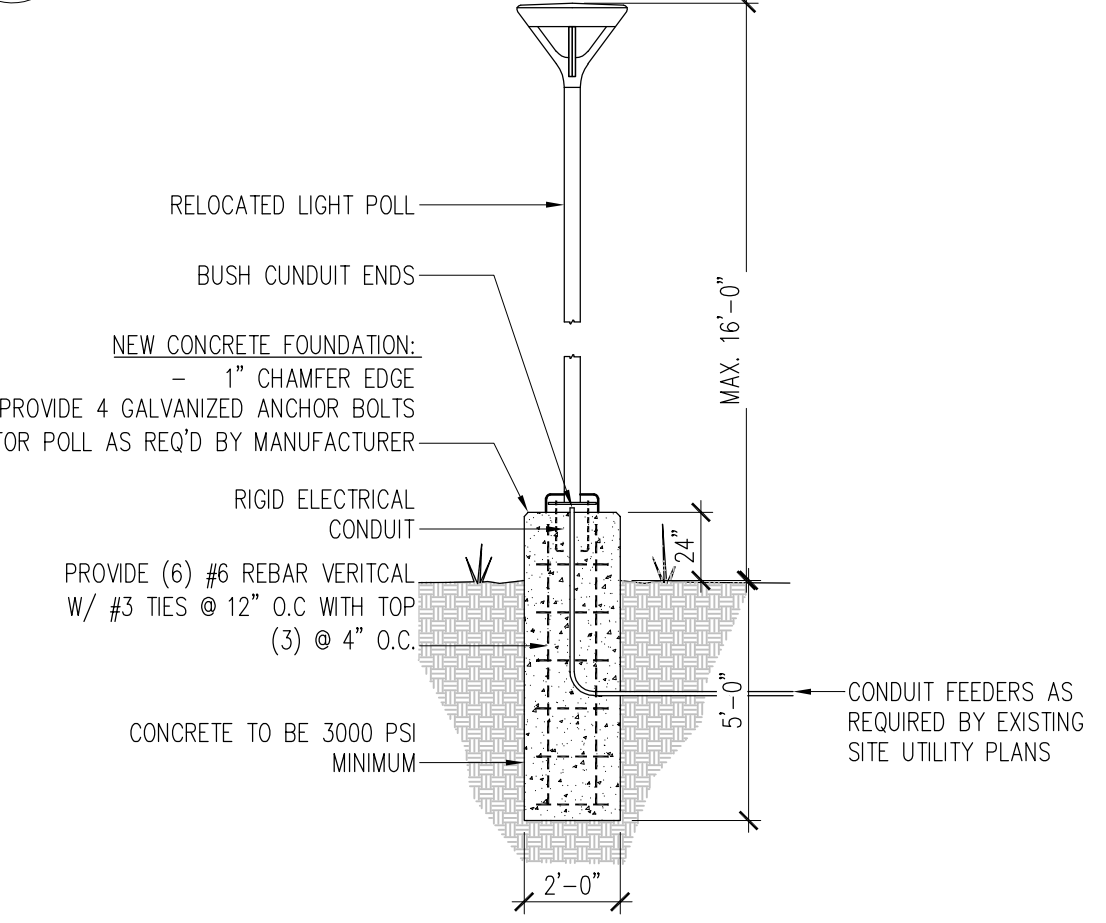
A1 New HC Parking Space Detail
1/2"=1'-0"

B2 New Header Curb Detail
1/2"=1'-0"



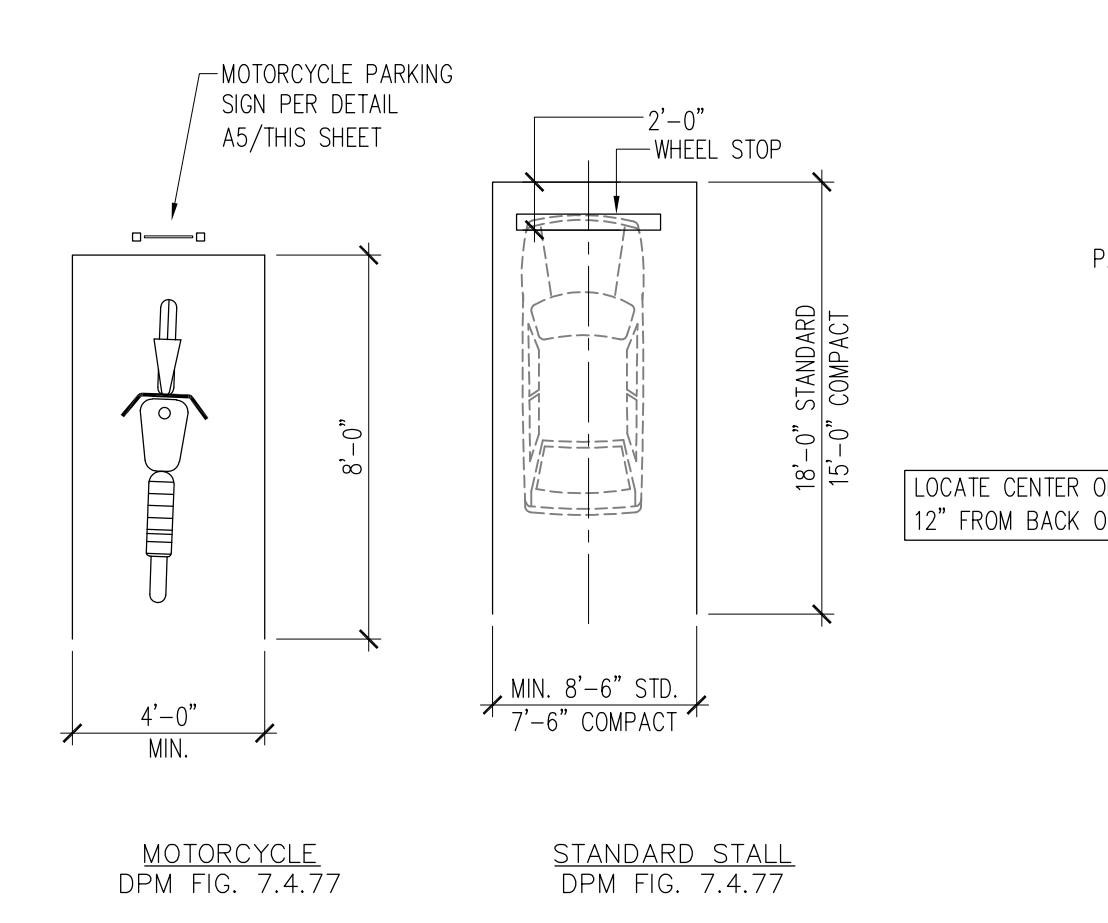
A2 HC PARKING SPACE DETAIL
1/2"=1'-0"

B3 Bike Rack Detail
1/2"=1'-0"



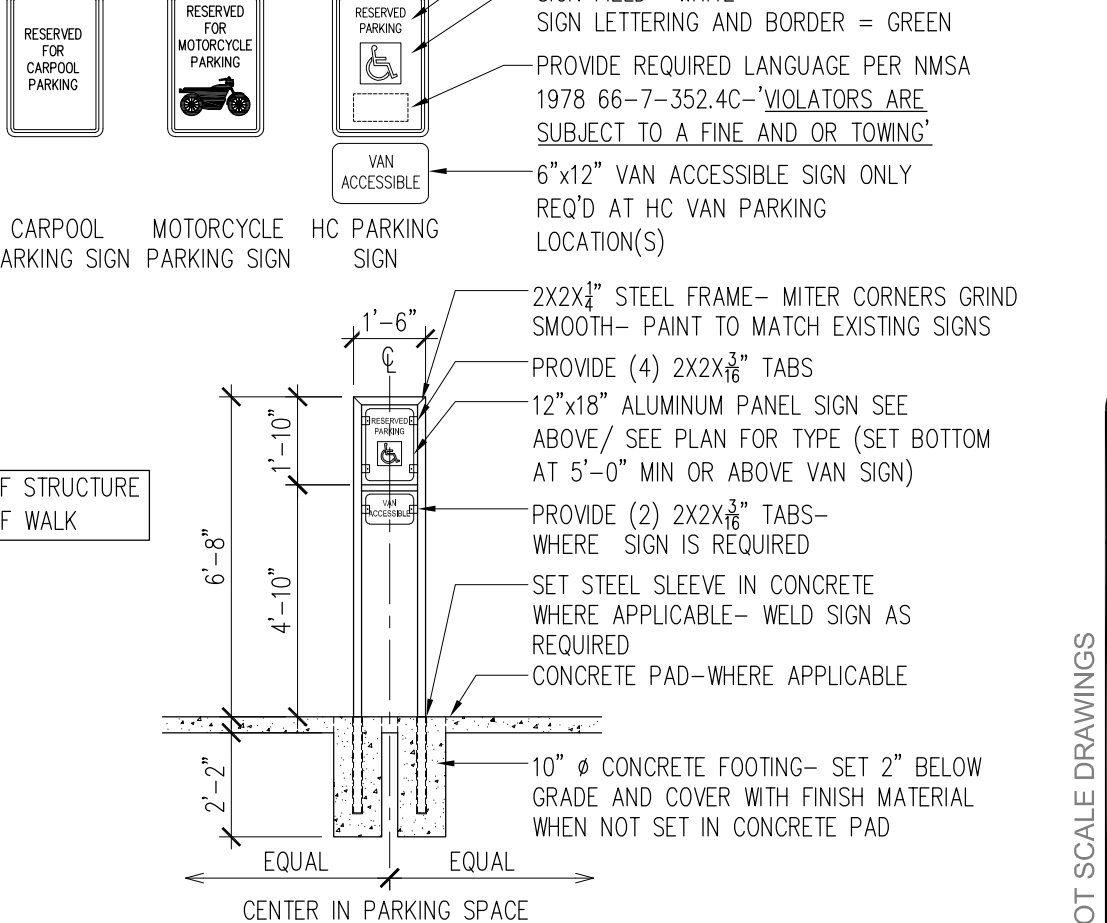
A3 Light Post Foundation Detail
1/2"=1'-0"

B4 Curb Ramp Detail
NTS



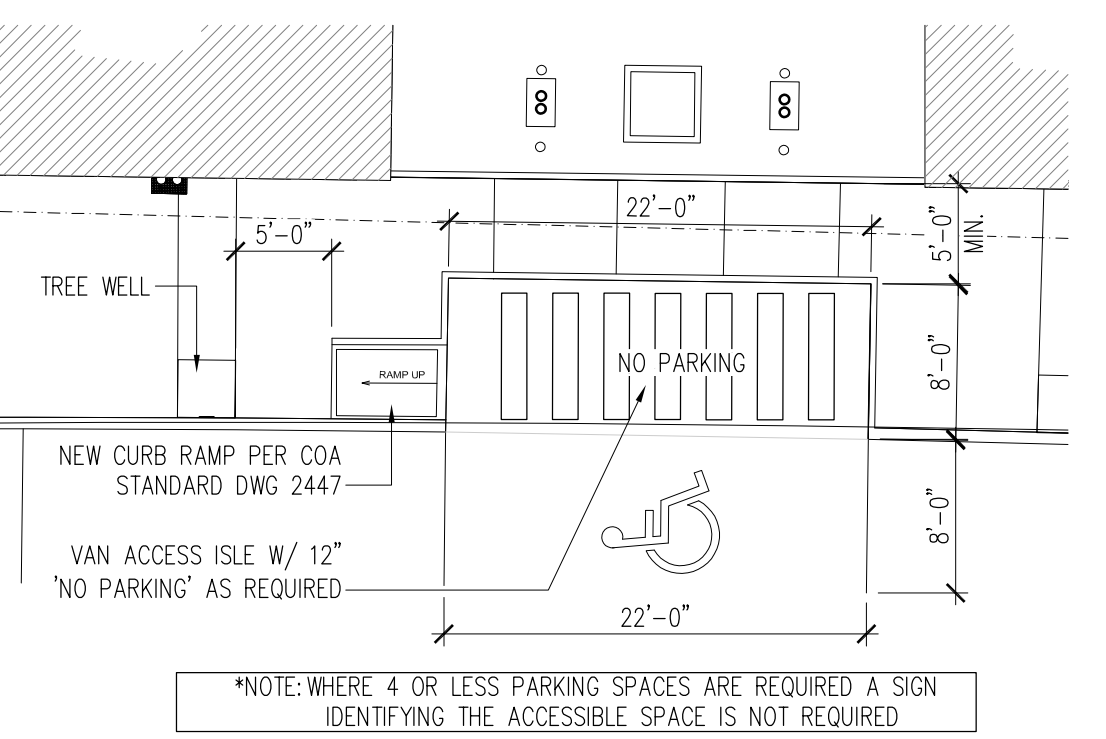
A4 New Parking Space Detail
1/4"=1'-0"

A5 New Post Sign Detail
1/4"=1'-0"

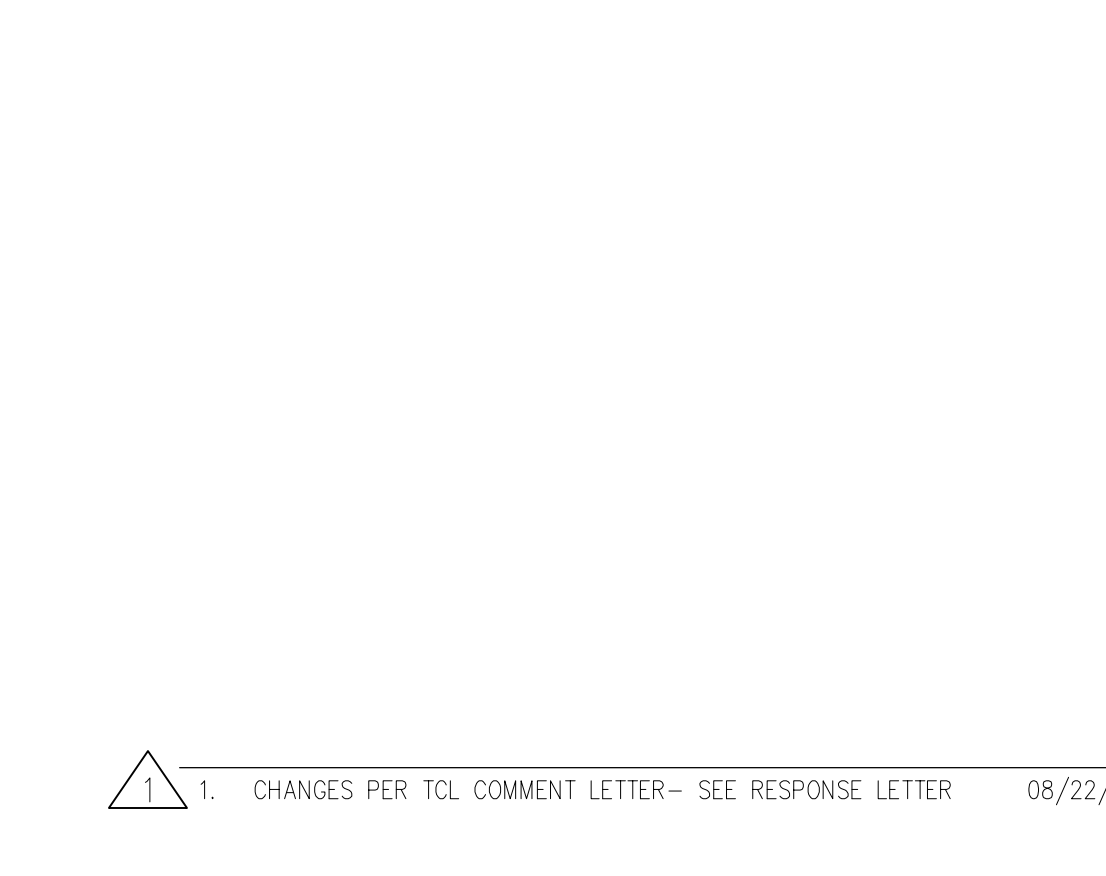


A5 New Post Sign Detail
1/4"=1'-0"

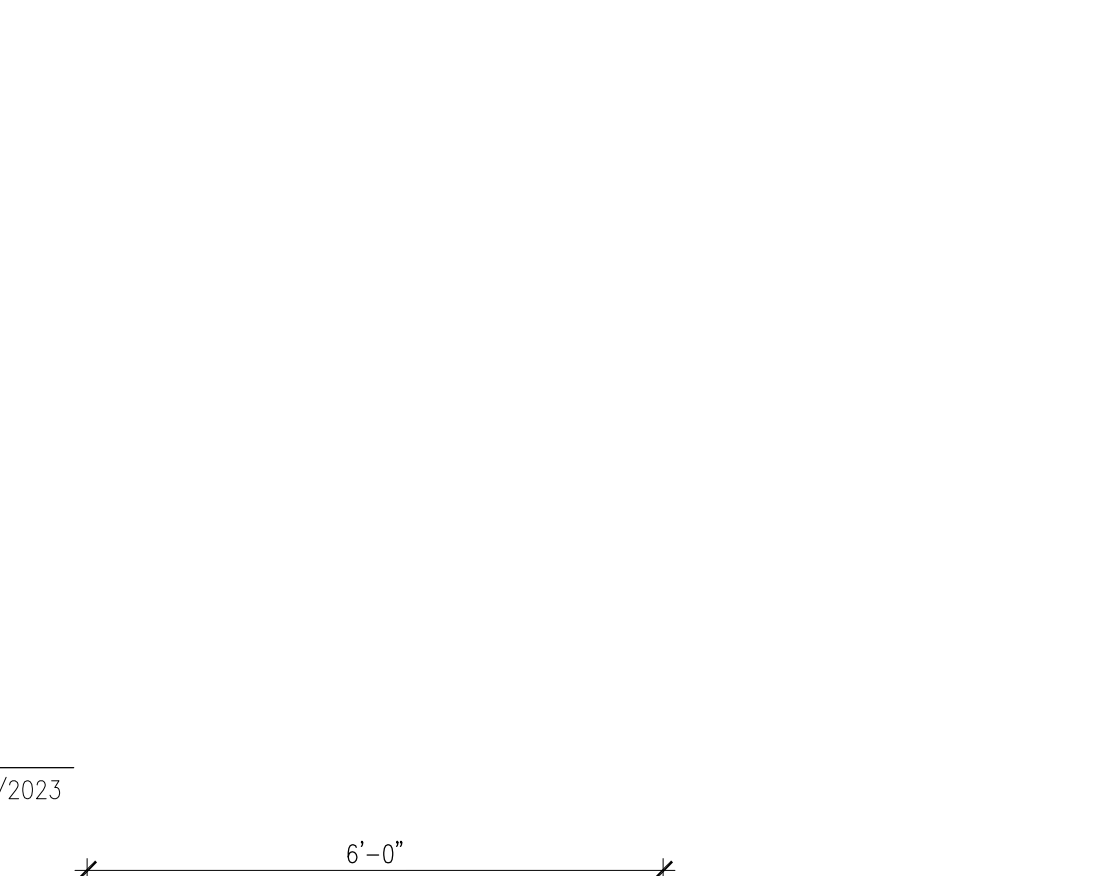
KEYED NOTES-SITE PLAN			
<div>1. EXISTING SIDEWALK TO REMAIN</div> <div>2. NEW BIKE RACK PER DETAIL B3/TCL1</div> <div>3. NEW LIGHT POST PER DETAIL A3/TCL1</div> <div>4. EXISTING ROLL OVER CURB COA STANDARD DETAIL 2415B. REPAIR REPLACE AS REQUIRED.</div> <div>5. NEW LANDSCAPE AREA</div> <div>6. PROPOSED NEW ASPHALT PARKING AREA—PER COA STANDARDS ASPHALT TO SUPPORT A MINIMUM OF 75,000 PPF</div> <div>7. EXISTING PNM ELECTRICAL POST TO REMAIN.</div> <div>8. PROPOSED PEDESTRIAN BUILDING ACCESS— MIN. 6'-0" WIDE</div> <div>9. PROPOSED HEADER CURB PER DETAIL B2/TCL1</div> <div>10. SIGNAGE— SEE DETAIL A5/TCL1</div> <div>11. NEW 8'-0" MIN. ADA VAN ACCESS ISLE—PROVIDE PAINTED 'NO PARKING' IN CAPITAL LETTERS PER 66-1-4.1.B NMSA 1978</div> <div>12. 3'-0" TALL UNIT COURTYARD WALLS</div> <div>13. 4'-0" TALL OPAQUE WALL AT PROPERTY LINES</div> <div>14. EXISTING SITE WALL TO REMAIN</div> <div>15. CURB RAMP PER DETAIL B4/TCL1</div> <div>16. AUTOMATED GATE— PROVIDE KNOX BOX FOR EMERGENCY ACCESS</div> <div>17. 6'-0" TALL WROUGHT IRON FENCE</div> <div>18. EXISTING CURB CUT TO BE REMOVED AND REPLACED WITH NEW SIDEWALK, CURB AND GUTTER PER DPM COA CITY STANDARD DWG 2430.</div> <div>19. PLANTED PONDING AREA PER CIVIL</div> <div>20. NEW CONCRETE HARDSCAPE— GROSS SLOPE MAXIMUM 2% IN ANY DIRECTION</div> <div>21. MINI SITE TRIANGLE PER DPM 7-4(1)(5)(V)</div> <div>22. NEW ON-STREET HC PARKING SPACE SEE DETAIL C2/TCL01</div>			
Residential Parking Calculations*		Unit Count	IDO notes
Residential Units in MX-M, CPO-3		34	Table 5-5-2: DUUC-MS-PT= 1 space / DU = 1 space per unit =34
			5-5(C)(5)(c)Reduction for Proximity to Transit=
			5-5-C-6-a Electric Vehicle Charging Credit
Total Residential Required			34
Accessible Spaces (HC)		28	Per 208.2 ADAAG for 36-50 off street spaces one standard accessible space, and one van space required
MotorCycle		34	IDO, table 5-5-4: 1-25=1, 26-54= 2: required
bike		34	IDO, table 5-5-5: >5 units, 3 spaces or 10% of over all parking stalls whichever is greater
Commercial Parking Calculations**		Square feet/ spaces req'd	IDO Notes
Commercial Office Space in MX-M, CPO-3		1846	IDO, table 5-5-2: Office in PT zone=2.5/ 1,000 sf.
Total Commercial Parking Required			4
Accessible Spaces (HC)		28	Per 208.2 ADAAG for 1-25 off street spaces 1 van space required
MotorCycle		3	IDO, table 5-5-4: 1-25=1, 26-54= 1: required
bike		3	IDO, table 5-5-5: >5 units, 3 spaces or 10% of over all parking stalls whichever is greater
Notes:			
*Residential parking provided on site			
** Commercial Parking provided through shared parking agreement at 1700 Central Ave. SW per IDO 5-5-F-1-b			
PARKING FOR NON-RESIDENTIAL PARKING IN MIXED USE ZONES- see sheet TCL2 for plan and calculations			
Per IDO 5-5-1-c Numbers are rounded down			



C2 ON-STREET HC SPACE
1/2"=1'-0"



B3 Bike Rack Detail
1/2"=1'-0"



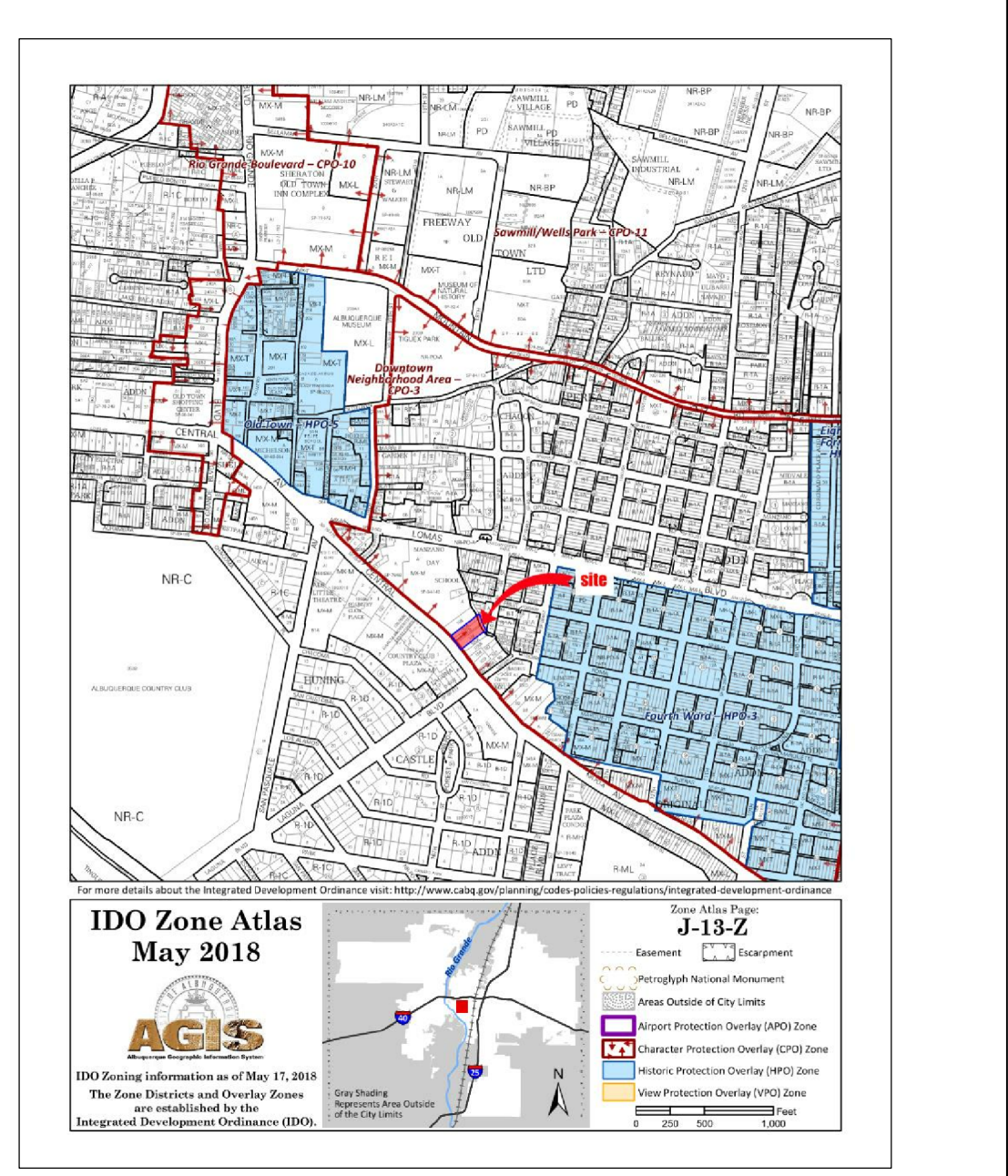
B4 Curb Ramp Detail
NTS

GENERAL NOTES	
1. PARKING AREA TO SLOPE A MIN. OF 1% AND A MAXIMUM OF 8% PER COA DPM	
2. ALL NEW CURB AND GUTTER (IF REQUIRED) PER COA STANDARD DRAWINGS #2415A—TYPICAL	
3. ALL NEW PUBLIC SIDEWALK (IF REQUIRED) PER COA STANDARD DRAWING 2430	
4. NEW DRIVE (IF REQUIRED) PAD PER COA STANDARD DRAWING #2425	
5. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH NEW SIDEWALK AND GUTTER PER COA STANDARD DETAIL 2430 AND 2415A	
6. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS— SIGNS WALLS TREES AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL— MEASURED FROM GUTTER PAN WILL NOT BE ACCEPTABLE IN CLEAR SIGHT TRIANGLE	

PROJECT INFORMATION	
ADDRESS:	1701 CENTRAL SW. AVE. ALBUQUERQUE, NM 87104
UPC:	1010552/8137108
LEGAL DESCRIPTION:	TRACT 106 & A PORTION OF ABANDONED ALBUQUERQUE DITCH MRGC MAP#38 CONT 0.3222 AC M/L, and MAP 38 TRACT 107B and 107C . MX-M
ZONING:	
ASSOCIATED PR#:	PR-2023-008387

RADIUS INFORMATION	
1	=3'-0" RADIUS
2	=22'-0" RADIUS

GROUND SURFACE LEGEND	
	NEW CONCRETE HARDSCAPE— FINISH TO MEET DPM STANDARDS
	NEW LANDSCAPING
	NEW ASPHALT PER GENERAL NOTES



The George | 34 Unit Apartment Building

1701 CENTRAL AVE., NW
ALBUQUERQUE, NM 87104

Architect Stamp:

STATE OF NEW MEXICO
KENNETH MYERS
No. 005751
01/03/2024
REGISTERED ARCHITECT

REMBE

urban design + development

1716 Central SW, Suite A
Albuquerque, NM 87104
t: 505-243-0188

Project: CCP- THE GEORGE
Drawn By: KMA Checked By: KMA
Phase: PERMITTING
Date: 08/04/2024
Project Number: 2204

SITE PLAN-
DETAILS AND LAYOUT

Sheet Number:

TCL01



**Agreement for Shared Refuse
Receptacles and Services and
Access Easement**

THIS AGREEMENT, made and executed this 4TH day of DECEMBER 2023, by and between REMBE SILVER LOFTS LLC, a New Mexico limited liability company, and SILVER LOFTS, LLC, a New Mexico limited liability company;

RECITALS

WHEREAS, REMBE SILVER LOFTS LLC, is currently the owner of that certain real property located at 1716 CENTRAL NW, ALBUQUERQUE, NM 87104, being more particularly described as follows:

BEING A REPLAT OF PROTIIONS OF TRACTS 107-B, 107-C TOGETHER WITH TRACT 106-A REMBE ADDIOTION FOUND IN M.R.G.C.D. MAP 38 WITHIN PROJECTED SECTION 18, T 10N, R 3 E, M.N.P.M. TOWN OF ALBUQUERQUE GRANT CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

UPC: 101305828014231110, 101305828114131109, 101305828413731108

(hereinafter, "The George Apartment Building")

WHEREAS, SILVER LOFTS, LLC is currently the owner of that certain real property located at 1700-1718 Central Ave. SW Albuquerque, NM 87104, being more particularly described as follows

LT 5 PLAT OF LTS 1-5 COUNTRY CLUB PLAZA (BEING A REPL OF REMAINING PORT OF TR B AMENDED HUNING CASTLE ADDN TRSA & B LANDS OF H. B. HORN & CALVIN HORN MRGCD TRS 129-A, LT 3 PLAT OF LTS 1-5 COUNTRY CLUB PLAZA (BEING A REPL OFREMAINING PORT OF TR B AMENDED HUNING CASTLE ADDN TRSA & B LANDS OF H. B. HORN & CALVIN HORN MRGCD TRS 129-A, LT 2 PLAT OF LTS 1-5 COUNTRY CLUB PLAZA (BEING A REPL OFREMAINING PORT OF TR B AMENDED HUNING CASTLE ADDN TRSA & B LANDS OF H.B. HORN & CALVIN HORN MRGCD TRS 129-A, LT 1 PLAT OF LTS 1-5 COUNTRY CLUB PLAZA (BEING A REPL OFREMAINING PORT OF TR B AMENDED HUNING CASTLE ADDN TRSA & B LANDS OF H.B. HORN & CALVIN HORN MRGCD TRS 129-A, LT 4 PLAT OF LTS 1-5 COUNTRY CLUB PLAZA (BEING A REPL OFREMAINING PORT OF TR B AMENDED HUNING CASTLE ADDN TRSA & B LANDS OF H.B. HORN & CALVIN HORN MRGCD TRS 129-A

UPC: 101305823211430905, 101305825912030903, 101305824812230906, 101305824613130908, 101305823712730907

(hereinafter, "Silver Lofts")

WHEREAS, SILVER LOFTS, LLC, owns refuse receptables located at 1701 Central Ave. NW, Albuquerque, NM 87104;

WHEREAS, in conjunction with the development of The George Apartment Building, the City of Albuquerque has allowed, and the SILVER LOFTS LLC has voluntarily elected, to

provide shared use and access for the benefit of The George Apartment Building to use the refuse receptacles located at the Silver Lofts located at 1700 Central Ave.SW Albuquerque, NM 87104

AGREEMENT

NOW THEREFORE, in consideration of the above and other good and valuable consideration, the receipt of which is hereby acknowledged, it is agreed as follows:

1. SILVER LOFTS LLC hereby grants to REMBE SILVER LOFTS LLC, for the benefit of The George Apartment Building, shared use of the refuse receptacles located at 1700 Central Ave.SW Albuquerque, NM 87104.
2. SILVER LOFTS, LLC, hereby grants to REMBE SILVER LOFTS LLC, for the benefit of The George Apartment Building, a non-exclusive access easement to use the refuse receptacles located at 1700 Central Ave. SW Albuquerque, NM 87104. The easement as defined in the attached Exhibit 'A' includes unencumbered access to and use of the refuse receptacles located at 1700-1718 Central Ave. SW. Albuquerque, NM 87104 as shown on the site plan included herein as exhibit 'B'.
3. SILVER LOFTS LLC and its successors and assigns agree that it will not change the access granted herein in a manner that would limit or restrict the access to, or use of the refuse receptacles mentioned herein.
4. Furthermore, SILVER LOFTS LLC agrees that the Silver Lofts shall operate an open shared access arrangement, whereby the owner shall not segregate property access rights that would limit or restrict access to or use of said refuse receptacles.
5. No sale or transfer of all or any portion of the Silver Lofts or The George Apartment Building shall be deemed to void or violate this Agreement. The terms of the Agreement shall bind the SILVER LOFTS LLC, REMBE SILVER LOFTS LLC and their successors, and assigns and shall run with the land, and is binding upon and inures to the benefit of all subsequent owners of these properties or portions thereof, and may only be terminated if the parties to the easement obtain written approval from the City of Albuquerque's Solid Waste Department for alternate solid waste access and refuse collection. This Agreement can be amended with mutual consent of the owner(s) of Silver Lofts and The George Apartment Building.
6. THIS AGREEMENT SHALL BE RECORDED WITH THE BERNALILLO COUNTY CLERK'S OFFICE PROIR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROPERTY.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date noted below by the Planning Director.

REMBE SILVER LOFTS LLC

By: _____

Jay Rembe, Managing Member

(Applicant) Current Owner of 1701 Central Ave. NW

12/4/2023
Date

SILVER LOFTS, LLC

By: Jay Rembe
Jay Rembe, Managing Member
Current Owner of 1700-1718 Central Ave. SW

12/4/2023
Date

ACKNOWLEDGMENTS

State of New Mexico)
) ss.
County of Bernalillo)

The foregoing was acknowledged before me on December 4th, 2023, by Jay Rembe, Managing Member of Rembe Silver Lofts LLC, and Managing Member of Silver Lofts LLC.

Avram Penner
Notary Public

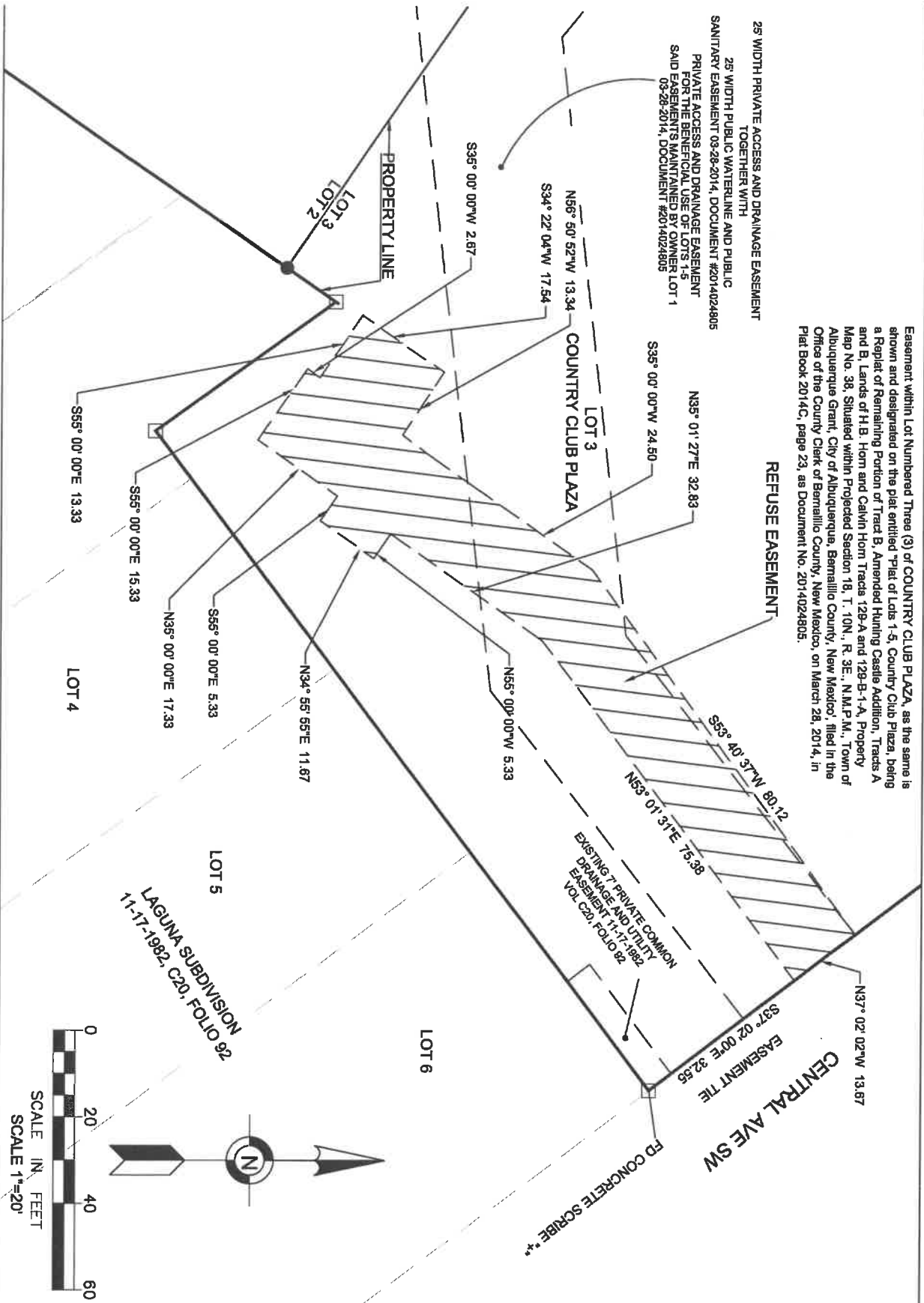
My commission expires: 12/27/2025

STATE OF NEW MEXICO
NOTARY PUBLIC
Avram Penner
Commission Number 1121276
My Commission Expires 27 December, 2025

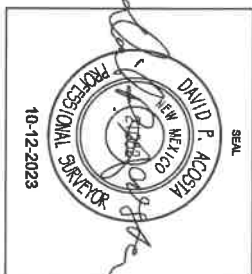
EXHIBIT A

Easement within Lot Numbered Three (3) of COUNTRY CLUB PLAZA, as the same is shown and designated on the plat entitled "Plat of Lots 1-5, Country Club Plaza, being a Replat of Remaining Portion of Tract B, Amended Hunting Castle Addition, Tracts A and B, Lands of H.B. Horn and Calvin Horn Tracts 129-A and 129-B-1-A, Property Map No. 38, Situated within Projected Section 18, T. 10N., R. 3E., N.M.P.M., Town of Albuquerque Grant, City of Albuquerque, Bernalillo County, New Mexico," filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 28, 2014, in Plat Book 2014C, page 23, as Document No. 2014024805.

25' WIDTH PRIVATE ACCESS AND DRAINAGE EASEMENT
TOGETHER WITH
25' WIDTH PUBLIC WATERLINE AND PUBLIC
SANITARY EASEMENT 03-28-2014, DOCUMENT #2014024805
PRIVATE ACCESS AND DRAINAGE EASEMENT
FOR THE BENEFICIAL USE OF LOTS 1-5
SAID EASEMENTS MAINTAINED BY OWNER LOT 1
03-28-2014, DOCUMENT #2014024805



BEST INFO	
DRAWN	AKG
CHECKED	AKG
APPROVED	AKG
LAST DATE	10-12-2023
PLATT DATE	10-12-2023
SUBMITTAL	10-12-2023

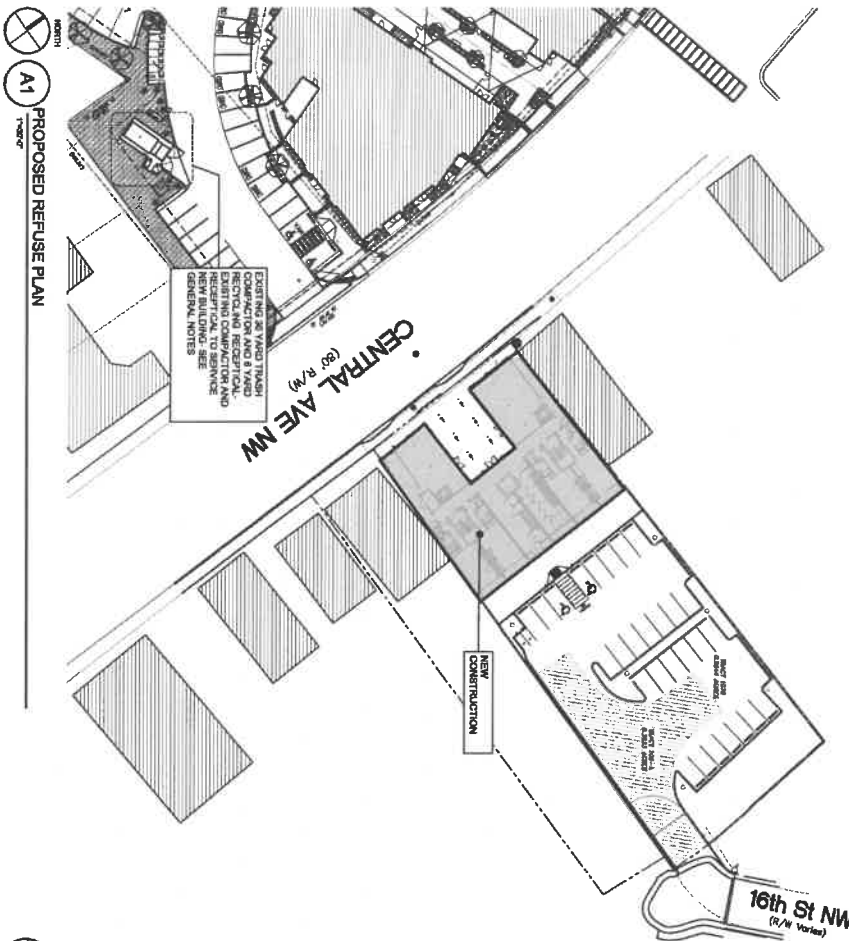


LEGAL
LOT 3
COUNTRY CLUB PLAZA

SHEET TITLE
EXHIBIT "A" REFUSE EASEMENT

PAGE NUMBER
1 OF 1

EXHIBIT B



 NORTH
 VICINITY MAP
 PROPOSED REFUSE PLAN



- REFUSE PLAN- GENERAL NOTES**
1. NEW 24 UNIT (2) STORY MARKET RATE APARTMENT BUILDING TO SHINE
 2. PROPOSED LOCATED AT 1700-1720 CENTRAL AVE NW
 3. SEE PLANS FOR EXISTING COMPACTOR LOCATION
 4. EXISTING TRASH COMPACTOR TO BE REMOVED AND REPLACED BY NEW TRASH COMPACTOR
 5. REFUSE FOR NEW BUILDING TO BE SERVED BY TRASH WASTE SERVICE
 6. EXISTING COMPACTOR ONCE A DAY BETWEEN THE HOURS OF 2AM AND 10PM
 7. DATES A WEEK SUNDAY THRU THURSDAY
 8. TRASH WASTE SERVICE TO BE PROVIDED BY AUTOMOBILE ONLY
 9. COMPACTOR PICK UP SCHEDULE AS REQUIRED BY SOLID WASTE

DO NOT SCALE DRAWINGS

SITE PLAN:
 REFUSE
 AS110.1

REMBE
 Urban design + development
 1710 Central Ave NW, Suite 4
 Albuquerque, NM 87104
 505.252.1111
 REMBE.COM
 PROJECT: THE GEORGE
 PERMITTING
 2204



The George | 34 Unit Apartment Building
 1701 CENTRAL AVE., NW
 ALBUQUERQUE, NM 87104