

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 30, 2024

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

**Re: Somos Apartments
7200 Central Ave SE
Traffic Circulation Layout
Engineer's/Architect's Stamp 08/28/24 (K19D155)**

Dear Mr. Simenson,

The TCL submittal received 09-18-2024 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.

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 plndrs@cabq.gov for log in and evaluation by Transportation.

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

\xxx via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

TYPE OF DEVELOPMENT: Plat (# of lots) _____ Single Family Home
All other Developments

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

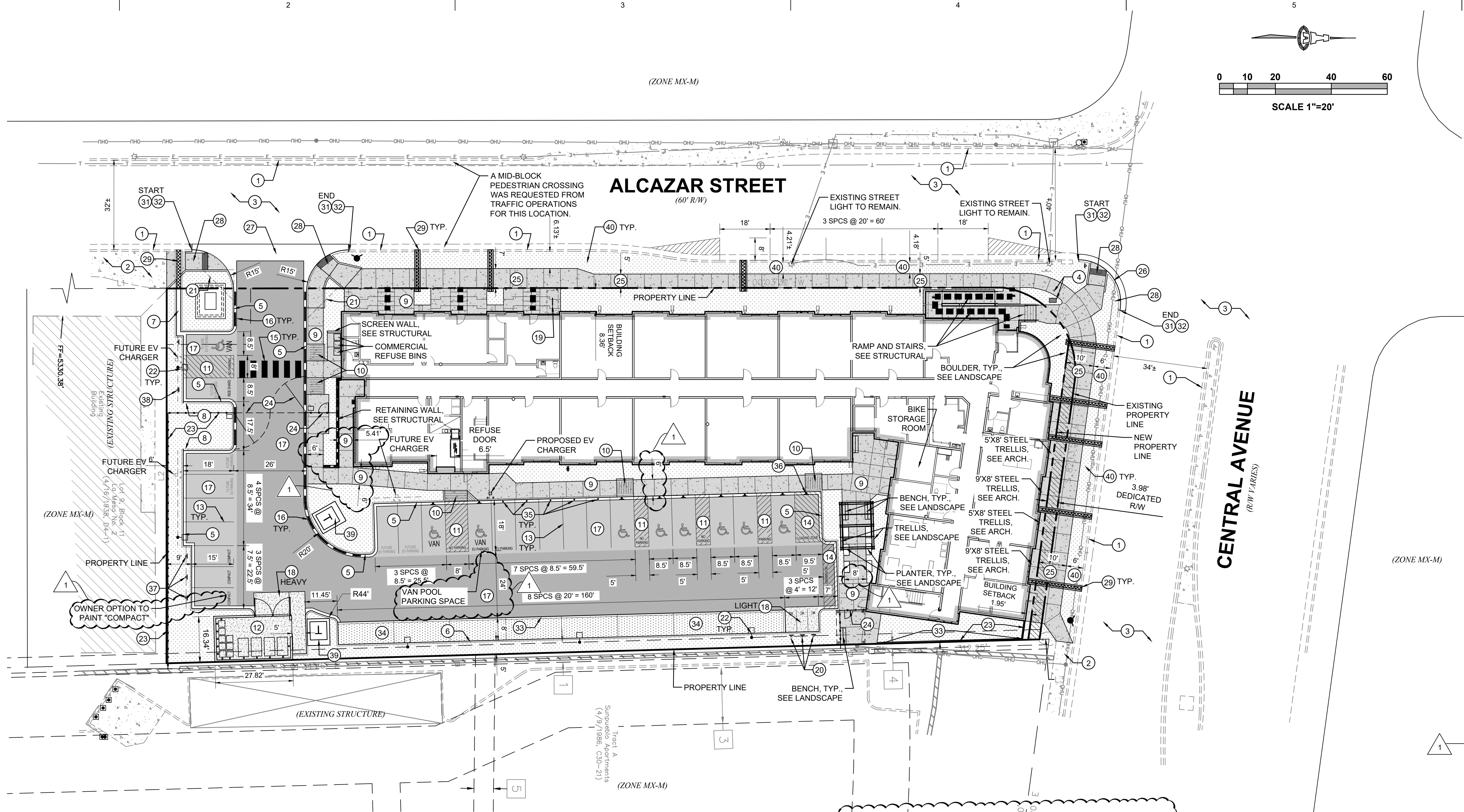
TYPE OF SUBMITTAL:

Engineering / Architect Certification
Conceptual Grading & Drainage Plan
Grading & Drainage Plan, and/or Drainage Report
Drainage Report (Work Order)
Drainage Master Plan
Conditional Letter of Map Revision (CLOMR)
Letter of Map Revision (LOMR)
Floodplain Development Permit
Traffic Circulation Layout (TCL) – Administrative
Traffic Circulation Layout (TCL) – DFT Approval
Traffic Impact Study (TIS)
Street Light Layout
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

Pad Certification
Building Permit
Grading Permit
Paving Permit
SO-19 Permit
Foundation Permit
Certificate of Occupancy - Temp Perm
Preliminary / Final Plat
Site Plan for Building Permit - DFT
Work Order (DRC)
Release of Financial Guarantee (ROFG)
CLOMR / LOMR
Conceptual TCL - DFT
OTHER (SPECIFY) _____

DATE SUBMITTED: _____



PARKING REQUIREMENTS				
SPACE USE	PARKING CALCULATION PER UC-MS-PT	REQUIRED PARKING	PARKING REDUCTION	AFTER REDUCTION
MULTI-FAMILY UNITS	70 1-BR UNITS X 1 SPACE PER DU	70	28 (40%)	42
LEASING OFFICE	500 SF LEASING OFFICE X 2.5 SPACES/1,000 SF GFA	1	1 (40%)	0
COMMERCIAL SERVICES	1,700 SF COMMERCIAL X 3 SPACES/1,000 SF GFA	5	3 (50%)	2
SUBTOTAL PARKING REQUIRED		44		
PARKING CREDITS		11		
TOTAL PARKING REQUIRED		33		

ADJACENT TRANSIT ROUTE INFORMATION
ROUTE 766 (ON CENTRAL) HAS A PEAK AND OFF-PEAK FREQUENCY OF 15 MINUTES
ROUTE 766 (ON CENTRAL) HAS A PEAK FREQUENCY OF 15 MINUTES
ROUTE 777 (ON CENTRAL) HAS A PEAK AND OFF-PEAK FREQUENCY OF 15 MINUTES
ROUTE 157 (ON LOUISIANA) HAS A PEAK FREQUENCY OF 40 MINUTES

LEGEND

---	PROPERTY LINE
=====	EXISTING CURB AND GUTTER
---	PROPOSED CURB
ADA	ADA SPACE
-----	ADA PATHWAY
---	BIKE RACK
---	FIRELANE (RED) "NO PARKING"
---	LANDSCAPE AREA SEE LANDSCAPE PLANS
---	PCC SIDEWALK
---	LIGHT ASPHALT PAVING SECTION
---	HEAVY ASPHALT PAVING SECTION
---	GRAVEL PAVING SECTION
---	CONCRETE PAVING SECTION

EASEMENT NOTES

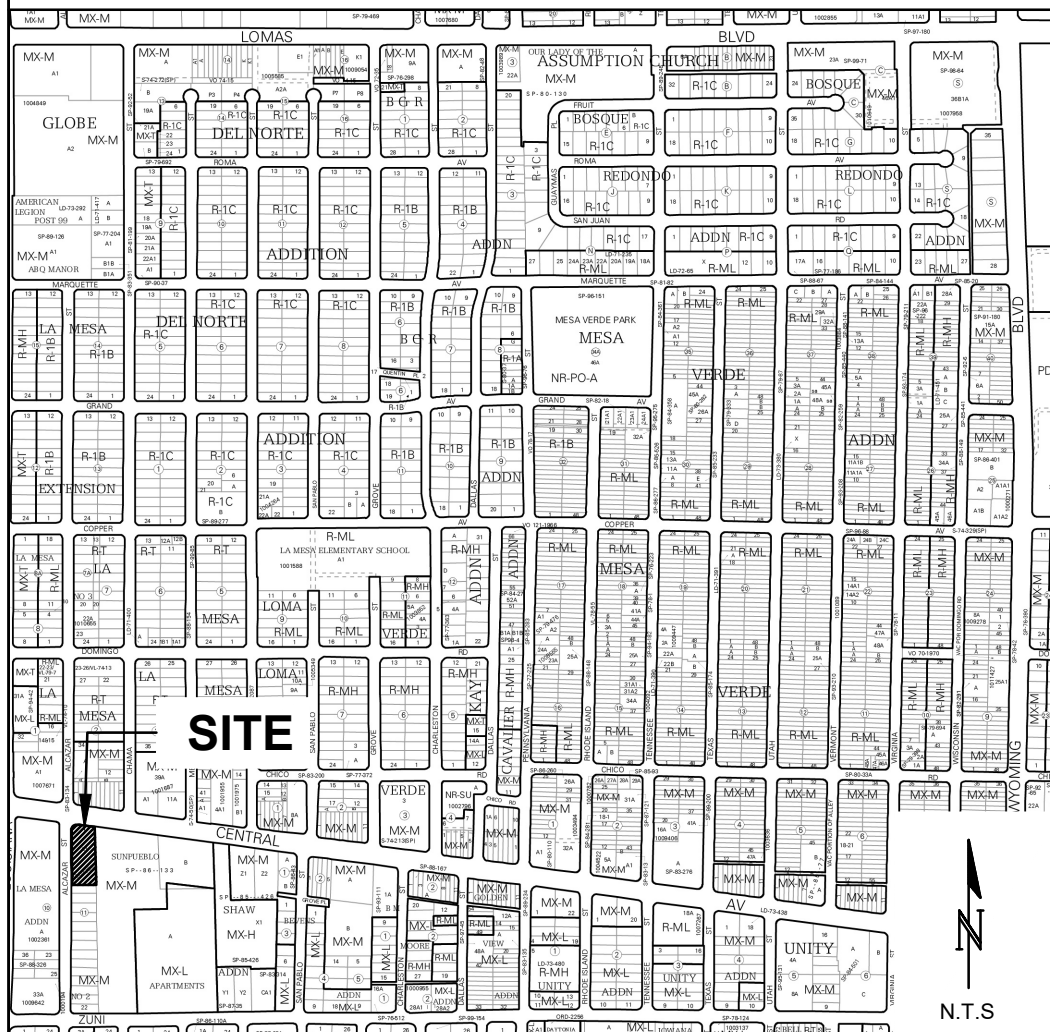
- EXISTING 7' PNM & MST&T EASEMENT (11/4/1971, BK. MISC. 235, PG. 872) AS SHOWN ON PLAT (4/9/1986, C30-21)
- EXISTING 7' UNDERGROUND UTILITY EASEMENT (BK. MISC. 697, PG. 760) SCALED FROM AND AS SHOWN ON PLAT (4/9/1986, C30-21)
- EXISTING 20' WATERLINE EASEMENT (4/9/1986, C30-21)
- EXISTING 2' UTILITY EASEMENT (BK. MISC. D299, PG. 499) AS SHOWN ON PLAT (4/9/1986, C30-21)

KEYED NOTES

- EXISTING CURB & GUTTER TO REMAIN.
- EXISTING SIDEWALK TO REMAIN.
- EXISTING ASPHALT TO REMAIN.
- EXISTING ART PILLAR TO BE RELOCATED.
- MEDIAN CURB & GUTTER, PER DETAIL ON SHEET CP-501.
- HEADER CURB, PER DETAIL ON SHEET CP-501.
- PCC RUNDOWN, PER DETAIL ON SHEET CP-501.
- CURB OPENING, PER DETAIL ON SHEET CP-501, SEE SHEET CG-101 FOR SIZE.
- PCC SIDEWALK, PER DETAIL ON SHEET CP-501.
- ADA RAMP, PER DETAIL ON SHEET CP-501.
- ADA PARKING AND SIGNAGE, PER DETAIL ON SHEET CP-502.
- REFUSE ENCLOSURE, PER DETAIL ON SHEET CP-502.
- 4" WHITE STRIPE.
- 4" WHITE STRIPE @ 45° ANGLE WITH 2' SPACING.
- 12" WHITE STRIPE, 4" O.C..
- ALONG DASHED LINE, PAINT FACE AND TOP OF CURB RED AND PAINT WHITE STENCILED LETTERING ON TOP OF CURB "NO PARKING" AND "FIRELANE" ALTERNATING AT 30 FT O.C.
- ASPHALT PAVING (LIGHT DUTY OR HEAVY DUTY), PER DETAIL ON SHEET CP-501.
- CONCRETE PAVING (LIGHT DUTY OR HEAVY DUTY), PER DETAIL ON SHEET CP-501.
- BICYCLE RACK, PER DETAIL ON SHEET CP-501.
- SITE SIGNAGE: MOTORCYCLE PARKING, PER DETAIL ON SHEET CP-501.
- MINI CLEAR SIGHT TRIANGLE. SEE GENERAL NOTE H.
- SITE LIGHTING ON 20' POLE, SEE ELECTRICAL.
- PERIMETER SECURITY FENCE. SEE ARCHITECTURAL.
- 36" ACCESS GATE, SEE ARCHITECTURAL.
- PUBLIC PCC SIDEWALK (WIDTH PER PLAN) PER COA STD DWG #2430.
- STANDARD CURB & GUTTER PER COA STD DWG #2415A.
- PCC VALLEY GUTTER 6" WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
- UNI-DIRECTIONAL ADA RAMP PER COA STD DWG #2443, DETAIL C.
- SIDEWALK CULVERT PER COA STD DWG #2236.
- NOT USED.
- REMOVE AND DISPOSE EXISTING PCC CURB & GUTTER.
- REMOVE AND DISPOSE EXISTING PCC SIDEWALK.
- CUT-OUT WALL, PER DETAIL ON SHEET CP-501.
- GRAVEL PAVING, PER DETAIL ON SHEET CP-501.
- CONCRETE FILLED BOLLARD, PER DETAIL ON SHEET CP-501.
- SITE SIGNAGE: LOADING ONLY, PER DETAIL ON SHEET CP-501.
- SITE SIGNAGE: COMPACT PARKING, PER DETAIL ON SHEET CP-501.
- SITE SIGNAGE: RIDE SHARE PARKING, PER DETAIL ON SHEET CP-501.
- TRANSFORMER LOCATION. SEE ELECTRICAL.
- DEPRESSED LANDSCAPE BUFFER SWALE PER COA STD DWG #2414.

NOTE: ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.

C.O.A. VICINITY MAP K-19-Z



PROJECT INFORMATION

LEGAL DESCRIPTION:
TRACT A-1, BLOCK 11, LA MESA NO. 2 SUBDIVISION, AS SHOWN ON THE REPLAT OF LOTS 1-5 AND LOT A, BLOCK 11, LA MESA NO. 2, RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON NOVEMBER 18, 2013, IN BOOK 2013C, PAGE 130. DOCUMENT NO. 2013124811.

SITE AREA: 0.9494 ACRES

ZONING: MX-M

BUILDING CALCULATIONS: GROSS FLOOR AREA (GFA)=64,380 SF ±
1-BEDROOM UNITS=70
LEASING OFFICE=600 SF
COMMERCIAL=1,700 SF

OPEN SPACE CALCULATIONS:
UC-MS-PT - OPENSOURCE REQUIREMENTS
223 SQUARE FEET x 1 BED= 13,730 SF
50% MAIN STREET CORRIDOR REDUCTION=7,875 SF

REQUIRED: 7,875 SF
PROVIDED: 10,853 SF

PARKING CALCULATIONS:

SEE TABLE THIS SHEET

NOTE: COMMERCIAL SPACE MAY BE COMMERCIAL SERVICE, COMMERCIAL RETAIL, OR A COMBINATION OF BOTH. THEREFORE, THE PARKING CALCULATION USED BELOW IS BASED ON COMMERCIAL SERVICES, WHICH REQUIRES MORE PARKING THAN COMMERCIAL RETAIL.

APPLICABLE PARKING REDUCTIONS
MULTI-FAMILY UNITS: 5-5(C)(5)(b)(1&2) 40% PROXIMITY TO TRANSIT REDUCTION
LEASING OFFICE: 5-5(C)(5)(b)(1&2) 40% PROXIMITY TO TRANSIT REDUCTION
COMMERCIAL SERVICES: 5-5(C)(5)(d) 30% PREMIUM TRANSIT REDUCTION

APPLICABLE PARKING CREDITS
5-5(C)(6)(b) 1 VAN POOL PARKING x 7 SPACES= 7 SPACES
5-5(C)(6)(b) SHARED VEHICLE PROGRAM x 4 SPACES= 4 SPACES
1 PARKING SPACE TO BE DESIGNATED AS "CAR SHARING PARKING ONLY" AND TO BE MADE PART OF A CAR SHARING PROGRAM ESTABLISHED BY THE OWNER DURING DEVELOPMENT OF THE PROJECT.
TOTAL CREDITS= 11

TOTAL REQUIRED: 33 SPACES
TOTAL PROVIDED: 37 SPACES (INCLUDES 9 ADA, 3 COMPACT, AND 5 ON-STREET)

ADA REQUIRED: 2 SPACES (1 VAN SPACE) (PER 26-50 REQUIRED PARKING)
ADA PROVIDED: 9 SPACES (3 VAN SPACES)

EV READY REQUIRED: 2 SPACES (5% OF REQUIRED PARKING)
EV READY PROVIDED: 2 SPACES

EV CAPABLE REQUIRED: 6 SPACES (15% OF REQUIRED PARKING)
EV CAPABLE PROVIDED: 6 SPACES

MOTORCYCLE REQUIRED: 2 SPACES (PER 26-50 REQUIRED PARKING)
MOTORCYCLE PROVIDED: 3 SPACES

BICYCLE REQUIRED: 4 SPACES (10% OF REQUIRED PARKING)
BICYCLE PROVIDED: 20 SPACES (18 SPACES INTERIOR, 2 SPACES EXTERIOR)

GENERAL NOTES

- THE SUBJECT SITE IS WITHIN A DESIGNATED MAIN STREET CORRIDOR, WHICH PURSUANT TO IDO TABLE 5-1-2, ALLOWS FOR REDUCED SETBACKS AND TALLER MAXIMUM BUILDING HEIGHTS, AND PURSUANT TO TABLE 5-5-1, PARKING REDUCTIONS TO 1 SPACE PER DWELLING UNIT (SEE PARKING CALCULATIONS, THIS SHEET). THE SUBJECT SITE IS ALSO WITHIN A PREMIUM TRANSIT STATION AREA.
- THERE ARE NO ADJACENT OR ABUTTING PROTECTED LOTS ZONED R-A, R-1, R-MC, OR R-T THAT CONTAIN LOW DENSITY RESIDENTIAL DEVELOPMENT; THEREFORE, IDO SECTION 5-9 DOES NOT APPLY.
- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE 2' UNLESS OTHERWISE NOTED.
- ALL INTERNAL SIDEWALKS SHALL BE A MINIMUM OF 5 FEET IN WIDTH UNLESS OTHERWISE NOTED.
- CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- 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 LINE OF SIGHT AREA.
- ALL OUTDOOR LIGHT FIXTURES SHALL BE IN COMPLIANCE WITH IDO SECTION 5-8 OUTDOOR AND SITE LIGHTING AND TABLE 5-8-1.
- ON-SITE TRANSFORMERS SHALL HAVE A 5-FOOT CLEAR AREA ON THE SIDES AND REAR AND A 10-FOOT CLEAR AREA IN FRONT TO ALLOW FOR ACCESS AND MAINTENANCE OR AS PER PNM STANDARD REQUIREMENTS.

REVISIONS

NO.	DATE	DESCRIPTION
1	09/26/24	ADDENDUM 001

Copyright: Design Group

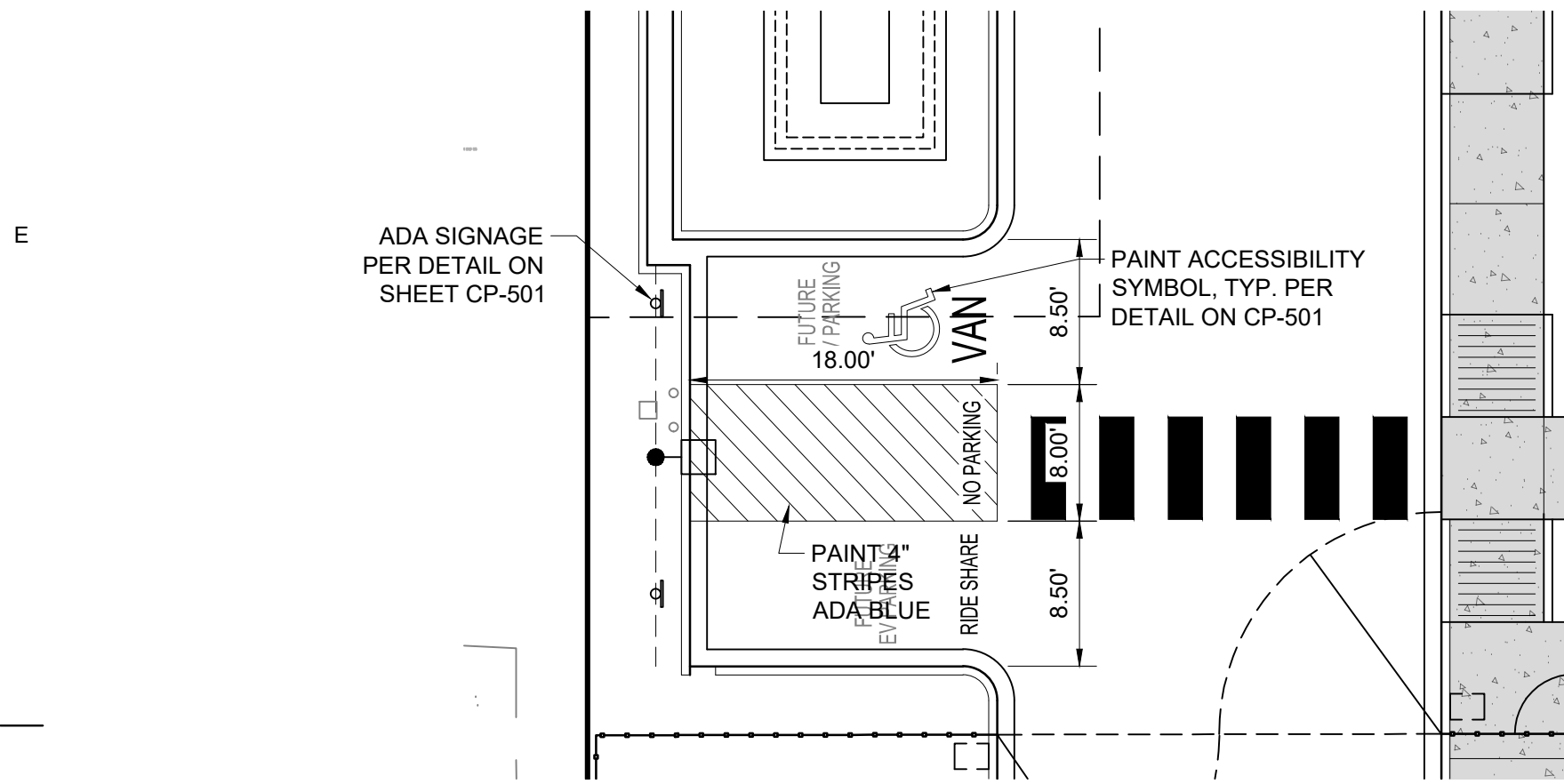
Drawn by	JTS
Checked by	IMNA
Date	SEP 03, 202
Project number	273

SHEET TITLE

SITE PLAN

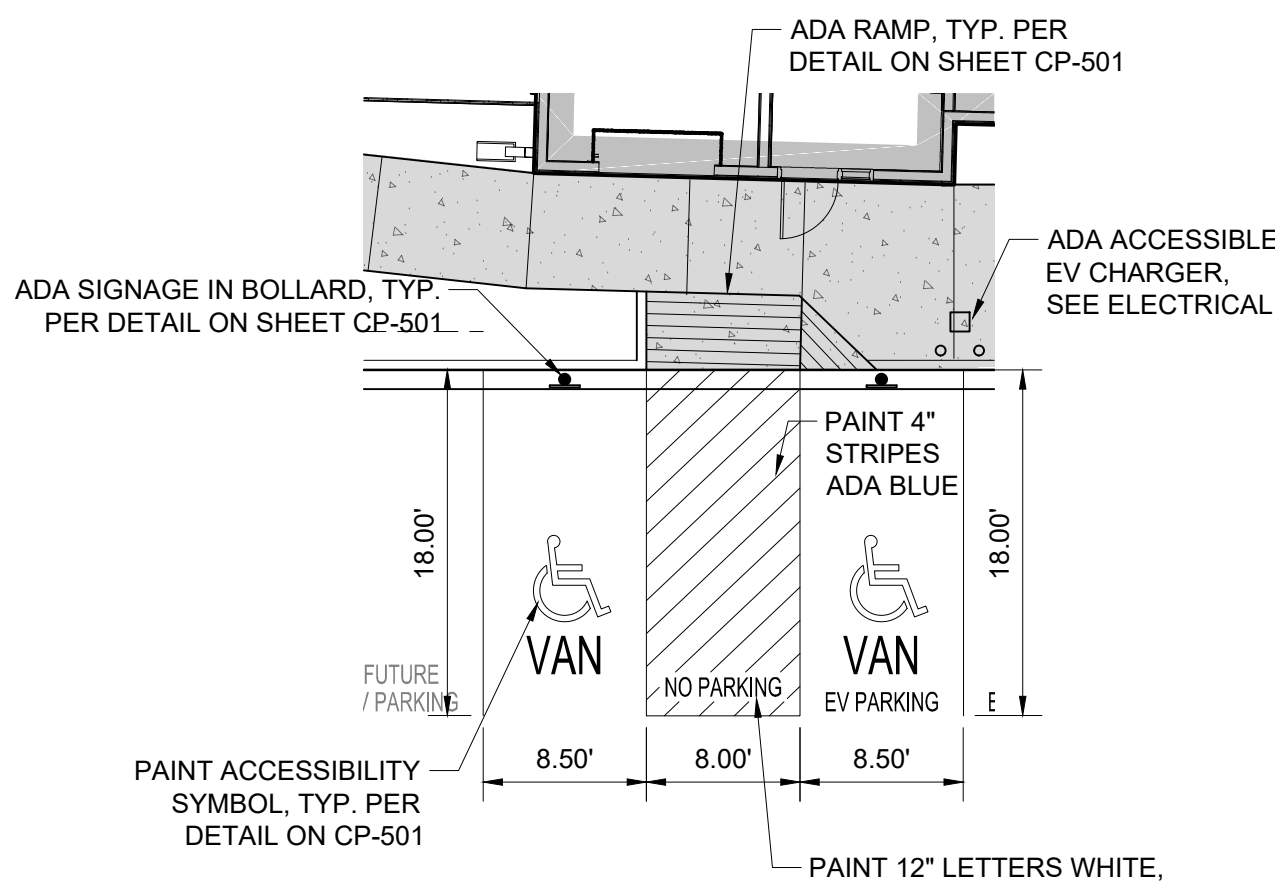
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CP-101



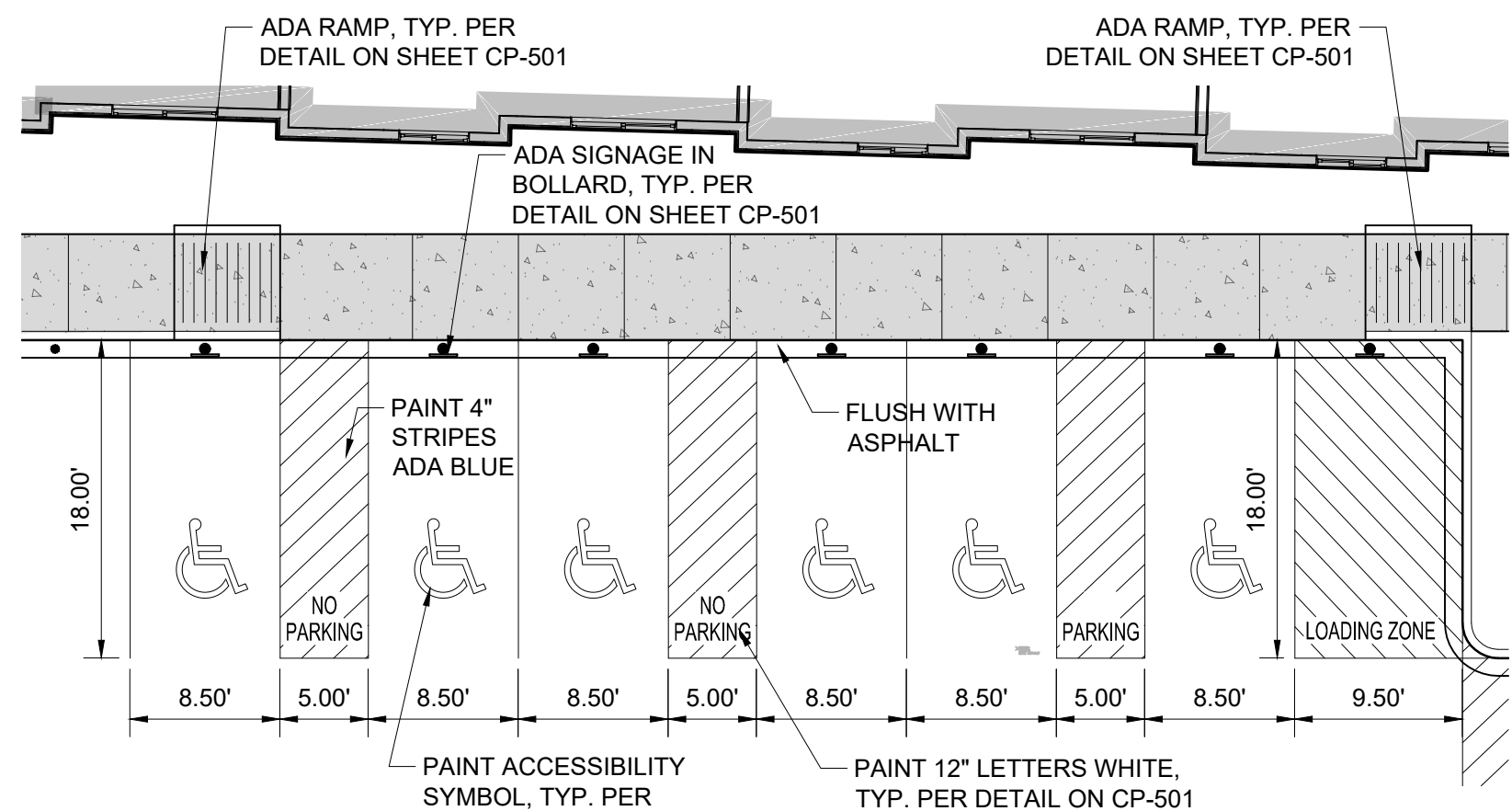
ADA PARKING DETAIL: AREA 1

SCALE: 1"=10'



ADA PARKING DETAIL: AREA 2

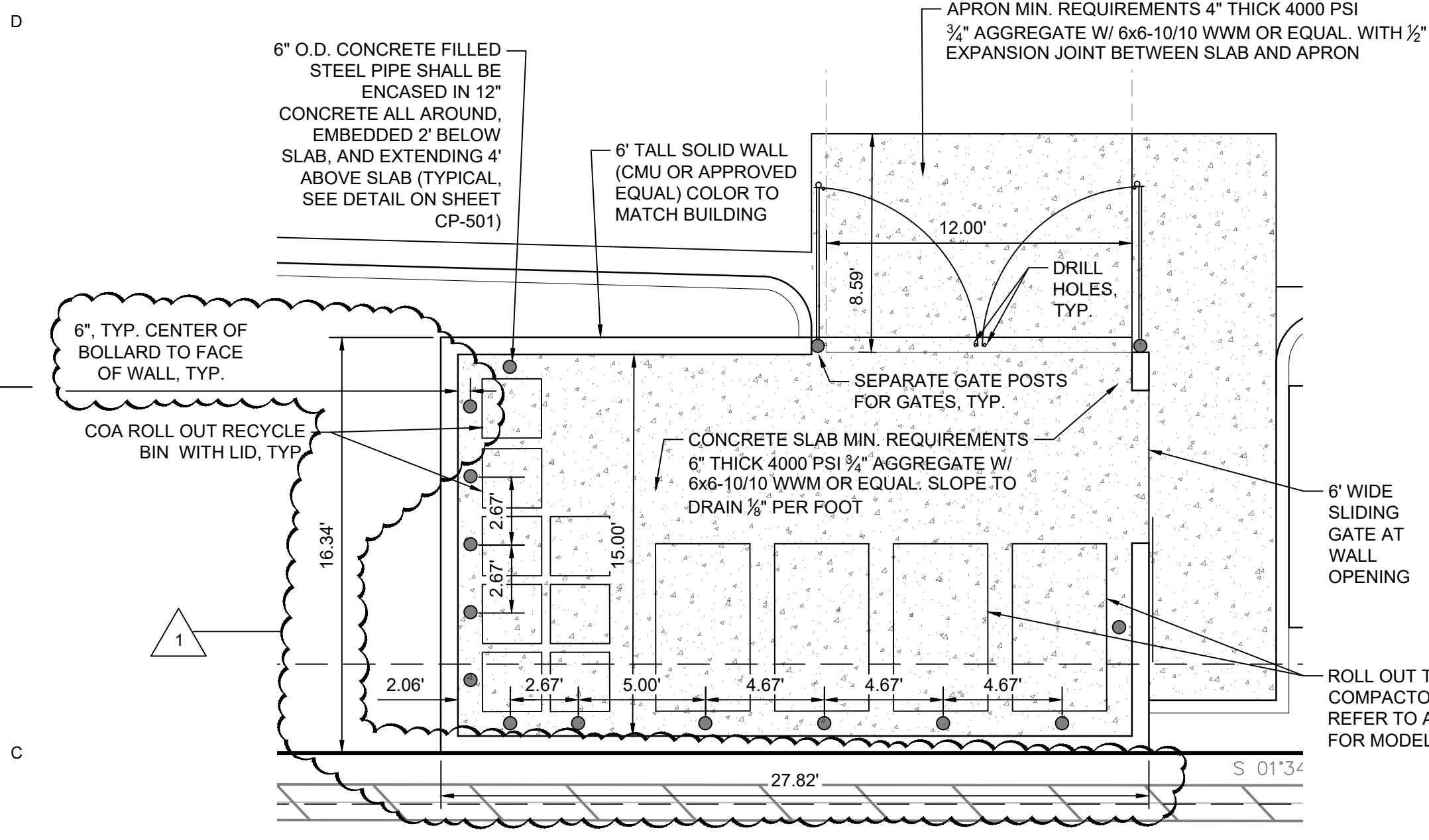
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ADA PARKING DETAIL: AREA 3

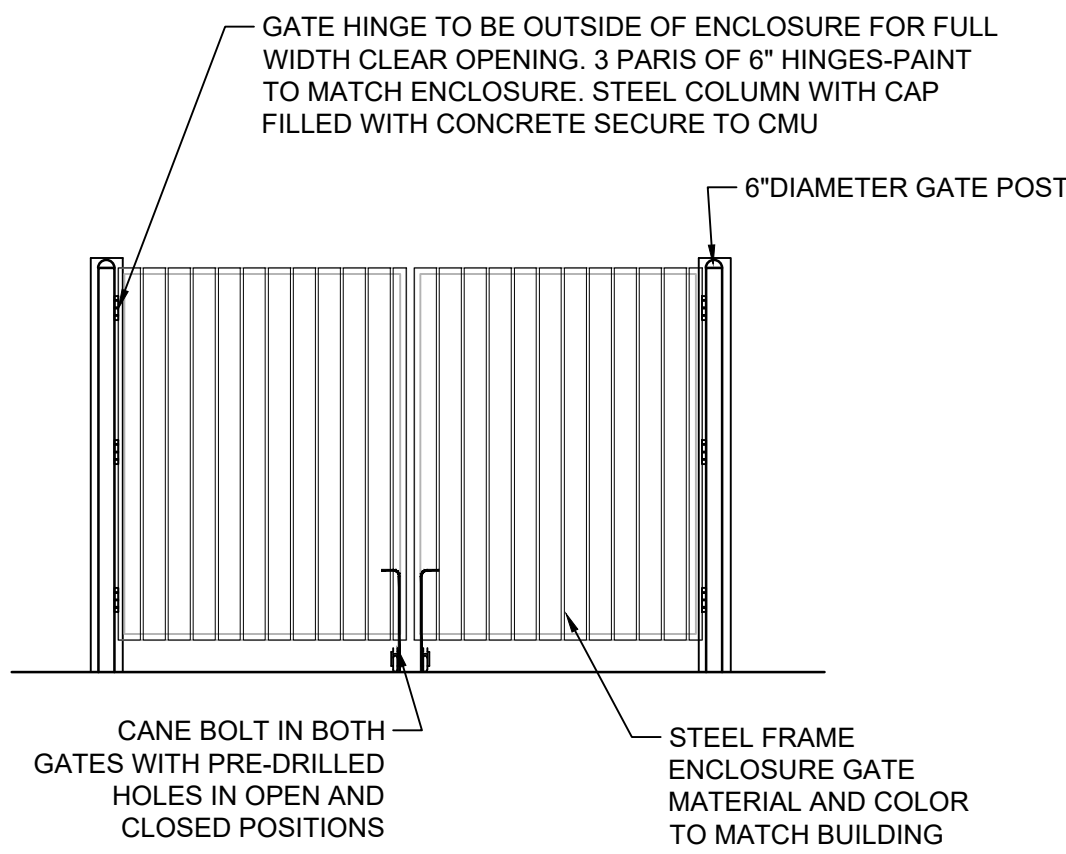
SCALE: 1"=10'

TRAFFIC CIRCULATION
LAYOUT APPROVED
Ernest Ormigo 10/1/2024
Signed Date



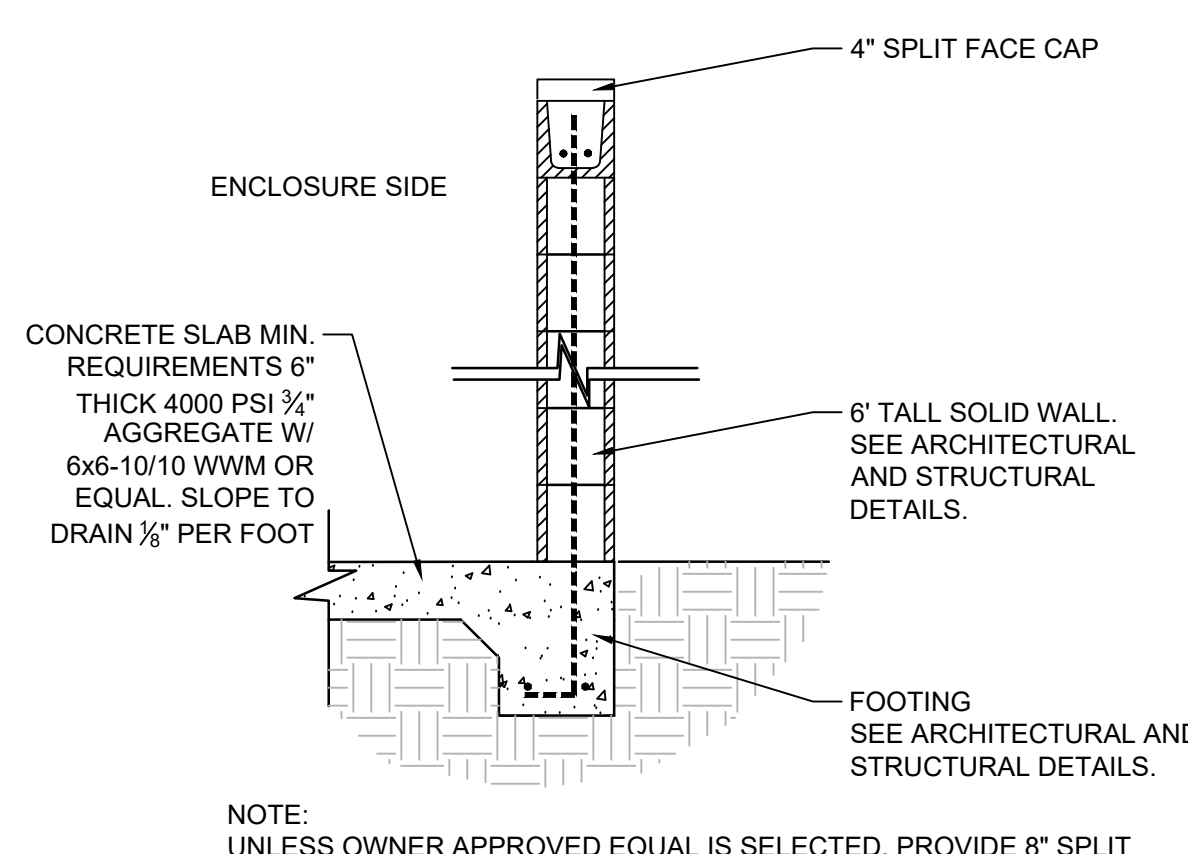
REFUSE ENCLOSURE DETAIL

SCALE: 1"=5'



REFUSE ENCLOSURE GATE DETAIL

SCALE: N.T.S.



REFUSE ENCLOSURE WALL SECTION

SCALE: N.T.S.

REFUSE ENCLOSURE DETAILS ON THIS SHEET ARE INTENDED TO BE USED FOR GENERAL PURPOSES. ARCHITECTURAL AND STRUCTURAL PLANS GOVERN FOR MATERIALS, COLORS, REINFORCEMENT, ETC.



CONSULTANT

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

STAMP



PERMIT SET

PROJECT NAME
SOMOS

7200 CENTRAL AVE SE,
ALBUQUERQUE, NEW MEXICO 87108

SOMOS APARTMENTS
LIMITED PARTNERSHIP
LLLP

REVISIONS

NO.	DATE	DESCRIPTION
1	09/26/24	ADDENDUM 001

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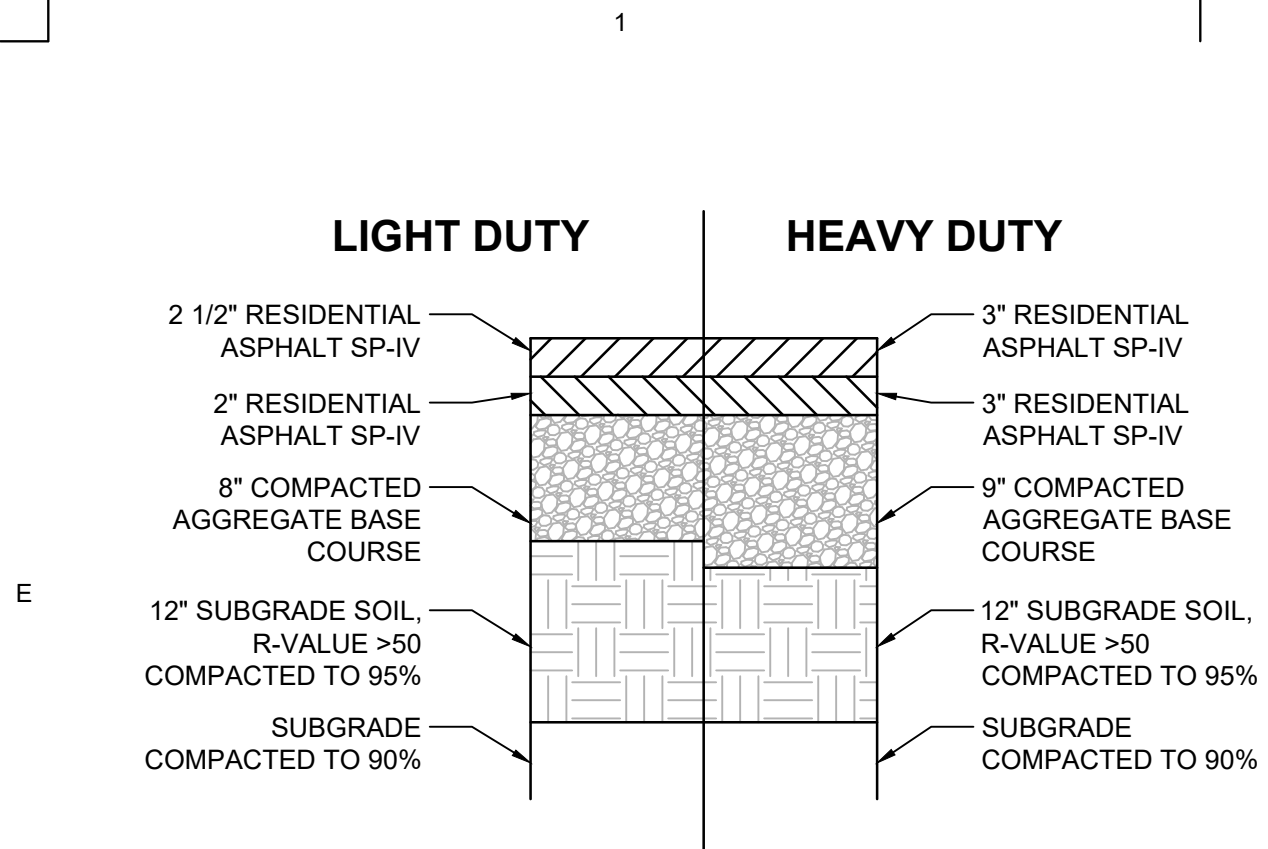
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Checked by IMNA
Date SEP 03, 2024
Project number 2735

SHEET TITLE

CIVIL
DETAILS
CONT.

SHEET NUMBER

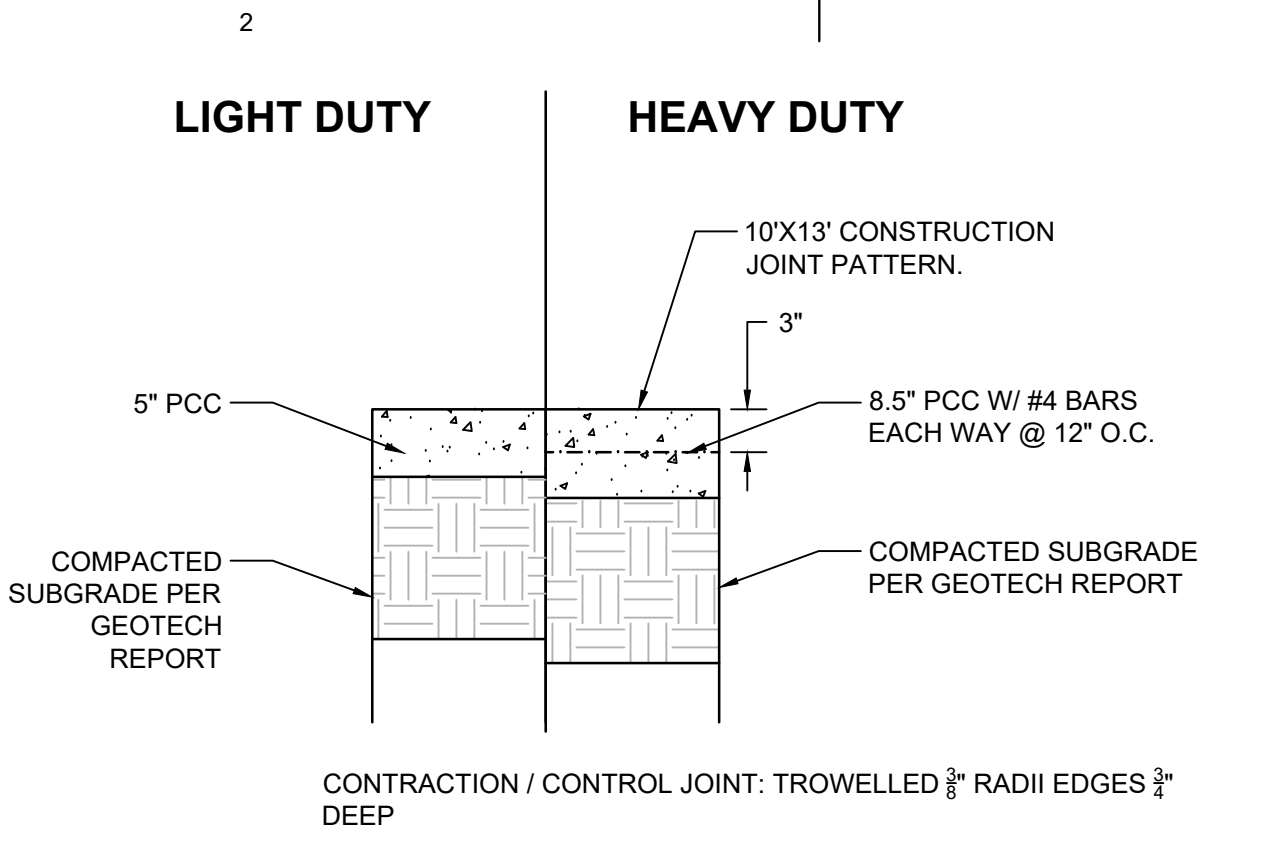
CP-502



ALL EARTHWORK, OVER-EXCAVATION, COMPACTION, SUBGRADE PREPARATION ETC. TO BE PER THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY GEOMAT, INC. DATED 08-26-24. (GEOMAT PROJECT NO. 242-50074).

ASPHALT PAVING SECTIONS

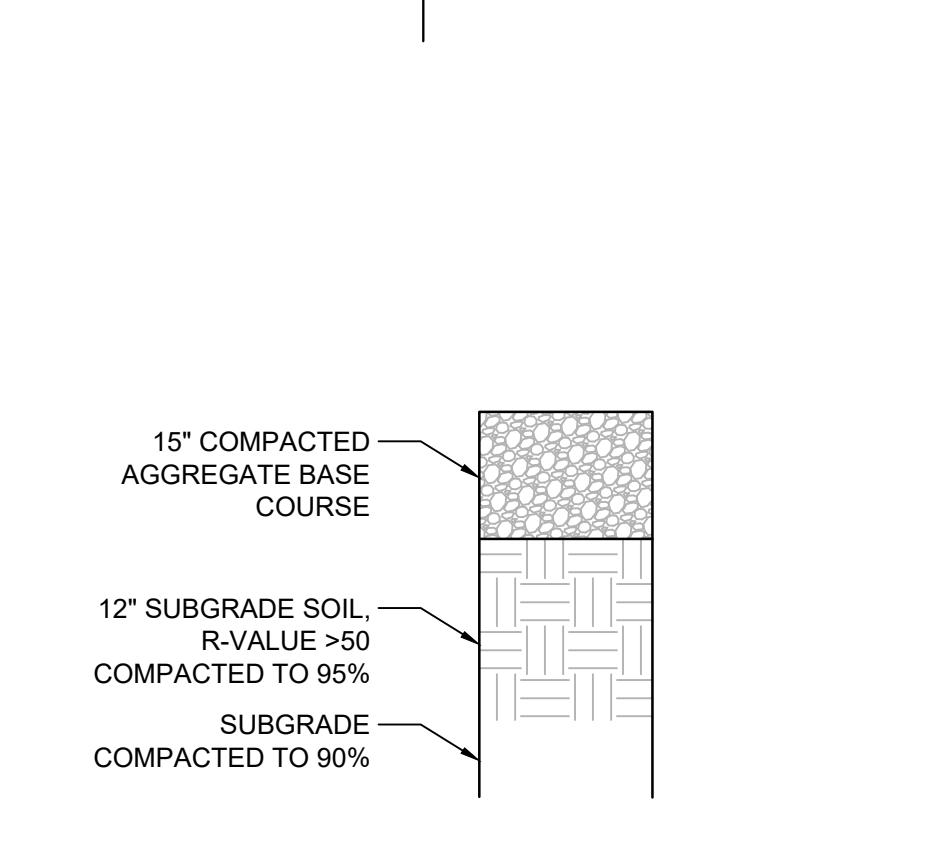
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ALL EARTHWORK, OVER-EXCAVATION, COMPACTION, SUBGRADE PREPARATION ETC. TO BE PER THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY GEOMAT, INC. DATED 08-26-24. (GEOMAT PROJECT NO. 242-50074).

CONCRETE PAVEMENT SECTION

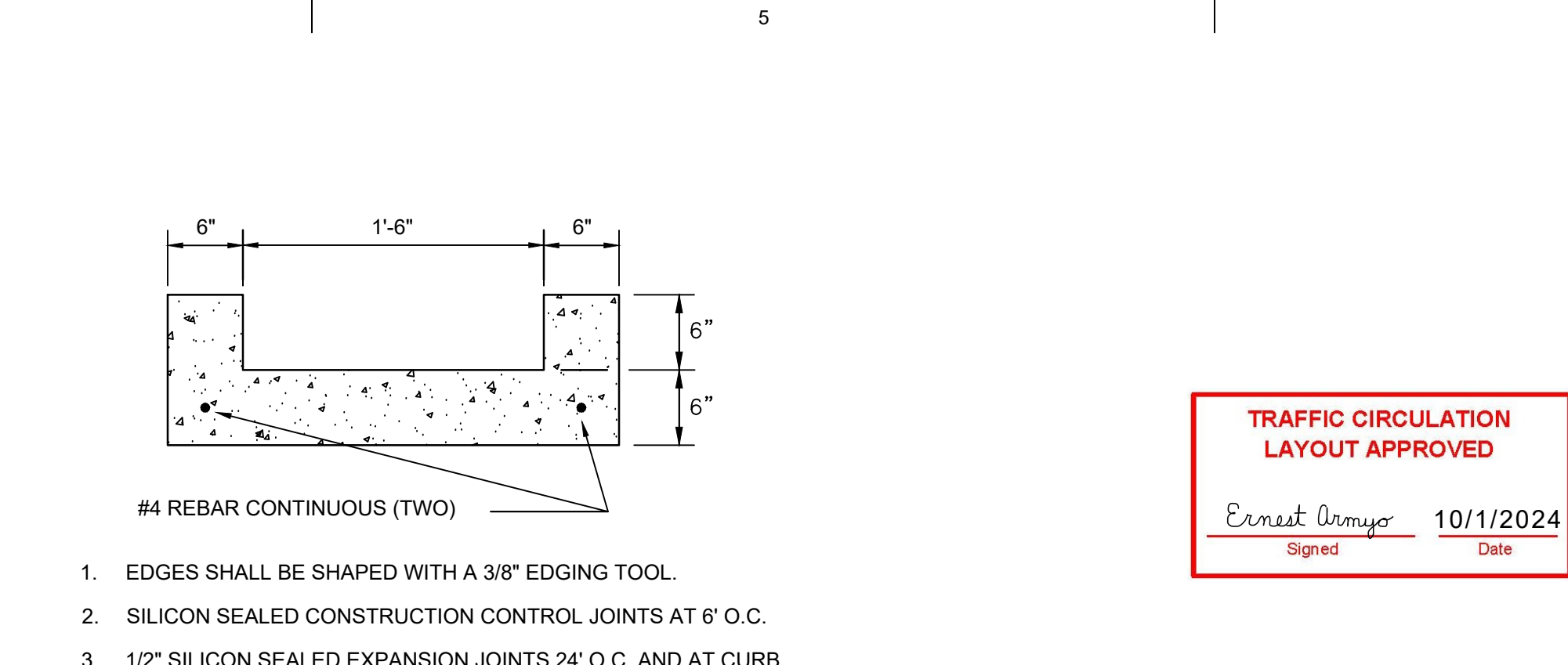
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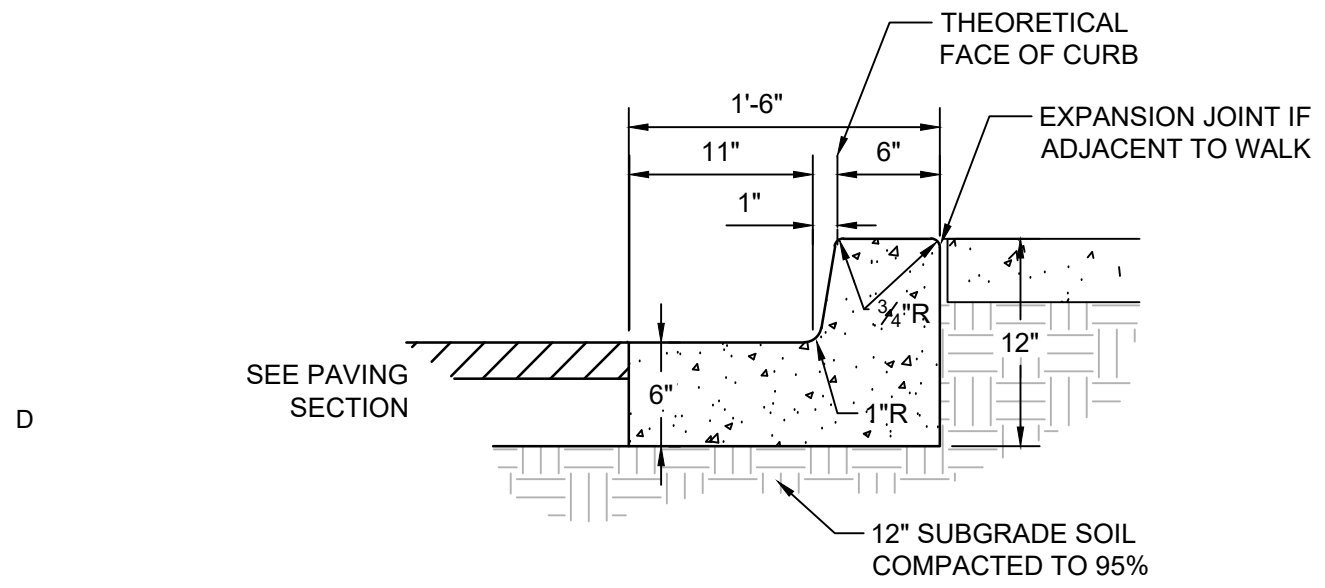
GRAVEL PAVING SECTION

SCALE: N.T.S.



'U' SHAPED CONC. CHANNEL

SCALE: N.T.S.

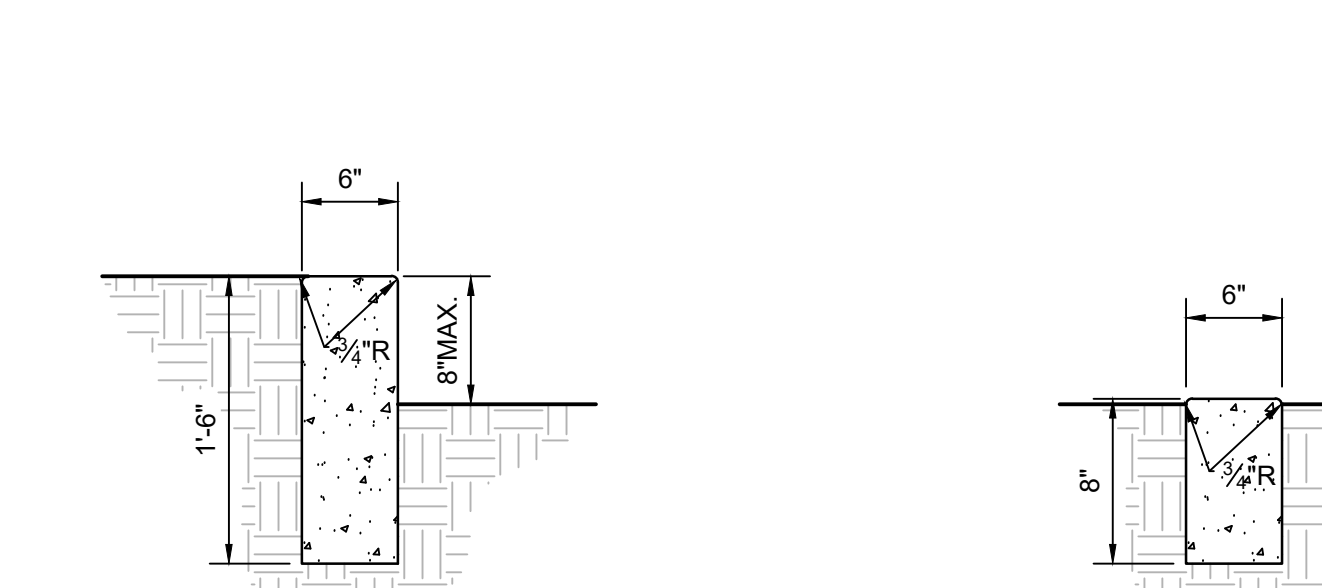


GENERAL NOTES

- REQUIRES FULL FORM ON ALL FACES.
- CONTRACTION / CONTROL JOINTS @ 6' O.C. MAX.
- EXPANSION JOINTS @ 48' O.C., CURB RETURNS AND EACH SIDE OF DRIVES.
- EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" RADIUS.

MEDIAN CURB AND GUTTER

SCALE: N.T.S.

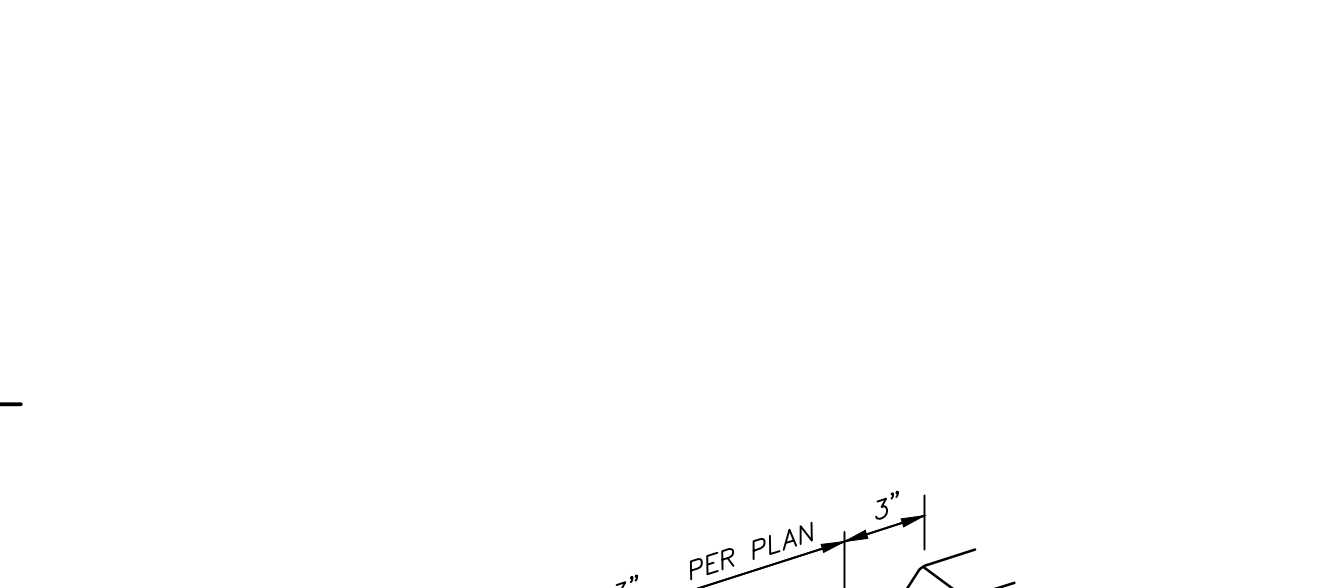


GENERAL NOTES

- CONTRACTION / CONTROL JOINTS @ 6' MAX.
- 1/2" EXPANSION JOINTS 24' O.C.
- REQUIRES FULL FORM ON ALL FACES.
- 3/8" RADIUS AT ALL EXPOSED EDGES.

HEADER CURB

SCALE: N.T.S.

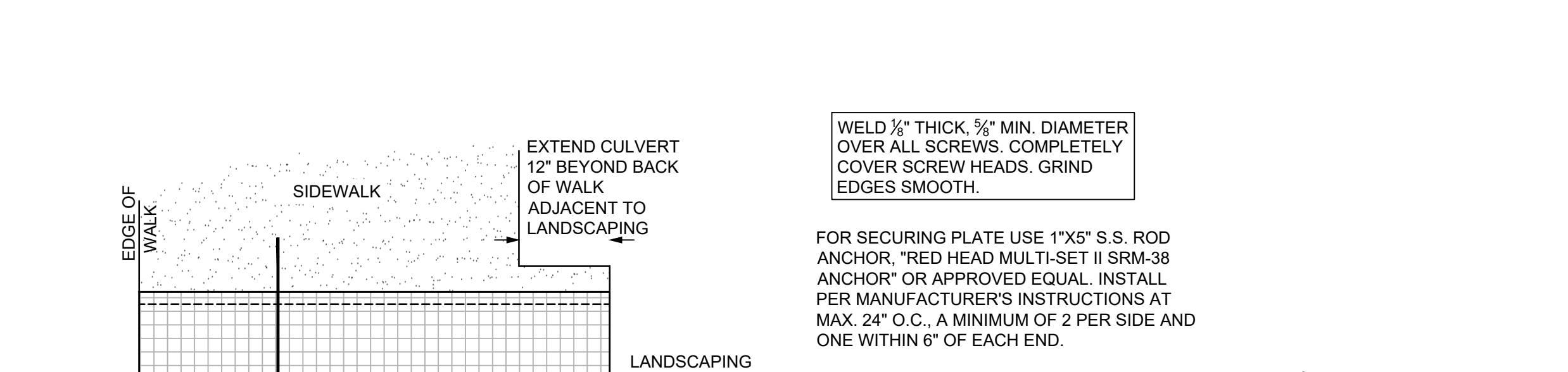


GENERAL NOTES

- CONTRACTION / CONTROL JOINTS @ 6' MAX.
- 1/2" EXPANSION JOINTS 24' O.C.
- REQUIRES FULL FORM ON ALL FACES.
- 3/8" RADIUS AT ALL EXPOSED EDGES.

CUT-OFF WALL

SCALE: N.T.S.

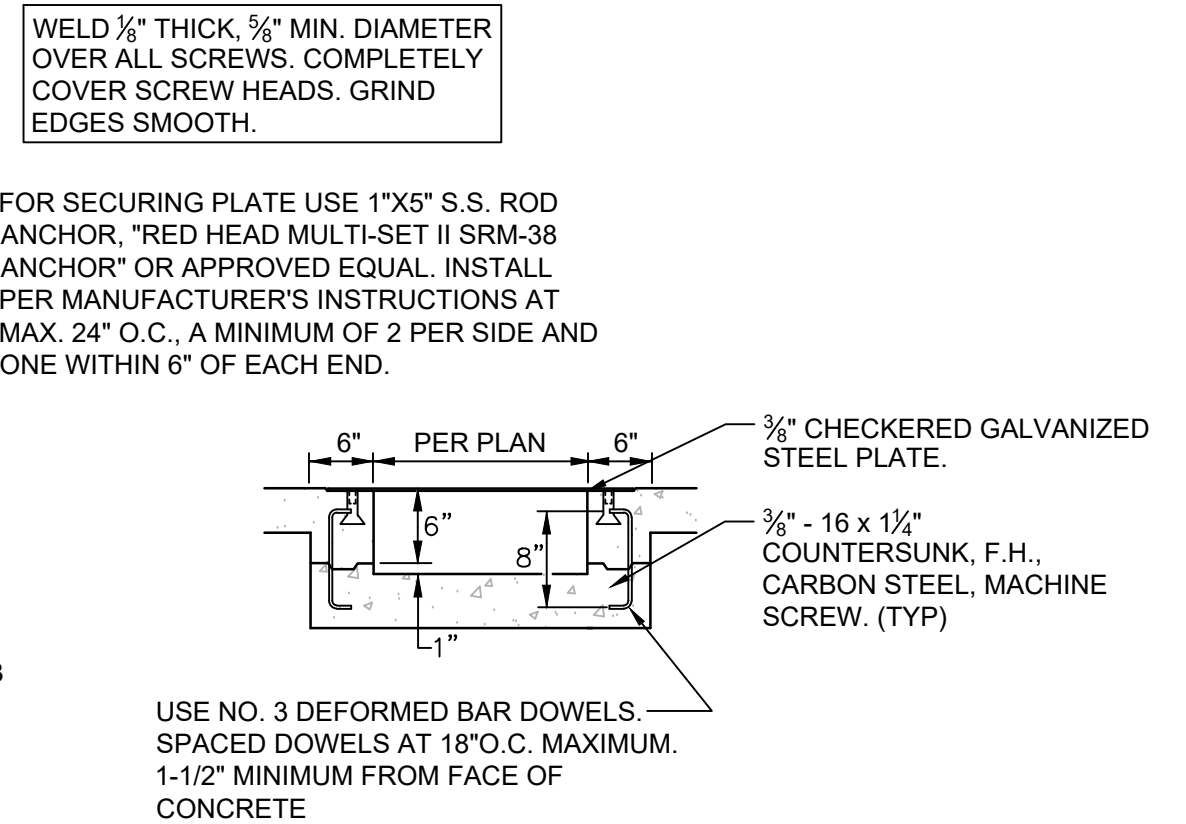


CURB OPENING

SCALE: N.T.S.

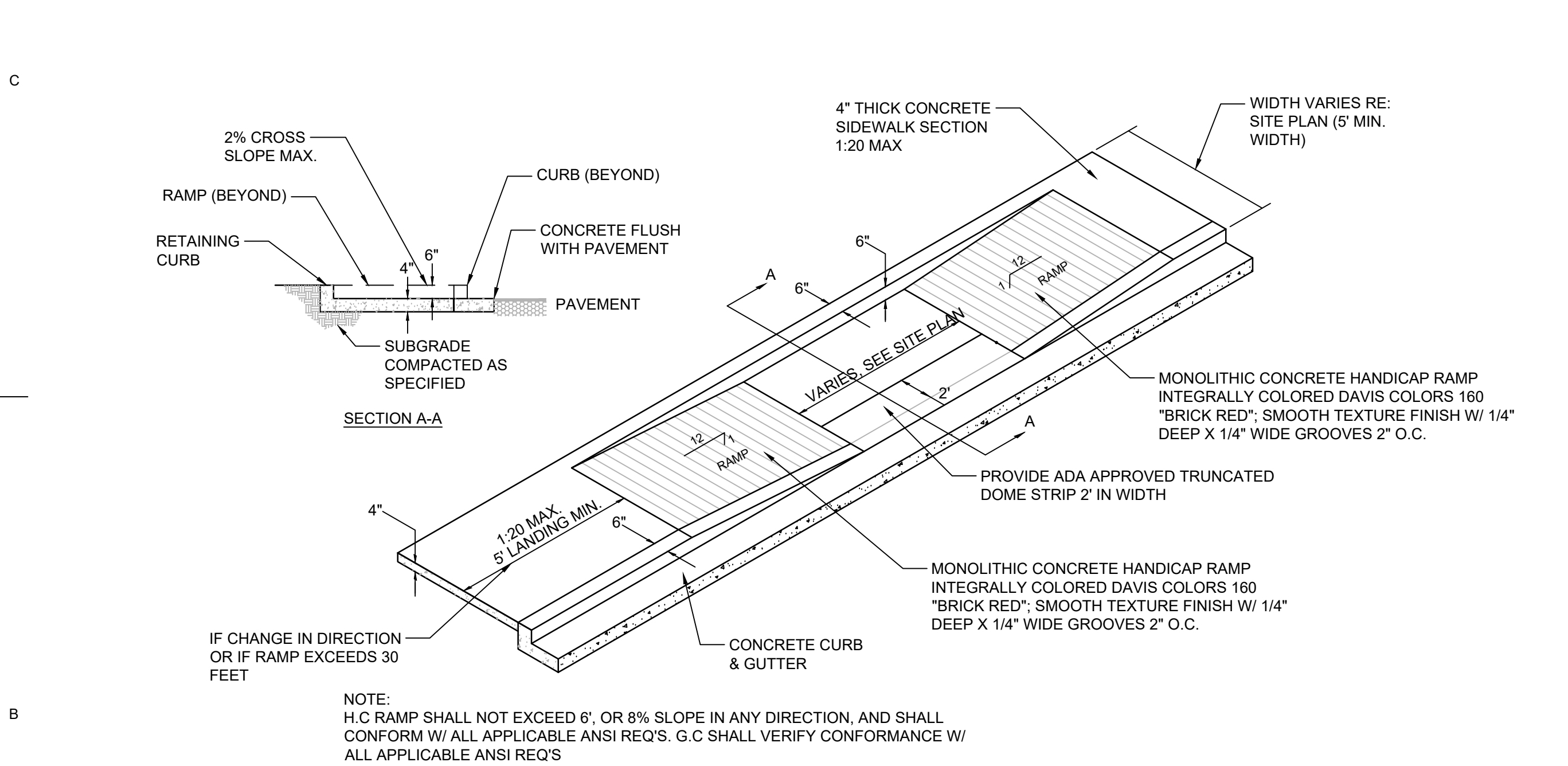
COVERED SIDEWALK CULVERT

CONSTRUCT PER COA STD. DWG 2236 WITH MODIFICATIONS PER THIS DETAIL



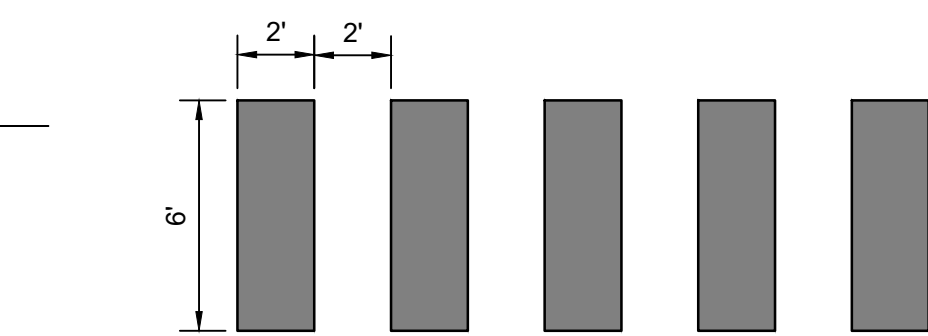
SECTION A

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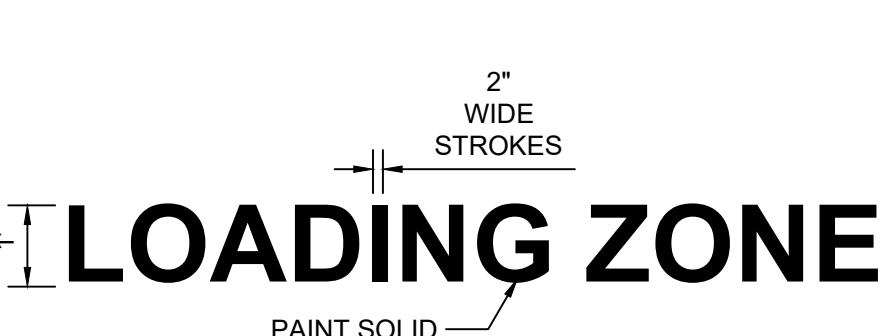
ADA RAMP DETAIL

SCALE: N.T.S.



PAINTED CROSSWALK

SCALE: N.T.S.



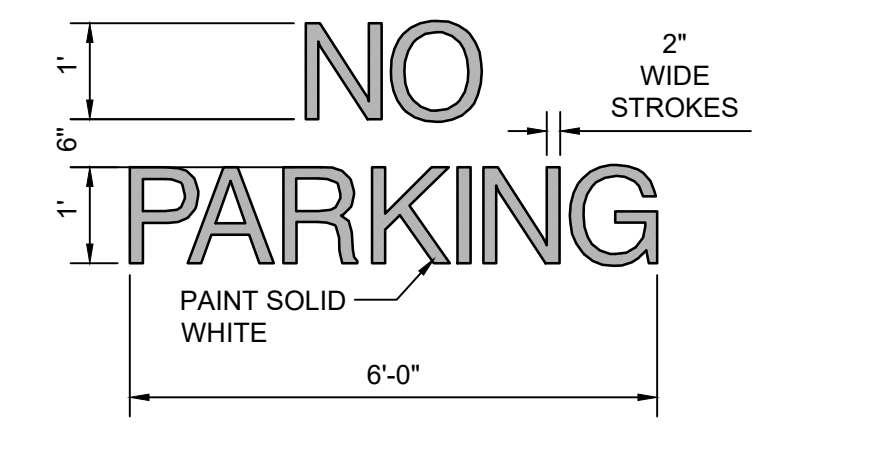
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SCALE: N.T.S.



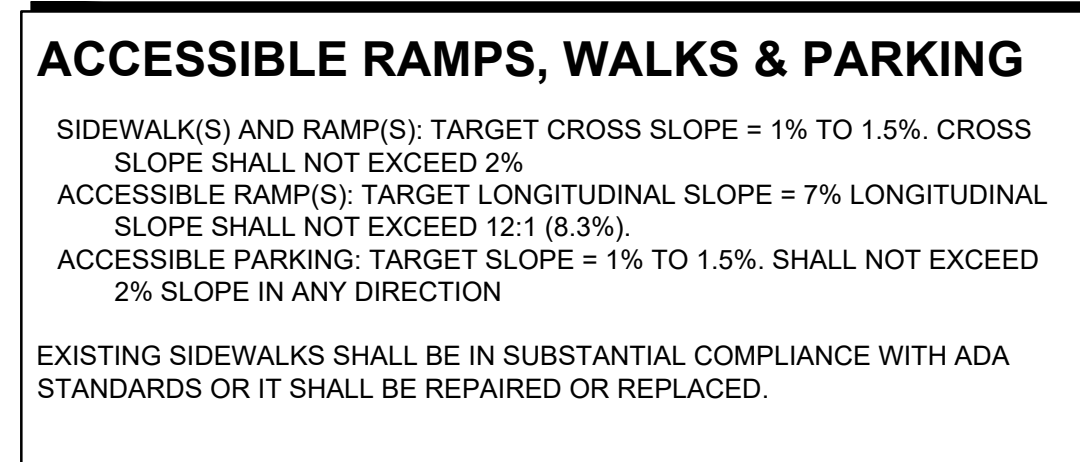
PAINTED 'EV PARKING'

SCALE: N.T.S.



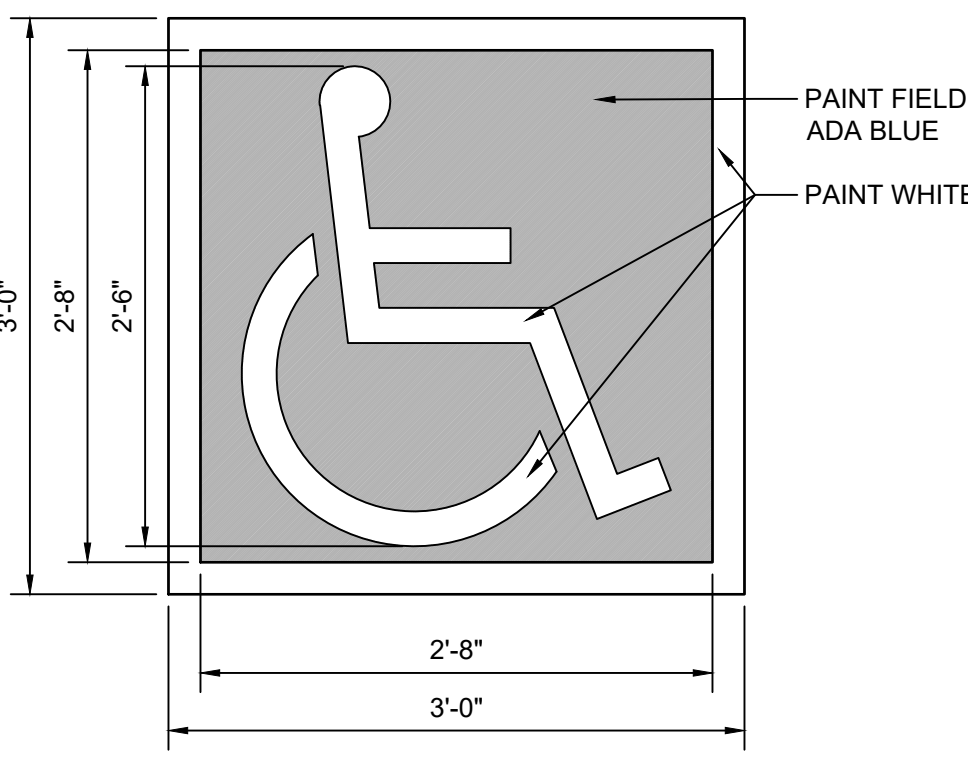
PAINTED 'NO PARKING'

SCALE: N.T.S.



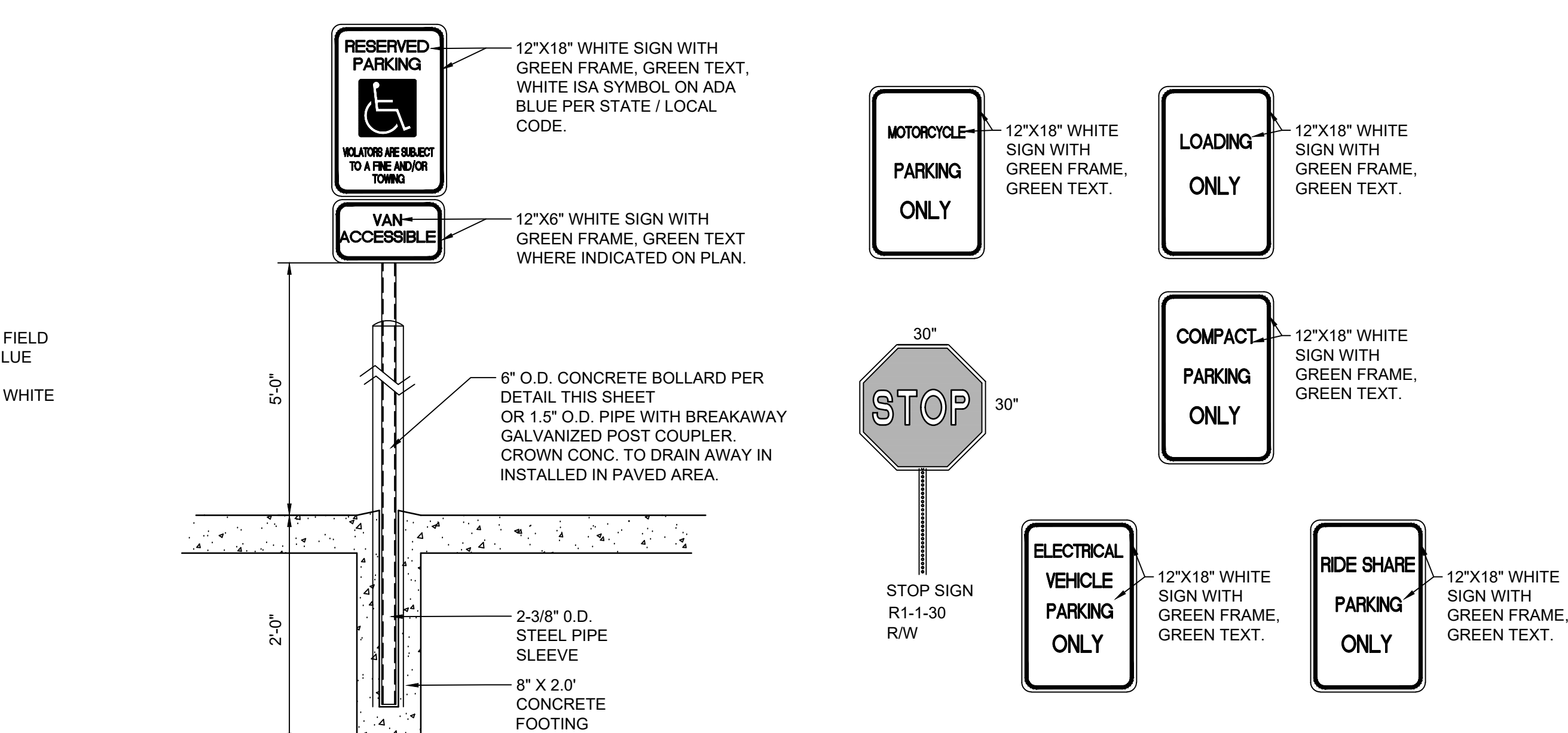
ACCESSIBLE RAMPS, WALKS & PARKING

SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%. ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%). ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION. EXISTING SIDEWALKS SHALL BE IN SUBSTANTIAL COMPLIANCE WITH ADA STANDARDS OR IT SHALL BE REPAIRED OR REPLACED.



ACCESSIBILITY SYMBOL

SCALE: N.T.S.



SIGNAGE

SCALE: N.T.S.



CONSULTANT

Isaacson & Arfman, Inc. Civil Engineering Consultants

128 Monroe Street NE Albuquerque, NM 87108 505-268-8828 | www.iacivil.com

STAMP



PERMIT SET

PROJECT NAME SOMOS

7200 CENTRAL AVE SE, ALBUQUERQUE, NEW MEXICO 87108

SOMOS APARTMENTS LIMITED PARTNERSHIP LLP

REVISIONS

NO.	DATE	DESCRIPTION

Copyright: Design Group

Drawn by JTS
Checked by IMNA
Date SEP 03, 2024
Project number 2735

SHEET TITLE

CIVIL DETAILS

SHEET NUMBER

CP-501