

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 6, 2022

Ronald R. Bohannon, PE
Tierra West, LLC
5571 Midway Park PI NE
Albuquerque, NM 87109

Re: Sunset Apartments
SE Corner of Sunset and 82th St.
Traffic Circulation Layout
Engineer's Stamp 09-13-22 (L10-D032)

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 09-15-22, the above referenced plan cannot be approved for Conceptual TCL until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Please show the North Arrow on the site plan.
2. Clarify existing property lines and proposed property lines.
3. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
4. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
5. Please provide details for all proposed pavement marking and signs (ADA and Motorcycle parking spaces).
6. Provide the width for driveway access off 82th st.
7. Key note 10: please reference COA std dwg 2426 for the proposed driveways accesses.
8. Key note 5: please reference COA std dwg 2430 for the proposed sidewalk.
9. Key note 2: provide details and call out COA std dwg for the proposed ADA ramps.
10. ADA curb ramps must be updated to current standards and have truncated domes installed.
11. All bicycle racks shall be designed according to the following guidelines:
 - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
 - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - d. The rack allows varying bicycle frame sizes and styles to be attached.

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- e. The user is not required to lift the bicycle onto the bicycle rack.
- f. Each bicycle parking space is accessible without moving another bicycle.
- 12. Bicycle racks shall be sturdy and anchored to a concrete pad.
- 13. A 1-foot clear zone around the bicycle parking stall shall be provided.
- 14. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
- 15. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
- 16. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
- 17. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
- 18. Define ADA pathways by labeling of ramps, flush pavement, dimensioning of pathways, doorways, etc.
- 19. All sidewalks along streets should be placed at the property line.
- 20. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.
- 21. 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.
- 22. Provide a copy of Fire Marshal approval.
- 23. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
- 24. Please specify the City Standard Drawing Number when applicable.
- 25. Provide notes showing what work is included and on the work order and the private work on site.
- 26. Work within the public right of way requires a work order with DRC approved plans.
- 27. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
- 28. Please provide a letter of response for all comments given.
- 29. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Matt Grush: mgrush@cabq.gov**).

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Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee.

For log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

PO Box 1293

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

Albuquerque

NM 87103

\ma via: email
C: CO Clerk, File

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Sunset Apartments **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Tract 52 Unit 2 Atrisco Grant
City Address: SE Corner of Sunset Gardens Rd / 8th Street

Applicant: Two Rivers, LLC **Contact:** Jim Gifford
Address: 5800 San Francisco Rd NE, Albuquerque, NM 87109
Phone#: 505-250-3950 **Fax#:** _____ **E-mail:** jim@jacksonresnm.com

Other Contact: Tierra West, LLC **Contact:** Vinny Perea
Address: 5571 Midway Park Pl NE, Albuquerque, NM 87109
Phone#: 505-858-3100 **Fax#:** _____ **E-mail:** vperea@tierrawestllc.com

TYPE OF DEVELOPMENT: ☒ PLAT (# of lots) 1 ☐ RESIDENCE ☒ DRB SITE ☐ ADMIN SITE

IS THIS A RESUBMITTAL? ☐ 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)(CONCEPTUAL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☒ 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 9/13/2022 **By:** Vinny Perea

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

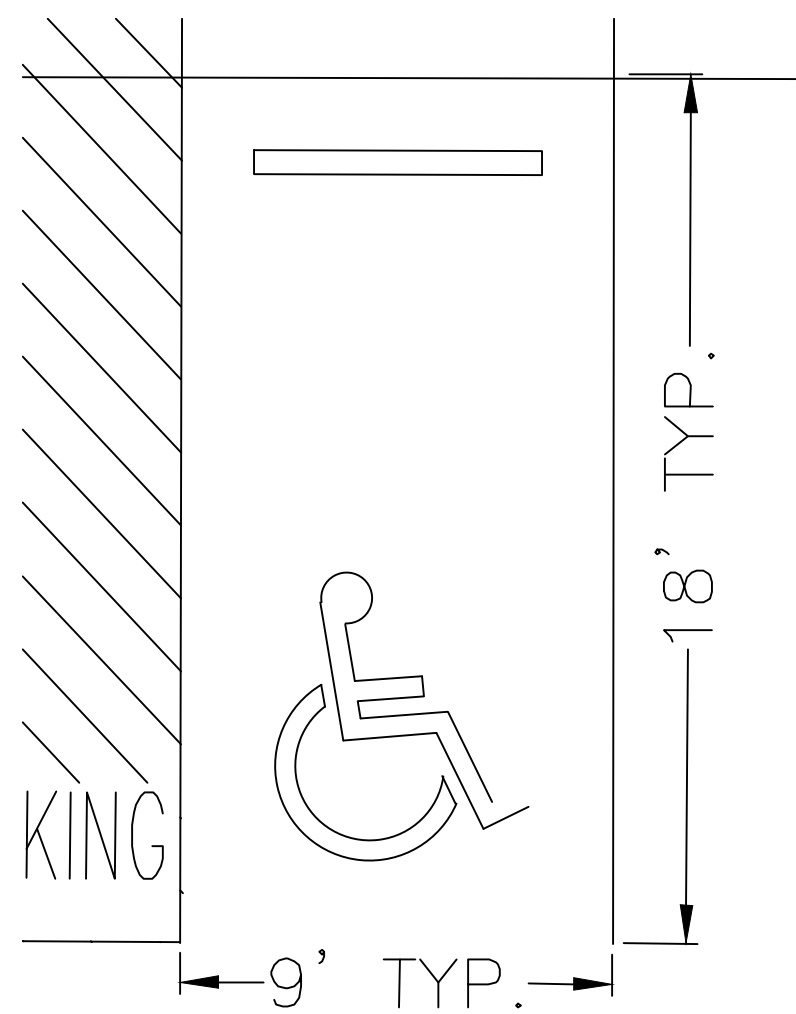
LEGEND

- ===== CURB & GUTTER
----- BOUNDARY LINE
----- EASEMENT
===== BUILDING
===== PROPOSED SIDEWALK
----- EXISTING CURB & GUTTER
----- EXISTING BOUNDARY LINE
PARKING COUNT
CLEAR SIGHT TRIANGLE

VEHICLE TRACKING NOTE:
AN AASHTO 2011 SU-30 WAS USED.

KEYED NOTES

- 1 UNIDIRECTIONAL ACCESSIBLE
2 ACCESSIBLE RAMP
3 6" CURB AND GUTTER (TYP) PER COA STD 2415A
4 MOUNTABLE ROLL CURB (TYP) PER COA STD 2415B
5 6' CONCRETE SIDEWALK
6 DUMPSTER W/RECYCLING
7 ACCESSIBLE PARKING W/SIGN PER ADA STD
8 MOTORCYCLE PARKING W/SIGN
9 9' PEDESTRIAN CROSSWALK
10 6' VALLEY GUTTER PER COA STD 2415A
11 WHEEL STOP (TYP)

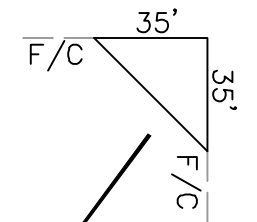


TYPICAL HANDICAP PARKING

NTS

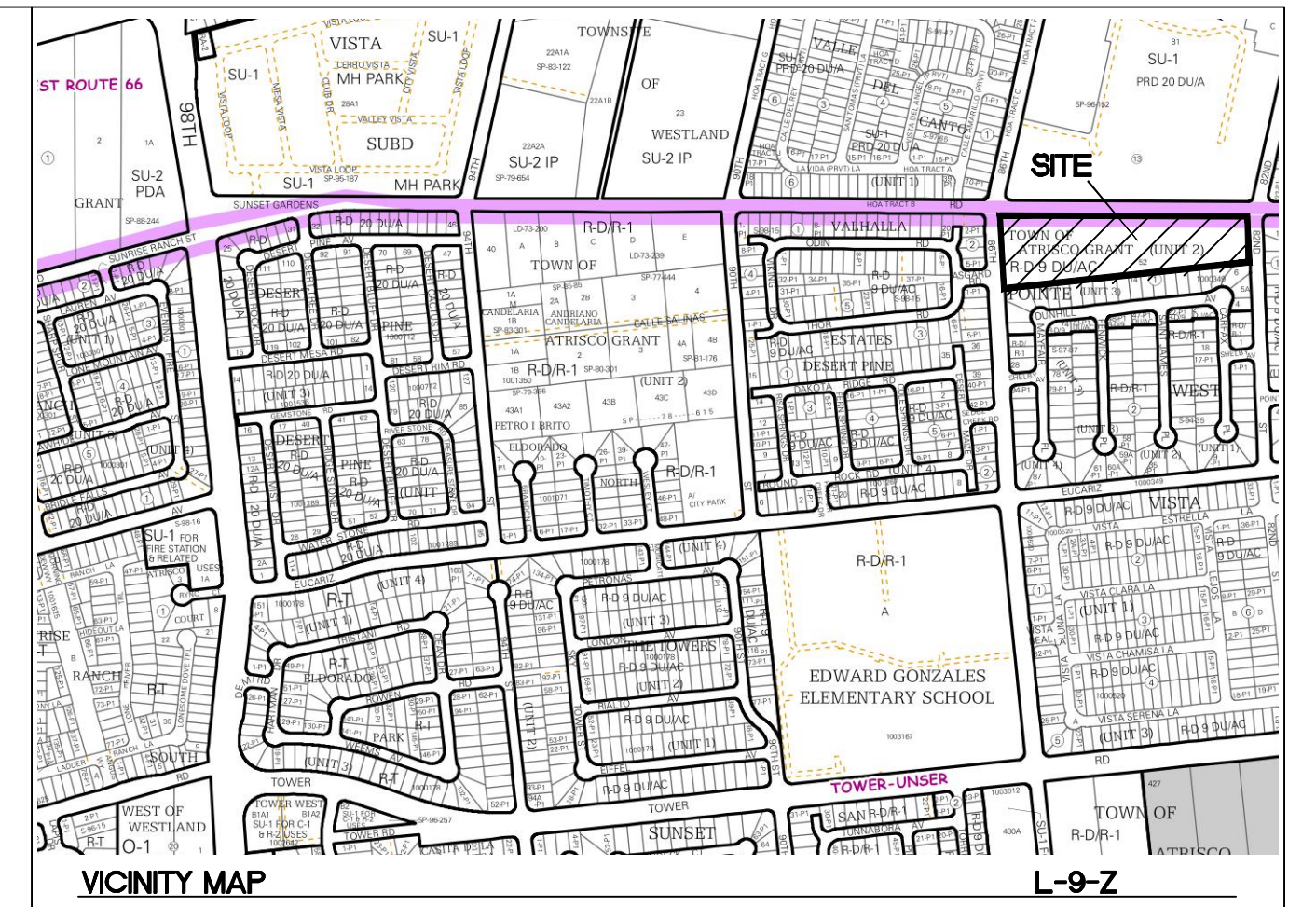
SUNSET GARDENS ROAD S.W.
60' ROW

SIGHT TRIANGLE (TYP)



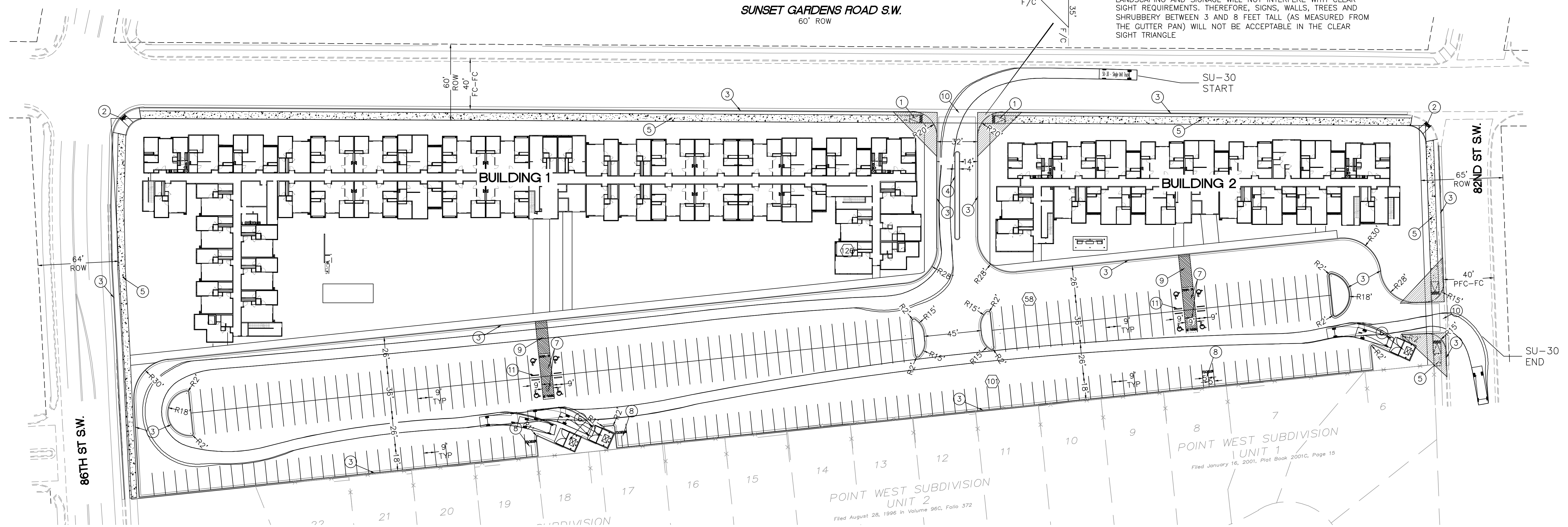
NOTE

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



LEGAL DESCRIPTION

TRACT 52 UNIT ATRISCO GRANT
6.04 AC



SITE DATA:

BUILDING 1
FLOOR 1
STUDIO = 6
1 BEDROOM = 15
2 BEDROOM = 23

FLOOR 2
STUDIO = 6
1 BEDROOM = 14
2 BEDROOM = 24

FLOOR 3
STUDIO = 5
1 BEDROOM = 14
2 BEDROOM = 23

TOTAL BUILDING 1 = 130 UNITS

BUILDING 2
FLOOR 1
STUDIO = 4
1 BEDROOM = 11
2 BEDROOM = 6

FLOOR 2
STUDIO = 4
1 BEDROOM = 10
2 BEDROOM = 7

FLOOR 3
STUDIO = 3
1 BEDROOM = 10
2 BEDROOM = 6

TOTAL BUILDING 2 = 61 UNITS

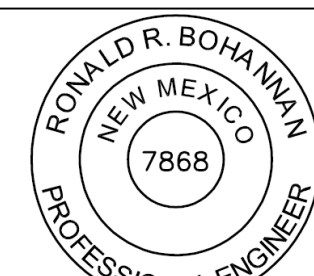
PROJECT TOTAL = 191 UNITS
STUDIO = 28 (15%)
1 BEDROOM = 74 (38%)
2 BEDROOM = 89 (47%)

PARKING:
28 STUDIO UNITS X 1 = 28 SPACES
74 1 BEDROOM UNITS X 1.2 = 89 SPACES
89 2 BEDROOM UNITS X 1.6 = 143 SPACES
TOTAL REQUIRED = 260 SPACES
SPACES PROVIDED = 287

CHARGING STATIONS REQUIRED = 260 X 0.02 = 6 SPACES
ADA SPACES REQUIRED = 5 + 2 VAN ACCESSIBLE
BICYCLE PARKING REQUIRED = 260 X 0.10 = 26 SPACES
MOTORCYCLE PARKING REQUIRED = 5 SPACES

NOTE

CONTRACTOR SHALL COMPLY, AT A MINIMUM, WITH THE GOVERNOR'S COMMISSION ON DISABILITY'S PARKING LOT CHECKLIST:
[HTTP://GCD.STATE.NM.US/PHYSICAL-ACCESSIBILITY/PARKING/](http://gcd.state.nm.us/physical-accessibility/parking/)
WITH RESPECT TO THE TYPE OF HANDICAP PARKING SIGNAGE, 1' HIGH BY 2" THICK LETTERING STAYING "NO PARKING" IN THE CROSS STRIPED ACCESS ISLE, AND ANY OTHER STATE STATUTE REQUIREMENTS THAT ARE MORE STRINGENT THAN THOSE OF THE FEDERAL OR CITY REQUIREMENTS.

 09-13-22 RONALD R. BOHANNAN P.E. #7868	SUNSET APARTMENTS ALBUQUERQUE, NM	DRAWN BY pm
	CONCEPTUAL TRAFFIC CIRCULATION LAYOUT	DATE 9-7-22
	TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	SHEET #
		JOB # 2022028