

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 24, 2023

Vinny Perea, PE
Tierra West, LLC
5571 Midway Park PI NE
Albuquerque, NM 87109

**Re: Sunset Apartment
SE Corner of Sunset Gardens Rd. & 86th St.
Traffic Circulation Layout
Engineer's Stamp 12-21-22 (L10-D032)**

Dear Mr. Perea,

The TCL submittal received 12-28-2022 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.

PO Box 1293

Albuquerque

NM 87103

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 the PLNDRS@cabq.gov for log in and evaluation by Transportation. **An Approved/Accepted work order must be provided prior of final CO approval.**

www.cabq.gov

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

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- PARKING COUNT (NOT INCL. MC SPACES)
- CLEAR SIGHT TRIANGLE
- PROPOSED PUBLIC ASPHALT PAVEMENT
- PROPOSED BICYCLE RACK (2 SPACES)
- 6'-WIDE ADA PEDESTRIAN ROUTE

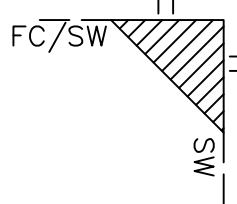
VEHICLE TRACKING NOTE:

AN AASHTO 2011 SU-30 WAS USED.

KEYED NOTES

- 1 UNIDIRECTIONAL ACCESSIBLE RAMP PER COA STD 2443 AND DETECTABLE WARNING SURFACE PER COA STD 2446
- 2 CURB ACCESSIBLE RAMP PER COA STD 2441 AND DETECTABLE WARNING SURFACE PER COA STD 2446
- 3 6" CURB AND GUTTER PER COA STD 2415A
- 4 8" STANDARD CURB AND GUTTER PER COA STD 2415A
- 5 CONCRETE SIDEWALK PER COA STD 2430, WIDTH PER PLAN
- 6 DUMPSTER W/RECYCLING
- 7 ACCESSIBLE PARKING W/ WHEEL STOP AND SIGN PER ADA AND NMSA STANDARDS
- 8 4.5'Wx9'D MOTORCYCLE PARKING W/SIGN
- 9 9' PEDESTRIAN CROSSWALK PER ADA STANDARDS
- 10 PRIVATE DRIVEWAY ENTRANCE PER COA STD 2426
- 11 NEW PUBLIC ASPHALT PAVEMENT EXTENSION, MATCH EXISTING PAVEMENT SECTION
- 12 9'Wx15' COMPACT PARKING W/ PAVEMENT MARKERS
- 13 VEHICULAR GATED ACCESS
- 14 PRIVATE ONSITE ASPHALT PAVEMENT, PAVEMENT SECTION PER GEOTECH REPORT
- 15 BICYCLE RACK (2 SPACES PER RACK)

SIGHT TRIANGLE (TYP)



SIGHT TRIANGLE 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

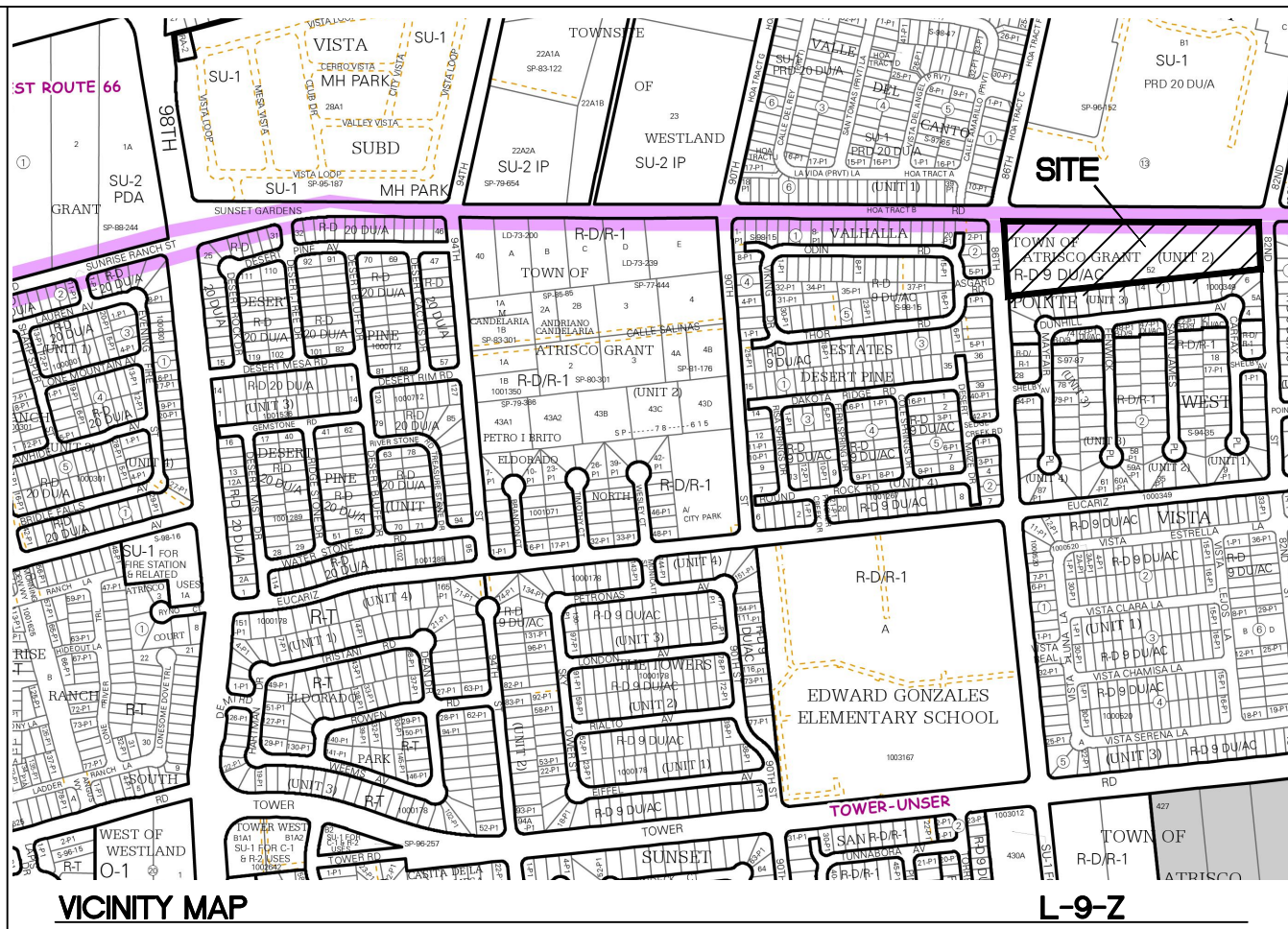
PRIVATE ONSITE WORK NOTE:

ALL PROPOSED IMPROVEMENTS SHOWN INSIDE THE PROPOSED PROPERTY LINES AND EXISTING PROPERTY LINES TO REMAIN ARE DEEMED PRIVATE ONSITE WORK AND WILL REQUIRE BUILDING PERMIT AND/OR GRADING PERMIT APPROVAL TO CONSTRUCT.

PUBLIC WORK NOTE:

ALL PROPOSED IMPROVEMENTS SHOWN OUTSIDE THE PROPOSED PROPERTY LINES AND EXISTING PROPERTY LINES TO REMAIN ARE DEEMED PUBLIC OFFSITE WORK AND WILL REQUIRE DRC WORK ORDER APPROVAL TO CONSTRUCT.

An Approved/Accepted work order must be provided prior of final CO approval

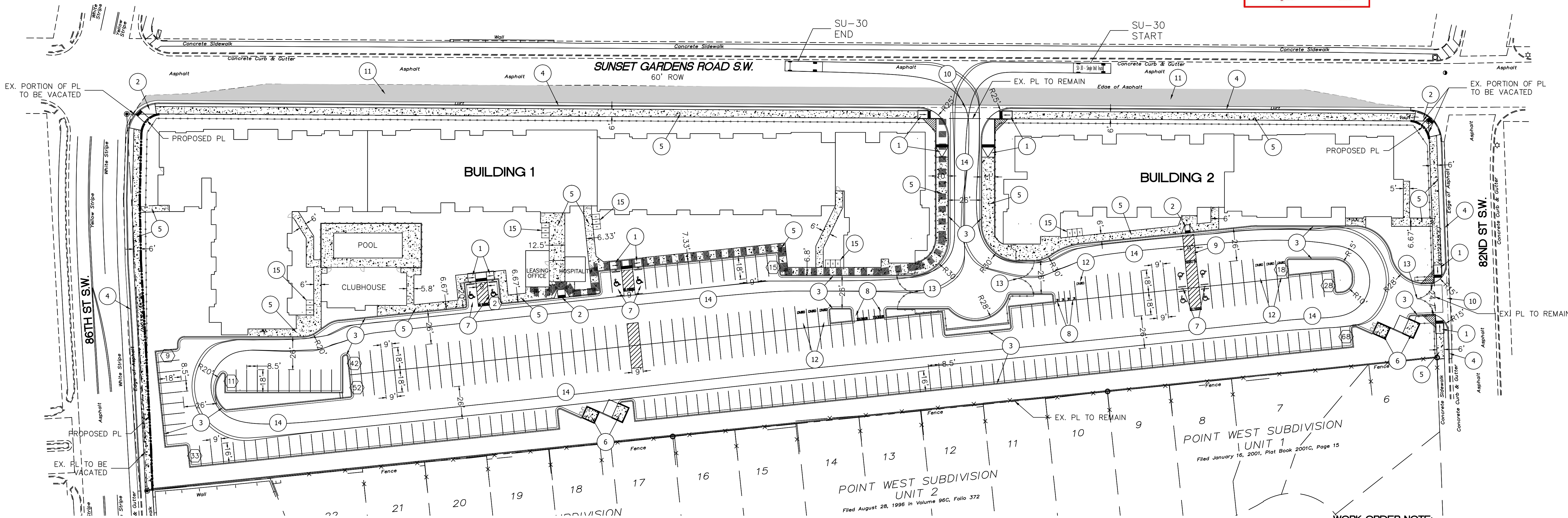


LEGAL DESCRIPTION

TRACT 52 UNIT 2 ATRISCO GRANT
6.04 AC

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo 1/24/2023
Signed Date



SITE DATA:

BUILDING 1:
STUDIO UNITS = 6
1 BEDROOM UNITS = 57
2 BEDROOM UNITS = 70

BUILDING 2:
STUDIO UNITS = 0
1 BEDROOM UNITS = 14
2 BEDROOM UNITS = 37

RESIDENTIAL COMMUNITY AMENITIES:
LEASING OFFICE BLDG AREA = 552 SF
CLUBHOUSE BLDG AREA = 2,105 SF
HOSPITALITY BLDG AREA = 326 SF
TOTAL BLDG AREA = 2,983 SF

PARKING PER TABLE 5-5-1:
6 STUDIO UNITS X 1 = 6 SPACES
71 1 BEDROOM UNITS X 1.2 = 86 SPACES
107 2 BEDROOM UNITS X 1.6 = 172 SPACES
2,983 SF AMENITY BLDG AREA X 0.003 = 9 SPACES

TOTAL PARKING REQUIRED = 273 SPACES
TOTAL PARKING PROVIDED = 278 SPACES
CHARGING STATIONS REQUIRED = 278 X 0.02 = 6 SPACES
CHARGING STATIONS PROVIDED = 6 SPACES

ADA PARKING REQUIRED = 8 SPACES
ADA PARKING PROVIDED = 8 SPACES
VAN ACCESSIBLE PARKING REQUIRED = 2 SPACES
VAN ACCESSIBLE PARKING PROVIDED = 8 SPACES

BICYCLE PARKING REQUIRED = 273 X 0.10 = 28 SPACES
BICYCLE PARKING PROVIDED = 28 SPACES

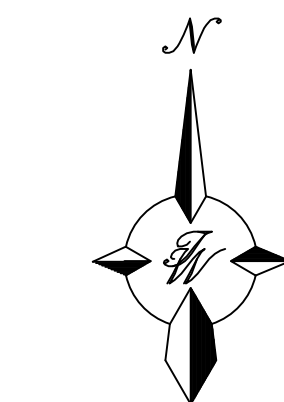
MOTORCYCLE PARKING REQUIRED = 5 SPACES
MOTORCYCLE PARKING PROVIDED = 10 SPACES

NOTE

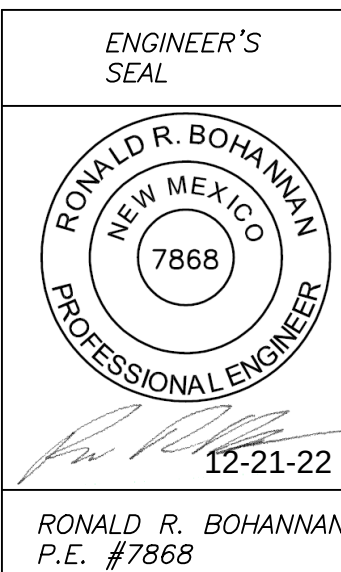
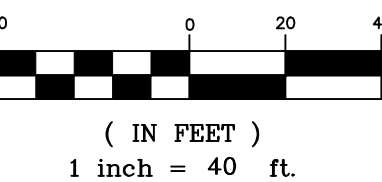
CONTRACTOR SHALL COMPLY, AT A MINIMUM, WITH THE GOVERNOR'S COMMISSION ON DISABILITY'S PARKING LOT CHECKLIST:
[HTTP://GCD.STATE.NM.US/PHYSICAL-ACCESSIBILITY/PARKING/](http://gcd.state.nm.us/physical-accessibility/parking/)
WITH RESPECT TO THE TYPE OF HANDICAP PARKING SIGNAGE, 1' HIGH BY 2" THICK LETTERING 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.

WORK ORDER NOTE:

ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED ON THE WORK ORDER.



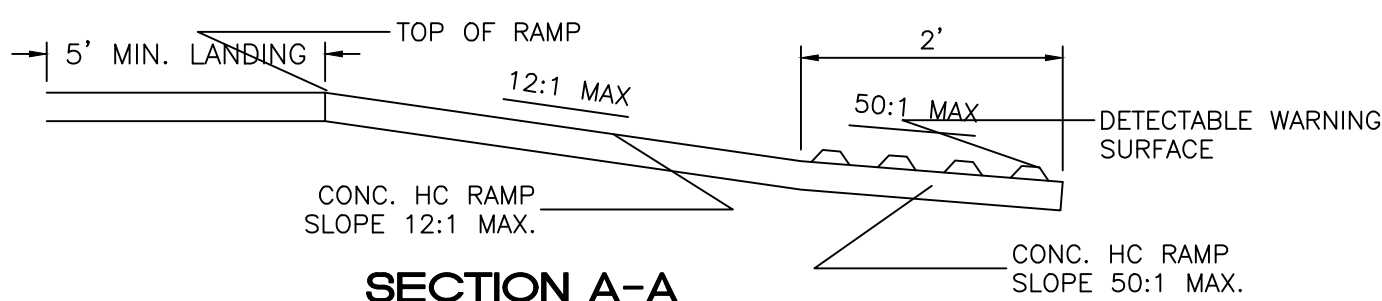
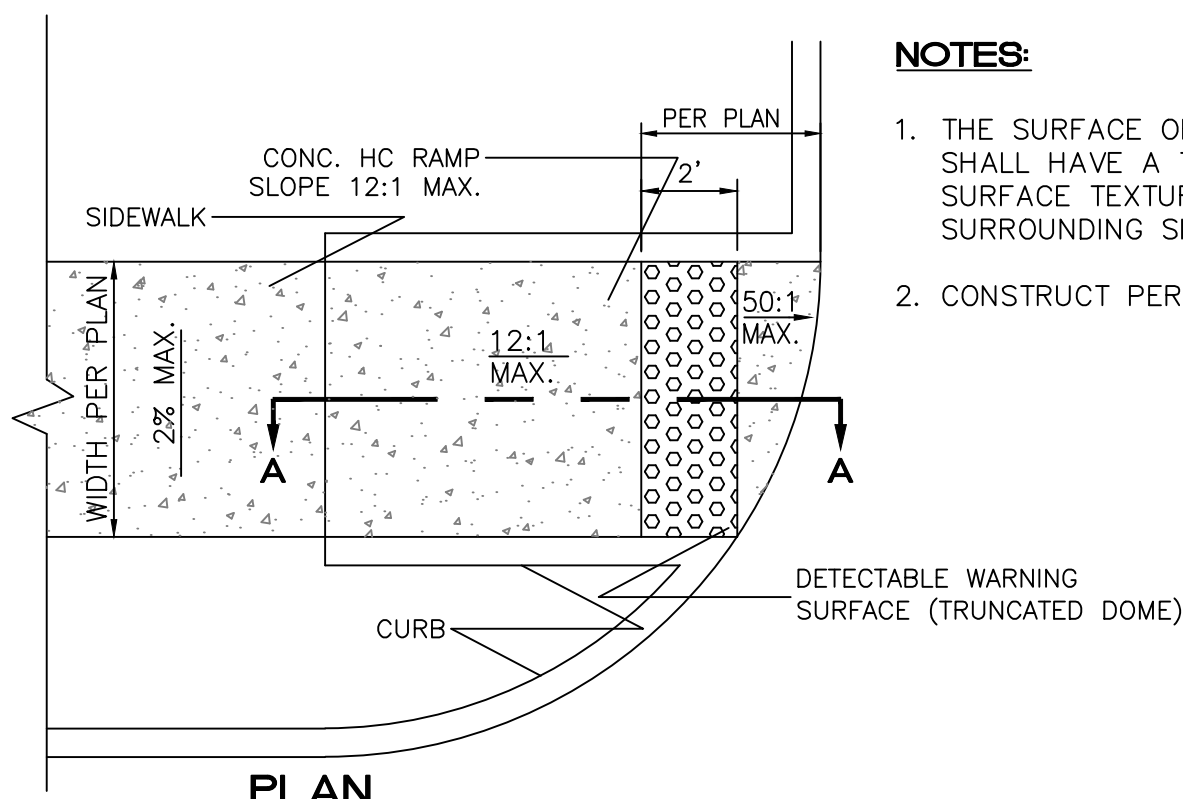
GRAPHIC SCALE



SUNSET APARTMENTS
ALBUQUERQUE, NM
TRAFFIC CIRCULATION LAYOUT

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

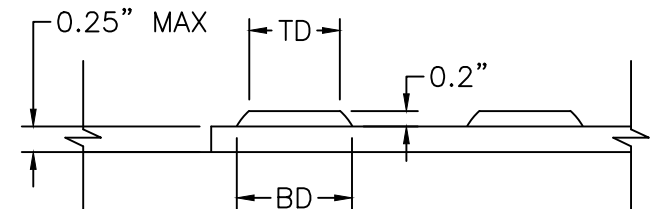
DRAWN BY
pm
DATE
11-9-22
DRAWING
SHEET #
C1.1
JOB #
2022028



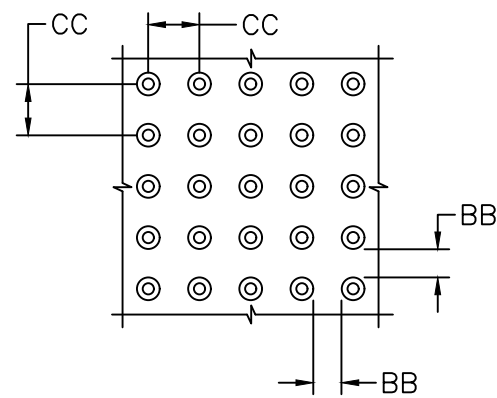
UNIDIRECTIONAL HC RAMP
NOT TO SCALE

NOTES:

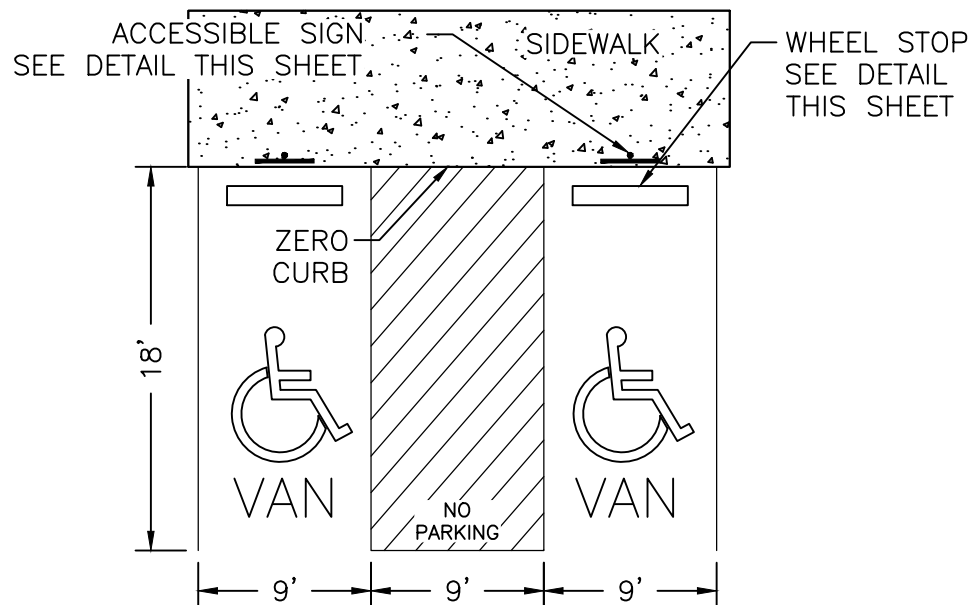
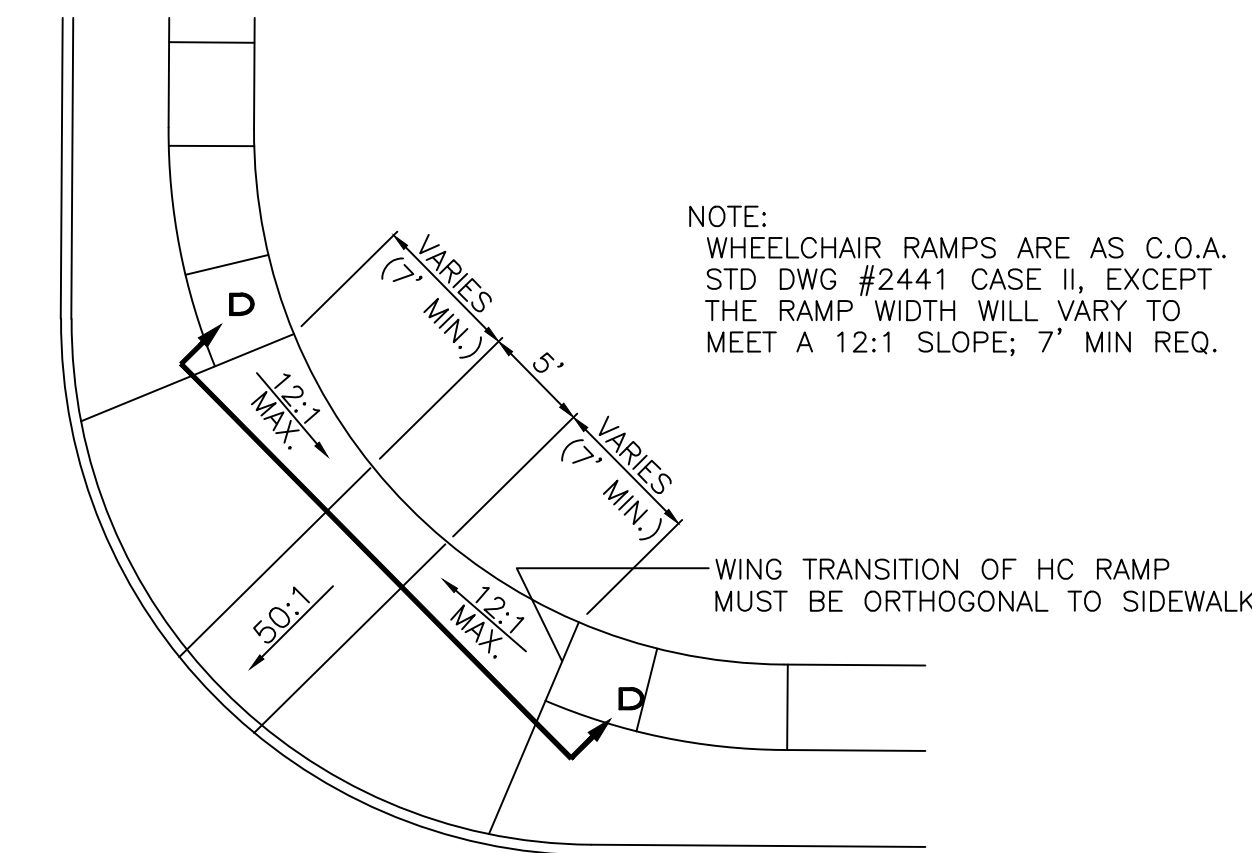
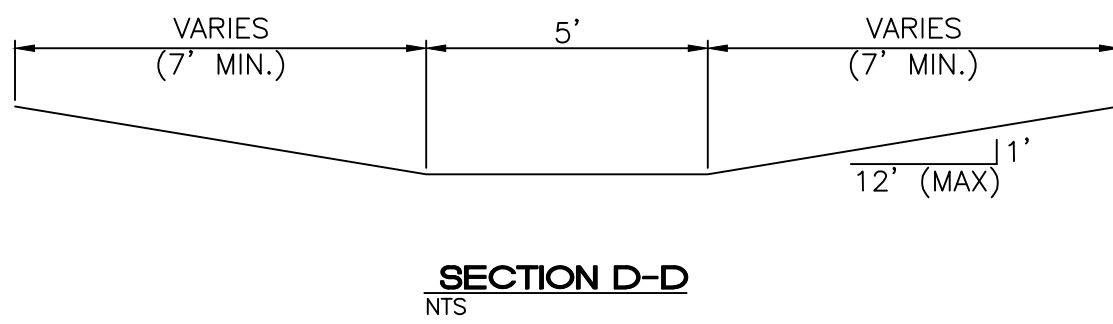
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.



BD - BASE DIAMETER 0.9" MIN
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX

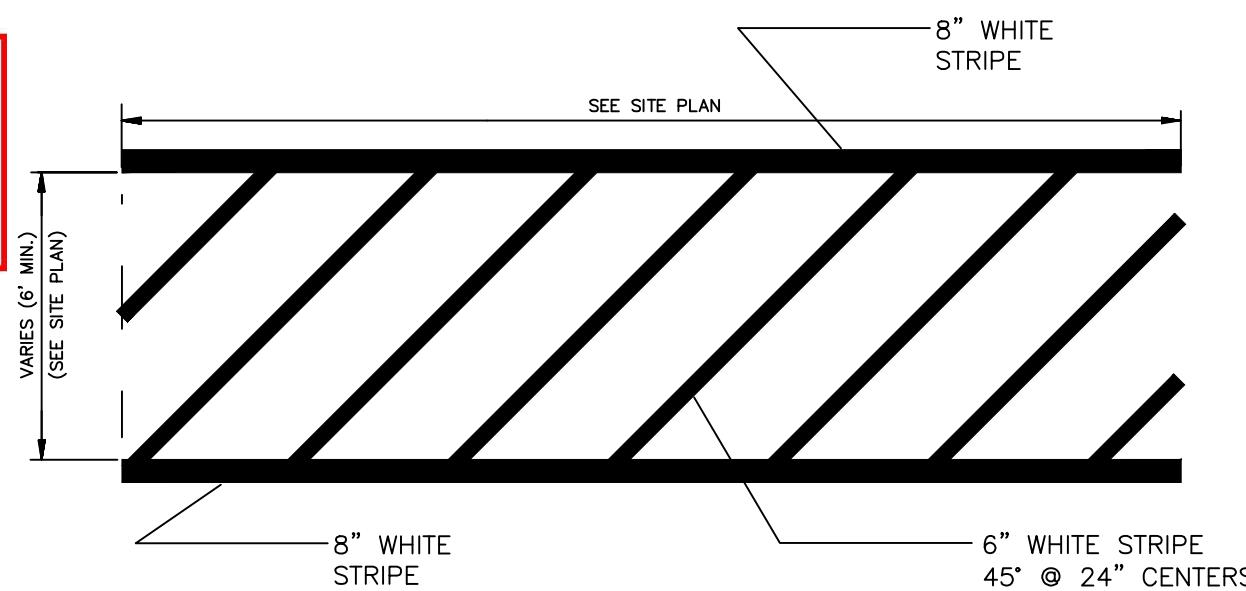


CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN



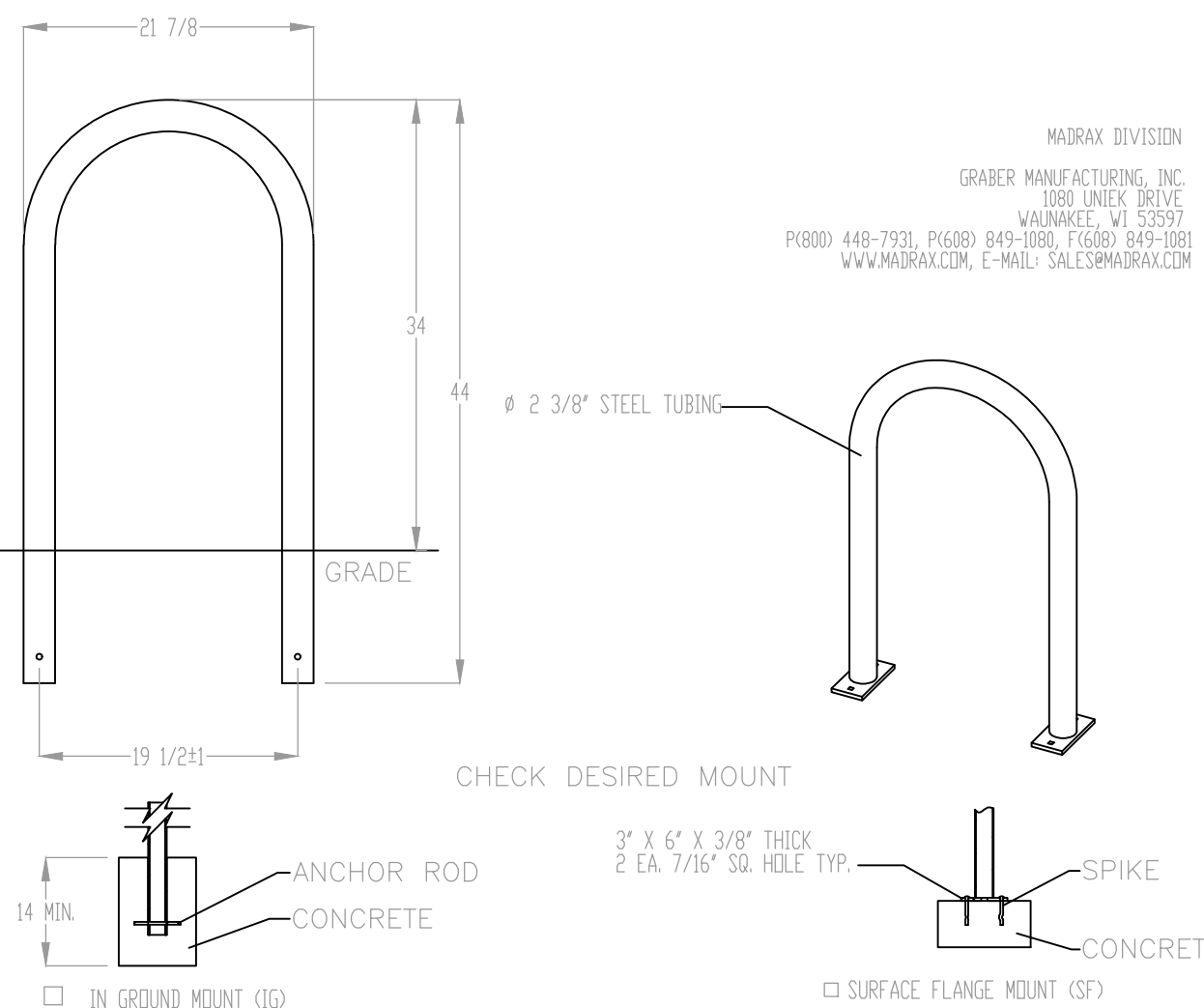
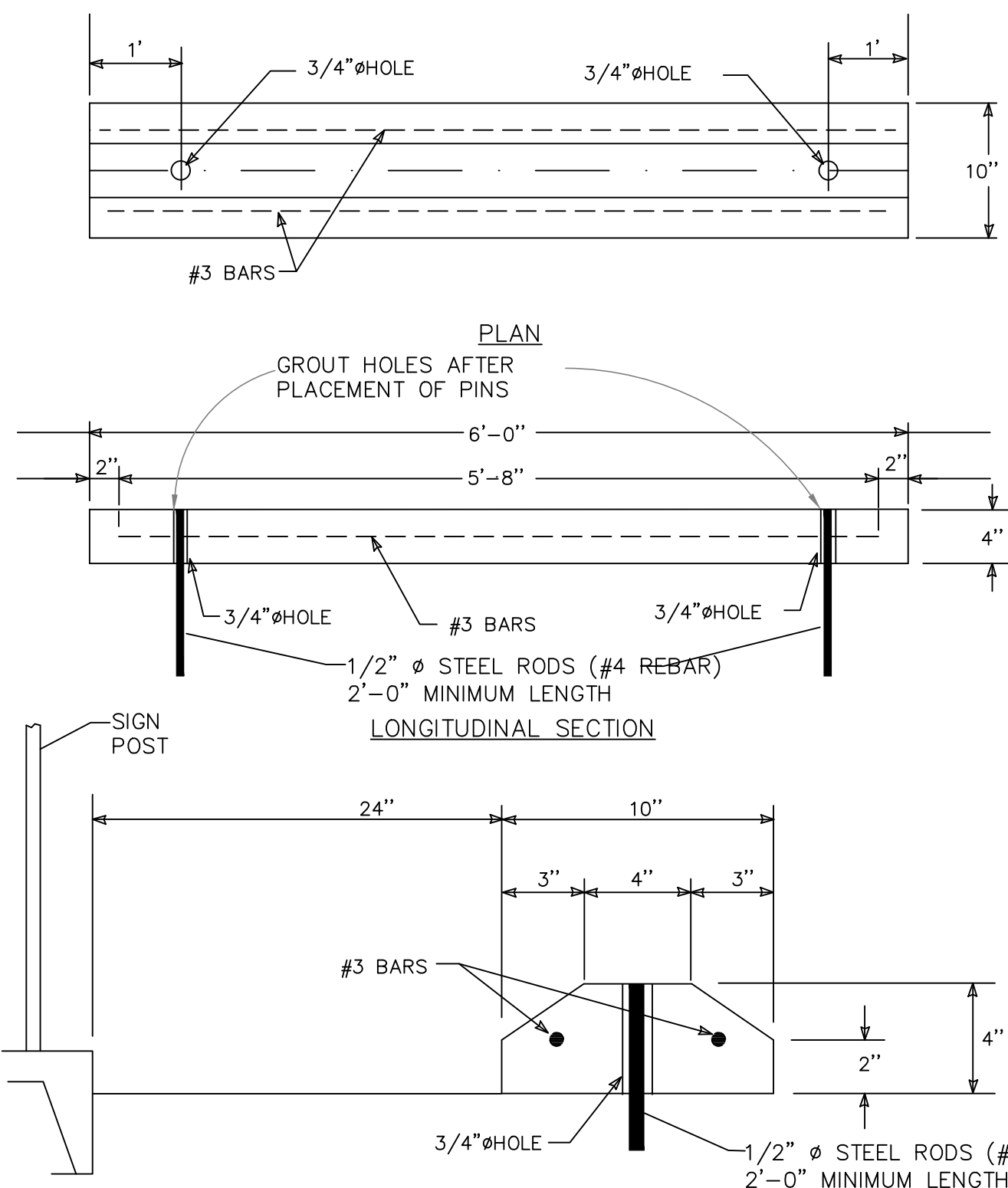
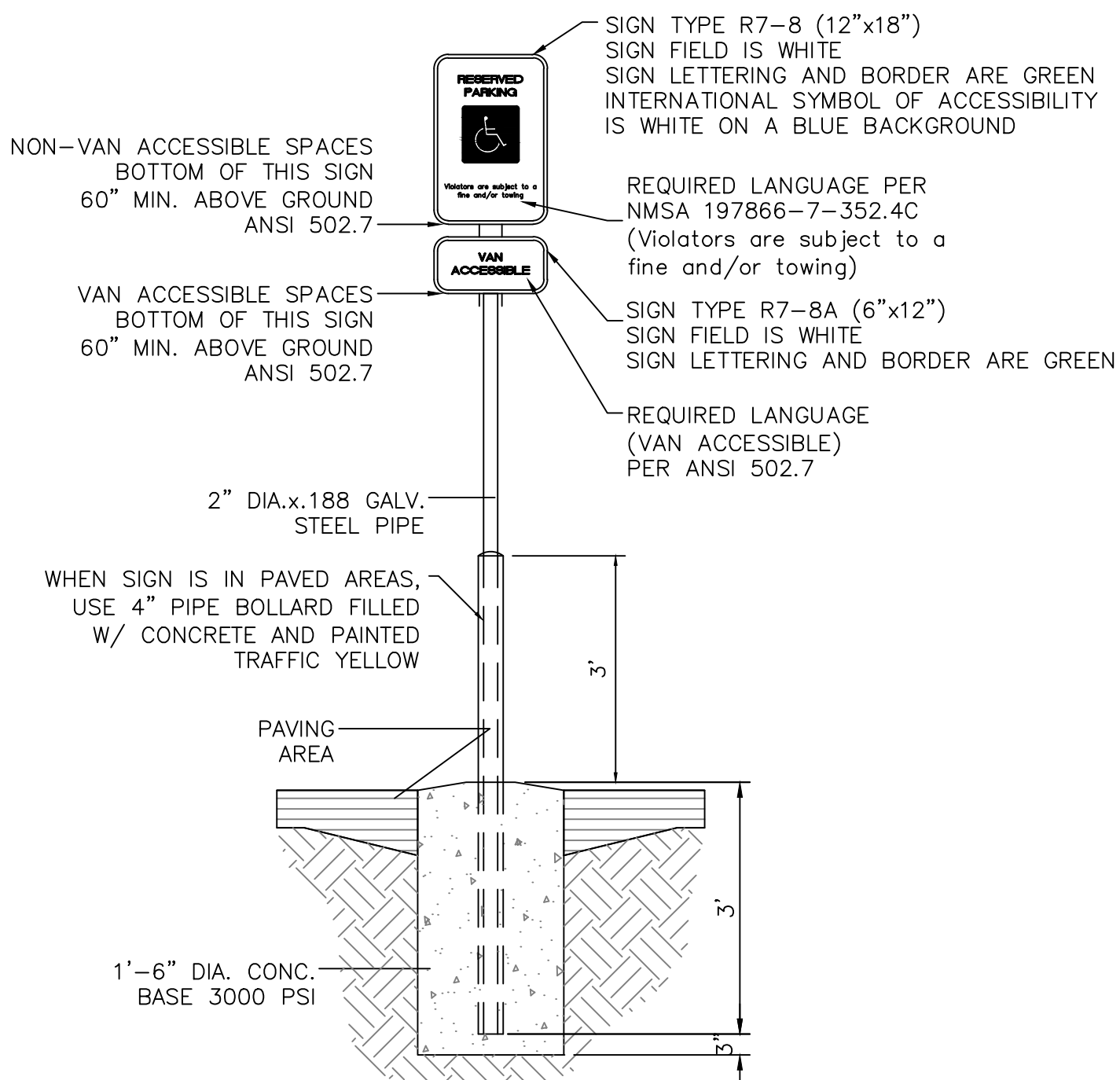
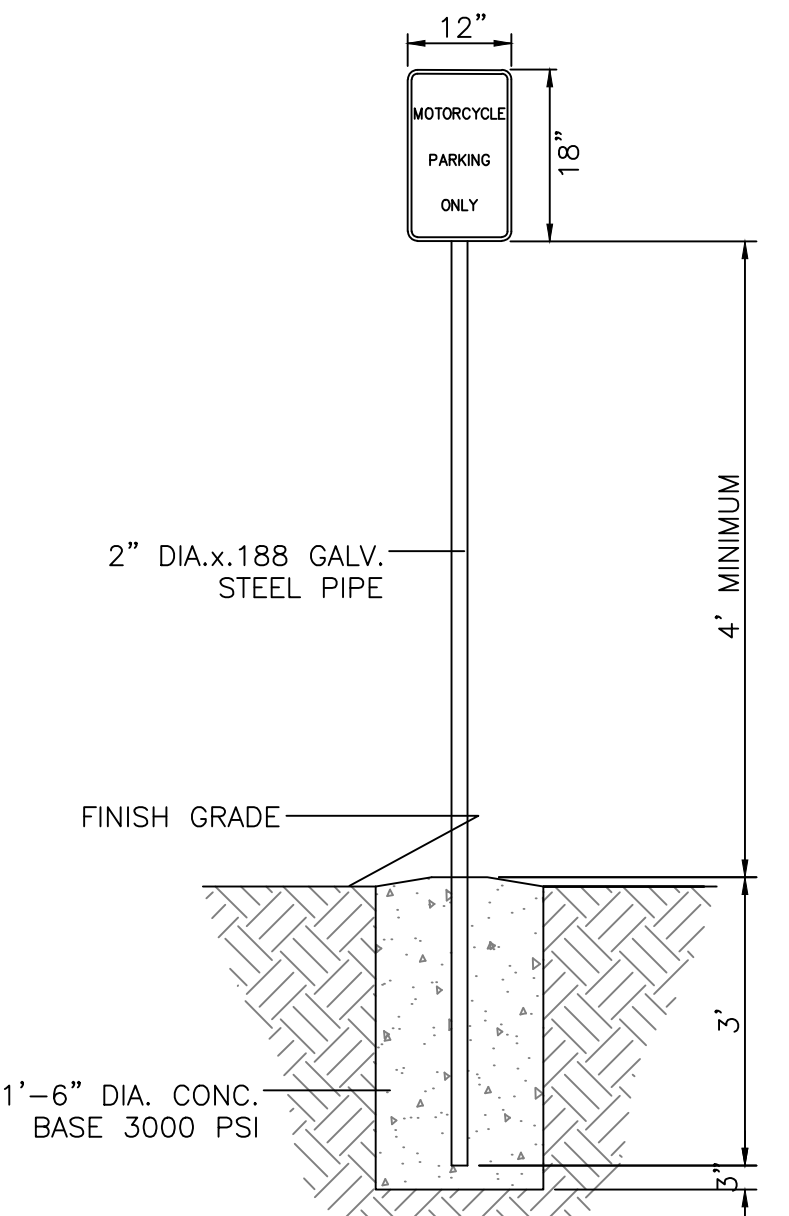
- NOTES:
- 1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
 - 2) Parking space lines and diagonal striping to be painted blue.
 - 3) Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed.

HC PARKING DETAIL
NTS



- NOTE:
1. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
 2. THESE MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE.

CROSSWALK/PED. CROSSING
NTS



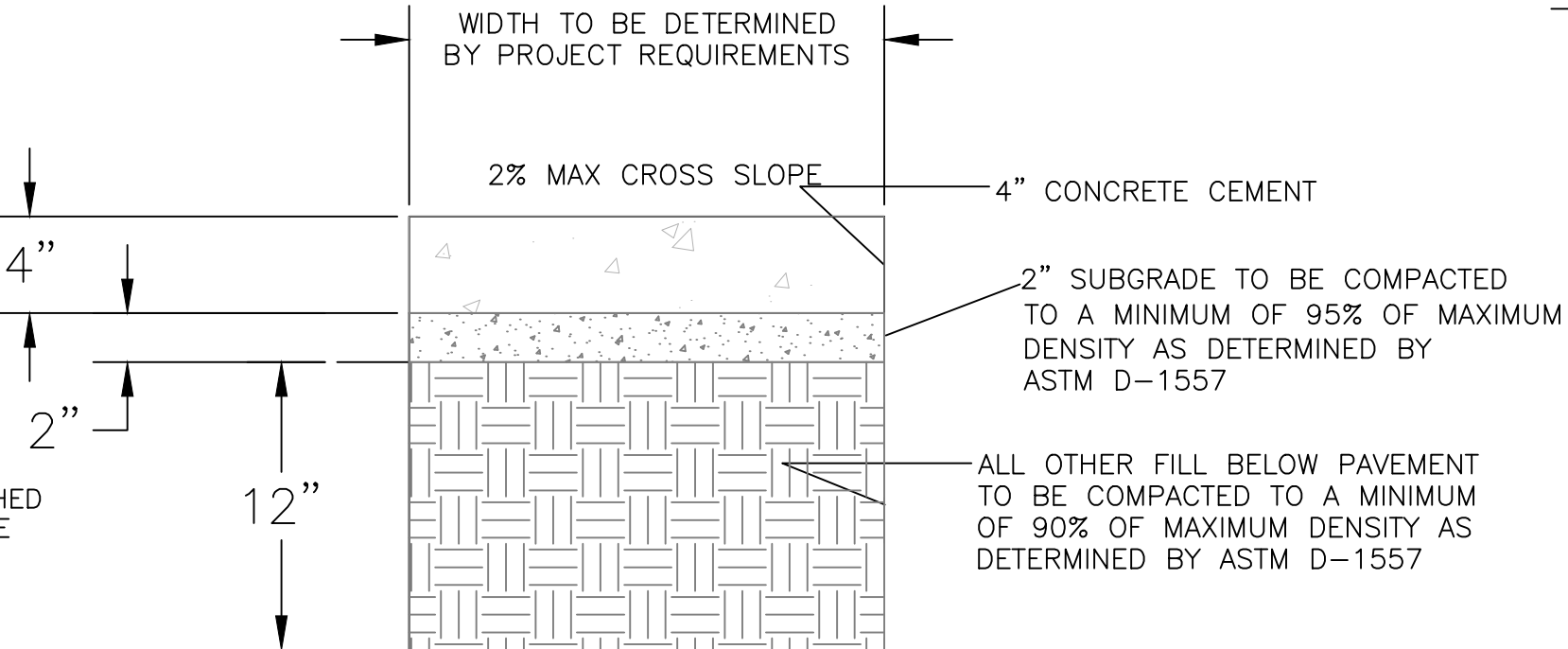
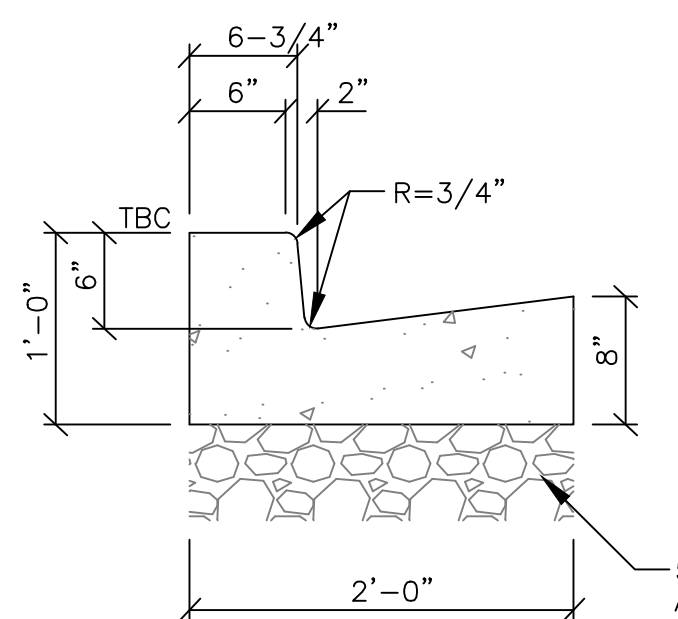
- PRODUCT: U238-1G(SF)
DESCRIPTION: 1" BIKE RACK
2" BIKE, SURFACE OR IN GROUND MOUNT
DATE: 10-4-18
ENG: SNC
- NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 2. CONSULTANT TO SELECT COLOR FINISH. SEE MANUFACTURER'S SPECIFICATIONS.
 3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
 4. BIKE RACK SHALL HAVE A 1-FOOT CLEAR ZONE ALL AROUND.
 5. EACH BIKE RACK SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.
- ©2018 GRABER MANUFACTURING, INC. ALL PROPRIETARY RIGHTS RESERVED.

BIKE RACK DETAIL
SCALE: NONE

MOTORCYCLE PARKING SIGN
NTS

ACCESSIBLE PARKING SIGN
NTS

WHEEL STOP
NTS



ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	SUNSET APARTMENTS ALBUQUERQUE, NM SITE PLAN	DRAWN BY pm
		DATE 11-9-22
		DRAWING
	Tierra West, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C1.2 JOB # 2022028