

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

August 21, 2024

Ronald R. Bohannon, P.E.  
Tierra West  
5571 Midway Park Pl  
Albuquerque, NM 87109

**Re: Opus Transport Apartment**  
**2900 Transport St. SE**  
**Traffic Circulation Layout**  
Engineer's Stamp 08-16-24 (M15-D023H)

Dear Mr. Bohannon,

The TCL submittal received 08-20-2024 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.

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 front counter personnel for log in and evaluation by Transportation. **AN APPROVED WORK ORDER IS A CONDITION OF RELEASING THE FINAL CO.**

[www.cabq.gov](http://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



# 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: \_\_\_\_\_



August 16, 2024

Marwa Al-najjar  
City of Albuquerque – Planning Department  
PO Box 1293  
Albuquerque, New Mexico 87103

**RE: 2023065 TRANSPORT APARTMENTS – OPUS  
2900 TRANSPORT ST. SE  
TRAFFIC CIRCULATION LAYOUT**

Dear Marwa Al-najjar:

Per the correspondence February 6, 2024, please find the following responses addressing the comments listed below:

1. Identify the right of way width, medians, curb cuts, and street widths on Transport St. and Woodward Rd. SE.

**RESPONSE: Acknowledged, see TCL plan for dimensions.**

2. Provide right of way improvement details:

- Proposed sidewalk and buffer width and design details.

**RESPONSE: Acknowledged, see TCL plan for dimensions.**

- Proposed ADA ramp at the corner of Transport St. and Woodward Rd. details.

**RESPONSE: Acknowledged, see TCL plan for dimensions.**

- Proposed both site accesses details.

**RESPONSE: Acknowledged, see TCL plan for dimensions.**

3. Per the DPM, please indicate a minimum throat length of 75 ft for both site accesses.

**RESPONSE: Length greater than 75 ft, discard per Marwa.**

4. Drawing is missing keynote 2.

**RESPONSE: Keynote 2 was added and indicates the southwest corner ramp.**

5. Are you providing EV parking spaces less than the required number? Please address this concern.

**RESPONSE: Minimum requirements are now met,**

6. Provide proposed standard parking spaces width.

**RESPONSE: Acknowledged, see TCL plan for dimensions parking stall dimensions vary depending on the location.**

7. Parking spaces at the east side of building A are out of the property

**RESPONSE: That property will also be owned by the developer. A parking**

**easement can be provided prior to final CO.**

8. Key note 10: is it a median?

**RESPONSE: Keynote 11 is a median for the gate keypad.**

9. Please provide details for the sidewalk in this area.

**RESPONSE: Acknowledged, see TCL plan for dimensions.**

10. Please show on the site plan the width of the ADA pathway from the public sidewalk to the building entrance.

**RESPONSE: The ADA path to the front of the building(s) is 6 ft wide.**

11. Key note 13: Due to proposing a gate, please provide vehicle turning around template.

**RESPONSE: Acknowledged, the south entrance was widened to allow vehicle turn around.**

12. Provide a copy of Fire Marshal and Solid Waste approval.

**RESPONSE: Acknowledged, see Solid waste and fire approvals.**

13. 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](mailto:mgrush@cabq.gov)).

**RESPONSE: Acknowledged, a traffic study was provided.**

14. Please provide a letter of response for all comments given.

**RESPONSE: Acknowledged,**

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc:

JN: 2023065  
RRB/ac



LEGEND

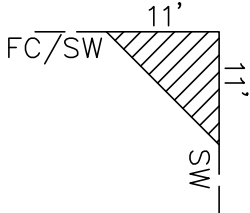
- ===== CURB & GUTTER  
----- BOUNDARY LINE  
----- EASEMENT  
===== BUILDING  
===== PROPOSED SIDEWALK  
----- EXISTING CURB & GUTTER  
----- EXISTING BOUNDARY LINE  
# PARKING COUNT (NOT INCL. MC SPACES)  
CLEAR SIGHT TRIANGLE  
6'-WIDE ADA PEDESTRIAN ROUTE FROM ROW TO MAIN ENTRANCE

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

KEYED NOTES

- 1 PARALLEL ACCESSIBLE RAMP PER COA STD 2443 AND DETECTABLE WARNING SURFACE PER COA STD 2446  
2 CORNER ACCESSIBLE RAMP PER COA STD 2441 AND DETECTABLE WARNING SURFACE PER COA STD 2446  
3 6" CURB AND GUTTER PER COA STD 2415A  
4 DRIVEPAD FOR POND MAINTENANCE PER COA STD 2425A (DRIVEPAD WITH SIDEWALK NEAR PROPERTY LINE)  
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 SEE HC PARKING DETAIL ON SHEET TCL-2  
8 4.5'x9'D MOTORCYCLE PARKING W/SIGN SEE DETAIL ON SHEET TCL-2  
9 6' PEDESTRIAN CROSSWALK PER ADA STANDARDS SEE CROSSWALK CROSSING DETAIL ON SHEET TCL-2  
10 PRIVATE DRIVEWAY ENTRANCE PER COA STD 2426  
11 RAISED MEDIAN CURB WITH KEYPAD ENTRY AND KNOX KEY SWITCH FOR GATE ACCESS  
12 9'x19' EV PARKING SPACE W/ PAVEMENT MARKERS  
13 VEHICULAR GATED ACCESS  
14 PRIVATE ONSITE ASPHALT PAVEMENT, PAVEMENT SECTION PER GEOTECH REPORT  
15 BICYCLE RACK (2 SPACES PER RACK) PER BIKE RACK DETAIL ON SHEET TCL-2  
16 PEDESTRAIN GATED ACCESS  
17 LANDSCAPE PEDESTRIAN PATH (CRUSHER FINES OR SIMILAR MATERIAL)  
18 NEW 6' CONCRETE SIDEWALK W/ 4' LANDSCAPE BUFFER PER COA STD 2430 AND 2414

SIGHT TRIANGLE (TYP)



SIGHT TRIANGLE NOTE:

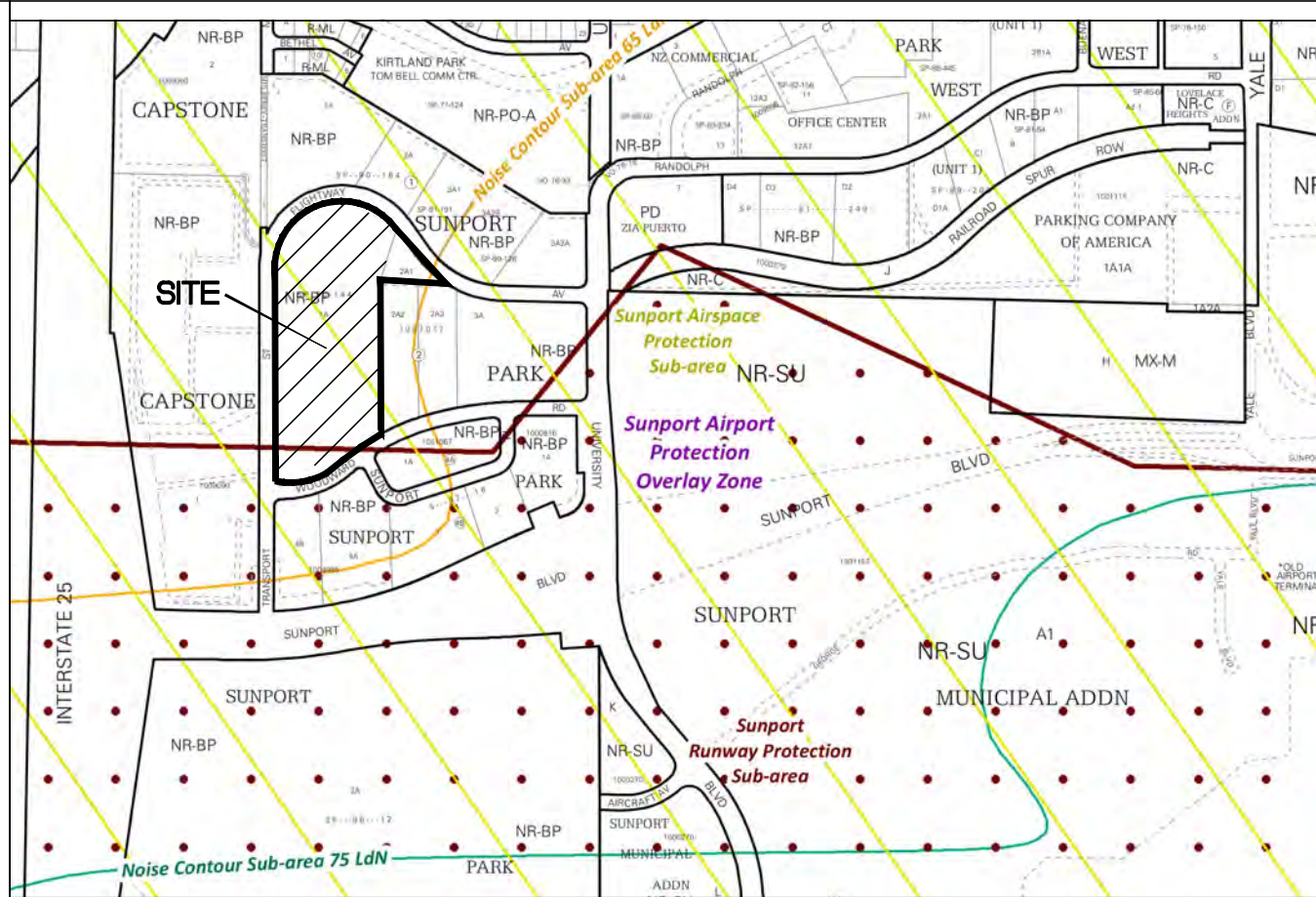
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE

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.



LEGAL DESCRIPTION

LOTS 1-A AND 2-A-1, BLOCK 2 SUNPORT PARK

BUILDING DATA:

BUILDING A1:  
STUDIO UNITS = 4  
1 BEDROOM UNITS = 40  
2 BEDROOM UNITS = 28  
3 BEDROOM UNITS = 4  
TOTAL UNITS = 76  
GROSS FLOOR AREA = 78,024 SF

BUILDING A2:  
STUDIO UNITS = 4  
1 BEDROOM UNITS = 40  
2 BEDROOM UNITS = 28  
3 BEDROOM UNITS = 4  
TOTAL UNITS = 76  
GROSS FLOOR AREA = 78,024 SF

BUILDING B1:  
STUDIO UNITS = 6  
1 BEDROOM UNITS = 21  
2 BEDROOM UNITS = 21  
3 BEDROOM UNITS = 3  
TOTAL UNITS = 51  
GROSS FLOOR AREA = 51,429 SF

BUILDING B2:  
STUDIO UNITS = 6  
1 BEDROOM UNITS = 21  
2 BEDROOM UNITS = 21  
3 BEDROOM UNITS = 3  
TOTAL UNITS = 51  
GROSS FLOOR AREA = 51,429 SF

CLUBHOUSE:  
GROSS FLOOR AREA = 5,413 SF

FUTURE GARAGES:  
NUMBER OF UNITS = 11  
GROSS FLOOR AREA = 16,060 SF

TOTAL UNITS = 254  
TOTAL GROSS FLOOR AREA = 280,379 SF

SITE DATA:

SITE ADDRESS: 2900 TRANSPORT ST SE  
SITE AREA: 10.69 AC +/-  
PROPOSED USE: MULTI-FAMILY RESIDENTIAL  
IDO ZONING: NR-BP  
PRE-IDO ZONING: SU-1 PERMISSIVE USES AND MULTI-FAMILY RESIDENTIAL

PARKING PER TABLE 5-5-1:  
20 STUDIO UNITS X 1 = 20 SPACES  
122 1 BEDROOM UNITS X 1.2 = 147 SPACES  
98 2 BEDROOM UNITS X 1.6 = 157 SPACES  
14 3 BEDROOM UNITS X 1.8 = 25 SPACES  
5,413 SF AMENITY BLDG AREA X 0.003 = 16 SPACES

TOTAL PARKING REQUIRED = 365 SPACES  
TOTAL PARKING PROVIDED = 420 SPACES

CHARGING STATIONS REQUIRED = 365 X 0.05 = 18 SPACES  
CHARGING STATIONS PROVIDED = 18 SPACES

ADA PARKING REQUIRED = 12 SPACES  
ADA PARKING PROVIDED = 12 SPACES  
VAN ACCESSIBLE PARKING REQUIRED = 2 SPACES  
VAN ACCESSIBLE PARKING PROVIDED = 6 SPACES

BICYCLE PARKING REQUIRED = 359 X 0.10 = 36 SPACES  
BICYCLE PARKING PROVIDED = 36 SPACES

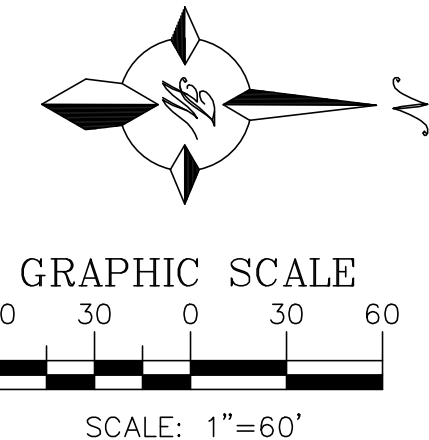
MOTORCYCLE PARKING REQUIRED = 6 SPACES  
MOTORCYCLE PARKING PROVIDED = 6 SPACES

WORK ORDER NOTE:

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

NOTE

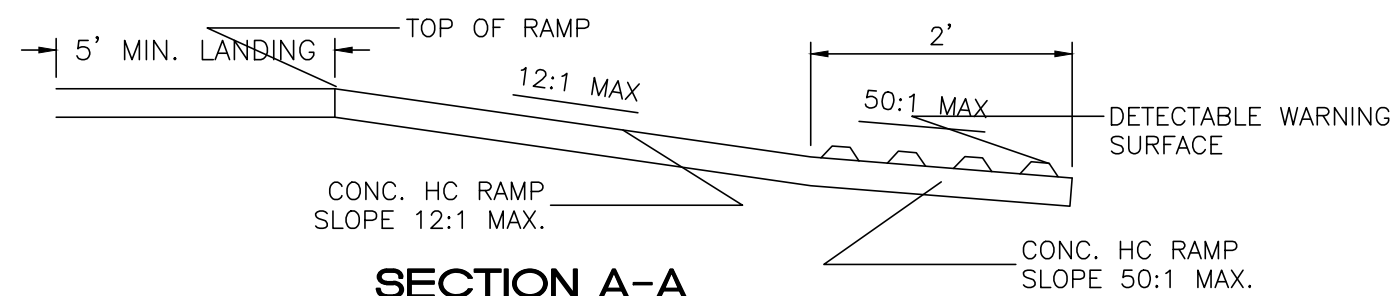
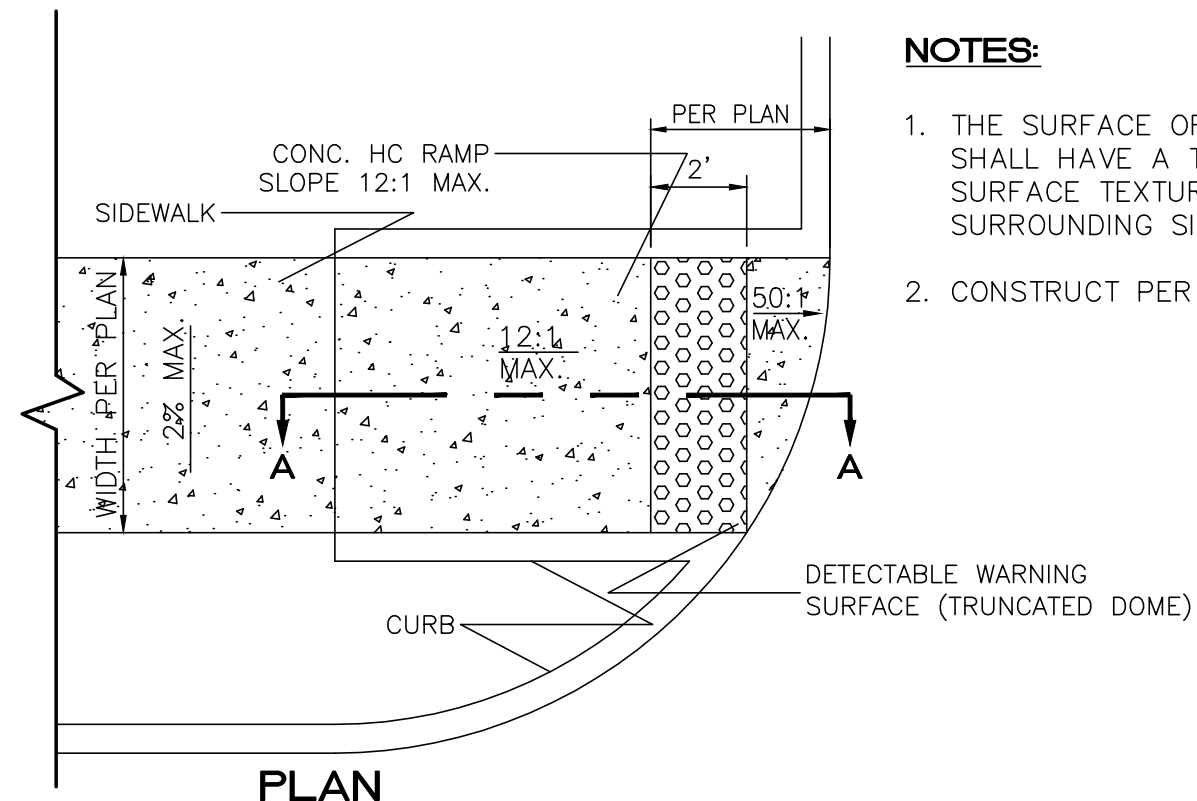
CONTRACTOR SHALL COMPLY, AT A MINIMUM, WITH THE GOVERNOR'S COMMISSION ON DISABILITY'S PARKING LOT CHECKLIST:  
HTTP://GCD.STATE.NM.US/PHYSICAL-ACCESSIBILITY/PARKING/ WITH RESPECT TO THE TYPE OF HANDICAP PARKING SIGNAGE, 1" HIGH BY 2" THICK LETTERING STAYING "NO PARKING" IN THE CROSS STRIPED ACCESS ISLE,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



ENGINEER'S SEAL	TRANSPORT APARTMENTS ALBUQUERQUE, NM	DRAWN BY SB
RONALD R. BOHANNAN 7868 PROFESSIONAL ENGINEER	TRAFFIC CIRCULATION LAYOUT	DATE 07/03/24
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierwestllc.com	DRAWING
08/16/2024		SHEET # TCL-1
RONALD R. BOHANNAN P.E. #7868		JOB # 2023065



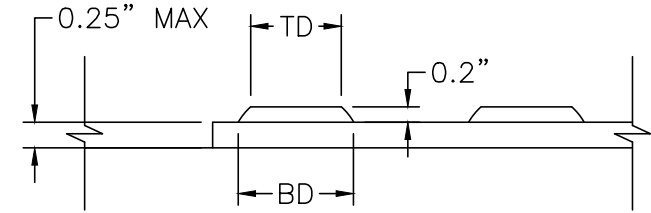
\\TINAS\Z\_Drive\2023\2023065 Transport Apartments - Opus.dwg Construction\2023065 TCL.dwg Aug 16, 2024 - 9:23am



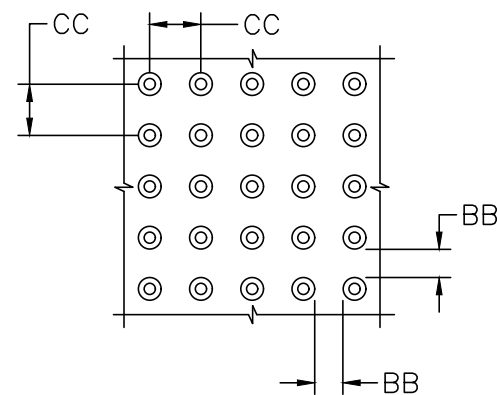
UNIDIRECTIONAL HC RAMP  
NOT TO SCALE

NOTES:

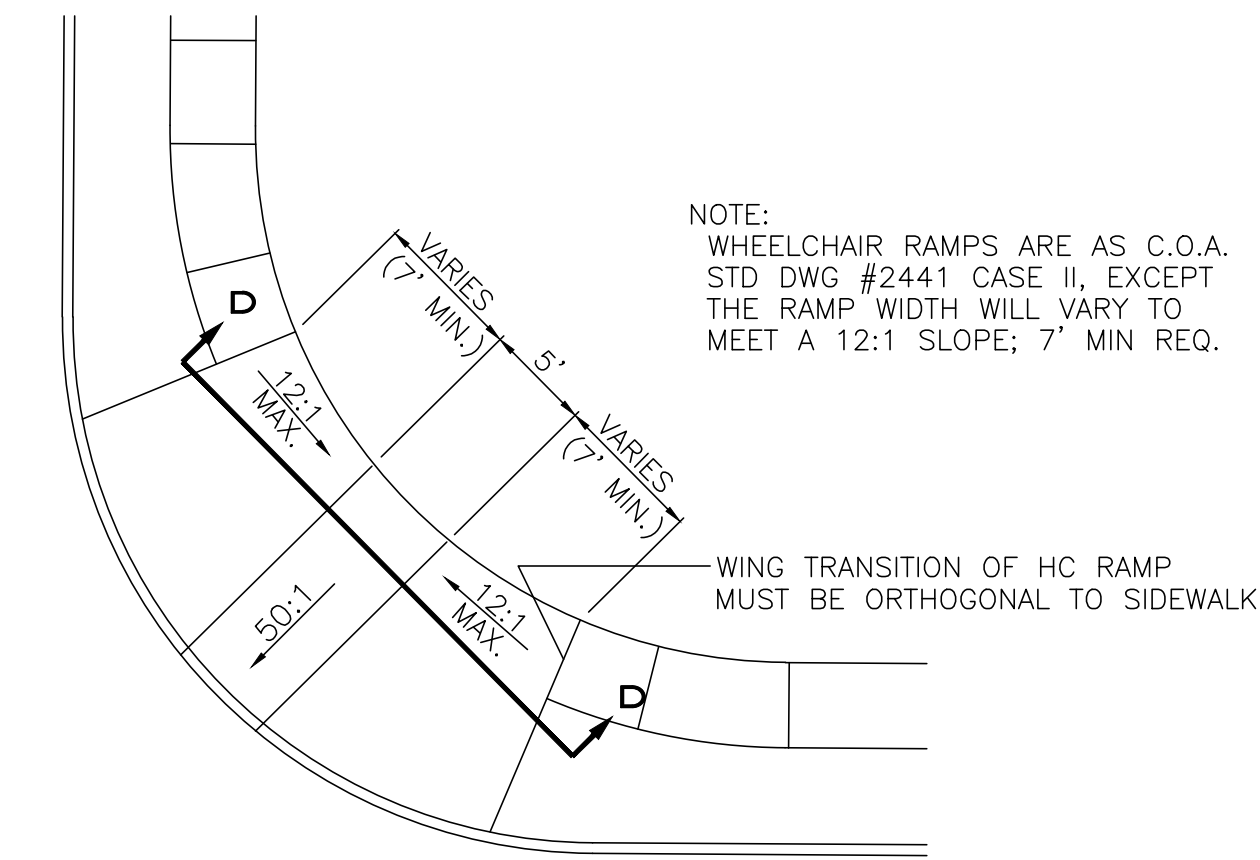
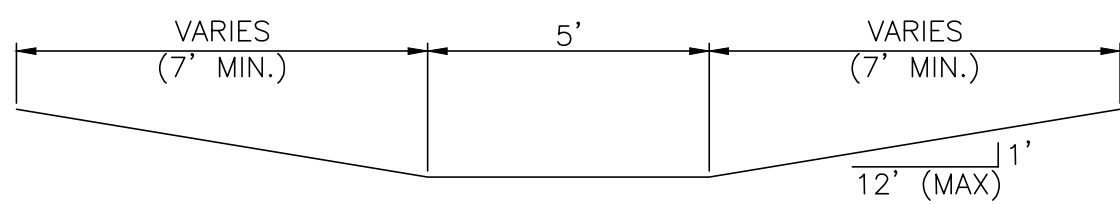
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.



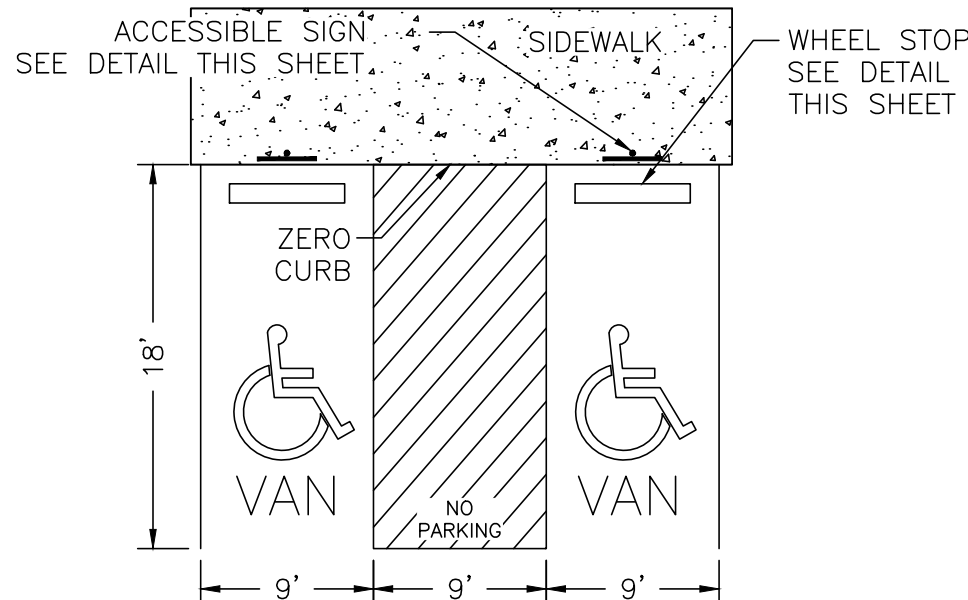
BD - BASE DIAMETER 0.9" MIN  
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



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

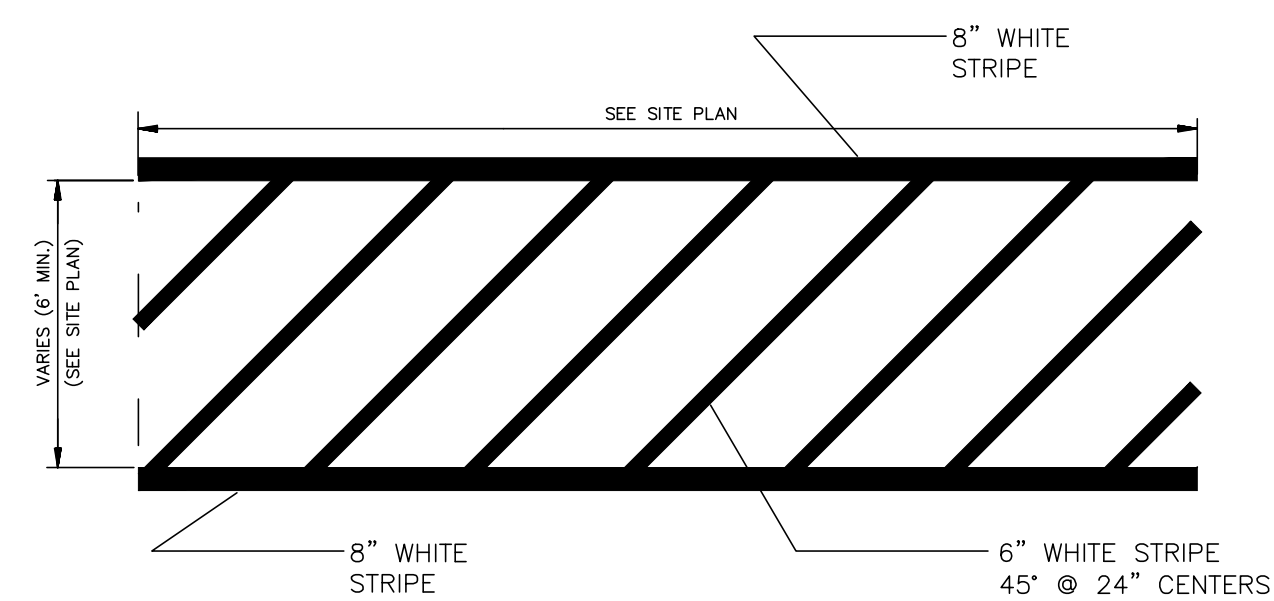


CORNER RAMP DETAIL (TYP.)  
NTS



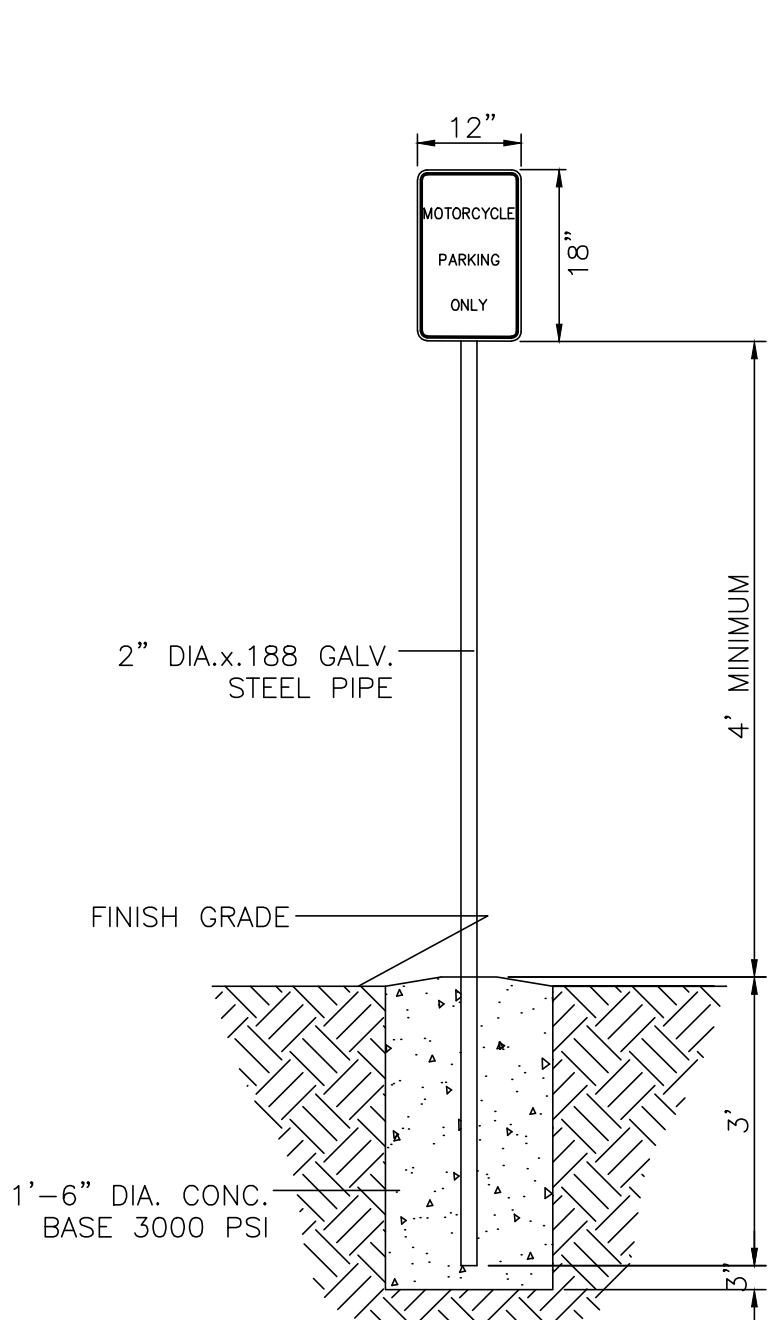
- NOTES:
- 1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
  - 2) Parking space lines and diagonal striping to be painted blue.
  - 3) Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be 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

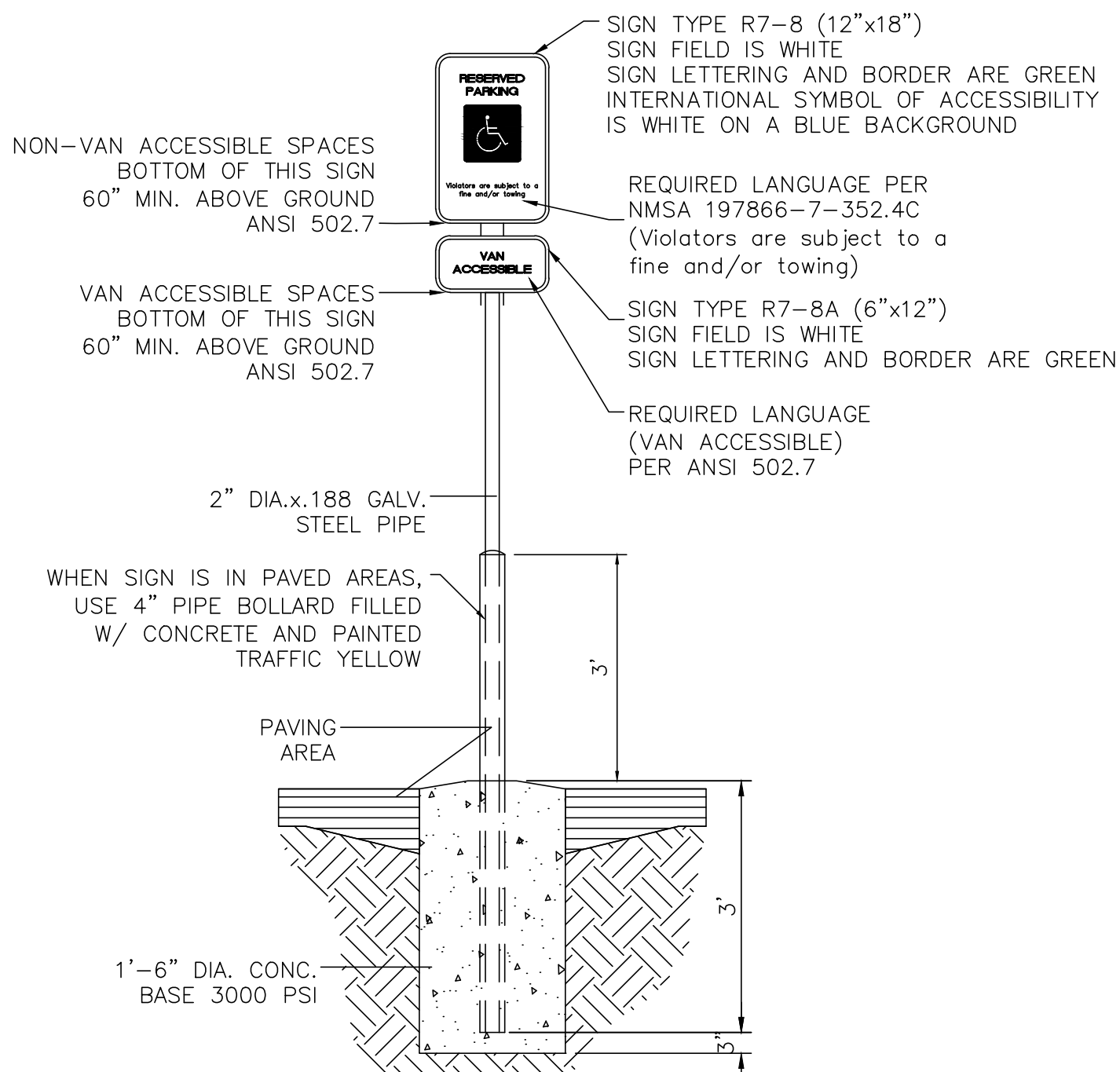


- NOTE:
1. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
  2. THESE MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE.

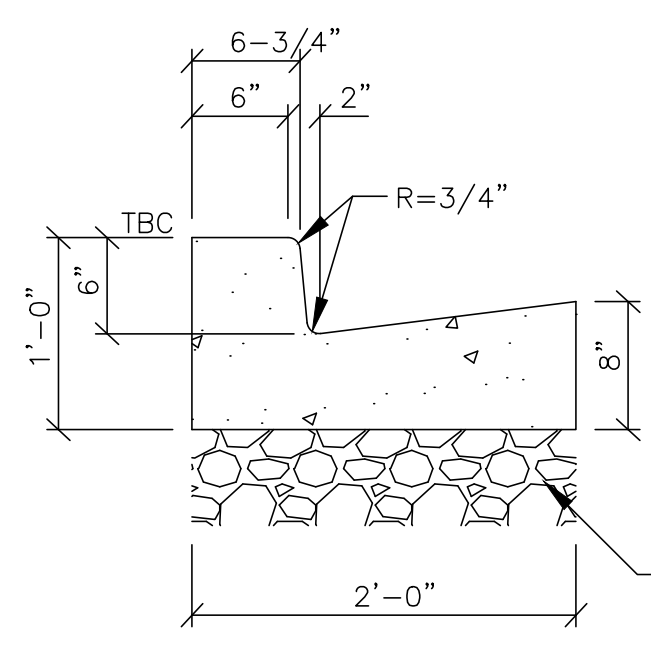
CROSSWALK/PED. CROSSING  
NTS



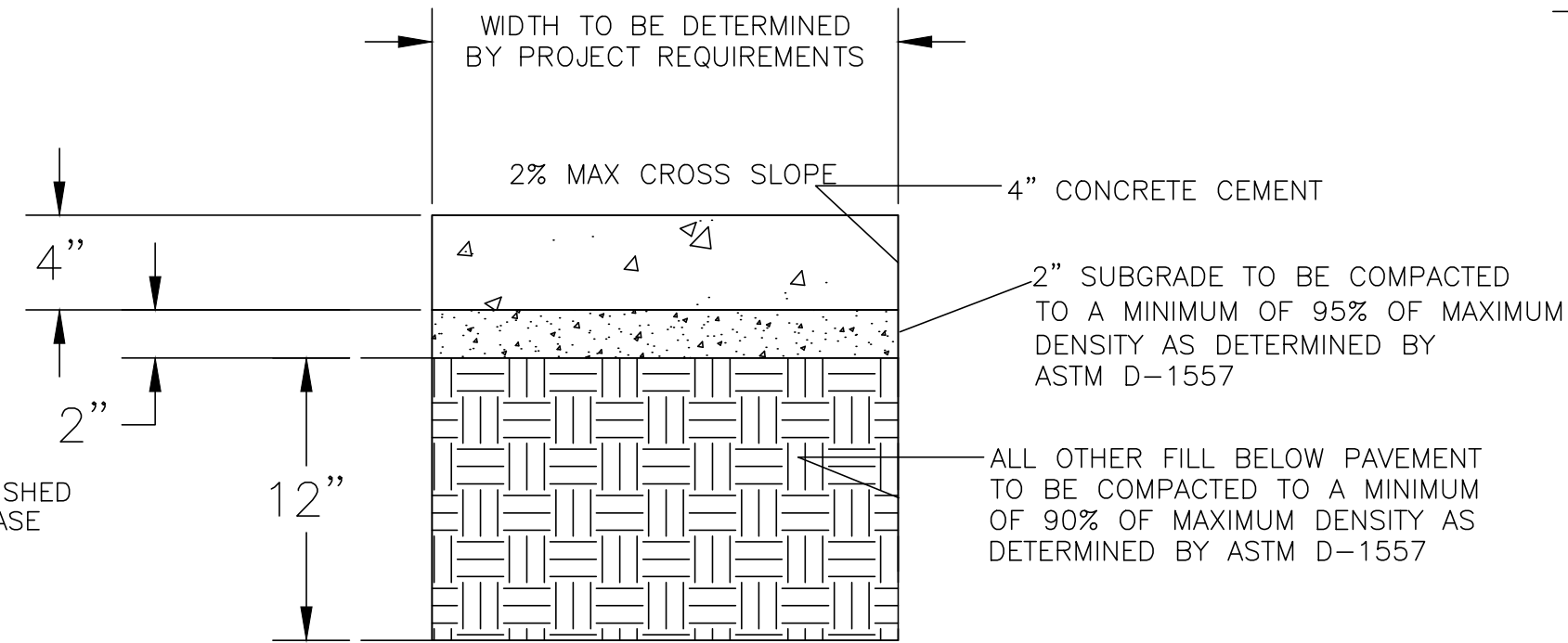
MOTORCYCLE PARKING SIGN  
NTS



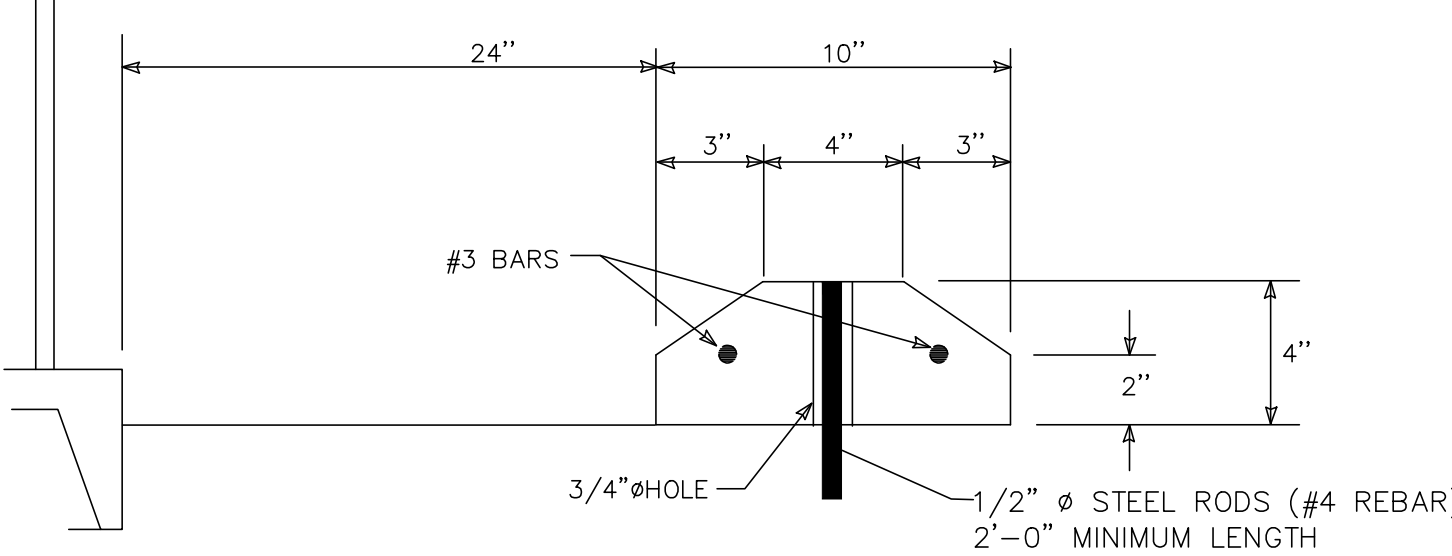
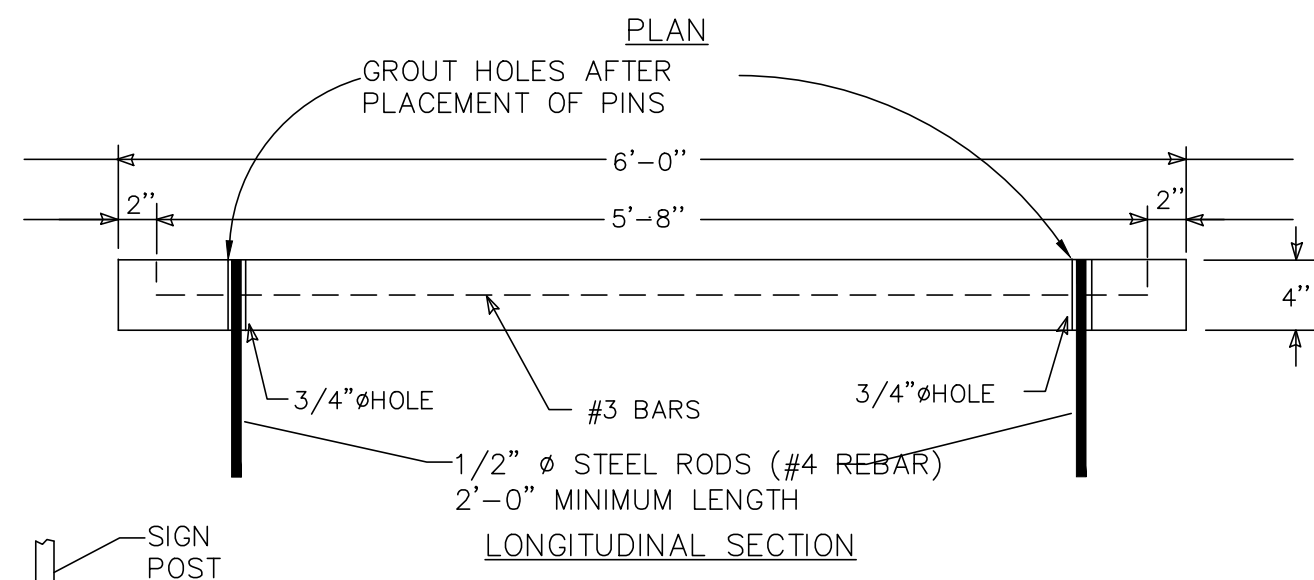
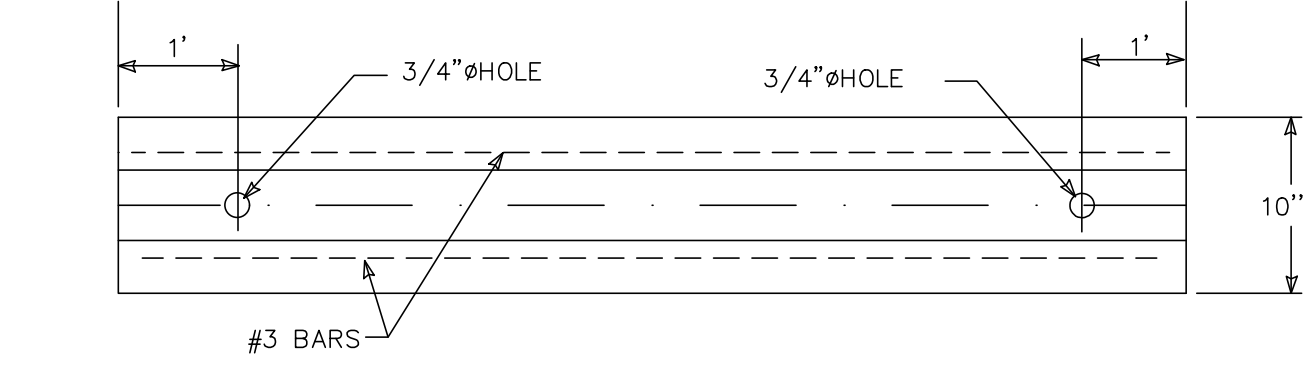
ACCESSIBLE PARKING SIGN  
NTS



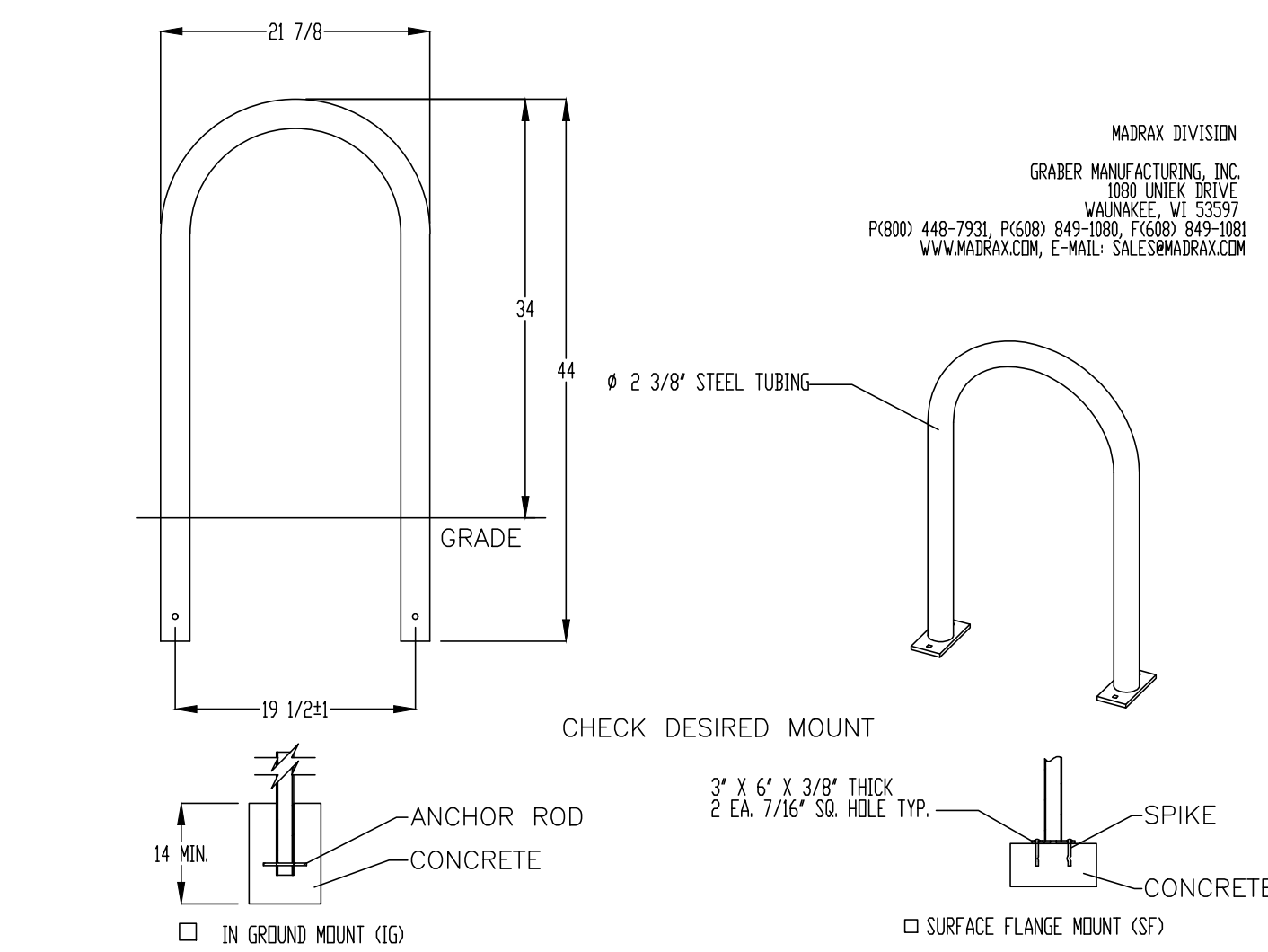
STANDARD CURB AND GUTTER  
NTS



CONCRETE SIDEWALK SECTION



WHEEL STOP



- PRODUCT: U238-1G(SF)  
DESCRIPTION: 1" BIKE RACK  
DATE: 10-4-18  
ENG: SMC
- 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.

BIKE RACK DETAIL  
SCALE: NONE

<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	TRANSPORT APARTMENTS ALBUQUERQUE, NM	DRAWN BY SB/SB
		DATE 07/03/24
	DETAILS	DRAWING
	<div></div> <div>TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div>	SHEET # TCL-2
		JOB # 2023065

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela – Director



Mayor Timothy M. Keller

August 15, 2024

Terry Brown, PE  
Ronald Bohannon, PE  
Tierra West, LLC  
5571 Midway Park Pl NE  
Albuquerque, NM 87109

**Re: Opus Transport Apartments -FINAL  
Traffic Impact Study (M15D023H)**  
Engineer's Stamp 8-2-24  
Via email jroberts@tierrawestllc.com

Dear Mr. Brown and Mr. Bohannon,

The subject Traffic Impact Study (Study) received on August 15, 2024, has been reviewed and is approved by the City of Albuquerque Planning Development Transportation Section.

Required infrastructure improvements per the Study include pavement markings as shown on Figure 4, p. XV.

Schedule a Development Facilitation Team (DFT) review for approval of the infrastructure list.

If you have any questions, please contact me at [ccherne@cabq.gov](mailto:ccherne@cabq.gov) or (505) 924-3986.

Sincerely,

*Curtis A Cherne*

Curtis Cherne, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

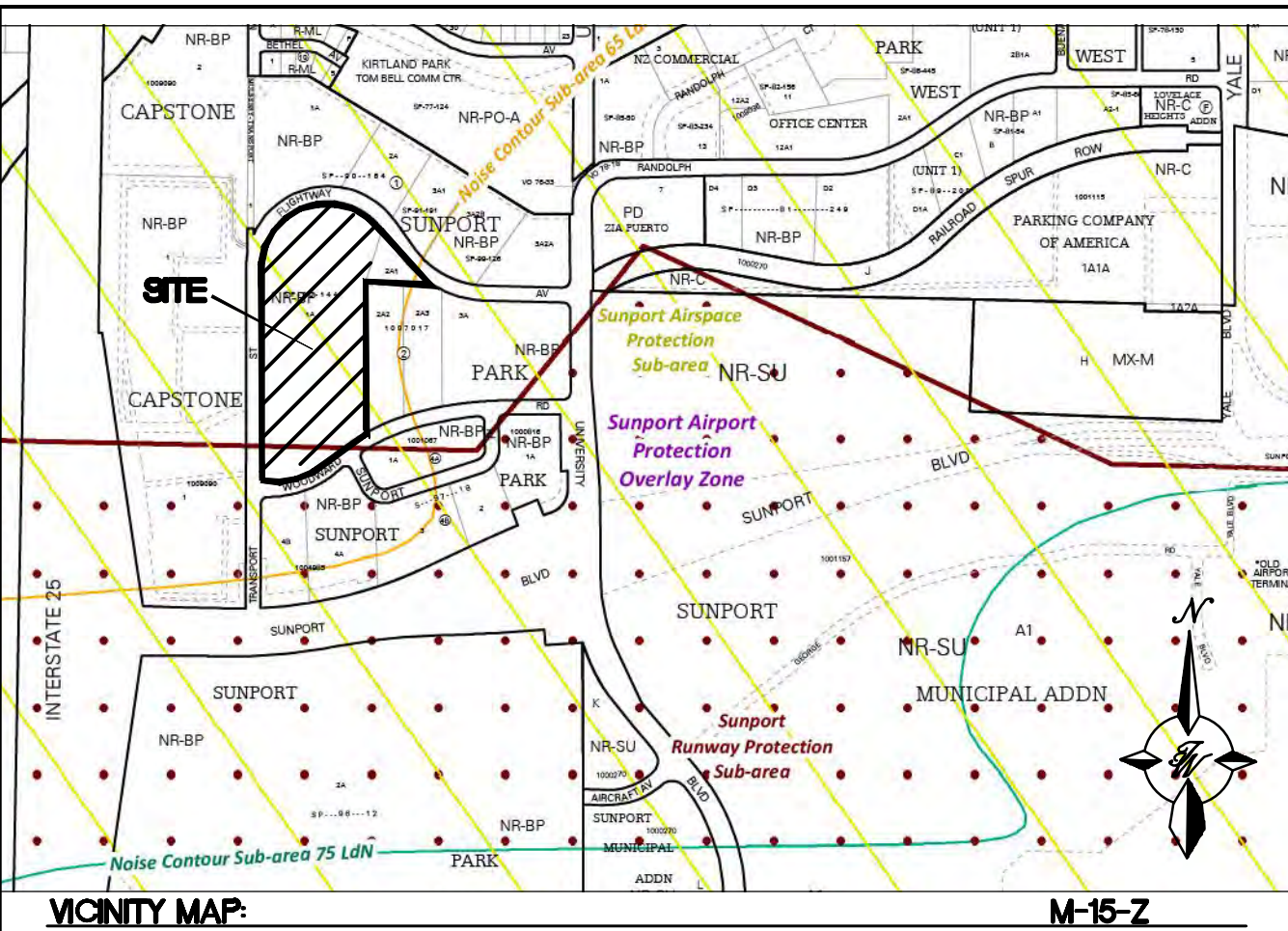
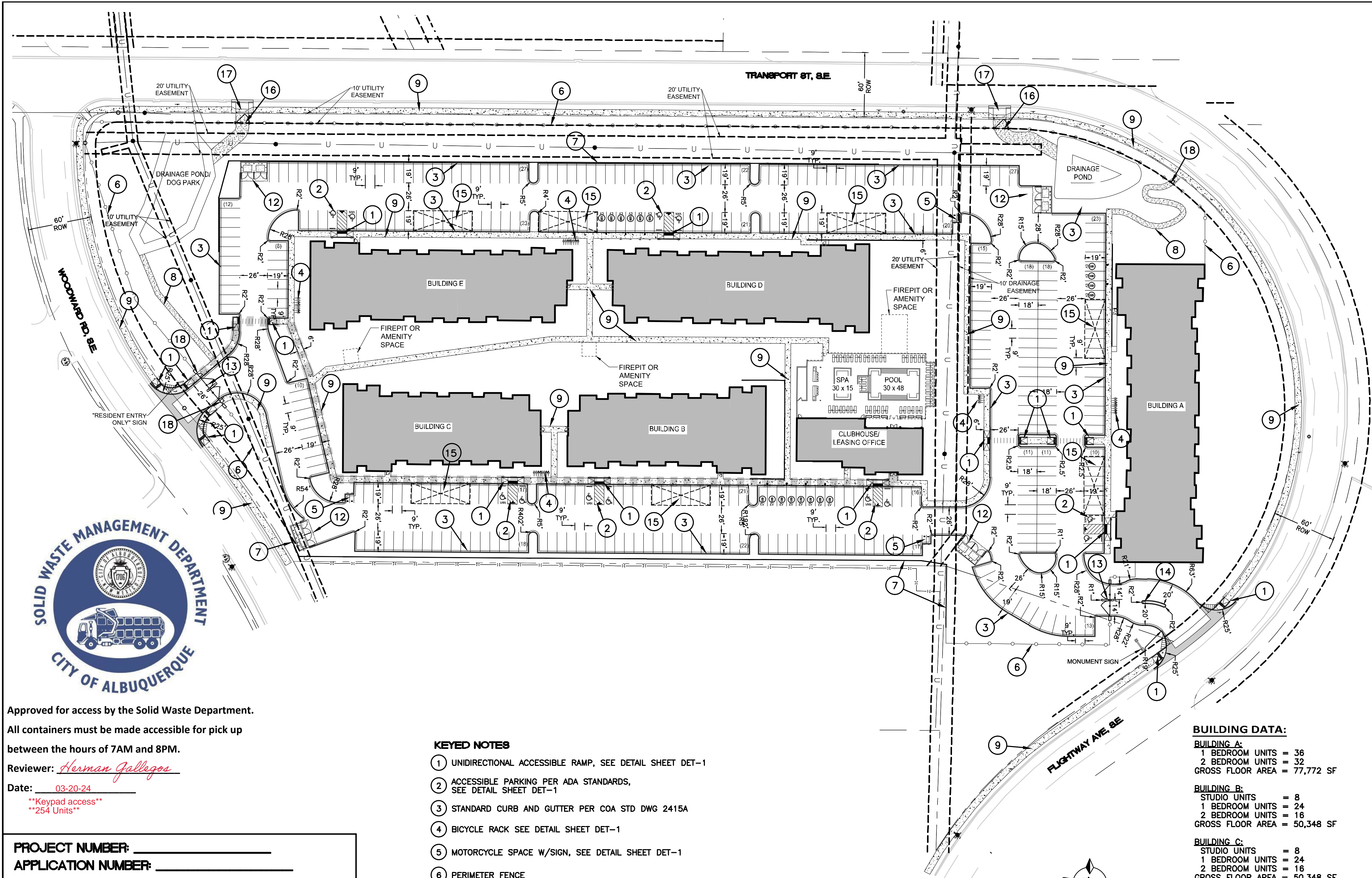
PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)





LEGAL DESCRIPTION

LOTS 1-A AND 2-A-1, BLOCK 2 SUNPORT PARK

SITE DATA:

SITE ADDRESS: 2900 TRANSPORT ST SE  
SITE AREA: 10.69 AC +/-  
PROPOSED USE: MULTI-FAMILY RESIDENTIAL  
IDO ZONING: NR-BP  
PRE-IDO ZONING: SU-1 PERMISSIVE USES AND MULTI-FAMILY RESIDENTIAL

PARKING PER TABLE 5-5-1:

28 STUDIO UNITS X 1 = 28 SPACES  
120 1 BEDROOM UNITS X 1.2 = 144 SPACES  
106 2 BEDROOM UNITS X 1.6 = 170 SPACES  
5,521 SF AMENITY BLDG AREA X 0.003 = 17 SPACES

TOTAL PARKING REQUIRED = 359 SPACES  
TOTAL PARKING PROVIDED = 400 SPACES

CHARGING STATIONS REQUIRED = 359 X 0.05 = 18 SPACES  
CHARGING STATIONS PROVIDED = 18 SPACES

ADA PARKING REQUIRED = 12 SPACES  
ADA PARKING PROVIDED = 12 SPACES  
VAN ACCESSIBLE PARKING REQUIRED = 2 SPACES  
VAN ACCESSIBLE PARKING PROVIDED = 6 SPACES

BICYCLE PARKING REQUIRED = 359 X 0.10 = 36 SPACES  
BICYCLE PARKING PROVIDED = 36 SPACES

MOTORCYCLE PARKING REQUIRED = 6 SPACES  
MOTORCYCLE PARKING PROVIDED = 6 SPACES

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.

CLEAR 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

BUILDING DATA:

**BUILDING A:**  
1 BEDROOM UNITS = 36  
2 BEDROOM UNITS = 32  
GROSS FLOOR AREA = 77,772 SF

**BUILDING B:**  
STUDIO UNITS = 8  
1 BEDROOM UNITS = 24  
2 BEDROOM UNITS = 16  
GROSS FLOOR AREA = 50,348 SF

**BUILDING C:**  
STUDIO UNITS = 8  
1 BEDROOM UNITS = 24  
2 BEDROOM UNITS = 16  
GROSS FLOOR AREA = 50,348 SF

**BUILDING D:**  
STUDIO UNITS = 6  
1 BEDROOM UNITS = 18  
2 BEDROOM UNITS = 21  
GROSS FLOOR AREA = 48,603 SF

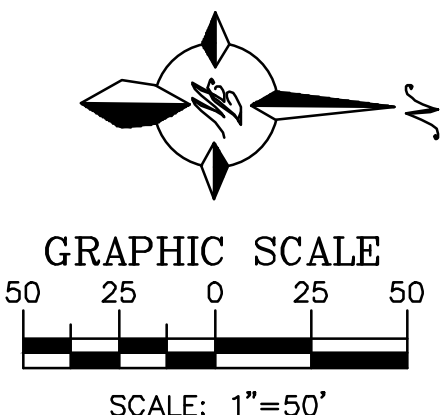
**BUILDING E:**  
STUDIO UNITS = 6  
1 BEDROOM UNITS = 18  
2 BEDROOM UNITS = 21  
GROSS FLOOR AREA = 48,603 SF

**CLUBHOUSE:**  
GROSS FLOOR AREA = 5,413 SF

TOTAL UNITS = 254  
TOTAL GROSS FLOOR AREA = 281,087 SF

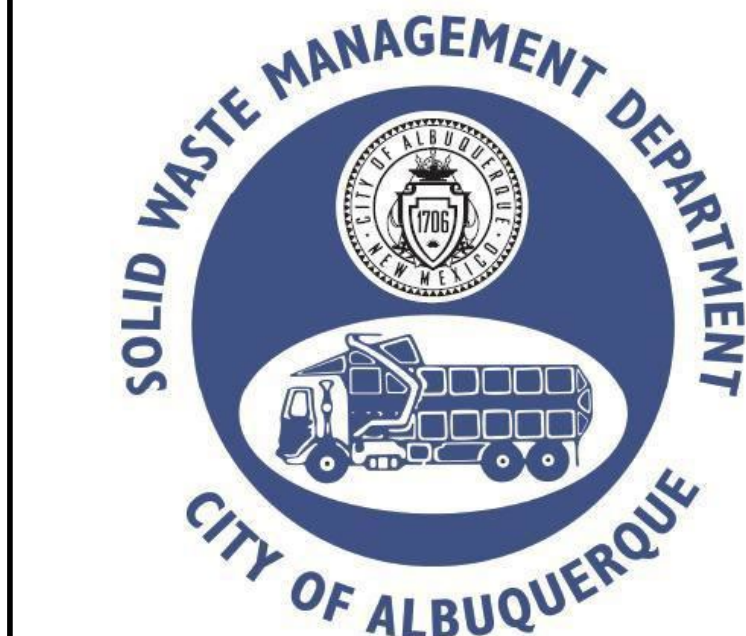
LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- RETAINING WALL
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- ADA ROUTE FROM PUBLIC ROW
- PARKING COUNT
- EV DUAL CHARGING STATION
- EV PARKING SPACE
- 11'x11' CLEAR SIGHT TRIANGLE



CAUTION

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Approved for access by the Solid Waste Department.

All containers must be made accessible for pick up

between the hours of 7AM and 8PM.

Reviewer: *Herman Gallegos*

Date: 03-20-24

\*\*Keypad access\*\*  
\*\*254 Units\*\*

PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

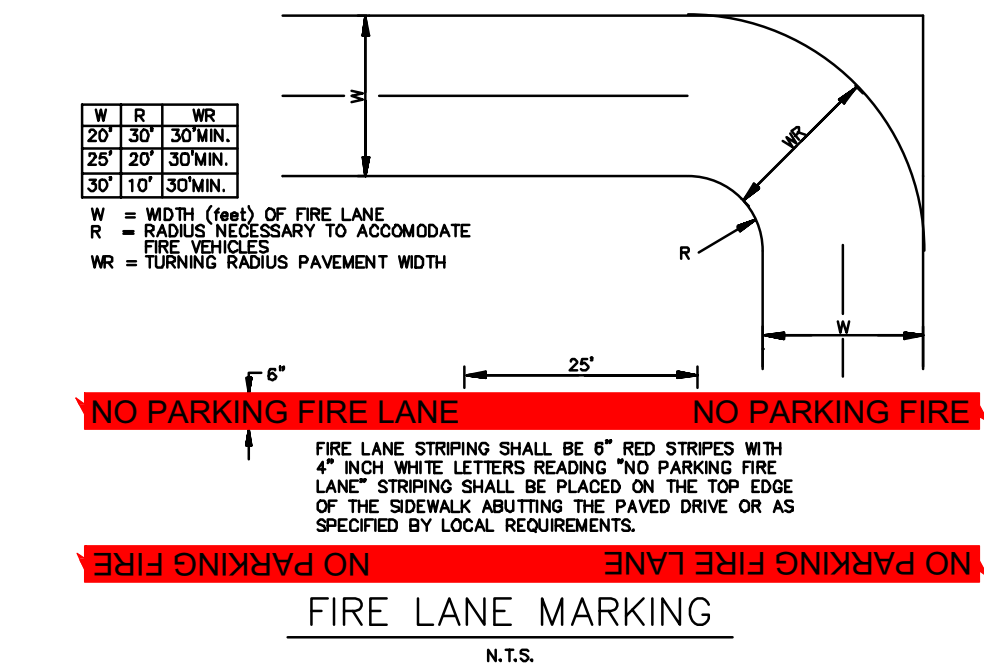
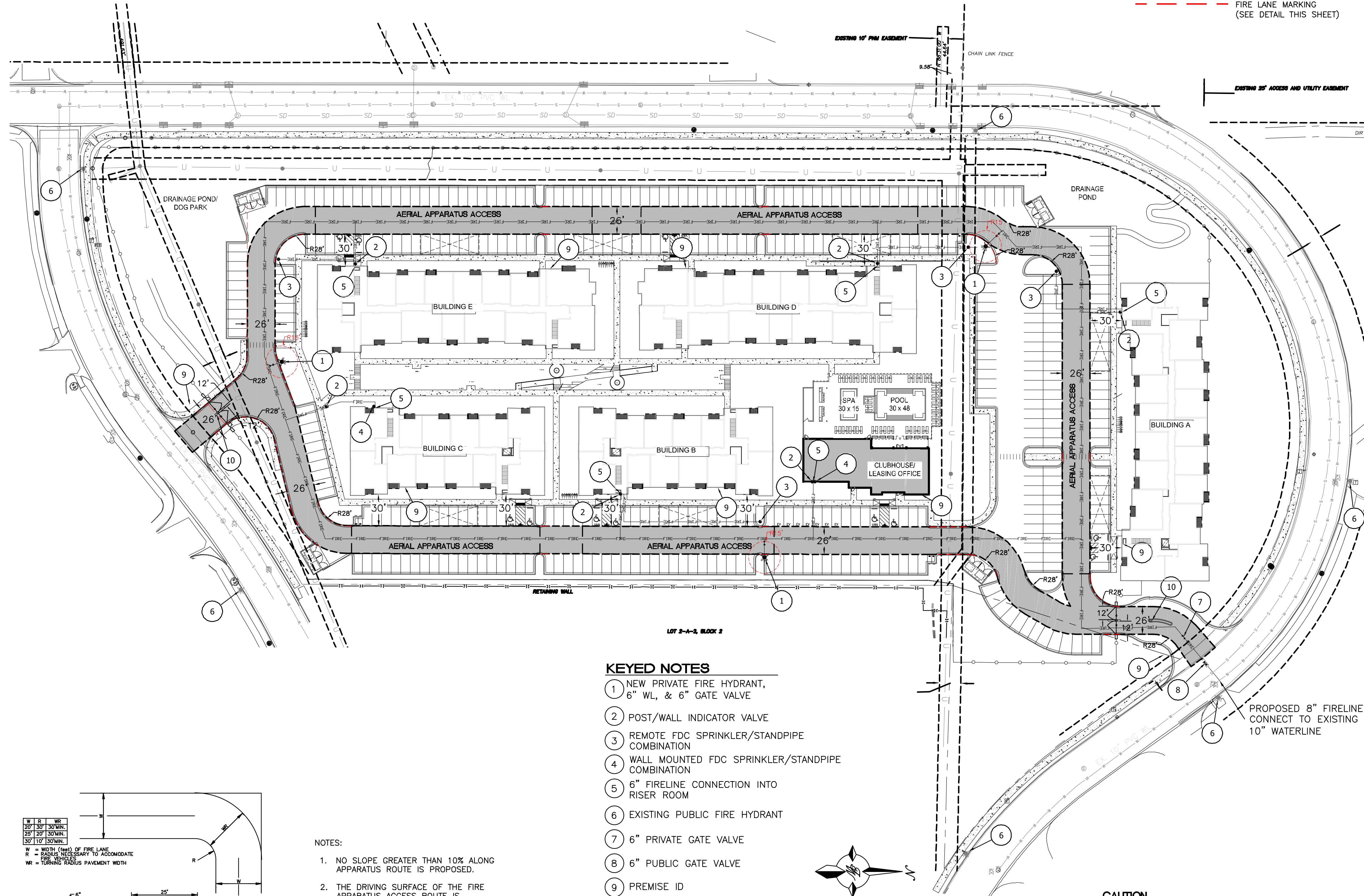
Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	Date
ABCWUA	Date
PARKS AND RECREATION DEPARTMENT	Date
HYDROLOGY	Date
CODE ENFORCEMENT	Date
* ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
Herman Gallegos <i>Herman Gallegos</i>	03-20-24
SOLID WASTE MANAGEMENT	Date
PLANNING DEPARTMENT	Date



Z:\2023\2023065 -Transport Apartments -Qua\dwg\Construction\2023065\_F1.dwg, Dec: 22, 2023 -- 12:08pm

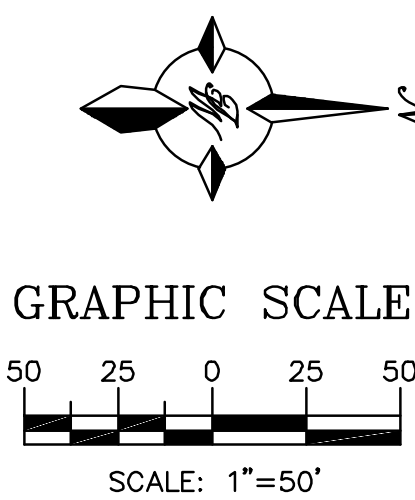


NOTES:

1. NO SLOPE GREATER THAN 10% ALONG APPARATUS ROUTE IS PROPOSED.
2. THE DRIVING SURFACE OF THE FIRE APPARATUS ACCESS ROUTE IS CAPABLE OF SUPPORTING A LOAD OF AT LEAST 75,000 POUNDS.
3. PER 2015 INTERNATIONAL FIRE CODE.
4. ALL SECURITY GATES SHALL HAVE A KNOX BOX FOR EMERGENCY ACCESS AT THE ENTRANCES.

KEYED NOTES

- 1 NEW PRIVATE FIRE HYDRANT, 6" WL, & 6" GATE VALVE
- 2 POST/WALL INDICATOR VALVE
- 3 REMOTE FDC SPRINKLER/STANDPIPE COMBINATION
- 4 WALL MOUNTED FDC SPRINKLER/STANDPIPE COMBINATION
- 5 6" FIRELINE CONNECTION INTO RISER ROOM
- 6 EXISTING PUBLIC FIRE HYDRANT
- 7 6" PRIVATE GATE VALVE
- 8 6" PUBLIC GATE VALVE
- 9 PREMISE ID
- 10 KNOX KEY SWITCH



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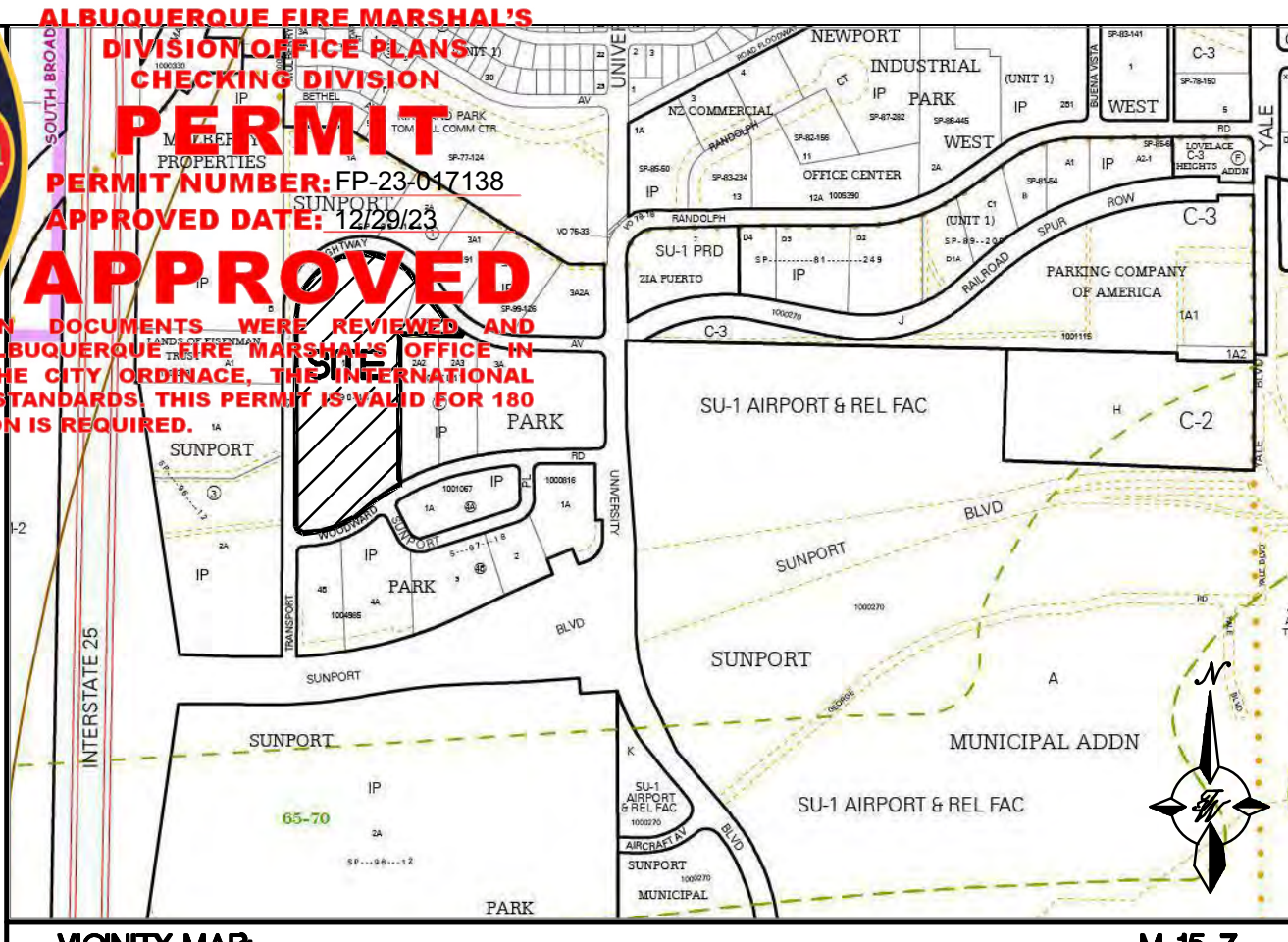
LEGEND

- HEADER CURB
- BOUNDARY
- EXISTING CURB
- EXISTING FIRE LINE
- PROPOSED FIRE LINE
- FIRE ACCESS ROAD
- EXISTING HYDRANT
- PROPOSED HYDRANT
- FIRE LANE MARKING (SEE DETAIL THIS SHEET)



ALBUQUERQUE FIRE MARSHAL'S  
DIVISION OFFICE PLANS  
CHECKING DIVISION  
**PERMIT**  
PERMIT NUMBER: FP-23-07138  
APPROVED DATE: 12/29/23  
**APPROVED**

THESE CONSTRUCTION DOCUMENTS HAVE BEEN 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. VISUAL INSPECTION IS REQUIRED.



VICINITY MAP:

M-15-Z

LEGAL DESCRIPTION:

LOT 1A + 2-A-1 BLOCK 2 SUNPORT PARK  
ADDRESS:  
2900 TRANSPORT ST SE, ALBUQUERQUE, NM 87106

**BLDG A:**  
Building Floor Area = 77,860 SF  
4 Story High Building  
Occupancy Type = R-2  
Construction Type = V-B  
Sprinklered System in Bldg  
Fire Separation = 2-Hour Rating  
Fire-Flow = 1,575 gpm

**BLDG B:**  
Building Floor Area = 52,128 SF  
4 Story High Building  
Occupancy Type = R-2  
Construction Type = V-B  
Sprinklered System in Bldg  
Fire Separation = 2-Hour Rating  
Fire-Flow = 1,575 gpm

**BLDG C:**  
Building Floor Area = 52,128 SF  
4 Story High Building  
Occupancy Type = R-2  
Construction Type = V-B  
Sprinklered System in Bldg  
Fire Separation = 2-Hour Rating  
Fire-Flow = 1,575 gpm

**BLDG D:**  
Building Floor Area = 53,802 SF  
3 Story High Building  
Occupancy Type = R-2  
Construction Type = V-B  
Sprinklered System in Bldg  
Fire Separation = 2-Hour Rating  
Fire-Flow = 1,575 gpm

**BLDG E:**  
Building Floor Area = 53,802 SF  
3 Story High Building  
Occupancy Type = R-2  
Construction Type = V-B  
Sprinklered System in Bldg  
Fire Separation = 2-Hour Rating  
Fire-Flow = 1,575 gpm

**CLUBHOUSE:**  
Building Floor Area = 5,150 SF  
1 Story High Building  
Occupancy Type = A-3  
Construction Type = V-B  
Sprinklered System in Bldg  
Fire-Flow = 1,500 gpm

ENGINEER'S SEAL    RONALD R. BOHANNAN P.E. #7868	TRANSPORT APARTMENTS ALBUQUERQUE, NM	DRAWN BY PM
	FIRE ONE PLAN	DATE 12/08/23  DRAWING
	 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.terrawestllc.com	SHEET # <b>F-1</b>  JOB # 2023065