

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 12, 2024

Ronald R. Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**Re: Aloft Hotel Sunport
1501 Aircraft Ave. SE
Conceptual Traffic Circulation Layout for DFT Approval
Engineer's Stamp 03-12-24 (M15-D057)**

Dear Mr. Bohannon,

The conceptual TCL submittal received 02-14-2023 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit. **When submitting a TCL for Building Permit Approval, ensure that TCL site plan and details sheet bear the same stamp date.**

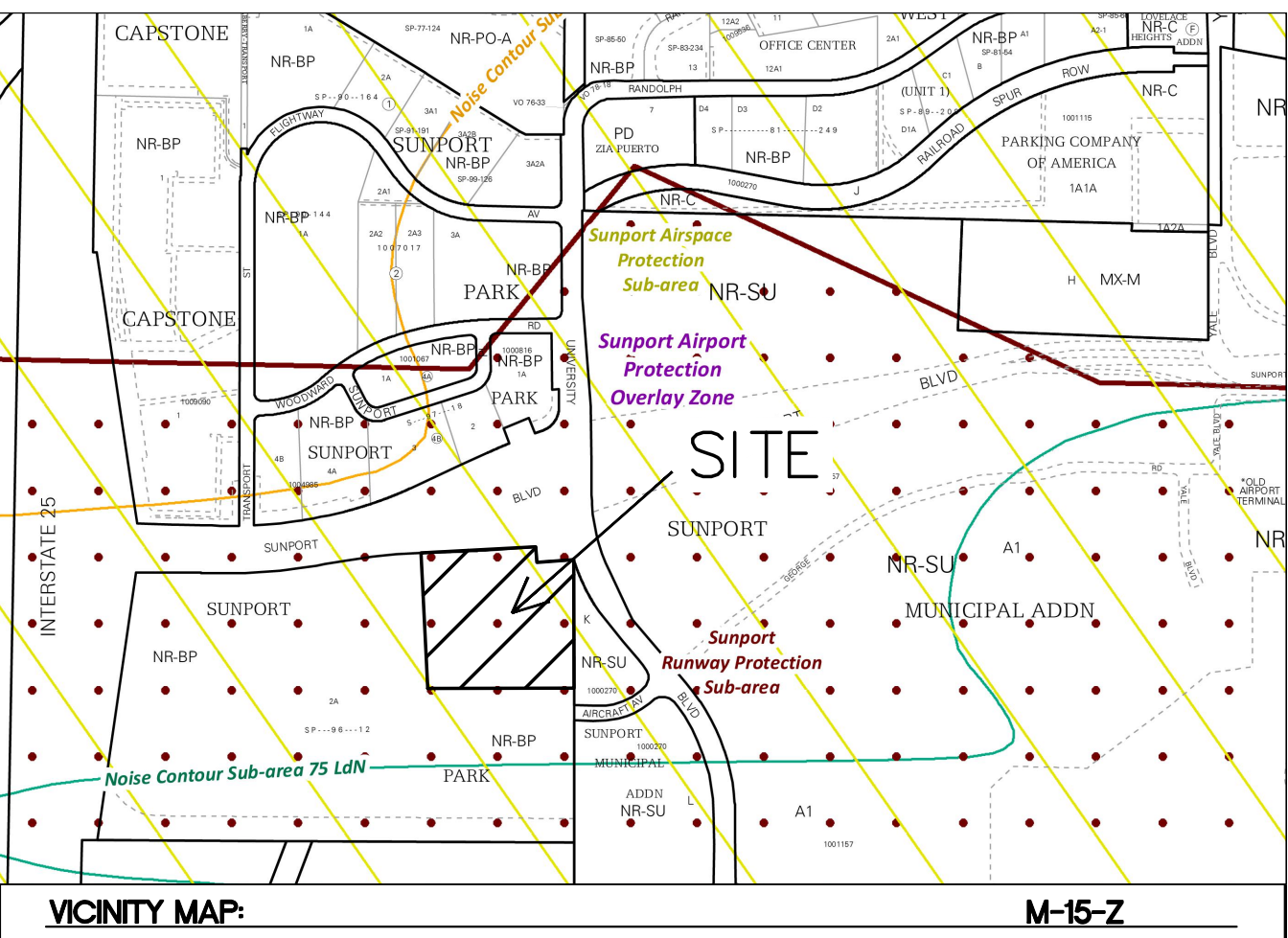
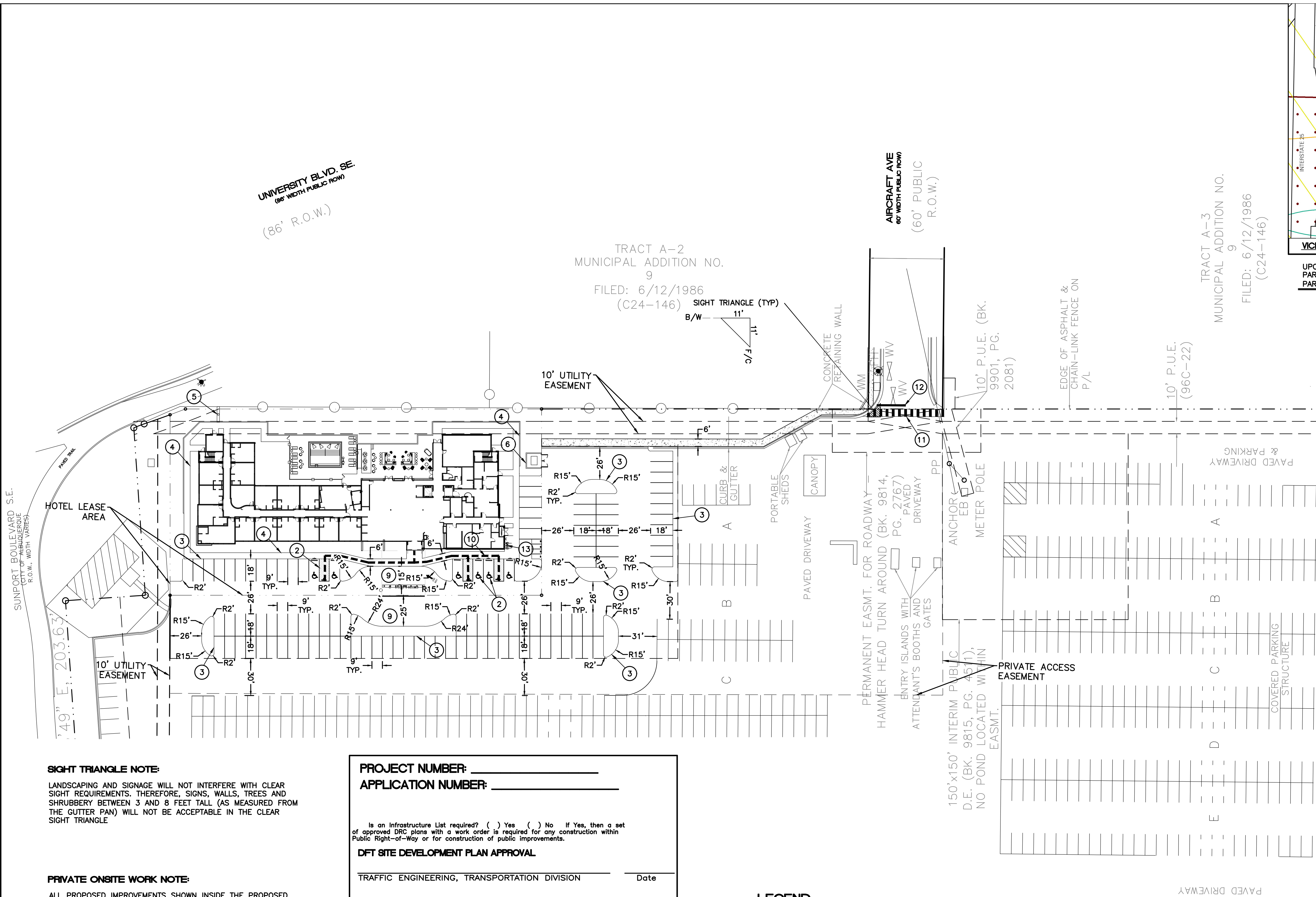
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and 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.

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



UPC: 101505518105930320
PARCELS 2-A-2 PLAT OF PARCELS 2A1 AND 2A2 SUNPORT
PARK SUBDIVISION (REPLAT OF PARCEL 2A, SUNPORT PAR)

SITE DATA

PROPOSED USAGE: HOTEL
LOT AREA: 1.0347 AC
ZONING: NR-BP
TOTAL NO. ROOMS/UNITS: 108 UNITS
1 SPACE PER 2 BEDS: 79

BUILDING AREA: 57,952 SF

BUILDING SETBACK

FRONT: 20'
REAR: 10'
SIDE: 10'

PARKING REQUIREMENTS:

TOTAL PARKING REQUIRED: 108
TOTAL PARKING PROVIDED: 111

ACCESSIBLE PARKING SPACES REQUIRED: 6 SPACES
ACCESSIBLE PARKING SPACES PROVIDED: 6 SPACES

BICYCLE PARKING REQUIRED = 3 SPACES (2 SPACES + 1 SPACE/6,000SF)
BICYCLE PARKING PROVIDED = 3 SPACES

MOTORCYCLE PARKING REQUIRED = 4 SPACES
MOTORCYCLE PARKING PROVIDED = 4 SPACES

KEYED NOTES

- UNIDIRECTIONAL ACCESSIBLE RAMP TO SIDEWALK, SEE DETAIL SHEET DET-1
- ACCESSIBLE PARKING W/ WHEEL STOP & SIGN PER ADA STANDARDS, SEE DETAIL SHEET DET-1
- STANDARD CURB AND GUTTER PER COA STD DWG 2415A
- 5' CONCRETE WALK PER COA STD DWG 2430 FLUSH WITH ASPHALT
- MONUMENT SIGN
- TRASH DUMPSTER W/RECYCLE DUMPSTER TO BE ROLLED OUT TO ACCESS ROAD FOR SERVICE
- SITE LIGHTING (TYP), SEE DETAIL SHEET DET-2
- LOADING AREA
- ADA PUBLIC ACCESS PATHWAY TO BE FLUSH
- NEW 6' WIDE PEDESTRIAN CROSSING
- STOP BAR
- BIKE RACK PER DETAIL ON SHEET DET-1

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.

PAVEMENT SURFACE NOTE:

ALL DRIVE AISLES AND PARKING SPACES SHALL BE ASPHALT UNLESS OTHER WISE LABELED.

PROJECT NUMBER:

APPLICATION NUMBER:

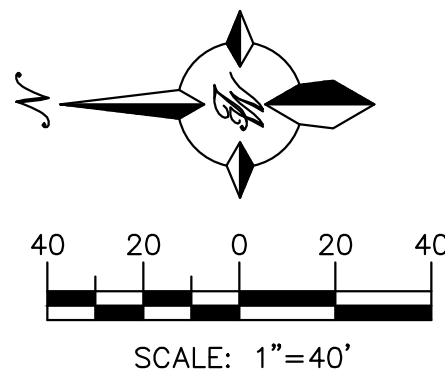
Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL

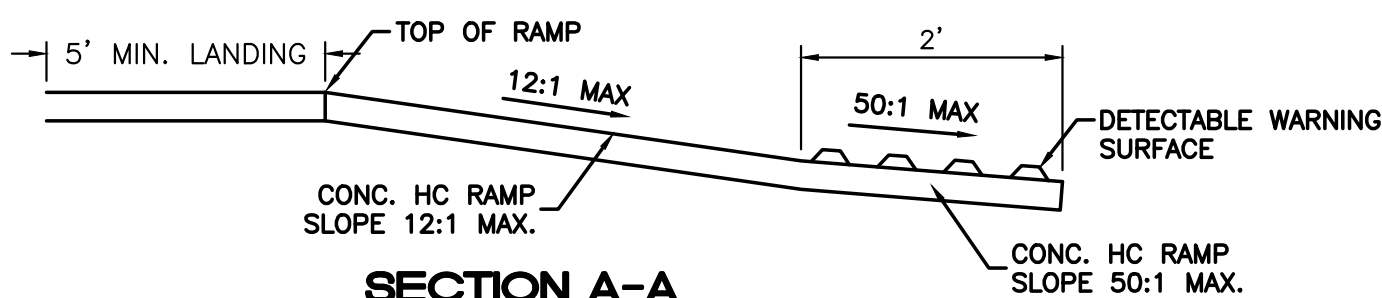
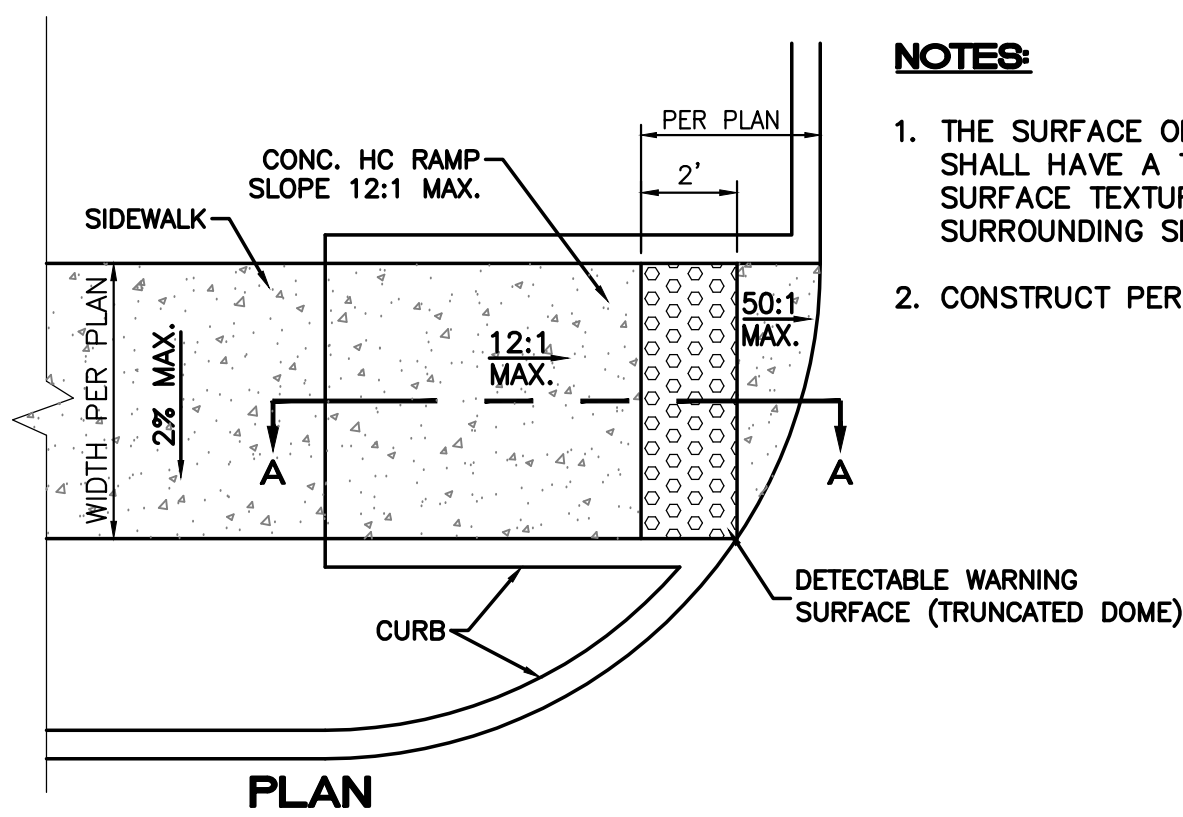
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	Date
ABCWUA	Date
PARKS AND RECREATION DEPARTMENT	Date
HYDROLOGY	Date
CODE ENFORCEMENT	Date
* ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
SOLID WASTE MANAGEMENT	Date
PLANNING DEPARTMENT	Date

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- LANDSCAPING
- SITE LIGHTING
- 4' TALL FENCE
- ADA ROUTE

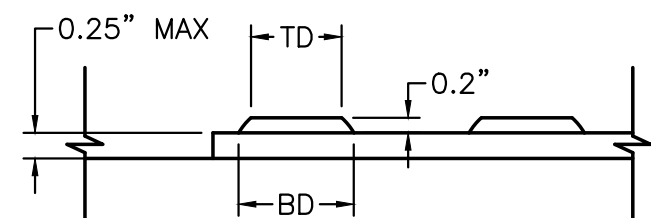


ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO PROFESSIONAL ENGINEER 7868 03/12/2024 RONALD R. BOHANNAN P.E. #7868	SUNPORT SUITES HOTEL ALBUQUERQUE, NM TRAFFIC CIRCULATION LAYOUT TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY sb DATE 01-22-24 SHEET # TCL-1 JOB # 2021133
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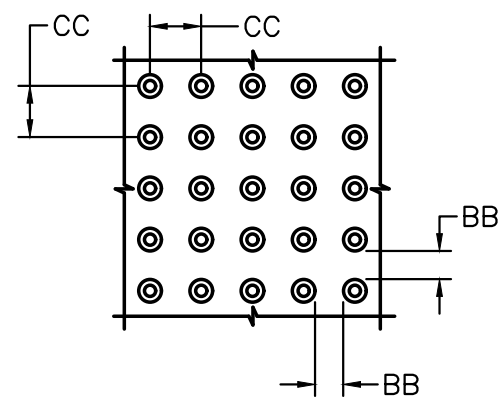


UNIDIRECTIONAL HC RAMP
NOT TO SCALE

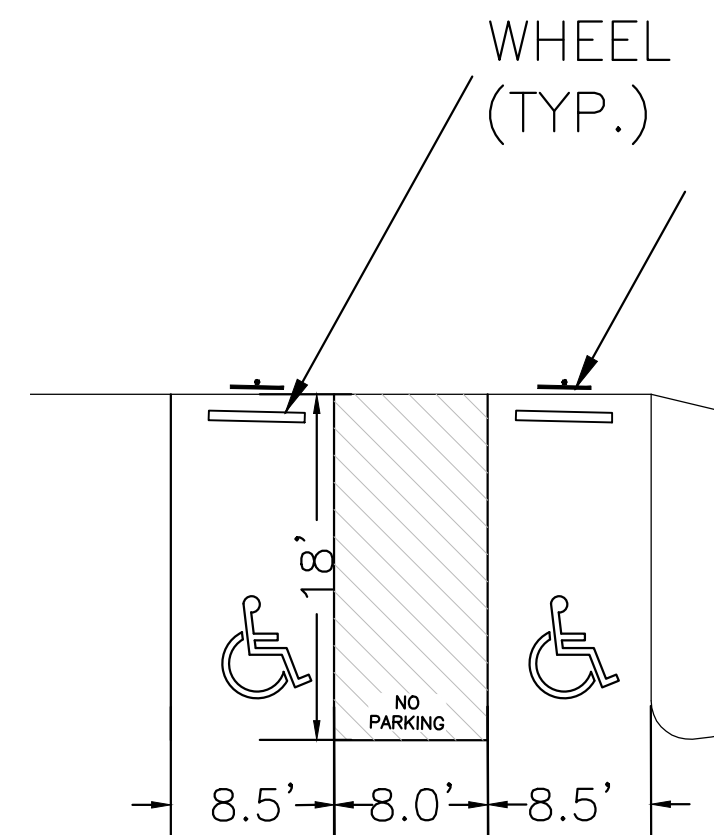
- NOTES:**
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
 2. CONSTRUCT PER A.D.A. STANDARDS.



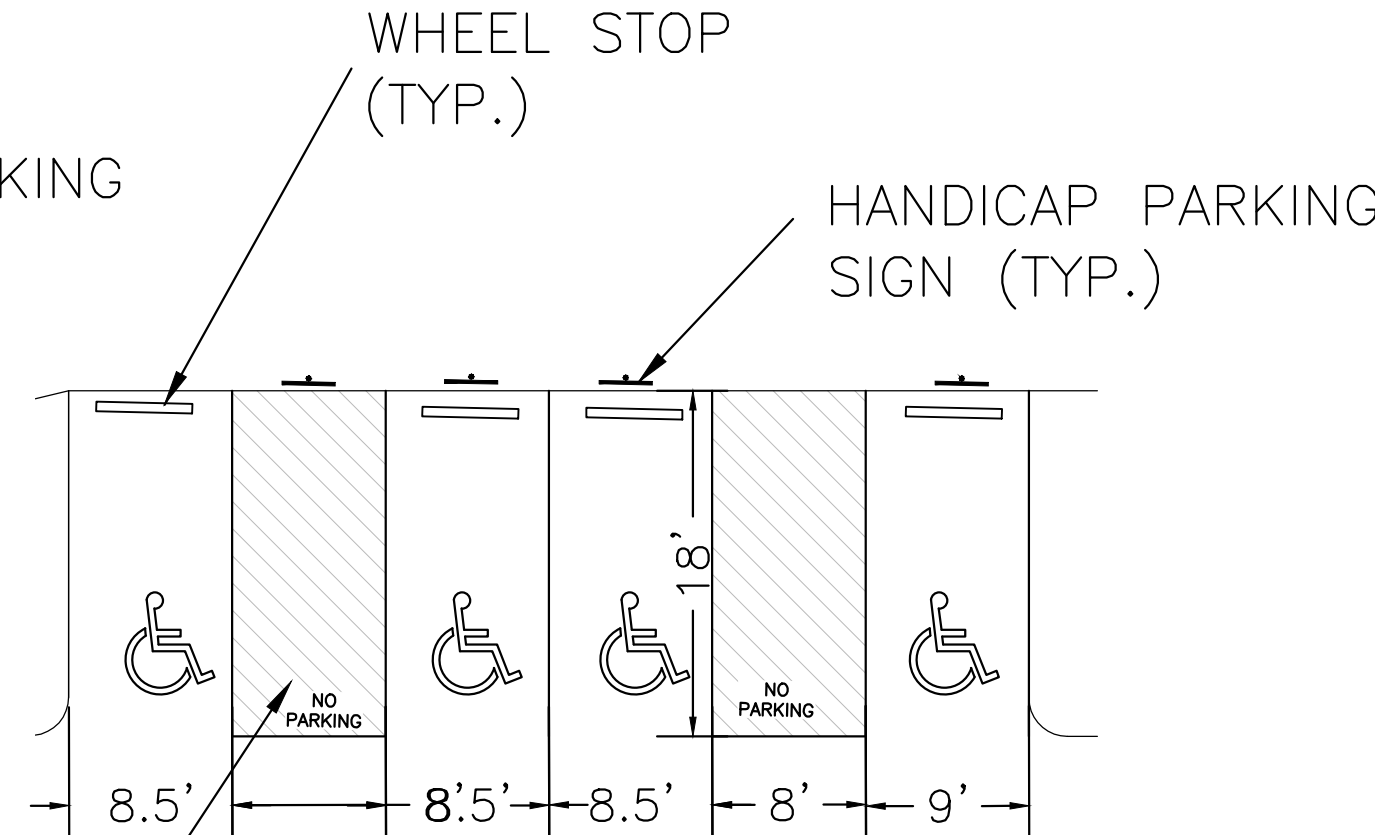
DOMES SECTION
BD - BASE DIAMETER 0.9" MIN
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



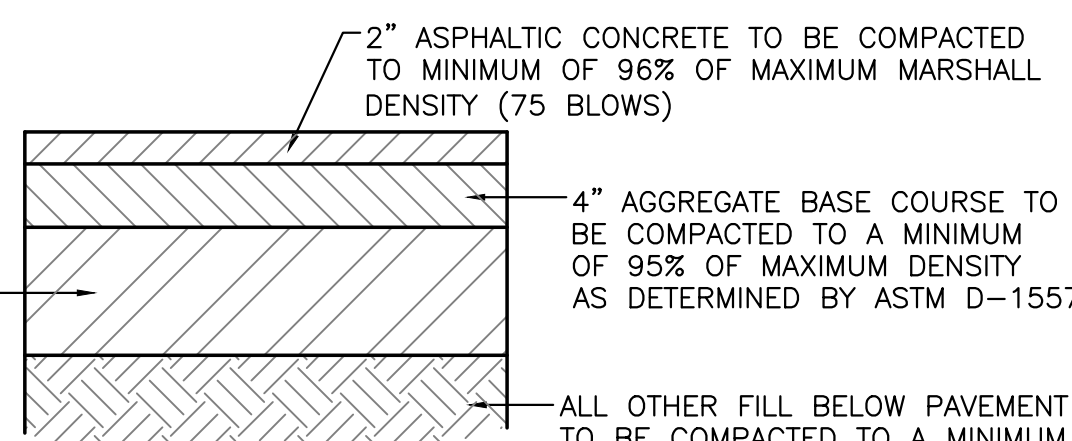
DOMES SPACING
CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN



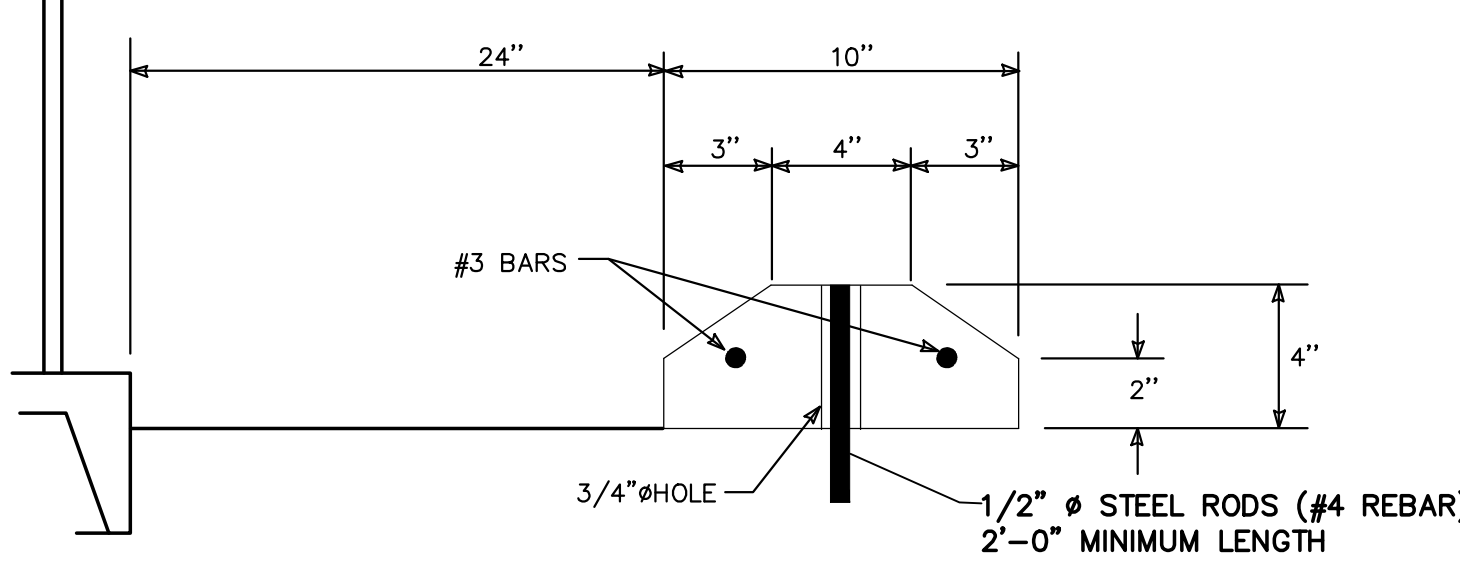
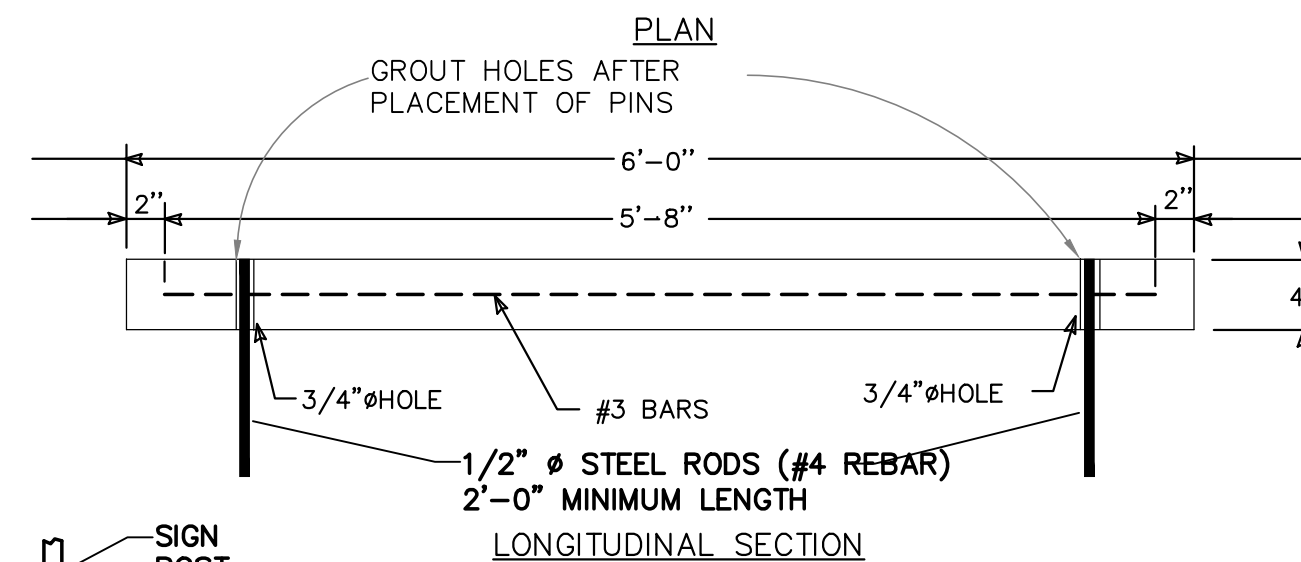
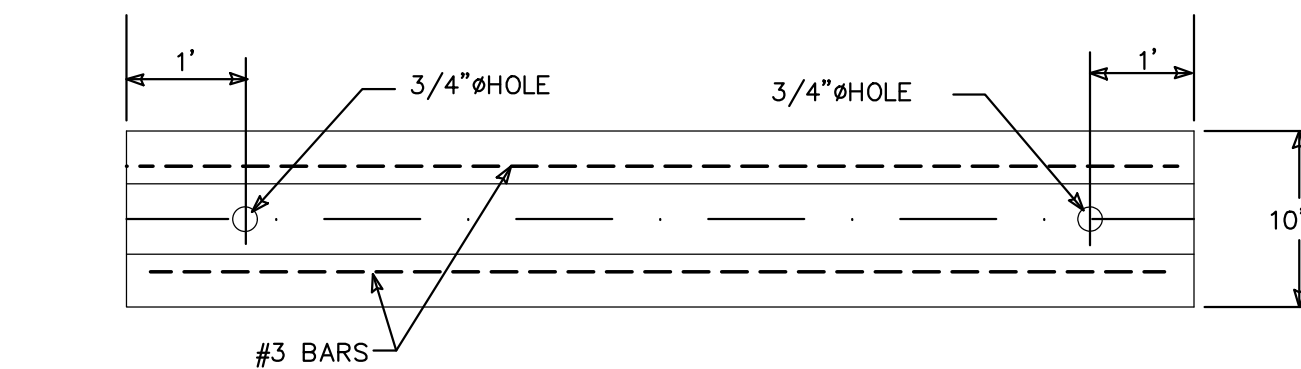
HANDICAP STRIPING
SYMBOL (TYP.)



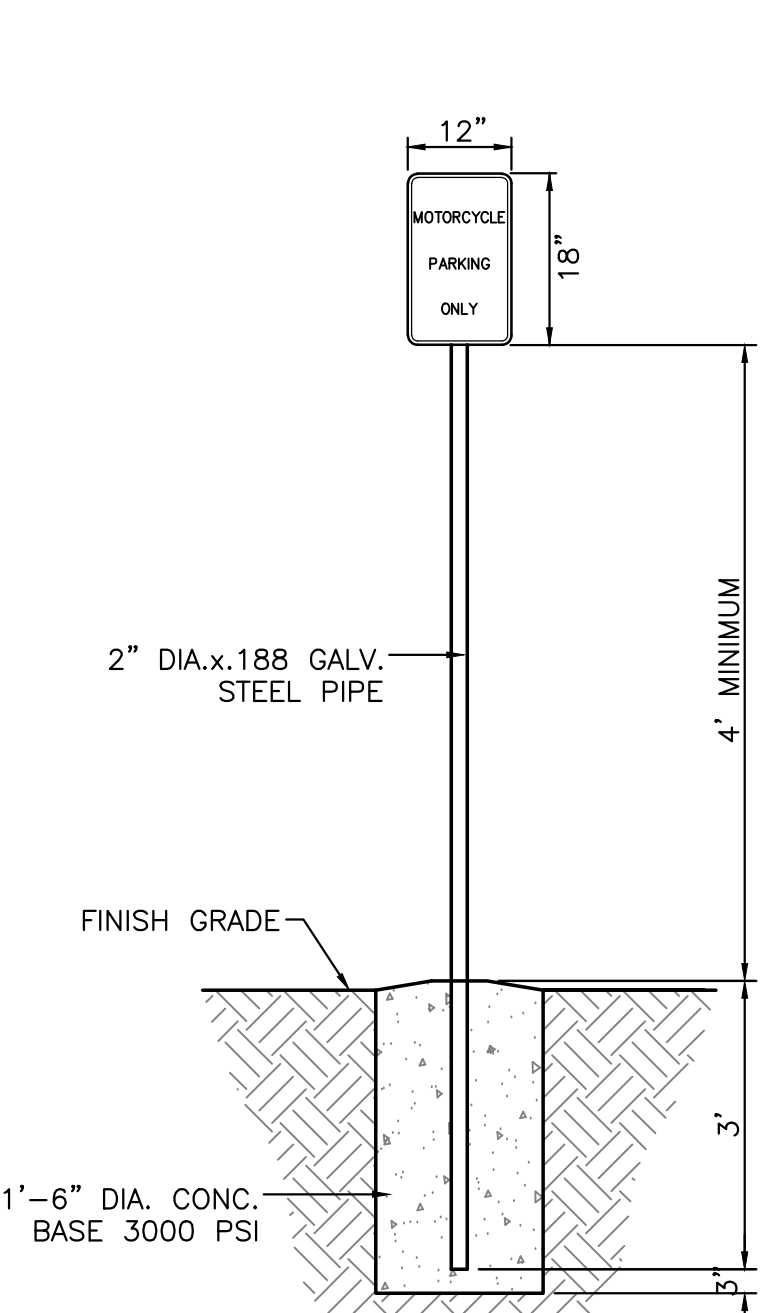
ADA PARKING DETAIL
NTS



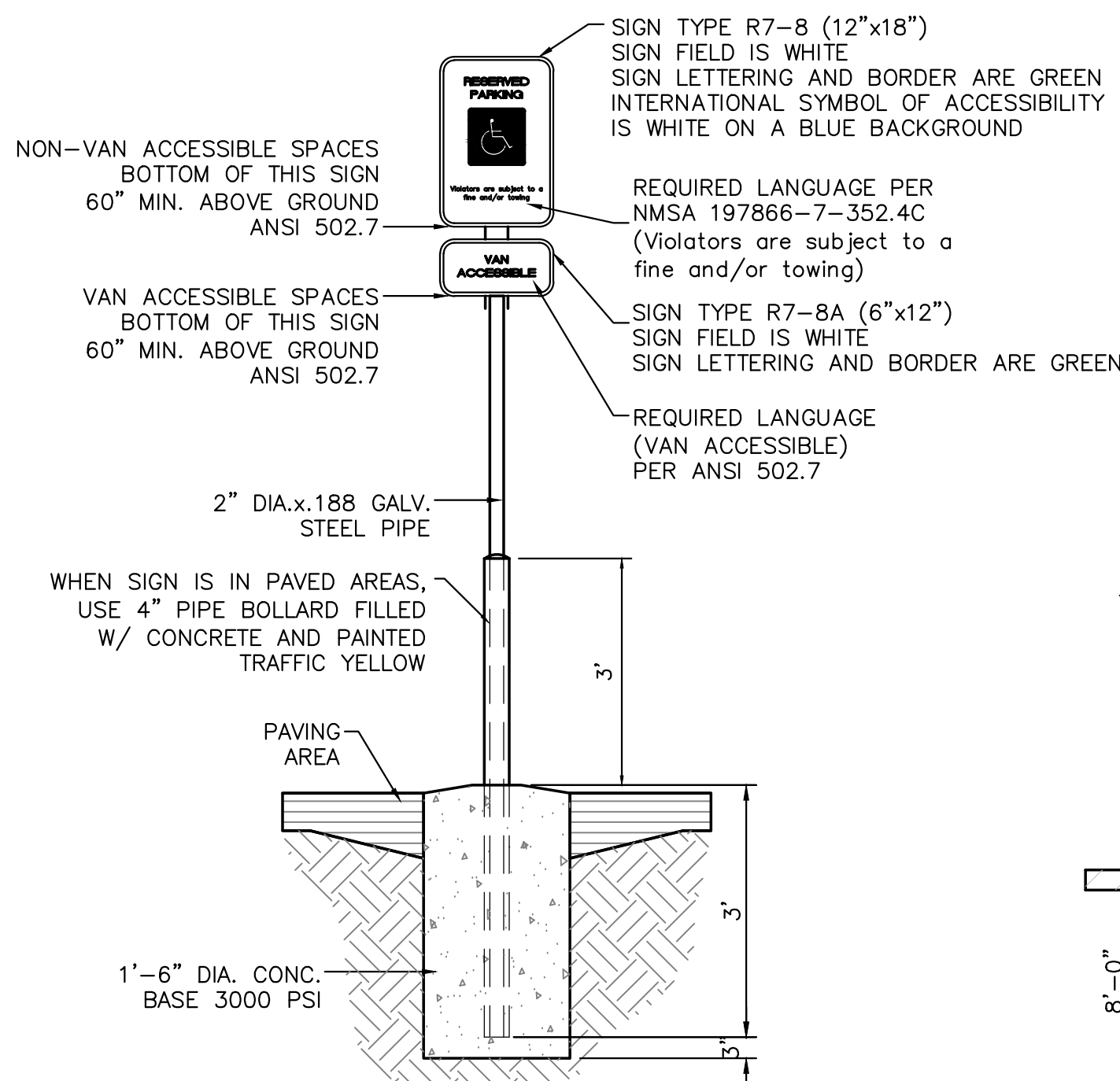
AUTOMOBILE PARKING
TYPICAL PAVING SECTION
1" = 1'



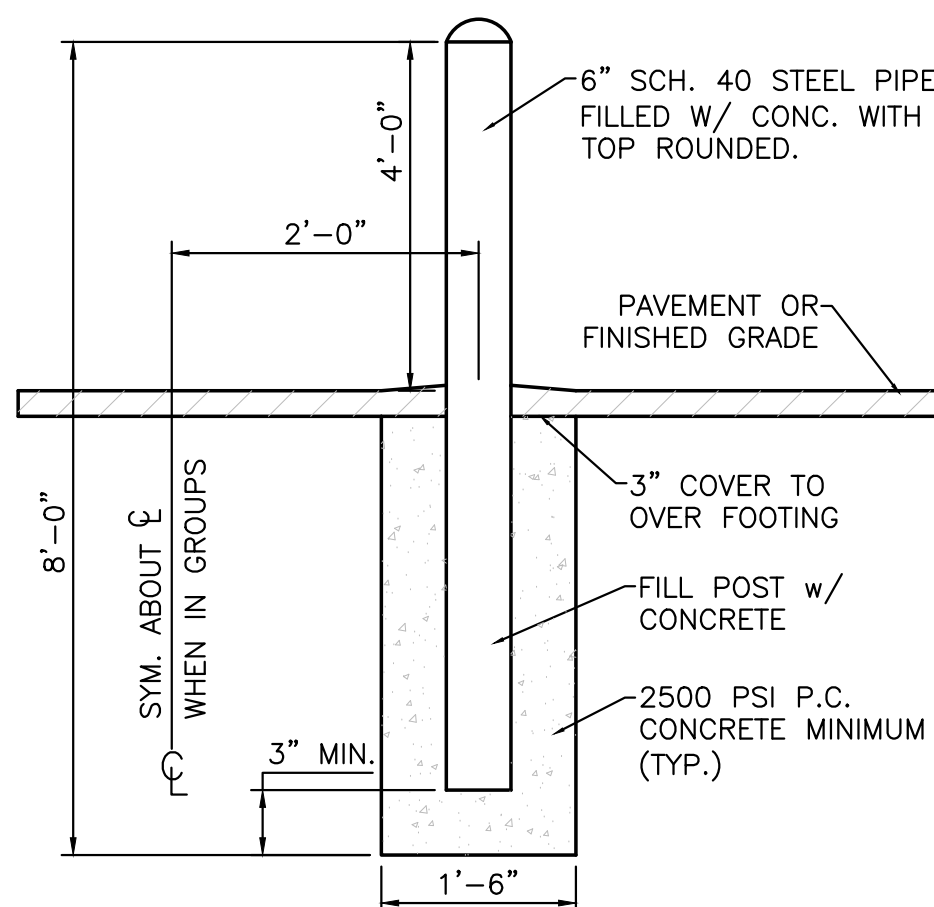
WHEEL STOP



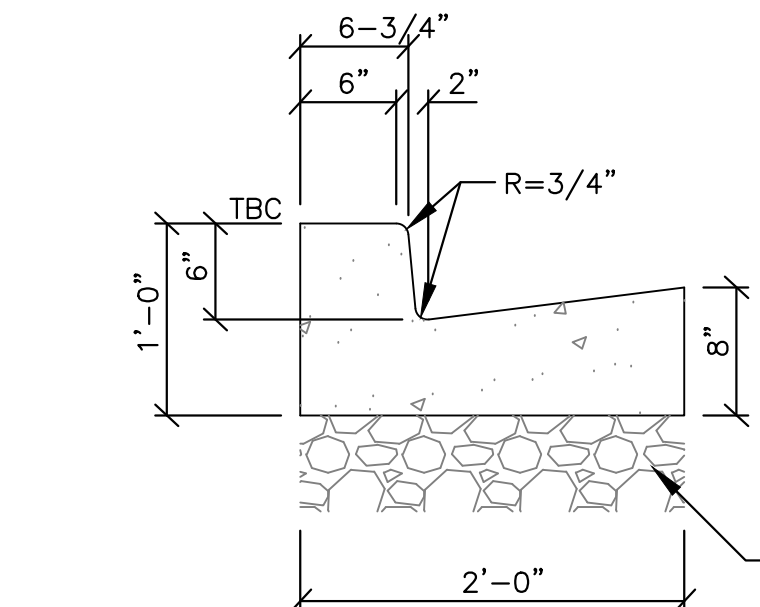
MOTORCYCLE PARKING SIGN
NTS



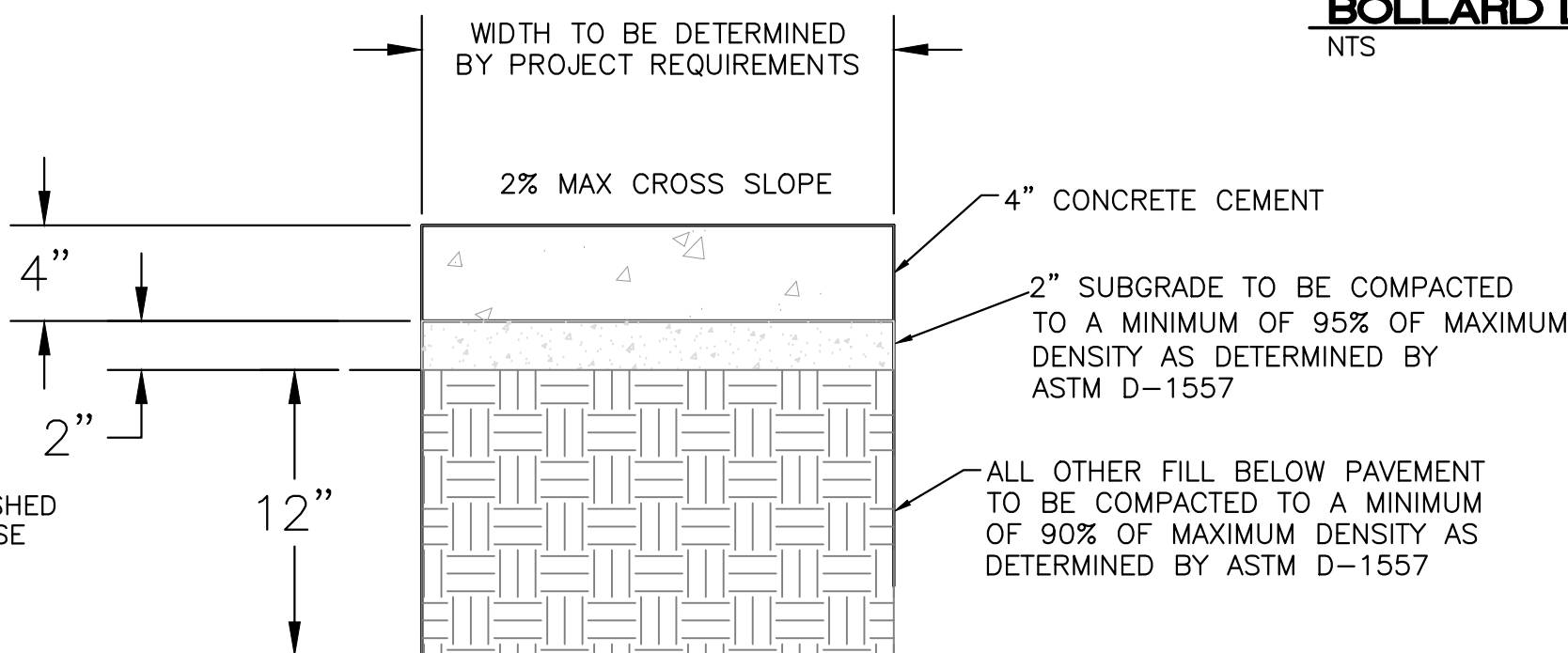
ACCESSIBLE PARKING SIGN
NTS



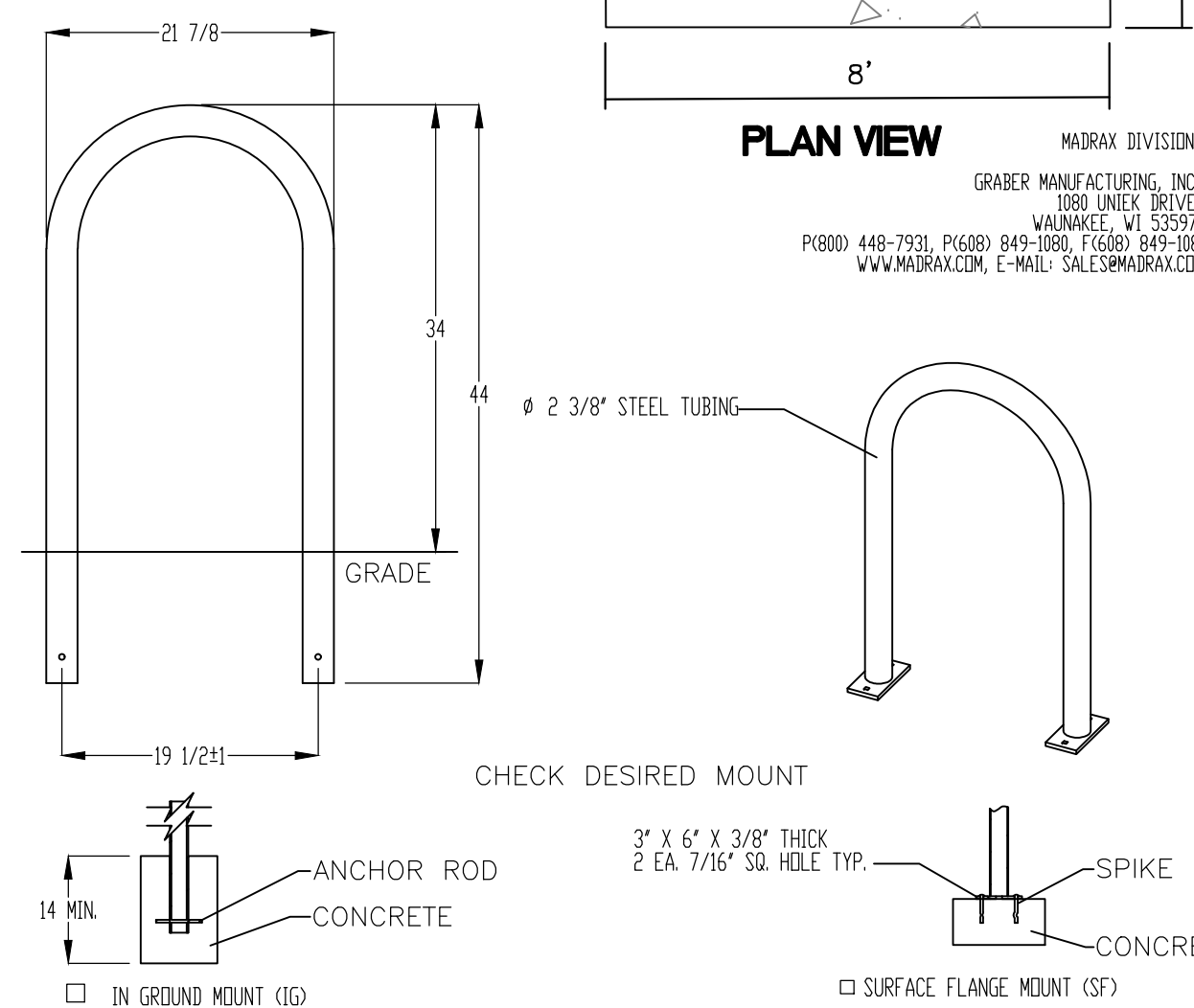
BOLLARD DETAIL
NTS



STANDARD CURB AND GUTTER
NTS



CONCRETE SIDEWALK SECTION



PRODUCT: U230-1G(SF)
DESCRIPTION: "U" 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 4-FOOT CLEAR ZONE ALL AROUND.
5. EACH BIKE RACK SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.

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BIKE RACK DETAIL
SCALE: NONE

<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	SUNFORT SUITES HOTEL ALBUQUERQUE, NM	DRAWN BY sb
	CONSTRUCTION DETAILS	DATE 01-22-24
	Tierra West, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # DET-1
		JOB # 2021133