CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

January 27, 2025

Ronald Bohannan, P.E. Tierra West 5571 Midway Park PL NE, Albuquerque, NM 87109

Re: Unser and Sage Development

Southwest Corner of Sage Rd and Unser Blvd

ALBUQUERQUE NM 87121

Conceptual Traffic Circulation Layout-DFT Engineer's/Architect's Stamp 12-02-24 (M10D023)

Dear Mr. Liberman,

The conceptual TCL submittal received 12-12-24 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. **An approved Traffic Scoping Form is required before full Traffic Circulation Layout approval.**

PO Box 1293

Albuquerque

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

NM 87103

Transportation.

www.cabq.gov

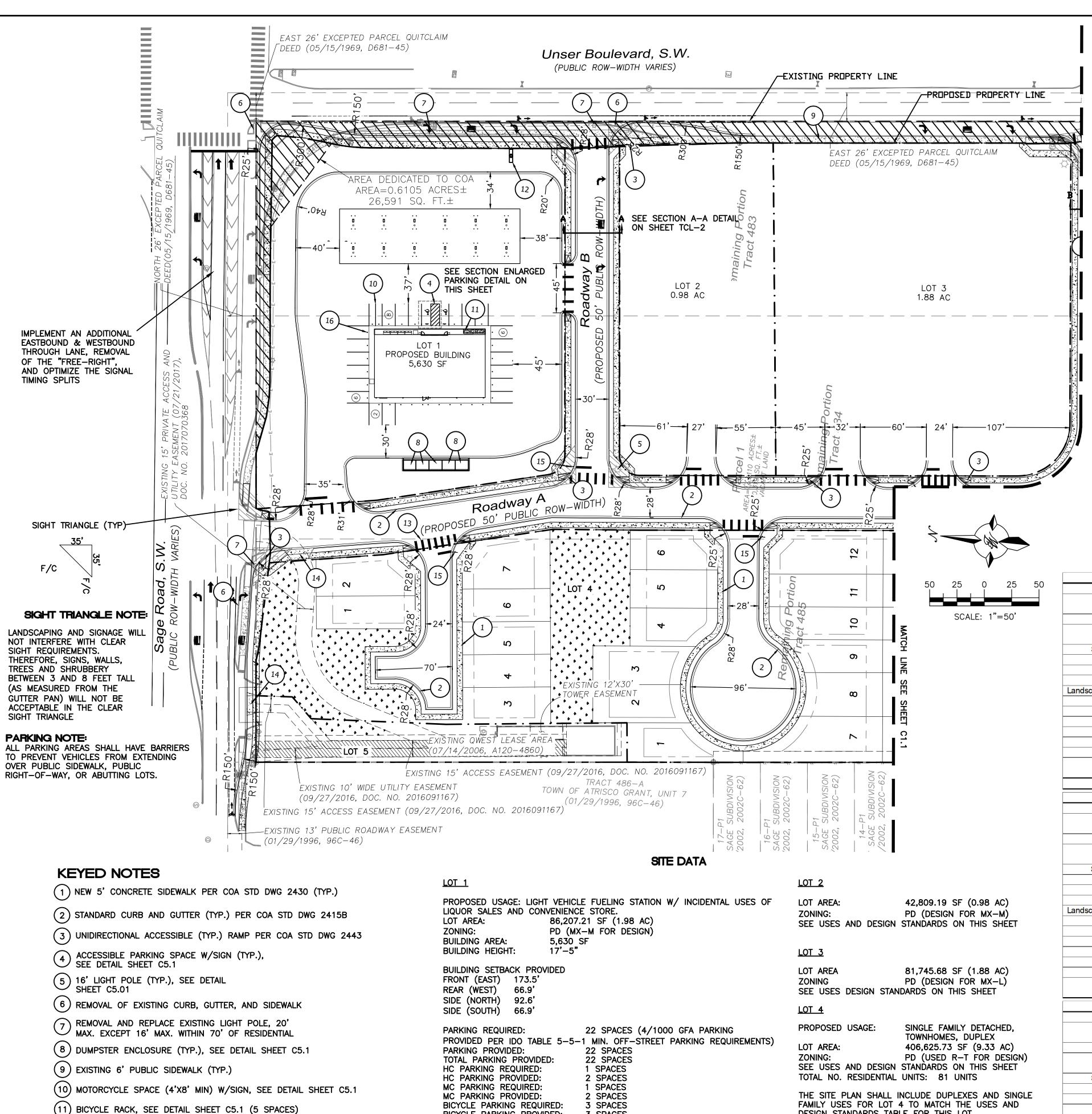
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.

Principal Engineer, Planning Dept.

Development Review Services



3 SPACES

MIN. REQUIRED STACKING SPACE: 1 (MEASURED FROM END OF QUEUING LANE TO END OF FUEL PUMP ISLAND PER IDO TABLE 5-5-8: REQUIRED STACKING

ANY FUTURE LIQUOR RETAIL SALE USE SHALL BE PURSUANT TO THE MX-M

ZONE DISTRICT STANDARDS AND REQUIRES A CONDITIONAL USE APPROVALBY

BICYCLE PARKING PROVIDED:

THE ZONING HEARING EXAMINER (ZHE).

SPACES)

(12) 26' PYLON SIGN, SEE SHEET C5.0

DWG 2600-106

Y PROPOSED CROSSWALK MARKING (TYP.) PER COA STD

(16) PROPOSED BOLLARD AT END OF PARKING SPACE (TYP), SEE SHEET C5.1

14) PROPOSED DRIVEPAD PER COA STD DWG 2425A

15) PROPOSED STOP SIGN PER COA STD DWG 2600-501

DESIGN STANDARDS TABLE FOR THIS LOT

EXISTING USAGE CELL PHONE TOWER

NOTE: CELL PHONE TOWER IS EXISTING.

LOT AREA

ZONING

13,267.66 SF (0.30 AC)

LEGEND CURB & GUTTER PROPOSED BOUNDARY LINE — · — PROPOSED LOT LINE EXISTING BOUNDARY LINE — EASEMENT ---- RIGHT-OF-WAY PROPOSED BUILDING/RESIDENTIAL LOT LINE PROPOSED SIDEWALK EXISTING SIDEWALK ======= EXISTING CURB & GUTTER LANDSCAPE AREA

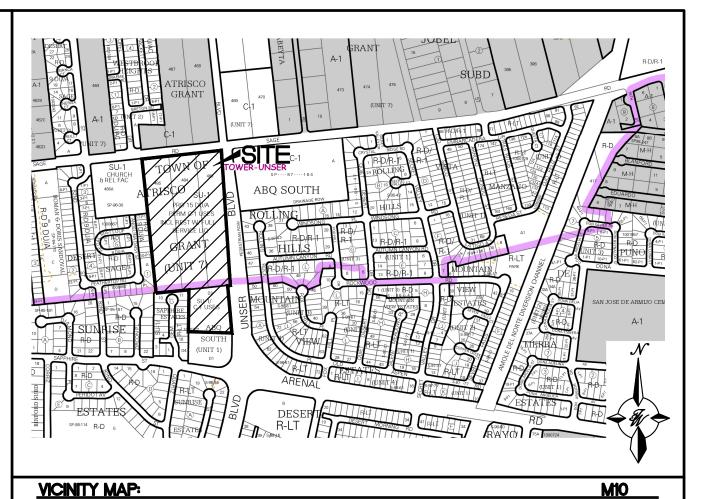
USES AND DESIGN STANDARDS

ENLARGED PARKING DETAIL

LOT1 & Lot 2 Allowable Uses Any allowable use in the MX-M zone district per IDO Table 4-2-1: Allowable Uses Use Specific Standards | Any Use Specific Standard in IDO Section 14-16-4-3 Dimensional Standards | Per IDO Table 5-1-2: Mixed-use Zone District Site Design and Sensitive Lands | No sensitive lands present Access and Connectivity | Per IDO Section 14-16-5-3 Subdivision of Land | Per IDO Section 14-16-5-4: Subdivision of Land Parking and Loading | Per IDO Section 14-16-5-5: Parking and Loading Landscaping, Buffering, and Screening | Landscape per proposed Landscape Plan Walls and Fences | Per IDO Section 14-16-5-7: Walls and Fences Outdoor and Site Lighting | Per IDO Section 14-16-5-8: Outdoor and Site Lighting Neighborhood Edges | Per IDO Section 14-16-5-9: Neighborhood Edges Solar Access | Per IDO Section 14-16-5-10: Solar Access Building Design | Per IDO Provision 14-16-5-11(E) Signs Per IDO Section 14-16-5-12: Signs Operation and Maintenance | Per IDO Section 14-16-5-13: Operation and Maintenance Lot 3

Model Zone	MX-L	
Allowable Uses	Any allowable use in the MX-L zone district per IDO	
	Table 4-2-1: Allowable Uses	
Use Specific Standards	Any Use Specific Standard in IDO Section 14-16-4-3	
Dimensional Standards	Per IDO Table 5-1-2: Mixed-use Zone District	
	Dimensional Standards	
Site Design and Sensitive Lands	No sensitive lands present	
Access and Connectivity	Per IDO Section 14-16-5-3: Access and Connectivity	
Subdivision of Land	Per IDO Section 14-16-5-4: Subdivision of Land	
Parking and Loading	Per IDO Section 14-16-5-5: Parking and Loading	
Landscaping, Buffering, and Screening	Landscape per proposed Landscape Plan	
Walls and Fences	Per IDO Section 14-16-5-7: Walls and Fences	
Outdoor and Site Lighting	Per IDO Section 14-16-5-8: Outdoor and Site Lighting	
Neighborhood Edges	Per IDO Section 14-16-5-9: Neighborhood Edges	
Solar Access	Per IDO Section 14-16-5-10: Solar Access	
Building Design	Per IDO Provision 14-16-5-11(E)	
Signs	Per IDO Section 14-16-5-12: Signs	
Operation and Maintenance	Per IDO Section 14-16-5-13: Operation and	
	Maintenance	
Lot 4		
Model Zone	R-T	
Allowable Uses	Single-family detached, two-family detached (duplex),	
	townhomes	
Use Specific Standards	IDO Provision 14-16-4-3(B)(6)	

Walls and Fences	Per IDO Section 14-16-5-7: Walls and Fences	
Outdoor and Site Lighting	Per IDO Section 14-16-5-8: Outdoor and Site Lighting	
Neighborhood Edges		
Solar Access	Per IDO Section 14-16-5-10: Solar Access	
Building Design	Per IDO Provision 14-16-5-11(E)	
Signs	Per IDO Section 14-16-5-12: Signs	
Operation and Maintenance	Per IDO Section 14-16-5-13: Operation and	
	Maintenance	
	Lot 4	
Model Zone	18 10 10	
Allowable Uses	Single-family detached, two-family detached (duplex),	
	townhomes	
Use Specific Standards	IDO Provision 14-16-4-3(B)(6)	
Dimensional Standards	Per IDO Table 5-1-1: Residential Zone District	
	Dimensional Standards	
Site Design and Sensitive Lands	No sensitive lands present	
Materials to Alert Motorist	Per IDO Section 14-16-5-3: Access and Connectivity	
Subdivision of Land	Per IDO Section 14-16-5-4: Subdivision of Land	
Parking and Loading	Per IDO Section 14-16-5-4: Subdivision of Land	
Landscaping, Buffering, and Screening	Landscape per proposed Landscape Plan	
Walls and Fences	Per IDO Section 14-16-5-7: Walls and Fences	
Outdoor and Site Lighting	Per IDO Section 14-16-5-8: Outdoor and Site Lighting	
Neighborhood Edges	Per IDO Section 14-16-5-9: Neighborhood Edges	
Solar Access	Per IDO Section 14-16-5-10: Solar Access	
Building Design	Per IDO Provision 14-16-5-11(C)	
Signs	Per IDO Section 14-16-5-12: Signs	
Operation and Maintenance	Per IDO Section 14-16-5-13: Operation and Maintenan	



LEGAL DESCRIPTION:

TRS 483 484 & 485 UNIT NO 7 ATRISCO GRANT CONT 15.000 AC

TR D-2 PLAT FOR TRACTS D-1, D-2, D-3 & D-4 ALBUQUERQUESOUTH UNIT 1 BEING A REPLAT OF TRACT D ALBUQUERQUESOUTH UNIT 1 CONT 2.6205 AC

GENERAL NOTES - SITE PLANS:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT BE NOTIFIED APPROVAL FROM THE ARCHITECT.

2. WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND

CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

3. GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT 4. GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH

5. GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN ALL DIRECTIONS. 6. PAVING SHALL BE LOWER THAN THE BUILDING SLAB BY THE FOLLOWING AMOUNTS

• 1/2" @ ALL EXIT DOORS

• 1/2" @ ALL SHOWROOM GLAZING LOCATIONS

• 1 1/2" @ OVERHEAD DOORS

• 1 1/2" @PRE-FAB METAL WALL PANELS 7. PARKING LOT SHALL BE ASPHALT PAVING

NOTICE TO CONTRACTORS

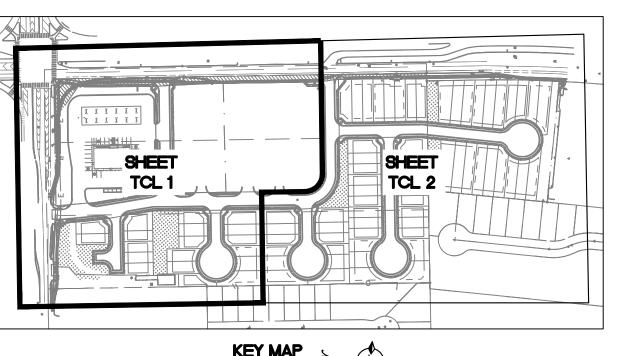
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.

2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.

TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING

UTILITIES. 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.



KEY MAP

ENGINEER'S SEAL	SAGE AND UNSER DEVELOPMENT ALBUQUERQUE, NM	<i>DRAWN BY</i> TW
OR. BOHANA ON W MEXICO Z	TRAFFIC CONTROL	<i>DATE</i> 12/2/2024
[((7868)	LAYOUT	<i>DRAWING</i> 2024029_TCL
THE SONAL ENGINE		SHEET #
12/2/2024	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	TCL-1
RONALD R. BOHANNAN P.E. #7868	(505) 858-3100 www.tierrawestllc.com	<i>JOB #</i> 2024029

