

## Questions & Answers

### **-How or where does the revised address the specifics of the EPC conditions?**

The revised documents address all of the EPC conditions as represented in the final versions of the various site plans and drawing documents. All conditions were signed off by EPC after the provision and verification of these final plans you have. So, whether it is an updated comment or the addition of a drawing... all that was done and updated on the plans with EPC prior to submission to DFT. So the Post Memo you have that shows everything approved was issued after review of the documents you have.

### **Along with meeting any/all Use Specific Standards for new uses. Without pushing any existing uses out of compliance -- Do the new uses affect the site and/or existing uses?**

No, the new uses are similar and complementary to the previous uses, and there is no impact on previous site uses or site configuration. To say it another way, the previously approved site plan is unchanged, and the new site plan both stands alone and is complementary to the previously approved plan. Specifically, the previous plan provided for a warehouse (S-1). The new plan provides for a special-use warehouse (F-1) and offices. The S-1 usage is classed as Wharehousing. The new F-1 use is classed as light-manufacturing. Accessory uses of parking and exterior storage have also been clarified and approved. All of these uses, Warehousing / Light Manufacturing / & Exterior Storage are Primary Permissible uses under the IDO for NR-LM zoned properties like this one, which indicates their complementary nature.

### **-Is any infrastructure being added or changed?**

There is no infrastructure being added or changed on the city side to support the new/expanded use of the property. Additional PNM Electrical service will be ordered, however. Water/Sewer are unchanged. Bernalillo County has been assured that no new cutouts are required for access. G&D remains unchanged as it pertains to water outflow.

### **-Is landscaping changing? There were two separate plans in your revised file.**

Existing landscaping is not changing. New landscaping will be added. EPC requested both the old plan, the new plan for additional landscaping, and a consolidated plan that shows both. That is what you have as well.

**-Approvals from Solid Waste, Transportation-TCL, Hydrology-G&D, Fire.**

Since this is an amendment to a previous site plan, we have both the previously signed plans and, where necessary, new updated plans as follows:

**Solid Waste:** There is no longer a signature line on the PLT like there used to be. I'm not sure where the solid waste needs to sign. However, I have attached a letter from Solid Waste indicating that there are no changes required to the site. Keep in mind that we already have service, and there are no changes to the site from this request regarding the location of the dumpster or the access they currently use. See email.

**Transportation:** Ive attached a recently signed TSF indicating no TIS is required. Ive also attached the TCL that is submitted in the system, waiting for signature.

**G&D:** We have an approved G&D plan already on the whole site. The previously approved plan covered the whole property (both the old site and the new). I've provided that signed plan. We've also submitted via ABQ Plan a G&D amendment that shows the proposed new building, but there are no other changes to that plan. Both are provided.

**Fire One**

A new approved/signed Fire One is attached.

**ABCWUA**

We have existing services at the site. We also have an approved Availability Study under #230405. We pulled permits under that study, and I've attached one of those permits with that study number referenced. I don't have an actual copy of that study; I have requested it. I emailed that team again yesterday.

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal/Request Descriptions & Location: 336 Woodward Road SE Albuquerque NM 87102

A tract of land Situate in the Southwest Quarter (SW 1/4) of Section 32, Township 10 North, Range 3 East, N.M.P.M

**I - Hydrology: (if you already have approved plans, please include them as part of your Form PLT submission and bypass the signature requirements for this section and go to section III)**

- Sensitive Lands Analysis (5-2(C))  Approved NA
- Grading and Drainage Plan  Approved NA
- AMAFCA  Approved NA
- Bernalillo County  Approved NA
- NMDOT  Approved NA
- MRGDC  Approved NA

N/A Approved plans provided

Hydrology Department

Date

**II - Approved Grading and Drainage Plan/Letter Attached: (not needed if obtained signature in section I)**

**III - Transportation: (if you already have approved plans, please include them as part of your Form PLT submission and bypass the signature requirements for this section and go to section IV)**

- Traffic Circulations Layout (TLC)  Approved NA
- Traffic Impact Study (TIS)  Approved NA
- Neighborhood Impact Analysis (NIA)  Approved NA
- Bernalillo County  Approved NA
- NMDOT  Approved NA

Transportation Department

Date

**IV - Approved TCL/Letter Attached: (not needed if obtained signature in section III)**

**V - Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

Please select **and attach** the executed document that provides the commitment of service (whichever is applicable).

- Availability Statement
- Service Connection Agreement
- Development Agreement

If you do not have the executed document, please obtain the ABCWUA signature for your project (to be completed by ABCWUA).

- Request for Availability is not applicable

ABCWUA

Date

**VI** - Infrastructure Improvements Agreement (IIA\*)  NA Approved

**VII** - AGIS (DXF File\*\*)  NA Approved

**VIII** - Signatures on Plat:

- Owner(s)  Yes
- City Surveyor  Yes
- AMAFCA\*\*\*  Yes
- NM Gas\*\*\*  Yes
- PNM \*\*\*  Yes
- COMCAST\*\*\*  Yes
- MRGCD\*\*\*  Yes

\_\_\_\_ NA

\_\_\_\_ NA

\* Prior to **Final Plat** submittals (include a copy of the recorded IIA)

\*\* DXF file required for **Preliminary/Final Plat** and **Final Plat** approval submittals and not required for **Preliminary Plat** application

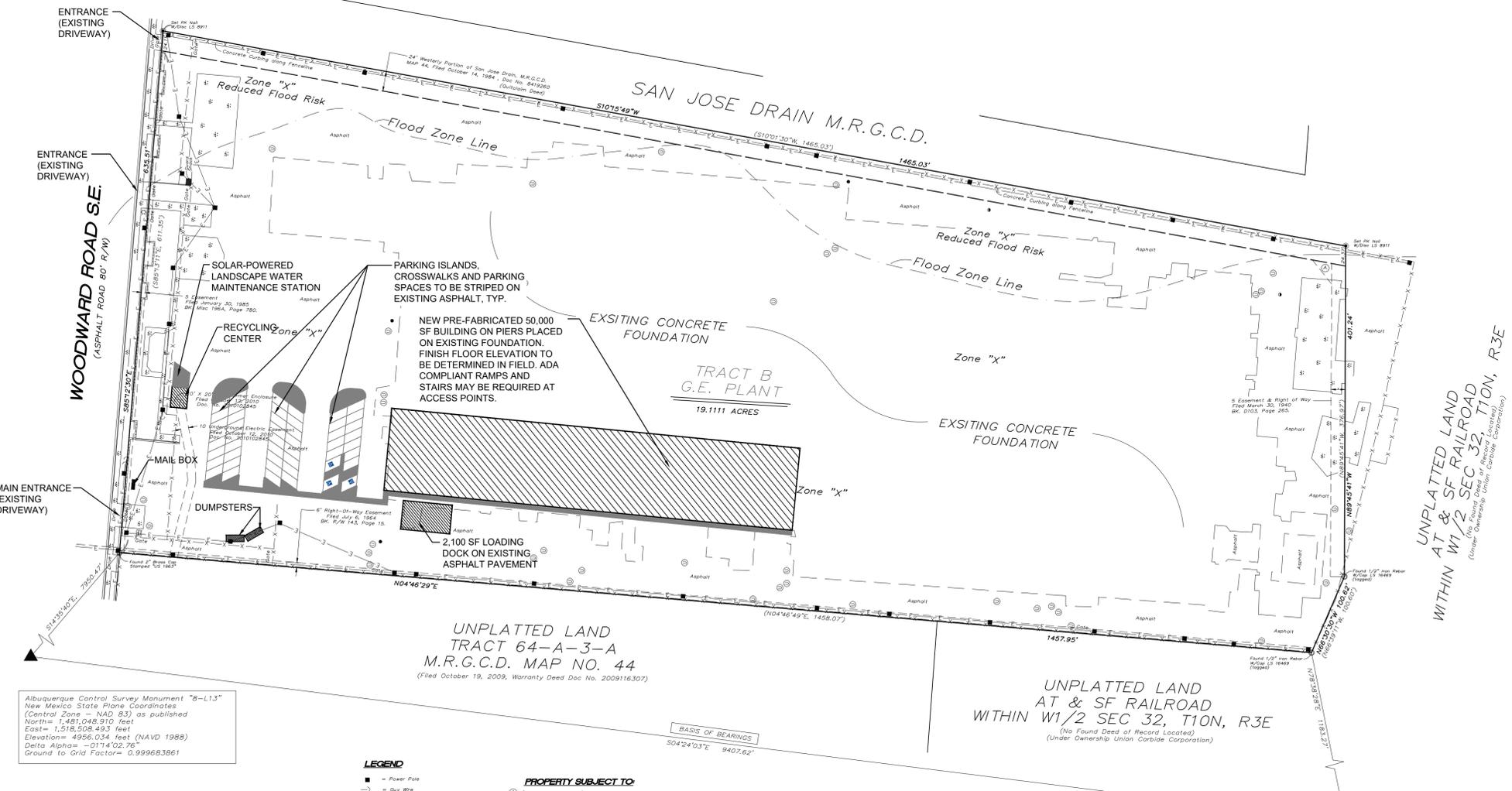
\*\*\* Signatures required for **Preliminary/Final Plat** and **Final Plat** applications and not required for **Preliminary Plat** applications

City of Albuquerque  
 Planning Department  
 Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**  
 DATE: 04/20/23  
 BY: *Randy Brissett*  
 HydroTrans # M14D037

THE APPROVAL OF THESE PLANS SHALL NOT BE CONSIDERED TO PREVENT VIOLATIONS OF ANY CITY ORDINANCES OR STATE LAWS, AND SHALL NOT PREVENT THE USER FROM BEING RESPONSIBLE FOR THE PROTECTION, COLLECTION, OR REUSE OF INFORMATION IN PLANS. SPECIFICATIONS, CONDITIONS, MATERIALS, AND METHODS SHALL NOT BE CHANGED WITHOUT ALTERED WITHOUT AUTHORIZATION.



VICINITY MAP - M-14

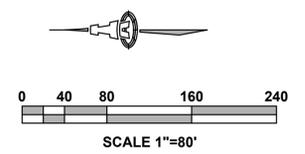


Abuquerque Control Survey Monument "B-L13"  
 New Mexico State Plane Coordinates  
 (Central Zone - NAD 83) as published  
 North= 1,481,048.910 feet  
 East= 1,519,508.493 feet  
 Elevation= 4956.034 feet (NAVD 1988)  
 Delta Alpha= -01°14'02.76"  
 Ground to Grid Factor= 0.999683961

- LEGEND**
- = Power Pole
  - = Guy Wire
  - = Overhead Wire
  - = Light Pole
  - ⊗ = Concrete Area
  - ⊕ = Utility Pedestal
  - ⊙ = Water Meter
  - ⊕ = Utility Manhole
  - ⊙ = Gas Valve
  - ⊕ = Water Valve

**PROPERTY SUBJECT TO:**  
 (Approximate Location)  
 Easement & Right-of-Way  
 Filed March 30, 1942, BK D103, Pg. 265  
 Repable Copy provided at this time.

Abuquerque Control Survey Monument "NM-47-20"  
 New Mexico State Plane Coordinates  
 (Central Zone - NAD 83) as published  
 North= 1,471,671.964 feet  
 East= 1,519,230.120 feet  
 Elevation= 4942.068 feet (NAVD 1988)  
 Delta Alpha= -00°13'56.97"  
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*Isaacson & Arfman*  
 17831  
 PROFESSIONAL ENGINEER  
 01/06/2023

Engineer

**336 WOODWARD RD SE  
 STORAGE BUILDING  
 ALBUQUERQUE, NM**

DESIGN	ISSUE: DEVELOPMENT
PROJECT NUMBER: IA 2568	FILE:
DRAWN BY: ANW	CHECKED BY: ANW
DATE: 01-04-2023	

No	Date	Description

SHEET TITLE  
**DRAINAGE PLAN**

SHEET NUMBER  
**C-101**





VICINITY MAP - M-14

**NOTES:**

**LEGAL DESCRIPTION:** TRACT B, G.E. PLANT SITE TOGETHER WITH PORTION OF SAN JOSE DRAIN MRGCD MAP 44.

**AREA:** TOTAL AREA = 19.1111 AC.

**FLOOD ZONE:** THE PROPERTY IS LOCATED WITHIN ZONE X MINIMAL FLOOD HAZARD AND ZONE X REDUCED FLOODRISK DUE TO LEVEES AS SHOWN ON FIRM MAP NO. 35001C0342C EFFECTIVE DATE 9/26/2008.

**BOUNDARY SURVEY:** BY SURV-TEK, JULY 2022

**TOPOGRAPHIC SURVEY:** NONE PROVIDED.

**EXISTING CONDITIONS:** THIS SITE IS THE OLD GENERAL ELECTRIC SITE LOCATED SOUTH OF WOODWARD RD. SE AND WEST OF BROADWAY BLVD SE. ALL BUILDINGS ONSITE HAVE BEEN DEMOLISHED, BUT THE FOUNDATIONS AND ASPHALT AREAS REMAIN.

AN EXISTING MODULAR STORAGE BUILDING HAS BEEN CONSTRUCTED ON THE SITE WITH GRADING PLAN HYD. NO. M14D037, STAMP DATE 01/06/2023.

THE SITE IS 95% IMPERVIOUS AND FREE DISCHARGES TO THE SAN JOSE DRAIN LOCATED EAST OF THE PROPERTY, WEST OF BROADWAY BLVD. VIA AN ONSITE STORM DRAIN SYSTEM WITH THREE OUTFALL PIPES TO THE DRAIN. THERE ARE UNDERGROUND CONTAINMENT BASINS FOR STORM WATER QUALITY CONTROL LOCATED AT EACH OUTFALL POINT ADJACENT TO THE SAN JOSE DRAIN.

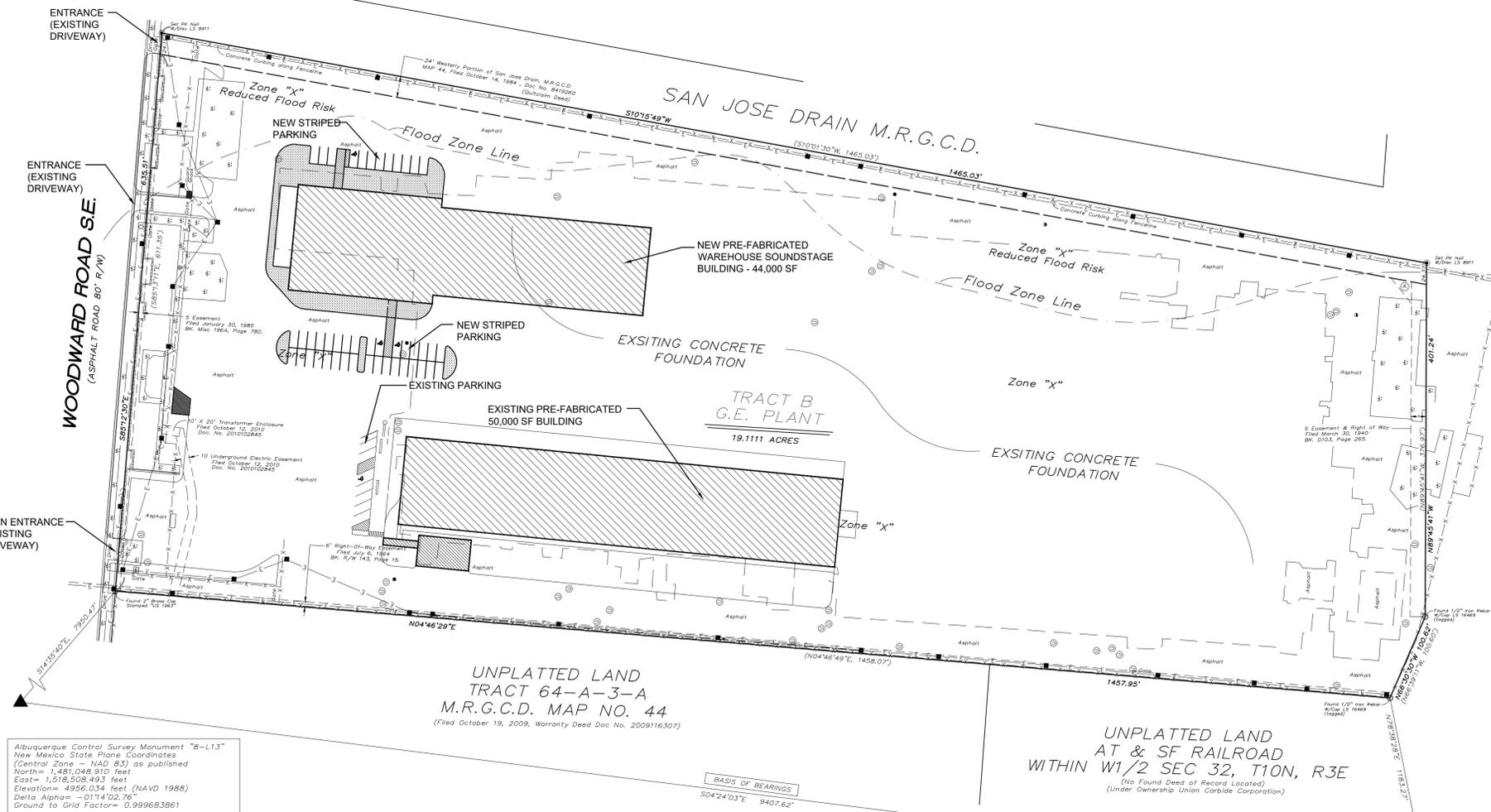
**PROPOSED CONDITIONS:** THE EXISTING FOUNDATIONS AND ASPHALT SHALL REMAIN. A MODULAR SOUNDSTAGE STORAGE BUILDING (44,000 SF TOTAL) SHALL BE CONSTRUCTED WITH PILASTER SPOT FOOTINGS ON THE EXISTING FOUNDATION. PARKING SPACES SHALL BE STRIPED ON THE EXISTING CONCRETE/ASPHALT.

NO TOPOGRAPHIC SURVEY HAS BEEN PROVIDED AND NO ELEVATIONS ARE SHOWN ON THIS DRAINAGE PLAN.

THERE IS NO CHANGE IN IMPERVIOUS AREA; NO CHANGE IN DISCHARGE OR DRAINAGE PATTERNS.

THE ONSITE STORM DRAIN SYSTEM SHALL REMAIN IN PLACE AND THE SITE SHALL CONTINUE TO DISCHARGE TO THE EXISTING ONSITE STORM DRAIN SYSTEM AND OUTFALL TO THE SAN JOSE DRAIN.

**UPDATES TO DRAINAGE MASTER PLAN:** THE APPROXIMATE 100-YEAR FLOW RATES SHOWN IN THE DRAINAGE CALCULATIONS ON THE DRAINAGE MASTER PLAN (DMP) PREPARED BY SMITH-SCHUECH ENGINEERING CO. IN 1991 WERE UPDATED WITH THE APPROVED GRADING PLAN (HYD. NO. M14D037), STAMP DATE 01/06/2023 USING THE METHODS IN ARTICLE 6-2 OF THE JUNE 26, 2020 COA DPM-SEE SHEET C-102. THE RESULTS SHOW A NEGLIGIBLE INCREASE OF 0.1 CFS/AC AS COMPARED TO THE DMP CALCULATIONS. THE NEW CALCULATIONS INDICATE A SITE DISCHARGE OF 4.2 CFS/AC; THE DMP CALCULATIONS SHOWED AN APPROXIMATED DISCHARGE OF 4.1 CFS/AC.



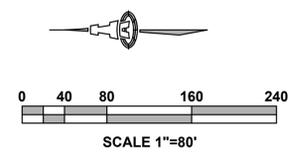
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- = Power Pole
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  - ⊕ = Utility Manhole
  - = Gas Valve
  - = Water Valve

**PROPERTY SUBJECT TO:**

- ⊙ (Approximate Location) Easement & Right-of-Way Filed March 30, 1940, BK D103, Pg. 265 Repable Copy provided at this time.

Albuquerque Control Survey Monument "NM-47-20"  
New Mexico State Plane Coordinates  
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12/22/2025

Engineer

**336 WOODWARD RD SE  
STORAGE BUILDING  
ALBUQUERQUE, NM**

DESIGN	ISSUE:	DEVELOPMENT
	PROJECT NUMBER:	IA 2568
	FILE:	
	DRAWN BY:	ANW
	CHECKED BY:	ANW
	DATE:	12-22-2025

No	Date	Description

SHEET TITLE

**DRAINAGE PLAN**

SHEET NUMBER

**C-101**



**NOTES:**

THIS SHEET SHOWS MARKUPS TO THE DRAINAGE MASTER PLAN REVISIONS PREPARED BY SMITH-SCHEUCH ENGINEERING CO. IN 1991.

ALL BUILDINGS ON THE PROPERTY HAVE BEEN DEMOLISHED BUT THE FOUNDATION AND ASPHALT REMAIN.

A 44,000 SF PRE-FABRICATED WAREHOUSE SOUNDSTAGE BUILDING SHALL BE INSTALLED WITH PILASTER SPOT FOOTINGS ON THE EXISTING FOUNDATION AND PAVEMENT MARKINGS SHALL BE INSTALLED ON THE EXISTING ASPHALT.

THE PROPOSED IMPROVEMENTS WILL NOT ALTER THE RUNOFF FROM THE SITE (NO IMPERVIOUS IMPROVEMENTS WILL BE REMOVED OR ADDED).

THE DRAINAGE CALCULATIONS WERE UPDATED WITH THE APPROVED GRADING PLAN (HYD. NO. M14D037), STAMP DATE 01/06/2023 PER THE JUNE 26, 2020 DEVELOPMENT PROCESS MANUAL ARTICLE 6-2. THE LAND TREATMENTS WERE CALCULATED AT 95% TYPE D AND 5% TYPE B. THESE CALCULATIONS SHOW THE DISCHARGE FROM THE SITE IS 4.2 CFS/AC. VS. 4.1 CFS/AC. SHOWN IN THE SMITH-SCHEUCH ENGINEERING CO. 1991 DRAINAGE MASTER PLAN.

Job Name: **336 WOODWARD RD SE**

Client: \_\_\_\_\_

Date Prepared: **1/3/2023**

Date Modified: \_\_\_\_\_

Precipitation Zone: **2**

**CALCULATIONS: 336 WOODWARD RD SE :**

Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020

100-YEAR, 6-HOUR CALCULATIONS

AREA OF SITE: 83243.6 SF = 19.11 ACRE

HISTORIC FLOWS:		DEVELOPED FLOWS:		EXCESS PRECIP:	
Treatment SF	%	Treatment SF	%	Excess Precip. Zone	%
Area A = 0	0%	Area A = 0	0%	E <sub>A</sub> = 0.62	
Area B = 41622	5%	Area B = 41622	5%	E <sub>B</sub> = 0.80	
Area C = 0	0%	Area C = 0	0%	E <sub>C</sub> = 1.03	
Area D = 790810	95%	Area D = 790810	95%	E <sub>D</sub> = 2.33	
Total Area = 832432	100%	Total Area = 832432	100%		

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E =  $E_A A_A + E_B A_B + E_C A_C + E_D A_D$

Historic E = 2.25 in. Developed E = 2.25 in.

On-Site Volume of Runoff: V<sub>360</sub> = E \* A / 12

Historic V<sub>360</sub> = 156324 CF Developed V<sub>360</sub> = 156324 CF

On-Site Peak Discharge Rate: Q<sub>p</sub> = Q<sub>A</sub>A<sub>A</sub> + Q<sub>B</sub>A<sub>B</sub> + Q<sub>C</sub>A<sub>C</sub> + Q<sub>D</sub>A<sub>D</sub> / 43,560

For Precipitation Zone 2

Q<sub>pA</sub> = 1.71 Q<sub>pC</sub> = 3.05

Q<sub>pB</sub> = 2.36 Q<sub>pD</sub> = 4.34

Historic Q<sub>p</sub> = 81.0 CFS Developed Q<sub>p</sub> = 81.0 CFS

336 WOODWARD - DPM CALCS .xlsx

BASIN NO.	DESCRIPTION	TO SAN JUAN DRAIN
100	Area of basin flows = 36590 SF Page-1 8.40 Ac.	
The following calculations are based on Treatment %'s as shown in table to the right		
Sub-basin Weighted Excess Precipitation:		LAND TREATMENT
Weighted E = 2.25 in.	A = 0%	
Sub-basin Volume of Runoff:	B = 5%	
V <sub>360</sub> = 68714 CF	C = 0%	
Sub-basin Peak Discharge Rate:	D = 95%	
Q <sub>p</sub> = 35.6 cfs		
200	Area of basin flows = 10892 SF 2.5 Ac.	
The following calculations are based on Treatment %'s as shown in table to the right		
Sub-basin Weighted Excess Precipitation:		LAND TREATMENT
Weighted E = 2.25 in.	A = 0%	
Sub-basin Volume of Runoff:	B = 5%	
V <sub>360</sub> = 20451 CF	C = 0%	
Sub-basin Peak Discharge Rate:	D = 95%	
Q <sub>p</sub> = 10.6 cfs		
300	Area of basin flows = 16982 SF 3.9 Ac.	
The following calculations are based on Treatment %'s as shown in table to the right		
Sub-basin Weighted Excess Precipitation:		LAND TREATMENT
Weighted E = 2.25 in.	A = 0%	
Sub-basin Volume of Runoff:	B = 5%	
V <sub>360</sub> = 31903 CF	C = 0%	
Sub-basin Peak Discharge Rate:	D = 95%	
Q <sub>p</sub> = 16.5 cfs		
500	Area of basin flows = 187308 SF 4.3 Ac.	
The following calculations are based on Treatment %'s as shown in table to the right		
Sub-basin Weighted Excess Precipitation:		LAND TREATMENT
Weighted E = 2.25 in.	A = 0%	
Sub-basin Volume of Runoff:	B = 5%	
V <sub>360</sub> = 35175 CF	C = 0%	
Sub-basin Peak Discharge Rate:	D = 95%	
Q <sub>p</sub> = 18.2 cfs		

**SITE PLAN**  
SCALE 1"=100'  
NTS

**LEGEND**

EXISTING

- BASIN 400 MAJOR DRAINAGE BASIN
- MAJOR DRAINAGE BASIN BOUNDARY
- SUB BASIN BOUNDARY
- STORM DRAIN
- MANHOLE
- GRATED MANHOLE
- CATCH BASIN
- TRENCH DRAIN
- DIRECTION OF OVERLAND FLOW
- BUILDING NUMBER
- CHAINLINK FENCE
- OFF SITE ROAD
- STORM DRAIN CONTAINMENT STRUCTURE

**REVISIONS**

NO.	DATE	DESCRIPTION
15		
16	4/15/91	CONSTRUCT A 720 LF BLDG ATTACHED TO THE SOUTH SIDE OF 14-E OVER EXIST. PAVED AREA. CONSTRUCT NEW CATCH BASIN & REVISE STORM DRAIN PIPING.
17	01/05/2023	A NEW 50,000 SF PRE-FABRICATED BUILDING SHALL BE INSTALLED ON PIERS ON THE EXISTING FOUNDATION AND PAVEMENT MARKINGS SHALL BE INSTALLED ON THE EXISTING ASPHALT. OTHER IMPROVEMENTS INCLUDE 2 DUMPSTERS, A 2,100 SF LOADING DOCK, A RECYCLING CENTER AND A SOLAR-POWERED LANDSCAPE WATER MAINTENANCE STATION.
18	12/19/2025	A NEW 44,000 SF PRE-FABRICATED BUILDING SHALL BE INSTALLED ON ON THE EXISTING FOUNDATION AND PAVEMENT MARKINGS SHALL BE INSTALLED ON THE EXISTING ASPHALT.

**DRAINAGE BASIN INFORMATION**

NO.	ACRES	Q <sub>100</sub> (APPROX.)	Q <sub>100</sub> (2020 DPM)
100	8.4	35 CFS	35.6 CFS
200	2.5	10 CFS	10.6 CFS
300	3.9	16 CFS	16.5 CFS
400	---	---	---
500	4.3	18 CFS	18.2 CFS
600	0.3	1 CFS	
700	8.8	37 CFS	
800	6.3	26 CFS	

Q<sub>100</sub> = C x I x A

C = 0.90 (COMPOSITE)

I = 4.65 (T<sub>r</sub> = 10 MINUTES MINIMUM, ASSUMED)

A = AREA IN ACRES

RAINFALL VOLUME 2.2" (100 YEAR FREQUENCY) FROM PLATE 22.2 D-1, DPM

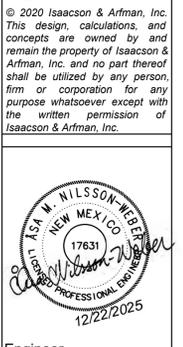
Q<sub>100</sub> = 0.90 x 4.65 x A

01/05/2023 17

SEE THIS SHEET FOR CALCULATIONS USING PROCEDURE FROM ARTICLE 6-2 OF THE CITY OF ALBUQUERQUE DMP DATED JUNE 26, 2020

PREVIOUS REVISIONS

NO	INDEX	DATE	REVISION	CK	APP
16		4/15/91	720 COMPRESSOR BUILDING/ MAINTENANCE SHED (PE 2247)	PJC	KES
15			TRIPLE TRAIL CONTACTOR (PE-016)	PJC	TS
				CK D	
				APP	



Engineer

**336 WOODWARD RD SE  
STORAGE BUILDING  
ALBUQUERQUE, NM**

DESIGN DEVELOPMENT

ISSUE:	DESIGN DEVELOPMENT
PROJECT NUMBER:	IA 2568
FILE:	
DRAWN BY:	ANW
CHECKED BY:	ANW
DATE:	12-22-2025

No	Date	Description

SHEET TITLE

**MASTER DRAINAGE PLAN UPDATE**

SHEET NUMBER

**C-102**



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 05/2024)

**Project Title:** THE LOT

Zone Atlas Page: M-14-Z DFT/DHO #: \_\_\_\_\_ BP #: \_\_\_\_\_

Development Street Address: 336 Woodward Ave SE Albuquerque New Mexico 87102

(If no City Address include a Vicinity Map with site highlighted and legible street names)

**Applicant:** Scott C. Anderson & Associates Architects Contact: Scott Anderson

Address: 4419 4th St NW, Albuquerque, NM, 87107

Phone#: 505-401-7575 E-mail: scott@scaarchitects.com

### Development Information

Build out/Implementation Year: 2025

Existing Use: Light Manufacturing (Soundstage – Film Production) with incidental Warehousing (storage of goods related to Film Production)

Describe Proposed Development and Uses:

44K sqft Warehouse building. used for Light Manufacturing (Soundstage – Film Production) with incidental Warehousing (storage of goods related to Film Production)

Days and Hours of Operation (if known): 9-5

### Facility

Building Size (sq. ft.): 1 @ 44,000

Number of Residential Units: 0

Number of Commercial Units: 1

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known): \*75

Expected Number of Employees (if known): \*10

Expected Number of Delivery Trucks/Buses per Day (if known): \*5

Trip Generations during PM/AM Peak Hour and ITE # (if known): \*ITE 110 34AM/20PM

Driveway(s) Located on: Street Name Woodward Ave SE

Adjacent Roadway(s) Posted Speed: Street Name Woodward Speed 25

Street Name \_\_\_\_\_ Speed \_\_\_\_\_

*\* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.*

**Roadway Information (adjacent to site)**

Comprehensive Plan Corridor Designation (e.g. Main Street, Major Transit, N/A): local  
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): none  
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Street Functional Classification (e.g. Principal Arterial, Collector): local street  
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Jurisdiction of roadway (NMDOT, City, County): city

Adjacent Roadway(s):

Name: woodward Traffic Volume: < 5000 per mrgco map Volume-to-Capacity Ratio (v/c): \_\_\_\_\_

Name: \_\_\_\_\_ Traffic Volume: \_\_\_\_\_ Volume-to-Capacity Ratio (v/c): \_\_\_\_\_

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti> and <https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App>

Adjacent Transit Service(s) : \_\_\_\_\_ Nearest Transit Stop(s): Broadway and San Jose  
<https://www.cabq.gov/gis/advanced-map-viewer>

Is site within 660 feet of Premium Transit?: no  
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Current/Proposed Bicycle Infrastructure : \_\_\_\_\_

Bikeways: <https://mrcog-nm.gov/544/Long-Range-System-maps>

Current/Proposed Sidewalk and buffer Infrastructure: existing sidewalk at frontage to site

Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: [ccherne@cabq.gov](mailto:ccherne@cabq.gov). Email or call 505-924-3986 for information.

**For City Personnel Use:**

**TIS Determination**

**Note:** Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

**Traffic Impact Study (TIS) Required: Yes [ ] No [ x ]**

Thresholds Met? Yes [ ] No [ x ]

Mitigating Reasons for Not Requiring TIS and/or Notes:

Ernest Armijo  
TRAFFIC ENGINEER

11/24/2025  
DATE

EMERGENCY UTILITY STRIKE RESPONSE  
 IF AN UNDERGROUND FACILITY IS DAMAGED DURING CONSTRUCTION, STOP CONSTRUCTION, CALL 911 (IF APPROPRIATE), NOTIFY THE UNDERGROUND FACILITY OPERATOR (UFO) IMMEDIATELY, AND CALL 811 TO REPORT THE DAMAGE. DAMAGE MAY INCLUDE NICKS, DENTS, GOUGES, CUTS, SCRAPES OR SCRATCHES TO THE COATING, INSULATING JACKET, OR TRACER WIRE. FOR ABCWUA WATER AND SANITARY SEWER INFRASTRUCTURE, ALL EMERGENCY RESPONSES ARE INITIATED BY A CALL TO DISPATCH AT 842-9287.

PROJECT INFORMATION

PROJECT ADDRESS  
 336 Woodward Rd SE  
 Albuquerque, NM 87102

APPLICABLE CODES

- 2015 INTERNATIONAL BUILDING CODE
- 2015 UNIFORM PLUMBING CODE
- 2015 UNIFORM MECHANICAL CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE

KEYED NOTES

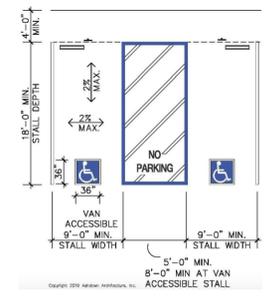
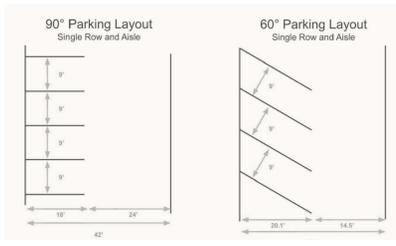
- EXISTING CONCRETE DRIVEPAD PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION TO CITY STANDARD DETAIL 2425
- EXISTING CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2415A
- EXISTING CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2430
- 6' X 5.75' X 4" H WHEEL STOP. PROVIDE (2) 18" LONG #4 REBAR STAKES AT EA. STOP WITH IN PARKING SPACES AS INDICATED SEE DETAIL TCL SHEET
- ADA ACCESSIBLE PARKING SIGN SEE DETAIL TCL SHEET NOT USED
- BICYCLE RACK SEE DETAIL TCL SHEET PROVIDE EACH RACK WITH 2' CLEAR SPACE WITH MINIMUM 1' CLEAR AROUND PARKING AND DRIVE AISLE FOR FIRE APPARATUS ACCESS. ROADS SHALL HAVE AN ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF APPARATUS WEIGHING AT LEAST 75,000 POUNDS. CONTRACTOR TO PROVIDE ENGINEER DATA FOR APPROVAL.
- PARKING STRIPING 2" WIDE X 2' O.C. DIAGONAL PAINT STRIPING. SEE INDICATED LAYOUT WITH 3X3' HANDICAP SYMBOL AND WORDS "NO PARKING" IN CAPITAL LETTERS 1" HIGH 2' STROKE AS CLOSE TO WHERE ADJACENT VEHICLES REAR TIRE WOULD BE PARKED
- ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST INCLUDE A WORK ORDER
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STD. DTL 2415
- CONFIRM EXISTING RAMPS MEET CURRENT ADA STANDARDS COA DTL 2425 IF NOT REPLACE ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.
- PARKING STRIPING 2" WIDE X 2' O.C. DIAGONAL PAINT STRIPING. SEE INDICATED LAYOUT
- DRIVE AISLE STRIPING 4" WIDE YELLOW STRIPING. SEE INDICATED LAYOUT
- ALL INTERNAL RAMPS TO ADA ACCESSIBLE MAX SLOPE 1:12 WITH MAX 2% CROSS SLOPE LANDING AREA MIN. 5'X5' SEE COA DWG 2430
- DRIVE AISLE STRIPING 4" WIDE WHITE STRIPING. SEE INDICATED LAYOUT
- MOTORCYCLE SPACES CONFORM TO THE IDO STANDARDS IN 14-16-5-5(E)(4)
- WALKWAYS CONFORM TO IDO STANDARDS IN 14-16-5-3(D)(3) SIDEWALK SPANS THE ENTIRE PROPERTY FRONTAGE. WIDTH IS 5' CONSTRUCTED IN 2023.
- THE BUILDING'S STREET-FACING FACADE HAS NO PEDESTRIAN ENTRY DOORS.
- ALL PEDESTRIAN WALKWAYS TO BUILDING ENTRYWAYS ARE 10' WIDE (PER TABLE 5-3-1)

- KEYED NOTES
- PROPERTY ENTRY
  - MAIL BOX
  - RECYCLE CENTER
  - 
  - SITE DUMPSTER
  - OFF-GRID LANDSCAPE MAINTENANCE STATION (rain water capture from storm system and solar powered with battery backup timer/dmp system)
  - OUTDOOR SEATING AREAS
  - BIKE RACKS

LEGEND

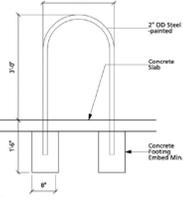
- PROPERTY LINE
- ROAD, HIGHWAY
- CURB & GUTTER
- SUBJECT SITE - BOUNDARY LINE
- BUILDING
- EASEMENT
- OVERHEAD POWER LINE
- CHAIN LINK FENCE
- DECORATIVE BRICK WALL W/ WROUGHT IRON GATE
- FIRE HYDRANT
- POWER POLE
- PEDESTRIAN WALKWAY
- LANDSCAPE AREA

ZONING SETBACKS (NR-LM)  
 Front: 5 ft  
 Side/Rear: 0 ft

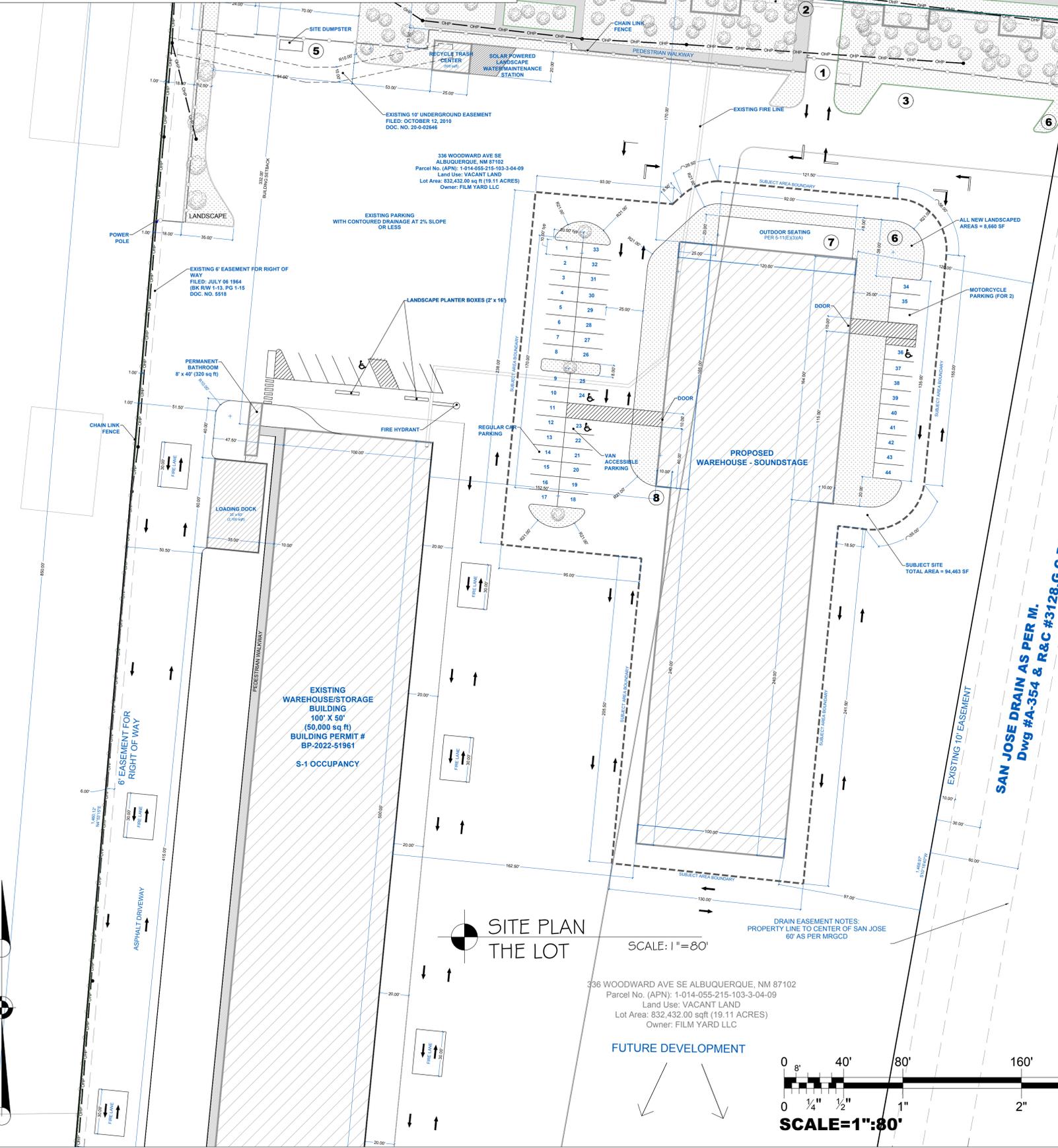


PARKING REQUIREMENTS  
 per IDO 14-16-5-5  
 Total Spaces = 44  
 ADA Handicap Spaces = 3  
 Motorcycle Spaces = 2  
 per Table 5-5-4  
 Bicycle Parking Spaces = 5  
 per Table 5-5-5

HC SIGN DETAIL  
 Not to Scale



PARKING BUMPER  
 Not to Scale



336 Woodward Rd SE  
 Albuquerque, NM 87102

TCL - SITE PLAN

DRAWINGS PROVIDED FOR:  
 THE LOT



PROJECT: THE LOT  
 DRAWN BY: ROBERTO

REVISION TABLE

#	DATE	INITIALS	DESCRIPTION

DATE: 11/25/2025

SCALE: 1" = 80'

SHEET: TCL.1

TCL.1



Rick Metz <jrickmetz@gmail.com>

---

**enclosure**

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**Marez, Adrian** <amarez@cabq.gov>  
To: Rick Metz <jrickmetz@gmail.com>

Tue, Nov 25, 2025 at 7:50 AM

Rick,

Good morning thank you for reaching out and providing clarifications on the existing site having an existing solid waste trash bin and existing service for the location. New refuse enclosure will not be required for this EPC project.

Thank you



**ADRIAN MAREZ**

Dispatch/Code Enforcement Supervisor

o 505.761-8125

m 505.681-2766

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

[Quoted text hidden]

ZONING SETBACKS (NR-LM)  
 Front: 5 ft  
 Side/Rear: 0 ft

LEGEND	
	PROPERTY LINE
	ROAD, HIGHWAY CURB & GUTTER
	BOUNDARY LINE
	BUILDING
	EASEMENT
	OVERHEAD POWER LINE
	CHAIN LINK FENCE
	DECORATIVE BRICK WALL WITH WROUGHT IRON GATE
	FIRE HYDRANT
	POWER POLE
	PEDESTRIAN WALKWAY
	LANDSCAPE AREA

**ALBUQUERQUE FIRE MARSHAL'S DIVISION OFFICE PLANS CHECKING DIVISION**

**PERMIT**

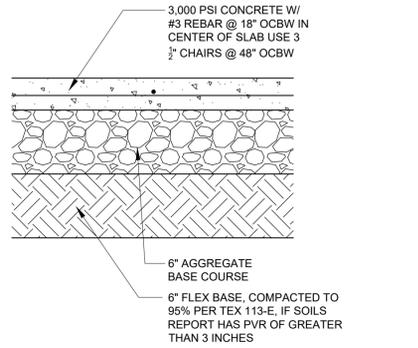
PERMIT NUMBER: 26-000045

APPROVED DATE: 02/19/2026

**APPROVED**

THESE CONSTRUCTION DOCUMENTS WERE 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. FINAL INSPECTION IS REQUIRED.

**FIRE FLOW: 3000 GPM, 3 HYDRANTS.**

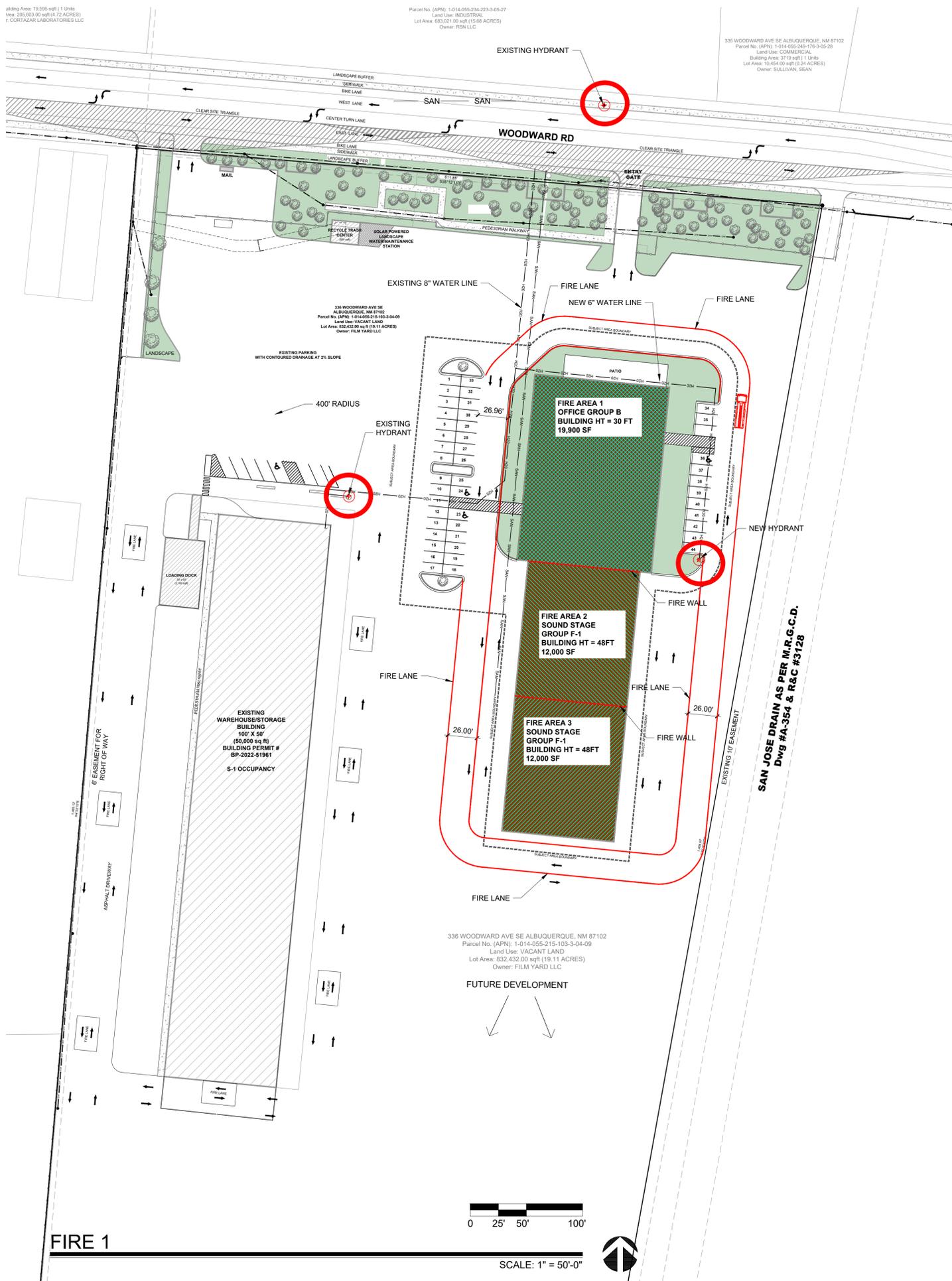


**PAVING SECTION**

SCALE: NTS



VICINITY MAP



SCALE: 1" = 50'-0"

- FIRE 1 SITE PLAN CHECKLIST**
- APPROVED FIRE 1 PLAN WILL BE SUBMITTED AT PERMIT
  - FLOW REQUIREMENTS: CONSTRUCTION TYPE II-B : 3,000 GPM, 3 HR (CALCS BELOW)
  - 3 HYDRANTS REQUIRED
  - 1 EXISTING HYDRANT PROVIDED, 2 NEW HYDRANTS PROVIDED
  - EXISTING HYDRANTS AND NEW HYDRANT IDENTIFIED
  - WATER SUPPLY LINES IDENTIFIED ON THE PLAN
  - PUBLIC WATER MAIN IDENTIFIED ON THE PLAN
  - NO PARKING 15FT FROM THE HYDRANT
  - ACCESS PROVIDED TO 150FT
  - BUILDING HT 48FT, 2 MEANS OF APPARATUS ACCESS
  - TOTAL BUILDING AREA LESS THAN 62,000 SF, 2 MEANS OF APPARATUS ACCESS
  - THIS IS NOT A MULTI-FAMILY PROJECT
  - THIS IS NOT A ONE OR TWO FAMILY RESIDENTIAL PROJECT
  - 2 MEANS OF ACCESS PROVIDED, ONLY 2 ARE REQUIRED
  - BUILDING GREATER THAN 30 FT IN HT, 26 FT ROAD WIDTH PROVIDED
  - ACCESS ROAD 26 FT WIDE
  - ACCESS ROAD 26 FT WIDE
  - SHALL BE MARKED AS INDICATED ON THE PLAN
  - TURNING RADIUS = 28 FT
  - DEAD END IS LESS THAN 150 FT
  - ACCESS ROAD IS CONCRETE CAPABLE OF SUPPORTING 75,000LBS
  - REFERENCE DETAIL THIS SHEET AND CIVIL SHEETS FOR CONCRETE PAVING DATA
  - ACCESS ROAD GRADE LESS THAN 10%
  - KNOX BOX PROVIDED AT EACH GATE
  - REFER TO G SHEETS (FIRE 2) FOR FIRE RATINGS, 1HR SEPARATION BETWEEN SOUND STAGES AND BETWEEN OFFICE AND SOUND STAGE.
  - SPRINKLER SYSTEM NOT REQUIRED, NOT PROVIDED
  - FDC NOT REQUIRED
  - FDC NOT REQUIRED
  - PIV NOT REQUIRED
  - STANDPIPE NOT REQUIRED
  - STANDPIPE NOT REQUIRED
  - REMISE ID SHALL BE 12" BRONZE LETTERS MOUNTED TO DRIVE FACING FACADE
  - EACH BUILDING TO BE ADDRESSED SEPERATELY
  - KNOX BOX PROVIDED AT MAIN ENTRANCE TO THE BUILDING

**FIRE CALCULATIONS**

BUILDING HEIGHT = 48'-0", 1 STORY

TYPE II-B, NON-SPRINKLERED CONSTRUCTION

HYDRANTS REQUIRED PER IFC TABLE C105.1 = 1 HYDRANT @ 250FT MAX

CONCRETE PAVING SHALL SUPPORT 75,000 LBS.

FIRE FLOW CALCULATION IFC 2021 APPENDIX B TABLE B105.1(2):

IFC B105.1(2) CONSTRUCTION TYPE II-B NON-SPRINKLERED

FIRE AREA 1: 19,800 = 3,000 GPM FOR 3 HR

FIRE AREA 2: 12,000 = 2,000 GPM FOR 2 HR

FIRE AREA 3: 12,000 = 2,000 GPM FOR 2 HR

No	Revision Item	Date

**SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS**  
 2818 4th St NW, Suite C, Albuquerque NM 87107  
 scott@scaarchitects.com  
 505.401.7575

USTUDIOS  
 336 WOODWARD RD SE  
 ALBUQUERQUE, NM 87102

**FIRE 1**

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	DATE
DATE	2/18/2026

**F-100**

**Project General Information:**

Project Location: 336 Woodward Road SE

Contractor Name: NM Underground Utilities, Inc. - Casey Thompson | 505-382-2923

Developer Name: Bernalillo County – Rodrigo Eichwald | 505-301-6933

Designer Name: Bohannon Huston - Logan Brandenburg, PE | 505-823-1000

Availability Statement/Serviceability Letter #: 230405

**Project Summary:**

Description	Quantity Installed	Quantity Existing to remain	Quantity to be removed / relocated	Fee Amount Per Item Installed	Survey and Densities Required
2-inch Water Service	1	0	0	\$50	No
6-inch Sewer Services	0	1	0	\$50	No
8-inch Fire Lines	1	0	0	\$150	YES
Number of Public Hydrants	0	1	0	\$150	YES

**Total Fee Amount: \$ 200**

Entities affected by this work (indicate all that apply):

- Bernalillo County     
  Village of Los Ranchos     
  AMAFCA  
 City of Albuquerque     
  NMDOT     
  MRGCD  
 Other \_\_\_\_\_

**Utility Development Approvals:**

Utility Development Approval for Construction: Edwin Bergeron 3/28/2024

Utility Development Acceptance Date: Galveston Begaye 01/27/2025

**Permit Valid Until: 9/28/2024**