



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

A11D100

Project Title: Verdot Amare

Zone Atlas Page: _____ DFT/DHO #: _____ BP #: _____

Development Street Address: BLK 81

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

Applicant: Verdot Capital **Contact:** Jeff King

Address: 2801 E Camelback Rd. Ste #200, Phoenix Arizona 85016

Phone#: 602-828-8530 E-mail: jeff@verdotcapital.com

Development Information

Build out/Implementation Year: 2025

Existing Use: Vacant

Describe Proposed Development and Uses:
128 Unit Residential Development

Days and Hours of Operation (if known): N/A

Facility

Building Size (sq. ft.): N/A

Number of Residential Units: 128

Number of Commercial Units: N/A

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* N/A

Expected Number of Employees (if known):* N/A

Expected Number of Delivery Trucks/Buses per Day (if known):* N/A

Trip Generations during PM/AM Peak Hour and ITE # (if known):* N/A

Driveway(s) Located on: Street Name 19th St. SE

Adjacent Roadway(s) Posted Speed: Street Name Black Arroyo Blvd. NW Speed 30 mph

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): Major

<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): Urban

<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Street Functional Classification (e.g. Principal Arterial, Collector): Collector

<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Jurisdiction of roadway (NMDOT, City, County): City of Albuquerque ; City of Rio Rancho

Adjacent Roadway(s):

Name: Black Arroyo Blvd. NW Traffic Volume: 9652 Volume-to-Capacity Ratio (v/c): 0.427 ; 0.265

Name: Unser Blvd. Traffic Volume: 37076 Volume-to-Capacity Ratio (v/c): 0.209 ; 0.142

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): N/A Nearest Transit Stop(s): N/A

<https://www.cabq.gov/gis/advanced-map-viewer>

Is site within 660 feet of Premium Transit?: N/A

<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Current/Proposed Bicycle Infrastructure: Proposed Bike Lane`

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

Current/Proposed Sidewalk and buffer Infrastructure: Proposed Paved Trail

Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: 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 ☐

Thresholds Met? Yes ☒ No ☐

Mitigating Reasons for Not Requiring TIS and/or Notes:

Project does not fit a ITE Land Use
ITE 210 Single-Family Detached Housing
AM Trips 89
PM Trips 120

ITE 215 Single-Family Attached Housing
AM Trips 70
PM Trips 78

Average Trips from 210 and 215
AM Trips 80
PM trips 99
In addition, a request was made for a new intersection on Unser Blvd.

Curtis A Cherne

TRAFFIC ENGINEER

DATE















MRMPO Long Range Roadway System (LRRS)

Layer List

Layers




LRRS Updates

LRRS Classification

-  Existing Interstate
-  Existing Regional Principal Arterial
-  Existing Community Principal Arterial
-  Existing Minor Arterial
-  Existing Major Collector
-  Existing Minor Collector
-  Proposed Regional Principal Arterial
-  Proposed Community Principal Arterial
-  Proposed Minor Arterial
-  Proposed Major Collector
-  Proposed Minor Collector
-  Potential Future Route

Long Range Roadway System

LRRS Classification

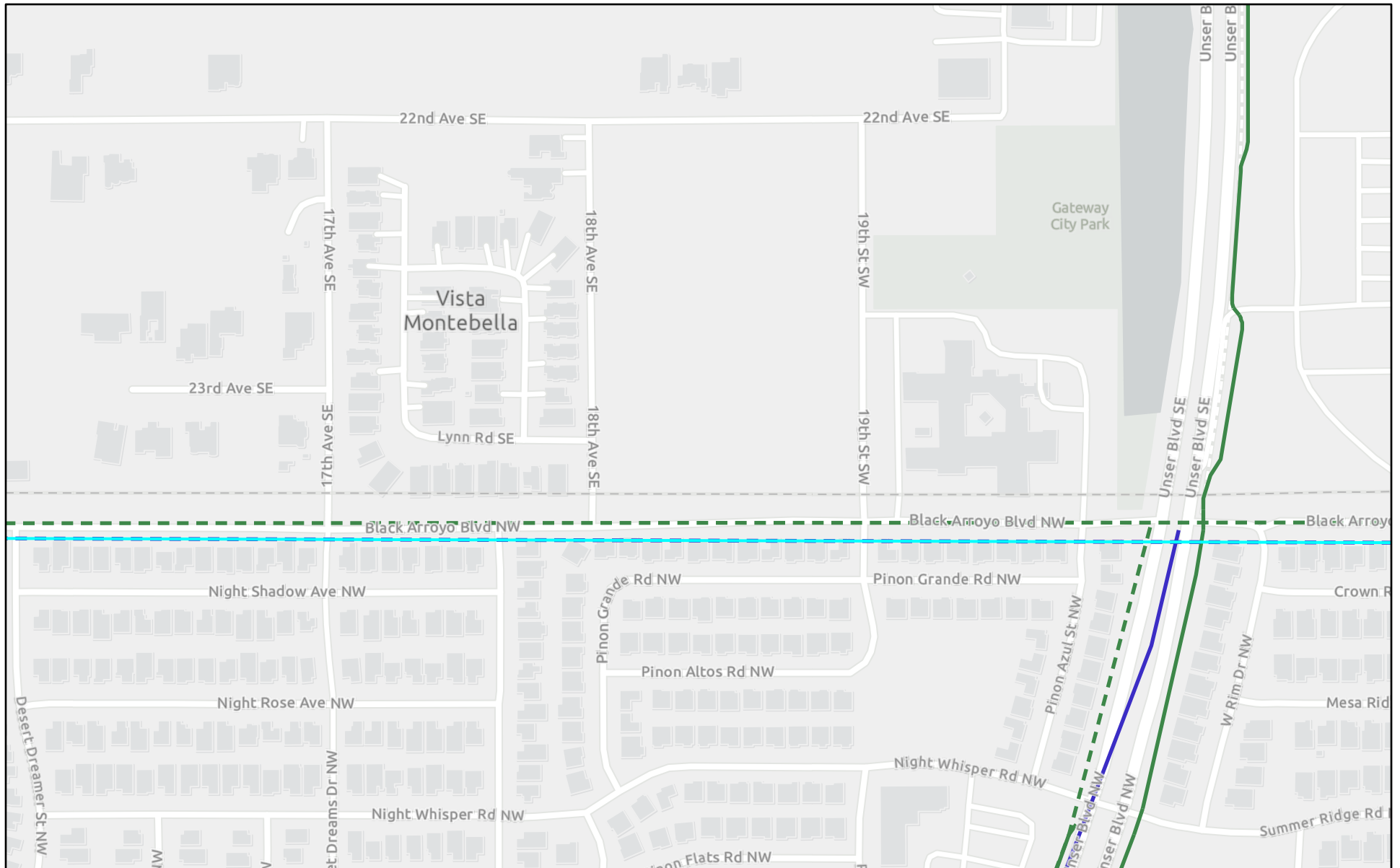
-  Existing Interstate
-  Existing Regional Principal Arterial
-  Existing Community Principal Arterial



App State

Click to restore the map extent and layers visibility where you left off.

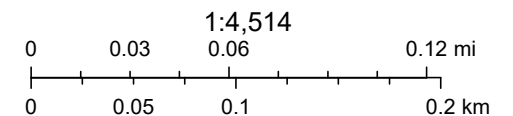
Verdot Amare - Black Arroyo



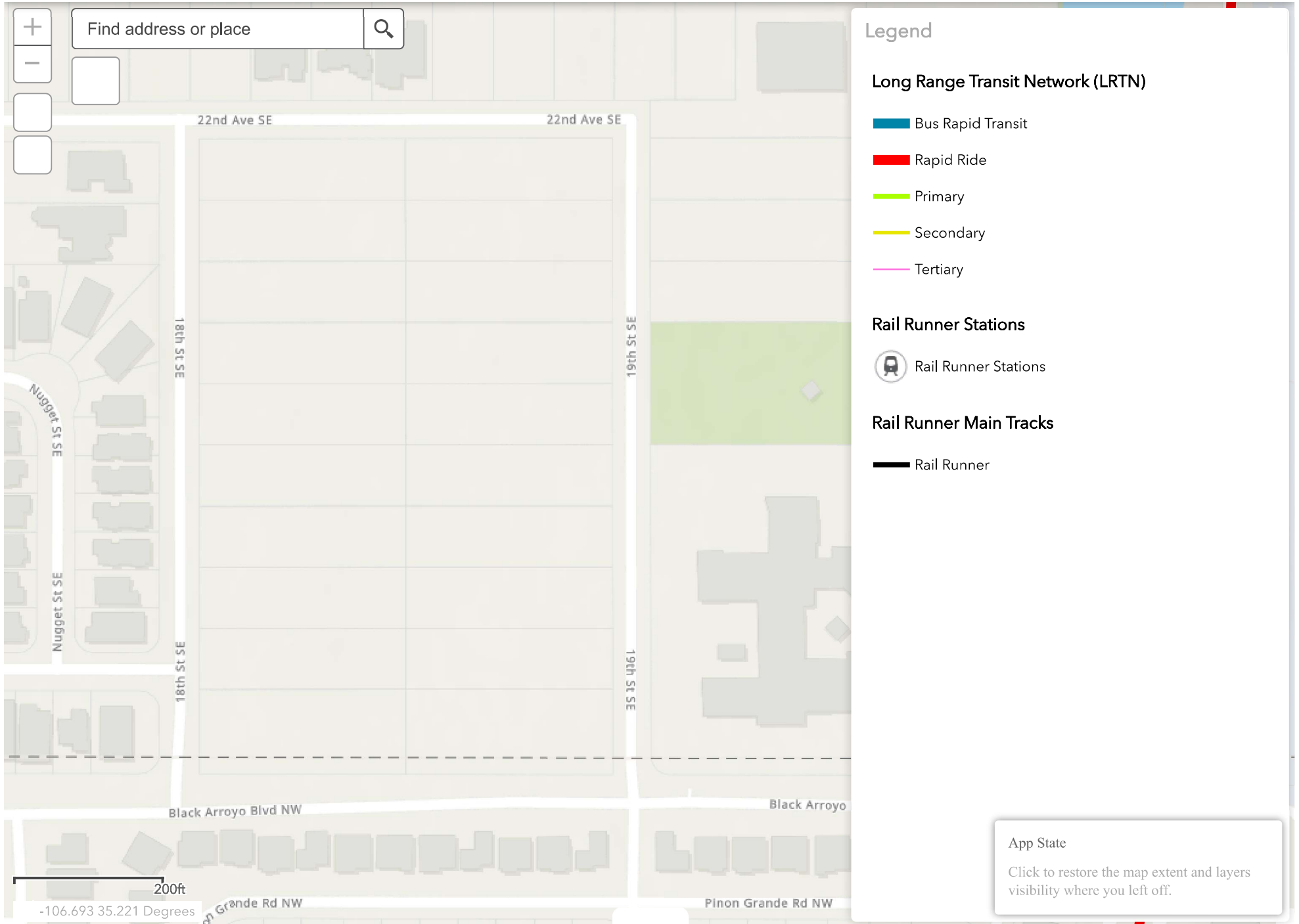
November 18, 2024

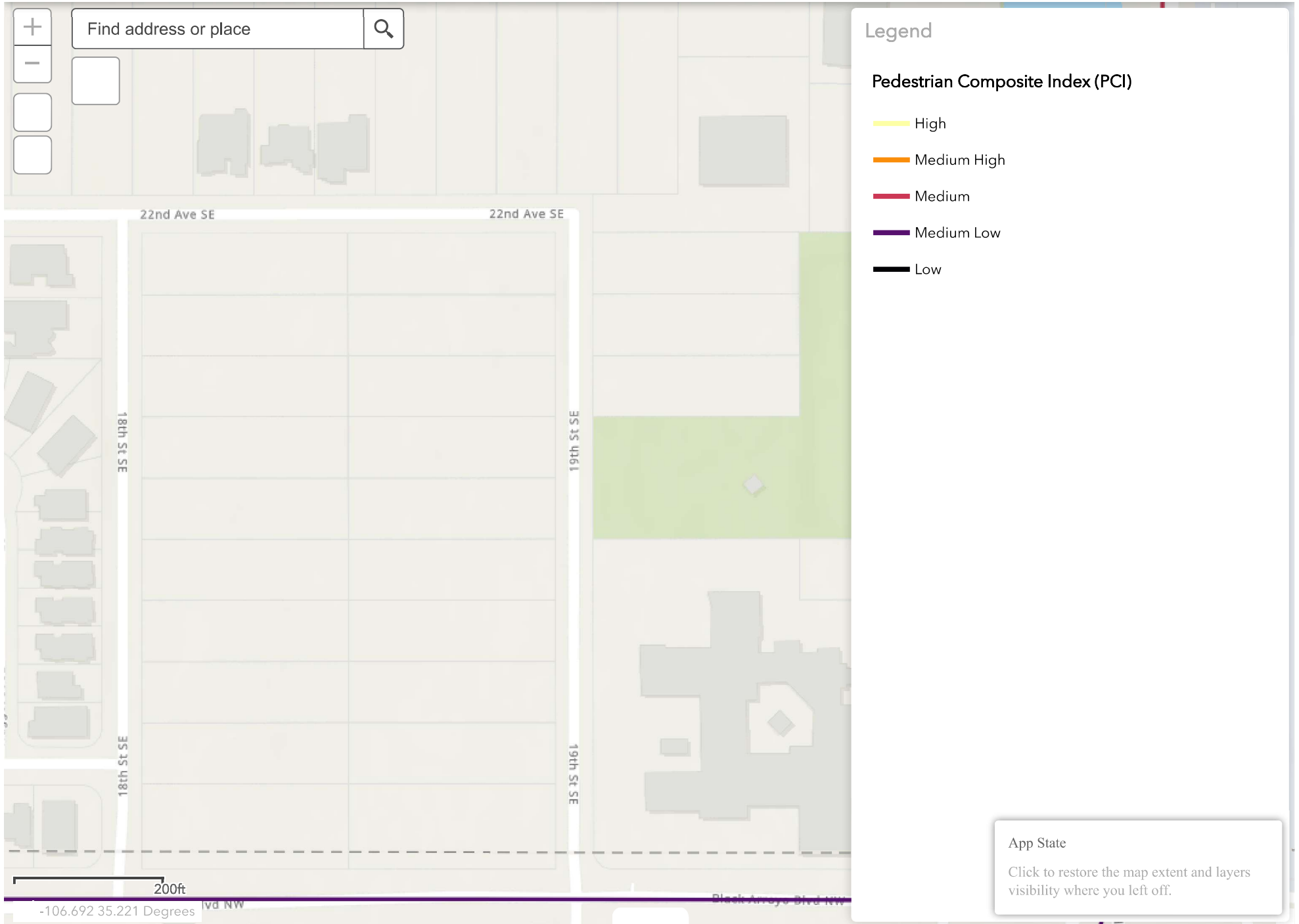
Long Range Bikeway System

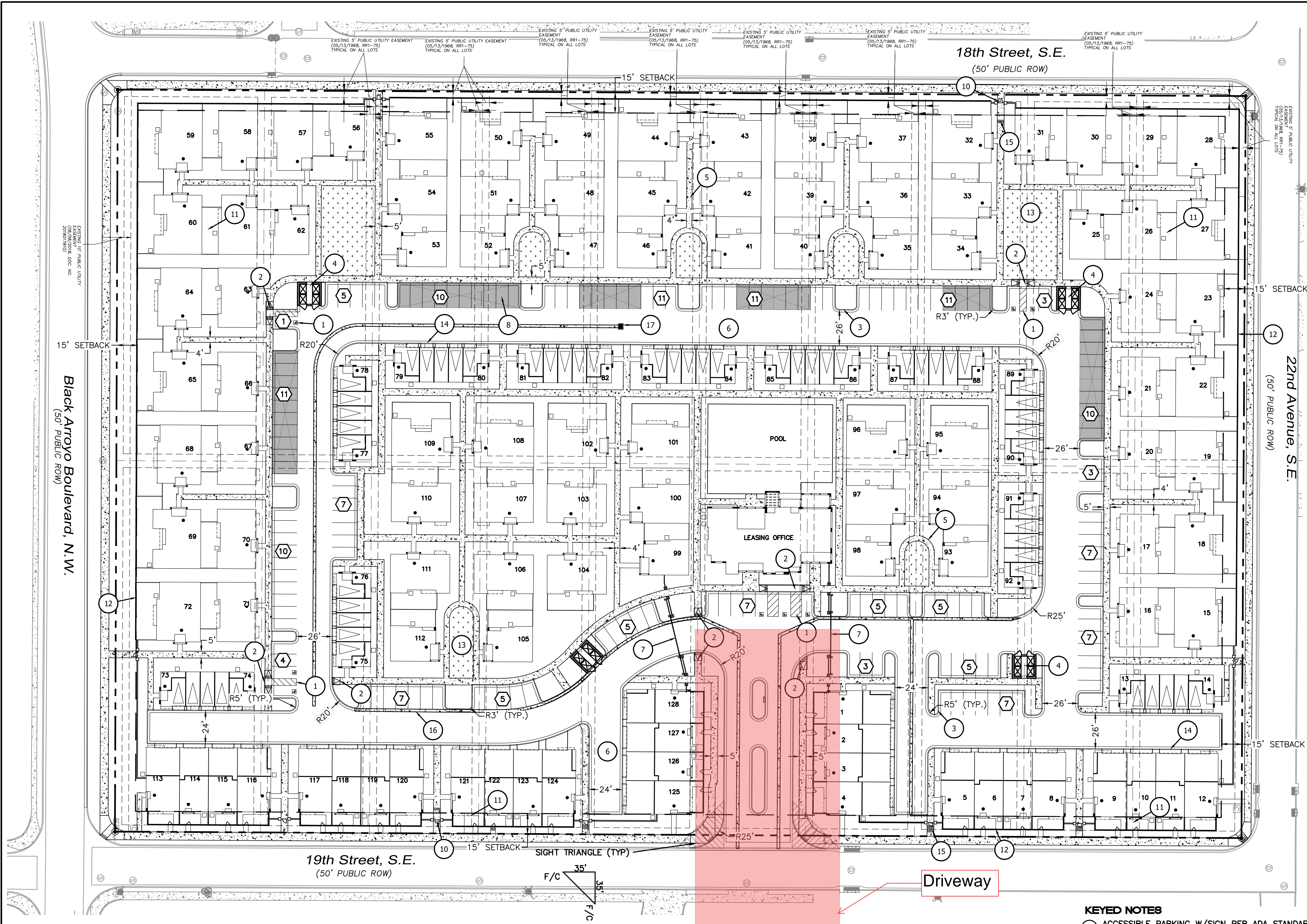
- Proposed Bike Lane
- Proposed Paved Trail
- Existing Bike Lane
- Existing Paved Trail



Esri Community Maps Contributors, New Mexico State University, City of Albuquerque, City of Rio Rancho, Bernalillo County, NM, © OpenStreetMap,







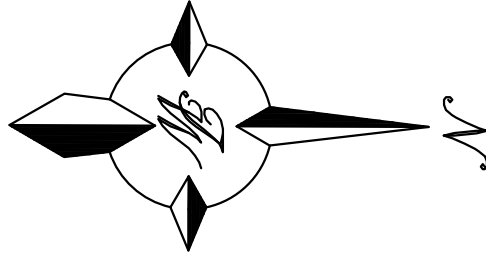
LEGAL DESCRIPTION:
Lots 1-20, in Block 81, Rio Rancho Estates, Unit 10, Sandoval County, New Mexico

LEGEND

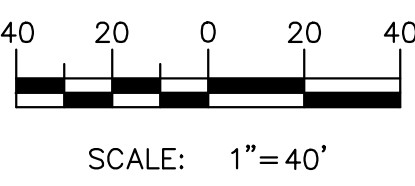
- CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- PROPOSED BUILDING
- PROPOSED WALL/FENCING
- PROPOSED LANDSCAPE
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING CURB & GUTTER
- PARKING COUNT
- CLEAR SIGHT TRIANGLE

CLEAR SIGHT TRIANGLE NOTE:

LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.



GRAPHIC SCALE



KEYED NOTES

- ACCESSIBLE PARKING W/SIGN PER ADA STANDARDS (1.0% MIN - 2.0% MAX SLOPE)
- UNIDIRECTIONAL ACCESSIBLE RAMP
- STANDARD CURB AND GUTTER (TYP.)
- DUMPSTER W/RECYCLING
- NEW CONCRETE SIDEWALK, WIDTH VARIES (TYP.)
- NEW ASPHALT PAVING (TYP.)
- GATED VEHICULAR ACCESS
- CARPORT (TYP.)
- GATED PEDESTRIAN ACCESS (TYP.)
- PRIVATE YARD (TYP.)
- PERIMETER WALL/FENCING (TYP.)
- LANDSCAPE AREA (TYP.)
- FLUSH/ZERO CURB (TYP.)
- CONCRETE STEPS (TYP.)
- 2' CONCRETE VALLEY GUTTER (TYP.)
- DRAINAGE INLET

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

NOT FOR CONSTRUCTION

ENGINEER'S SEAL
RONALD R. BOHANNAN
NEW MEXICO
PROFESSIONAL ENGINEER
7868
9/30/2024
RONALD R. BOHANNAN
P.E. #7868

AMARÉ RIO RANCHO RIO RANCHO, NM SITE PLAN	DRAWN BY TW
	DATE 9/30/2024
	DRAWING
TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C2.0
	JOB # 2024037

NOTES:

- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
- LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH.
- THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
- ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.

NOTICE TO CONTRACTORS

- 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.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF RIO RANCHO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
- 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.

GENERAL NOTES - SITE PLANS:

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT.
- 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.
- PAVING SHALL BE LOWER THAN THE BUILDING SLAB BY THE FOLLOWING AMOUNTS UNO:
 - 1/2" @ ALL EXIT DOORS
 - 1/2" @ ALL SHOWROOM GLAZING LOCATIONS
 - 1 1/2" @ OVERHEAD DOORS
 - 1 1/2" @ PRE-FAB METAL WALL PANELS
- 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.

Verdot Amare (City of Rio Rancho, NM)
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

COMMENT	USE (ITE CODE)	24 HR VOL	A. M. PEAK HR.		P. M. PEAK HR.		
	DESCRIPTION	GROSS	ENTER	EXIT	ENTER	EXIT	
Summary Sheet		Units					
	Single-Family Detached Housing (210)	128.00	1,207	24	69	79	46
	Subtotal		1,207	24	69	79	46

Verdot Amare (City of Rio Rancho, NM)
Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
	GROSS	ENTER	EXIT	ENTER	EXIT	
Single-Family Detached Housing (210)	Units 128.00	1,207	24	69	79	46
Dwelling Units						

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = \frac{9.43}{50\%} (X) + \frac{0}{50\% \text{ Exit}}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$\ln(T) = \frac{0.91}{26\% \text{ Enter}} \ln(X) + \frac{0.12}{74\% \text{ Exit}}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$\ln(T) = \frac{0.94}{63\% \text{ Enter}} \ln(X) + \frac{0.27}{37\% \text{ Exit}}$$

Comments:

Tract No.

Based on ITE Trip Generation Manual - 11th Edition