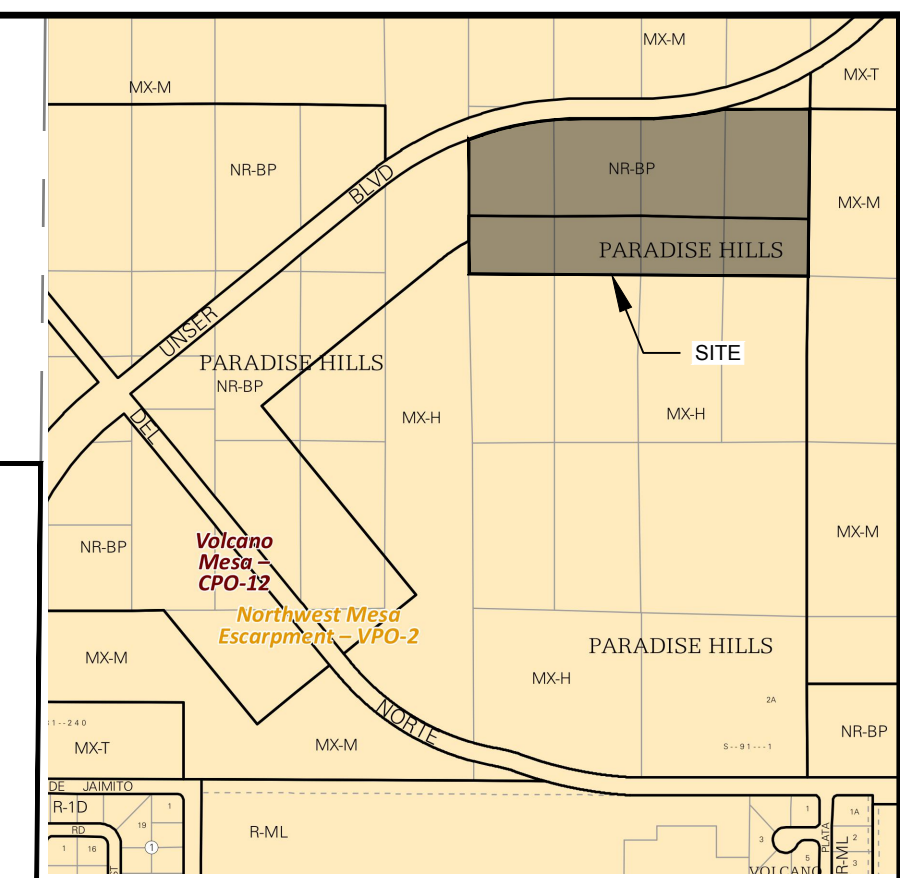
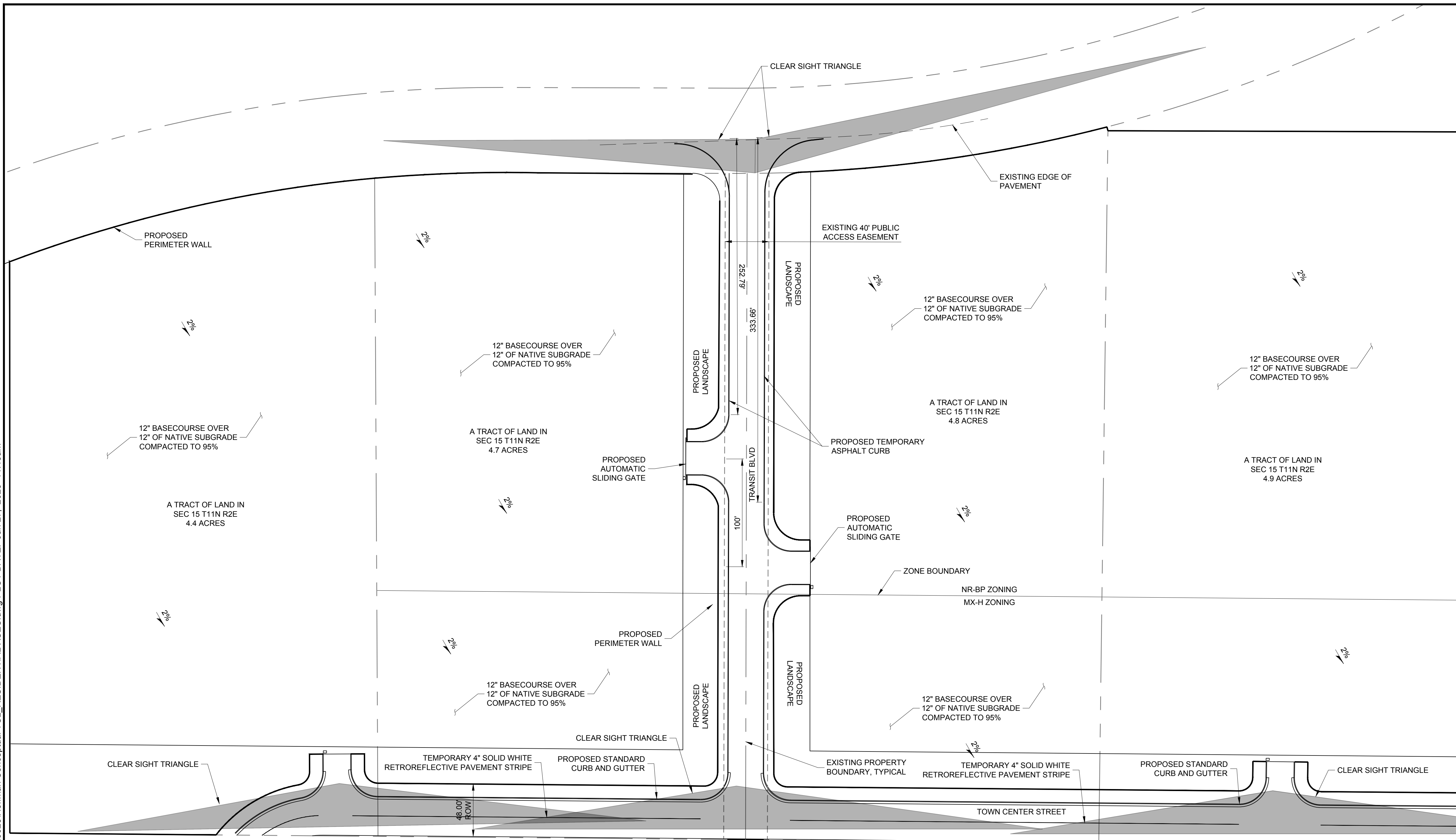


NAME: C:\Users\john.stapleton\CDS\Mapdata\local\Temp\AcPublish\_26628\Hoffman Conceptual TCL\_RESIDENTIAL\_XSEC.dwg PLOT DATE: Jun 27, 2025 11:13am



VICINITY MAP  
IDO ZONE ATLAS C-10-Z

- GENERAL NOTES:**
- FINAL PUBLIC ROADWAY GEOMETRY AND DESIGN SHALL BE COORDINATED AND APPROVED THROUGH THE CITY OF ALBUQUERQUE DESIGN REVIEW COMMITTEE.
  - LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES AND SHRUBBERY BETWEEN 3 FEET TALL AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

**SITE DATA:**  
**LEGAL DESCRIPTION:** 4 TRACTS OF LAND IN SEC 15 T11N R2E  
**SIZE:** 18.7 ACRES  
**PROPOSED USE:** CONSTRUCTION CONTRACTOR FACILITY AND YARD  
**REQUIRED PARKING:** NO REQUIREMENT (PER IDO TABLE 5-5-1)

**EXECUTIVE SUMMARY:**  
 THE APPLICANT OWNS THE 4 TRACTS SHOWN ON THIS SHEET AND IS PROPOSING DEVELOPMENT OF ALL 4 LOTS AS CONSTRUCTION CONTRACTOR LAYDOWN YARDS.

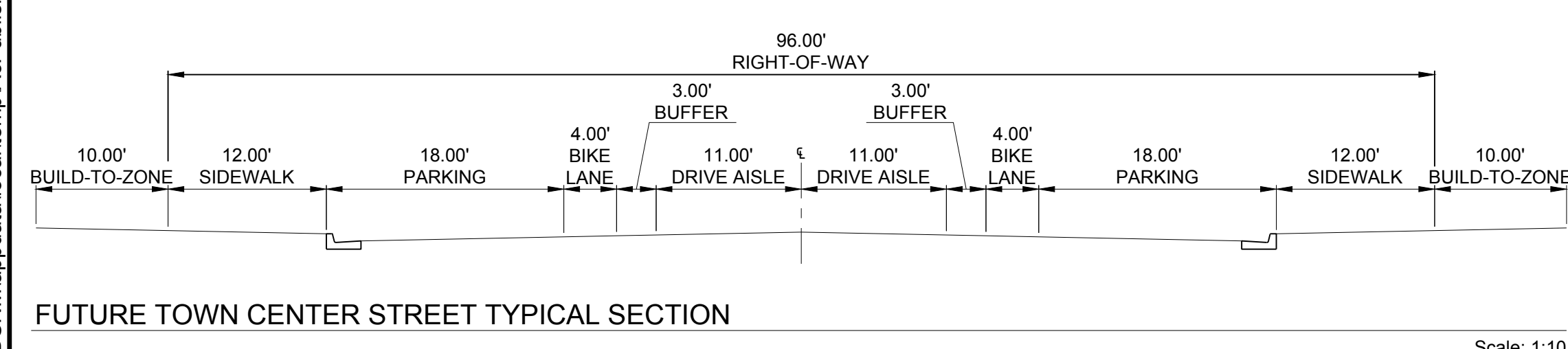
THIS PLAN PROPOSES A TEMPORARY SECTION FOR TRANSIT BOULEVARD WITH AN EXISTING 40FT WIDE PUBLIC ACCESS EASEMENT. TRANSIT BOULEVARD IS MASTERPLANNED ALONG THIS ALIGNMENT PER THE VOLCANO HEIGHTS INFRASTRUCTURE IMPROVEMENT PLAN (VHIP, 2021) AND THE MRMP LONG RANGE ROADWAY SYSTEM PLAN. THE PROPOSED CROSS SECTION IS 32FT (MEASURED FROM FACE OF CURB) WITH TEMPORARY ASPHALT CURB. THE ASSUMPTION IS THAT THE FULL ROADWAY SECTION AND THE NECESSARY RIGHT OF WAY ACQUISITION WOULD OCCUR WITH A FUTURE TRANSPORTATION IMPROVEMENT PROGRAM (TIP) PROJECT SINCE TRANSIT BLVD IS A FUTURE ARTERIAL ROADWAY ON THE MRMP.

THE PROPOSED ALIGNMENT AND CROSS SECTION FOR TOWN CENTER STREET CONFORMS WITH WHAT IS SHOWN IN THE VOLCANO HEIGHTS INFRASTRUCTURE NEEDS ASSESSMENT REPORT (WILSON, 2021) AND THE MRMP LONG RANGE ROADWAY SYSTEM. SINCE TOWN CENTER STREET IS PLANNED TO BE CENTERED ON THE EXISTING PROPERTY BOUNDARY, THIS PLAN PROPOSES TO DEDICATE HALF OF THE REQUIRED RIGHT OF WAY FOR TOWN CENTER STREET AND BUILD HALF OF THE ULTIMATE ROADWAY SECTION.

**CONTRACTOR LAYDOWN YARD**

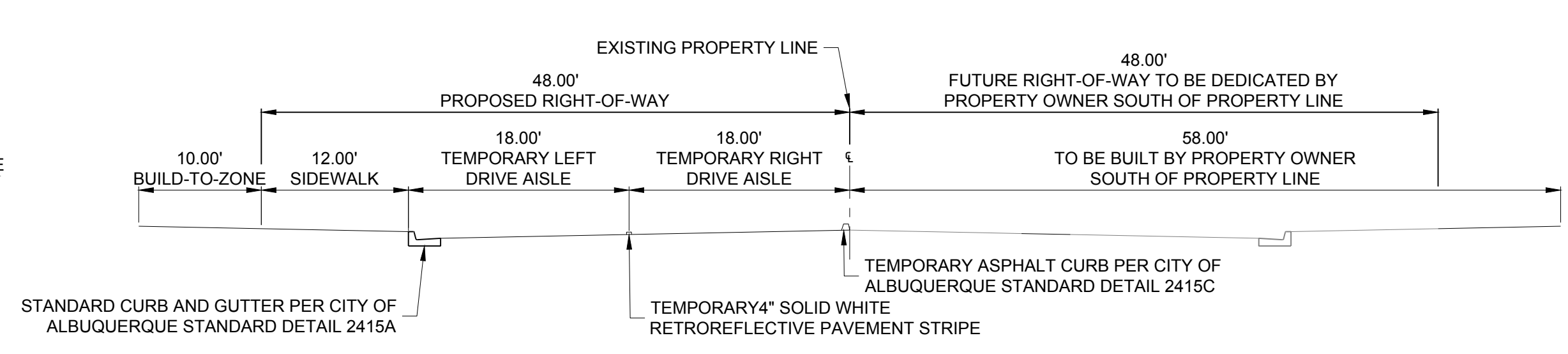
**CONCEPTUAL TRAFFIC CIRCULATION LAYOUT (TCL)**

June 27, 2025



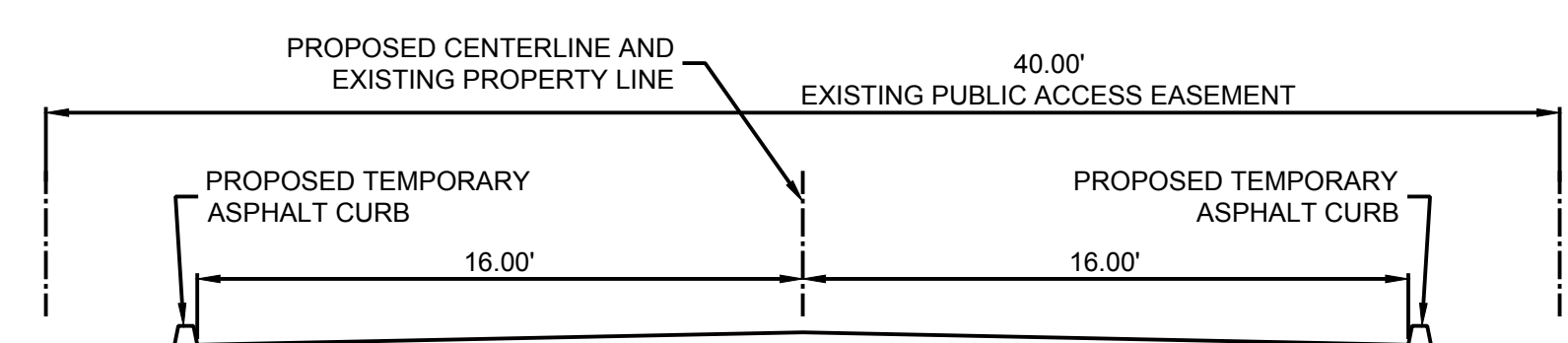
FUTURE TOWN CENTER STREET TYPICAL SECTION

Scale: 1:10

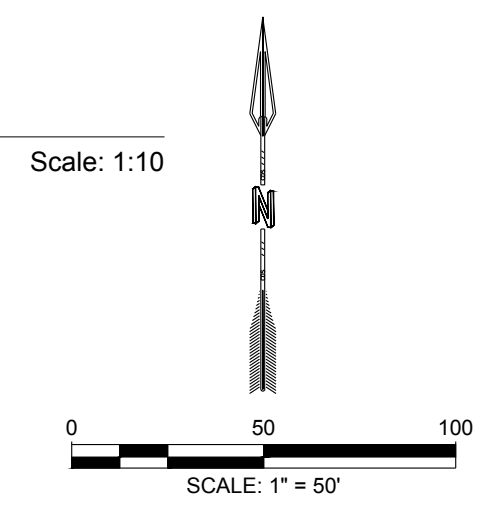


TEMPORARY PROPOSED TOWN CENTER STREET TYPICAL SECTION

Scale: 1:10



TRANSIT BLVD PROPOSED ROADWAY SECTION



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CITY OF ALBUQUERQUE  
DEVELOPMENT PROCESS MANUAL  
PG 7-58

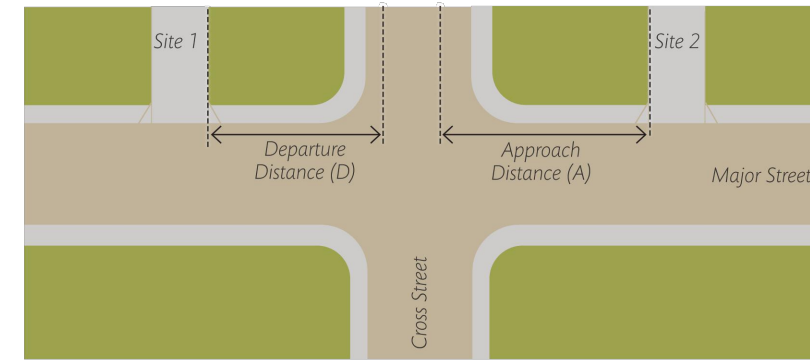
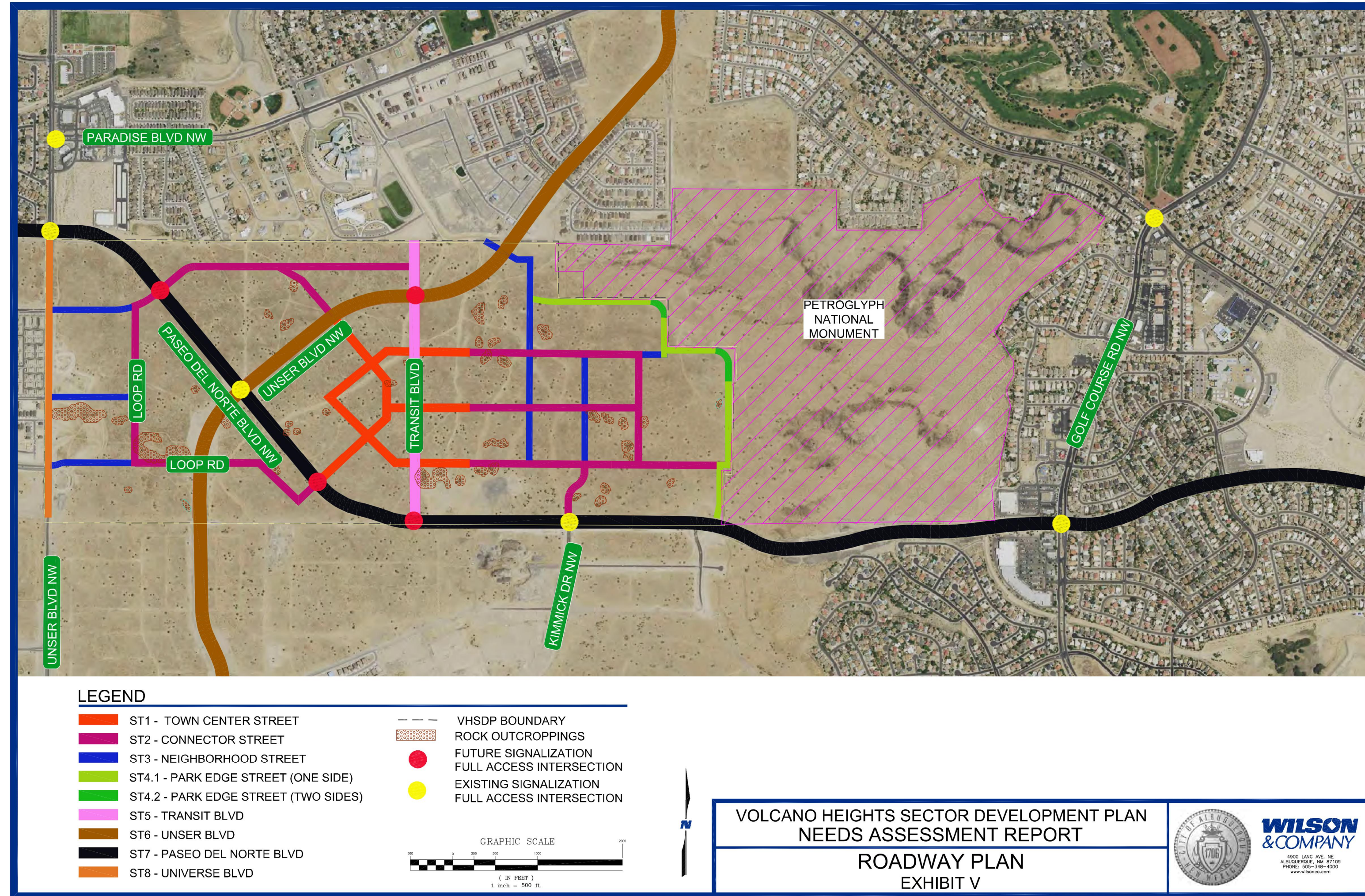


TABLE 7.4.45 Minimum Distance Between Commercial Site Access and Intersection

Type of Street	Cross Street Classes					
	Arterial		Collector		Local	
	A	D	A	D	A	D
Principal Arterial	300 ft.	200 ft.	200 ft.	150 ft.	150 ft.	100 ft.
Minor Arterial	200 ft.	150 ft.	150 ft.	100 ft.	100 ft.	100 ft.
Major Collector	150 ft.	150 ft.	100 ft.	100 ft.	75 ft.	75 ft.
Minor Collector	150 ft.	150 ft.	100 ft.	100 ft.	75 ft.	75 ft.
Local (additional distance may be required for queuing)	75 ft.	75 ft.	50 ft.	50 ft.	25 ft.	25 ft.

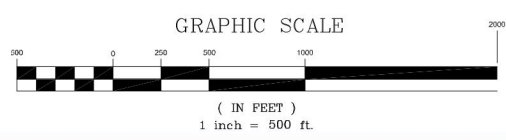
TABLE 7.4.46 Maximum Number of Commercial Site Access Points per Site

Type of Street	Access Points
Principal Arterials	1-2 access points per 300 ft. frontage
Minor Arterials	1-2 access points per 200 ft. frontage
Collectors	1 access point per 100 ft. frontage



LEGEND

- ST1 - TOWN CENTER STREET
- ST2 - CONNECTOR STREET
- ST3 - NEIGHBORHOOD STREET
- ST4.1 - PARK EDGE STREET (ONE SIDE)
- ST4.2 - PARK EDGE STREET (TWO SIDES)
- ST5 - TRANSIT BLVD
- ST6 - UNSER BLVD
- ST7 - PASEO DEL NORTE BLVD
- ST8 - UNIVERSE BLVD
- VHSDP BOUNDARY
- ROCK OUTCROPPINGS
- FUTURE SIGNALIZATION
- FULL ACCESS INTERSECTION
- EXISTING SIGNALIZATION
- FULL ACCESS INTERSECTION



VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN  
NEEDS ASSESSMENT REPORT  
ROADWAY PLAN  
EXHIBIT V



June 27, 2025

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