





# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 07/2020)

**Project Title:** Sandia Mechanical Office Warehouse

Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

Zone Atlas Page: G-16 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Lot B-1, E-1 Comanche Business Park

Development Street Address: 2731 Vassar PI NE

**Applicant:** Scott Anderson Contact: \_\_\_\_\_

Address: 2818 4th St NW Suite C, Albuquerque, NM 87107

Phone#: 505 401-7575 Fax#: \_\_\_\_\_

E-mail: scott@scaarchitects.com

### Development Information

Build out/Implementation Year: \_\_\_\_\_ Current/Proposed Zoning: \_\_\_\_\_

Project Type: New: (x) Change of Use: ( ) Same Use/Unchanged: ( ) Same Use/Increased Activity: ( )

Change of Zoning: ( )

Proposed Use (mark all that apply): Residential: ( ) Office: (x) Retail: ( ) Mixed-Use: ( )

Describe development and Uses:  
Office warehouse for an HVAC contractor

Days and Hours of Operation (if known): 7:00AM - 4:00 PM

### Facility

Building Size (sq. ft.): 10,026

Number of Residential Units: 0

Number of Commercial Units: 1

### Traffic Considerations

ITE Trip Generation Land Use Code \_\_\_\_\_

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

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

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

Trip Generations during PM/AM Peak Hour (if known):\* \_\_\_\_\_

Driveway(s) Located on: Street Name Vassar PI NE

ITE Land Use #150  
Warehousing, 10,026 Sq FT  
AM peak 25 trips  
PM peak not in operation  
after 4:00 PM

Adjacent Roadway(s) Posted Speed: Street Name Vassar PI NE Posted Speed 35  
Street Name Posted 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/Functional Classification: \_\_\_\_\_  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: \_\_\_\_\_  
(urban center, employment center, activity center, etc.)

Jurisdiction of roadway (NMDOT, City, County): \_\_\_\_\_

Adjacent Roadway(s) Traffic Volume: \_\_\_\_\_ Volume-to-Capacity Ratio (v/c): \_\_\_\_\_  
(if applicable)

Adjacent Transit Service(s): \_\_\_\_\_ Nearest Transit Stop(s): \_\_\_\_\_

Is site within 660 feet of Premium Transit?: no

Current/Proposed Bicycle Infrastructure: \_\_\_\_\_  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: \_\_\_\_\_

### **Relevant Web-sites for Filling out Roadway Information:**

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: See GIS map.

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

### **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: \_\_\_\_\_ Previously Studied: [ ]

Notes:

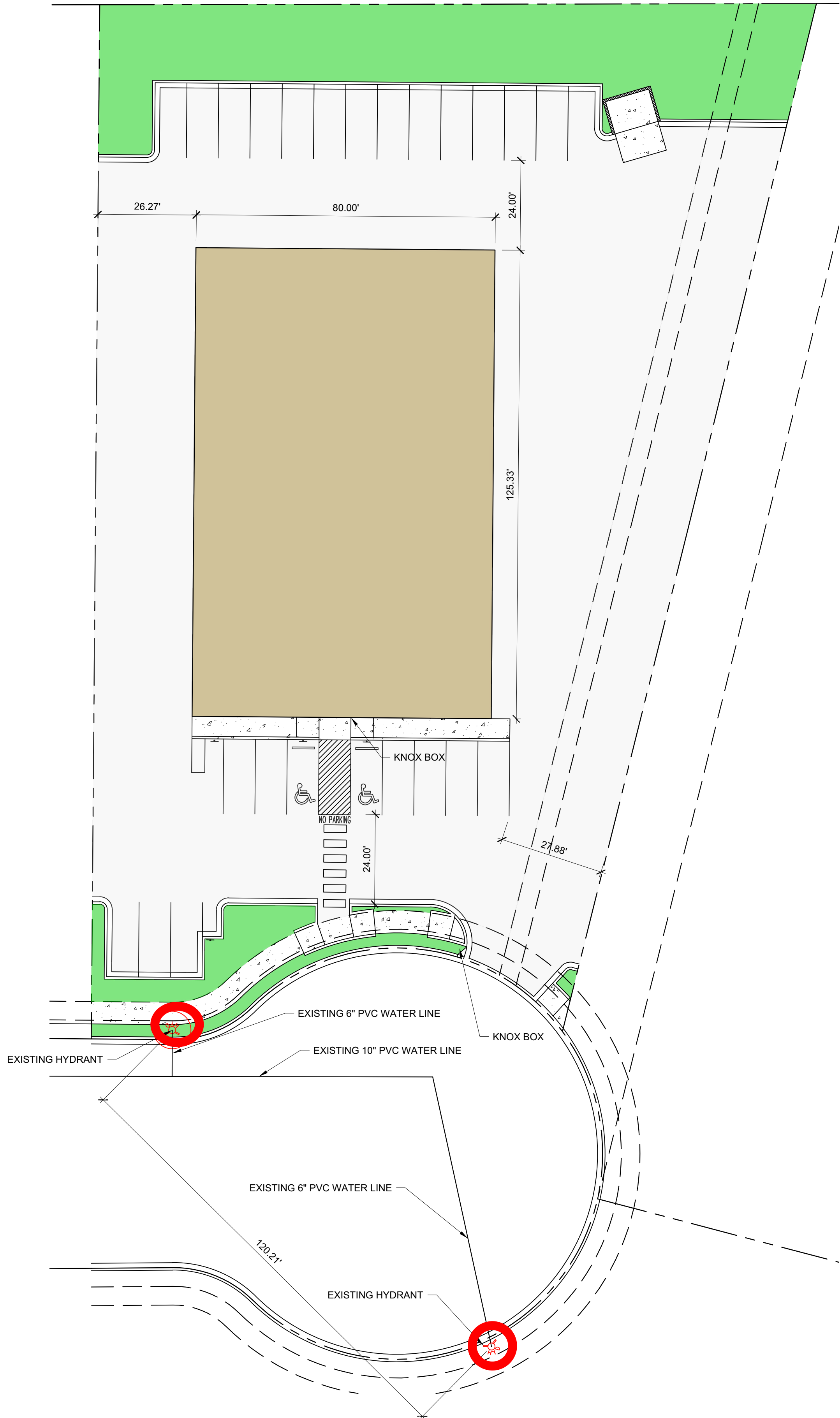
M. P. E.  
TRAFFIC ENGINEER

12/12/2023  
DATE

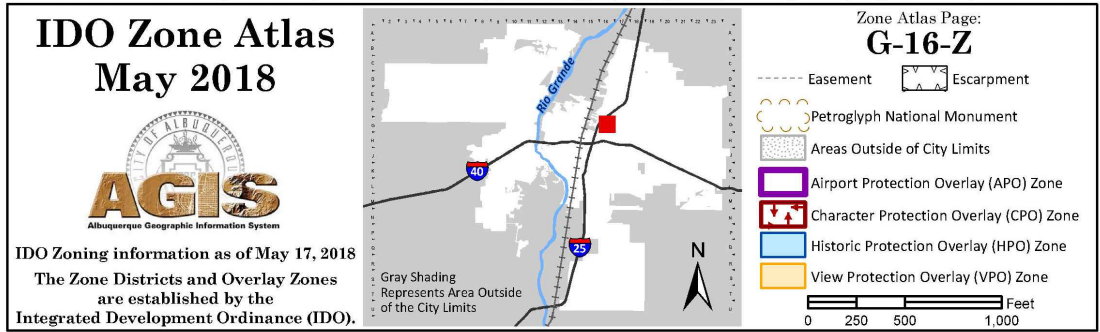
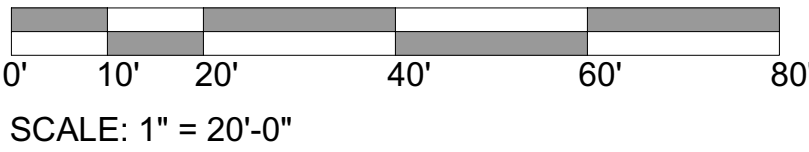
### **Submittal**



1. FIRE 1 PLAN LABELED FIRE 1
2. FLOW REQUIREMENTS: CONSTRUCTION TYPE II-B: 2,250 GPM, 2 HR (CALCS BELOW) IFC AF 101
3. PER TABLE C105.1.1: FIRE FLOW 2,250 = 2 HYDRANT @ 450 FT, IFC APPENDIX C
4. 2 EXISTING FIRE HYDRANT
5. EXISTING HYDRANTS & PROPOSED HYDRANTS IDENTIFIED
6. WATER SUPPLY LINES IDENTIFIED ON THE PLAN
7. PUBLIC WATER MAIN IDENTIFIED ON THE PLAN
8. NO PARKING 15FT FROM THE HYDRANT
9. ACCESS PROVIDED TO 150FT
10. BUILDING HT 23FT, 3 MEANS OF APPARATUS ACCESS
11. TOTAL BUILDING AREA LESS THAN 62,000 SF
12. THIS IS NOT A RESIDENTIAL PROJECT
13. THIS IS NOT A ONE OR TWO FAMILY RESIDENTIAL PROJECT
14. 1 MEANS OF ACCESS PROVIDED, GREATER THAN  $\frac{1}{2}$  THE MAX DISTANCE
15. BUILDING LESS THAN 30 FT IN HT, 24 FT ROAD WIDTH PROVIDED
16. ACCESS ROAD 24 FT WIDE
17. ACCESS ROAD 24 FT WIDE
18. ACCESS ROAD MARKED 2 SIDES
19. TURNING RADIUS = 28 FT
20. DEAD END IS LESS THAN 150 FT
21. ACCESS ROAD IS ASPHALT CAPABLE OF SUPPORTING 75,000LBS
22. REFERENCE DETAIL SHEET AND CIVIL SHEET FOR ASPHALT PAVING DATA
23. ACCESS ROAD GRADE LESS THAN 10%
24. ALL GATES SHALL HAVE KNOX BOX
25. REFER TO G SHEETS (FIRE 2 PROVIDED) FOR FIRE RATINGS
26. SPRINKLER SYSTEM NOT PROVIDED
27. FDC NOT REQUIRED
28. FDC NOT REQUIRED
29. PIV NOT REQUIRED, LOCATED ON THE PLAN
30. STANDPIPE NOT REQUIRED
31. STANDPIPE NOT REQUIRED
32. REMISE ID SHALL BE 12" BRONZE LETTERS MOUNTED TO SOUTH FACADE (VASSAR PL NE)



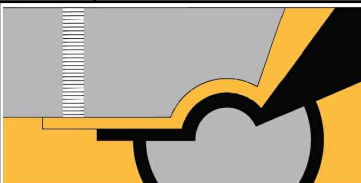

SCALE: 1" = 20'-0"



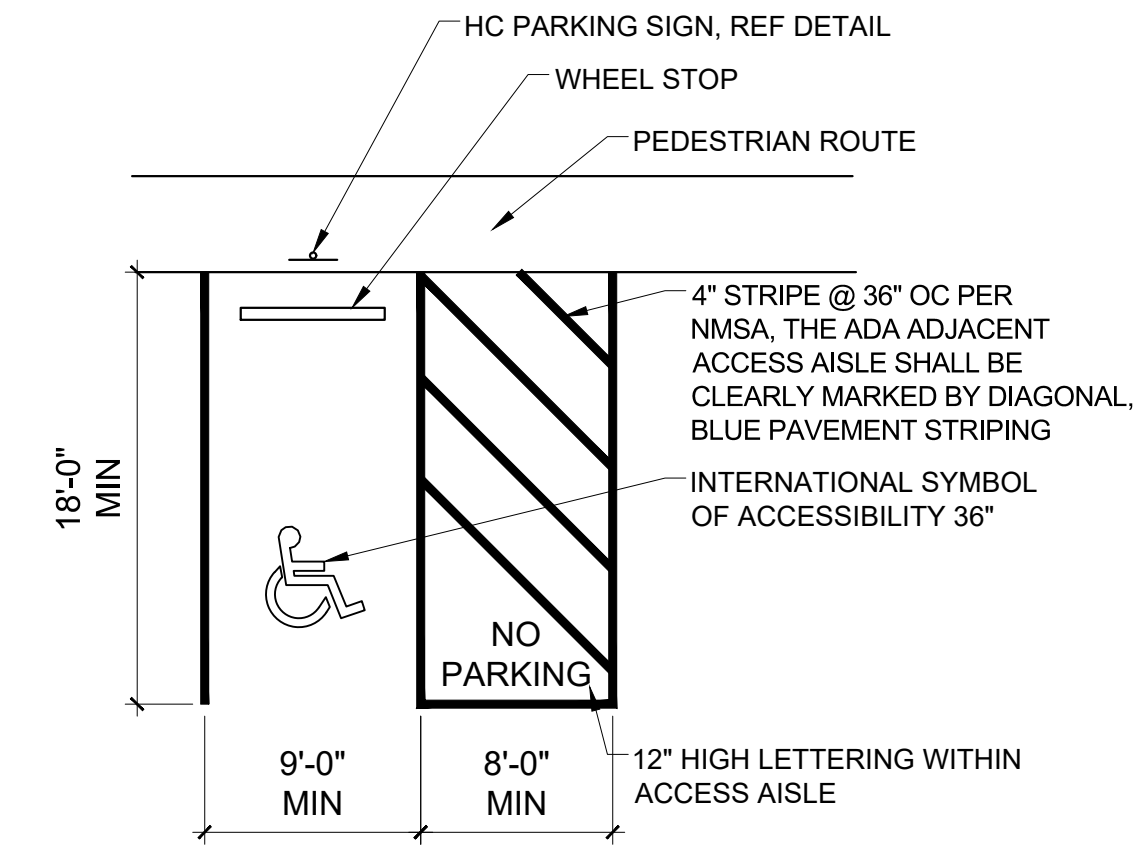
BUILDING HEIGHT = 22'-6", 1 STORY  
TYPE II B (NONSPRINKLERED) CONSTRUCTION  
HYDRANTS REQUIRED PER IFC TABLE C105.1 = 1 HYDRANT @ 250FT MAX  
CONCRETE PAVING SHALL SUPPORT 75,000 LBS.

**FIRE FLOW CALCULATION IFC 2015 APPENDIX B TABLE B105.1:**

**CONSTRUCTION TYPE II-B 10,026 SF = FLOW @ 2,250 GPM FOR 2 HOURS**

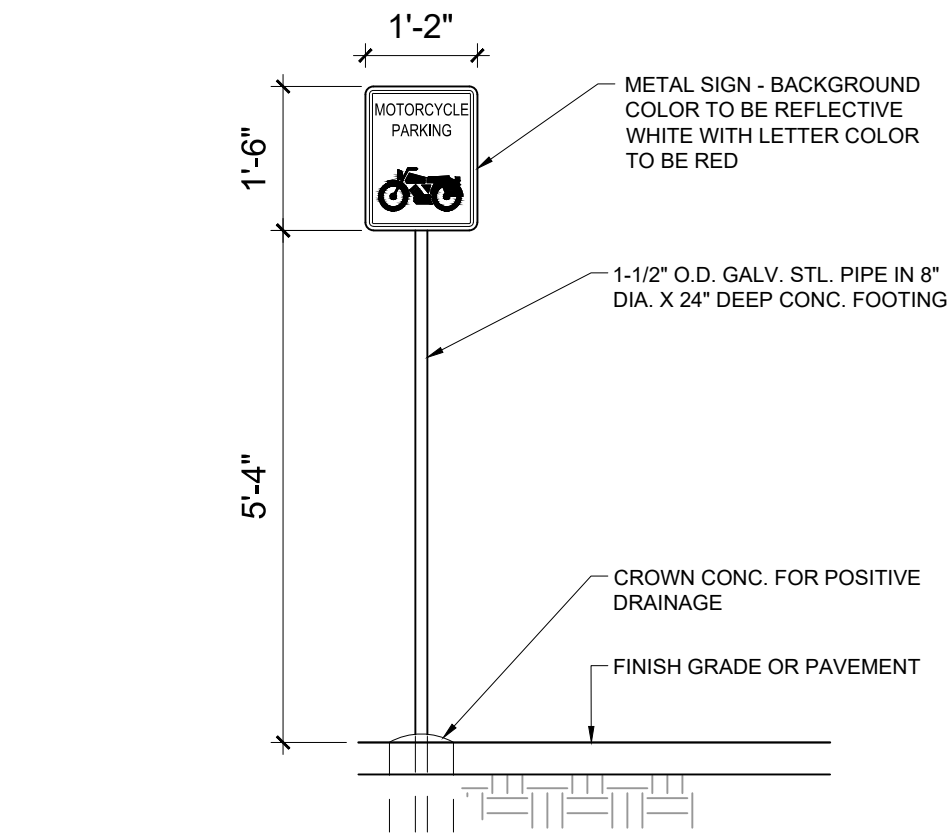
No	Revision	Item	Date
			<b>SCOTT C. ANDERSON</b> & Associates architects 2818 4th St NW, Suite C Albuquerque NM 87107 scott@scarchitects.com 505.401.7575
SANDIA MECHANICAL OFFICE WAREHOUSE 2731 VASSAR PL NE ALBUQUERQUE NM 87107			
DRAWING TITLE <div style="text-align: center; font-size: 24pt; font-weight: bold;">FIRE 1 PLAN</div>			
SEAL 	DESIGNED	PROJECT NO	
	DRAWN	SCALE	
	CHECKED	DRAWING NO	
	REVIEWED	<div style="font-size: 48pt; font-weight: bold;">F-100</div> <div style="text-align: center;">_____ OF _____</div>	
	DATE 12/1/2023		





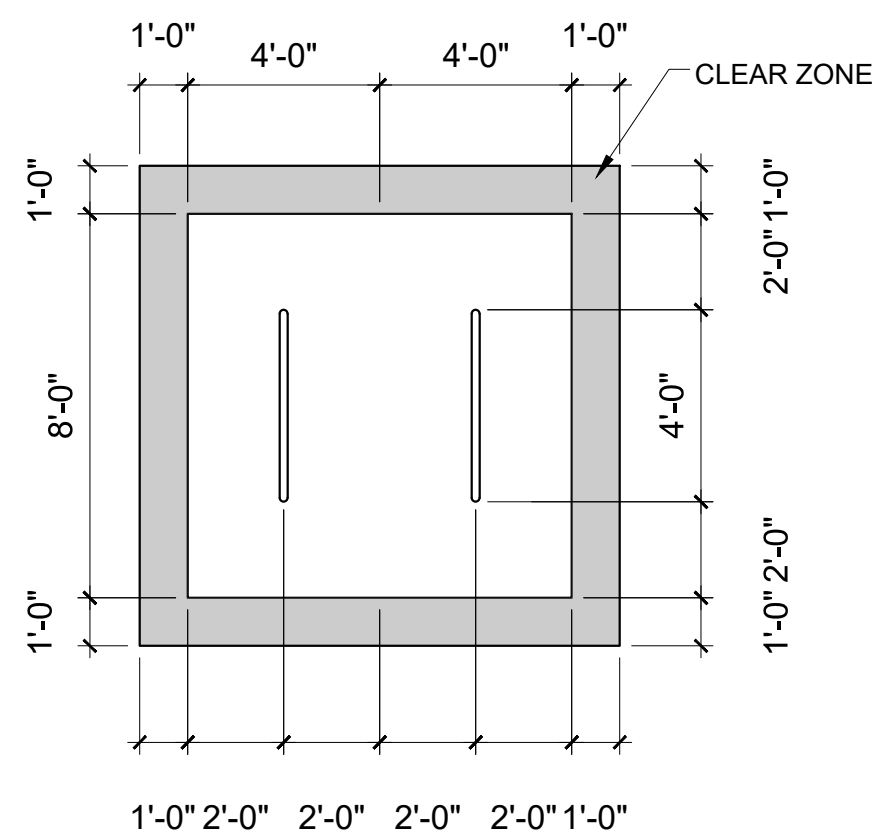
## BIKE CORRAL

SCALE: 1/2" = 1'-0"



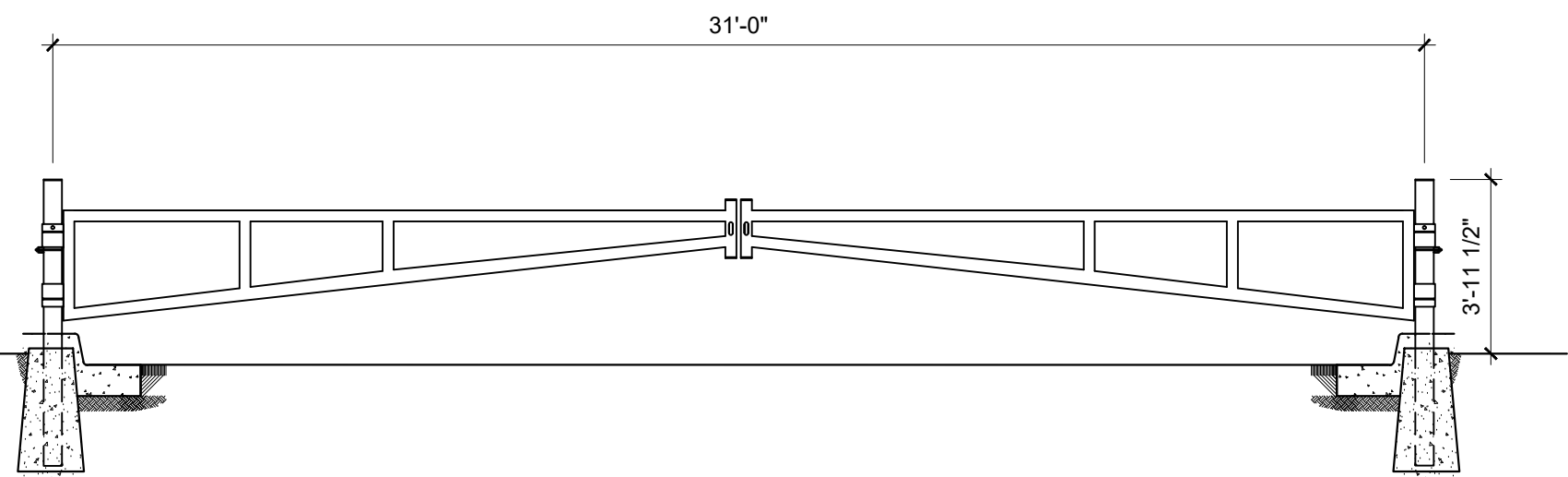
## HC SIGN

SCALE: NTS



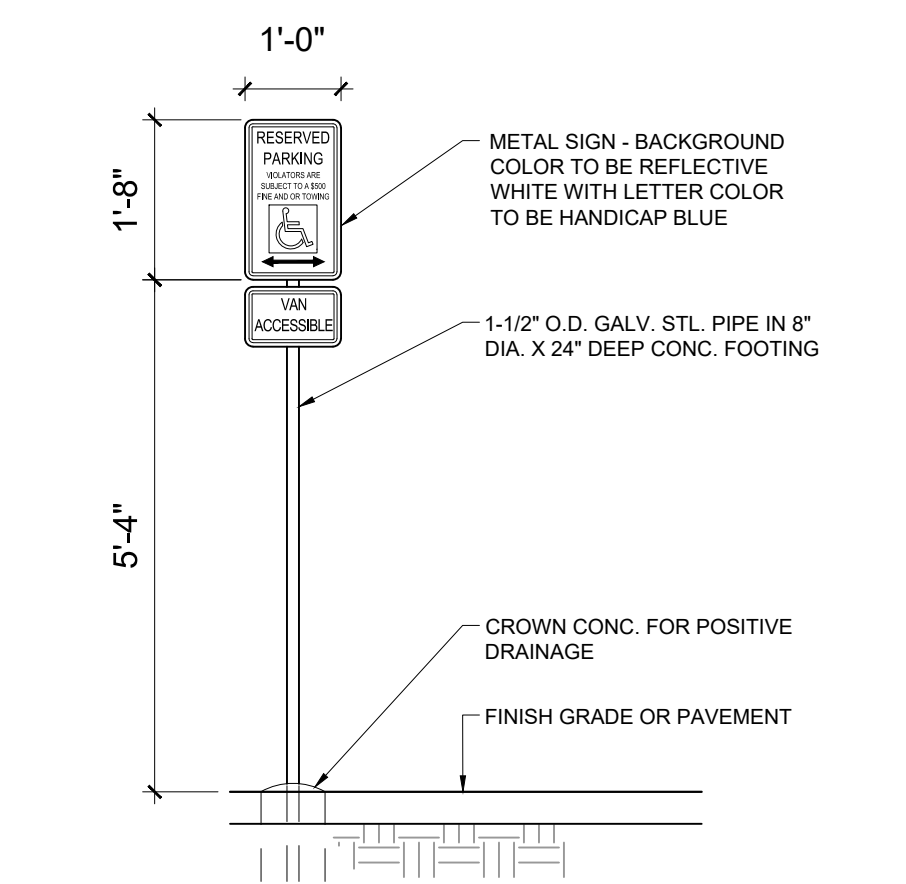
## BIKE PARKING

SCALE: NTS



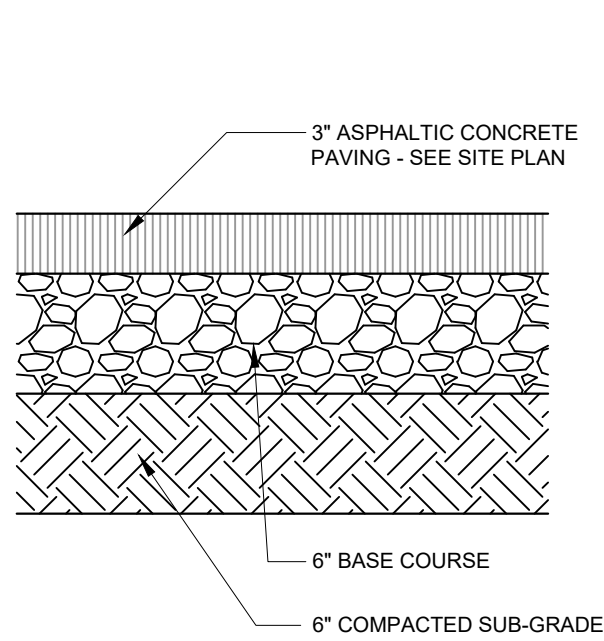
## VEHICULAR GATE

SCALE: 1/4" = 1'-0"



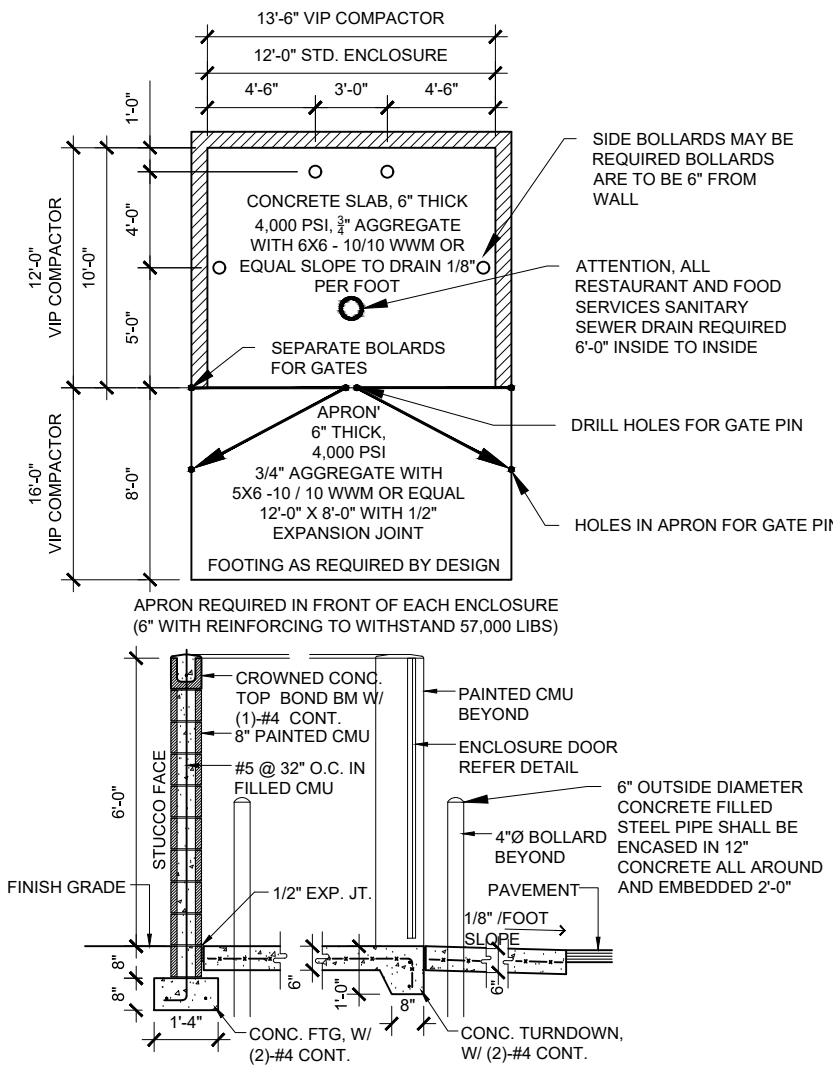
## MOTORCYCLE SIGN

SCALE: 1/2" = 1'-0"



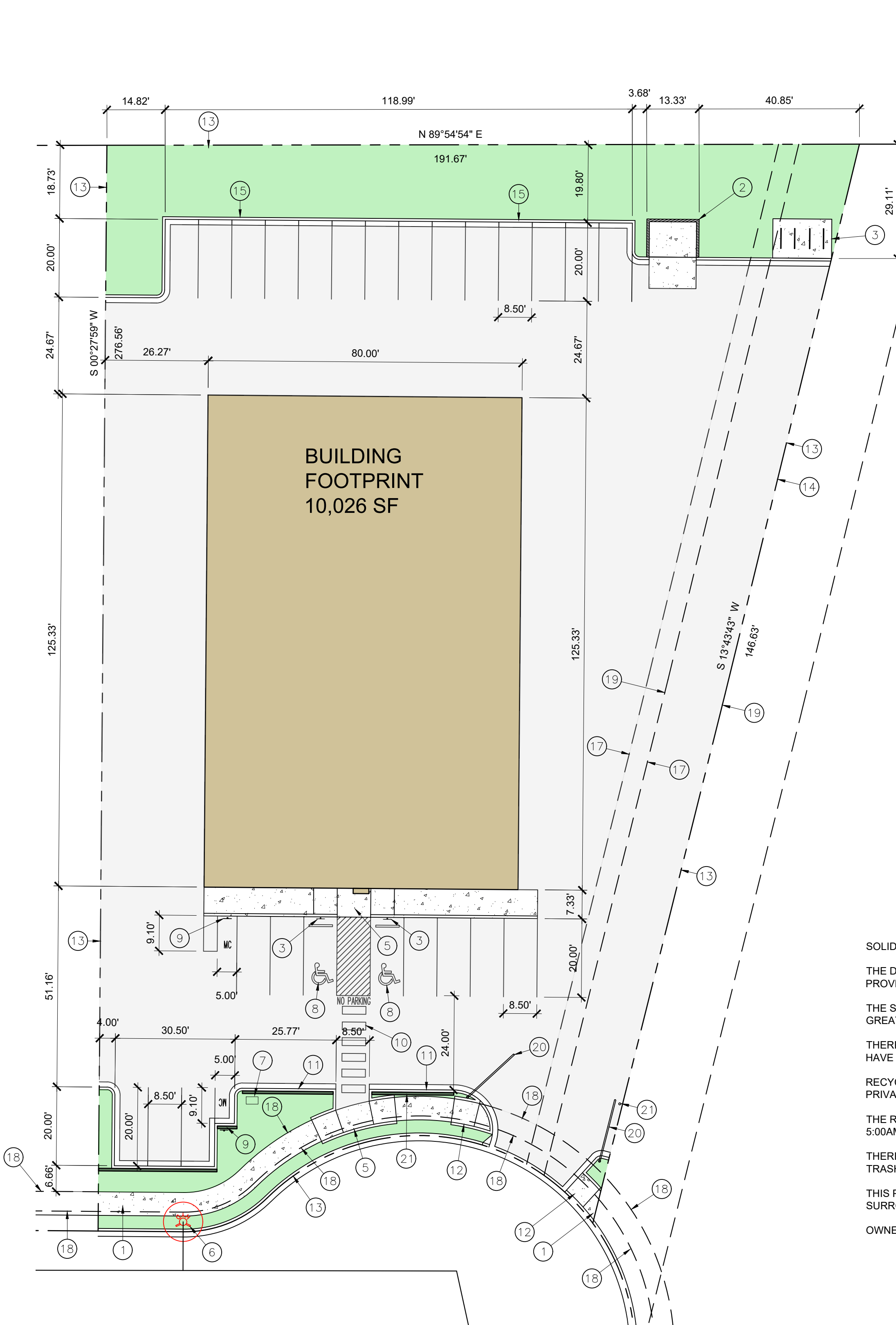
## PAVING SECTION

SCALE: NTS



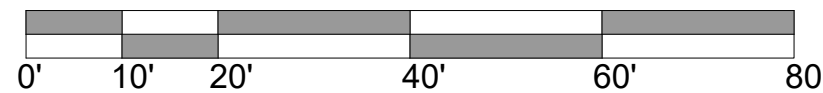
## SCREEN WALL

SCALE: 1/8" = 1'-0"



## TRAFFIC CIRCULATION LAYOUT

SCALE: 1" = 20'-0"

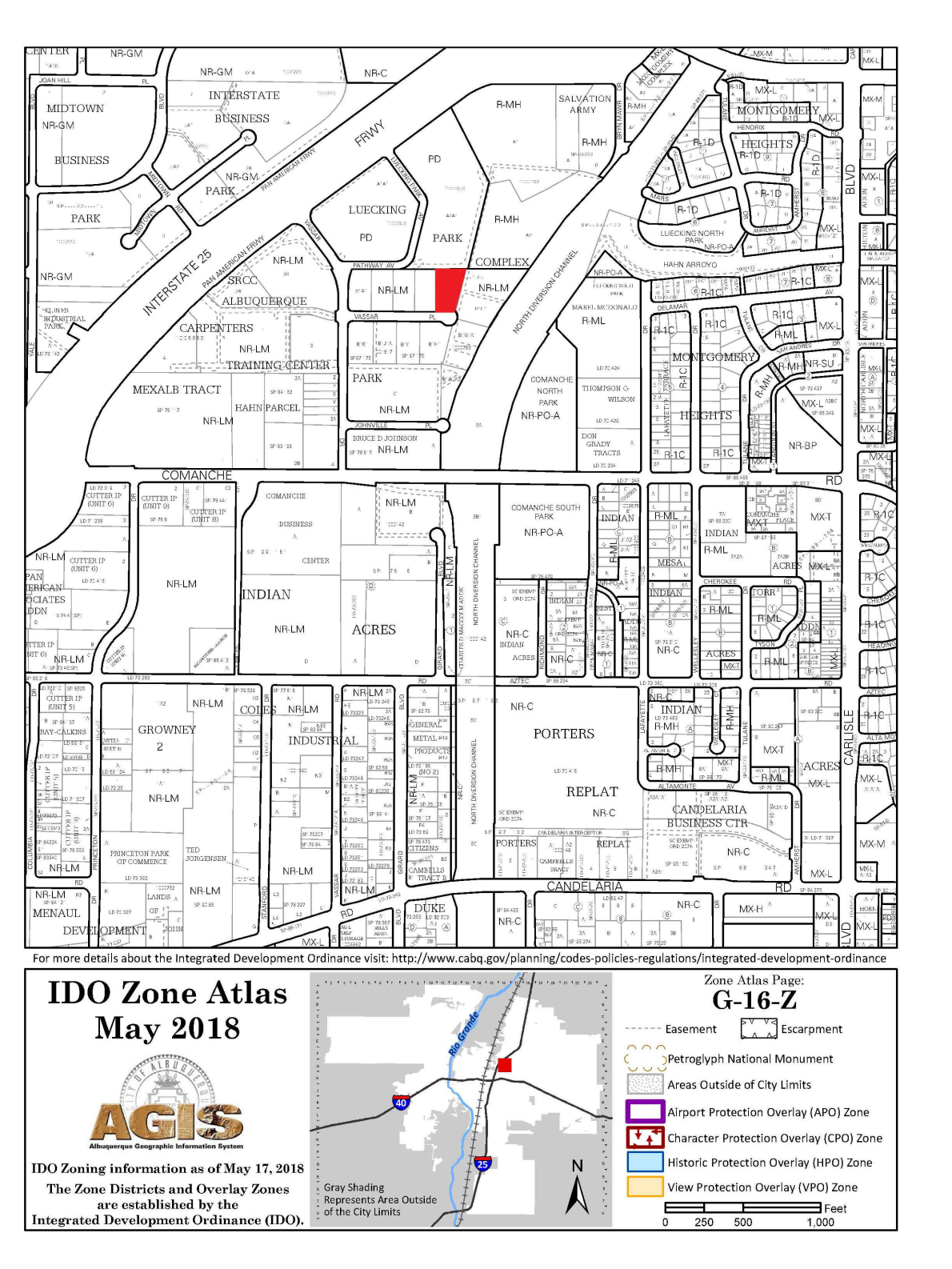


### KEYED NOTES

1. NEW 6' SIDEWALK PER COA STANDARD DRAWING #2430. ALIGN NEW SIDEWALK WITH DEVELOPMENT TO THE WEST AND EAST
2. TRASH ENCLOSURE REF DETAIL ON THIS SHEET
3. 6 SPACE BIKE RACK, REF DETAIL THIS SHEET
4. H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
5. H.C. RAMP REF DETAIL A COA STANDARD DETAIL 2443
6. EXISTING FIRE HYDRANT
7. IRRIGATION BOX
8. HC PARKING SYMBOL
9. MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
10. 6' ACCESSIBLE ROUTE
11. 6' CURB AND GUTTER REF COA STANDARD DETAIL 2415A
12. HC SIDEWALK RAMP REF COA STANDARD DETAIL 2426
13. EXISTING PROPERTY LINE
14. WALL (ON ADJOINING PROPERTY)
15. ROLL CURB, REF COA STANDARD DETAIL 2415A
16. EXISTING 35' PUBLIC WATER AND SANITARY SEWER EASEMENT
17. EXISTING 5' TELECOM EASEMENT
18. EXISTING 10' PUBLIC UTILITY EASEMENT
19. EXISTING 35' WATER AND SEWER EASEMENT
20. VEHICULAR GATE, REF DETAIL THIS SHEET
21. STEEL BOLLARD

### SOLID WASTE NOTES:

- THE DEVELOPMENT HAS GATES THAT OPEN SIMULTANEOUSLY. DRIVER WILL BE PROVED WITH GATE OPENER.
- THE SLOPE LEADING TO THE TRASH ENCLOSURE/DUMPSTER SHALL BE NO GREATER THAN 1/8' PER FOOT ON THE APPROACH.
- THERE IS FOOD SERVICE FOR THIS PROJECT. ALL REFUSE ENCLOSURES SHALL HAVE GREASE DRAINS AND GREASE INTERCEPTORS
- RECYCLING CONTAINERS LOCATED INSIDE THE FACILITY AND MANAGED BY PRIVATE CONTRACTOR.
- THE REFUSE DRIVER SHALL HAVE ACCESS TO TRASH ENCLOSURE/DUMPSTER BY 5:00AM.
- THERE ARE NO OVERHANGING WIRES LEADING TO AND EXITING FROM THE TRASH ENCLOSURE.
- THIS PROJECT WILL NOT ALTER EXISTING TRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION.
- OWNER SHALL PURCHASE 8 CY REFUSE CONTAINER.



NOTE:  
ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN ON A PUBLIC WORK ORDER.

LANDSCAPING, FENCING AND SIGNING 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.

ALL PAVING SHALL BE SHALL BE ASPHALT UNLESS NOTED OTHERWISE, REF. DETAIL THIS SHEET.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-5 (G).

ALL OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES 70 WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.

BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.

PARKING:  
GENERAL RETAIL 10,026 X 0.001 SF = 11 SPACES  
OFFICE 400SF X 0.0035 SF = 3 SPACES  
1 HC REQUIRED  
1 MOTORCYCLE REQUIRED  
1 EA. 3 SPACE BIKE RACK

GROSS LOT AREA = 0.97ACRES, 42,253 SF  
BUILDING = 10,026 SF  
NET LOT AREA = 32,227 SF  
REQUIRED LANDSCAPE AREA @ 15% = 4,834 SF

UPC: 101606028437120243  
LEGAL: LOT B1E1, BLOCK 0000 COMANCHE BUISNESS PARK TRACT B-1-A-1  
ZONING: NR-LM  
ZONE ATLAS PAGE: G16

No	Revision	Item	Date
<div><div></div><div><b>SCOTT C. ANDERSON</b> &amp; associates architects 2815 4th St NE, Suite C, Albuquerque NM 87107 scott@scsaarchitects.com 505.401.7575</div></div>			
SANDIA MECHANICAL OFFICE WAREHOUSE 2731 VASSAR PL NE ALBUQUEQUE NM 87107			
DRAWING TITLE: <b>SITE PLAN</b>			
SEAL 	DESIGNED	PROJECT NO	
	DRAWN	SCALE	
	CHECKED	DRAWING NO	
	REVIEWED	<b>A-100</b>	
DATE	12/1/2023	OF	