

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

November 1, 2022

Jonathan D. Niski, PE  
Tierra West, LLC  
5571 Midway Park Pl. NE  
Albuquerque, NM 87109

**Re: Tract H Sawmill**  
**1921 Bellamah Ave. NW**  
**Conceptual Traffic Circulation Layout for DRB Approval**  
Engineer's Stamp 10-26-22 (J13\_D017B)

Dear Mr. Niski,

The conceptual TCL submittal received 10-05-2022 is approved for DRB submittal. When submitting this project through the building permit process, please provide a copy of the approved DRB Site plan along with a more detailed site plan for construction purposes through a second Traffic Circulation Layout submittal process. The detailed plan will be compared against the approved DRB site plan to ensure that all previously approved site infrastructure is shown with exact paving layout, dimensioning, and parking capacity. Ultimately, a copy of the approved DRB Site Plan and the more detailed stamped and signed plan will both be needed for each of the building permit plans. Please keep these originals to be used for certification of the site for final C.O. for Transportation.

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 front counter personnel for log in and evaluation by Transportation.

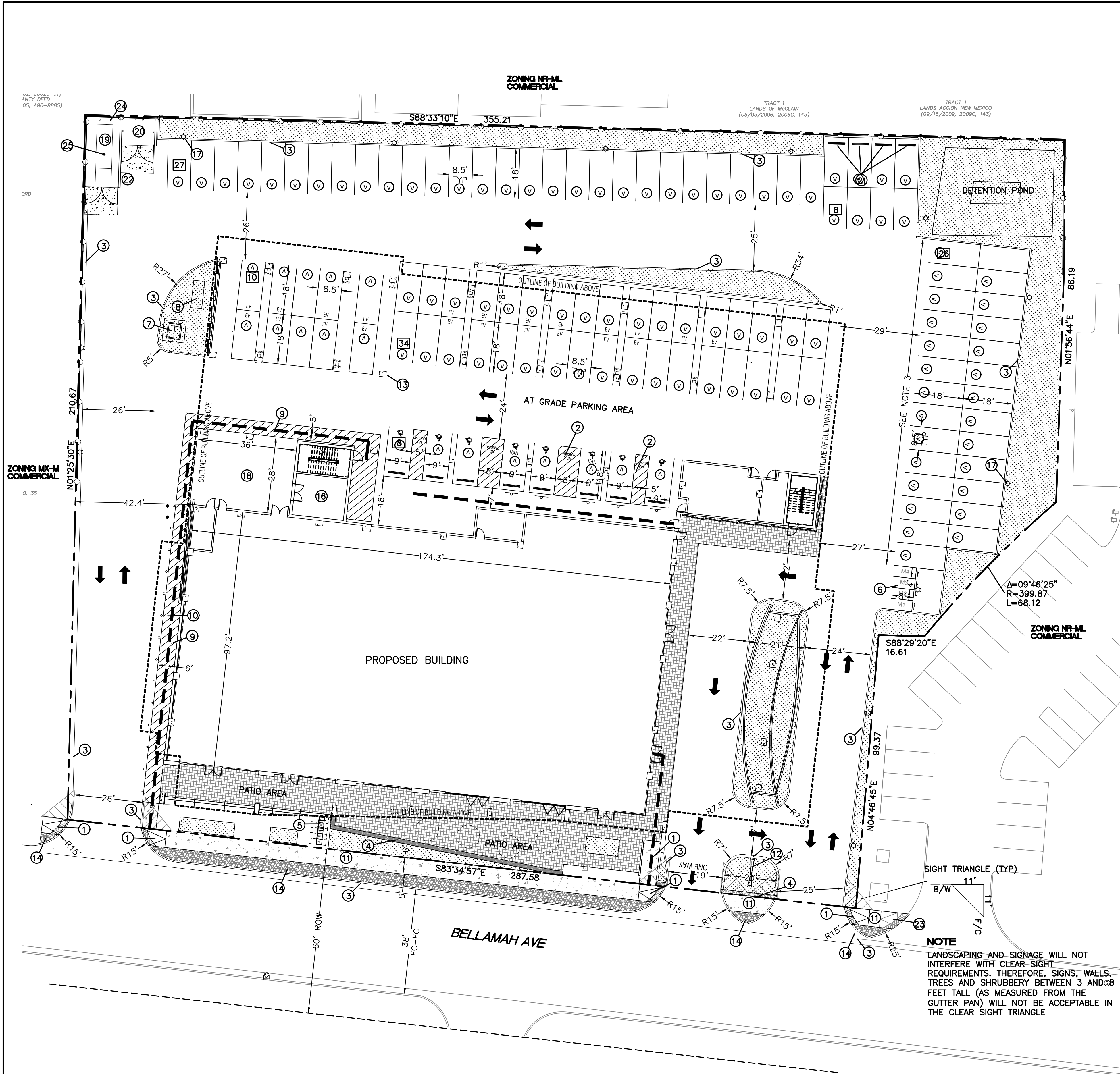
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File





### LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- LANDSCAPING
- SITE LIGHTING
- 6' TALL FENCE
- ADA ROUTE
- VALET PARKING

### KEYED NOTES

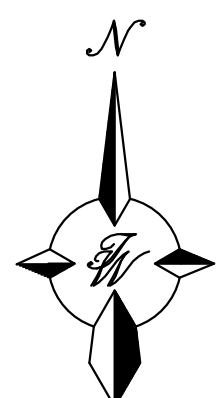
- UNIDIRECTIONAL ACCESSIBLE RAMP, SEE DETAIL SHEET DET-1
- ACCESSIBLE PARKING PER ADA STANDARDS, SEE DETAIL SHEET DET-1
- STANDARD CURB AND GUTTER PER COA STD DWG 2415A
- GANBION WALL
- BYCICLE RACK SEE DETAIL SHEET DET-1
- MOTORCYCLE SPACE W/SIGN, SEE DETAIL SHEET DET-1
- TRANSFORMER
- GENERATOR
- 4' PEDESTRIAN ACCESS
- BOLLARD (TYP)
- 6' CONCRETE WALK PER COA STD DWG 2430 FLISH WITH ASPHALT
- MONUMENT SIGN
- COLUMNS (TYP)
- DRAINAGE SWALE WITH 3'-4" FRACTURED ROCK ON MIRAFI FABRIC
- NOT USED
- TRASH DUMPSTER W/RECYCLE DUMPSTER TO BE ROLLED OUT TO ACCESS ROAD FOR SERVICE
- SITE LIGHTING (TYP), SEE DETAIL SHEET DET-2
- LOADING AREA (36' X 28')
- TRASH COMPACTOR (21'-4"X5'-9"X8'-4") SEE DETAIL SHEET DET-3
- RECYCLE (12'X9'-6" CLEARANCE) SHEET DET-3
- WHEEL STOP SEE DETAIL SHEET DET-1
- TRASH ENCLOSURE SEE DETAIL SHEET DET-3
- EXISTING ACCESSIBLE RAMP TO REMAIN
- BOLLARD (TYP) SEE DETAIL SHEET DET-1
- SEWER DRAIN, SEE SHEET MU-1 FOR CONNECTION

### NOTES

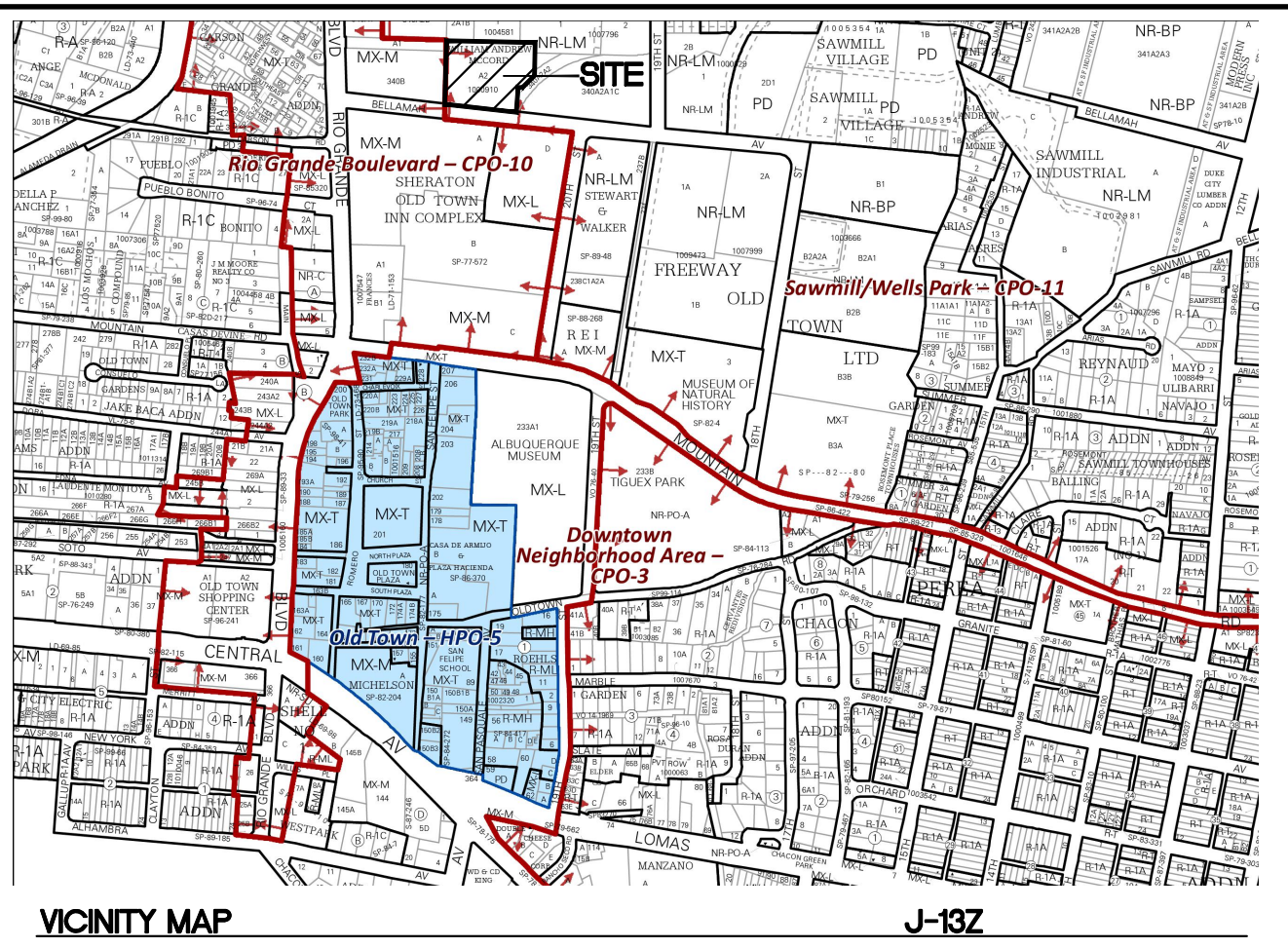
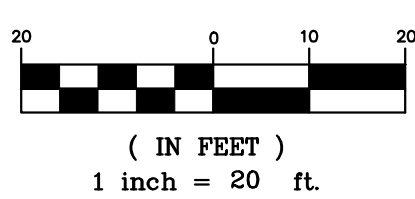
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER
- ALL DRIVE AISLES AND PARKING AREAS ARE TO BE ASPHALT PAVING
- PARKING AREA CONTROLLED BY VALET PARKING TO ALLOW FOR STACKING

### NOTE

LANDSCAPING AND SIGNAGE 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



GRAPHIC SCALE



### LEGAL DESCRIPTION

TRACTS A-2 PLAT OF TRACTS

### SITE DATA

PROPOSED USAGE COMMERCIAL/HOTEL  
LOT AREA 88383 SF (2.03 ACRES)  
ZONING MX-H

BUILDING AREA 134709 SF

### BUILDING SETBACK

FRONT 5'  
REAR 15'  
SIDE 0'

### PARKING REQUIRED

GUEST 115 SPACES (1 SPACE PER GUEST ROOM)  
COMMERCIAL (2639 SF) 21 SPACES (8 SPACES/1000 SF)  
20% PARKING SPACE REDUCTION PER IDO 5-5(C)(5)(A) 27 SPACES  
TOTAL PARKING REQUIRED 109 SPACES  
ELECTRIC VEHICLE CHARGING STATION PROVIDED: 26 52 PARKING SPACES  
OTHER PARKING PROVIDED 94 SPACES  
TOTAL PROVIDED 120 SPACES

ACCESSIBLE SPACES REQUIRED 5 SPACES (1 VAN)  
ACCESSIBLE SPACES PROVIDED 8 SPACES (2 VAN)  
NOTE - ALL PARKING TO BE VALET PARKING

MOTORCYCLE SPACES REQUIRED 4 SPACES  
MOTORCYCLE SPACES PROVIDED 4 SPACES

BICYCLE SPACES REQUIRED 5  
BICYCLE SPACES PROVIDED 5

LANDSCAPE REQUIRED 6262 SF (15% NET AREA, 41772 SF)  
LANDSCAPE PROVIDED 7328 SF

### PROJECT NUMBER:

### APPLICATION NUMBER:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated and the Findings and Conditions in the Official Notification of Decision are satisfied.  
Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

### DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:


Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

\* Environmental Health, if necessary

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO PROFESSIONAL ENGINEER 7868 10-26-22	1921 BELLAMAH AVE NW ALBUQUERQUE, NM  SITE PLAN FOR BUILDING PERMIT  TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY pm DATE 10-26-22 DRAWING  SHEET # SP-1  JOB # 2022047
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<p>ENGINEER'S SEAL</p>	<p>1921 BELLAMAH AVE NW ALBUQUERQUE, NM</p>	<p>DRAWN BY pm</p>
 <p>RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER</p>	<p>CONSTRUCTION DETAILS</p>	<p>DATE 10-26-22</p>
		<p>DRAWING</p>
	 <p>TIERRA WEST, LLC</p> <p>5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierwestllc.com</p>	<p>SHEET #  DET-1</p>
 <p>10-26-22</p> <p>RONALD R. BOHANNAN P.E. #7868</p>		<p>JOB # 2022047</p>