

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 31, 2023

Ronald R. Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Pl. NE
Albuquerque, NM 87109

**Re: Tract H Sawmill
1921 Bellamah Ave. NW
Traffic Circulation Layout
Engineer's Stamp 12-21-22 (J13-D017B)**

Dear Mr. Bohannon,

The TCL submittal received 01-09-2023 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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 the PLNDRS@cabq.gov 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

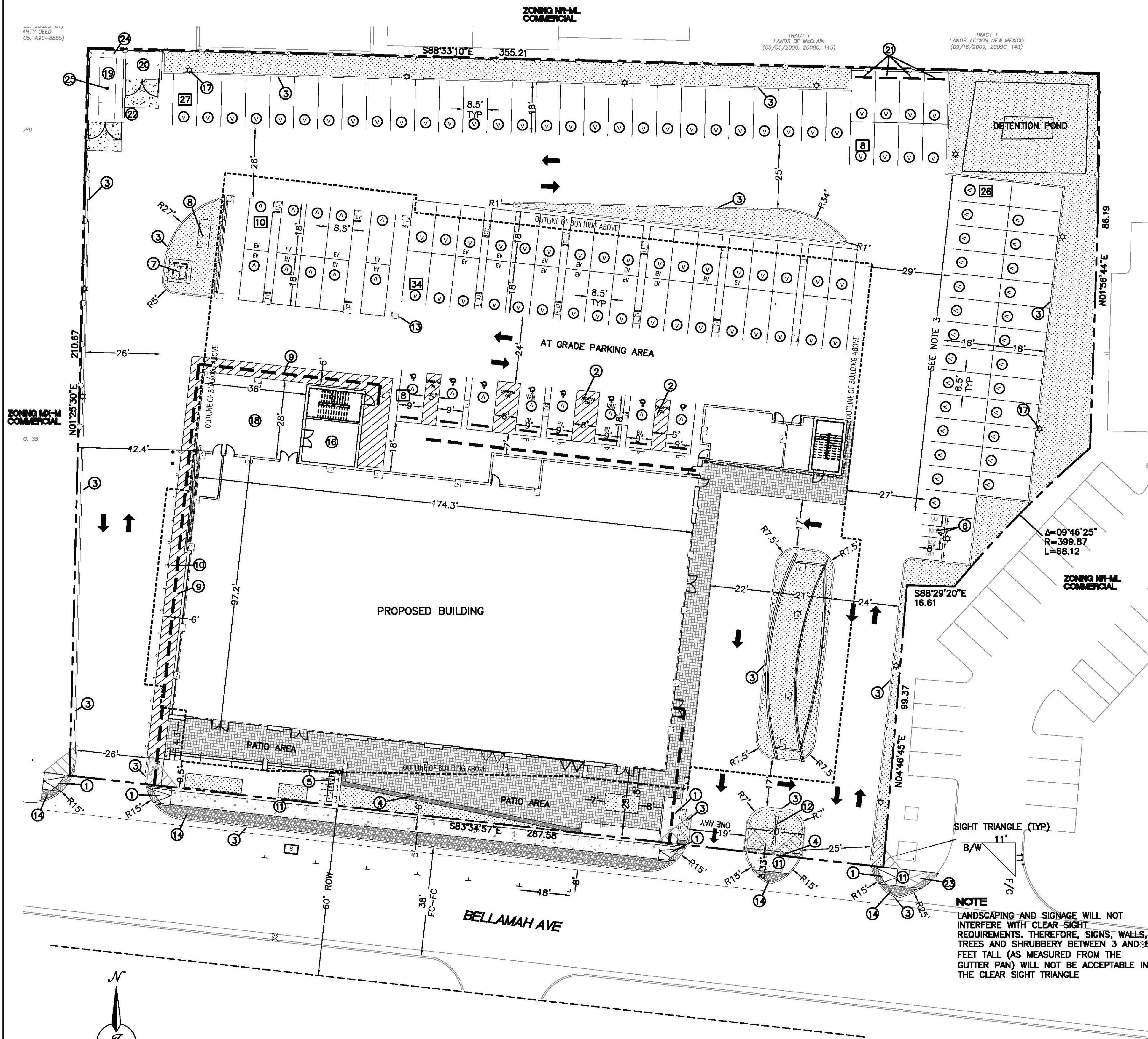
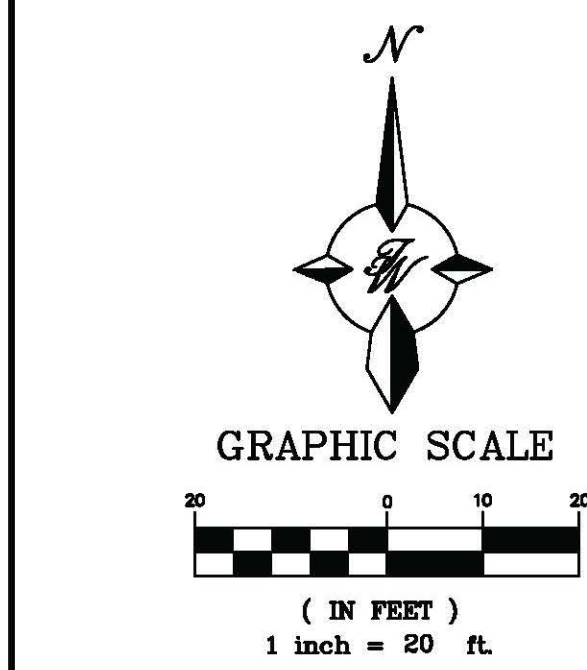
C: CO Clerk, File

DATE SUBMITTED: 01.05.2023

NOT TO SCALE
ANY DEED
05, 490-8885

NRD

ZONING MX-M
COMMERCIAL
G. 35



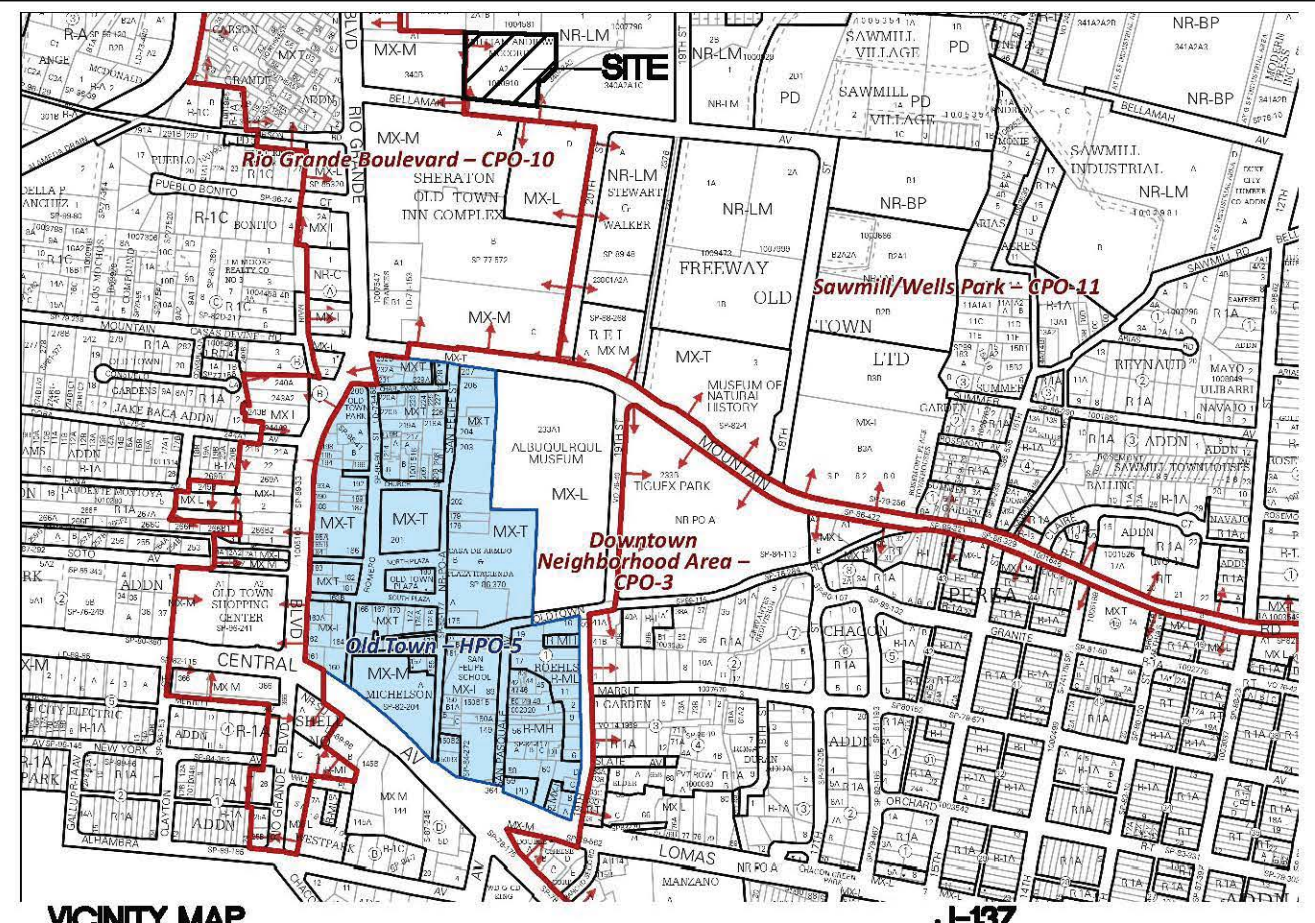
- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - RIGHT-OF-WAY
 - BUILDING
 - PROPOSED SIDEWALK
 - EXISTING CURB & GUTTER
 - LANDSCAPING
 - SITE LIGHTING
 - 6' TALL FENCE OPAQUE FENCE
 - ADA ROUTE
 - VALET PARKING

- 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 FLUSH 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
 - PROJECT COMPLIES WITH IDO 5-11(E) BY MEETING THE FOLLOWING SECTIONS: 5-11(E)(1), (2)(a)-1, (2)(a)-2 VIA REQUIREMENTS a,b,c,d, (3) VIA REQUIREMENTS a,c,d, AND (4).

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

TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Armijo 2/1/2023
Signed Date



VICINITY MAP

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 (6772 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	146 SPACES
ACCESSIBLE SPACES REQUIRED	5 SPACES (1 VAN)
ACCESSIBLE SPACES PROVIDED	8 SPACES (2 VAN)
NOTE - ALL OFF-STREET 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: PR-2022-07155

APPLICATION NUMBER: SI-2022-02196

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated [Date], and the Findings and Conditions in the Official Notification of Decision are satisfied.

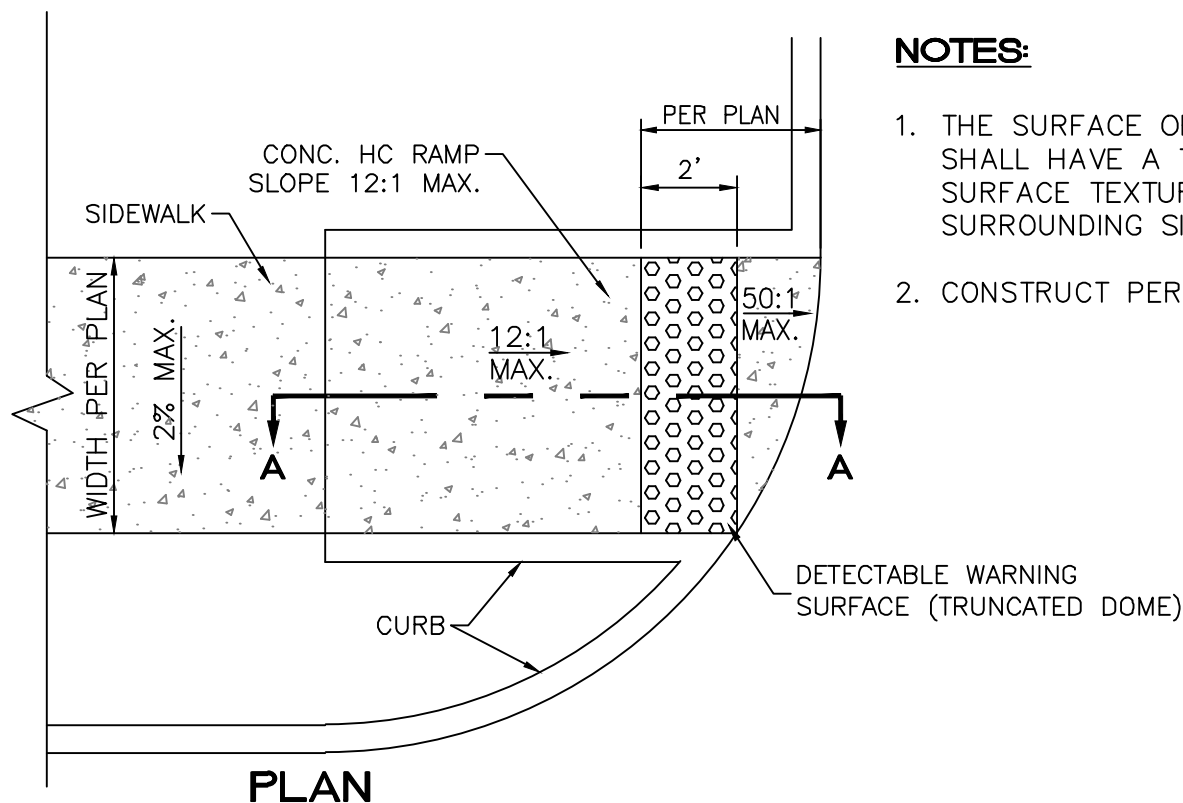
Is an Infrastructure List required? () Yes (X) No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Ernest Armijo	Dec 29, 2022
Traffic Engineer, Transportation Division	Date
ABCWUA	Dec 30, 2022
ABCWUA	Date
Parks & Recreation Department	Dec 30, 2022
Parks & Recreation Department	Date
City Engineer/Hydrology	Dec 28, 2022
City Engineer/Hydrology	Date
Code Enforcement	Dec 29, 2022
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Dec 30, 2022
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
DRB Chairperson, Planning Department	Date

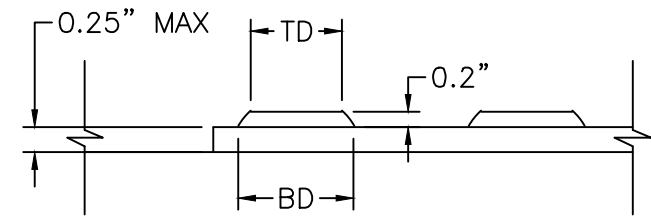
* Environmental Health, if necessary

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 12-21-22	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/sb DATE 12-21-22 DRAWING SHEET # SP-1 JOB # 2022047
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NOTES:

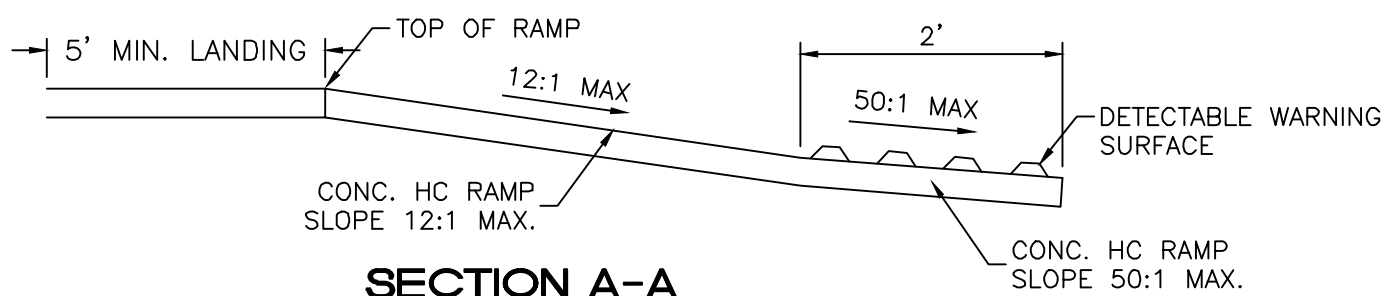
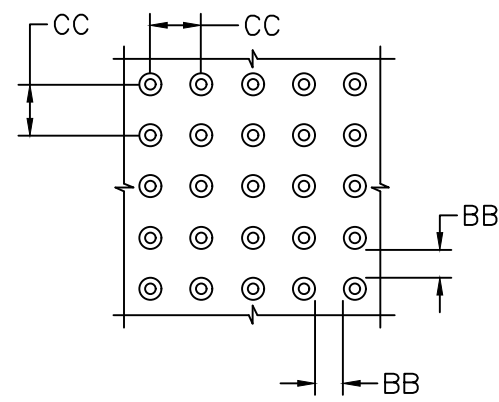
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.



DOMES SECTION

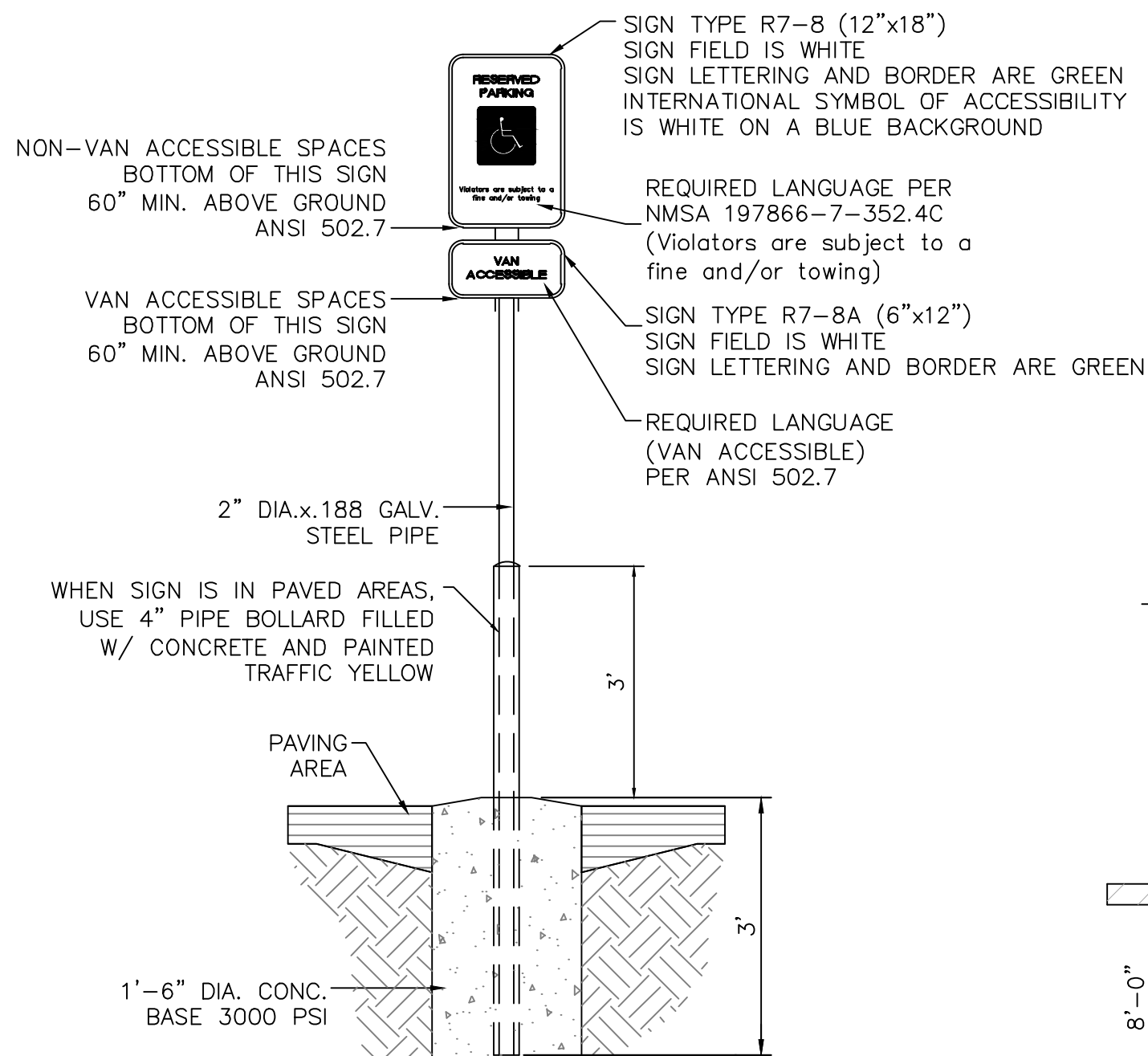
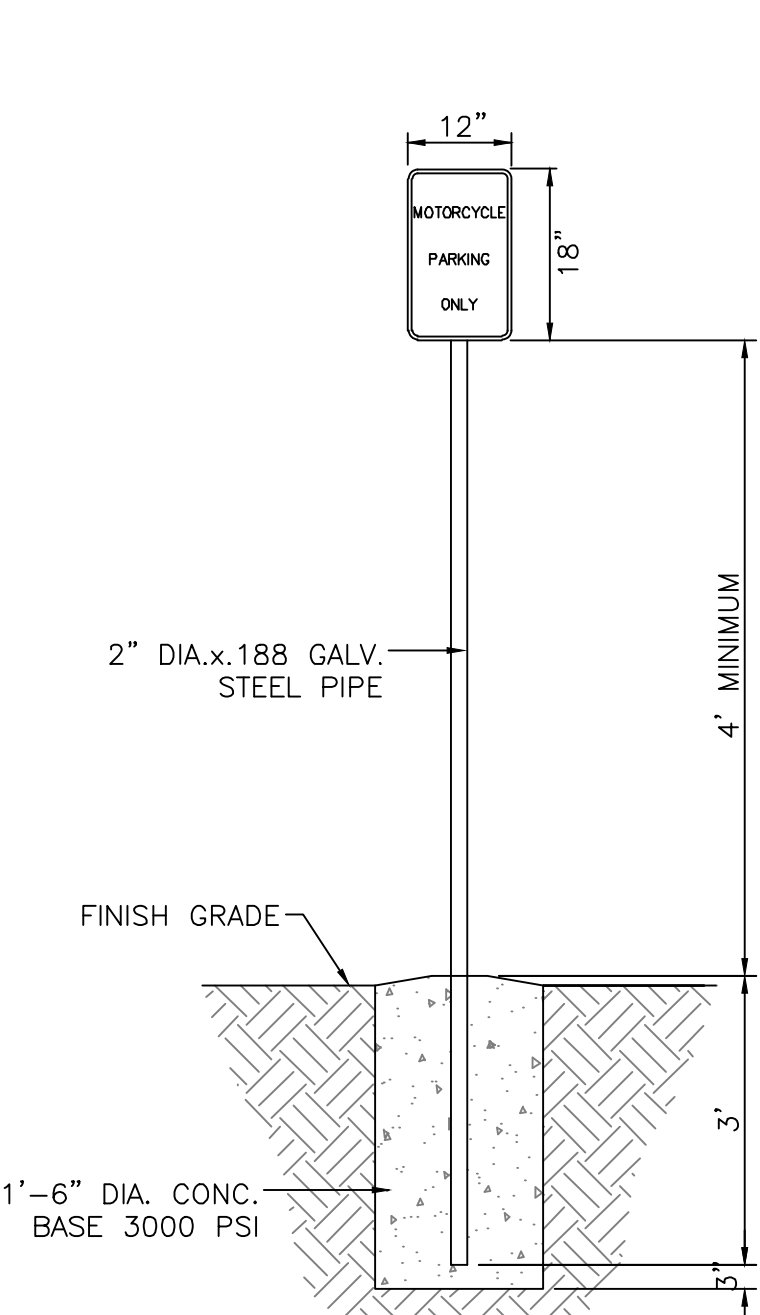
BD - BASE DIAMETER 0.9" MIN

TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



UNIDIRECTIONAL HC RAMP

NOT TO SCALE



NON-VAN ACCESSIBLE SPACES

BOTTOM OF THIS SIGN

60" MIN. ABOVE GROUND

ANSI 502.7

VAN ACCESSIBLE SPACES

BOTTOM OF THIS SIGN

60" MIN. ABOVE GROUND

ANSI 502.7

SIGN TYPE R7-8 (12"x18")

SIGN FIELD IS WHITE

SIGN LETTERING AND BORDER ARE GREEN

INTERNATIONAL SYMBOL OF ACCESSIBILITY IS WHITE ON A BLUE BACKGROUND

REQUIRED LANGUAGE PER NMSA 197866-7-352.4C (Violators are subject to a fine and/or towing)

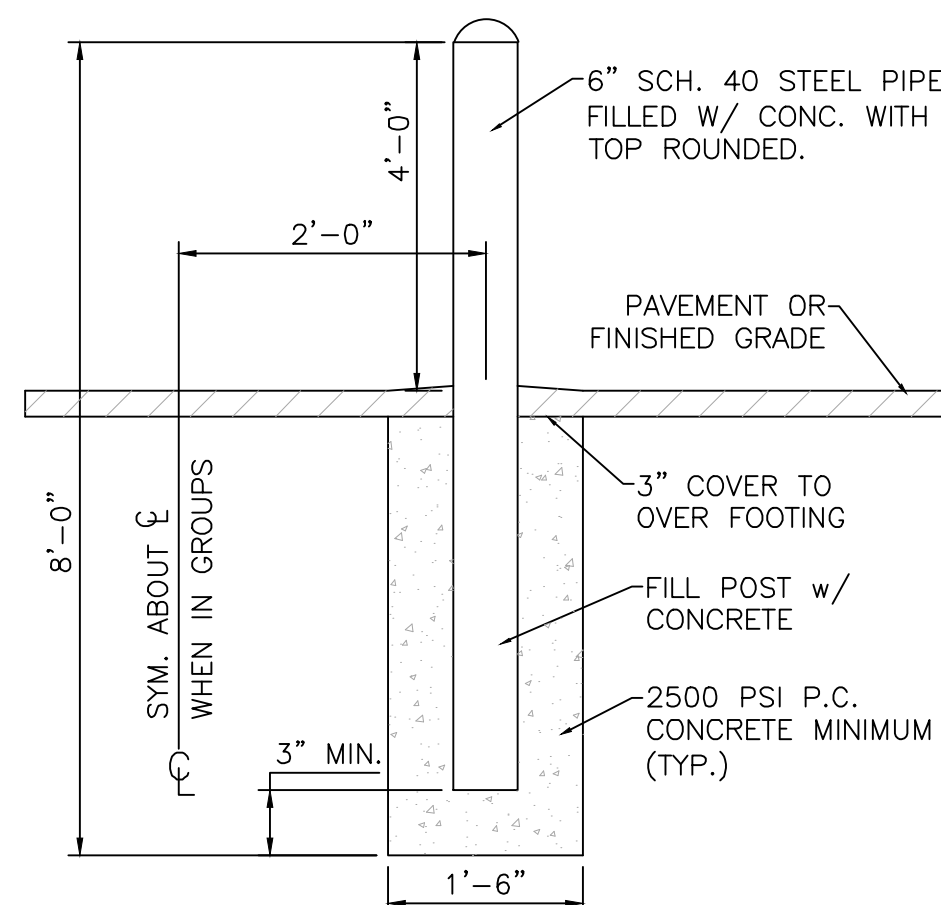
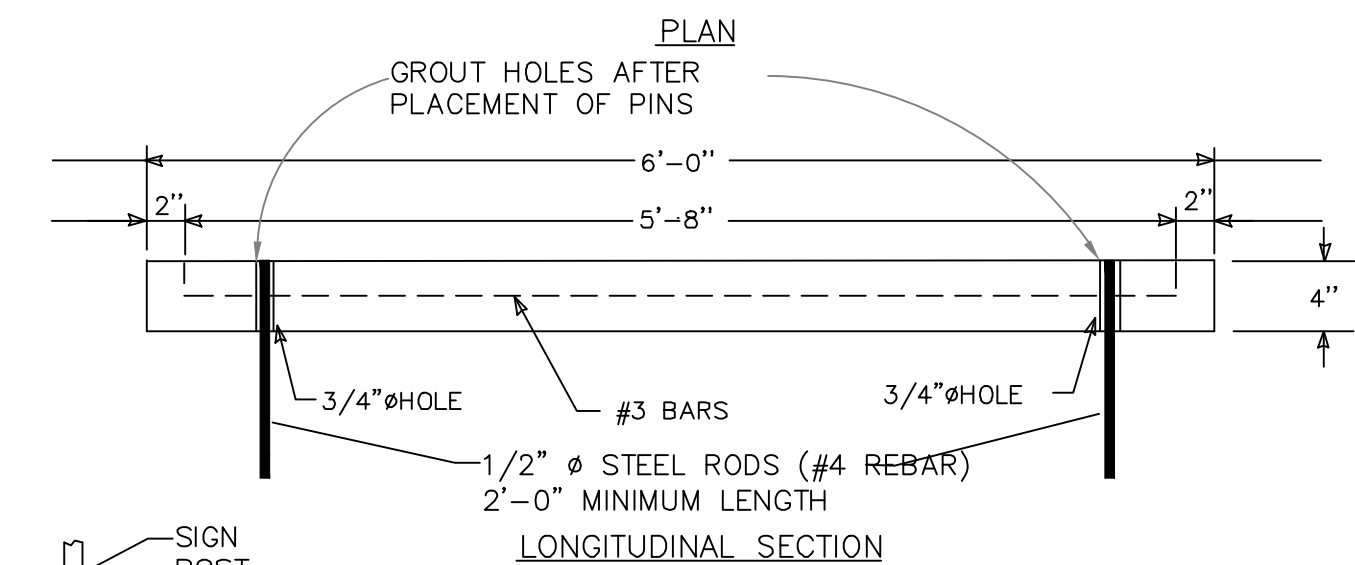
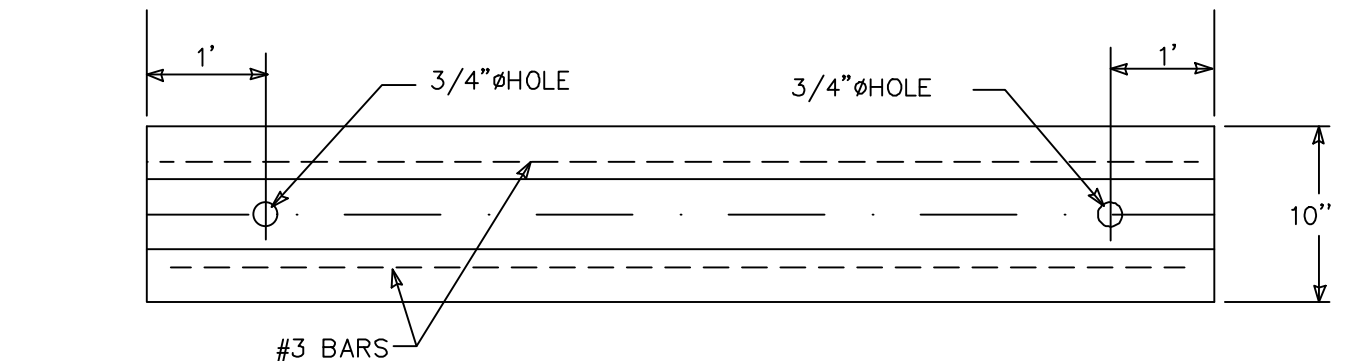
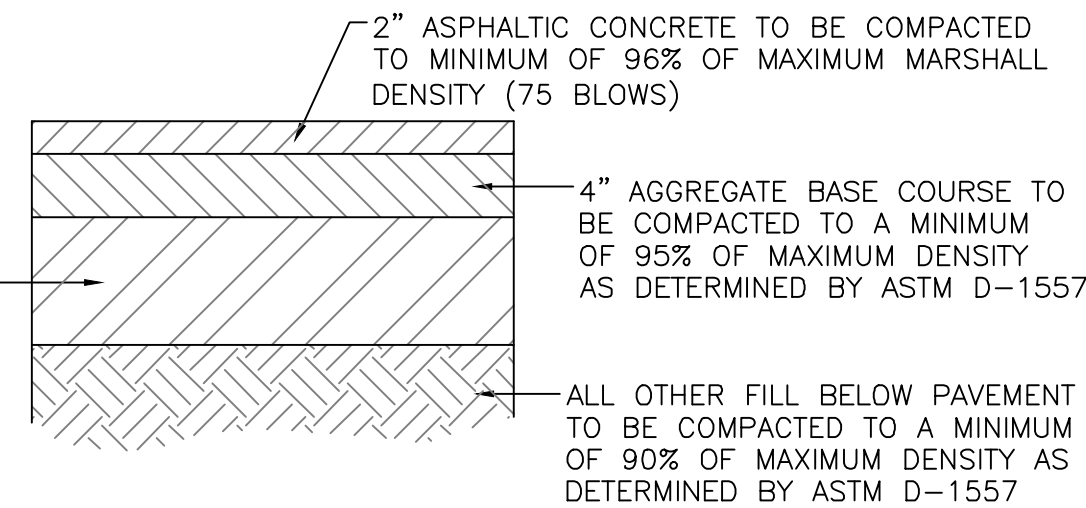
SIGN TYPE R7-8A (6"x12")

SIGN FIELD IS WHITE

SIGN LETTERING AND BORDER ARE GREEN

REQUIRED LANGUAGE (VAN ACCESSIBLE) PER ANSI 502.7

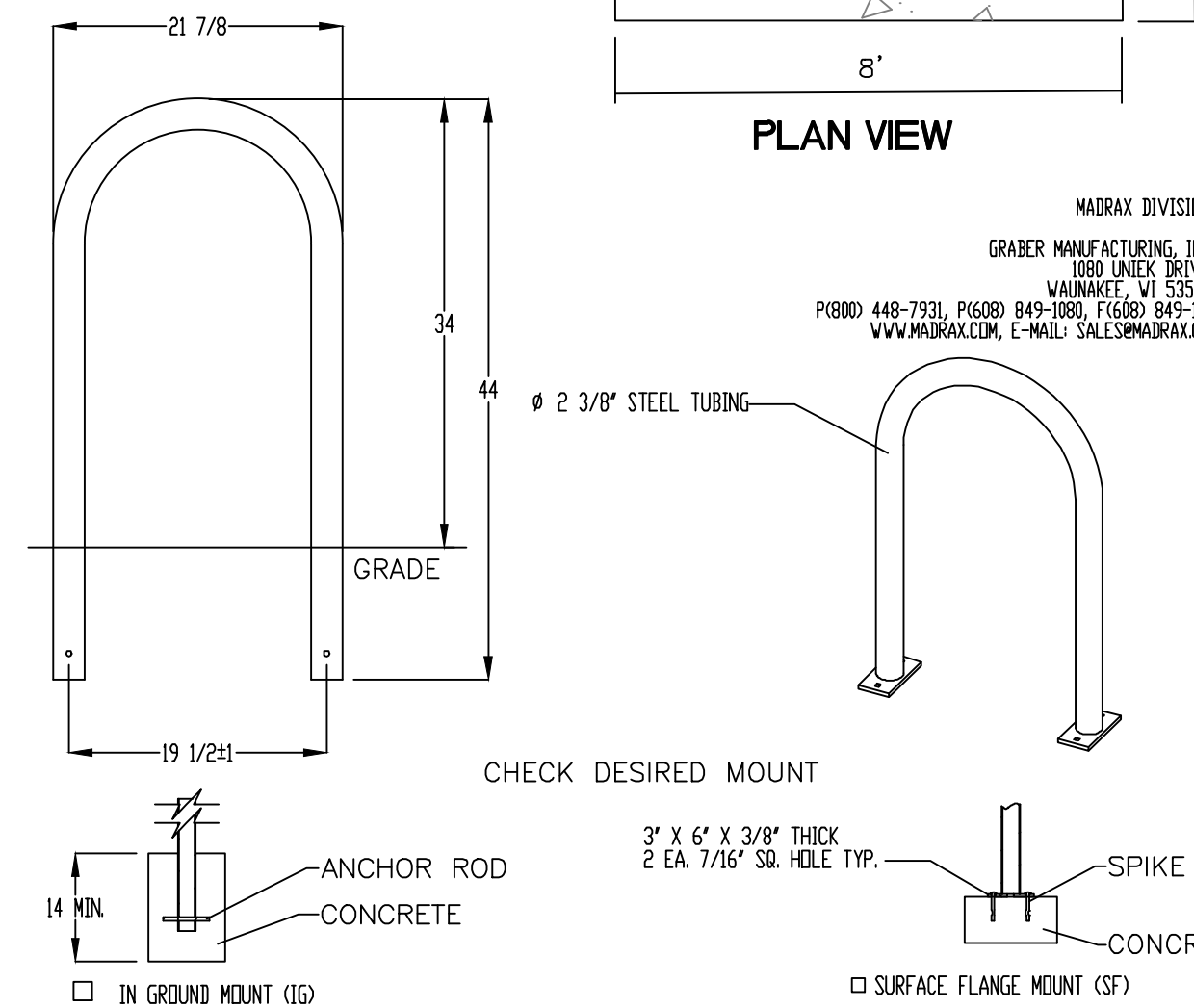
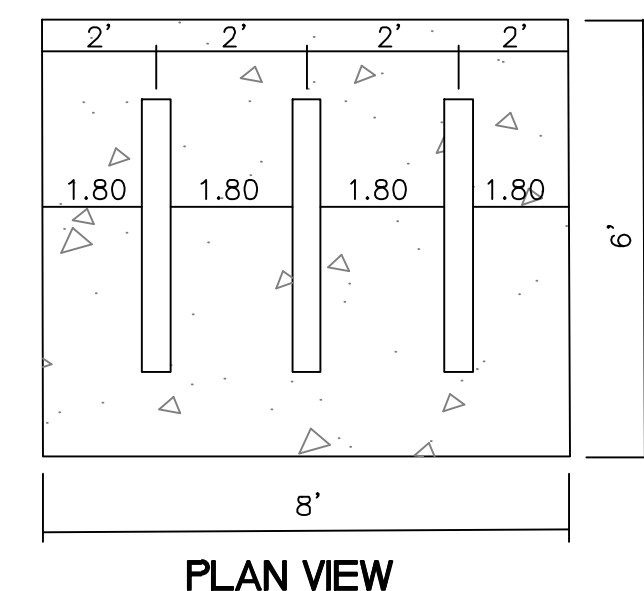
8" SUBGRADE TO BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557



NOTE: ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

BOLLARD DETAIL

NTS



- NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 2. CONSULTANT TO SELECT COLOR (IF FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
 3. SEE SITE PLAN FOR LOCATION OR CONSULT DRAWING.
 4. BIKE RACK SHALL HAVE A 1-FOOT CLEAR ZONE ALL AROUND.
 5. EACH BIKE RACK SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.

<p>ENGINEER'S SEAL</p> <p>RONALD R. BOHANNAN</p> <p>NEW MEXICO</p> <p>7868</p> <p>PROFESSIONAL ENGINEER</p> <p>12-19-22</p> <p>RONALD R. BOHANNAN</p> <p>P.E. #7868</p>	<p>1921 BELLAMAH AVE NW</p> <p>ALBUQUERQUE, NM</p>	<p>DRAWN BY</p> <p>pm</p>
	<p>CONSTRUCTION DETAILS</p>	<p>DATE</p> <p>12-19-22</p>
	<p>TIERRA WEST, LLC</p> <p>5571 MIDWAY PARK PL. NE</p> <p>ALBUQUERQUE, NEW MEXICO 87109</p> <p>(505) 858-3100</p> <p>www.tierrawestllc.com</p>	<p>SHEET #</p> <p>DET-1</p>
		<p>JOB #</p> <p>2022047</p>