# CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

September 30, 2022

Ronald R. Bohannan, PE Tierra West, LLC 5571 Midway Park PI NE Albuquerque, NM 87109

Re: Tract H Sawmill
1921 Bellamah Ave NW
Traffic Circulation Layout
Engineer's Stamp 07-06-22 (J13-D017B)

Dear Mr. Bohannan,

Based upon the information provided in your submittal received 09-06-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Site Access: please provide Curb Return design for the driveways access off Bellamah Ave. and reference COA std dwg. 2426. Also, the One Way drive (Exit Only) shall have "Do Not Enter" signage and pavement marking. Please provide details for signage and pavement marking. Please note that the GIS shows there are two existing curb return driveways access.
  - 2. Please reconfiguration parking spaces layout. The parking layout should provide continuous flow of traffic through the lot.
  - 3. ADA curb ramps must be updated to current standards and have truncated domes installed.
  - 4. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
  - 5. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
    - 6. Define ADA pathways by labeling of ramps, flush pavement, dimensioning of pathways, doorways, etc.
  - 7. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
  - 8. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.
  - 9. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way. provide a copy of refuse approval.
  - 10. Provide a copy of Fire Marshal approval.

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NM 87103

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- 11. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
- 12. Please specify the City Standard Drawing Number when applicable.
- 13. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.
- 14. Please provide a letter of response for all comments given.
- 15. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (Contact Matt Grush: mgrush@cabq.gov).

Once corrections are complete resubmit

PO Box 1293

- 1. The Traffic Circulation Layout
- 2. A Drainage Transportation Information Sheet (DTIS)
- 3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.

Albuquerque

4. The \$75 re-submittal fee.

For log in and evaluation by Transportation.

NM 87103

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

www.cabq.gov

Marwa Al-najjar Associate Engineer, Planning Dept. Development Review Services

\ma via: emailC: CO Clerk, File



# City of Albuquerque

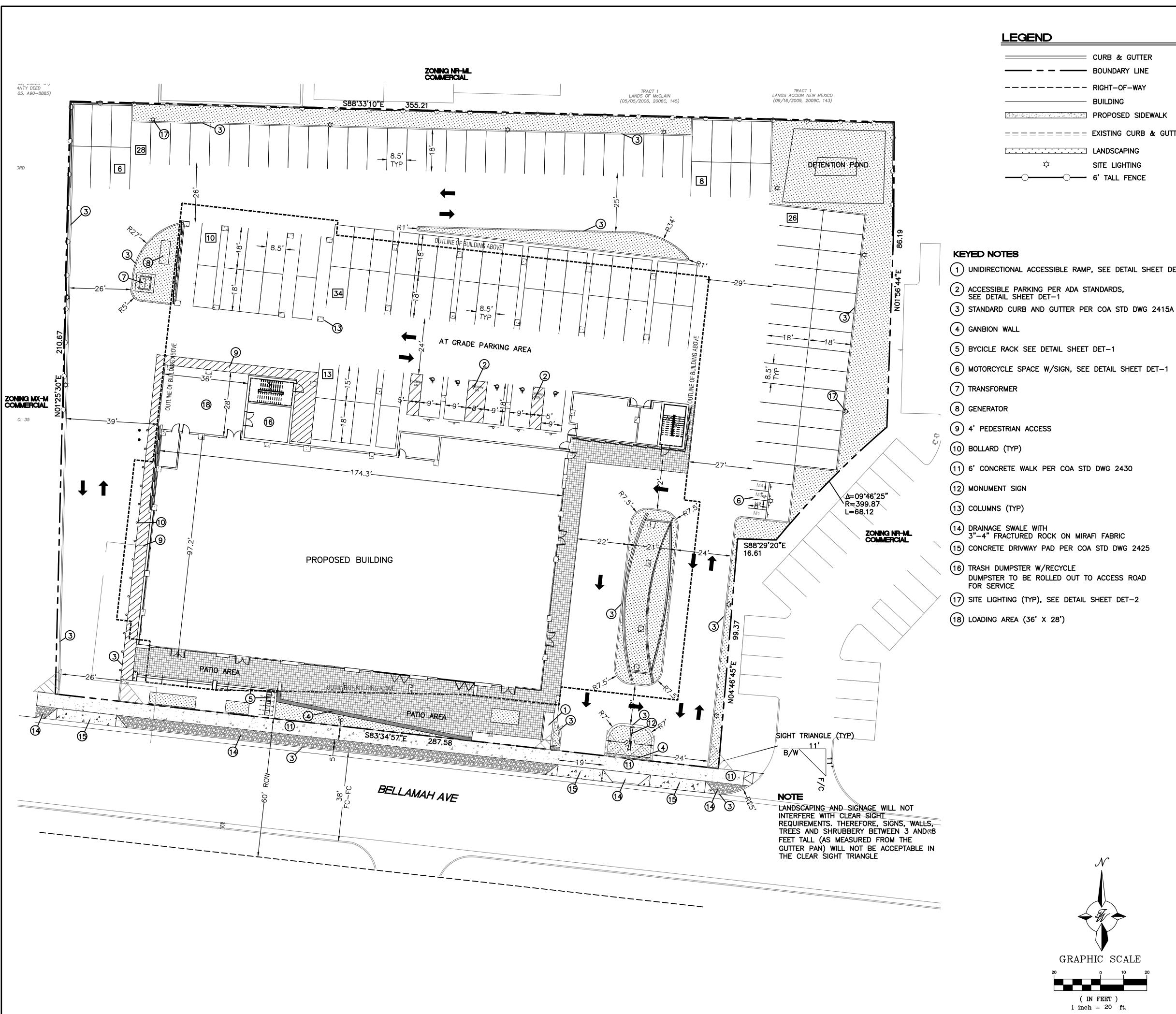
#### Planning Department

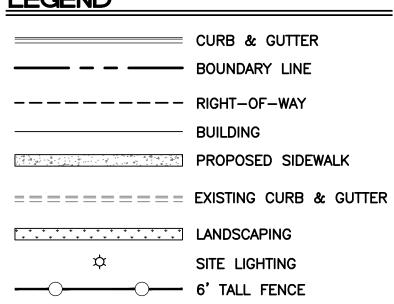
#### Development & Building Services Division

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

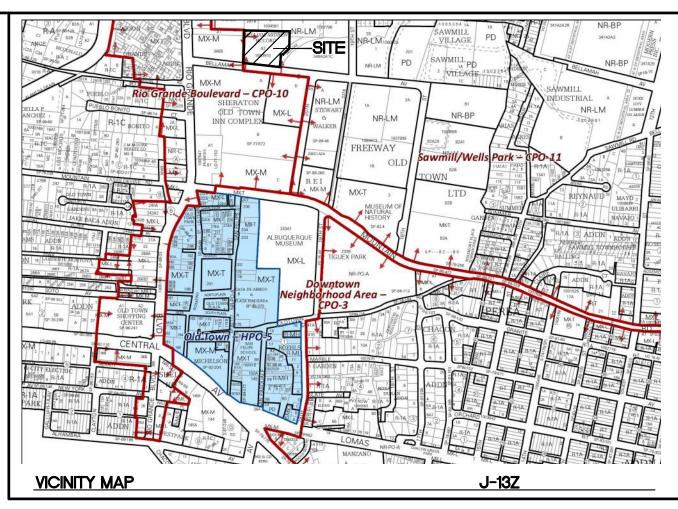
Project Title: TRACT H SAWMILL			
DRB#:			
City Address: 1921 BELLAMAH AVE NW			OFG. 101303017932322301
Applicant: TIERRA WEST LLC Address: 5571 MIDWAY PARK PLACE N			Contact: JON NISKI
Phone#: 505-858-3100			E-mail: JNISKI@TIERRAWESTLLC.CO
Other Contact:			
Address:			
Phone#:			E-mail:
TYPE OF DEVELOPMENT:PL	AT (# of lots)	RESIDENCE X	, DRB SITE ADMIN SITE
IS THIS A RESUBMITTAL? Yo	es No		
DEPARTMENT X TRANSPORTATIO		OLOGY/DRAINAGE	
Check all that Apply:  TYPE OF SUBMITTAL:  ENGINEER/ARCHITECT CERTIFICAT  PAD CERTIFICATION  CONCEPTUAL G & D PLAN  GRADING PLAN  DRAINAGE REPORT  DRAINAGE MASTER PLAN  FLOODPLAIN DEVELOPMENT PERM  ELEVATION CERTIFICATE  CLOMR/LOMR  TRAFFIC CIRCULATION LAYOUT (TEATFIC IMPACT STUDY (TIS)  STREET LIGHT LAYOUT  OTHER (SPECIFY)  PRE-DESIGN MEETING?	IIT APPLIC	BUILDING PER CERTIFICATE OF CERTIFIC	OF OCCUPANCY  PLAT APPROVAL R SUB'D APPROVAL R BLDG. PERMIT APPROVAL PPROVAL  OF FINANCIAL GUARANTEE PERMIT APPROVAL MIT APPROVAL VAL IT APPROVAL O CERTIFICATION APPROVAL
DATE SUBMITTED: 08.30.2022	By: Jon Nis	ki	
COA STAFF:	ELECTRONIC SU	BMITTAL RECEIVED:	

FEE PAID:\_\_\_\_\_





(1) UNIDIRECTIONAL ACCESSIBLE RAMP, SEE DETAIL SHEET DET-1



#### LEGAL DESCRIPTION

TRACTS A-2 PLAT OF TRACTS

### SITE DATA

PROPOSED USAGE COMMERCIAL/HOTEL 88383 SF (2.03 ACRES) LOT AREA

ZONING

**BUILDING AREA** 134709 SF

BUILDING SETBACK

REAR

SIDE

#### PARKING REQUIRED

115 SPACES (1 SPACE PER GUEST ROOM)
21 SPACES (8 SPACES/1000 SF) COMMERCIAL (2639 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

100 SPACES 126 SPACES OTHER PARKING PROVIDED TOTAL PROVIDED

5 SPACES (1 VAN) ACCESSIBLE SPACES REQUIRED ACCESSIBLE SPACES PROVIDED 5 SPACES

NOTE - ALL PARKING TO BE VALET PARKING

MOTORCYCLE SPACES REQUIRED 4 SPACES MOTORCYCLE SPACES PROVIDED 4 SPACES

BICYCLE SPACES REQUIRED BICYCLE SPACES PROVIDED

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

# PROJECT NUMBER:

Solid Waste Management

## 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 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:

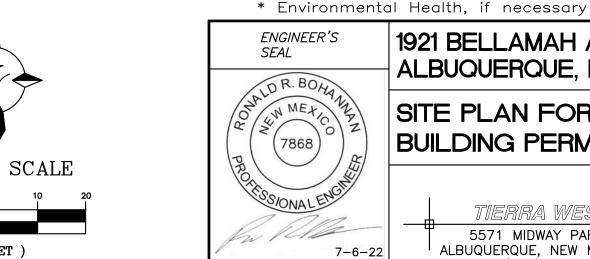
Traffic Engineer, Transportation Division Date Water Utility Development Date Parks & Recreation Department Date Date City Engineer \* Environmental Health Department (conditional)

Date

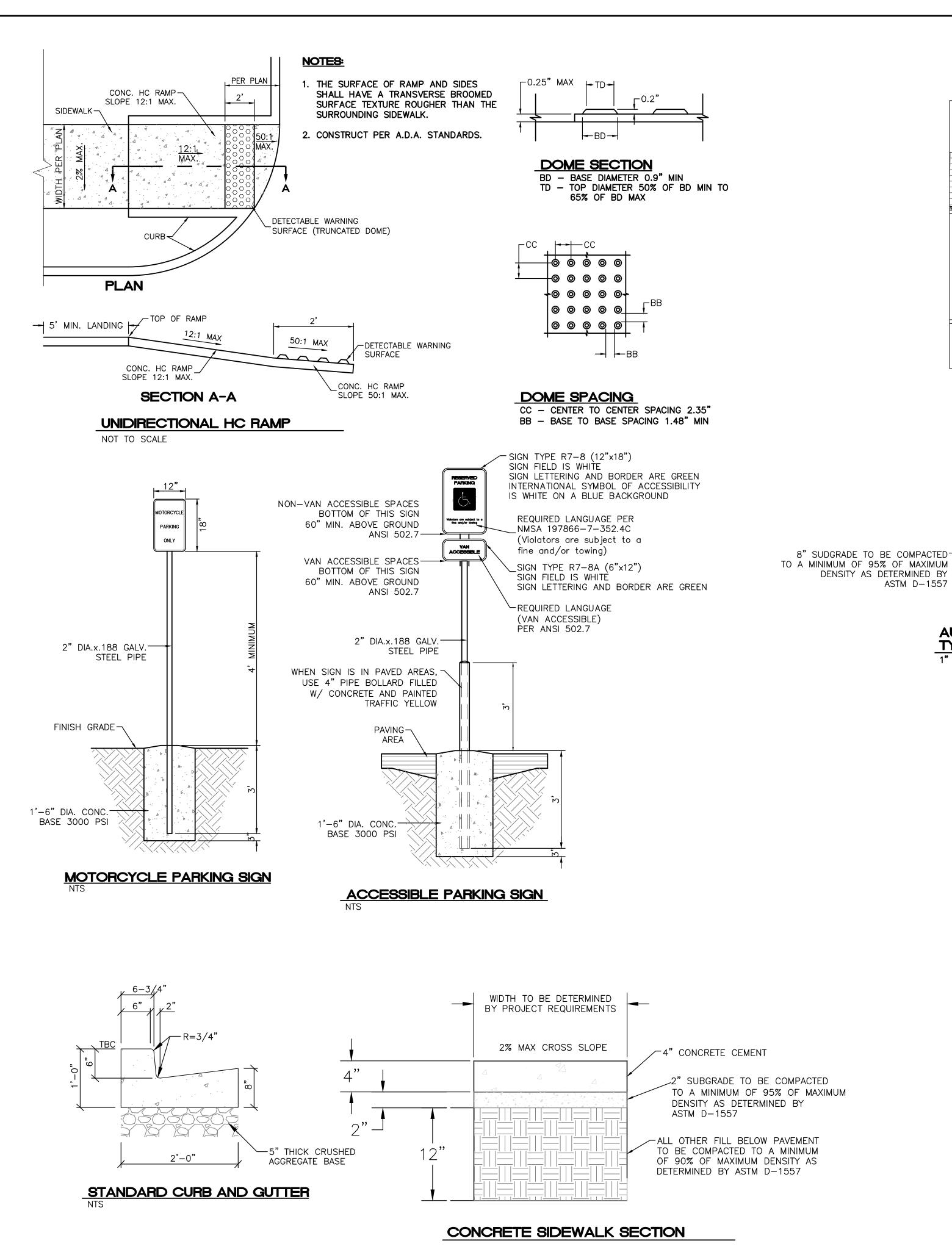
Date

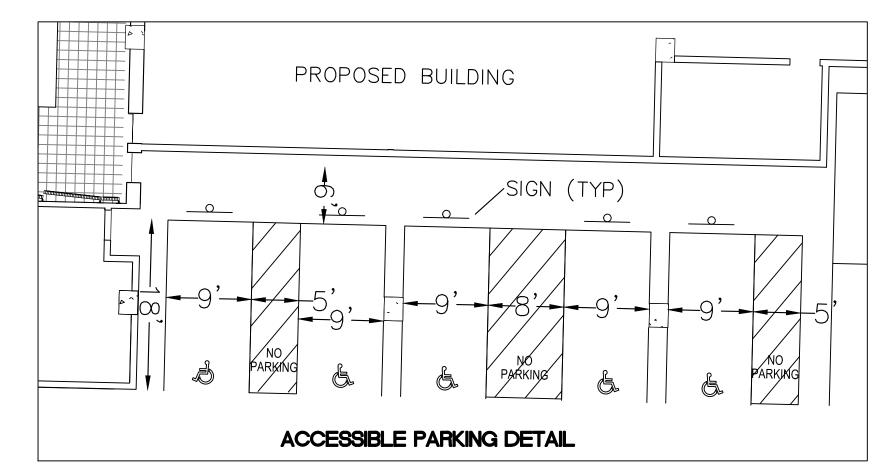
DRB Chairperson, Planning Department

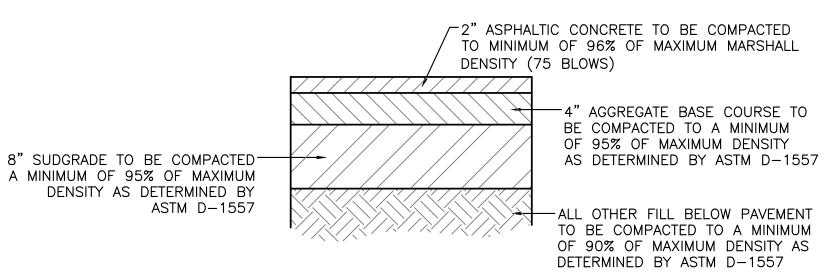




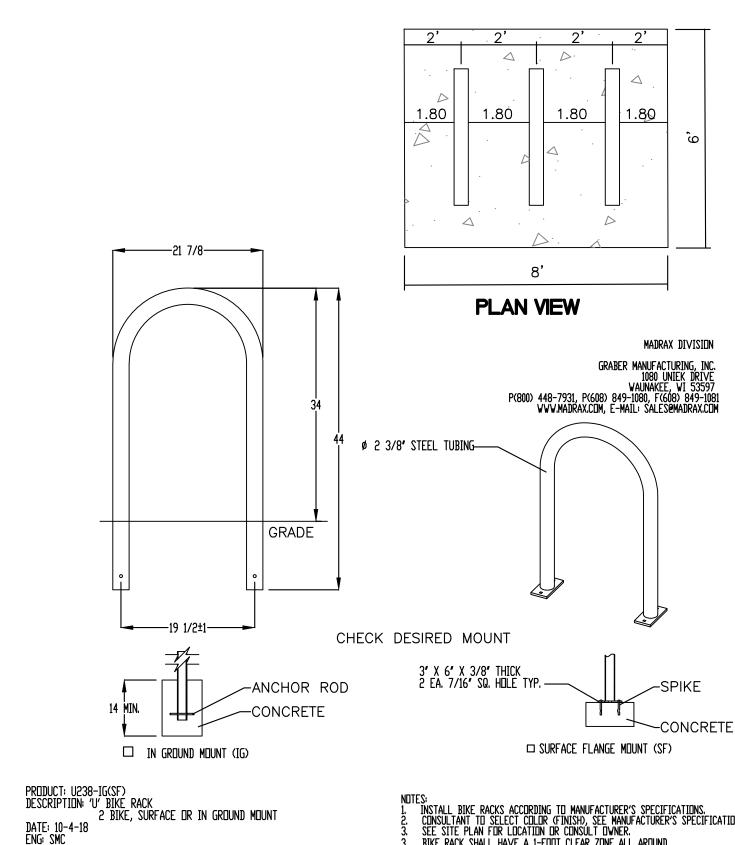
P.E. #7868







### **AUTOMOBILE PARKING** TYPICAL PAVING SECTION



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

**BIKE RACK DETAIL** SCALE: NONE

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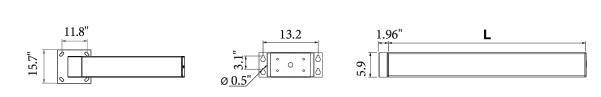
ENGINEER'S SEAL	1921 BELLAMAH AVE NW ALBUQUERQUE, NM	<i>DRAWN BY</i> pm
ALD R. BOHA	ALDOGOLI (GOL, 1414)	DATE
OR W METIC Z	CONSTRUCTION DETAILS	8-17-22
(7868)		DRAWING
		SHEET #
PROTESSIONAL ENGINE	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	DET-1
RONALD R. BOHANNAN P.E. #7868	(505) 858-3100 www.tierrawestllc.com	<i>JOB #</i> 2022047



### DIMENSIONS (in/ft)

DOMITIENNE V2						
Height	Н	13.1'	16.4'	19.7'	23.0'	26.2'
Overhang	L		31.	.5" - 47.2" -	59.0"	

DOMITIENNE V2	Wall & against a pole mounting						
Overhang	L	31.5" - 47.2" - 59.0"					
Weight (lbs)		24.2- 37.5 41.9					



Base plate: 15.7" x 15.7" • Center to center: 11.8" x 11.8" 4 anchor bolts (not supplied)
Section: 9.8" x 5.9"



### EVO2 MODULE

The EVO2 is very compact so that it can be incorporated into numerous luminaires in the Ragni range. In particular, it can replace classic reflectors (high-pressure sodium lamps, metal halide lamps...), and its compactness has made it possible to create the Ketch with its thin luminaire.



LED manufacturer: CREE
LED life-cycle: up to 100,000 hours
Color temperatures: 3000K ou 4000K.
CRI chave 70

### POWER AND LUMINOUS INTENSITIES PER MODULE - LUMINAIRE OUTPUT DATA

3000 K		350 mA			500 mA		700 mA		
Number of LED	P <sub>t</sub> (W)	Φ (lm)	(lm/W)	P <sub>t</sub> (W)	Φ (lm)	(Im/W)	P <sub>t</sub> (W)	Φ (lm)	(lm/W)
16	21.4	1988	93	28.2	2867	102	36	3636	101
32	34.4	3976	116	48.8	5734	118	68.9	7271	106
48	51	5964	117	72.6	8601	118	102.3	10907	107

4000 K		350 mA			500 mA		700 mA		
Number of LED	P <sub>t</sub> (W)	Φ (lm)	(lm/W)	P, (W)	Φ (lm)	(lm/W)	P <sub>t</sub> (W)	Φ (lm)	(lm/W)
16	21.4	2147	100	28.2	3097	110	36	3932	109
32	34.4	4294	125	48.8	6193	127	68.9	7863	114
48	51	6441	126	72.6	9290	128	102.3	11795	115

P<sub>+</sub> (W) = Total power consumption including driver consumption • Φ Nominal flux (Im) • Luminous efficiency (Im/W)

## ORDERING INFORMATION

Model	Pole Height (mm)	Head Length	# LED	CCT (K)	Drive Current	Distribution	Line Voltage	Mounting	Mounting Direction	Mounting Angle	Color
DOMV											
	4000	800	16	3 - ( <mark>3000K)</mark>	35 - (350 mA)	T2	120	T - (Top)	F - (Front)	0	BLK - (Black)
	5000	1200	24	4 - (4000K)	50 - (500 mA)	<b>T3</b>	220	W - (Wall)	B - (Back)	5	BRZ - (Bronze
	6000	1500	32		70 - (700 mA)	T4	277		L - (Left)	10	SLV - (Silver)
	7000		48		CUSTOM	T5	UNV		R - (Right)	15	WHT - (White)
	8000			-						20	(RAL #)
	сиѕтом									30	

www.ragni-lighting.com R

