



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: TRACT H SAWMILL **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: TRA A-2 PLAT OF TRACTS A-1 A-2 AND A-3 LANDS OF WILLIAM ANDREW MCCORD CONT 20290AC **UPC:** 101305817952322307
City Address: 1921 BELLAMAH AVE NW ALBUQUERQUE, NM

Applicant: TIERRA WEST LLC **Contact:** JON NISKI
Address: 5571 MIDWAY PARK PLACE NE, ALBUQUERQUE, NM 87109
Phone#: 505-858-3100 **Fax#:** _____ **E-mail:** JNISKI@TIERRAWESTLLC.COM

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE ☒ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? ☒ Yes _____ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☒ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 10.5.2022 **By:** Jon Niski

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



TIERRA WEST, LLC

October 4, 2022

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

**RE: TRACT H SAWMILL
1921 BELLAMAH AVE. NW
TRAFFIC CIRCULATION LAYOUT RESPONSE TO COMMENT**

Dear Ms. Al-najjar:

Per the correspondence dated September 30, 2022, please find the following responses addressing the comments listed below:

1. Site Access: Please provide Curb Return design for the driveways access of 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.
We have added curb returns to the access locations and placed the one way markings requested.
2. Please reconfiguration parking spaces layout. The parking layout should provide continuous flow of traffic through the lot.
All of the parking shall be via valet parking. We've added a note to the plan stating such which should allow for the double parking shown on the plan.
3. ADA curb ramps must be updated to current standards and have truncated domes installed.
All ADA curb ramps are to current standards and show the truncated domes.
4. Per the IDO, a 6ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
The ADA route is now shown on the plans via a thick dashed line. This area is all sidewalk and a detail is shown on Sheet DET-1.
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.
The ADA route is now shown on the plans via a thick dashed line. This area is all sidewalk and a detail is shown on Sheet DET-1
6. Define ADA pathways by labeling of ramps, flush pavement, dimensioning of pathways, doorways, etc.
The ADA pathways are defined on the plans as requested.
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.
The ADA route from the ADA parking to the building is in front of the parking stalls and does not have any pedestrian/vehicular conflicts.
8. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.
Parking bumpers were added to the four parking spaces where this occurs.

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.
The refuse is located in the northwest corner of the site and does not conflict with the public right of way.
10. Provide a copy of Fire Marshal approval.
The approved Fire One Plan is attached.
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.
All paved areas shall be asphalt unless otherwise specified on the site. A note was added to the plan stating this.
12. Please specify the City Standard Drawing Number when applicable.
The City Standard Drawing Numbers are listed where 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.
This note was added to the Site Plan.
14. 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.com)
A TIS form was already completed and a TIS is not required. The signed TIS form is attached.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E

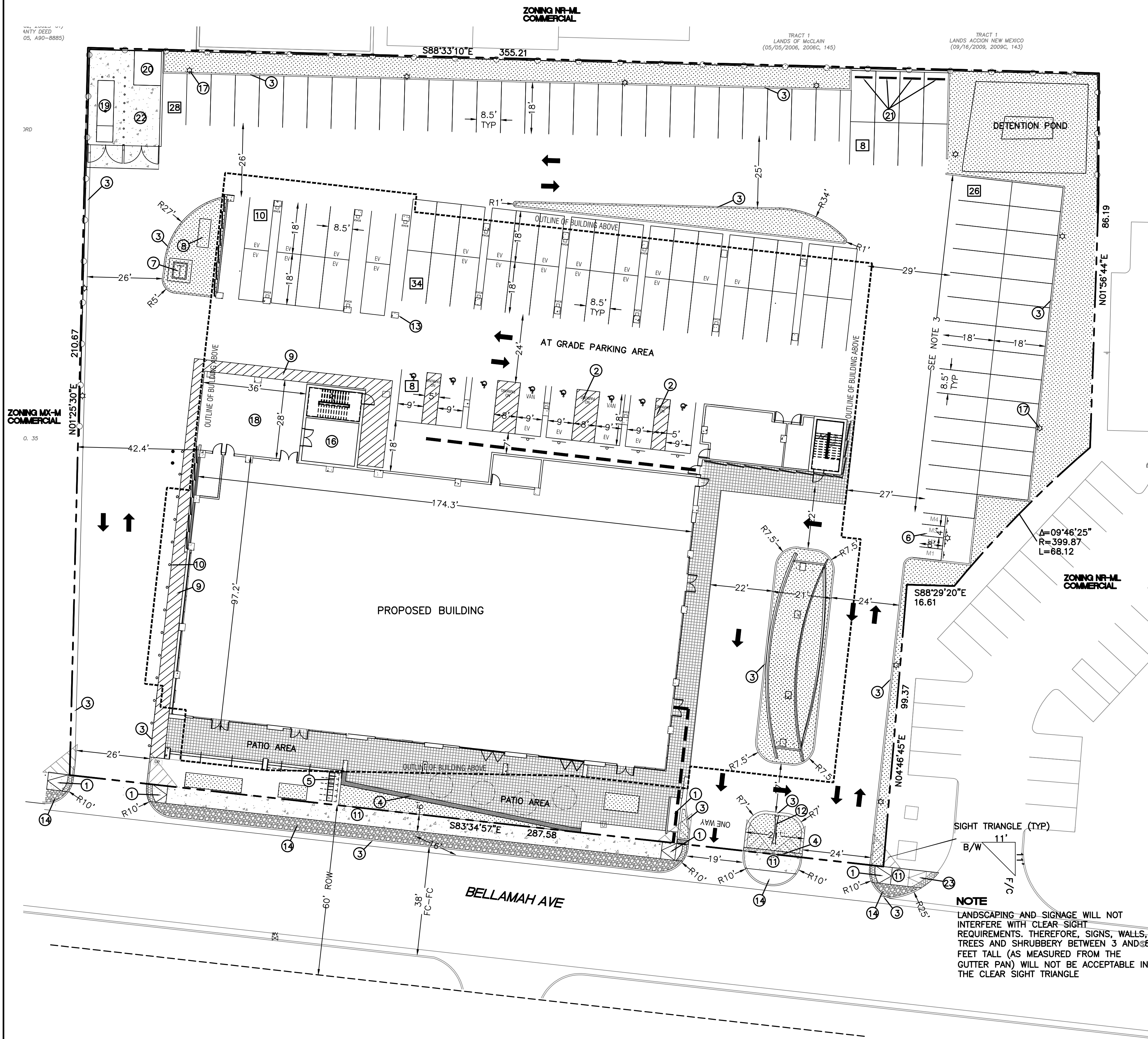
JN: 2022047
RRB/jn/ca

NOT TO SCALE
ANY DEED
05, 490-8885

3RD

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
- ADA ROUTE

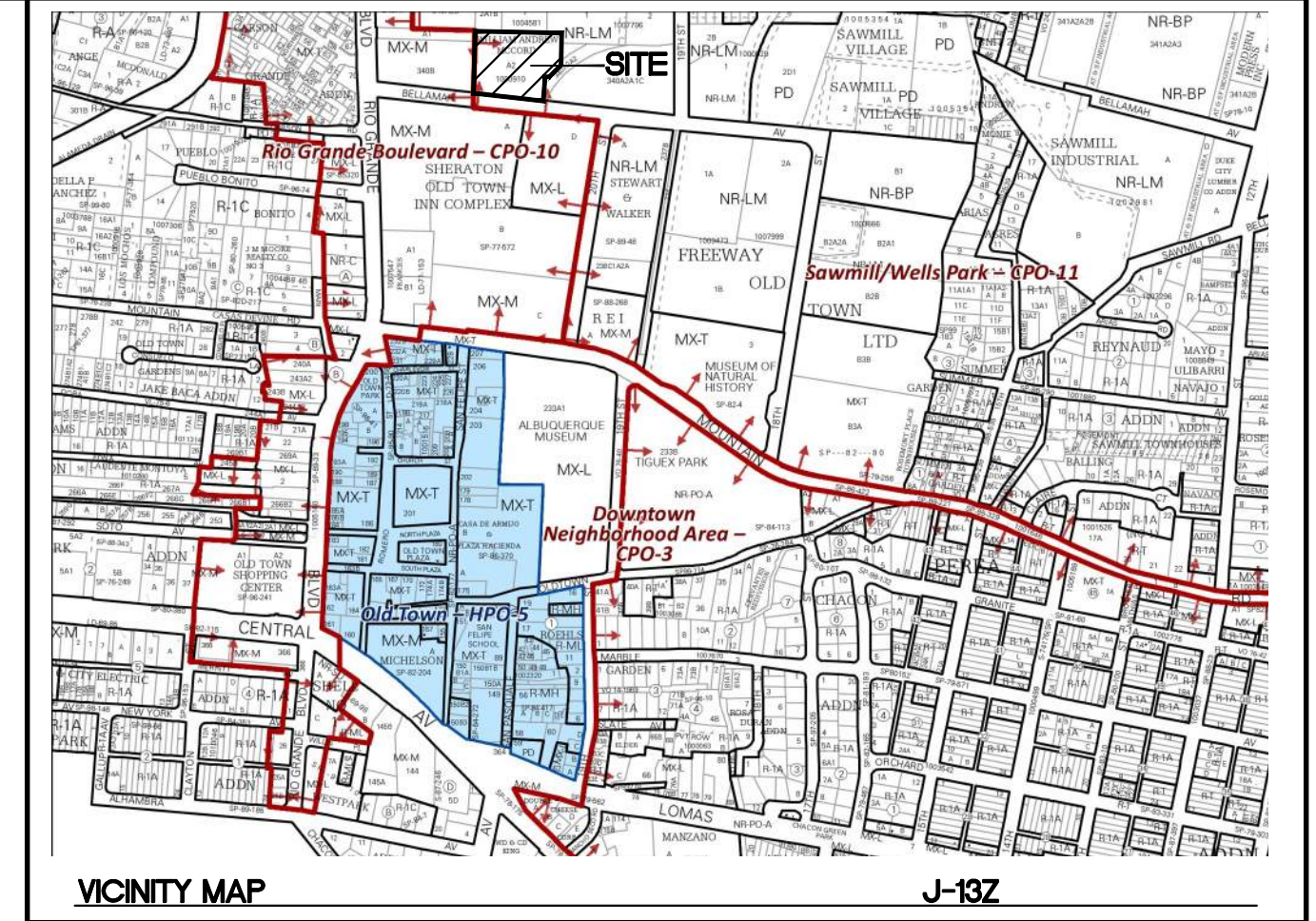
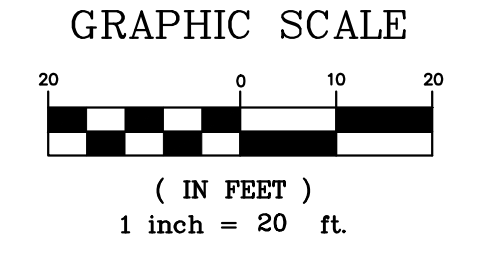
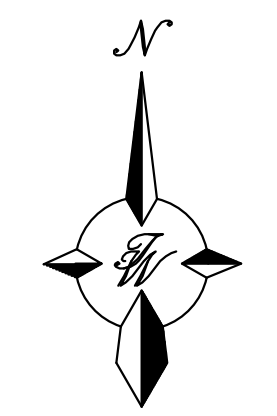
KEYED NOTES

- 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
- 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 SEE DETAIL SHEET DET-3
- RECYCLE SHEET DET-3
- WHEEL STOP SEE DETAIL SHEET DET-1
- TRASH ENCLOSURE SEE DETAIL SHEET DET-3
- EXISTING ACCESSIBLE RAMP TO REMAIN

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



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 7868 PROFESSIONAL ENGINEER 10-3-22 RONALD R. BOHANNAN P.E. #7868	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 10-3-22 DRAWING SHEET # SP-1 JOB # 2022047
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