



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

**Project Title:** 2350 Alamo Road **Building Permit #** \_\_\_\_\_ **Hydrology File #** \_\_\_\_\_

**DRB#** \_\_\_\_\_ **EPC#** \_\_\_\_\_

**Legal Description:** TR Z-1 AIRPORT PARK PLAT **City Address OR Parcel** 101605509136920108

**Applicant/Agent:** TIERRA WEST, LLC **Contact:** Luis Noriega

**Address:** 5571 Midway Park Place NE Albuquerque, NM 87109 **Phone:** (505) 858-3100

**Email:** LNORIEGA@TIERRAWESTLLC.COM

**Applicant/Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

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

**RE-SUBMITTAL:** ☒ 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) \_\_\_\_\_
- ☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☐ 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** 06.28.2023



# TIERRA WEST, LLC

June 28, 2023

Ms. Marwa Al-najjar  
City of Albuquerque – Planning Department  
600 Second NW  
Albuquerque, NM. 87102

**RE: 2350 ALAMO ROAD SW  
TRAFFIC CIRCULATION LAYOUT  
RESPONSE TO COMMENT**

Dear Ms. Al-najjar:

Per the correspondence dated April 19, 2023, please find the following responses addressing the comments listed below:

1. Identify all existing access easements and rights of way width dimensions.  
**Response: See easement notes, note 1.**
2. Provide shared access or approved plat agreement with the northeast side adjacent property.  
**Response: Recorded plat is attached.**
3. Provide west side site access's width. And clarify, is it one-way access?  
**Response: The west side of the proposed building will be used for off-street loading only.**
4. Please show on the site plan the distance between both site accesses.  
**Response: See updated traffic circulation plan.**
5. Details sheet C2.1 is missing.  
**Response: Detail sheets added to submittal.**
6. Please define ADA pathway by labeling of ramps or flush.  
**Response: See updated keyed notes 9 and 10.**
7. Please provide details for all the proposed signage and pavement marking.  
**Response: See detail sheets.**
8. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.  
**Response: See detail sheet C2.1.**

9. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

**Response: See detail sheet C2.1.**

10. Please provide Bike Rack details.

**Response: See detail sheet C2.2.**

11. All bicycle racks shall be designed according to the following guidelines:

- a. The rack shall be a minimum 30 inches tall and 18 inches wide.
- b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
- c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
- d. The rack allows varying bicycle frame sizes and styles to be attached.
- e. The user is not required to lift the bicycle onto the bicycle rack.
- f. Each bicycle parking space is accessible without moving another bicycle.

**Response: See detail sheet C2.2.**

12. Bicycle racks shall be sturdy and anchored to a concrete pad.

**Response: See detail sheet C2.2.**

13. A 1-foot clear zone around the bicycle parking stall shall be provided.

**Response: See detail sheet C2.2.**

14. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

**Response: See detail sheet C2.2.**

15. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.

**Response: See updated traffic circulation plan.**

16. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.

**Response: See updated traffic circulation plan.**

17. 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.

**Response: Attached is solid waste approval signature.**

18. Provide a copy of Fire Marshal approval.

**Response: Attached is approved fire one.**

19. Please show on the site plan the clear sight distance triangle exhibit.

**Response: See updated traffic circulation plan.**

20. Please specify the City Standard Drawing Number when applicable.

**Response: See updated traffic circulation plan.**

21. Work within the public right of way requires a work order with DRC approved plans.

**Response: Understood.**

22. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."

**Response: Note added to traffic circulation plan.**

23. 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](mailto:mgrush@cabq.gov)).

**Response: Attached is signed traffic scoping form.**

24. Please provide a letter of response for all comments given.

**Response: Acknowledged.**

Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).
4. The \$75 re-submittal fee

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: 2021108  
RRB/ln/ca



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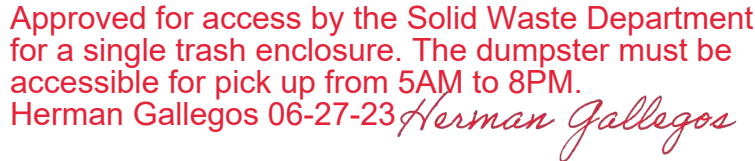
Sincerely,



Ronald R. Bohannon, P.E

JN: 2021108  
RRB/lm/ca





ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

DO ZONING: NR-BP  
 PROPOSED USAGE: WAREHOUSING  
 LOT AREA: 43,638 SF (1.00 ACRE)  
 BUILDING AREA: 18,760 SF  
 PARKING: SPACES REQUIRED: NO REQUIREMENT  
 PARKING: SPACES PROVIDED: 8  
 (INCLUDES HC PARKING)

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HC PARKING: SPACES REQUIRED: 1  
 HC PARKING: SPACES PROVIDED: 1  
 (1 VAN ACCESSIBLE)

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MOTORCYCLE PARKING: SPACES REQUIRED: 1  
 (1 SPACE PER 1-25 REQUIRED PARKING SPACES)

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MOTORCYCLE PARKING: SPACES PROVIDED: 1  
 BICYCLE PARKING REQUIRED: 3 SPACES  
 (3 SPACES PER SITE)

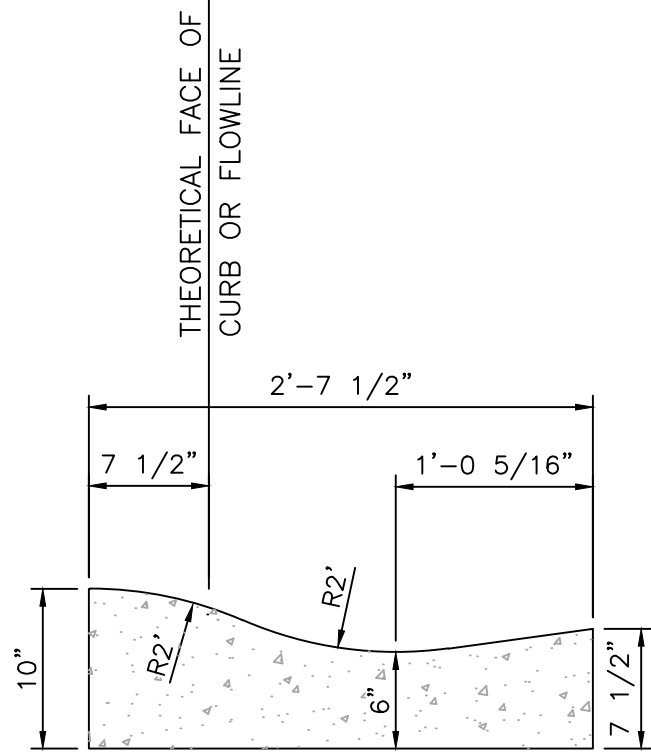
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BICYCLE PARKING PROVIDED: 3 SPACES  
 LANDSCAPE AREA REQUIRED: 3,732 SF  
 LANDSCAPE AREA PROVIDED: 5,318 SF

ENGINEER'S SEAL	2350 ALAMO AVE SE ALBUQUERQUE, NM	DRAWN BY RMG
	TRAFFIC CIRCULATION LAYOUT	DATE 05-08-2023
	 <div>TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div>	DRAWING 2021108-F1
		SHEET # TCL-1
06/27/2023  RONALD R. BOHANNAN P.E. #7868		JOB # 2021108



\\TWNASVZ\_Drive\2021\2021108 2350 Alamo Road SW(dwg)\Construction\2021108-DET 1.dwg Jun 27, 2023 - 1:11pm

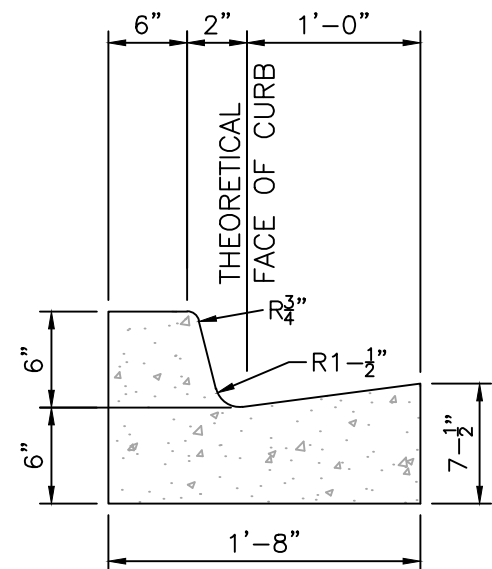


CURB GENERAL NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
2. PROVIDE CONTRACTION JTS. 12' MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS., SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADUIS EDGING TOOL.
4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

**MOUNTABLE ROLL CURB**

NTS



CURB GENERAL NOTES:

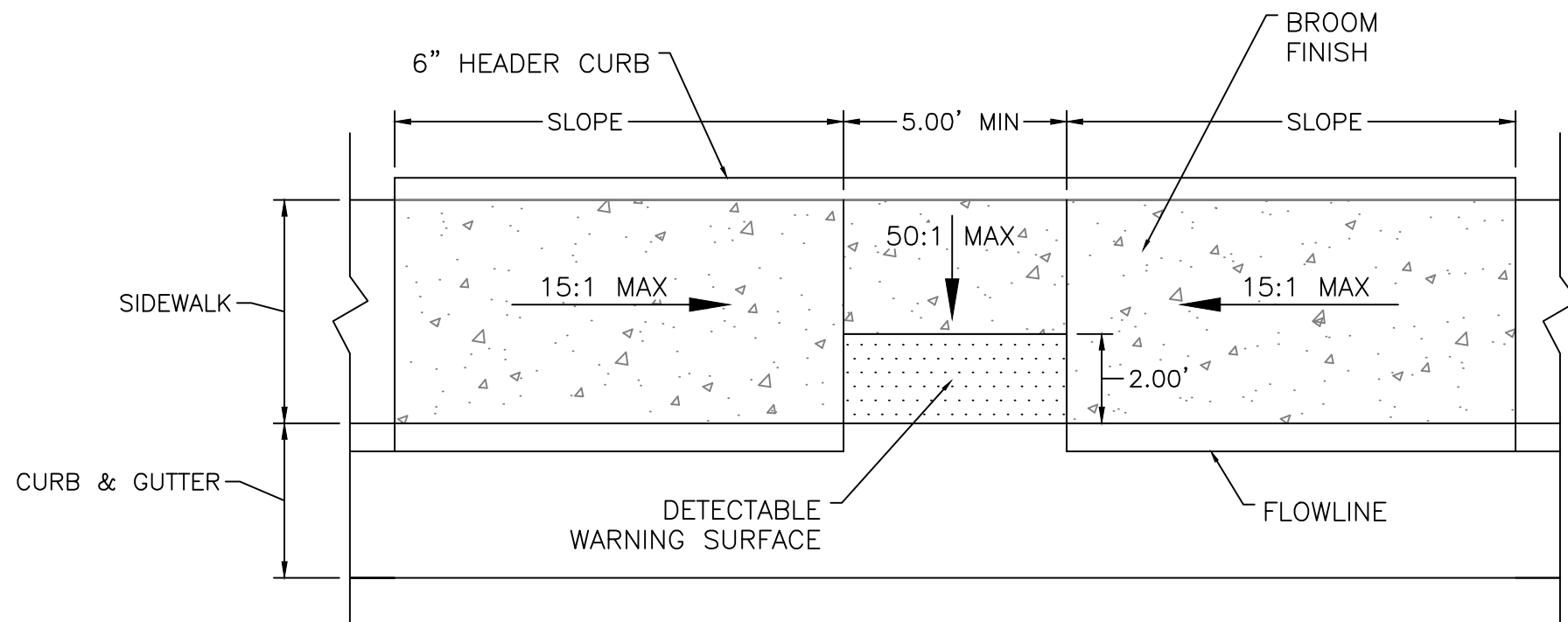
1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
2. PROVIDE CONTRACTION JTS. 12' MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS., SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
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**6" PRIVATE CURB & GUTTER**

NTS

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.

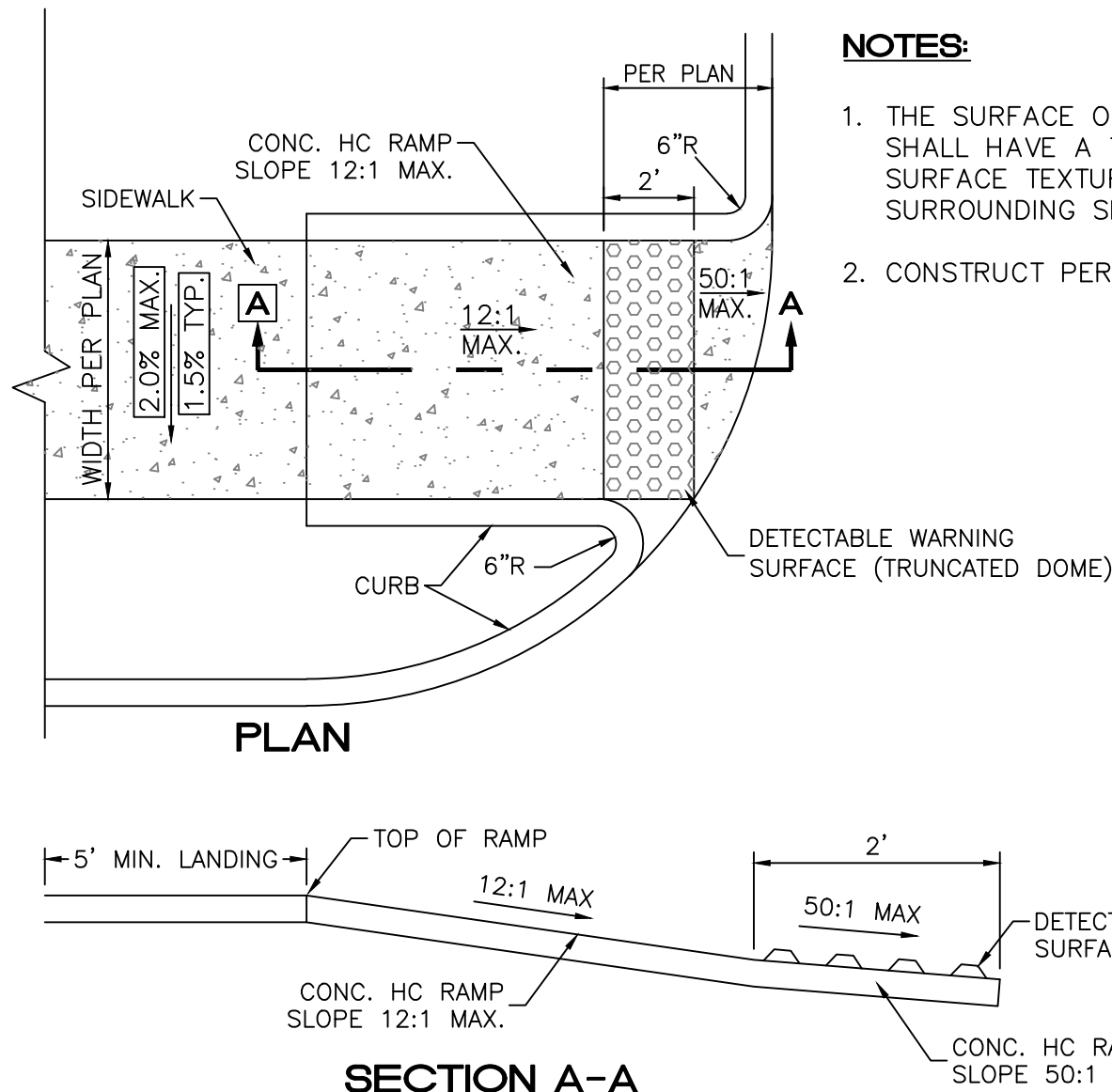


**PARALLEL CURB HC RAMP**

NOT TO SCALE

NOTES:

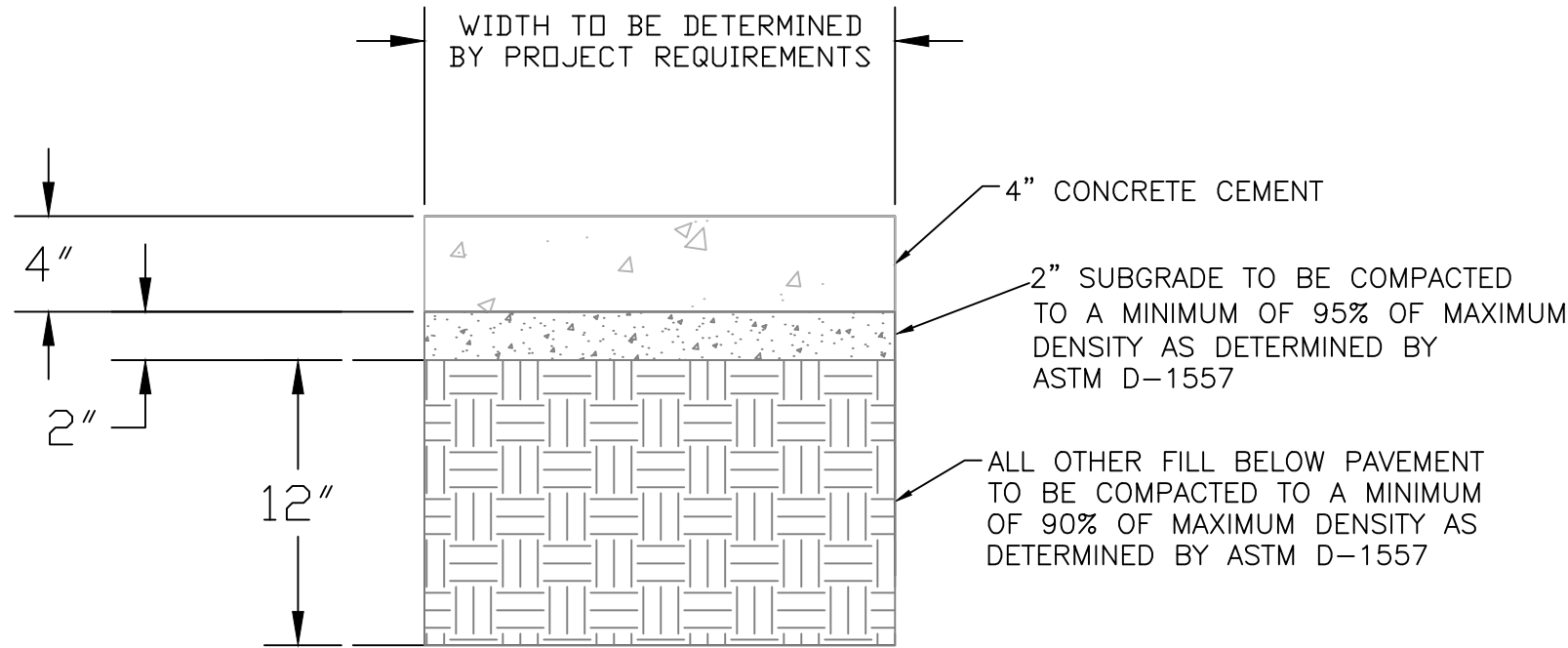
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**SECTION A-A**

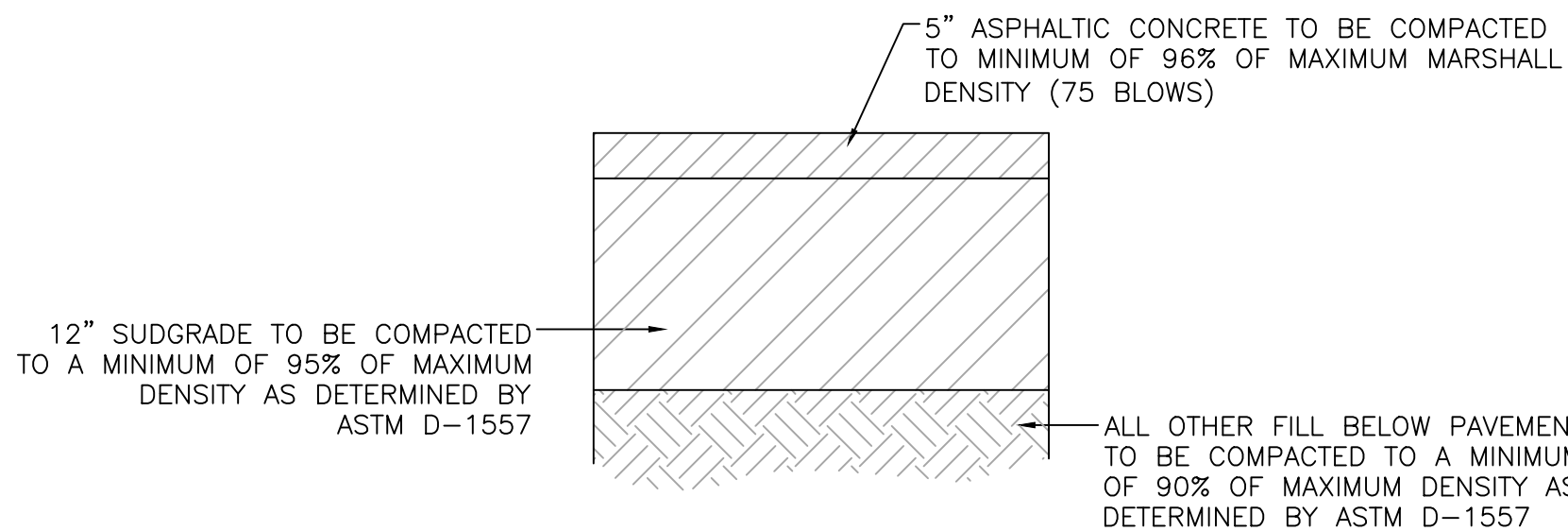
**UNIDIRECTIONAL HC RAMP**

NOT TO SCALE



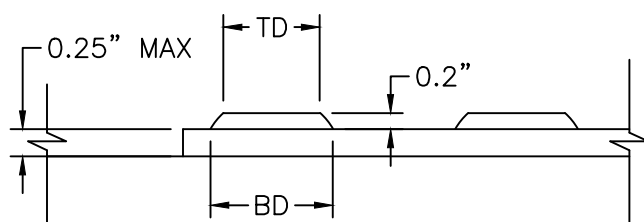
**CONCRETE SIDEWALK SECTION**

NTS



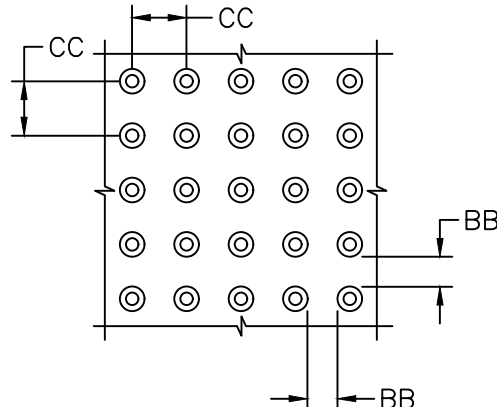
**SITE ASPHALT PAVEMENT SECTION**

NTS



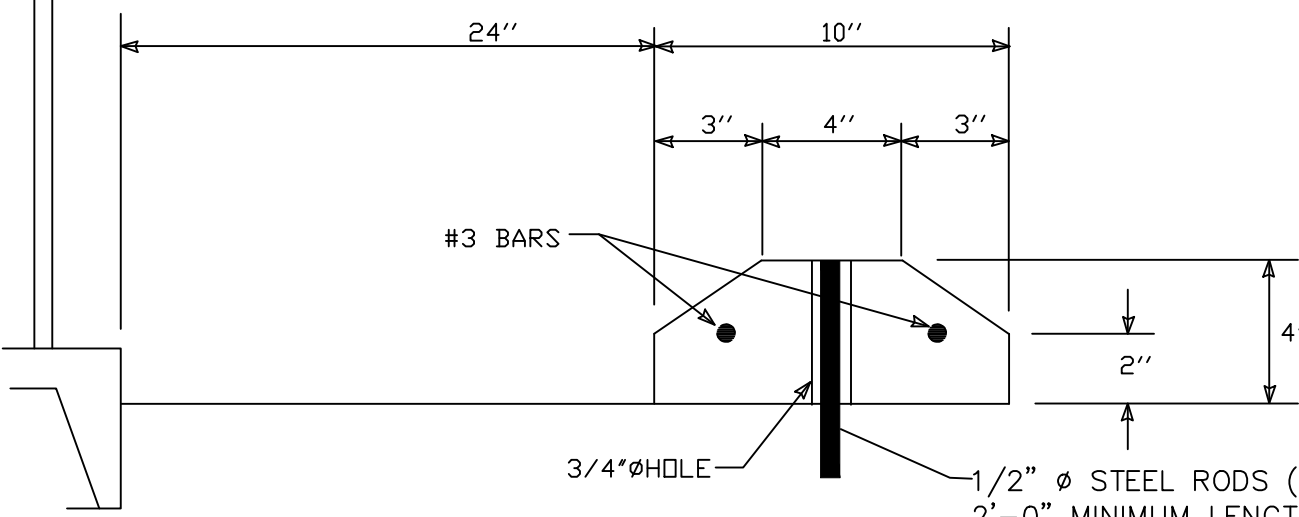
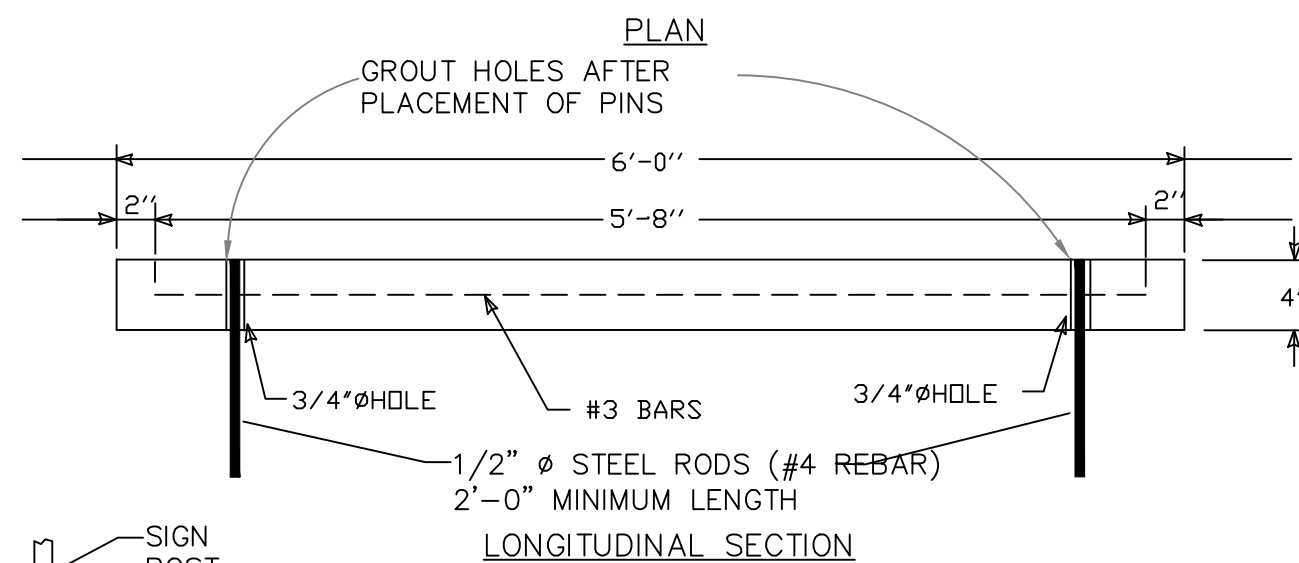
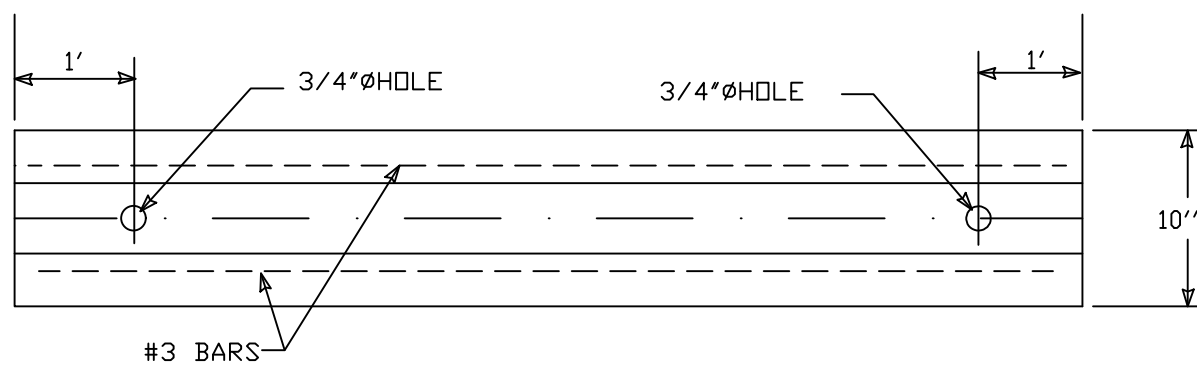
**DOME SECTION**

BD - BASE DIAMETER 0.9" MIN  
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



**DOME SPACING**

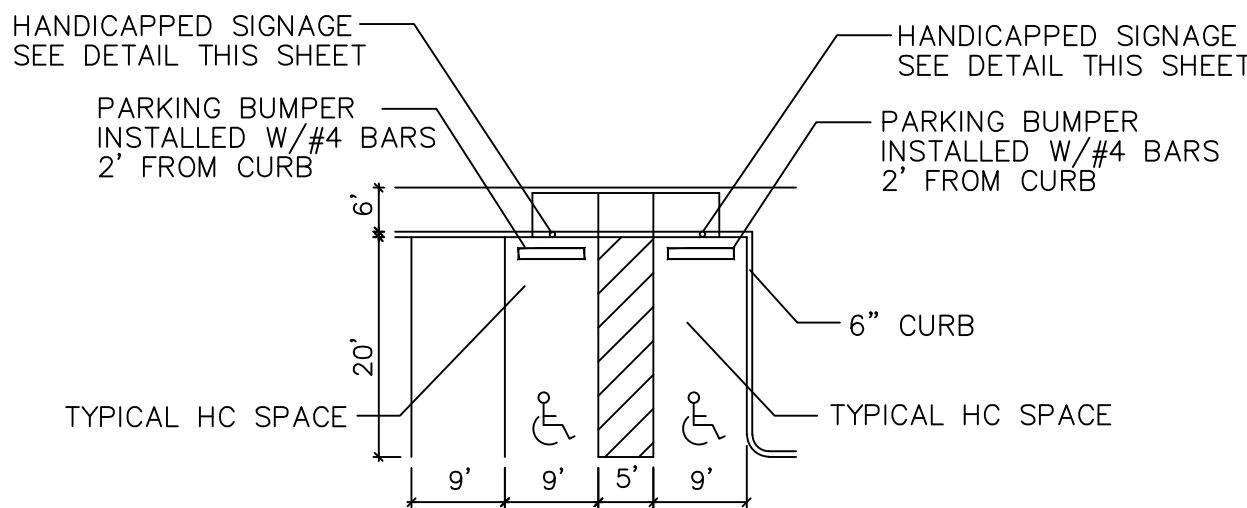
CC - CENTER TO CENTER SPACING  
2.35" MIN  
BB - BASE TO BASE SPACING  
1.48" MIN



**CROSS SECTION**

**WHEEL STOP**

NTS

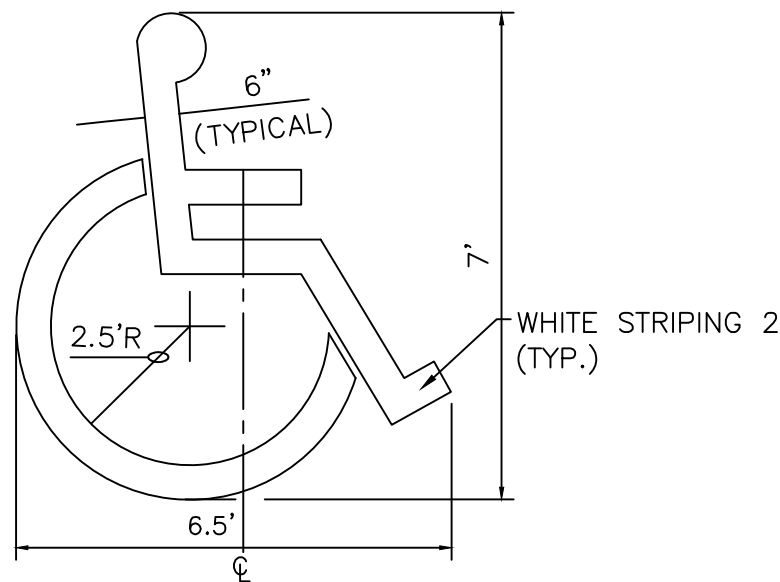


**HC PARKING DETAIL**

NTS

NOTES:

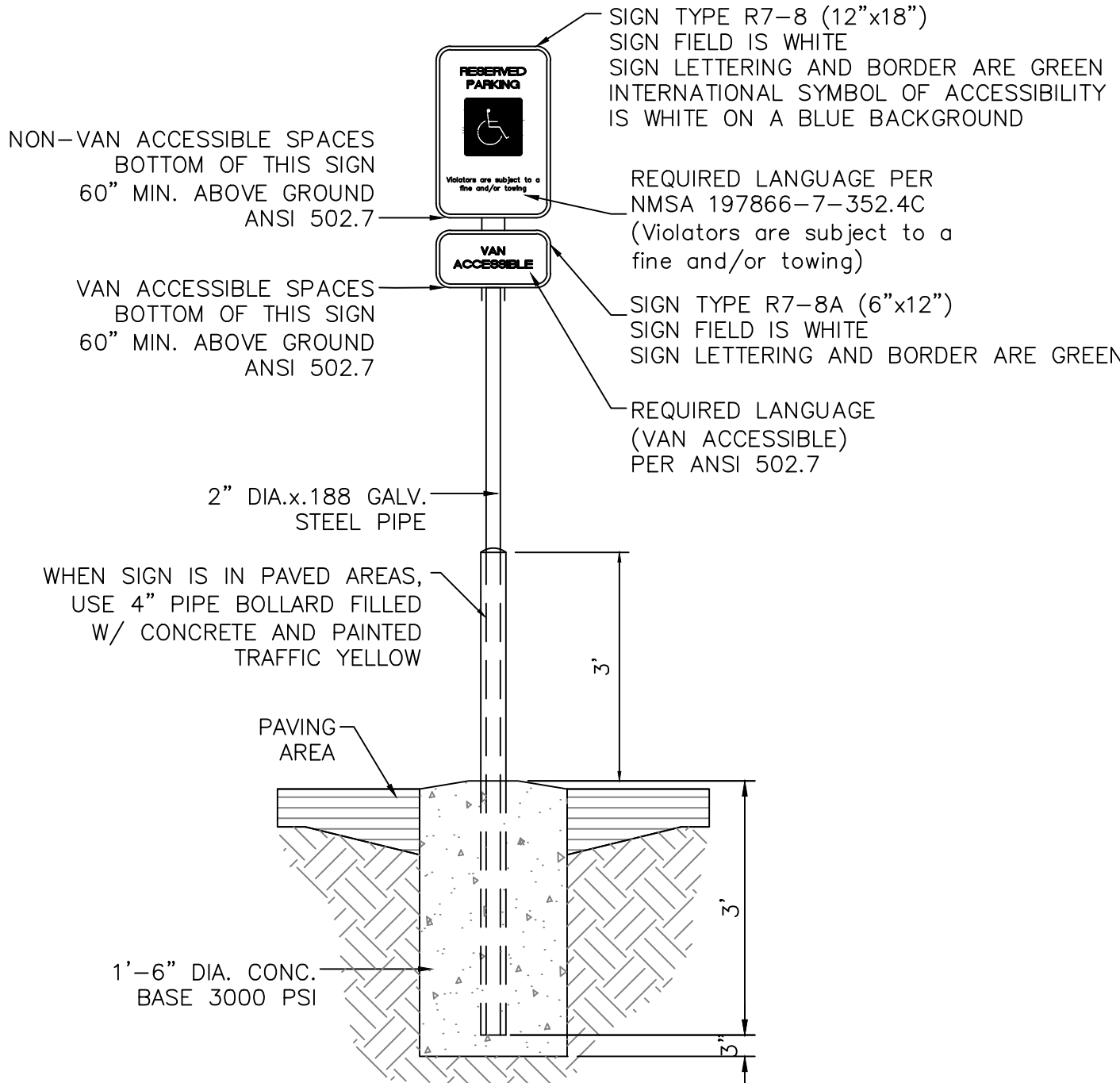
- 1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
- 2) Parking space lines and diagonal striping to be painted blue and shall be 4" wide. Diagonal lines shall be spaced 2' center to center.
- 3) Access aisle shall have the words "NO PARKING" in blue, capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed.



LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING




**ACCESSIBLE PARKING SYMBOL**

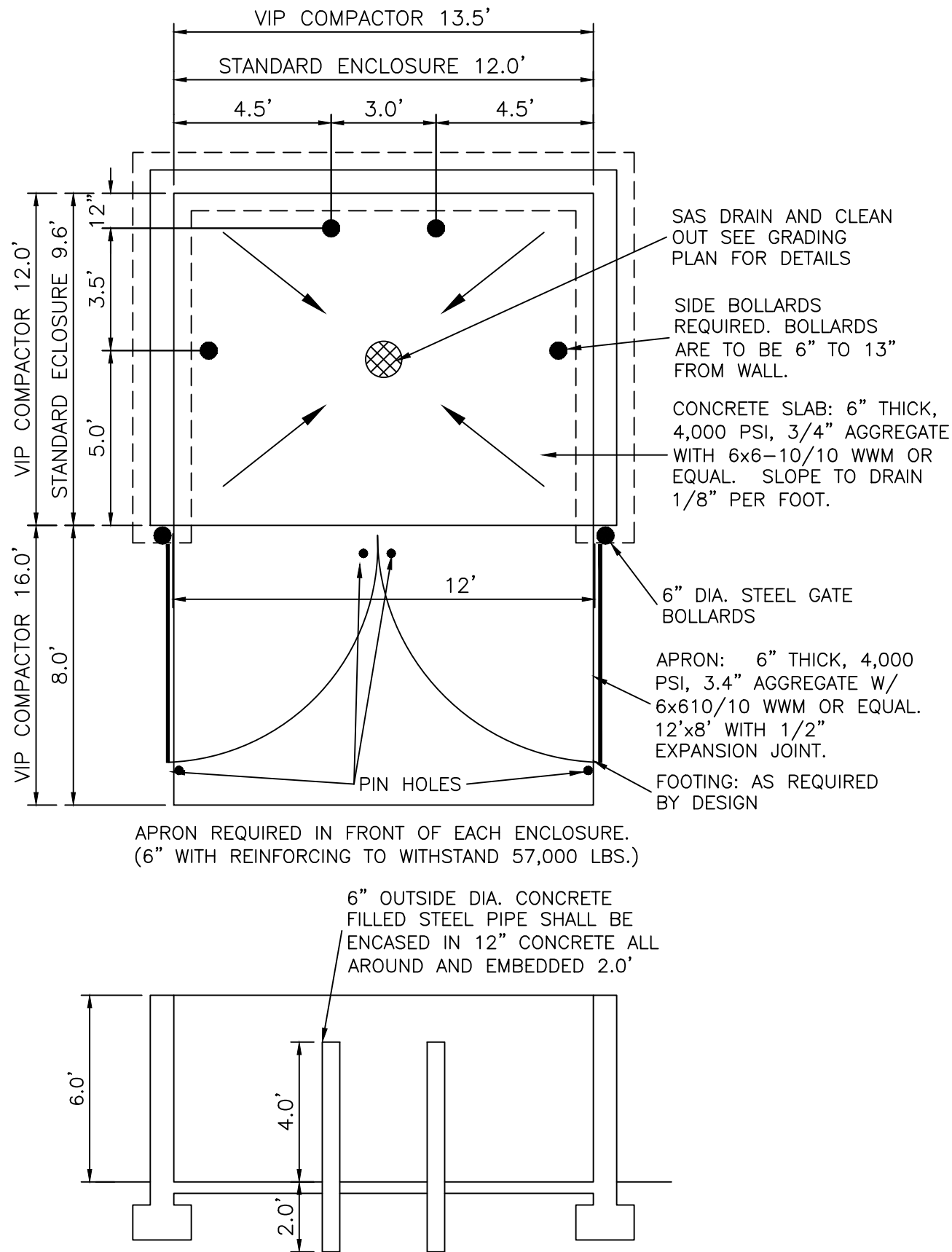
NTS



**ACCESSIBLE PARKING SIGN**

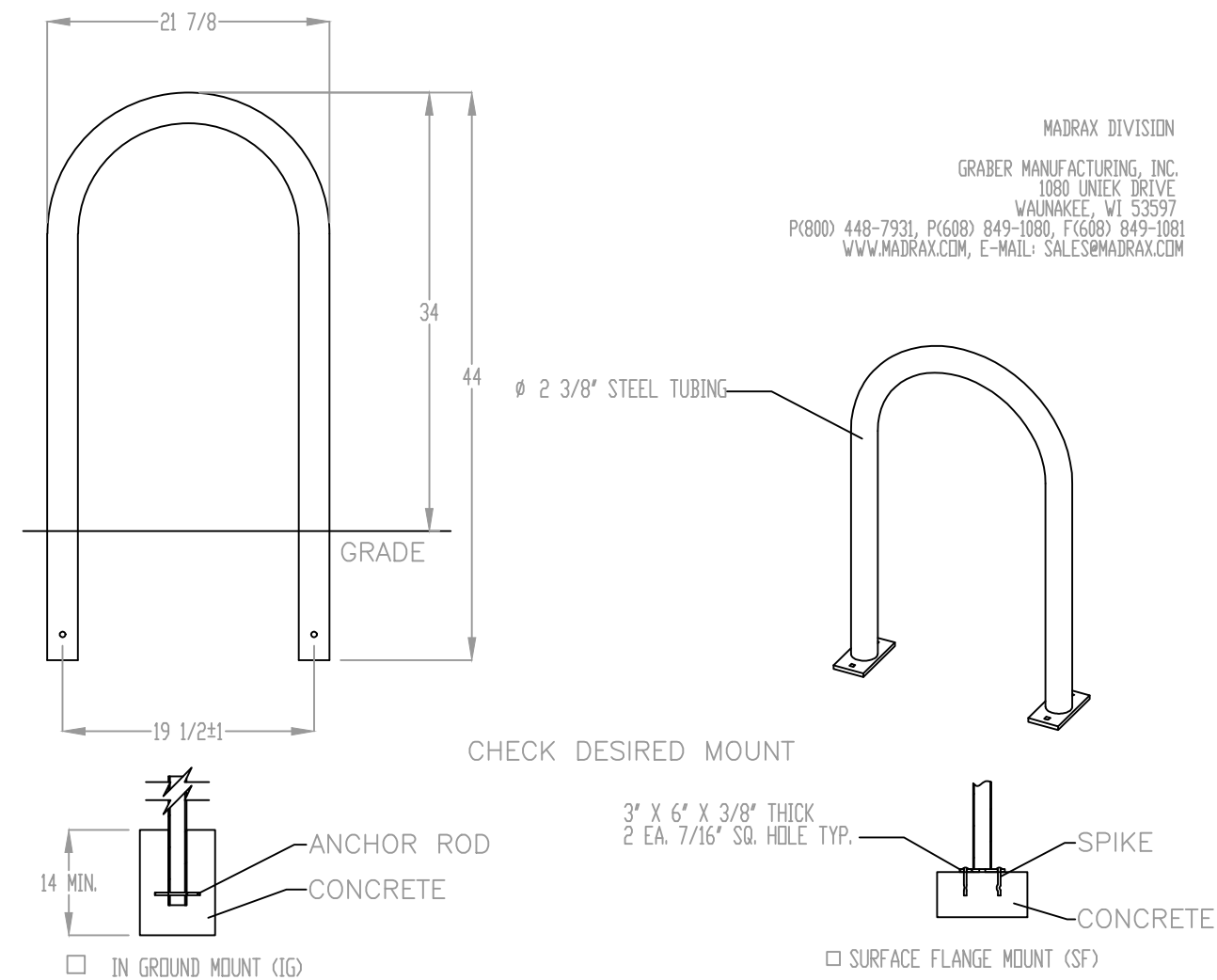
NTS

ENGINEER'S SEAL	2350 ALAMO AVE SE ALBUQUERQUE, NM	DRAWN BY RMG
  06/27/2023		DATE 05-08-2023
	DETAILS	DRAWING 2021108-F1
	RONALD R. BOHANNAN P.E. #7868	 <u>TIERRA WEST, LLC</u> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com
JOB # 2021108		



NOTE: THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.

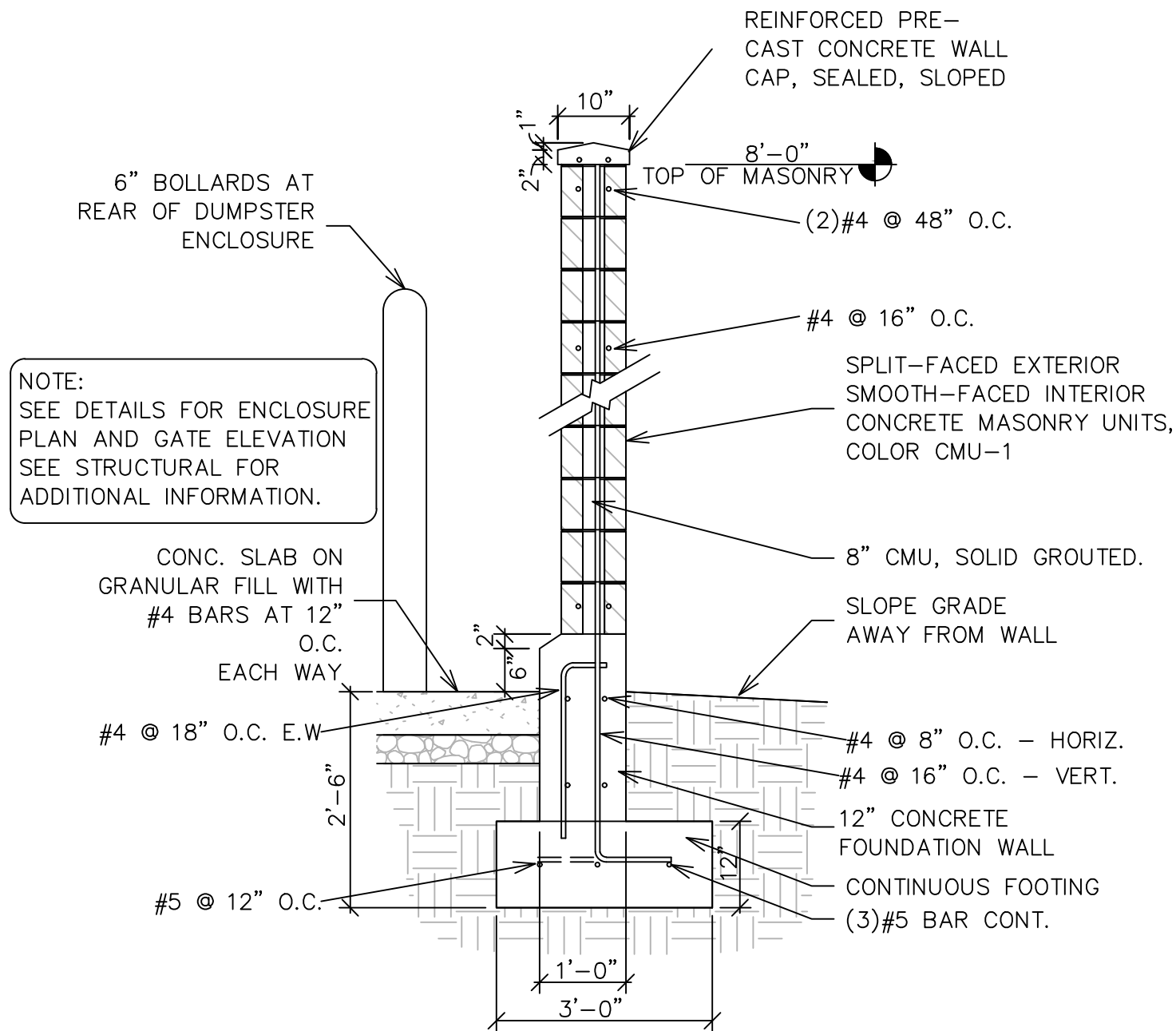
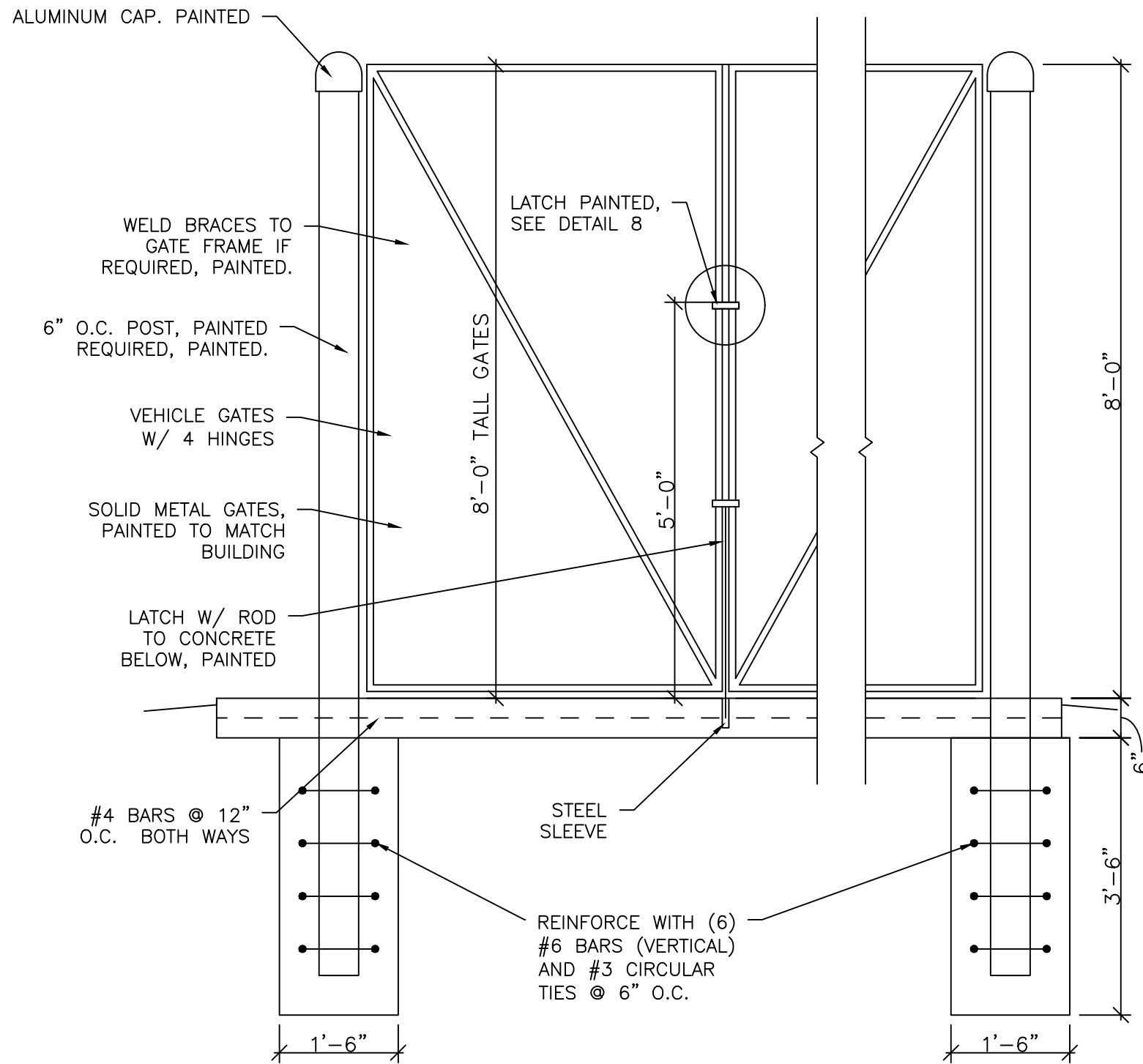
DUMPSTER w/SAS DRAIN - ENCLOSURE DETAIL  
NTS



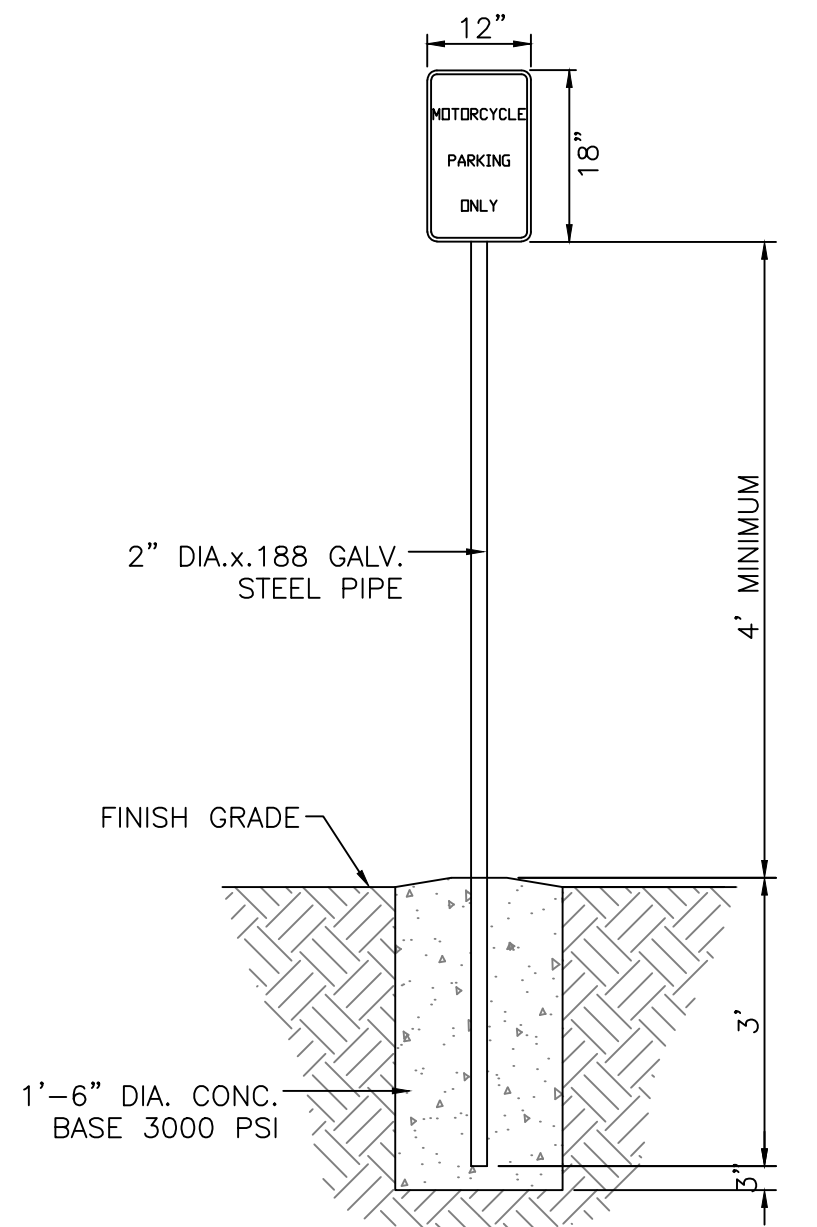
PRODUCT: U238-16(SF)  
DESCRIPTION: "U" BIKE RACK  
2 BIKE, SURFACE OR IN GROUND MOUNT  
DATE: 10-4-18  
ENG: SNC  
CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.  
©2018 GRABER MANUFACTURING, INC. ALL PROPRIETARY RIGHTS RESERVED.

NOTES:  
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.  
2. CONSULTANT TO SELECT COLOR & FINISH. SEE MANUFACTURER'S SPECIFICATIONS.  
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.  
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.

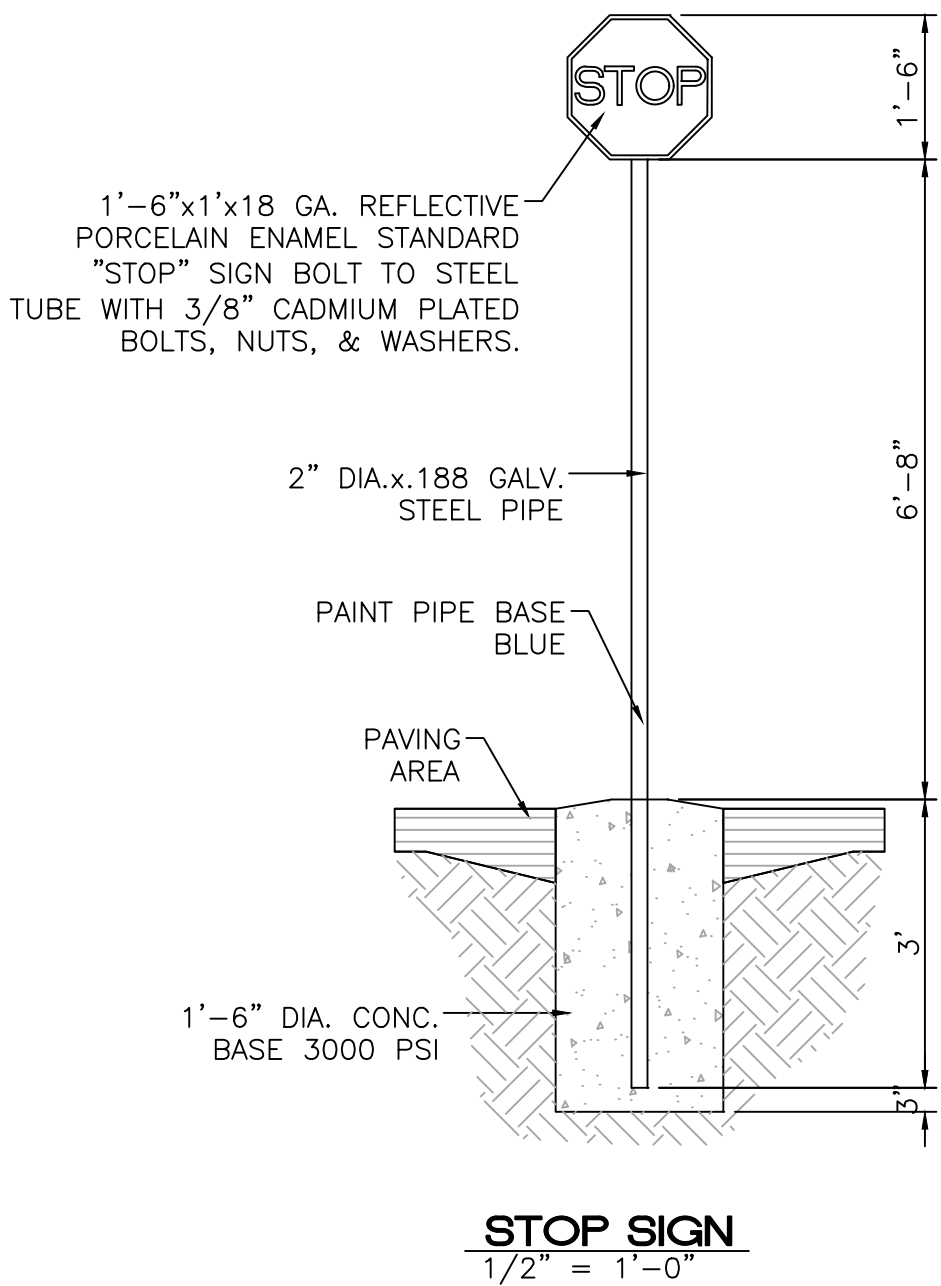
BIKE RACK  
SCALE: NONE



Dumpster Enclosure Wall Section  
SCALE: NONE

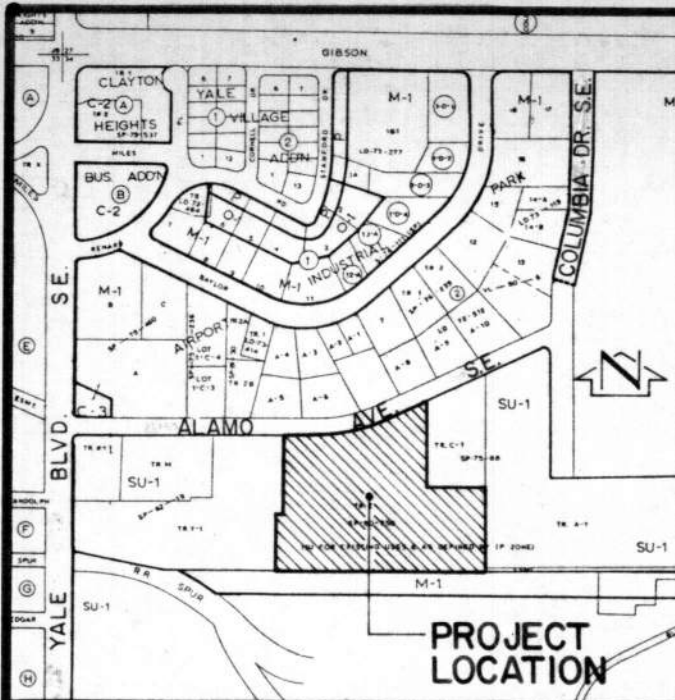


MOTORCYCLE PARKING SIGN  
NTS



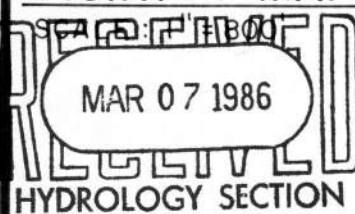
<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	2350 ALAMO AVE SE ALBUQUERQUE, NM	DRAWN BY RMG
	DETAILS	DATE 05-08-2023
		DRAWING 2021108-F1
	<div><div>5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div></div>	SHEET # <b>C2.2</b> JOB # 2021108





VICINITY MAP

M-16



HYDROLOGY SECTION

**PLAT OF  
TRACTS Z-1 THROUGH Z-7, AIRPORT PARK  
A REPLAT OF  
TRACT Z, AIRPORT PARK  
ALBUQUERQUE, NEW MEXICO  
JANUARY, 1986**

## NOTES

- No field work was performed.
- No street mileage created.
- All distances are ground distances.
- Site located within Section 34, T 10 N, R 3 E, N.M.P.M.
- Bearing base is "Amended Summary plat of Tracts X, Y, and Z, Airport Park" filed December 17, 1980, Book C 17, Page 163.
- The purpose of this plat is to subdivide Tract Z into 7 tracts of land in accordance with recorded deeds of ownership.
- Tracts Z-4, Z-5, & C-1 are subject to the common private "roadway, walkway, ingress & egress, and parking" easements established by agreement on August 26, 1976, Book Misc. 493, pages 747-752.
- Tracts Z-3, Z-4, Z-5, Z-6, & C-1 are subject to the common private "roadway, walkway, ingress & egress, and parking" easements established by agreement on August 30, 1977, Book Misc. 555, pages 965-977.
- Tracts Z-1, Z-2, Z-7, and a portion of Tract Y are subject to the common private "roadway, walkway, ingress & egress, and parking" easements established by agreement on March 14, 1979, Book Misc. 689, pages 142-147.
- Tracts Z-1 through Z-7 are subject to a "non-exclusive, non-specific easement for water and sewer lines" through the properties.
- Existing easements shown hereon for which recording data is not given are from previous plat of "Amended Summary plat of Tracts X, Y and Z, Airport Park".
- Tracts Z-1 through Z-7 are hereby subject to private drainage easements for the acceptance and conveyance of runoff. These easements shall coincide with the common private roadway, walkway, ingress and egress easements previously established.
- Operation and maintenance of the private sanitary sewer lines are the sole responsibility of the property owners being serviced by those lines.

86 12590

## DESCRIPTION

A certain tract of land located within the Corporate limits of the City of Albuquerque, New Mexico comprising Tract Z, Airport Park as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 17, 1980, Book C-17, Page 164, and being more particularly described as follows:

Beginning at the northwest corner of the parcel herein described being a point on the south right-of-way line of Alamo Avenue S.E. and also being common with the northwest corner of said Tract Z; thence N 89°43'35" E a distance of 159.51 feet along said right-of-way line; thence along the arc of a curve to the left with DELTA = 24°49'00" R = 530.00 feet and L = 229.56 feet along said right-of-way line; thence N 64°54'35" E a distance of 183.21 feet along said right-of-way line; thence S 00°16'00" E a distance of 331.60 feet; thence N 89°44'00" E a distance of 226.90 feet; thence S 00°16'00" E a distance of 329.30 feet; thence N 89°30'29" W a distance of 799.53 feet; thence N 00°16'25" W a distance of 220.64 feet; thence N 89°44'00" E a distance of 24.39 feet; thence N 00°16'25" W a distance of 303.77 feet to the point of beginning and containing 8.8963 acres more or less.

## DEDICATION AND FREE CONSENT

The undersigned owners of the land shown hereon do hereby consent to the subdivision of said land in the manner shown on this plat and do hereby grant the easements shown hereon including the rights of ingress and egress and the right to trim interfering trees.

TRACT Z-1

PHILLIP FOSTER  
THE NEWPORT OF ALBUQUERQUE GROUP  
TRACTS Z-3, Z-6

TRACT Z-4

JACK STAHL

AIRPORT PROPERTY CO.

TRACT Z-4

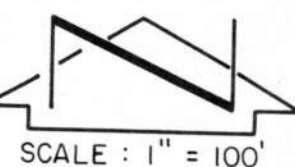
DONALD J. MURPHY (95%)

TRACT Z-4

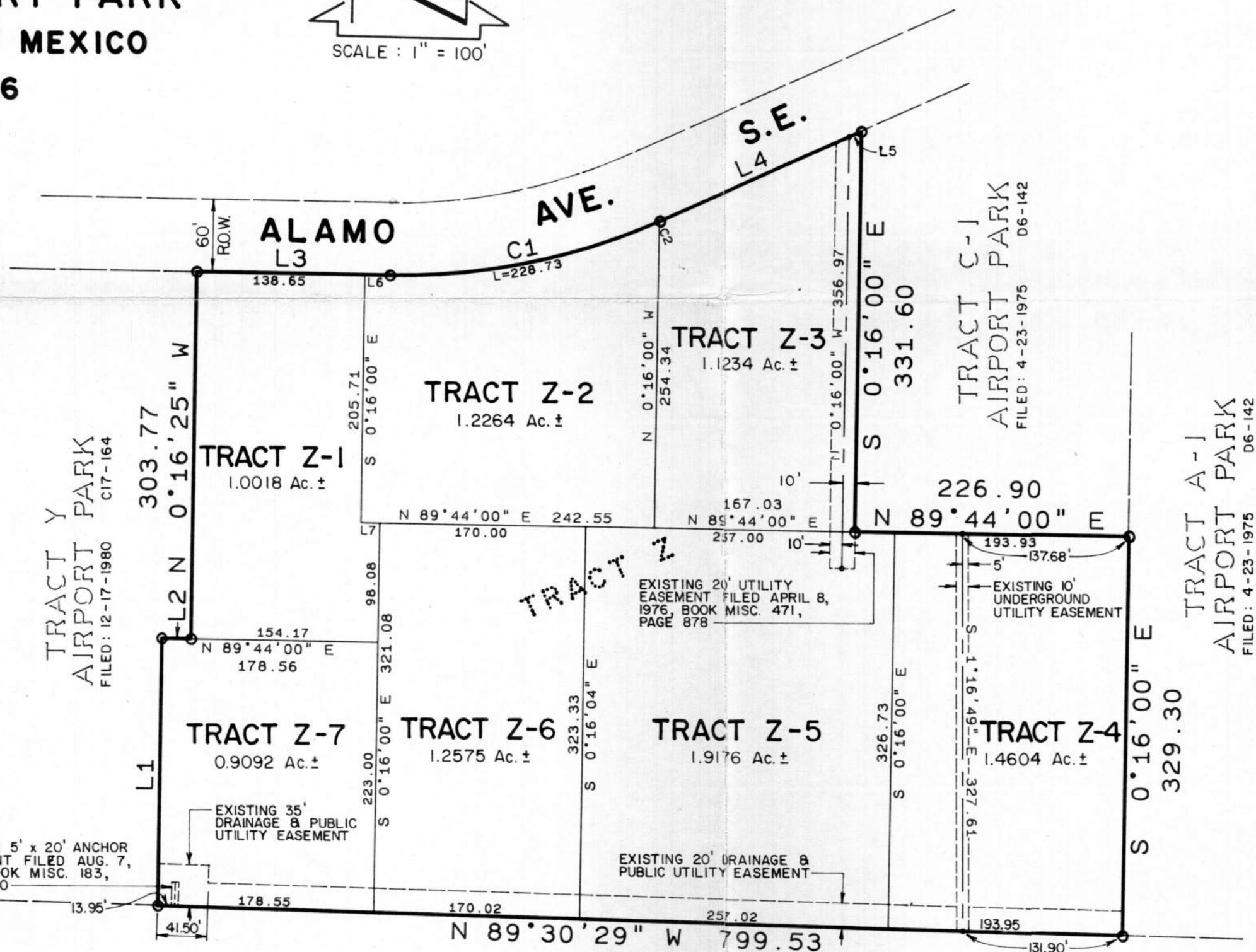
DONALD J. MURPHY, ATTY. IN FACT FOR JAMES BERRY CRADDOCK

WELDON INVESTMENT CO. (5%)

State of New Mexico ) SS  
County of Bernalillo )  
This instrument was filed for record  
on 8<sup>th</sup> FEB 12 1986  
at 1:00 P.M. Recorded in Vol. C-29  
of records of said County, Folio 116  
Deputy Clerk



SCALE: 1" = 100'



**TRACT G  
MUNICIPAL ADDITION NO. 9  
FILED: 2-6-1956**

LINE	BEARING	DISTANCE
L1	N 0°16'25" W	220.64
L2	N 89°44'00" E	24.39
L3	N 89°43'35" E	159.51
L4	N 64°54'35" E	183.21
L5	N 64°54'35" E	11.02
L6	N 89°43'35" E	20.86
L7	N 89°44'00" E	15.56

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	229.56	24°49'00"	530.00	227.77	N 77°19'05" E
C2	.83	0°05'22"	530.00	.83	N 64°57'16" E

TRACTS Z-1, Z-2, Z-7

DONALD J. MURPHY  
DATE 2-3-86

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )



OFFICIAL SEAL  
CHARLES G. CALA, JR.  
NOTARY PUBLIC - STATE OF NEW MEXICO  
Notary Bond Filed with Secretary of State  
My Commission Expires 5-6-89

The foregoing instrument was acknowledged before me this

3<sup>rd</sup> day of February 1986  
Charles G. Cala, Jr.  
Notary Public

SP-86-51

## APPROVALS:

**Richard D. Mann** DRB 86-71 2-11-86  
Planning Director, City of Albuquerque, N.M. Date

**Richard A. Mann** 2-11-86  
City Engineer, City of Albuquerque Date

**Richard A. Mann** 2-11-86  
A.M.A.F.C.A. Date

**Robert A. Forrester** 2-11-86  
Traffic Engineer, City of Albuquerque, N.M. Date

**Robert A. Forrester** 2-11-86  
Parks and Recreation, City of Albuquerque, N.M. Date

**Robert A. Forrester** 021186  
Chief City Surveyor, City of Albuquerque, N.M. Date

**Robert A. Forrester** 2-11-86  
Property Manager, City of Albuquerque, N.M. Date

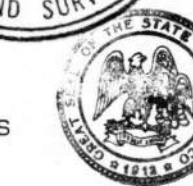
## CERTIFICATION

I, Thomas T. Mann, Jr., a registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision; shows all easements noted in a easement search prepared by FIRST AMERICAN TITLE CO. on JANUARY 15, 1986 (GF NO. 48565 CJAN); meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

**Thomas T. Mann, Jr.** 1-30-86  
Date

## ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )



OFFICIAL SEAL  
CHARLES G. CALA, JR.  
NOTARY PUBLIC - STATE OF NEW MEXICO  
Notary Bond Filed with Secretary of State  
My Commission Expires 5-6-89

The foregoing instrument was acknowledged before me on this

30<sup>th</sup> day of January 1986  
Charles G. Cala, Jr.  
Notary Public

**RECEIVED  
MAR 07 1986  
HYDROLOGY SECTION**



811 DALLAS N.E. • ALBUQUERQUE • NEW MEXICO • 87110  
ENGINEERS

JOB NO. 11104





**APPROVED**

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

**FIRE FLOW:** 2000 GPM, 2 HYDRANTS, V.B.

ENGINEER'S SEAL	2350 ALAMO ROAD SW ALBUQUERQUE, NM	FIRE ONE PLAN	DRAWN BY PB
			DATE 2-20-23
			DRAWING 2021108-F1
			SHEET # 1
#####  RONALD R. BOHANNAN P.E. #7868	 TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2021108	



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

**Project Title:** Alamo Warehouse Z-1 **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**Zone Atlas Page:** M-16-Z **DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** TR Z-1 AIRPORT PARK PLAT OF TRS Z-1 THROUGH Z-7 AIRPORT PARK A REPLAT OF TR Z AIRPORT PARK  
**City Address:** 2350 ALAMO AVE SE ALBUQUERQUE NM 87106

**Applicant:** Tierra West LLC **Contact:** Luis Noriega  
**Address:** 5571 Midway Park Pl NE, Albuquerque, NM 87109  
**Phone#:** 505-858-3100 **Fax#:** \_\_\_\_\_ **E-mail:** lnoriega@tierrawestllc.com

### Development Information

**Build out/Implementation Year:** 2024 **Current/Proposed Zoning:** NR-BP

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

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

**Describe development and Uses:**

New multi-tenant warehouse building.

**Days and Hours of Operation (if known):** Unknown

### Facility

**Building Size (sq. ft.):** 18,760

**Number of Residential Units:** \_\_\_\_\_

**Number of Commercial Units:** 1

### Traffic Considerations

**Expected Number of Daily Visitors/Patrons (if known):\*** 35

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

**Expected Number of Delivery Trucks/Buses per Day (if known):\*** 3-4

**Trip Generations during PM/AM Peak Hour (if known):\*** 3 Enter, 1 Exit (AM) - 1 Enter, 3 Exit (PM)

**Driveway(s) Located on:** Street Name Alamo Ave

**Adjacent Roadway(s) Posted Speed:** Street Name Alamo Ave **Posted Speed** 25 mph (Local Road Assumption)  
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: Local Urban  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: N/A  
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: No Data/Minimal Volume-to-Capacity Ratio: \_\_\_\_\_  
(if applicable)

Adjacent Transit Service(s): Bust Stop Route 50 Nearest Transit Stop(s): 825'

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Proposed Bike lane per CABQMaps  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing Sidewalk along Alamo Ave

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

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

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

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 ☒ Borderline [ ]

Thresholds Met? Yes [ ] No ☒

Mitigating Reasons for Not Requiring TIS: \_\_\_\_\_ Previously Studied: [ ]

Notes:

 P.E.

TRAFFIC ENGINEER

6/23/2023

DATE

## **Submittal**

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov) . Call 924-3362 for information.

### **Site Plan/Traffic Scoping Checklist**

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
4. Location of nearby multi-use trails, if applicable ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.