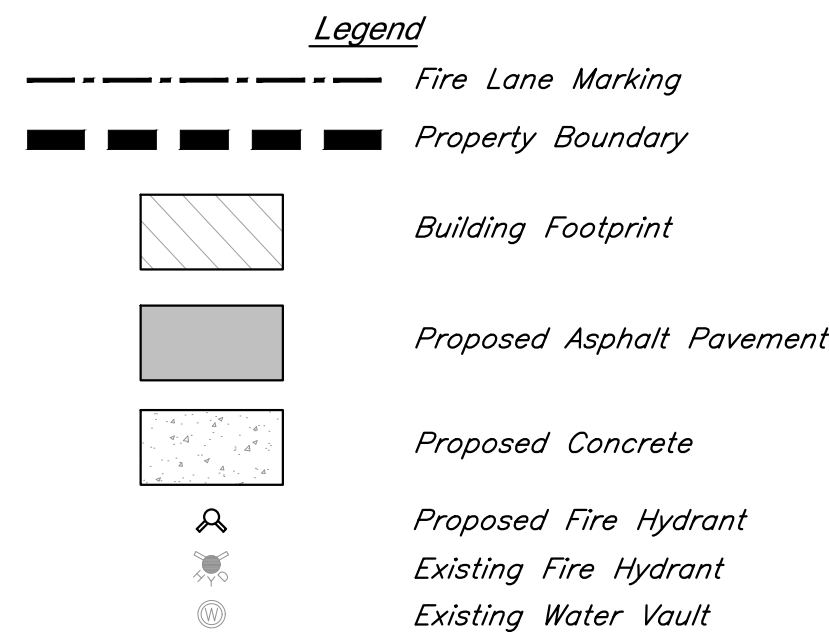


ASPHALT PAVEMENT
SECTION
Not to Scale

Traffic Circulation Plan Notes:

- Project is to be completed in one phase.
- Existing sidewalk along Girard Boulevard SE is lined with pedestrian lights that were not located with the survey.
- Asphalt pavement specifications are shown on this plan sheet.
- Sidewalk ADA ramps with truncated domes shall be installed at all all crosswalks and street corners.
- All proposed curbing is designed to be 6" in height.
- Fire hydrant layout and fire lane markings have been approved through a City of Albuquerque Fire Marshal's Office Fire 1 Plan (FP 24-017447) on 1/24/24.
- Knox box shall be installed at the main entrance to the building.



GENERAL INFORMATION:

LEGAL DESCRIPTION: Tract A-1-B, Sunport Municipal Addition, Located on Columbia Dr., West of Girard Blvd. and North of Miles Rd. (M-16-Z).

SITE AREA: 8.19 acres

TYPE OF DEVELOPMENT: Light Industrial - Aviation Manufacturing with Office Space

REQUIRED PARKING (by approved EPC Site Plan): 103 spaces, including 5 ADA accessible spaces

EXECUTIVE SUMMARY:

The proposed development is located on Airport property West of Girard Blvd, SE, South of Miles Rd, SE, and East of Columbia Dr. SE. The proposed facility is a 94,222 SF building consisting of manufacturing and office space. Proposed parking is situated along the North and East sides of the building, with a 4' loading dock along the South side.

A detention pond is planned at the South end of the site. The proposed drive surrounding the facility carries traffic in each direction. The only proposed access is located near the midpoint of the North property line at Miles Rd, SE. Pedestrian sidewalk is proposed to be added along both Miles Rd, SE and Columbia Dr, SE. This includes crosswalks at the site access and South of the intersection of Columbia Dr, SE and Alamo Ave, SE. Columbia Dr, SE is proposed to be extended approximately 300' to the South within existing street right-of-way.

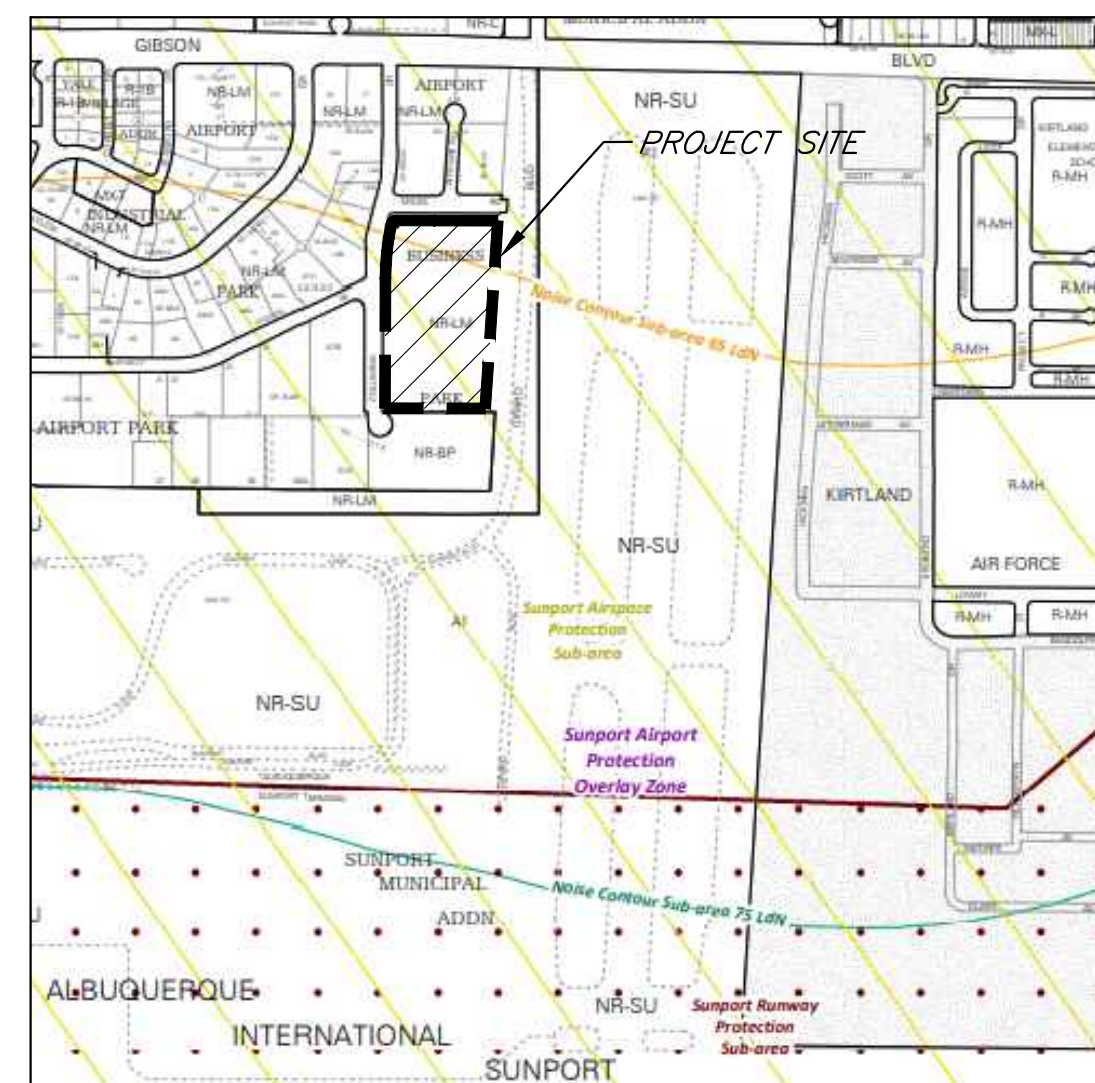
The adjacent properties to the South and East of the site are currently vacant. The properties to the North are currently occupied by office buildings. Properties along Alamo Avenue are primarily used for warehousing. There are no existing structures on the site.

CAUTION!

Numerous Utilities on site. Contractor to verify location and elevation of all utilities prior to commencing construction.



CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION
1-800-321-2537 or 811



Zone Atlas Map (Page M-16-Z)

GBA

9801 Renner Blvd., Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com

SCYE

Girard Blvd. & Miles Rd
Albuquerque, New Mexico

PROPOSED FACILITY FOR:



REVISION

PROJECT NUMBER
15440
DATE
1/19/24

DESIGNED
JRH/ELS
DRAWN
ELS
REVIEWED
JRH
SHEET TITLE

Traffic Circulation
Layout

SHEET NUMBER

1/1