

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 6, 2023

Scott Eddings, PE
Huitt-Zoliars
333 Rio Rancho Dr. NE
Rio Rancho, NM 87124

Re: Montage 7
Tracts A-1-A-5-C Mesa del sol Innovation Park
Traffic Circulation Layout
Engineer's Stamp 03-13-23 (R16-D100A)

Dear Mr. Eddings,

Based upon the information provided in your submittal received 03-15-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify all existing access easements and rights of way width dimensions.
2. A 5 ft. wide sidewalk must be built from property line to property line along Newhall Dr. and Stieglitz Ave. and Sagan Loop.
3. A 6 ft. wide sidewalk must be built from property line to property line along Bobby Foster Rd.
4. Please provide sidewalk details and reference COA std dwg 2430.
5. ADA curb ramps must be built to current standards at the four corners of the site and at the site accesses and have truncated domes installed.
6. Please call out ADA ramps location, details, and reference COA std.
7. It is not apparent what type of pavement surface is being proposed for Hopper Alley, Wood Alley, Aaron Alley, and Rose Alley. A hard driving surface will be required as part of this proposed project.
8. Please show on the site plan the Intersection clear sight triangle at the four corners of the site, and on the site access off Sagan Loop.
9. Show the clear sight triangle at the site access off Newhall Dr.
10. Please add the following note to the plan: "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.
11. Please provide a copy of Fire Marshal approval.
12. Please specify the City Standard Drawing Number when applicable.
13. Work within the public right of way requires a work order with DRC approved plans.
14. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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15. Please provide a letter of response for all comments given.
16. 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

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

for log in and evaluation by Transportation.

PO Box 1293

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

Sincerely,

Albuquerque

Marwa Al-najjar

NM 87103

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

www.cabq.gov

\ma via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ 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: _____ **By:** _____

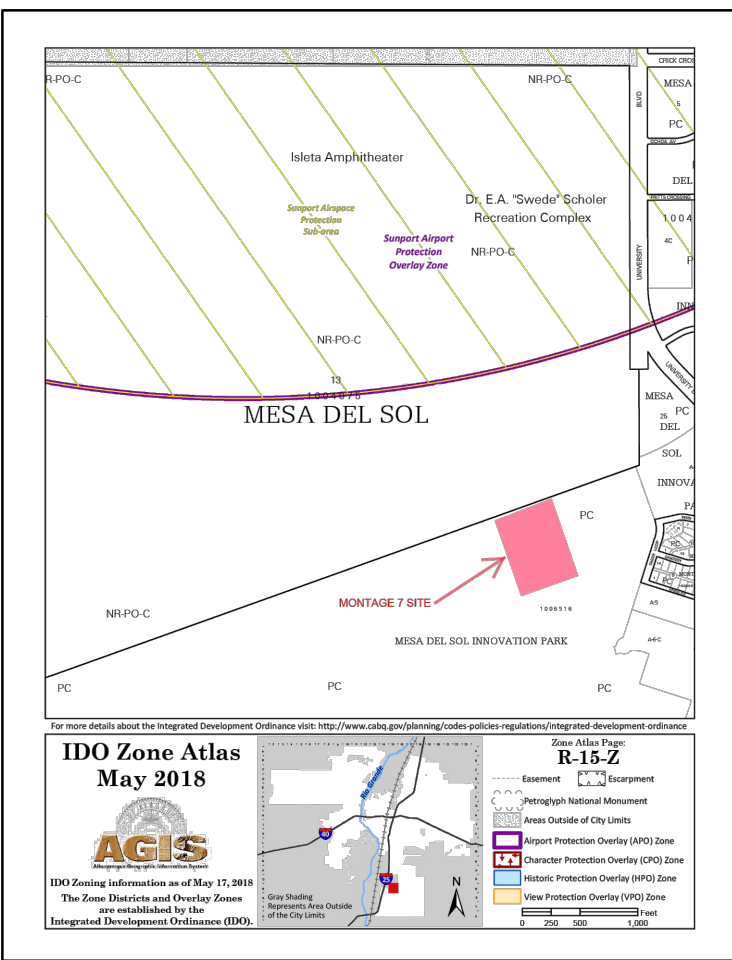
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Plotter: 3/13/2023 5:16:12 PM, P:\Edgings, Scott
H:\CAD\Drawings\2023\775685\775685.dwg
Last Saved: 3/13/2023 5:16:49 PM, settings

IDO ZONE MAP R-15



PROPERTY

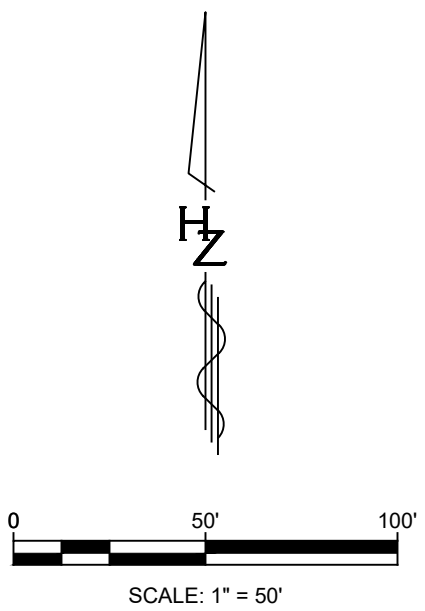
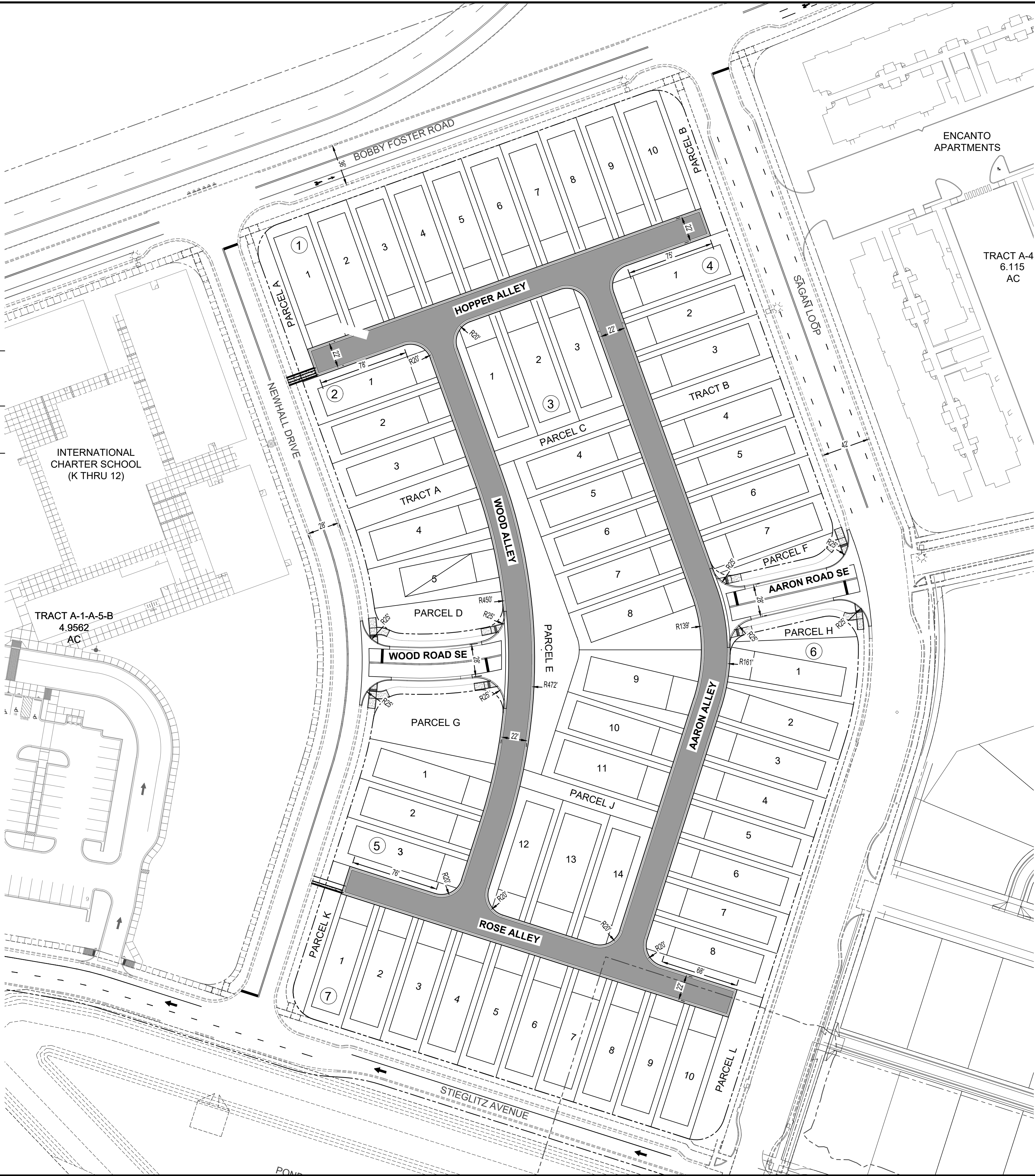
THE PROJECT SITE IS WITHIN TRACT A-1-A-5-C MESA DEL SOL INNOVATION PARK. TRACT A-1-A-5-C IS APPROXIMATELY 7.4572 ACRES AND PART OF THE LEVEL B MESA DEL SOL MASTER PLAN.

TRAFFIC IMPACT STUDY

PROJECT HT # R16D0099 MONTAGE UNIT TIA COA
TRANSPORTATION APPROVAL 2/25/22.

DRB SKETCH PLAT

- SKETCH PLAT PRESENTED TO DRB ON APRIL 27, 2022
PR-2020-004138 PS-2022-00078
- NO ADVERSE COMMENTS



- LEGEND
- NEW RIGHT-OF-WAY
 - EX. RIGHT-OF-WAY
 - EX. CURB & GUTTER
 - EX. CONC. SIDEWALK TO BE REMOVED
 - EX. CONCRETE TO BE REMOVED
 - EX. ASPHALT MILL AND RECONSTRUCT
 - EX. ASPHALT MILL AND INLAY
 - EX. TRAFFIC SIGNAL
 - EX. SIGN TO REMAIN
 - EX. STREET LIGHT
 - EX. FIRE HYDRANT
 - EX. PULLBOX
 - CENTERLINE
 - 4" SOLID WHITE OR YELLOW STRIPE TO REMAIN
 - EX. 4" DASHED WHITE STRIPE TO REMAIN
 - CONCRETE CURB & GUTTER
 - EXISTING CURB AND GUTTER
 - NEW OR RELOCATED SIGN
 - REFLECTORIZED THERMOPLASTIC RIGHT TURN LANE ARROW
 - REFLECTORIZED THERMOPLASTIC TURN LANE LEFT ARROW
 - REFLECTORIZED THERMOPLASTIC THROUGH LANE ARROW
 - REFLECTORIZED THERMOPLASTIC WORD "ONLY"
 - REFLECTORIZED THERMOPLASTIC BIKE SYMBOL
 - REFLECTORIZED THERMOPLASTIC SHARED LANE MARKING

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		DESIGNED BY:		TCL	
CONTRACTOR	DATE	FOUND MONUMENT	DATE	NO.	BY	NO.	DATE	REVISIONS	DESIGNED BY:	DATE:	DESIGNED BY:
WORK STAKED BY	DATE	STANDARD 3 1/4" ALUMINUM DISC	DATE					DESIGN	SAE	March 5, 2023	SAE
INSPECTED BY	DATE	NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE N.A.D. 1983)							LRT	March 5, 2023	SAE
FIELD CHECKED BY	DATE	N= 1,452,449.458									
VERIFICATION BY	DATE	E= 1,529,053.733									
CORRECTED BY	DATE	ELEV=5306.674 (NAVD 1988)									
MICRO-FILM INFORMATION		GROUND TO GRID FACTOR=0.999864300		MAPPING ANGLE=0°12'47.60"							
RECORDED BY	DATE										
No.											

TITLE:

MESA DEL SOL MONTAGE 7

TRAFFIC CIRCULATION LAYOUT

Design Review Committee	City Engineer	Mo/Day/Yr.	Mo/Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
775685	R-15-Z, S-15-Z	1	1