

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 27, 2023

Josh Lutz, P.E.
Bohannon Huston
7500 Jefferson St. NE
Albuquerque, NM 87109

**Re: Golden Eagle
Mesa Del Sol/ 99999 University Blvd.
Conceptual Traffic Circulation Layout for DHO and/or DFT Approval
Engineer's Stamp 12-15-23 (S17-D001)**

Dear Mr. Lutz,

The conceptual TCL submittal received 12-20-2023 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Golden Eagle Hydrology File # _____

Legal Description: A portion of Tract 18 Artiste. The Golden Eagle tract will be platted in the near future. (See zone atlas map).

City Address, UPC, OR Parcel: Address: 99999 University Blvd. UPC: 101605026829920101

Applicant/Agent: Bohannon Huston Inc. Contact: Josh Lutz, PE
Address: 7500 Jefferson St. NE Albuquerque, NM 87109 Phone: (505)823-1000
Email: jlutz@bhinc.com

Applicant/Owner: Maxeon Contact: Don Foldenaur
Address: 5700 University Blvd SE Suite 200 Phone: +1 419-918-9741
Email: donald.foldenaur@maxeon.com

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

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

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT: ☒ TRANSPORTATION ☐ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

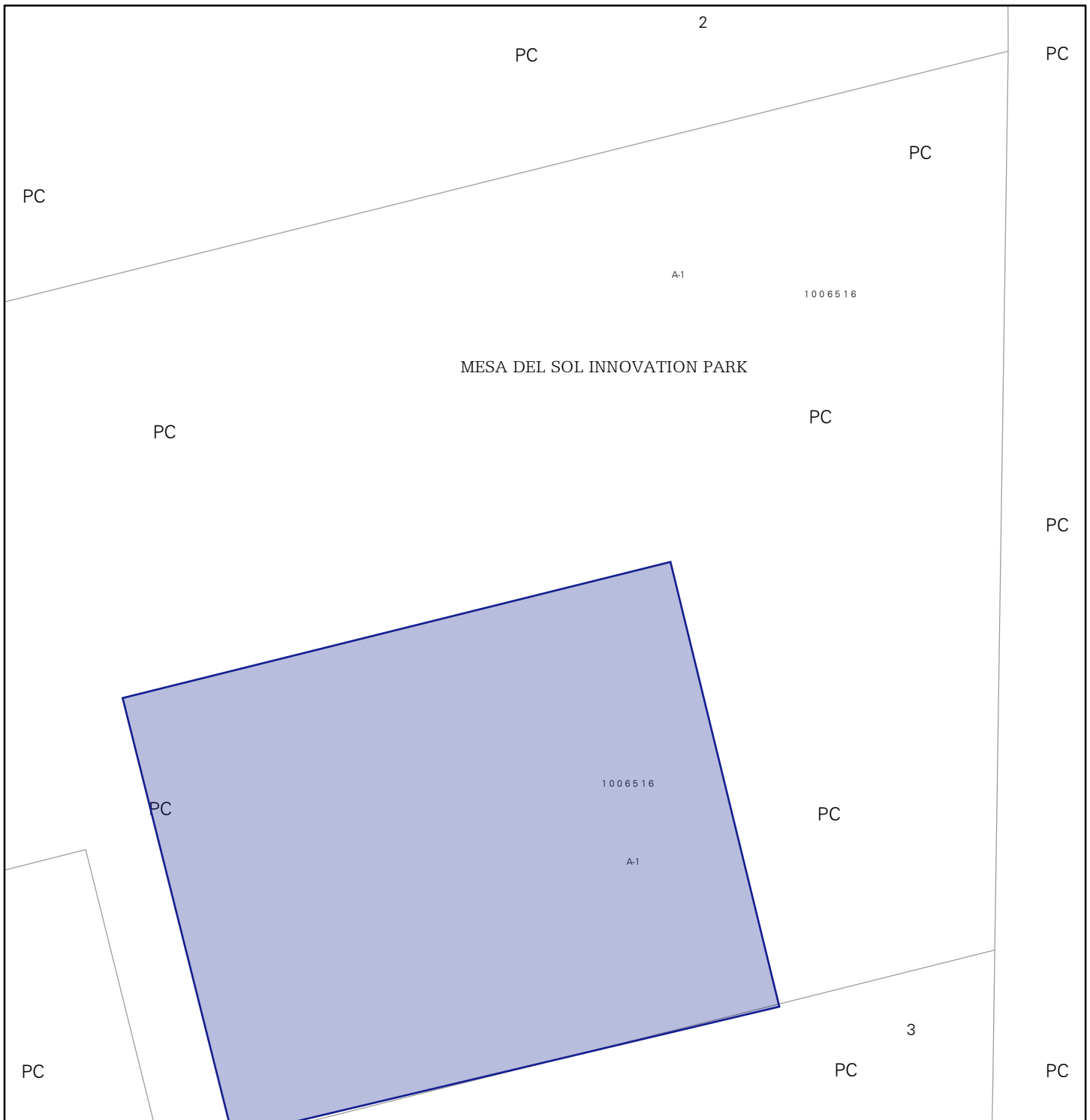
TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☒ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

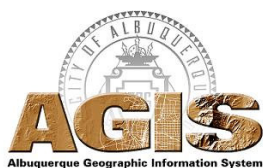
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☒ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL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

DATE SUBMITTED: December 15, 2023

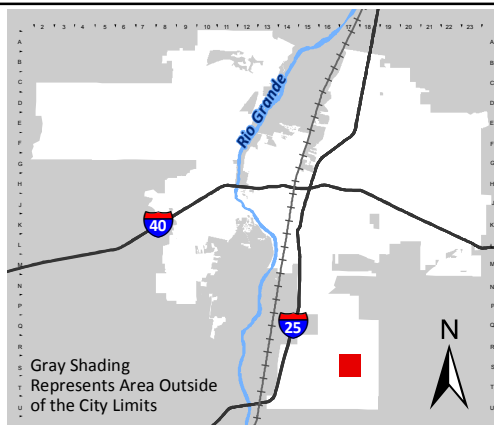


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas **May 2018**



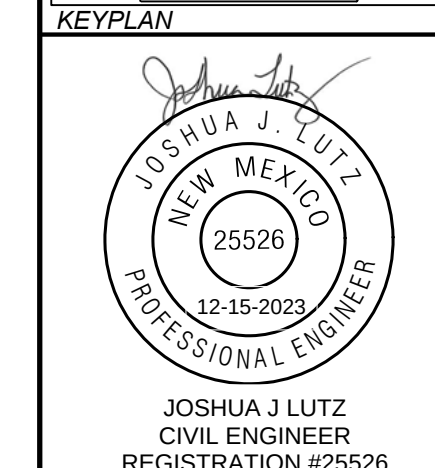
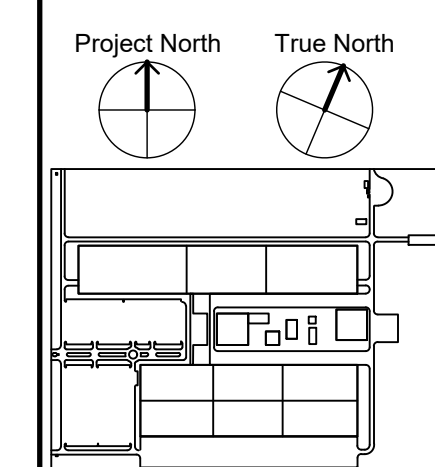
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
S-17-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet

NOT FOR
CONSTRUCTION

[illegible]

maxeon

Project Title: **GOLDEN EAGLE**

Drawing Title: **SITE PLAN COVER**

Proj. Address: MESA DEL SOL, ALBUQUERQUE NEW MEXICO	
Proj. No.:	D3794500
Date:	2023/11/17
Scale:	1" = 100'
Drawing No.: C-00-S-10-01	

1. ALL SIDEWALKS, RAMPS, CURB CUTS, AND CURB AND GUTTER SHALL BE BUILT PER THE C.O.A. STANDARD DRAWINGS AND ADA STANDARDS.
2. CLEAR SIGHT DISTANCE: 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 THIS AREA. SITE TRIANGLE SPEED IS BASED OFF OF 35 M.P.H. ROADWAY.
3. STREET LIGHTING WILL COMPLY WITH COA REQUIREMENTS AND NIGHT SKY LIGHTING. STREET LIGHTS WILL BE DEFINED WITH A SEPARATE SUBMITTAL.
4. A TRASH ENCLOSURE EXHIBIT HAS BEEN SUBMITTED TO SOLID WASTE FOR THEIR APPROVAL.

LEGAL DESCRIPTION: PORTION OF TRACT 18, ARTIST SITE AREA:
TRACT: 124.9831AC
ZONING: PC
PROPOSED LAND USE:
SETBACKS: AS SHOWN, SEE SITE PLAN.
SIGNAGE: AS SHOWN, SEE SITE PLAN.
WALLS AND FENCES: AS SHOWN, SEE SITE PLAN.

	PROPERTY LINE
	PROPOSED CURB & GUTTER
	FENCE
	SPACE RESERVED FOR MECHANICAL/ELECTRICAL EQUIPMENT
	SITE TRIANGLE

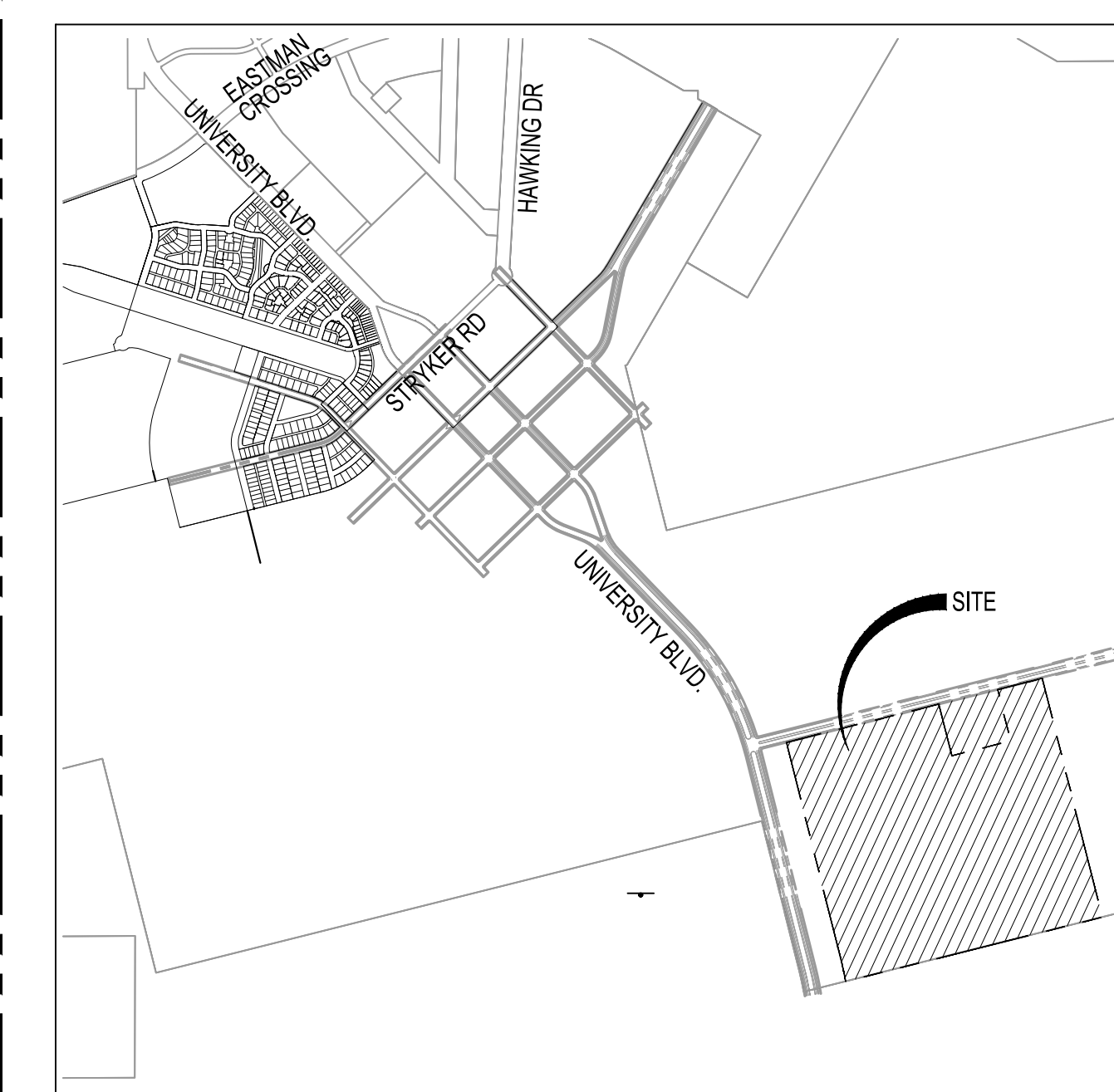
PROJECT NUMBER: _____

Application Number: _____

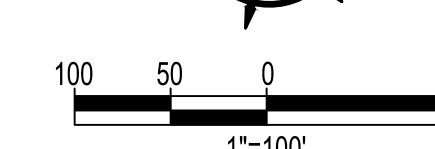
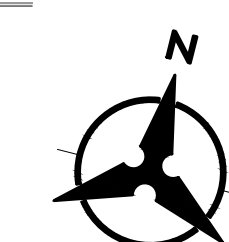
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date



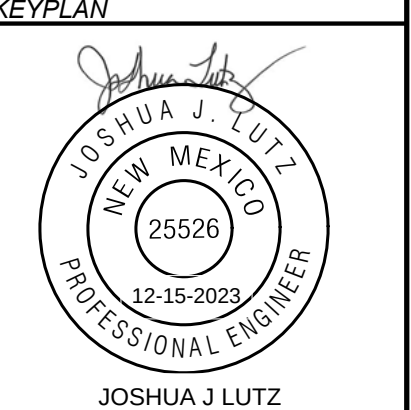
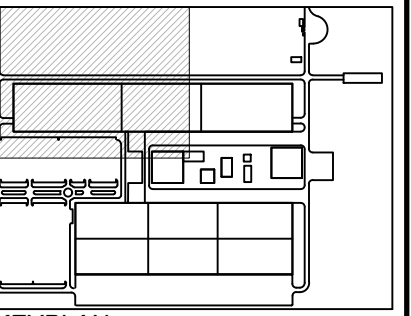
VICINITY MAP S-17-Z
NOT TO SCALE



PARKING			
REQUIRED:	UNDER REVIEW BY COA		957 PS
OFF-STREET PARKING PROVIDED:			
	OFF-STREET PROVIDED		1091 PS
ACCESSIBLE PARKING			
	(2% OF PARKING REQUIRED)		
	REQUIRED: 957 x 0.02 = 1 PS	957 x 0.02 =	20
	PROVIDED: 20 PS (VAN ACCESSIBLE)		20
MOTORCYCLE PARKING			
	6 spaces for 1,000 Reg Parking, plus 1 for ever 500 over 1,000		
	REQUIRED:		8
	PROVIDED (SEE PARKING SPACES MARKED WITH "MC"):		44
BICYCLE PARKING			
	(1 Bike space per every 20 Parking spaces required)		
	REQUIRED:	957 / 20 =	48
	PROVIDED (BIKE RACKS):		48
E.V.C. PARKING			
	(2% OF TOTAL OFF-STREET PARKING)		
	REQUIRED:	1091 x 0.05 =	55
	PROVIDED (SEE PARKING SPACES MARKED WITH "EV"):		55

BUILDING	IDO BUILDING USE	AREA (SF)
MODCO	Light Manufacturing	731,767
CELL FAB	Light Manufacturing	631,401
CAB (CENTRAL ADMIN BUILDING)	*	110,685
CUB (CENTRAL UTILITY BUILDING)	*	103,680
TOTAL		1,577,533

* Accessory use to Non-Residential Primary



JOSHUA J LUTZ
CIVIL ENGINEER
REGISTRATION #25526

[illegible]

maxeon

Project 1106.
GOLDEN EAGLE

SITE PLAN

roj. Address:
MESA DEL SOL, ALBUQUERQUE,
NEW MEXICO

proj. No.: D3794500

ate: 2023/11/17

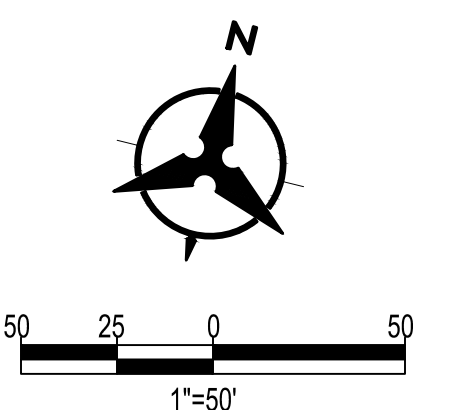
scale:	1" = 50'
--------	----------

Drawing No.:

C-00-S-10-03

1. MEDIAN CURB AND GUTTER
2. CONCRETE SIDEWALK, WIDTH VARIES; SEE PLAN FOR DIMENSIONS.
3. ADA ACCESS AISLE AND ADA "HANDICAP PARKING ONLY" SIGN. SEE DETAILS D1 AND D3, SHEET C-00-S-10-07.
4. MOTORCYCLE PARKING AND MOTORCYCLE PARKING SIGN. SEE DETAILS D5 AND E5, SHEET C-00-S-10-07.
5. ELECTRIC VEHICLE PARKING
6. WELDED WIRE FENCE
7. SCREEN WALL / FENCE
8. CHAINLINK FENCE
9. PNM WALL
10. GUARD SHACK
11. PROPERTY LINE
12. STOP BAR
13. TRASH COMPACTOR. SEE DETAIL B3 SHEET C-00-S-10-07
14. VEHICULAR GATE
15. PARKING SPACES. SEE DETAIL E3 SHEET C-00-S-10-07
16. MONUMENT SIGN. SEE DETAIL E1 SHEET C-00-S-10-07
17. LANDSCAPE PLAZA. SEE LANDSCAPE PLANS FOR MORE INFORMATION
18. VALLEY GUTTER PER C.O.A. STD. DWG. 2420
19. STOP SIGN
20. MOUNTABLE CURB
21. TYPICAL PARKING STALL AND CURB DIMENSIONS AND CALLOUTS SEE DETAIL E1 SHEET C-00-S-10-07
22. PNM FENCE / WALL TO BE BUILT BY OTHERS

	ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	COLORLED, TEXTURED CONCRETE CROSSWALK
	CONCRETE PLAZA
	CONCRETE PAVEMENT
	SPACE RESERVED FOR MECHANICAL / ELECTRICAL EQUIPMENT
	SITE TRIANGLE, SEE COVER SHEET FOR DETAILS
	PROPERTY LINE
	PROPOSED CURB & GUTTER
	FENCE
	EASEMENT
	ADA ACCESSIBLE ROUTE
	NUMBER OF PARKING STALLS

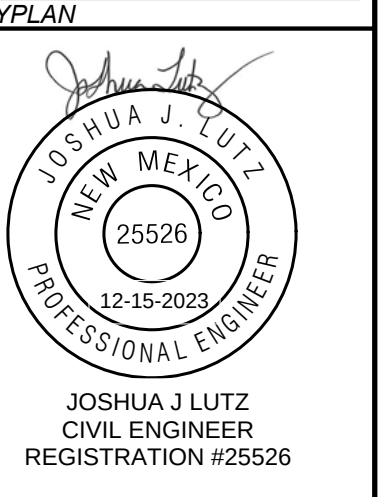


**Bohannon
Huston**
www.bhinc.com
800.877.5332

PLOT DATE/TIME: 9/14/2015 10:05:01 PM File Path

REUSE OF DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF JACOBS AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF JACOBS.

NOT FOR
CONSTRUCTION

[illegible]

maxeon

GOLDEN EAGLE

SITE PLAN

Address:
SA DEL SOL, ALBUQUERQUE,
N MEXICO

No.:	D3794500
------	----------

2023/11/17

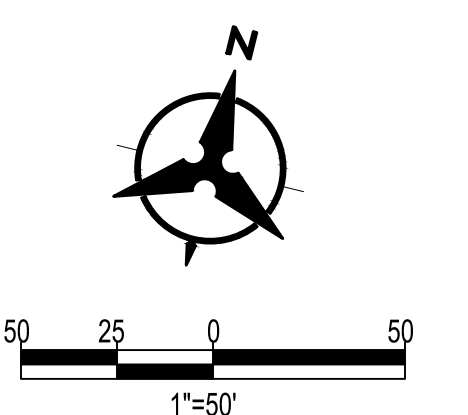
e:	$1'' = 50'$
----	-------------

wing No.: _____

C-00-S-10-04

2. MEDIAN CURB AND GUTTER
3. CONCRETE SIDEWALK. WIDTH VARIES. SEE PLAN FOR DIMENSIONS.
3. ADA ACCESS AISLE AND ADA "HANDICAP PARKING ONLY" SIGN. SEE DETAILS D1 AND D3, SHEET C-00-S-10-07.
4. MOTORCYCLE PARKING AND MOTORCYCLE PARKING SIGN. SEE DETAILS D5 AND E5, SHEET C-00-S-10-07.
5. ELECTRIC VEHICLE PARKING
6. WELDED WIRE FENCE
7. SCREEN WALL / FENCE
8. CHAINLINK FENCE
9. PNM WALL
10. GUARD SHACK
11. PROPERTY LINE
12. STOP BAR
13. TRASH COMPACTOR, SEE DETAIL B3 SHEET C-00-S-10-07
14. VEHICULAR GATE
15. PARKING SPACES, SEE DETAIL E3 SHEET C-00-S-10-07
16. MONUMENT SIGN, SEE DETAIL E1 SHEET C-00-S-10-07
17. LANDSCAPE PLAZA, SEE LANDSCAPE PLANS FOR MORE INFORMATION
18. VALLEY GUTTER PER C.O.A. STD. DWG. 2420
19. STOP SIGN
20. MOUNTABLE CURB
21. TYPICAL PARKING STALL AND CURB DIMENSIONS AND CALLOUTS SEE DETAIL E1 SHEET C-00-S-10-07
22. PNM FENCE / WALL TO BE BUILT BY OTHERS

	ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	COLORLED, TEXTURED CONCRETE CROSSWALK
	CONCRETE PLAZA
	CONCRETE PAVEMENT
	SPACE RESERVED FOR MECHANICAL / ELECTRICAL EQUIPMENT
	SITE TRIANGLE. SEE COVER SHEET FOR DETAILS
	PROPERTY LINE
	PROPOSED CURB & GUTTER
	FENCE
	EASEMENT
	ADA ACCESSIBLE ROUTE
	NUMBER OF PARKING STALLS



**Bohannon
Huston**
www.bhinc.com
800.877.5332

MATCHLINE - SEE SHEET C-00-S-10-03

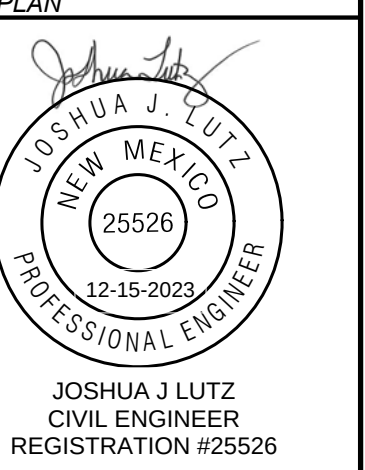
MATCHLINE - SEE SHEET C-00-S-10-06

PLOT DATE/TIME: 9/14/2015 10:05:01 PM File Path

REUSE OF DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF JACOBS AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF JACOBS.



Proj. Address:	
MESA DEL SOL, ALBUQUERQUE, NEW MEXICO	
Proj. No.:	D3794500
Date:	2023/11/17
Scale:	1" = 50'
Drawing No.:	
C-00-S-10-05	

[illegible]

maxeon

Drawing Title:
SITE PLAN DETAIL

Address:
A DEL SOL, ALBUQUERQUE,
MEXICO

No.:	D3794500
------	----------

2023/11/17

NTS
ing No.:

C-00-S-10-07