

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 16, 2024

Jonathan D. Niski, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**Re: PLAYA DEL SUR
Coors and I-40 NW
Conceptual Traffic Circulation Layout for DFT Approval
Engineer's Stamp 01-26-24 (H11-D075)**

Dear Mr. Niski,

The conceptual TCL submittal received 01-26-2023 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.

PO Box 1293

Albuquerque

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.

NM 87103

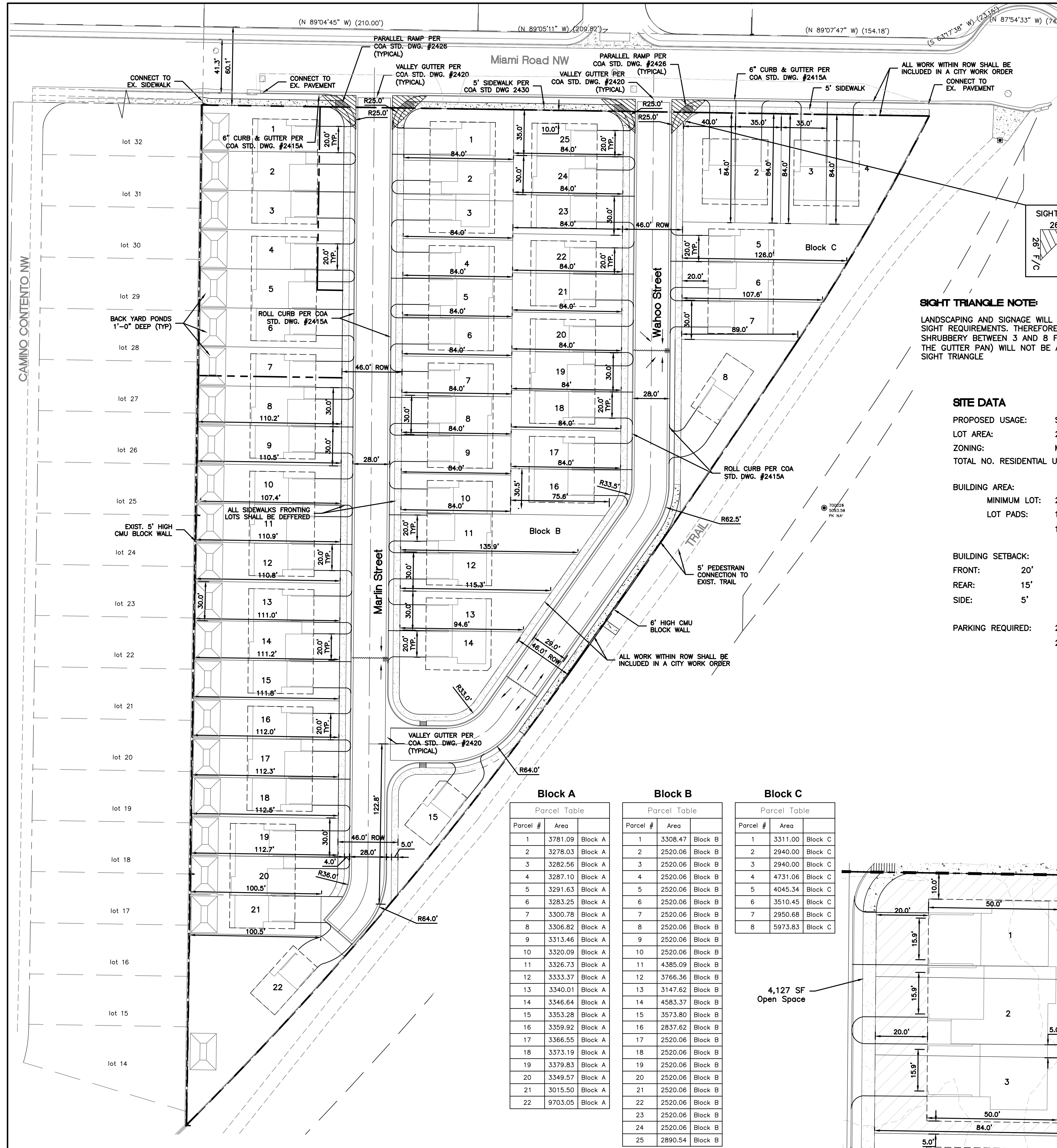
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

www.cabq.gov

Sincerely,

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

C: CO Clerk, File

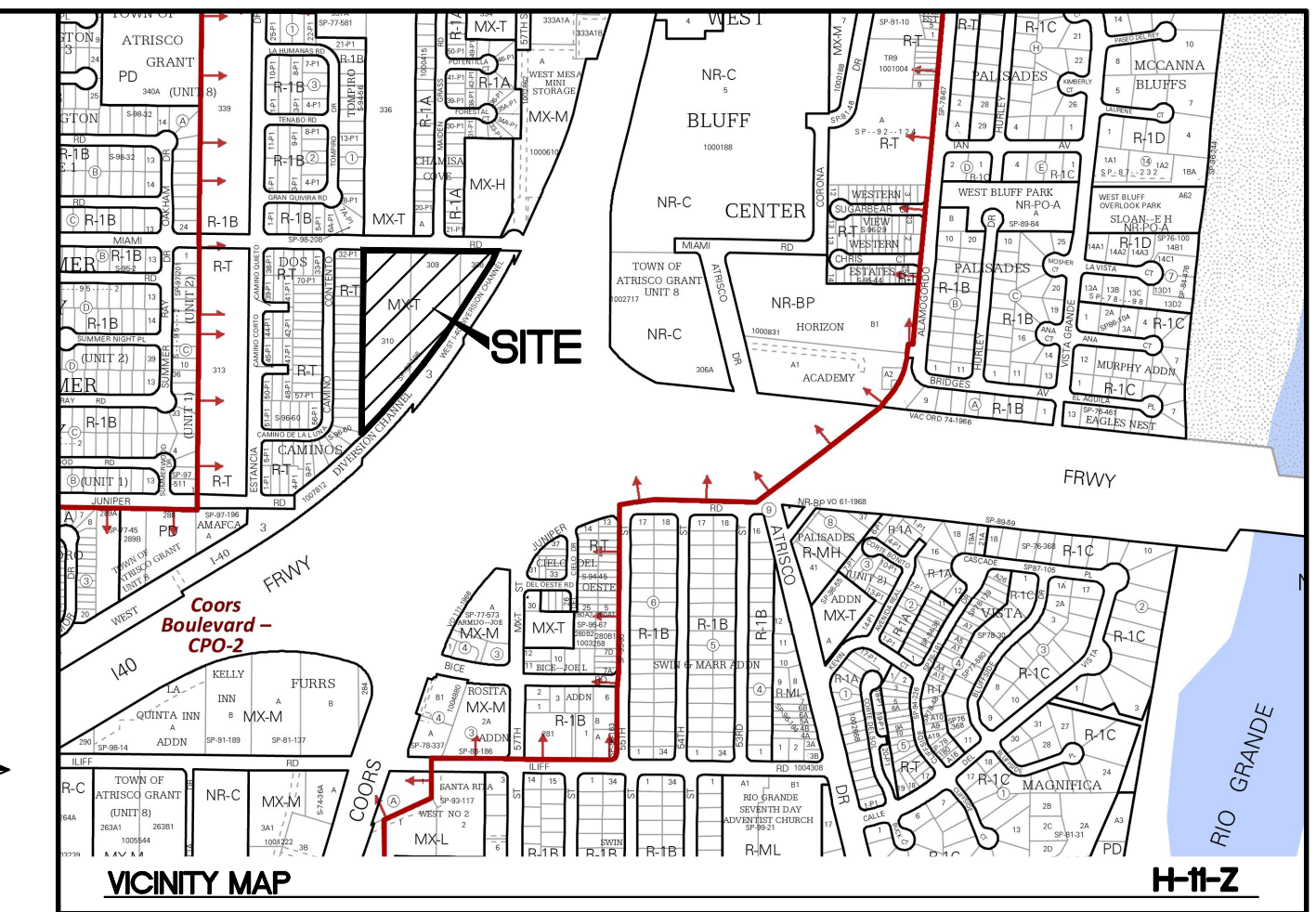


LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- EXISTING BOUNDARY
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING LOTS
- PROPOSED LOTS

GRAPHIC SCALE
1 inch = 40 ft.

SIGHT TRIANGLE (TYP)
26' F/C



LEGAL DESCRIPTION:
NORTHERLY PART OF TRACTS 308, 309 AND 310, UNIT 8 TOWN OF ATRISCO GRANT

SIGHT TRIANGLE 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

SITE DATA

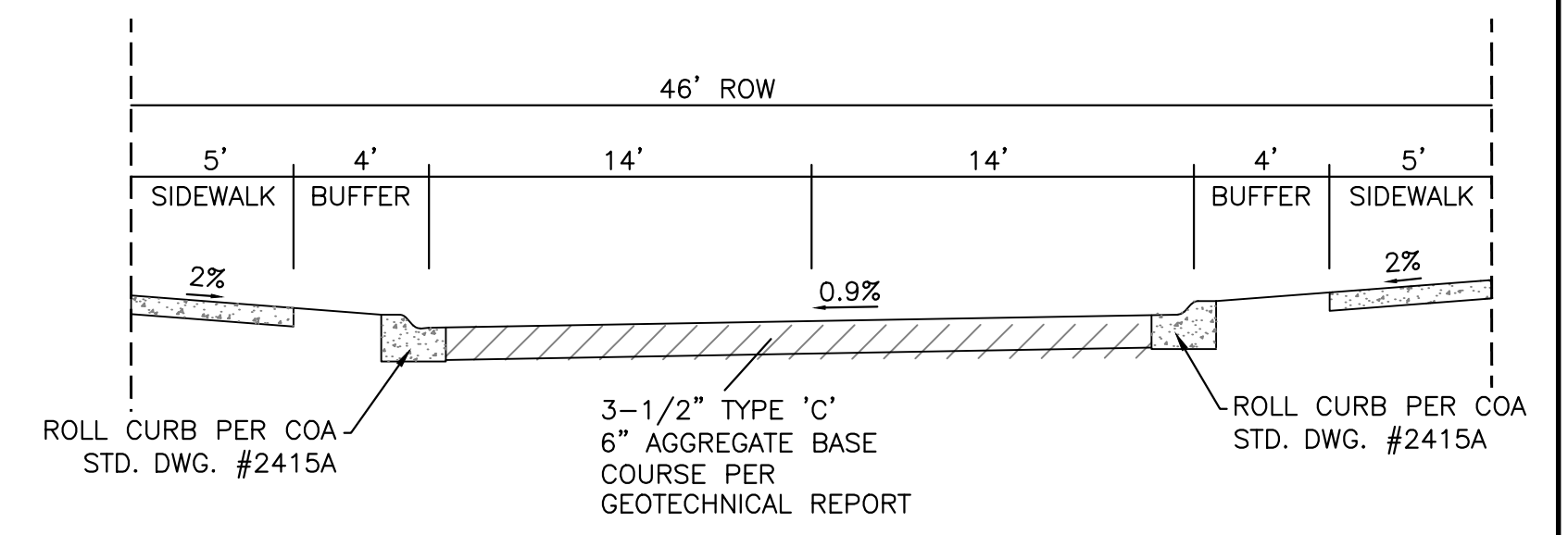
PROPOSED USAGE: SINGLE FAMILY
 LOT AREA: 238,199 SF (5.4683) ACRE
 ZONING: MX-T
 TOTAL NO. RESIDENTIAL UNITS: 55 UNITS

BUILDING AREA:
 MINIMUM LOT: 2,500 SF
 LOT PADS: 1,350 SF (25*54)
 1,080 SF (20*54)

BUILDING SETBACK:
 FRONT: 20'
 REAR: 15'
 SIDE: 5'

PARKING REQUIRED: 2 SPACES (GARAGE)
 2 SPACES (DRIVEWAY)

- GENERAL NOTES - SITE PLANS:**
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT.
 - WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
 - ALL SIDEWALKS FRONTING LOTS SHALL BE DEFERRED.
 - ALL SIDEWALKS SHALL REMAIN ADA COMPLIANT ACROSS DRIVEWAYS.



PAVEMENT SECTION
REFERENCE COA STD DWG #2408

PROJECT NUMBER: 2023-008674
APPLICATION NUMBER: _____

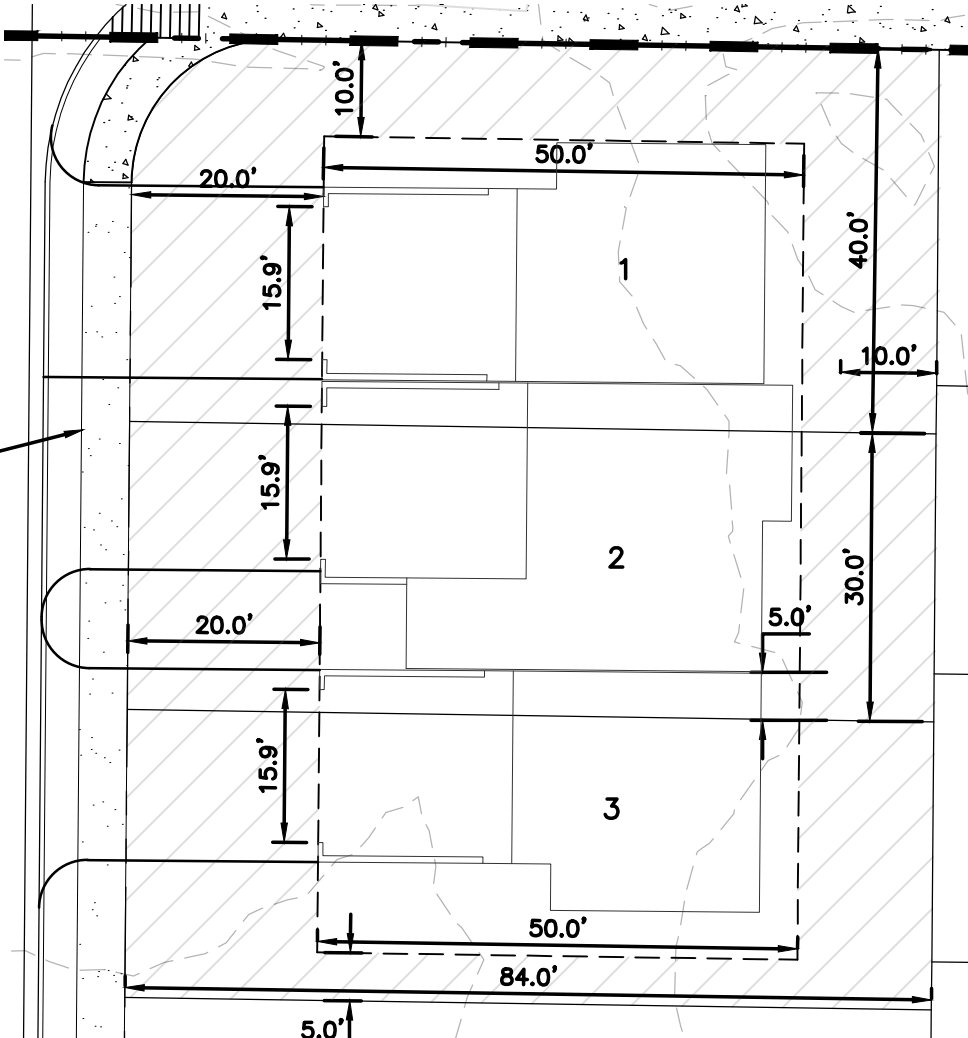
Is an Infrastructure List required? (X) Yes () No. If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

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

* Environmental Health, if necessary

Block A			Block B			Block C		
Parcel #	Area	Block	Parcel #	Area	Block	Parcel #	Area	Block
1	3781.09	Block A	1	3308.47	Block B	1	3311.00	Block C
2	3278.03	Block A	2	2520.06	Block B	2	2940.00	Block C
3	3282.56	Block A	3	2520.06	Block B	3	2940.00	Block C
4	3287.10	Block A	4	2520.06	Block B	4	4731.06	Block C
5	3291.63	Block A	5	2520.06	Block B	5	4045.34	Block C
6	3283.25	Block A	6	2520.06	Block B	6	3510.45	Block C
7	3300.78	Block A	7	2520.06	Block B	7	2950.68	Block C
8	3306.82	Block A	8	2520.06	Block B	8	5973.83	Block C
9	3313.46	Block A	9	2520.06	Block B			
10	3320.09	Block A	10	2520.06	Block B			
11	3326.73	Block A	11	4385.09	Block B			
12	3333.37	Block A	12	3766.36	Block B			
13	3340.01	Block A	13	3147.62	Block B			
14	3346.64	Block A	14	4583.37	Block B			
15	3353.28	Block A	15	3573.80	Block B			
16	3359.92	Block A	16	2837.62	Block B			
17	3366.55	Block A	17	2520.06	Block B			
18	3373.19	Block A	18	2520.06	Block B			
19	3379.83	Block A	19	2520.06	Block B			
20	3349.57	Block A	20	2520.06	Block B			
21	3015.50	Block A	21	2520.06	Block B			
22	9703.05	Block A	22	2520.06	Block B			
			23	2520.06	Block B			
			24	2520.06	Block B			
			25	2890.54	Block B			



CAUTION
 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.

ENGINEER'S SEAL
 RONALD R. BOHANNAN
 NEW MEXICO
 7868
 PROFESSIONAL ENGINEER
 01/26/24
 RONALD R. BOHANNAN
 P.E. #7868

**PLAYA DEL SUR
 COORS AND I40
 SITE PLAN**

TIERRA WEST, LLC
 5571 MIDWAY PARK PL NE
 ALBUQUERQUE, NEW MEXICO 87109
 (505) 858-3100
 www.tierrewestllc.com

DRAWN BY: AS
DATE: 01/26/24
DRAWING:
SHEET #: 4
JOB #: 2023024