



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

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

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

Legal Description: Tract 4 and 5 of the Trails Unit 3A

City Address: UPC 100906403546422301 & 100906412249822304

Applicant: Bohannon Huston **Contact:** Josh Lutz

Address: 7500 Jefferson Street, Albuquerque, NM 87109

Phone#: 505-923-3306 **Fax#:** _____ **E-mail:** jlutz@bhinc.com

Owner: LaTerra Development, LLC **Contact:** Jonathan Braun

Address: 1880 Century Park East, Suite 1017 Los Angeles, CA 90067

Phone#: 310-552-0065 x 320 **Fax#:** _____ **E-mail:** jonathanb@laterradev.com

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:

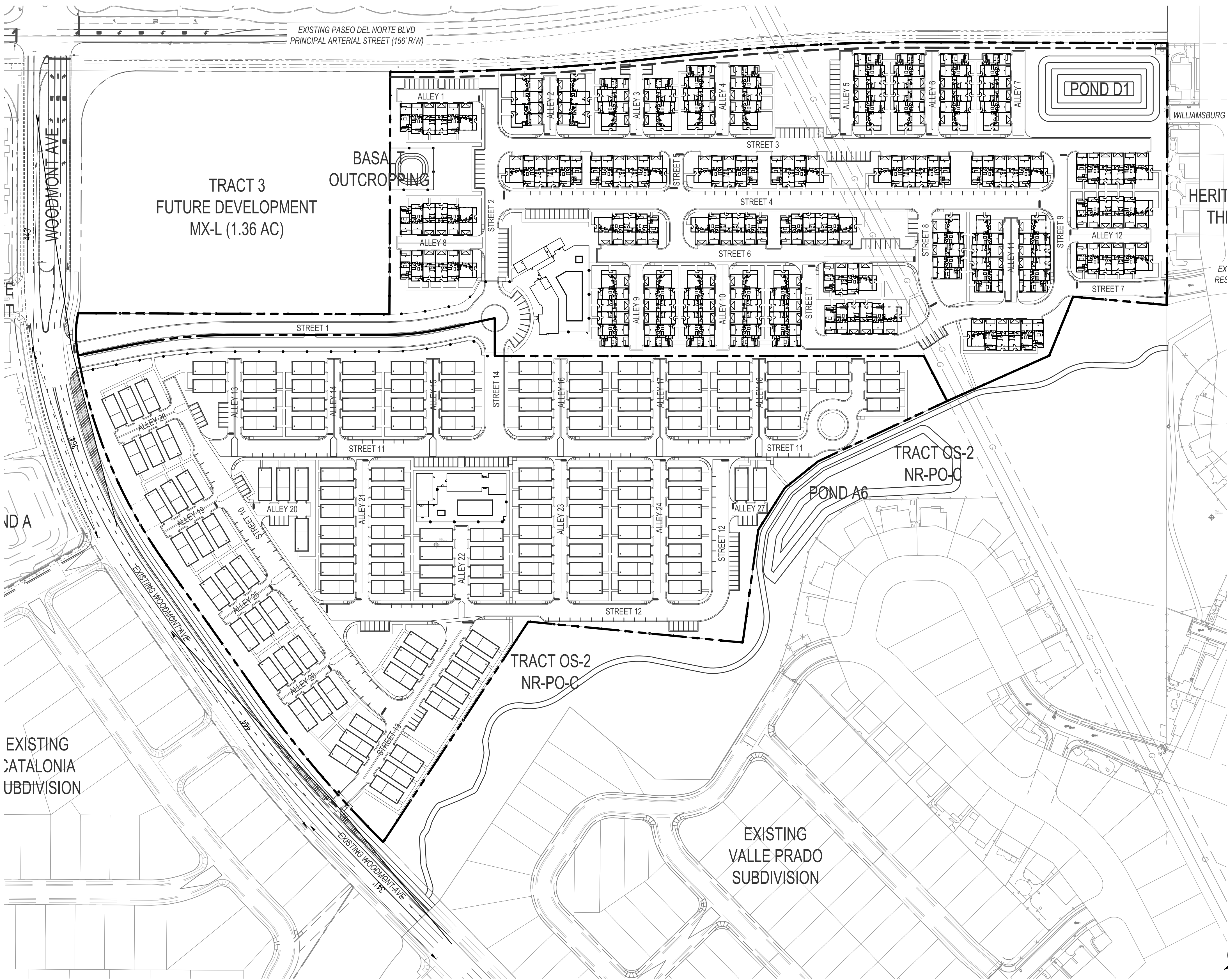
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☒ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL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

DATE SUBMITTED: 01/13/2023 **By:** Josh Lutz, P.E.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



GENERAL NOTES

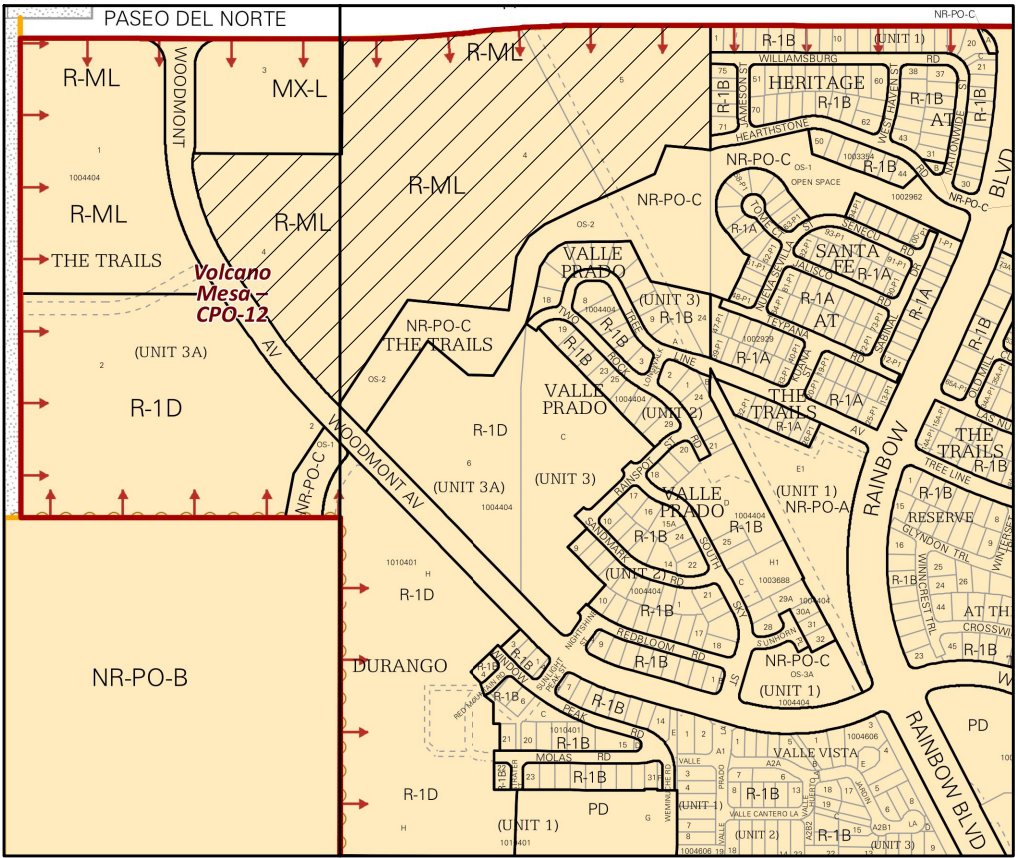
- 1. ALL SIDEWALKS, RAMPS, CURB CUTS, AND CURB AND GUTTER SHALL BE BUILT PER THE C.O.A. STANDARD DRAWINGS AND ADA STANDARDS
- 2. CLEAR SIGHT DISTANCE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS 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 CPO REQUIREMENTS AND NIGHT SKY LIGHTING. STREET LIGHTS WILL BE DEFINED WITH A SEPARATE SUBMITTAL.
- 4. THERE ARE NO TRASH ENCLOSURES FOR THIS SITE. INDIVIDUAL UNITS WILL HAVE THEIR OWN TRASH BINS. AN EXHIBIT HAS BEEN SUBMITTED TO SOLID WASTE FOR THEIR APPROVAL.

SITE DATA

LEGAL DESCRIPTION: TRACTS 4 AND 5 OF THE TRAILS UNIT 3A
SITE AREA:
NORTH TRACT: 18.78 ACRES
SOUTH TRACT: 18.29 ACRES
ZONING: R-ML
PROPOSED LAND USE: RESIDENTIAL
SETBACKS: AS SHOWN, SEE SITE PLAN.
SIGNAGE: AS SHOWN, SEE SITE PLAN.
WALLS AND FENCES: AS SHOWN, SEE SITE PLAN.

PARKING DATA

TYPE	TOTAL PROVIDED
TOTAL OFF STREET PARKING	257
GARAGE PARKING	688



VICINITY MAP

ZONE ATLAS PAGE: C-09-Z

LEGEND

- PROPERTY LINE
- == PROPOSED CURB & GUTTER
- - - FENCE
- ▨ SITE TRIANGLE

Bohannan  Huston
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LATERRA
SITE PLAN COVER SHEET

BHI PROJECT NO.	20220473	DWG NO.		SHEET	C-000	OF	17
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BENCH MARKS

ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
N = 1,523,503.476 E = 1,483,655.030
GROUND TO GRD FACTOR = 0.999864360
DELTA ALPHA = 0° 16'58.96"
ELEVATION = 5524.950 (NAVD 88)

ENGINEER'S SEAL

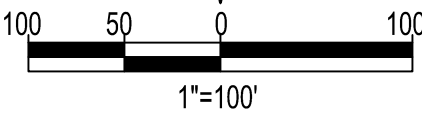
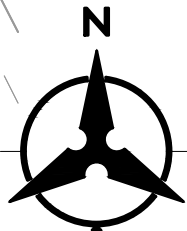


AS-BUILT INFORMATION

CONTRACTOR	DATE
WORK	DATE
INSPECTOR'S	DATE
ACCEPTANCE BY	DATE
FIELD	DATE
VERIFICATION BY	DATE
DRAWINGS	DATE
CORRECTED BY	DATE

REVISIONS

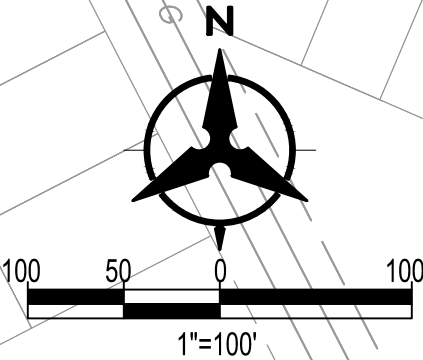
NO.	DATE	DESIGNED BY	CHECKED BY	DRAWN BY
		JL	JL	AR





LEGEND

- PROPERTY LINE
- === PROPOSED CURB & GUTTER
- .-.- FENCE
- RETAINING WALL



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LATERRA
OVERALL SITE PLAN

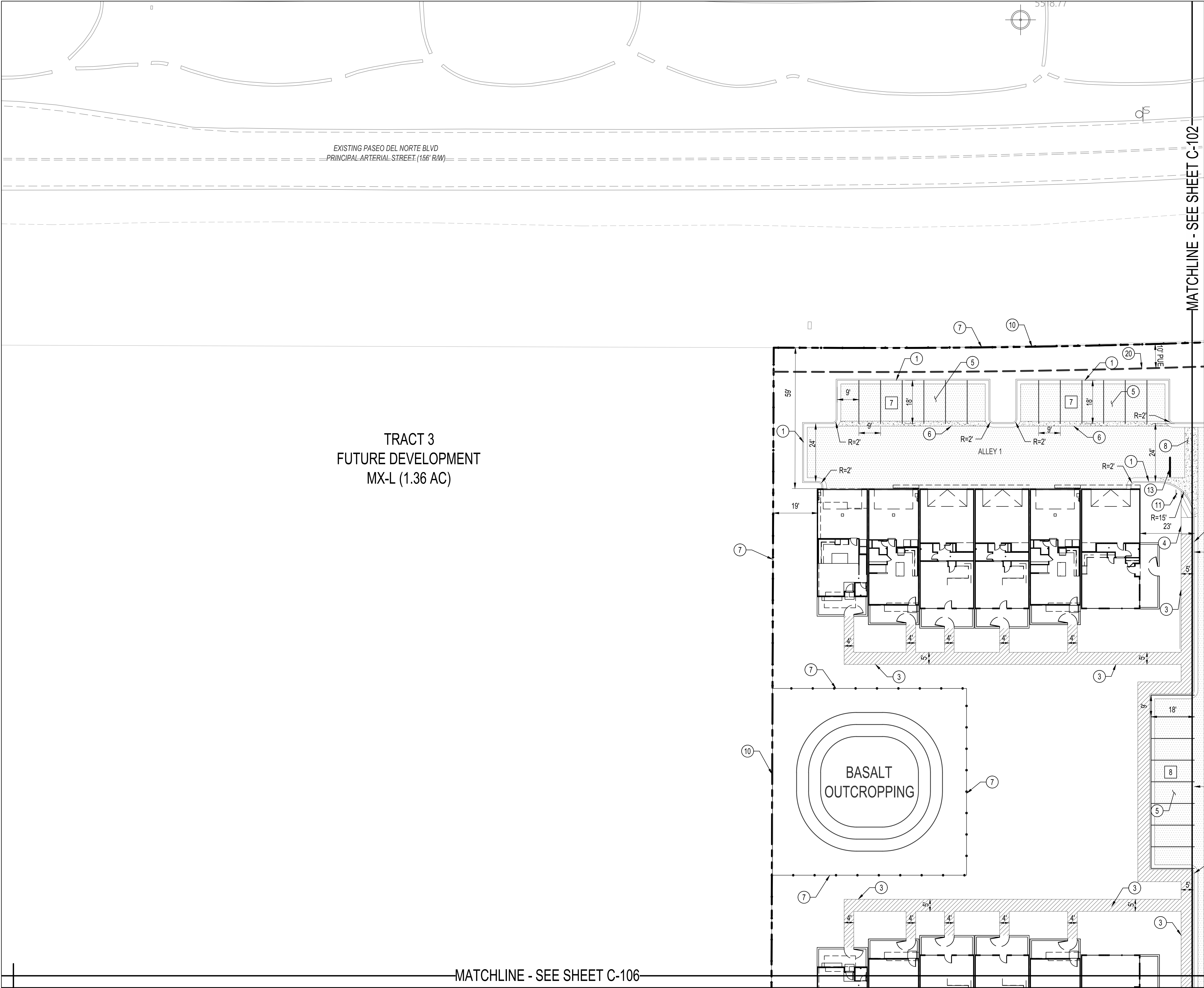
BHI PROJECT NO.	20220473	DWG NO.		SHEET	C-100	OF	17
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DESIGN		REVISIONS			AS-BUILT INFORMATION	
	NO.	DATE		BY		
DESIGNED BY	JL				CONTRACTOR	DATE
					WORK STARTED BY	DATE
					INSPECTORS	DATE
CHECKED BY	JL				ACCEPTANCE BY	DATE
					FIELD	DATE
DRAWN BY	AR				VERIFICATION BY	DATE
					DRAWINGS	DATE
					CORRECTED BY	DATE

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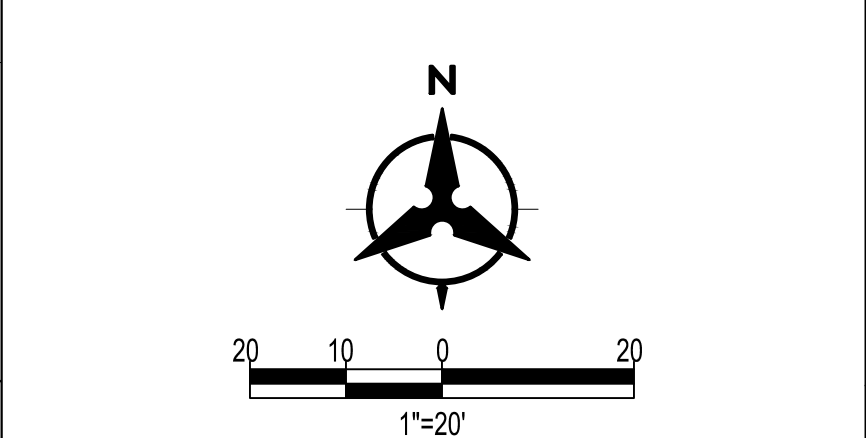


BENCH MARKS
 ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"
 GEOGRAPHIC POSITION (NAD 83)
 N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
 N = 1,523,503.475 E = 1,483,655.030
 GROUND TO GRD FACTOR = 0.999864360
 DELTA ALPHA = 0° 16'58.96"
 ELEVATION = 5524.950 (NAVD 88)



- SITE PLAN KEYED NOTES**
1. STANDARD CURB AND GUTTER.
 2. MEDIAN CURB AND GUTTER.
 3. CONCRETE SIDEWALK. WIDTH VARIES; SEE PLAN FOR DIMENSIONS.
 4. ADA ACCESSIBLE CONCRETE RAMP.
 5. STANDARD PARKING, 9' X 18' UNLESS OTHERWISE NOTED.
 6. 2' ALLEY GUTTER
 7. FENCE
 8. VALLEY GUTTER PER C.O.A. STD. DWG. 2420
 9. 12' VALLEY GUTTER
 10. PROPERTY LINE
 11. INSTALL STOP SIGN
 12. PAINT CURB RED WITH "FIRE LANE" TEXT
 13. STOP BAR
 14. "NO PARKING DURING XX HOUR TO XX HOUR" SIGN
 15. ON STREET PARKING, 7' x 20' UNLESS OTHERWISE NOTED. PAVEMENT MARKINGS ARE SHOWN FOR INFORMATION ONLY.
 16. PEDESTRIAN GATE
 17. VEHICULAR GATE
 18. PROPOSED MULTI-USE ASPHALT TRAIL. PLAN PER SIZE.
 19. MOUNTABLE CURB
 20. 10' PUBLIC UTILITY EASEMENT

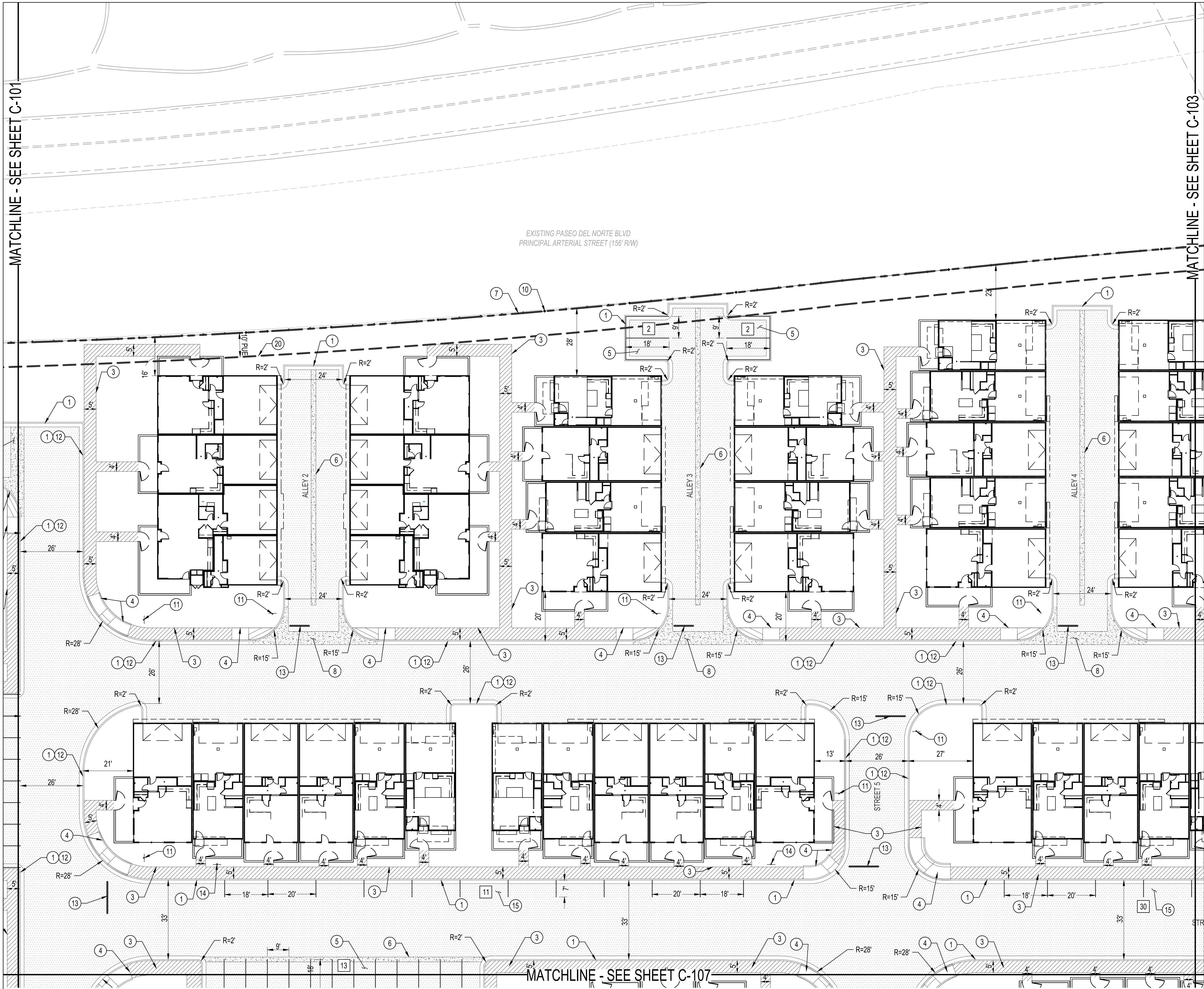
- LEGEND**
- ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - CONCRETE VALLEY GUTTER
 - CROSS WALK
 - PROPERTY LINE
 - PROPOSED CURB & GUTTER
 - FENCE
 - NUMBER OF PARKING STALLS



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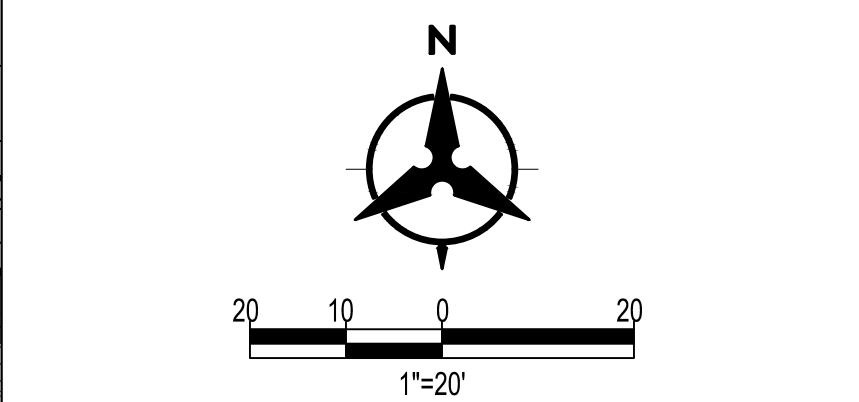
LATERRA SITE PLAN

BENCH MARKS		ENGINEER'S SEAL		AS-BUILT INFORMATION	
ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"				CONTRACTOR	DATE
GEOGRAPHIC POSITION (NAD 83)				WORK	DATE
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)				INSPECTORS	DATE
N = 1,523,503.475 E = 1,483,655.030				ACCEPTANCE BY	DATE
GROUND TO GRD FACTOR = 0.999864360				FIELD	DATE
DELTA ALPHA = 00° 16'58.86"		DRAWINGS		REVISIONS	DATE
ELEVATION = 5524.950 (NAVD 88)					
DESIGN		REVISIONS		BY	
DESIGNED BY	JL	NO.	DATE		
CHECKED BY	JL				
DRAWN BY	AR				



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 19. MOUNTABLE CURB
 20. 10' PUBLIC UTILITY EASEMENT

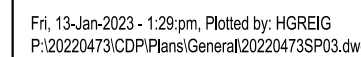
- LEGEND**
- ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - CONCRETE VALLEY GUTTER
 - CROSS WALK
 - PROPERTY LINE
 - PROPOSED CURB & GUTTER
 - FENCE
 - NUMBER OF PARKING STALLS



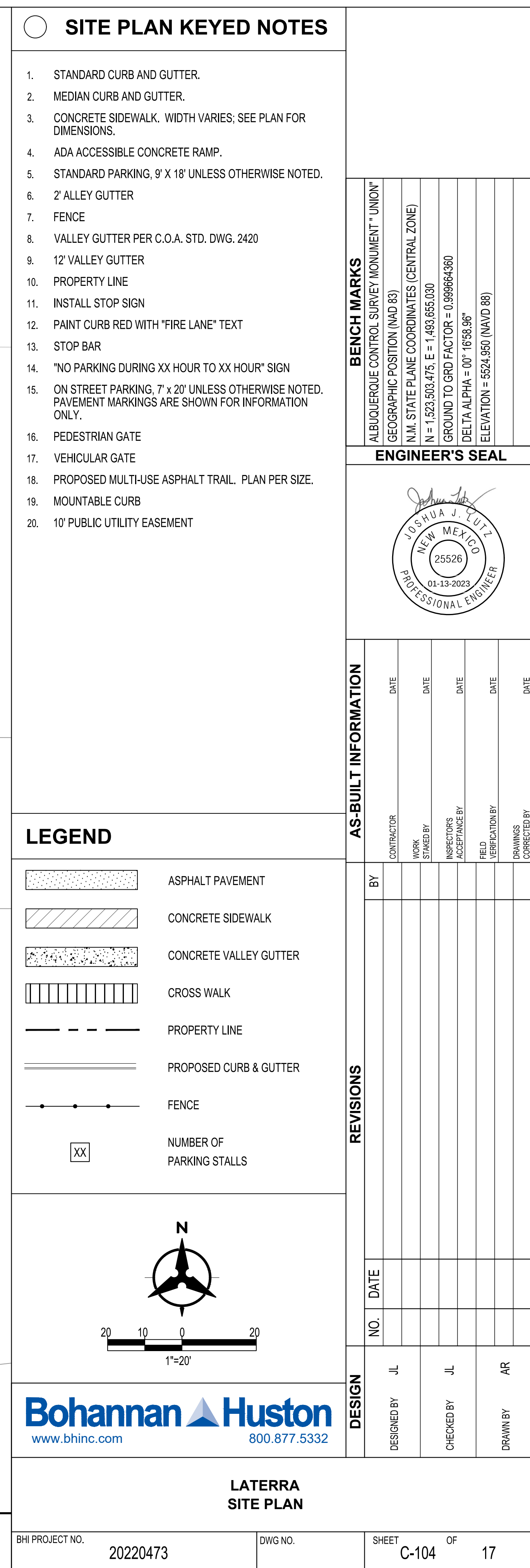
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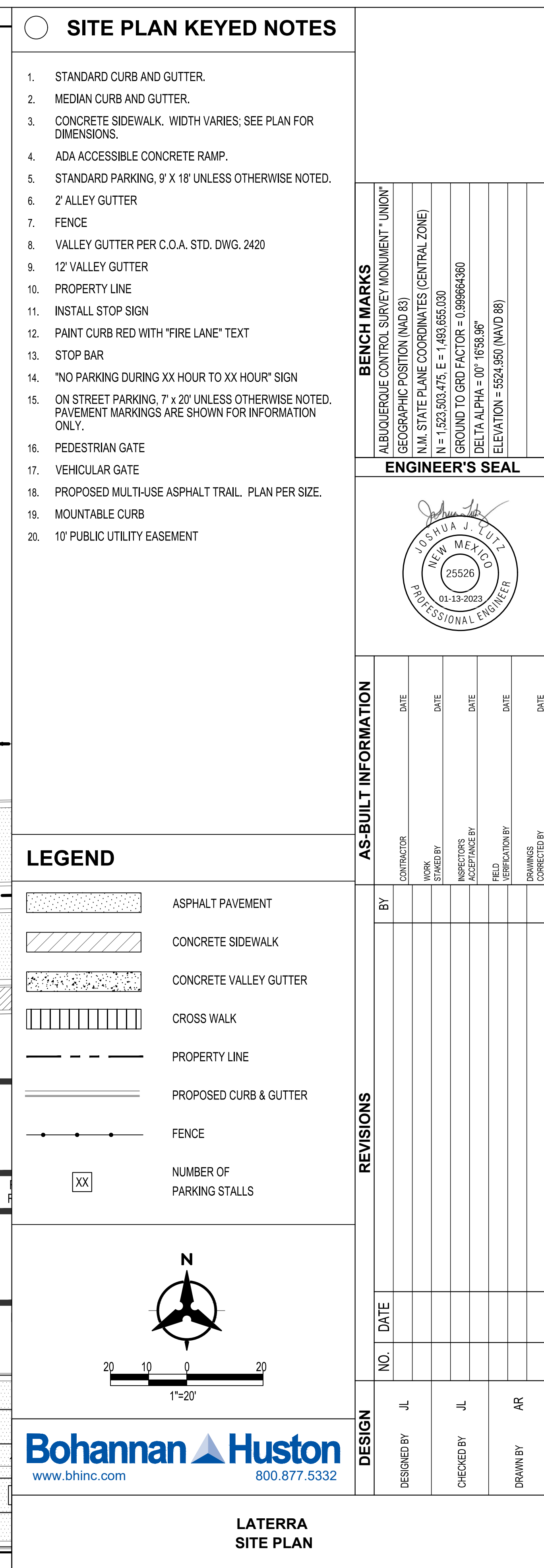
**LATERRA
SITE PLAN**

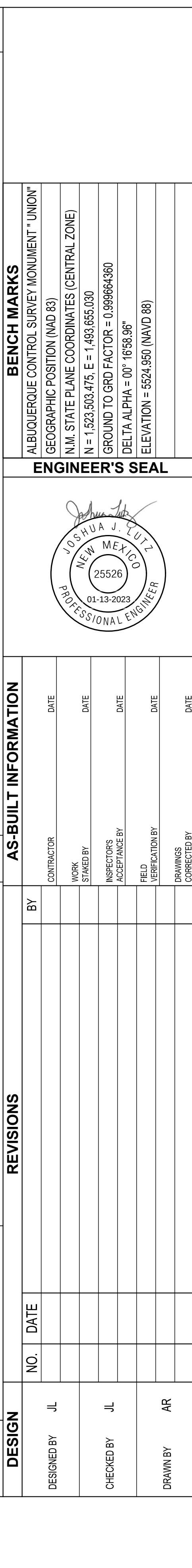
BENCH MARKS		ENGINEER'S SEAL	
ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"			
GEOGRAPHIC POSITION (NAD 83)			
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)			
N = 1523,503.475 E = 1,483,655.030			
GROUND TO GRD FACTOR = 0.999864360			
DELTA ALPHA = 00° 16'58.96"			
ELEVATION = 5524.950 (NAVD 88)			
AS-BUILT INFORMATION		REVISIONS	
BY	DATE	NO.	DATE
CONTRACTOR			
WORK STARTED BY			
INSPECTOR'S ACCEPTANCE BY			
FIELD VERIFICATION BY			
DRAWINGS CORRECTED BY			
DESIGN		DRAWN BY	
DESIGNED BY	JL		
CHECKED BY	JL		
DRAWN BY	AR		
BHI PROJECT NO. 20220473		DWG NO.	
		SHEET C-102 OF 17	



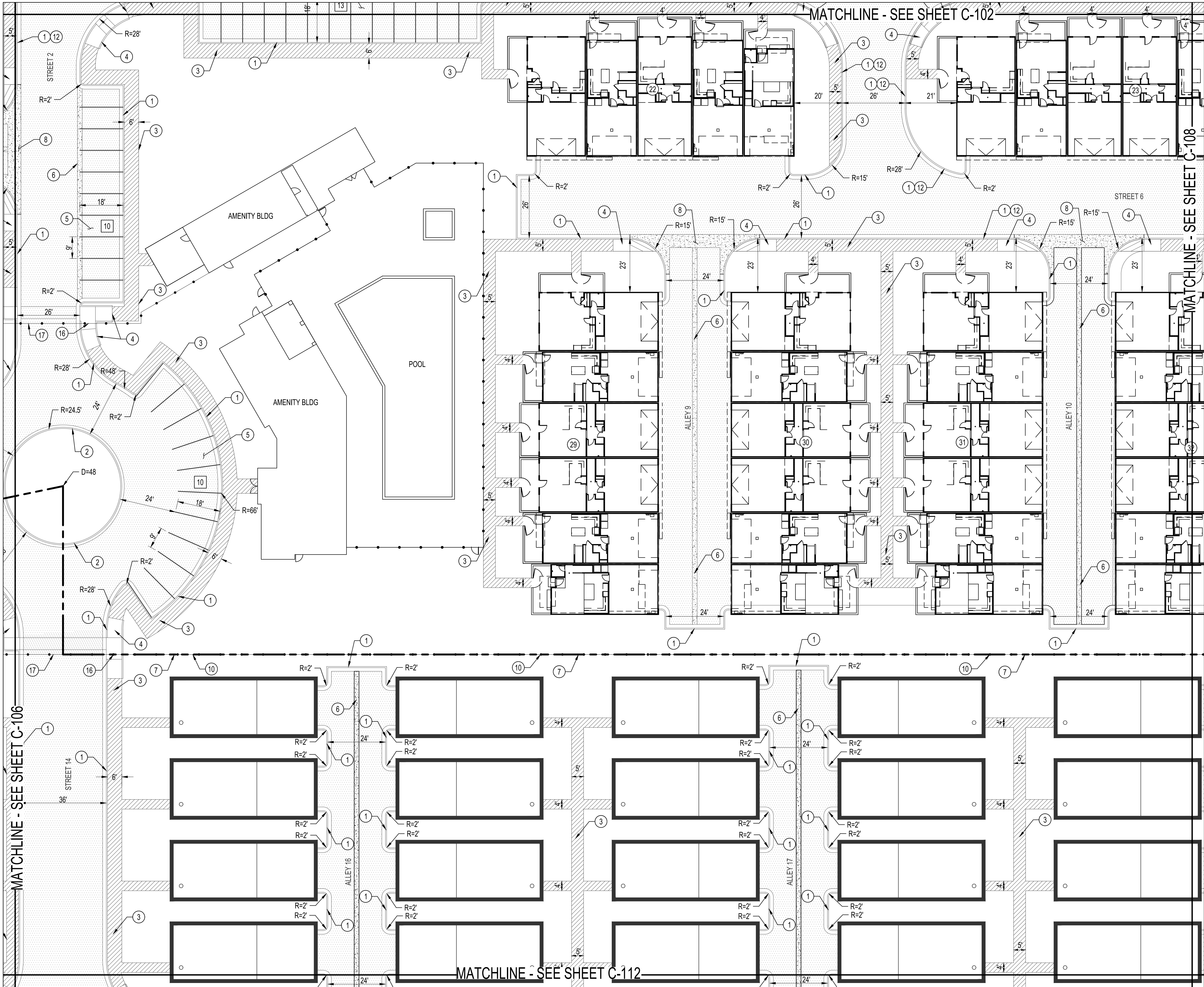
BHI PROJECT NO. 20220473	DWG NO.	SHEET C-103	OF 17
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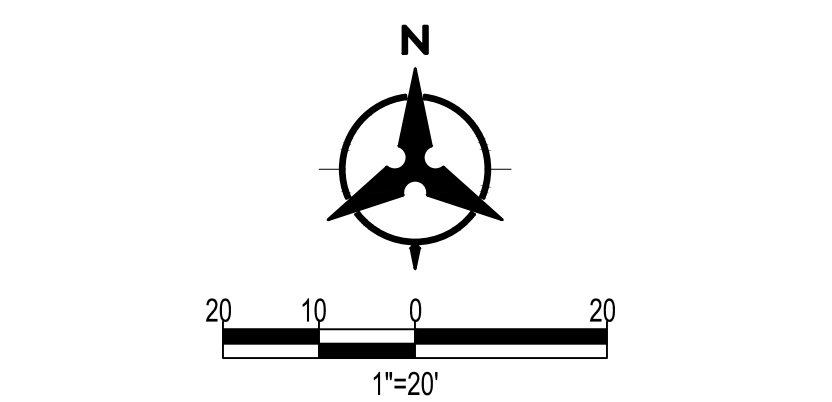


BHI PROJECT NO. 20220473	DWG NO.	SHEET C-106	OF 17
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 19. MOUNTABLE CURB
 20. 10' PUBLIC UTILITY EASEMENT

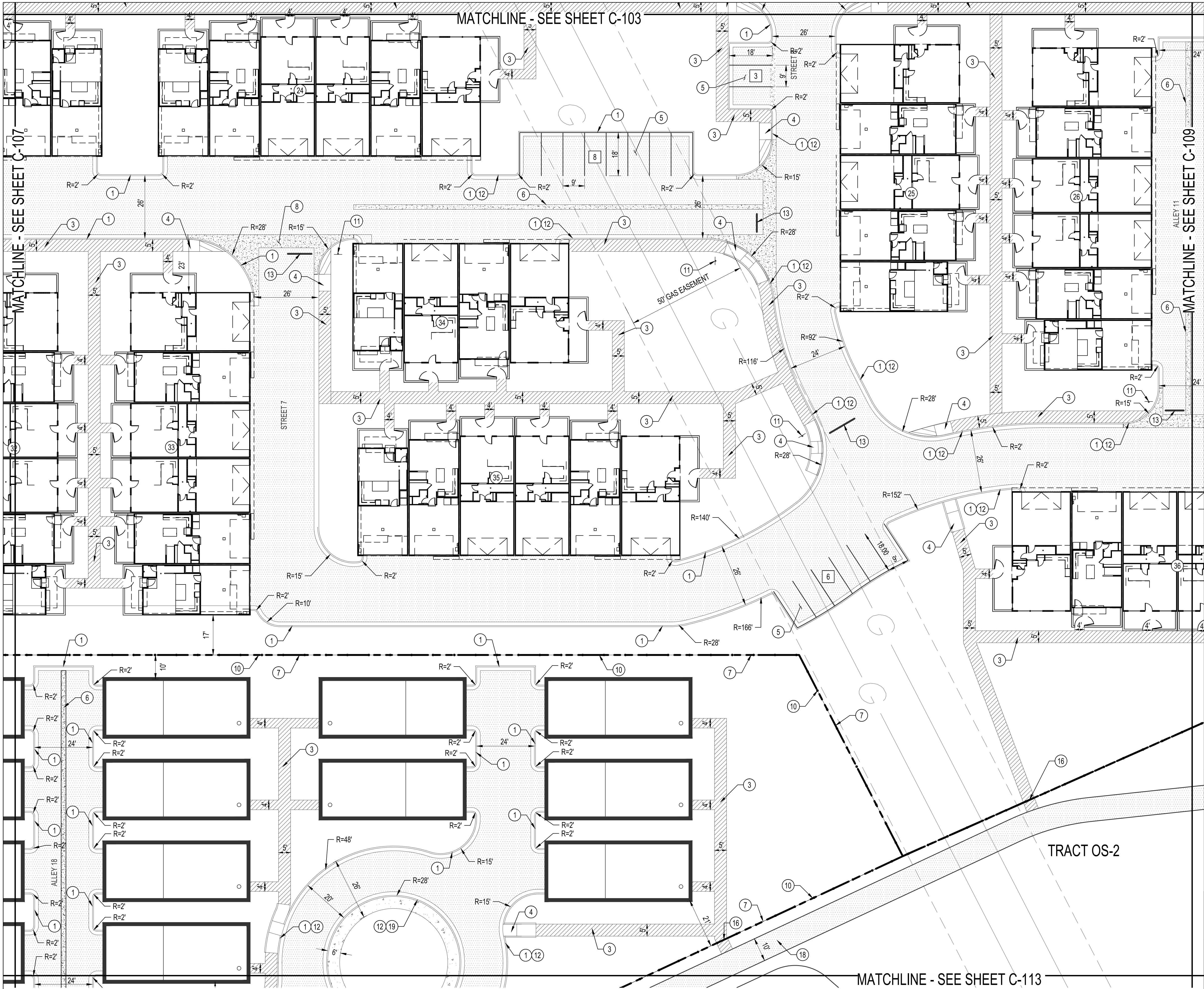
- LEGEND**
- ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - CONCRETE VALLEY GUTTER
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 - PROPOSED CURB & GUTTER
 - FENCE
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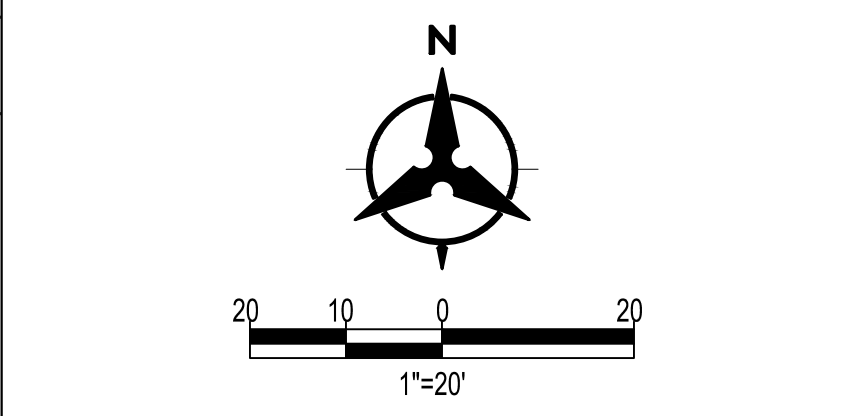
**LATERRA
SITE PLAN**

BENCH MARKS		ENGINEER'S SEAL	
ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"			
GEOGRAPHIC POSITION (NAD 83)		CONTRACTOR	
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)		WORK STARTED BY	
N = 1,523,503.475 E = 1,453,655.030		INSPECTOR'S ACCEPTANCE BY	
GROUND TO GRD FACTOR = 0.999864360		FIELD VERIFICATION BY	
DELTA ALPHA = 00° 16'58.96"		DRAWINGS CORRECTED BY	
ELEVATION = 5524.950 (NAVD 88)		DATE	
AS-BUILT INFORMATION		REVISIONS	
DATE		NO.	
DATE		DESIGNED BY	
DATE		CHECKED BY	
DATE		DRAWN BY	
DATE		DATE	
DATE		DATE	
DATE		DATE	
DATE		DATE	



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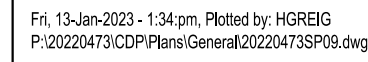


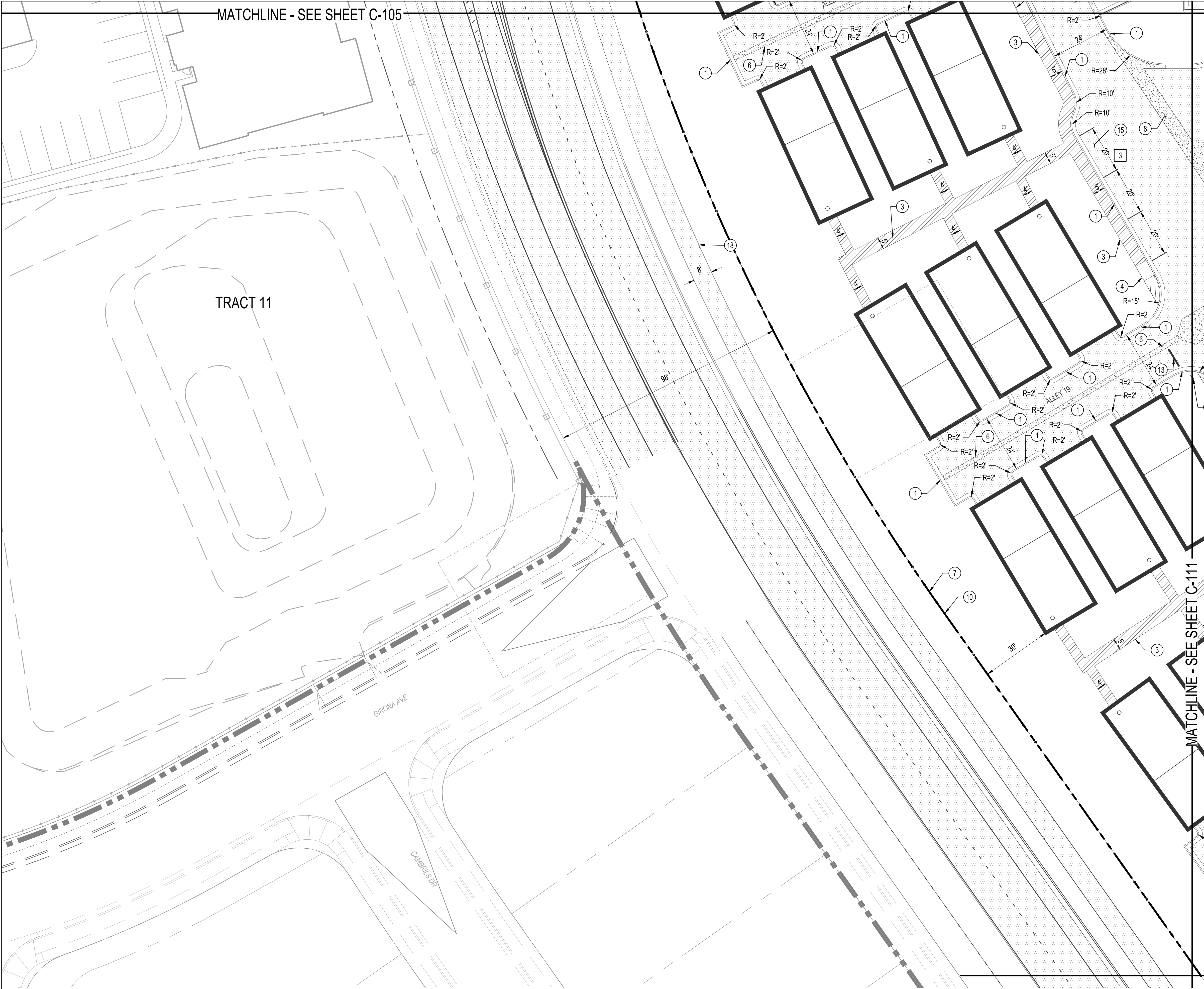
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**LATERRA
SITE PLAN**

DESIGN		REVISIONS		AS-BUILT INFORMATION		ENGINEER'S SEAL		BENCH MARKS	
DESIGNED BY		JL				CONTRACTOR			ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"
			DATE			DATE			GEOGRAPHIC POSITION (NAD 83)
CHECKED BY		JL				WORK STARTED BY			N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
						DATE			N = 1,523,503.475 E = 1,493,655.030
						INSPECTOR'S ACCEPTANCE BY			GROUND TO GRD FACTOR = 0.999864360
						DATE			DELTA ALPHA = 00° 16'58.96"
DRAWN BY		AR				FIELD VERIFICATION BY			ELEVATION = 5524.950 (NAVD 88)
						DATE			
						DRAWINGS CORRECTED BY			
						DATE			

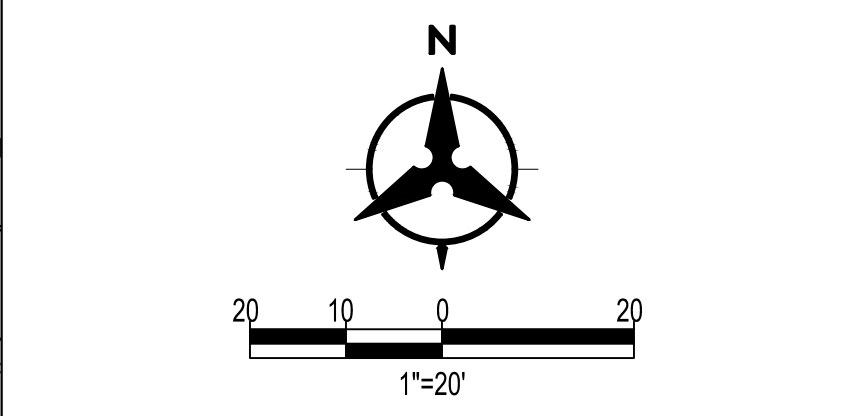
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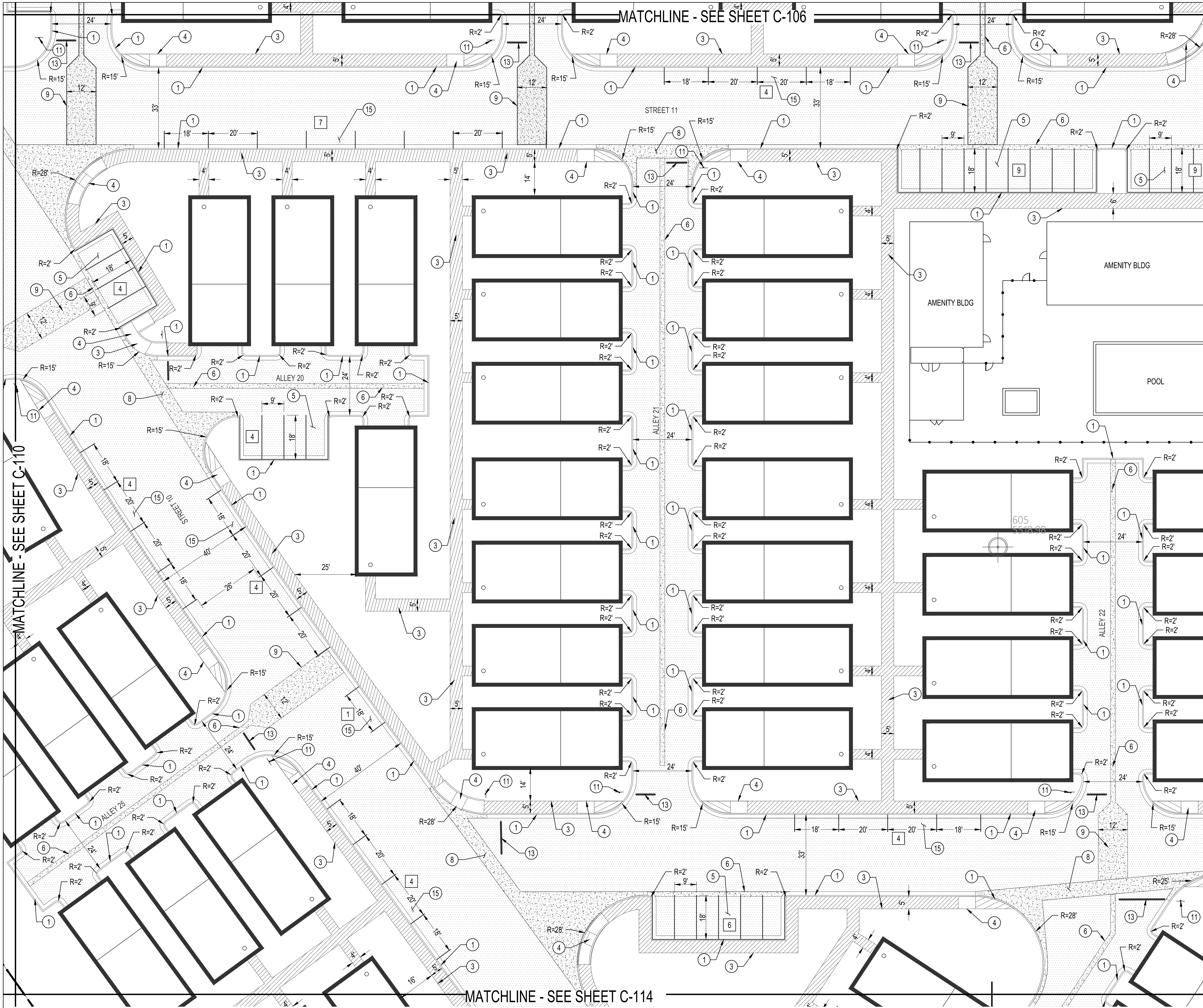
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 18. PROPOSED MULTI-USE ASPHALT TRAIL. PLAN PER SIZE.
 19. MOUNTABLE CURB
 20. 10' PUBLIC UTILITY EASEMENT

- LEGEND**
- | | |
|--|--------------------------|
| | ASPHALT PAVEMENT |
| | CONCRETE SIDEWALK |
| | CONCRETE VALLEY GUTTER |
| | CROSS WALK |
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| | PROPOSED CURB & GUTTER |
| | FENCE |
| | NUMBER OF PARKING STALLS |



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BENCH MARKS		ENGINEER'S SEAL	
ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"			
GEOGRAPHIC POSITION (NAD 83)			
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INSPECTORS	DATE		
ACCEPTANCE BY	DATE		
FIELD	DATE		
VERIFICATION BY	DATE		
DRAWINGS	DATE		
CORRECTED BY	DATE		
DESIGN			
DESIGNED BY	JL		
CHECKED BY	JL		
DRAWN BY	AR		
LATERRA SITE PLAN			
BHI PROJECT NO.	20220473	DWG NO.	
SHEET	C-110	OF	17

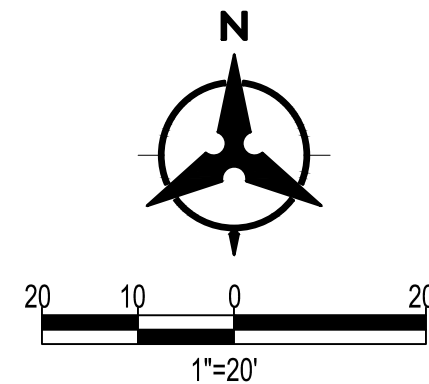


SITE PLAN KEYED NOTES

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LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE VALLEY GUTTER
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- FENCE
- NUMBER OF PARKING STALLS



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**LATERRA
SITE PLAN**

BENCH MARKS

ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
N = 1,523,503.475 E = 1,453,655.030
GROUND TO GRD FACTOR = 0.999864960
DELTA ALPHA = 00° 16'58.96"
ELEVATION = 5524.950 (NAVD 88)

ENGINEER'S SEAL



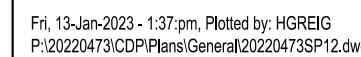
AS-BUILT INFORMATION

CONTRACTOR	DATE
WORK STARTED BY	DATE
INSPECTORS ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

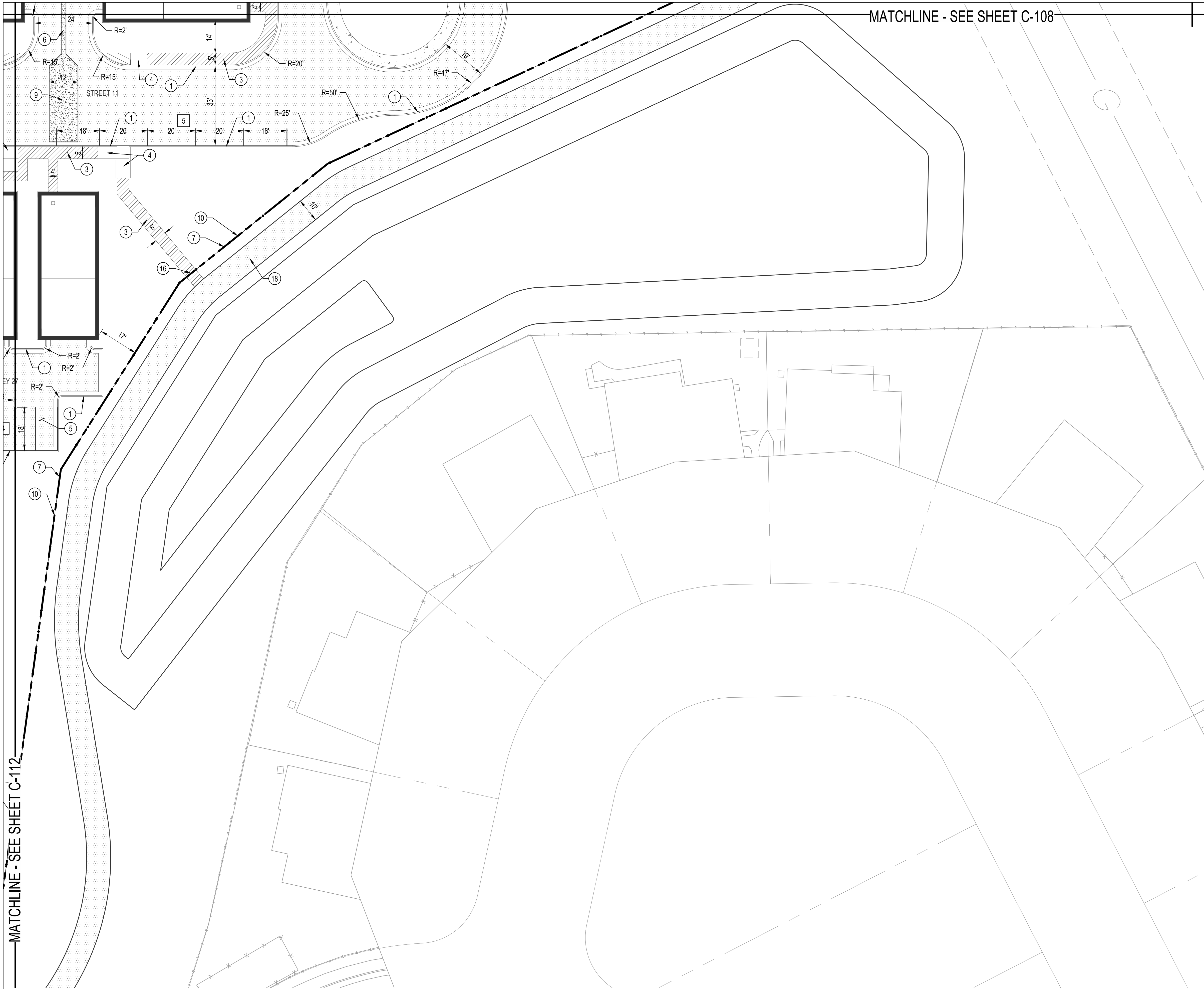
REVISIONS		BY	
NO.	DATE		

DESIGN

DESIGNED BY	JL
CHECKED BY	JL
DRAWN BY	AR



BHI PROJECT NO. 20220473	DWG NO.	SHEET C-112	OF 17
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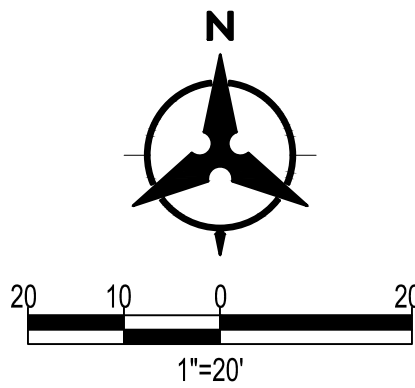
MATCHLINE - SEE SHEET C-108

SITE PLAN KEYED NOTES

1. STANDARD CURB AND GUTTER.
2. MEDIAN CURB AND GUTTER.
3. CONCRETE SIDEWALK. WIDTH VARIES; SEE PLAN FOR DIMENSIONS.
4. ADA ACCESSIBLE CONCRETE RAMP.
5. STANDARD PARKING, 9' X 18' UNLESS OTHERWISE NOTED.
6. 2' ALLEY GUTTER
7. FENCE
8. VALLEY GUTTER PER C.O.A. STD. DWG. 2420
9. 12" VALLEY GUTTER
10. PROPERTY LINE
11. INSTALL STOP SIGN
12. PAINT CURB RED WITH "FIRE LANE" TEXT
13. STOP BAR
14. "NO PARKING DURING XX HOUR TO XX HOUR" SIGN
15. ON STREET PARKING, 7' x 20' UNLESS OTHERWISE NOTED. PAVEMENT MARKINGS ARE SHOWN FOR INFORMATION ONLY.
16. PEDESTRIAN GATE
17. VEHICULAR GATE
18. PROPOSED MULTI-USE ASPHALT TRAIL. PLAN PER SIZE.
19. MOUNTABLE CURB
20. 10' PUBLIC UTILITY EASEMENT

LEGEND

- | | |
|--|--------------------------|
| | ASPHALT PAVEMENT |
| | CONCRETE SIDEWALK |
| | CONCRETE VALLEY GUTTER |
| | CROSS WALK |
| | PROPERTY LINE |
| | PROPOSED CURB & GUTTER |
| | FENCE |
| | NUMBER OF PARKING STALLS |

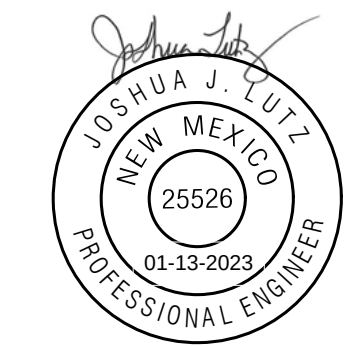


Bohannon & Huston
www.bhinc.com 800.877.5332

**LATERRA
SITE PLAN**

BHI PROJECT NO.	20220473	DWG NO.		SHEET	C-113	OF	17
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BENCH MARKS
ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
N = 1,523,503.475 E = 1,483,655.030
GROUND TO GRD FACTOR = 0.999864360
DELTA ALPHA = 00° 16'58.96"
ELEVATION = 5524.950 (NAVD 88)



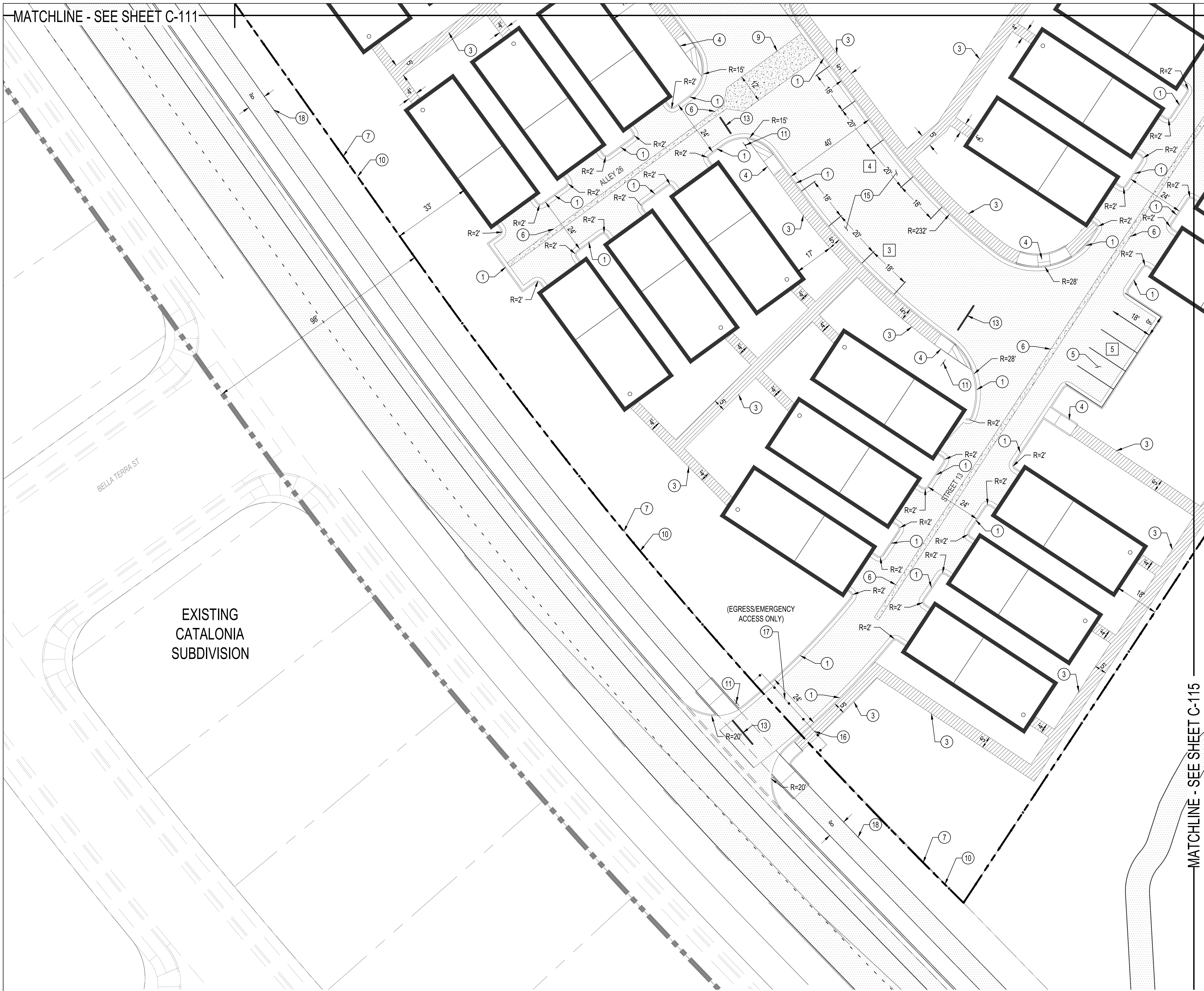
ENGINEER'S SEAL

AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORK STARTED BY	DATE
INSPECTORS ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

REVISIONS	
NO.	DATE

DESIGN	
DESIGNED BY	DATE
JL	
CHECKED BY	DATE
JL	
DRAWN BY	DATE
AR	

MATCHLINE - SEE SHEET C-111



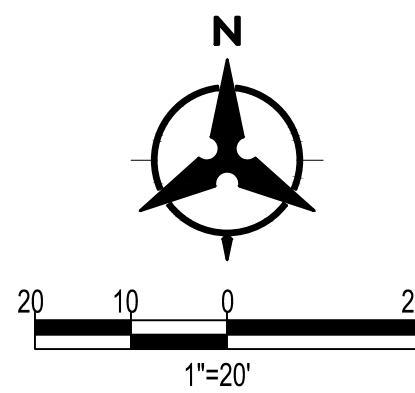
EXISTING
CATALONIA
SUBDIVISION

SITE PLAN KEYED NOTES

1. STANDARD CURB AND GUTTER.
2. MEDIAN CURB AND GUTTER.
3. CONCRETE SIDEWALK. WIDTH VARIES; SEE PLAN FOR DIMENSIONS.
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LEGEND

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| | ASPHALT PAVEMENT |
| | CONCRETE SIDEWALK |
| | CONCRETE VALLEY GUTTER |
| | CROSS WALK |
| | PROPERTY LINE |
| | PROPOSED CURB & GUTTER |
| | FENCE |
| | NUMBER OF PARKING STALLS |



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**LATERRA
SITE PLAN**

BHI PROJECT NO.	20220473	DWG NO.		SHEET	C-114	OF	17
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BENCH MARKS

ALBUQUERQUE CONTROL SURVEY MONUMENT "UNION"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
N = 1,523,503.475 E = 1,493,655.030
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DELTA ALPHA = 00° 16'58.96"
ELEVATION = 5524.950 (NAVD 88)

ENGINEER'S SEAL



AS-BUILT INFORMATION

CONTRACTOR	DATE	WORK	DATE	INSPECTOR'S	DATE	FIELD	DATE	DRAWINGS	DATE

REVISIONS

NO.	DATE	BY	DESIGNED BY	CHECKED BY	DRAWN BY
			JL	JL	AR

