

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 23, 2023

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

Re: LaTerra Development
99999 Woodmont Ave. NW
Conceptual Traffic Circulation Layout for DFT Approval
Engineer's Stamp 05-01-23 (C09-D011B)

Dear Mr. Lutz,

The conceptual TCL submittal received 05-03-2023 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.

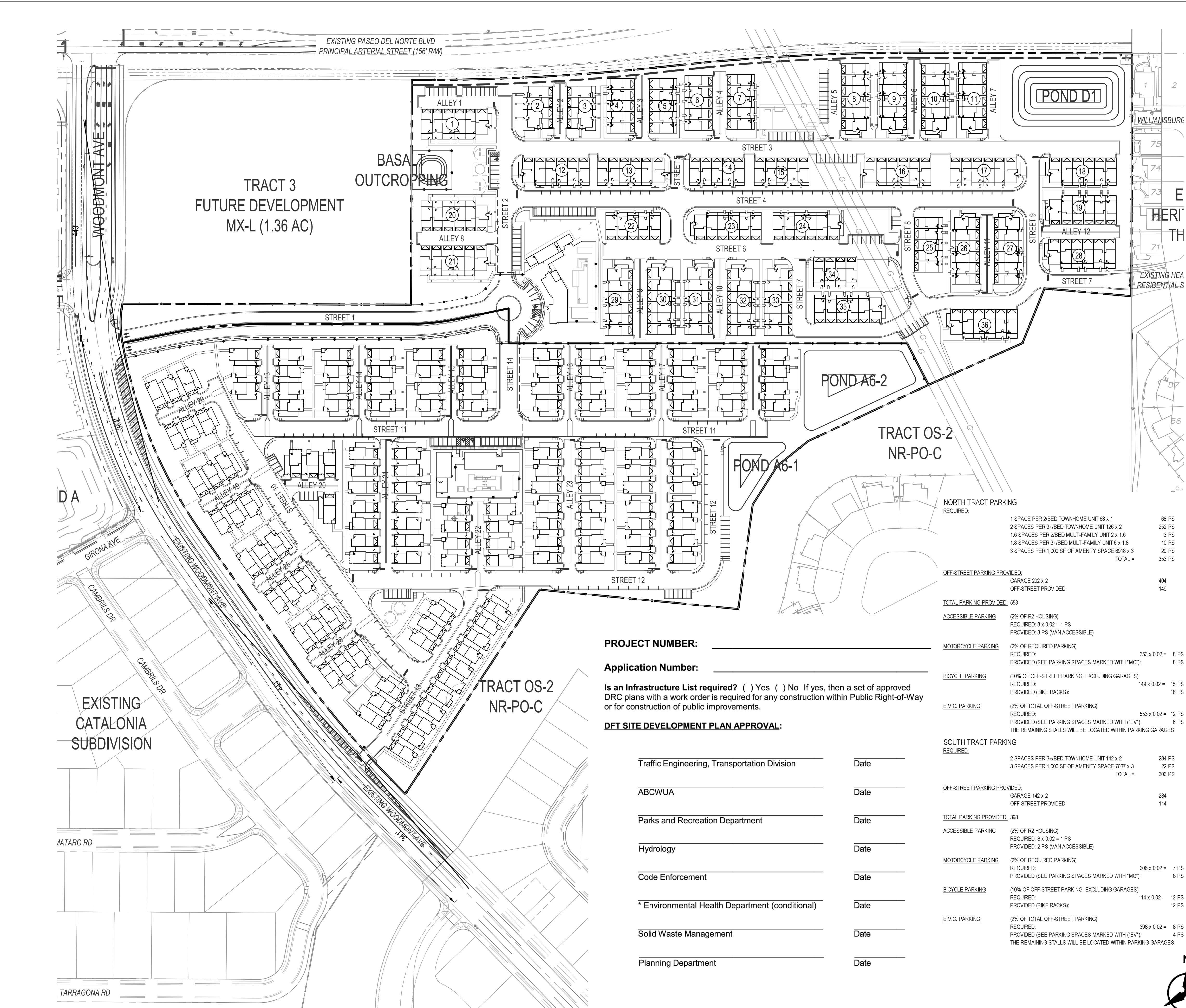
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and 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

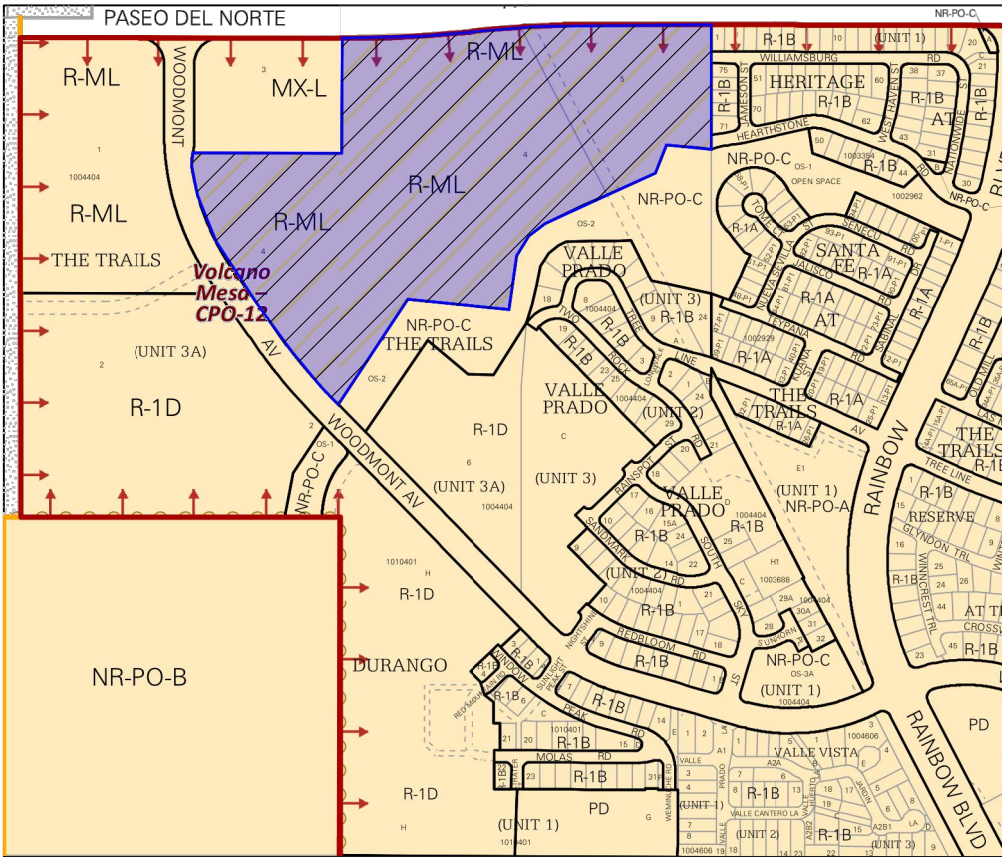


GENERAL NOTES

- 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.



VICINITY MAP

ZONE ATLAS PAGE: C-09-Z

LEGEND

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

Bohannon & Huston
www.bhinc.com 800.877.5332

BEDROCK
SITE PLAN COVER SHEET

BHI PROJECT NO. 20220473 DWG NO. SHEET C-000 OF 51

ENGINEER'S SEAL



AS-BUILT INFORMATION

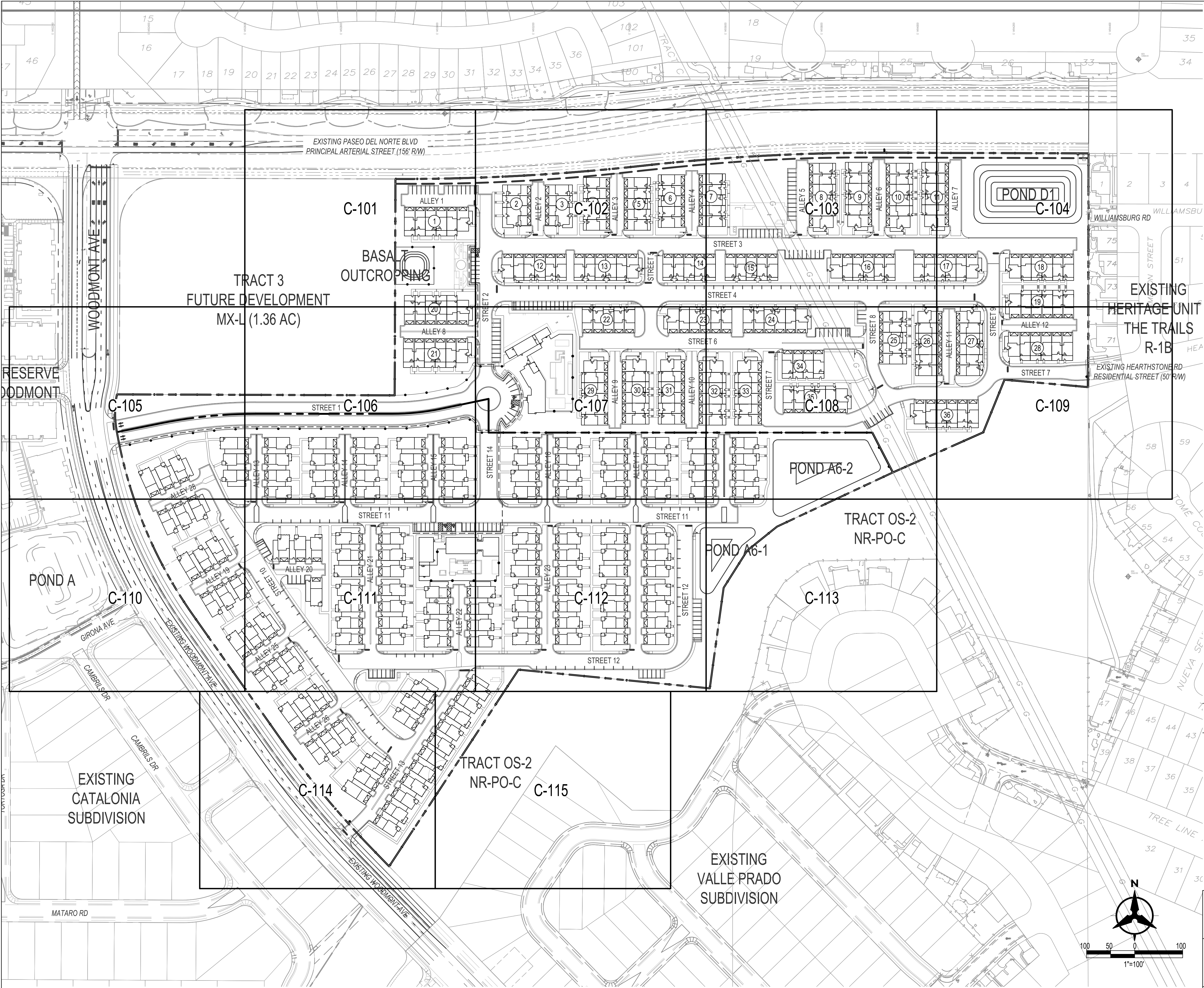
CONTRACTOR	DATE
WORK	DATE
STATED BY	DATE
INSPECTORS	DATE
ACCEPTANCE BY	DATE
FIELD	DATE
VERIFICATION BY	DATE
DRAWINGS	DATE
CORRECTED BY	DATE

REVISIONS

NO.	DATE

DESIGN

DESIGNED BY	JL
CHECKED BY	JL
DRAWN BY	AR



LEGEND

- PROPERTY LINE
- === PROPOSED CURB & GUTTER
- - - FENCE

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**BEDROCK
OVERALL SITE PLAN**

BHI PROJECT NO.	20220473	DWG NO.		SHEET	C-100	OF	51
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AS-BUILT INFORMATION

CONTRACTOR	DATE
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FIELD	DATE
VERIFICATION BY	DATE
DRAWINGS	DATE
CORRECTED BY	DATE

REVISIONS

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

BENCH MARKS

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)

ENGINEER'S SEAL

