

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 7, 2025

John Stapleton, PE
CDS
9384 Valley View NW Suite 100
Albuquerque, NM 87114

John.stapleton@cdsnm.com

Re: Bridge & 86th St. SW – Duplexes
99999 BRIDGE BLVD SW
Traffic Circulation Layout
Engineer's Stamp 1-27-25 (L09D046)

Dear Mr. Stapleton,

The TCL submittal received 2-6-2025 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

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, and the TCL to the [ABQ-PLAN](#) for log in and evaluation by Transportation.

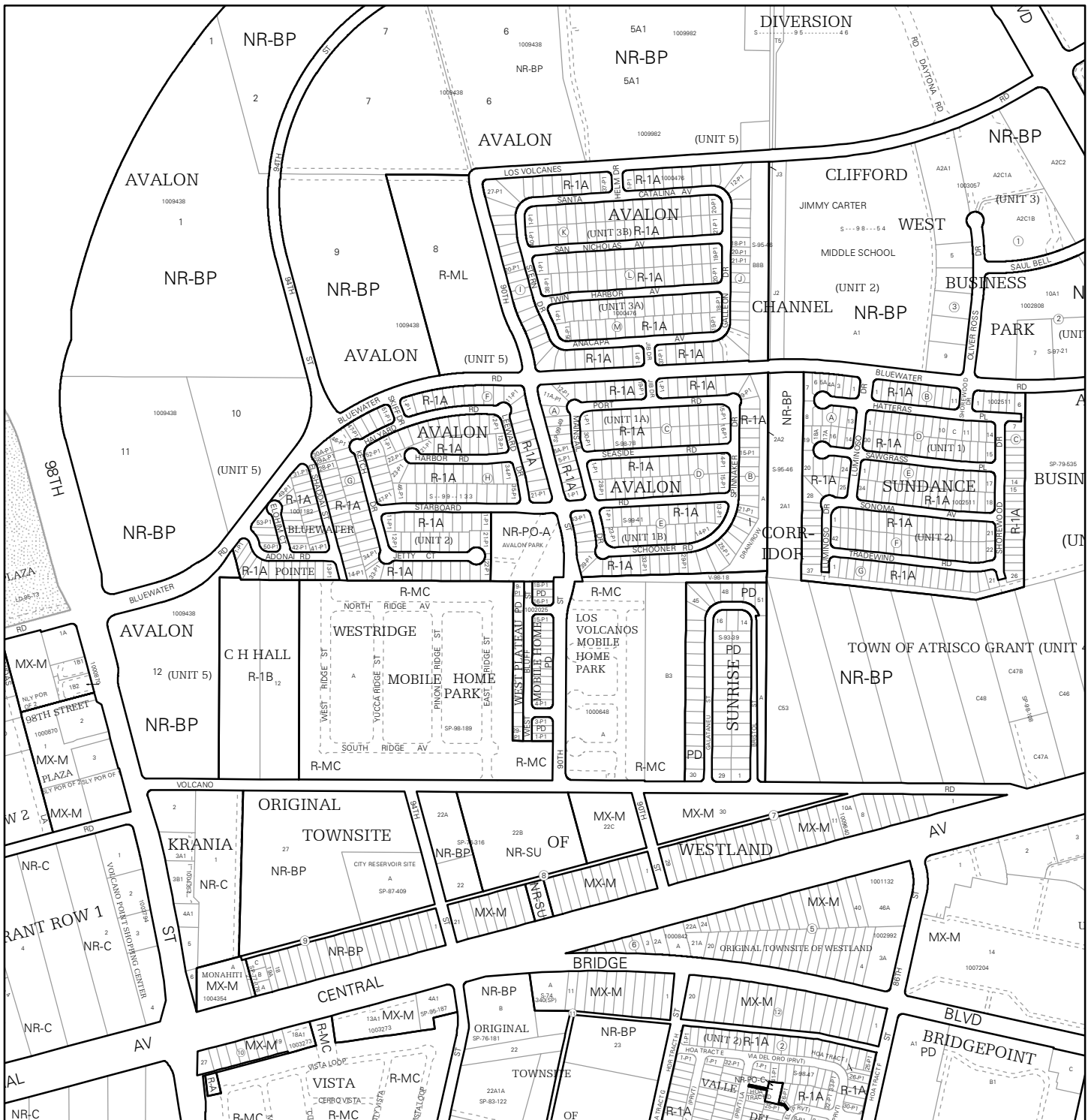
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Sertil A. Kanbar

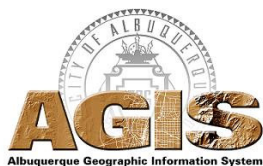
Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

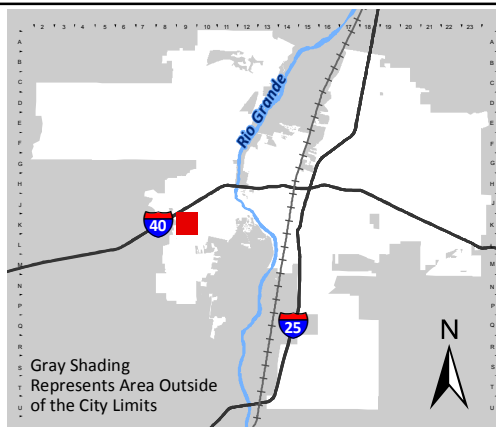


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
K-09-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
- Gray Shading
Represents Area Outside
of the City Limits
- 0 250 500 1,000 Feet

SITE PLAN DATA

BUILDING DATA

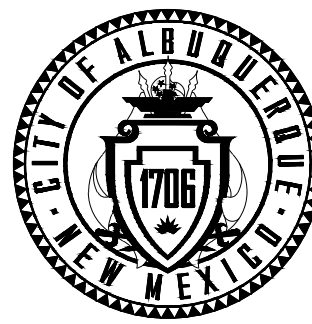
BUILDINGS NOT FIRE SPRINKLERED

**TRAFFIC CIRCULATION
LAYOUT APPROVED**

Sertil A. Kanbar 2/7/2025

Signed

Date _____

BUQUERQUE
MUNICIPAL DEVELOPMENT
PLANNING DIVISION

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

SITE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. L-9-Z & K-09-Z
		CITY PROJECT NO. ####
		SHEET NO. C-100

13 12 11 10 9 8 7 6 5 4 3 2 1

38 37

EXISTING DRIVEWAY

PROPOSED DRIVEWAY

15.00'

80th STREET SW

340.00'

420.00'

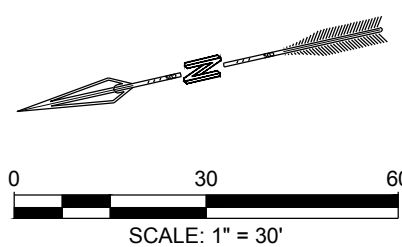
CLEAR SIGHT TRIANGLE

1. LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

Date: _____

EXISTING DRIVEWAY

420.00'



CLEAR SIGHT TRIANGLE

SHEET NO.	C-101
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CDS.

COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187

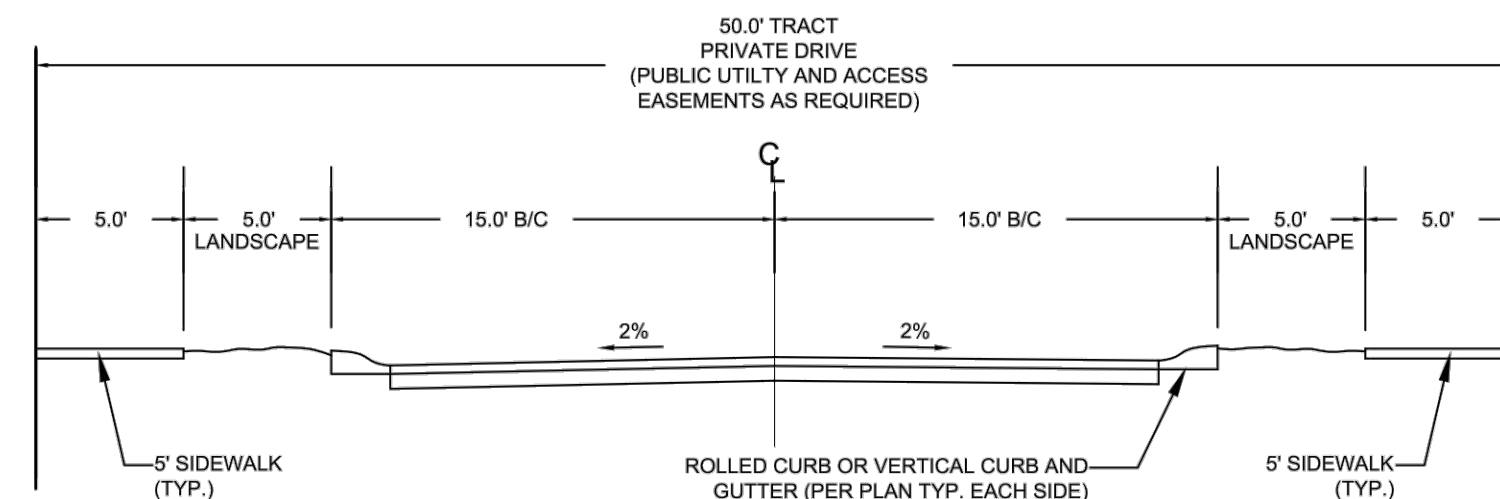
BENCH MARKS

ACS MONUMENT "13_L14" HAVING ELEVATION OF 4970.901' (BENCHMARK - NAVD 88)

COORDINATES SHOWN REFERENCE MODIFIED
NEW MEXICO STATE PLANE COORDINATES (NAD
83-GROUND-CENTRAL ZONE)
GROUND TO GRID FACTOR OF 0.9996807506 WITH
AN ORIGIN OF (0,0)

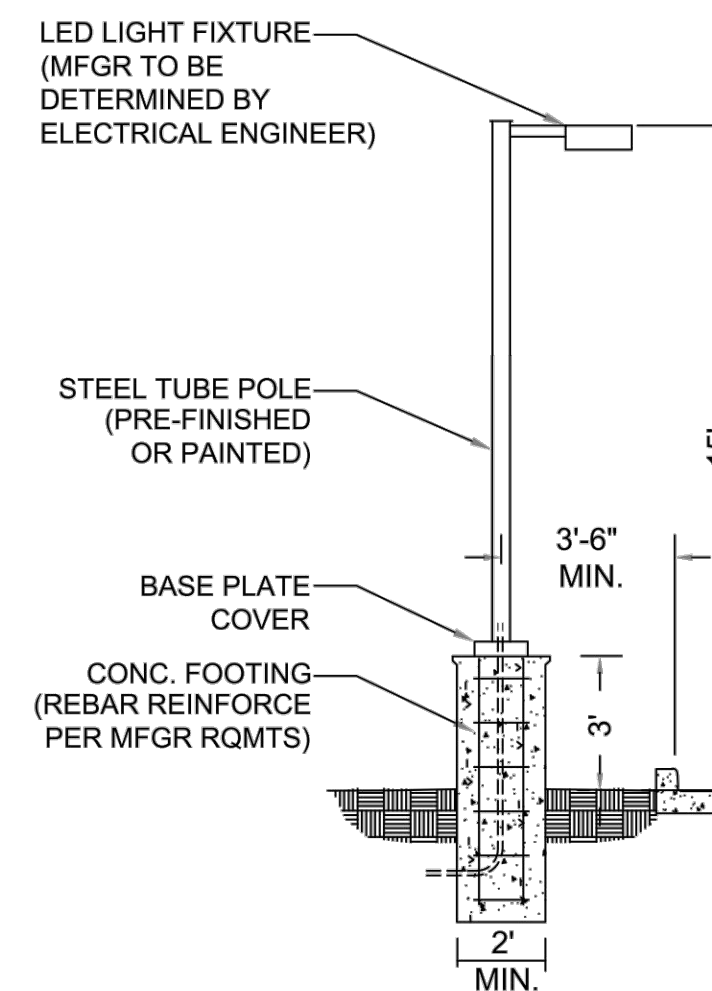


SEAL



2 TYPICAL PRIVATE STREET SECTION

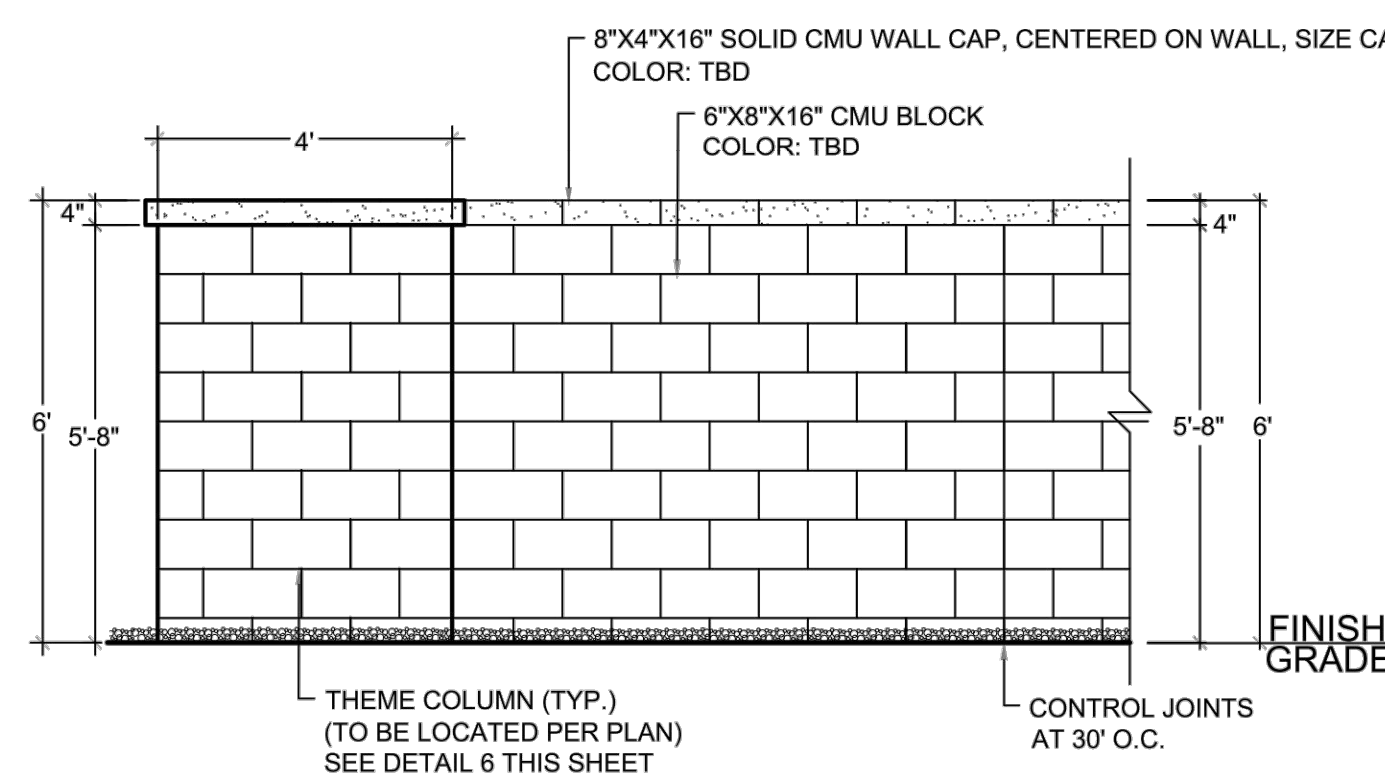
NTS



3 TYPICAL SITE POLE LIGHT DETAIL

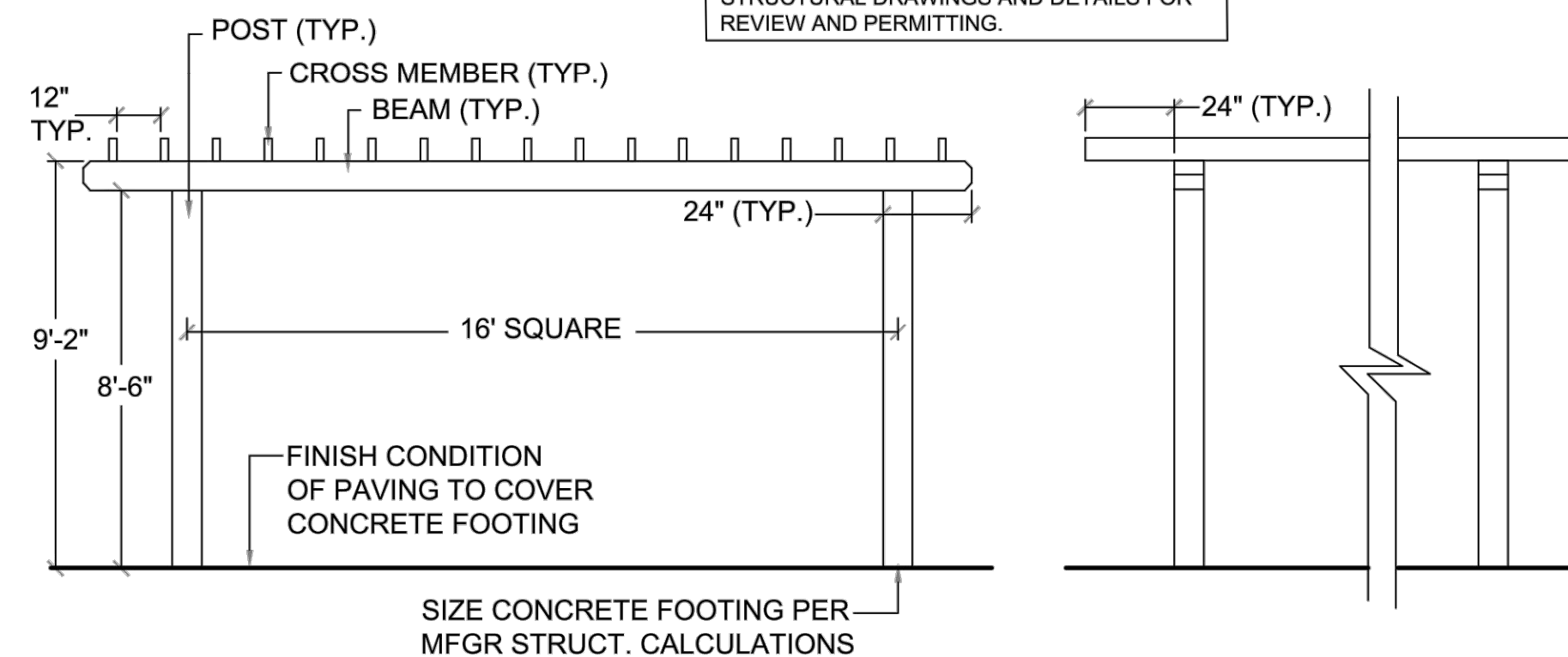
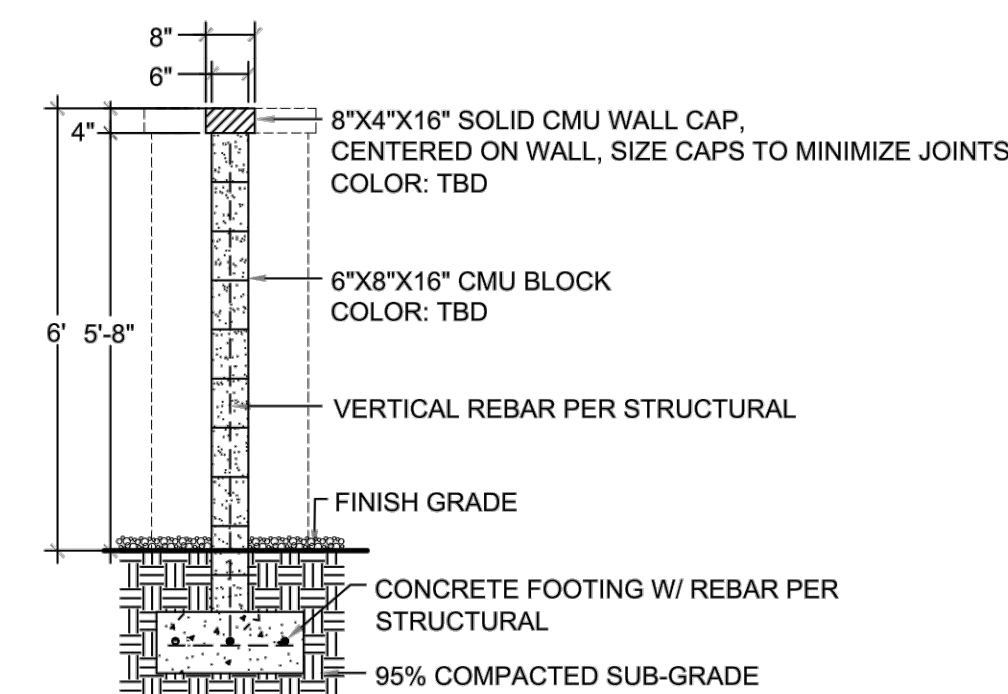
NTS

DETAIL FOR REFERENCE ONLY. SHOP
DRAWINGS REQUIRED FOR OWNER /
LANDSCAPE ARCHITECT APPROVAL. PROVIDE
STRUCTURAL DRAWINGS AND DETAILS FOR
REVIEW AND PERMITTING.



4 TYPICAL CMU PERIMETER THEME WALL

NTS



5 ALUMAWOOD SHADE STRUCTURE

NTS

**TRAFFIC CIRCULATION
LAYOUT APPROVED**

Sertil A. Kanbar 2/7/2025

Signe

Date _____



NO.	DATE	DESCRIPTION	BY
AS-BUILT INFORMATION		CONTRACTOR:	
WORK STAKED BY:		DATE:	
INSPECTOR'S ACCEPTANCE BY:		DATE:	
FIELD VERIFICATION BY:		DATE:	
REMOVED CONTRACTOR BY:		DATE:	

DESIGNED BY: CDS

DRAWN BY: CDS

CHECKED BY: CDS

DATE	11/08/2024
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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

DETAILS 1

[illegible]

E	CITY ENGINEER APPROVAL
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ZONE MAP NO.

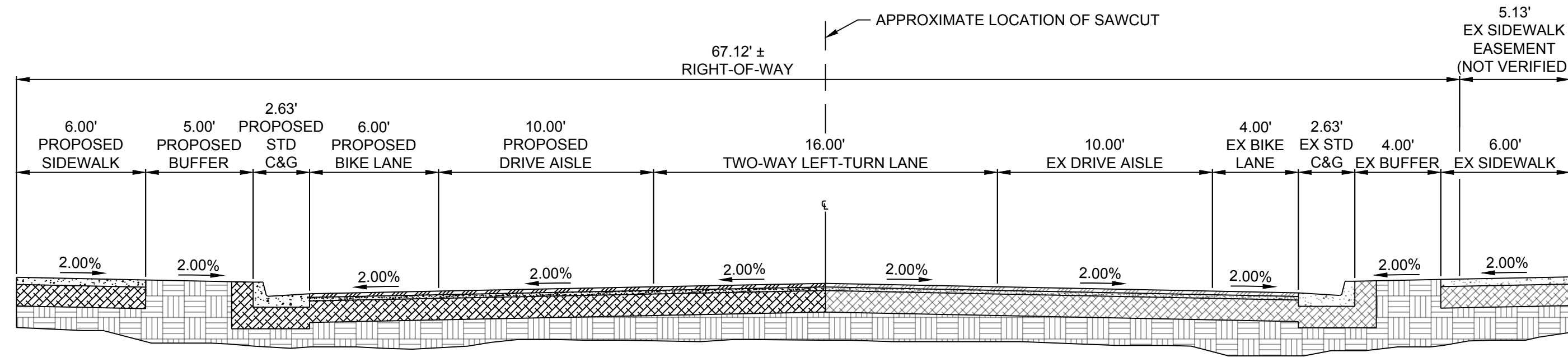
CITY PROJECT NO.

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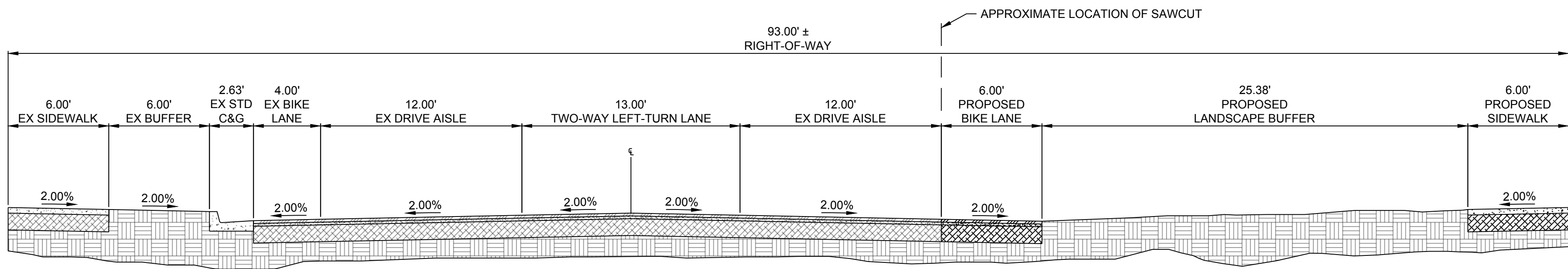
SHEET NO

C-500

NAME: P:\246\01_Ashland Bridge and 86th\3_DWG\4_ Exhibit\TCL Exhibit Site Plan\C-501 Details 2.dwg Plotted: Jan 28, 2025 1:16pm



1 PROPOSED TYPICAL SECTION - 86th STREET SW
C-100 SCALE 1:5



2 PROPOSED TYPICAL SECTION - BRIDGE BLVD SW
C-100 SCALE 1:5

TRAFFIC CIRCULATION
LAYOUT APPROVED
Sertil A. Kanbar 2/7/2025
Signed Date

CONSULTANTS

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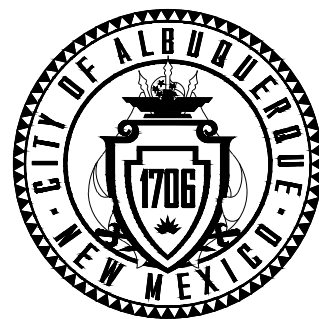
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GROUND TO GRID FACTOR OF 0.9996807506 WITH AN ORIGIN OF (0,0)



SEAL

NO.	DATE	DESCRIPTION	BY
		CONTRACTOR:	
		WORK STAKED BY:	
		INSPECTOR'S ACCEPTANCE BY:	
		FIELD VERIFICATION BY:	
		DRAWINGS CORRECTED BY:	

DESIGNED BY: CDS
DRAWN BY: CDS
CHECKED BY: CDS
DATE 11/08/2024



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

DETAILS 2

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

ZONE MAP NO.

L-9-Z & K-09-Z

CITY PROJECT NO.

####

SHEET NO.

C-501