



**Planning Department  
Transportation Development Services**

August 22, 2014

Dennis Lorenz, P.E.  
Lorenz Design & Consulting  
2501 Rio Grande Blvd. NW Suite A  
Albuquerque, NM 87104

**Re: Beehive Homes, 13440 Wenonah Ave. SE**  
**Traffic Circulation Layout – Amended (and Phasing Plan)**  
Engineer's Stamp dated 10-01-13  
Amended Plan Stamp Dated 07-31-14 (L23-D022)

Dear Mr. Lorenz,

The Amended TCL and Phasing Plan submittal received 08-12-14 is approved for Building Permit. 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 a 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 TCL with 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 924-3306.

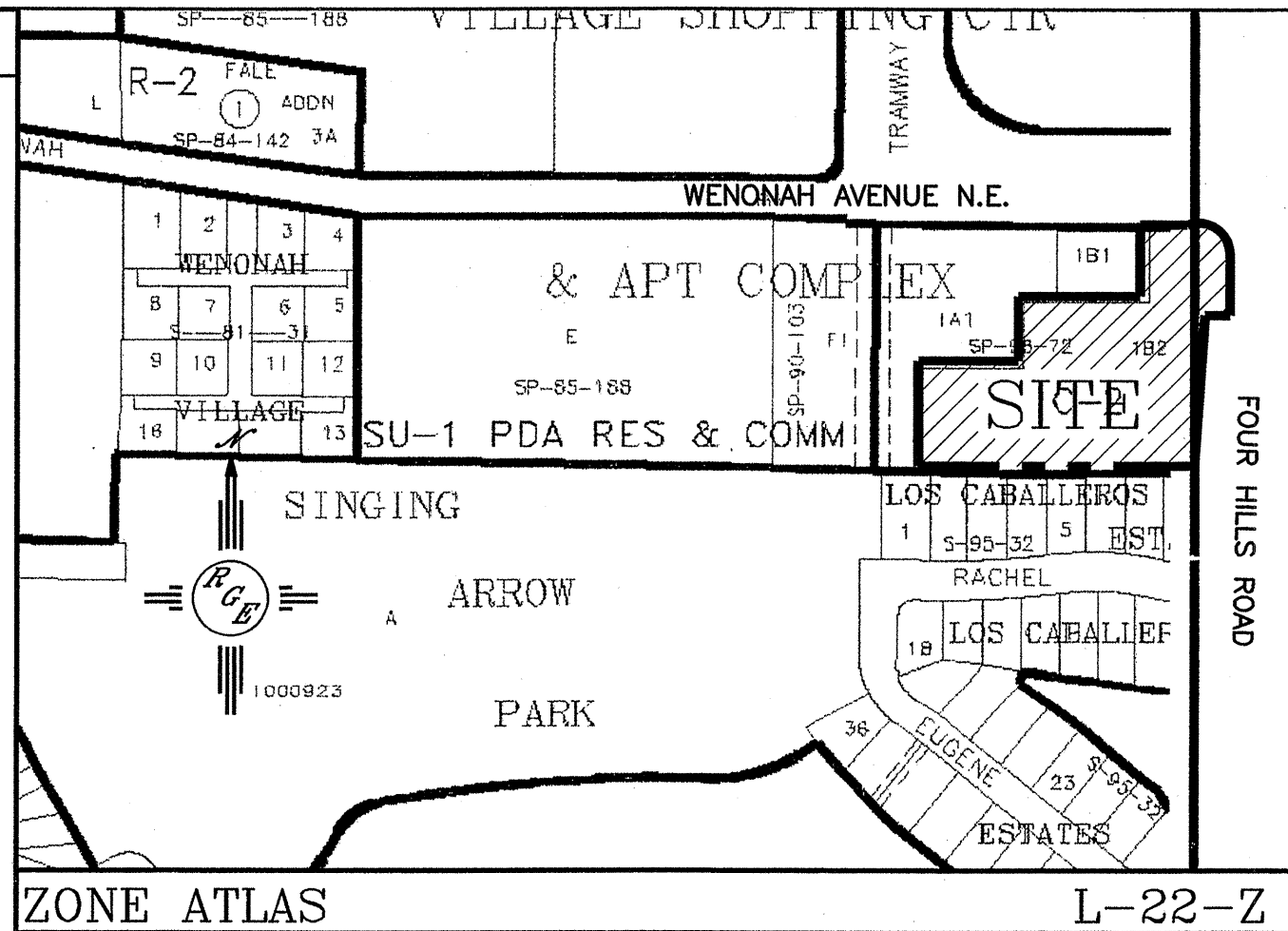
Sincerely,

Racquel M. Michel, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

C: File

SHEET INDEX

1. MASTER SITE DEVELOPMENT PLAN
- 1A. SITE DEVELOPMENT PLAN DETAILS
2. GRADING AND DRAINAGE PLAN
3. MASTER UTILITY PLAN
4. MASTER LANDSCAPE PLAN



LEGAL DESCRIPTION:

TRACT 1-B2, FOUR HILLS VILLAGE SHOPPING CENTER AND APT COMPLEX

GENERAL NOTES:

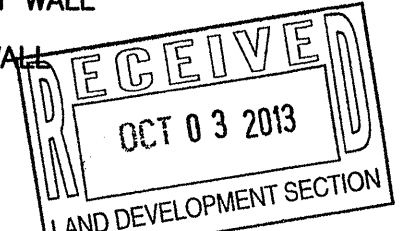
1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
2. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS.
3. CROSS ACCESS & DRAINAGE EASEMENTS FOR ALL FUTURE PHASES WILL BE GRANTED WITH THE REPLAT.
4. ALL WHEELCHAIR RAMPS SHALL BE BUILT PER DETAIL SHEET 2
5. NO OFF PREMISE OR POLE MOUNTED SIGNAGE SHALL BE ALLOWED.
6. ALL WIRELESS TELECOMMUNICATION FACILITIES SHALL BE CONCEALED AND ARCHITECTURALLY INTEGRATED WITH THE SITE AND SURROUNDING AREA.
7. VINYL COATED, PLASTIC REFLECTIVE TYPE AWNINGS, FASCIA, BUILDING PANELS, SIGN RACEWAYS OR ROOFS SHALL NOT BE PERMITTED.
8. ALL METAL ROOFING SHALL BE CONSISTENT ON ALL BUILDINGS AND CANOPIES AND AND SHALL BE A GALVALUME FINISH.
9. LANDSCAPING AND SIGNING 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.
10. ALL CURBS SHALL BE 6" TALL UNLESS OTHERWISE NOTED SEE DETAIL SHEET.
11. ALL HANDICAP RAMPS SHALL BE ADA COMPLIANT.
12. ALL DRIVABLE SURFACES SHALL BE 2" THICK ASPHALT PAVING.

13 Paint curb red - Fire line

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED 6" HEADER CURB
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- PROPOSED SIDEWALK
- FUTURE SIDEWALK
- PROPOSED 2" ASPHALT PAVING
- FUTURE 6" HEADER CURB
- PROPOSED BUILDING
- FUTURE BUILDING
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED STEM WALL
- FUTURE STEM WALL
- PHASE LINE
- HC SIGNAGE
- PROPOSED 5' WROUGHT IRON FENCE

CITY OF ALBUQUERQUE  
BUILDING & SAFETY  
OCT 22 2013  
I.B.C.  
PLAN CHECK SECTION

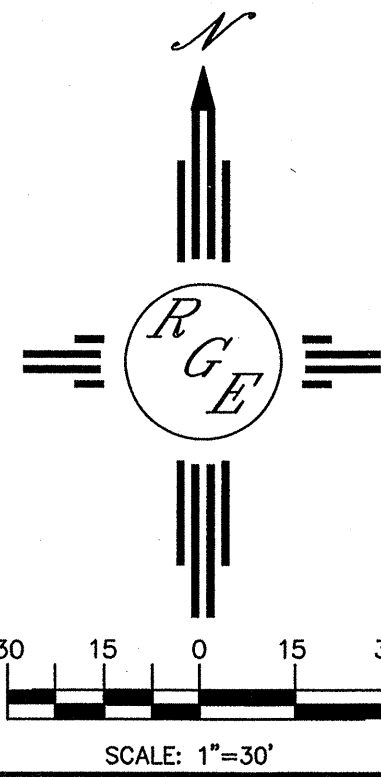


ENGINEER'S SEAL DAVID SOULE 14522 REGISTERED PROFESSIONAL ENGINEER	BEEHIVE HOMES TRAFFIC CIRCULATION PLAN Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 672-0998	DRAWN BY WCWJ DATE 10-02-13 21227-LAYOUT-7-13-12 SHEET # 1 JOB # 21227
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Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

TRAFFIC CIRCULATION LAYOUT APPROVED  
CWS 10/4/13  
Signed Date



SITE DATA				
	PHASE 1	PHASE 2	PHASE 3	TOTAL
TOTAL ACREAGE:	-	-	-	3.8704 AC±
DENSITY UNITS:	-	-	-	2.25 DU'S (AT MAXIMUM BUILD OUT)
EXISTING ZONING:	SU-2	SU-2	SU-2	SU-2
PROPOSED ZONING:	SU-2	SU-2	SU-2	SU-2
PROPOSED USE:	NURSING HOME	NURSING HOME	NURSING HOME	NURSING HOME
REQUIRED PARKING:	8 SPACES (1 SPACE PER 2 BEDS)	16 SPACES (1 SPACE PER 2 BEDS)	16 SPACES (1 SPACE PER 2 BEDS)	40 SPACES (1 SPACE PER 2 BEDS)
PROVIDED PARKING:	9 SPACES	16 SPACES	18 SPACES	43 SPACES
HC REQUIRED PARKING:	1 SPACES	2 SPACES	2 SPACES	5 SPACES
HC PROVIDED PARKING:	2 SPACES	4 SPACES	4 SPACES	10 SPACES
REQUIRED BICYCLE SPOTS:	2 SPACES	2 SPACES	3 SPACES	7 SPACES
PROVIDED BICYCLE SPOTS:	2 SPACES	2 SPACES	3 SPACES	7 SPACES
LANDSCAPE REQUIRED:	SEE LANDSCAPE PLAN	SEE LANDSCAPE PLAN	SEE LANDSCAPE PLAN	SEE LANDSCAPE PLAN
LANDSCAPE PROVIDED:	SEE LANDSCAPE PLAN	SEE LANDSCAPE PLAN	SEE LANDSCAPE PLAN	SEE LANDSCAPE PLAN