

CITY OF ALBUQUERQUE



June 22, 2020

Roger Cinelli, RA
Roger Cinelli and Associates Inc. Architects
2418 Manuel Torres Ln NW
Albuquerque NM 87107

Re: Dorado Montano Townhouses
5915 Golden NW
Traffic Circulation Layout
Architect's Stamp 06-01-2020 (E10-D079)

Dear Mr. Cinelli,

The TCL submittal received 06-18-2020 is approved for Building Permit with. 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, 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,


Nilo Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

PO Box 1293

Albuquerque

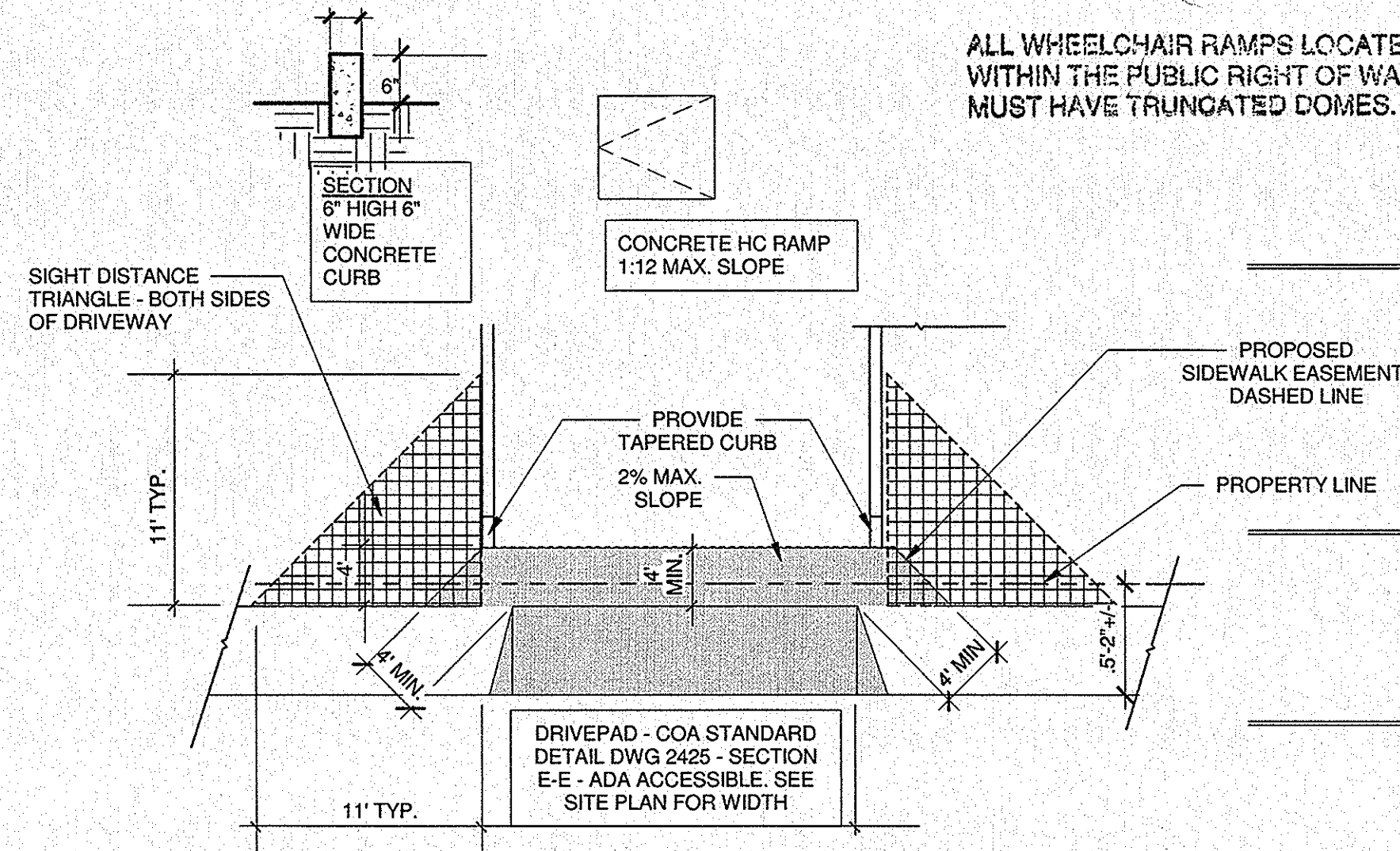
NM 87103

www.cabq.gov

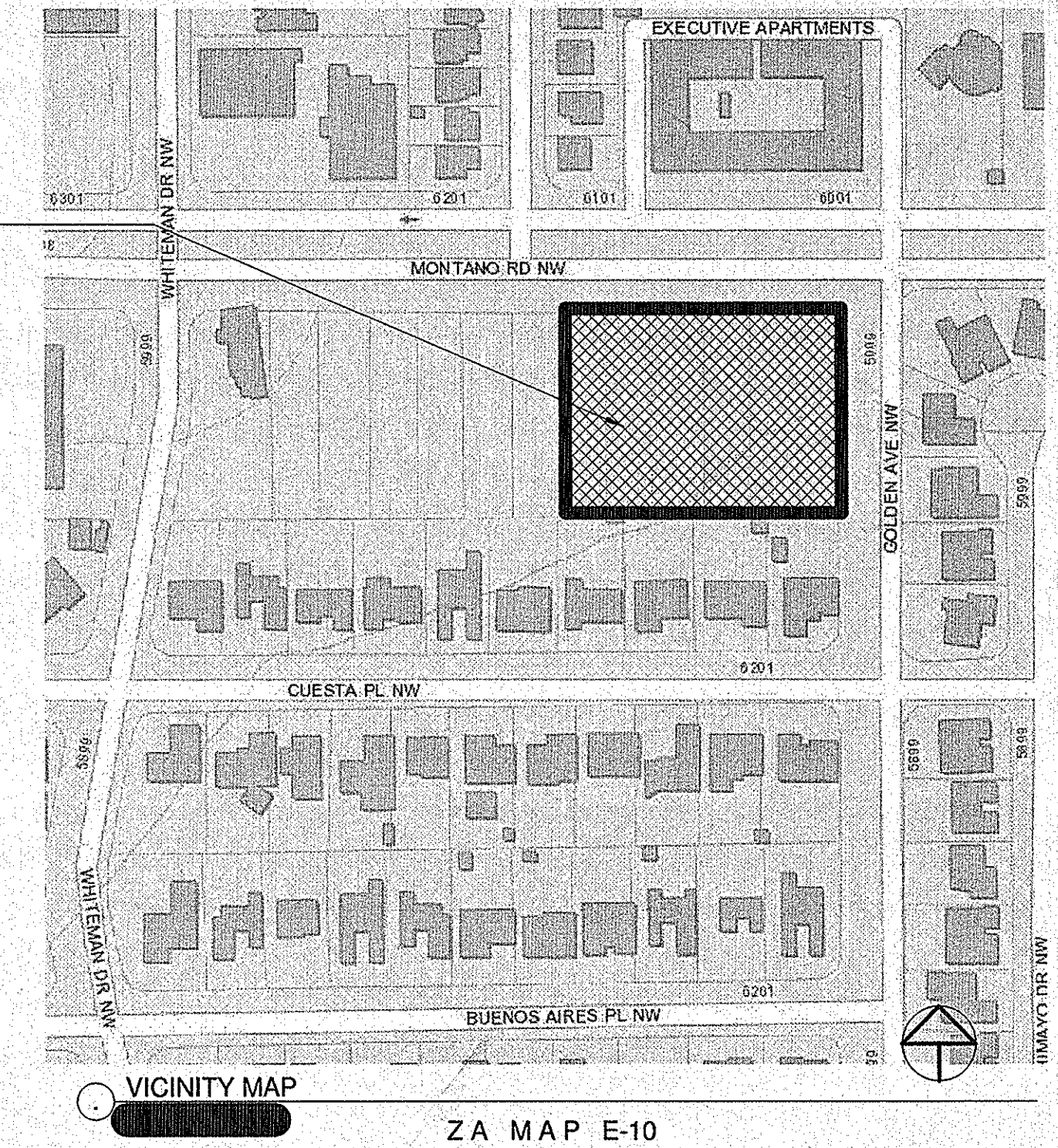
CONDITION OF FINAL C.O.A. APPROVAL:
 SIDEWALK EASEMENT FOR 24 FT. DRIVEPAD
 AND FIRE HYDRANT (KEYED NOTES 3 & 7)
 BE ACCEPTED, APPROVE AND IN PLACE (NSF)

TRAFFIC CIRCULATION LAYOUT
 APPROVED

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

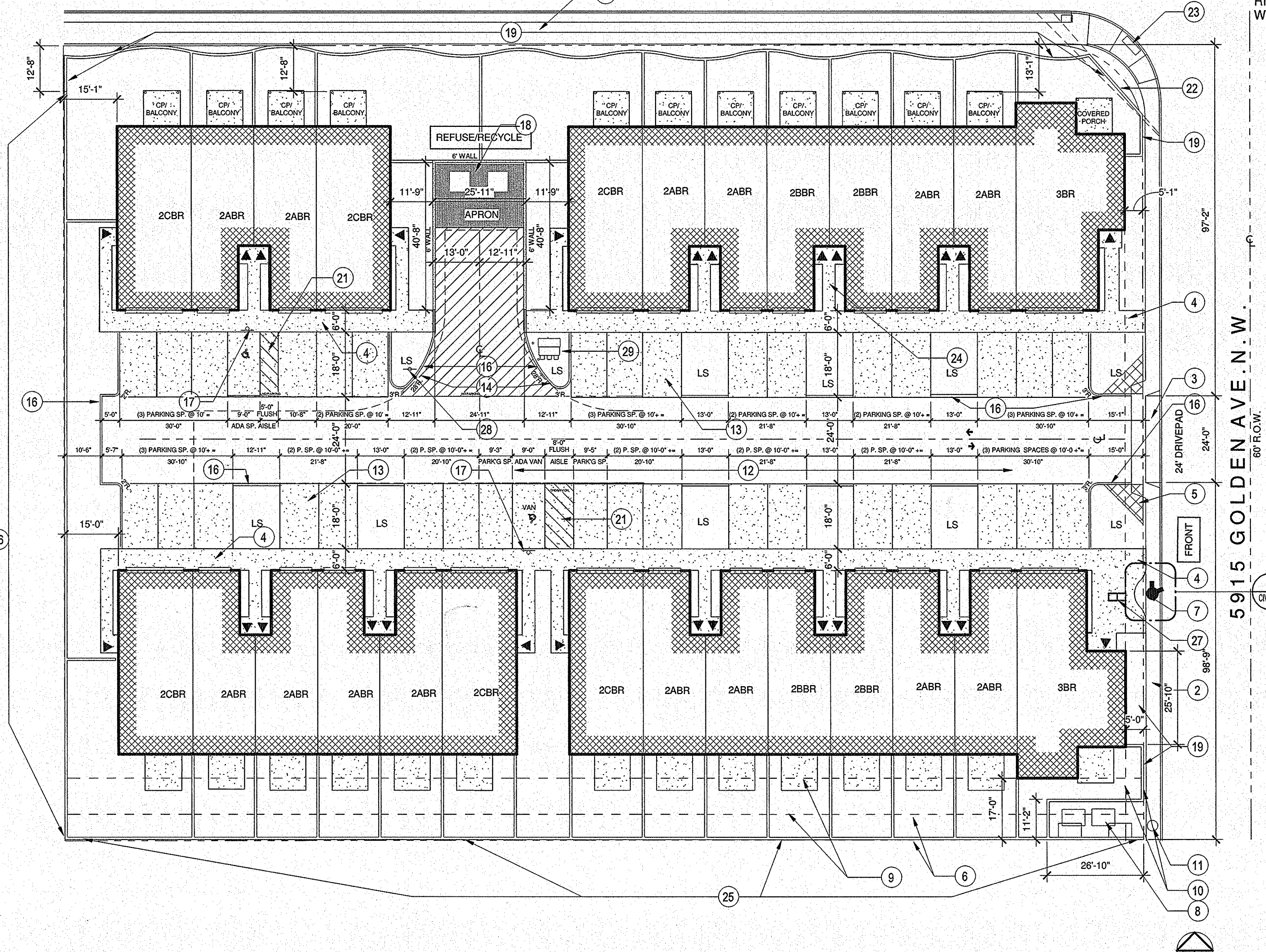


5915 GOLDEN AVE. N.W.



- NOTES:
- ALL BROKEN OR CRACKED SIDEWALK, CURB AND CUTTER MUST BE REPLACED AS PER COA STD DWG #2415A & #2430.
 - SEE TRAFFIC CIRCULATION PLAN LEGEND THIS SHEET FOR COA STD DRIVEPAD, CURBS, SIDEWALKS AND PAVEMENT SECTION DETAILS.
 - ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOME WARNING STRIPS.
 - CITY WORK ORDER NOT REQUIRED - DRIVEPAD WILL BE BUILT UNDER BUILDING PERMIT - FIRE HYDRANT WILL BE INSTALLED UNDER "MINI WORK ORDER".
 - ALL IMPROVEMENTS, IF ANY, LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN A CITY WORK ORDER, IF APPLICABLE.

MONTANO ROAD N.W.



TCL DESIGN CRITERIA

DORADO MONTANO TOWNHOMES FOR
 G.R. REAL INVESTMENTS L.L.C.
 CODES: 2015IRC, 2015UMG, 2015UPC, 2017NEC,
 2015IFC

PROJECT LOCATION: SOUTHWEST CORNER OF
 INTERSECTION OF MONTANO ROAD AND GOLDEN AVE.
 N.W. N.W.
 5915 GOLDEN AVE N.W., ALBUQUERQUE, NM

BERNALILLO COUNTY UPC:
 10100625025341011

ZONE ATLAS MAP: E-10

LEGAL DESCRIPTION: LOT 0-37-A, VOLCANO CLIFFS
 SUBD., UNIT 1

MX-T TOTAL ACREAGE: 1.5125 ACRES

EXISTING ZONING: MX-T

LAND USE CLASSIFICATION: 3000

PROPOSED USES: RESIDENTIAL DWELLINGS FOR R-3
 USES

BUILDING HEIGHT: 22'-6" COMPLIES

CONSTRUCTION TYPE: TYPE VB NON SPRINKLERED

SEISMIC ZONE: C

UNIT COUNT:

THREE BEDROOM/TWO CAR 2 UNITS

TWO BEDROOM ONE CAR TYPE "A" 14 UNITS

TWO BEDROOM ONE CAR TYPE "B" 4 UNITS

TWO BEDROOM/TWO CAR TYPE "C" 6 UNITS

TOTAL 26 UNITS

BUILDING BREAKDOWN:

BUILDING "A"
 3ABR 1 UNIT
 2ABR 4 UNITS
 2BBR 2 UNITS
 2CAB 1 UNIT
 8 UNITS

BUILDING "B"
 2ABR 2 UNITS
 2CAB 2 UNITS
 4 UNITS

BUILDING "C"
 2ABR 4 UNITS
 2CAB 2 UNIT
 6 UNITS

BUILDING "D"
 3ABR 1 UNIT
 3ABR 4 UNITS
 2BBR 2 UNITS
 2CAB 1 UNIT
 8 UNITS

IDO TABLE 5-5-1 REQUIRED VEH. SPARKING:

TWO BEDROOM TOWNHOUSE UNITS - 24 UNITS X 1.00 =
 24 PARKING SPACES REQUIRED

THREE BEDROOM TOWNHOUSE UNITS - 2 UNITS X 2.0 =
 4 PARKING SPACES REQUIRED

TOTAL REQUIRED PARKING = 28 SPACES

PROPOSED VEHICULAR PARKING:

PROVIDED PARKING SPACES (INCLUDING GARAGE
 SPACES): 70 PARKING SPACES INCL. (1) ADA SPACE &
 (1) ADA VAN PARKING SPACE PROVIDED COMPLIES

MOTORCYCLE PARKING NOT REQUIRED FOR
 RESIDENTIAL USES PER 5-5(d)

REQUIRED BICYCLE PARKING:

IDO TABLE 5-5-5 - 10% X 28 = (3) BICYCLE SPACES
 REQUIRED

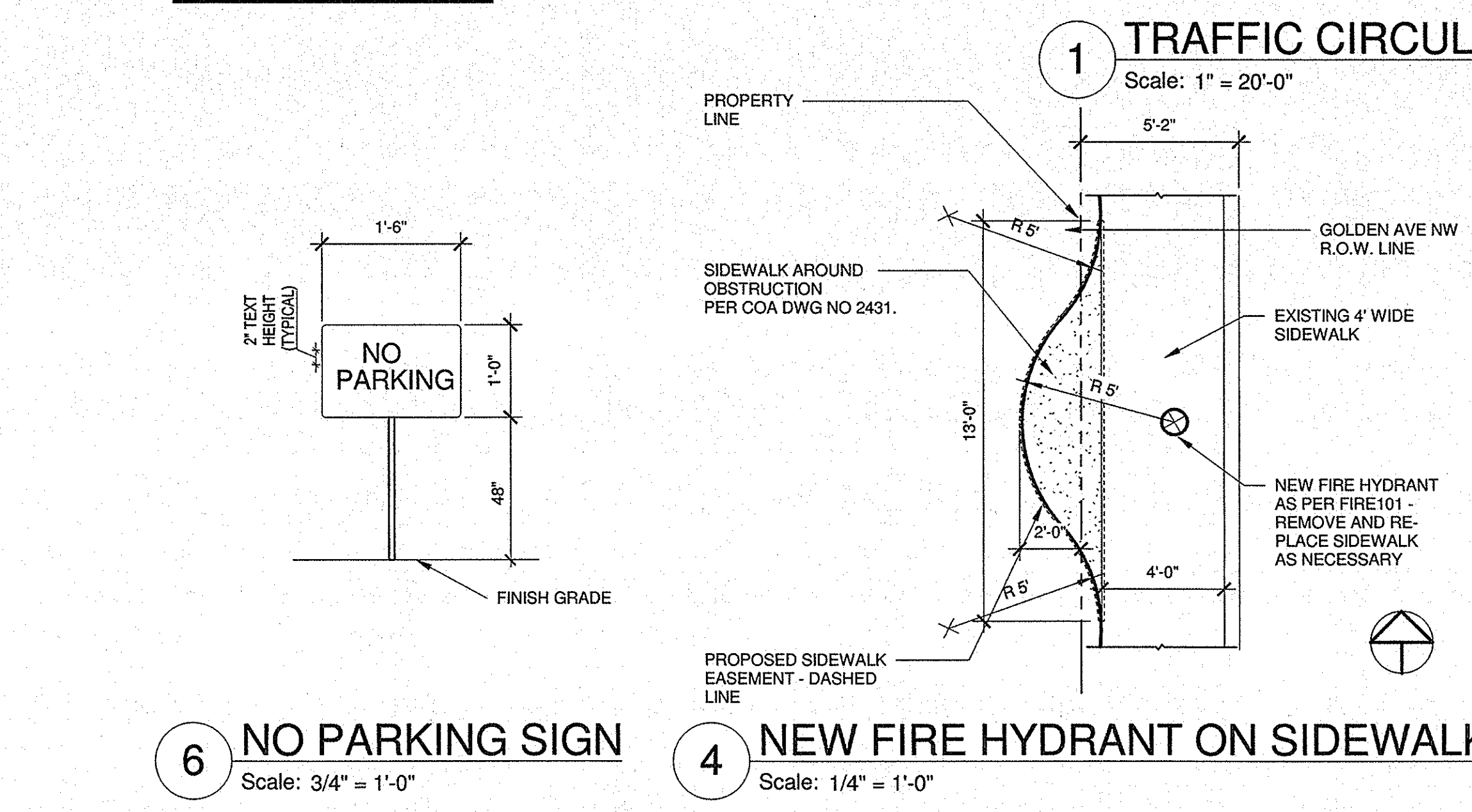
PROPOSED BICYCLE PARKING:

(3) BICYCLE SPACES PROVIDED COMPLIES

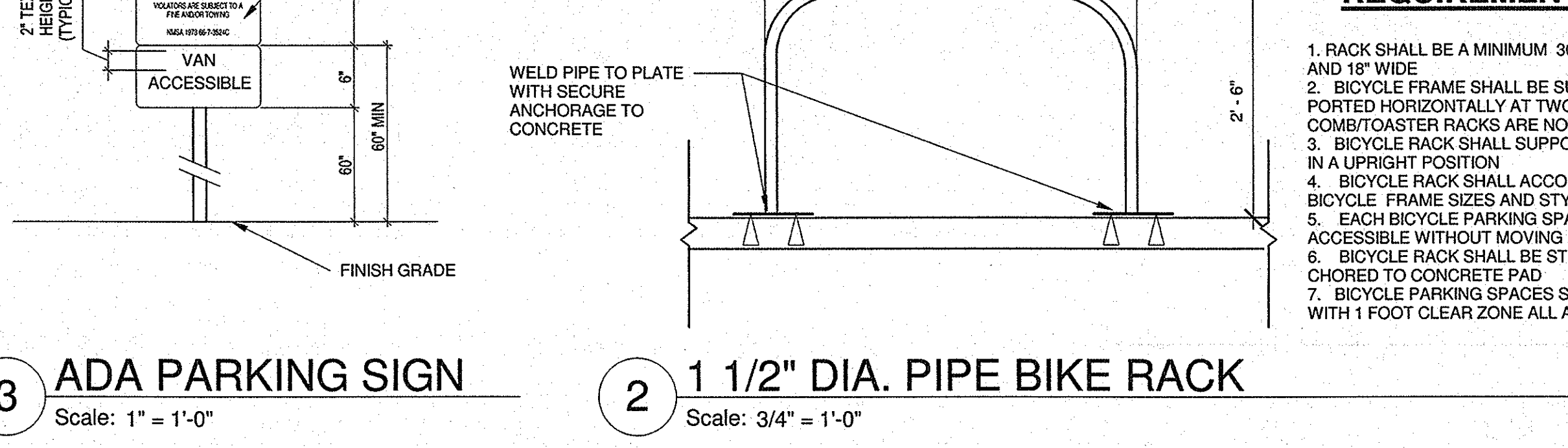
SHEET KEYNOTES CIVIL101

- EXISTING 6" SIDEWALK
- EXISTING 4" SIDEWALK
- CONSTRUCT NEW DRIVEPAD PER COA STD DETAIL DWG 2425 - SECTION E-E - ADA ACCESSIBLE - TYP BOTH SIDES DRIVEPAD - PROPOSED SIDEWALK EASEMENT - SEE TRAFFIC CIRCULATION LEGEND
- 6" WIDE PEDESTRIAN ACCESS SIDEWALK - CONNECT TO PUBLIC SIDEWALK
- MINI CLEAR SITE TRIANGLE - TYP BOTH SIDES DRIVEPAD - SEE TRAFFIC CIRCULATION LEGEND
- 7' P.U.E. (07/03/1989 VOL. D4, FOLIO 36)
- NEW FIRE HYDRANT IN GOLDEN R.O.W. - NEW SIDEWALK DIVERSION AS PER COA STD 2431 - PROPOSED SIDEWALK EASEMENT - SEE TRAFFIC CIRCULATION LEGEND
- TELEPHONE & CABLE CABINETS AND METER PER PNM AND UTILITY PEDestal
- 10' PRIVATE DRAINAGE EASEMENT (07/27/2015, BK. 2015C, PG. 88, DOC. NO. 2015064832)
- 5' P.U.E. (07/03/1989, VOL. D4, FOLIO 36)
- TELEPHONE MANHOLE
- ASPHALT PAVING - SEE TCL LEGEND
- TYPICAL GARAGE PARKING SPACE CONCRETE PAD
- ALTERNATE FIRE APPARATUS TURNAROUND - 28" RAD. TYPE - "FIRE LANE - NO PARKING" AT CURB
- NOT USED
- 6" STAND UP CONCRETE CURB
- POST MOUNTED ADA PARKING SIGNAGE - SEE THIS SHEET
- REFUSE AND RECYCLE SPLIT FACE BLOCK ENCLOSURE
- 3" SPLIT FACE BLOCK SERPENTINE WALL
- ADA ACCESS AISLE WITH BLUE TRAFFIC PAINT - "NO PARKING" ON CONCRETE - 12" LETTERS WITH 2" STROKE
- CLEAR SITE TRIANGLE - NOTE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8 FEET TALL (MEASURED FROM THE GUTTER PAN) SHALL NOT BE ACCEPTABLE IN THIS AREA
- ADD NEW TRUNCATED DOME DETECTABLE WARNING STRIP 24" X WIDTH OF RAMP
- TYPICAL UNIT SIDEWALK - 42" WIDE
- EXISTING BLOCK WALLS AND GATES
- NEW 6" SPLIT FACE BLOCK WALL
- BICYCLE PARKING (3)
- "NO PARKING" SIGN - SEE DETAIL THIS SHEET
- ELECTRICAL TRANSFORMER WITH BOLLARDS PER PNM

TRAFFIC CIRCULATION PLAN LEGEND



BICYCLE RACK REQUIREMENTS



Cinelli ARCHITECTS
 2418 Manuel Torres Lane N.W.
 Albuquerque, New Mexico 87107
 (505) 243-8211

PROJECT TITLE:
 DORADO MONTANO TOWNHOMES FOR GR REAL INVESTMENTS
 5915 GOLDEN AVE N.W.
 ALBUQUERQUE, NEW MEXICO

DRAWING TITLE:
 TRAFFIC CIRCULATION PLAN

SEAL: [Professional Engineer Seal]
 DATE: MARCH 2020
 PROJECT NO.: THY152
 DRAWING NO.:
CIVIL101
 6/1/2020