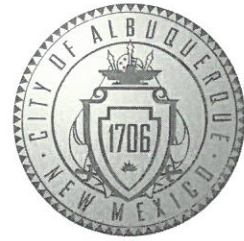


CITY OF ALBUQUERQUE



October 30, 2018

Cinelli Architect
Roger Cinelli
2418 Manuel Torres LN NW
Albuquerque, NM 87107

Re: Townhouses for Buchanan
1106 Griegos Rd NW
Traffic Circulation Layout
Engineer's/Architect's Stamp **10-07-2018 (F14D058A)**

Dear Mr. Cinelli,

The TCL submittal received 10-30-18 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 924-3690.

Sincerely,

Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

MM via: email
C: File

CODES: 2015 IBC, 2015 IRC, 2015UMC, 2015 UPC, 2014NEC, 2009 IECC, 2009NMUAC

ZONE ATLAS MAP: F-14

LEGAL DESCRIPTION: 43A, ROSSITER ADDITION

MX-L TOTAL ACREAGE: 0.98 ACRES

MX-T TOTAL ACREAGE: 0.499 ACRES

EXISTING ZONING: MX-T AND MX-L

PROPOSED USES: RESIDENTIAL DWELLINGS FOR R-3 USES

CONSTRUCTION TYPE: TYPE VB NON SPRINKLERED

MAXIMUM BUILDING HEIGHT: 26'-0"

SEISMIC ZONE: C

REQUIRED PARKING:
TOWNHOUSE UNITS - 4 UNITS X 2 PARKING SPACES = 8 PARKING SPACES

PROPOSED PARKING:
OFF STREET PARKING = 12 PARKING SPACES INCLUDING GARAGE SPACES **COMPLIES**

NOTE:

EXISTING CURB AND GUTTER ON GRIEGOS RD AND 111TH STREET
FRONTAGE IS IN ACCEPTABLE SHAPE; REPLACEMENT NOT REQUIRED.

GRIEGOS ROAD NW IS A MAJOR TRANSIT DESIGNATION AT 11TH STREET NW
GRIEGOS IS NOT A BUS TRANSIT ROUTE

- 1 DEMO EXISTING 33' WIDE DRIVEPAD - CONSTRUCT NEW DRIVEPAD PER COA STD DETAIL DWG 2425 - SECTION E-E - ADA ACCESSIBLE - SEE TRAFFIC CONTROL PLAN LEGEND THIS SHEET
- 2 EXISTING 4' WIDE SIDEWALK
- 3 EXISTING MULTIDIRECTIONAL ADA WHEELCHAIR RAMP - ADD TRUNCATED DOME WARNING PAD - 24" BY WIDTH OF RAMP
- 4 6' WIDE PEDESTRIAN ACCESS SIDEWALK - CONNECT TO PUBLIC SIDEWALK
- 5 4' WIDE UNIT ENTRY SIDEWALKS
- 6 PROPERTY LINE
- 7 OVERHEAD ELECTRICAL SERVICE LINE 14' AFG
- 8 MINI CLEAR SITE TRIANGLE - TYP BOTH SIDES - SEE TRAFFIC CONTROL PLAN LEGEND THIS SHEET
- 9 ASPHALT PAVING - SEE TRAFFIC CONTROL PLAN LEGEND THIS SHEET
- 10 CONCRETE VEHICULAR GARAGE PARKING - FLUSH WITH SIDEWALK
- 11 CONCRETE CURB
- 12 STOPPING DISTANCE TRIANGLE BASED ON 35MPH - EASTBOUND LANE - NO OBJECT/SHRUBS OVER 3' IN HEIGHT ABOVE GUTTER PAN IN STOPPING DISTANCE TRIANGLE
- 13 STOPPING DISTANCE TRIANGLE BASED ON 35 MPH - WESTBOUND LANE- NO OBJECT/SHRUBS OVER 3' IN HEIGHT ABOVE GUTTER PAN IN STOPPING DISTANCE TRIANGLE
- 14 STOPPING DISTANCE TRIANGLE BASED ON 35MPH - EASTBOUND LANE- NO OBJECT/SHRUBS OVER 3' IN HEIGHT ABOVE GUTTER PAN IN STOPPING DISTANCE TRIANGLE
- 15 CLEAR SITE TRIANGLE
- 16 CONCRETE CURB - SEE TRAFFIC CONTROL PLAN LEGEND
- 17 BIKE LANE
- 18 EXISTING (17) UNIT TOWNHOUSE DEVELOPMENT
- 19 EXISTING STRUCTURE TO BE DEMOLISHED
- 20 RECYCLE AND REFUSE CARTS

TRAFFIC CIRCULATION LAYOUT
APPROVED

adul 10/30/18
Signed Date

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

Cinelli
ARCHITECTS

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

PROJECT TITLE:
TOWNHOMES FOR JASON BUCHANAN
1106 GRIEGOS RD N.W.
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE:
TRAFFIC CONTROL PLAN

SEAL

STATE OF NEW MEXICO
ROBERT L. VONNELL
No. 102
REGISTERED ARCHITECT

DATE OCT 2018	PROJECT NO. BUCH20
DRAWING NO.	

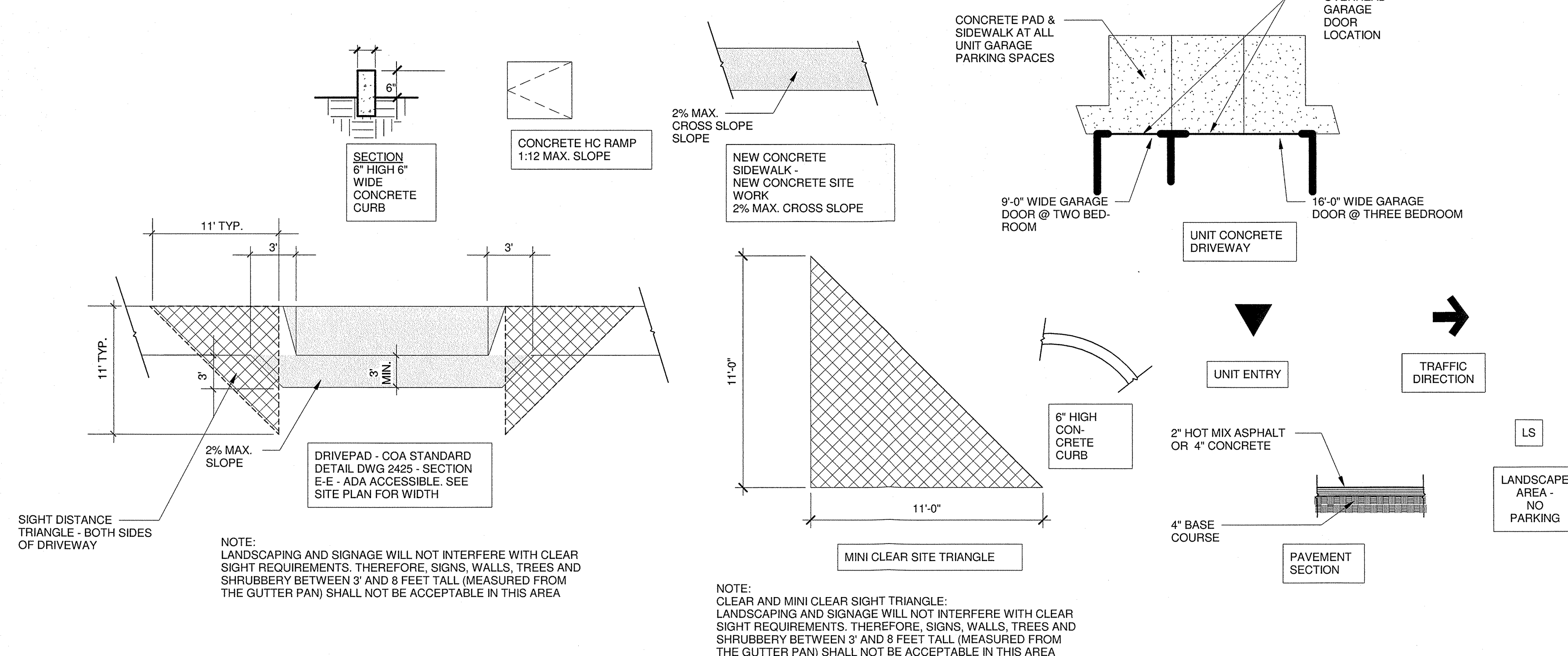
CIVIL101

10/7/18
REVISED 10/25/18

KEY PLAN
Scale: 1" = 60'-0"

TRAFFIC CONTROL LAYOUT
Scale: 1" = 20'-0"

TRAFFIC CONTROL PLAN LEGEND



OCT 30 2018
LAND DEVELOPMENT SECTION