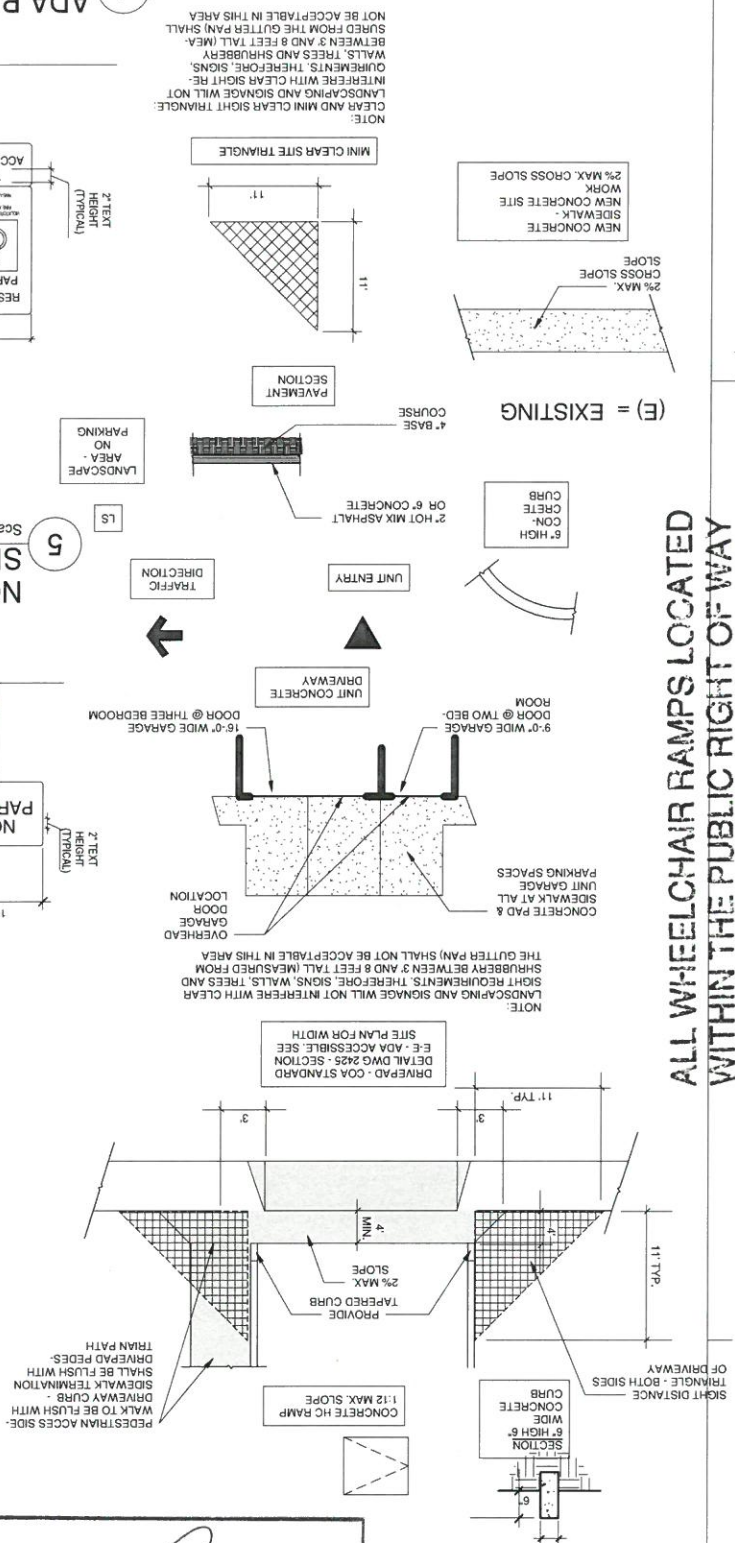


CONDITION OF C.O. APPROVAL:
PLAT MUST BE APPROVED
AND IN PLACE

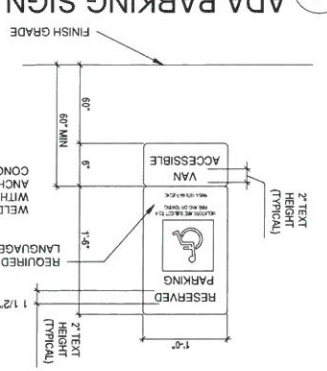
TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed _____
Date 4.14.20

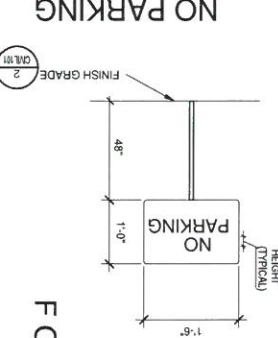


TRAFFIC CIRCULATION
PLAN LEGEND

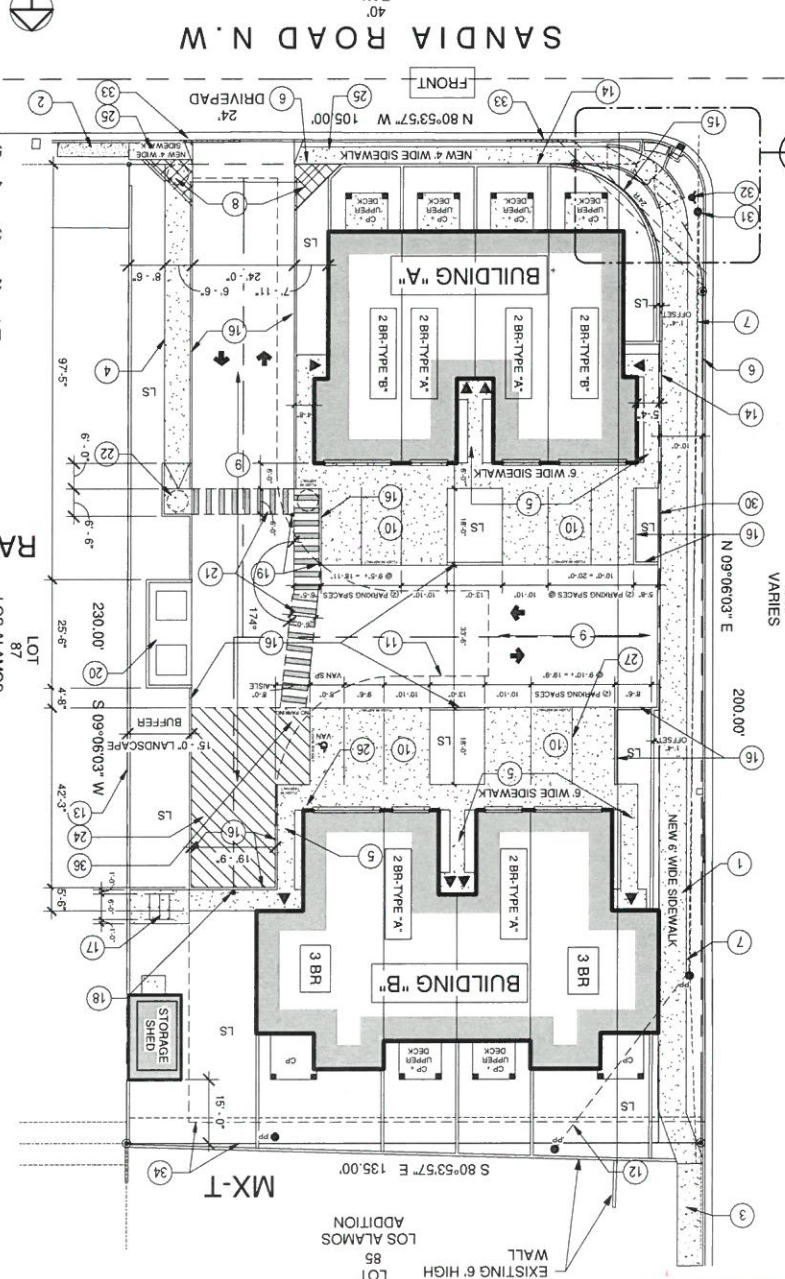
NOTE:
LANDSCAPING AND SIGNAGE WILL NOT
INTERFERE WITH CLEAR SIGHT RE-
QUIREMENTS, THEREFORE, SIGNS,
WALLS, TREES AND SHRUBBERY
BETWEEN 3 AND 8 FEET TALL (MEA-
SURED FROM THE GUTTER PAN) SHALL
NOT BE ACCEPTABLE IN THIS AREA



5



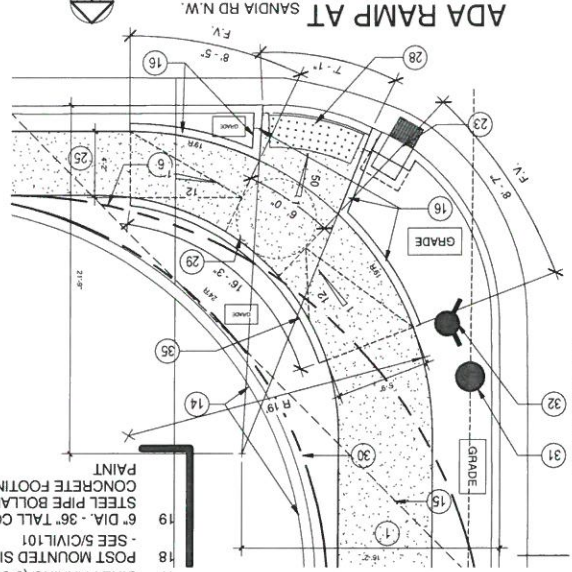
TRAFFIC CIRCULATION PLAN



BICYCLE RACK REQUIREMENTS

LOCK SHALL BE A MINIMUM 30" TALL
18" WIDE
MOUNTED HORIZONTALLY AT TWO OR MORE PLACES.
BICYCLE FRAME SHALL BE SUP-
PORTED BY TWO OR MORE PLACES.
BICYCLE FRAME SHALL BE NOT ALLOWED.
BICYCLE FRAME SHALL SUPPORT BICYCLE.
UPRIGHT POSITION SHALL ACCOMMODATE VARIOUS
CYCLE FRAME SIZES AND STYLES
EACH BICYCLE PARKING SPACE SHALL BE
DESIGNATED BY WHITE PAINTING AND OTHER NECESSARY
MARKINGS. BICYCLE SHALL BE STURDY AND ANY
BICYCLE TO CONCRETE PAD
BICYCLE PARKING SPACES SHALL BE 6 X 2
11 FOOT CLEAR ZONE ALL AROUND

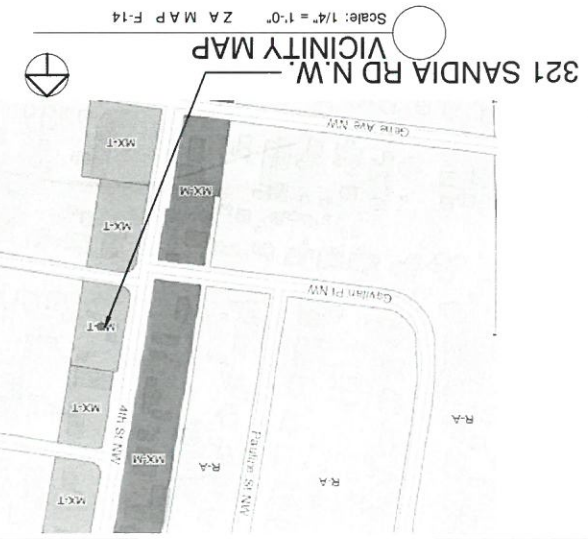
INTERSECTION 2
Scale: 3/16" = 1'-0"



TCU DESIGN CRITERIA

ADAP TOWNHOUSE DEVELOPMENT FOR
AAH PROPERTIES, L.L.C.
 CODES: 2015IRC, 2015UMC, 2015UPC, 2017NEC,
 2015FNC
PROJECT LOCATION: NORTHEAST CORNER OF
 INDEPENDENCE ROAD AND FOURTH
 321 SANDY ROAD N., ALBUQUERQUE, NM
 87105
ZONE ATLAS MAP: P-14
LEGAL DESCRIPTION: LOT 86, LOS ALAMOS ADDITION
 MK-1 TOTAL ACREAGE: 0.6556 ACRES
EXISTING ZONING: MK-1
LAND USE CLASSIFICATION: 3000
PROPOSED USES: RESIDENTIAL DWELLINGS FOR R-3
 USES
BUILDING HEIGHT: 22'-6" COMPURES
CONSTRUCTION TYPE: TYPE VB NON SPRINKLERED
SEISMIC ZONE: C
UNIT COUNT:
 TWO STORY THREE BEDROOM 2 CAR + 2 UNITS
 TWO STORY TWO BEDROOM - 2 UNITS
 TOTAL
 ACCESSORY BUILDING: 8 UNITS
 NO NON HAZARDOUS STORAGE BUILDING

SHEET KEYNOTES CIVIL101

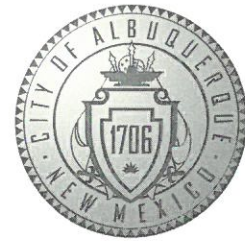


SHEET KEYNOTES CIVIL101

0	RECYCLE AND REUSE ROLL OUT
1	ENCLOSURE
2	6' WIDE PEDESTRIAN ACCESSIBLE ROUTE - WHITE TRAFFIC PAINT HATCH
3	CONCRETE SIDEWALK - 1 IN 12 SLOPE
4	EXISTING STORM DRAIN
5	BACKUP SPACE - RED PAINT HATCH
6	FIRE APPARATUS AND REFUSE TRUCKING
7	CONSTRUCT 4' WIDE PUBLIC SIDEWALK AT PROPERTY LINE PER COA STD DWG NO. 24154 & 2430
8	WALL MOUNTED ADA PARKING SIGNAGE - SEE CIVIL 101
9	STRIPING ON CONCRETE
10	THURNATED 24" X WIDTH OF RAMP
11	5' TURNING SPACE
12	NEW PROPERTY LINE - 10' FROM FORMER ROW LINE
13	EXISTING POWER POLE
14	EXISTING FIRE HYDRANT
15	REMOVE EXISTING DRIVEPAD - CONSTRUCT NEW PER COA STD DETAIL DWG 25154 & 2430 - LOCATE 4' BACK OF EXISTING PRESERVED CURB AND GUTTER
16	6' DITCH UTILITY EASEMENT BOOK D 678 PAGE 523, BERN, CTY.
17	HEADER CURB
18	ADA ACCESS AISLE WITH BLUE TRAFFIC PAINT - NO PARKING- ON ASPHALT - 12' LETTERS WITH 2" STRIKE

		3/7/2020
SEAL		
DATE		
FEB 2020		
DRAWING NO.		
PROJECT NO.		
AZ44		
CIVIL 101		

CITY OF ALBUQUERQUE



April 13, 2020

Roger Cinelli, RA
Roger Cinelli and Associates Inc. Architects
Address
Albuquerque NM 87107

Re: Town Homes for Azar
321 Sandia Road NW
Traffic Circulation Layout
Architect's Stamp 04-10-2020 (F14-D077)

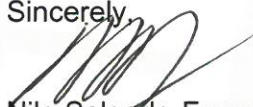
Dear Mr. Cinelli,

The TCL submittal received 04-13-2020 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

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File