



**Planning Department  
Transportation Development Services**

October 14, 2015

Phillip Clark  
Clark Consulting Engineers  
19 Ryan Rd.  
Edgewood, NM 87015

**Re: Baca Townhomes  
4421 12<sup>th</sup> St., NW  
Request for Certificate of Occupancy- Transportation Development  
Engineer's/Architect's Stamp dated 6-10-14 (G14-D080)  
Certification dated 10-12-15**

Dear Mr. Clark,

Based upon the information provided in your submittal received 10-13-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Gary Sandoval at (505) 924-3675 or me at (505)924-3991.

Sincerely,

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

\gs via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Baca Townhomes Building Permit #: \_\_\_\_\_ City Drainage #: G14/DD80

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address: 4421 12th St. NW

Engineering Firm: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

### DEPARTMENT:

- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION
- MS4/ EROSION & SEDIMENT CONTROL

### TYPE OF SUBMITTAL:

- ENGINEER/ ARCHITECT CERTIFICATION (2)
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- CLOMR/LOMR

- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- EROSION & SEDIMENT CONTROL PLAN (ESC)

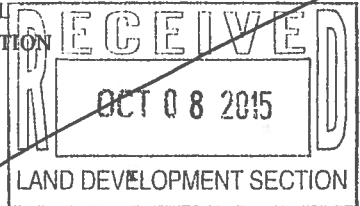
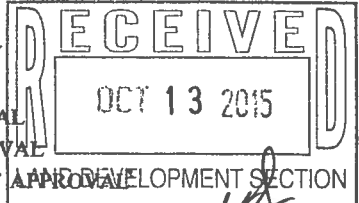
OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: Yes  No

DATE SUBMITTED: 10/8/15 10/13/15 By: [Signature]

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG. PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/ RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING/ PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- PRE-DESIGN MEETING
- OTHER (SPECIFY) \_\_\_\_\_



COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_



VICINITY MAP

G-14

NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS FOR PUBLIC WORKS CONSTRUCTION, BY ORDER #/ AMENDMENTS.
  2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY P.O.M. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
  3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
  4. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.
  5. ALL TRAFFIC ELEMENTS SHOWN SHALL BE CONSTRUCTED FROM THIS SHEET AND REQUIRED FOR CERTIFICATE OF OCCUPANCY. A TEMPORARY C.O. SHALL NOT BE ISSUED.
  6. A DESIGN IMPROVING TO ALLOW THE 4' SIDEWALK ALONG 12TH ST. HAS BEEN REQUESTED.
- (1) TYPICAL FULL LENGTH 18" X 4'-0" TACTILE PATTERN RAISED TRUNCATED DOME PAVEMENT AND 411.7 2005 & ADAAG.  
 (2) TYPICAL RAMP SLOPE 1:2 WITH BROOM FINISH CONCRETE.  
 (3) Crush Concrete base course, Built (As per table)

LEGEND

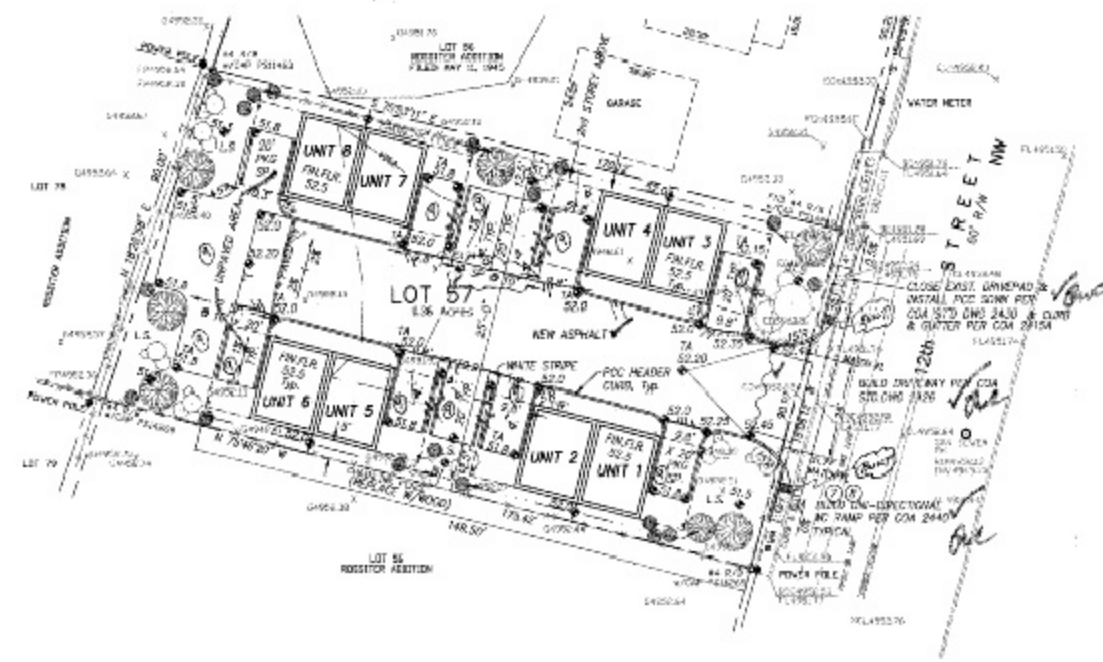
EXIST. SPOT ELEVATION	+34.0
EXIST. CONTOUR	-10
NEW SPOT ELEVATION	+24.0
TOP OF ASPHALT	TA
NEW SWALE	
NEW CONCRETE CURB (0.5' HEIGHT)	
NEW P.C.C. CONCRETE	
TOP OF CURB, EXISTING	TC
FLOWLINE	FL
FACE OF CURB/FACE OF CURB	F-F
WATER BLOCK	

PROJECT DATA

**LEGAL DESCRIPTION**  
 LOT 57, ROSSITER ACOTON, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

**PARKING CALCULATIONS - BY ZONING**  
 8 UNITS X 1.5 = 12... < 1000 SF EACH UNIT  
 LESS 100 BUS RUL. 41 UNITS = 11 SPACES REQUIRED  
 PARKING SPACES PROVIDED: 17 SPACES

**TOPOGRAPHIC DESIGN SURVEY**  
 PROVIDED BY HARRIS SURVEYING, INC AND SUPPLEMENTED BY CLARK CONSULTING ENGINEERS, MAY 2014.



I, Philip Clark, ENGINEER OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DEB, AS ORIGINALLY APPROVED PLAN DATED 6/10/14.

As BUILT 10/16/16

TRAFFIC CIRCULATION LAYOUT APPROVED

*[Signature]*

Public Infrastructure shown on these plans for information only and not part of approval. Separate DRCP/Permit approval and Work Order required.

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

**Clark Consulting Engineers**  
 19 Ryan Road  
 Edgewood, New Mexico 87015

File: (505) 381-2444 Fax: (505) 281-1444

DATE: \_\_\_\_\_ DESIGNER: \_\_\_\_\_

LOT 57 ROSSITER ACOTON, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 1421 12TH STREET NW  
**THE BACA DUPLEXES (4)**  
**TRAFFIC CIRCULATION LAYOUT**