



***Planning Department
Transportation Development Services***

October 9, 2015

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

**Re: Baca Townhomes
4421 12th St., NW
Request for Certificate of Occupancy- Transportation Development
Engineer's/Architect's Stamp dated 6-10-14 (G14-D080)
Certification dated 10-8-15**

Dear Mr. Clark

Based upon the information provided in your submittal received 10-8-15,
Transportation Development cannot issue Certificate of Occupancy for the above
referenced project.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must
be addressed:

- Per approved plan, parking lot and spaces are to be of asphalt construction. Upon inspection, the parking spaces are not asphalted. Please correct at the project site or change drawings to specify parking surface.
- The approved plans state that 12 parking spaces are to be provided. Upon inspection the parking spaces between Unit #1 and Unit #4 are a total of 14 ft. wide by 20 ft. long, which will not provide adequate parking width for two vehicles. Please submit updated parking lot layout.
- PCC Header Curb on parking lot has not been constructed, as called out on approved plans.
- Truncated Domes at Public R.O.W. handicap sidewalk ramps have not be installed per approved plan.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



Once corrections are complete resubmit acceptable package along with a completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal please submit to PLNDRS@cabq.gov. If you have any questions, please contact 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

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



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:

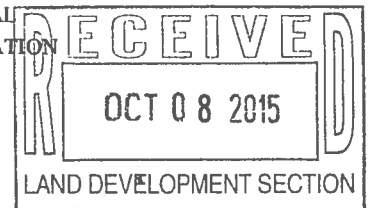
- ☒ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

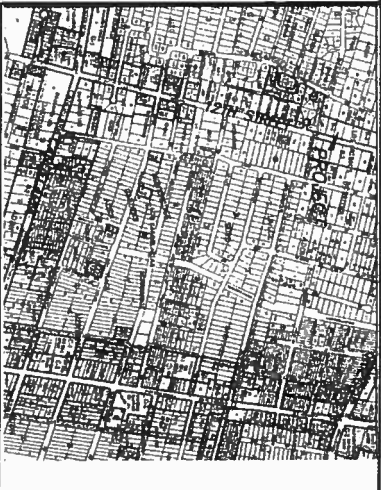
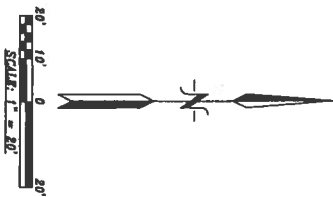
DATE SUBMITTED: 10/8/15 By: [Signature]

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: _____



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, 8TH UPDATE W/ AMENDMENTS.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. 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 VERIFICATION OF OCCUPANCY, A TEMPORARY C.O. SHALL NOT BE ISSUED.
6. A DESIGN VARIANCE TO ALLOW THE 4' WIDE SIDEWALK ALONG 12TH ST. HAS BEEN REQUESTED.
7. TYPICAL FULL LENGTH 18" W X 4'-0" TACTILE PATTERN RAISED TRUNCATED DOMES PER ANSI-A117.1 2008 & ADDEND.
8. TYPICAL RAMP SLOPE 12:1 WITH BROOM FINISH CONCRETE.

LEGEND

- EXIST. SPOT ELEVATION +24.0
- EXIST. CONTOUR 10
- NEW SPOT-ELEVATION 24.0
- TOP OF ASPHALT 1A
- 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 ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
PARKING CALCULATIONS - 82 ZONING
8 UNITS X 1.5 = 12..... < 1000 SF EACH UNIT
LESS 10% BUS RATE <1 UNIT> = 11 SPACES REQUIRED
PARKING SPACES PROVIDED: 12

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

Clark Consulting Engineers
119 Ryan Road
Edgewood, New Mexico 87015
Tel: (505) 281-2444 Fax: (505) 281-2444

DATE	REVISION	THE BAICA DUPLEXES (4) TRAFFIC CIRCULATION LAYOUT
10/14/14		
10/16/14		
10/17/14		
10/18/14		
10/19/14		
10/20/14		
10/21/14		
10/22/14		
10/23/14		
10/24/14		
10/25/14		
10/26/14		
10/27/14		
10/28/14		
10/29/14		
10/30/14		
10/31/14		
11/01/14		
11/02/14		
11/03/14		
11/04/14		
11/05/14		
11/06/14		
11/07/14		
11/08/14		
11/09/14		
11/10/14		
11/11/14		
11/12/14		
11/13/14		
11/14/14		
11/15/14		
11/16/14		
11/17/14		
11/18/14		
11/19/14		
11/20/14		
11/21/14		
11/22/14		
11/23/14		
11/24/14		
11/25/14		
11/26/14		
11/27/14		
11/28/14		
11/29/14		
11/30/14		
12/01/14		
12/02/14		
12/03/14		
12/04/14		
12/05/14		
12/06/14		
12/07/14		
12/08/14		
12/09/14		
12/10/14		
12/11/14		
12/12/14		
12/13/14		
12/14/14		
12/15/14		
12/16/14		
12/17/14		
12/18/14		
12/19/14		
12/20/14		
12/21/14		
12/22/14		
12/23/14		
12/24/14		
12/25/14		
12/26/14		
12/27/14		
12/28/14		
12/29/14		
12/30/14		
12/31/14		
1/01/15		
1/02/15		
1/03/15		
1/04/15		
1/05/15		
1/06/15		
1/07/15		
1/08/15		
1/09/15		
1/10/15		
1/11/15		
1/12/15		
1/13/15		
1/14/15		
1/15/15		
1/16/15		
1/17/15		
1/18/15		
1/19/15		
1/20/15		
1/21/15		
1/22/15		
1/23/15		
1/24/15		
1/25/15		
1/26/15		
1/27/15		
1/28/15		
1/29/15		
1/30/15		
1/31/15		
2/01/15		
2/02/15		
2/03/15		
2/04/15		
2/05/15		
2/06/15		
2/07/15		
2/08/15		
2/09/15		
2/10/15		
2/11/15		
2/12/15		
2/13/15		
2/14/15		
2/15/15		
2/16/15		
2/17/15		
2/18/15		
2/19/15		
2/20/15		
2/21/15		
2/22/15		
2/23/15		
2/24/15		
2/25/15		
2/26/15		
2/27/15		
2/28/15		
2/29/15		
2/30/15		
3/01/15		
3/02/15		
3/03/15		
3/04/15		
3/05/15		
3/06/15		
3/07/15		
3/08/15		
3/09/15		
3/10/15		
3/11/15		
3/12/15		
3/13/15		
3/14/15		
3/15/15		
3/16/15		
3/17/15		
3/18/15		
3/19/15		
3/20/15		
3/21/15		
3/22/15		
3/23/15		
3/24/15		
3/25/15		
3/26/15		
3/27/15		
3/28/15		
3/29/15		
3/30/15		
3/31/15		
4/01/15		
4/02/15		
4/03/15		
4/04/15		
4/05/15		
4/06/15		
4/07/15		
4/08/15		
4/09/15		
4/10/15		
4/11/15		
4/12/15		
4/13/15		
4/14/15		
4/15/15		
4/16/15		
4/17/15		
4/18/15		
4/19/15		
4/20/15		
4/21/15		
4/22/15		
4/23/15		
4/24/15		
4/25/15		
4/26/15		
4/27/15		
4/28/15		
4/29/15		
4/30/15		
5/01/15		
5/02/15		
5/03/15		
5/04/15		
5/05/15		
5/06/15		
5/07/15		
5/08/15		
5/09/15		
5/10/15		
5/11/15		
5/12/15		
5/13/15		
5/14/15		
5/15/15		
5/16/15		
5/17/15		
5/18/15		
5/19/15		
5/20/15		
5/21/15		
5/22/15		
5/23/15		
5/24/15		
5/25/15		
5/26/15		
5/27/15		
5/28/15		
5/29/15		
5/30/15		
5/31/15		
6/01/15		
6/02/15		
6/03/15		
6/04/15		
6/05/15		
6/06/15		
6/07/15		
6/08/15		
6/09/15		
6/10/15		
6/11/15		
6/12/15		
6/13/15		
6/14/15		
6/15/15		
6/16/15		
6/17/15		
6/18/15		
6/19/15		
6/20/15		
6/21/15		
6/22/15		
6/23/15		
6/24/15		
6/25/15		
6/26/15		
6/27/15		
6/28/15		
6/29/15		
6/30/15		
7/01/15		
7/02/15		
7/03/15		
7/04/15		
7/05/15		
7/06/15		
7/07/15		
7/08/15		
7/09/15		
7/10/15		
7/11/15		
7/12/15		
7/13/15		
7/14/15		
7/15/15		
7/16/15		
7/17/15		
7/18/15		
7/19/15		
7/20/15		
7/21/15		
7/22/15		
7/23/15		
7/24/15		
7/25/15		
7/26/15		
7/27/15		
7/28/15		
7/29/15		
7/30/15		
7/31/15		
8/01/15		
8/02/15		
8/03/15		
8/04/15		
8/05/15		
8/06/15		
8/07/15		
8/08/15		
8/09/15		
8/10/15		
8/11/15		
8/12/15		
8/13/15		
8/14/15		
8/15/15		
8/16/15		
8/17/15		
8/18/15		
8/19/15		
8/20/15		
8/21/15		
8/22/15		
8/23/15		
8/24/15		
8/25/15		
8/26/15		
8/27/15		
8/28/15		
8/29/15		
8/30/15		
8/31/15		
9/01/15		
9/02/15		
9/03/15		
9/04/15		
9/05/15		
9/06/15		
9/07/15		
9/08/15		
9/09/15		
9/10/15		
9/11/15		
9/12/15		
9/13/15		
9/14/15		
9/15/15		
9/16/15		
9/17/15		
9/18/15		
9/19/15		
9/20/15		
9/21/15		
9/22/15		
9/23/15		
9/24/15		
9/25/15		
9/26/15		
9/27/15		
9/28/15		
9/29/15		
9/30/15		
10/01/15		
10/02/15		
10/03/15		
10/04/15		
10/05/15		
10/06/15		
10/07/15		
10/08/15		
10/09/15		
10/10/15		
10/11/15		
10/12/15		
10/13/15		
10/14/15		
10/15/15		
10/16/15		
10/17/15		
10/18/15		
10/19/15		
10/20/15		
10/21/15		
10/22/15		
10/23/15		
10/24/15		
10/25/15		
10/26/15		
10/27/15		
10/28/15		
10/29/15		
10/30/15		
10/31/15		
11/01/15		
11/02/15		
11/03/15		
11/04/15		
11/05/15		
11/06/15		
11/07/15		
11/08/15		
11/09/15		
11/10/15		
11/11/15		
11/12/15		
11/13/15		
11/14/15		
11/15/15		
11/16/15		
11/17/15		
11/18/15		
11/19/15		
11/20/15		
11/21/15		
11/22/15		
11/23/15		
11/24/15		
11/25/15		
11/26/15		
11/27/15		
11/28/15		
11/29/15		
11/30/15		
12/01/15		
12/02/15		
12/03/15		
12/04/15		
12/05/15		
12/06/15		
12/07/15		
12/08/15		
12/09/15		
12/10/15		
12/11/15		
12/12/15		
12/13/15		
12/14/15		
12/15/15		
12/16/15		
12/17/15		
12/18/15		
12/19/15		
12/20/15		
12/21/15		
12/22/15		
12/23/15		
12/24/15		
12/25/15		
12/26/15		
12/27/15		
12/28/15		
12/29/15		
12/30/15		
12/31/15		

OF THE FIRM
I, Paul Clark, hereby certify that this project is in
substantial compliance with all applicable codes and
ordinances of the City of Albuquerque, New Mexico,
and that the project is in accordance with the dated
design of the project.

As Built
10/16/14

TRAFFIC CIRCULATION LAYOUT
APPROVED

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

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