

CITY OF ALBUQUERQUE



November 08, 2019

Rio Grande Engineering
David Soule
PO BOX 93924
Albuquerque, NM 87199

Re: Mountains Townhouse
1406 Mountain Road NW
Traffic Circulation Layout
Engineer's/Architect's Stamp 11-06-2019 (J13D209)

Dear Mr. Soule

The TCL submittal received 11-07-2019 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 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,

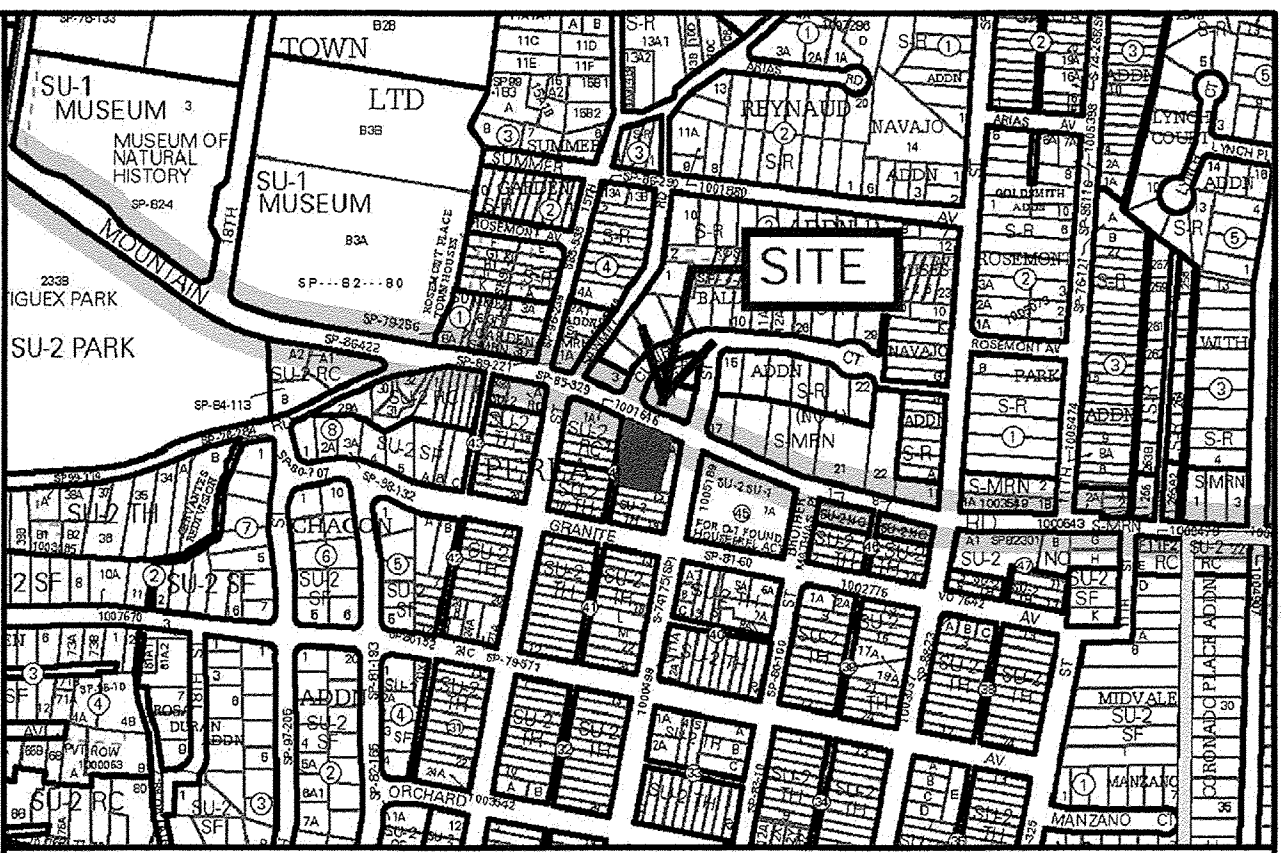
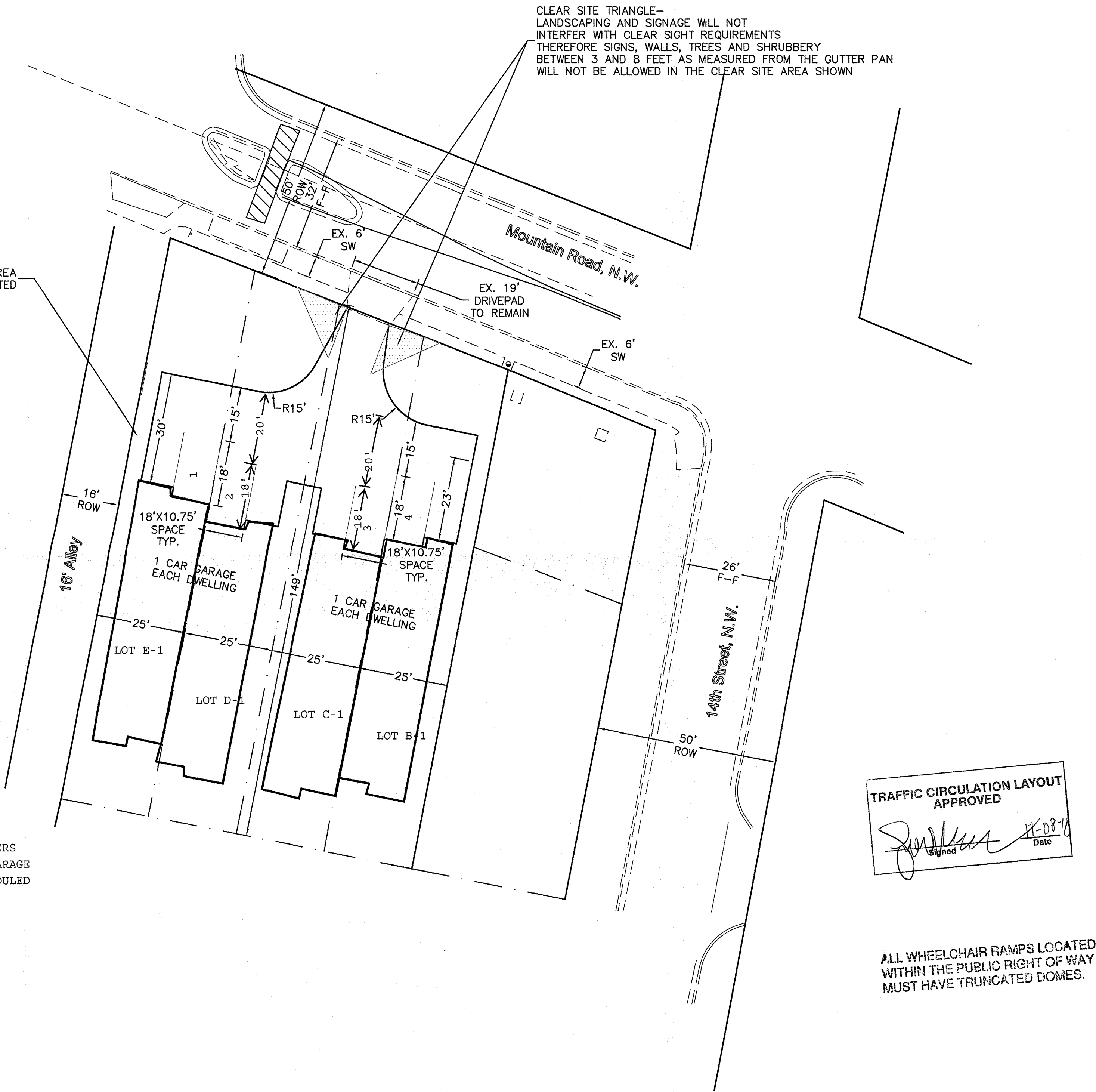
Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

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

\MM via: email
C: CO Clerk, File

LANDSCAPE BUFFER BETWEEN ALLEY AND PARKING AREA
DIRECT ACCESS TO ALLEY IS PROHIBITED

INDIVIDUAL ROLL OUT REFUSE CONTAINERS
SHALL BE STORED INTERIOR IN EACH GARAGE
TO BE ROLLED OUT TO STREET ON SCHEDULED
PICK UP DAY



LEGAL DESCRIPTION:
Lots B, C, D and E of Block 44, Perea Addition
ADDRESS-1406 Mountain Rd

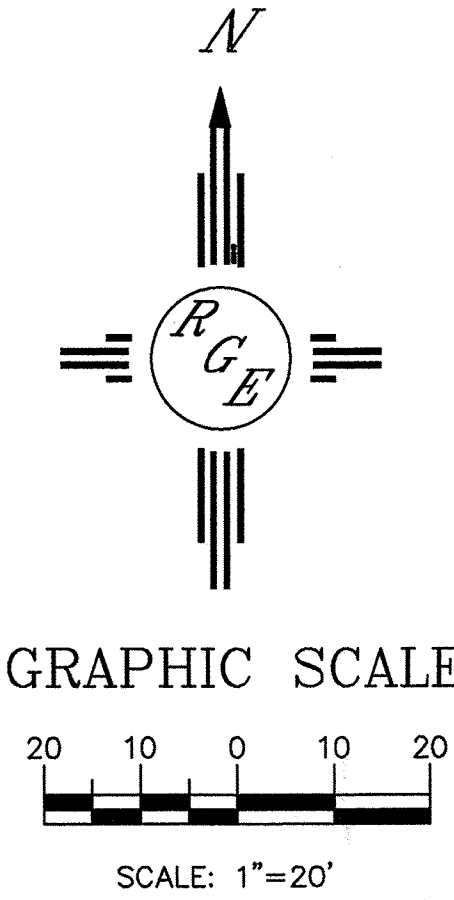
- LEGEND
- BOUNDARY
 - EASEMENT
 - RIGHT-OF-WAY
 - PROPOSED CURB
 - EXISTING CURB AND GUTTER
 - EXISTING SIDEWALK


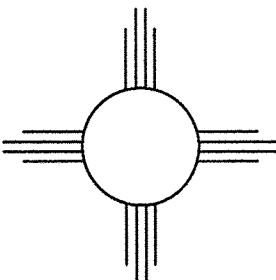
EXECUTIVE SUMMARY:

EXECUTIVE SUMMARY:
THE SITE IS LOCATED ON THE SOUTH SIDE OF MOUNTAIN ROAD
BETWEEN 14TH STREET AND A PUBLIC ALLEY. THE SITE IS CURRENTLY
HAS AN EXISTING BUILDING ONSITE--ALL EX. ONSITE IMPROVEMENTS WILL
BE DEMOLISHED WITH CLEAR AND CRUB FOR NEW DEVELOPMENT AREA.
THE EXISTING DRIVEWAY AT MOUNTAIN ROAD SHALL REMAIN.
ALL TRACTS HAVE CROSS LOT ACCESS EASEMENTS.
NO TRAFFIC STUDY WAS REQUIRED
FOR THIS DEVELOPMENT DUE TO BEING LESS THAN THE THRESHOLD

NOTE:
ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH
SIDEWALK AND CURB AND GUTTER PER CITY STANDARD DETAIL 2430 AND 2415A

SITE DATA	
ZONING	SU2
BUILDING SIZE	3088
LOT SIZE	2.7761 AC±
ALL TRACTS HAVE BLANKET CROSS ACCESS EASEMENT	
PARKING CALCULATIONS	
REQUIRED	
2 SPACES PER UNIT X 4= 8 SPACES	
ADA- ALL UNITS ARE 2 STORY SINGLE FAMILIY-0 SPACES	
PROVIDED	
GARAGE SPACES-4	
ON LOT - 4	
TOTAL-8	



ENGINEER'S SEAL	MOUNTAIN TOWNHOMES	DRAWN BY WCWJ
 11/6/19		DATE 10-22-19
		218151-LAYOUT-10-25-18
		SHEET #
		JOB # 218151
DAVID SOULE P.E. #14522	 <i>Rio Grande Engineering</i> 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	