

CITY OF ALBUQUERQUE



August 1, 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 07-16-2019 (J13D209)

Dear Mr. Soule

The TCL submittal received 07-31-2019 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.

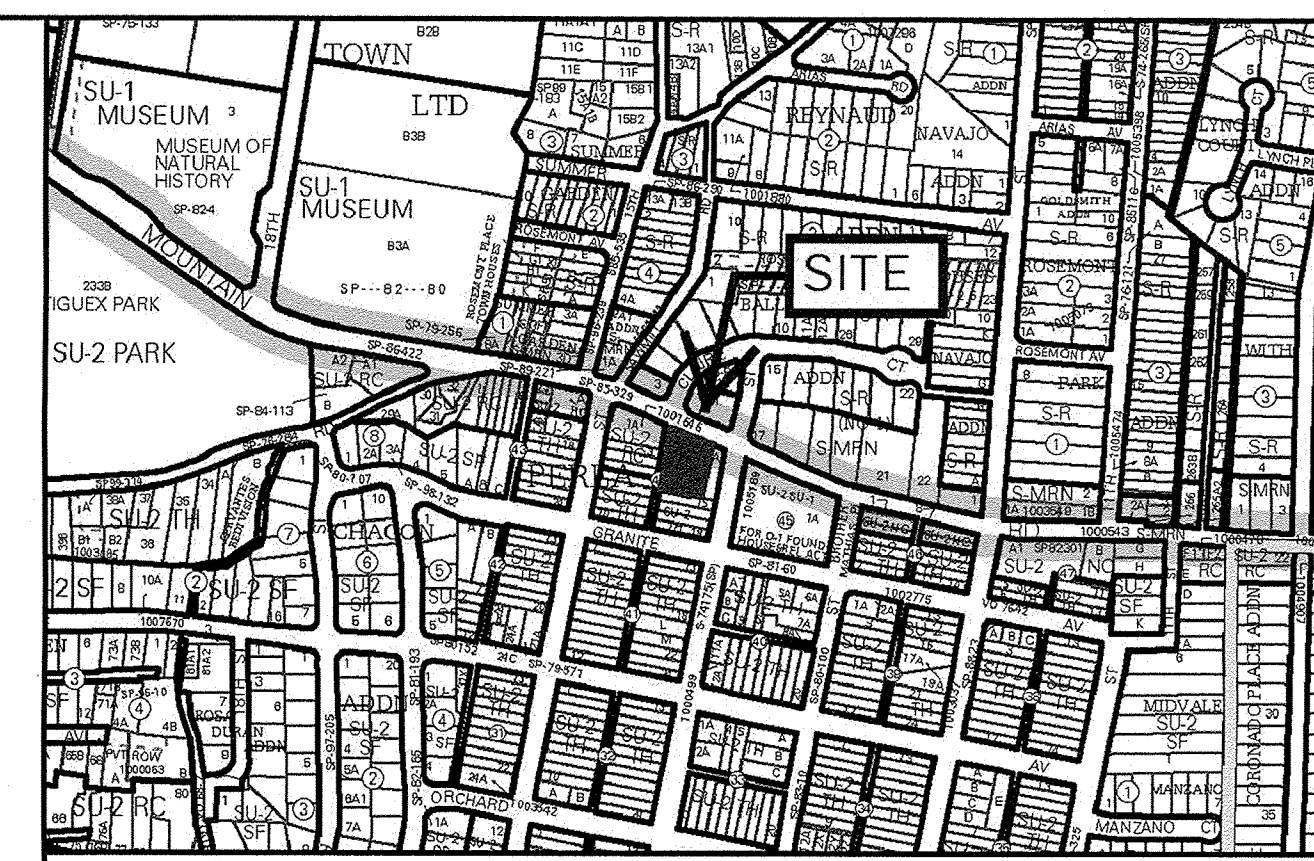
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.
Senior Engineer, Planning Dept.
Development Review Services

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

\MM via: email
C: CO Clerk, File



VICINITY MAP: J-13-Z

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

TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed: *SG* Date: 8/1/19

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

EXECUTIVE SUMMARY:

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THE SITE IS LOCATED ON THE SOUTH SIDE OF MOUNTAIN ROAD
BETWEEN 14TH STREET AND A PUBLIC ALLEY. THE SITE IS CURRENTLY
HAS AN EXSTING UNUSED BUILDING ONSITE-ALL EX. ONSITE IMPROVEMENTS WILL
BE DEMOLISHED WITH CLEAR AND GRUB 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

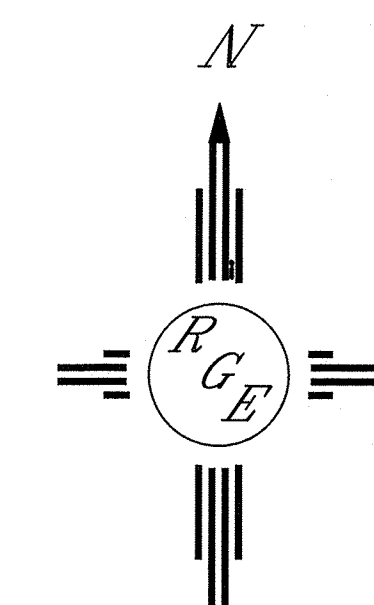
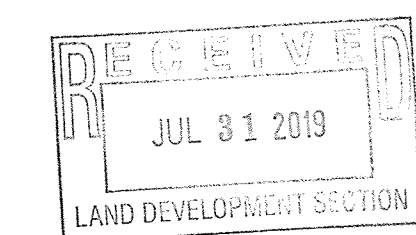
NOTE:

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

SITE DATA

ZONING	RT
BUILDING SIZE	3088
LOT SIZE	2.7761 AC±

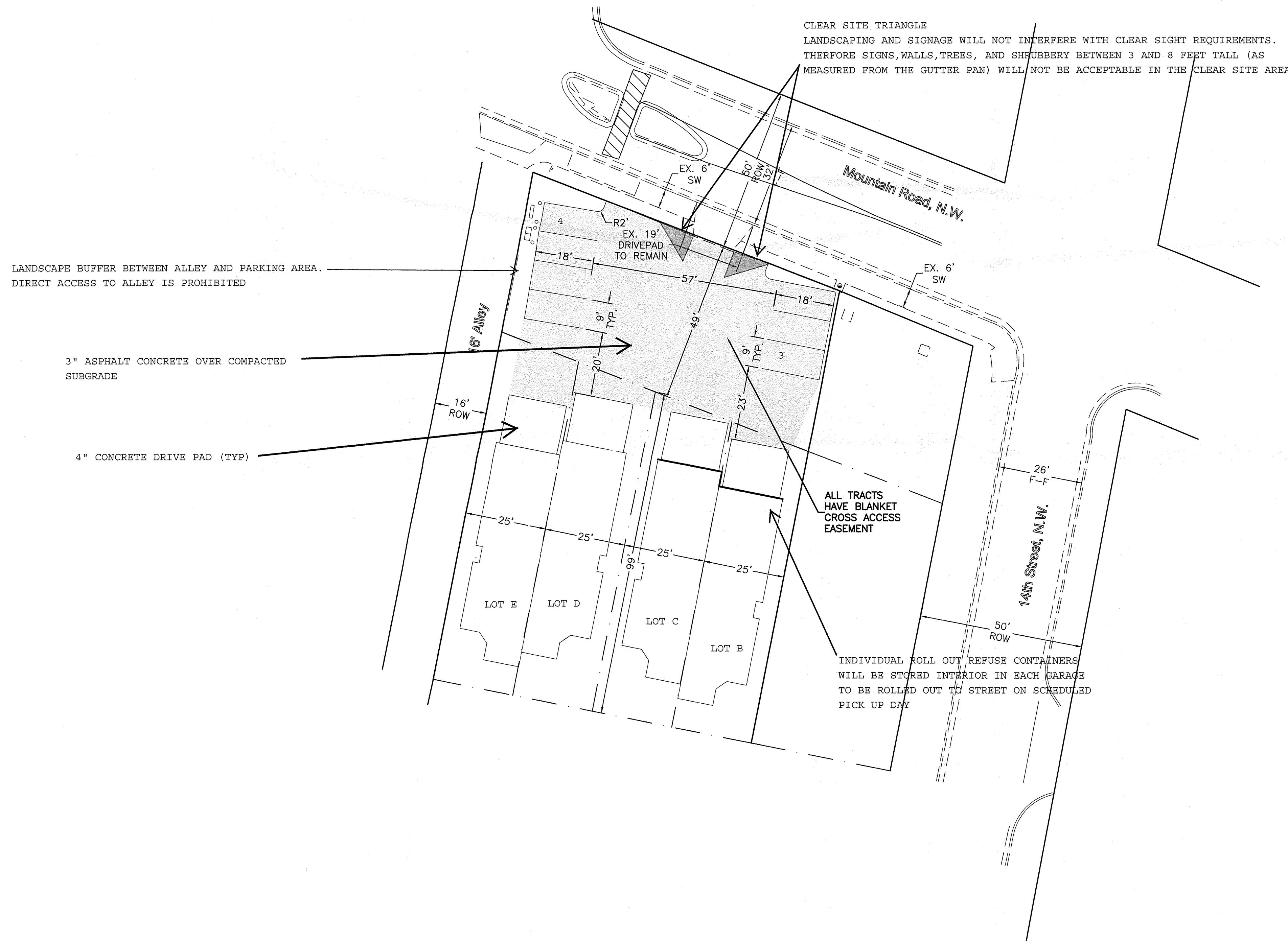
REQUIRED PARKING-	
2 SPACES PER UNIT X4= 8 SPACES	
ADA- ALL UNITS 2-STORY SINGLE FAMILY = 0 SPACES	
PROVIDED PARKING	SHARED= 7 SPACES
	GARAGE- 8 SPACES
	DRIVEPAD- 8 SPACES
	TOTAL- 23 SPACES



GRAPHIC SCALE



SCALE: 1"=30'



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

3" ASPHALT CONCRETE OVER COMPACTED
SUBGRADE

4" CONCRETE DRIVE PAD (TYP)

CLEAR SITE TRIANGLE
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS.
THERFORE SIGNS,WALLS,TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS
MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SITE AREA

ALL TRACTS
HAVE BLANKET
CROSS ACCESS
EASEMENT

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