

CITY OF ALBUQUERQUE



September 18, 2020

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

**Re: Mountain Townhome
1406 Mountain Rd NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 11-6-19 (J13D209)
Certification dated 9-10-20**

Dear Mr. Soule

Based upon the information provided in your submittal received 9-11-20, 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 Ernie Gomez at (505) 924-3981.

Sincerely,

Jeanne Wolfenbarger

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

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

TRAFFIC CERTIFICATION

I, DAVID SOULE, NMPE, OF THE FIRM RIO GRANDE ENGINEERING, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 11/6/19. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY THOMAS PATRICK NMPLS 12651 OF THE FIRM COMMUNITY SCIENCES CORPORATION. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 9/8/2020 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

EXCEPTIONS:

THE WESTERN TWO UNITS WERE NOT CONSTRUCTED. THE DRIVEWAY WAS MODIFIED TO ALLOW FOR TURN OUT IN INTERIM CONDISTION AND ALLOWS FOR EXPANSION TO ULTIMATE CONDITIONS. THIS CERTIFICATION IS FOR LOTS C1 AND B-1 ONLY

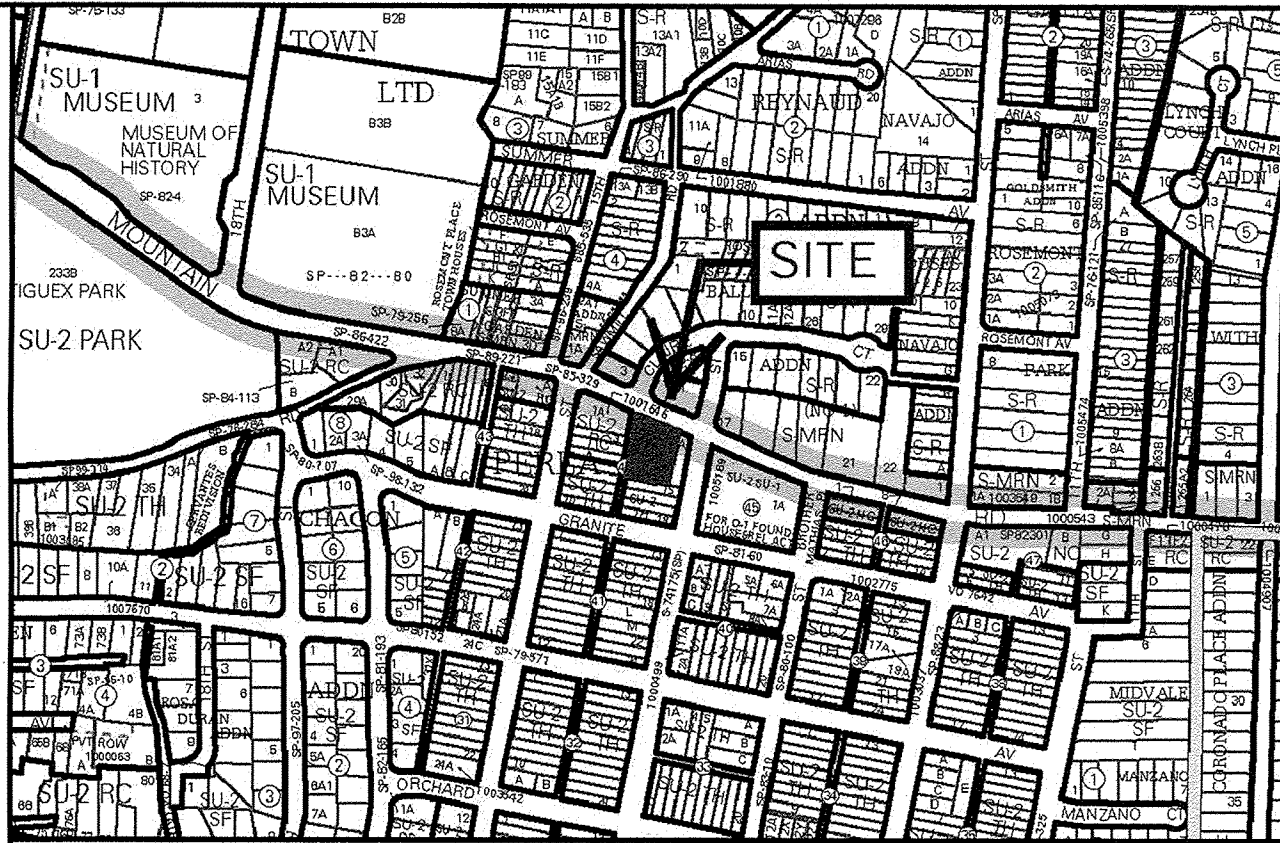
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Signature of Engineer or Architect

9/10/20

Date





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: *[Signature]* Date: 8/1/19

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

EXECUTIVE SUMMARY:

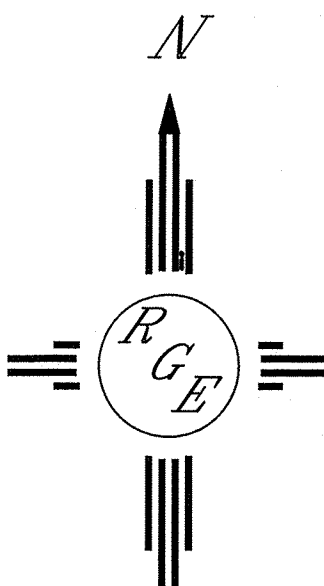
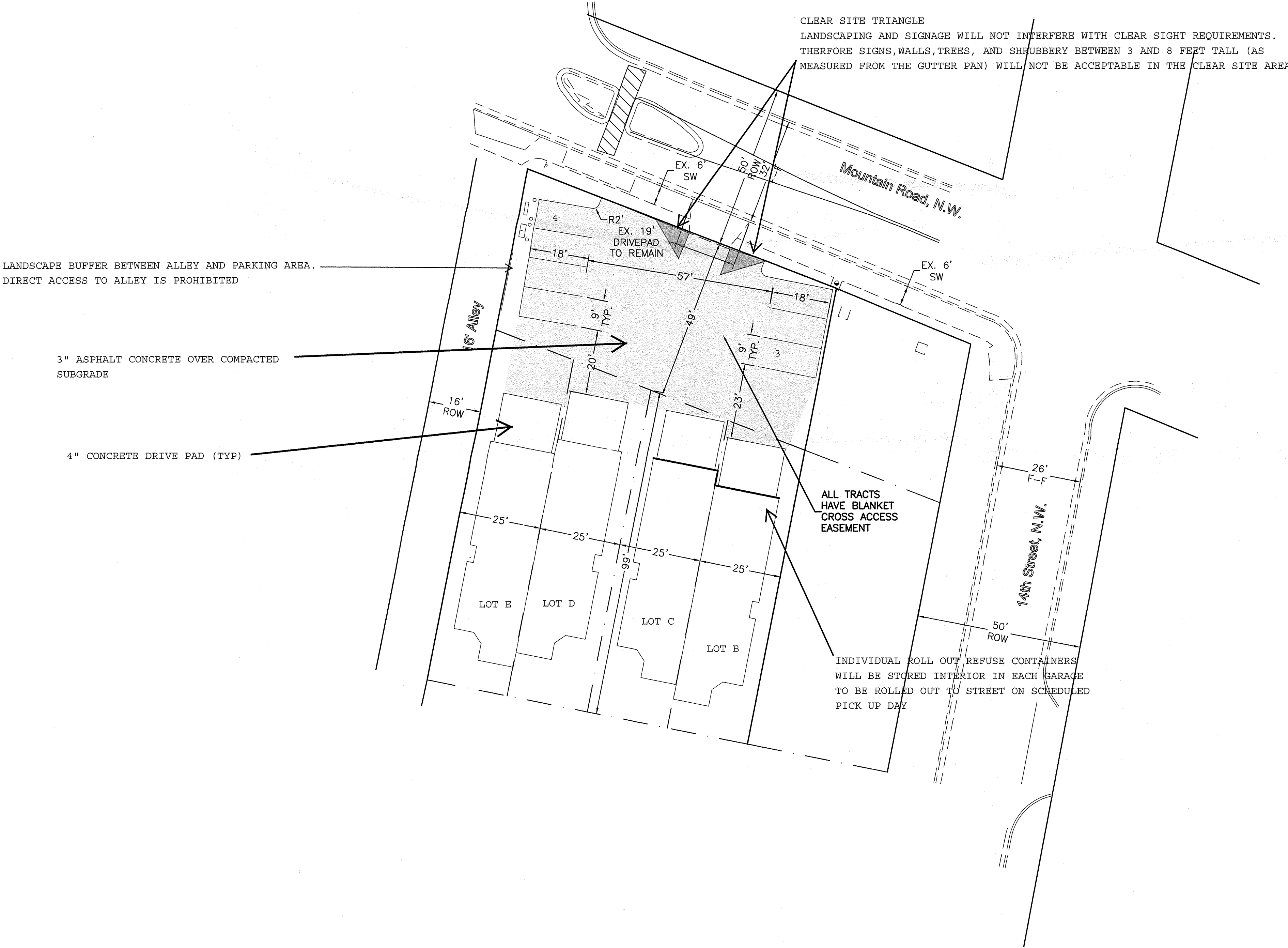
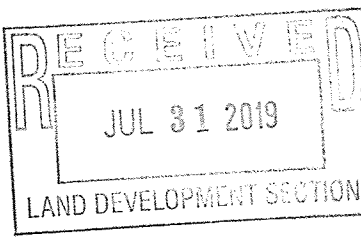
EXECUTIVE SUMMARY:
THE SITE IS LOCATED ON THE SOUTH SIDE OF MOUNTAIN ROAD
BETWEEN 14TH STREET AND A PUBLIC ALLEY. THE SITE IS CURRENTLY
HAS AN EXSTING UNUSED BUILDING ONSITE-ALL EX. ONSITE IMPROVEMENTS WILL
BE DEMOLISHED WITH CLEAR AND GRUB FOR NEW DEVELOPMENT AREA.
THE EXISTING DRIVEWAY AT MOUNTAIN 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


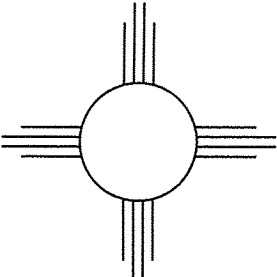
ZONING	RT
BUILDING SIZE	3088
LOT SIZE	2.7761 AC±

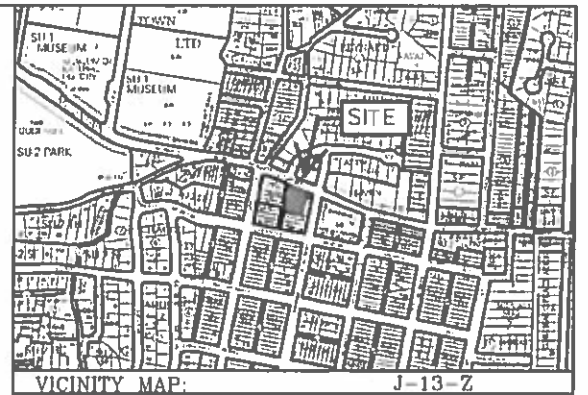
REQUIRED PARKING-	
2 SPACES PER UNIT X4= 8 SPACES	
ADA- ALL UNITS 2-STORY SINGLE FAMILY = 0 SPACES	
PROVIDED PARKING	SHARED= 7 SPACES
	GARAGE- 8 SPACES
	DRIVEPAD- 8 SPACES
	TOTAL- 23 SPACES



GRAPHIC SCALE

SCALE: 1"=30'

ENGINEER'S SEAL	MOUNTAIN TOWNHOMES	DRAWN BY WCWJ
		DATE 7-15-19
		218151-LAYOUT-10-25-18
		SHEET #
7/25/19		<i>Rio Grande Engineering</i> 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999
DAVID SOULE P.E. #14522		JOB # 218151



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:

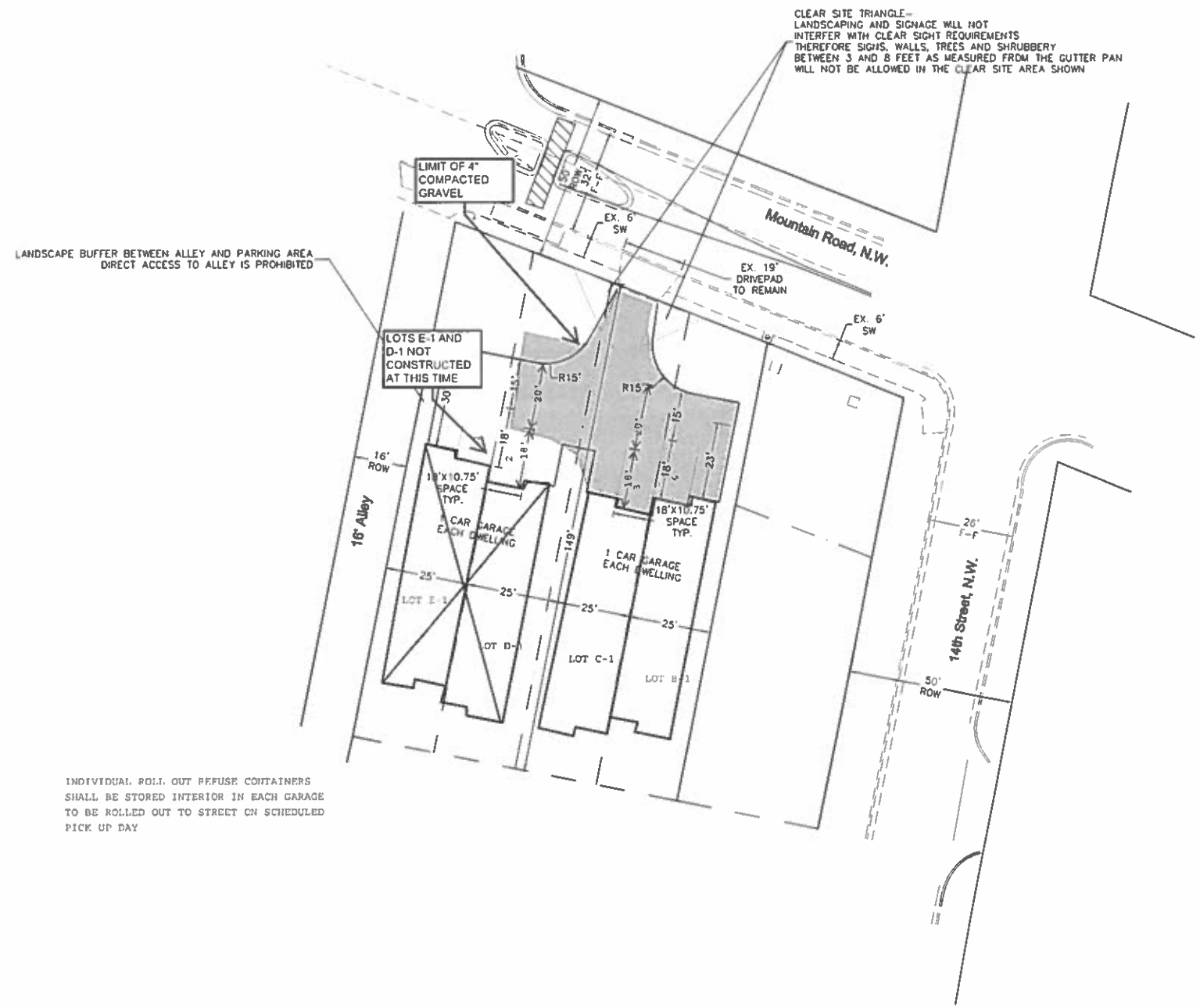
EXECUTIVE SUMMARY:
THE SITE IS LOCATED ON THE SOUTH SIDE OF MOUNTAIN ROAD BETWEEN 14TH STREET AND A PUBLIC ALLEY. THE SITE IS CURRENTLY HAS AN EXSTING BUILDING ONSITE-ALL EX. ONSITE IMPROVEMENTS WILL BE DEMOLISHED WITH CLEAR AND GRUB FOR NEW DEVELOPMENT AREA. THE EXISTING DRIVEWAY AT MOUNTAIN ROAD SHALL 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

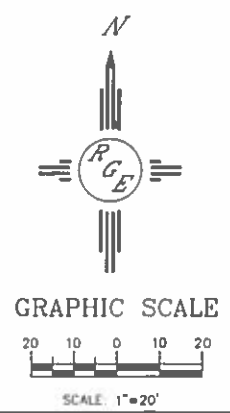
ZONING	SU2
BUILDING SIZE	3088
LOT SIZE	2.7761 AC±
ALL TRACTS HAVE BLANKET CROSS ACCESS EASEMENT	
PARKING CALCULATIONS REQUIRED	
2 SPACES PER UNIT X 4 = 8 SPACES	
ADA- ALL UNITS ARE 2 STORY SINGLE FAMILY-0 SPACES	
PROVIDED	
GARAGE SPACES-4	
ON LOT - 4	
TOTAL-8	



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

CLEAR SITE TRIANGLE-
LANDSCAPING AND SIGNAGE WILL NOT
INTERFERE WITH CLEAR SIGHT REQUIREMENTS
THEREFORE SIGNS, WALLS, TREES AND SHRUBBERY
BETWEEN 3 AND 8 FEET AS MEASURED FROM THE GUTTER PAN
WILL NOT BE ALLOWED IN THE CLEAR SITE AREA SHOWN



ENGINEER'S SEAL DAVID SOULE NEW MEXICO 14832 P.E. 11/6/19 P.E. #14522	MOUNTAIN TOWNHOMES TRAFFIC CONTROL LAYOUT <i>Rio Grande Engineering</i> 1806 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0888	DRAWN BY WCVJ DATE 10-22-19 218151-LAYOUT-10-23-19
		SHEET #
		JOB # 218151