

CITY OF ALBUQUERQUE



July 22, 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

Based upon the information provided in your submittal received 07-16-2019, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
2. Show the clear sight triangle and add the following note to the plan:
"Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle."
3. Please include a copy of cross access easement.
4. Please show the location of the refuse tank.
5. Is alley being used for an access? If yes, it needs improvement.

PO Box 1293

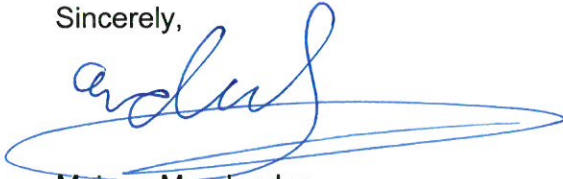
Albuquerque

NM 87103

www.cabq.gov

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact me at 924-3675.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mojgan Maadandar', with a long horizontal flourish extending to the right.

Mojgan Maadandar
Engineer Associate, Planning Dept.
Development Review Services

/MM via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: MOUNTAIN TOWNHOME **Building Permit #:** _____ **Hydrology File #:** J13D209

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: LOT B,C,C,E BLCOK 44 PEREA ADDITION

City Address: 1406 MOUNTAIN ROAD NWS

Applicant: LITTLE BUBBAS **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: RIO GRANDE ENGINEERING **Contact:** DAVID SOULE

Address: PO BOX 93924 ALB NM 87199

Phone#: 505.321.9099 **Fax#:** 505.872.0999 **E-mail:** david@riograndeengineering.com

TYPE OF DEVELOPMENT: _____ PLAT ☒ RESIDENCE _____ DRB SITE _____ ADMIN SITE

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

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

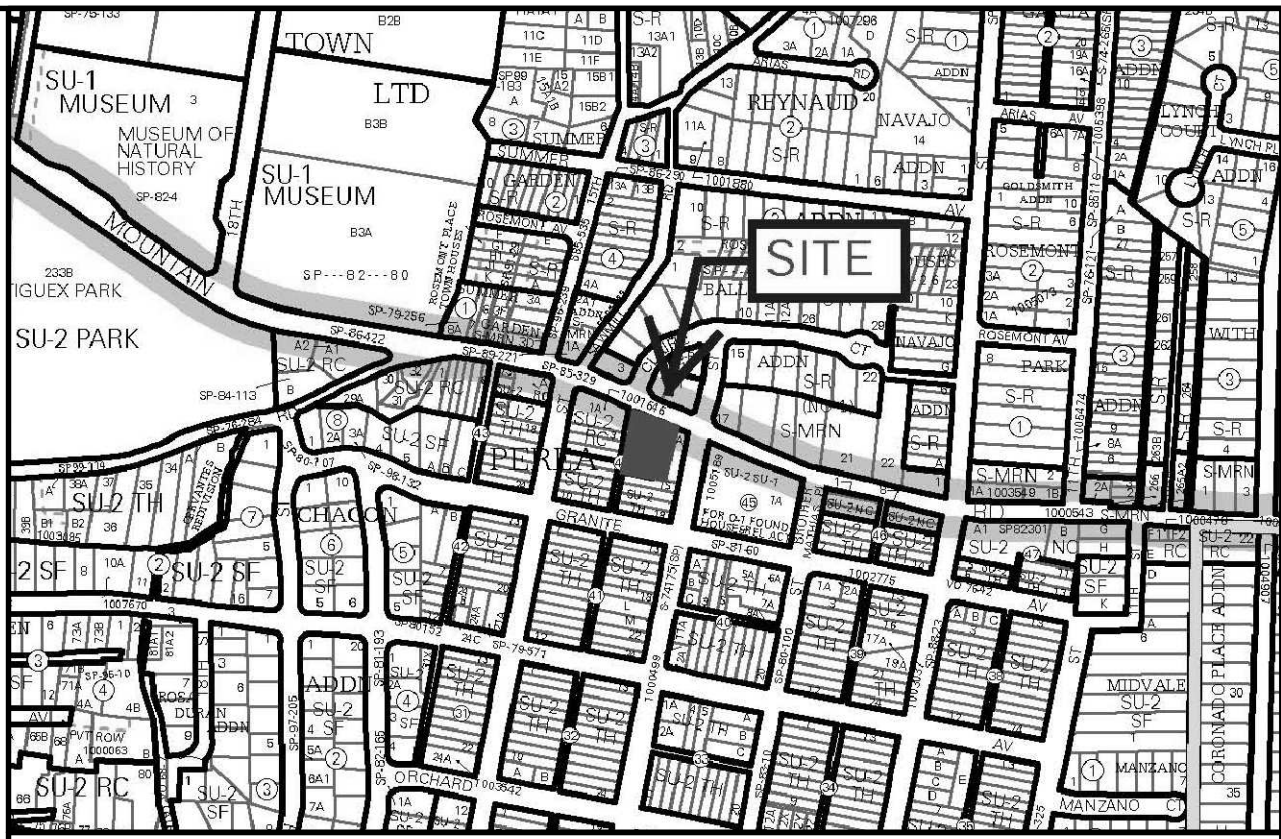
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



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

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 UNSED 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

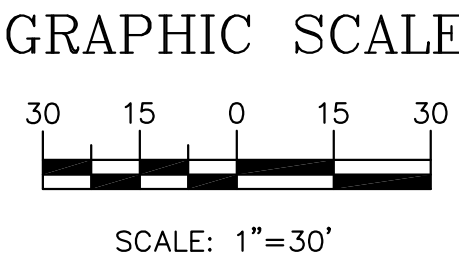
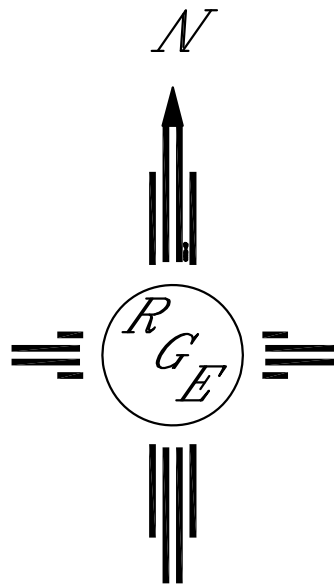
NOTE:

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

SITE DATA

ZONING	PT
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



ENGINEER'S SEAL	MOUNTAIN TOWNHOMES	DRAWN BY WCWJ
	TRAFFIC CONTROL LAYOUT	DATE 7-15-19
		218151-LAYOUT-10-25-18
7/16/19	 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	SHEET #
DAVID SOULE P.E. #14522		JOB # 218151