

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 27, 2023

Eric Munn, R. A
TI Design
717 Cagua Dr. NE
Albuquerque, NM 87108

Re: New Townhomes
624 Stover Ave. SW
Traffic Circulation Layout
Architect's Stamp 10-24-23 (K14-D038)

Dear Mr. Munn,

The TCL submittal received 10-25-2023 is approved for Building Permit by Transportation. 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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 the PLNDRS@cabq.gov 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.

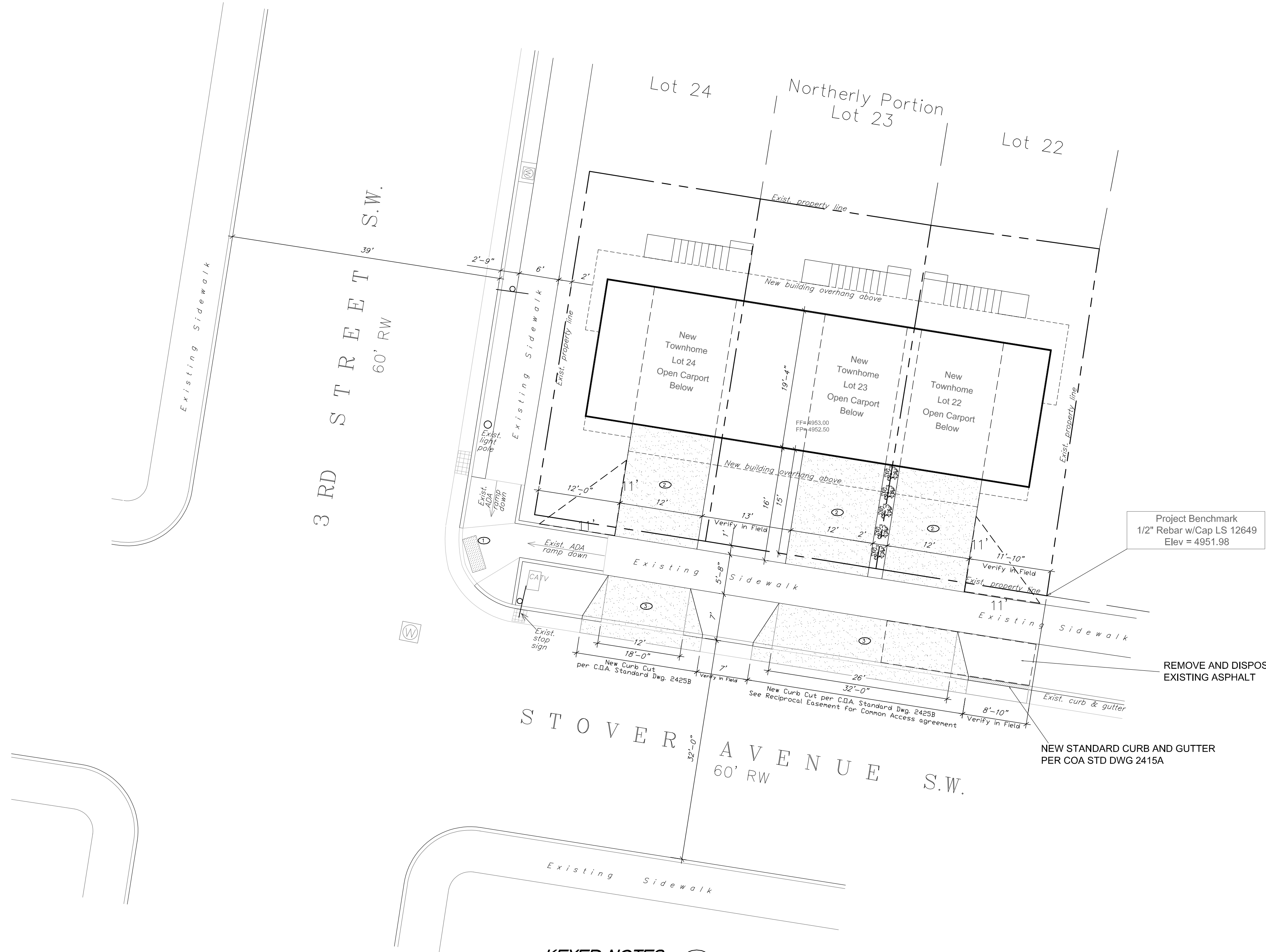
Sincerely,

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

C: CO Clerk, File

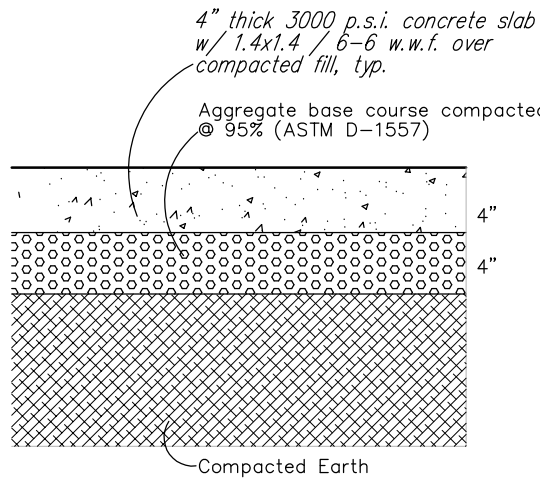
TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Amigo 10/27/2023
Signed Date

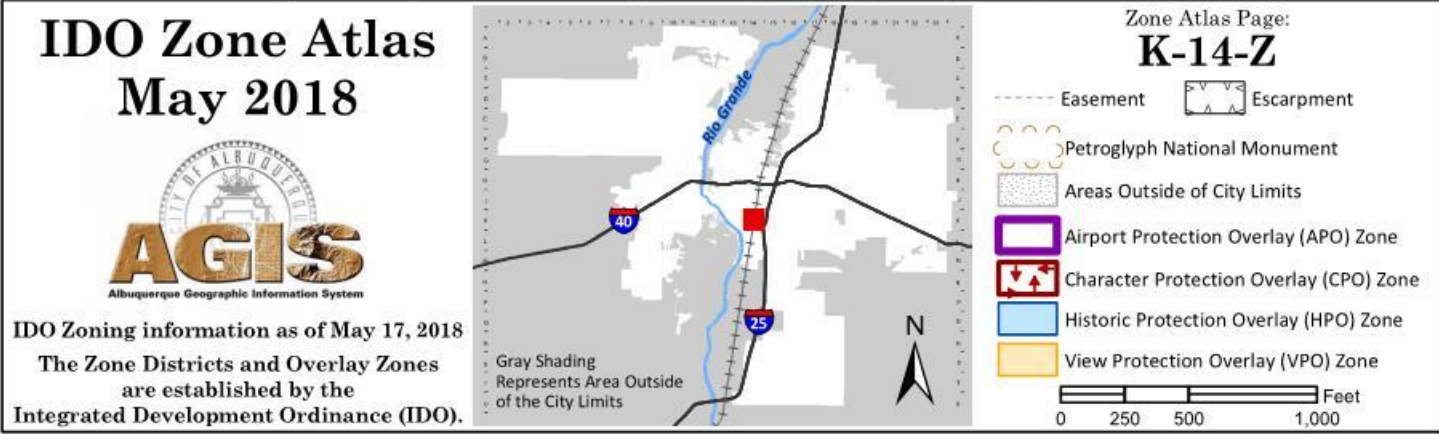
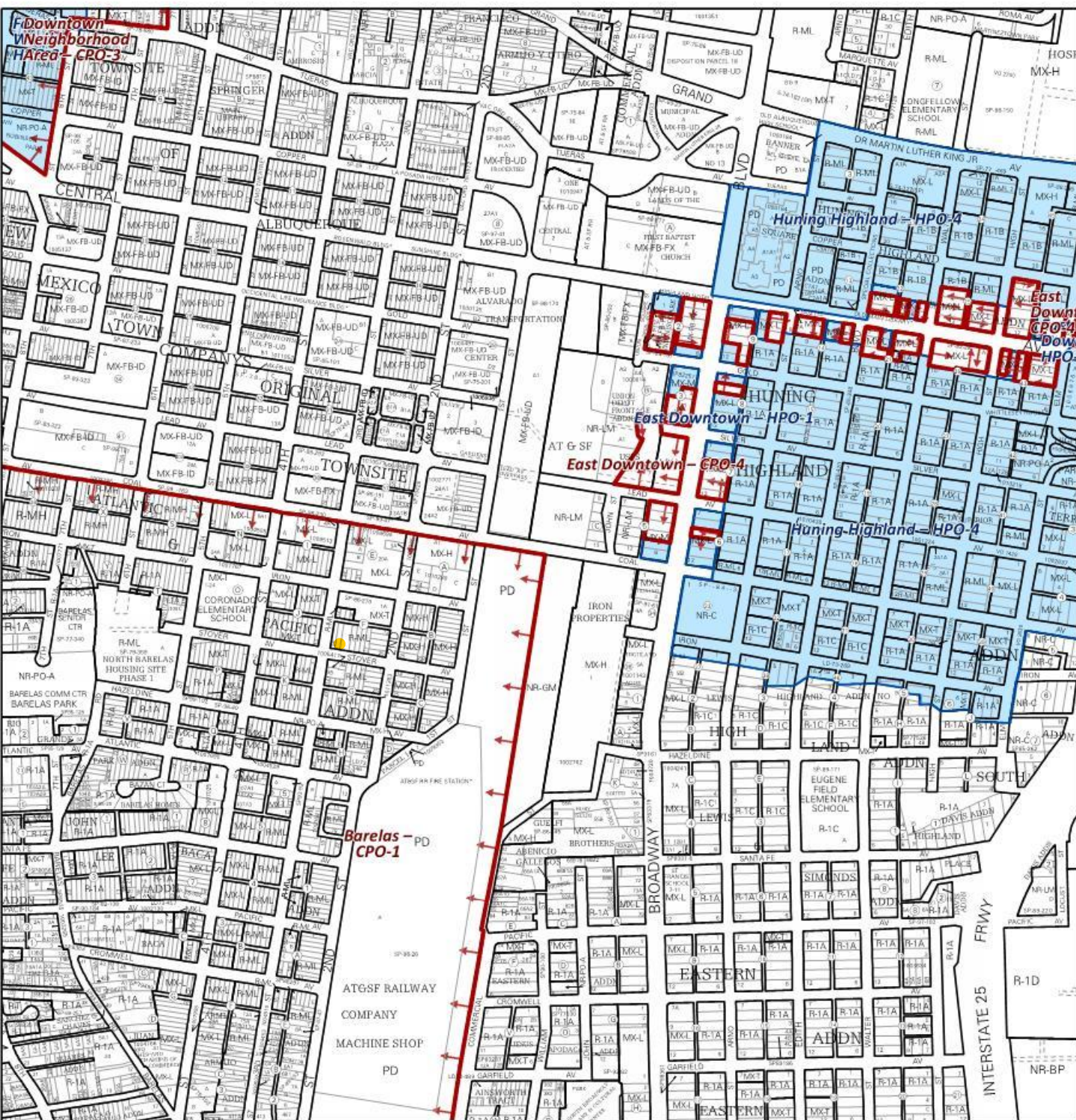


KEYED NOTES

1. Detectable Warning strip on pavement, 2' depth x 6' wide, typ.
2. New brush-texture concrete driveway
4" thick 3000 psi concrete slab/pad on grade, flush to exist. sidewalk,
with 4"x4"x1.4x1.4 WMM, over compacted earth.
3. New Concrete Curb Cut, flush to exist. sidewalk,
sawcut & remove exist. curb & gutter as necessary



CONCRETE PAVING
NO SCALE



Unused Curb Cuts must be replaced w/ sidewalk, curb & gutter
per City standard drawing 2430 & 2415A

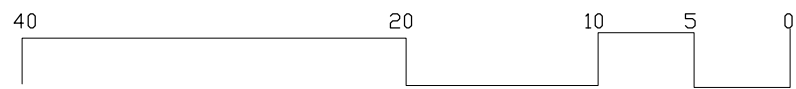
All broken or cracked sidewalk must be replaced with sidewalk
and curb & gutter per City standard drawing 2430
Standard C & G

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

PARKING CRITERIA MS-PT-MT

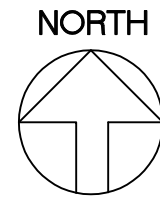
DWELLING, TOWNHOUSE	TABLE 14-16-5-5-1
1 SPACE PER DWELLING UNIT UP TO 2 BR	
3 SPACES REQUIRED	
3 SPACES PROVIDED	

REFUSE
REFUSE IS DISPOSED OF IN NEW RESIDENTIAL TRASH RECEPTACLES
AND RECYCLE RECEPTACLES, IN CARPORTS UNDER BUILDING



TRAFFIC CIRCULATION LAYOUT

1" = 10'-0"



TOWNHOMES

NEW TOWNHOMES

624 STOVER AVENUE SW ALBUQUERQUE NM 87102

SHEET

TCL

10 - 24 - 23
DATE