

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 3, 2022

Eric Munn, RA
TI Design Services
717 Cagua Drive NE
Albuquerque, NM 87108

Re: Baca Townhomes
112 Princeton Drive NE
Traffic Circulation Layout
Architect's Stamp 03-01-2022 (K16-D094)

Dear Mr. Munn,

The TCL submittal received 03-01-2022 is approved for Building Permit with. 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.

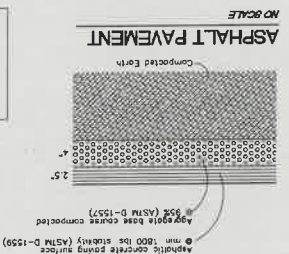
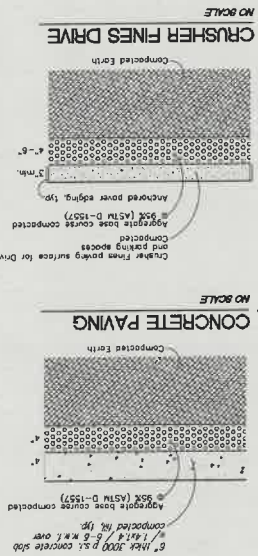
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and 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,

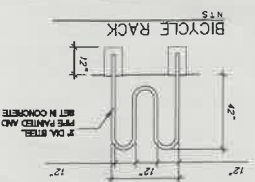
Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

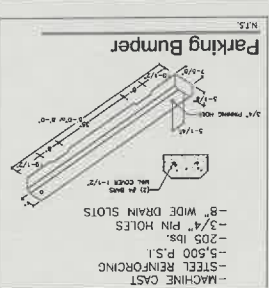


SIGHT TRIANGLE REQUIRED

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.



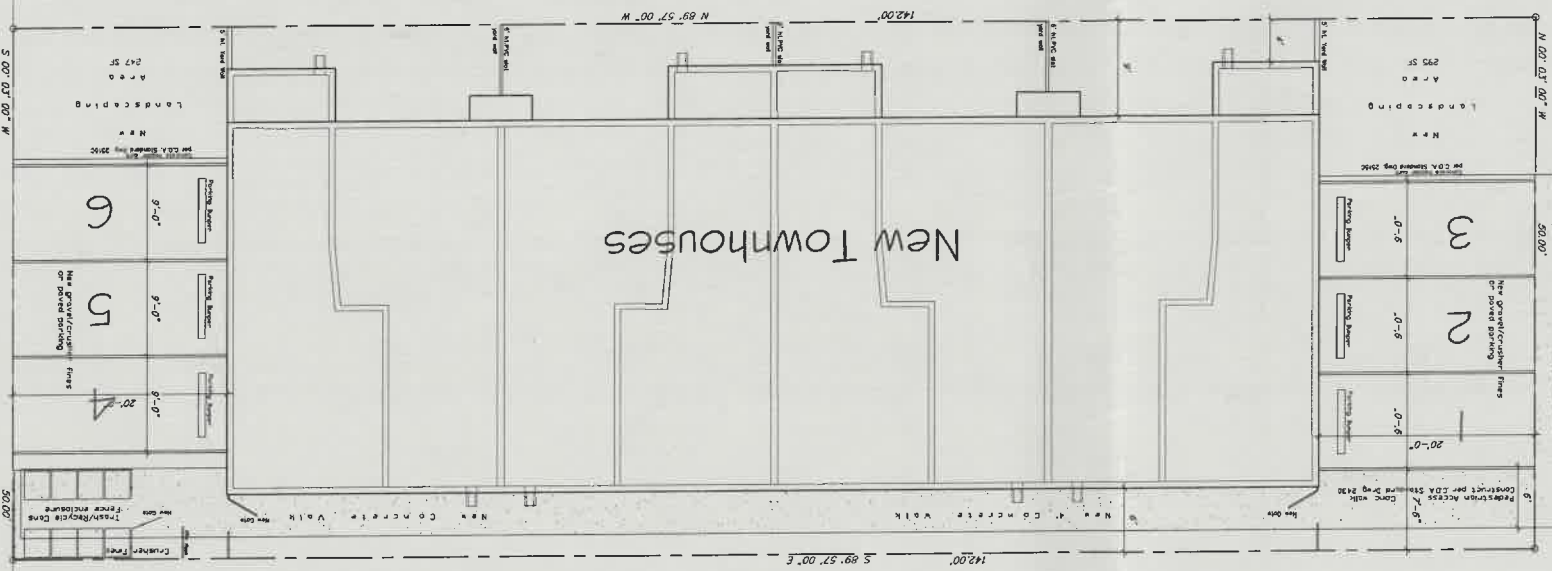
Bicycle racks shall be sturdy and anchored to a concrete pad. A 1-foot clear zone around the bicycle parking stall shall be provided. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide. The rack shall be a minimum 30" tall and 18" wide. The bicycle frame shall be supported horizontally at 2 or more places. Comb/teaser racks are not allowed. See the IDO for additional information. The rack allows varying bicycle frame sizes and styles to be attached. The rack is not required to lift the bicycle onto the bicycle rack. Each bicycle parking space is accessible without moving another bicycle. I. Each bicycle parking space is accessible without moving another bicycle.



REFUSE
REFUSE IS DISPOSED OF IN NEW RESIDENTIAL TRASH RECEPTACLES AND RECYCLE RECEPTACLES

PARKING CRITERIA
TOWNHOUSE DWELLING UNITS
1 PARKING SPACE REQUIRED PER DWELLING UNIT (UP TO 2 BEDROOMS)
1 x 4 UNITS = 4 PARKING SPACES REQUIRED
6 SPACES PROVIDED
FRONT YARD PARKING AREA IS 539 SF, MEETS IDO 14-16-5-5(f)(2)(a) AT 54%

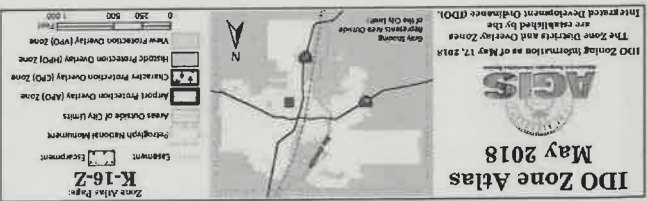
Unused Curb Cuts must be replaced w/ sidewalk, curb & gutter per City standard drawing 2430 & 2415A
All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter per City standard drawing 2430 & 2415A



Princeton Dr. S.E.
(75' ROW)

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

TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed _____
Date 3/3/22



16' Alley

BAGA TOWNHOMES

112 PRINCETON DRIVE NE ALBUQUERQUE, NEW MEXICO 87106

NEW TOWNHOUSES

SHEET
TCL

DATE
1-7-22



TRAFFIC CIRCULATION LAYOUT

1/8" = 1'-0"

K16-0094

X