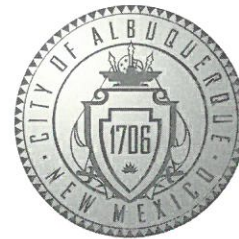


CITY OF ALBUQUERQUE



June 4, 2019

The Design Group
Dave Aube
120 Vassar Drive NE
Albuquerque, NM

Re: GAHP INCA
3701,3705,and 3711 Inca St. NE
Traffic Circulation Layout
Engineer's/Architect's Stamp **05-17-19** (G21D044)

Dear Mr. Aube,

The TCL submittal received 06-03-2019 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.

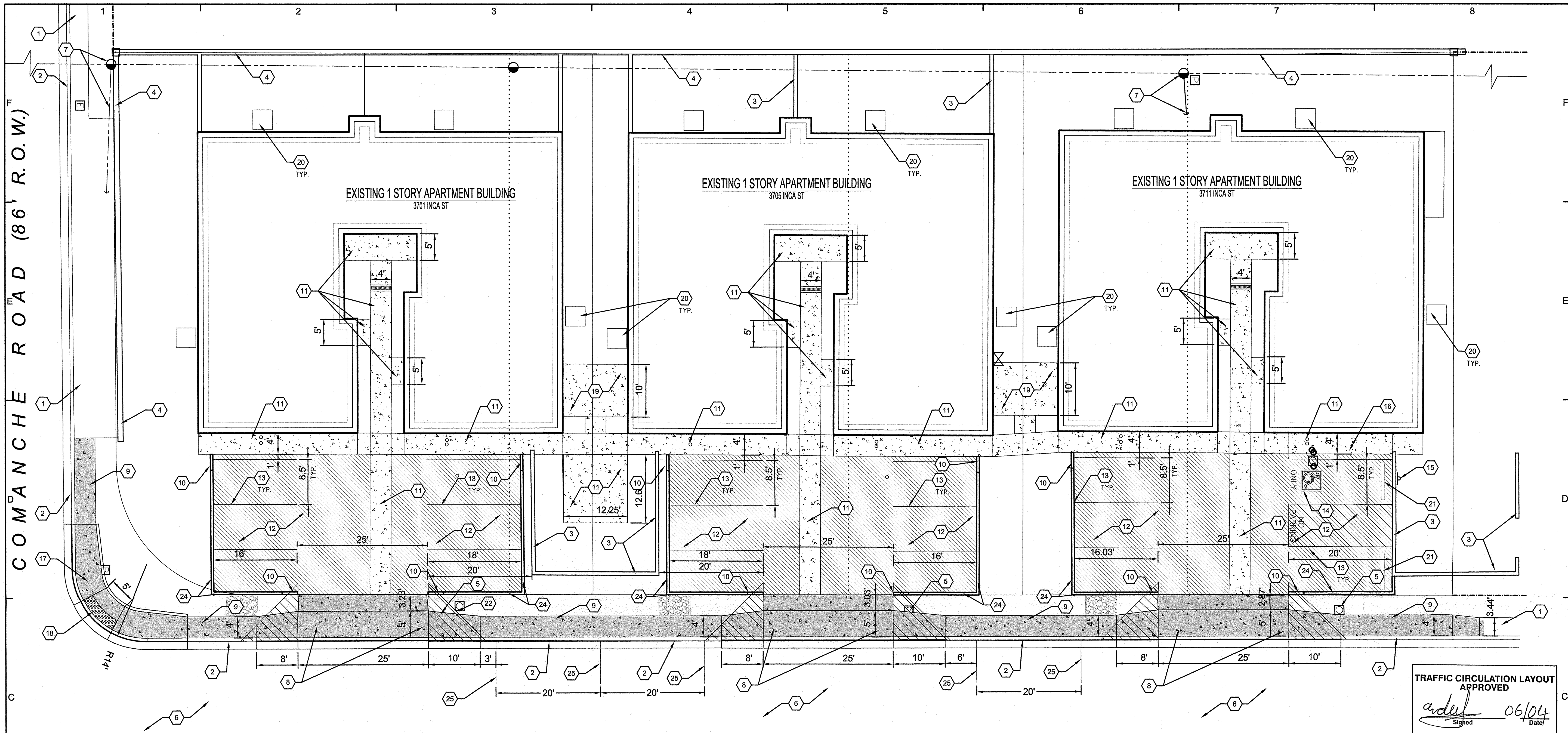
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with 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,

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

/MM via: email
C: File



- TABULATED PARKING :**
1. EACH BUILDING CONTAINS 4 UNITS. PARKING IS REQUIRED AT 1 1/2 SPACES PER UNITS. OFF-STREET PARKING 6 SPACES PER BUILDING. 17 PARKING SPACES ARE AVAILABLE ON SITE, AND ONE WILL BE ON-STREET.
 2. GAP BETWEEN SOUTHERN AND MIDDLE DRIVEWAY IS 64'. THIS WILL ALLOW FOR 2 ON-STREET PARKING SPACES. GAP BETWEEN MIDDLE AND NORTHERN DRIVEWAY IS 50' AND WILL ALLOW FOR TWO ON-STREET PARKING SPACES. CURBING NORTH OF THE NORTHER DRIVEWAY WILL ALLOW FOR 1 ADDITIONAL ON-STREET PARKING SPACE.
 3. ADA PARKING TO ACCOUNT FOR 5% OF UNITS. 12 UNITS TOTAL, THEREFORE ONLY 1 ADA UNIT REQUIRED.

- NOTES :**
1. CLEAR SIGHT TRIANGLE PER DPM CHAPTER 23, SECTION 3, SUBSECTION D-5. 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 THIS AREA.
 2. MINI CLEAR SIGHT TRIANGLE PER DPM CHAPTER 23, SECTION 6, SUBSECTION D.12. 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 THIS AREA.

TRAFFIC CIRCULATION LAYOUT
APPROVED
SIGNED: [Signature] 06/04
Date:

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

INCA STREET (60' R.O.W.)

TRAFFIC CIRCULATION LAYOUT

RESERVED PARKING SIGNS
NOT TO SCALE

ADD ADDITIONAL SIGN BELOW RESERVED PARKING SIGN OR VAN ACCESSIBLE SIGN THAT READS "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING"
ACCESS AISLES AT ADA PARKING SPACES THAT BE LABELED WITH "NO PARKING"

SIGN TYPE R7-8 (12"x18")
-sign field is white
-sign lettering and border are green
-International Symbol of Accessibility is white on a blue background

SIGN TYPE R7-8a (6"x12")
-sign field is white
-sign lettering and border are green

Required language per NMSA 197866-7-352.4C

Violators are subject to a fine and/or towing

Non-Van Accessible Spaces bottom of this sign 84" min. above the ground per ANSI 502.7

Van Accessible Spaces bottom of this sign 84" min. above the ground per ANSI 502.7

Required language (Van Accessible Spaces) per ANSI 502.7

RESERVED SYMBOL
NOT TO SCALE

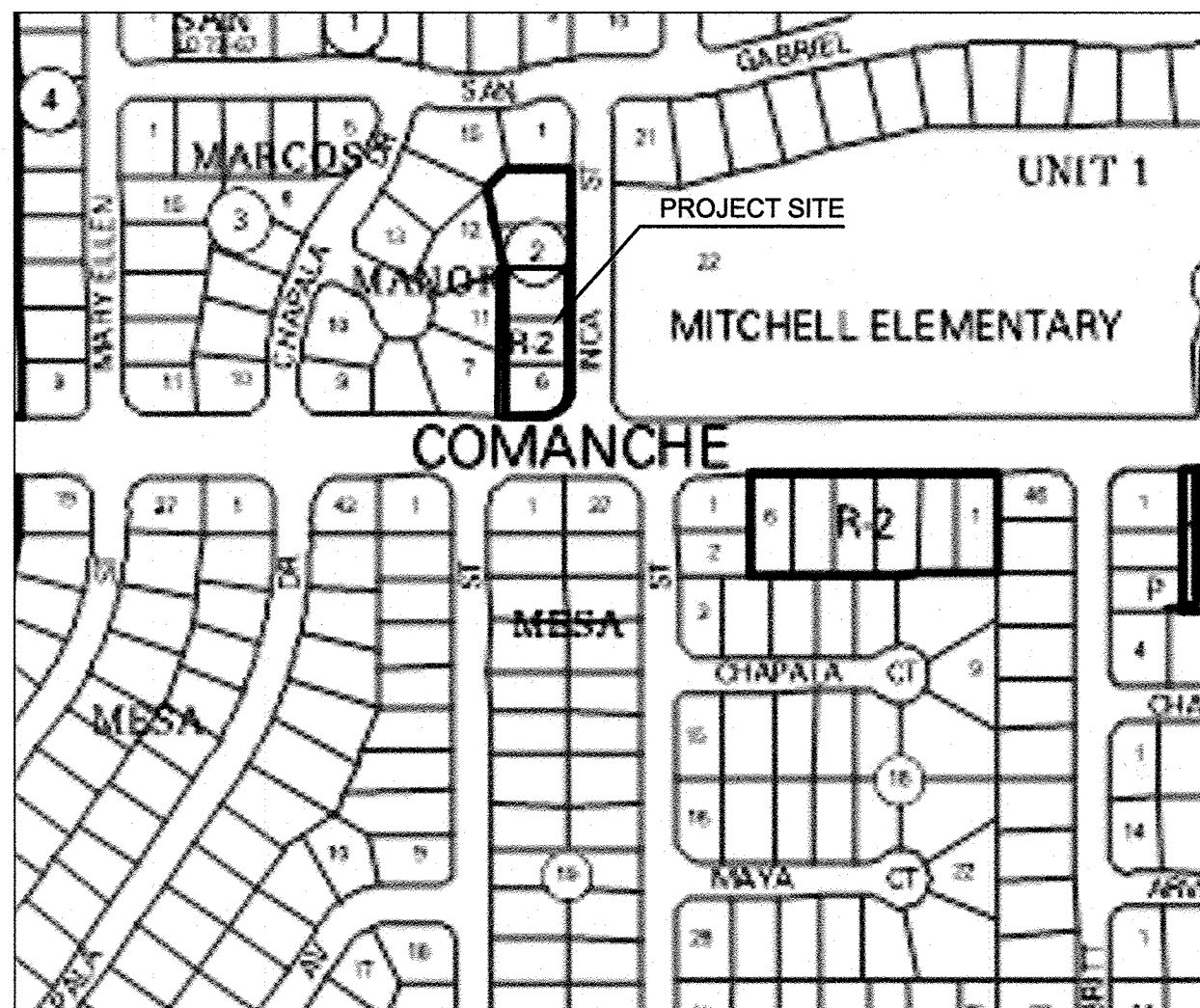
5'-0" 4'-0" 3'-9" 4" TYP

ADA COMPLIANT BLUE BACKGROUND

WHITE TRAFFIC PAINT ON ASPHALT SURFACE

SHEET KEYED NOTES

1. EXISTING SIDEWALK TO REMAIN
2. EXISTING CURB AND GUTTER TO REMAIN
3. EXISTING MASONRY SCREEN WALL (APPROX 42" TALL) TO REMAIN
4. EXISTING MASONRY RETAINING WALL TO REMAIN
5. EXISTING WATER METER BOX TO REMAIN
6. EXISTING ASPHALT PAVEMENT TO REMAIN
7. EXISTING POWER POLE AND GUY WIRE TO REMAIN
8. REMOVE AND REPLACE CONCRETE DRIVEPAD PER COA STD DWG 2425 WITH ADA PATH COMPLYING WITH NMDOT STANDARD DRAWINGS 608-001
9. REMOVE AND REPLACE PUBLIC CONCRETE SIDEWALK PER COA STD DWG 2430. MINIMUM WIDTH 4'.
10. CURB TRANSITION PER DETAIL A4/C5.1.
11. REMOVE AND REPLACE PRIVATE CONCRETE SIDEWALK PER DETAIL B4/C5.1. MINIMUM WIDTH 4'.
12. REMOVE AND REPLACE ASPHALT PAVEMENT PER DETAIL B2/C5.1.
13. 4" WHITE PARKING LOT STRIPING
14. RESERVED PARKING SYMBOL PER DETAIL THIS SHEET AND DETAIL A1/C5.1.
15. VAN ACCESSIBLE RESERVED PARKING SIGN PER DETAIL THIS SHEET
16. ADA UNLOADING ZONE, 5' WIDE, 2.0% MAXIMUM SLOPE IN ANY DIRECTION AND DETAIL A1/C5.1
17. REMOVE EXISTING SIDEWALK, CURB ACCESS RAMP AND CURB AND GUTTER, REPLACE CURB ACCESS RAMP PER NMDOT STANDARD DRAWING 608-001
18. DETECTABLE WARNING SURFACE PER COA STD DWG 2440
19. CONCRETE PAD FOR REFUSE BINS, SIMILAR TO SIDEWALK DETAIL B4/C5.1
20. CONCRETE PAD FOR MECHANICAL UNITS PER CONCRETE STOOP DETAIL C3/C5.1
21. CONCRETE PARKING BLOCK PER DETAIL D3/C5.1, SET AT 2' FROM WALL TO CENTERLINE OF BLOCK
22. MINI SITE TRIANGLE
23. PROVIDE TURNDOWN EDGE ON CONCRETE SIDEWALK WHERE ADJACENT TO NEW ASPHALT PAVEMENT.
24. CONCRETE HEADER CURB PER DETAIL A5/C5.1
25. 4" WIDE WHITE PARKING STRIP IN PUBLIC ROW



G-21-Z ZONE ATLAS PAGE
NOT TO SCALE

RECEIVED
MAY 4 2019
LAND DEVELOPMENT SECTION

autotroph
architecture, planning, sustainable design, accounting

No.	Description	Date

INCA APARTMENTS
ALBUQUERQUE, NEW MEXICO

TRAFFIC CIRCULATION LAYOUT

Project number 1814
Date 13 MAY 2019

TCL