

CITY OF ALBUQUERQUE



September 25, 2017

Richard P. Bennett
RBA Architecture, PC
1104 Park Ave. SW
Albuquerque, NM 87102

Re: Yale Retail & Apartments
416 Yale Ave. SE
Traffic Circulation Layout
Architect's Stamp 9-19-17 (K16D011)

Dear Mr. Gallagher,

Based upon the information provided in your submittal received 9-20-17, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify the right of way width, medians, curb cuts, and street widths on Yale Ave. and on the Alley.
2. The Bicycle Rack and Dumpster Enclosure should be placed in the property.
3. Where the premise has a dumpster enclosure and/or four or more off-street parking spaces which require access off of an alley shall be paved to City specifications from the parking access drive to a street.
4. Work within the public right of way requires a work order with DRC approved plans.
5. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles. Please call out detail and location of barrier curb.
6. Please include a copy of your shared access agreement with the adjacent property owner.

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 924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

MA/LP via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: YALE RETAIL Building Permit #: _____ City Drainage #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LT 8 BLK 4 PLAT OF LTS 1-A & 8-A BLK 4 UNIVERSITY HEIGHTSADDN (being a repl of parts of lts 1 thru 3 & all of lts 4 & 8) 0.4181 ac.
City Address: 416 YALE AVE SE, Albuquerque, NM

Engineering Firm: _____ Contact: _____

Address: _____

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

Owner: Karim Kassam Contact: _____

Address: 11750 Holly Ave NE, Albuquerque, NM 87122

Phone#: _____ Fax#: _____ E-mail: karimkassam1@gmail.com

Architect: RBA ARCHIECTURE Contact: Doug Gallagher

Address: 1104 Park Ave SW

Phone#: 505-242-1859 Fax#: _____ E-mail: Doug@rba81.com

Other Contact: _____ Contact: _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 9/19/17 By: [Signature]

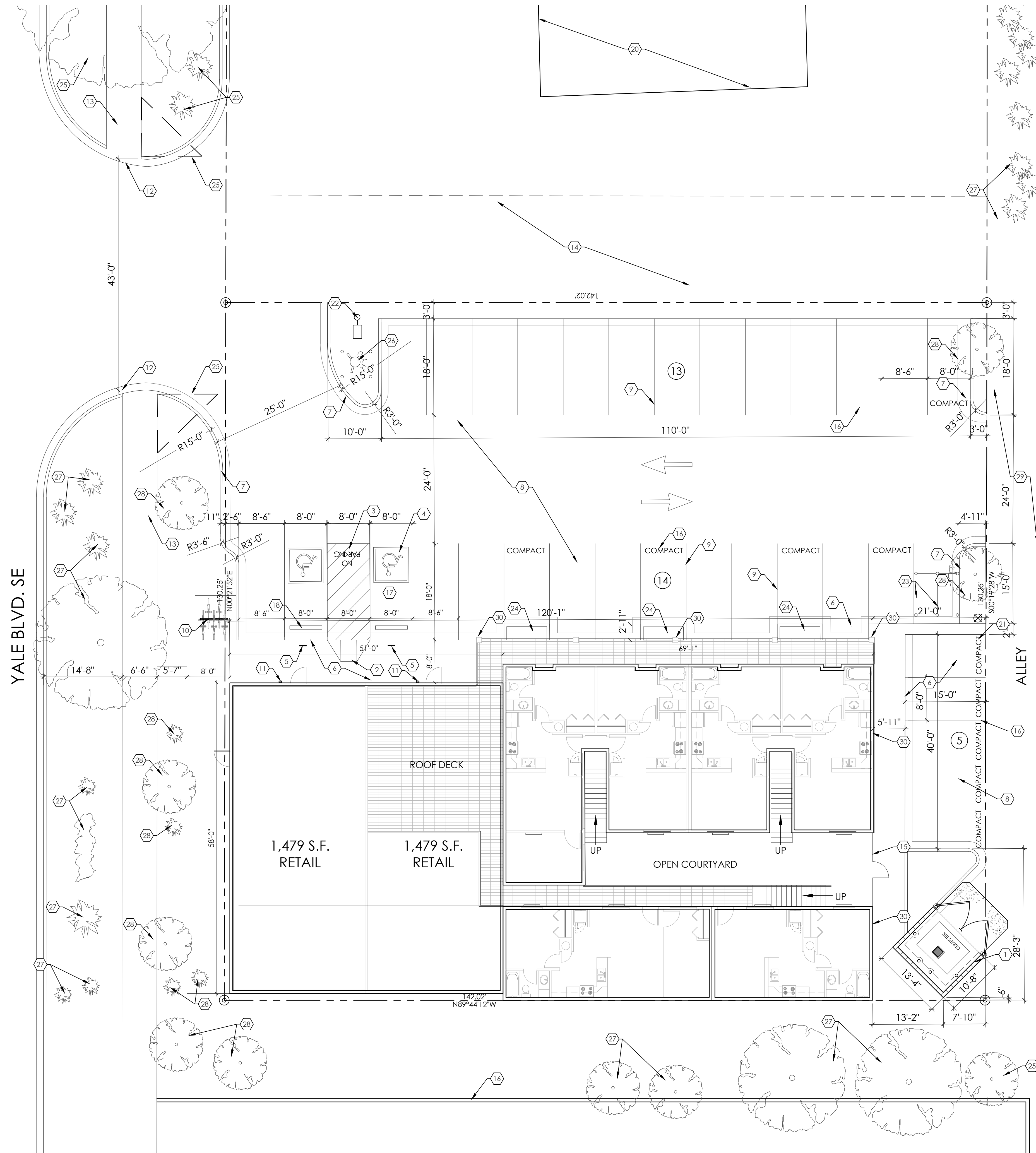
COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

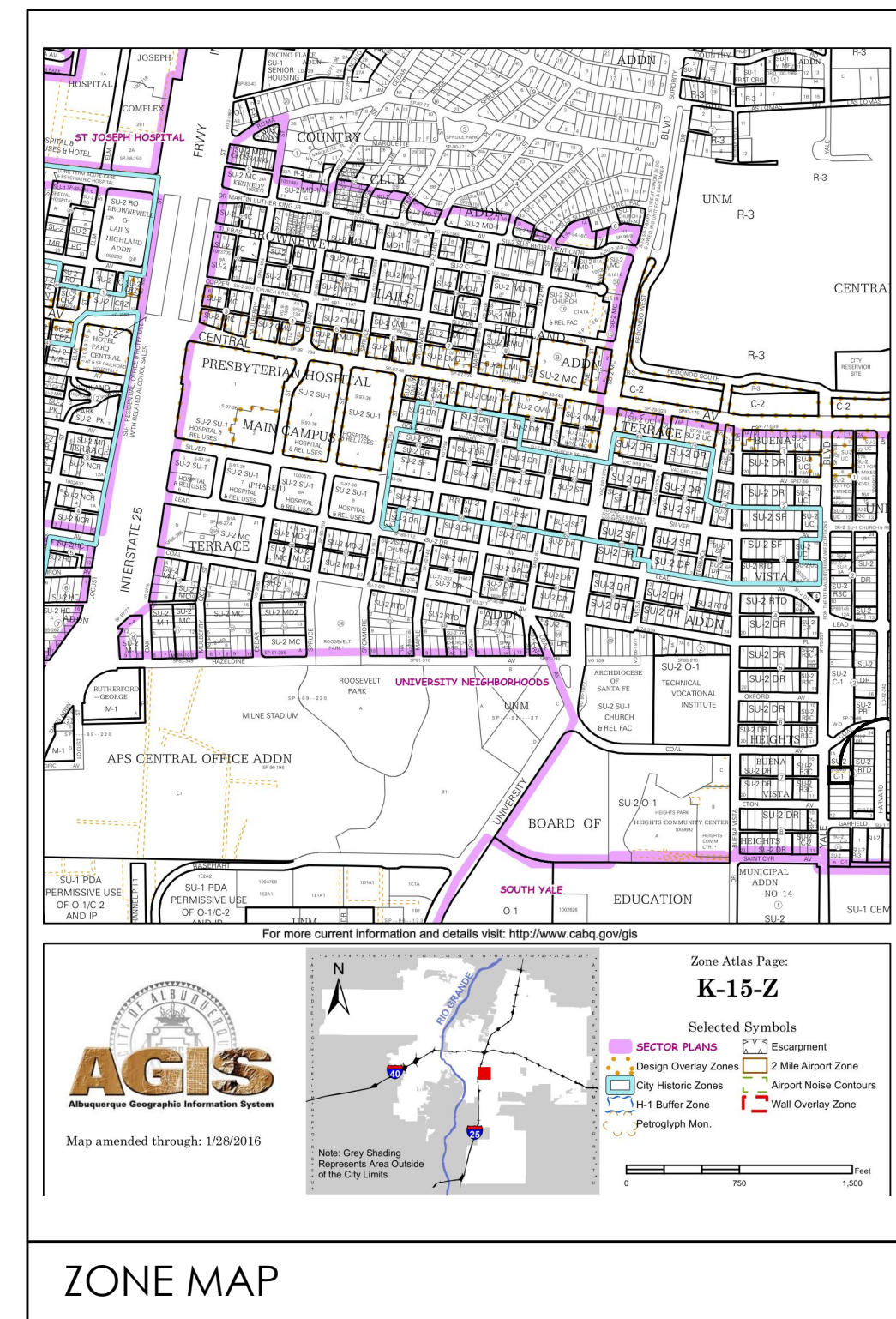
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



KEYED NOTES

1. TRASH ENCLOSURE - SEE DTL. 1/AS-2.0
2. HANDICAP RAMP ACCESS - SEE DTL. 6/AS-2.0
3. HANDICAP PARKING STRIPED ACCESS AISLE PER CODE - SEE DTL. 7/AS-2.0
4. HANDICAP PARKING SYMBOL
5. HANDICAP PARKING SIGNAGE PER CODE - SEE DTL. 8/AS-2.0
6. NEW CONC. SIDEWALK - SEE CIVIL
7. NEW CONC. CURB AND GUTTER - SEE CIVIL
8. ASPHALT PAVING - SEE CIVIL
9. PAINTED PARKING SPACES
10. BICYCLE RACK - SEE DTL. 5/AS-2.0
11. FIRE DEPARTMENT SURFACE MOUNTED 'KNOX BOX' PROVIDED BY CONTRACTOR. CONTRACTOR TO VERIFY LOCATION AND MOUNTING HT. WITH FIRE MARSHAL
12. EXISTING CURB CUT TO REMAIN
13. EXISTING CONC. SIDEWALK
14. EXISTING PAVEMENT
15. TS FENCING WITH GATE - SEE DTL. 11/AS-2.0
16. WHITE PAINTED LETTERING
17. ADA VAN PARKING SPACE PER CABQ.
18. CONCRETE CURB STOP
19. EXISTING CMU WALL CONSTRUCTION
20. EXISTING GAS STATION
21. EXISTING POWER POLE TO REMAIN
22. NEW 16' HIGH SINGLE LIGHT POLE - SEE DTL. 10/AS-2.0
23. MOTORCYCLE PARKING SPACES 4'x8' PER CABQ STANDARDS W/6" BOLLARDS - SEE DTL. 4/AS-2.0 PAINTED YELLOW ALONG WITH SIGNAGE 'MOTORCYCLE PARKING ONLY'
24. 6" HIGH CONC. CURB LANDSCAPE PLANTER
25. EXISTING CLEAR SIGHT TRIANGLE, REF: DTL. 9/AS-2.0
26. NEW FIRE HYDRANT WITH 4- 6" CONC. FILLED BOLLARDS
27. EXISTING LANDSCAPING
28. NEW LANDSCAPING
29. EXISTING 22' WIDE ALLEY
30. LITHONIA 'KAXW' LED WALL PACK LIGHTING 12' A.F.G. - SEE ELECTRICAL



ZONE MAP

PARKING REQUIREMENTS

12 APTS 1BR/1BTH @ 1.5 SPACES EA. = 18 PARKING SPACES
COMMERCIAL 2,958 SF/200 SF = 15 PARKING SPACES
= 33 SPACES REQ.

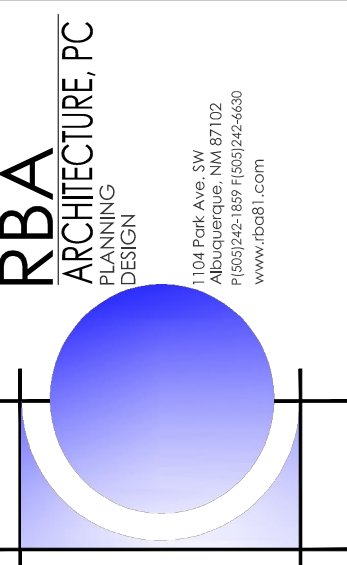
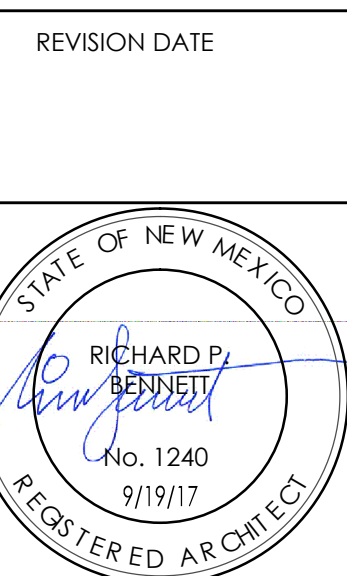
10% REDUCTION FOR BUS STOP = 30 REQUIRED SPACES
32 SPACES PROVIDED

MOTORCYCLE PARKING PER 14-16-3-1 25-50 REQUIRED OFF STREET PARKING SPACES: MINIMUM MOTORCYCLE PARKING SPACES = 2

1 BICYCLE RACK - CAPACITY 2 BIKES

PROJECT SITE

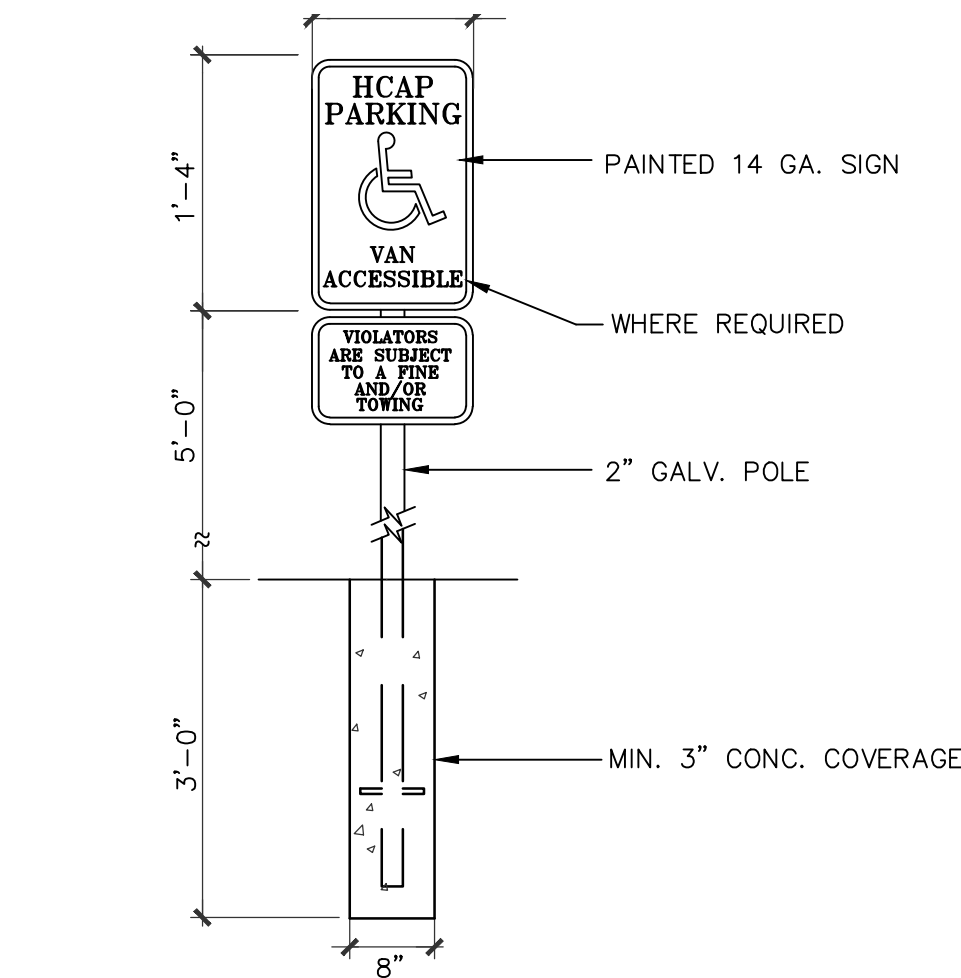
YALE RETAIL & APARTMENTS
SITE PLAN
416 YALE AVE SE, ALBUQUERQUE, NEW MEXICO
PROJECT # 1572



DATE
09-19-17

SHEET NUMBER
TCL-1

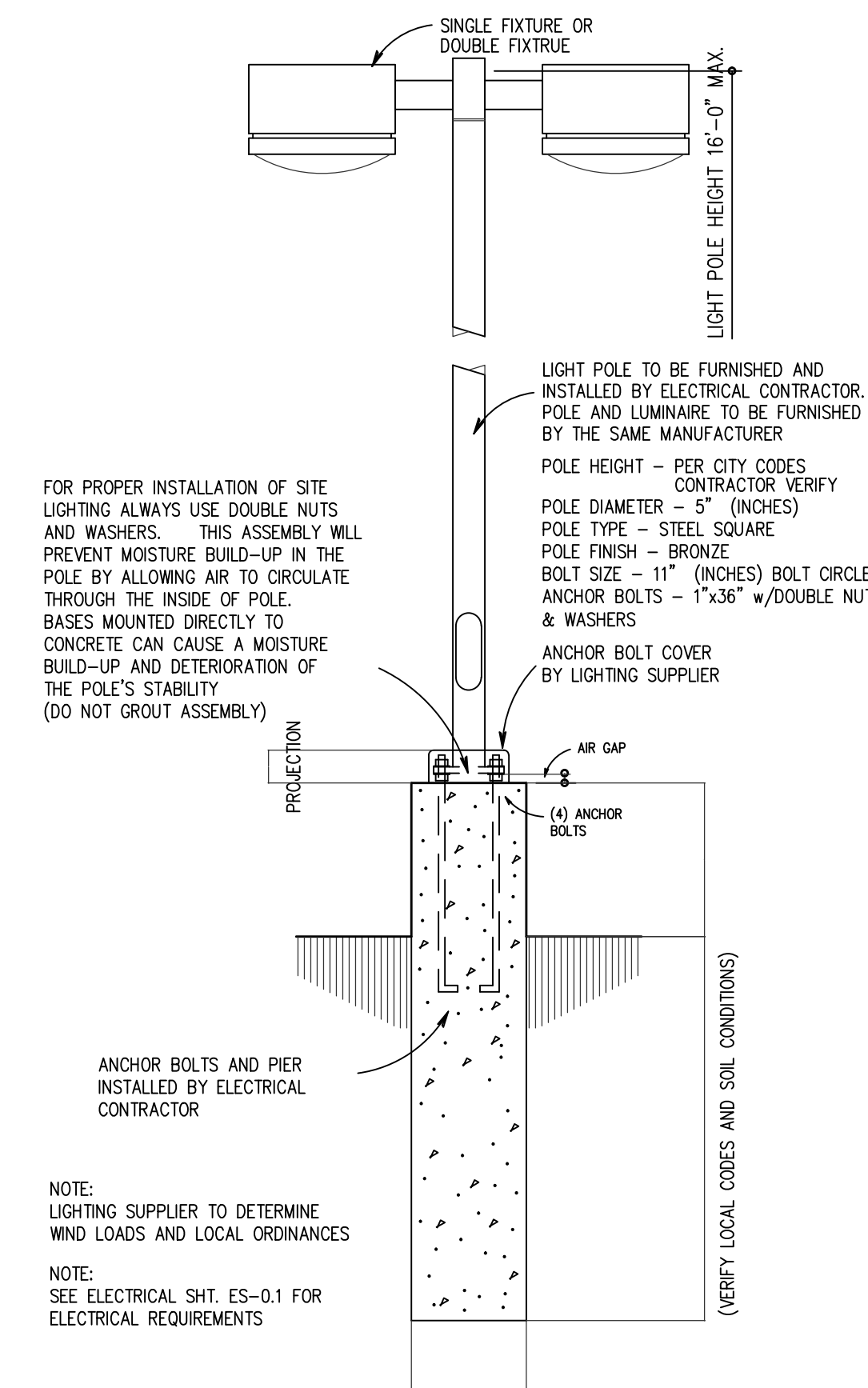
PROPOSED SITE PLAN
1"=10'



8 HANDICAP PARKING SIGN

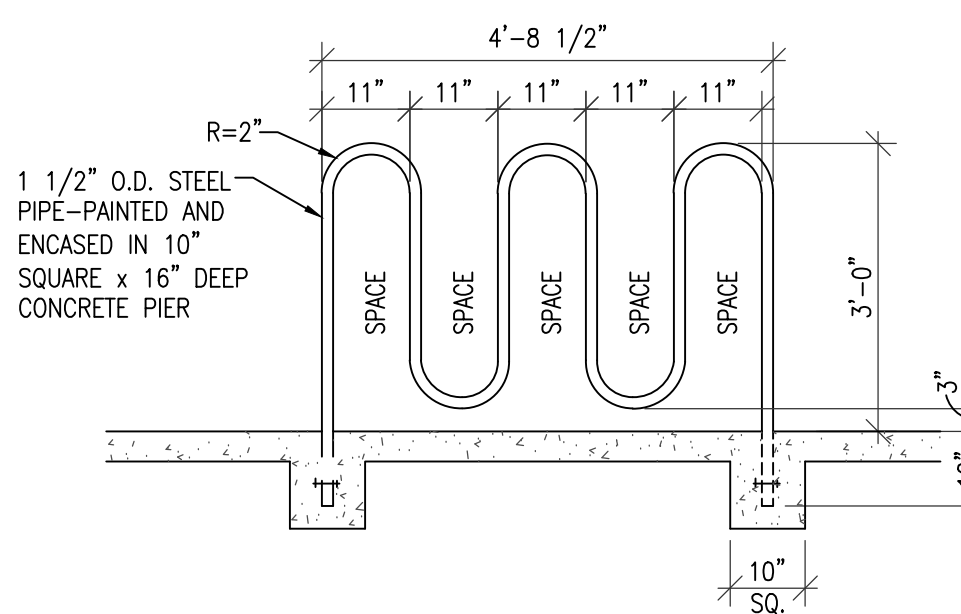
N.T.S.

- LIGHTING NOTES
1. SITE LIGHTING TO BE A 1000 WATT METAL HALIDE VERTICAL BURN FIXTURE
 2. LOT IS REQUIRED TO HAVE AN INITIAL AVERAGE OF 10 FOOTCANDLES AND THEN BE REQUIRED TO MAINTAIN A MINIMUM OF 2 FOOTCANDLES
 3. LUMINAIRE FINISH TO BE BRONZE



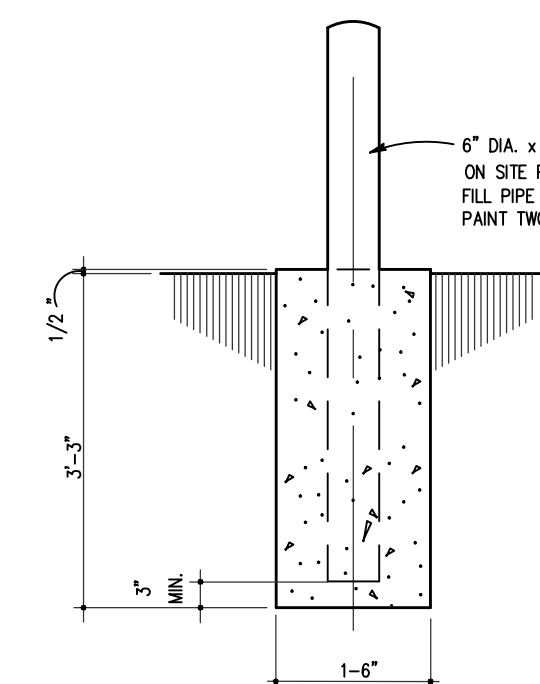
10 LIGHT POLE

N.T.S.



5 TYP. BICYCLE RACK

N.T.S.



4 TYPICAL BOLLARD

N.T.S.

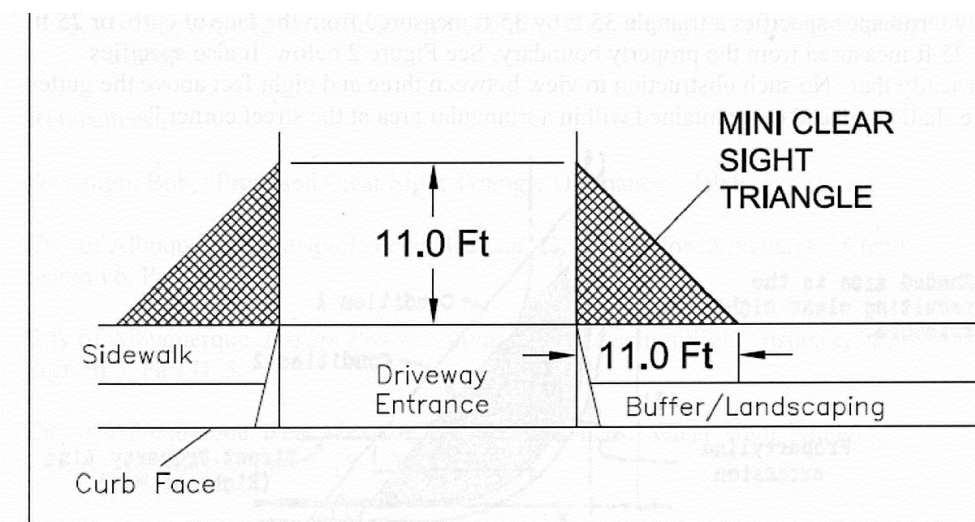
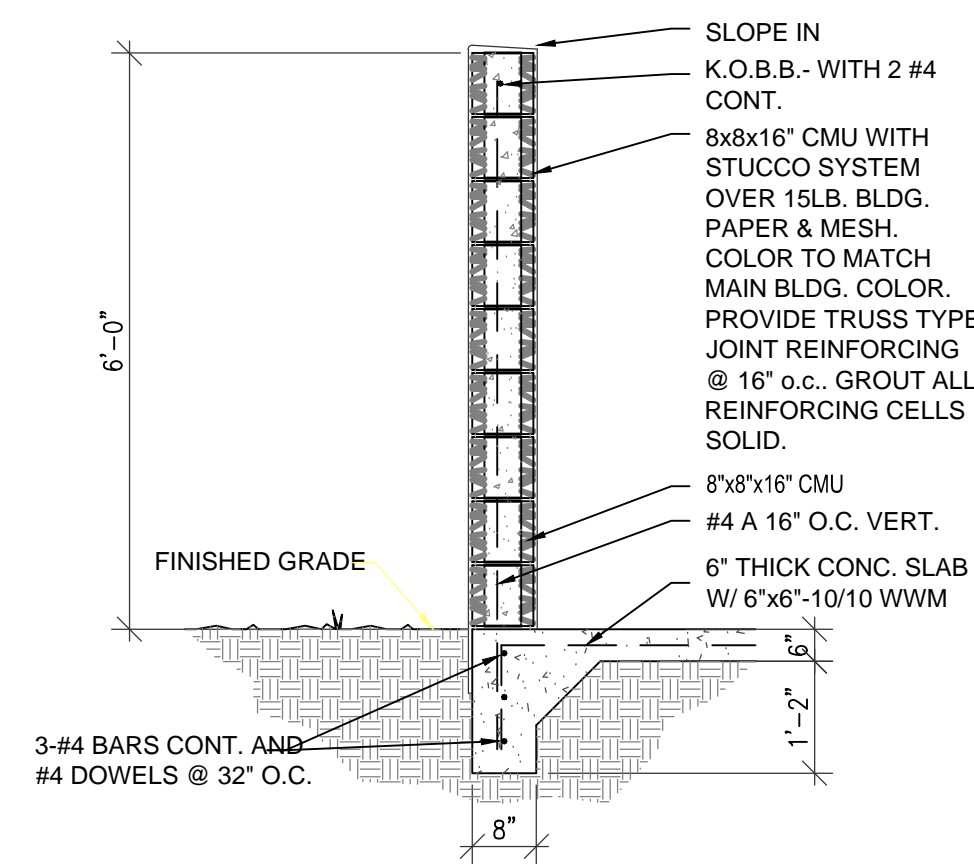


Figure 1. Mini Clear Sight Triangle

NOTE: "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"

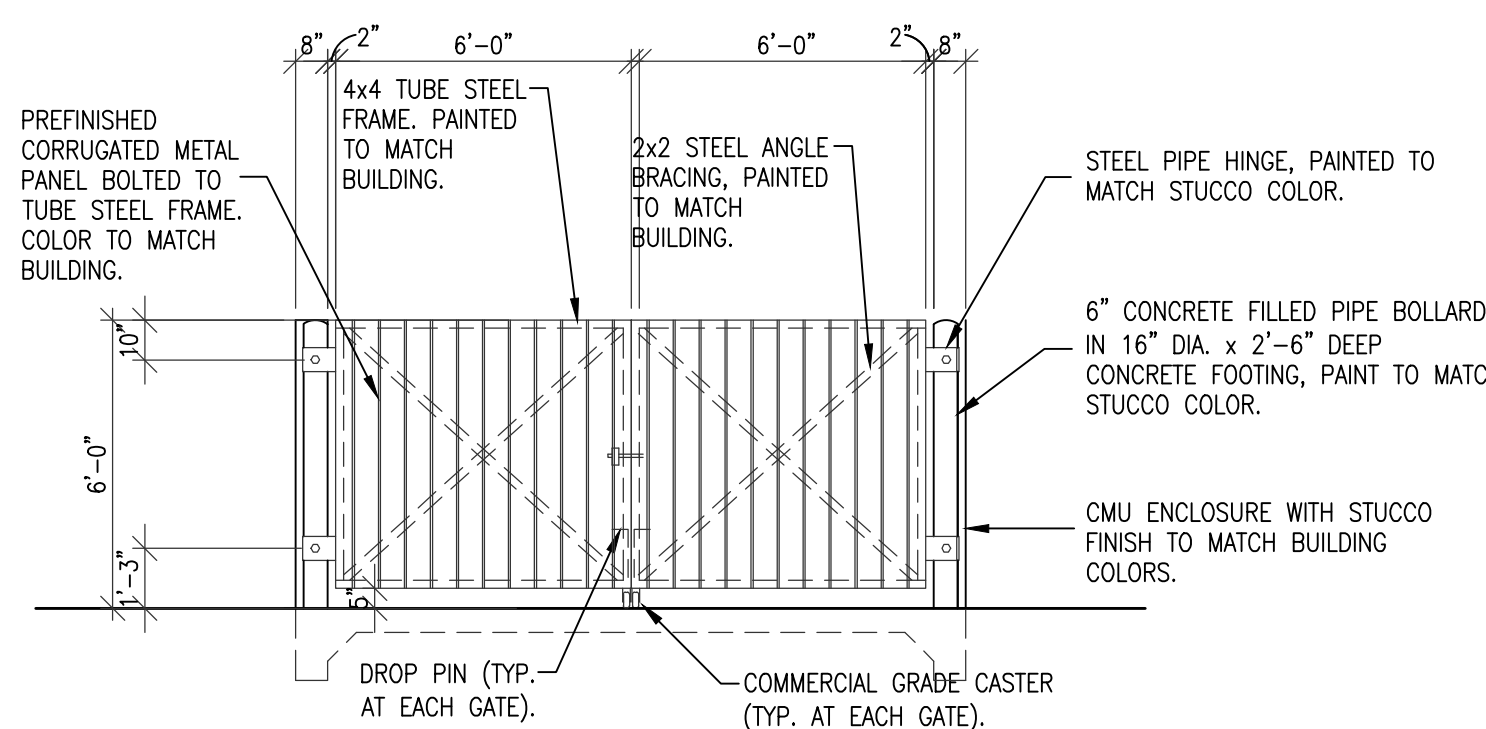
9 CLEAR SITE DISTANCE TYP.

N.T.S.



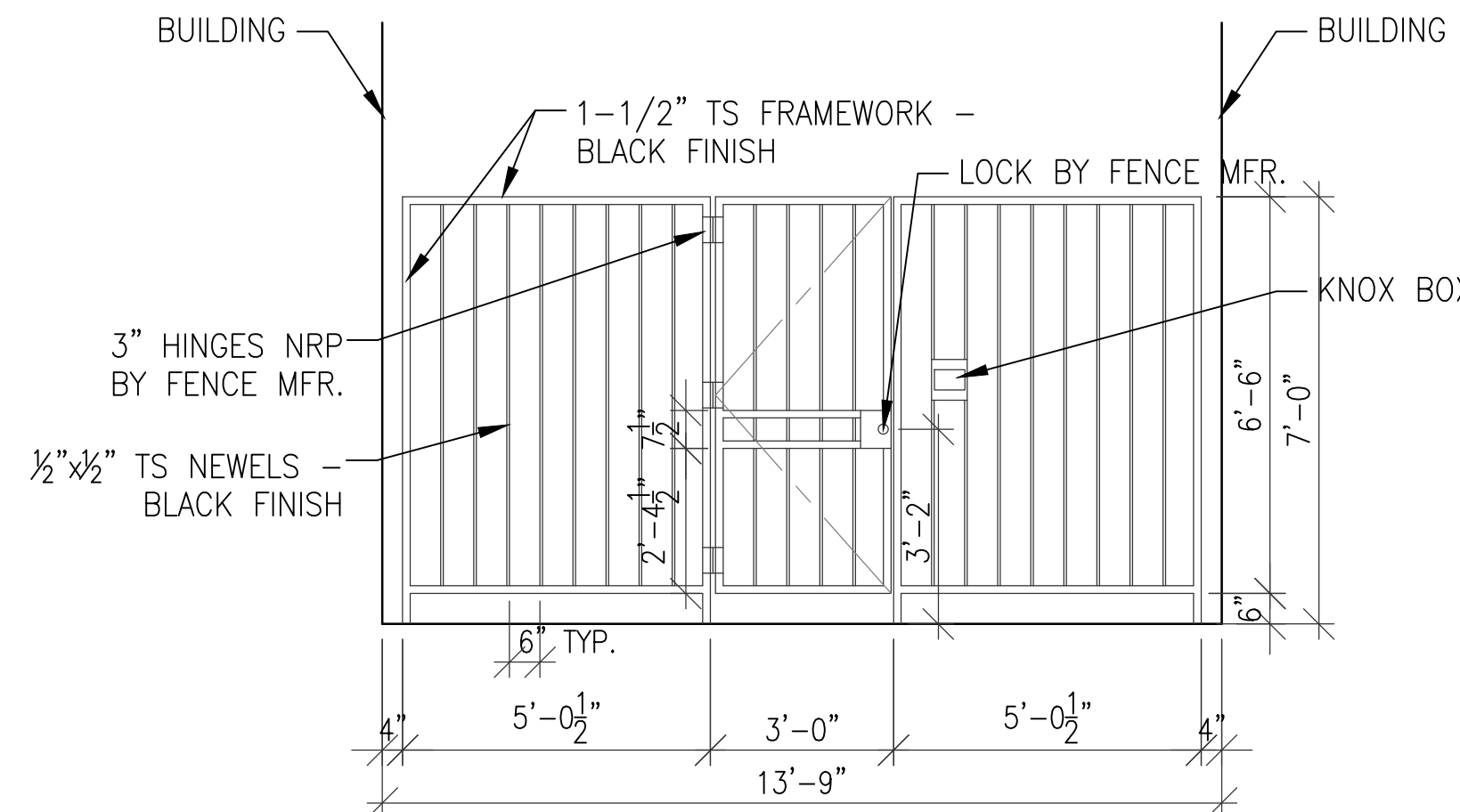
3 DUMPSTER ENCLOSURE SECTION

N.T.S.



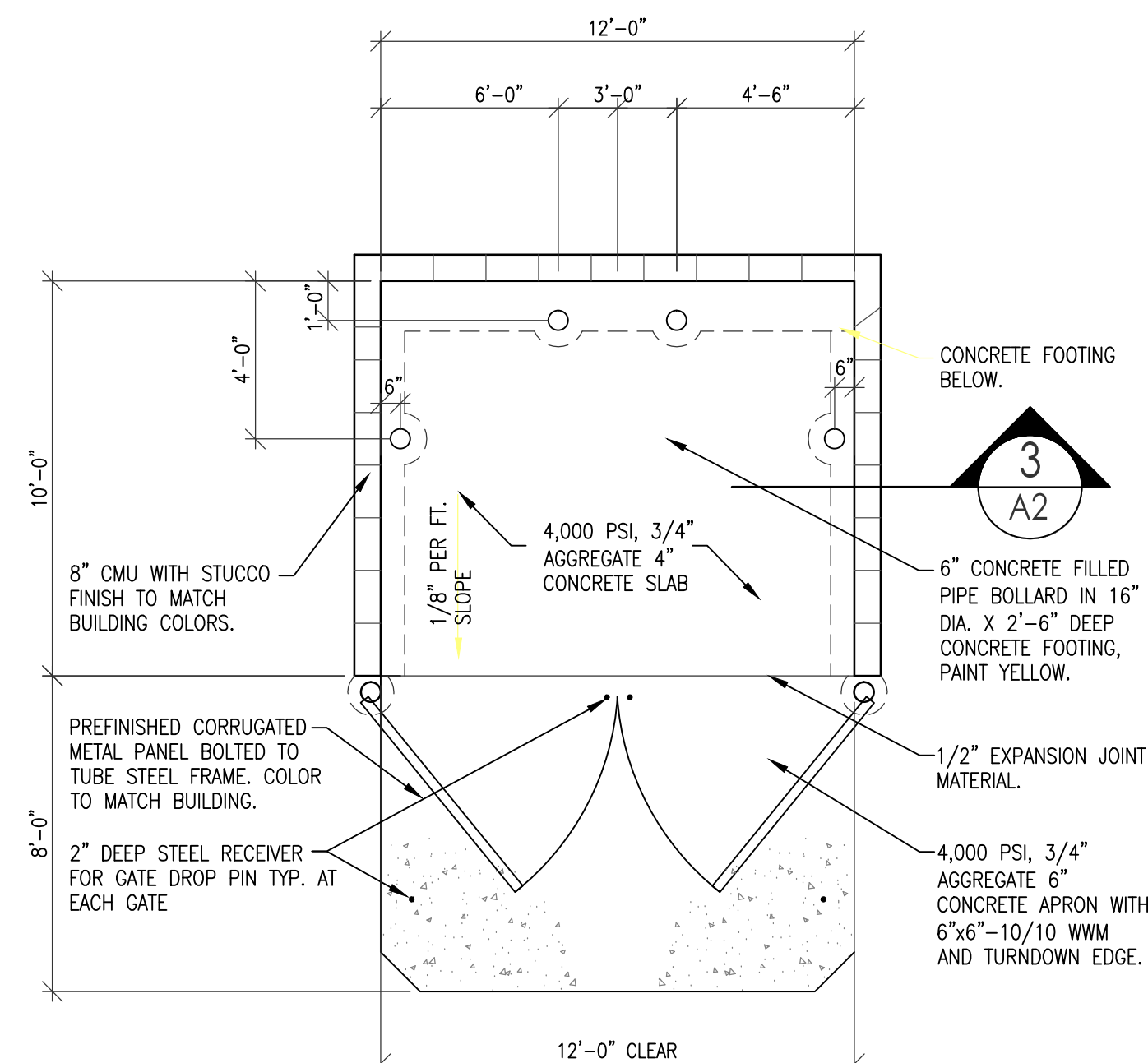
2 DUMPSTER ENCLOSURE ELEVATION

N.T.S.



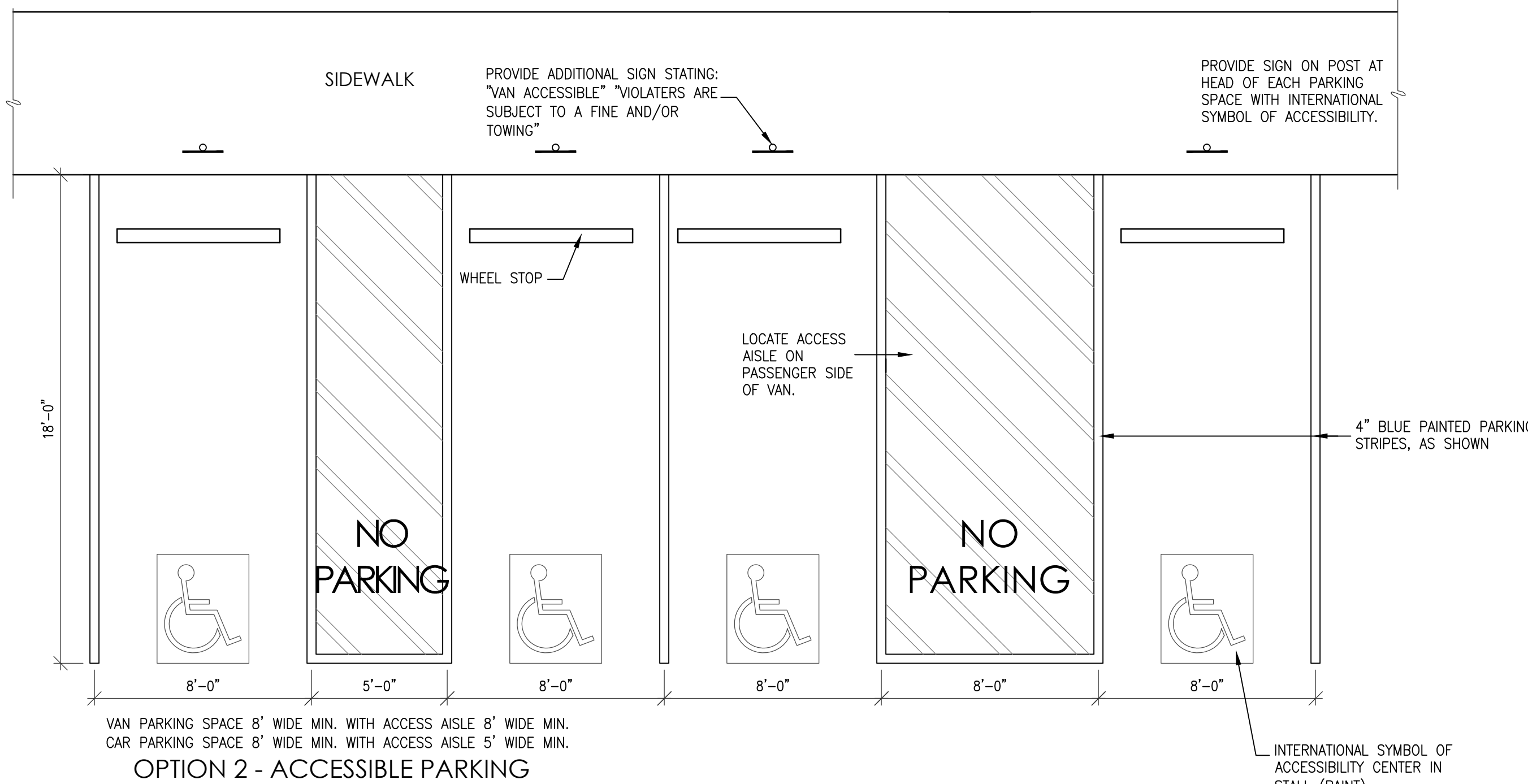
11 TYPICAL FENCE W/GATE

N.T.S.



1 DUMPSTER ENCLOSURE

N.T.S.



7 HANDICAP PARKING DETAILS

N.T.S.