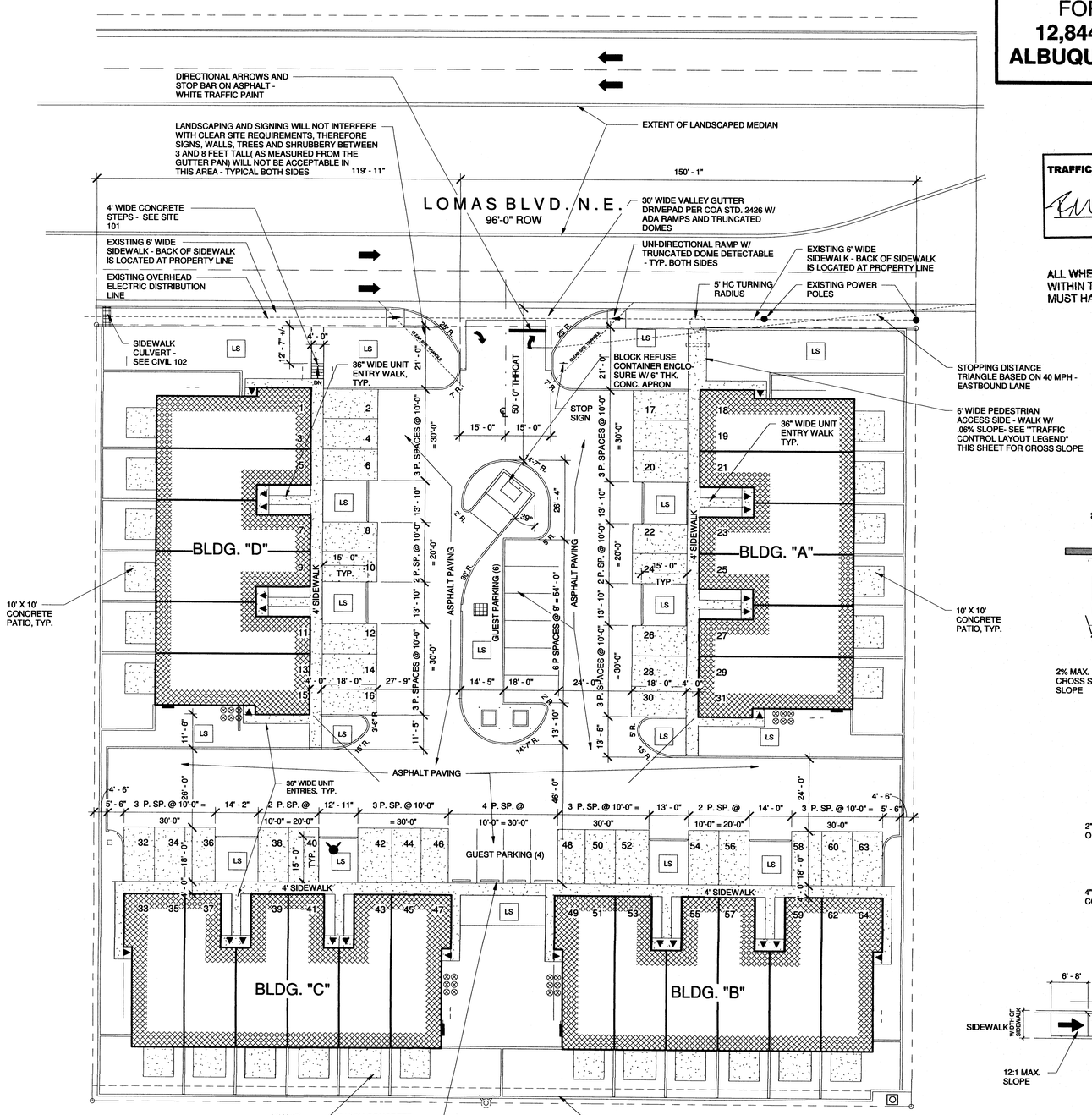
24 UNIT TOWNHOUSE PROJECT FOR WORQUE, L.L.C.
12,844 LOMAS BLVD. N.E.
ALBUQUERQUE, NEW MEXICO

TRAFFIC CIRCULATION LAYOUT APPROVED

Signed — Date 11/7/16

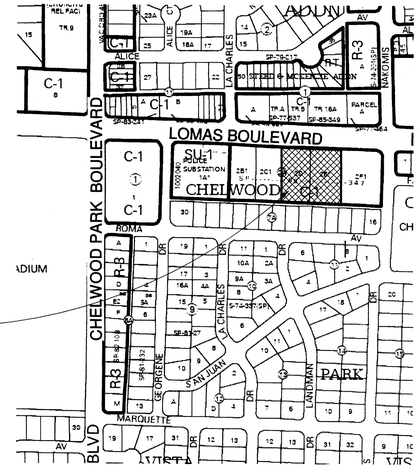
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



1 TRAFFIC CONTROL LAYOUT

Scale: 1" = 20'-0"

SUBJECT PROPERTY:
12,844 LOMAS BLVD. N.E.



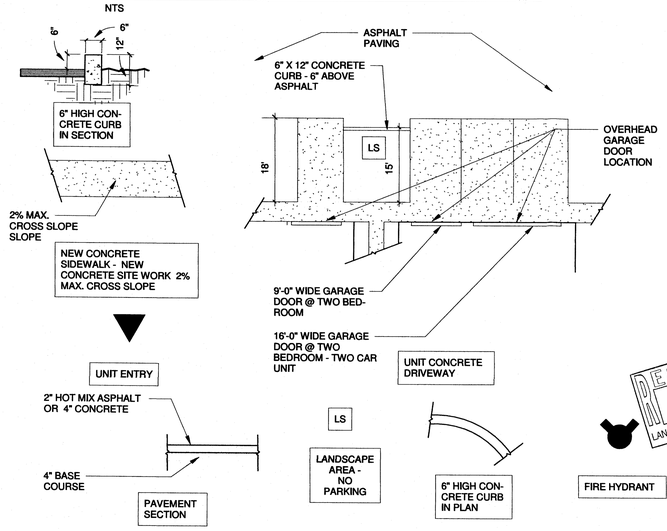
VICINITY MAP - K-22

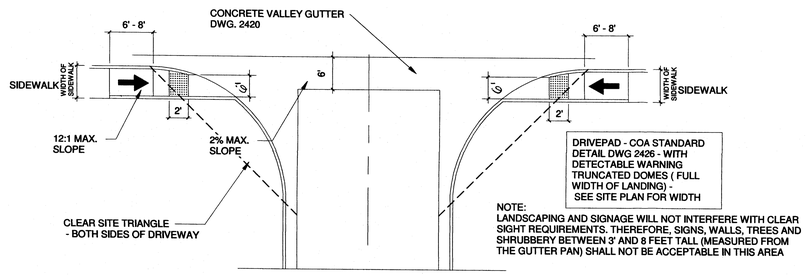
1" = 400'-0"

TRUE NORTH

TRAFFIC CONTROL PLAN LEGEND

NTS





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

DESIGN CRITERIA

A 24 UNITS TOWNHOUSE DEVELOPMENT FOR WORQUE, L.L.C.

PROJECT LOCATION: EAST OF INTERSECTION OF CHELWOOD PARK BLVD AND LOMAS BOULEVARD N.E.
12,844 LOMAS BOULEVARD N.E., ALBUQUERQUE, NM

ZONE ATLAS MAP: K-22

LEGAL DESCRIPTION: LOT 2D1A, BLOCK 2-1
CHELWOOD PARK SUBD.

TOTAL ACREAGE: 1.593 ACRES

PROPOSED USES: RESIDENTIAL DWELLINGS IN A C-1 ZONE
CONDITIONAL USE APPROVAL 16ZHE-80090,
PROJECT 1010785 - NOD DATED 5/4/2016

REQUIRED PARKING PER C-1:
TOWNHOUSE UNITS - 24 UNITS X 1 PARKING SPACE = 24 PARKING SPACES

PROPOSED PARKING:
OFF STREET PARKING INCLUDING GARAGE BAYS = 64 PARKING SPACES **COMPLIES**

GUEST PARKING:
OFF STREET PARKING = 10 PARKING SPACES
PROVIDED - 42% OF TOTAL REQUIRED SPACES
COMPLIES

RECEIVED NOV 03 2016 LAND DEVELOPMENT SECTION

NOTE:
EXISTING SIDEWALKS, CURB AND GUTTER IN LOMAS BLVD. N.E. FRONTAGE IS IN ACCEPTABLE SHAPE; REPLACEMENT NOT REQUIRED.

BUS STOP AT FRONTAGE.

Cinelli ARCHITECTS / Roger Cinelli & Assoc.
2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

PROJECT TITLE:
24 UNIT TOWNHOUSE PROJ.
WORQUE, L.L.C.
12,844 LOMAS BLVD. N.E.
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE:
TRAFFIC CONTROL PLAN

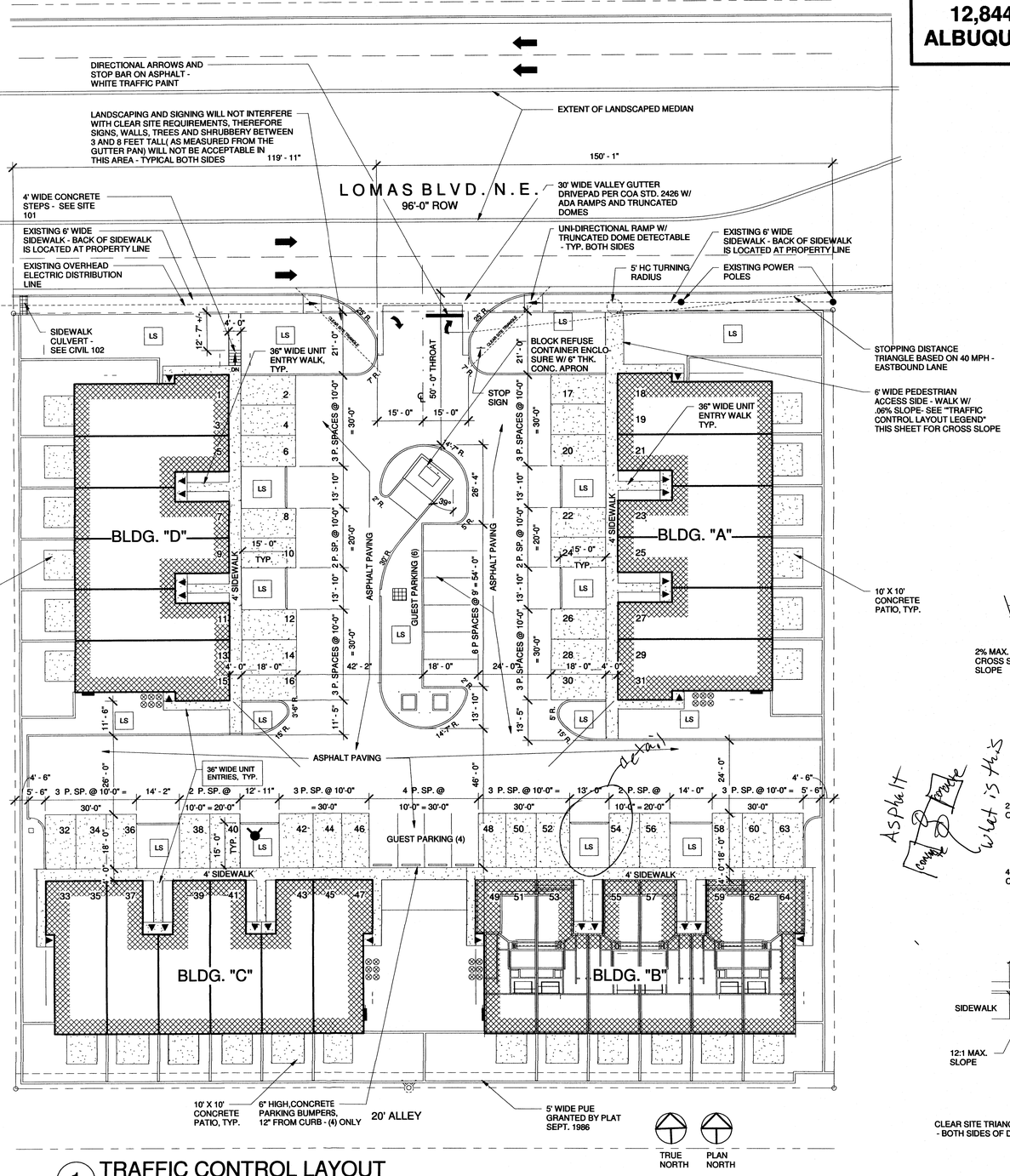
SEAL — STATE OF NEW MEXICO — REGISTERED ARCHITECT

DATE: NOVEMBER 2016
PROJECT NO.: MCKIN

DRAWING NO.
CIVIL101

10/30/16

24 UNIT TOWNHOUSE PROJECT FOR WORQUE, L.L.C.
12,844 LOMAS BLVD. N.E.
ALBUQUERQUE, NEW MEXICO



1 TRAFFIC CONTROL LAYOUT
Scale: 1" = 20'-0"

TRAFFIC CIRCULATION LAYOUT APPROVED

Signed _____ Date _____

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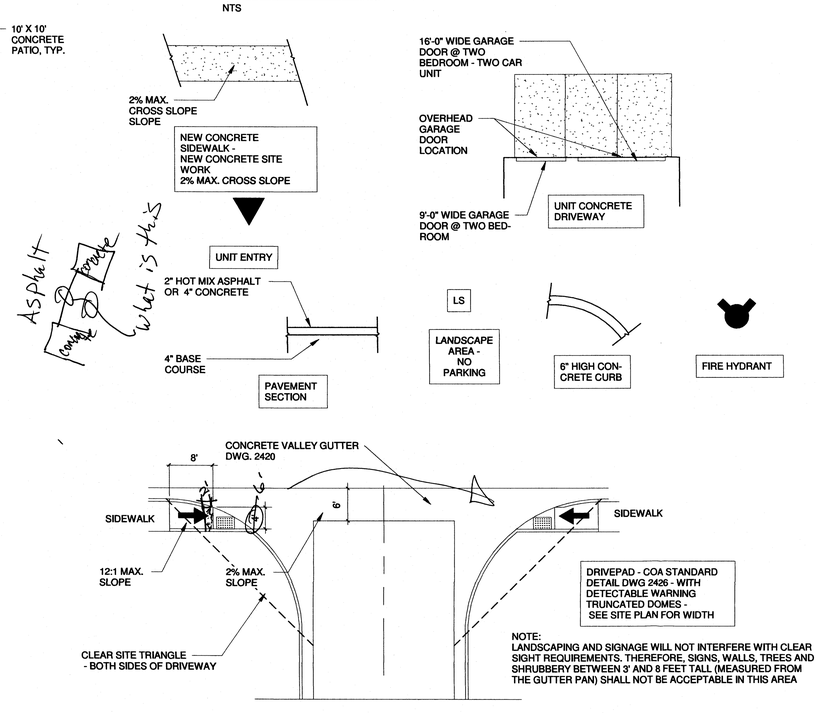
TRAFFIC CONTROL PLAN LEGEND

NTS



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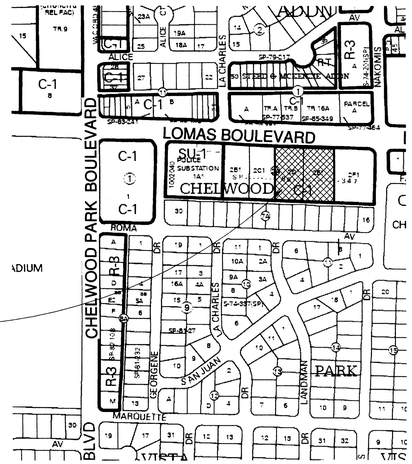

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RECEIVED
OCT 31 2016
LAND DEVELOPMENT SECTION

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DRAWING TITLE:
TRAFFIC CONTROL PLAN

SEAL
STATE OF NEW MEXICO
REGISTERED ARCHITECT
10/30/16

DATE	PROJECT NO.
NOVEMBER 2016	MCKIN

DRAWING NO.
CIVIL101