

CITY OF ALBUQUERQUE



September 28, 2018

Scott C. Anderson
Scott Anderson
7604 Rio Penasco NW
Albuquerque, NM

Re: Yale Apartments
2017 Yale SE Albuquerque NM 87106
Traffic Circulation Layout
Engineer's/Architect's Stamp **05-07-18** (L15D022)

Dear Mr. Anderson

The TCL submittal received 09-18-18 is approved for Building Permit. 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.

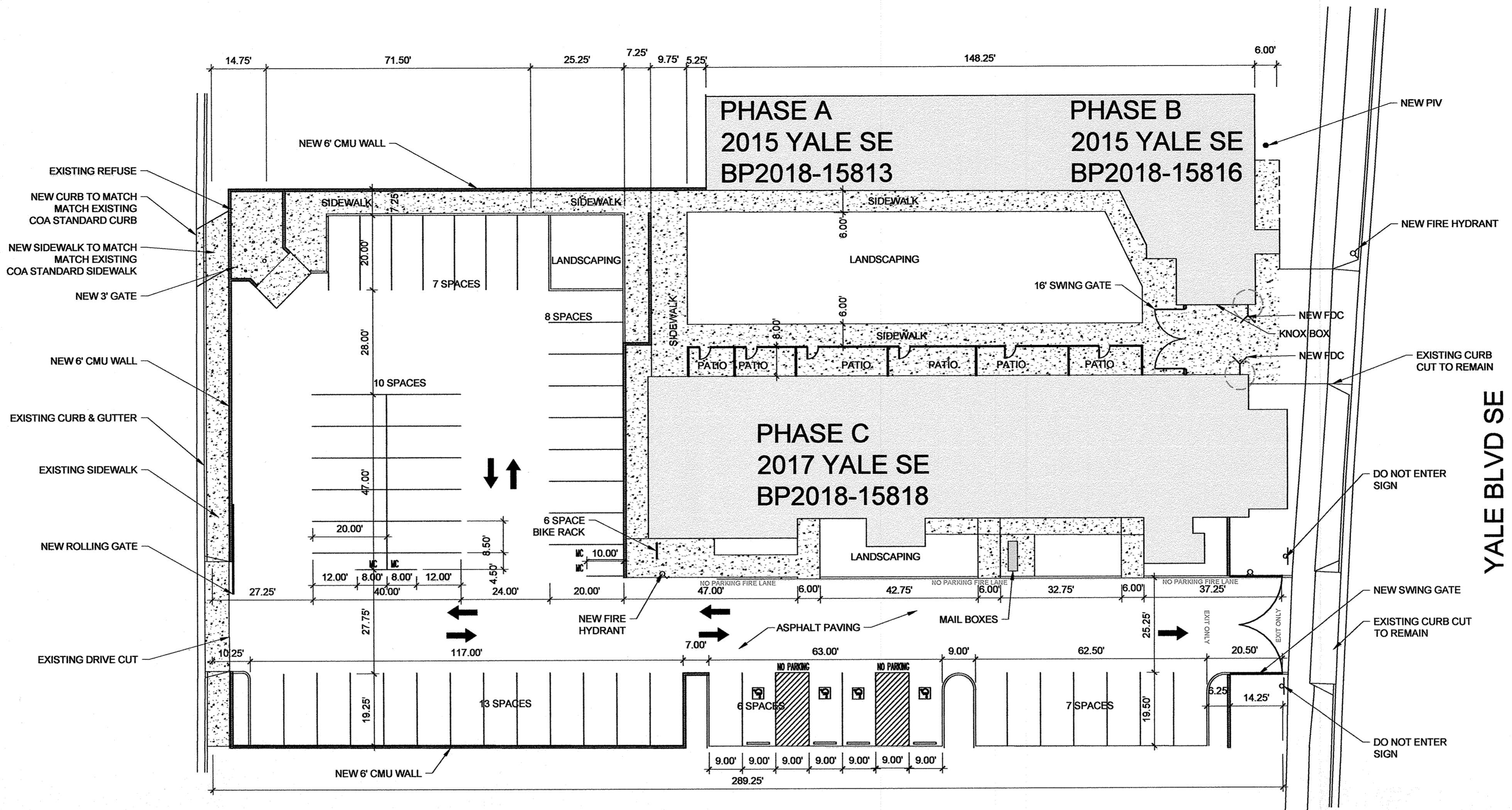
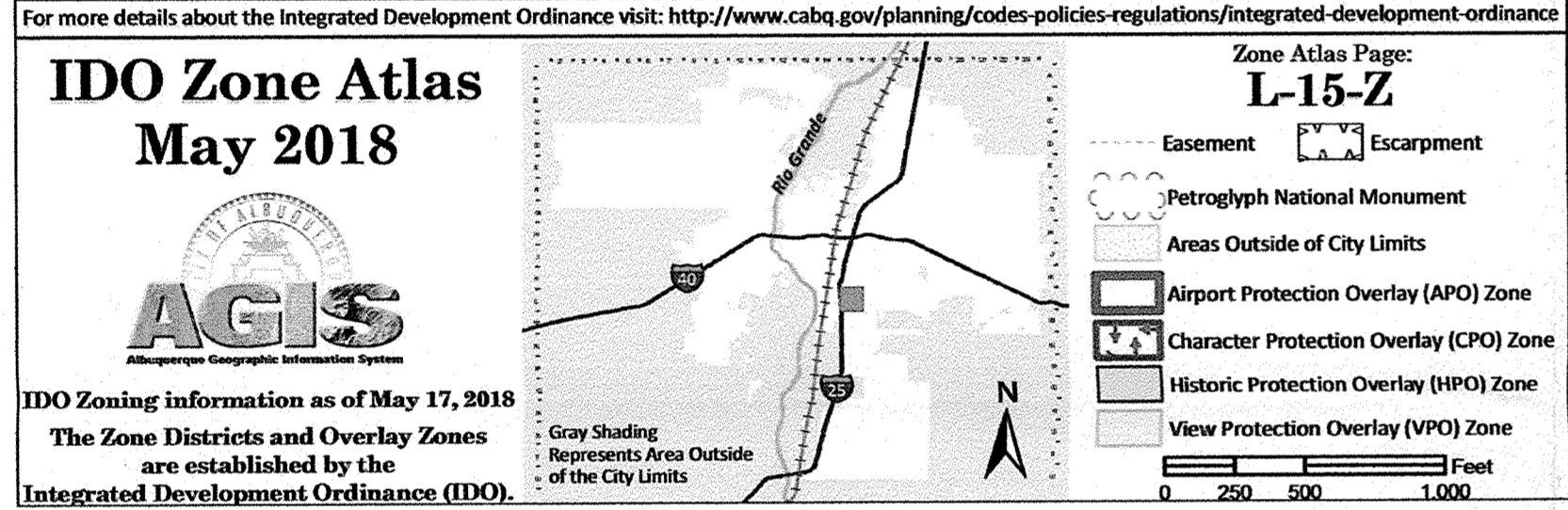
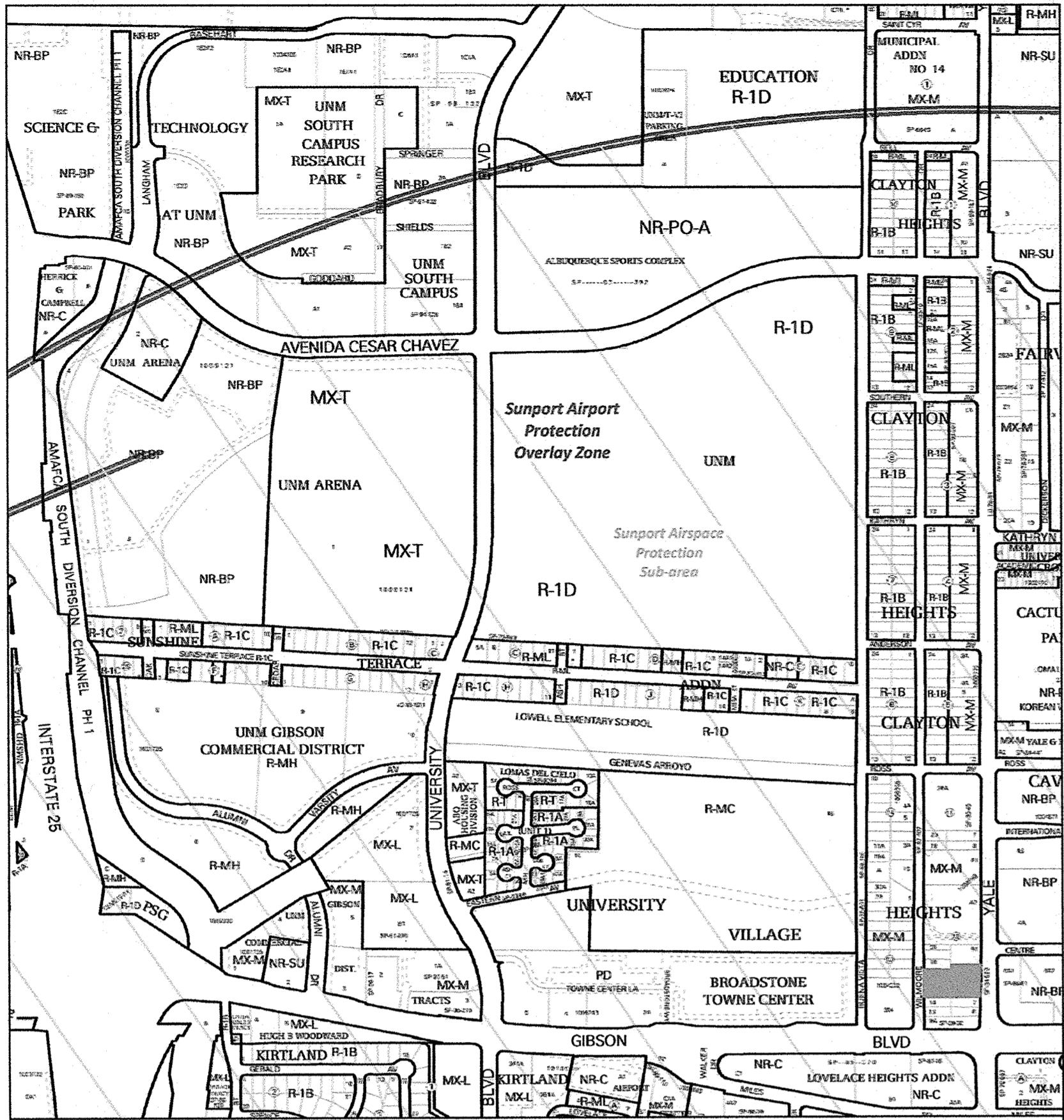
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification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

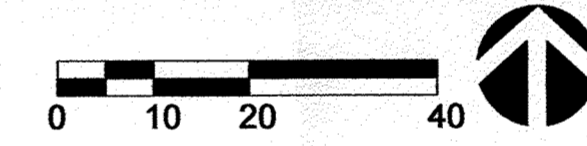
Mojgan Maadandar
Associate Engineer, Planning Dept.
Development Review Services

MM via: email
C: File



TRAFFIC CIRCULATION PLAN

SCALE: 1" = 20'-0"



ZONING:
SOUTH YALE SECTOR DEVELOPMENT PLAN - SU-2, NMX

PARKING CALCULATIONS:
1 SPACE PER HOUSING UNIT < 1,000 SF

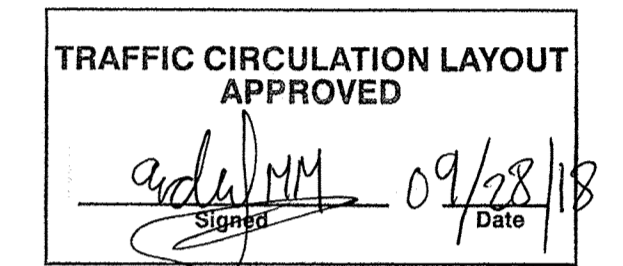
RESIDENTIAL UNITS <1,000 SF:
PHASE A = 6 UNITS @ 1 SPACE PER UNIT = 6
PHASE B = 6 UNITS @ 1 SPACE PER UNIT = 6
PHASE C = 13 UNITS @ 1 SPACE PER UNIT = 13

TOTAL PROVIDED = 51 SPACES (INCL 4 HC SPACES)
4 MOTORCYCLE PLACES

BIKE RACK PROVIDED

SITE DATA:

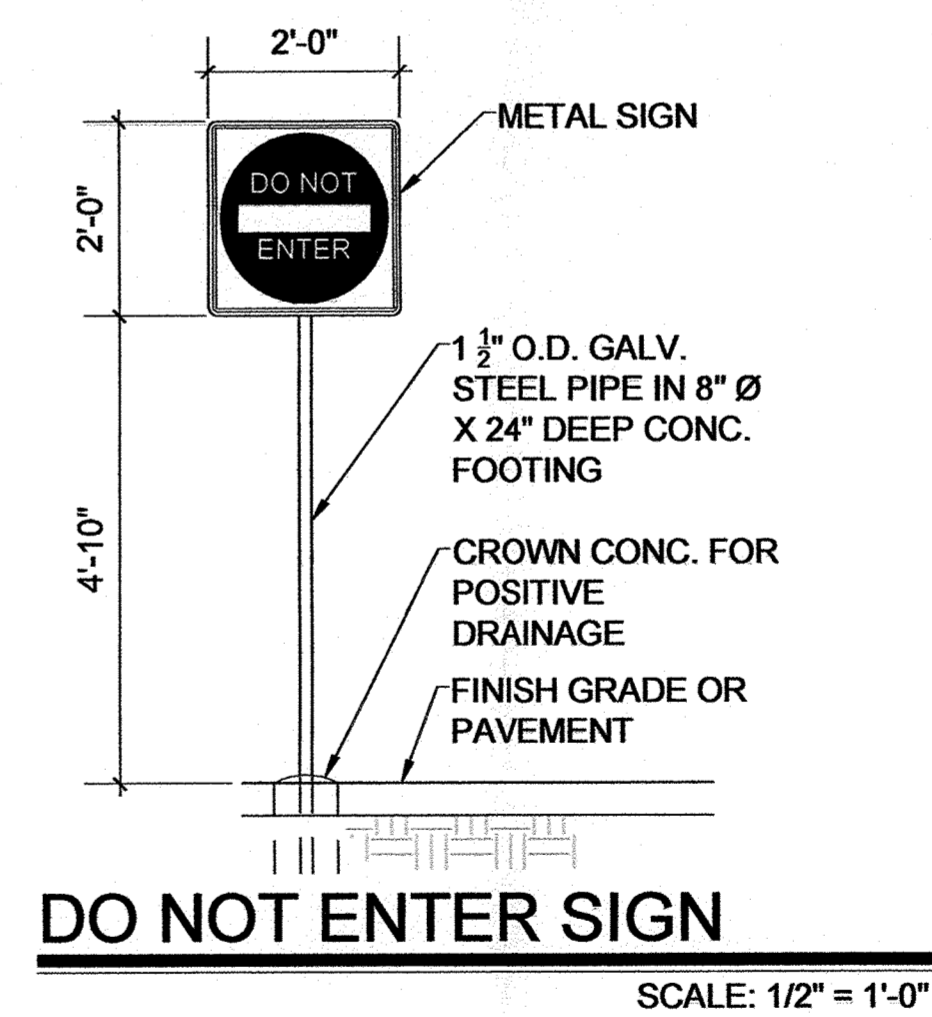
M 12 CLAYTON HEIGHTS
UPC 101505653604240505
ZONING: SU-1 FOR NMX
TOTAL SITE AREA: 47,267 SF
BUILDING FOOTPRINT = 20,536 SF
LANDSCAPING = 6,219 SF
SIDEWALKS = 8,949 SF
PARKING & DRIVES = 11,563 SF



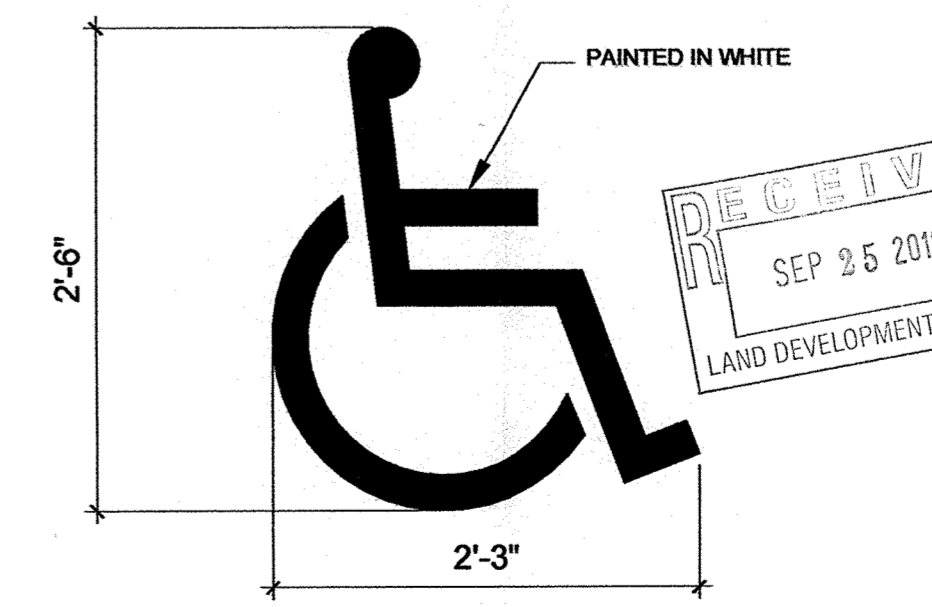
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

GENERAL NOTES

- CONTRACTOR TO COORDINATE LOCATION OF ALL UTILITY ENTRANCES INCLUDING BUT NOT LIMITED TO SANITARY SEWER, STORM SEWER, DOMESTIC WATER SERVICE, FIRE PROTECTION WATER SERVICE, ELECTRICAL AND TELEPHONE SERVICE. CONTRACTOR TO COORDINATE LOCATIONS IN SUCH A MANNER TO ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATE WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF CONNECTION TO THEIR FACILITIES.
- CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR SHALL FOLLOW ALL LOCAL, TRIBAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THIS SITE.
- REPAIR UTILITY TRENCHES AND FINISH GRADE FOR DRAINAGE.
- THE CONTRACTOR SHALL CONFORM TO ALL TRIBAL, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FORM REGULATORY AGENCIES.
- THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT OF WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ON TO OTHER PROPERTIES BY CONSTRUCTING TEMPORARY EROSION CONTROL BERM OR INSTALLING SILT FENCES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OF PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.

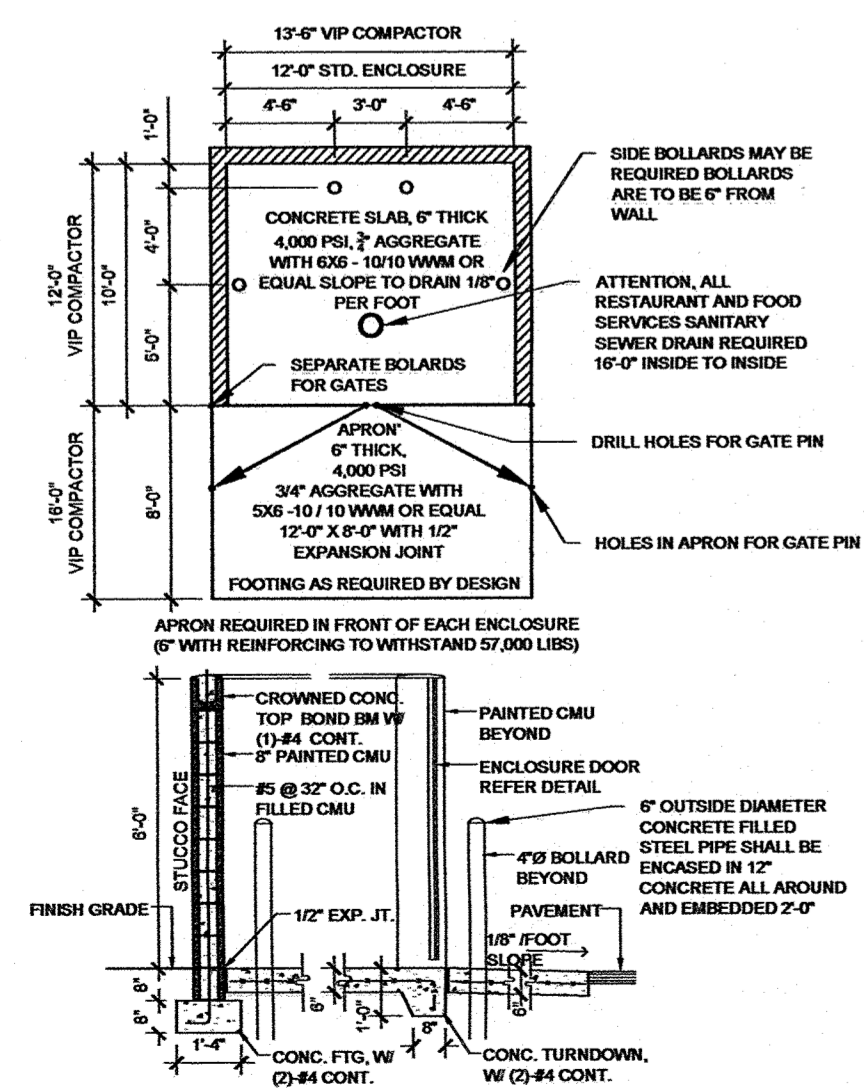


SCALE: 1/2" = 1'-0"



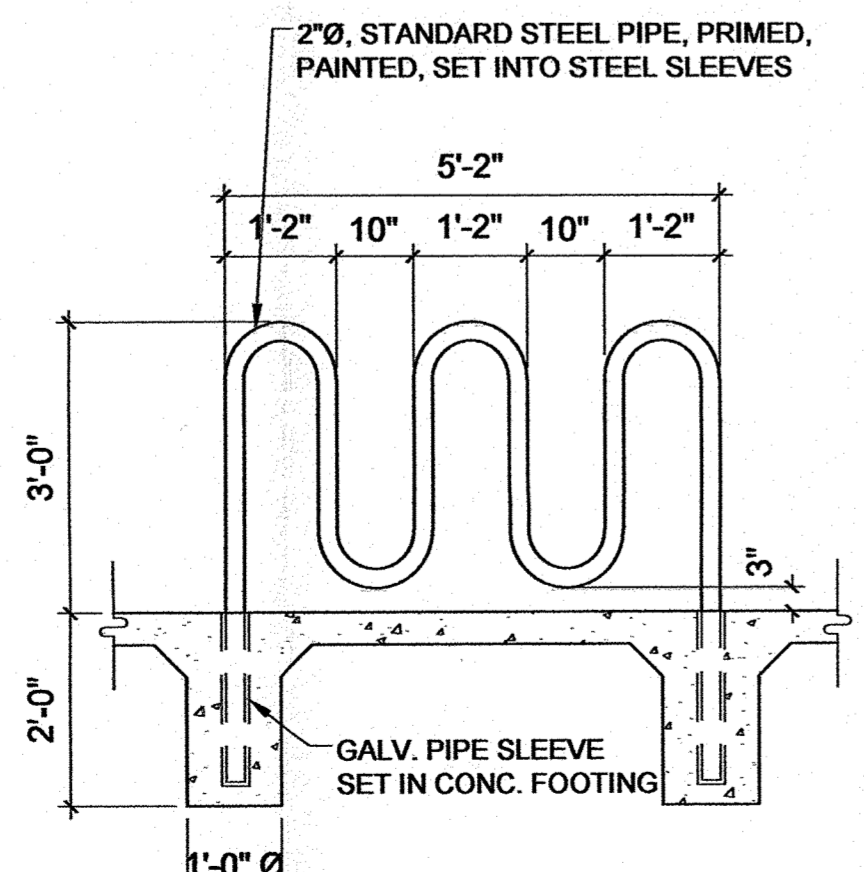
HC PAVEMENT MARKING

SCALE: NTS



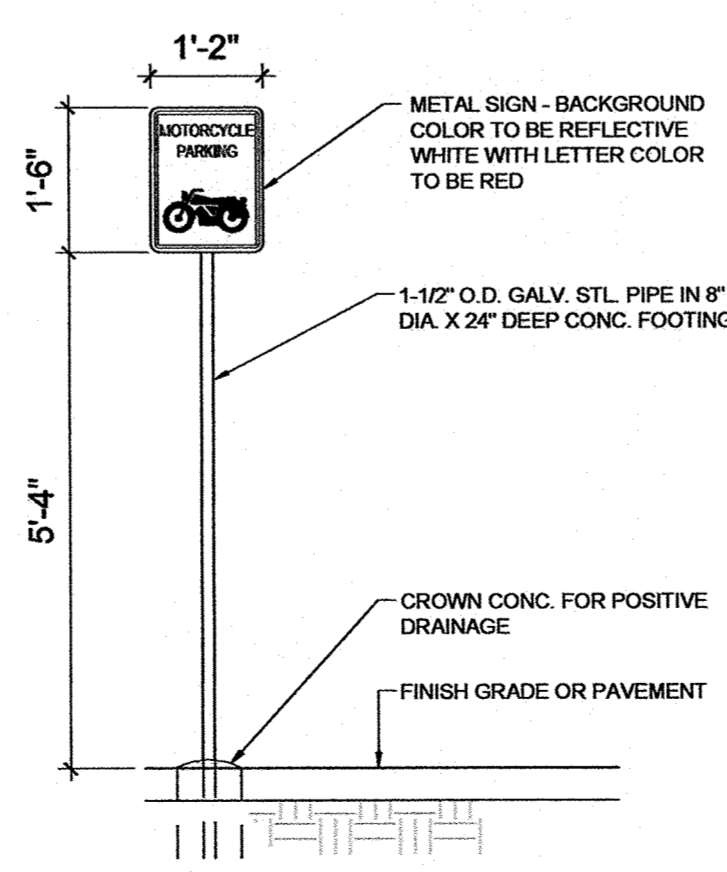
TRASH ENCLOSURE

SCALE: 1/8" = 1'-0"



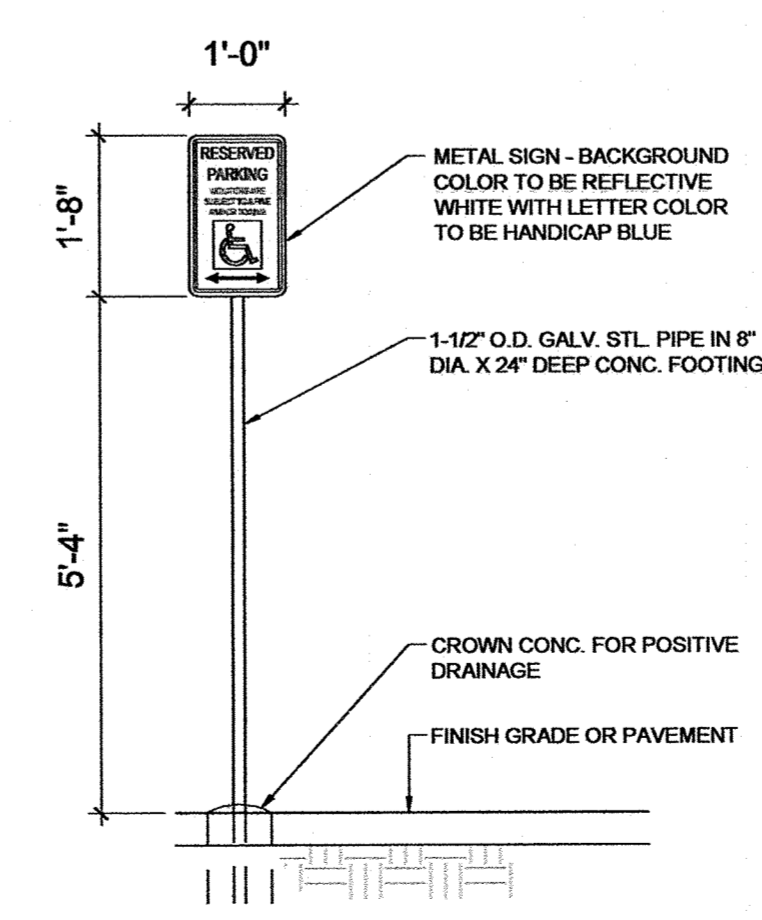
BIKE RACK

SCALE: 1/2" = 1'-0"



MOTORCYCLE SIGN

SCALE: 1/2" = 1'-0"



HC SIGN

SCALE: 1/2" = 1'-0"

SCOTT C. ANDERSON & associates architects 7604 rio peraltes drive albuquerque, nm 87110 andersonscott@comcast.net 505.491.7575		
APARTMENT BUILDING 2017 YALE SE ALBUQUERQUE, NM 87106		
DRAWING TITLE TRAFFIC CIRCULATION LAYOUT		
SEAL STATE OF NEW MEXICO SCOTT C. ANDERSON No. 4342 05/07/18 REGISTERED ARCHITECT	DESIGNED DRAWN CHECKED REVIEWED DATE 5/07/18	PROJECT NO SCALE DRAWING NO TCL