

# CITY OF ALBUQUERQUE



February 8, 2019

SBS Construction and Engineering  
Shawn Biazar  
10209 Snowflake Ct. NW  
Albuquerque NM 87114

**Re: 1105 Yale apartments**  
**1105 Yale blvd SE**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp 07-23-2018 (L15D062)

Dear Mr. Biazar,

The TCL submittal received 02-08-2019 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.

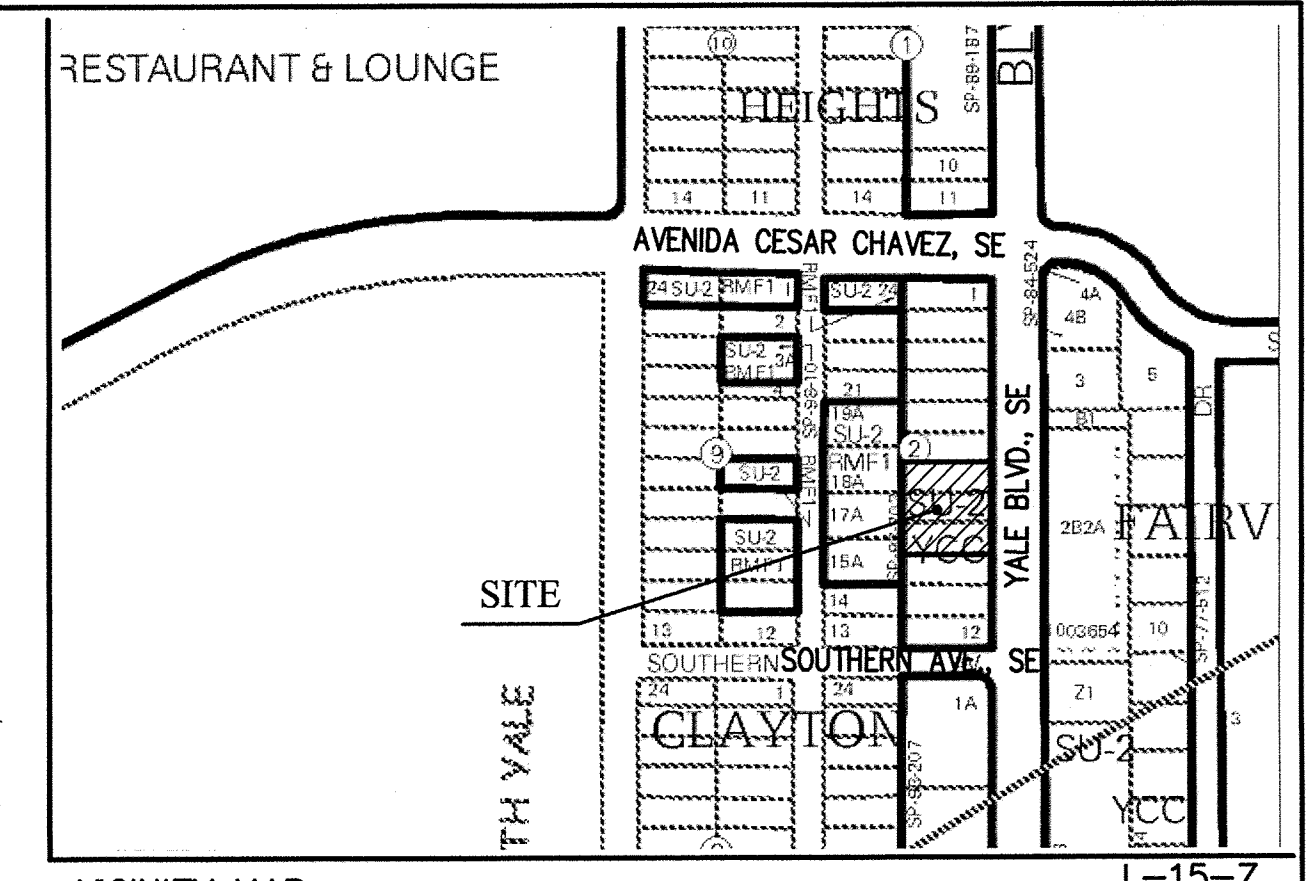
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification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

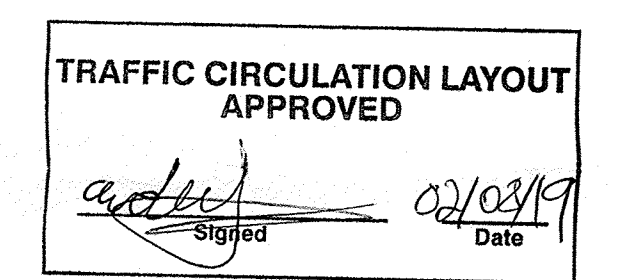
/MM via: email  
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VICINITY MAP: L-15-Z

**LEGAL DESCRIPTION:**  
LOTS 7, 8, AND 9, BLOCK 2, CLAYTON HEIGHTS.  
CONTAINING 22,148.25 S.F. ( 0.5085 ACRE )  
ZONING: MX-M

SITE DATA	
PROPOSED USAGE:	RESIDENTIAL, TOWNHOMES
LOT AREA:	CONTAINING 22,148.25 S.F. ( 0.5084 ACRE )
PARKING CALCULATIONS:	
8 DWELING UNITS (TOWNHOMES) (3 BD. ROOM) X 2 SPACES PER UNIT =	16 SPACES
	16 SPACES
TOTAL PARKING REQUIRED:	16 SPACES
TOTAL PARKING PROVIDED: (1 GARAGE AND TWO PARKING IN THE FRONT)	24 SPACES
ALL BICYCLE ARE INSIDE THE GARAGES.	
TRASH CANS WILL BE PICKED UP FROM THE FRONT OF EACH UNITS.	

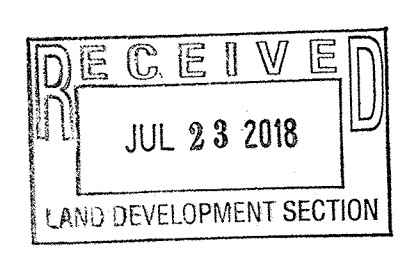


ALL WHEELCHAIR RAMPS LOCATED  
WITHIN THE PUBLIC RIGHT OF WAY  
MUST HAVE TRUNCATED DOMES.

- KEYED NOTES:**
1. ASPHALT PAVING AREA, TYP., 3" ASPHALT OVER COMPACTED SUBGRADE.
  2. PONDING AREA/LANDSCAPIN AREA, TYP.
  3. EXISTING 6.00' WIDE SIDEWALK.
  4. EXISTING STANDARD CURB & GUTTER.
  5. 8.00' WIDE X 20.00' DEEP PARKING SPACES, TYP.
  6. NEW DRIVEWAY PER COA STD DWG.#2425
  7. EXISTING 5.00' P.U.E.
  8. LOT LINE TO BE ELIMINATED BY PLAT.
  9. PROPOSED 24" ALLEY GUTTER.
  10. PROPOSED 6" CURB.



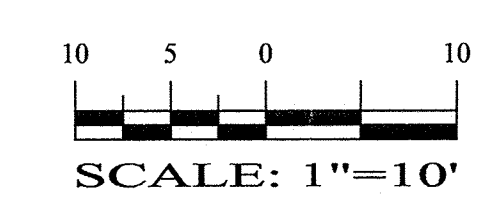
REZA AFAGHPOUR  
P.E. #11814



**SBS CONSTRUCTION  
AND ENGINEERING, LLC**

10209 SNOWFLAKE CT., NW  
ALBUQUERQUE, NEW MEXICO 87114  
(505)804-5013

GRAPHIC SCALE



LAST REVISION: 07-23-2018

1105 YALE BLVD., SE SITE PLAN FOR BUILDING PERMIT			
DRAWING:	DRAWN BY:	DATE:	SHEET #
201821-SP.DWG	SH-B	07-18-2018	1