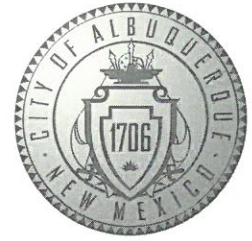


CITY OF ALBUQUERQUE



March 5, 2019

SBS Construction and Engineering LLC
Shawn Biazar
10209 Snowflake CT. NW
Albuquerque, NM 87114

Re: Aloha RV
8212 Pan American FWY
Traffic Circulation Layout
Engineer's/Architect's Stamp **05-16-19** (C18D104)

Dear Mr. Biazar,

The TCL submittal received 07-15-2019 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,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

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

/MM via: email
C: File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: ALOHA RV, 8212 PAN AMERICAN FWY **Building Permit #:** _____ **Hydrology File #:** C18D104
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOTS A, B C, D-1, BLOCK 17, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B
City Address: 8212 PAN AMERICAN FWY, NE

Applicant: SBS CONSTRUCTION AND ENGINEERING, LLC **Contact:** SHAWN BIAZAR
Address: 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114
Phone#: (505) 804-5013 **Fax#:** (505) 897-4996 **E-mail:** AECLLC@AOL.COM

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? ☒ Yes _____ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 7-01-2019 **By:** SHAWN BIAZAR

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

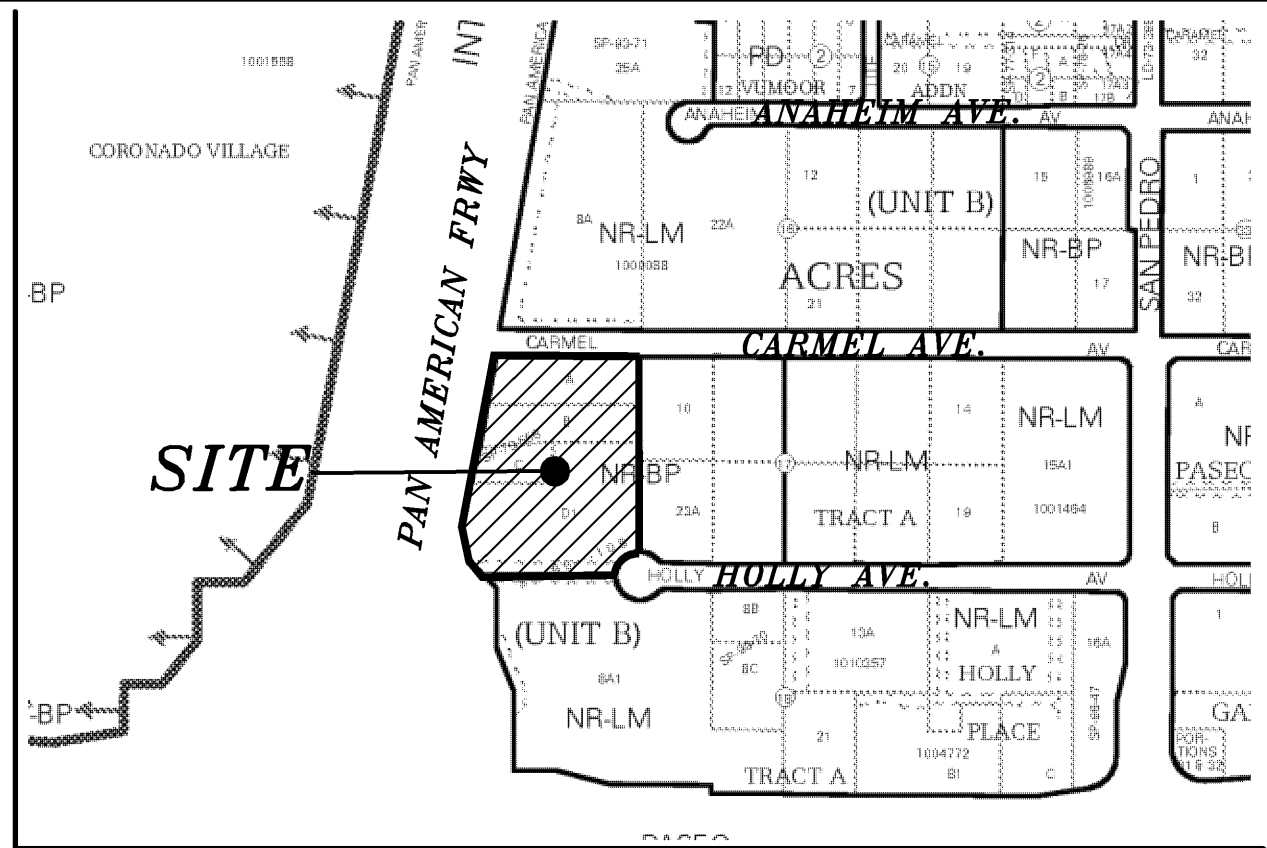
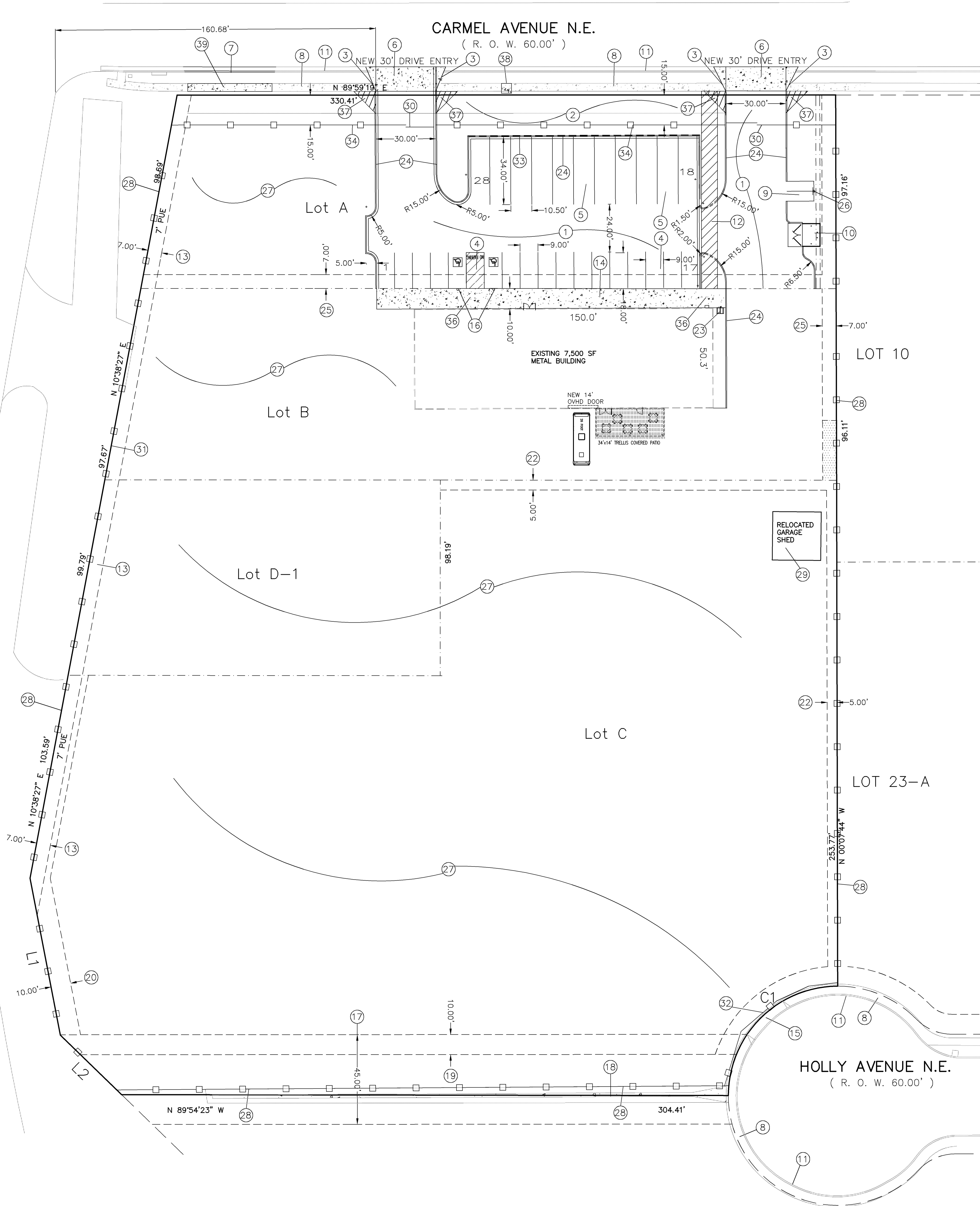
KEYED NOTES:

1. ASPHALT PAVING AREA, TYP., 3" ASPHALT OVER COMPACTED SUBGRADE.
2. LANDSCAPING/GRAVEL AREA, TYP.
3. UNI-DIRECTIONAL RAMP PER COA STD DWG #2440.
4. 9.00' WIDE X 18' DEEP PARKING SPACES, TYP.
5. 10.50' WIDE X 34' DEEP PARKING SPACES, TYP.
6. NEW DRIVEWAY PER COA STD DWG.#2426.
7. REMOVE EXISTING DRIVEWAY AND INSTALL STANDARD CURB & GUTTER PER COA STD DWG 2415A.
8. EXISTING 4.00' SIDEWALK.
9. NEW MOTORCYCLE PARKINGS (4'X8' MIN.).
10. NEW TRASH ENCLOSURE PER CITY OF ALBUQUERQUE STANDARDS.
11. EXISTING CURB & GUTTER, TYP.
12. 6" WIDE PEDESTRIAN ACCESS WAY FROM THE 10' SIDEWALK ALONG BUILDING TO PUBLIC SIDEWALK ALONG CARMEL TO MATCH GRADE AND TO BE PAINTED WHITE.
13. EXISTING 7.00' PUBLIC UTILITY EASEMENT.
14. NEW 10' WIDE SIDEWALK PER COA STD. DWG. #2430.
15. EXISTING 24.00' DRIVEWAY.
16. HANDICAP SIGN PER COA STANDARDS, MUST HAVE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978, "VIOLATORS ARE SUBJECT TO FINE AND/OR TOWING"
17. EXISTING 45.00' PUBLIC DRAINAGE, SANITARY SEWER AND WATER LINE EASEMENT.
18. EXISTING CONCRETE DRAINAGE SWALE.
19. EXISTING 10.00' PUBLIC UTILITY EASEMENT.
20. EXISTING 10.00' DRAINAGE EASEMENT.
21. MOTORCYCLE PARKING SIGN PER COA STANDARDS.
22. EXISTING 5.00' PUBLIC UTILITY EASEMENT.
23. BICYCLE RACK (2 BICYCLES).
24. PROPOSED CURB TYPE, STD. DWG # 2415A.
25. EXISTING 7.00' PNM & MST & T. EASEMENT.
26. MOTORCYCLE PARKING SIGN PER COA STANDARDS.
27. RV DISPLAY/STORAGE AREA, GRAVEL PAVING TYP.
28. EXISTING FENCE.
29. RELOCATED GARAGE SHED.
30. NEW GATE TO BE OPEN DURING BUSINESS HOURS.
31. EXISTING GATE TO BE USED FOR EMERGENCY ACCESS ONLY.
32. PROPOSED NEW GATE.
33. PROPOSED 30" BLOCK WALL.
34. RELOCATED FENCE FROM PROPERTY LINE.
35. INSTALL WORD "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST 2" WIDE PLACED AT THE REAR OF PARKING SPACES.
36. INSTALL HC RAMP, SEE DETAIL THIS SHEET.
37. CLEAR SIGHT TRIANGLE.
38. PROVIDE A 5' BY 5' LANDING.
39. REMOVE EXISTING DRIVEWAY AND INSTALL SIDEWALK PER COA STD DWG 2430.

GENERAL NOTE:

"LANDSCAPING AND SIGNING 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." PLEASE SEE SIGHT DISTANCE EXHIBIT AT STREET INTERSECTIONS FOR CLARIFICATION (THE DEVELOPMENT PROCESS MANUAL, CHAPTER 23, PART B, SECTION 5. A.

U.S. INTERSTATE HIGHWAY 25
(R/W VARIES)



VICINITY MAP: C-18-Z

LEGAL DESCRIPTION:
LOTS A, B, C, D-1, BLOCK 17, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B.
CONTAINING 4.720 ACRES

SITE DATA			
ZONING:	NR-BP		
PROPOSED USAGE:	LIGHT VEHICLE SALES (RV, BOAT SALE)		
LOT AREA:	CONTAINING 205,603.20 S.F. (4.720 ACRE)		
BUILDING ARE:	7500.00 SF		
	OFFICE/BREAK ROOM: 500 SF, RV DISPLAY/SALE 7000 SF		
PARKING CALCULATIONS:			
7000 SF LIGHT VEHICLE SALES AND 500 SF OFFICE SPACE			
7000/2 SPACE PER 1000 SF	7 X 2 SPACES PER 1000 SF	=	14 SPACES
500/3 SPACES PER 1000 SF	0.50 X 3 SPACES PER 1,000 ST	=	2 SPACES
SUBTOTAL			16 SPACES
TOTAL PARKING REQUIRED:			16 SPACES
TOTAL PARKING PROVIDED INCLUDED HC:			28 SPACES
HC PARKING REQUIRED:			1 SPACES (1 VAN)
HC PARKING PROVIDED:			2 SPACES (1 VAN)
MOTORCYCLE SPACES REQUIRED:			1 SPACES
MOTORCYCLE SPACES PROVIDED:			2 SPACES
BICYCLE SPACES REQUIRED:			2 SPACES
BICYCLE SPACES PROVIDED:			2 SPACES

TRAFFIC CIRCULATION
LAYOUT APPROVED

Signed _____ Date _____

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

GRAPHIC SCALE

30 15 0 30

SCALE: 1"=30'

SBS CONSTRUCTION
AND ENGINEERING, LLC

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

REZA AFAGHPOUR
P.E. #11814

ALOHA RV 8212 PAN AMERICAN FWY, NE SITE PLAN FOR TCL			
DRAWING:	DRAWN BY:	DATE:	SHEET #
201830-SP.DWG	SH-B	02-15-2019	1