

CITY OF ALBUQUERQUE



April 24, 2020

Richard Bennett, RA
RBA Architecture Planning Design
1104 Park Ave. SW
Albuquerque NM 87102

**Re: Ram RV
8100 Jacs Lane NE
Traffic Circulation Layout
Architect's Stamp 04-23-20 (D16-D002A8)**

Dear Mr. Bennett,

The TCL submittal received 04-23-2020 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 an inspection for 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, the TCL, and 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,


Nilo Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

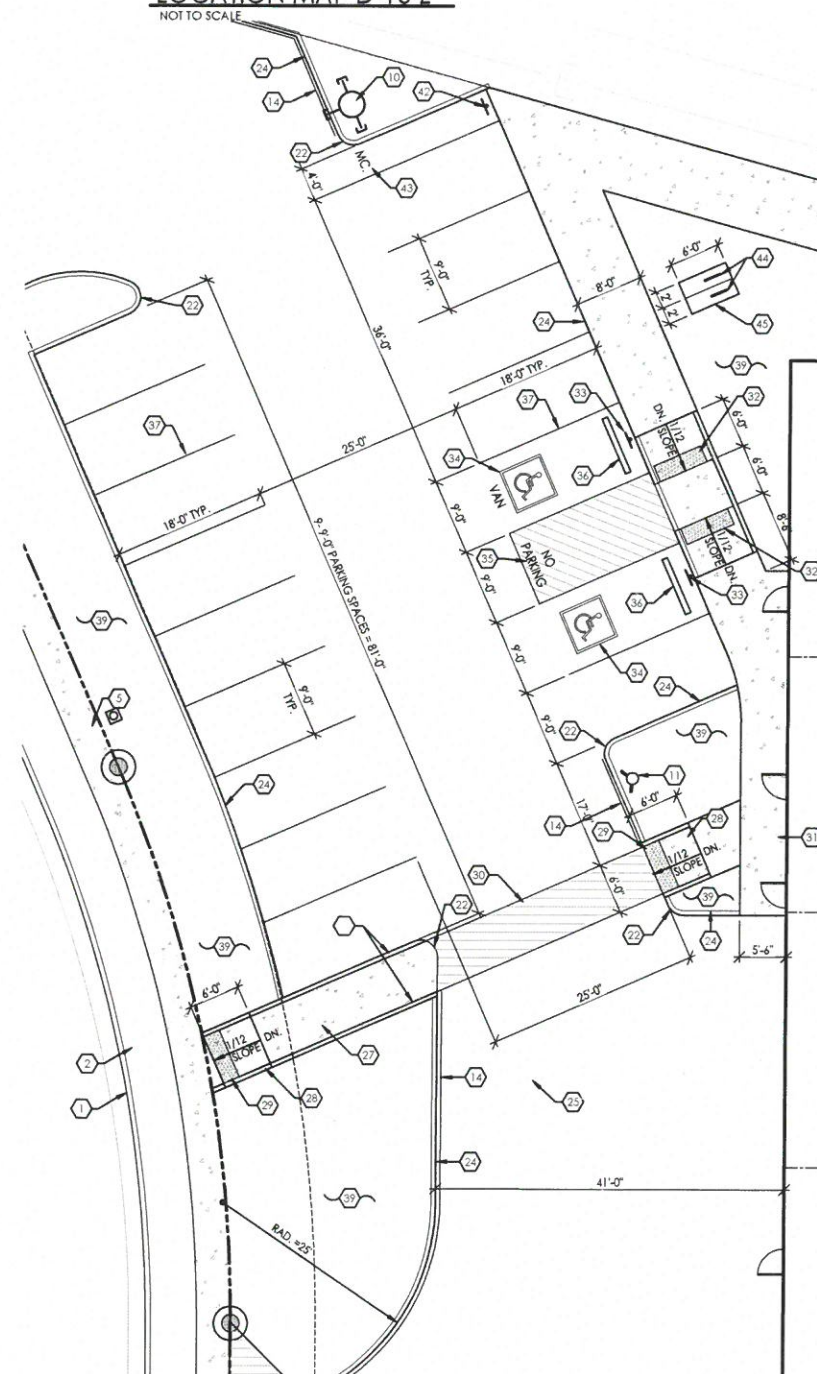
www.cabq.gov



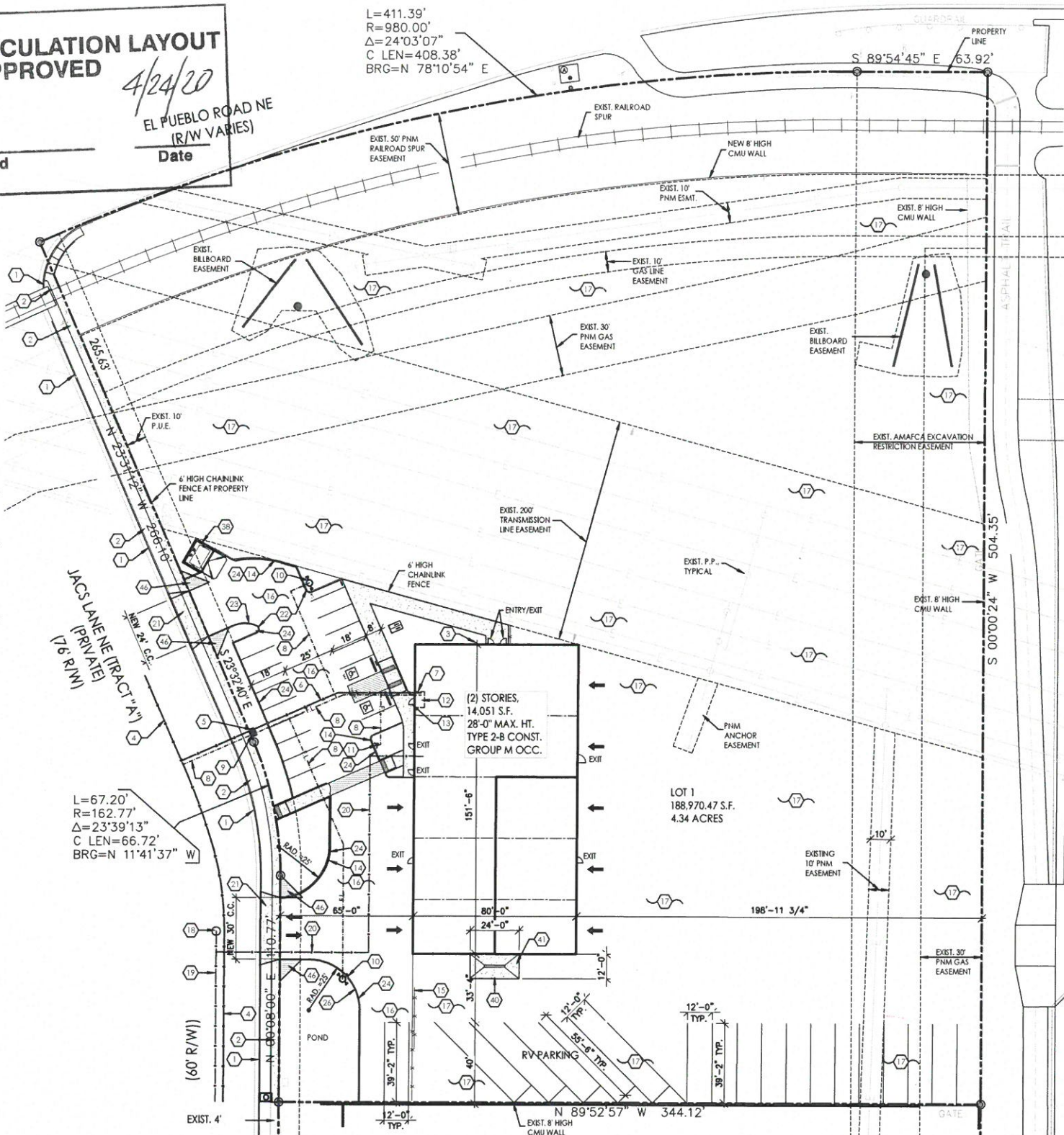
LOCATION MAP D-16-7
NOT TO SCALE

TRAFFIC CIRCULATION LAYOUT APPROVED
 Signed _____
 Date 4/24/20
 EL PUEBLO ROAD NE (R/W VARIES)

L=411.39'
 R=980.00'
 $\Delta=24^{\circ}03'07''$
 C LEN=408.38'
 BRG=N 78 $^{\circ}10'54''$ E

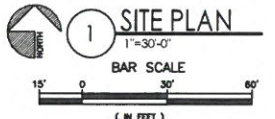


2 ENLARGED PARTIAL SITE PLAN
1"=10'-0"



GENERAL NOTES
 A. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS. "ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER."
 B. ALL PUBLIC ROADWAY FACILITIES MUST BE WITHIN PUBLIC RIGHT-OF-WAY INCLUDING THE ENTIRE WIDTH OF THE PUBLIC SIDEWALK, ALL PUBLIC CURB RAMPS, OVERHEAD UTILITIES, TRAFFIC SIGNALS AND LIGHTING, ETC.

**CONDITION FOR C.O. APPROVAL:
 WORK ORDER MUST BE COMPLETED
 ACCEPTED AND APPROVED**

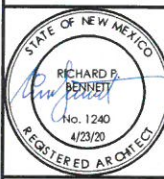


LEGAL DESCRIPTION
 LOT 1, BLUE SKY BUSINESS PARK BEING TRACT T-4 OF VISTA DEL NORTE ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NM.
 UPC: 101406346450810232

- KEYED NOTES**
- EXISTING CONCRETE CURB AND GUTTER, G.C. TO REPAIR ANY CRACKED OR BROKEN EXIST. CURB AND GUTTER PER C.O.A. STANDARD DWG 2415. NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
 - NEW 4" WIDE CONCRETE SIDEWALK PER C.O.A. STANDARD DWG 2430. NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
 - G.C. TO PROVIDE AND INSTALL SURFACE MOUNTED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS INTO BUILDING AND FIRE RISER ROOM. MOUNT BOX 5'-0" HIGH A.F.F. EXISTING 8" PVC WATER LINE, G.C. TO VERIFY LOCATION.
 - WATER METER LOCATION.
 - WATER LINE TO BUILDING, REF: PLUMBING PLANS.
 - BACKFLOW PREVENTOR, REF: PLUMBING PLANS.
 - 6" PVC FIRE LINE, NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
 - P.V. AT FIRE LINE.
 - FIRE HYDRANT LOCATION, 450 FEET MAX. DISTANCE BETWEEN FIRE HYDRANTS.
 - FIRE DEPARTMENT CONNECTION (F.D.C.) LOCATION, F.D.C. LOCATION TO BE WITHIN 100 FEET OF A FIRE HYDRANT.
 - FIRE RISER ROOM LOCATION.
 - FIRE RISER ROOM DOOR WITH SIGNAGE AT DOOR STATING "FIRE RISER ROOM".
 - FIRE LANE, PART CURB OR STRIPE RED WITH "FIRE LANE" LETTERING IN WHITE PAINT.
 - 30' LONG X 6' HIGH AUTOMATIC SLIDING CHAINLINK GATE, NOTE: G.C. TO PROVIDE AND INSTALL KNOX BOX WITH KEY FOR FIRE DEPARTMENT TO UNLOCK GATES.
 - ASPHALT PAVING, 3" DEPTH PER SOILS REPORT.
 - GRAVEL PAVING, 4" DEPTH PER SOILS REPORT.
 - EXISTING SEWER MANHOLE, G.C. TO VERIFY LOCATION.
 - EXISTING 8" SEWER LINE, G.C. TO VERIFY LOCATION.
 - 4" PVC WASTE LINE, REF: PLUMBING PLANS, TYP. NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
 - REMOVE EXIST. CONC. CURB AND CONSTRUCT NEW CONCRETE DRIVE-PAD PER C.O.A. STANDARD DWG 2425. REF: GRADING AND DRAINAGE PLAN. NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
 - 7'-0" CURB RADIUS.
 - 15'-0" CURB RADIUS.
 - 6" RAISED CONCRETE CURB, TYP.
 - NOT USED.
 - 2'-0" CURB RADIUS.
 - NEW 6" WIDE CONC. SIDEWALK, TYP.
 - ACCESSIBLE CURB RAMP WITH HEADER CURB, TYP.
 - 24" TRUNCATED DOMES, TYP.
 - 6' FOOT WIDE ACCESSIBLE PEDESTRIAN WALKWAY, TYP.
 - 4" THICK CONCRETE SIDEWALK, SLOPE SIDEWALK AWAY FROM BUILDING, TYP.
 - ACCESSIBLE CURB RAMP, REF: DETAIL AB/AS-2.0.
 - ACCESSIBLE PARKING SIGNAGE PER C.O.A. STANDARDS, REF: DETAIL C1/AS-2.0.
 - HANDICAP SYMBOL PER C.O.A. STANDARDS, REF: SIGNAGE DETAIL THIS SHEET.
 - PAINTED STRIPE HANDICAP ACCESSIBLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH X 2" WIDE, LOCATE SIGN (66-14-1.8 NMSA 1978), REF: DETAIL AB/AS-2.0.
 - CONCRETE WHEEL STOP, TYP.
 - 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS, REF: DETAIL AB/AS-2.0, TYP.
 - DUMPSTER ENCLOSURE WITH 8' HIGH CMU WALLS, REF: DETAIL A1/AS-2.0.
 - LANDSCAPING AREA, REF: LANDSCAPING PLAN.
 - 6" THICK CONC. SLAB WITH #4 AT 12" O.C. EACH WAY, 4500 PSI MIN.
 - PRE-CAST 10'-0" LONG TRENCH DRAIN, REF: PLUMBING PLANS, NOTE: SLOPE CONC. SLAB TO TRENCH DRAIN AT (4) DIRECTIONS.
 - FREE STANDING MOTORCYCLE PARKING SIGNAGE, PER C.O.A. STANDARDS.
 - "M" PARKING IN CAPITAL LETTERS, 12" HIGH X 2" WIDE.
 - BIKE RACK FOR (2) BICYCLES, 30" TALL X 18" MIN., REF: DETAIL G3/AS-2.0.
 - BIKE PARKING SPACES SHALL BE 6'-0" LONG X 24" WIDE FOR EACH BIKE. NOTE: A 1'-0" CLEAR ZONE AROUND THE BIKE PARKING SPACE.
 - 11' X 11' CLEAR SIGHT TRIANGLE, LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS. ALL SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
 -

RAM RV
 SITE PLAN
 8100 JACS LN., N.E.
 ALBUQUERQUE, NM
 PROJECT #1978

REVISION DATE
 04-23-2020



DATE
 04-07-2020

SHEET NUMBER
 AS-1.0

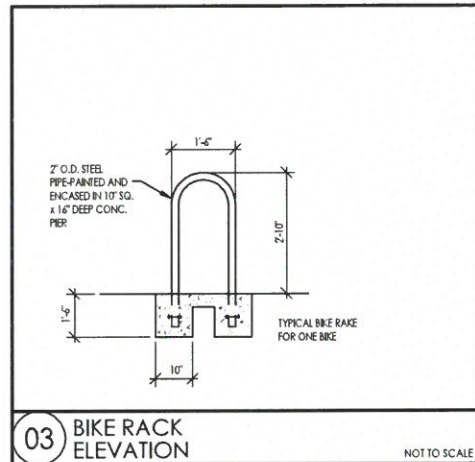
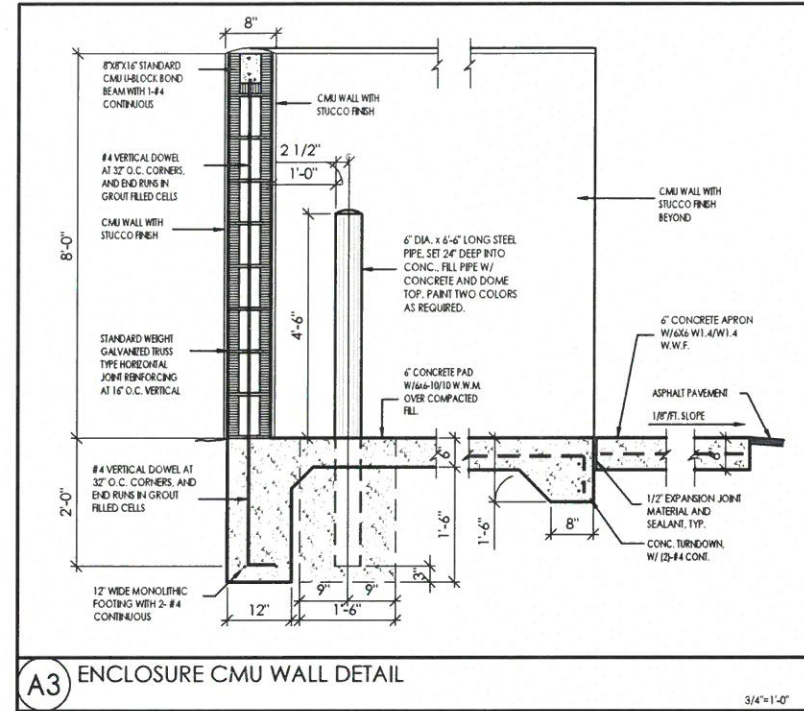
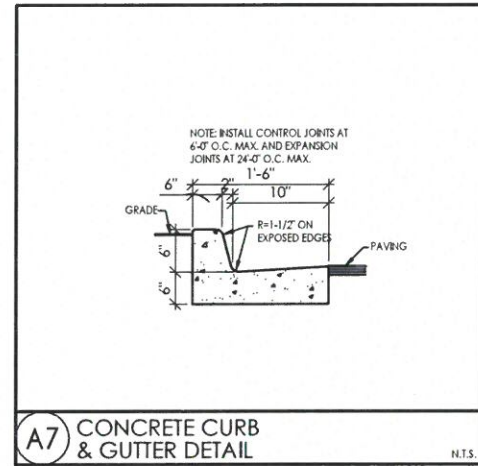
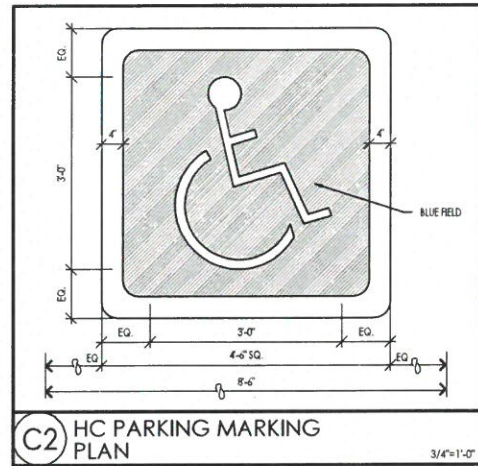
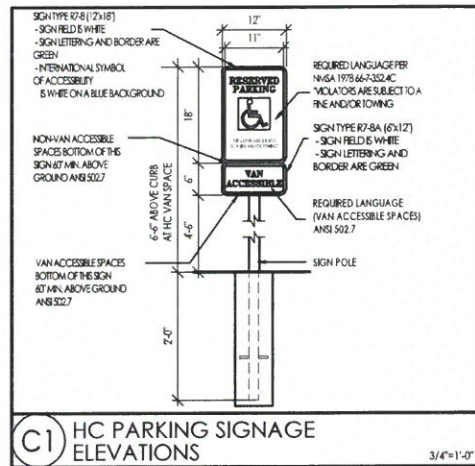
PARKING REQUIRED PER THE IDO

IDO TABLE 5-5-1 OFF-STREET REQUIREMENTS
 OFFICE AREA = 3.5 SPACES PER 1,000 S.F.
 RETAIL AREA = 4 SPACES PER 1,000 S.F.
 LIGHT VEHICLE REPAIR = 1 SPACE PER 1,000 S.F.

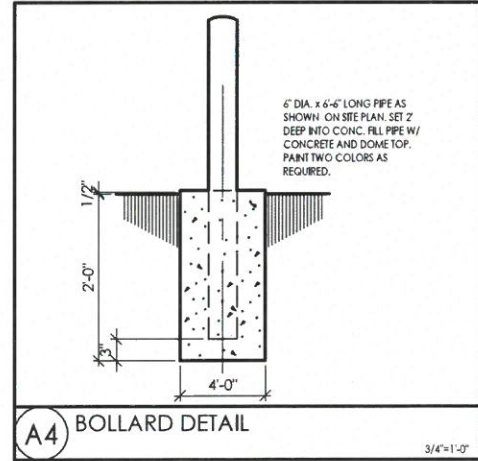
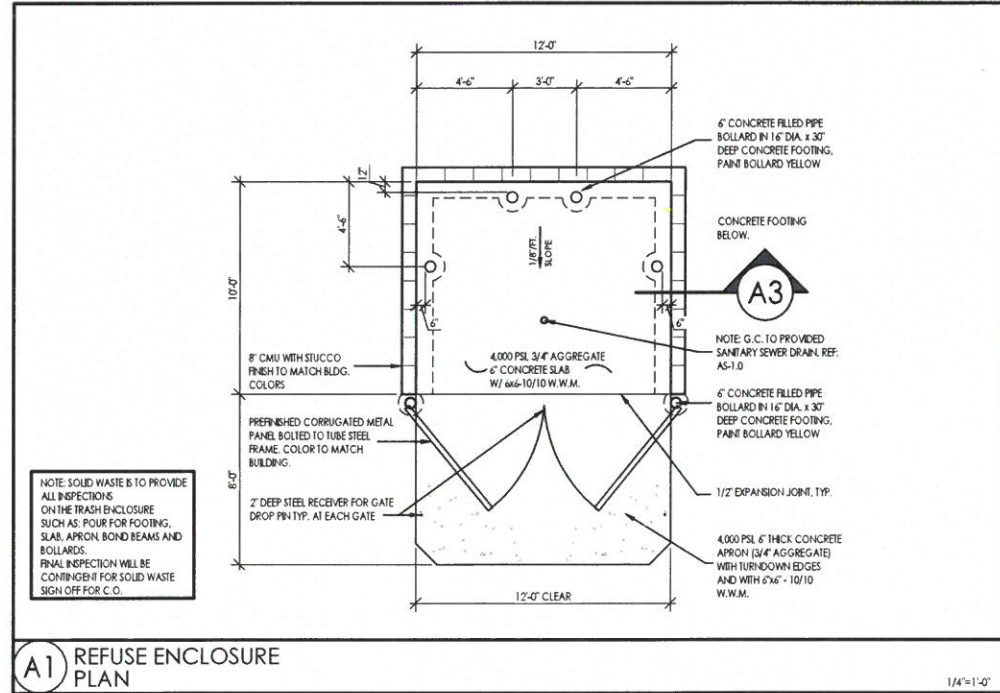
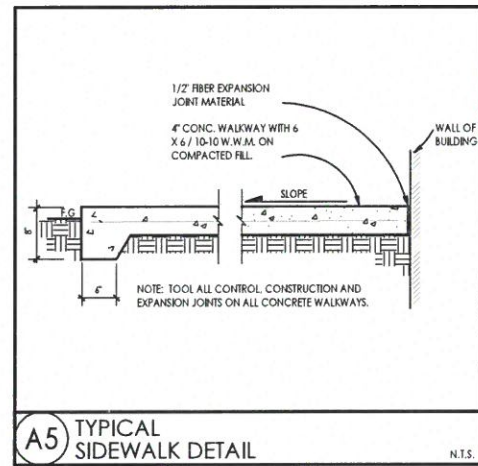
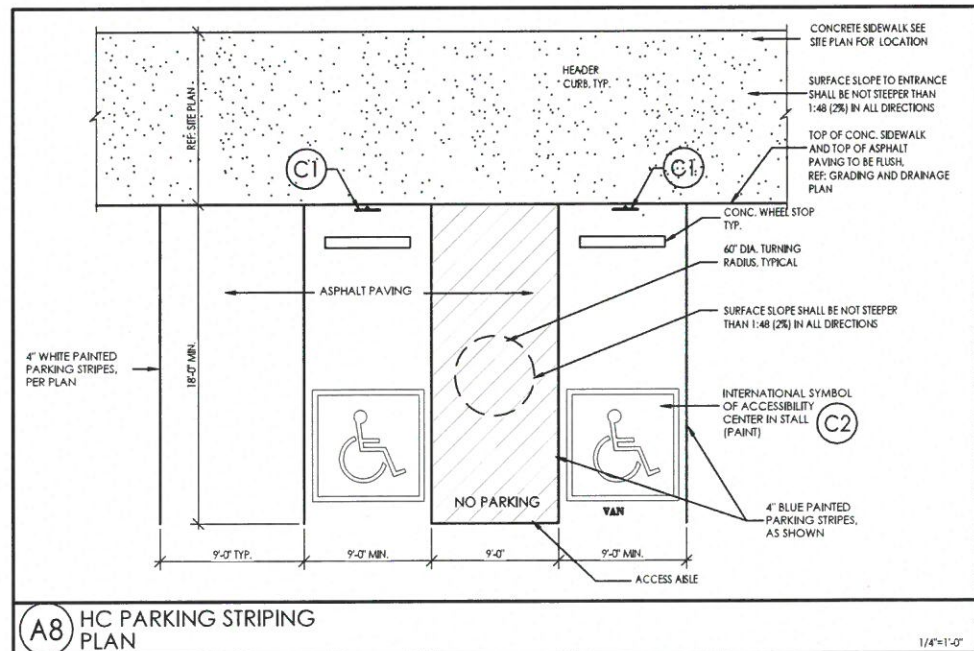
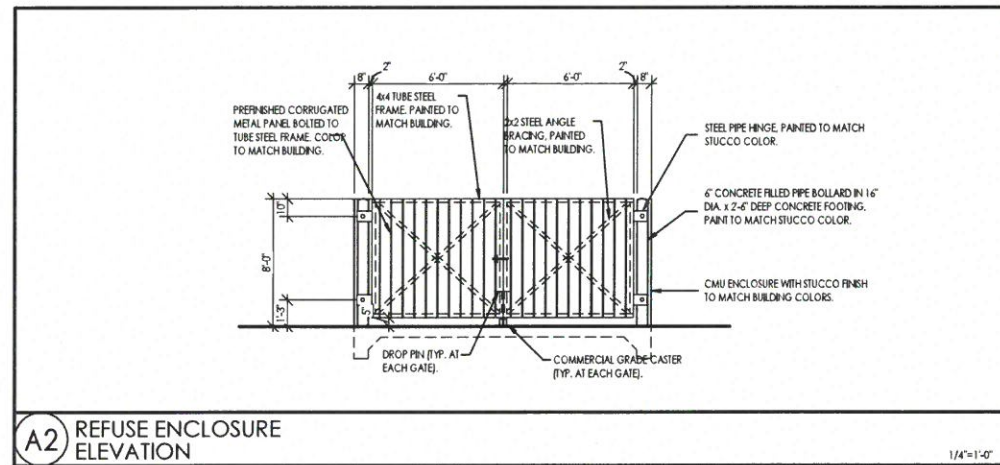
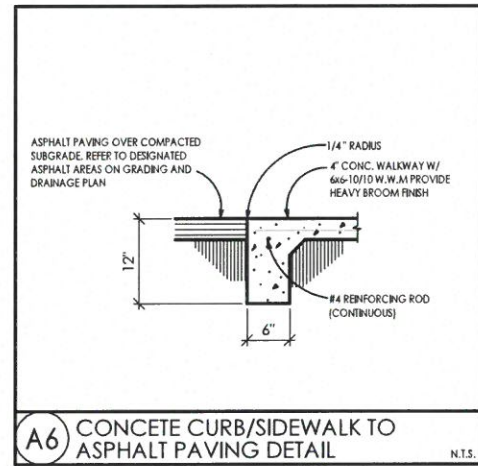
PARKING REQUIRED:	
OFFICE AREA =	1,092 S.F./1,000 = 4 SPACES
RETAIL AREA =	3,761 S.F./1,000 = 4 SPACES
LIGHT VEHICLE REPAIR AREA =	7,252 S.F./1,000 S.F. = 8 SPACES
TOTAL PARKING SPACES REQUIRED =	16 SPACES

PARKING SPACES PROVIDED = 16
 ACCESSIBLE SPACES REQUIRED: 1 - 25 = 1 SPACE (1 VAN)
 TYPICAL PARKING SPACES PROVIDED = 15, REF: PLAN
 ACCESSIBLE PARKING SPACES PROVIDED = 1 (VAN SPACE)
 TOTAL PARKING SPACES PROVIDED = 16

MOTORCYCLE SPACES REQUIRED: 1 - 25 = 1 SPACE PROVIDED
 BICYCLE PARKING REQUIRED: 10% OF OFF STREET PARKING:
 16 x 10% = 2 BICYCLE PARKING SPACES PROVIDED



TRAFFIC CIRCULATION LAYOUT APPROVED
 Date: 4/24/20
 Signed: [Signature]



RAM RV
 SITE DETAILS
 8100 JACS LN., N.E.
 ALBUQUERQUE, NM
 PROJECT # 1978

REVISION DATE
DATE
03-30-2020
SHEET NUMBER
AS-2.0