OFF STREET PARKING, VEHICLES

	SPACES REQIRED		SPACES PROVIDED	
BUILDING USE	WAREHOUSE	OFFICE		
BUILDING SIZE	13,161 SF	1,717 SF		
REQUIRED PARKING AUTO, LIGHT TRUCK AND MOTORCYCLE				
ORD 14-16-3-1 (A) (21) OFFICE		1/200 SF		
ORD 14-16-3-1 (A)(31) WAREHOUSE	1/2000 SF			
REQUIRED PARKING	7	9	17	
ORD 14-16-3-1 (F) (9) (a) HC PARKING: 1/25 STALL, 2 MIN	1	1	2	AS-BUILT ALL SPACES MARKED
*ORD 14-16-3-1 (C)(1) MOTORCYCLES 1./25 STALLS	1		1	
TOTALS	9	10	20	

OFF STREET PARKING, BICYCLES

ORD 14-16-3-1 (B)(3) BICYCLES 1/20 STALLS, 2 MIN	1	2

*A STANDARD VEHICLE SPACE IS TO BE USED FOR MOTORCYCLE PARKING

Adjacent lot 5, Las Lomitas Business Park, is vacant

Water

Landscape Area D- Gravel Over MP Barrier (2,335 SF)

8' high Rear Yard Fencing w/ Pyracanthia Plants 100.C.

S79°30'19"W 276.46'

25'-0"

10'-0" Easement

Landscape Area A- Gravel Over MP Barrier (4,500 SF)

Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

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

TRAFFIC CERTIFICATION

I, MARVIN R. KORTUM, NMPE 6519, CERTIFY THAT I HAVE INSPECTED THE CONSTRUCTED TRACT 4, LAS LOMITAS BUSINESS PARK BUILDINGS AND SITE IMPROVEMENTS, LOCATED AT 7911 LAS LOMITAS DRIVE NE ALBUQUERQUE, NEW MEXICO. THE CONSTRUCTION AND IMPROVEMENTS AS REQUIRED FOR TRAFFIC CIRCULATION ARE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED SITE PLAN DRAWINGS SIGNED JANUARY 4, 2008, BY KRISTAL D. METRO. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

EXCEPTIONS AND/OR QUALIFICATIONS: NONE

ACCESS FROM THE PUBLIC RIGHT-OF-WAY IS COMPLETED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS. AN EASEMENT ONTO THE ADJACENT PROPERTY (TRACT 5) FOR A HAMMERHEAD TURN-AROUND IS PROVIDED FOR ACCESS AND TURN-AROUND AS REQUIRED BY THE FIRE CODE (RECORDED DOCUMENT #2008042279, APRIL 15, 2008, PAGE 1 OF 1).

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND IS INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF SITE CONDITIONS FOR ANY OTHER PURPOSE.

MARVIN R. KORTUM
NMPE 6519

DEC 10, 2008
DATE

MARVIN R. KORTUM NEW MEXICO 6519 REGISTERED PROFESSIONAL ENGINEER

TRAFFIC CIRCULATION LAYOUT APPROVED
Signed 12/10/08 Date

NORTH INTERSTATE 25
PASEO DEL NORTE
SU-1 FOR I-P EXCEPT USES REQUIRING AIR POLLUTION CONTROL PERMITS ARE NOT ALLOWED
LOMITAS
GIBSON BLVD
SITE
BUSINESS
PARK
M-2
BLUE SKY BUSINESS PARK
LAS LOMITAS DR
CRISTOBAL DR
SAN MATEO BLVD
LOMAS
ESCONDIDA
D-16

Las Lomitas Drive NE

20' Private Sanitary Sewer Easement for the Benefit of and to be Maintained by the Owners of Tracts 3, 4 and 5

40'-2½"

6'-4½"

24'-0"

20'-0"

5'-0"

Asphalt Paving

6" Curb

5 SPACES @ 9'-0" = 45'-0"

N02°03'06"W 150.40'

9'-0½"

Landscape Area C- Gravel Over MP Barrier (1,003 SF)

AS BUILT 27' 24'-0"

AS-BUILT 30'

6' AS BUILT WALL

10'-0" 8'-0" NO WALL 13'-4"

Install stationary posts 1' set back from walls (DWG 2250)

Top of Asphalt = top of Concrete

6" Thick; 4000 PSI Concrete Drive Pad w/ 6x6-10/10 W.W.M.; Slope to Drain

4" Thick; 4000 PSI Concrete Paving w/ 6x6-10/10 W.W.M.; Slope to Drain

H.C. Parking Sign- Center on Stall

3 SPACES @ 9'-0" = 27'-0"

12'-0" (DRIVE)

1 SPACE = 9'-0"

HC SPACE = 9'-0"

7'-0"

20'-0"

24'-0"

AS-BUILT 24'

Asphalt Paving

Construct 6" high header curb (DWG 2415B)

PERIMETER CURB

Landscape Area B- Gravel Over MP Barrier (2,714 SF)

N84°33'25"W 292.06'

Adjacent lot 3, Las Lomitas Business Park, is vacant

4" thick concrete pad

Bike Rack (2 Spaces Min.)

AS-BUILT BLACK WALL 4' HIGH

Extend 7' sidewalk to existing sidewalk (DWG 2230)

NEW TELEPHONE PEDESTAL SIDEWALK LOCATION TO AVOID OBSTACLE

Existing standard curb and gutter

Existing 4' wide PCC sidewalk

Construct drivepad (DWG 2425)

WHEEL STOPS ALL STALLS

ASPHALT SURFACE

54'-0"

13'-3"

10'-0"

EASEMENT ON TRACT 5 FOR FIRE DEPARTMENT TURN AROUND

PLAN NORTH

24'

SITE PLAN
1" = 10'

Approved SWMD 12/11/07

DESCRIPTION OF PROJECT:

1. The one acre lot is to be developed with a single building with four separate units.
2. Each unit will have a small office area and adjoining open bay with a vehicle access door (one unit will have two vehicle access doors).
3. Units are anticipated for use by separate entities, such as contractors in the building trades or similar service organizations. The bay areas will be used for equipment and small stocks of supplies used in daily work. Most work, and the work force, will be at the building sites where actual installation of the work is done. The work staff at the lot 4 site will normally consist of one or two at the office, other workers in and out of the shop area to pick up supplies and equipment. Sales of goods from this area are not anticipated.
4. Adjacent sites (lots 3 and 5) are presently vacant.
5. A variance is requested for the width of the service aisle within the lot. Traffic circulation into and out of the lot will be by a single 24 feet wide aisle, adjacent to the 20 feet deep parking stalls. Two-way traffic aisles are required to be 30 feet wide according to criteria in Chapter 13 of the DPM. Because the traffic density within this development is expected to be light, and will be mostly vehicles of the local businesses, the 24 feet wide access aisle will be sufficient.

MARVIN R. KORTUM NEW MEXICO 6519 REGISTERED PROFESSIONAL ENGINEER

MARVIN R KORTUM
NMPE 6519
(505) 299--0774

RECEIVED DEC 10 2008 HYDROLOGY

STEVE WILLEMS P.O. 1153 TIJERAS, N.M.
SW Design and Drafting

LEGAL DESCRIPTION:
LOT 4, LAS LOMITAS BUSINESS PARK
FILED AT BERNALILLO COUNTY CLERK
FOLIO 2005C, PAGE 357, OCT 27, 2005
ADDRESS:
7911 LAS LOMITAS DRIVE NE
ALBUQUERQUE, NM 87109

A WAREHOUSE PROPERTY FOR
ROB BOYLES CO.
ALBUQUERQUE, NM

TRAFFIC CIRCULATION PLAN
LOT 4, LAS LOMITAS
BUSINESS PARK

DATE
DEC 10, 2007

SHEET NO: