

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 29, 2024

Shawn Biazar
SBS CONSTRUCTION AND ENGINEERING, LLC
7632 William Moyers Avenue, NE
ALBUQUERQUE, NM 87114

**Re: TODOS SANTOS RV STORAGE PARK
3006 TODOS SANTOS ST., NW
Traffic Circulation Layout
Engineer's Stamp Dated 4-28-24 (G10D036)**

Dear Mr. Biazar,

The TCL submittal received 1-11-2024 is approved for Building Permit by Transportation. 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 the PLNDRS@cabq.gov for log in and evaluation by Transportation.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

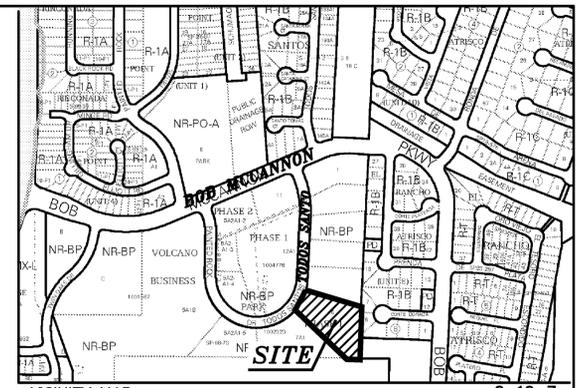
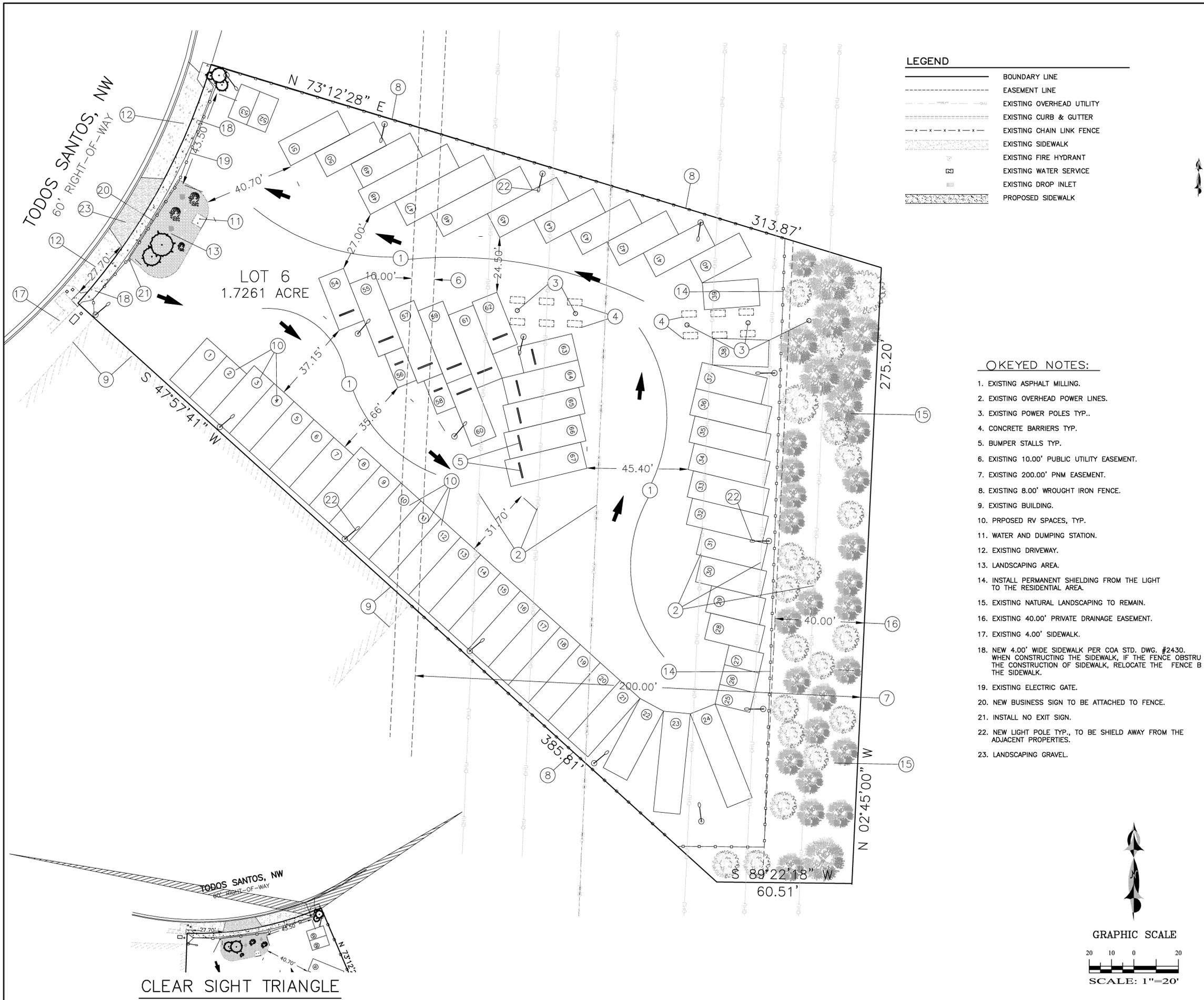
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



VICINITY MAP:
LEGAL DESCRIPTION:
 LOT 6, VOLCANO BUSINESS PARK, PHASE 1
 CONTAINING 1.7261 ACRES (75,189.00 SF)
ADDRESS
 3006 TODOS SANTOS, N.W., ALBUQUERQUE, NM 87121

SITE DATA
 PROPOSED USAGE: RV PARKING AND STORAGE
 TOTAL RV SPACES PROVIDED: 67 SPACE

KEYED NOTES:

1. EXISTING ASPHALT MILLING.
2. EXISTING OVERHEAD POWER LINES.
3. EXISTING POWER POLES TYP..
4. CONCRETE BARRIERS TYP.
5. BUMPER STALLS TYP.
6. EXISTING 10.00' PUBLIC UTILITY EASEMENT.
7. EXISTING 200.00' PNM EASEMENT.
8. EXISTING 8.00' WROUGHT IRON FENCE.
9. EXISTING BUILDING.
10. PROPOSED RV SPACES, TYP.
11. WATER AND DUMPING STATION.
12. EXISTING DRIVEWAY.
13. LANDSCAPING AREA.
14. INSTALL PERMANENT SHIELDING FROM THE LIGHT TO THE RESIDENTIAL AREA.
15. EXISTING NATURAL LANDSCAPING TO REMAIN.
16. EXISTING 40.00' PRIVATE DRAINAGE EASEMENT.
17. EXISTING 4.00' SIDEWALK.
18. NEW 4.00' WIDE SIDEWALK PER COA STD. DWG. #2430. WHEN CONSTRUCTING THE SIDEWALK, IF THE FENCE OBSTRU THE CONSTRUCTION OF SIDEWALK, RELOCATE THE FENCE B THE SIDEWALK.
19. EXISTING ELECTRIC GATE.
20. NEW BUSINESS SIGN TO BE ATTACHED TO FENCE.
21. INSTALL NO EXIT SIGN.
22. NEW LIGHT POLE TYP., TO BE SHIELD AWAY FROM THE ADJACENT PROPERTIES.
23. LANDSCAPING GRAVEL.

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.

GENERAL NOTE:
 1) ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH NEW SIDEWALK PER COA STD DWG# 2430.
 2) ALL BROKEN CURB OR CRACKED CURB & GUTTER MUST BE REPLACED WITH NEW CURB & GUTTER.

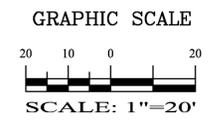
TRAFFIC CIRCULATION LAYOUT APPROVED
 Sertil A. Kanbar 5/29/2024
 Signed Date



SBS CONSTRUCTION AND ENGINEERING, LLC

REZA AFAQHPOUR
 P.E. #11814

7632 WILLIAM MOYERS AVE. NE
 ALBUQUERQUE, NEW MEXICO 87122
 (505)804-5013



TODOS SANTOS RV PARK SITE PLAN FOR TCL			
DRAWING:	DRAWN BY:	DATE:	SHEET #
202408-SP.DWG	SH-B	04-29-2024	1