

CITY OF ALBUQUERQUE



April 22, 2016

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

Re: Commercial Apartment Building, Phase 1
4419 4th St. NW
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 4-18-16 (G14-D066)

Dear Mr. Biazar,

The TCL submittal received 4-13-16 is approved for Building Permit. 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

\gs via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: Commercial Apart. building ph I Building Permit #: _____ Hydrology File #: 614-D066
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: TRACT 1-A, BLOCK 1, BELMONT PLACE
City Address: 4419 4TH STREET, NW

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:** _____

Check all that Apply:

DEPARTMENT:
 HYDROLOGY/ DRAINAGE
 TRAFFIC/ TRANSPORTATION
 MS4/ EROSION & SEDIMENT CONTROL

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
 BUILDING PERMIT APPROVAL
 CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:
 ENGINEER/ARCHITECT CERTIFICATION
 CONCEPTUAL G & D PLAN
 GRADING PLAN
 DRAINAGE MASTER PLAN
 DRAINAGE REPORT
 CLOMR/LOMR

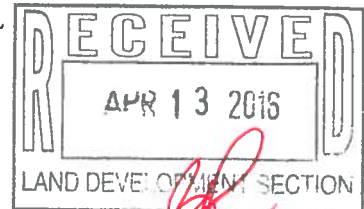
PRELIMINARY PLAT APPROVAL
 SITE PLAN FOR SUB'D APPROVAL
 SITE PLAN FOR BLDG. PERMIT APPROVAL
 FINAL PLAT APPROVAL

TRAFFIC CIRCULATION LAYOUT (TCL) *Resub*
 TRAFFIC IMPACT STUDY (TIS)
 EROSION & SEDIMENT CONTROL PLAN (ESC)
 OTHER (SPECIFY) _____

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

IS THIS A RESUBMITTAL?: Yes No

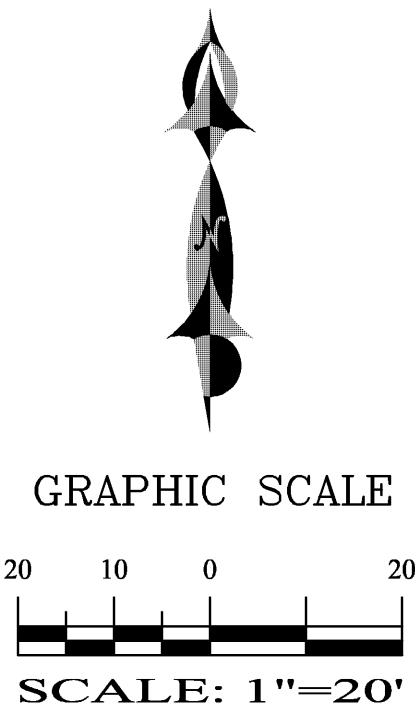
PRE-DESIGN MEETING?
 OTHER (SPECIFY) _____



DATE SUBMITTED: 4-13-2016 By: SHAWN BIAZAR

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

SITE INFORMATION:
 CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
CONTRACTOR TO PROVIDE PARKING LOT STRIPING, FIRELANE AND HANDICAP STRIPING PER THESE PLANS AND CITY OF ALBUQUERQUE REQUIREMENTS.
 TO PRESERVE THE PAINTING / STRIPING WITHIN PARKING AREAS, DO NOT APPLY PAINT UNTIL ALL OTHER POTENTIALLY DAMAGING CONSTRUCTION HAS BEEN COMPLETED.

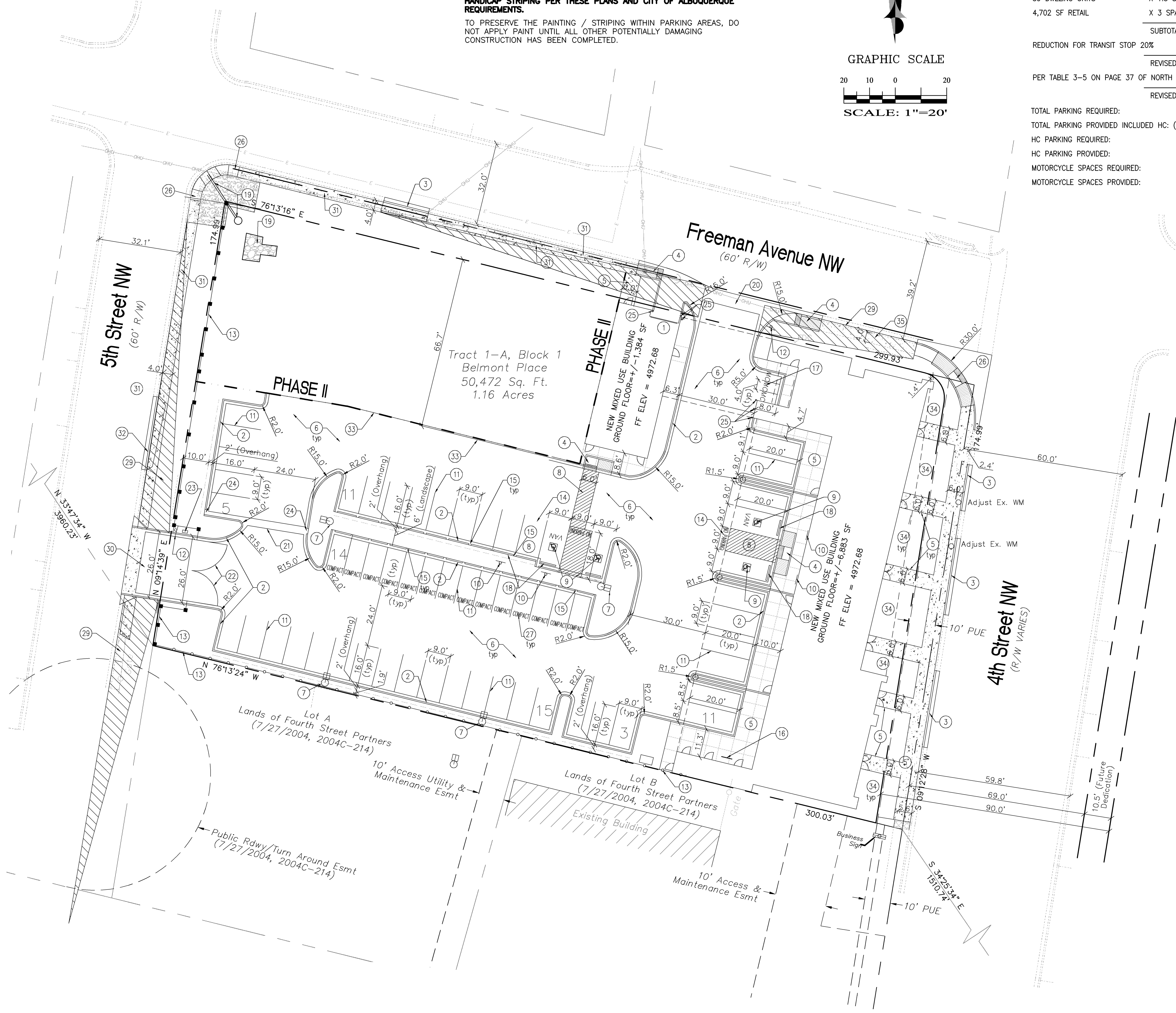


SITE DATA

PROPOSED USAGE:	MIXED USR RETAIL AND RESIDENTIAL	
LOT AREA:	CONTAINING 60,306.32 S.F. (1.16 ACRE).	
PARKING CALCULATIONS:		
BASED ON THE NORTH 4TH STREET CORRIDOR PLAN		
39 DWELING UNITS	X 1.5 SPACES PER UNIT	= 59 SPACES
4,702 SF RETAIL	X 3 SPACES PER 1,000 ST	= 15 SPACES
SUBTOTAL		74 SPACES
REDUCTION FOR TRANSIT STOP 20%		-14 SPACES
REVISED SUBTOTAL		60 SPACES
PER TABLE 3-5 ON PAGE 37 OF NORTH 4TH CORRIDOR PLAN (60/1.2)		
REVISED SUBTOTAL		60 SPACES
TOTAL PARKING REQUIRED:	50 SPACES	
TOTAL PARKING PROVIDED INCLUDED HC: (14 COMPACT 24%)	59 SPACES	
HC PARKING REQUIRED:	4 SPACES (1 VAN)	
HC PARKING PROVIDED:	4 SPACES (2 VAN)	
MOTORCYCLE SPACES REQUIRED:	3 SPACES	
MOTORCYCLE SPACES PROVIDED:	3 SPACES	



VICINITY MAP:
LEGAL DESCRIPTION:
 TRACT 1-A, BLOCK 1, BELMONT PLACE
 CONTAINING 60,306.32 S.F. (1.16 ACRE).
 ZONING: SU-2 NFMX



KEYED NOTES:

- TRASH AREA LOCATED IN BUILDING PER ARCH PLANS.
- INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B.
- CLOSE EXISTING CURB CUT BY INSTALLING STANDARD 8" CURB/GUTTER PER COA STD DWG 2415A.
- INSTALL CURB RAMP WITH DETECTABLE WARNING SURFACE PER DETAILS ON SHEET C6.
- INSTALL PRIVATE CONCRETE SIDEWALK PER COA STD DWG 2430.
- ASPHALT PAVEMENT, SEE PAVING DETAILS ON SHEET C6. FOR MAIN DRIVES, USE HEAVY DUTY PAVEMENT. FOR PARKING SPACES, USE STANDARD DUTY ASPHALT PAVEMENT.
- PROPOSED SITE LIGHTING, SEE MEP PLANS.
- INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACES AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). TWO COATS MINIMUM.
- PAINTED WHEELCHAIR SYMBOL (BLUE) TO MEET ADA STANDARDS. TWO COATS MINIMUM.
- INSTALL H/C SIGNAGE PER DETAIL ON DETAIL SHEET. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. WHEN A POLE MOUNTED SIGN WILL NOT FIT WITHIN DESIGNATED AREA, SIGN SHALL BE BOLTED TO BUILDING H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING".
- INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING MINIMUM TWO COATS.
- INSTALL "STOP" SIGN (R1-1-36 PER MUTCD STDS). SIGN BASE PER DETAIL ON DETAIL SHEET.
- PROPOSED PERIMETER FENCING PER ARCHITECTURAL DETAILS.
- PAINT WORDS "NO PARKING" WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. TWO COATS MINIMUM.
- INSTALL 12" CURB OPENING AT EVERY PARKING SPACE FOR DRAINAGE INTO PONDING AREA.
- INSTALL BIKE RACK PER DETAIL SHEET. SEVEN (7) SPACES PER RACK.
- MOTORCYCLE PARKING, ADD PAINT LABEL PER COA STDS. TWO COATS MINIMUM.
- INSTALL PRE-CAST WHEEL STOP PER DETAIL THIS SHEET.
- STORM DRAIN INLET, PIPE, & RIP-RAP. REF. SHEET C3.
- DRIVEWAY AND VALLEY GUTTER PER COA STD DWG 2426.
- INSTALL 3" WIDE VALLEY GUTTER PER DETAIL SHEET C6.
- INSTALL AUTOMATIC SWINGING GATE SYSTEM PER ARCH. PLANS.
- INSTALL KNOX BOX FOR FIRE DEPARTMENT ACCESS.
- INSTALL 24" CURB OPENING FOR DRAINAGE.
- INSTALL 6" BOLLARD PER DETAIL, SHEET C6.
- TYPE B WHEELCHAIR RAMP PER DETAIL ON SHEET C6.
- PAINT THE WORD "COMPACT" IN SPACES. MIN 8" TALL. COLOR: WHITE. 2 COATS MIN.
- INSTALL 6" WIDE PUBLIC CONCRETE SIDEWALK PER COA STD DWG 2430.
- 13'X130' CLEAR SIGHT TRIANGLE. LANDSCAPING & SIGNAGE SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
- DRIVEWAY AND VALLEY GUTTER PER COA STD DWG 2425.
- REMOVE EXISTING SIDEWALK AND REPLACE WITH 4' WIDE CONCRETE SIDEWALK PER COA STD DWG 2430.
- CLOSE EXISTING CURB CUT BY INSTALLING STANDARD 8" CURB/GUTTER PER COA STD DWG 2415A WITH PHASE II CONSTRUCTION.
- LIMIT OF ASPHALT PAVEMENT.
- LANDSCAPING AREA.



REZA AFGHPOUR
 P.E. #11814

SBS CONSTRUCTION AND ENGINEERING, LLC

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

COMMERCIAL & APARTMENT BUILDING 4419 4TH ST., NW., ALBUQUERQUE, NM 87107 TRAFFIC CIRCULATION LAYOUT			
DRAWING:	DRAWN BY:	DATE:	SHEET #
201601-ST.DWG	SH-B	04-11-2016	C1 OF 6

LAST REVISION: 04-18-16