

# CITY OF ALBUQUERQUE



September 7, 2016

SBS Construction & Engineering, LLC  
Reza Afaghpour  
10209 Snowflake Ct NW  
Albuquerque, NM 87114

**Re:** 3404 Stanford Dr NE Addition  
**3404 Stanford Dr NE**  
**Traffic Circulation Layout**  
Engineer's Stamp 08-26-16 (G16D151)

Dear Mr Afaghpour,

The TCL submittal received 08-26-16 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.

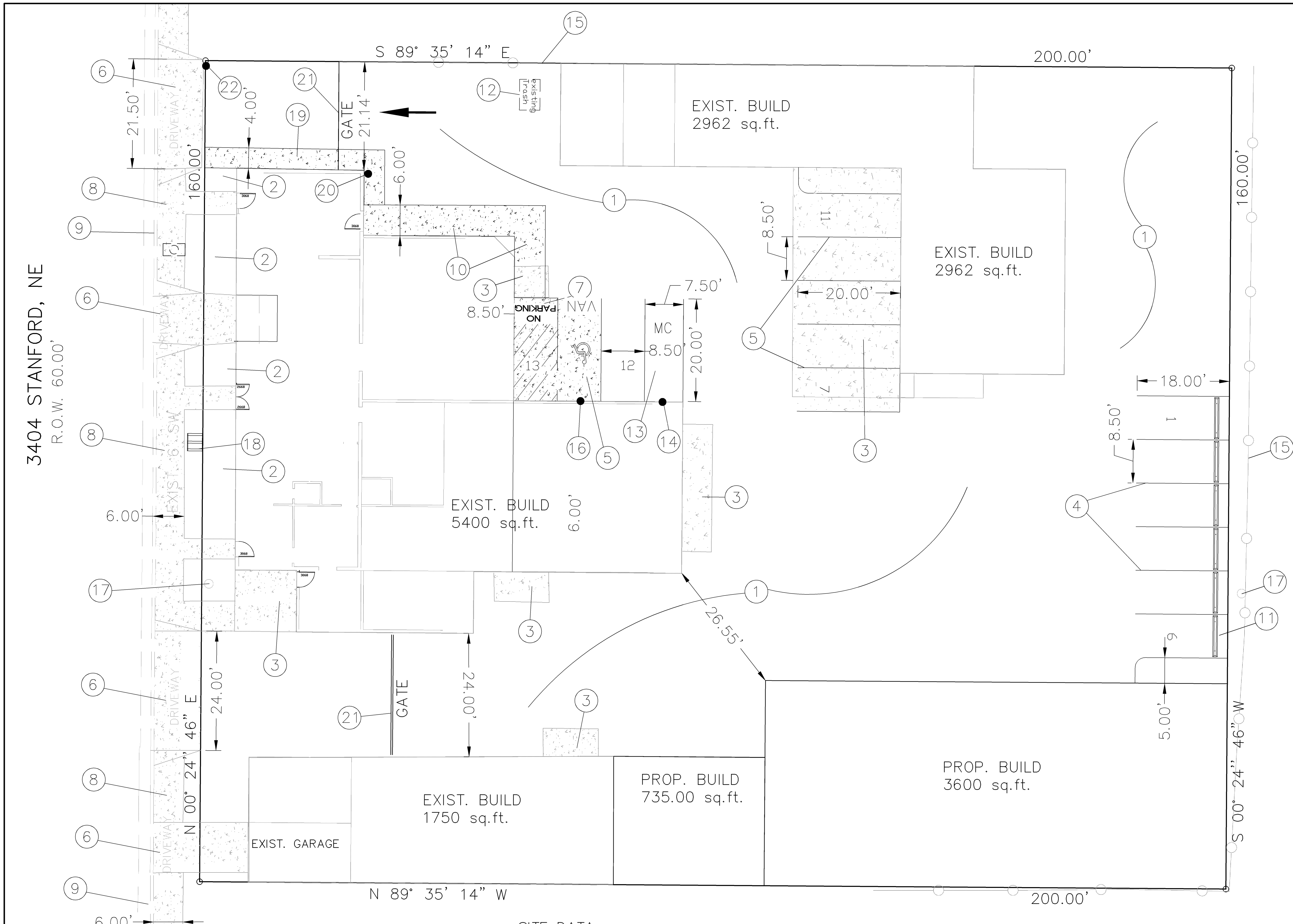
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

mao via: email  
C: CO Clerk, File





3404 STANFORD, NE  
R.O.W. 60.00'

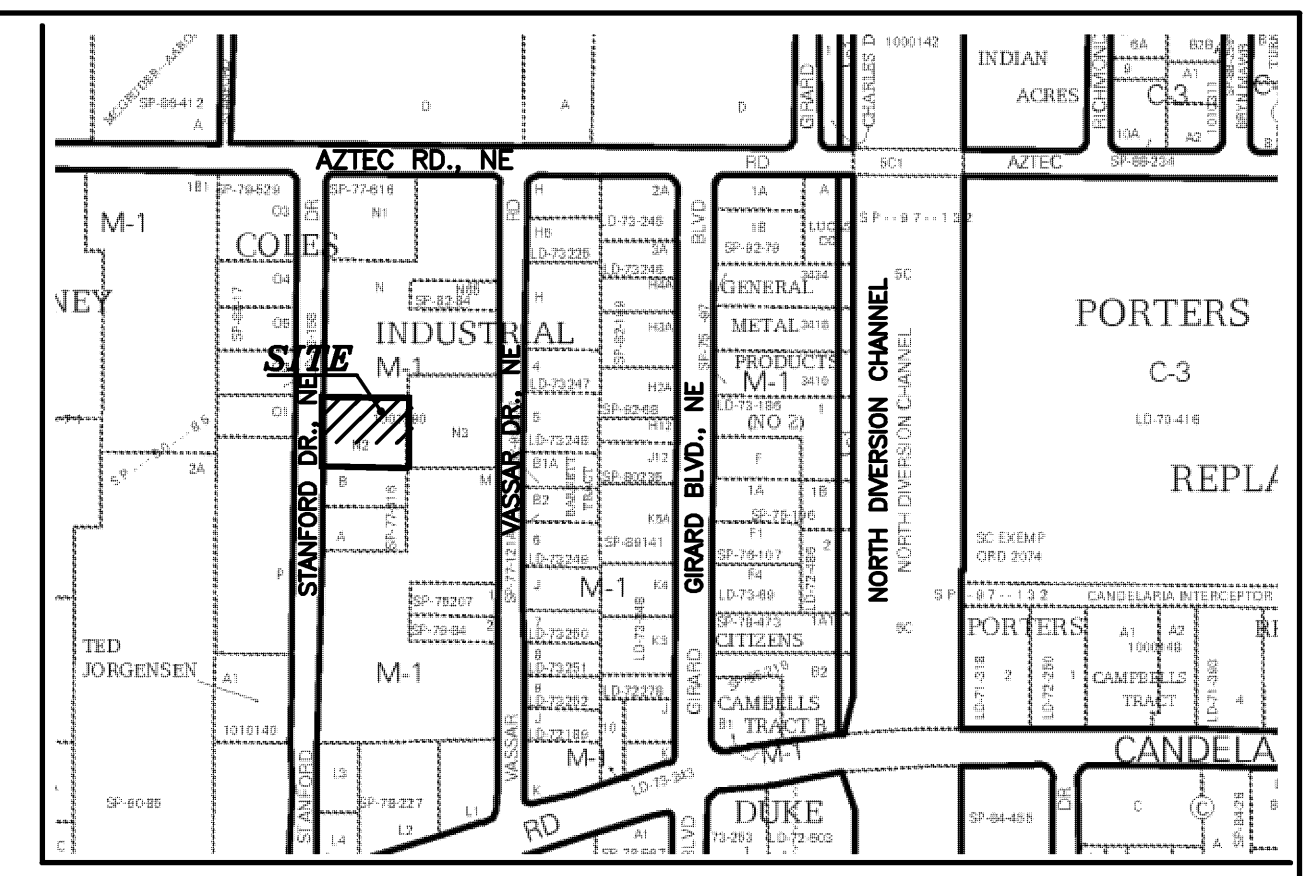
SITE DATA	
LOT AREA:	31,999.18 S.F. (0.7346 ACRE)
TOTAL BUILDING AREA:	14,462.00 S.F.
PROPOSED/EXISTING USAGE:	MANUFACTURING (7,612 SF) AND STORAGE (6,850 SF)
PARKING CALCULATIONS:	
PARKING REQUIRED:	
MANUFACTURING:	1 SPACE PER 1000 SQFT (7612/1000) = 8 SPACES
STORAGE:	1 SPACE PER 2000 SQFT (6850/2000) = 4 SPACES
TOTAL	12 SPACES

TOTAL PARKING REQUIRED:	12 SPACES
TOTAL PARKING PROVIDED:	13 SPACES
HC PARKING REQUIRED:	1 SPACE (1 VAN)
HC PARKING PROVIDED:	2 SPACES (1 VAN)
MOTORCYCLE SPACES REQUIRED:	1 SPACES
MOTORCYCLE SPACES PROVIDED:	1 SPACES

GENERAL NOTE:  
"LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, 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.

TRAFFIC CIRCULATION  
LAYOUT APPROVED

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



VICINITY MAP: G-16-Z

LEGAL DESCRIPTION:  
TR N-2 BLK N PLAT OF N-2 & N-3 BLK N COLE'S INDUSTRIAL SUB'D #2  
CONTAINING 0.7346 ACRE  
ZONING: M-1  
ADDRESS: 3404 STANFORD DR NE

- KEYED NOTES:
- EXISTING GRAVEL/ RECYCLED ASPHALT AREA.
  - LANDSCAPING AREA, TYP.
  - EXISTING CONCRETE PAD.
  - 8.50' WIDE X 18' DEEP PARKING SPACES, TYP.
  - 8.50' WIDE X 20' DEEP PARKING SPACES, SLOID SURFACE, TYP.
  - EXISTING DRIVE WAY PER CITY STD DWG #2425.
  - "NO PARKING" WORDS IN CAPITAL LETTERS, EACH MIN. 1 FOOT HIGH AND MIN. 2" WIDE
  - EXISTING 6" SIDEWALK, TO REMAIN UNDISTURBED
  - EXISTING STANDARD CURB & GUTTER
  - 6' HC ACCESS WAY, ADA COMPLIANT
  - CONCRETE BUMPER INSTALLS, TYP.
  - EXISTING TRASH ENCLOSURE.
  - NEW MOTORCYCLE PARKINGS (4'X8' MIN.)
  - MOTORCYCLE PARKING SIGN PER COA STANDARDS
  - EXIST. CHAIN LINK FENCE
  - HANDICAP SIGN PER COA STANDARDS, MUST HAVE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978, "VIOLATORS ARE SUBJECT TO FINE AND/OR TOWING"
  - EXIST. POWER POLE, TYP.
  - BICYCLE RACK (2 BICYCLES)
  - NEW 4' SIDEWALK PEDESTRIAN ACCESS.
  - INSTALL ONE WAY TRAFFIC, EXIT ONLY SIGN
  - EXIST. GATE TO BE OPEN DURING BUSINESS HOURS
  - INSTALL DO NOT ENTER SIGN

LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	EXISTING OVERHEAD UTILITY
	EXISTING CURB & GUTTER
	EXISTING CHAIN LINK FENCE
	EXISTING SIDEWALK
	EXISTING FIRE HYDRANT
	EXISTING WATER SERVICE
	EXISTING DROP INLET

REZA AFAGHPUR  
P.E. #11814

SBS CONSTRUCTION  
AND ENGINEERING, LLC

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

3404 STANFORD DR NE ADDITION  
TRAFFIC CIRCULATION LAYOUT

DRAWING:	DRAWN BY:	DATE:	SHEET #
201606-SP.DWG	SH-B	07-28-2016	1

LAST REVISION: 08-26-16