



August 1, 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 07-28-16 (G16D151)

Dear Mr. Afaghpour,

Based upon the information provided in your submittal received 07-29-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Show all drive aisle widths and radii.
2. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 ft. Landscape island radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
3. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk and handicapped parking to the building entrances. Please clearly show this pathway and provide details.
4. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
5. All sidewalks along streets should be placed at the property line.
6. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
7. Please specify the City Standard Drawing Number when applicable to all curb cuts and ramps.
8. Work within the public right of way requires a work order with DRC approved plans. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
9. See Chapter 23, Section 6 of the City of Albuquerque *Development Process Manual*, for appropriate drive pad widths.
10. All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.

PO Box 1293

Albuquerque

New Mexico 87103

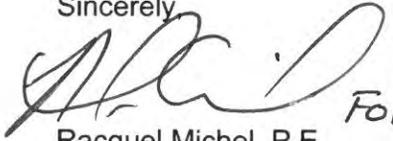
www.cabq.gov

CITY OF ALBUQUERQUE



Resubmit two copies of the revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact Monica Ortiz (505) 924-3981 or me at 924-3991.

Sincerely,



FOR

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

mao via: email
C: File

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New Mexico 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: 3404 STANFORD DR., NE ADDITION Building Permit #: _____ Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOT N-2, BLOCK N, COLE'S INDUSTRIAL SUB.#2

City Address: 3404 STANDROCK AVE., NE

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

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- OTHER (SPECIFY) _____

PRE-DESIGN MEETING?

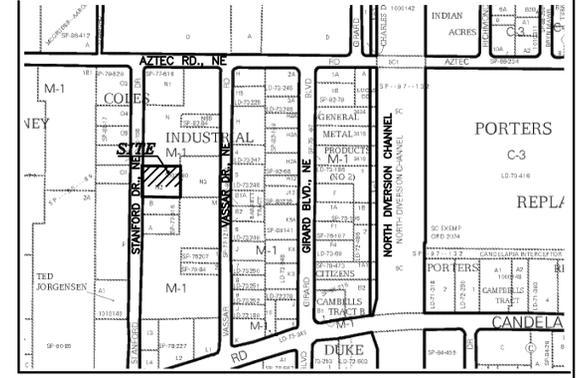
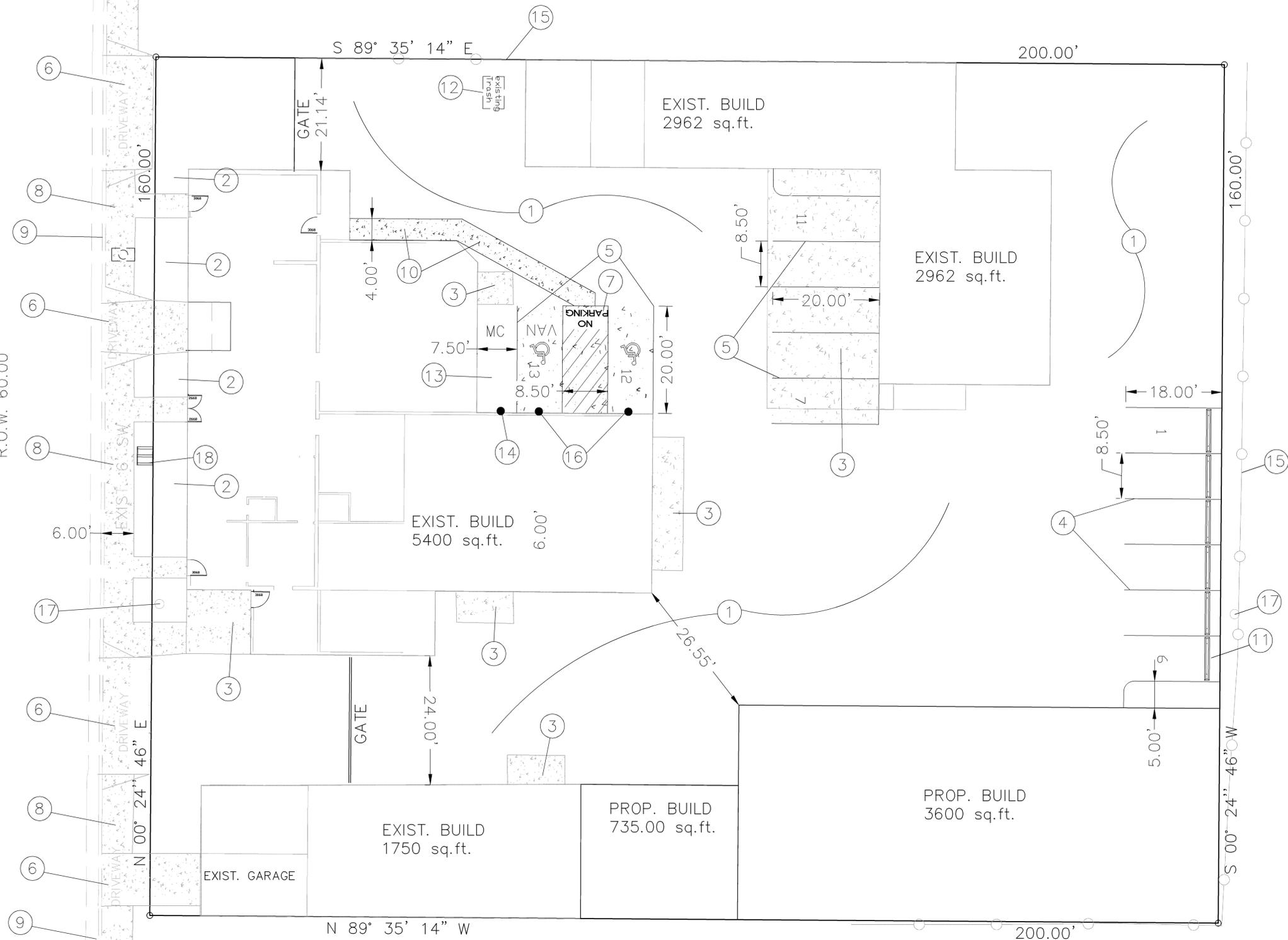
____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: Yes No

DATE SUBMITTED: 7-29-2016 By: SHAWN BIAZAR

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

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



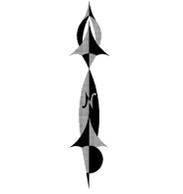
LEGAL DESCRIPTION:
TR N-2 BLK N PLAT OF N-2 & N-3 BLK N COLE'S INDUSTRIALSUB'D #2
CONTAINING 0.7346 ACRE
ZONING: M-1
ADDRESS: 3404 STANFORD DR NE

KEYED NOTES:

1. EXISTING GRAVEL/ RECYCLED ASPHALT AREA.
2. LANDSCAPING AREA, TYP.
3. EXISTING CONCRETE PAD.
4. 8.50' WIDE X 18' DEEP PARKING SPACES, TYP.
5. 8.50' WIDE X 20' DEEP PARKING SPACES, SLOID SURFACE, TYP.
6. EXISTING DRIVE WAY.
7. "NO PARKING" WORDS IN CAPITAL LETTERS, EACH MIN. 1 FOOT HIGH AND MIN. 2" WIDE
8. EXISTING 6" SIDEWALK, TO REMAIN UNDISTURBED
9. EXISTING STANDARD CURB & GUTTER
10. 4' HC ACCESS WAY, ADA COMPLIANT
11. CONCRETE BUMPER INSTALLS, TYP.
12. EXISTING TRASH ENCLOSURE.
13. NEW MOTORCYCLE PARKINGS (4'X8' MIN.)
14. MOTORCYCLE PARKING SIGN PER COA STANDARDS
15. EXIST. CHAIN LINK FENCE
16. HANDICAP SIGN PER COA STANDARDS, MUST HAVE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978, "VIOLATORS ARE SUBJECT TO FINE AND/OR TOWING"
17. EXIST. POWER POLE, TYP.
18. BICYCLE RACK (2 BICYCLES)

LEGEND

- BOUNDARY LINE
- - - EASEMENT LINE
- EXISTING OVERHEAD UTILITY
- EXISTING CURB & GUTTER
- x - x - x - EXISTING CHAIN LINK FENCE
- ▨ EXISTING SIDEWALK
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER SERVICE
- ⊕ EXISTING DROP INLET



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
PARKING PROVIDED:	
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. 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.



REZA AFAQHPUR
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