

# CITY OF ALBUQUERQUE



June 22, 2018

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

**Re: 3308 4<sup>th</sup> Street Apartments Building**  
**3308 4<sup>th</sup> St, NW**  
**Traffic Circulation Layout**  
Architect's Stamp dated 06-14-18 (H14-D109)

Dear Mr. Biazar,

The TCL submittal received 06-15-18 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.

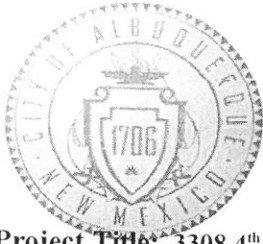
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification 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,

Logan Patz  
Senior Engineer, Planning Dept.  
Development Review Services

LWP via: email  
C: File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: 3308 4<sup>th</sup> Street Apartments Building Building Permit #: \_\_\_\_\_ Hydrology File #: H-14-D109

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Lot 1, Block 2, Century Addition

City Address: 3308 4<sup>th</sup> 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:

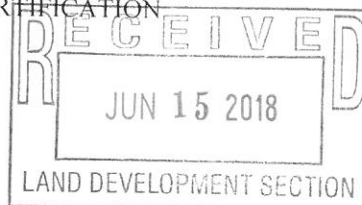
- ☐ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### TYPE OF 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) \_\_\_\_\_

### 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  
☐ PRE-DESIGN MEETING?  
☐ OTHER (SPECIFY) \_\_\_\_\_



IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

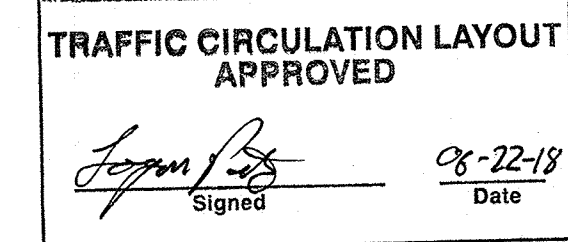
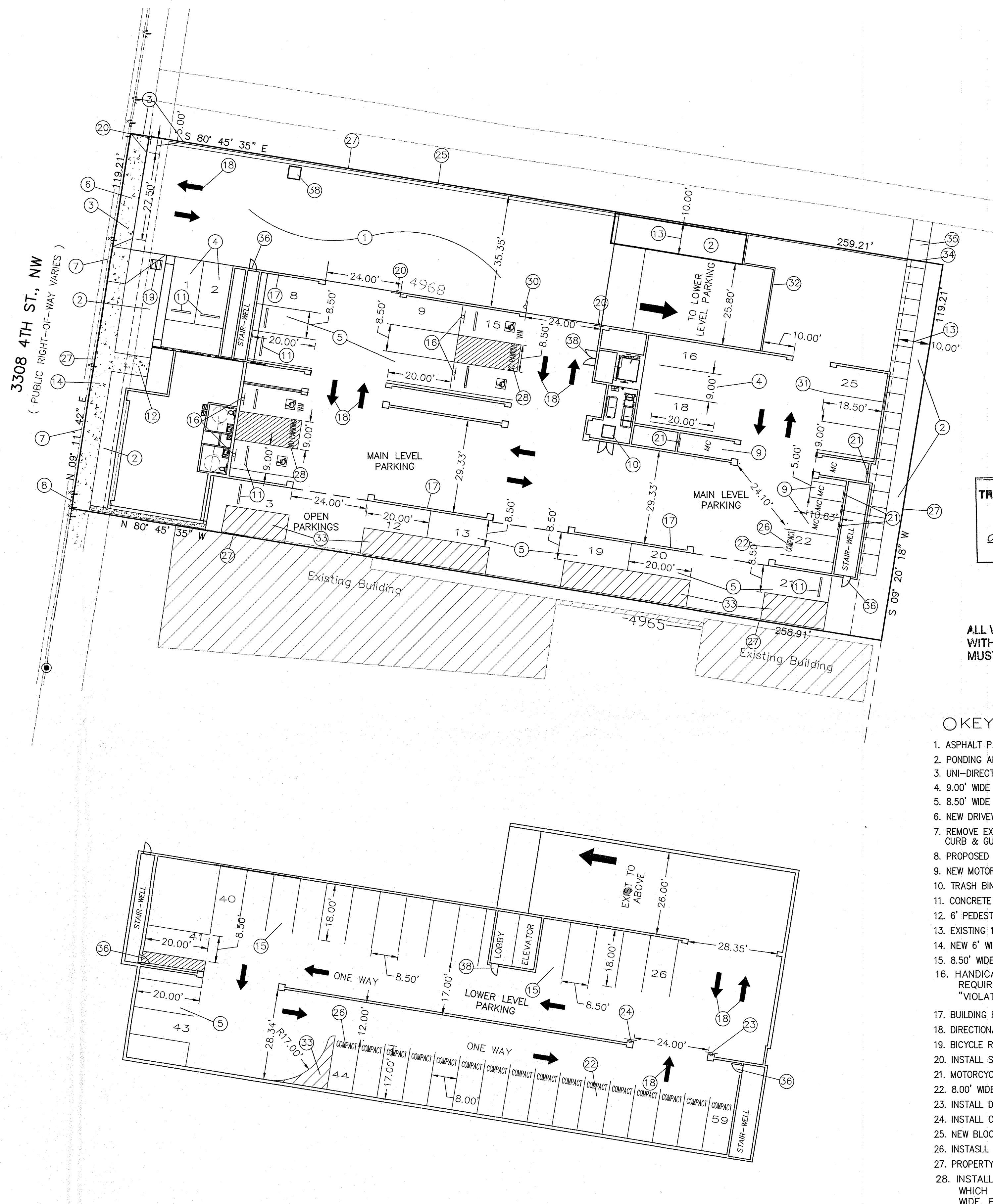
DATE SUBMITTED: 6-14-2018 By: SHAWN BIAZAR

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_



3308 4TH ST., NW  
( PUBLIC RIGHT-OF-WAY VARIES )

CLEAR SIGHT TRIANGLE



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

#### OKEYED NOTES:

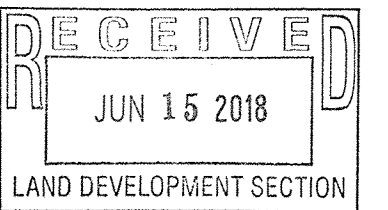
1. ASPHALT PAVING AREA, TYP., 3" ASPHALT OVER COMPACTED SUBGRADE.
2. PONDING AREA/LANDSCAPIN AREA, TYP.
3. UNI-DIRECTIONAL RAMP PER COA STD DWG #2440.
4. 9.00' WIDE X 20' DEEP PARKING SPACES, TYP.
5. 8.50' WIDE X 20' DEEP PARKING SPACES, TYP.
6. NEW DRIVEWAY PER COA STD DWG.#2425
7. REMOVE EXISTING ROOL CURB AND SIDEWALK, BUILD NEW STD. CURB & GUTT. AND SIDEWALK PER COA STD DWG. #2415A & 2430
8. PROPOSED 24" SIDEWALK CULVERT.
9. NEW MOTORCYCLE PARKINGS ( 4'X8' MIN.)
10. TRASH BIN ENCLOSURE.
11. CONCRETE BUMPER INSTALLS, TYP.
12. 6' PEDESTRIAN ACCESS WAY WITH SMOOTH TIE-IN INTO EXISTING SIDEWALK
13. EXISTING 10' IRRIGATION EASEMENT
14. NEW 6' WIDE SIDEWALK PER COA STD. DWG. #2430.
15. 8.50' WIDE X 18' DEEP PARKING SPACES, TYP.
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. BUILDING ENVELOPE.
18. DIRECTIONAL ARROW TYP.
19. BICYCLE RACK (2 BICYCLES).
20. INSTALL STOP SIGN.
21. MOTORCYCLE PARKING SIGN PER COA STANDARDS.
22. 8.00' WIDE X 17.00' DEEP PARKING SPACES, TYP. (COMPACT PARKING)
23. INSTALL DO NOT ENTER SIGN.
24. INSTALL ONE WAY SIGN WITH ARROW.
25. NEW BLOCK WALL.
26. INSTASLL WORD "COMPACT".
27. PROPERTY LINE.
28. INSTALL WORD "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST 2' WIDE, PLACE AT THE REAR PARKING SPACE.
29. CLEAR SIGHT TRIANGLE.
30. INSTALL CONVEX TWO WAY TRAFFIC SAFETY MIRROR.
31. 9.00' WIDE X 18.50' DEEP PARKING SPACES, TYP.
32. CONC. WALL.
33. STRIPING.
34. PROVIDE ACCESS WITH GATE TO TRIAL ALONG THE DITCH.
35. CONNECT SIDEWALK TO EXISTING TRAIL.
36. DOOR TO STAIR-WELL.
37. DOOR TO ELEVATOR.
38. TRASH PICK UP LOCATION.



VICINITY MAP:

#### LEGAL DESCRIPTION:

LOT 1, BLOCK 2, CENTURY ADDITION  
CONTAINING 30,883.00 S.F. ( 0.7090 ACRE )  
ZONING: SU-2 NFMX



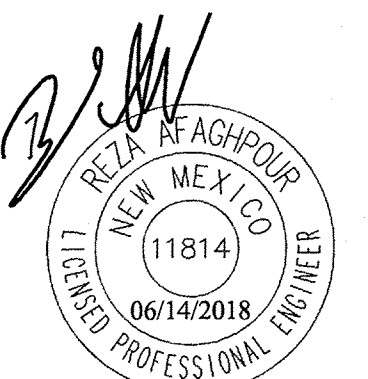
#### SITE DATA

PROPOSED USAGE: MIXED USR RETAIL AND RESIDENTIAL  
LOT AREA: CONTAINING 30,883.00 S.F. ( 0.7090 ACRE )

#### PARKING CALCULATIONS:

BASED ON THE NORTH 4TH STREET CORRIDOR PLAN

48 DWELING UNITS	X 1.5 SPACES PER UNIT	=	72 SPACES
300 SF RETAIL	X 3 SPACES PER 1,000 ST	=	2 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			50 SPACES
TOTAL PARKING REQUIRED:			50 SPACES
TOTAL PARKING PROVIDED INCLUDED HC:(25 UPPER LEVEL, 34 LOWER LEVEL)59 SPACES			59 SPACES
HC PARKING REQUIRED:			3 SPACES (1 VAN)
HC PARKING PROVIDED:			4 SPACES (2 VAN)
MOTORCYCLE SPACES REQUIRED:			3 SPACES
MOTORCYCLE SPACES PROVIDED:			6 SPACES



REZA AFAGHPUR  
P.E. #11814

SBS CONSTRUCTION  
AND ENGINEERING, LLC

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

#### 3308 4th SREET, NW SITE PLAN FOR BUILDING PERMIT

DRAWING:	DRAWN BY:	DATE:	SHEET #
201618-SP.DWG	SH-B	05-23-2018	1

LAST REVISION: 06-14-2018