



May 8, 2018

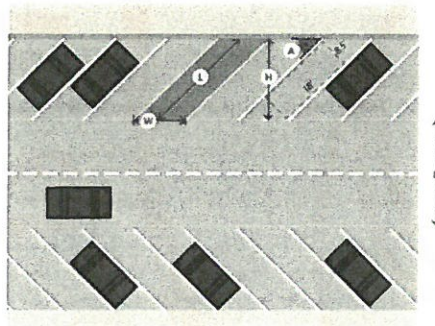
SBS Construction and Engineering  
Shawn Biazar  
10209 Snowflake Ct. NW  
Albuquerque, NM 87114

Re: **3308 4<sup>th</sup> Street Apartment Building**  
**3308 4<sup>th</sup> Street NW**  
**Traffic Circulation Layout**  
Engineer's Stamp 05-02-18 (H14-D109)

Dear Mr. Biazar,

Based upon the information provided in your submittal received 05-04-18, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Either the two parking space at the front of the site or the pedestrian path may need to be moved. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
2. Clarify existing property lines and proposed property lines.
3. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
4. The ADA access aisles shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
5. Please show turning templates for the design vehicle on the second floor. I am not sure cars will be able to make the turn.
6. The angle parking on the second floor is compact car size, please label the spaces compact. Please provide angles and dimensions.



7. Key Note 15 on the second floor should be 22.

# CITY OF ALBUQUERQUE



8. Please dimension the openings to the open parking spaces.
9. A 5 ft. keyway is required for dead-end parking aisles. Parking spaces next to the neighbor's property need keyways.
10. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
11. One-way vehicular paths require pavement directional signage and a posted **"Do Not Enter"** sign at the point of egress. Please show detail and location of posted signs. A sign may be needed on the second level. I also have questions about the parking spaces below the ramp. Will there be an exit onto MRGCD property?
12. Please provide a sight distance exhibit, the exit next to the ramp going up the second level looks like it may have a sight distance issue.
13. Show the clear sight triangle and add the following note to the plan:  
"Landscaping and signage 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 the clear sight triangle."

Resubmit a 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](mailto:PLNDRS@cabq.gov) at time of resubmittal. If you have any questions, please contact me at 924-3630.

PO Box 1293

Albuquerque

NM 87103

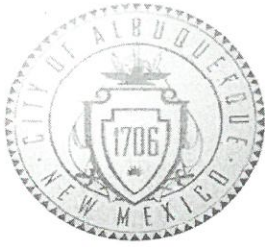
[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Logan Patz  
Senior Engineer, Planning Department  
Development Review Services

LWP 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:** 3308 4<sup>th</sup> Street Apartments Building Building Permit #: \_\_\_\_\_ Hydrology File #: H140109  
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?

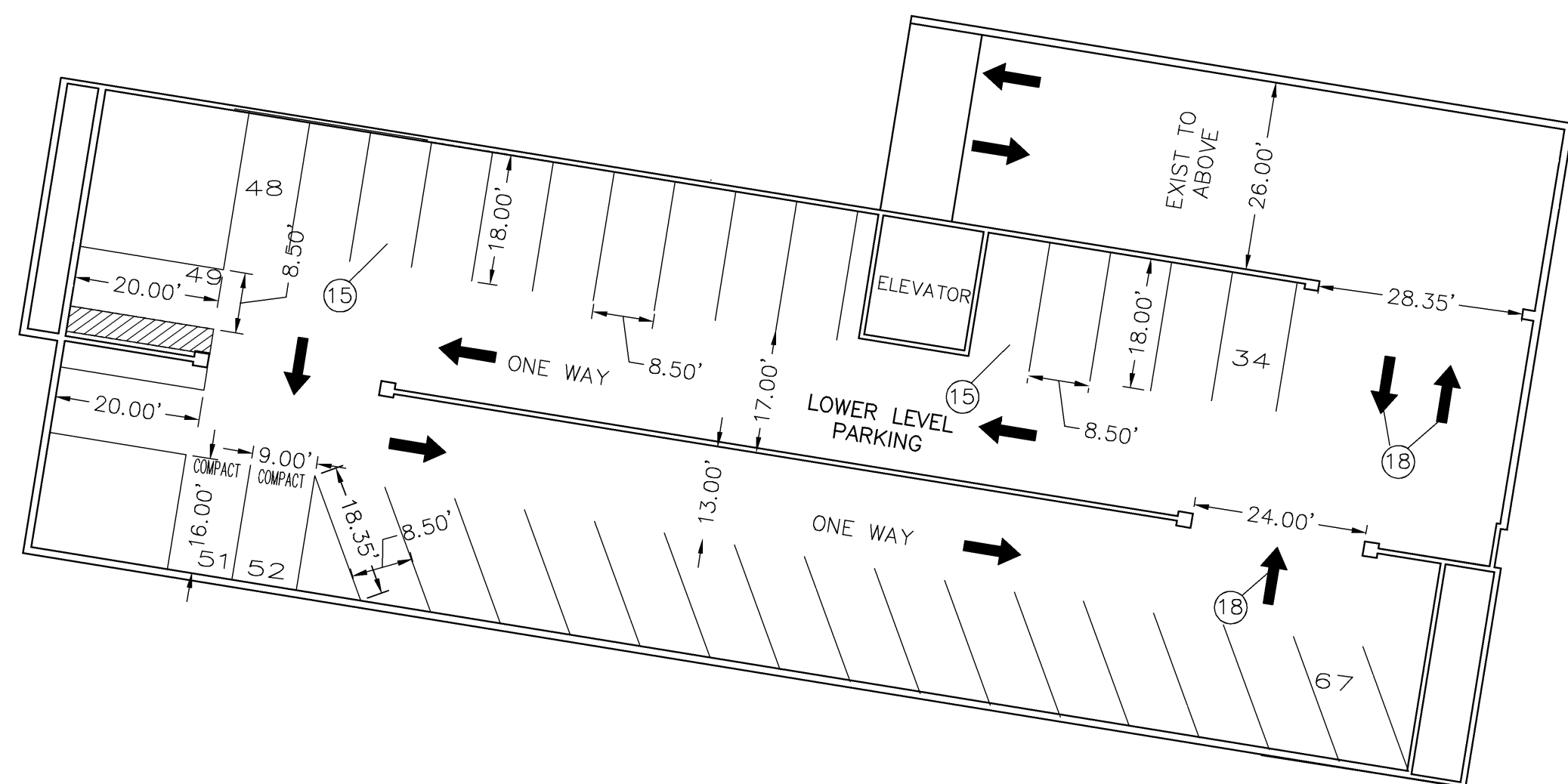
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 5-4-2018 By: SHAWN BIAZAR

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



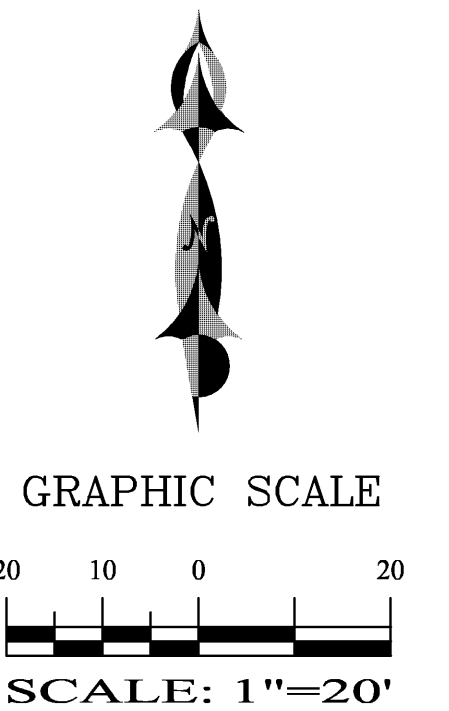


PROPOSED USAGE:		MIXED USR RETAIL AND RESIDENTIAL	
LOT AREA:		CONTAINING 30,883.00 S.F. ( 0.7090 ACRE )	
PARKING CALCULATIONS:			
BASED ON THE NORTH 4TH STREET CORRIDOR PLAN			
48 DWELING UNITS	X 1.5 SPACES PER UNIT	=	72 SPACES
300 SF RETAIL	X 3 SPACES PER 1,000 ST	=	2 SPACES
	SUBTOTAL		74 SPACES
REDUCTION 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: (33 UPPER LEVEL, 34 LOWER LEVEL)			67 SPACES
HC PARKING REQUIRED:			3 SPACES
HC PARKING PROVIDED:			4 SPACES
MOTORCYCLE SPACES REQUIRED:			3 SPACES
MOTORCYCLE SPACES PROVIDED:			5 SPACES

1. ASPHALT PAVING AREA, TYP., 3" ASPHALT OVER COMPACTED SUBGRADE.
2. LANDSCAPING 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 #2426
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. NEW TRASH ENCLOSURE PER COA STANDARDS.
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 20' 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. PROPOSED STOP SIGN
21. MOTORCYCLE PARKING SIGN PER COA STANDARDS.
22. 8.50' WIDE X 18.35' DEEP PARKING SPACES, TYP.



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



REZA AFAGHPOUR  
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: 201618-SP.DWG	DRAWN BY: SH-B	DATE: 09-14-2017	SHEET # 1
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