# CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

April 30, 2024

Shahran Biazar SBS Construction and Engineering, LLC 7632 William Moyers Ave. NE Albuquerque, NM 87112

Re: D & B U-SELL-IT

8531 Bluewater Rd. NW Traffic Circulation Layout

Engineer's Stamp 04-22-24 (K10-D066)

Dear Mr. Biazar,

The TCL submittal received 04-24-2024 is approved for Building Permit by Transportation. 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.

PO Box 1293

Albuquerque

When the site construction is completed and an inspection for 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, the TCL, and a completed <u>Drainage and Transportation Information Sheet</u> to front counter personnel for log in and evaluation by Transportation.

NM 87103

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.

www.cabq.gov

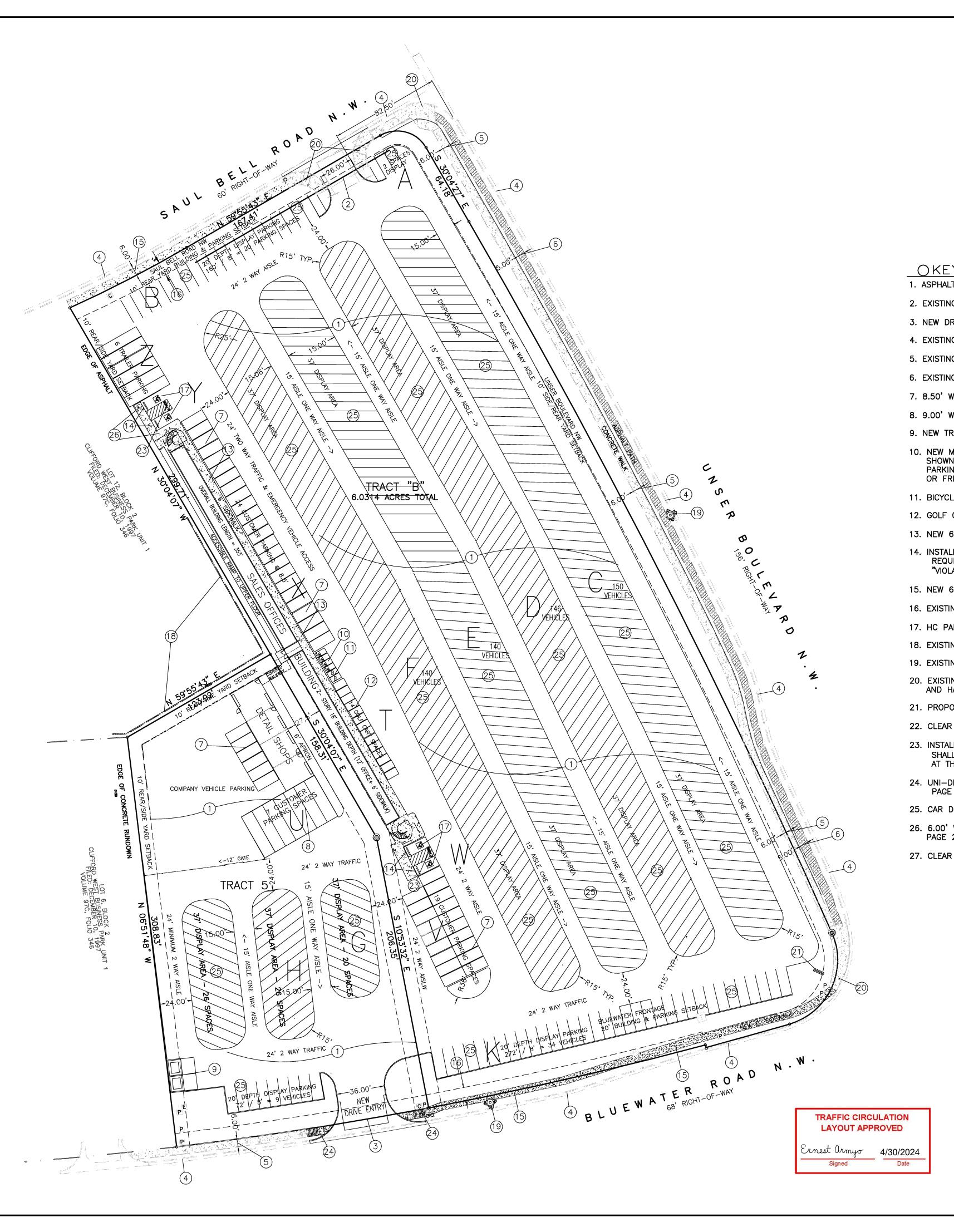
Sincerely,

Ernest Armijo, P.E.

Principal Engineer, Planning Dept.

Development Review Services

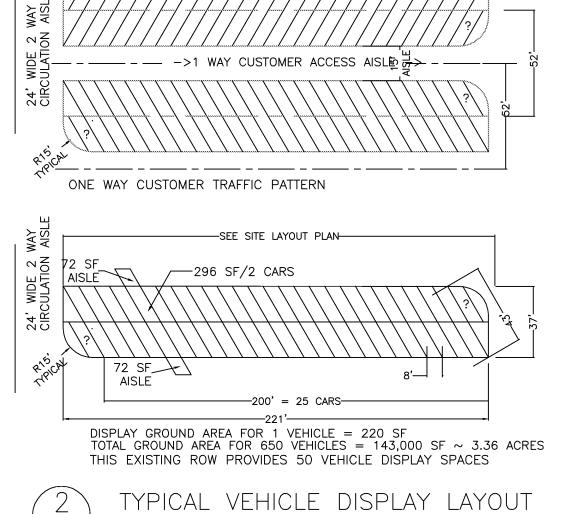
C: CO Clerk, File

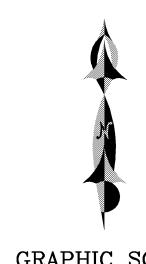


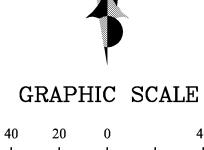
### LEGEND BOUNDARY LINE EASEMENT LINE EXISTING OVERHEAD UTILITY EXISTING CURB & GUTTER EXISTING CHAIN LINK FENCE - x - x - x - x - x -EXISTING SIDEWALK EXISTING FIRE HYDRANT EXISTING WATER SERVICE EXISTING DROP INLET PROPOSED SIDEWALK

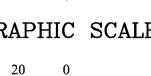
#### OKEYED NOTES:

- 1. ASPHALT PAVING AREA, TYP., 3" ASPHALT OVER COMPACTED SUBGRADE.
- 2. EXISTING 26.00' DRIVEWAY.
- 3. NEW DRIVEWAY PER COA STD DWG.#2426.
- 4. EXISTING CURB & GUTTER.
- 5. EXISTING 6.00' SIDEWALK.
- 6. EXISTING 5'.00' ASPHALT PATH.
- 7. 8.50' WIDE X 18' DEEP CUSTOMER PARKING SPACES, TYP.
- 8. 9.00' WIDE X 35.50' DEEP PARKING SPACES, TYP.
- 9. NEW TRASH ENCLOSURE PER CITY OF ALBUQERQUE STANDARDS
- 10. NEW MOTORCYCLE PARKING (4'X8' MIN.). MC MARKING SHOULD BE SHOWN ON THE OPPOSITE DIRECTION OF MOTORCYCLE ENTERING THE PARKING. INSTALL MOTORCYCLE PARKING SIGN, EITHER WALL MOUNTED OR FREE STANDING.
- 11. BICYCLE RACK (MIN. 3 BICYCLES). SEE PAGE 2 OF 2 FOR DETAIL.
- 12. GOLF CART PARKING.
- 13. NEW 6.00' WIDE SIDEWALK,
- 14. INSTALL HANDICAP SIGN PER COA STANDARDS, MUST HAVE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978, "VIOLATORS ARE SUBJECT TO FINE AND/OR TOWING"
- 15. NEW 6.00' WIDE SIDEWALK PER COA STD. DWG. #2430.
- 16. EXISTING 10.00' PUBLIC UTILITY EASEMENT.
- 17. HC PARKING 8.50' WIDE X 18' DEEP, TYP.
- 18. EXISTING RETAINING WALL.
- 19. EXISTING FIRE HYDRANT.
- 20. EXISTING HC RAMP. IT MUST BE UPDATED TO CURRENT STANDARDS AND HAVE TRUNCATED DOMES.
- 21. PROPOSED PROJECT SIGN.
- 22. CLEAR SIGHT TRIANGLE. DISTANCE TO RIGHT 160', DISTANCE TO LEFT 350'.
- 23. INSTALL WORD "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST 2" WIDE PLACED AT THE REAR OF PARKING SPACES.
- 24. UNI-DIRECTIONAL RAMP PER COA STD DWG #2440. SEE DETAIL ON PAGE 2 OF 2.
- 25. CAR DISPLAY AREA, TYP.
- 26. 6.00' WIDE SIDEWALK ADA ACCESS TO THE BUILDING. SEE DETAIL ON PAGE 2 OF 2.
- 27. CLEAR SIGHT TRIANGLE. DISTANCE TO RIGHT 160', DISTANCE TO LEFT 260'.

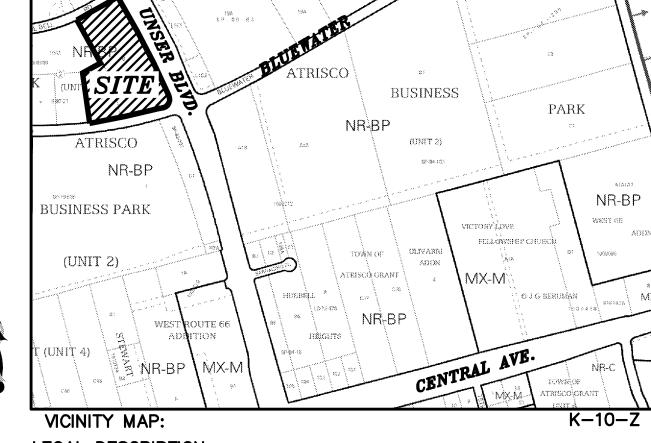












LEGAL DESCRIPTION:

TRACT "B" & LOT 5 BLK 2, CLIFFORD WEST BUSINESS PARK - UNIT 1 CONTAINING 7.3379 ACRES (319,639.80 SF)

### **ADDSRESS**

8531 BLUEWATER RD., NW., ALBUQUERQUE, NM 87102

## SITE DATA

PROPOSED USAGE: AUTO DEALER AND CAR REALTED SERVICES

BUILDINGS		
TWO STORY OFFICE BUILDING 40 PRIVATE OFFICES 11'x13\' 5,720 SF ADMINISTRATIVE SUPPORT AREAS 2,032 SF		
OFFICE BUILDING FLOOR AREA	7,752 SF	
O SERVICE BATC 20 AZ 1	0 SF 6 SF	
SHOP BUILDING FLOOR AREA	2,016 SF	
TOTAL BUILDINGS FLOOR AREA	9,768 SF	

PARKING CALCULATIONS				
BUILDINGS	I.D.O. REQUIRED	PROVIDED	KEYED ARES	
OFFICE BUILDING	26 VEHICLES	47 VEHICLES	Z, X, V	
SHOP BUILDING	3 VEHICLES	7 VEHICLES	U	
ACCESSIBLE SPACES	1 Standard 1 Van	2 STANDARD 2 VANS	Y, W	
TOTAL CUSTOMER SPACES	31 VEHICLES	58 VEHICLES		
OTHER VEHICLES				
MOTORCYCLES	2 SPACES	4 SPACES 7		
BICYCLES	3 SPACES	4 SPACES	T	
GOLF CARTS	-0-	14 SPACES J		

DISPLAY PARKING COUNT				
EAST AREA CENTER DISPLAY AREA	576 VEUIOLES	KEYED AREAS S C, D, E, F		
NORTH EDGE DISPLAY AREA				
SOUTH EDGE DISPLAY AREA	34 VEHICLES	S K		
CENTER DISPLAY AREA				
SOUTH WEST EDGE TOTAL DISPLAY VEHICLES		<del>_</del>		
DISPLAY SPACES REQUESTED				



SBS CONSTRUCTION AND ENGINEERING, LLC

REZA AFAGHPOUR P.E. #11814

7632 WILLIAM MOYERS AVE., NE ALBUQUERQUE, NEW MEXICO 87122 (505)804-5013

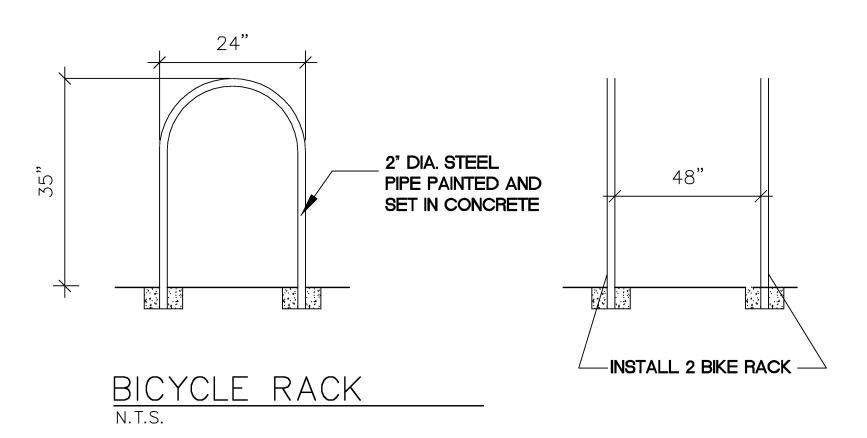
D&B U-SELL-IT SITE PLAN FOR TCL DATE: SHEET# DRAWN BY:

DRAWING: 1 OF 2 202332-SP.DWG SH-B 01-3-2024

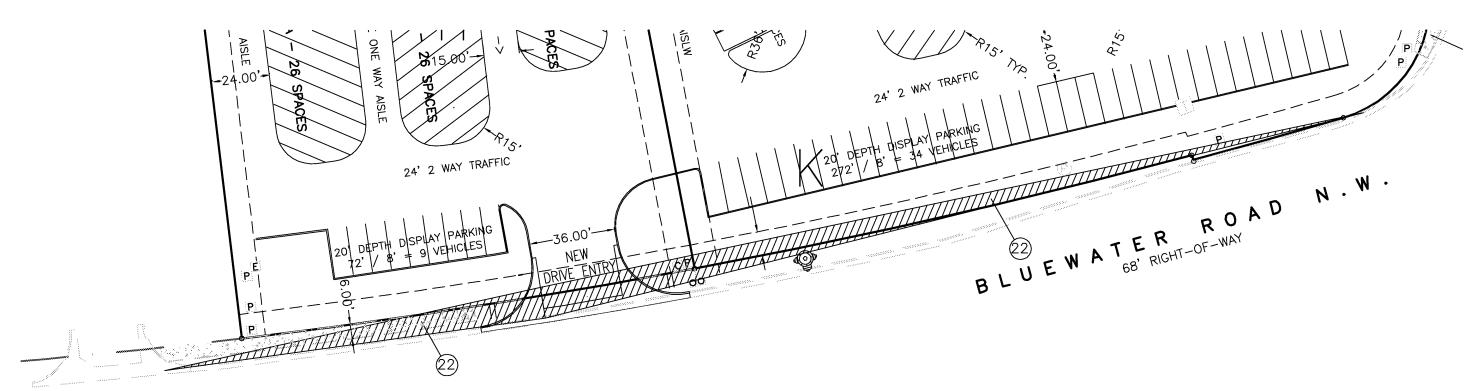
#### GENERAL NOTE:

- 1) ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH NEW SIDEWALK PER COA STD DWG# 2430.
- 2) ALL BROKEN OR CRACKED CURB & GUTTER MUST BE REPLACED WITH NEW CURB & GUTTER, COA STD DWG. #2415A.
- 3) ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH NEW SIDEWALK, COA STD DWG. #2430.
- 4) 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.
- 5) ALL THE IMPROVEMENTS WITHIN THE RIGHT OF WAY MUST BE INCLUDED IN THE WORK ORDER. PLANS MUST BE SUBMITTED TO DRC FOR APPROVAL AND OBTAIN WORK ORDER FOR CONSTRUCTION.

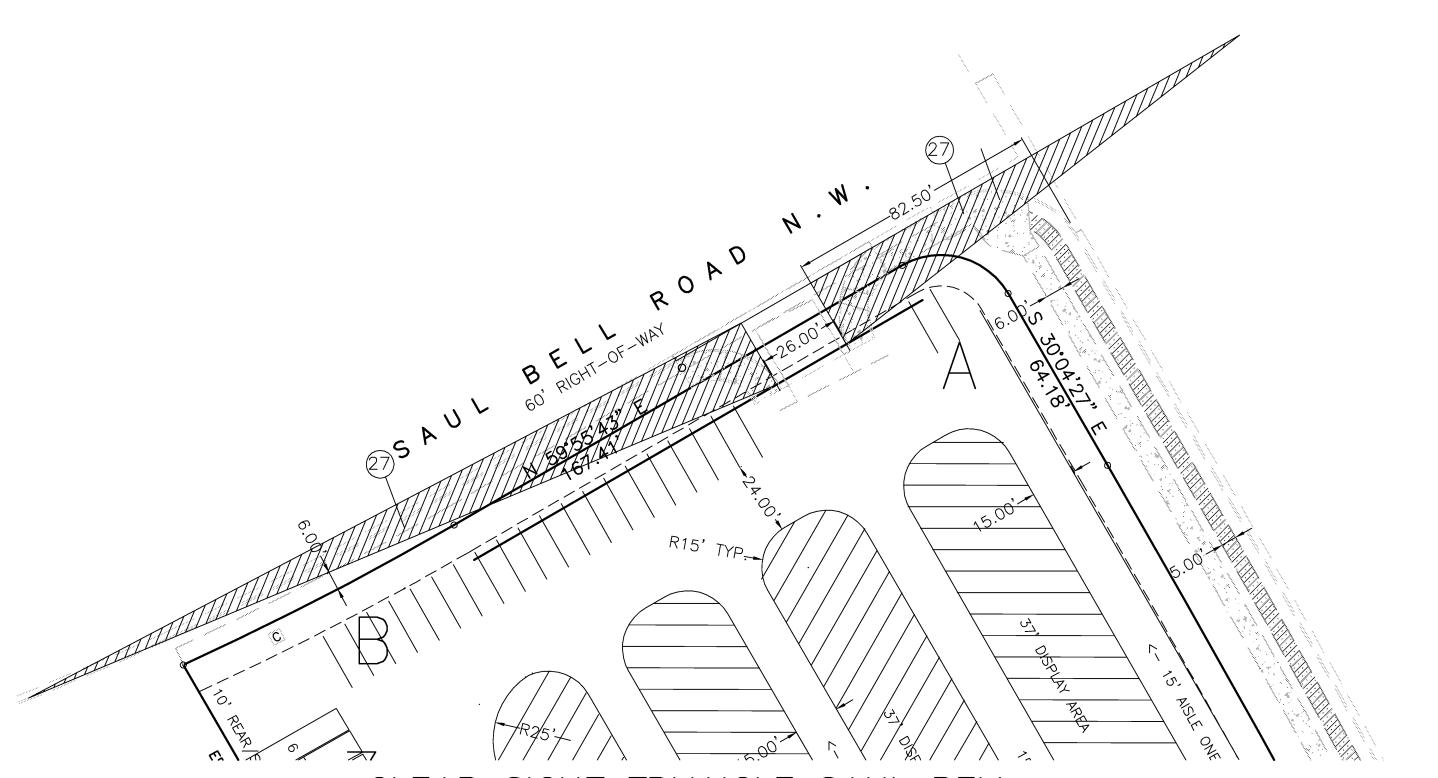




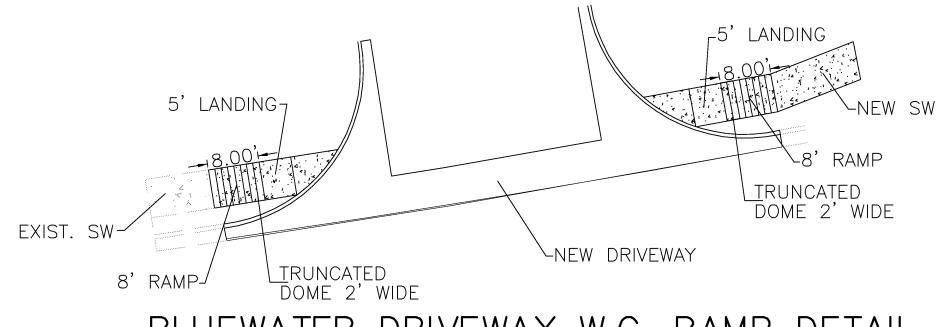
BICYCLE RACK DETAIL



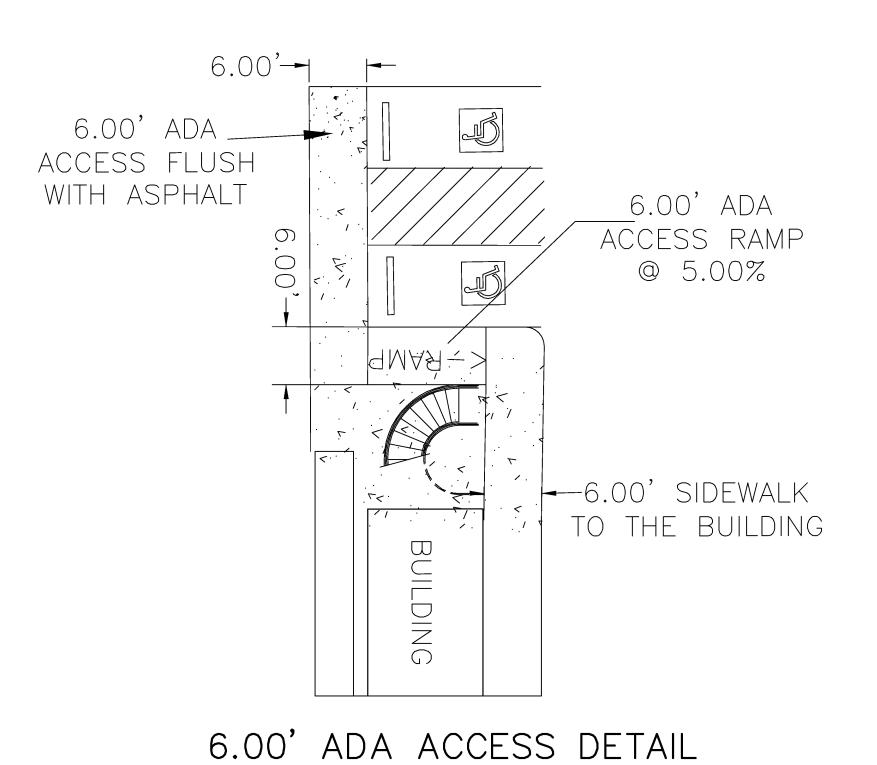
# CLEAR SIGHT TRIANGLE BLUEWATER



CLEAR SIGHT TRIANGLE SAUL BELL



BLUEWATER DRIVEWAY W.C. RAMP DETAIL





DRAWING:

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GRAPHIC SCALE

SCALE: 1"=40'

D&B U-SELL-IT SITE PLAN FOR TCL DATE:

DRAWN BY: 2 OF 2 SH-B 01-3-2024 202332-SP.DWG