

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

September 15, 2021

Carlos Iglesias
Cumulus Design
2080 N. Highway 360, Ste. 240
Grand Prairie, TX 75050

**Re: Chase Bank (Wyoming Blvd) ATM
8001 Wyoming Blvd NE
Traffic Circulation Layout
Engineer's Stamp 09-09-2021 (C19-D007A)**

Dear Mr. Carlos Iglesias,

The TCL submittal received 09-09-2021 is approved for Building Permit with. 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.

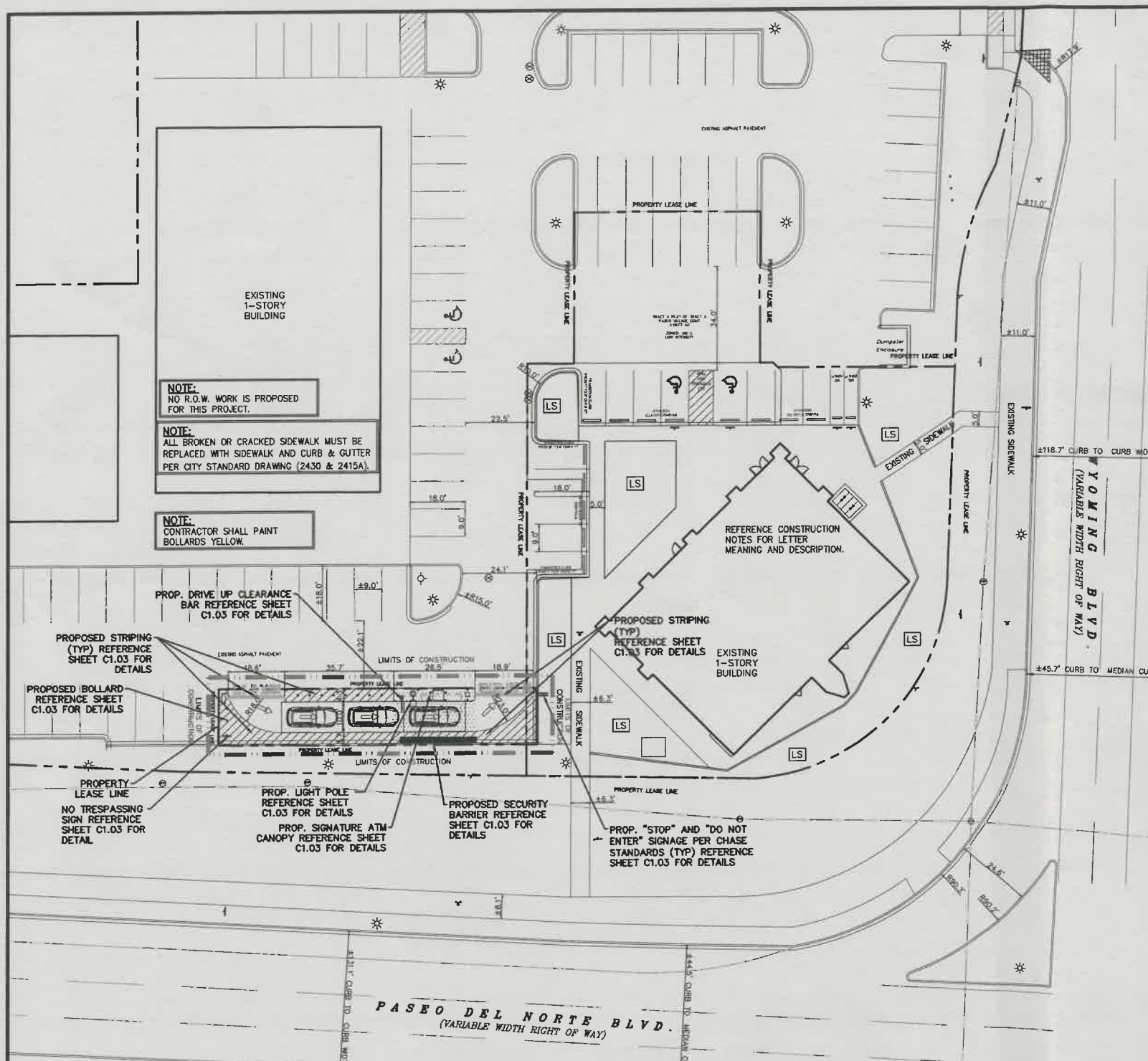
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and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

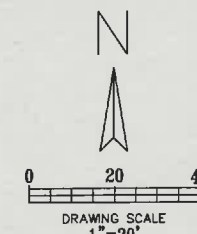

Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



SITE PLAN	
EXISTING ZONING: MX-L/MIXED USE	
LAND USE:	FINANCIAL INSTITUTION
SITE ACREAGE:	3.09 ACRES (134,600 SF)
LEASE ACREAGE:	0.044 ACRES (1,919 SF)
BUILDING FOOT PRINT (TOTAL):	±4,953 SQUARE FEET
OPEN SPACE PROVIDED:	±36 SQUARE FEET (1.9%)
BUILDING COVERAGE:	4,953 SQUARE FEET
APPROX EX. IMPERVIOUS AREA:	±1,919 SQUARE FEET (100.0%)
APPROX PROPOSED IMPERVIOUS AREA:	±1,883 SQUARE FEET (98.1%)
PARKING REQUIRED (3 PER 1000 SF OF PROPOSED BUILDING):	15 SPACES
PARKING PROVIDED:	20 SPACES
ACCESSIBLE PARKING REQUIRED (1 ACCESSIBLE SPACE/25 STANDARD SPACE):	1 SPACES
PARKING PROVIDED (ACCESSIBLE):	2 SPACES
BICYCLE SPACE: REQUIRED/PROVIDED	3/4 SPACES
MOTORCYCLE SPACES: REQUIRED/PROVIDED	1/2 SPACES

- LEGEND**
- EXISTING CURB
 - PROPOSED CURB
 - PROPOSED PAVEMENT
 - PROPOSED SIDEWALK
 - 10 — PARKING COUNT
 - LS — PROPOSED LANDSCAPE AREA



EXISTING CONDITIONS PARKING ANALYSIS	
EXISTING ZONING: MX-L/MIXED USE	
TENANT ESTABLISHMENTS	
ABQ OLIVE OIL CO.	1,269 SQ. FT. 4 PARKING PER 1,000 SQ. FT. GFA
H&R BLOCK	1,379 SQ. FT. 3.5 PARKING PER 1,000 SQ. FT. GFA
KOLACHE FACTORY	2,105 SQ. FT. 4 PARKING PER 1,000 SQ. FT. GFA
DESERT ROSE	1,273 SQ. FT. 8 PARKING PER 1,000 SQ. FT. GFA
ALL STATE	1,265 SQ. FT. 3.5 PARKING PER 1,000 SQ. FT. GFA
VACANT	1,270 SQ. FT. 4 PARKING PER 1,000 SQ. FT. GFA
VACANT	1,269 SQ. FT. 4 PARKING PER 1,000 SQ. FT. GFA
VISION WORKS	3,345 SQ. FT. 4 PARKING PER 1,000 SQ. FT. GFA
SHEAR MADNESS	1,631 SQ. FT. 4 PARKING PER 1,000 SQ. FT. GFA
JADE RESTAURANT	1,675 SQ. FT. 8 PARKING PER 1,000 SQ. FT. GFA
VACANT	1,606 SQ. FT. 4 PARKING PER 1,000 SQ. FT. GFA
AVEDA	3,960 SQ. FT. 4 PARKING PER 1,000 SQ. FT. GFA
VACANT	2,073 SQ. FT. 4 PARKING PER 1,000 SQ. FT. GFA
CHIROPRACTOR	3,960 SQ. FT. 5 PARKING PER 1,000 SQ. FT. GFA
MVD EXPRESS	1,753 SQ. FT. 3.5 PARKING PER 1,000 SQ. FT. GFA
WAKA WAKA	2,458 SQ. FT. 8 PARKING PER 1,000 SQ. FT. GFA
AT&T	2,440 SQ. FT. 4 PARKING PER 1,000 SQ. FT. GFA
REQUIRED PARKING	155 PARKING SPACES
PROVIDED PARKING	166 PARKING SPACES

PROPOSED CONDITIONS PARKING ANALYSIS	
EXISTING ZONING: MX-L/MIXED USE	
TENANT ESTABLISHMENTS	
ABQ OLIVE OIL CO.	1,269 SQ. FT. 4 PARKING PER 1,000 SQ. FT. GFA
H&R BLOCK	1,379 SQ. FT. 3.5 PARKING PER 1,000 SQ. FT. GFA
KOLACHE FACTORY	2,105 SQ. FT. 4 PARKING PER 1,000 SQ. FT. GFA
DESERT ROSE	1,273 SQ. FT. 8 PARKING PER 1,000 SQ. FT. GFA
ALL STATE	1,265 SQ. FT. 4 PARKING PER 1,000 SQ. FT. GFA
VACANT	1,270 SQ. FT. 4 PARKING PER 1,000 SQ. FT. GFA
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AVEDA	3,960 SQ. FT. 4 PARKING PER 1,000 SQ. FT. GFA
VACANT	2,073 SQ. FT. 4 PARKING PER 1,000 SQ. FT. GFA
CHIROPRACTOR	3,960 SQ. FT. 5 PARKING PER 1,000 SQ. FT. GFA
MVD EXPRESS	1,753 SQ. FT. 4 PARKING PER 1,000 SQ. FT. GFA
CHASE BANK	4953 SQ. FT. 3 PARKING PER 1,000 SQ. FT. GFA
REQUIRED PARKING	141 PARKING SPACES
PROVIDED PARKING	155 PARKING SPACES

- CONSTRUCTION NOTES**
- SLOPE 2% MAX. 1.5% PREFERRED SLOPE.
 - 5' MIN. SIDEWALK WIDTH. SIDEWALK WIDTH SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF DEVELOPMENT PROCESS MANUAL.
 - SETBACK TO BE DETERMINED BY AVAILABLE RIGHT-OF-WAY. SEE CHAPTER 7 OF DEVELOPMENT PROCESS MANUAL. ALSO SEE COA STD. DWG. 2414 FOR LANDSCAPE BUFFER.
 - SEE DRIVEPAD DETAILS, DWG. 2425A AND 2425B.
 - WALKWAY VARIABLE (4' MINIMUM).
 - PROPERTY LINE.
 - 1/2" EXPANSION JOINTS WHERE SIDEWALK OR DRIVEPAD ABUTS BUILDINGS, FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
 - HEADER CURB OR INTEGRAL CURB AS REQUIRED TO MEET GRADE AT BACK OF SIDEWALK. SEE STD. DWG. 2415.
 - CONTRACTION JOINTS.
 - FOR CURB ACCESS RAMP, SEE DWGS. 2440 THROUGH 2445.
 - CHECK DIMENSION FROM BOTH PROPERTY LINE AND FLOW LINE. USE IN AREAS WHERE DRIVEPAD IS FARTHEST FROM INTERSECTION.
 - RAMP AS REQUIRED TO MEET DRIVEPAD GRADE. 8.3% MAX. SLOPE, 7% PREFERRED SLOPE.
 - ADA ACCESSIBLE PATHWAY. 2% MAX. CROSS-SLOPE. 1.5% PREFERABLE CROSS-SLOPE.

- GENERAL NOTES**
- DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR CITY TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
 - SUBGRADE UNDER SIDEWALKS AND DRIVEPADS SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 301.
 - FOR SIDEWALKS LESS THAN 60' WIDE ON ACCESSIBLE ROUTE, PASSING SPACE AT LEAST 60' X 60' SHALL BE PROVIDED AT LEAST EVERY 200 FT.
 - GRATINGS LOCATED IN WALKING SURFACE SHALL HAVE SPACES NO GREATER THAN 1/2" WIDE IN DIRECTION OF TRAVEL. IF OPENINGS ARE ELONGATED, LONG DIMENSION SHALL BE PLACED PERPENDICULAR TO DIRECTION OF TRAVEL.
 - ALONG THE ACCESSIBLE ROUTE, CHANGES IN LEVEL BETWEEN 1/2" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 2H:1V. CHANGES IN LEVEL GREATER THAN 1/2" REQUIRE A RAMP.
 - PROVIDE A MINIMUM SIDEWALK WIDTH OF 4' AROUND OBSTACLES FOR ADA ACCESS.
 - SEE COA STD DWG 2425A AND 2425B FOR DRIVEPAD DETAILS.

BENCHMARK

ALBUQUERQUE NGS MONUMENT "HEAVEN" STANDARD USC & GS BRASS TABLET NEW MEXICO STATE PLANE COORDINATES CENTRAL ZONE, NAD 27 N=1518737.03 E=40705131 ELEVATION=5378.787 NAVD88

CONTRACTOR SHALL COORDINATE WITH SURVEYOR FOR BENCHMARKS AND ELEVATIONS PRIOR TO CONSTRUCTION. ENGINEER NOT PROVIDING BENCHMARKS AND BEARINGS.

III CAUTION III
UNDERGROUND UTILITIES

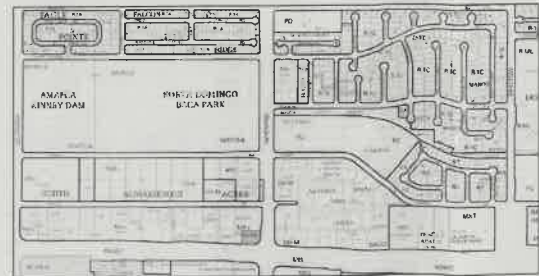
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: NEW MEXICO ONE CALL • NM 811 AT LEAST 7 DAYS PRIOR TO CONSTRUCTION.

TRAFFIC CIRCULATION LAYOUT APPROVED

[Signature]
Signed

09/15/21
Date



VICINITY MAP

Cumulus Design
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367



TRAFFIC CIRCULATION PLAN

8001 WYOMING BOULEVARD NE
CITY OF ALBUQUERQUE, NEW MEXICO
BERNALILLO COUNTY

419-0007A



PLOT DATE	09/09/21
DRAWING SCALE	1" = 20'
PROJECT NUMBER	CDC21001
SHEET NUMBER	C1.02

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NO
TRESPASSING



Diagram of a car lift sign. The sign is rectangular and mounted on a vertical post. It features a car icon and the text "CAR LIFT SIGN". Above the sign, a horizontal bar is attached to the post, with the text "CAR LIFT SIGN" and "SIGN TYPE" visible.

TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed _____
Date 09/15/24

8001 WYOMING BOULEVARD NE
CITY OF ALBUQUERQUE, NEW MEXICO

BERNALILLO COUNTY

C1.03

SHEET NUMBER

PROJECT NUMBER

DRAWING SCALE

PLOT DATE 09/09/21



Cumulus Design
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367

DESIGN