

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

December 20, 2021

Mat Satches, PE  
Bohannon Huston  
7500 Jefferson St. NE  
Albuquerque NM 87109

**Re: US Eagle Credit Union- Academy**  
**5420 Academy Rd. NE**  
**Traffic Circulation Layout**  
Engineer's Stamp 12-15-21 (E18-D046)

Dear Mr. Satches,

The TCL submittal received 12-15-2021 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. Prior to issuing a Certificate of Occupancy, a Roadway Easement shall be required for the corner of Academy Rd. NE. and Seagull Lane.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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.

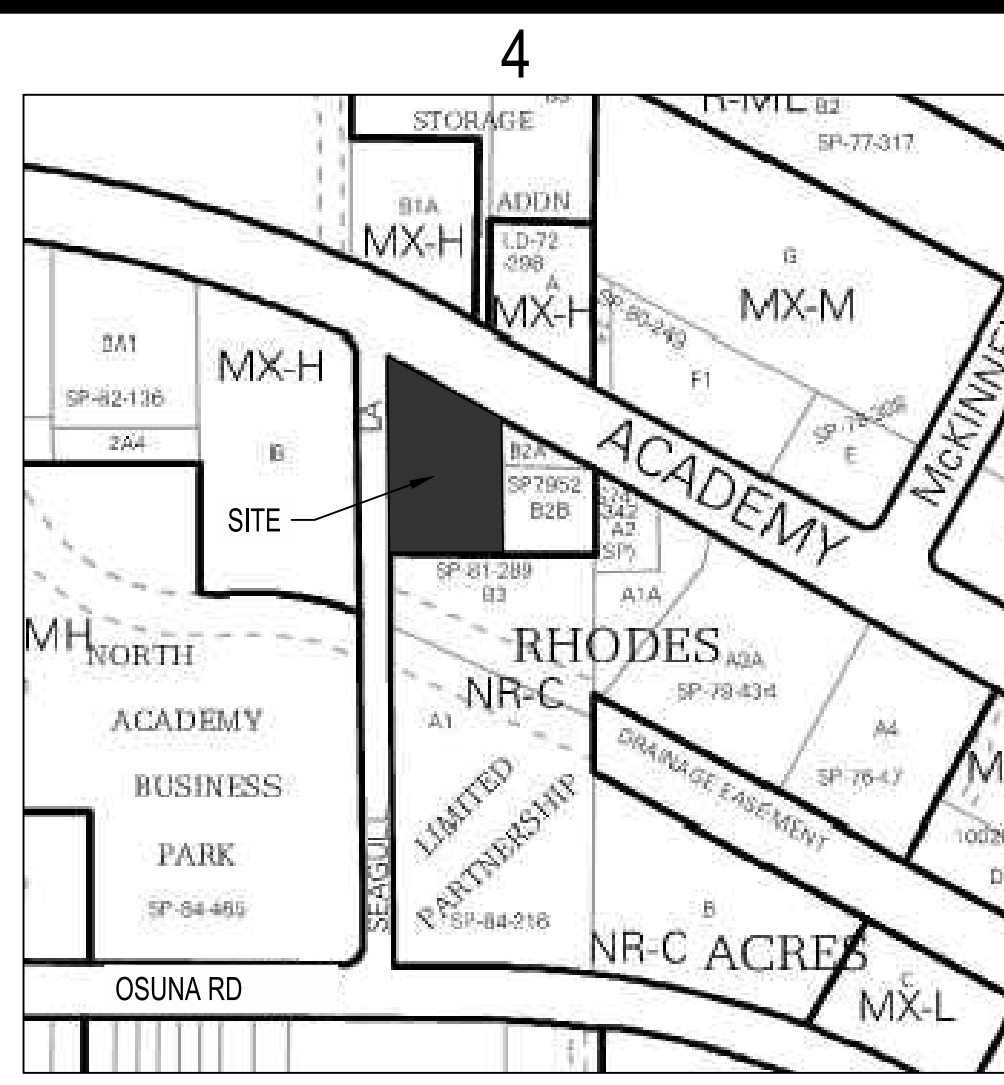
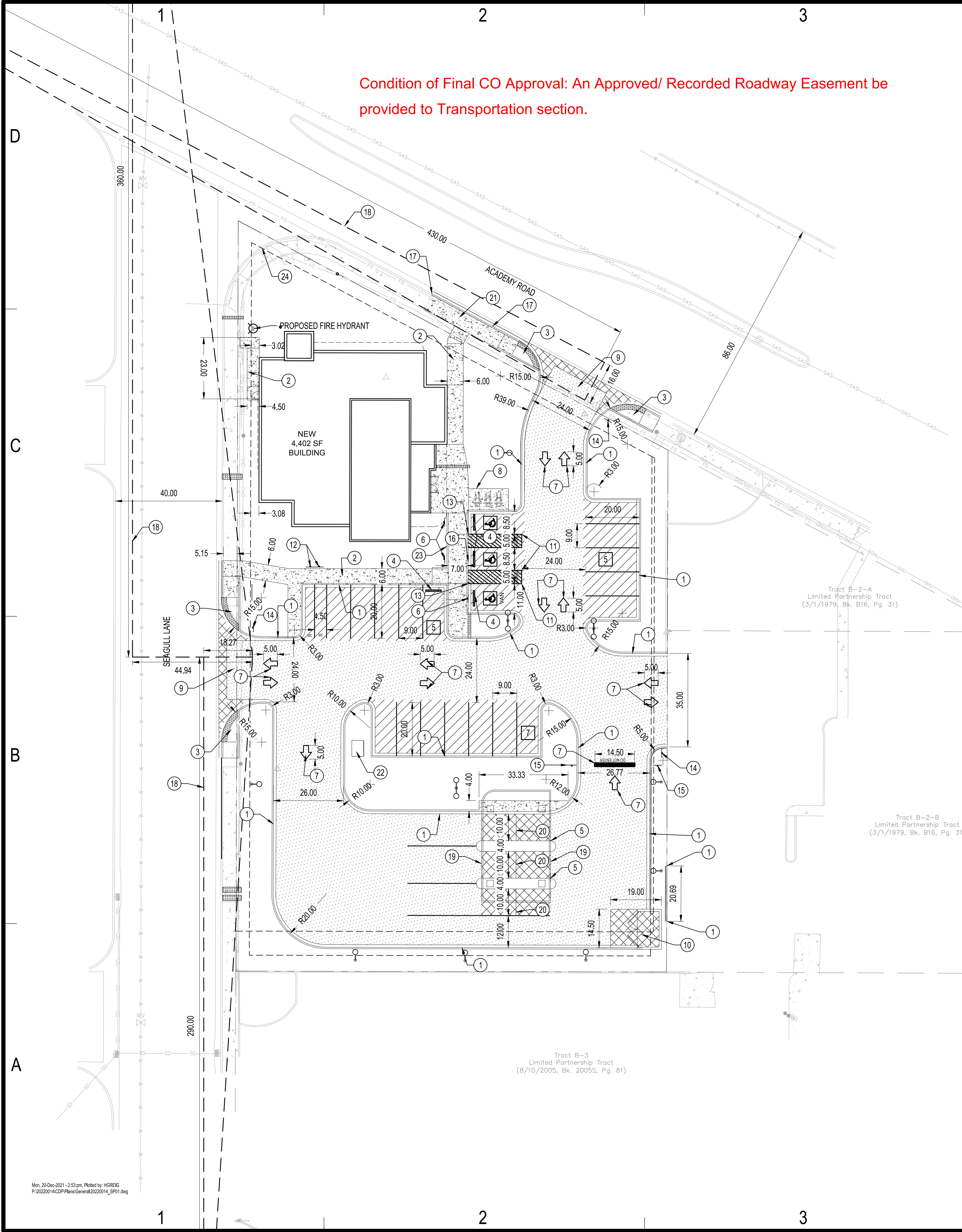
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Jeanne Wolfenbarger, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

\xxx via: email  
C: CO Clerk, File





VICINITY MAP

SITE INFORMATION

SITE ADDRESS: 3939 OSUNA ROAD NE, ALBUQUERQUE, NM 87109

LEGAL DESCRIPTION: NORTH PORTION OF TR B-1 SUMMARY PLAT SHOWING REDIVISION OF LIMITED PARTNERSHIP TR IN ELENA GALLEGOS GRT CONT 0.872 AC M/L

PROJECT AREA: 0.872 ACRES

ZONING: MX-H

SETBACKS:  
FRONT: 5 FT  
SIDE: 5 FT  
REAR: 15 FT

BUILDING HEIGHT: 68 FT MAX

PARKING:	REQUIRED	PROVIDED
CONVENTIONAL	13	17
ADA	1	3
MOTORCYCLE	1	2
BICYCLE	3	6

TRAFFIC CIRCULATION LAYOUT APPROVED  
12/20/2021

*Jeannette Wolfenbarger*

SITE KEYED NOTES

- 6" CONCRETE CURB & GUTTER PER DETAIL 4, SHEET C-101.
- NEW CONCRETE SIDEWALK, WIDTH PER PLAN. INSTALL PER DETAIL 5, SHEET C-101.
- INSTALL ADA RAMP PER DETAIL 9, SHEET C-101.
- INSTALL CONCRETE WHEEL STOPS PER DETAIL 1, SHEET C-102.
- INSTALL DRIVE UP KIOSK. SEE ARCHITECTURAL PLANS FOR DETAILS.
- INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 11, SHEET C-101.
- INSTALL WHITE PAINTED PAVEMENT MARKINGS PER PLAN AS SHOWN ON THIS SHEET AND PER MUTCD. SEE PLAN FOR PLACEMENT OF MARKINGS. SEE DETAIL 5, SHEET C-102 FOR DIMENSIONS.
- INSTALL BIKE RACKS PER DETAIL 4, SHEET C-102.
- INSTALL NEW DRIVEWAY PER COA STD DWG 2426.
- SEE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE AND GATE DETAILS.
- INSTALL ADA PARKING STALLS PER DETAIL 10, SHEET C-101.
- INSTALL MOTORCYCLE ONLY SIGN. INSTALL BASE PER DETAIL 8, SHEET C-101.
- TRANSITION FROM 6" CURB AT GUTTER TO FLUSH.
- INSTALL STOP SIGN PER DETAIL 8, SHEET C-101.
- INSTALL DO NOT ENTER SIGN PER DETAIL 7, SHEET C-101.
- INSTALL FLUSH CURB AND GUTTER.
- INSTALL STANDARD CURB AND GUTTER PER COA STD DWG 2415 WITHIN RIGHT OF WAY UNLESS OTHERWISE NOTED.
- SIGHT TRIANGLE.
- INSTALL THICKENED EDGE WHERE CONCRETE ABUTS ASPHALT PAVEMENT PER DETAIL 2, SHEET C-102.
- INSTALL CONTRACTION JOINT PER DETAIL 3, SHEET C-102.
- INSTALL NEW SIDEWALK PER COA STD DWG 2430.
- PROPOSED ELECTRICAL EQUIPMENT, SEE ELECTRICAL PLANS FOR MORE DETAILS.
- INSTALL PROPOSED HEADER CURB PER COA STD DETAIL 2415B.
- REMOVE AND DISPOSE OF EXISTING ADA RAMP. REPLACE WITH ADA RAMP PER COA STD DWG 2441.

NOTE

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET FALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

NOTE

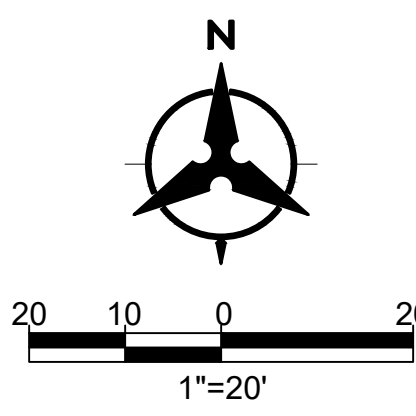
ALL BROKEN OR CRACKED SIDEWALK OR CURB & GUTTER WITHIN THE ROW MUST BE REPLACED PER COA STD DWG 2415A & 2430.

NOTE

PARKING SPACE STRIPING SHALL BE 4" PAINTED WHITE.

LEGEND

- ASPHALT PAVEMENT - DRIVEWAY PER DETAIL 1, SHEET C-101
- ASPHALT PAVEMENT - AUTO PARKING AND MINOR DRIVE AISLES PER DETAIL 2, SHEET C-101
- CONCRETE PAVEMENT PER DETAIL 3, SHEET C-101
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- EASEMENT
- LANDSCAPED AREAS
- CONCRETE SIDEWALK PER DETAIL 5, SHEET C-101
- LIGHT POLE SEE ARCHITECTURAL PLANS FOR DETAILS
- FIRE HYDRANT SEE SHEET C-300
- PARKING STALL COUNT



**Bohannon & Huston**  
www.bhinc.com 800.877.5332



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410.896.8100

CONSULTANTS

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US Eagle Federal Credit Union  
Academy Branch  
Albuquerque, New Mexico

Revisions:

2 Addendum #2 - 9/3/2021

Issue Date: 09/03/2021

Architect: B. Bily

Drawn By: PS

Checked By: MS

Project Number: 29643-0003

Title:

SITE PLAN

Sheet No.

C-100



**ARCHITECT**

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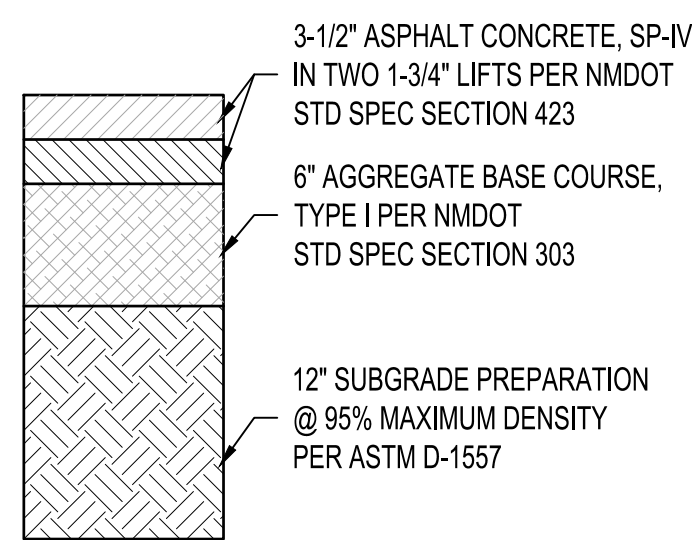
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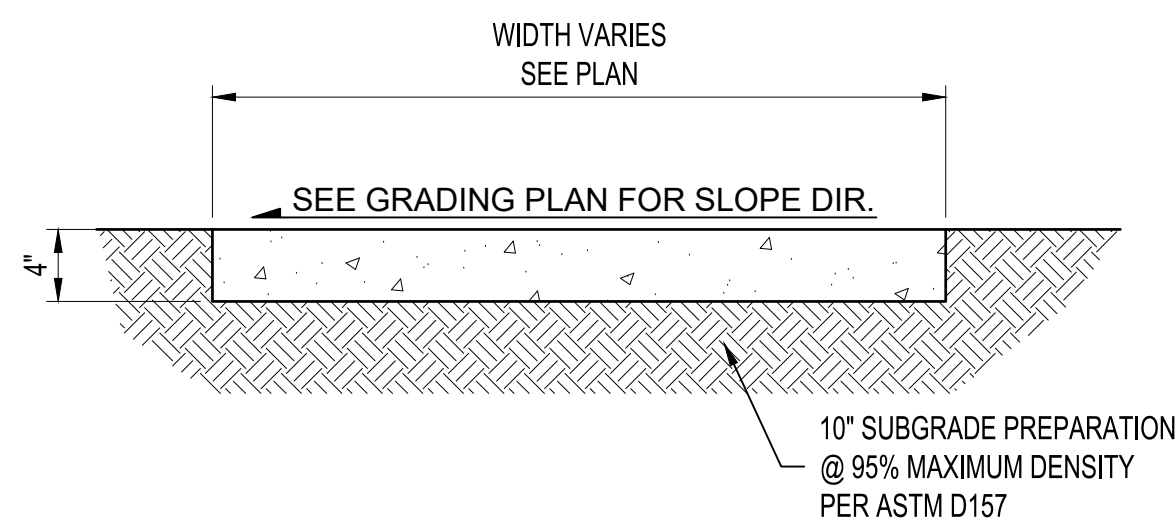
Issue Date: 09/03/2021  
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Project Number: 29643-0003  
Title: **SITE DETAILS**

Sheet No. **C-101**

D


**DRIVE AISLES**
**1 ASPHALT PAVEMENT SECTION**

NTS

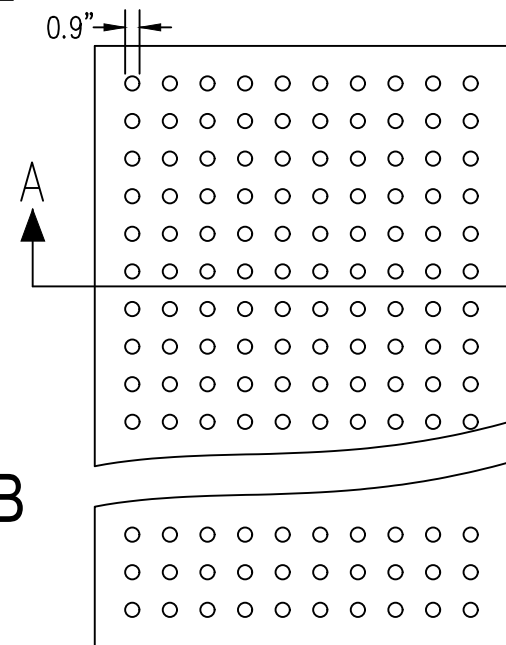


NOTE: EXPANSION & CONTROL JOINTS SHALL BE PER NMPWA STD DETAILS & SPECIFICATIONS

5

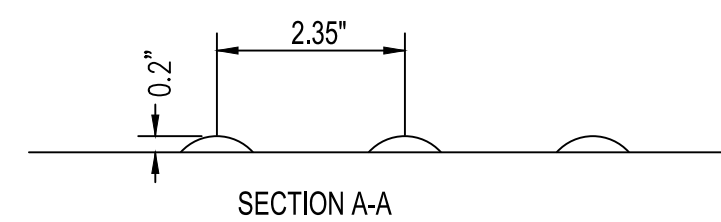
**CONCRETE SIDEWALK**

NTS

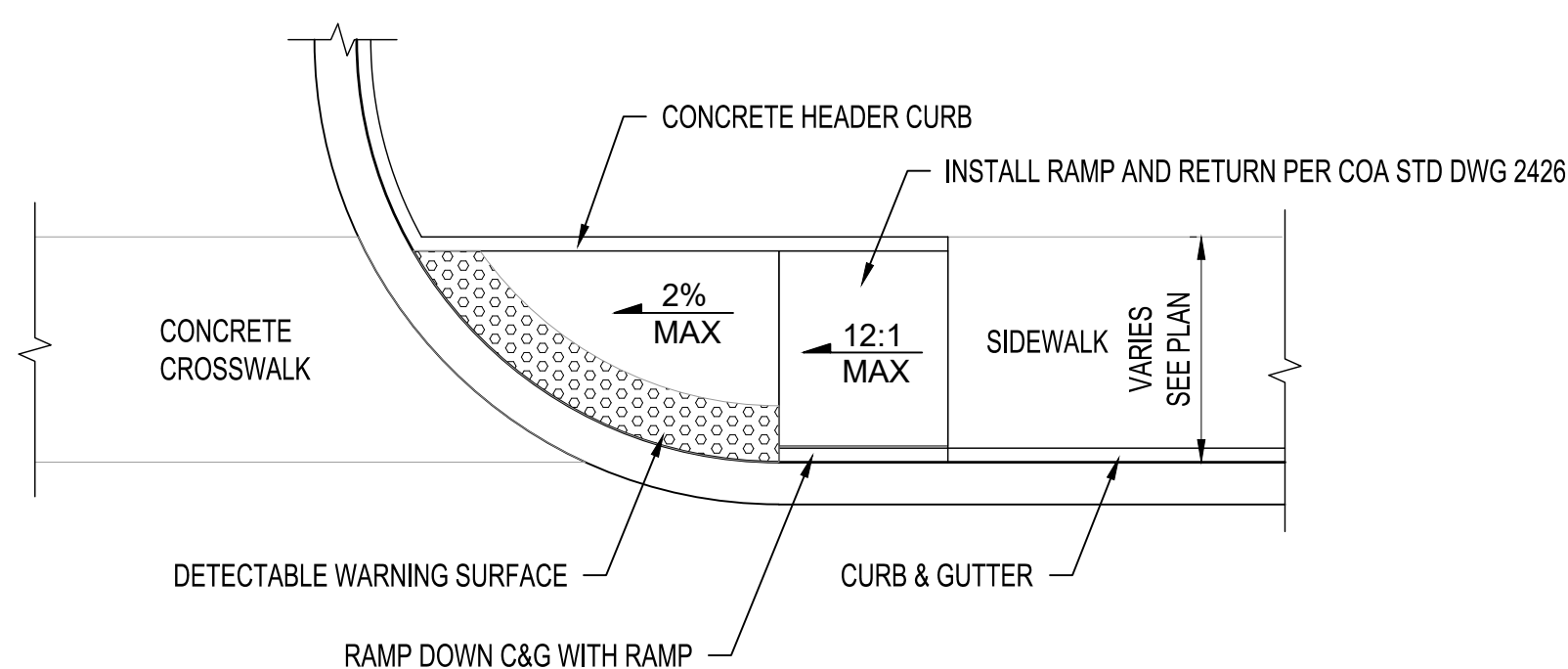

**DETECTABLE WARNING SURFACE NOTES:**

- DESIGN PER ADA GUIDELINES.
- SUBMIT SPECIFICATIONS TO CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.
- THE DETECTABLE WARNING SURFACE SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 23mm, (0.9"), A NOMINAL HEIGHT OF 5mm, (0.2"), AND A NOMINAL CENTER TO CENTER SPACING OF 60mm, (2.35"). THE SURFACE SHALL BE FIBERGLASS PANELS (PROCESS TO BE COORDINATED WITH AND FIELD APPROVED WITH CITY PRIOR TO INSTALLATION).
- THE DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT, THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE INTEGRAL PART OF THE WALKING SURFACE. PROVIDE 70/30 CONTRAST PER ADA.
- CONTRACTOR SHALL COORDINATE THE EXACT CONTRAST OF DETECTABLE WARNING SURFACE W/ OWNER.

DETECTABLE WARNING SURFACE  
NOT TO SCALE

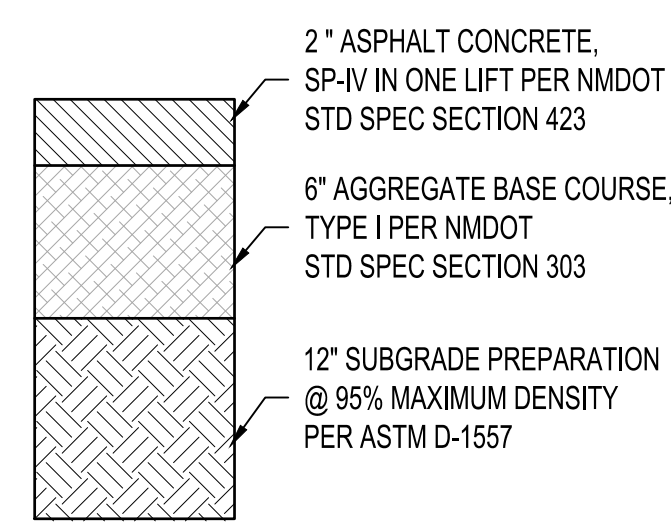


A


**9 WHEEL CHAIR RAMP DETAIL**

NTS

2

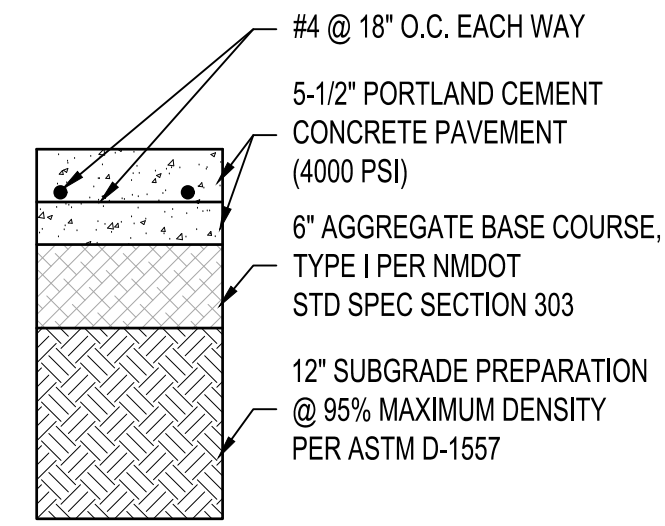

**AUTO PARKING**
**2 ASPHALT PAVEMENT SECTION**

NTS

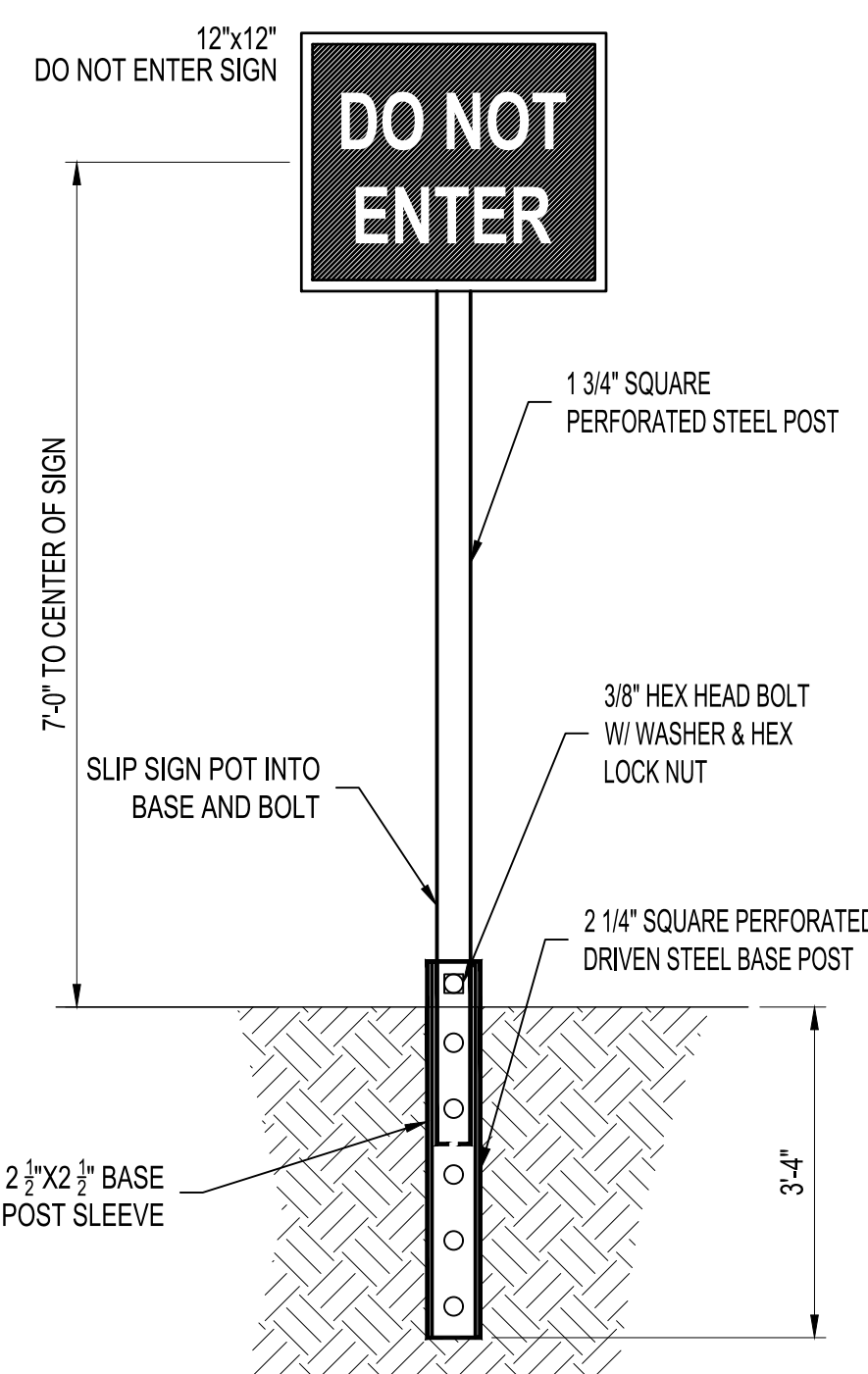
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*Jeanne Wolfenbarger*

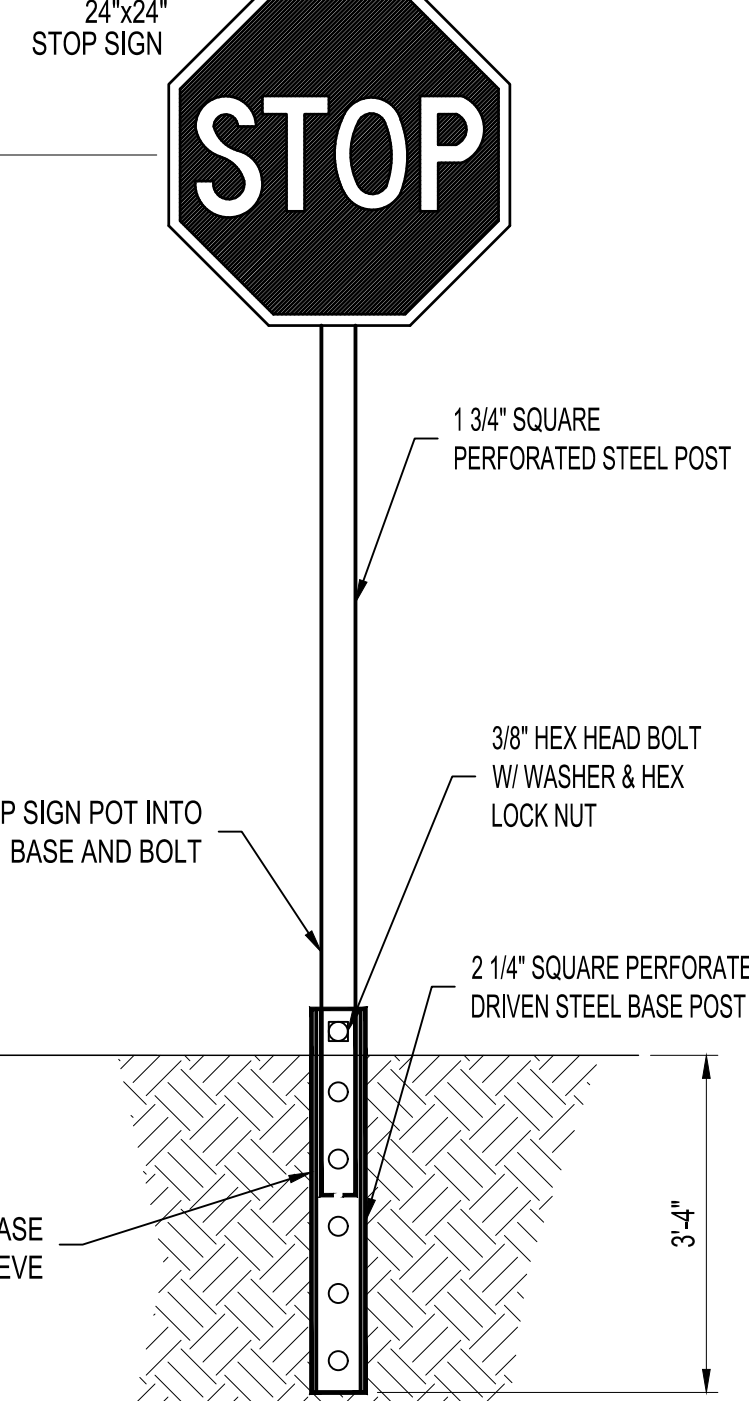
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**3 CONCRETE PAVEMENT SECTION**

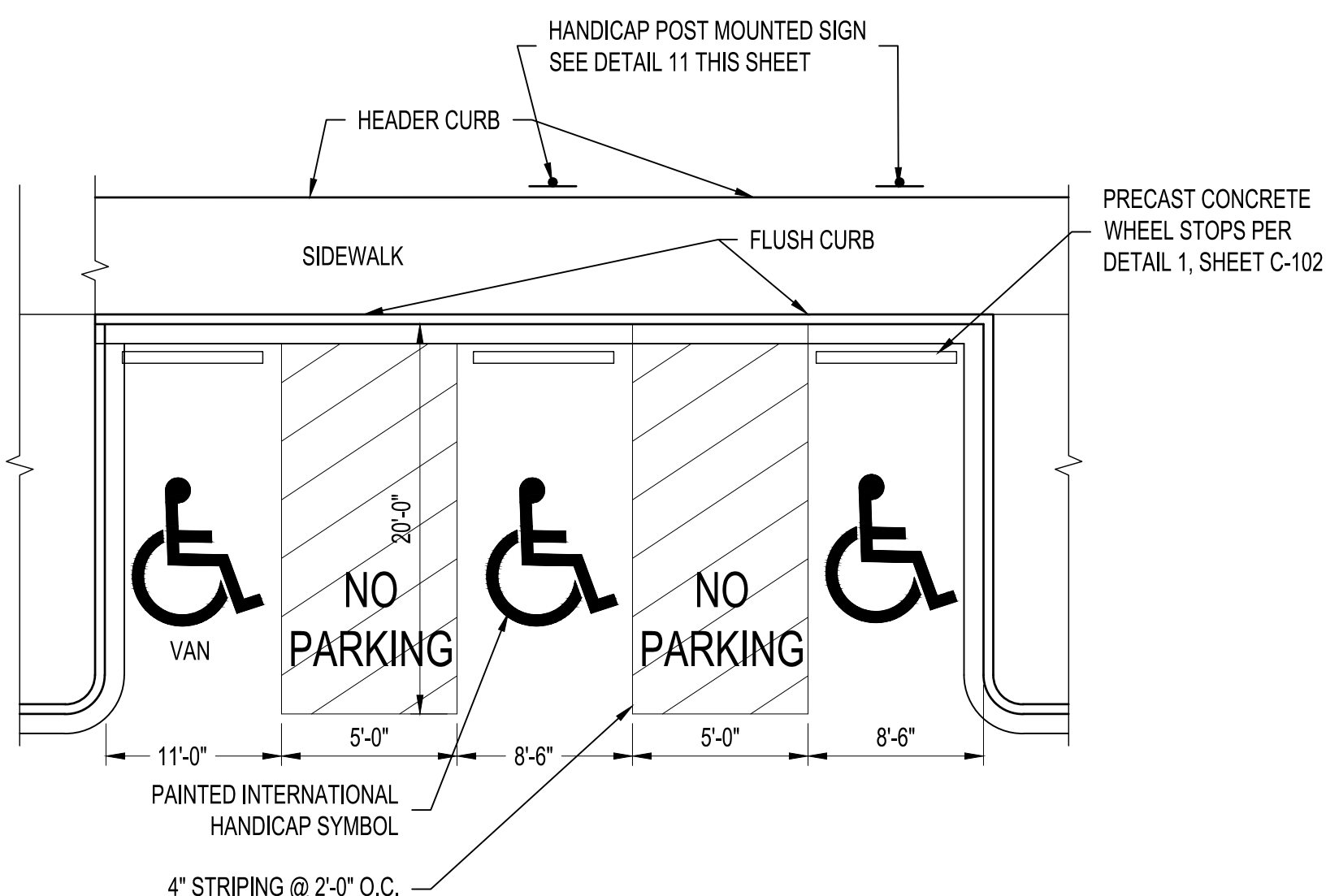
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**7 DO NOT ENTER SIGN**

NTS

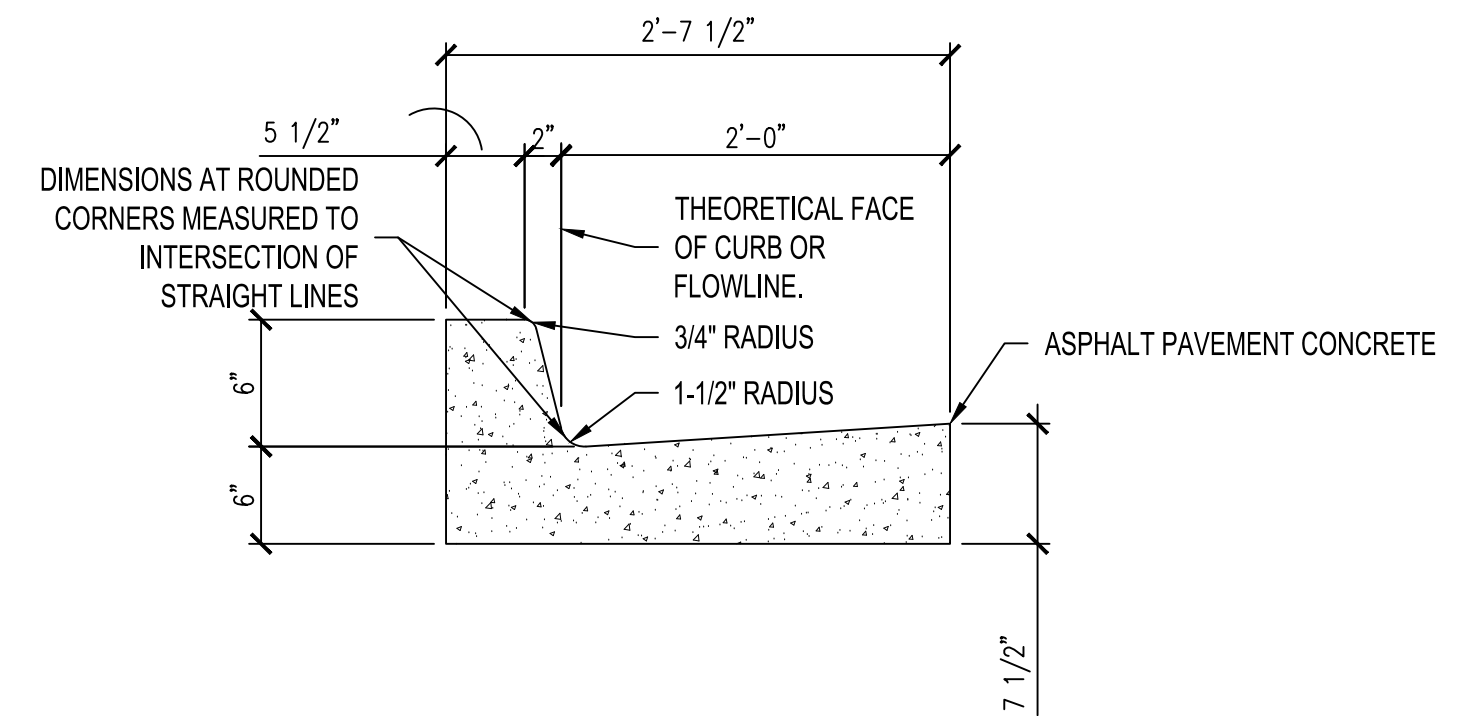

**8 STOP SIGN**

NTS

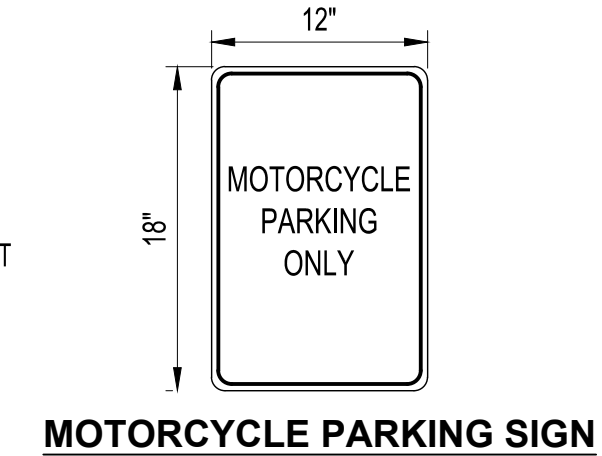
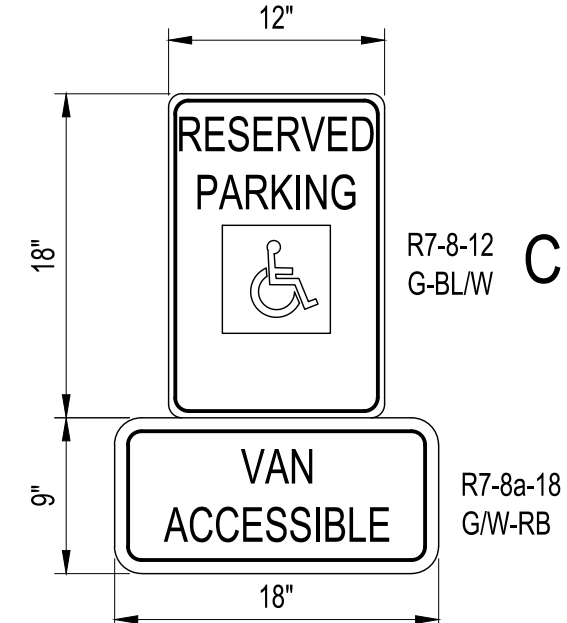
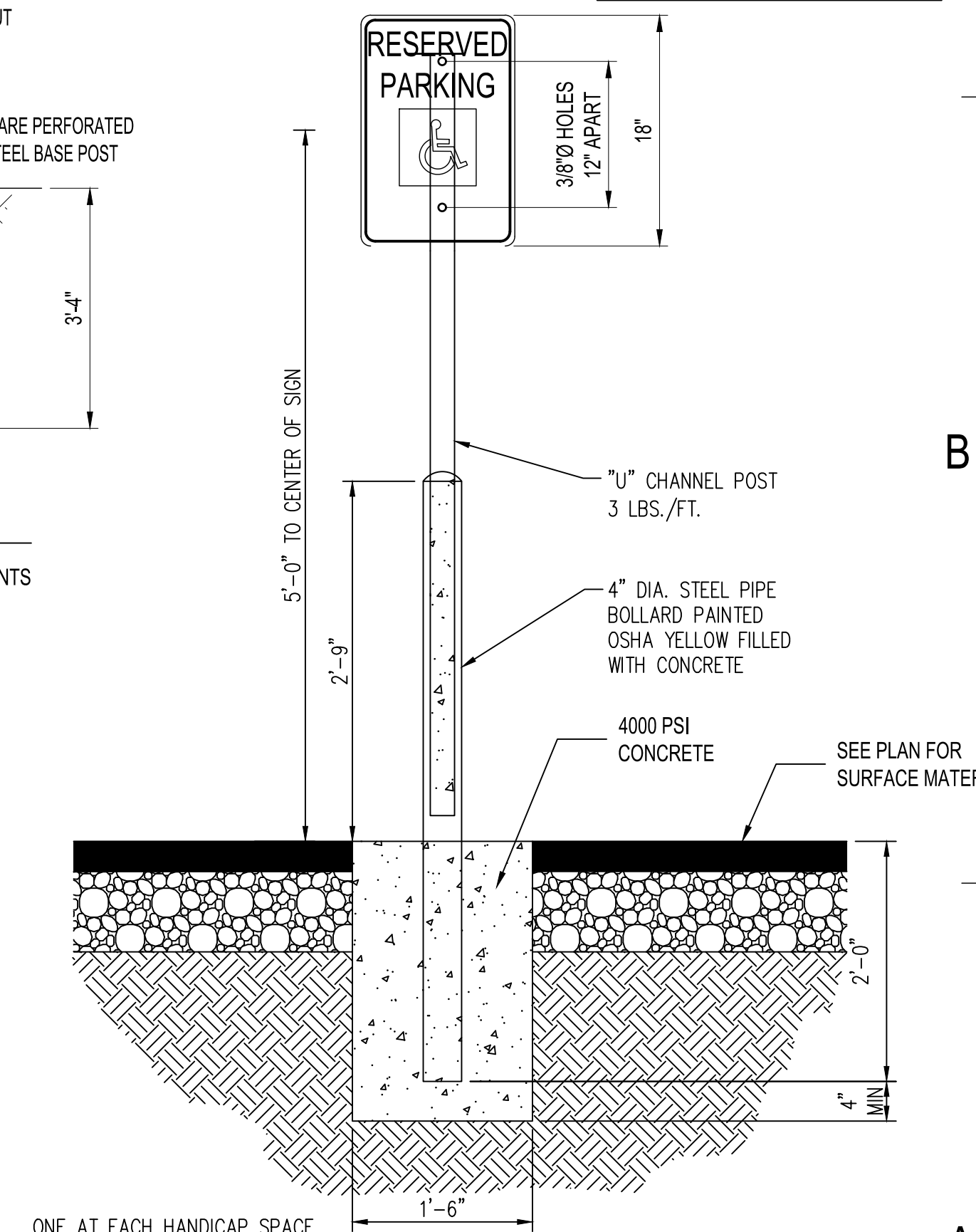

**10 TYPICAL ACCESSIBLE PARKING SPACE**

NTS

4


**4 6" CONCRETE CURB & GUTTER**

NTS


**MOTORCYCLE PARKING SIGN**

**HANDICAP PARKING SIGN**


ONE AT EACH HANDICAP SPACE.

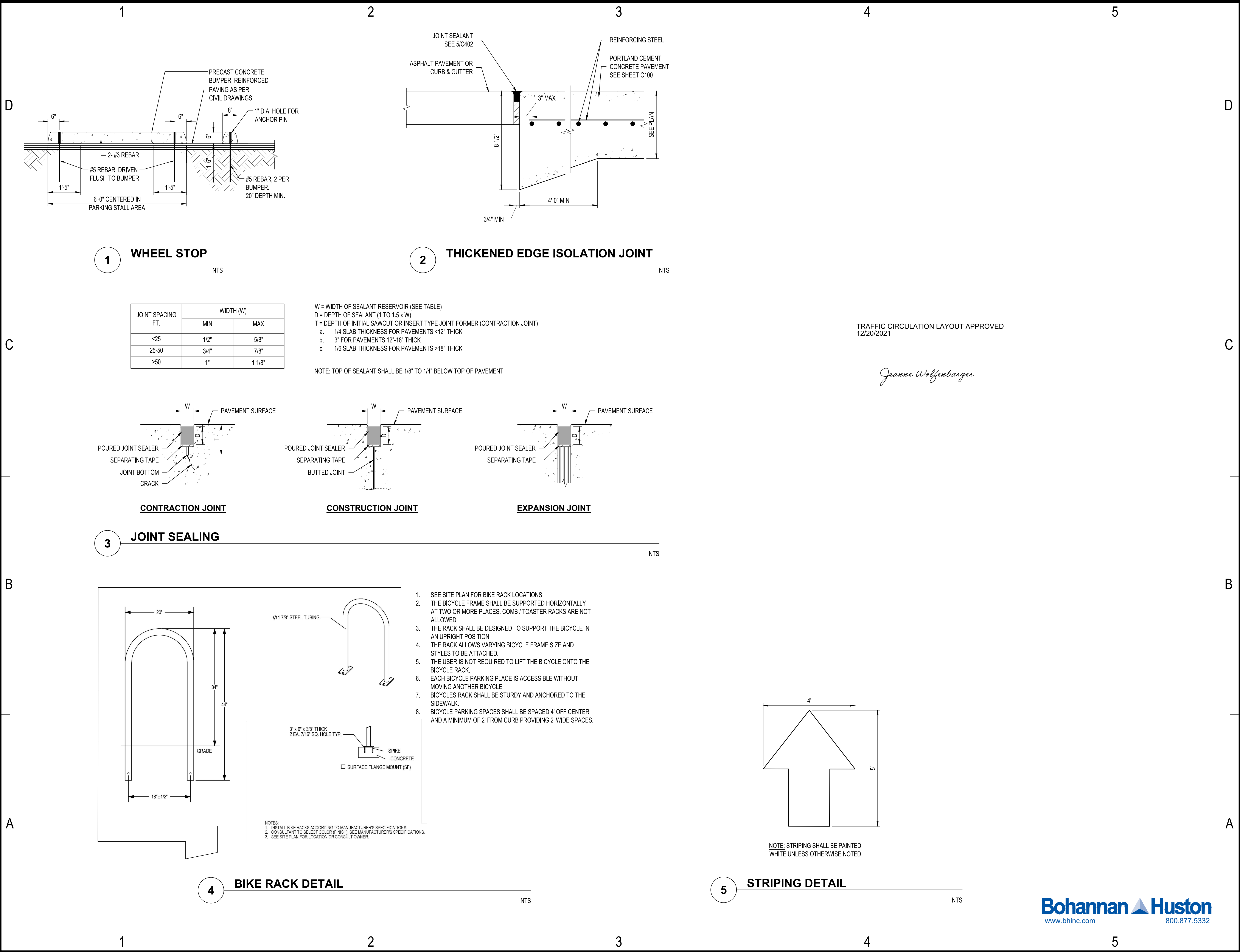
NOTE: ADA SIGNS SHALL HAVE THE FOLLOWING LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING"

**11 TYPICAL ACCESSIBLE SPACE SIGN**

NTS

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