

CITY OF ALBUQUERQUE



May 26, 2017

David Soule, PE
Rio Grande Engineering
Po Box 93924
Albuquerque, NM 87199

Re: State Employees Credit Union
3521 Montgomery Blvd. NE
30-Day Temporary Certificate of Occupancy- Transportation Development
Engineer's Stamp dated 10-2-16 (F16D001)
Certification dated 5-23-17

Dear Mr. Soule,

Based upon the information provided in your submittal received 5-24-17, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

1. Place the "ONE WAY/ DO NOT ENTER" sign where the site plan indicates.
2. The "NO EXIT" sign located on the westside of the building needs to be correctly facing south bound traffic on site.

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to PLNDRS@cabq.gov prior to submittal. If you have any questions, please contact me at (505) 924-3981.

Sincerely,

Monica Ortiz
Plan Checker, Transportation & Hydrology
Development Review Services

MA/MO via: email



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: SECU MONTGOMERY Building Permit #: _____ City Drainage #: F16D001
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: TRACT G2A1 MONTGOMERY COMPLEX
City Address: 3521 MONTGOMERY BLVD NE

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE
Address: PO BOX 93924, ALBUQUERQUE, NM 87199
Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: SECU Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Architect: LORN TRYK Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

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) Site Plan
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

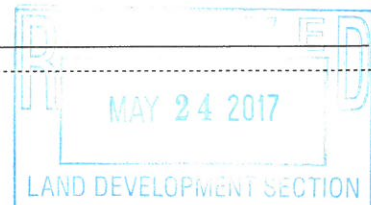
IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

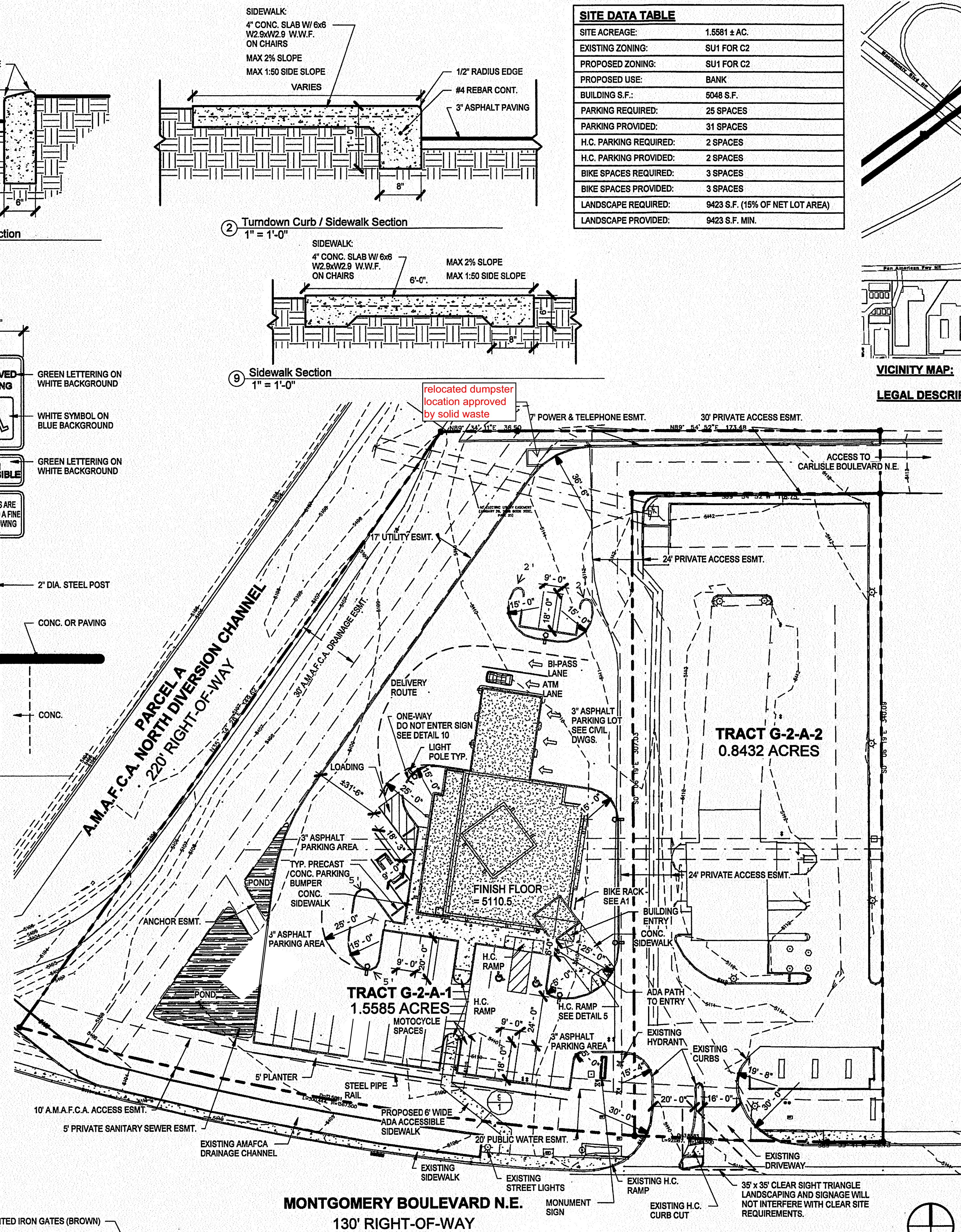
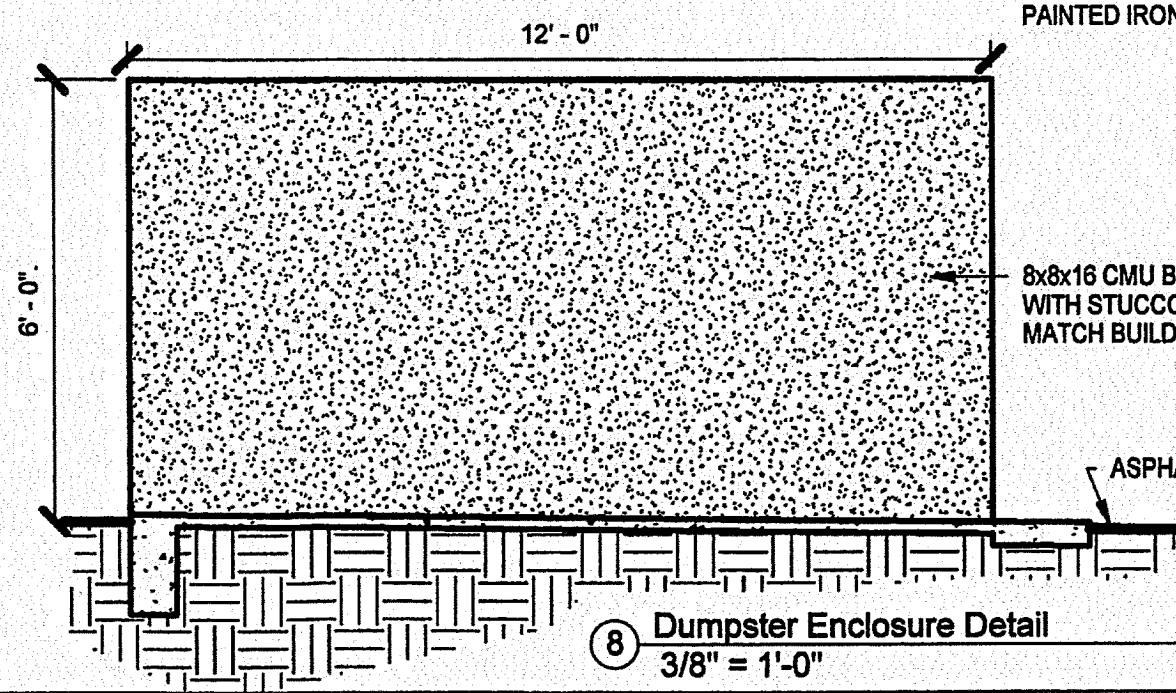
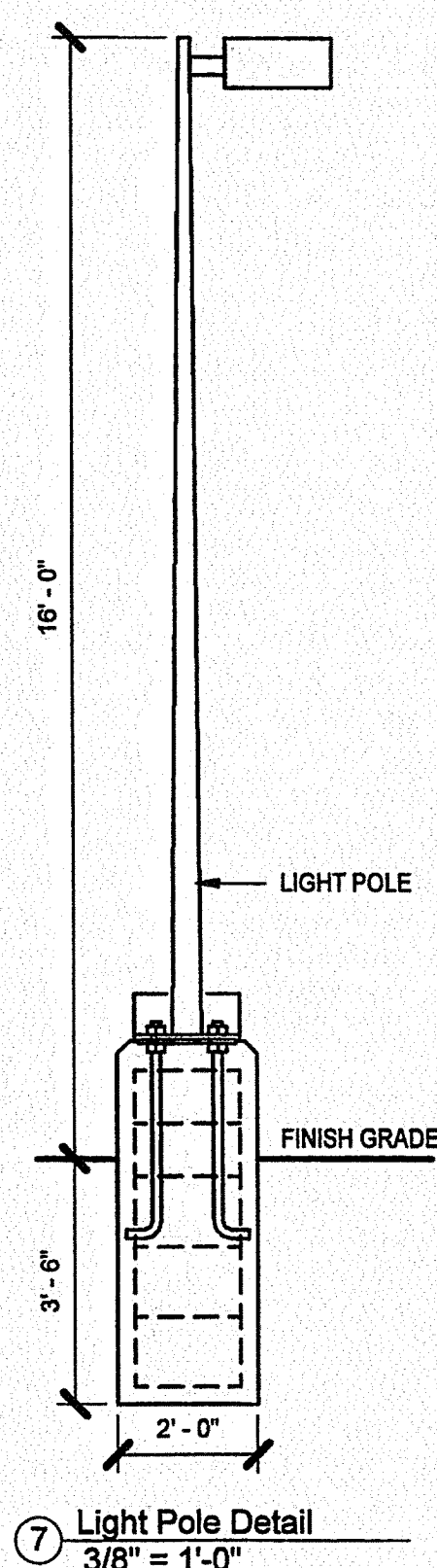
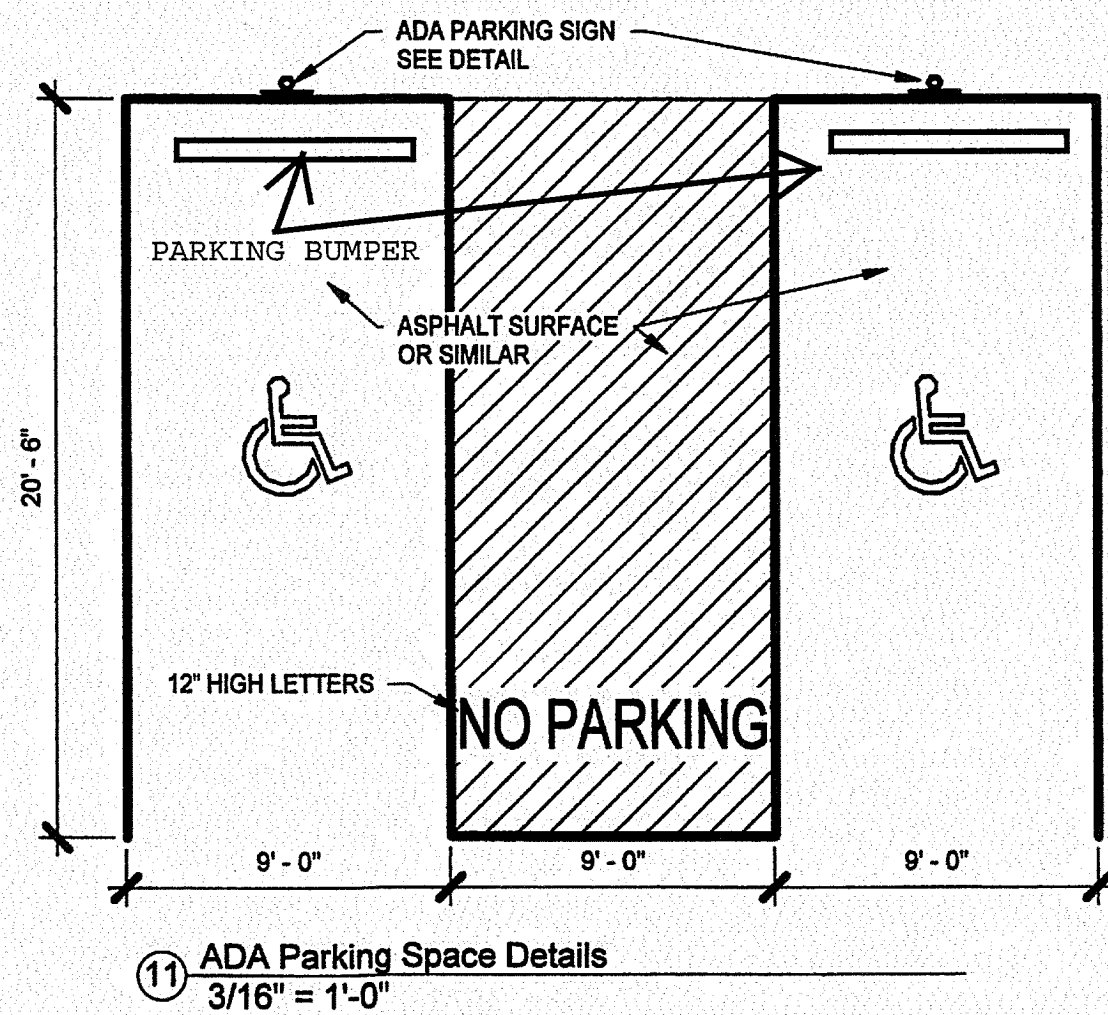
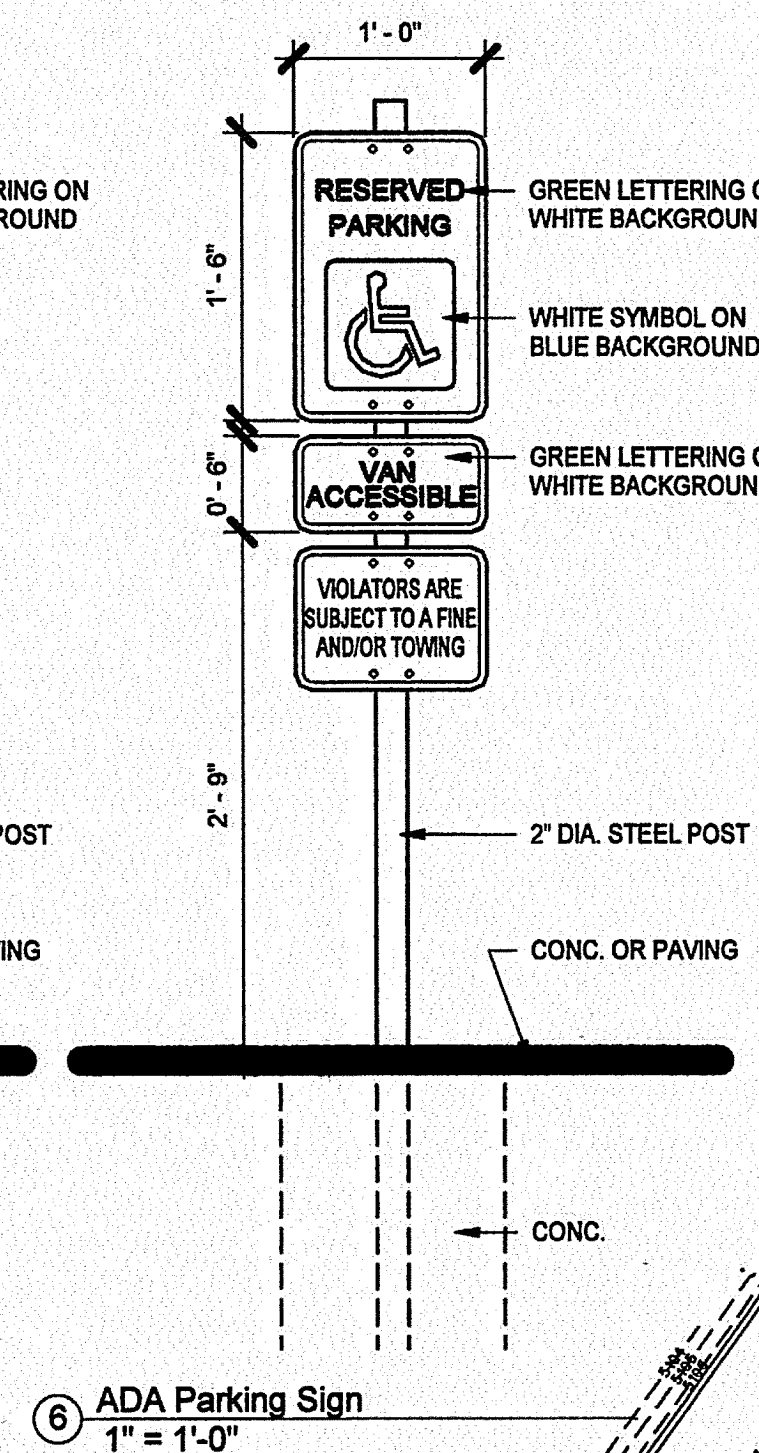
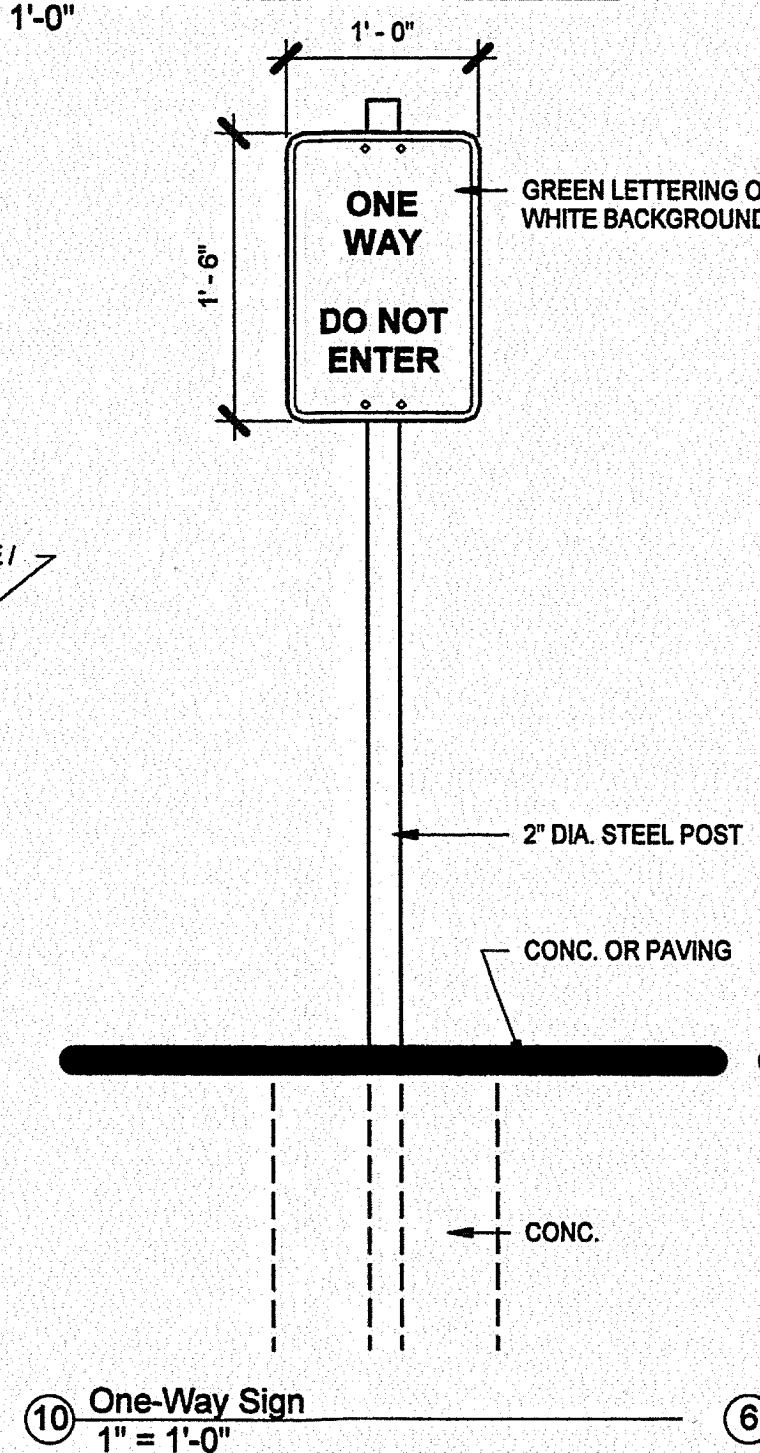
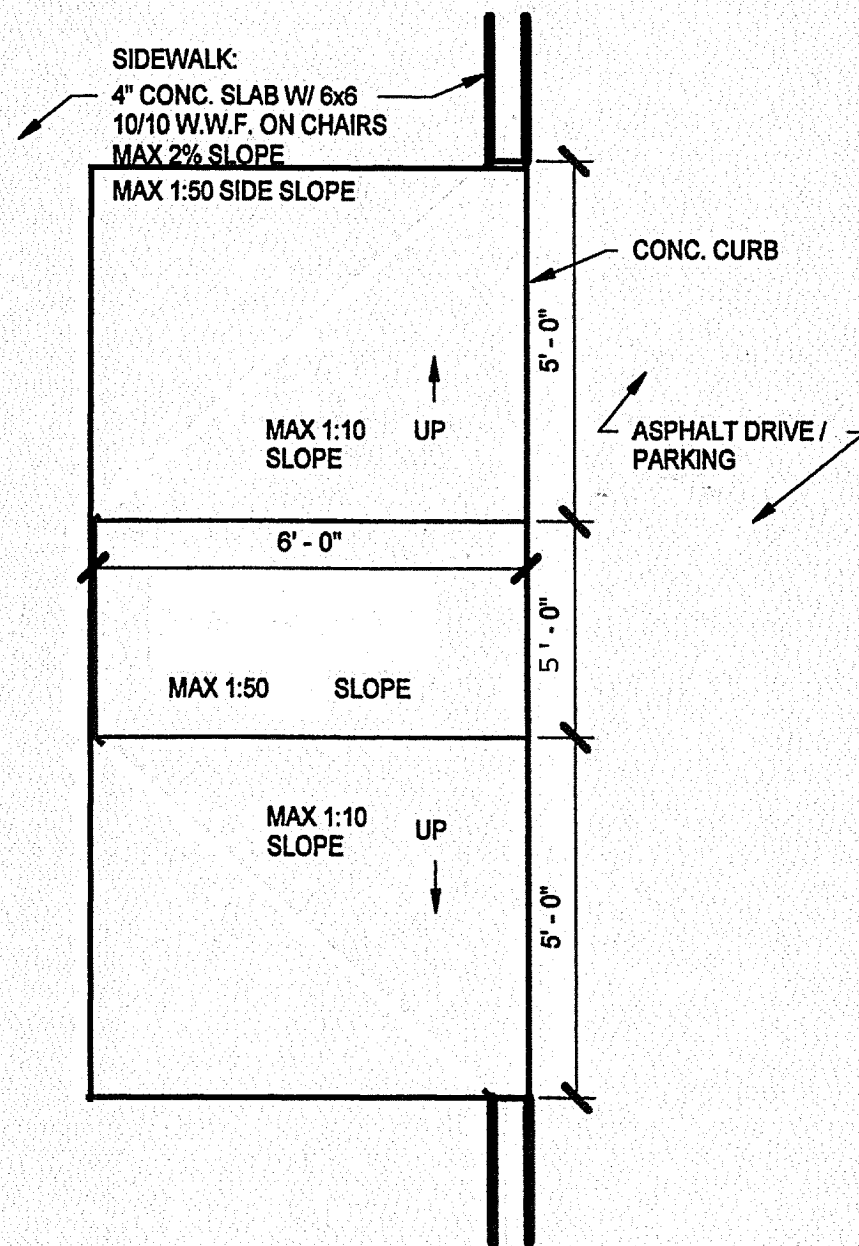
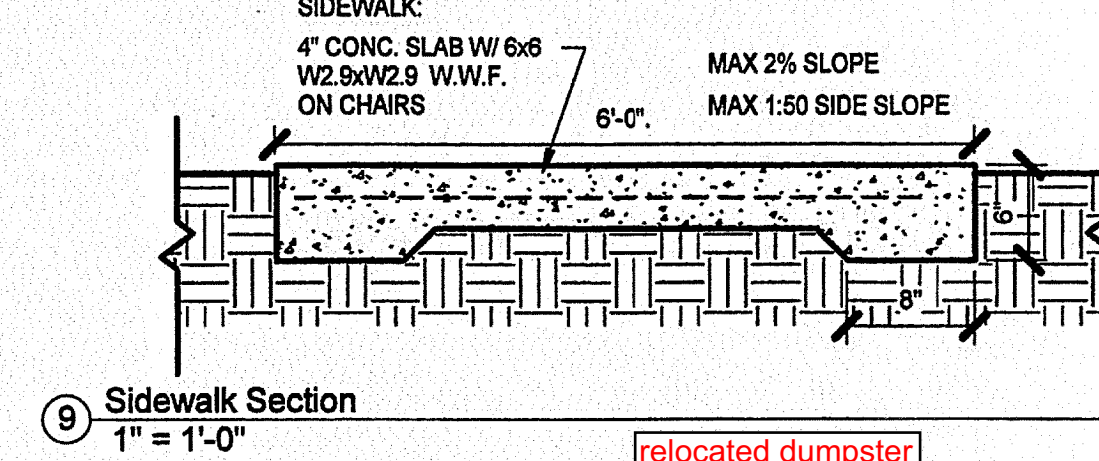
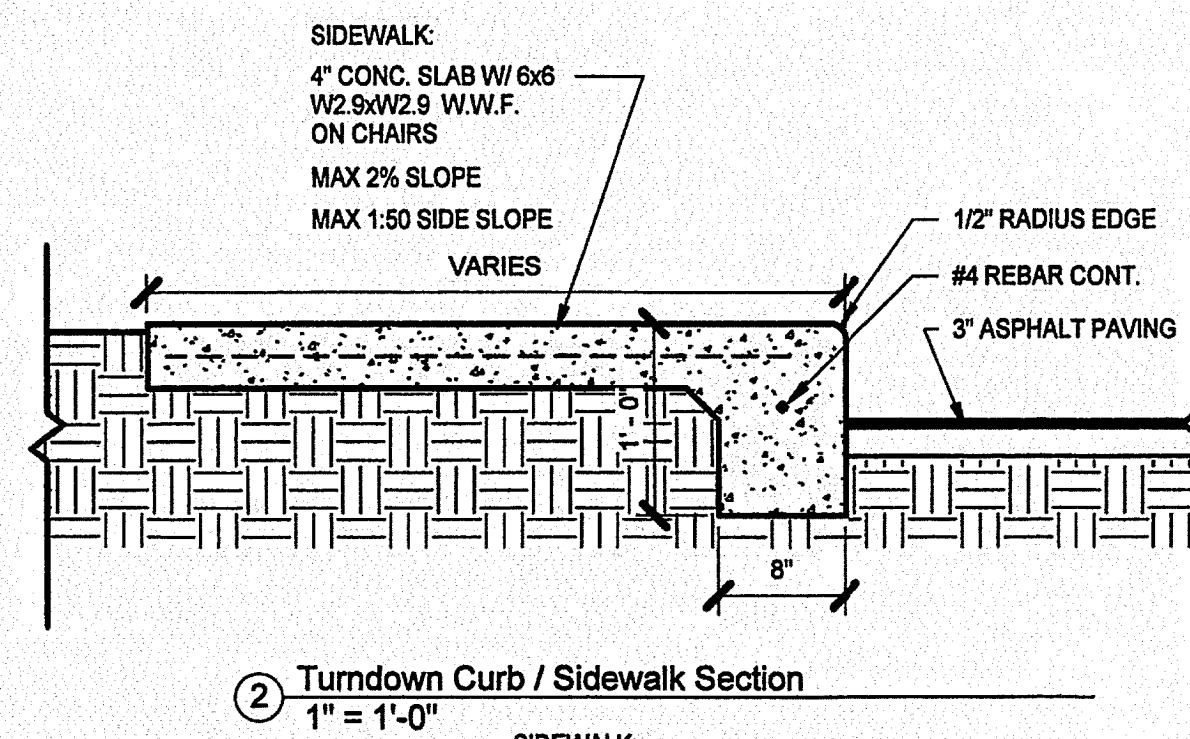
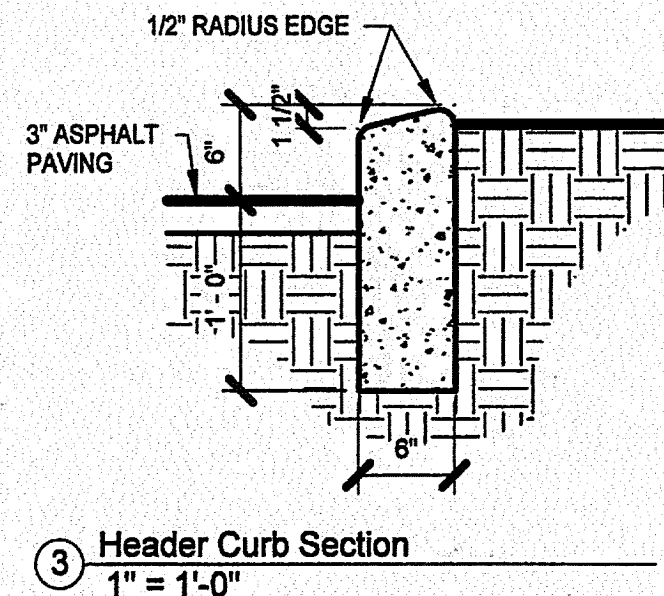
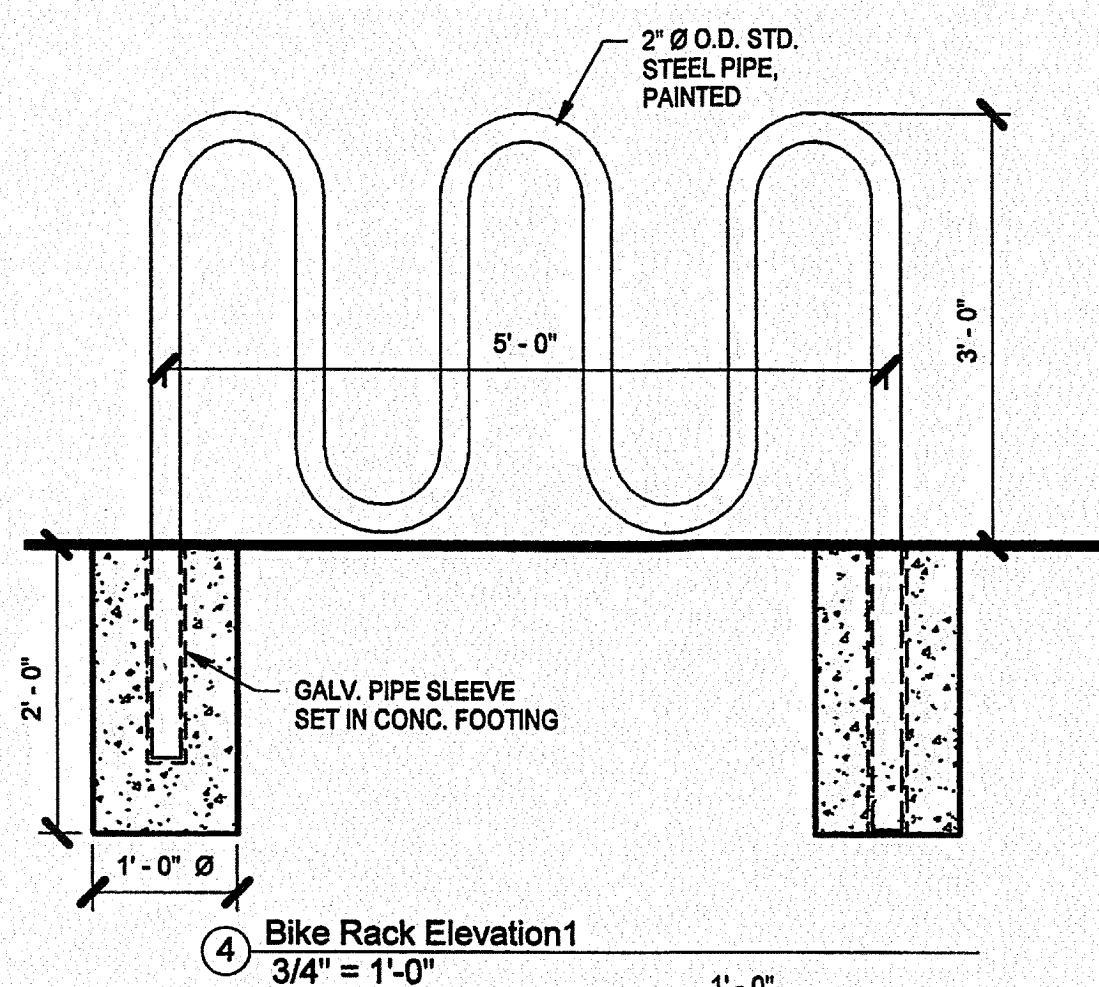
DATE SUBMITTED: 5/23/17 By: DAVID SOULE

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

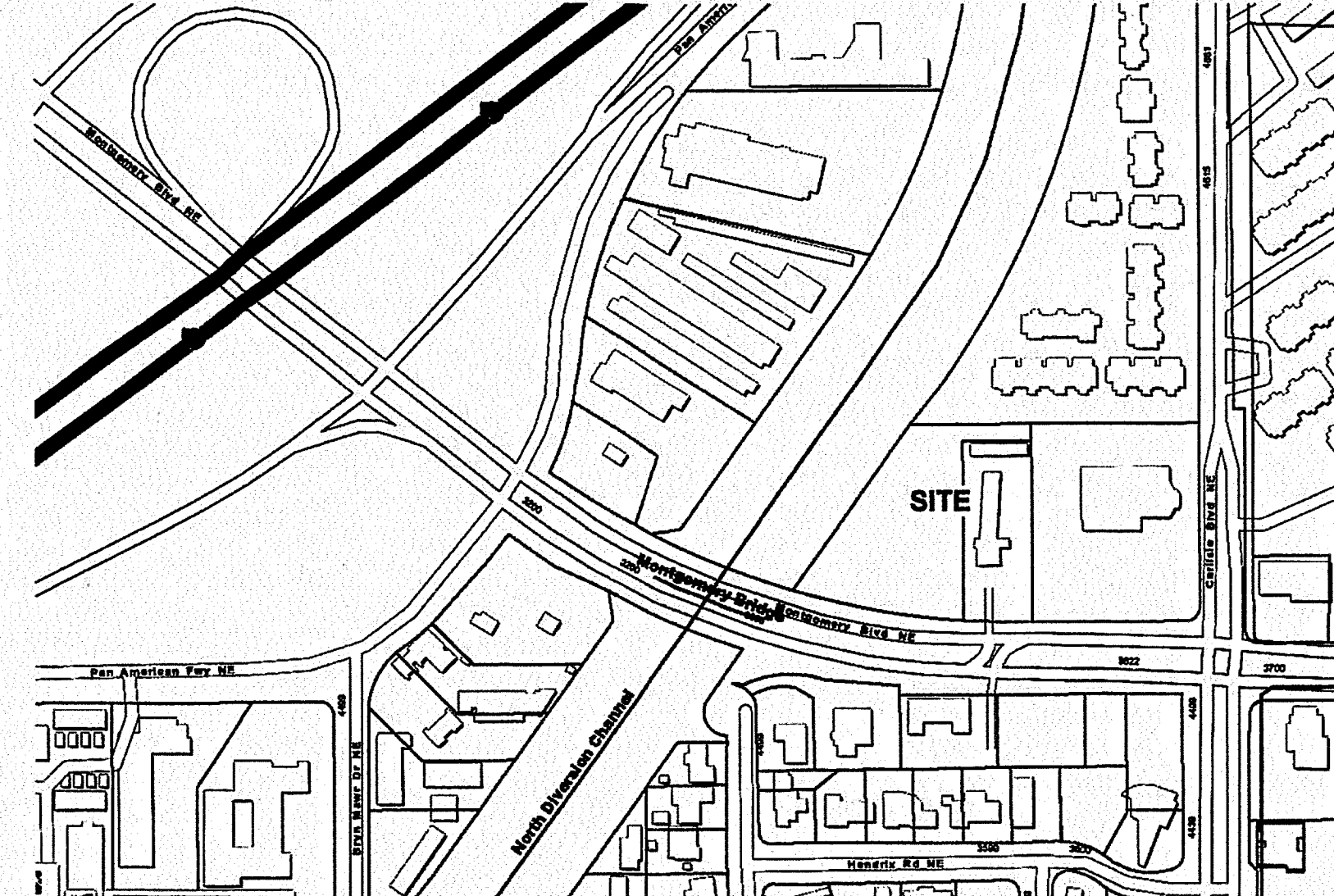
- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____





| <u>SITE DATA TABLE</u> | |
|-------------------------------|---------------------------------|
| SITE ACREAGE: | 1.5581 ± AC. |
| EXISTING ZONING: | SU1 FOR C2 |
| PROPOSED ZONING: | SU1 FOR C2 |
| PROPOSED USE: | BANK |
| BUILDING S.F.: | 5048 S.F. |
| PARKING REQUIRED: | 25 SPACES |
| PARKING PROVIDED: | 31 SPACES |
| H.C. PARKING REQUIRED: | 2 SPACES |
| H.C. PARKING PROVIDED: | 2 SPACES |
| BIKE SPACES REQUIRED: | 3 SPACES |
| BIKE SPACES PROVIDED: | 3 SPACES |
| LANDSCAPE REQUIRED: | 9423 S.F. (15% OF NET LOT AREA) |
| LANDSCAPE PROVIDED: | 9423 S.F. MIN. |



LEGAL DESCRIPTION: TR. G-2-A-1, MONGOMERY COMPLEX

PROJECT NUMBER: 1006604

APPLICATION NUMBER: 16 - 70358

Is an Infrastructure List required? (x) Yes () No If Yes then set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

| | |
|---|----------|
| Regional Manager | 11/30/14 |
| Traffic Engineer, Transportation Division | Date |
| Chief Engineer | 11-30- |
| Utilities Development | Date |
| Carol S. Dumont | 11-30- |
| Parks & Recreation Department | Date |
| City Engineer | 1-4-1 |
| | Date |
| * Environmental/Health Department (conditional) | 1-11-17 |
| | Date |
| Solid Waste Management | 11-30-14 |
| | Date |
| DRB Chairperson, Planning Department | 1-11-17 |
| | Date |


1. ALL BUILDING USAGE MUST COMPLY WITH EXISTING ZONING OF PROPERTY AND SITE PLAN FOR BUILDING PERMIT SHALL BE DELEGATED TO THE DEVELOPMENT REVIEW BOARD FOR FINAL APPROVAL.
2. UNUSED CURB CUTS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
3. CROSS LOT ACCESS EASEMENT SHALL BE GRANTED.
4. BLANKET CROSS LOT DRAINAGE EASEMENTS SHALL BE GRANTED.
5. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
6. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS.
7. ALL WHEELCHAIR RAMPS SHALL BE BUILT PER ADA. ALL PARKING SPACES 9'X18' MINIMUM.
8. BUILDING MOUNTED SIGNS SHALL CONSIST OF INDIVIDUAL CHANNEL LETTERS WITHOUT INTERNAL ILLUMINATIONS. NO ILLUMINATED PLASTIC PANEL SIGNS ARE ALLOWED EXCEPT LOGOS.
9. PARAPETS/SCREEN WALLS SHALL BE EQUAL TO OR ABOVE THE TOP OF ALL HVAC EQUIPMENT.
10. NO OFF PREMISE OR POLE MOUNTED SIGNAGE SHALL BE ALLOWED.
11. VINYL COATED, PLASTIC REFLECTIVE TYPE AWNINGS, FASCIA, BUILDING PANELS, SIGN RACEWAYS OR ROOFS SHALL NOT BE PERMITTED.
12. FREE STANDING LIGHTING SHALL INCLUDE UNIFORM 18" HIGH POLES WITH FULLY SHIELDED FIXTURES. ALL FIXTURES SHOULD BE HORIZONTALLY-MOUNTED LENSES SHOULD AND NOT PROJECT BELOW THE HOUSING. LIGHTING LEVELS MUST CONFORM TO ZONING CODE LIMITATIONS.
13. CONSTRUCTION TYPE IIB, PREMISE ID SHALL BE PLACED IN POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET. BUILDING IS NOT SPRINKLED
14. ALL IMPROVEMENTS LOCATED IN RIGHT OF WAY MUST BE INCLUDED ON A WORKORDER. ALL BROKEN OR CRACKED SIDEWALKS ADJACENT TO THE SITE MUST BE REPLACED PER COA STD.
15. BUILDING SIGNAGE IS ALLOWED UP TO 6% OF FACADE AREA.
16. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
17. ADA SIDEWALK CONNECTION TO EXISTING SIDEWALK ON MONTGOMERY SHALL CONFORM TO COA STD
18. A KNOX BOX SHALL BE PROVIDED. DRIVING SURFACE SHALL BE 3" MINIMUM ASPHALT, SHALL SUPPORT 75,000, LBS. NO GRADES EXCEED
- 10% BUILDING DO NOT EXCEED 30' IN HEIGHT

① **Site Plan**
1" = 30'-0"

0 30

I David Soule, NMPE 14522 , of the firm Rio Grande Engineering, hereby certify that this project has been graded and will be constructed in substantial compliance with and in accordance with the design intend of the approved SITE PLAN plan approved 1/11/17 . The record information edited on the original design document has performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief. The as-built survey was provided by Dean Shrader, 12451 . The certification is submitted in support of a request for Permanent Certificate of Occupancy. The record information presented heron is not necessarily complete and intended only to verify substantial compliance of the Traffic Circulation aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

SCALE: 1" = 30'-0"



HYDRANT AND FIRE ACCESS
ALBUQUERQUE FIRE MARSHAL'S OFFICE
PLANS CHECKING DIVISION
SOFT 548 CONSTRUCTION TYPE II-C
GPM 1500 NUMBER OF HYDRANTS 1
APPROVED / DISAPPROVED
[Signature] 10/2/16
SIGNATURE / MAN NUMBER / DATE
CASE # 4266-16

1. SITE PLAN FOR BUILDING PERMIT
2. LANDSCAPE PLAN
3. MASTER UTILITY PLAN
4. CONCEPTUAL GRADING AND DRAINAGE PLAN
5. ELEVATIONS
6. ELEVATIONS
7. SIGNAGE ELEVATIONS

LORN TRYK ARCHITECTS
436 W. San Francisco Street
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@ltryk.com

State Employees Credit Union
Albuquerque, New Mexico

| | |
|----------------|-----------------------|
| Date | |
| Revision | 10/26/2016 5:53:30 PM |
| Drawn by | AKT |
| Checked by | LTA |
| Project number | |

SITE PLAN

| | |
|-------|--------------|
| Scale | As indicated |
|-------|--------------|

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