

CITY OF ALBUQUERQUE



June 1, 2017

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

**Re: State Employees Credit Union
Request for 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 Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

If you have any questions, please contact me at (505) 924-3981.

Albuquerque

Sincerely,

New Mexico 87103


Monica Ortiz
Plan Checker, Transportation & Hydrology
Development Review Services

www.cabq.gov

MA/MO via: email
C: CO Clerk, File



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

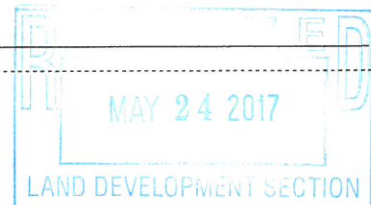
DATE SUBMITTED: 5/23/17 By: DAVID SOULE

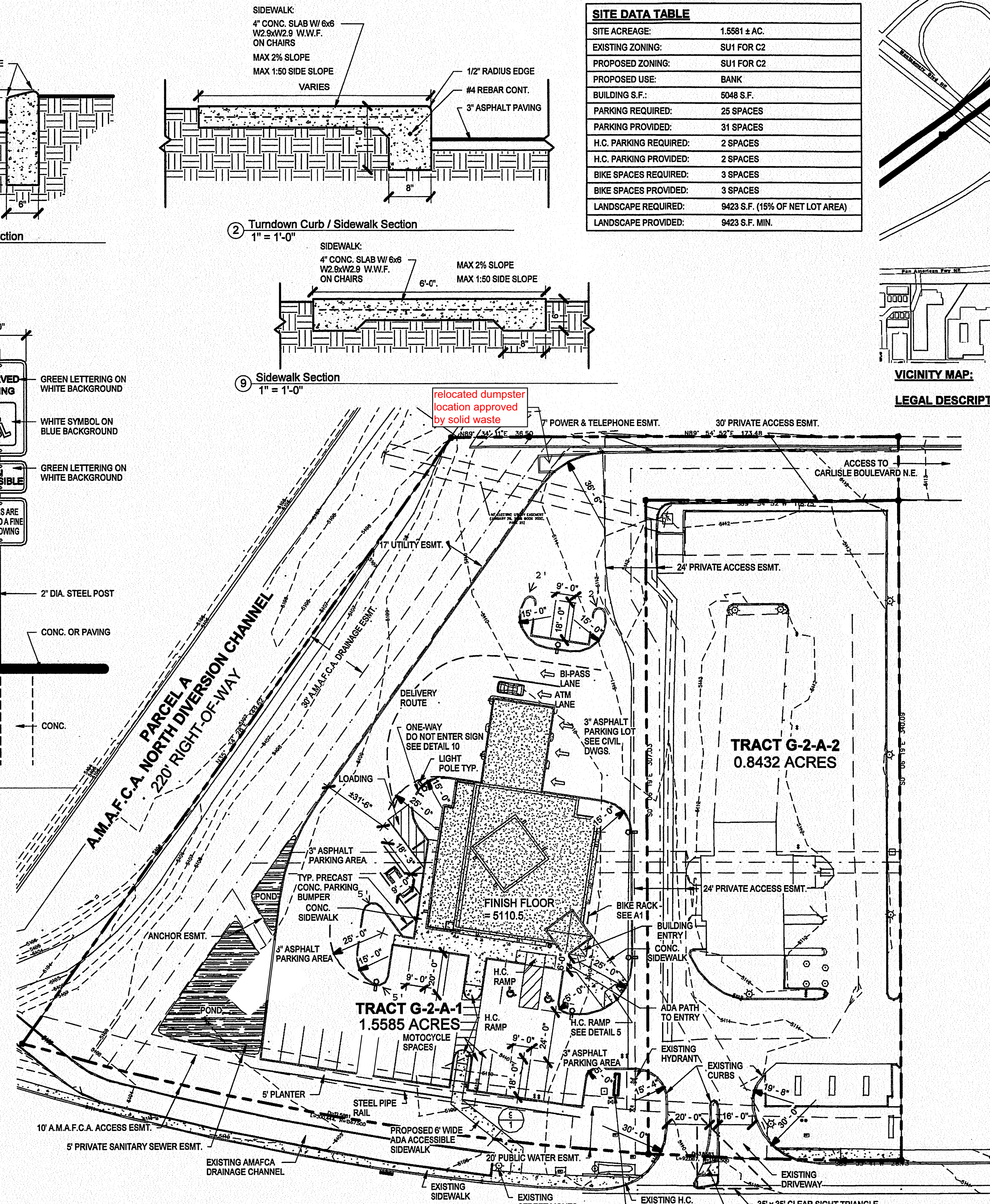
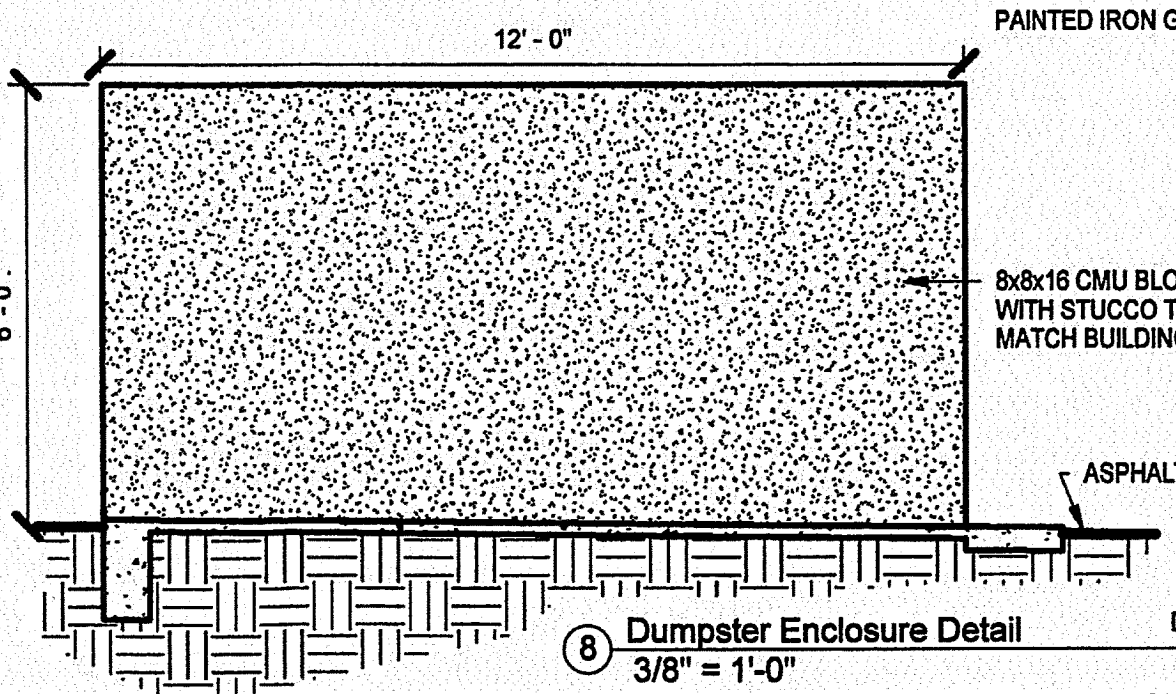
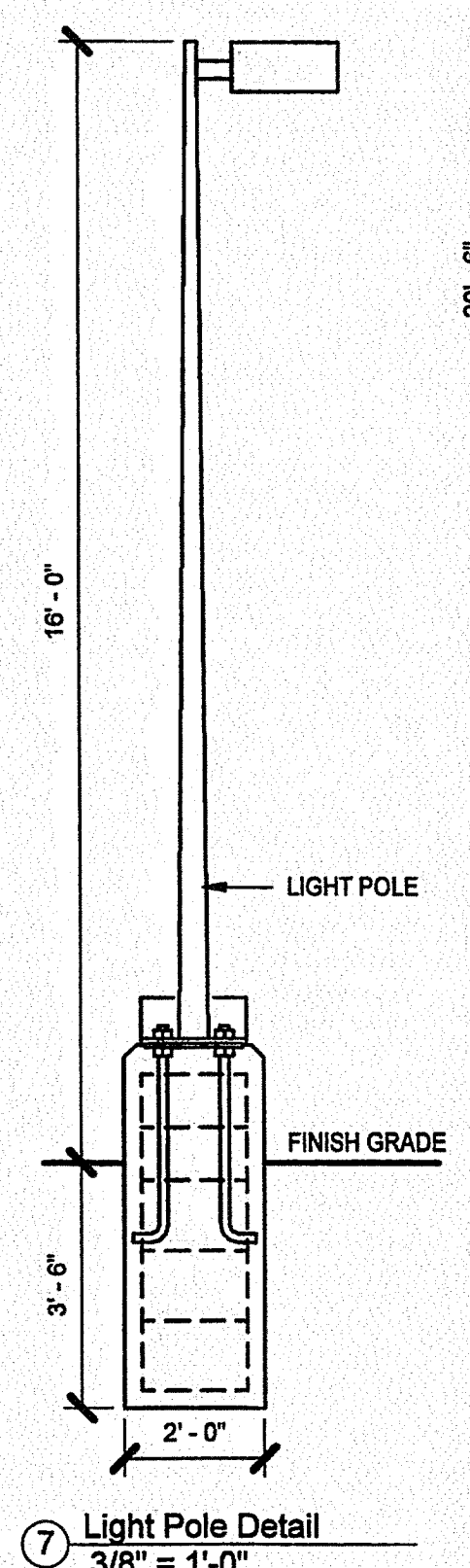
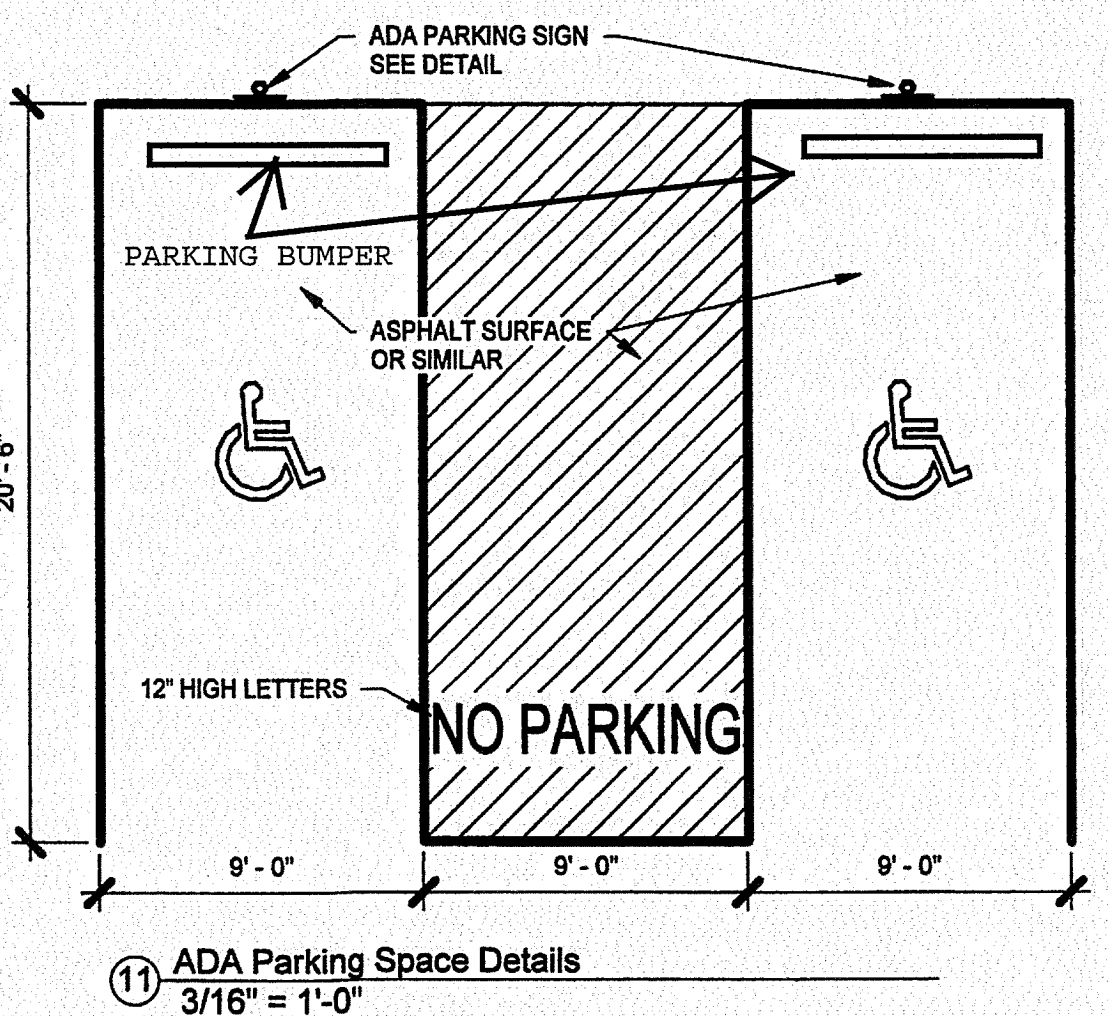
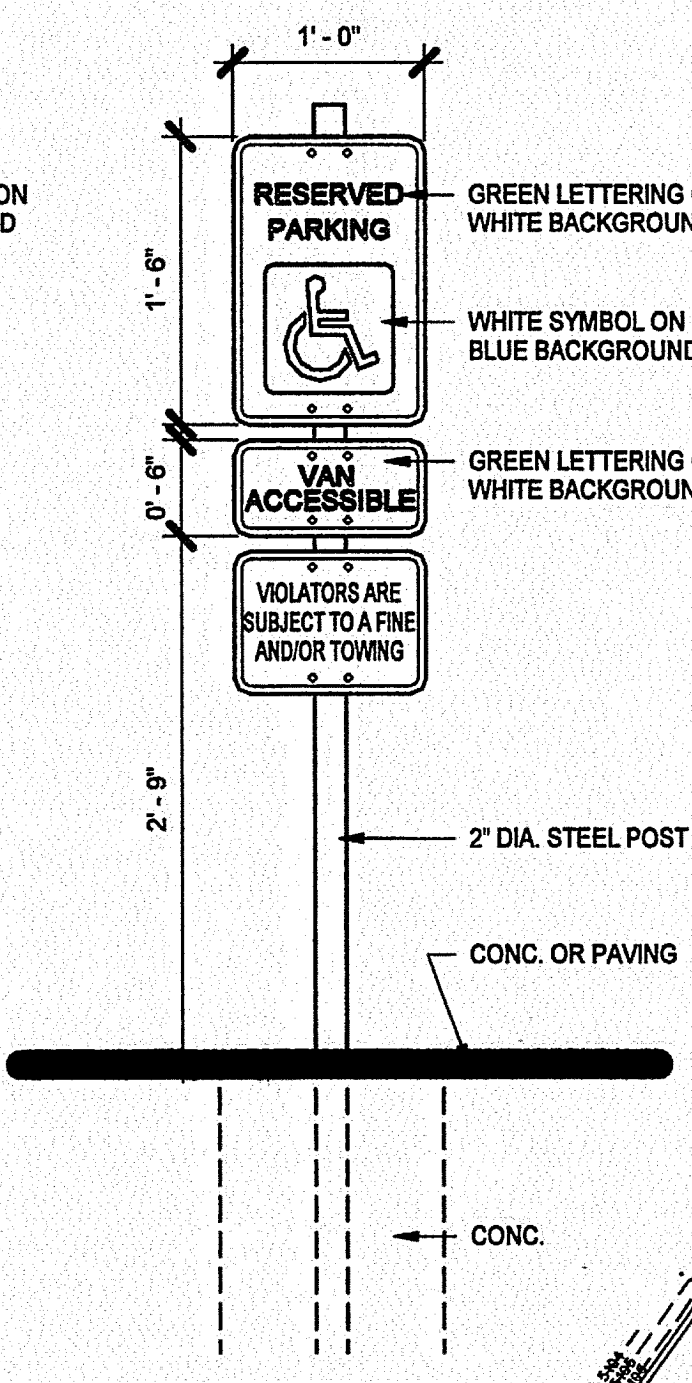
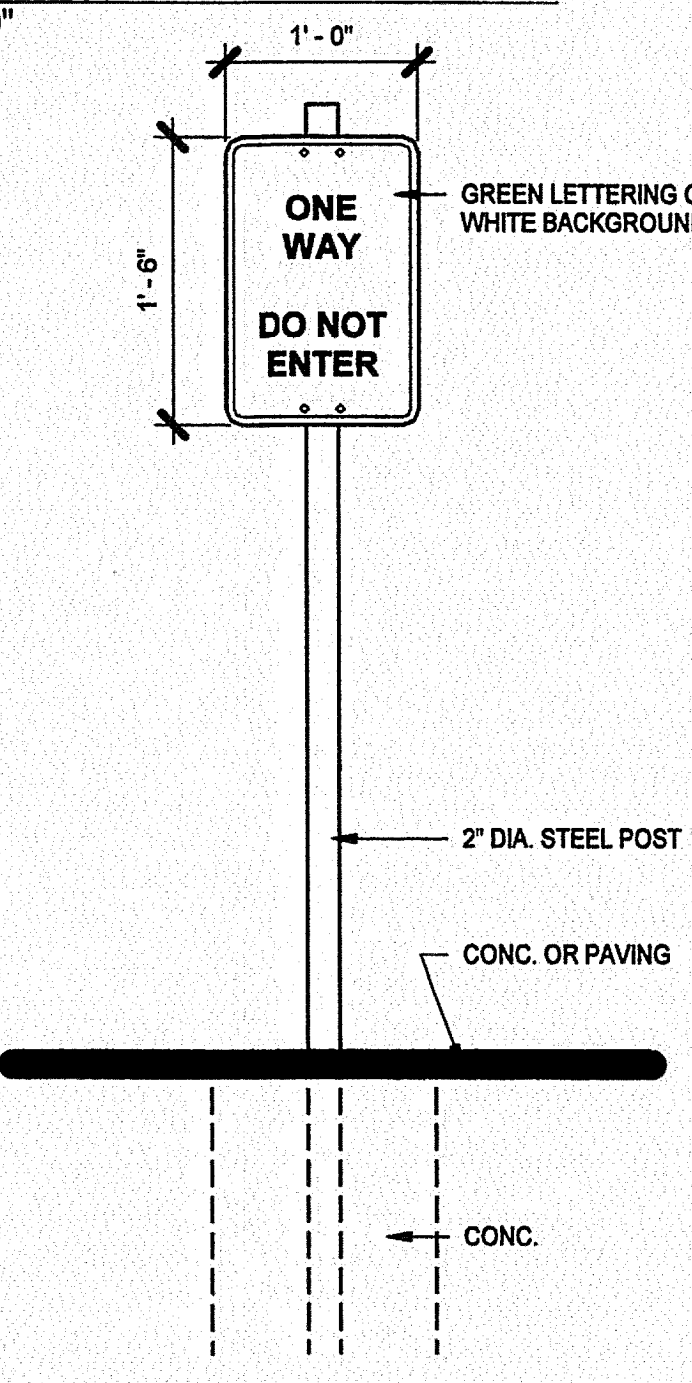
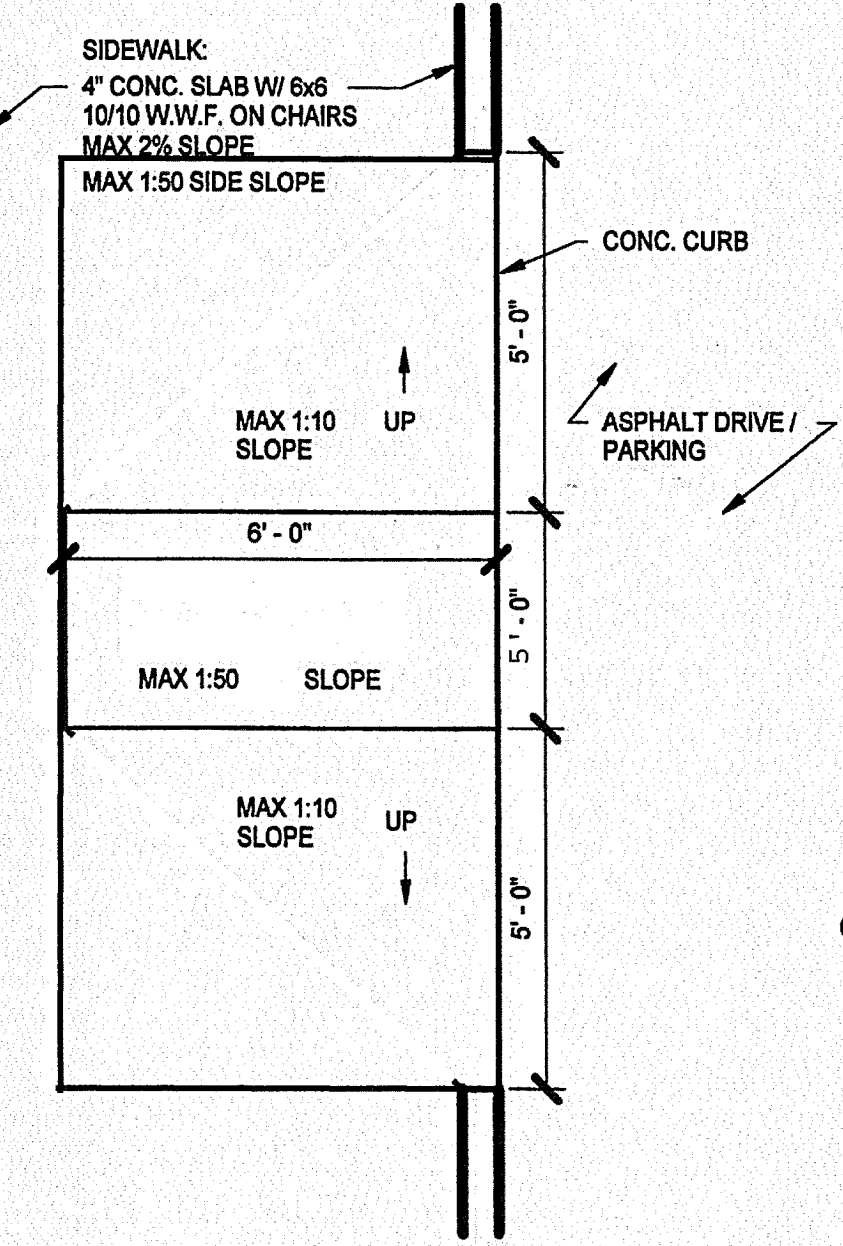
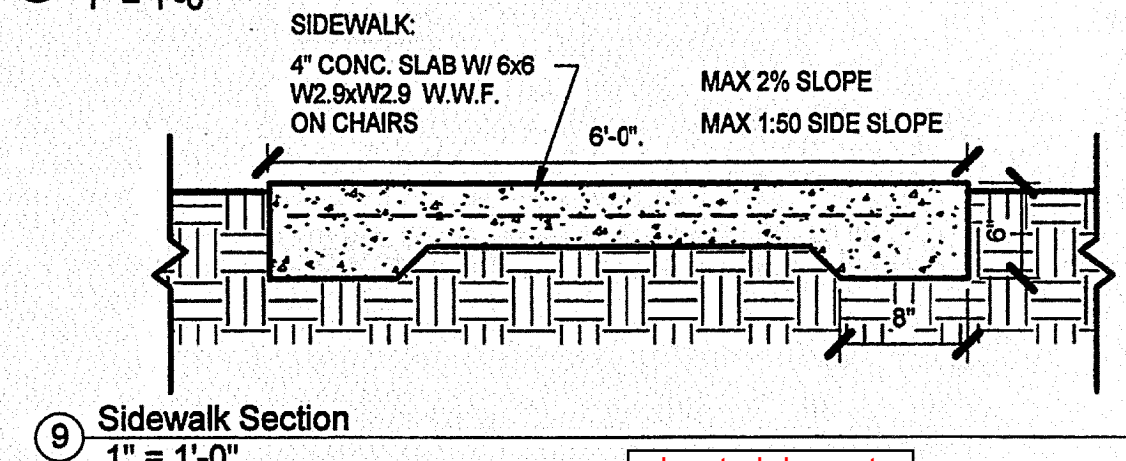
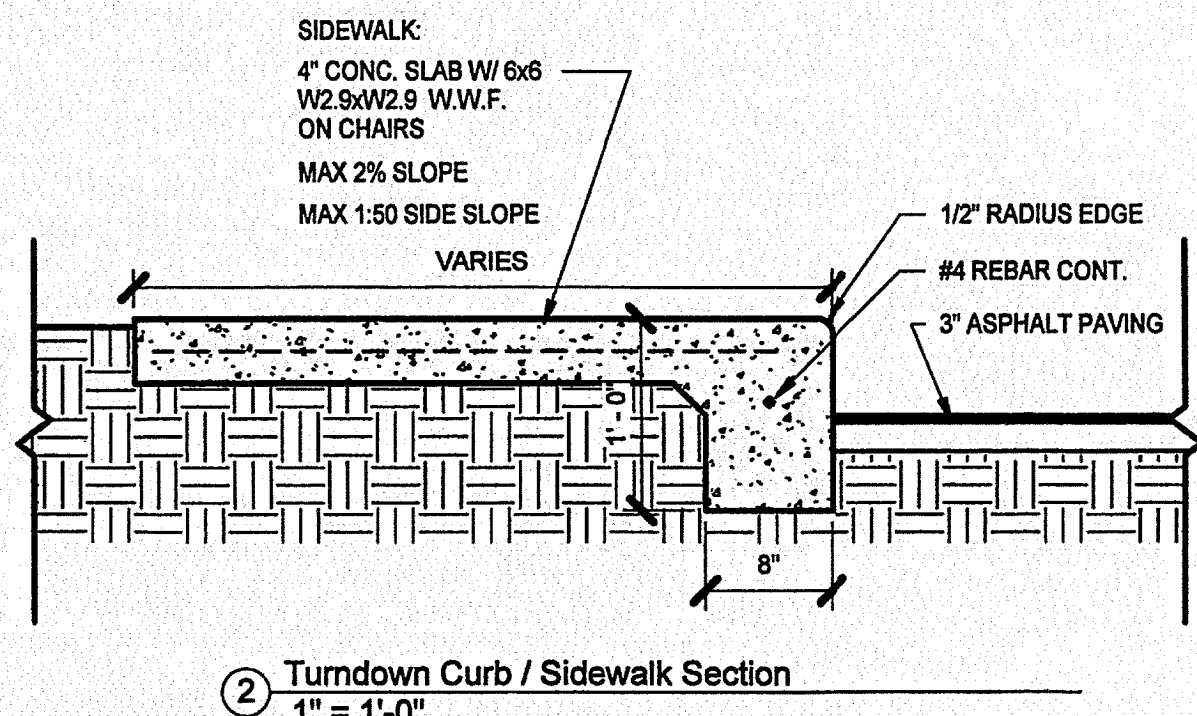
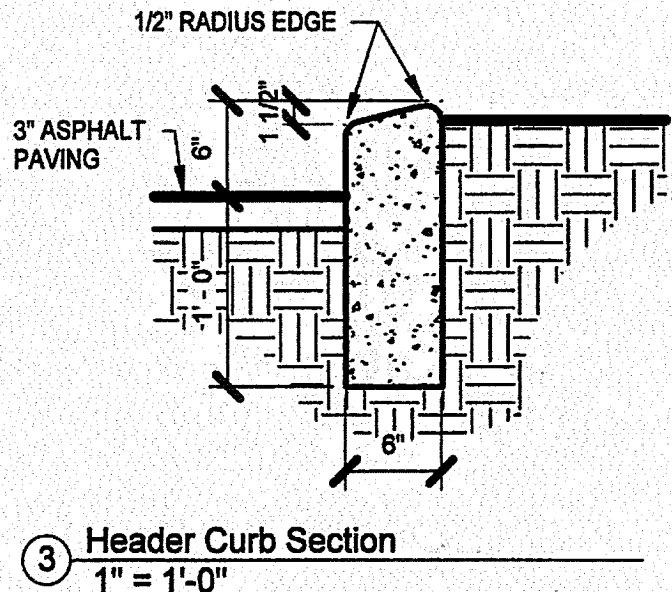
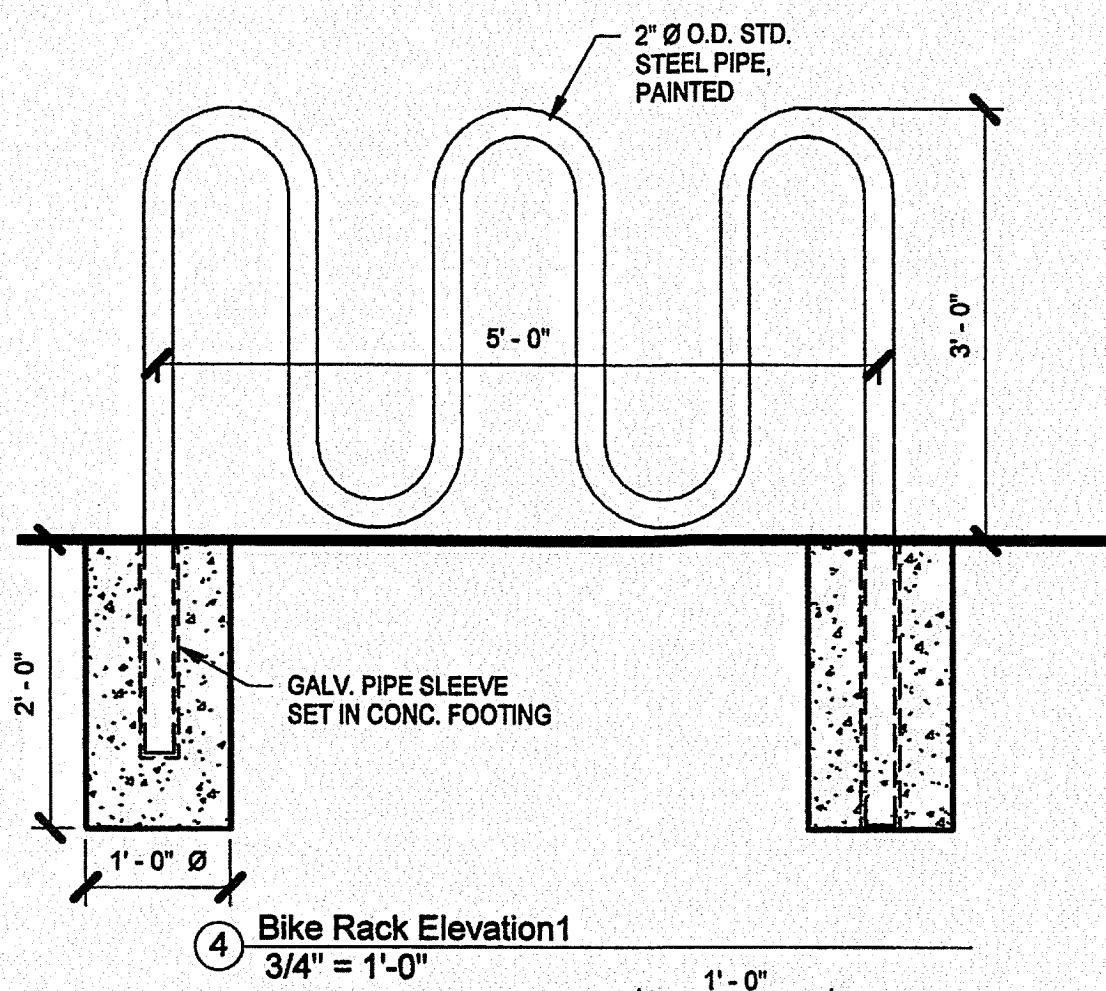
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ 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: _____

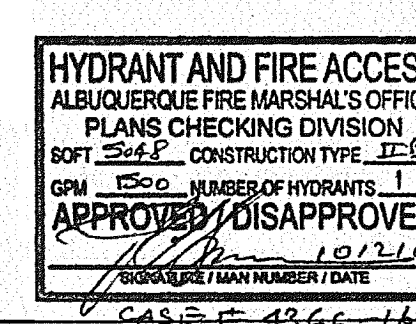
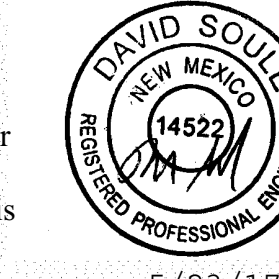
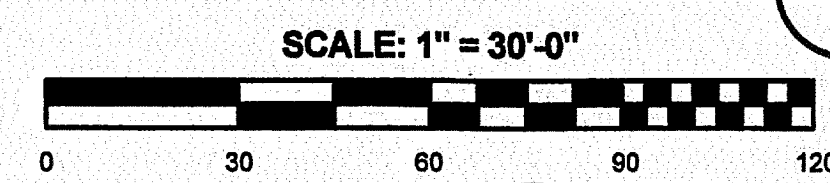




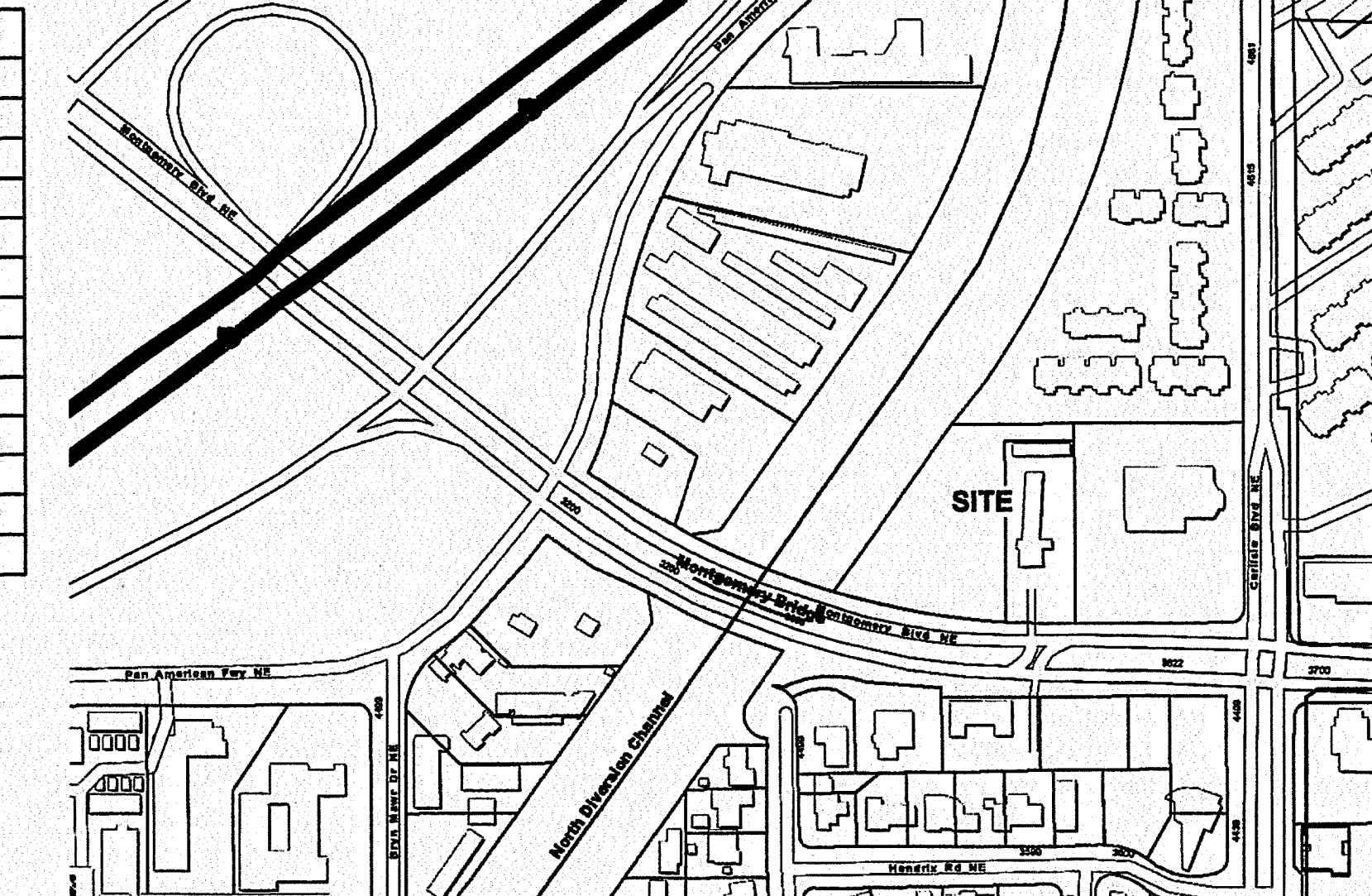
MONTGOMERY BOULEVARD N.E.
130' RIGHT-OF-WAY

① Site Plan
1" = 30'-0"

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 intent of the approved SITE PLAN plan approved 1/11/17. The record information edited on the original design document has been 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 herein 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.



SITE DATA TABLE	
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.



VICINITY MAP:
LEGAL DESCRIPTION: TR. G-2-A-1, MONTGOMERY COMPLEX

PROJECT NUMBER: 1006804
APPLICATION NUMBER: 16-70358

Is an Infrastructure List required? (x) Yes () No If yes then set of approved DRG 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:	
Transportation Division	11/30/16
Utilities Development	11-30-16
Parks & Recreation Department	11-30-16
City Engineer	1-4-17
Environmental Health Department (conditional)	1-11-17
Solid Waste Management	11-30-16
DRB Chairperson, Planning Department	1-11-17

- NOTES:**
- 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.
 - UNUSED CURB CUTS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
 - CROSS LOT ACCESS EASEMENT SHALL BE GRANTED.
 - BLANKET CROSS LOT DRAINAGE EASEMENTS SHALL BE GRANTED.
 - 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.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS.
 - ALL WHEELCHAIR RAMP SHALL BE BUILT PER ADA. ALL PARKING SPACES 9'x18' MINIMUM.
 - BUILDING MOUNTED SIGNS SHALL CONSIST OF INDIVIDUAL CHANNEL LETTERS WITHOUT INTERNAL ILLUMINATIONS. NO ILLUMINATED PLASTIC PANEL SIGNS ARE ALLOWED EXCEPT LOGOS.
 - PARAPETS/SCREEN WALLS SHALL BE EQUAL TO OR ABOVE THE TOP OF ALL HVAC EQUIPMENT.
 - NO OFF PREMISE OR POLE MOUNTED SIGNAGE SHALL BE ALLOWED.
 - VINYL COATED, PLASTIC REFLECTIVE TYPE AWNINGS, FASCIA, BUILDING PANELS, SIGN RACEWAYS OR ROOFS SHALL NOT BE PERMITTED.
 - FREE STANDING LIGHTING SHALL INCLUDE UNIFORM 16' 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.
 - CONSTRUCTION TYPE IIB, PREMISE ID SHALL BE PLACED IN POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET. BUILDING IS NOT SPRINKLED.
 - 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.
 - BUILDING SIGNAGE IS ALLOWED UP TO 6% OF FACADE AREA.
 - ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
 - ADA SIDEWALK CONNECTION TO EXISTING SIDEWALK ON MONTGOMERY SHALL CONFORM TO COA STD.
 - A KNOX BOX SHALL BE PROVIDED. DRIVING SURFACE SHALL BE 3" MINIMUM ASPHALT, SHALL SUPPORT 75,000, LBS. NO GRADES EXCEED 10% BUILDING DOES NOT EXCEED 30' IN HEIGHT

SHEET INDEX:

- SITE PLAN FOR BUILDING PERMIT
- LANDSCAPE PLAN
- MASTER UTILITY PLAN
- CONCEPTUAL GRADING AND DRAINAGE PLAN
- ELEVATIONS
- ELEVATIONS
- 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

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

SITE PLAN
Scale As indicated
1