

# CITY OF ALBUQUERQUE



February 28, 2020

Dekker/Perich/Sabatini  
Benjamin H. Gardner, R.A.  
7601 Jefferson Ave NW  
Albuquerque, NM 87102

**Re: FFCU Office Building**  
**4910 Union Way Dr. NE, 87107**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp 2-24-20 (F16D015A)

Dear Mr. Gardner,

The TCL submittal received 2-24-2020 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,

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

Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

EG via: email  
C: CO Clerk, File



# FFCU OFFICE BUILDING DESIGN BUILD

▷

AS101

RENAISSANCE BLVD NE

SITE

UNDERWAY NE

ALEXANDER BLVD NE

ZONE ATLAS PAGE REF: F-14-2

OTHERWISE, AS TO PLACE OF CURB, OR PAVL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

**B SITE PAVL SHALL COMPLY WITH LOCAL ACCESSIBILITY STANDARDS & GUIDELINES**

**C SITE PAVL SHALL BE CONSTRUCTED TO BE FLAT, FINISHED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PAVEMENTS**

**D LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR STREET LIGHTS**

**E LIGHTING DEVELOPMENT ORNAMENT (NO. 1) SECTION 1-6-54 OF CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS SHALL APPLY**

**F STREET'S PARKING SPACES AND ASSOCIATED STRIPS TO BE ASPHALT UNLESS OTHERWISE NOTED**

**G DRIVEWAYS SHALL BE 10 FEET OF A MINIMUM**

**H SLOPES WILL NOT EXCEED 1% IN GRADE FOR ANY FIRE ACCESS ROADS**

**I DRIVEWAYS SHALL BE CONSTRUCTED TO BE FLAT, FINISHED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PAVEMENTS**

**J BUILDING HAS HIGHLY VISIBLE SIGNAGE WITH CONTRASTING COLORS LIT FROM THE TOP, DOWN AND SIDEWAYS TO ALL APPROACHES**

**K DRIVE AND CULVERT FOR CURB INTERFERE FOR WATER INFILTRATION AREAS**

**L LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGNAGE AREAS**

**M DRIVE AND CULVERT FOR CURB INTERFERE FOR WATER INFILTRATION AREAS**

**N 3 AND 8 FEET L (AS MEASURED FROM THE GUTTER) PAVL IS NOT ACCEPTABLE**

**O IN THE CLEAR, SIGN TRIANGLE, SEE SHEET NUMBER 6**













<u>CODE</u>	<u>DESCRIPTION</u>
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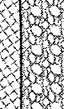
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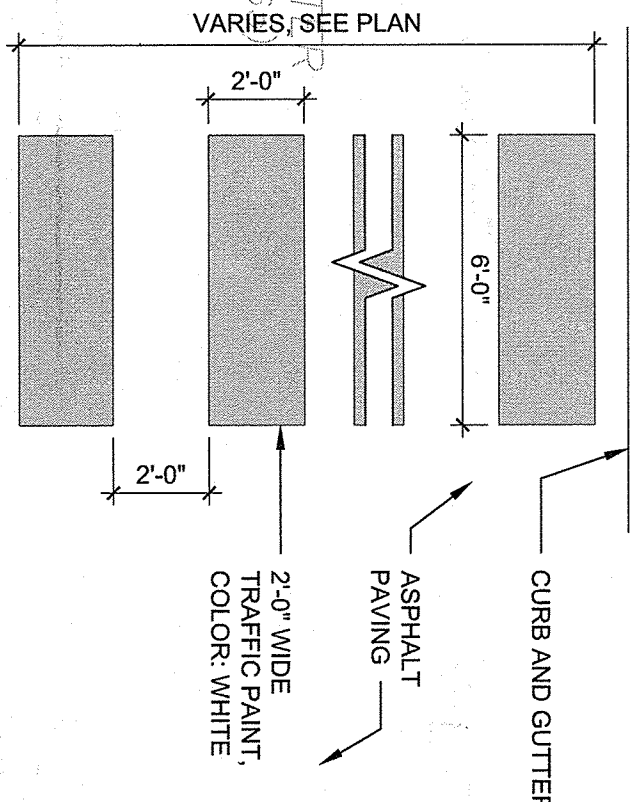
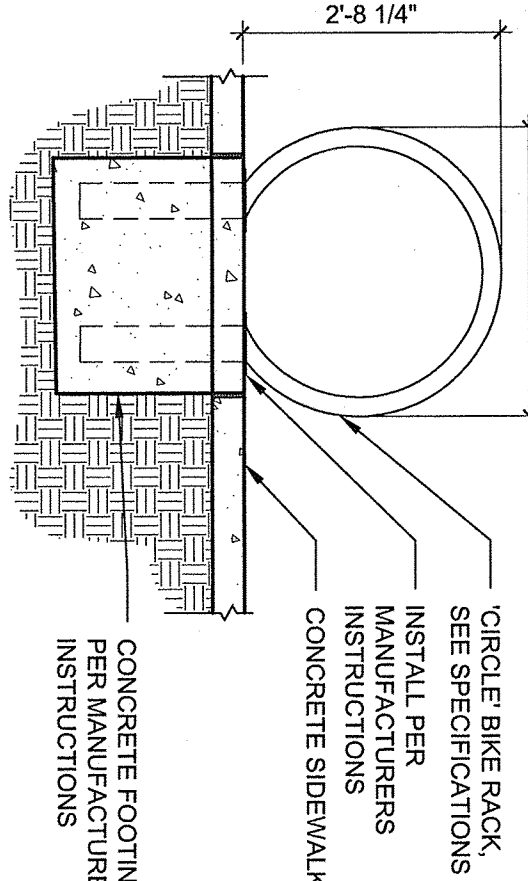
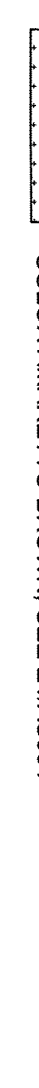
**ZONING:** MX-M MIXED-USE MODERATE DENSITY (AREA OF CHANGE PER IDO)

[illegible]

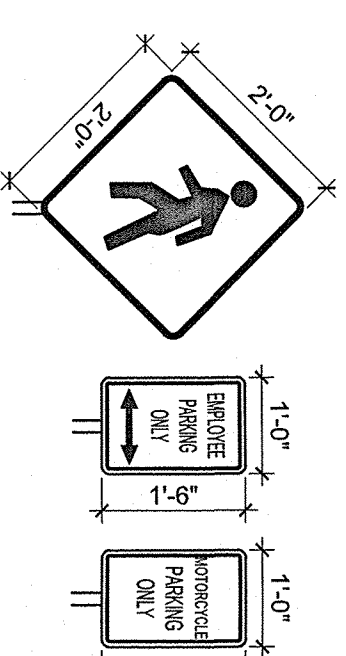
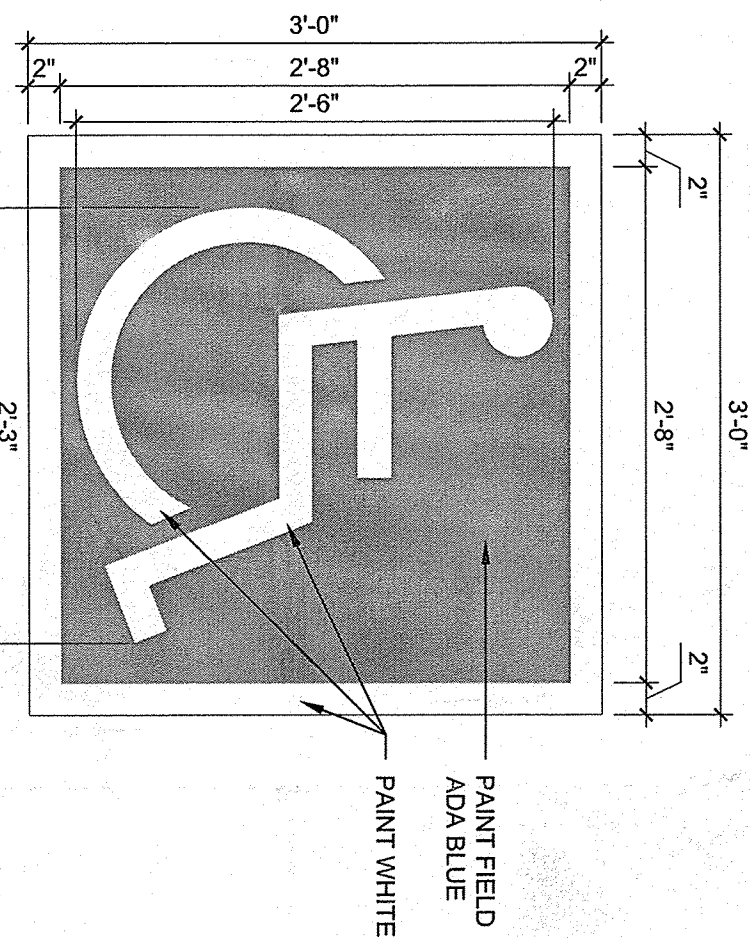
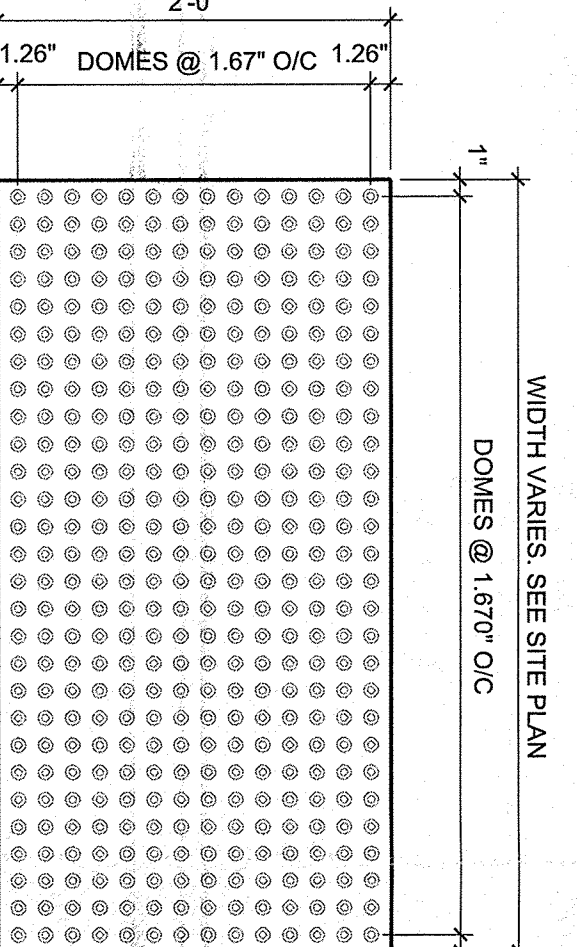
— — —

	SETBACK LINE		MANHOLE
	FIRE LINE		DIRECTIONAL ARROW. SEE CHAIN 50
	FIRE HYDRANT. P.V. SEE CHAIN 50		ACCESSIBLE PARKING. SEE CHAIN 50
	PARKING LIGHT. SEE ELECTRICAL		EXISTING TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. SEE ADDENDUM
	BENCH MARK. SEE CHAIN 50		TANK. SEE CHAIN 50
	BICYCLE RACK. CHAIN 50		SEE DETAIL THIS SHEET

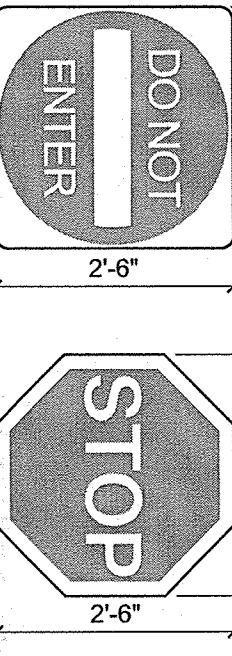
	REINFORCED CONCRETE. SEE CIVIL
	LANDSCAPE AREA. SEE LANDSCAPE SHEETS
	HEAVY DUTY ASPHALT. SEE CIVIL
	METAL COLORED CONCRETE DARK COLORS. SHUT MESA BUFF RIP RAP. SEE CIVIL
	STAMPED/TEXTURED ASPHALT. DECO COAT SYSTEMS
	STAGGERED CRUSHER RUNS. FINED BY STEEL EDGE. STAGGERED CRUSHER RUNS. FINED BY STEEL EDGE.



**PAINTED CROSSWALK**



RECTIONAL



VENEMEN I ARROW

0 2' 4' 6'

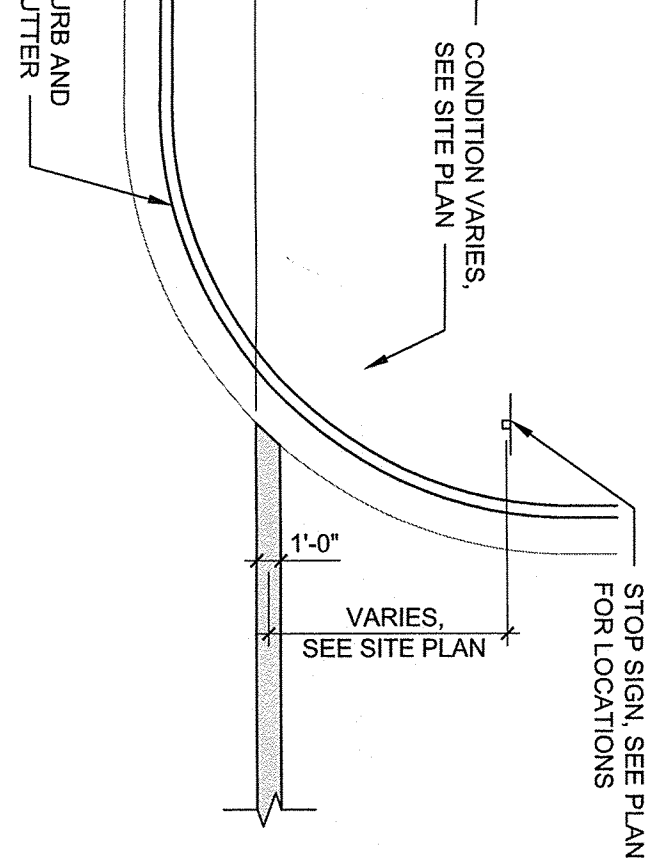
1/2" = 1'-0"

B5

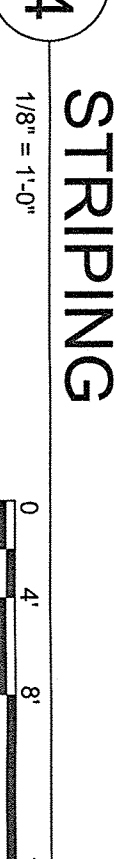
1/2" = 1'-0"



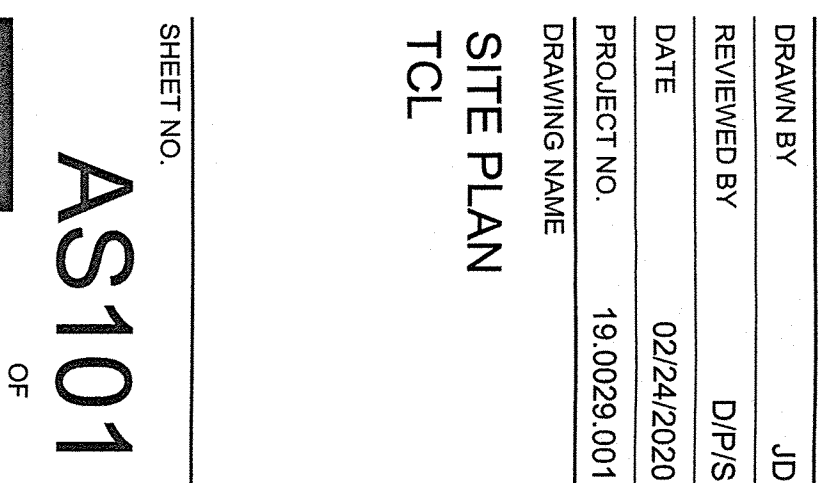
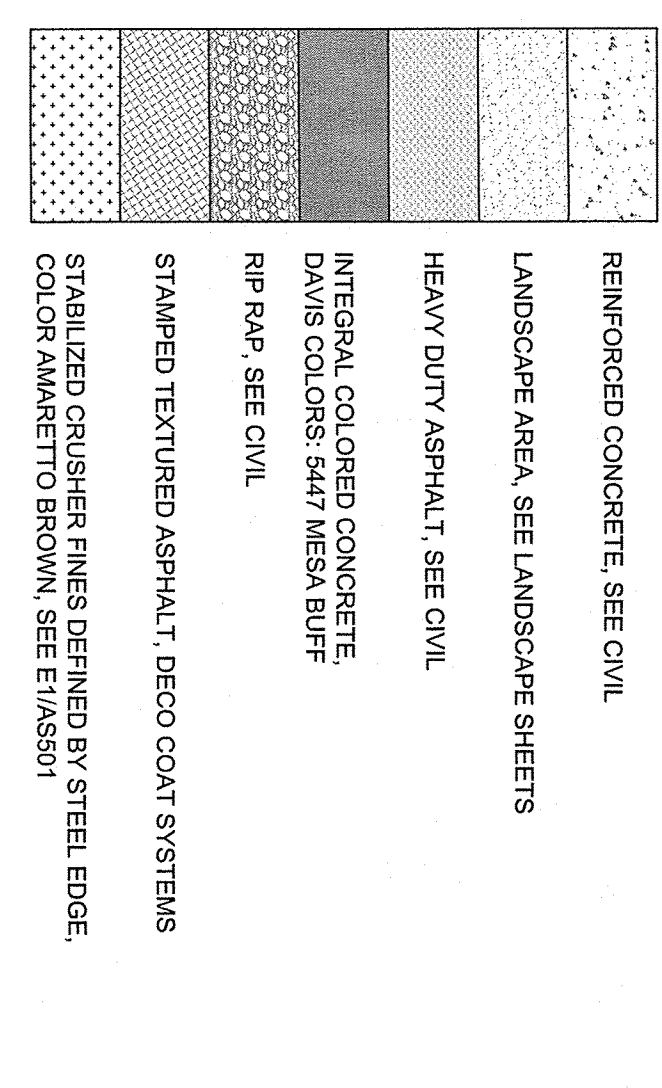
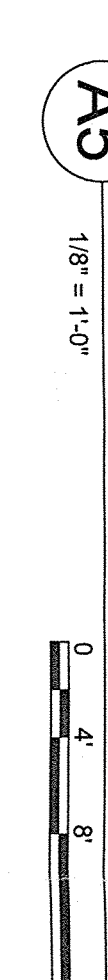
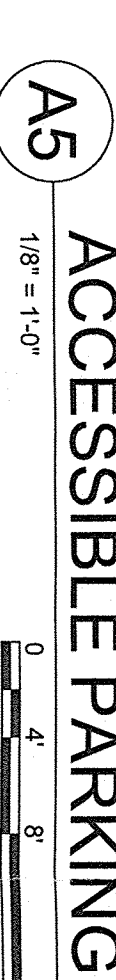
MIT LINE AT INTERSECTIONS TO THE LENGTH OF LANE. COLOR: WHITE



## STRIPING



ACCESSIBLE PARKING





**DEKKER  
PERICH  
SABATINI**

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109  
505.761.9700 / DPSDESIGN.ORG



SEAL

PROJECT

FFCU OFFICE BUILDING DESIGN BUILD  
UNION WAY ROAD NE  
ALBUQUERQUE, NM 87107

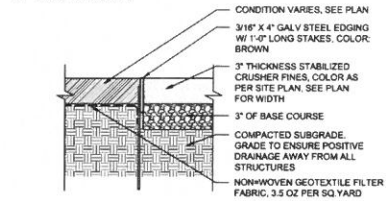
PERMIT SET

REVISIONS	
1	12.05.2019 AS 001
2	
3	
4	
5	

DRAWN BY TC  
REVIEWED BY MB  
DATE 11.15.2019  
PROJECT NO. 19.0029.001  
DRAWING NAME SITE DETAILS

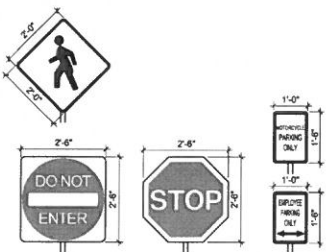
SHEET NO.  
**AS501**  
OF

- NOTES:  
1. STABILIZED CRUSHER FINES SHALL BE FLUSH WITH TOP OF TOP OF ADJACENT CONCRETE PAVEMENT, CURB OR FINISH GRADE, AND TO MATCH FINISH GRADES ON CIVIL DRAWINGS.  
2. STEEL EDGING TO BE LOCATED ALONG BOTH SIDES OF PATH EXCEPT WHERE CONCRETE PAVING OR RAISED PLANTER MATERIAL IS PRESENT.  
3. SEE SPECIFICATIONS.

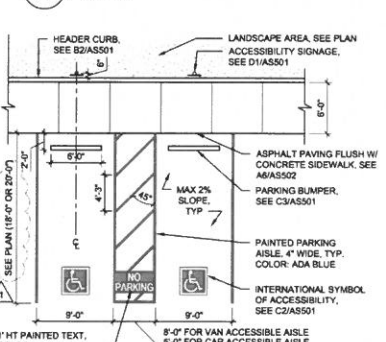


**E1 STABILIZED CRUSHER FINE WITH STEEL EDGING**  
1 1/2\"/>

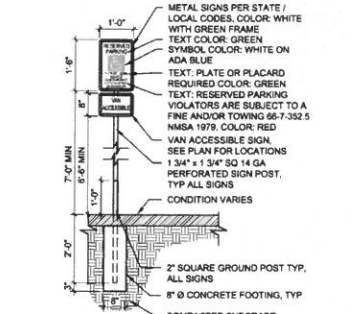
- NOTES:  
1. ALL SIGNS WILL HAVE THE SAME POLE AND FOOTING AS THE ACCESSIBLE PARKING SIGN SHOWN HERE.  
2. HEIGHT TO BOTTOM OF SIGN PER ANSI 552.7 AND MUTCD IS 84\"/>



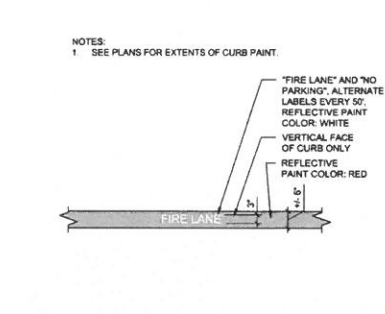
**D1 TRAFFIC SIGNAGE**  
1/2\"/>



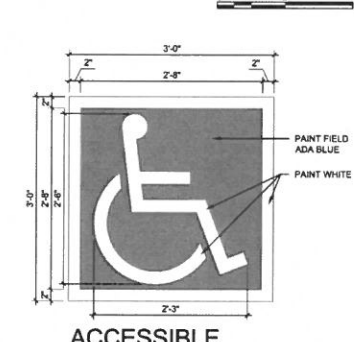
**C1 ACCESSIBLE PARKING**  
1 1/2\"/>



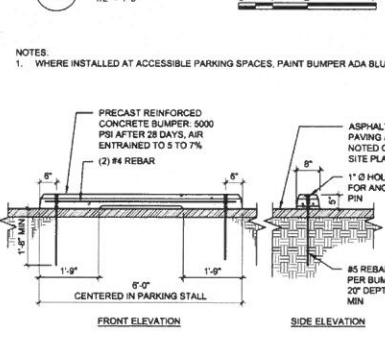
**D3 FIRELANE STRIPING**  
1/2\"/>



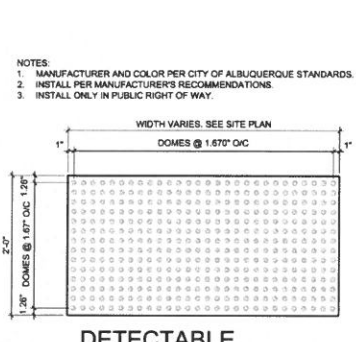
**D3 FIRELANE STRIPING**  
1/2\"/>



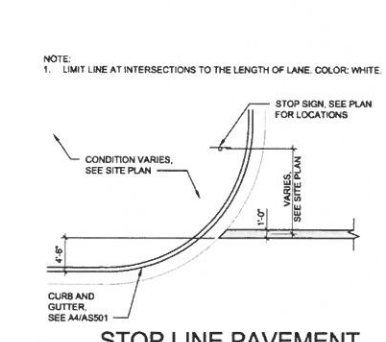
**C2 ACCESSIBLE PAVEMENT MARKING**  
1\"/>



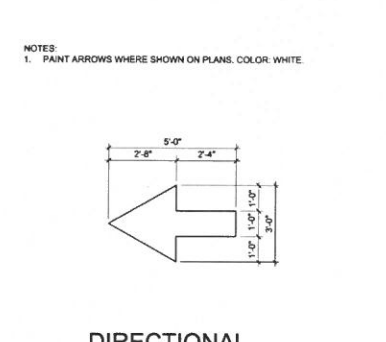
**C3 PARKING BUMPER**  
1/2\"/>



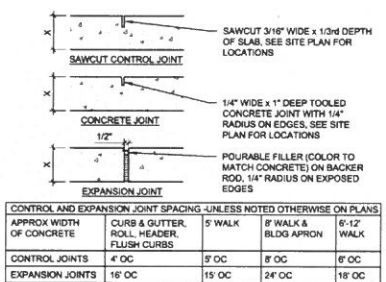
**C4 DETECTABLE WARNING SURFACE**  
1\"/>



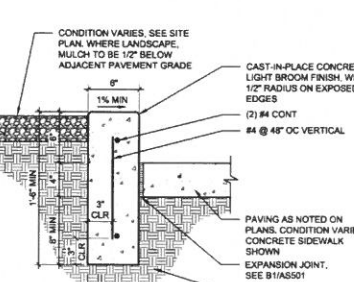
**C5 STOP LINE PAVEMENT STRIPING**  
1 1/2\"/>



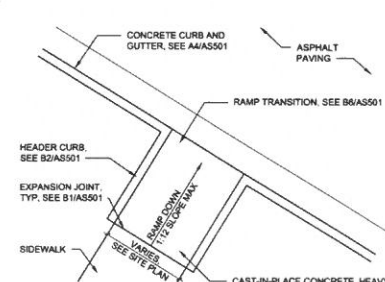
**C6 DIRECTIONAL PAVEMENT ARROW**  
3/8\"/>



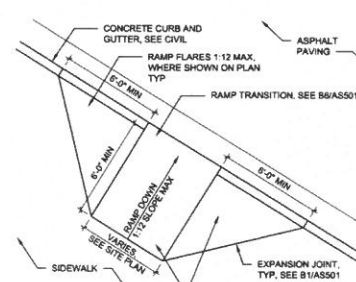
**B1 CONCRETE JOINTS & JOINT SPACING**  
1 1/2\"/>



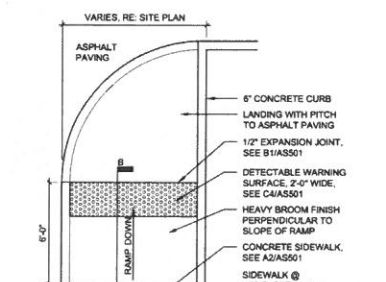
**B2 CONCRETE HEADER CURB**  
1 1/2\"/>



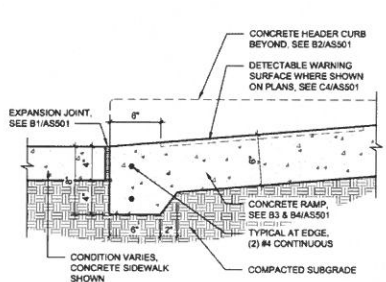
**B3 ACCESSIBLE RAMP - A**  
1 1/4\"/>



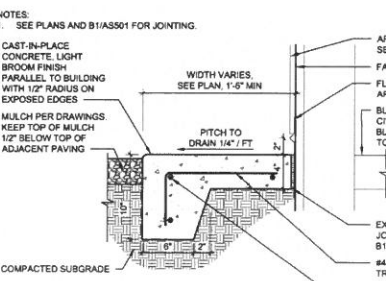
**B4 ACCESSIBLE RAMP - B**  
1 1/4\"/>



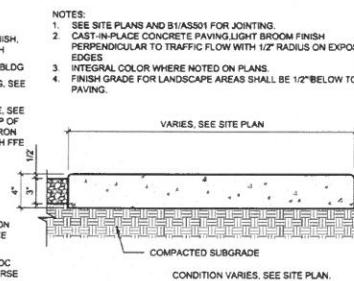
**B5 ACCESSIBLE RAMP - C**  
1 1/4\"/>



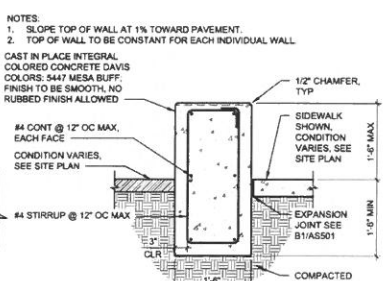
**B6 RAMP TRANSITION**  
1 1/2\"/>



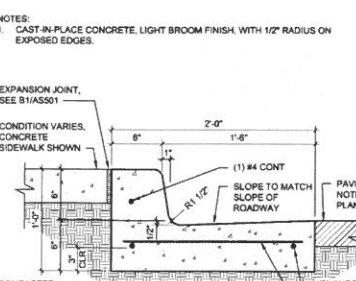
**A1 CONCRETE BUILDING APRON**  
1 1/2\"/>



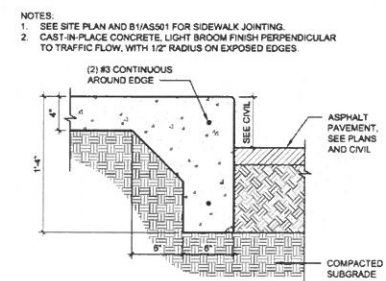
**A2 CONCRETE SIDEWALK**  
1 1/2\"/>



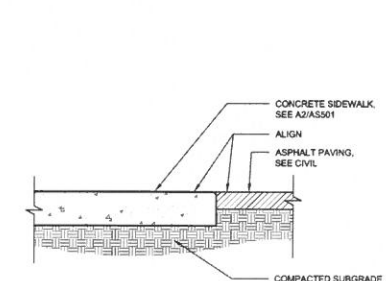
**A3 CONCRETE SEATWALL**  
3/4\"/>



**A4 CONCRETE CURB & GUTTER**  
1 1/2\"/>



**A5 SIDEWALK WITH TURNDOWN EDGE**  
1 1/2\"/>



**A6 FLUSH CONCRETE SIDEWALK**  
1 1/2\"/>

Supplement to #5

**Matthew Archuleta**

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**From:** Roeder, James A. <jroeder@cabq.gov>  
**Sent:** Wednesday, October 30, 2019 10:35 AM  
**To:** Matthew Satches  
**Cc:** Gutierrez G. David; Cherne, Curtis  
**Subject:** RE: First Financial Credit Union  
**Attachments:** C-200 - Utility Plan.pdf

Hi Matt.

This is below the threshold of needing a City work order, so Design Review & Construction does not object to constructing the drive entrance, sidewalks, etc. with the TCL / building permit process.

I will let David speak for the Water Authority, but I suspect he will so "no problem."

Thank you.



**JIM ROEDER, P.E.**  
design review committee chair  
building and development services  
o 505.924.3992  
e jroeder@cabq.gov  
cabq.gov/planning

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**From:** Matthew Satches [mailto:msatches@bhinc.com]  
**Sent:** Wednesday, October 30, 2019 10:14 AM  
**To:** Roeder, James A.  
**Cc:** Gutierrez G. David  
**Subject:** First Financial Credit Union

Hi Jim,

We have a new First Financial Credit Union building located in the Renaissance Center (see attached KMZ). We are punching in a new driveway along Union Way for use by the site as well as some other routine utility connections within the ROW. Can we detail out the driveway returns on our Building Permit set? Or how would you like that completed? The new sidewalk and ADA ramps are located onsite, not in the ROW so I don't think a work order is appropriate necessarily. Can you confirm the correct process for such a minimal amount of work in the ROW?

David, I assume we can take care of the utility connections via Mini Work Order, is this correct?

I've attached a draft of our Utility Plan for your reference. This also shows the driveway along Union Way.



# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: First Financial Credit Union DATE OF REQUEST: 12 / 27 / 2019 ZONE ATLAS PAGE(S): F-16-Z

### CURRENT:

ZONING MX-M

PARCEL SIZE (AC/SQ. FT.) 4.95 AC

### LEGAL DESCRIPTION:

LOT OR TRACT # 1A-2-A-3 BLOCK # \_\_\_\_\_

SUBDIVISION NAME RENAISSANCE CENTER

### REQUESTED CITY ACTION(S):

ANNEXATION [ ]

ZONE CHANGE [ ]: From \_\_\_\_\_ To \_\_\_\_\_

SECTOR, AREA, FAC, COMP PLAN [ ]

AMENDMENT (Map/Text) [ ]

### SITE DEVELOPMENT PLAN:

SUBDIVISION\* [ ] AMENDMENT [ ]

BUILDING PERMIT ☒ ACCESS PERMIT [ ]

BUILDING PURPOSES [ ] OTHER [ ]

\*includes platting actions

### PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION ☒

EXPANSION OF EXISTING DEVELOPMENT [ ]

### GENERAL DESCRIPTION OF ACTION:

# OF UNITS: \_\_\_\_\_

BUILDING SIZE: 40,365 (sq. ft.)

2918sf Bank + 37,447sf Office

**Note:** changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE [Signature]

DATE 12/27/19

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>nd</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO ☒ BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO ☒ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature]  
TRAFFIC ENGINEER

12-27-19  
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED   /  /    
-FINALIZED   /  /  

TRAFFIC ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_

Revised January 20, 2011