



**Planning Department
Transportation Development Services**

February 12, 2015

Joe Slagle
Slagle Herr Architects, Inc.
413 Second Street SW
Albuquerque, NM 87102

**Re: Sandia Area Federal Credit Union, 11301 Montgomery Blvd. NE
Traffic Circulation Layout
Plan Dated 02-04-15 (F22-D002)**

Dear Mr. Slagle:

Based upon the information provided in your submittal received 02-09-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The proposed development looks like it may meet the threshold for a Traffic Impact Study based upon the combined square footage of the Sandia Area Credit Union building and the Starbucks. Provide a trip generation.
2. Please provide a zone atlas number for the vicinity map.
3. For the next submittal, provide the details for the curb, pavement section for the parking lot, handicapped ramp, and handicapped parking spot signage.
4. Identify adjacent street widths and right-of-way widths for Montgomery Boulevard and Cairo Drive. List the existing sidewalk widths for both streets.
5. Remove and replace the ramp on the northwest corner of the Cairo Drive/Montgomery Boulevard intersection to comply with more current ADA standards, and include the truncated domes. Design the ramp so that pedestrian traffic can easily access it across Cairo Drive and across Montgomery Boulevard. Construct the ramp around the existing mastarm using header curb so that you will not have to relocate it.
6. Remove the handicapped parking spot signage within the Cairo Drive right-of-way that is being unused.
7. Show where new on-site curb begins and ends. Differentiate between existing and new curb. It would be easier to show a different legend for the existing curb. Replace the existing ramps at the access off of Montgomery Boulevard to match current ADA standards and include the truncated domes.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

8. For Keyed Note 3, call out the necessary COA Standard Dwg. Number. Call out the necessary COA Standard Dwg. Numbers for any work within COA right-of-way as applicable. Be sure to include truncated domes for the curb ramps at the access off of Cairo Drive.
9. For curb called out for Keyed Note 23, show all curb radii. Show the 24-foot dimension width for the parking aisle on the north side of the parking lot east of the main parking aisle off of Montgomery Boulevard. Label curb radii for the access off of Montgomery Boulevard, even if this is meant to be existing and left alone.
10. List length of queues for both the credit union and the Starbucks. Show both the overall length and how many cars can be accounted for.
11. For the credit union, show widths of aisles in between the concrete islands called out in Note 11. Also, show striping for delineation between these aisles north of the islands for a certain distance until the drive necks down.
12. Provide a 6-foot wide ADA accessible connection from Starbucks to the existing street right-of-way. It is required to have a 6-foot ADA accessible pathway from the public right-of-way to the building entrances.
13. Include a minimum width of 8 feet wide for both van access aisles. The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Include an accessible signage detail for the next submittal showing this language.
14. The words **"NO PARKING"** for each of the van accessible aisles should be at least one foot high and at least two inches wide. Call out these dimensions within a keyed note.
15. A design delivery vehicle route needs to be shown from the public right-of-way and through the parking lot for the two new facilities.
16. "Do Not Enter" signage is required at the end of the driving aisles for the drive-thrus at both on-site facilities.
17. The wheelchair ramp called out by Keyed Note 29 needs to have a minimum 4 foot by 4 foot level surface landing at the top of the ramp for wheelchair turning.
18. Please provide a sight distance exhibit for the drive onto Montgomery Blvd. (see the *Development Process Manual, Chapter 23, Section 3, Page 23-28, Part D.5 Intersection Sight Distance*).
19. Please add the following note to this clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
- Please provide a sight distance exhibit for the drive onto Montgomery Blvd. (see the *Development Process Manual, Chapter 23, Section 3, Page 23-28, Part D.5 Intersection Sight Distance*).



Please add the following note to this clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

20. For the drive on to Cairo Drive, provide a mini clear sight triangle as per Page 23-74 of the Development Process Manual. For this location, also add the following note to this clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
21. For required spaces of between 36 to 50 spaces, 3 accessible parking spaces are required (NMBC Table 1106.1). Therefore, a total of 3 spaces would be required for Starbucks, and 3 spaces would be required for the credit union.
22. Please submit two copies of the Traffic Circulation Layout for the next submittal.

PO Box 1293

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3924.

Albuquerque

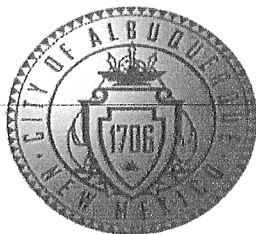
Sincerely,

New Mexico 87103

www.cabq.gov

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

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Sandia Area Federal Credit Union Building Permit #: _____ City Drainage #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tract C, New Holiday Park Subdivision
City Address: 11301 Montgomery Blvd. NE, Albuquerque, NM

Engineering Firm: Rio Grande Engineering Contact: David Soule
Address: 1606 Central Ave, SE, Suite 201 Albuquerque, NM 87106
Phone#: 505 872 0999 Fax#: _____ E-mail: david@riograndeengineering.com

Owner: Sandia Area Federal Credit Union Contact: Scott Connely
Address: 8000 Palomas Ave NE, Albuquerque, NM 87109
Phone#: 505 256 6000 Fax#: _____ E-mail: Scott.Connely @sandia .org

Architect: Slagle Herr Architects Inc. Contact: Joe Slagle
Address: 413 Second Street SW, Albuquerque, NM 87102
Phone#: 505 246 0870 Fax#: _____ E-mail: joe@slagleherr.com

Surveyor: Advantage Surveying Contact: Robert Guterrez
Address: 804 Lead Avenue SW, Albuquerque NM 87102
Phone#: 505 243 1212 Fax#: _____ E-mail: _____

Contractor: N/A Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ ENGINEER'S CERT (ESC)
☐ SO-19
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL ☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL ☐ ESC PERMIT APPROVAL
☐ WORK ORDER APPROVAL ☐ ESC CERT. ACCEPTANCE
☐ GRADING CERTIFICATION ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: ☒ Yes ☐ No ☐ Copy Provided

DATE SUBMITTED: 2-9-15 By: Joe Slagle

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

S89°59'25"E

EXISTING WOOD FENCE

GATE

EXISTING BLOCK WALL

7' UTILITY EASEMENT

345.06'

393.08'

FUTURE
DEVELOPMENT

EXISTING
BUILDING

EXISTING
DRIVEWAY

EXISTING
PARKING

EXISTING
SIDEWALK

EXISTING 2'X3'
CATCH BASIN

7' UTILITY EASEMENT

EXISTING SIDEWALK

EXISTING BUS STOP BENCH

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

keyed notes:

- REMOVE EXISTING CURB AND SIDEWALK AND INSTALL NEW DRIVEWAY AND SIDEWALK PER COA STD.
- SEE FLOOR PLAN FOR TYP. DIMENSIONS AT DRIVE THROUGH LINES.
- NEW ROUSED DRIVEWAY APRON, HOP RAMPS, SIDEWALKS AND CURBS PER COA STD.
- NEW MONUMENT SIGN.
- NEW COLORED CONCRETE CURB AND GUTTER. SEE 1110.
- DUMPSTER ENCLOSURE. SEE 115.
- 24" WIDE X 4" THK. COLORED CONCRETE APRON.
- PLANTER AND BENCH. SEE 119.
- BIKE RACK. SEE 118.
- COLORED CONC. WALK FLUSH WITH ASPHALT. SEE 111.
- CONC. ISLANDS. SEE 112.
- 6" THK. CONC. APRON FLUSH WITH ASPHALT OVER 6" COMPACTED BASECOURSE. PROVIDE #4 REBAR @ 24" O.C. E.W.
- FUTURE CLOCK TOWER.
- 4" THK. COLORED CONCRETE PLAZA WITH SAWCUT JOINTS @ 4'-0" O.C. E.W.
- 4" THK. COLORED CONCRETE PAVO WITH SAWCUT JOINTS AS SHOWN.
- RETAINING WALL. SEE GRADING PLAN AND 113.
- NEW COLORED CONC. WALK.
- NEW HOP. RAMP. SEE 115.
- NEW HOP. PARKING SIGN. SEE 113.
- ASPHALT PAVING SECTION PER SOILS INVESTIGATION REPORT.
- 4" WIDE WHITE STRIPING.
- TEMPORARY ASPHALT CURB.
- MOTORCYCLE PARKING. PAINT LETTERS AT EA. SPACE.
- MOTORCYCLE PARKING.
- LIGHT POLE ON CONCRETE BASE. SEE 111.
- 24" WIDE OPENING IN CURB FOR ROOF DRAIN AND OVERFLOW DRAIN SCOPERS. CENTER GRAB ON DRAINS SEE 113.
- 24" WIDE CONC. CULVERT @ ROOF DRAIN LOCATION WITH GALV. CHECKERPLATE COVER. SEE 113.
- NEW HOP. RAMP. SEE 115.
- NEW HOP. RAMP. SEE 113.
- ELEC. METER AND MOP.
- GAS METER.
- YARD WALL AND STEEL PANEL FENCE. SEE 110.
- 8" DIA. COLORED CONCRETE BOLLARD (14 LOCATIONS). SEE 113.
- 12" DIA. COLORED CONCRETE BOLLARD (6 LOCATIONS). SEE 113.
- ALL BY PROVIDER. COORDINATE INSTALLATION AS REQUIRED.
- MOTORCYCLE PARKING SIGN. SEE 113.
- METAL PANEL FENCE AND GATE. SEE 113, 111.
- TRANSFORMER LOCATION ON CONC. PAD PER PAV. SPEC.

site data:

11301 MONTGOMERY AVE. NE
ALBUQUERQUE, NM 87111

LEGAL DESCRIPTION:
NEW HOLIDAY PARK SUBD. TRACT C
NOTE: SUBDIVISION AS SHOWN ON PLAN IS IN PROCESS.
102226107022630102

OWNER:
SANDIA AREA FEDERAL CREDIT UNION

CURRENT ZONING:
C-1

ZONE ALIAS PAGE:
G-21

SETBACK REQUIREMENTS:
15' REAR YARD SETBACK (2.97 AC.) 38,617 S.F.

TOTAL LAND AREA:
2,009 B.C.

APPLICABLE CODES:
C.O.A. ZONING ORDINANCE
SECTOR PLAN: NONE

CASE HISTORY:
CONDITIONAL USE FOR RESTAURANT DRIVE THRU LINES
PROJECT NO 1010038 APPROVAL DATE 6-5-14

CREDIT UNION SITE DATA:

LAND AREA (FEDING): 40,859 S.F. (1.97 AC.)
BUILDING FOOTPRINT AREA: 4500 S.F.
BUILDING CONSTRUCTION: 58 (NON-SPRINKLED)
FLOOR AREA RATIO (GROSS BLD. AREA/LOT AREA): 11.0 %
REQUIRED PARKING: 1 SPACE PER 200 S.F. OFFICE: 4500 S.F. / 200 = 23 SPACES
PARKING PROVIDED: 38 SPACES
REQUIRED H.C. PARKING: 1 SPACE
H.C. PARKING PROVIDED: 2 SPACES
BICYCLE PARKING PROVIDED: 5 SPACES
REQUIRED MOTORCYCLE PARKING: 2 SPACES
MOTORCYCLE PARKING PROVIDED: 2 SPACES

Coffee Shop Site Data:

LAND AREA (FEDING): 31,992 S.F. (1.25 AC.)
BUILDING FOOTPRINT AREA: 2000 S.F.
BUILDING CONSTRUCTION: 58 (NON-SPRINKLED)
FLOOR AREA RATIO (GROSS BLD. AREA/LOT AREA): 6.3 %
REQUIRED PARKING: 1 SPACE PER 4 SPACES RESTAURANT: 60 SPACES (INCLUDING PAVO) 15 SPACES
PARKING PROVIDED: 37 SPACES
REQUIRED H.C. PARKING: 1 SPACE
H.C. PARKING PROVIDED: 2 SPACES
BICYCLE PARKING PROVIDED: 1 SPACE
REQUIRED MOTORCYCLE PARKING: 1 SPACE
MOTORCYCLE PARKING PROVIDED: 1 SPACE

project description:

THIS PROPERTY WAS PREVIOUSLY DEVELOPED AS A FIRMS OPERETRA. THE EXISTING BUILDING WAS DEMOLISHED SEVERAL YEARS AGO AND THE LAND WAS REDEVELOPED INTO STUDENTS TRACT C. THE SUBDIVISION IS IN PROCESS. THE DEVELOPMENT INCLUDES SUBDIVISION OF THE EXISTING PARCEL INTO THREE SEPARATE PARCELS AND DEVELOPMENT OF THE TWO SOUTHERNEAST PARCELS AS A CREDIT UNION BRANCH WITH DRIVE THRU AND A COFFEE RESTAURANT WITH A DRIVE THRU. THE DEVELOPMENT IS IN PROCESS. THE REPLAY WILL INCLUDE NEW PROPERTY LINES AS SHOWN ON THIS PLAN AS WELL AS A BLANKET DRAINAGE EASEMENT WILL ALSO BE INCLUDED AS PART OF THE REPLAY.

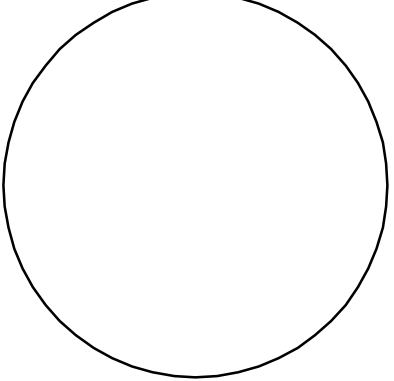
a new credit union
branch development for:



11301 montgomery ne
albuquerque, new mexico

slaglehennrich architects
413 secoond st sw
albuquerque nm
87102
5052460870
slaglehennrich.com

TRAFFIC
CIRCULATION
LAYOUT



revisions

date
2-4-15
sheet
A001

0 10' 20' 40' 60' N 1"=20'

Site plan

MONTGOMERY BOULEVARD N.E.

CAIRO DRIVE N.E.

vici nity map

