CITY OF ALBUQUERQUE



Planning Department Transportation Development Services

April 28, 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

Architect's Stamp dated 4-18-15 (F22-D002)

16

Dear Mr. Slagle,

The TCL submittal received 4-18-15 is approved for Building Permit. 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.

PO Box 1293 When the site construction is completed and a 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 TCL with a completed <u>Drainage and Transportation Information Sheet</u> to

front counter personnel for log in and evaluation by Transportation.

New Mexico 87103

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.

www.cabq.gov

Albuquerque

Sincerely,

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

c: File CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

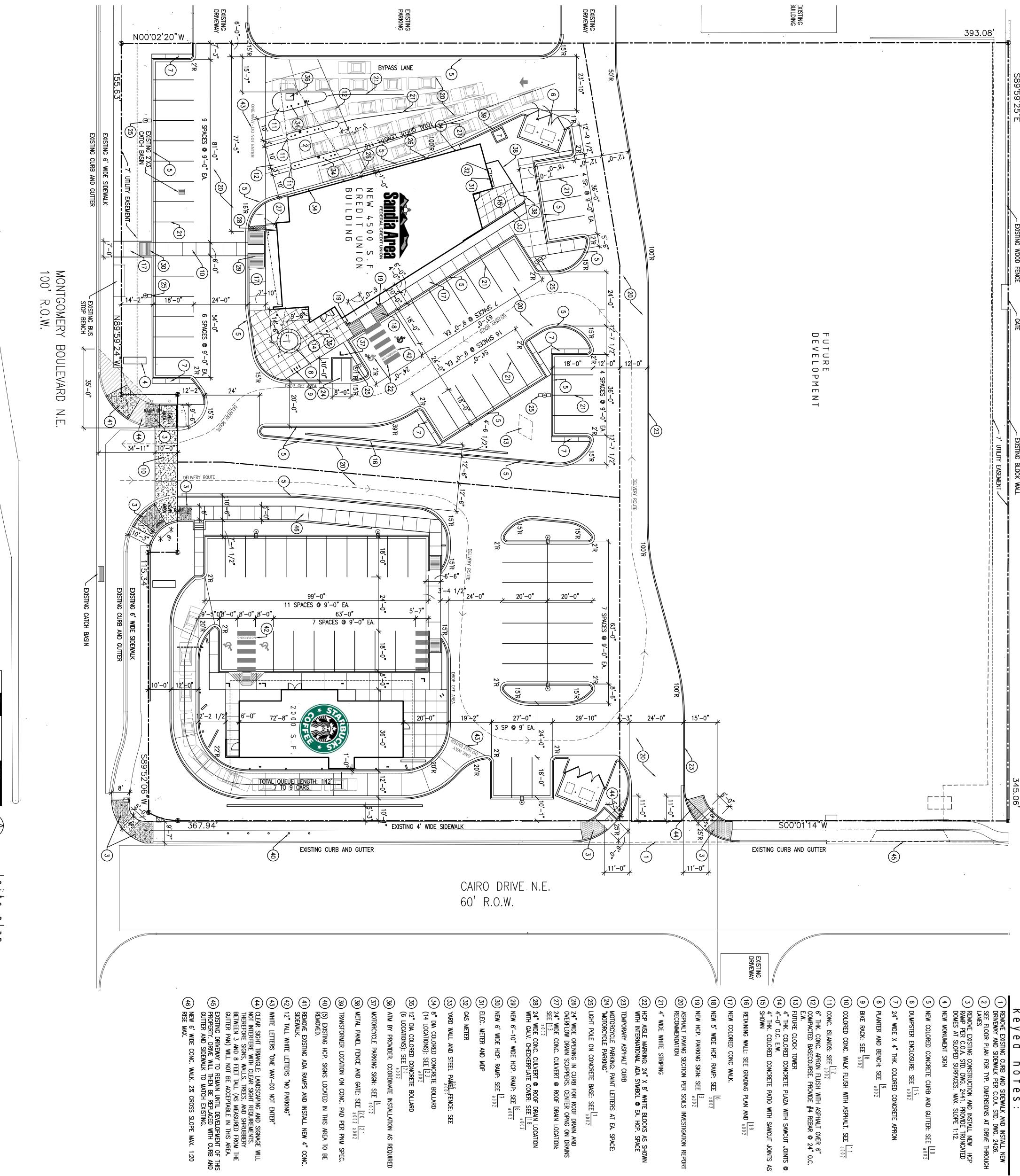
DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(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 Su	bdivision	
City Address: 11301 Montgomery Blvd. NE, Albu	uquerque, NM	
Engineering Firm: Rio Grande Engineering		Contact: David Soule
Address: 1606 Central Ave, SE, Suite 201 Alb		Contact. David Soule
	uquerque, rvivi or roo	E-mail: david@riograndeengineering.co
		Contact: Scott Connely
Address: 8000 Palomas Ave NE, Albuquerque,		
Phone#:505 256 6000		E-mail: Scott.Connely @sandia .org
Architect: Slagle Herr Architects Inc.		Contact: Joe Slagle
Address: 413 Second Street SW, Albuquerque		
Phone#: 505 246 0870 Fax#:		E-mail: joe@slagleherr.com
Surveyor: Advantage Surveying		Contact: Robert Guiterrez
Address: 804 Lead Avenue SW, Albuquerque		Contact. Noboli Cattorio2
Phone#: 505 243 1212 Fax#:	1411107-102	E-mail:
		Contact:
Address: Fax#:		E-mail:
Phone#: Fax#:		E-maii:
TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:		
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE	
DRAINAGE PLAN 1st SUBMITTAL	Western Address and Address an	
DRAINAGE PLAN RESUBMITTAL S. DEV. PLAN FOR SUB'D APPROVAL		
CONCEPTUAL G & D PLAN	APT CONTRACTOR CONTRAC	
GRADING PLAN	NAMES OF THE PARTY	
EROSION & SEDIMENT CONTROL PLAN (ESC) FINAL PLAT APPROVAL		
ENGINEER'S CERT (HYDROLOGY) CERTIFICATE OF OCCUPANCY (PERM)		
CLOMR/LOMR	CERTIFICATE OF OCCUPANCY (TCL TEMP)	
X TRAFFIC CIRCULATION LAYOUT (TCL)	(TCL)FOUNDATION PERMIT APPROVAL	
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPROVAL	
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROVAL SO-19 APPROVAL	
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVAL ESC PERMIT APPROVAL	
SO-19	WORK ORDER APPROVAL ESC CERT. ACCEPTANCE	
OTHER (SPECIFY)	GRADING CERTIFICATION OTHER (SPECIFY)	
WAS A PRE-DESIGN CONFERENCE ATTENDED:	X Yes No Co	ny Provided
	personal conference of the con	
DAIL OUDINITIED. Z-J-1J	Dy. JUE Slayle	

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



SIDEWALK AND INSTALL NEW C.O.A. STD. DWG. 2426. IMENSIONS AT DRIVE THROUGH ON AND INSTALL NEW HCP 1441. PROVIDE TRUNCATED MAX. SLOPE 1:12. NOTE: SUBDIVISION AS LEGAL DESCRIPTION: |--|--|--

data

CURRENT ZONING: APPLICABLE CODES: TOTAL LAND AREA: SETBACK REQUIREMENTS: ZONE ATLAS PAGE: AREA FEDERAL CREDIT UNION

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

(2.97 AC)

38,617 S.F.

15' REAR YARD SETBACK

CASE HISTORY:

CONDITIONAL USE FOR RESTAURANT DRIVE THRU LANES PROJECT NO 1010038 APPROVAL DATE 6-5-14

FLOOR AREA RATIO (GROSS BLD. AREA/LOT AREA):
REQUIRED PARKING:
1 SPAC COFFEE SHOP SITE DATA: BICYCLE PARKING PROVIDED: REQUIRED H.C. PARKING: BUILDING CONSTRUCTION: CREDIT UNION SITE DATA: REQUIRED MOTORCYCLE PARKING LAND AREA: (PENDING) PARKING PROVIDED: PARKING PROVIDED: 40,859 S.F. 5B (NON-SPRINKLED) = PER 200 S.F = 23 SPACES2 SPACES 2 SPACES 5 SPACES 2 SPACES 4500

MOTORCYCLE PARKING PROVIDED: REQUIRED MOTORCYCLE PARKING: paq a † las

FLOOR AREA RATIO (GROSS BLD. AREA/LOT AREA):
REQUIRED PARKING:
1 SPACE
RESTAURANT:
60 SEATS (INCLUDING PA

60 SEATS (INCLUDING PATIO)

SPACE PER 4 SEATS

JING PATIO) 15 SPACES

37 SPACES

1 SPACE

a new o

credit union development

for

BUILDING FOOTPRINT AREA:

LAND AREA: (PENDING)

31,592 S.F. (.725 AC.)

5B (NON-SPRINKLED)

2000 S.F.

REQUIRED H.C. PARKING:

PARKING PROVIDED:

2 SPACES

PARKING PROVIDED:

JUAN TABO BLVD. NE CAIRO DRIVE NE a -> _ _

301 montgomery buquerque, new

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CREDIT

NOINO

rarchitects 7 0

DORADO HIGH SCHOOL

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 $\stackrel{\textstyle \bigwedge}{\textstyle 2}$ 2-23-15 C.O.A. COMMENTS ADDRESSED $\stackrel{\textstyle \bigwedge}{\textstyle 2}$ 3-16-15 C.O.A. COMMENTS ADDRESSED

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sheet

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THIS PROPERTY WAS PREVIOUSLY DEVELOPED AS A FURRS CAFETERIA. THE EXISTING BUILDING WAS DEMOLISHED SEVERAL YEARS AGO AND THE LAND HAS REMANED VACANT. STUDENTS FROM ELDORADO HIGH SCHOOL ACROSS THE STREET HAVE BEEN USING THE LOT FOR OFF CAMPUS PARKING. THIS DEVELOPMENT INCLUDES SUBDIVISION OF THE EXISTING PARCEL INTO THREE SEPARATE PARCELS AND DEVELOPMENT OF THE TWO SOUTHERNMOST PARCELS AS A CREDIT UNION BRANCH WITH DRIVE THRU AND A COFFEE RESTAURANT WITH A DRIVE UP WINDOW. THE NORTHERNMOST PARCEL IS UNDETERMINED AT THIS TIME. AS OF THIS DATE, THE SUBDIVISION OF THE PROPERTY LINES AS SHOWN ON THIS PLAN AS WELL AS CROSS ACCESS EASEMENTS AT THE MAIN DRIVEWAYS. A BLANKET DRAINAGE EASEMENT WILL ALSO BE INCLUDED AS PART OF THE REPLAT. ргo <u>а</u> 0 0

TRACT C NEW HOLIDAY PARK SUB'D AS SHOWN ON PLAN IS IN PROCESS.

11301 MONTGOMERY AVE NE ALBUQUERQUE, NM 87111

