

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 27, 2023

Ronald Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Pl. NE
Albuquerque, NM 87109

Re: Sandia Labs Federal Credit Union
No Address: St. Joseph's and Coors
Traffic Circulation Layout for DFT Approval
Engineer's Stamp 10-23-23 (G11-D067B)

Dear Mr. Bohannon,

The TCL submittal received 10-24-2023 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit.

PO Box 1293

Albuquerque

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.

NM 87103

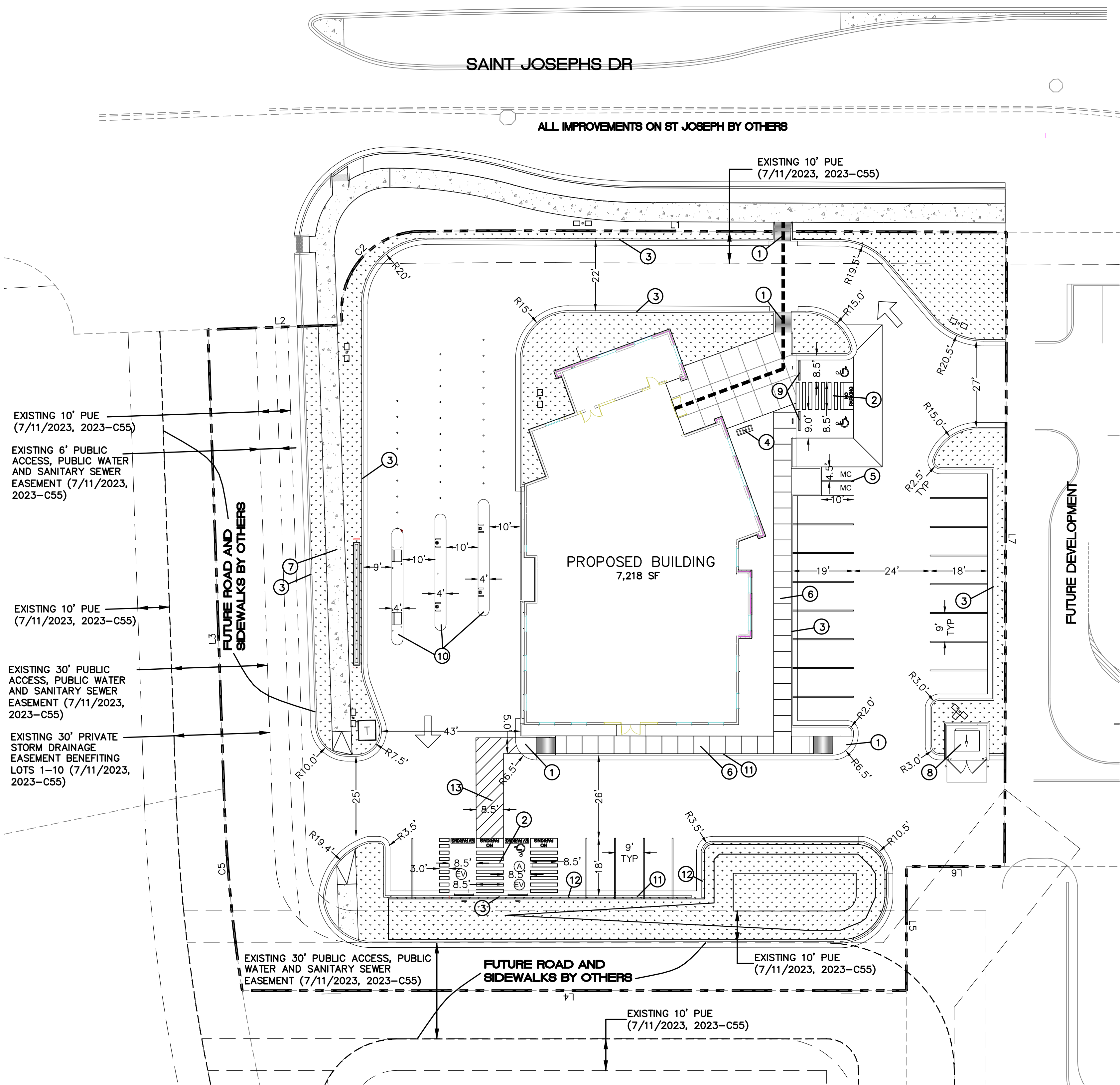
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

www.cabq.gov

Sincerely,

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: Ernest Armijo

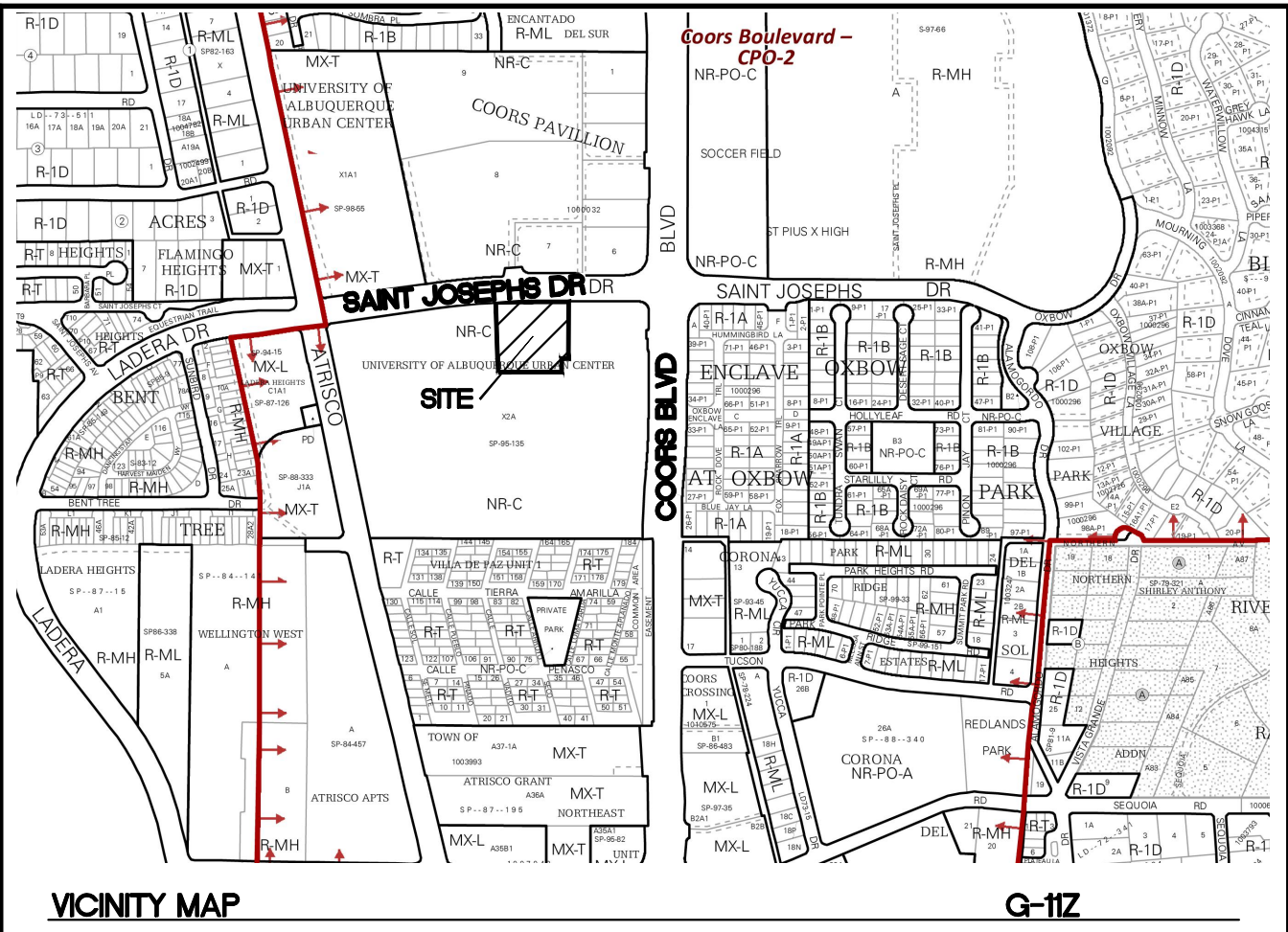


- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - RIGHT-OF-WAY
 - BUILDING
 - PROPOSED SIDEWALK
 - EXISTING CURB & GUTTER
 - LANDSCAPING
 - SITE LIGHTING
 - ACCESSIBLE ROUTE

- KEYED NOTES**
- UNIDIRECTIONAL ACCESSIBLE RAMP, SEE DETAIL SHEET DET-1
 - ACCESSIBLE PARKING SPACE PER ADA STANDARDS
 - STANDARD CURB AND GUTTER PER COA DWG 2415A
 - BICYCLE RACK SEE DETAIL SHEET DET-1
 - MOTORCYCLE SPACE W/SIGN SEE DETAIL SHEET DET-1
 - 6' SIDEWALK, SEE ARCHITECTURAL PLAN FOR DETAIL
 - 6' SIDEWALK PER COA DWG 2430
 - DUMPSTER W/RECYCLING SEE DETAIL SHEET DET-2
 - WHEEL STOP SEE DETAIL SHEET DET-1
 - DRIVEUP ISLANDS SEE ARCHITECTURAL PLANS
 - 8" CURB AND GUTTER PER COA DWG 2415A
 - 10' TRANSITION FROM 6" TO 8" CURB
 - PEDESTRIAN CROSSING

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°49'11"E	141.21
L2	N88°01'12"E	42.00
L3	N1°58'48"W	147.66
L4	S89°59'52"W	208.02
L5	S0°00'01"W	38.88
L6	S89°59'52"W	30.83
L7	S0°10'32"W	198.74

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	91°19'44"	25.00	39.85
C5	6°51'24"	500.00	59.84



LEGAL DESCRIPTION

LOT 8, UNIVERSITY OF ALBUQUERQUE URBAN CENTER
FILED JULY 10, 1995, IN BOOK 95C, PAGE 250

SITE DATA

PROPOSED USAGE BANK
LOT AREA 56032 SF (1.29 ACRES)
ZONING NR-C

BUILDING AREA 7,218 SF

BUILDING SETBACK

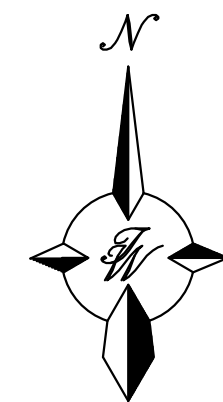
FRONT 5'
REAR 0'
SIDE 0'

PARKING REQUIRED 22 SPACES
PARKING PROVIDED 25 SPACES (2 EV CHARGING STATIONS)
ACCESSIBLE SPACES REQUIRED 2 SPACES (1 VAN)
ACCESSIBLE SPACES PROVIDED 3 SPACES (1 VAN)
TOTAL PARKING PROVIDED 33 SPACES

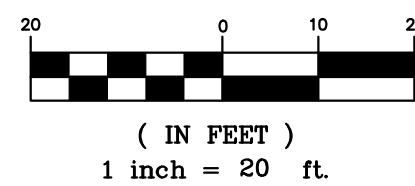
MOTORCYCLE SPACES REQUIRED 1 SPACES
MOTORCYCLE SPACES PROVIDED 2 SPACES

BICYCLE SPACES REQUIRED 5
BICYCLE SPACES PROVIDED 5

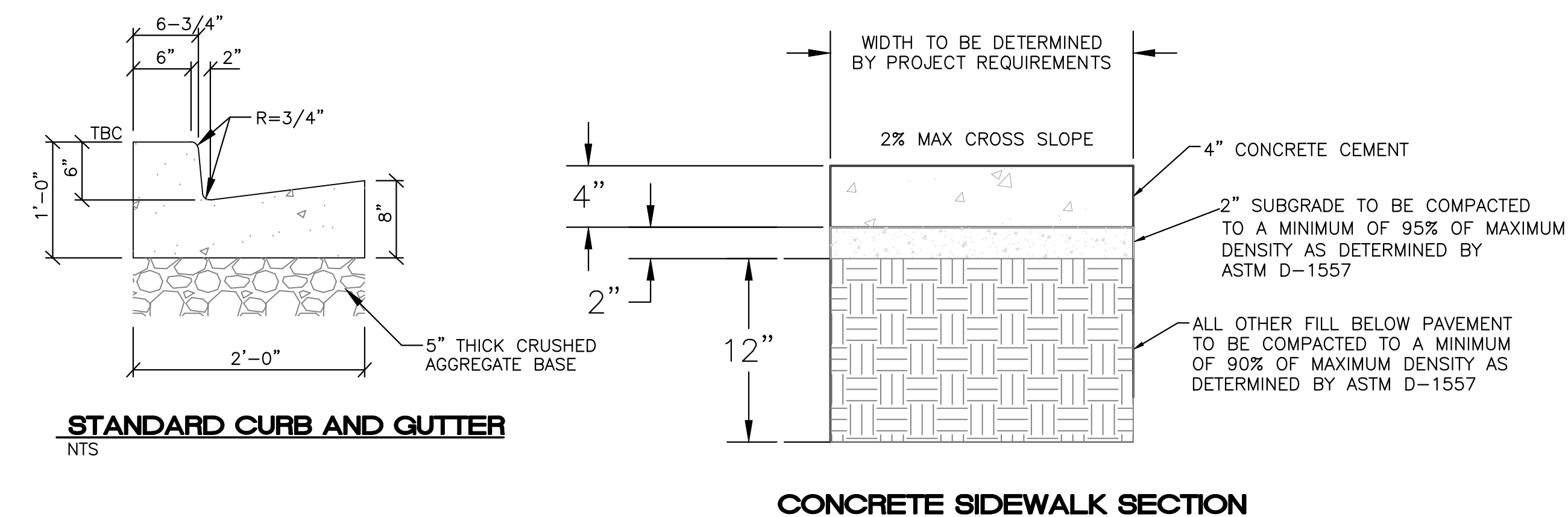
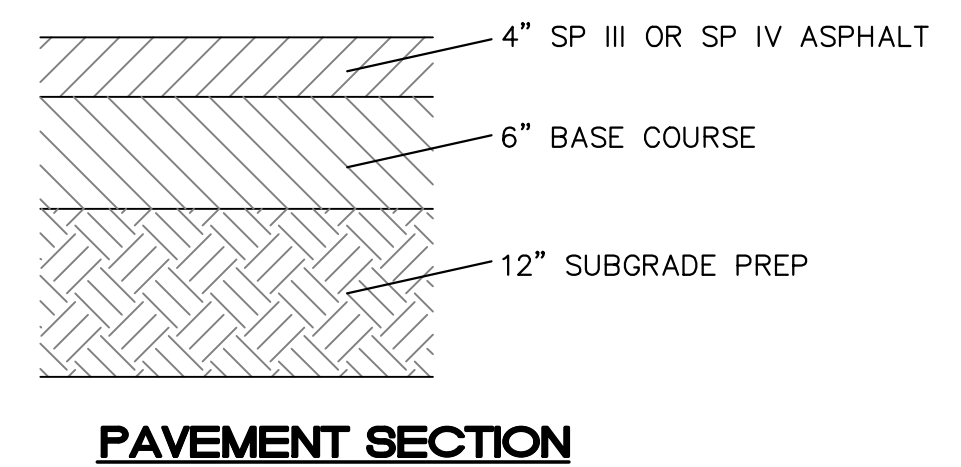
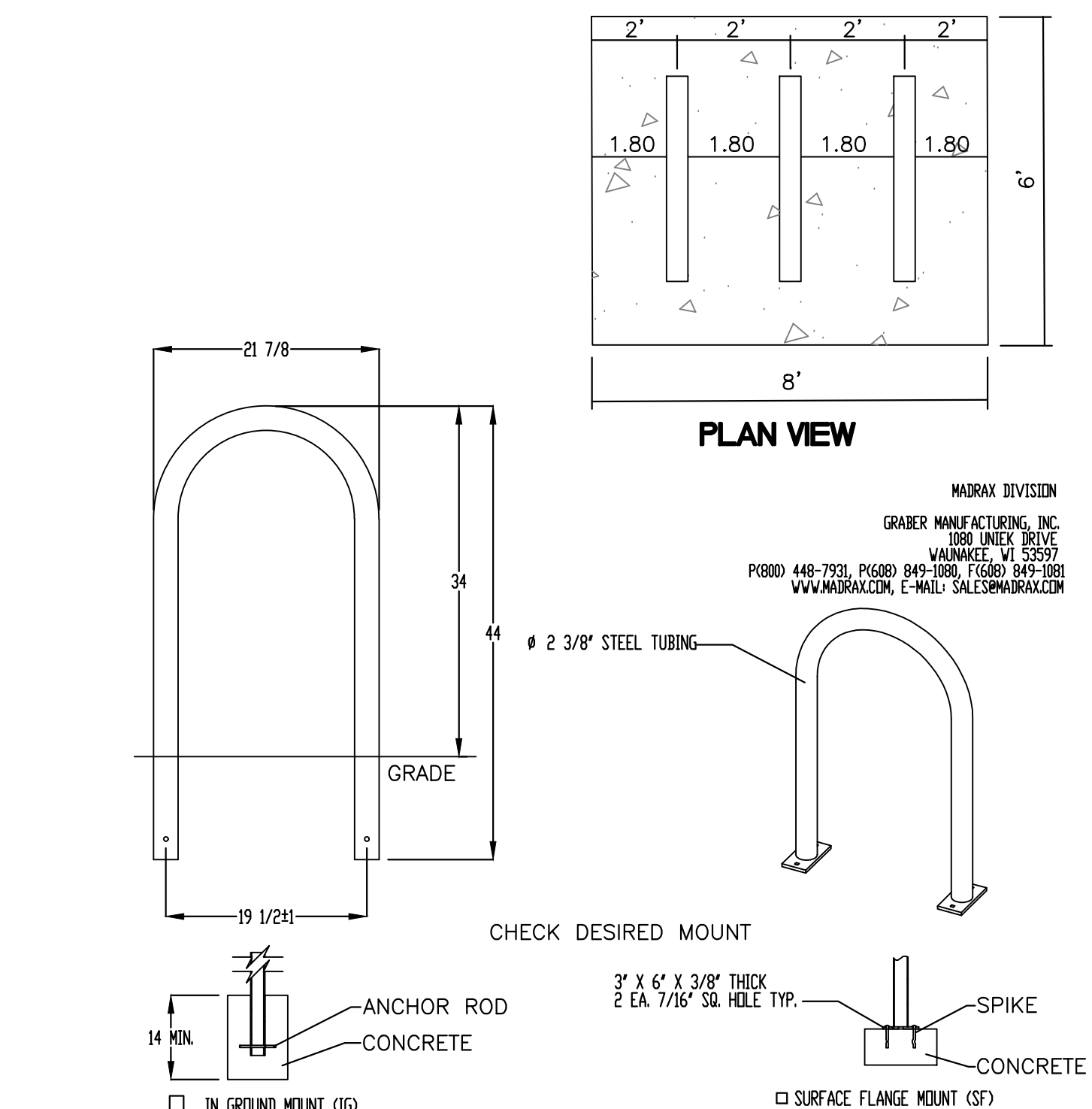
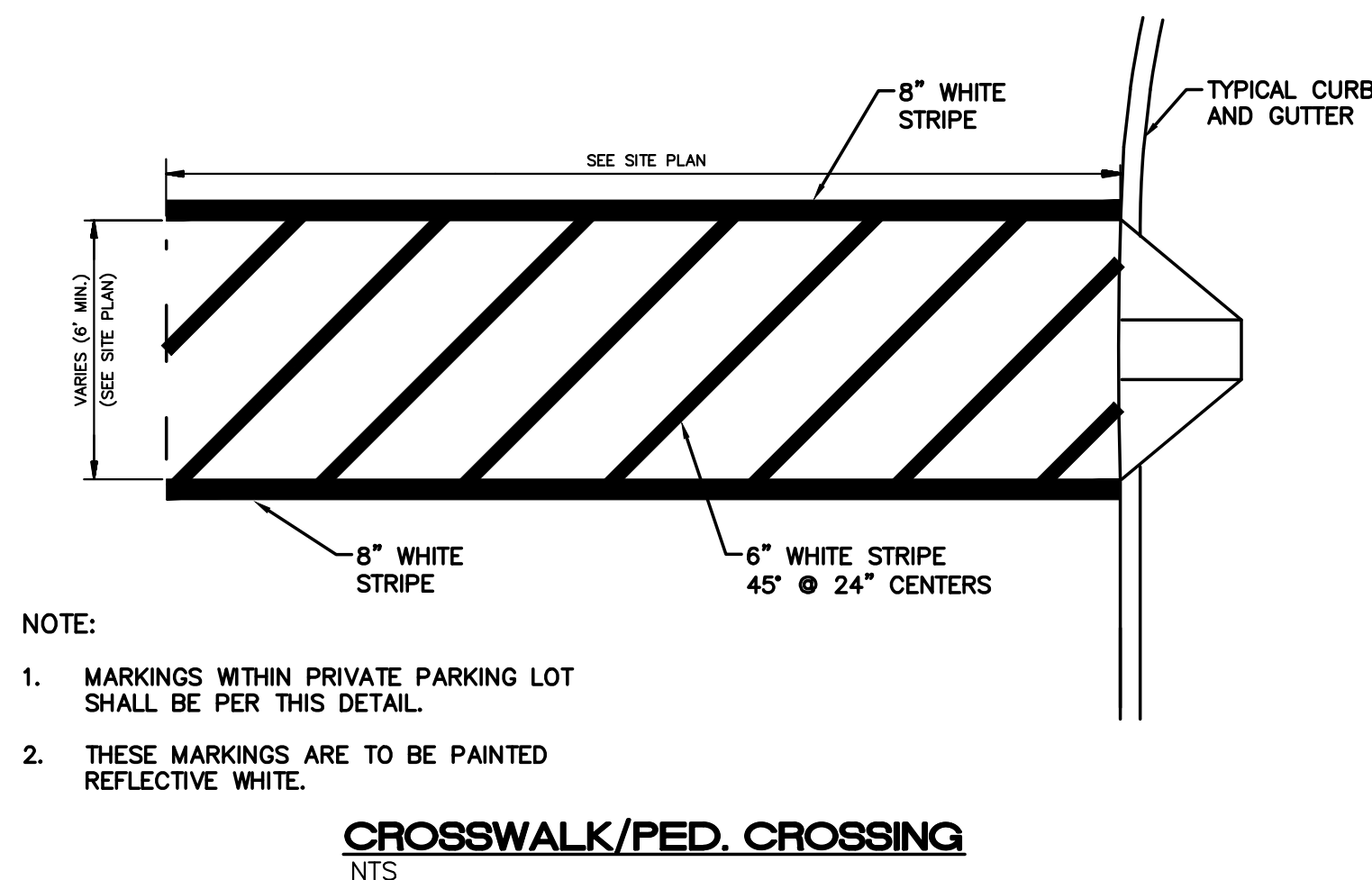
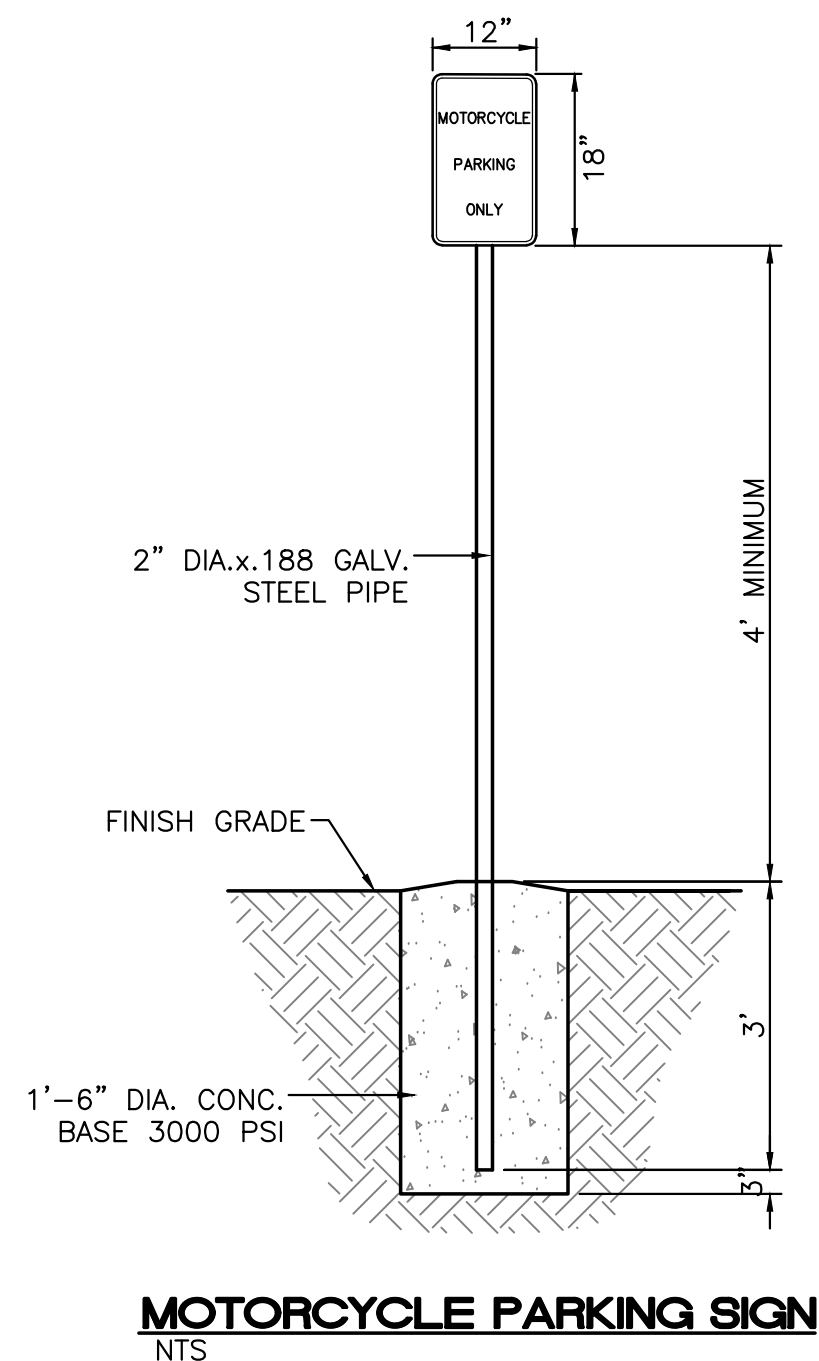
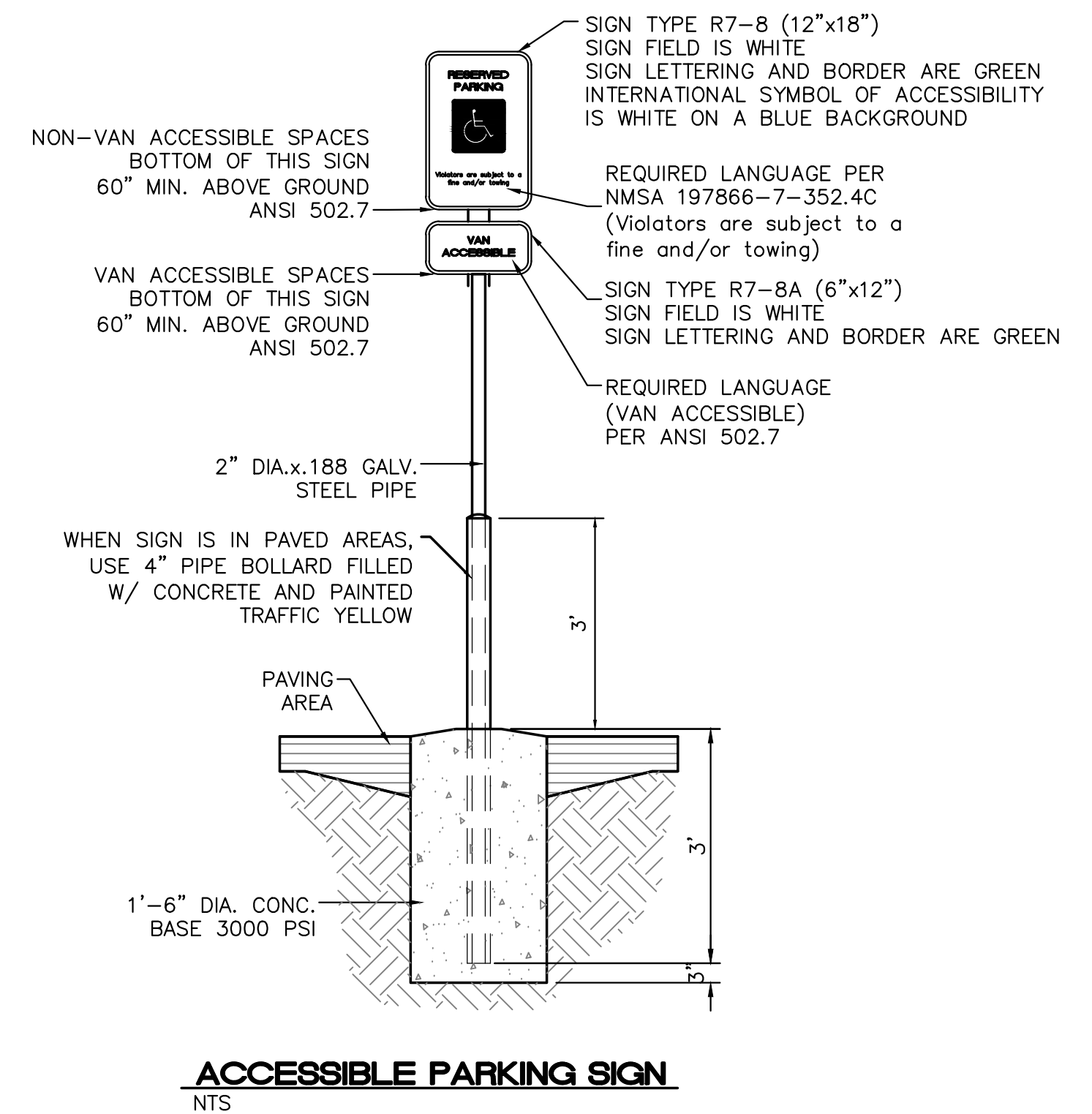
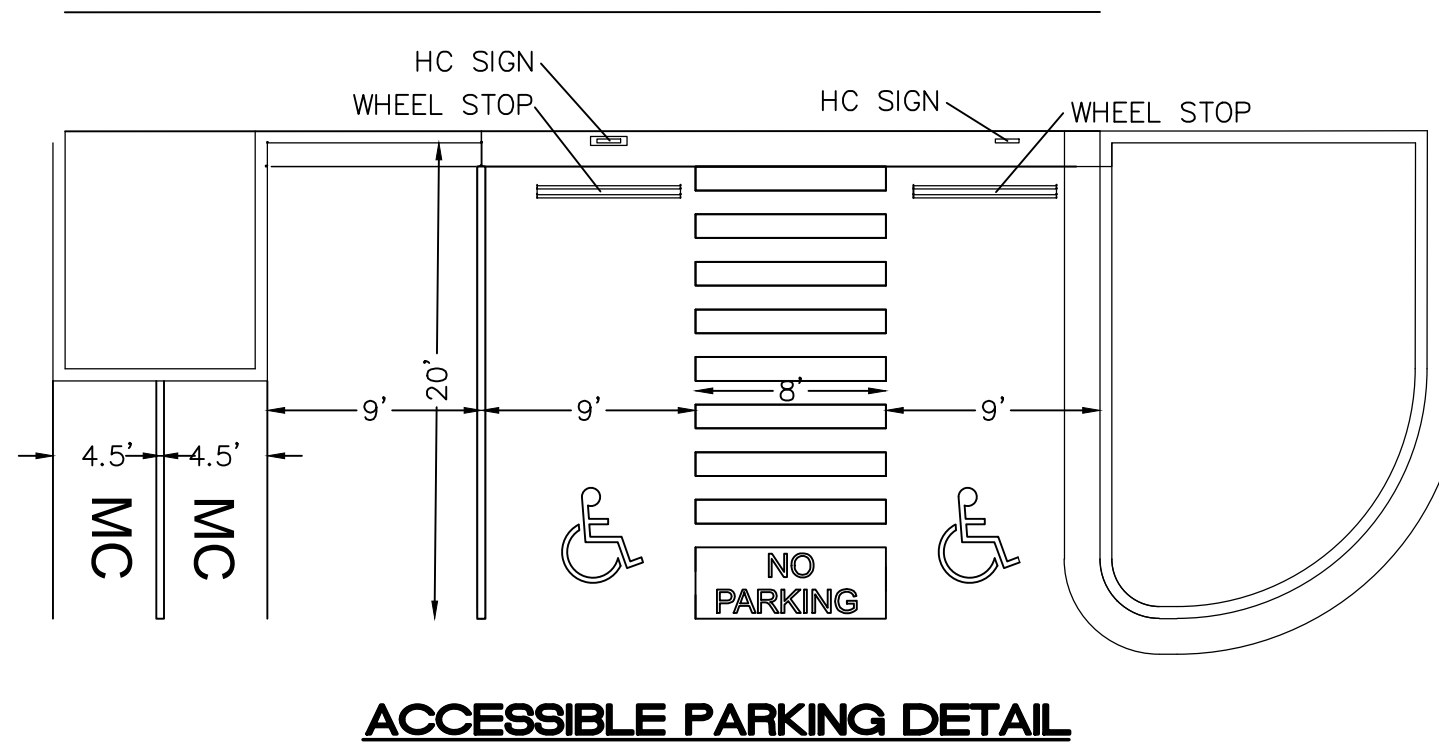
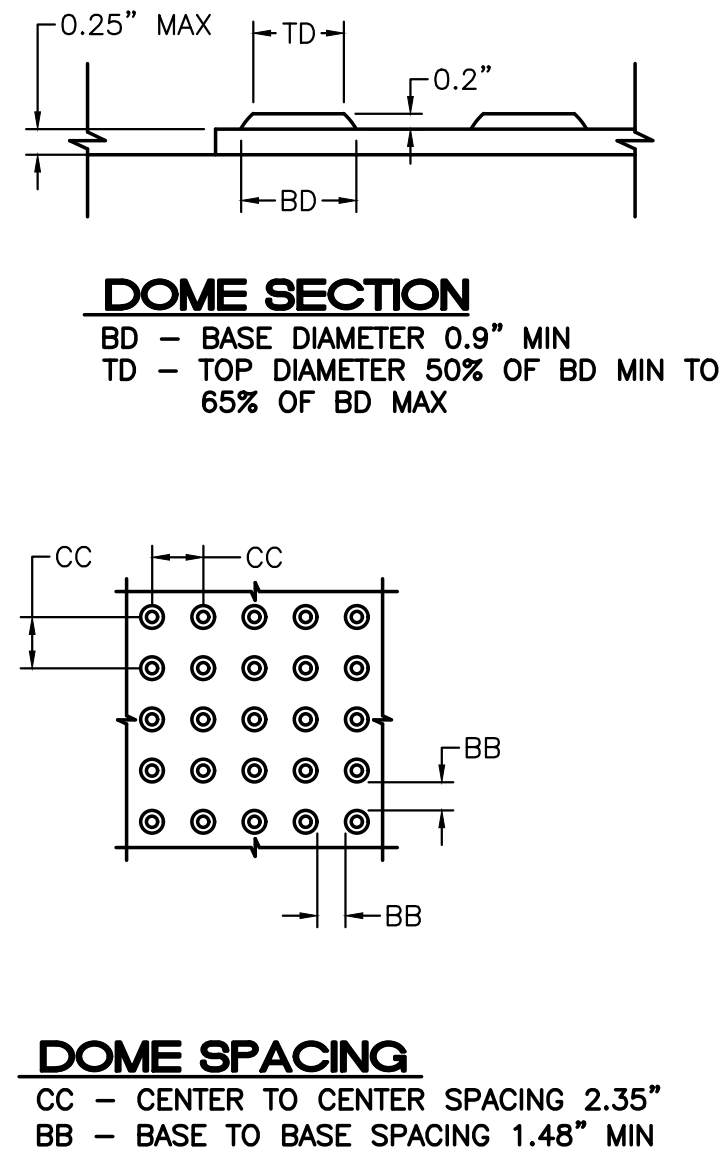
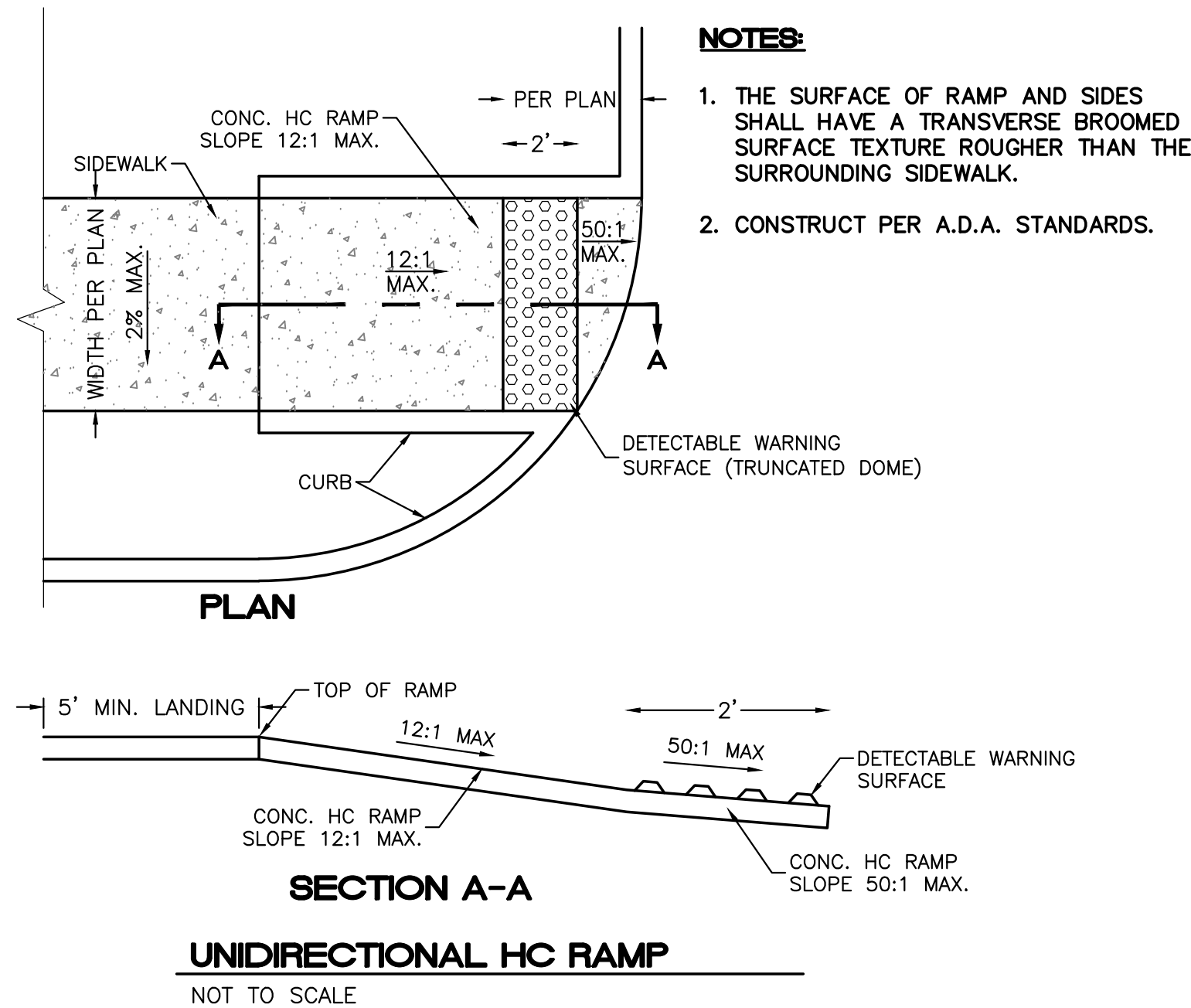
LANDSCAPE REQUIRED 7322 SF (15% NET AREA, 41772 SF)
LANDSCAPE PROVIDED 8500 SF



GRAPHIC SCALE



<div>ENGINEER'S SEAL</div> <div>RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER</div> <div>10-23-23</div> <div>RONALD R. BOHANNAN P.E. #7868</div>	SANDIA LABS FEDERAL CREDIT UNION 5700 ST JOSEPH'S DR NW ALBUQUERQUE, NM	DRAWN BY pm
		DATE 10-23-23
	TRAFFIC CIRCULATION PLAN	DRAWING 2023076-GR
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	SHEET # SP-1
		JOB # 2023076



PRODUCT: U238-10(SF)
DESCRIPTION: 1" BIKE RACK
DATE: 10-4-18
ENG: SMC
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NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR FINISH. SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
4. BIKE RACK SHALL HAVE A 1-FOOT CLEAR ZONE ALL AROUND.
5. EACH BIKE RACK SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.

<div>ENGINEER'S SEAL</div> <div>RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER</div> <div>RONALD R. BOHANNAN P.E. #7868</div>	SANDIA LABS FEDERAL CREDIT UNION 5700 ST JOSEPH'S DR NW ALBUQUERQUE, NM	DRAWN BY pm
		DATE 10-23-23
	CONSTRUCTION DETAILS	DRAWING 2023076-GR
	<div>TIERRA WEST, LLC</div> <div>5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div>	SHEET # DET-1 JOB # 2023076

