

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

November 26, 2021

Luis Noriega, PE
Tierra West, LLC
5571 Midway Park NE
Albuquerque, NM 87109

**Re: Sandia Lab FCU
1100 Rio Grande Blvd NW
Traffic Circulation Layout
Engineer's 09-14-2021 (H13-D109)**

Dear Mr. Noriega,

The TCL submittal received 11-26-2021 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.

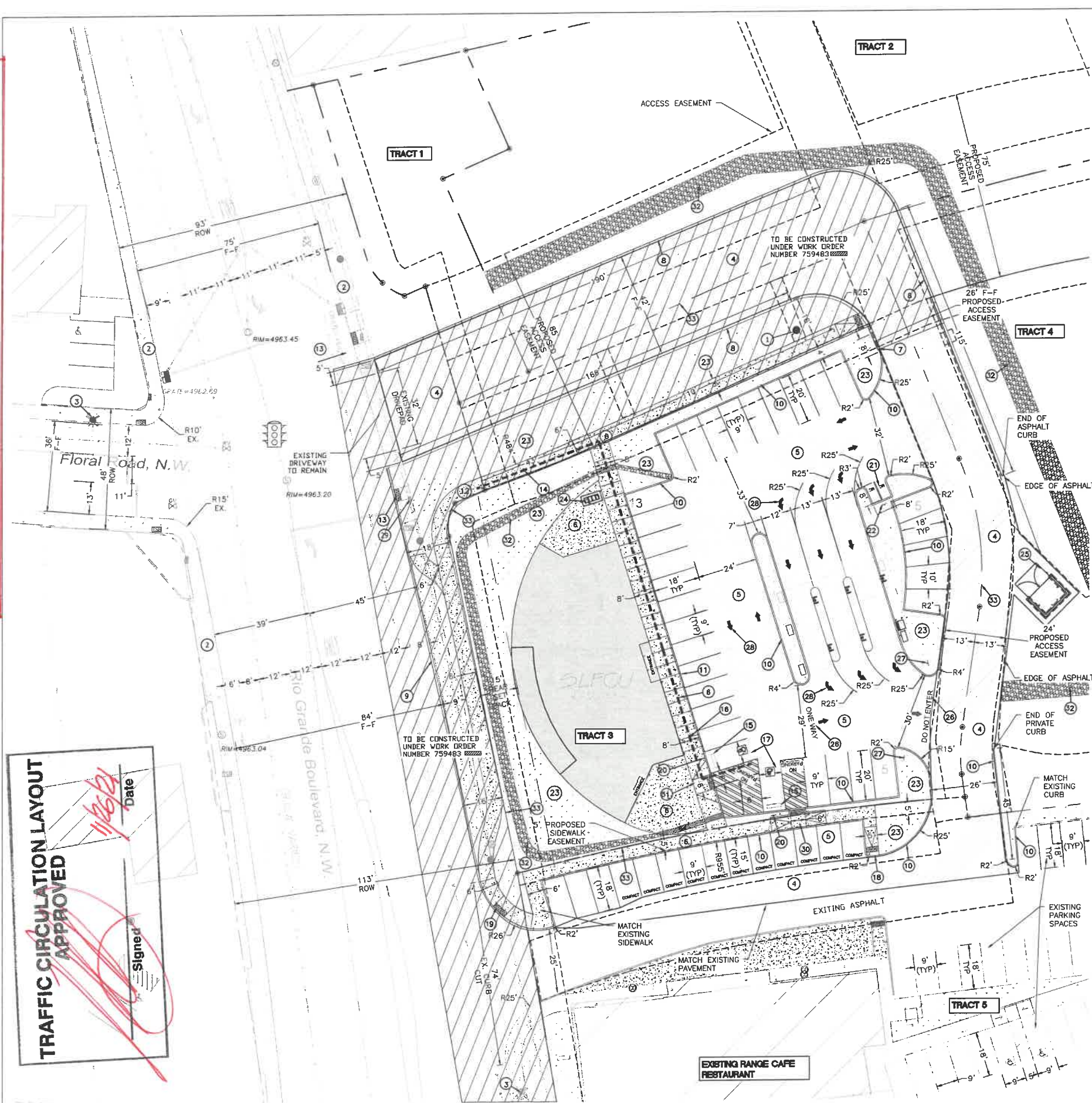
Sincerely,

Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

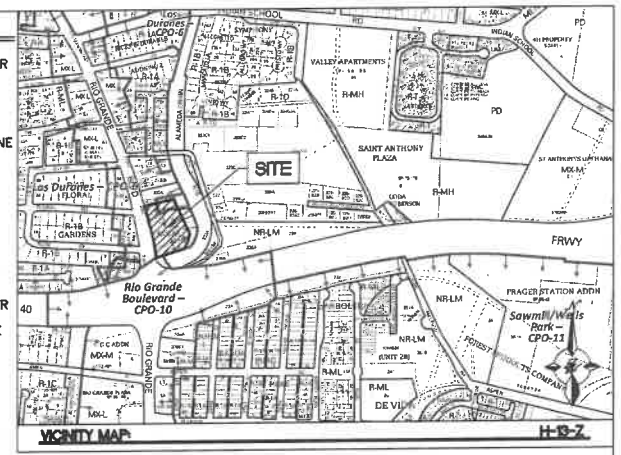
CONDITION OF FINAL C.O. APPROVAL:
N.O. CPN 759483 BE COMPLETED, &
APPROVED/ACCEPTED

TRAFFIC CIRCULATION LAYOUT
APPROVED
Date 1/26/21
Signed



- LEGEND**
- ASPHALT CURB & GUTTER
 - CONC. CURB & GUTTER
 - EASEMENT
 - PROPOSED PROPERTY LINE
 - PROPOSED BUILDING
 - SIDEWALK
 - LANDSCAPING
 - EXISTING LANE
 - EXISTING STRIPING
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING SIDEWALK
 - EXISTING OVERHEAD LINE
 - EXISTING HYDRANT
 - EXISTING SD INLET
 - EXISTING POWER POLE
 - EXISTING TRAFFIC SIGNAL BOX
 - EXISTING TRAFFIC SIGNAL
 - PROPOSED HYDRANT

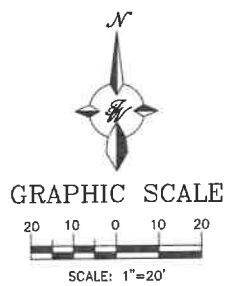
- KEYED NOTES**
- PROPOSED FIRE HYDRANT
 - EXISTING SIDEWALK
 - EXISTING FIRE HYDRANT
 - HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL, SHEET C5.1)
 - SITE ASPHALT PAVEMENT (SEE DETAIL, SHEET C5.1)
 - SIDEWALK PER COA STD DWG #2430 (SEE DETAIL, SHEET C5.1)
 - 6" C & G TO 6" ASPHALT CURB TRANSITION
 - TEMPORARY ASPHALT 6" C & G PER COA STD DWG #2415C (SEE DETAIL, SHEET C5.1)
 - STD 8" CURB AND GUTTER PER COA STD DWG #2415A (SEE DETAIL, SHEET C5.1)
 - 6" PRIVATE CURB AND GUTTER (SEE DETAIL, SHEET C5.1)
 - 6" CONCRETE TURN DOWN CURB (SEE DETAIL, SHEET C5.1)
 - PUBLIC SIDEWALK PER COA STD DWG #2430
 - ADA DETECTABLE WARNING SURFACE PER COA STD DWG #2446
 - ADA PUBLIC ACCESSIBLE PATHWAY
 - WHEEL STOP (SEE DETAIL, SHEET C5.2)
 - ADA PARKING ACCESSIBLE PATHWAY
 - ADA PARKING PER ADA REQUIREMENTS (SEE DETAIL, SHEET C5.2)
 - DETAIL C-ADA CURB RAMP COA DWG 2443 (SEE DETAIL, SHEET C5.2)
 - ADA CORNER CURB RAMP PER COA CURRENT STD DWG #2441 AND SHALL HAVE TRUNCATED DOMES INSTALLED (SEE DETAIL, SHEET C5.2)
 - ADA NO PARKING SIGN (SEE DETAIL, SHEET C5.2)
 - MOTORCYCLE PARKING ADD PAINT LABEL PER COA CODE
 - MOTORCYCLE PARKING SIGN (SEE DETAIL, SHEET C5.3)
 - LANDSCAPE AREA
 - BIKE RACK (SEE DETAIL, SHEET C5.3)
 - REFUSE DUMPSTER (SEE DETAIL, SHEET C5.3)
 - "ONE WAY" & "DO NOT ENTER" STRIPING (SEE DETAIL, SHEET C5.3)
 - "DO NOT ENTER" SIGNAGE (SEE DETAIL, SHEET C5.3)
 - TRAFFIC ARROWS (SEE DETAIL, SHEET C5.3)
 - EXISTING TRAFFIC SIGNAL
 - DETAIL A PARALLEL CURB RAMP PER COA STD DWG #2443 AND SHALL HAVE TRUNCATED DOMES INSTALLED (SEE DETAIL, SHEET C5.2)
 - FLARED CURB HC RAMP SEE DETAIL SHEET C5.1 AND SHALL HAVE TRUNCATED DOMES INSTALLED (SEE DETAIL, SHEET C5.1)
 - ROCK SWALE (REFER GRADING PLAN SHEETS)
 - PROPERTY LINE



SITE DATA

SANDIA LABORATORY FEDERAL CREDIT UNION (SLFCU)	
IDO ZONING:	MX-M
PROPOSED USAGE:	BUSINESS
LOT AREA:	40,530 SF (0.93 ACRE)
BUILDING AREA:	4,400 SF
PARKING: SPACES REQUIRED:	13 (3 SPACES/ 1,000 SF)
PARKING: SPACES PROVIDED:	32 (INCLUDES HC PARKING)
HC PARKING: SPACES REQUIRED:	2
HC PARKING: SPACES PROVIDED:	2
(1 VAN ACCESSIBLE)	
MC PARKING: SPACES REQUIRED:	1
(1 PER 1-25 REQUIRED PARKING SPACES)	
MC PARKING: SPACES PROVIDED:	2
BICYCLE PARKING: SPACES REQUIRED:	3
(3 SPACES OR 10% OF REQUIRED PARKING)	
BICYCLE PARKING: SPACES PROVIDED:	4
LANDSCAPE AREA PROVIDED:	7400 SF (18%)

- NOTES**
- 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 THE CLEAR SIGHT TRIANGLE.
 - ALL CONFLICTING STRIPING SHALL BE ERADICATED BY WATER BLASTING PER SECTION 443 OF THE COA STANDARD SPECIFICATIONS (LATEST EDITION).
 - ALL SIGNS TO BE COVERED WITH ANTI GRAFFITI COATING.
 - ALL SIGNS AND STRIPING SHALL BE MADE IN ACCORDANCE WITH THE MUTCD (CURRENT EDITION) SPECIFICATIONS AND COA STANDARDS.
 - ALL SYMBOLS AND ARROWS STRIPING TO BE PERFORMED HOT APPLIED THERMOPLASTIC TAPE.
 - ALL LANE OR LANES STRIPING TO BE PERFORMED HOT APPLIED THERMOPLASTIC TAPE.
 - PAIN ALL MEDIAN CURB AND MEDIAN NOSE YELLOW (TYP) PER COA STANDARD SPECIFICATIONS.
 - ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
 - ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARDS.



 RONALD R. BOHANNAN P.E. #7868	SANDIA LAB FCU RIO GRANDE + I-40 TRAFFIC CIRCULATION LAYOUT	DRAWN BY LN
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DATE 11-19-2021
		DRAWING 2012100-SP
		SHEET # C1
		JOB # 2012100

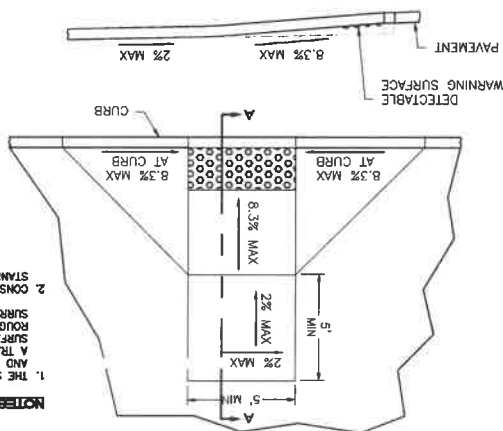
ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.

H13-D109

1/15

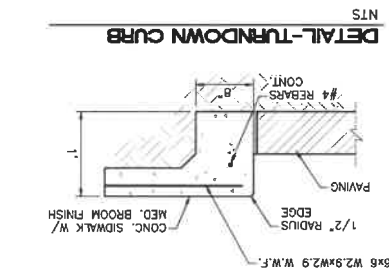
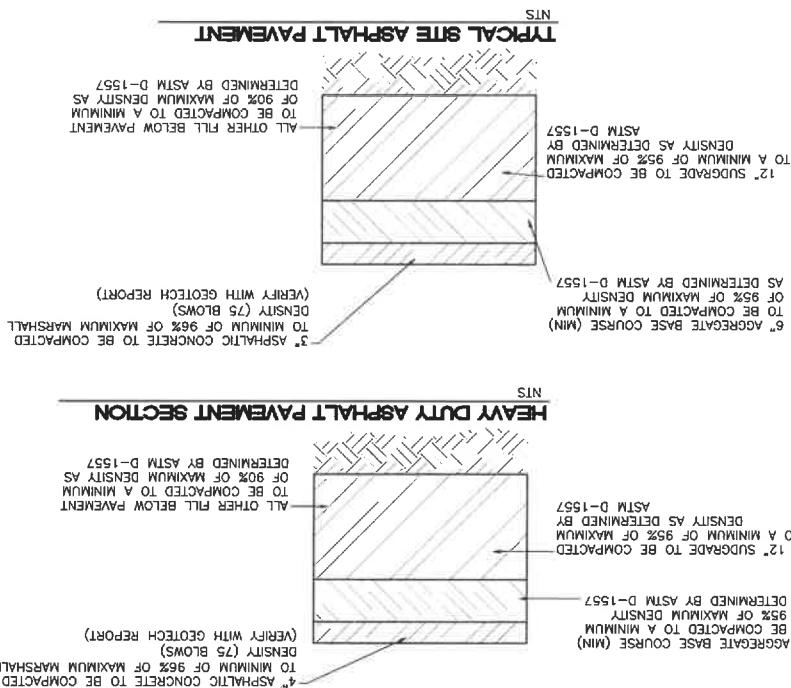
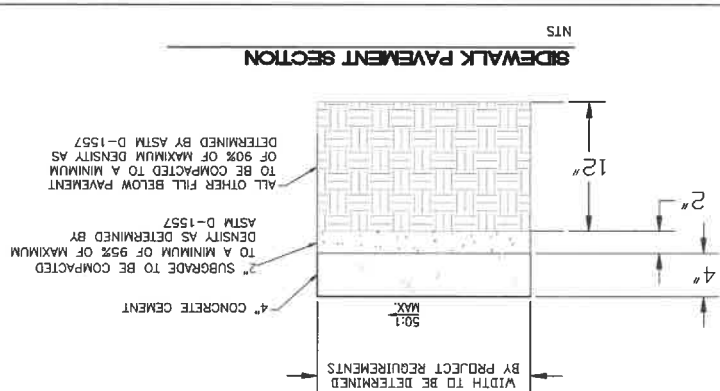


TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed _____
Date 11/26/2

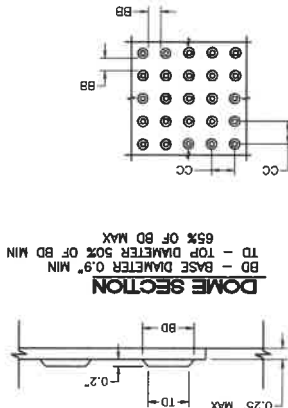


1. THE SURFACE OF RAMP
AND SIDES SHALL HAVE
A TRANSVERSE BROOMED
SURFACE TEXTURE
ROUGHER THAN THE
SURROUNDING SIDEWALK.

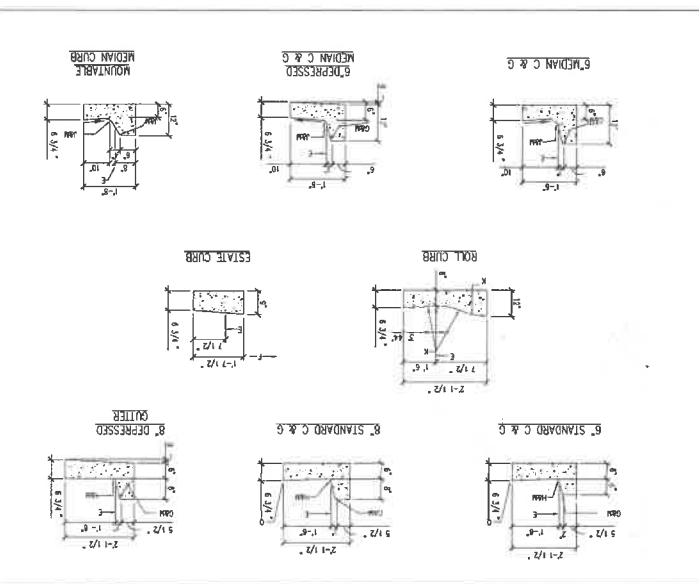
2. CONSTRUCT PER A.D.A.
STANDARDS.



SPACING
CENTER TO CENTER SPACING 2.35"
BASE TO BASE SPACING 1.48" MIN



AND SIDES
SE BROOMED
ER THAN THE
TANDARDS.



6" PRIVATE CURB & GUTTER

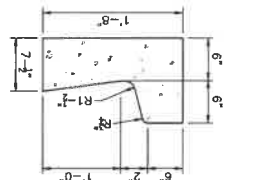
CURB GENERAL NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER WMA - WMA7 SPECIFICATIONS.

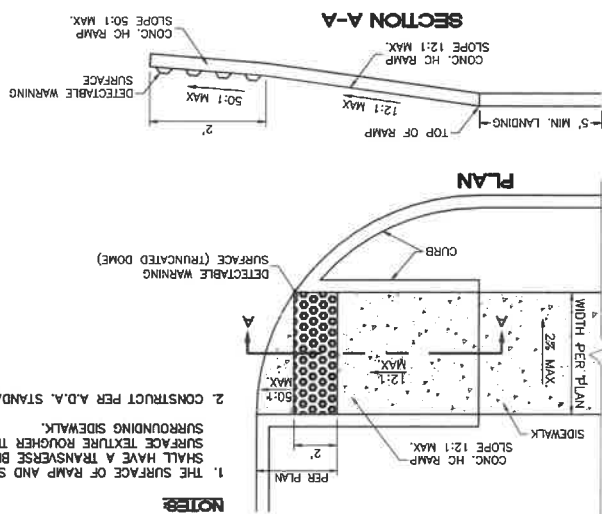
2. PROVIDE CONCRECTION 12" MIN., SPACING 1/2" EXP. JTS. AT CURB RETURNS AND AT MAX. SPACING 10' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONSTRUCTION JTS. SHALL BE EITHER SAWED OR TOOLED AT A MINIMUM OF 1" DEEP AT FINISHED FACES.

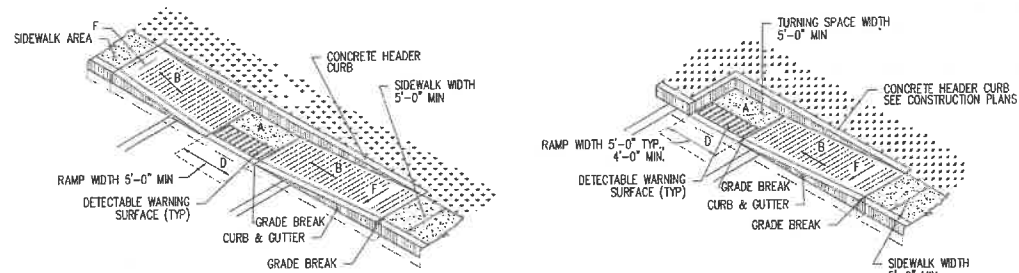
3. ALL EDGES SHALL BE SLOPED WITH A 3/8" RADIUS.

4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

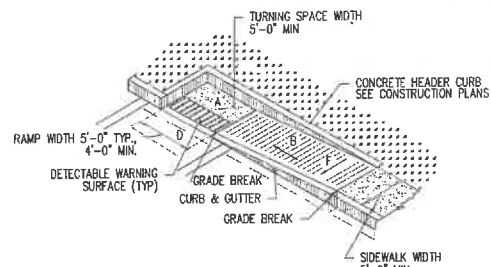


UNIDIRECTIONAL HC RAMP

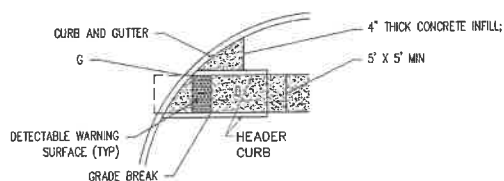




DETAIL A-PARALLEL CURB RAMP



DETAIL B-PARALLEL CURB RAMP



DETAIL C-PARALLEL CURB RAMP

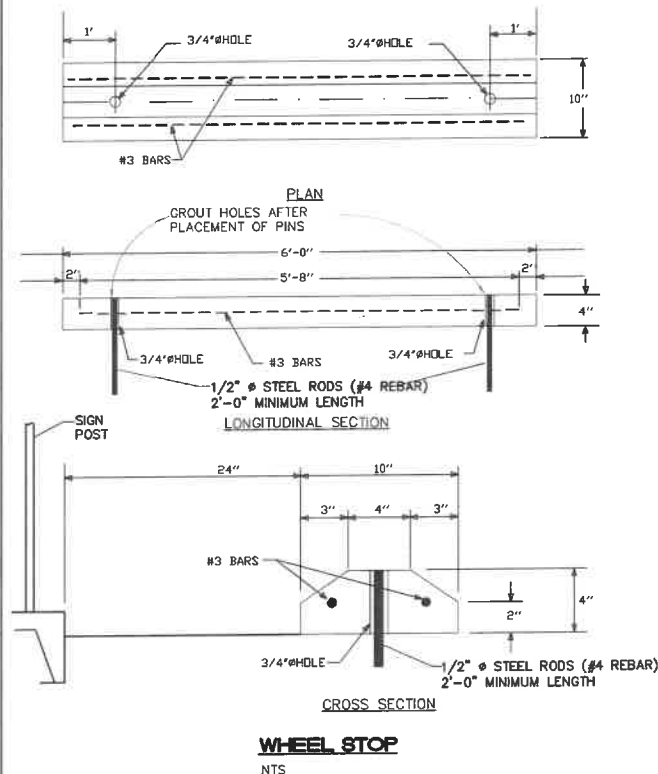
GENERAL NOTES

1. RUNNING SLOPE OF A CURB RAMP SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15-FOOT MAXIMUM LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS THE MAXIMUM EXTENT AS FEASIBLE.
2. SEE COA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.

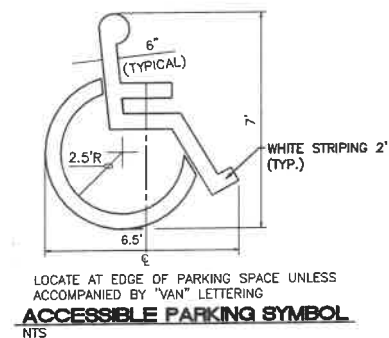
CONSTRUCTION NOTES

- A. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (PREFERRED SLOPE OF 1.5%). TURNING SPACE SHALL BE 5.0 FT BY 5.0 FT AT THE TOP OF THE CURB RAMP.
- B. 8.3% MAX. SLOPE OF RAMP, 7% PREFERABLE SLOPE OF RAMP.
- C. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
- D. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
- E. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX, MEASURED PARALLEL TO THE BACK OF THE CURB.
- F. 2% MAXIMUM CROSS-SLOPE. 1.5% PREFERRED CROSS-SLOPE.
- G. FILLET SHARP CURVES EXPOSED TO TRAFFIC TO 6\"/>

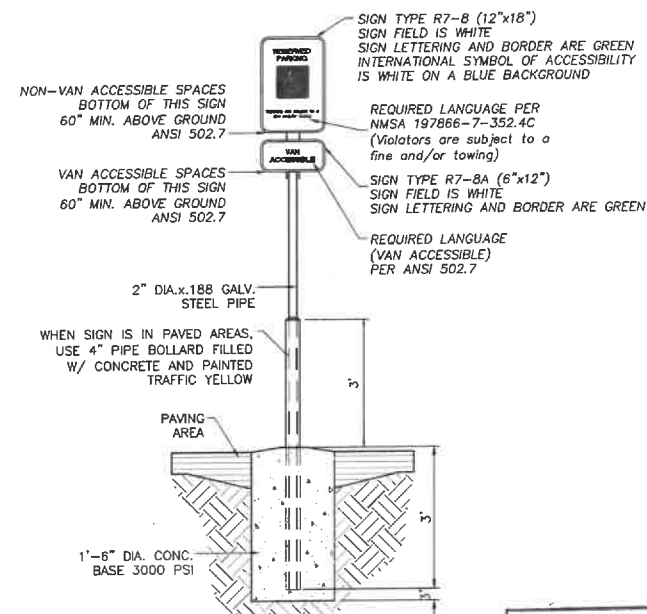
REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	PARALLEL AND DIAGONAL CURB RAMP
	DWG. 2443
	JUNE 2019



WHEEL STOP
NTS

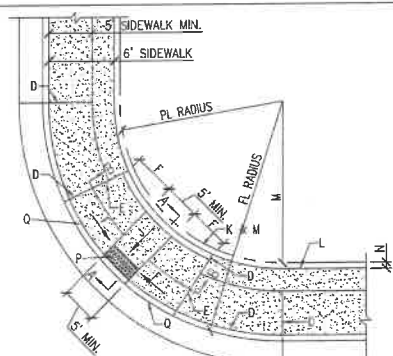


LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING
ACCESSIBLE PARKING SYMBOL
NTS

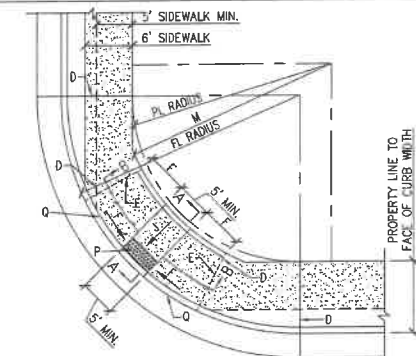


ACCESSIBLE PARKING SIGN
NTS

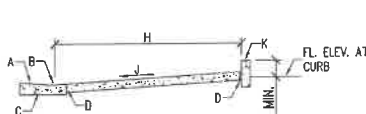
H13-D109



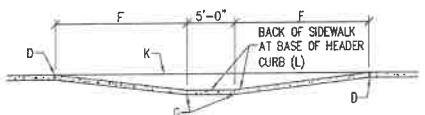
DETAIL A MINIMAL R.O.W. FOR SIDEWALK AT BACK OF CURB PERPENDICULAR RAMP



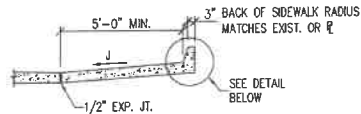
DETAIL B ADEQUATE R.O.W. FOR SETBACK SIDEWALK ADJACENT TO PERPENDICULAR RAMP



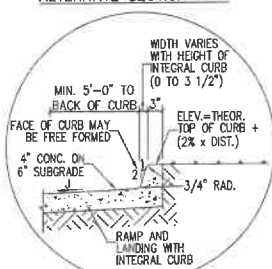
SECTION A-A



SECTION B-B



ALTERNATE SECTION A-A



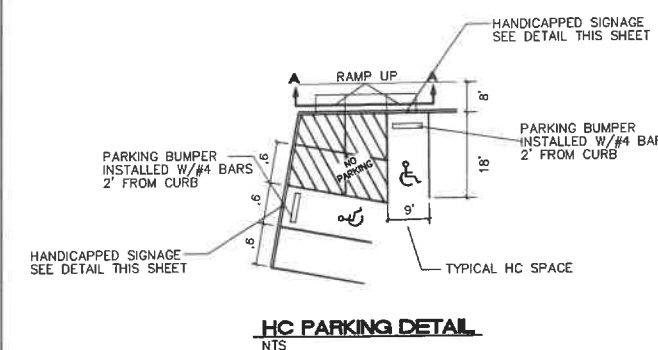
GENERAL NOTES

1. CURB ACCESS RAMPS ARE NORMALLY TO BE LOCATED AT THE CENTER OF THE RETURN OR AS DIRECTED BY THE CITY TRAFFIC ENGINEER.
2. WHEN MODIFYING ONE QUADRANT OF AN INTERSECTION TO IMPROVE ACCESSIBILITY, MODIFY THE REMAINING QUADRANTS SO THAT ALL QUADRANTS OF THE INTERSECTION COMPLY WITH ADA (PROWAG) REGULATIONS AS SHOWN ON PLANS.
3. SURFACE TEXTURE OF CURB ACCESS RAMPS SHALL BE OBTAINED BY HEAVY BROOMING (TEXTURE DEPTH .0625\"/>
4. GUTTER FLOW-LINE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP. DRAINAGE CATCH BASIN STRUCTURES SHALL NOT BE PLACED IN LINE WITH RAMPS.
5. WIDTH OF SIDEWALK AND RAMP MUST BE MAINTAINED AT A MINIMUM OF 5'-0\"/>

CONSTRUCTION NOTES

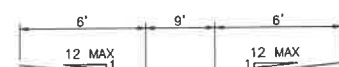
- A. SLOPE OF GUTTER NOT TO EXCEED 2% ADJACENT TO RAMP. 1.5 % PREFERRED.
- B. FLUSH WITH RAMP AND GUTTER.
- C. CURB AND GUTTER (SEE STD. DWG. 2415 - GUTTER AT CURB ACCESS RAMP).
- D. 1/2\"/>
- E. RADIAL LINES - TOP AND BOTTOM OF RAMP.
- F. 8.3% MAX. SLOPE OF RAMP, 7% PREFERABLE SLOPE OF RAMP.
- G. CONTRACTION JOINT.
- H. VARIES WITH AVAILABLE R.O.W.
- J. 2% MAXIMUM CROSS-SLOPE. 1.5% PREFERRED CROSS-SLOPE.
- K. HEADER CURB, SEE DWG. 2415C.
- L. BACK OF SIDEWALK.
- M. BACK OF SIDEWALK RADIUS TO BE ESTABLISHED SO AS TO MAINTAIN A 5'-0\"/>
- N. 4-1/2\"/>
- P. DETECTABLE WARNINGS (SEE STD. DWG. 2446).
- O. CURB TO MATCH SLOPE OF SIDEWALK.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	CORNER ACCESS RAMP
	DWG. 2441
	JUNE 2019



HC PARKING DETAIL
NTS

- NOTES:
- 1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
 - 2) Parking space lines and diagonal striping to be painted blue and shall be 4\"/>
 - 3) Access aisle shall have the words "NO PARKING" in blue, capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed.



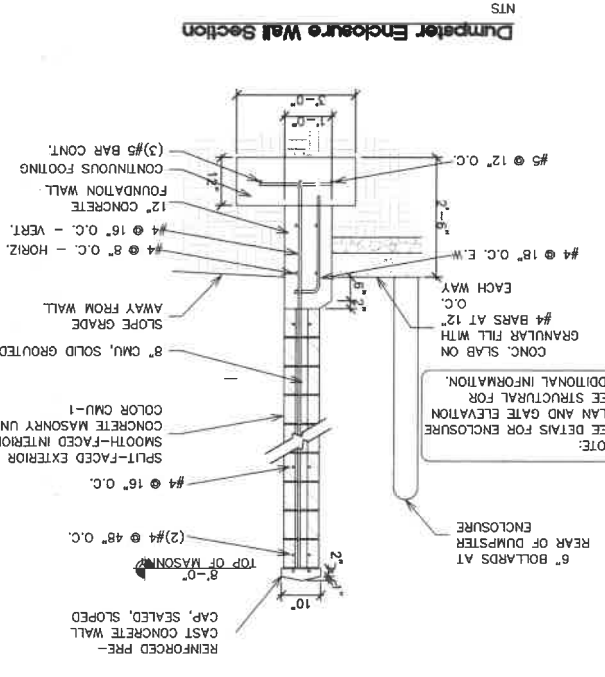
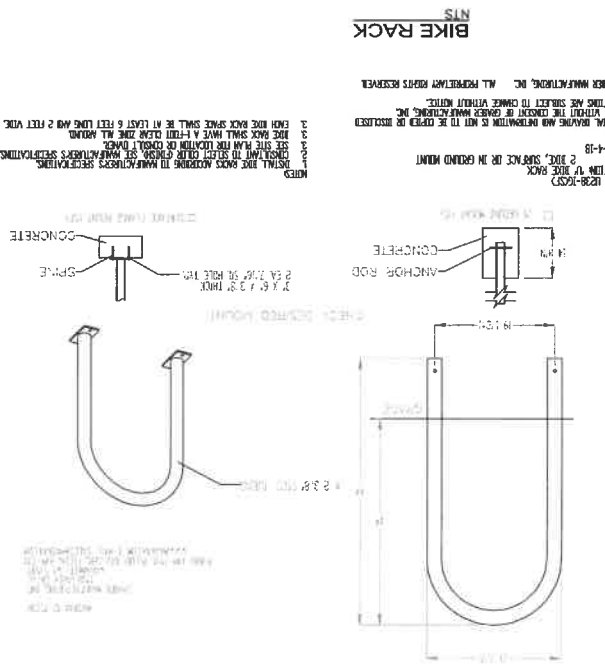
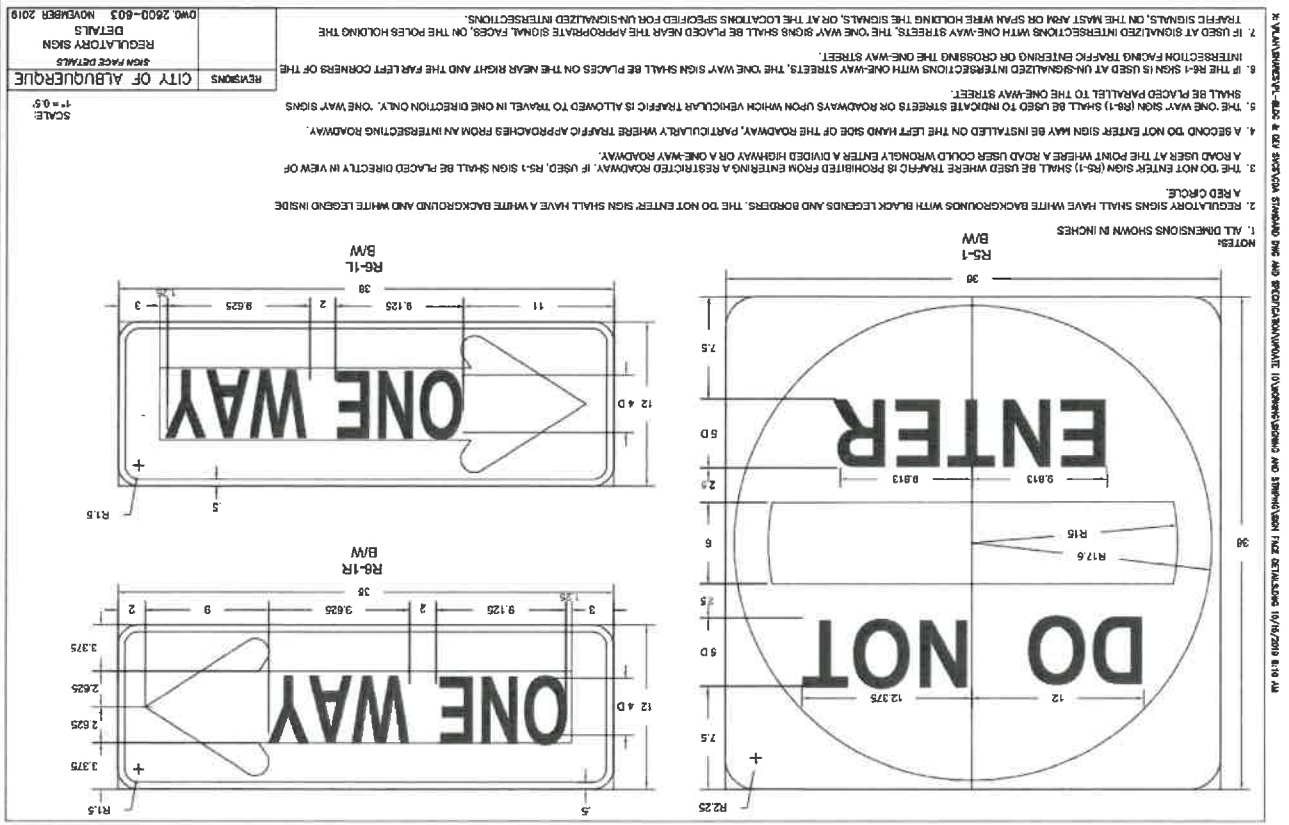
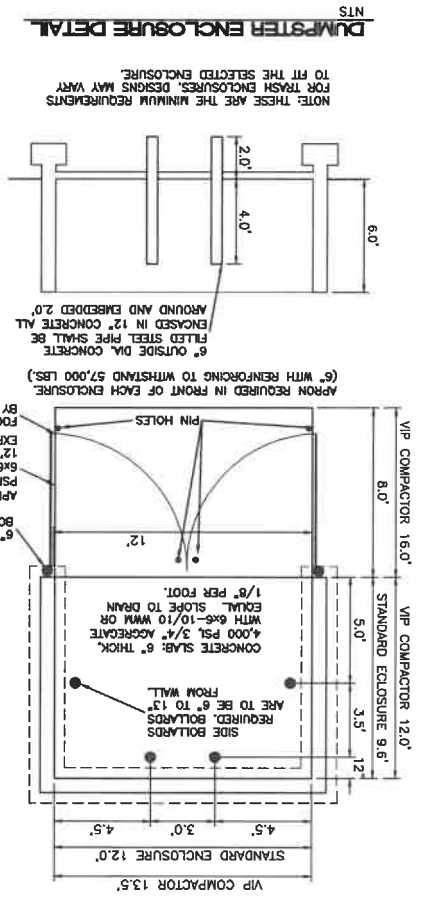
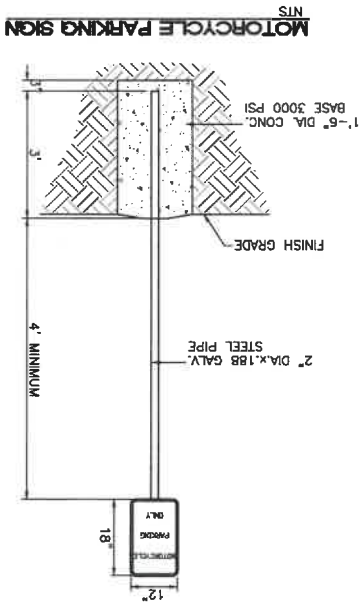
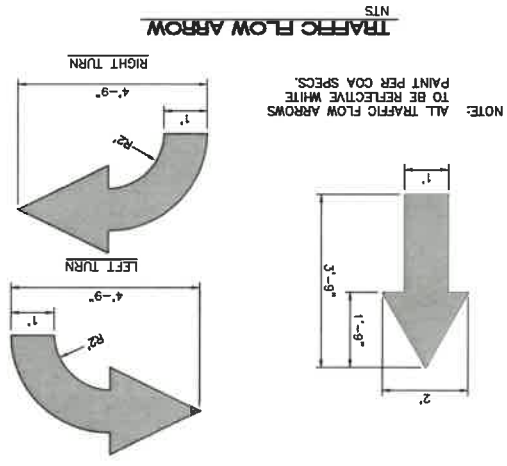
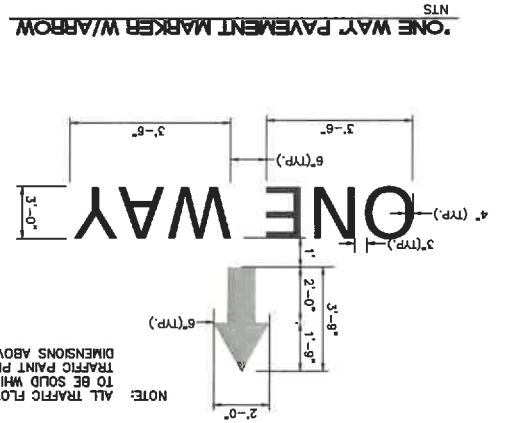
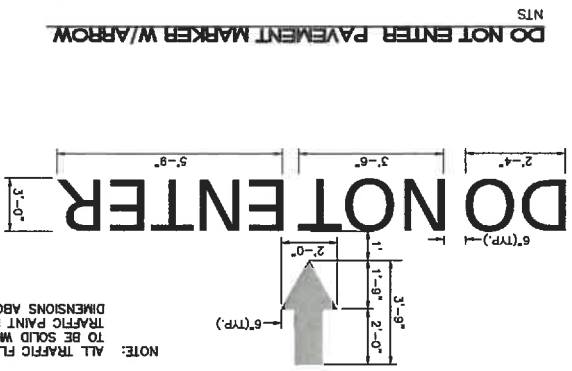
HC PARKING DETAIL SECTION A-A
NTS

	ENGINEER'S SEAL 11/23/2021	SANDIA LAB FCU RIO GRANDE + I-40 SITE DETAILS	DRAWN BY LN
			DATE 11-19-2021
			DRAWING 2012100-SP
			SHEET # C5.2
		JOB # 2012100	

TRAFFIC CIRCULATION LAYOUT
APPROVED

Date
11/26/21
Signed

TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed _____
Date 11/24/21



SANDIA LAB FCU
RIO GRANDE + I-40
SITE DETAILS
2012100-SP
CS.3
2012100

H13-D109

4/5

