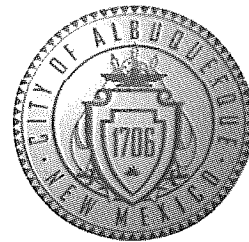


CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 8, 2022

Matt Satches, PE
Bohannon Huston
7500 Jefferson St. NE
Albuquerque, NM 87109

**Re: US Eagle Credit Union- Menaul
7201 Menaul Blvd. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 1-18-21 (H19-D090)
Certification dated 3-3-22**

Dear Mr. Satches,

Based upon the information provided in your submittal received 3-4-22, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

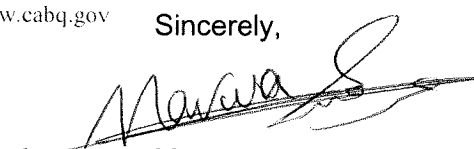
Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- DO NOT ENTER with the bar pavement marking need to be placed inside private property. It's on the city right of way.

Once these corrections are complete, email pictures to malnajjra@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,


Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

ma via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

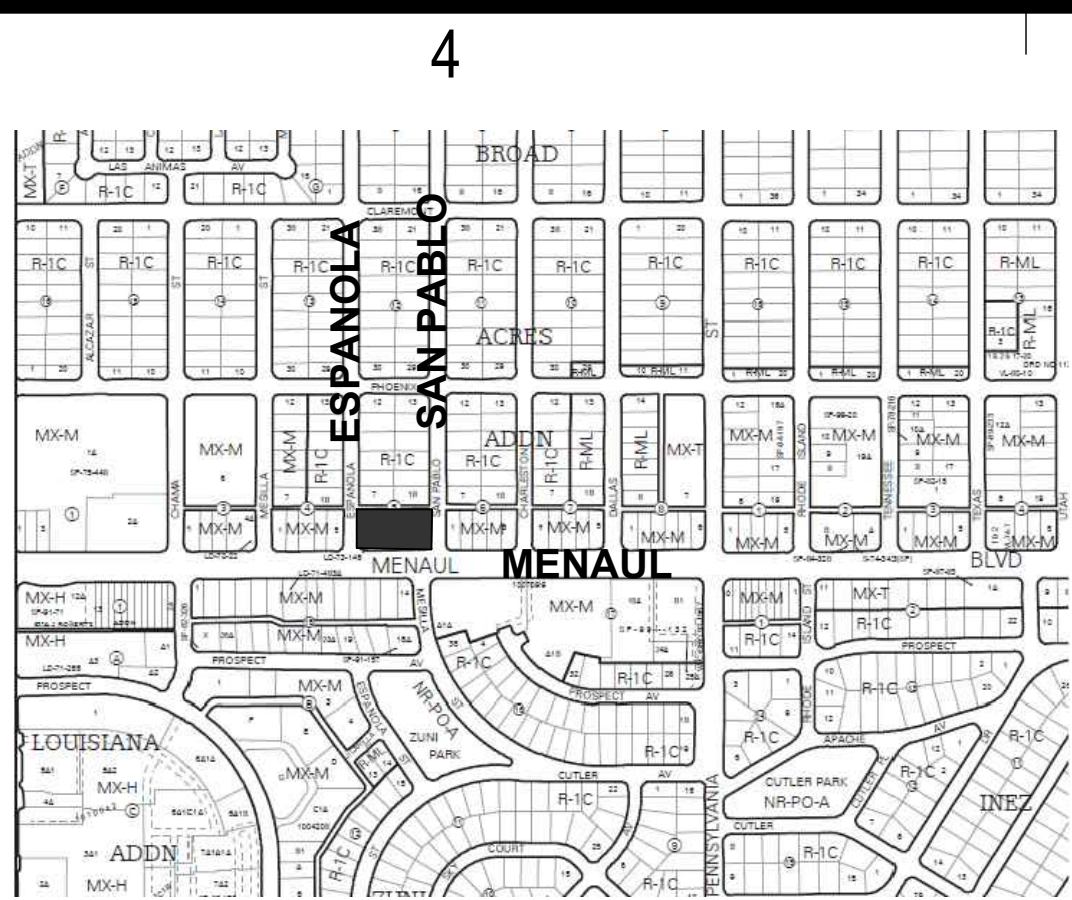
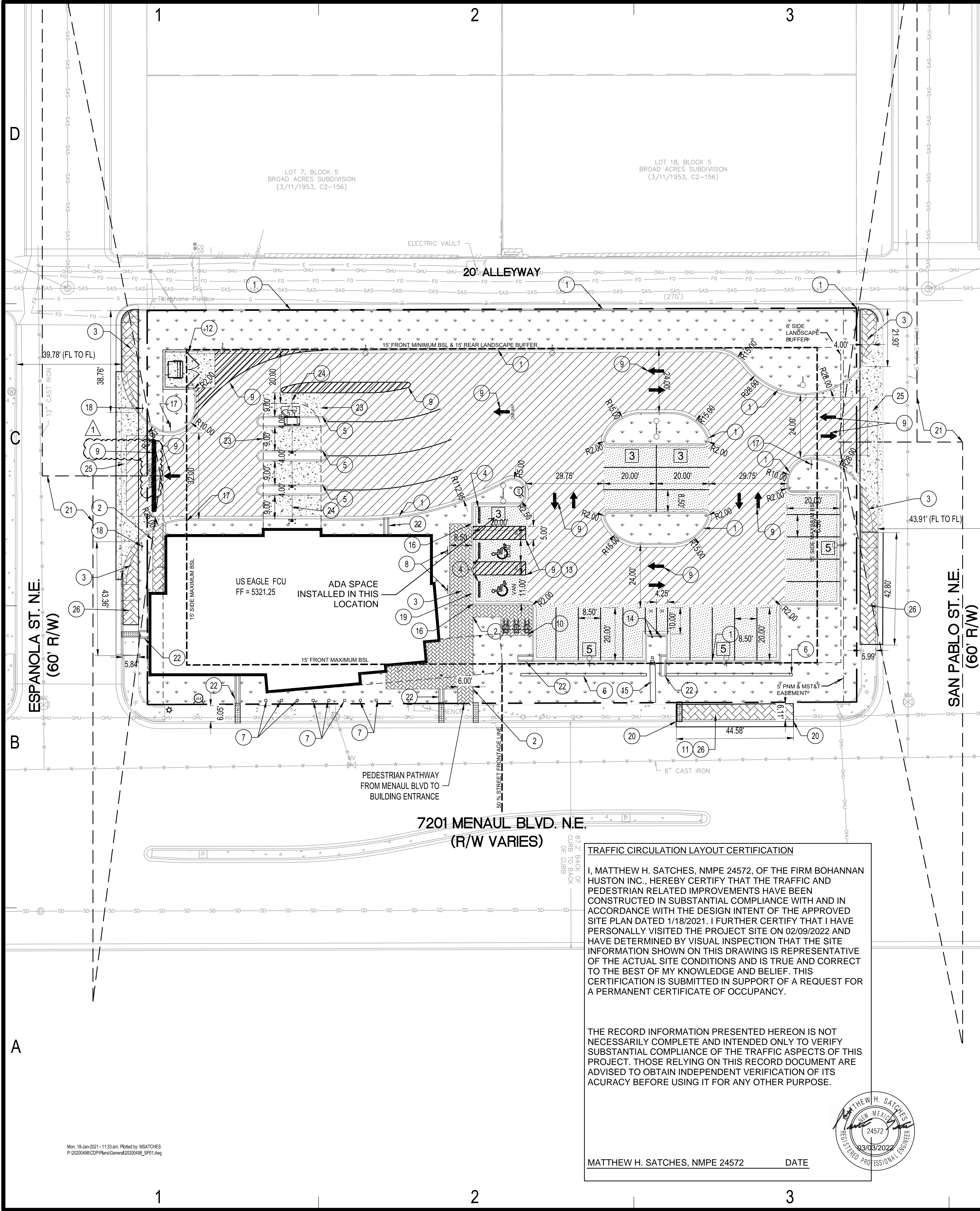
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



VICINITY MAP

SITE INFORMATION

SITE ADDRESS: 7201 MENAUL NE ALBUQUERQUE NM 87110

LEGAL DESCRIPTION: TRA REPLAT OF LOTS 1 THRU 5 BLK 5 BROAD ACRES SUBD

PROJECT AREA: 0.92 ACRES

ZONING: MX-M

SETBACKS:
FRONT: 5 FT
SIDE: 5 FT
REAR: 15 FT

BUILDING HEIGHT: 45 FT MAX

PARKING:	REQUIRED	PROVIDED
CONVENTIONAL	17	22
ADA	1	2
MOTORCYCLE	1	2
BICYCLE	3	6

SITE KEYED NOTES

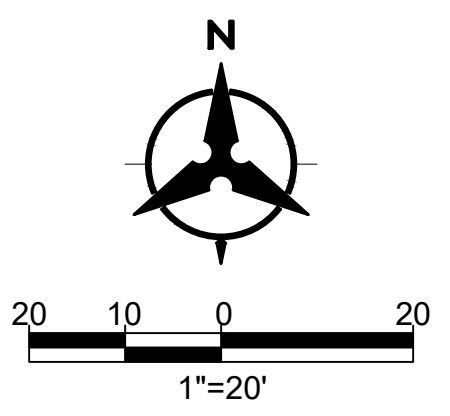
- 6" CONCRETE CURB & GUTTER PER DETAIL 4, SHEET C-101.
- NEW CONCRETE SIDEWALK, WIDTH PER PLAN. INSTALL PER DETAIL 2, SHEET C-101.
- INSTALL ADA RAMP PER DETAIL 9, SHEET C-101.
- INSTALL CONCRETE WHEEL STOPS PER DETAIL 1, SHEET C-102.
- INSTALL DRIVE UP KIOSK. SEE ARCHITECTURAL PLANS FOR DETAILS.
- INSTALL VIEW SCREEN PER ARCHITECTURE PLANS.
- INSTALL PERMANENT BOLLARD PER DETAIL 6, SHEET C-101. PAINT BOLLARDS YELLOW.
- INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 11, SHEET C-101.
- INSTALL WHITE REFLECTORIZED THERMOPLASTIC PAVEMENT MARKINGS PER PLAN AS SHOWN ON THIS SHEET.
- INSTALL BIKE RACKS PER DETAIL 6, SHEET C-102.
- CLOSE EXISTING DRIVEWAY ACCESS.
- SEE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE AND GATE DETAILS.
- INSTALL ADA PARKING STALLS PER DETAIL 10, SHEET C-101.
- INSTALL MOTORCYCLE ONLY SIGN. INSTALL BASE PER DETAIL 8, SHEET C-101.
- EXISTING MONUMENT SIGN TO REMAIN.
- TRANSITION FROM 6" CURB AT GUTTER TO FLUSH.
- INSTALL STOP SIGN PER DETAIL 8, SHEET C-101.
- INSTALL DO NOT ENTER SIGN PER DETAIL 7, SHEET C-101.
- INSTALL FLUSH CURB AND GUTTER.
- INSTALL STANDARD CURB AND GUTTER PER COA STD DWG 2415 WITHIN RIGHT OF WAY UNLESS OTHERWISE NOTED.
- SIGHT TRIANGLE.
- INSTALL CONCRETE RIBBON CHANNEL PER DETAIL 5, SHEET C-102.
- INSTALL THICKENED EDGE WHERE CONCRETE ABUTS ASPHALT PAVEMENT PER DETAIL 2, SHEET C-102.
- INSTALL CONTRACTION JOINT PER DETAIL 4, SHEET C-102.
- INSTALL NEW DRIVEWAY PER COA STD DWG 2425.
- INSTALL NEW SIDEWALK PER COA STD DWG 2430.

NOTE
ALL BROKEN OR CRACKED SIDEWALK OR CURB & GUTTER WITHIN THE ROW MUST BE REPLACED

NOTE
PARKING SPACE STRIPING SHALL BE 4" PAINTED WHITE.

LEGEND

- ASPHALT PAVEMENT - DRIVELANE PER DETAIL 1, SHEET C-101
- ASPHALT PAVEMENT - AUTO PARKING AND MINOR DRIVE AISLES PER DETAIL 2, SHEET C-101
- CONCRETE PAVEMENT PER DETAIL 3, SHEET C-101
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- EASEMENT
- LANDSCAPED AREAS
- CONCRETE SIDEWALK PER DETAIL 5, SHEET C-101
- LIGHT POLE SEE ARCHITECTURAL PLANS FOR DETAILS
- FIRE HYDRANT SEE SHEET C-300
- PARKING STALL COUNT



Bohannon & Huston
www.bhinc.com 800.877.5332

TRAFFIC CIRCULATION LAYOUT CERTIFICATION

I, MATTHEW H. SATCHES, NMPE 24572, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY THAT THE TRAFFIC AND PEDESTRIAN RELATED IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN DATED 1/18/2021. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 02/09/2022 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SITE INFORMATION SHOWN ON THIS DRAWING IS REPRESENTATIVE OF THE ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

MATTHEW H. SATCHES, NMPE 24572 DATE



ARCHITECT
Thomas D. Auer, AIA, NCARB
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Chesapeake, MD 20761
410.896.8100

CONSULTANTS
NewGround International, Inc.
15450 South Outer Fwy Drive, Suite 300
Chesapeake, MD 20761
410.896.8100

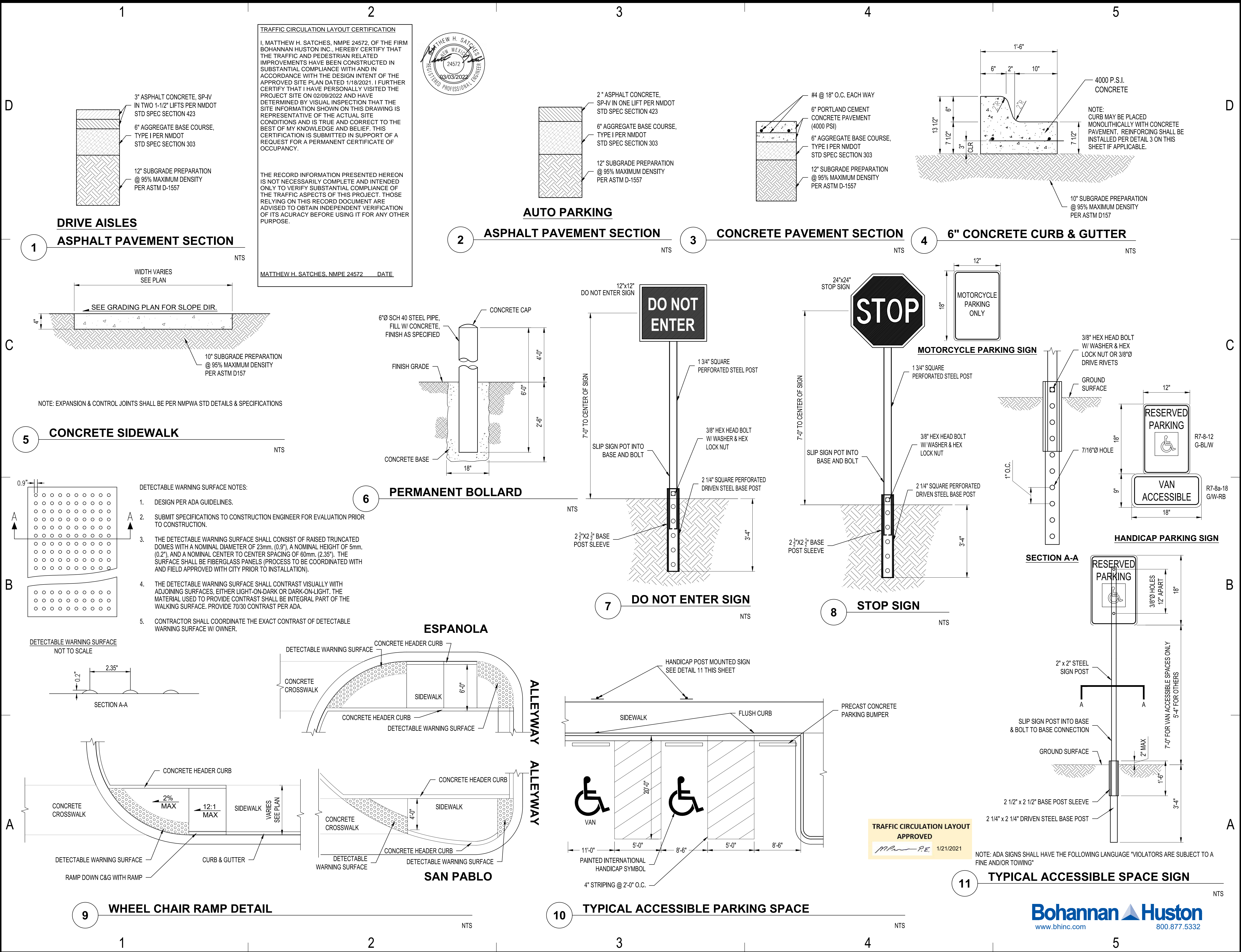
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US Eagle FCU
Menaul Branch
Albuquerque, New Mexico

Revisions:
Addendum #1 - 1/20/2021

Issue Date: 1/20/2021
Architect: B. Billy
Drawn By: PS
Checked By: MS
Project Number: 29643-0000
Title: **SITE PLAN**

Sheet No.
C-100



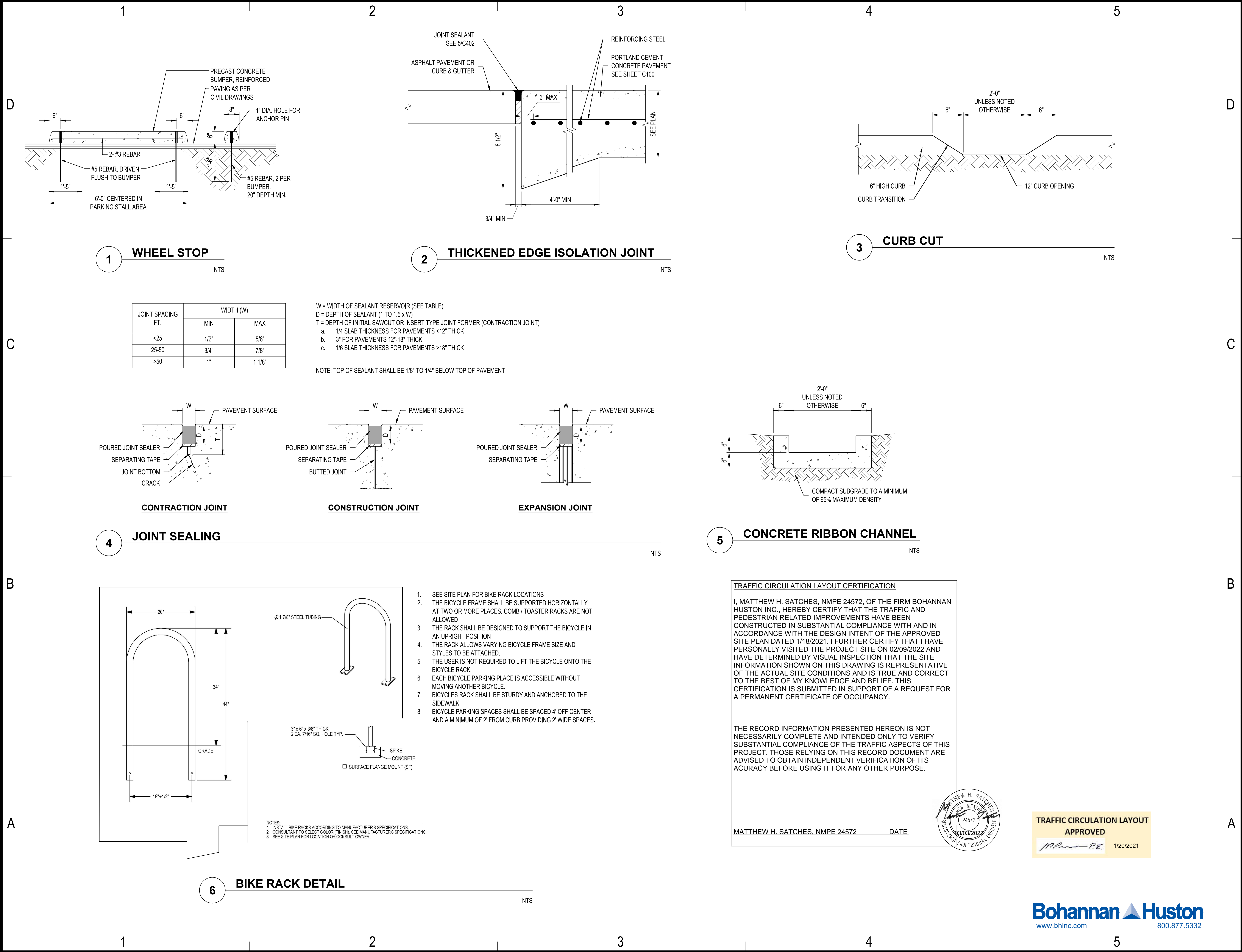
ARCHITECT
Thomas D. Auer, AIA, NCARB 15450 South Outer Fwy Drive, Suite 300 Chesapeake, MD 20761 410.896.8100
CONSULTANTS
NewGround International, Inc. 15450 South Outer Fwy Drive, Suite 300 Chesapeake, MD 20761 410.896.8100



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Albuquerque, New Mexico

Revisions:
1 Addendum #1 - 1/20/2021
Issue Date: 1/20/2021
Architect: B. Bily
Drawn By: PS
Checked By: MS
Project Number: 29643-0000
Title: SITE DETAILS
Sheet No. C-101



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C-102	