

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 19, 2022

Joe Slagle, RA
Joe Slagle Architect
PO Box 10362
Albuquerque NM 87184

**Re: Nusenda Credit Union
2801 Juan Tabo NE
Conceptual Traffic Circulation Layout for DRB Approval
Engineer's Stamp 09-18-22 (H21-D020)**

Dear Mr. Slagle,

The conceptual TCL submittal received 09-06-2022 is approved for DRB submittal. When submitting this project through the building permit process, please provide a copy of the approved DRB Site plan along with a more detailed site plan for construction purposes through a second Traffic Circulation Layout submittal process. The detailed plan will be compared against the approved DRB site plan to ensure that all previously approved site infrastructure is shown with exact paving layout, dimensioning, and parking capacity. Ultimately, a copy of the approved DRB Site Plan and the more detailed stamped and signed plan will both be needed for each of the building permit plans. Please keep these originals to be used for certification of the site for final C.O. for Transportation. **Providing ADA ramps easement, is Conditional Release of final CO.**

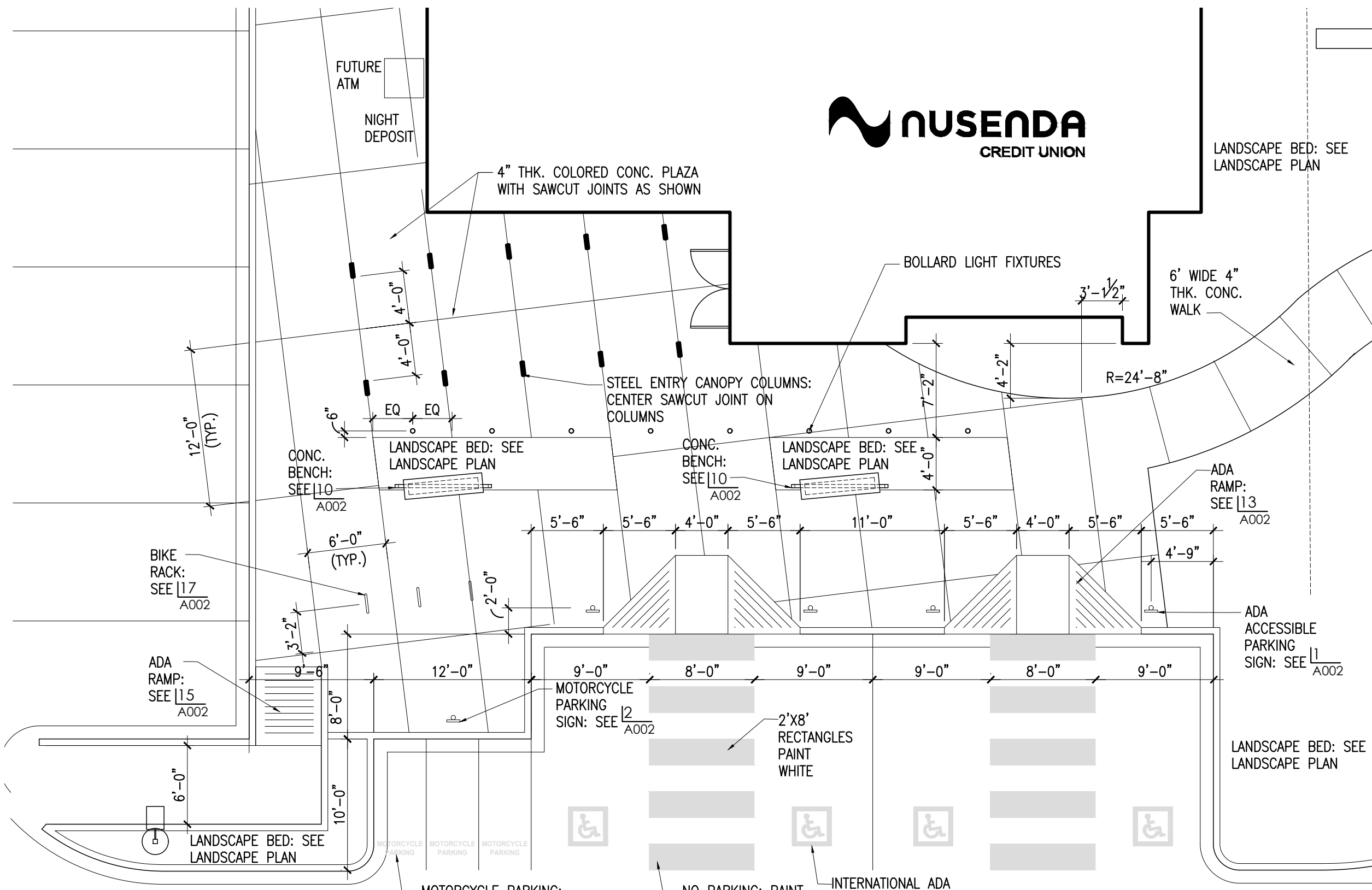
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and 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,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



3 enlarged plaza plan
A001 1/8"=1'-0"

KEYED NOTES:

- 1 LARGE EAST FACING GLASS WALL ALLOWS FILTERED MORNING SUN AS WELL AS PARTIAL VIEWS OF SANDIA MOUNTAINS. GLASS WILL BE INSULATED LOW-E ELECTROCHROMIC SELF TINTING GLASS TO CONTROL DIRECT SUN GLARE.
- 2 LARGE SOUTH FACING GLASS WALL WITH PROTECTIVE OVERHANG PROVIDES SOUTHERN SUN.
- 3 EXTENSIVE LANDSCAPING AT EAST SIDE OF BUILDING TO PROVIDE VISUAL AND SOUND BUFFER FROM STREET.
- 4 OUTDOOR PATIO LOCATED ON WEST SIDE OF BUILDING TO PROTECT FROM ROAD NOISE. LARGE WEST WALL COVERED WITH CLIMBING VINES PROVIDES COOLING EFFECT.
- 5 ENTRY FACING SOUTH AND WEST WITH EXTENSIVE PROTECTIVE CANOPY TO PROTECT FROM INCLEMENT WEATHER.
- 6 LANDSCAPED ENTRY PLAZA WITH TREES AND BENCHES TO PROVIDE COOLING EFFECT AT ENTRANCE.
- 7 LARGE UNBROKEN LANDSCAPE AREAS HELP OFFSET HEAT ISLAND EFFECT.
- 8 SLIGHTLY SOUTH SLOPING ROOFS AT BUILDING AND DRIVE THROUGH CANOPY TO ALLOW FOR INSTALLATION OF SOLAR PANELS.
- 9 FEW SMALL OPENINGS ON WEST SIDE. TO MITIGATE HARSH AFTERNOON HEAT.

SITE PLAN KEY NOTES:

- 1 REMOVE EXISTING CONCRETE DRIVE APRON AND REPLACE WITH NEW SIDEWALK AND CURB. COA STD DWG. 2430.
- 2 EXTEND WATER METER ACCESS TO FLUSH WITH TOP OF NEW SIDEWALK.
- 3 DUMPSTER ENCLOSURE: SEE 18 A002 19 A002
- 4 EXISTING CURB AND PARKING SPACES. TIE NEW CURB INTO EXISTING CURB.
- 5 EXIST. SIDEWALK TO REMAIN
- 6 NEW LIGHT POLE: SEE ELEC DWGS AND 13 A002
- 7 NEW POURED IN PLACE CONCRETE WALL: SEE 14 A002
- 8 NEW PERF MTL PANEL FENCE: SEE 16 A002 17 A002
- 9 12' WIDE LANDSCAPE BED, SEE LANDSCAPE PLAN
- 10 ASPHALT PAVING: SEE SOILS REPORT FOR PAVING SECTION
- 11 4" WIDE WHITE PARKING STRIPES
- 12 NEW CURB AN GUTTER: SEE 16 A002
- 13 ROOF DRAIN LINE: SEE CIVIL
- 14 PUBLIC UTILITY EASEMENT
- 15 NEW CONCRETE DRIVE APRON AND RETURNS PER CITY OF ABO STD DWG 2426
- 16 CLEAR SIGHT TRIANGLE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN THREE (3') AND EIGHT FEET (8') TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.
- 17 4' WIDE SIDEWALK FLUSH WITH ASPHALT
- 18 2'X4' WHITE PAINT RECTANGLES PAINTED ON ASPHALT. 12" BETWEEN.
- 19 ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STD DWG 2415A
- 20 SAWCUT CONTROL JOINTS: SEE 13 A002
- 21 EXISTING MONUMENT SIGN TO REMAIN
- 22 EXISTING MONUMENT SIGN TO BE REMOVED
- 23 EXISTING RAMP AND SIDEWALK TO REMAIN
- 24 REMOVE EXISTING CONCRETE BETWEEN PLANTING BEDS ALONG LENGTH OF THIS SIDEWALK
- 25 EXISTING PROPERTY LINE BEING REMOVED BY SEPARATE PLATTING ACTION
- 26 DASHED LINES INDICATE DEMO. SEE PHASING NOTE ABOVE
- 27 REMOVE EXISTING ATM AND CONCRETE PAD
- 28 NEW ADA RAMP PER CITY OF ABO STD DWG. ALL RAMPS IN RIGHT OF WAY SHALL RECEIVE YELLOW TRUNCATED DOME SURFACE.
- 29 REMOVE EXISTING CONCRETE RETAINING WALL
- 30 LANDSCAPE AREA: SEE LANDSCAPE PLAN
- 31 MONUMENT SIGN: SEE 112 A002
- 32 12" TALL WHITE LETTERS PAINTED ON ASPHALT: "ONE WAY-DO NOT ENTER" AT EXIT, "DRIVE THRU ENTRANCE" AT ENTRANCE
- 33 DIRECTIONAL SIGN: SEE 118 A002
- 34 DIRECTIONAL SIGN: SEE 119 A002

NOTE: UNUSED CURB CUTS MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARD DRAWING 2415.

PROJECT NUMBER:

Application Number:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

City Engineer/Hydrology

Code Enforcement

* Environmental Health Department (conditional)

Solid Waste Management

DRB Chairperson, Planning Department

Date

Date

Date

Date

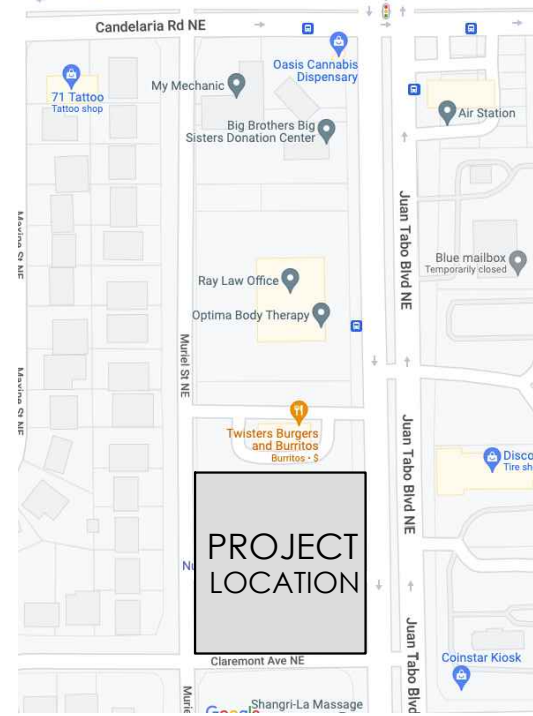
Date

Date

Date

Date

VICINITY MAP



SITE DATA

SITE LOCATION	2805 JUAN TABO BOULEVARD NE ALBUQUERQUE, NM
LEGAL DESCRIPTIONS-A-1 TRACT B-2 BLOCK 79 SNOW HEIGHTS ADDITION	
UPC NUMBER:	101906418906730212
ZONING:	MX-L
ZONE ATLAS PAGE:	H-21
PREVIOUS DRB APPROVAL:	NONE FOUND
TOTAL LOT AREA:	55,797 SF (1.3 AC)
GROSS BUILDING AREA:	4226 SF
BUILDING FOOTPRINT AREA:	4226 SF
NET LOT AREA (LOT AREA-BLD. FOOTPRINT):	51,571 SF
FLOOR AREA RATIO (GROSS BLDG AREA/LOT AREA):	7.5 %
PARKING CALCULATIONS (PER IDO):	TOTAL SPACES PROVIDED: 51
	3 SP/1000 SF (4226 SF = 12.69 SPACES REQUIRED
ACCESSIBLE PARKING REQ'D: (51-100)=4 INCL. 1 VAN TOTAL PROVIDED: 4	
MOTORCYCLE PARKING REQUIRED: (51-100) 3 SP. TOTAL PROVIDED: 3	
BICYCLE PARKING REQUIRED: (3 MIN) TOTAL PROVIDED: 5	

PHASING PLAN:

- PHASE ONE:
1. DEMOLISH ALL EXISTING CONSTRUCTION ON THE PORTION OF THE PROPERTY NORTH OF THE PROPERTY LINE BEING REMOVED. (SEE NOTE 25 ON SITE PLAN. THE EXISTING CREDIT UNION BUILDING, PARKING LOT AND DRIVE THROUGH ON THE SOUTH PORTION OF THE PROPERTY IS TO REMAIN OPEN.
 2. FENCE OFF THE NORTH PORTION OF THE PROPERTY AND CONSTRUCT THE NEW SINGLE STORY CREDIT UNION BUILDING AS DESCRIBED IN THESE CONSTRUCTION DRAWINGS.
 3. GRADE THE NORTH PORTION OF THE PROPERTY PER THE APPROVED GRADING AND DRAINAGE PLAN. PROVIDE TEMPORARY PONDING AS NECESSARY.
- PHASE TWO:
1. REMOVE THE EXISTING BUILDING ON THE SOUTH PORTION OF THE PROPERTY ALONG WITH ALL SITE WORK, RETAINING WALLS, PARKING LOTS, CURBS, AND LANDSCAPE.
 2. GRADE SOUTH PORTION OF PROPERTY PER THE APPROVED GRADING AND DRAINAGE PLAN.
 3. CONSTRUCT THE DRIVE THROUGH CANOPY AS DESCRIBED IN THE CONSTRUCTION DRAWINGS.
 4. COMPLETE ALL SITE FLATWORK, INCLUDING CONCRETE WALKS, DRIVEWAYS, RAMPS, CURBS, PAVING, AND LANDSCAPE FOR THE ENTIRE SITE AS DESCRIBED IN THE CONSTRUCTION DRAWINGS.

SITE PLAN

A NEW BRANCH FOR:

nusenda
CREDIT UNION
2801 JUAN TABO BLVD NE
ALBUQUERQUE, NM

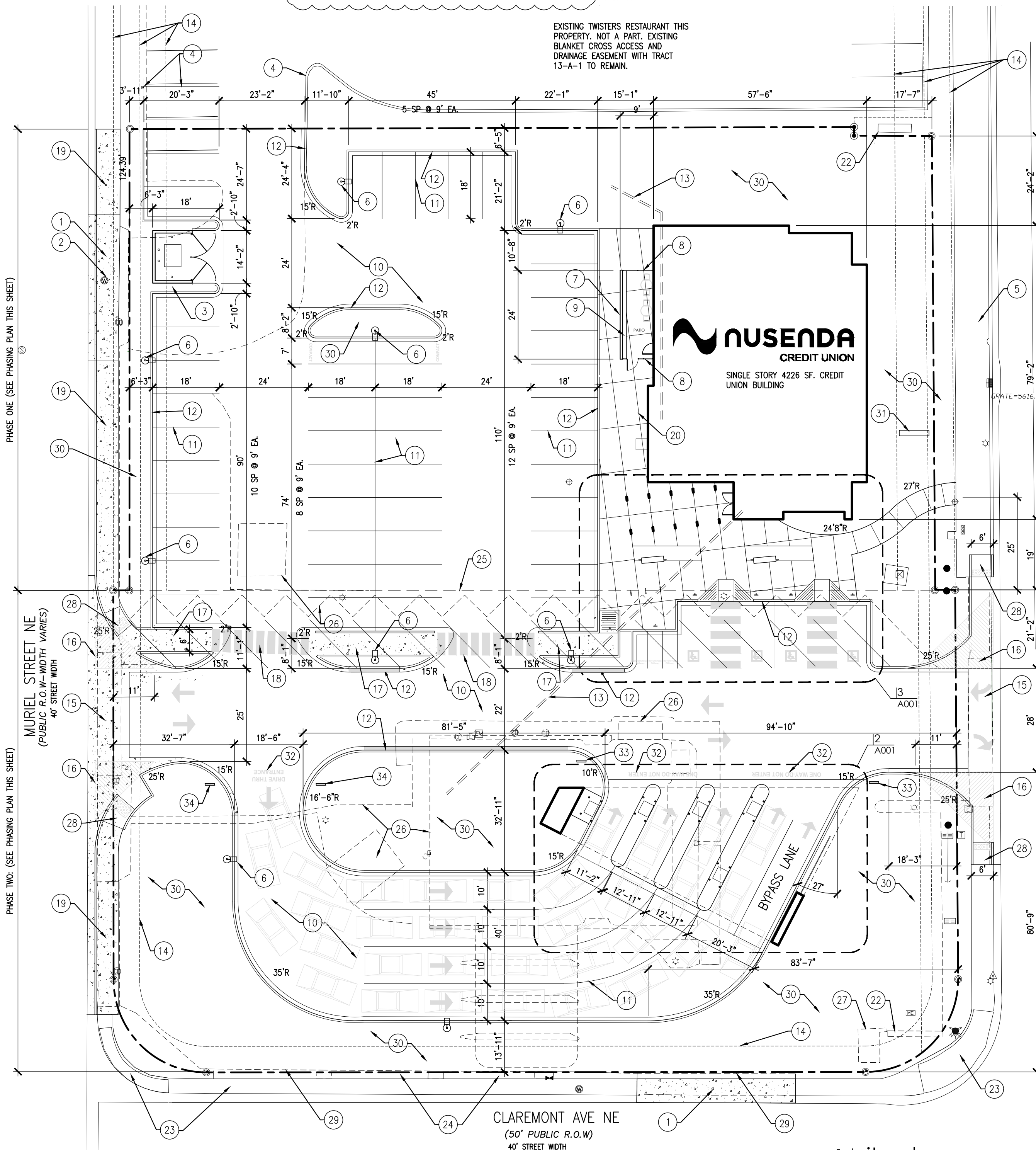


revisions

9-18-22 TCL COMMENT

date:
8-30-22
sheet:
A001

2 Geographic Responsiveness Diagram
A001 1/8"=1'-0"



1 site plan
A001 1"=20'