

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

October 19, 2021

Paul M. Cragun, PE
Cumulus Design
2080 N. Highway 360 # 240
Grand Prairie, TX 750

**Re: Chase Bank – Indian School Rd.
6670 Indian School Rd NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 10-13-21 (J18D001C)
Certification dated 10-13-21**

Dear Mr. Cragun,

Based upon the information provided in your submittal received 10-13-21 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:

- Please label all stalls measuring 15 feet in length as COMPACT.
- Remove trash container, orange cones, construction equipment and debris from site.

Once these corrections are complete, email pictures showing the changes to epgomez@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3981.

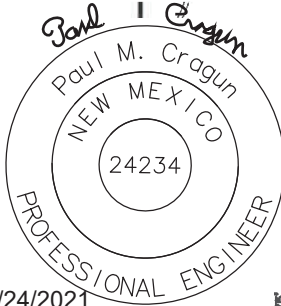
Sincerely,

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

AS-BUILT

NOTE:
THESE PLANS HAVE BEEN BUILT
IN "SUBSTANTIAL COMPLIANCE"
WITH THE APPROVED TOL PER
INFORMATION PROVIDED BY THE
CONTRACTOR



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

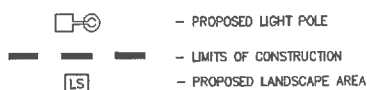
SITE PLAN	
EXISTING ZONING: MX-L/MIXED USE	
LAND USE:	FINANCIAL INSTITUTION
LEASE ACREAGE:	0.726 ACRES (31,628 SF)
BUILDING FOOT PRINT (TOTAL):	±3,361 SQUARE FEET
OPEN SPACE REQUIRED (25% OF LOT ACREAGE):	±7,907 SQUARE FEET
OPEN SPACE PROVIDED:	±7,457 SQUARE FEET (23.6%)
BUILDING COVERAGE:	3,361/31,628: 11.82%
APPROX EX. IMPERVIOUS AREA:	±25,857 SQUARE FEET (81.6%)
APPROX PROPOSED IMPERVIOUS AREA:	±24,171 SQUARE FEET (76.4%)
PARKING REQUIRED (3 PER 1000 SF OF PROPOSED BUILDING):	11 SPACES
PARKING PROVIDED:	35 SPACES
ACCESSIBLE PARKING REQUIRED (1 ACCESSIBLE SPACE/25 STANDARD SPACE):	2 SPACES
PARKING PROVIDED (ACCESSIBLE):	2 SPACES
REQUIRED STACKING SPACES:	4 SPACES PER ATM
PROVIDED STACKING SPACES:	3 SPACES PER ATM
BICYCLE SPACE: REQUIRED/PROVIDED	4/5 SPACES
MOTORCYCLE SPACE: REQUIRED/PROVIDED	2/2 SPACES



VICINITY MAP

ZONE ATLAS MAP J-18

NTS



INDIAN SCHOOL ROAD NE.
(VARIABLE WIDTH RIGHT OF WAY)
4 LANE DIVIDED ROADWAY

TRAFFIC CIRCULATION LAYOUT
APPROVED

LOUISIANA BOULEVARD
(VARIABLE WIDTH RIGHT OF WAY)
8 LANE DIVIDED ROADWAY



LEGEND

- EXISTING CURB
- PROPOSED CURB
- PARKING CURB

- PROPOSED REINFORCED CONCRETE PAVEMENT ON AN AGGREGATE SUBGRADE. (REFERENCE GEOTECHNICAL REPORT)
- PROPOSED REINFORCED CONCRETE PAVEMENT ON AN AGGREGATE SUBGRADE. (REFERENCE GEOTECHNICAL REPORT)
- PROPOSED REINFORCED CONCRETE PAVEMENT ON AN AGGREGATE SUBGRADE. (REFERENCE GEOTECHNICAL REPORT)
- PROPOSED ASPHALTIC CONCRETE (AC) PAVEMENT TYPE SP-III OR IV OVER 6" GRANULATED BASE IN MEDIUM DUTY AREAS (REFERENCE GEOTECHNICAL REPORT)

CONSTRUCTION NOTES

- SLOPE 2% MAX. 1.5% PREFERRED SLOPE.
- 5' MIN. SIDEWALK WIDTH. SIDEWALK WIDTH SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF DEVELOPMENT PROCESS MANUAL.
- SETBACK TO BE DETERMINED BY AVAILABLE RIGHT-OF-WAY. SEE CHAPTER 7 OF DEVELOPMENT PROCESS MANUAL. ALSO SEE COA STD. DWG. 2414 FOR LANDSCAPE BUFFER.
- SEE DRIVEPAD DETAILS, DWG. 2425A AND 2425B.
- WALKWAY VARIABLE (4' MINIMUM).
- PROPERTY LINE.
- 1/2" EXPANSION JOINTS WHERE SIDEWALK OR DRIVEPAD ABUTS BUILDINGS, FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
- HEADER CURB OR INTEGRAL CURB AS REQUIRED TO MEET GRADE AT BACK OF SIDEWALK. SEE STD. DWG. 2415.
- CONSTRUCTION JOINTS.
- FOR CURB ACCESS RAMPS, SEE DWGS. 2440 THROUGH 2445.
- CHECK DIMENSION FROM BOTH PROPERTY LINE AND FLOW LINE. USE IN AREAS WHERE DRIVEPAD IS FARTHEST FROM INTERSECTION.
- RAMP AS REQUIRED TO MEET DRIVEPAD GRADE. 8.3% MAX. SLOPE. 7% PREFERRED SLOPE.
- ADA ACCESSIBLE PATHWAY. 2% MAX. CROSS-SLOPE. 1.5% PREFERRED CROSS-SLOPE.

GENERAL NOTES

- DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR CITY TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
- SUBGRADE UNDER SIDEWALKS AND DRIVEPADS SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 301.
- FOR SIDEWALKS LESS THAN 60" WIDE ON ACCESSIBLE ROUTE, PASSING SPACE AT LEAST 60" X 60" SHALL BE PROVIDED AT LEAST EVERY 200 FT.
- GRATINGS LOCATED IN WALKING SURFACE SHALL HAVE SPACES NO GREATER THAN 1/2" WIDE IN DIRECTION OF TRAVEL. IF OPENINGS ARE ELONGATED, LONG DIMENSION SHALL BE PLACED PERPENDICULAR TO DIRECTION OF TRAVEL.
- ALONG THE ACCESSIBLE ROUTE, CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 2H:1V. CHANGES IN LEVEL GREATER THAN 1/2" REQUIRE A RAMP.
- PROVIDE A MINIMUM SIDEWALK WIDTH OF 4' AROUND OBSTACLES FOR ADA ACCESS.
- SEE COA STD DWG 2425A AND 2425B FOR DRIVEPAD DETAILS.

THE BENCHMARKS ARE PROVIDED BASED ON THE ELEVATIONS PROVIDED BY SURVEX CONSULTING SURVEYORS

BENCHMARK

ALBUQUERQUE MONUMENT "11-G18" N=1498464.315 E=1545105.455 CF=0.999660292 DELTA ALPHA = - 0011'00.07" NMSP, CENTRAL ZONE, NAD 27 ELEVATION=5309.898 NAVD88
ALBUQUERQUE MONUMENT "20-H18" N=1493154.978 E=1545048.21 CF=0.999661580 DELTA ALPHA = - 0011'00.11" NMSP, CENTRAL ZONE, NAD 27 ELEVATION=5383.222 NAVD88

CONTRACTOR SHALL COORDINATE WITH SURVEYOR FOR BENCHMARKS AND ELEVATIONS PRIOR TO CONSTRUCTION. ENGINEER NOT RESPONSIBLE FOR PROVIDING BENCHMARKS AND BEARINGS.

III CAUTION III

UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
CALL: NEW MEXICO ONE CALL @ NM 811 AT LEAST 7 DAYS PRIOR TO CONSTRUCTION.

TRAFFIC CIRCULATION PLAN

6670 INDIAN SCHOOL ROAD

CITY OF ALBUQUERQUE, NEW MEXICO

BERNALILLO COUNTY

CHASE

PLOT DATE

07/12/21

DRAWING SCALE

1" = 10'

PROJECT NUMBER

CDC20013

SHEET NUMBER

C1.02

Cumulus Design

2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367



518-D001C



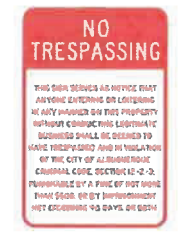
TYPICAL ADA
SIGNAGE FOR VAN
ACCESSIBLE SPACES
N.T.S.



TYPICAL ADA
SIGNAGE
N.T.S.



MOTORCYCLE
PARKING SIGN
N.T.S.



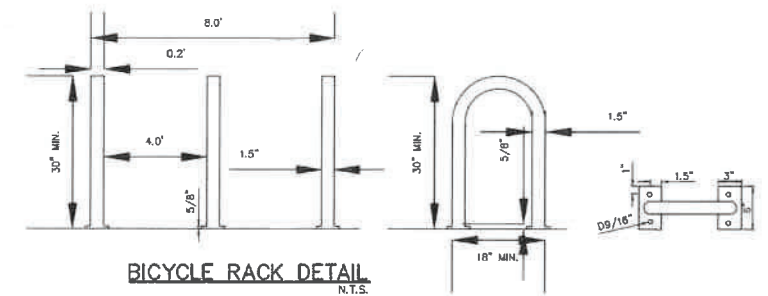
NO TRESPASSING
SIGN
N.T.S.



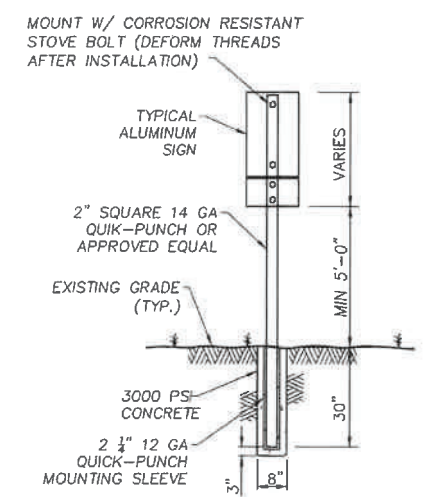
R5-1
(SIZE: 30"x30")
DO NOT ENTER SIGN
N.T.S.



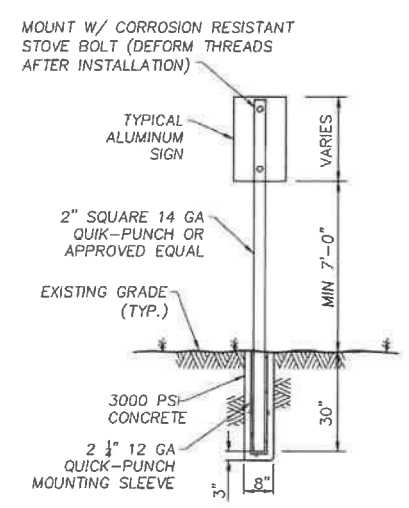
R1-1
(SIZE: 30"x30")
STOP SIGN
N.T.S.



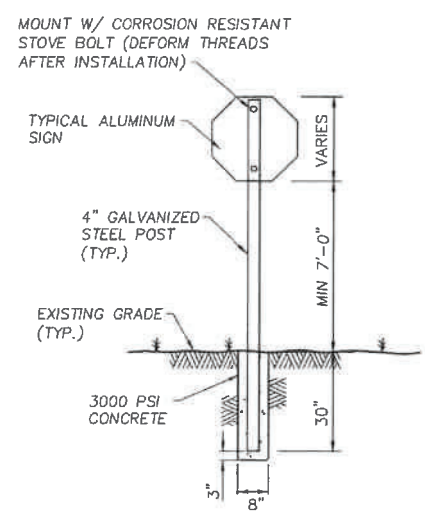
BICYCLE RACK DETAIL
N.T.S.
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



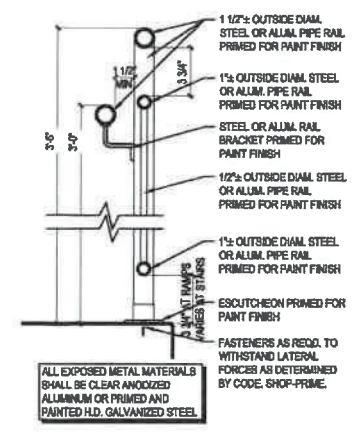
ADA DUAL SIGNAGE
MOUNTING DETAIL
N.T.S.



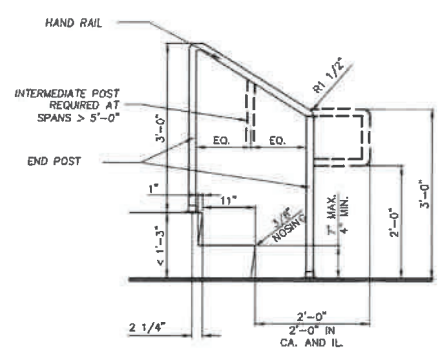
SINGLE ADA AND
MOTORCYCLE SIGNAGE
MOUNTING DETAIL
N.T.S.



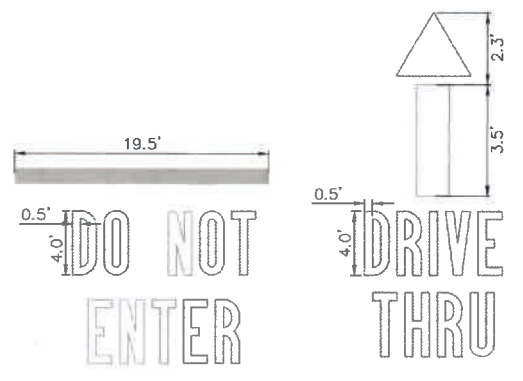
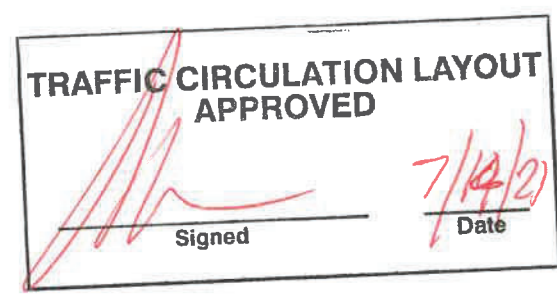
"STOP" AND "DO NOT ENTER"
SIGNAGE MOUNTING DETAIL
N.T.S.



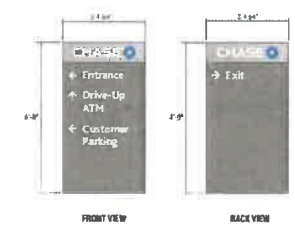
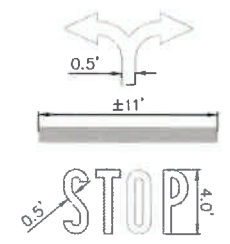
ADA RAMP HAND RAIL DETAIL
N.T.S.



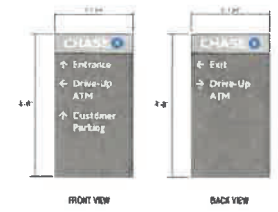
HANDRAIL DETAIL
N.T.S.



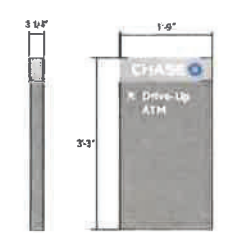
TEXT DETAILS
N.T.S.



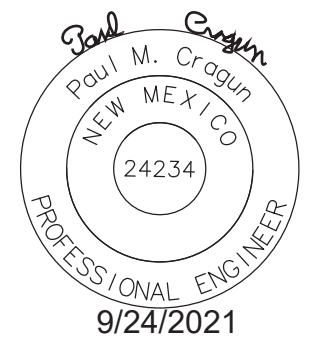
ENTRANCE
SIGN #1 DETAIL
N.T.S.



ENTRANCE
SIGN #2 DETAIL
N.T.S.



DRIVE-THRU ATM
SIGNAGE DETAIL
N.T.S.



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BENCHMARK
ALBUQUERQUE MONUMENT "11-G19" N=1498464.315 E=1545105.455 CF=0.999660292 DELTA
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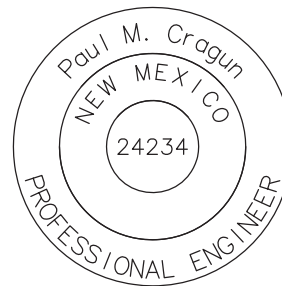
TRAFFIC CERTIFICATION

I, Paul Cragun, NMPE OR NMRA 24234, OF THE FIRM Cumulus Design, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 07/2021. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Paul Cragun OF THE FIRM Cumulus Design. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 10/12/2021 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF 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 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 THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Paul Cragun ENGINEER'S OR ARCHITECT'S STAMP
Signature of Engineer or Architect

10/13/2021
Date





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: Chase Bank -Indian School Rd **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: TRACT 1-D-1A1 PARK SQUARE ADDITION
City Address: 6670 INDIAN SCHOOL ROAD NE ALBUQUERQUE, NEW MEXICO 87110

Applicant: Cumulus Design **Contact:** Matt Cragun
Address: 2080 N. Highway 360 #240, Grand Prairie, Texas 750
Phone#: 214-235-0367 **Fax#:** _____ **E-mail:** matt@cumulusdesign.net
Owner: JP Morgan Chase Bank **Contact:** Sunil Dubey
Address: 7301 North Federal Blvd. Westminster, Colorado 80030
Phone#: 720-275-0480 **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: October 13, 2021 **By:** Carlos Iglesias

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____