

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

June 3, 2022

Courtney Lynch  
Development Management Group, LLC  
4209 Gallatin Pike  
Nashville, TN 37216

**Re: Chase Bank- ATM**  
**201 San Pedro Dr. SE**  
**Traffic Circulation Layout**  
Architect's Stamp 05-26-22 (K18-D091A)

Dear Mr. Lynch,

Based upon the information provided in your submittal received 05-27-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The minimum drive through lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns. (A 15 foot radius can be used with an increase in lane width to 14 feet). Please dimension all lane widths and radii.
2. Please provide shared access agreement or Lease agreement.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

- Once corrections are complete resubmit
1. The Traffic Circulation Layout
  2. A Drainage Transportation Information Sheet (DTIS)
  3. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).
  4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

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 6/2018)

**Project Title:** Chase Bank - ATM **Building Permit #:** N/A **Hydrology File #:** N/A  
**DRB#:** N/A **EPC#:** N/A **Work Order#:** n/A  
**Legal Description:** A portion of Tract 4-D within Section 24, Township 10 N., Range 3 E.  
**City Address:** 201 San Pedro Dr. SE

**Applicant:** Development Management Group, LLC **Contact:** Courtney Lynch  
**Address:** 4209 Gallatin Pike, Nashville, TN 37216  
**Phone#:** (615) 227-5863 **Fax#:** N/A **E-mail:** clynch@dmgnashville.com

**Other Contact:** Golden Sands General Contractors, Inc. **Contact:** Holly Spence  
**Address:** 12200 N. Stemmons Frwy #305, Dallas, TX 75234  
**Phone#:** (972) 232-7500 **Fax#:** N/A **E-mail:** holly.spence@goldensandsgc.com

**TYPE OF DEVELOPMENT:** ☐ PLAT (# of lots) ☐ RESIDENCE ☐ DRB SITE ☒ ADMIN SITE

**IS THIS A RESUBMITTAL?** ☒ Yes ☐ No

**DEPARTMENT** ☒ TRANSPORTATION ☐ HYDROLOGY/DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ 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) \_\_\_\_\_




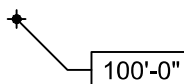







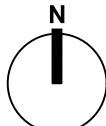
**DATE SUBMITTED:** 05/27/22 **By:** Courtney Lynch

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



H		EQUIPMENT TYPE		DETAIL INDICATOR
G		KEYNOTE		ELEVATION TAG
F		ELEVATION INDICATOR		DETAIL NUMBER SHEET NUMBER
E		REVISION NUMBER		EXTERIOR ELEVATION NUMBER SHEET NUMBER
D		BREAK LINE		EXTERIOR SECTION NUMBER SHEET NUMBER
C		CENTER LINE		NORTH ARROW
B				
A				



SIGNATURE CANOPY & DRIVE-UP ATM  
CENTRAL MERCADO  
OVP # C2015997618  
201 SAN PEDRO DR SE  
ALBUQUERQUE, NM 87108

DRIVE-UP AUTOMATIC TELLER MACHINE WITH CHASE SIGNATURE CANOPY DESIGN AND ASSOCIATED DRIVE LANE AND PAVEMENT STRIPING

<b>PROJECT DESCRIPTION</b>	<b>S13</b>
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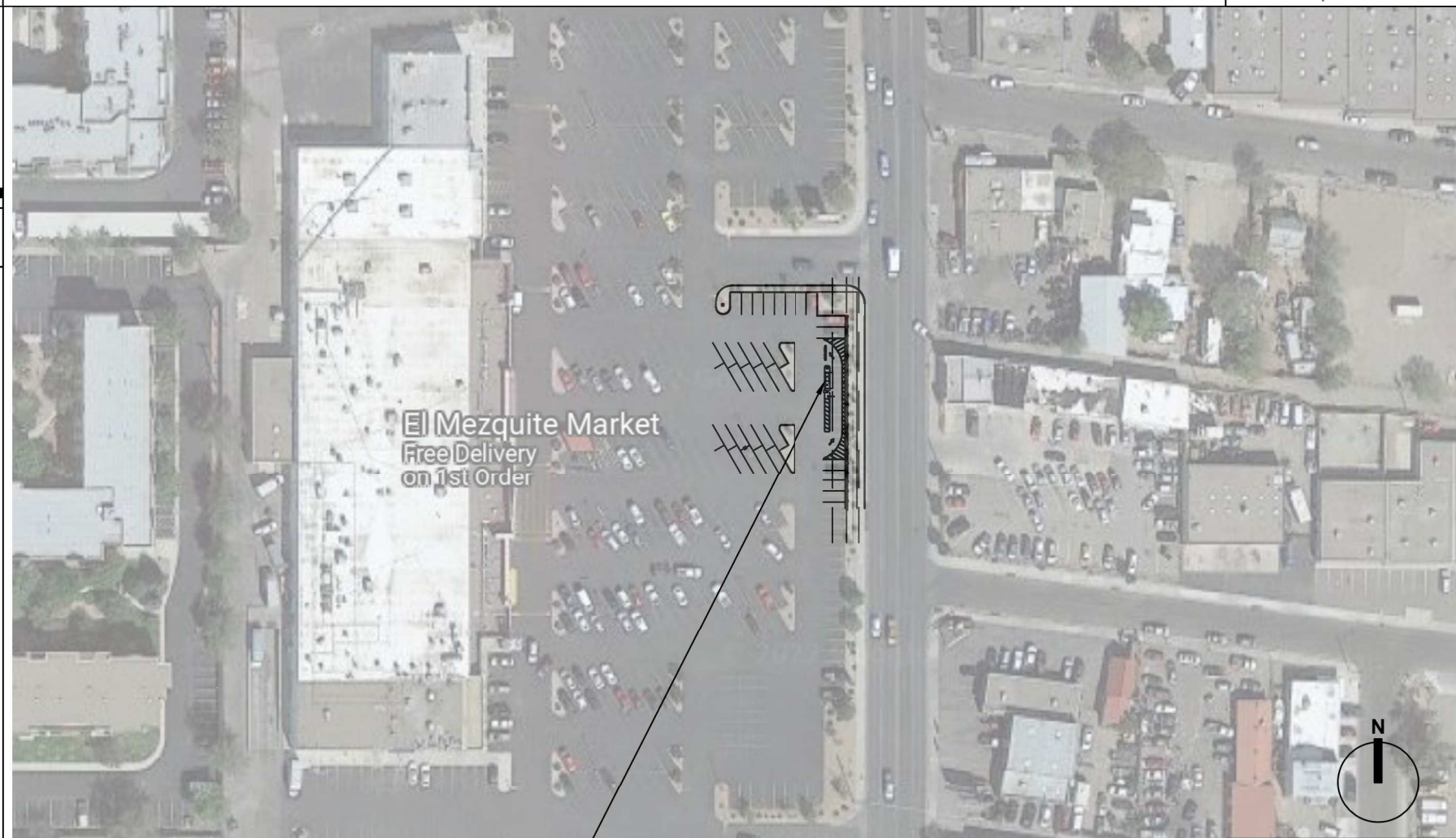
## REFERENCE CODES

2020 INTERNATIONAL BUILDING CODE  
2020 NFPA 70  
2018 INTERNATIONAL ENERGY CONSERVATION CODE

**OCCUPANCY CLASSIFICATION** (CHAPTER 3)  
GROUP B - BUSINESS  
**TYPE OF CONSTRUCTION** (CHAPTER 6)  
TYPE II-B NON-COMBUSTIBLE, UNPROTECTED  
**FIRE PROTECTION SYSTEMS** (CHAPTER 9)  
DOES NOT HAVE A SPRINKLER SYSTEM

**ACCESSIBILITY (CHAPTER 11)**  
THESE PLANS COMPLY WITH ALL OF THE PROVISIONS SET FORTH BY CHAPTER 11 OF THE 2020 IBC AND W/ "THE AMERICANS WITH DISABILITIES ACT"

CODE INFORMATION | U01



CHASE ATM ·

VICINITY MAP M01

NOTES :

A. GC TO VERIFY EXISTING CONDITIONS AND DIMENSIONS. NOTIFY PROJECT MANAGER OF ANY DISCREPANCIES.

B. GC RESPONSIBLE FOR COORDINATING THE SCHEDULE, DELIVERY, AND INSTALLATION OF ALL VENDOR PROVIDED ITEMS. GC IS ADDITIONALLY RESPONSIBLE FOR COORDINATING ALL REVIEW OF PLANS WITH ANY AND ALL VENDORS.

C. GC TO ENSURE ALL WASTES (HAZARDOUS AND NON-HAZARDOUS ARE DISPOSED OF AND/OR RECYCLED IN ACCORDANCE WITH ALL APPLICABLE CODES, INCLUDING LOCAL, STATE, AND NATIONAL LAWS AND REGULATIONS.

GENERAL NOTES | G06

DRAWING ISSUANCE | G01

DEVELOPER/GENERAL CONTRACTOR

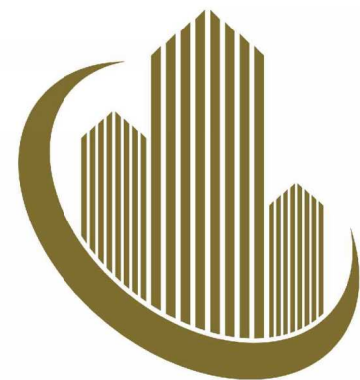
GOLDEN SANDS GENERAL CONTRACTORS, INC.  
12200 N. STEMMONS FREEWAY #305  
DALLAS, TX 75234  
972.232.7500 x3356  
pablo.chavez@goldensandsgc.com

ARCHITECT

SKIP HYMER  
REES MASILIONIS TURLEY ARCHITECTURE  
2000 SHAWNEE MISSION PARKWAY, SUITE 100  
MISSION WOODS, KS 66205  
816.502.1515  
816.842.1878 f  
skip@rmta.biz

<b>CONTACT INFORMATION</b>	A06
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SHEET INDEX



**GOLDEN SANDS**  
GENERAL CONTRACTORS

# Perspective

2000 SHAWNEE MISSION PARKWAY  
SUITE 100  
MISSION WOODS, KS 66205

816 502 1500

WWW.PAD.STUDIO

IN ASSOCIATION WITH THE ARCHITECT  
**R H SWEERS II, Proprietor**  
**RH SWEERS ARCHITECT**

THIS DRAWING HAS BEEN PREPARED UNDER MY SUPERVISION  
AND I DISCLAIM RESPONSIBILITY FOR EXISTING BUILDINGS,  
CONSTRUCTION OR SITE CONDITIONS / IMPROVEMENTS, OR ANY  
DOCUMENTS WHICH DO NOT BEAR MY SIGNATURE AND SEAL.

DO NOT CONTACT THE ARCHITECT FOR BIDDING INFORMATION OR  
QUESTIONS, AS THE ARCHITECT IS NOT INVOLVED IN BIDDING.



Richard H Sweers

Digitally signed by Richard H Sweers  
DN: CN=Richard H Sweers,  
dnQualifier=A01410C00000179FB9CB5710000373A  
O=Kansas, C=US  
Date: 2022.05.26 11:50:27-05'00'

PROJECT

**CENTRAL  
MERCADO  
DRIVE-UP ATM**

201 SAN PEDRO DR SE  
ALBUQUERQUE, NM 87106

SHEET TITLE  
COVER SHEET

PROJECT NUMBER  
2021000.021

SHEET AUTHOR  
SH

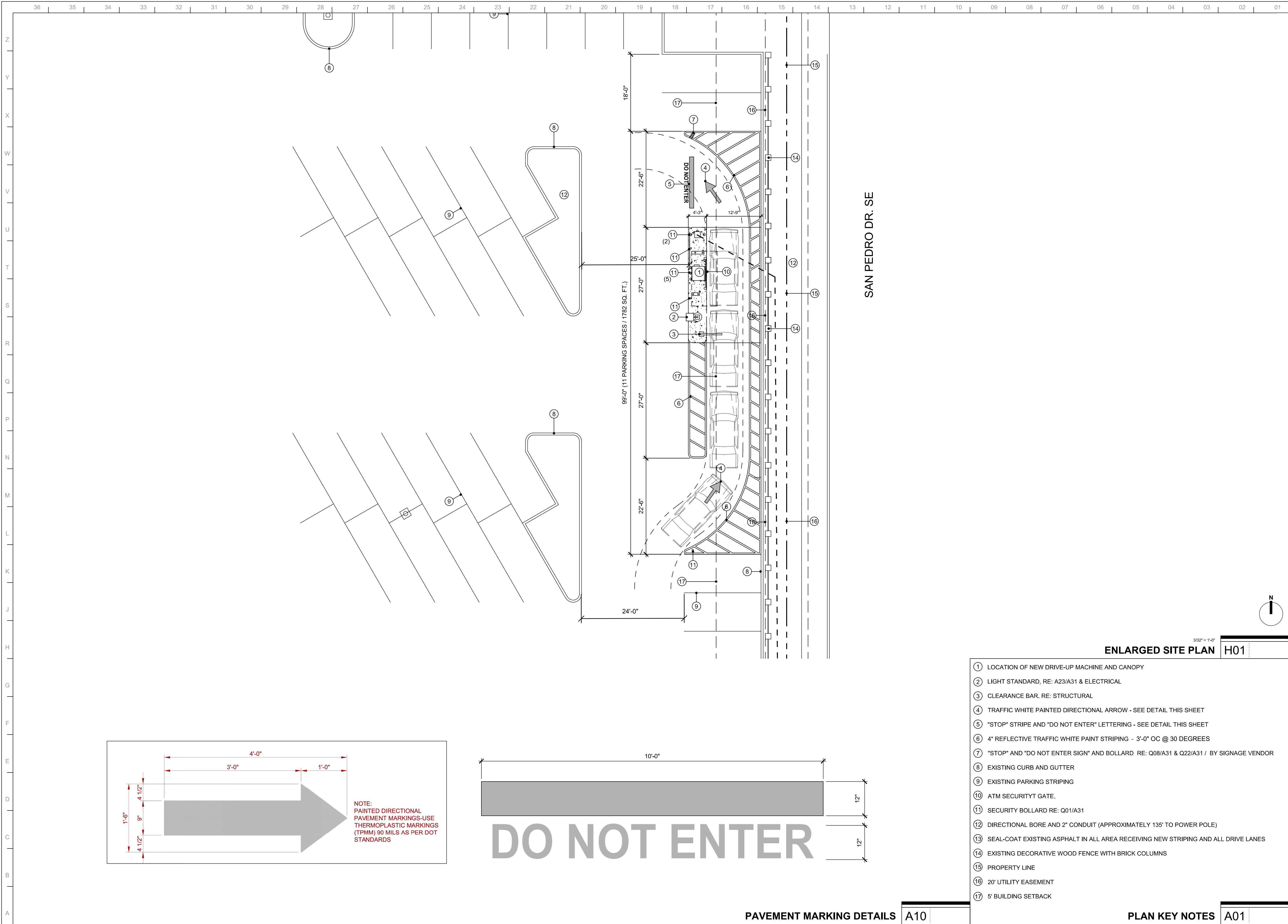
CHECKED BY

DATE  
JUNE 13, 202

SHEET NUMBER

# A00





IN ASSOCIATION WITH THE ARCHITECT  
R. H. SWEERS II, Proprietor  
RH SWEERS ARCHITECT  
rh@sweersii.com

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PROJECT  
**CENTRAL  
MERCADO  
DRIVE-UP ATM**

201 SAN PEDRO DR SE  
ALBUQUERQUE, NM 87108

SHEET TITLE  
**ENLARGED  
SITE PLAN**

PROJECT NUMBER  
2021000.021

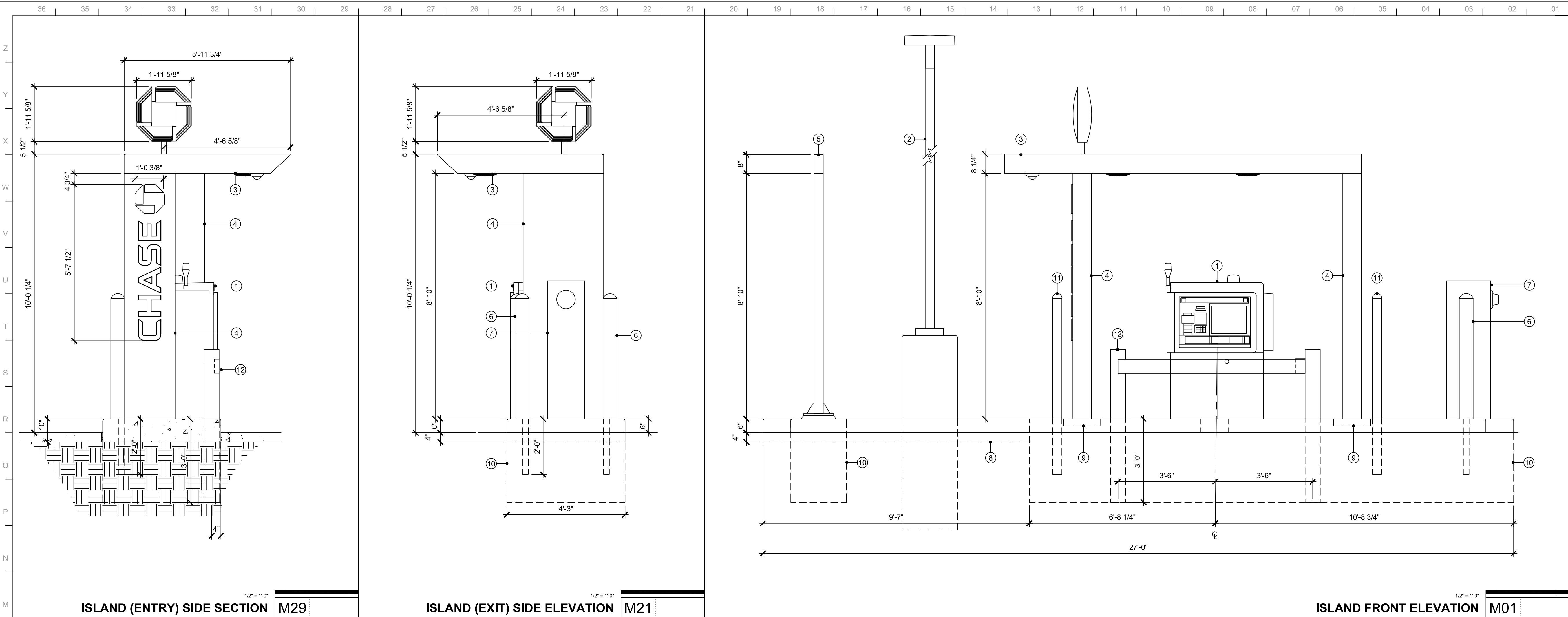
SHEET AUTHOR  
SH

CHECKED BY  
SH

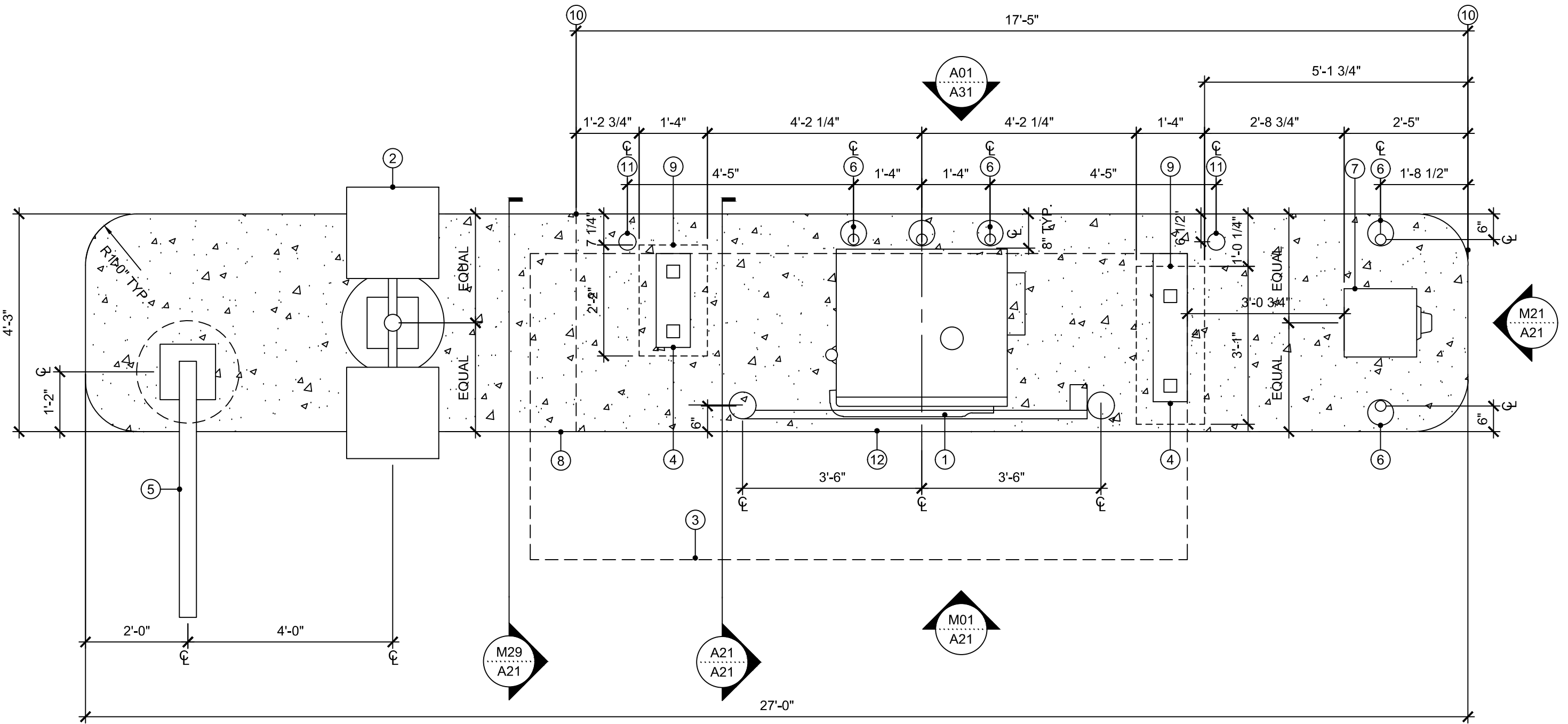
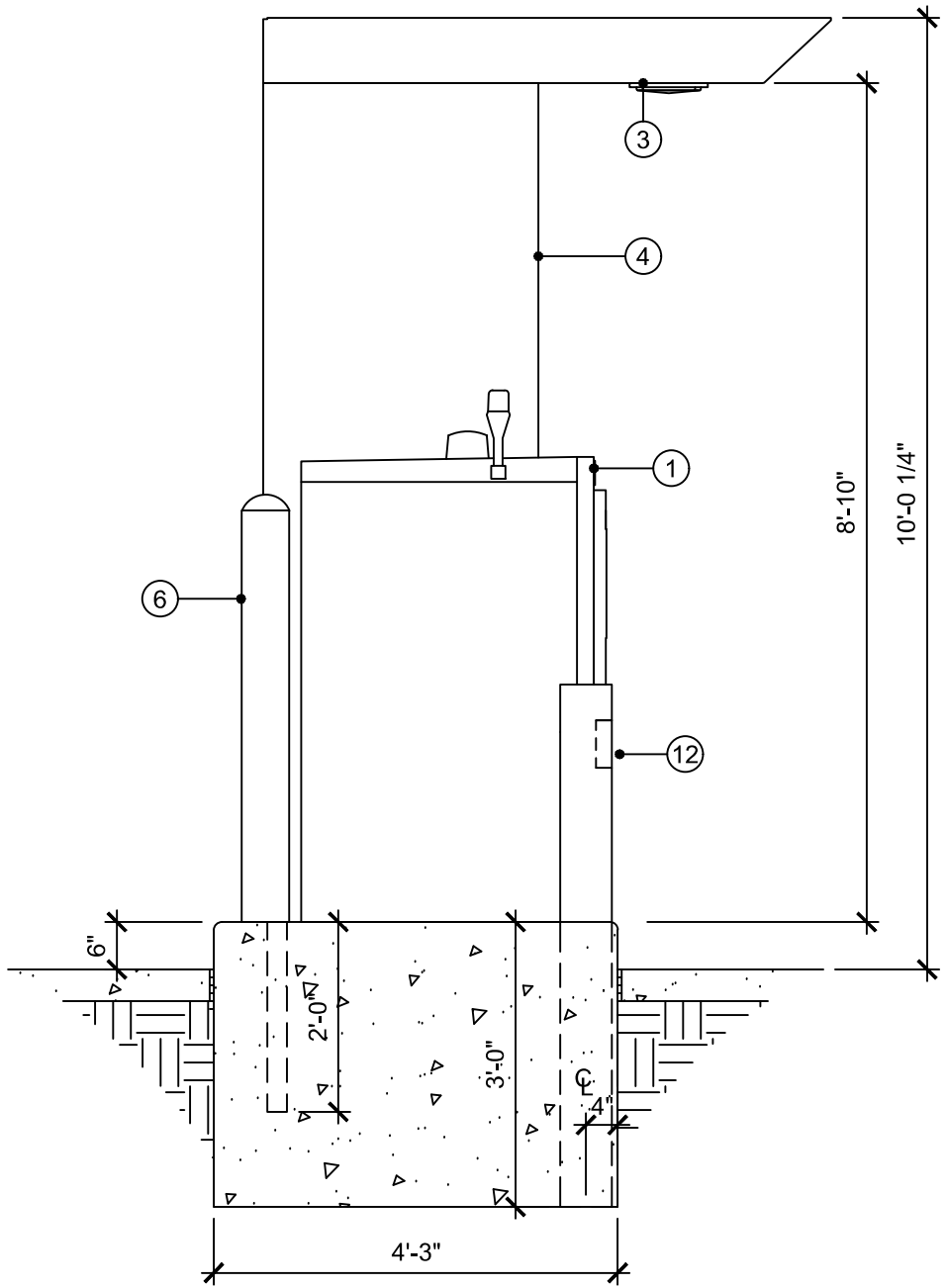
DATE  
JUNE 13, 2022

SHEET NUMBER

**A11**



- 1 AUTOMATIC TELLER MACHINE.  
2 LIGHT STANDARD. RE: A23/A31 & ELECTRICAL  
3 PRE-MANUFACTURED ATM CANOPY (ABOVE)  
4 PRE-MANUFACTURED ATM CANOPY UPRIGHTS  
5 OVERHEAD CLEARANCE POLE/BAR  
6 COMBINATION BOLLARD. RE: Q01/A31  
7 MILBANK METER PEDESTAL. RE: ELECTRICAL  
8 CONCRETE SLAB. EASE ALL EXPOSED EDGES  
9 CONCRETE "WELL". RE: STRUCTURAL  
10 EDGE OF CONCRETE FOOTING. RE: STRUCTURAL  
11 4" BOLLARD. RE: Q15/A31  
12 ATM SECURITY GATE. RE: Q22/A31



CHASE



GOLDEN SANDS  
GENERAL CONTRACTORS

Perspective  
ARCHITECTURE + DESIGN

2000 SHAWNEE MISSION PARKWAY  
SUITE 100  
MISSION WOODS, KS 66205

816 502 1500

WWW.PAD.STUDIO

IN ASSOCIATION WITH THE ARCHITECT  
R H SWEERS II, Proprietor  
R H SWEERS ARCHITECT  
SWEERS ARCHITECTS  
THIS DRAWING HAS BEEN PREPARED UNDER MY SUPERVISION  
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PROJECT  
CENTRAL  
MERCADO  
DRIVE-UP ATM

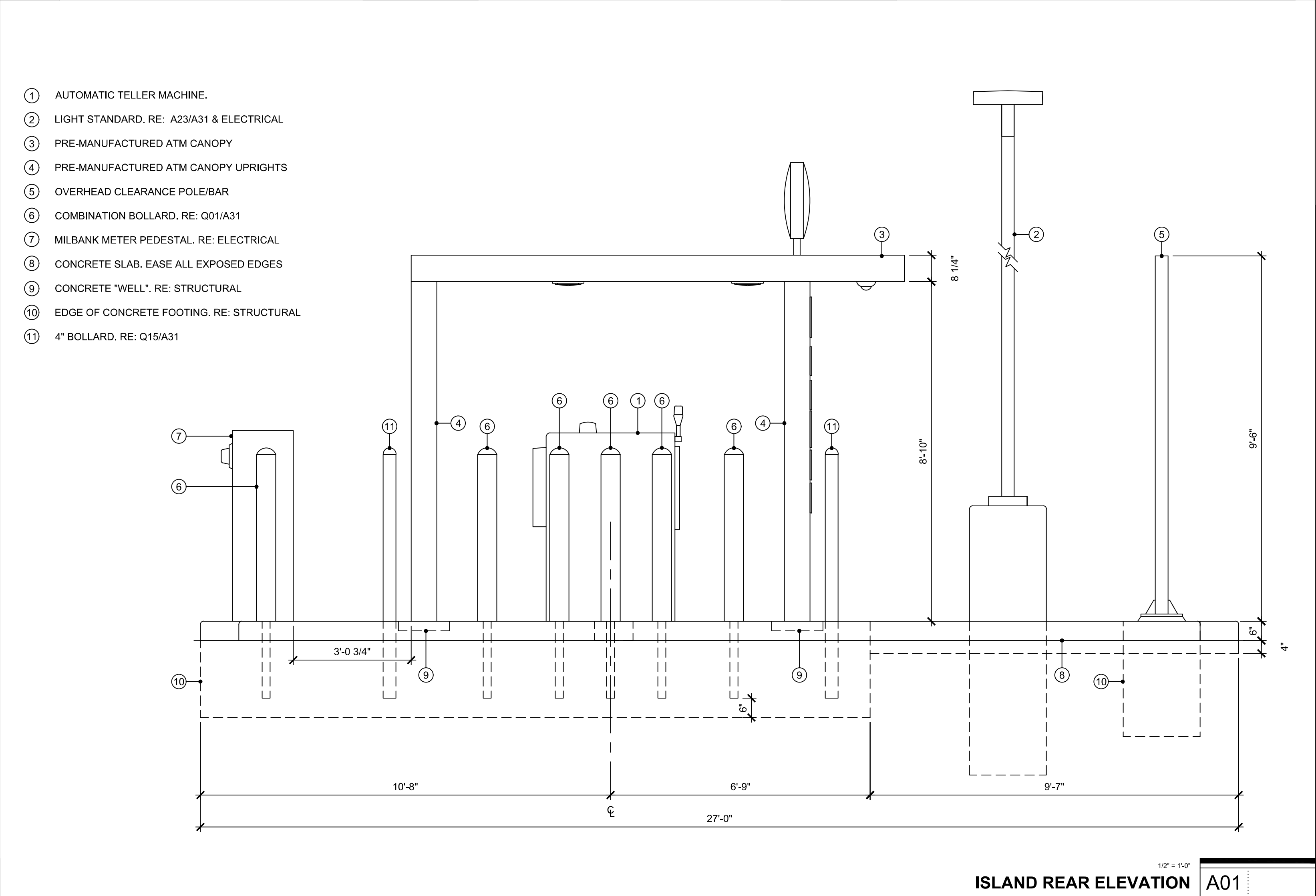
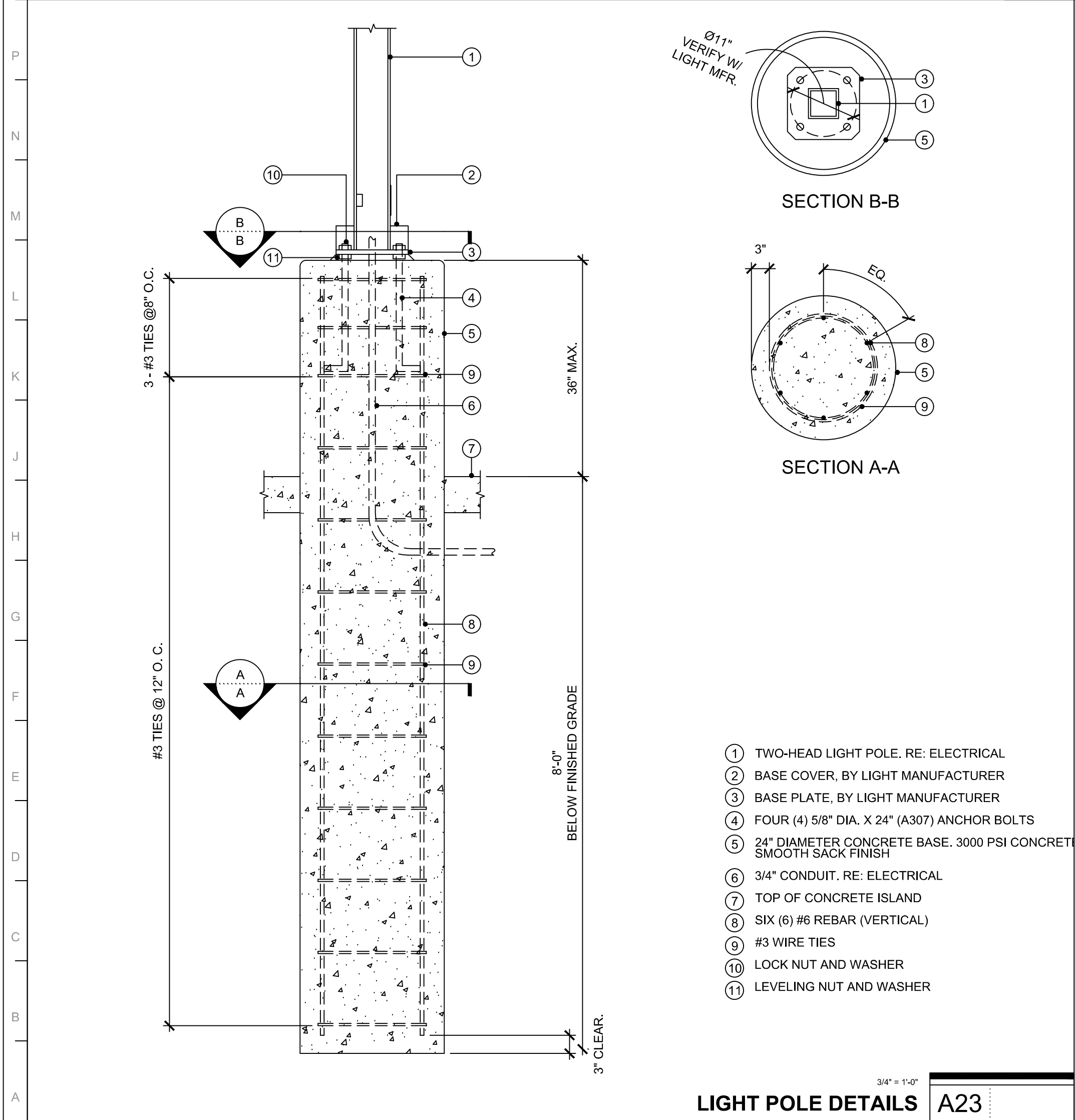
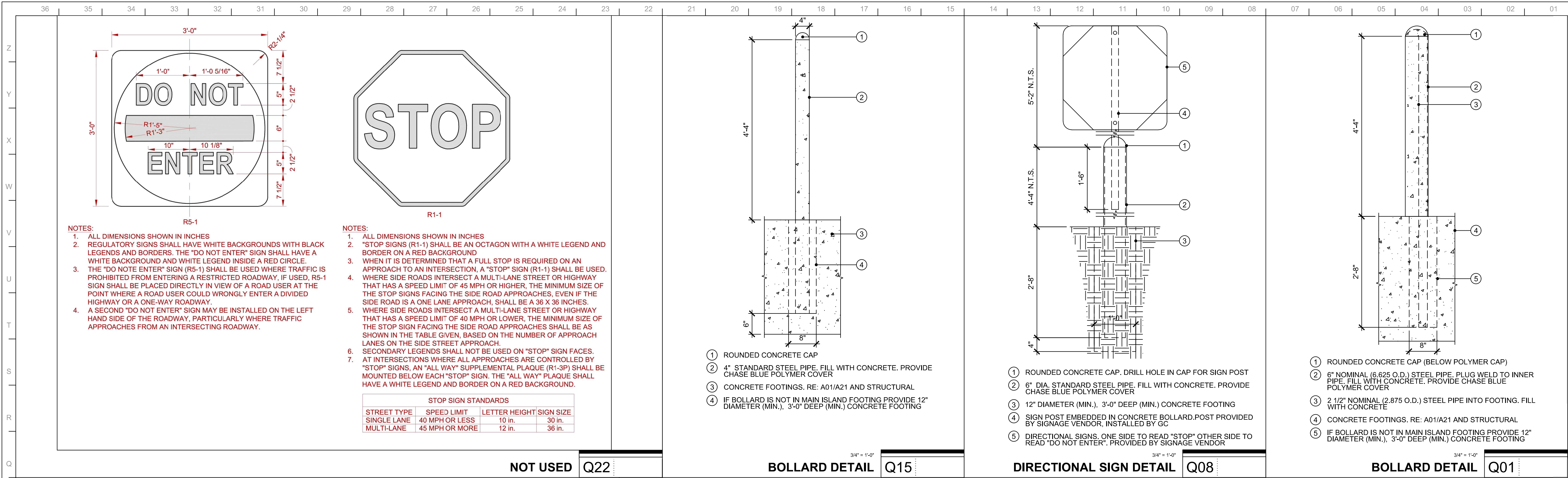
201 SAN PEDRO DR SE  
ALBUQUERQUE, NM 87108

SHEET TITLE  
ELEVATIONS

PROJECT NUMBER  
2021000.021  
SHEET AUTHOR  
SH  
CHECKED BY  
SH  
DATE  
JUNE 13, 2022

SHEET NUMBER  
A21





**CHASE**

**GOLDEN SANDS**  
GENERAL CONTRACTORS

**Perspective**  
ARCHITECTURE + DESIGN

2000 SHAWNEE MISSION PARKWAY  
SUITE 100  
MISSION WOODS, KS 66205

816 502 1500

WWW.PAD.STUDIO

IN ASSOCIATION WITH THE ARCHITECT  
R.H. SWEERS II, Proprietor  
R.H. SWEERS ARCHITECT  
sweers@rsd.com

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QUESTIONS, AS THE ARCHITECT IS NOT INVOLVED IN BIDDING.

SIGNED: 05/26/2022

STATE OF NEW MEXICO  
REGISTERED ARCHITECT  
RICHARD H. SWEERS II  
No. 005453

PROJECT  
**CENTRAL MERCADO DRIVE-UP ATM**

201 SAN PEDRO DR SE  
ALBUQUERQUE, NM 87108

SHEET TITLE  
**DETAILS**

PROJECT NUMBER  
2021000.021

SHEET AUTHOR  
SH

CHECKED BY  
SH

DATE  
JUNE 13, 2022

SHEET NUMBER  
**A31**

May 27, 2022

**RE: Chase Bank - ATM  
2802 Eubank Blvd NE  
Traffic Circulation Layout  
Architect's Stamp 05-04-2022 (K18D091A)**



To Nilo Salgado-Fernandez,

Please see below responses to comments received from your review on May 9, 2022 for the above reference project.

1. Please show a vicinity map showing the location of the development in relation to streets and well-known landmarks. Refer to Cover Page A00 for Vicinity Map as requested.
2. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico. See updated plans for Stamp, signature, date, etc.
3. Keyed Note 4: Provide details (include size and color). Refer to Sheet A11 for detail information.
4. Keyed Note 5: Detail will be needed (include stop bar size and color for text and stop bar). – Refer to Sheet A11 for detail information.
5. Keyed Note 6: Angle, color and size will need to be provided. Refer to Sheet A11 for adjustments to callout information.
6. Keyed Note 7:
  - Provide Stop sign and sign face details. Refer to Sheet A31 for detail information.
  - DO NOT ENTER sign and sign face detail will need to be provided on both sides of exit. Tenant design standards believe that an additional sign on the other side of the exit isn't needed based on small drive lane requirements as the proposed sign is placed for customers to adequately see.
7. Provide the drive aisle width adjacent to the proposed ATM infrastructure. Refer to Sheet A11 for additional dimensions.
8. Provide the offset between the ATM exit drive thru lane and the opposing parking stall. You will need at least 10 ft. offset between them. Refer to Sheet A11 for adjusted layout and added dimension shifting the ATM area limits down two parking spaces.
9. An ADA pathway will need to be provided from the Bank entrance: This will include crosswalk striping, ramp, etc. (If applicable). Bank branch does not exist in this location so additional pathways, etc. should not be applicable here.
10. Please provide a letter of response for all comments given. This serves as the response letter.

Please let me know if you require any additional information at this time.

Thank you,

DEVELOPMENT MANAGEMENT GROUP, LLC

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David S. Abbey, PE