

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

April 27, 2021

Paul Cragun, PE  
Cumulus Design  
2080 N. Highway 360 #420  
Grand Prairie, TX 75050

**Re: Chase Bank - Eubank**  
**340 Eubank Blvd NE, 87123**  
**30-Day Temporary Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 9-2-20 (K21D009C)  
Certification dated 4-26-21

Dear Mr. Cragun,

Based upon the information provided in your submittal received 4-23-21, 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 add Truncated Dome and Stop Sign. See attached plan for location.
- Please remove construction debris and equipment from site.

Once these corrections are complete, email pictures showing the changes to [epgomez@cabq.gov](mailto: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

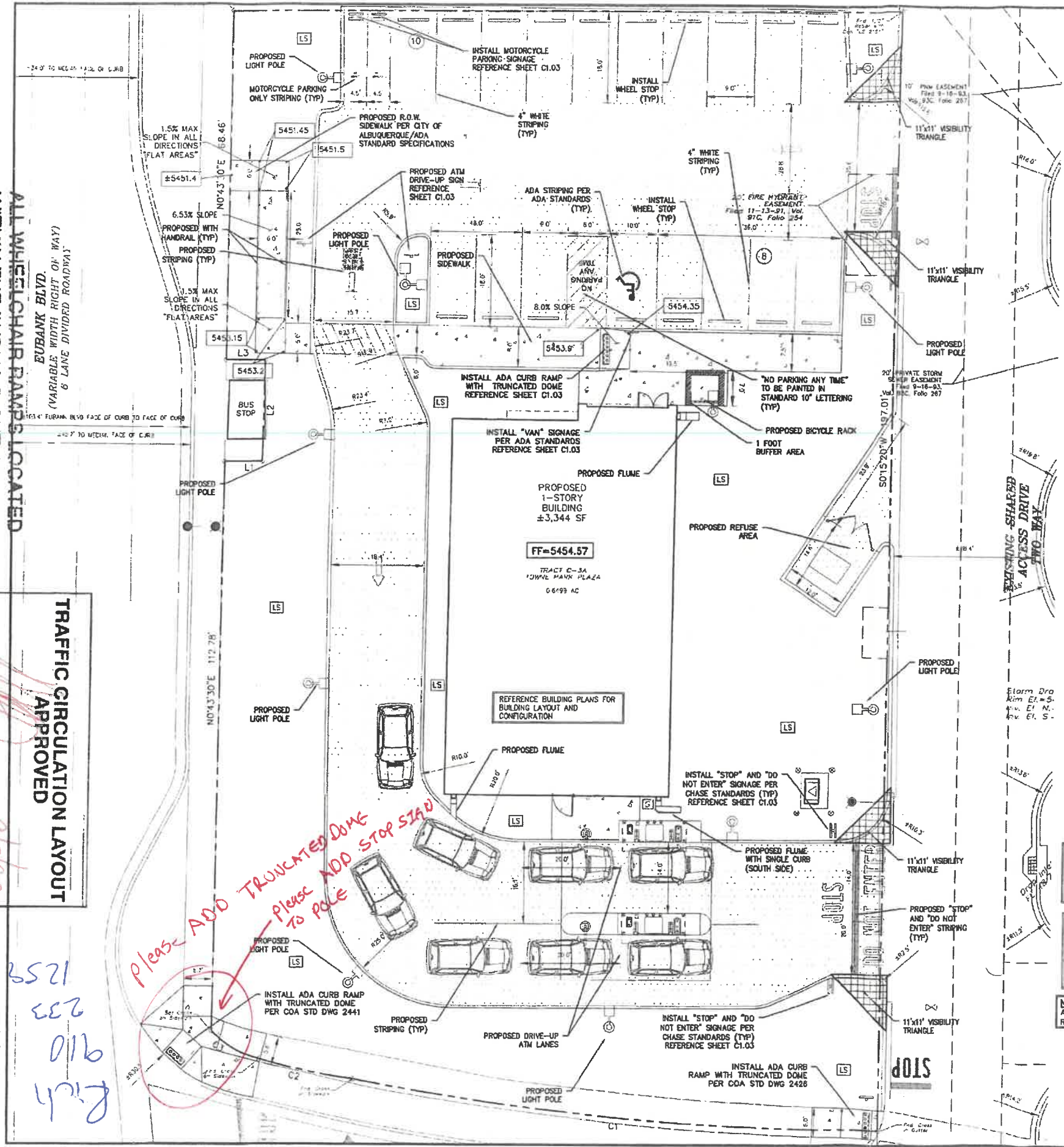
ALL WHEELCHAIR RAMP LOCATED  
WITHIN THE PUBLIC RIGHT OF WAY  
MUST HAVE TRUNCATED DOMES.

TRAFFIC CIRCULATION LAYOUT  
APPROVED

Signed \_\_\_\_\_  
Date \_\_\_\_\_

1259  
232  
0116  
8.24

Please ADD TRUNCATED DOME  
Please ADD STOP SIGN  
to pole



VICINITY MAP  
ZONE ATLAS MAP K-21  
NTS

SITE PLAN	
EXISTING ZONING: MX-L/MIXED USE	
LAND USE:	FINANCIAL INSTITUTION
LEASE ACREAGE:	0.650 ACRES (28,294 SF)
BUILDING FOOT PRINT (TOTAL):	±3,344 SQUARE FEET
OPEN SPACE REQUIRED (25% OF LOT ACREAGE):	±7,073 SQUARE FEET
OPEN SPACE PROVIDED:	±10,283 SQUARE FEET (36.3%)
BUILDING COVERAGE:	3,344/28,294: 11.82%
APPROX EX. IMPERVIOUS AREA:	±16,636 SQUARE FEET (65.5%)
APPROX PROPOSED IMPERVIOUS AREA:.	±18,011 SQUARE FEET (63.7%)
PARKING REQUIRED (3 PER 1000 SF OF PROPOSED BUILDING):	11 SPACES
PARKING PROVIDED:	18 SPACES
ACCESSIBLE PARKING REQUIRED (1 ACCESSIBLE SPACE/25 STANDARD SPACE):	1 SPACES
PARKING PROVIDED (ACCESSIBLE):	1 SPACES
REQUIRED STACKING SPACES:	4 SPACES PER ATM (8 TOTAL SPACES)
PROVIDED STACKING SPACES:	4 SPACES PER ATM (8 TOTAL SPACES)
BICYCLE SPACE: REQUIRED/PROVIDED	3/5 SPACES
MOTORCYCLE SPACES: REQUIRED/PROVIDED	1/2 SPACES

AS-BUILT

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



NOTE:  
ALL DIMENSIONS ARE FROM FACE  
OF CURB OR EDGE OF PAVEMENT

NOTE:  
LIGHT POLES SHOULD NOT BE INSTALLED IN  
PARKING SPACES AND DRIVEWAYS.  
CONTRACTOR MUST MAKE SURE THE LIGHT  
POLES ARE INSTALLED AWAY FROM EXISTING  
AND PROPOSED UNDERGROUND UTILITIES.

NOTE:  
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.

NOTE:  
ALL BROKEN OR CRACKED SIDEWALK MUST BE  
REPLACED WITH SIDEWALK AND CURB & GUTTER.

- 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.
  - CONTRACTION JOINTS.
  - FOR CURB ACCESS RAMP, 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.

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

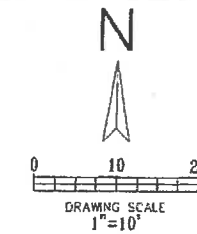
**BENCHMARK**  
BENCHMARK - ALBUQUERQUE CONTROL SURVEY BENCHMARK 5-K20 IS LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF MOON STREET AND CENTRAL AVENUE NE. THE STATION IS 39.1 FEET EAST OF THE CENTERLINE OF MOON STREET AND 43.5 FEET NORTH OF THE CENTERLINE OF CENTRAL AVENUE. THE STATION MARK IS A CITY OF ALBUQUERQUE SURVEY CONTROL DISC SET IN TOP OF THE CURB AND STAMPED 5-K20 ACS PUBLISHED ELEVATION 5429.995' (NAVD 83)

ALBUQUERQUE MONUMENT "A-L22" N=1460509 445 E=1563610 492 CF=0.999643379 Dets cpho = -00'08"50.94" NAD83, Central Zone, NAD 27 Elevation=5586.425 NAVD83

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

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 48 HRS PRIOR TO CONSTRUCTION.



- LEGEND**
- EXISTING CURB
  - PROPOSED CURB
  - PARKING COUNT
  - EXISTING PAVEMENT
  - PROPOSED SIDEWALK
  - PROPOSED LIGHT POLE
  - PROPOSED VISIBILITY TRIANGLE

- 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 REVEALED 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.



**Cumulus Design**  
Firm # EF 0005330  
8850 United Plaza Blvd.,  
STE. 702-N  
Baton Rouge, LA 70809  
Tel. 214.235.0367

FOR REVIEW, NOT FOR CONSTRUCTION

**TRAFFIC CIRCULATION PLAN**

340 EUBANK BOULEVARD NE  
CITY OF ALBUQUERQUE, NEW MEXICO  
BERNALILLO COUNTY

PLT DATE  
09/02/20  
DRAWING SCALE  
1" = 10'  
PROJECT NUMBER  
CDC20014  
SHEET NUMBER  
C1.02





## 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 09/2020. 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 04/24/2021 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.

*Two missing stop signs need to still be installed.*

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.

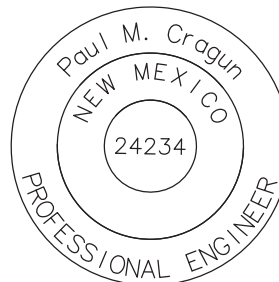
A handwritten signature in black ink that reads "Paul Cragun".

Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

4/26/2021

Date





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

CO

Project Title: Chase Bank -Eubank Building Permit #: BP-2020-36265 Hydrology File #: K21D009C  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Tract C-3A Towne Park Plaza  
City Address: 340 Eubank Blvd NE, Albuquerque, New Mexico 87123

Applicant: Cumulus Design Contact: Matt Cragun  
Address: 2080 N. Highway 360 #240, Grand Prairie, Texas 75050  
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 X ADMIN SITE

IS THIS A RESUBMITTAL?: \_\_\_\_\_ Yes X No

DEPARTMENT: X TRAFFIC/ TRANSPORTATION \_\_\_\_\_ HYDROLOGY/ DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

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

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- \_\_\_\_\_ BUILDING PERMIT APPROVAL
- X 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: 4/22/2021

By: Carlos Iglesias

COA STAFF:

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

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