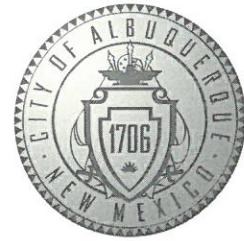


CITY OF ALBUQUERQUE



September 7, 2020

Matt Cragun, RA
Cumulus Design
2080 N Highway #240
Grand Prairie, Texas 75050

Re: Chase Bank - Eubank
340 Eubank Blvd NE
Traffic Circulation Layout
Engineer's/Architect's Stamp 09-02-2020 (K21-D009C)

Dear Mr. Cragun,

The TCL submittal received 09-02-2020 is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

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,

Nilo Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

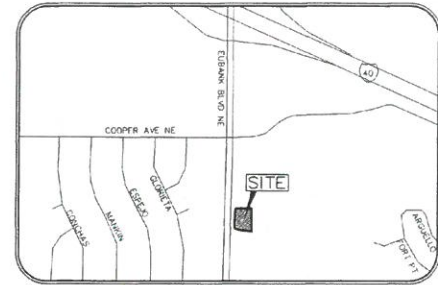
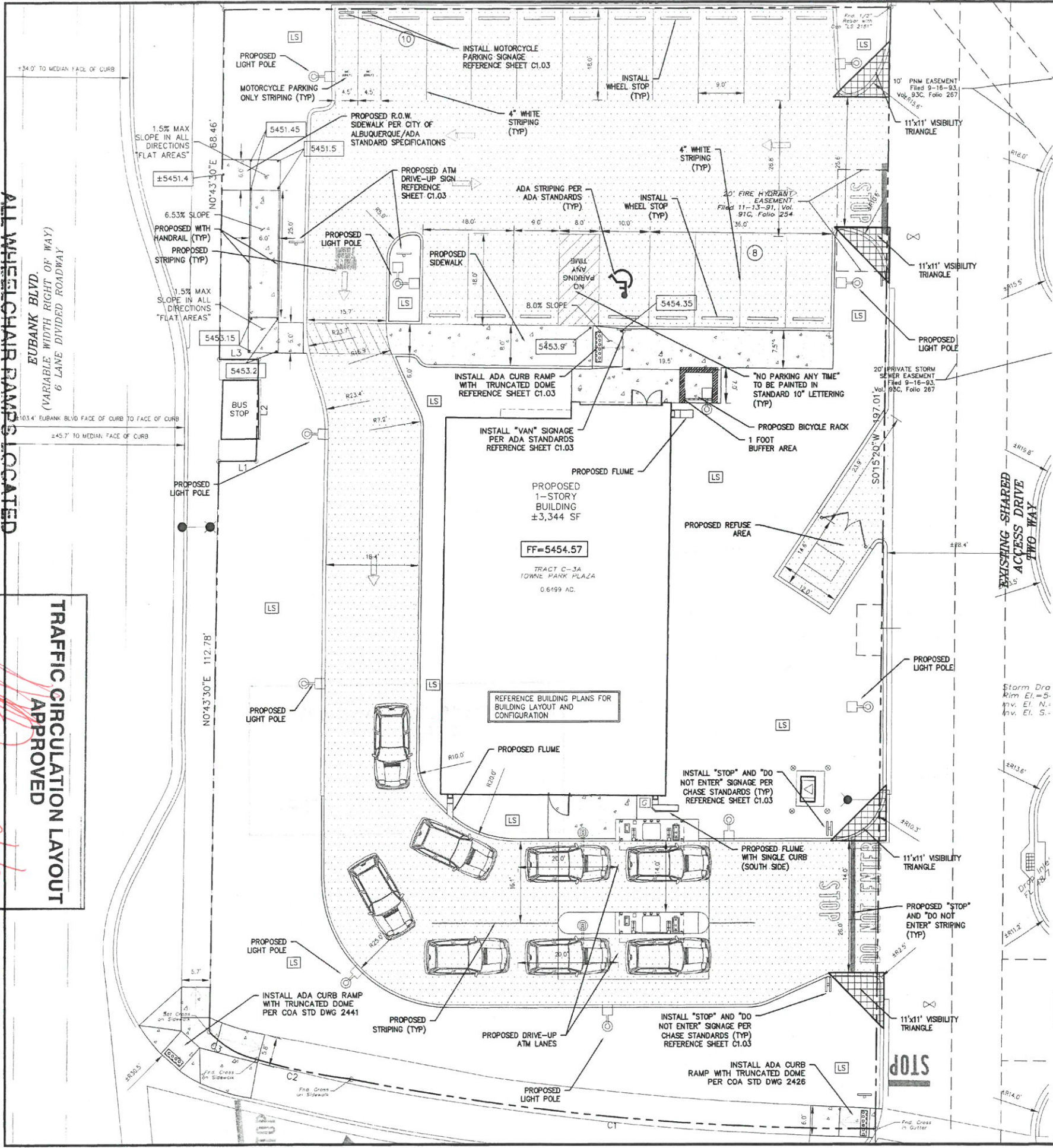
ALL WHEELCHAIR RAMP LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.

TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed

Date

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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:	±18,636 SQUARE FEET (65.9%)
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

- CONSTRUCTION NOTES
- A. SLOPE 2% MAX. 1.5% PREFERRED SLOPE.
- B. 5' MIN. SIDEWALK WIDTH. SIDEWALK WIDTH SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF DEVELOPMENT PROCESS MANUAL.
- C. 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.
- D. SEE DRIVEPAD DETAILS, DWG. 2425A AND 2425B.
- E. WALKWAY VARIABLE (4' MINIMUM).
- F. PROPERTY LINE.
- G. 1/2" EXPANSION JOINTS WHERE SIDEWALK OR DRIVEPAD ABUTS BUILDINGS, FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
- H. HEADER CURB OR INTEGRAL CURB AS REQUIRED TO MEET GRADE AT BACK OF SIDEWALK. SEE STD. DWG. 2415.
- J. CONTRACTION JOINTS.
- K. FOR CURB ACCESS RAMP, SEE DWGS. 2440 THROUGH 2445.
- L. CHECK DIMENSION FROM BOTH PROPERTY LINE AND FLOW LINE. USE IN AREAS WHERE DRIVEPAD IS FARTHEST FROM INTERSECTION.
- M. RAMP AS REQUIRED TO MEET DRIVEPAD GRADE. 8.3% MAX. SLOPE, 7% PREFERRED SLOPE.
- N. ADA ACCESSIBLE PATHWAY. 2% MAX. CROSS-SLOPE. 1.5% PREFERRED CROSS-SLOPE.

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.

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

- GENERAL NOTES
1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR CITY TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
2. SUBGRADE UNDER SIDEWALKS AND DRIVEPADS SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 301.
3. FOR SIDEWALKS LESS THAN 60' WIDE ON ACCESSIBLE ROUTE, PASSING SPACE AT LEAST 60' X 60' SHALL BE PROVIDED AT LEAST EVERY 200 FT.
4. 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.
5. 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.
6. PROVIDE A MINIMUM SIDEWALK WIDTH OF 4' AROUND OBSTACLES FOR ADA ACCESS.
7. SEE COA STD DWG 2425A AND 2425B FOR DRIVEPAD DETAILS.



CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION

THE BENCHMARKS ARE PROVIDED BASED ON THE ELEVATIONS PROVIDED BY SURVTEK 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 1988).

ALBUQUERQUE MONUMENT "4-L22" N=1480509 445 E=1563610 492 CF=0.999643379 Delta alpha = - 00°08'50.94" NMSP, Central Zone, NAD 27 Elevation=5586.425 NAVD88

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

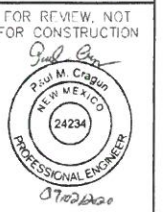
CAUTION

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.

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



TRAFFIC CIRCULATION PLAN

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

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

