

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 12, 2023

Heather Macomber
LANGAN
2999 Olympus Blvd., Suite 165
Dallas, TX 75019

Re: McDonald
5900 Menaul Blvd. NE
Traffic Circulation Layout
Engineer's Stamp 09-11-23 (H18-D070)

Dear Ms. Macomber,

The TCL submittal received 09-01-2023 is approved for Building Permit by Transportation. 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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 the PLNDRS@cabq.gov 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



Know what's below.
Call before you dig.

A.G.R.S. MONUMENT "16_H18"
STANDARD A.G.R.S. ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE - N.A.D. 1983)
N=1,495,150.704
E=144,520.222
PUBLISHED EL=5283.415 (NAVD 1988)
GROUND TO GRID FACTOR=0.99961945
DELTA ALPHA ANGLE=-071.08.74"

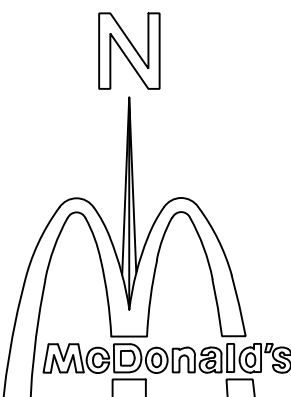
BASIS OF BEARINGS
S 89°37'55" E

Point of Beginning
CLEAR SITE TRIANGLE (TYP)
FOUND PG-MAIL WITH WASHER "S 9750"
REFER TO PUBLIC IMPROVEMENT PLANS FOR ALL WORK WITHIN THE ROW.

Menaul Boulevard N.E.
(100' PUBLIC R.O.W.)

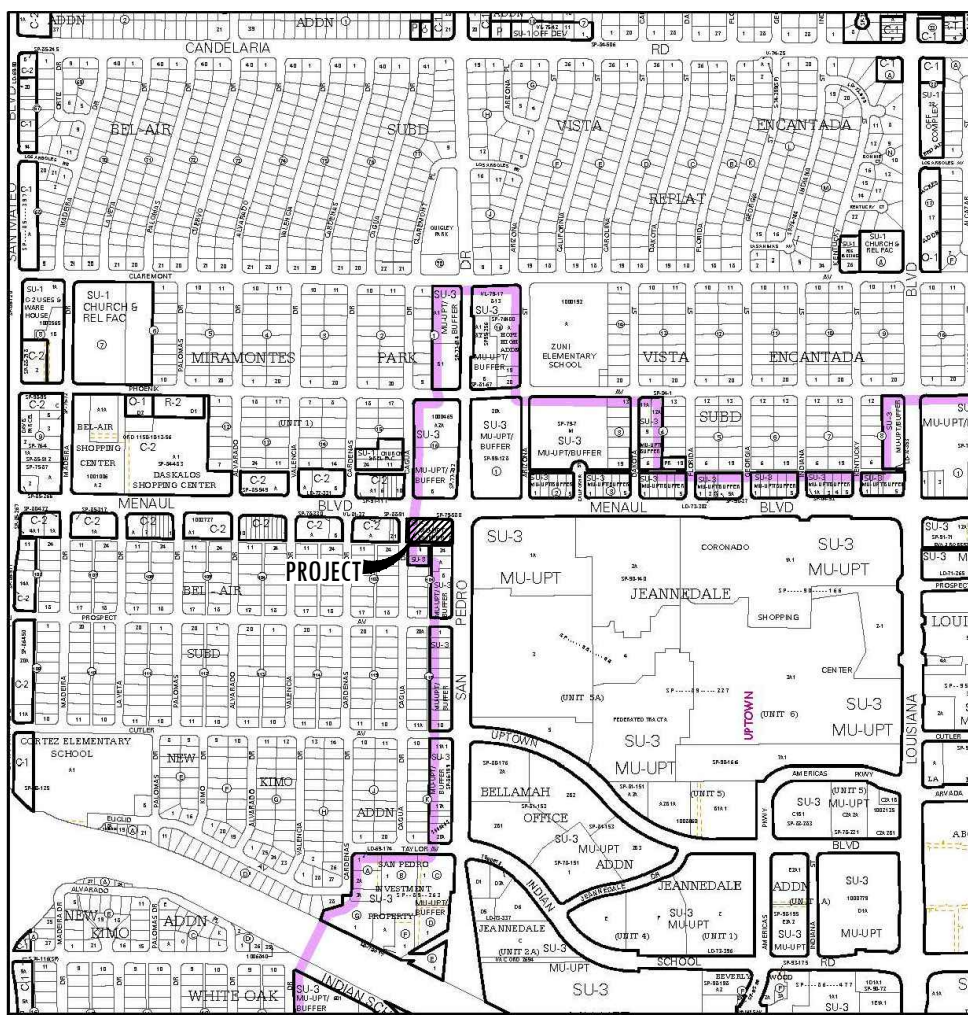
REFER TO PUBLIC IMPROVEMENT PLANS FOR ALL WORK WITHIN THE ROW.

NOTE:
NO WORK SHALL BE PERFORMED IN THE
PUBLIC R.O.W. WITHOUT AN APPROVED
WORK ORDER OR EXCAVATION PERMIT.



SCALE: 1" = 20'

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY
JURISDICTIONAL ENTITIES.



NOTES

1. CLEAR SITE TRIANGLE NOTE: LANDSCAPING, FENCING, AND SIGNING 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.
2. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. PLEASE REFER TO COA STD. DWG. 2430 FOR SIDEWALK DETAILS AND COA STD. DWG. 2415A FOR 8" STANDARD CURB & GUTTER DETAILS.
3. UNUSED CURB CUTS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. PLEASE REFER TO COA STD. DWG. 2430 FOR SIDEWALK DETAILS AND COA STD. DWG. 2415A FOR 8" STANDARD CURB & GUTTER DETAILS.

KEY NOTE LEGEND

MARK	MARK DESCRIPTION
①	CONCRETE VERTICAL CURB @ DRIVE-THRU (RE: C10.2 STANDARD DETAILS)
②	CURB AND GUTTER @ NON DRIVE-THRU AREAS (RE: C10.2 STANDARD DETAILS)
③	TURN DOWN CURB (RE: C10.3 STANDARD DETAILS)
④	REINFORCED CONCRETE SIDEWALK (RE: C10.3 STANDARD DETAILS)
⑤	PERPENDICULAR CURB RAMP @ 1:12 MAX SLOPE PER COA STD. DWG. 2442 DETAIL A AND DWG. 2446
⑥	H.C. ACCESS RAMP @ 1:12 MAX SLOPE (RE: C10.1 STANDARD DETAILS)
⑦	PARALLEL CURB RAMP @ 1:12 MAX SLOPE PER COA STD. DWG. 2426 AND DWG. 2446
⑧	HANDICAP ACCESSIBLE SIGN (POLE MOUNTED) (RE: C10.1 STANDARD DETAILS)
⑨	McDonald's OOSP SIGN (RE: C10.4 STANDARD DETAILS)
⑩	BOLLARD (RE: C10.1 STANDARD DETAILS)
⑪	GUARDRAIL @ INGRESS/EGRESS DOOR (RE: C10.1 STANDARD DETAILS)
⑫	GRATE INLET (RE: C8.1 POST DEVELOPED DRAINAGE PLAN)
⑬	CONTRACTOR SHALL INSTALL SCREEN WALL - TYPE AS APPROVED BY OWNER AND PER CITY REQUIREMENTS.
⑭	(PAD MOUNT) TRANSFORMER (RE: C9.0 UTILITY PLAN)
⑮	LANDSCAPE FINISH GRADE 1" BELOW TOP OF CURB IN ALL LAWN AREAS AND 2" BELOW TOP OF CURB IN ALL BED AREAS
⑯	"DO NOT ENTER" SIGN PER COA STD. DWG. 2600-603
⑰	"DRIVE THRU" WITH "CIRCLE/ARROW" - COLOR : YELLOW
⑱	6" DRIVE-THRU STRIPING - COLOR : YELLOW
⑲	DOUBLE DRIVE-THRU "ARROW" MARKING - COLOR : YELLOW
⑳	4" DIAGONAL PAINTED ISLANDS AT DRIVE-THRU - COLOR : YELLOW
㉑	6" MERGE POINT - COLOR : YELLOW
㉒	"THANK YOU" AT END PATH - COLOR : YELLOW
㉓	4" PARKING STALL STRIPING - COLOR : WHITE (TYP)
㉔	MOTORCYCLE SIGN (POLE MOUNTED) (RE: C10.1 STANDARD DETAILS)
㉕	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR : (PER STATE/CITY REQUIREMENTS)
㉖	FIRE LANE STRIPING PER CITY OF ALBUQUERQUE FIRE CODE STANDARDS
㉗	PAINTED "STOP" AND 12" STOP BAR WITH "STOP" SIGN - COLOR : WHITE
㉘	4" OOSP STRIPING - COLOR : YELLOW
㉙	"NO PARKING" IN CAPITAL LETTERS, AT LEAST 1" HIGH AND AT LEAST 2" WIDE - COLOR: PER STATE/CITY REQUIREMENTS
㉚	BIKE RACK (RE: C10.4 STANDARD DETAILS)
㉛	"MC" IN CAPITAL LETTERS, AT LEAST 1" HIGH AND AT LEAST 2" WIDE - COLOR: WHITE
㉜	8" STANDARD CURB & GUTTER (RE: COA STD. DWG. #2415A)
㉝	VALLEY GUTTER (RE: COA STD. DWG. #2420)
㉞	6" HEADER CURB (RE: COA STD. DWG. #2415C)
㉟	"DO NOT ENTER" STRIPING - COLOR : WHITE
㊱	4" CONCRETE SIDEWALK (RE: COA STD. DWG. #2430)

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Amijo 9/12/2023
Signed Date

LEGEND

- REINFORCED CONCRETE SIDEWALK. MINIMUM 4" THICK REINFORCED WITH #3 BARS @ 18" O.C.E.W. CONCRETE TO BE 4000 PSI 28-DAY STRENGTH
- HEAVY DUTY REINFORCED CONCRETE @ DRIVING AREAS & DRIVE-THRU *
- LIGHT DUTY REINFORCED CONCRETE OR ASPHALT *
- REFERENCE PUBLIC IMPROVEMENT PLANS FOR PAVEMENT AT ALLEY.
- REINFORCED CONCRETE PAVEMENT @ TRASH ENCLOSURE APRON. MINIMUM 6" THICK REINFORCED WITH #3 BARS @ 18" O.C.E.W. CONCRETE TO BE 4000 PSI 28-DAY STRENGTH
- LANDSCAPE AREA
- CURB AND GUTTER CONCRETE *
- SAWCUT LINE
- 2.5" IRRIGATION SLEEVES

*REFER TO SHEET C5.0 PAVING PLAN AND
GEOTECH REPORT PROVIDED BY
TERRACON CONSULTANTS, INC. IN REPORT NO.
66166090 FOR ALL PAVING SPECIFICATIONS.

SITE INFORMATION

LAND AREA: 37,713 SF (0.8657 AC)
CURRENT ZONING: SU-3, UPTOWN SECTOR PLAN MU-UPT BUFFER ZONE
EXISTING USE: McDONALD'S DRIVE-THRU RESTAURANT
PROPOSED USE: McDONALD'S DRIVE-THRU RESTAURANT

BUILDING AREA (APPROXIMATE): 4,246 SF
BUILDING CONSTRUCTION TYPE: VB
BUILDING LOT COVERAGE: 4,246 SF/37,713 SF = 11.3%
PARKING REQUIRED: 2 SPACES PER 1,000 SF
4,246 SF/500 SF = 9 SPACES
PARKING PROVIDED: 26

HANDICAP PARKING REQUIRED: 2
HANDICAP PARKING PROVIDED: 2
MOTORCYCLE PARKING REQUIRED: 1
MOTORCYCLE PARKING PROVIDED: 1
BICYCLE PARKING REQUIRED: 2
BICYCLE PARKING PROVIDED: 2

TOTAL IMPERVIOUS AREA: 31,132 SF
TOTAL PERVIOUS AREA: 6,581 SF
TOTAL OPEN AREA: 3,989 SF (10.6%)

LEGEND

- FLAG POLE (MAX. HEIGHT PER CITY & DETAILS)
- LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES) (24' CLEAR FROM BACK OF CURB)
- ROAD SIGN (POLE OR MONUMENT)
- POWER POLE
- DOMESTIC WATER METER
- EXISTING IRRIGATION WATER METER
- BACK FLOW PREVENTION DEVICE (RE: C9.0 UTILITY PLAN)
- FIRE HYDRANT (EXISTING)
- GREASE INTERCEPTOR (RE: C9.0 UTILITY PLAN)
- McDonald's DIRECTIONAL SIGN
- DETECTOR LOOP (LOCATION TO BE APPROVED BY McDonald's) (RE: C10.0 STANDARD DETAILS)
- "CIRCLE / ARROW" - COLOR : YELLOW
- ARROW PATH DIRECTION - COLOR : WHITE
- CLEAR SITE TRIANGLE

BY	DATE	DESCRIPTION
HJM	09/11/2023	ISSUE FOR PERMIT
LANGAN		
LANGAN JOB NO.:	520015201	
LANGAN Engineering and Environmental Services, Inc.		
2999 Olympus Blvd, Suite 605 Dallas, Texas 75019 (972) 324-3200		



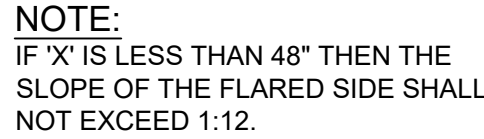
OFFICE	LONG BEACH FIELD OFFICE	McDonald's USA, LLC
ADDRESS	110 N. CARPENTER ST. CHICAGO, IL 60607	
McDonald's USA, LLC		
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be reproduced, copied, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of McDonald's USA, LLC. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.		
5000 MENAUL BLVD. NE ALBUQUERQUE, NM		

PLAN APPROVALS	SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.		
CONST. MGR.		
OPERATIONS DEPT.		
REAL ESTATE DEPT.		
CO-SIGN SIGNATURES		
CONTRACTOR		
OWNER		

	DATE	BY
DESIGNED	DEC 2021	HJM
DRAWN	DEC 2021	MKS
CHECKED	MAY 2023	TNT
AS-BUILT		

TRAFFIC
CIRCULATION
LAYOUT

C4.1



**TRAFFIC CIRCULATION
LAYOUT APPROVED**

Ernest Armijo 9/12/2023
Signed Date



- 09/11/2023
- MATTHEW DAVID KORTE
NEW MEXICO
25909
PROFESSIONAL ENGINEER

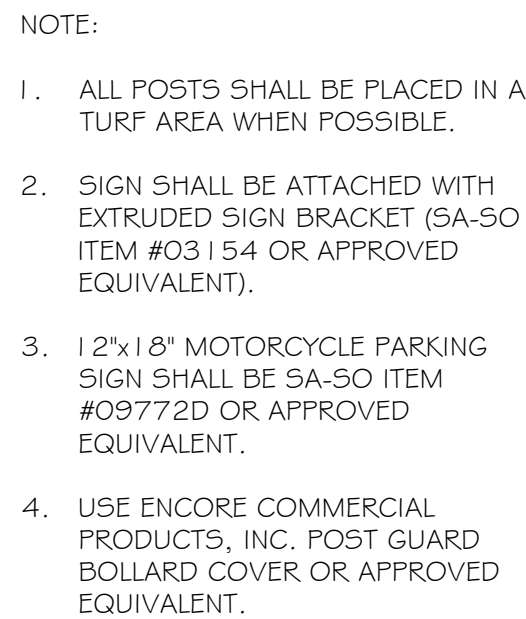
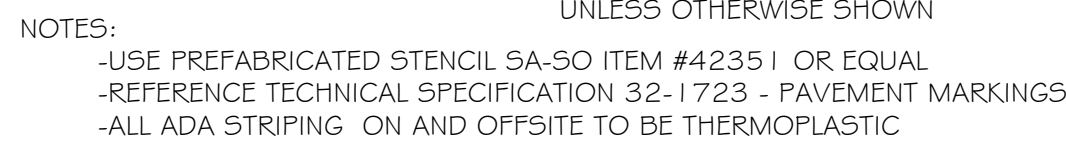


Diagram illustrating the plan view of the sign assembly. The components are labeled as follows:

- BOLLARD COVER
- 2-3/8" ROUND POST & MOUNTING SIGN BRACKET (SA-50 ITEM #03154)
- FRONT FACE OF SIGNAGE
- BACK OF CURB

PLAN
N.T.S.



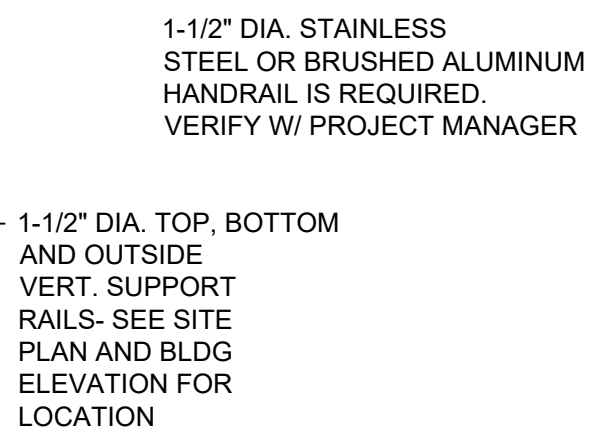
NOTES: UNLESS OTHERWISE SHOWN

- USE PREFABRICATED STENCIL SA-SO ITEM #42351 OR EQUAL
- REFERENCE TECHNICAL SPECIFICATION 32-1723 - PAVEMENT MARKINGS
- ALL ADA STRIPING ON AND OFFSITE TO BE THERMOPLASTIC

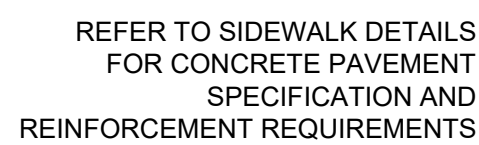


- | LEGEND | |
|--------|--------------------|
| EJ | EXPANSION JOINT |
| CJ | CONSTRUCTION JOINT |
| BC | BACK OF CURB |
| FC | FACE OF CURB |

SECTION B-B

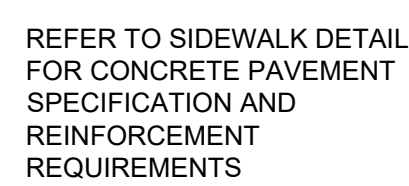


SECTION



NOSING SHALL BE FULL LENGTH OF STEP (TYP.)

SET PIPE RAILS IN PIPE SLEEVES AND GROUT SOLID (TYP.)



REINFORCEMENT REQUIREMENTS

STANDARD DETAILS C10.1

FILENAME: C:\0,5 STANDARD DETAILS.dwg