# CITY OF ALBUQUERQUE



January 31, 2017

Rogue Architects Cesar Segovia 513 Main St, Suite 300 Fort Worth, TX 76102

Re: McDonalds – Coors & Hanover
1501 Coors Blvd NW
Traffic Circulation Layout
Engineer's/Architect's Stamp XX-XX-XX (J11-D037)

Dear Mr. Segovia,

Based upon the information provided in your submittal received 01-25-17, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
- 2. Please provide the angle of the angled parking.
- The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
- 4. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- 5. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between handicap parking and the sign in front of the building or move signs to sidewalk. Please call out detail and location of barrier curb.
- One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress. Please show detail and location of posted signs.
- 7. Please provide the detail sheet showing the standard details for the site.
- 8. Please provide additional information on the ADA curb ramps off of Hanover. Such as key note like the ones off Coors and clearly identify the radii. Will there be a work order for the ramps?
- Please coordinate with NMDOT for work within their right of way. Provide correspondence showing coordination.

- PO Box 1293
- Albuquerque

New Mexico 87103

www.cabq.gov

# CITY OF ALBUQUERQUE



Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Logan Patz

Senior Engineer, Planning Dept. Development Review Services

Loyan Pat

LWP via: email

C: File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

### \*\*THIS PERMIT IS UNDER FASTRAX REVIEW\*\*



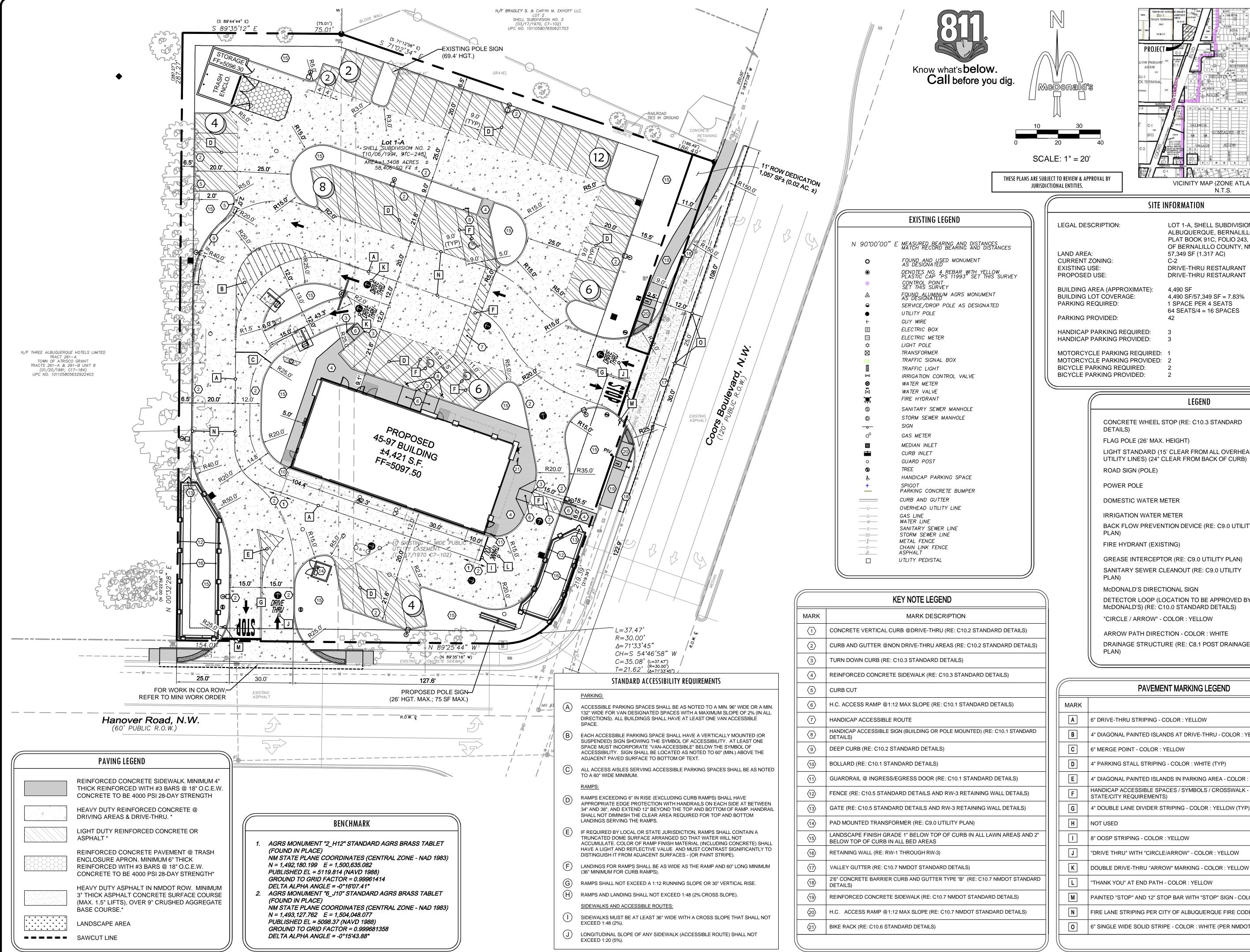
## City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

M L N	FASTRAX	REVIEW PERMIT	7
Project Title:	Building Per	rmit #:	Hydrology File #:
DRB#:	EPC#:		Work Order#:
Legal Description:			
City Address:			
Applicant:			Contact:
Address:			
Phone#:			E-mail:
Other Contact:			
Address:			
Phone#:			E-mail:
Check all that Apply:		TYPE OF APPROVA	AL/ACCEPTANCE SOUGHT:
DEPARTMENT:		BUILDING PER	
HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION		CERTIFICATE (	OF OCCUPANCY
TYPE OF SUBMITTAL: ENGINEER/ARCHITECT CERTIFICATION CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE MASTER PLAN DRAINAGE REPORT CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCI TRAFFIC IMPACT STUDY (TIS)	L)	SITE PLAN FOR FINAL PLAT A  SIA/ RELEASE FOUNDATION GRADING PER SO-19 APPROV PAVING PERM	R SUB'D APPROVAL R BLDG. PERMIT APPROVAL PPROVAL  OF FINANCIAL GUARANTEE PERMIT APPROVAL  MIT APPROVAL  TAL  IT APPROVAL  O CERTIFICATION
OTHER (SPECIFY) PRE-DESIGN MEETING?  IS THIS A RESUBMITTAL?: Yes 1			FY)
DATE SUBMITTED:	By:	<u>Levar</u>	fegovia -
COA STAFF	ELECTRONIC	SUBMITTAL RECEIVED:	

FEE PAID:\_



PALISADES VICINITY MAP (ZONE ATLAS J-11-Z) N.T.S.

# SITE INFORMATION

**BUILDING AREA (APPROXIMATE):** BUILDING LOT COVERAGE:

PARKING PROVIDED:

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

57,349 SF (1.317 AC) DRIVE-THRU RESTAURANT DRIVE-THRU RESTAURANT 4.490 SF/57,349 SF = 7.83% THIS DOCUMENT IS RELEASED FOR 1 SPACE PER 4 SEATS THE PURPOSE OF INTERIM REVIEW,

am

THIS DOCUMENT IS NOT

TO BE USED FOR

CONSTRUCTION PURPOSES

64 SEATS/4 = 16 SPACES AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF G. ROBERT ADAMS, P.E. REGISTRATION No. 15142, ON 01/19/17

### LEGEND

LOT 1-A, SHELL SUBDIVISION NO. 2, CITY OF ALBUQUERQUE, BERNALILLO COUNT PLAT BOOK 91C, FOLIO 243, COUNT CLERN

OF BERNALILLO COUNTY, NM

#### CONCRETE WHEEL STOP (RE: C10.3 STANDARD DETAILS)

FLAG POLE (26' MAX. HEIGHT)

LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD

UTILITY LINES) (24" CLEAR FROM BACK OF CURB)

ROAD SIGN (POLE)

**POWER POLE** 

IRRIGATION WATER METER BACK FLOW PREVENTION DEVICE (RE: C9.0 UTILITY

FIRE HYDRANT (EXISTING)

GREASE INTERCEPTOR (RE: C9.0 UTILITY PLAN) SANITARY SEWER CLEANOUT (RE: C9.0 UTILITY

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 DRAINAGE STRUCTURE (RE: C8.1 POST DRAINAGE

### PAVEMENT MARKING LEGEND

6" DRIVE-THRU STRIPING - COLOR : YELLOW

4" DIAGONAL PAINTED ISLANDS AT DRIVE-THRU - COLOR : YELLOW \_\_\_

6" MERGE POINT - COLOR : YELLOW 4" PARKING STALL STRIPING - COLOR : WHITE (TYP)

4" DIAGONAL PAINTED ISLANDS IN PARKING AREA - COLOR : WHITE HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR : (PER STATE/CITY REQUIREMENTS)

4" DOUBLE LANE DIVIDER STRIPING - COLOR : YELLOW (TYP)

8" OOSP STRIPING - COLOR : YELLOW

"DRIVE THRU" WITH "CIRCLE/ARROW" - COLOR : YELLOW

"THANK YOU" AT END PATH - COLOR : YELLOW

PAINTED "STOP" AND 12" STOP BAR WITH "STOP" SIGN - COLOR : WHITE

FIRE LANE STRIPING PER CITY OF ALBUQUERQUE FIRE CODE STANDARDS 6" SINGLE WIDE SOLID STRIPE - COLOR : WHITE (PER NMDOT STANDARDS)

TRAFFIC

CIRCULATION PLAN

DATE BY

| NOV 2016 | TJR

NOV 2016 | TJR

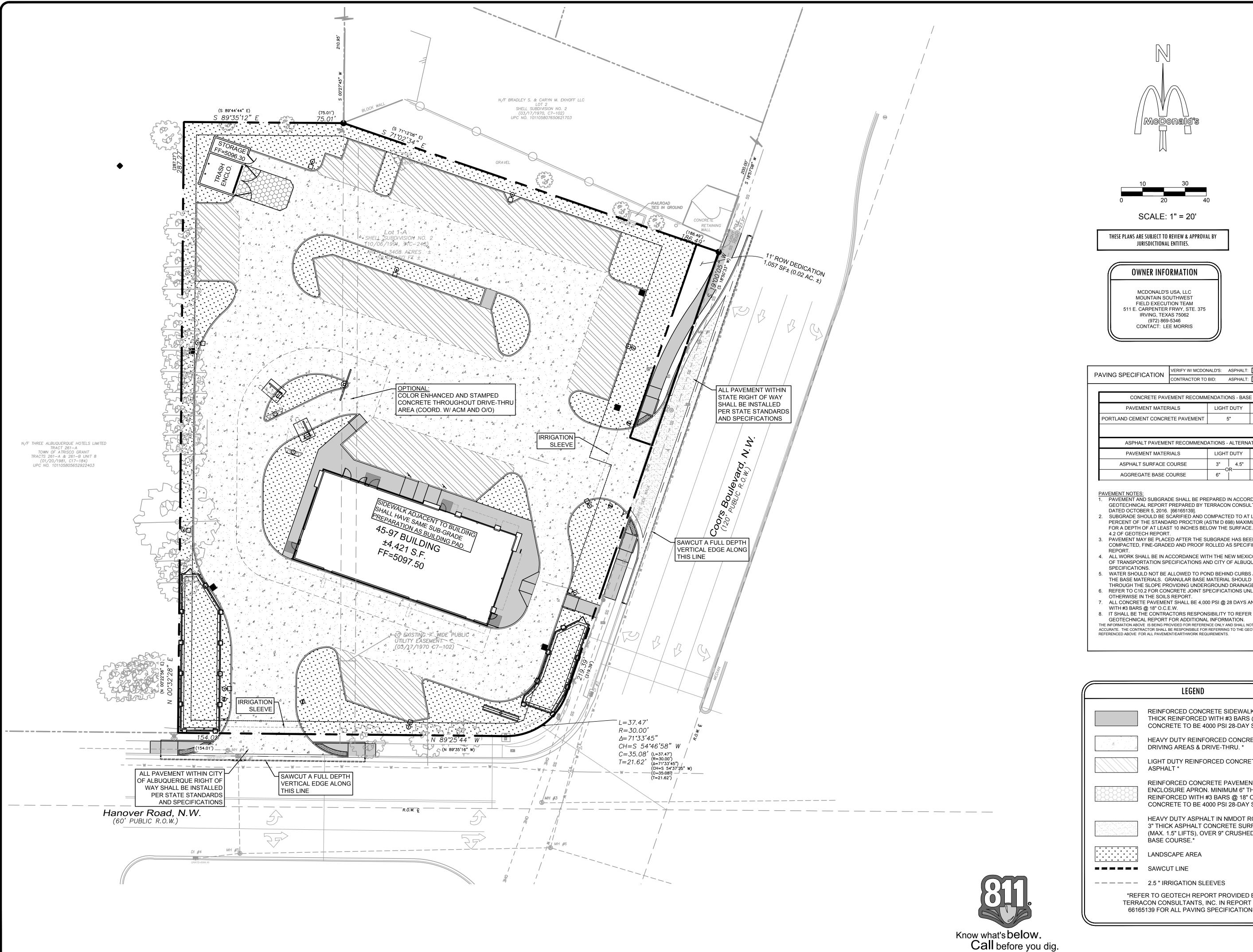
Copyright 2017, Adams Engineering

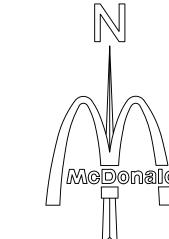
DESIGNED

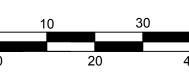
DRAWN

CHECKED

AS-BUILT







SCALE: 1" = 20'

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

### OWNER INFORMATION

MCDONALD'S USA. LLC MOUNTAIN SOUTHWEST FIELD EXECUTION TEAM 511 E. CARPENTER FRWY, STE. 375 IRVING, TEXAS 75062 (972) 869-5346 CONTACT: LEE MORRIS

VERIFY W/ MCDONALD'S: ASPHALT: CONCRETE: X PAVING SPECIFICATION CONTRACTOR TO BID: ASPHALT: CONCRETE.

CONCRETE PAVEMENT RECOMMENDATIONS - BASE BID					
PAVEMENT MATERIALS	LIGHT DUTY	HEAVY DUTY			
PORTLAND CEMENT CONCRETE PAVEMENT	5"	5.5"			
ASPHALT PAVEMENT RECOMMENDATIONS - ALTERNATE BID					
PAVEMENT MATERIALS	LIGHT DUTY	HEAVY DUTY			

3" | 4.5" | 4.5" | 6"

PAVEMENT NOTES:

1. PAVEMENT AND SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE DATED OCTOBER 5, 2016. [66165139].

SUBGRADE SHOULD BE SCARIFIED AND COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR (ASTM D 698) MAXIMUM DRY DENSITY FOR A DEPTH OF AT LEAST 10 INCHES BELOW THE SURFACE. SEE SECTION

4.2 OF GEOTECH REPORT. PAVEMENT MAY BE PLACED AFTER THE SUBGRADE HAS BEEN PROPER COMPACTED, FINE-GRADED AND PROOF ROLLED AS SPECIFIED IN THE SOILS

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND CITY OF ALBUQUERQUE

SPECIFICATIONS. 5. WATER SHOULD NOT BE ALLOWED TO POND BEHIND CURBS AND SATURATE THE BASE MATERIALS. GRANULAR BASE MATERIAL SHOULD EXTEND THROUGH THE SLOPE PROVIDING UNDERGROUND DRAINAGE AN EXIT PATH.

REFER TO C10.2 FOR CONCRETE JOINT SPECIFICATIONS UNLESS NOT OTHERWISE IN THE SOILS REPORT. 7. ALL CONCRETE PAVEMENT SHALL BE 4,000 PSI @ 28 DAYS AND REINFORCED

WITH #3 BARS @ 18" O.C.E.W. 8. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION. THE INFORMATION ABOVE IS BEING PROVIDED FOR REFERENCE ONLY AND SHALL NOT BE RELIED O

### LEGEND

REINFORCED CONCRETE SIDEWALK. MINIMU THICK REINFORCED WITH #3 BARS @ 18" O .E.W. CONCRETE TO BE 4000 PSI 28-DAY STRENG H

HEAVY DUTY ASPHALT IN NMDOT ROW. MINIMUM

HEAVY DUTY REINFORCED CONCRETE @ DRIVING AREAS & DRIVE-THRU. \*

LIGHT DUTY REINFORCED CONCRETE OR

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\*

3" THICK ASPHALT CONCRETE SURFACE COURSE (MAX. 1.5" LIFTS), OVER 9" CRUSHED AGGREGATE BASE COURSE.\*

LANDSCAPE AREA

SAWCUT LINE

---- 2.5 " IRRIGATION SLEEVES \*REFER TO GEOTECH REPORT PROVIDED BY

TERRACON CONSULTANTS, INC. IN REPORT NO. 66165139 FOR ALL PAVING SPECIFICATIONS.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF G. ROBERT ADAMS, P.E. REGISTRATION No. 15142, ON 01/18/17 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

**McDonald's** 

DATE DEC 2016 MP DESIGNED DRAWN DEC 2016 MP CHECKED 01/16/17 DWL AS-BUILT

PAVING PLAN