



January 30, 2020

Fred C. Arfman  
Isaacson & Arfman inc.  
128 Monroe Street NE  
Albuquerque, NM 87108

**Re: Starbucks Drive-Thru**  
**1314 Gibson Blvd. SE Albuquerque NM 87106**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp 01-16-20 (L15D041)

Dear Mr. Arfman

Based upon the information provided in your submittal received 01-27-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
2. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking.
3. 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 signs.**
4. Please show the bike rack detail.
5. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; **provide a copy of refuse approval.**
6. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
7. All one-way drives shall have **"One Way"** and **"Do Not Enter"** signage and pavement markings. Please show detail and location of posted signs and striping.
8. Show the clear sight triangle and add the following note to the plan:  
"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.
9. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

10. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.

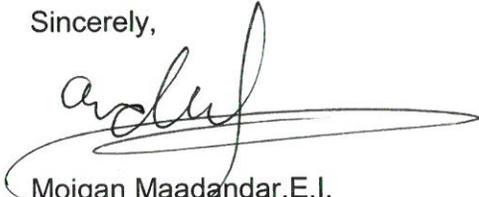
Once corrections are complete resubmit

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.

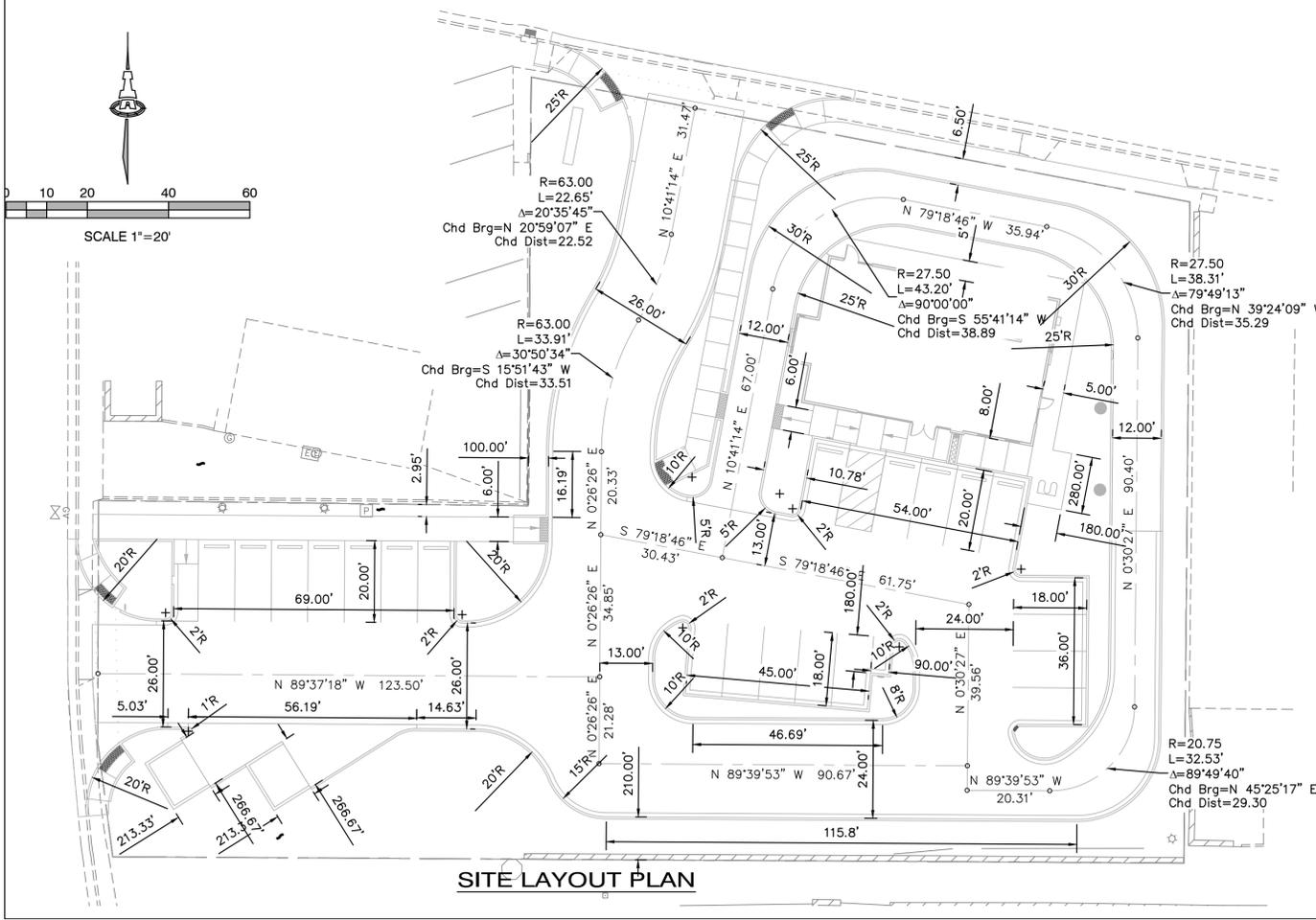
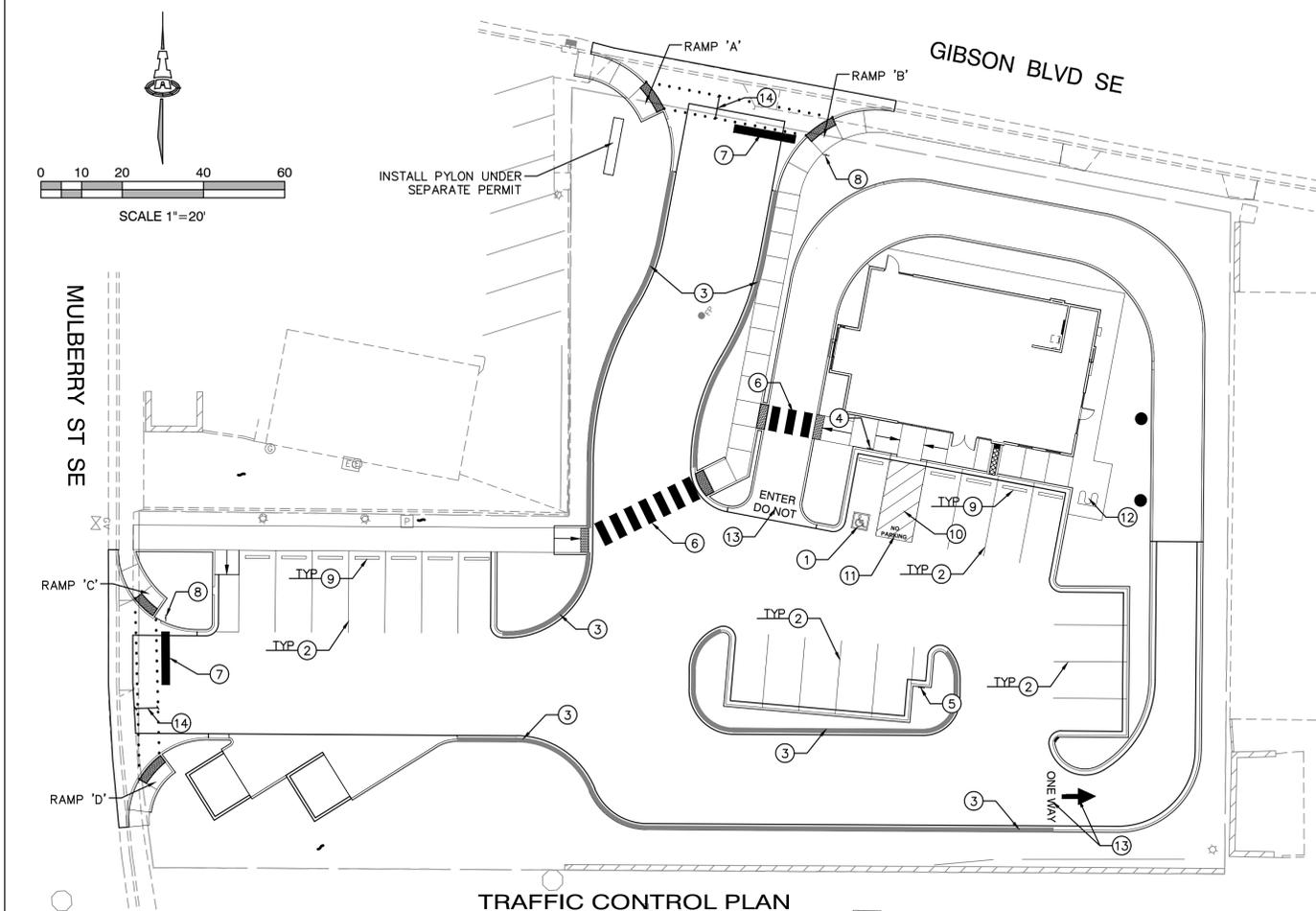
If you have any questions, please contact me at (505) 924-3675.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mojgan Maadandar', with a long horizontal flourish extending to the right.

Mojgan Maadandar, E.I.  
Associate Engineer, Planning Dept.  
Development Review Services

MM via: email  
C: CO Clerk, File



**KEYED NOTES**

1. REFLECTORIZED PAVEMENT MARKING ACCESSIBILITY SYMBOL; SEE DETAIL SHEET CP-501.
2. PAVEMENT MARKING 4" SOLID WHITE STRIPE.
3. CURB PAINTED RED WITH SAFETY WHITE LETTERING "FIRE LANE-NO PARKING" AT 12'-0" O.C.
4. ADA ACCESSIBLE PARKING SIGN; SEE DETAIL SHEET CP-501.
5. MOTORCYCLE PARKING SIGN; SEE DETAIL SHEET CP-501.
6. CROSS WALK PAVEMENT MARKINGS; SEE DETAIL SHEET CP-501.
7. 24" WIDE X 15' LONG PAINTED 'STOP BAR'.
8. NEW STOP SIGN.
9. PCC WHEEL STOP PER DETAIL ON SHEET CP-501.
10. 4" WHITE DIAGONAL STRIPING AT 4' O.C. (ON ASPHALT ONLY)
11. "NO PARKING" - 12" WHITE LETTERS.
12. BIKE RACK PER DETAIL SHEET CP-501.
13. "ONE WAY" AND ARROW AND "DO NOT ENTER" PAVEMENT MARKINGS PER DETAIL SHEET CP-501.
14. 4' WIDE PEDESTRIAN CROSSING @ 1.5% CROSS-SLOPE (2% MAX).

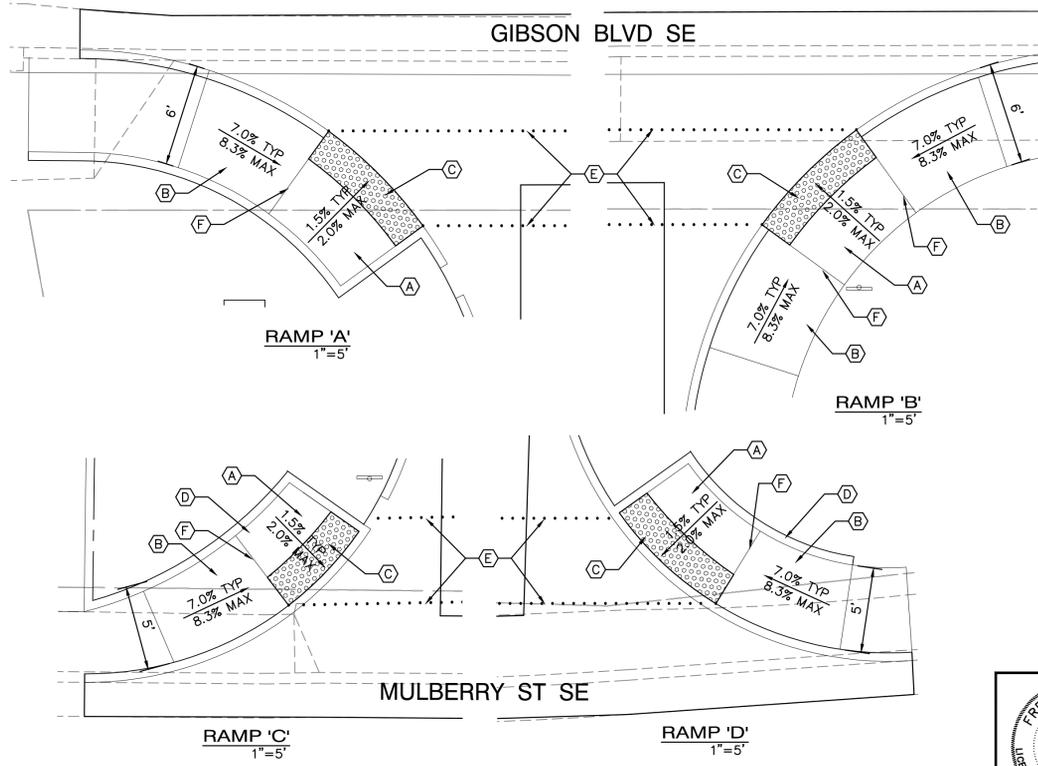
**LEGEND**

- EXISTING CURB AND GUTTER
- ==== PROPOSED CURB AND GUTTER
- ==== FIRE LANE

**GENERAL NOTES**

1. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (505-260-1990) FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS, SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. ADJUST ALL UTILITY CLEANOUTS & WATER VALVES TO FINAL GRADE.
4. SEE CG-101 FOR CURB OPENING LOCATIONS.

**ADA ACCESSIBLE RAMPS**



**RAMPS CONSTRUCTION NOTES**

1. SEE COA STD DWG #2426 FOR CONSTRUCTION NOTES.
2. CONTRACTOR SHALL NOTIFY ENGINEER FOR INSPECTION OF FORM-WORK 24 HOURS PRIOR TO PLACEMENT OF CONCRETE FOR ADA RAMPS.

**DETECTABLE WARNING SURFACE NOTES**

1. DESIGN PER ADA ACCESSIBILITY GUIDELINES (ADAAG).
2. PAYMENT FOR DETECTABLE WARNING SURFACE IS INCIDENTAL TO ADA ACCESSIBLE RAMP PAYMENT ITEM.
3. SUBMIT SPECS TO CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.
4. DETECTABLE WARNING SURFACE TO BE A PRODUCT THAT IS CAST-IN-PLACE AND REPLACEABLE.
5. SEGMENTED DETECTABLE WARNING SURFACE AT BACK OF CURB TO BE CUT AND FIT PER MANUFACTURER'S INSTRUCTIONS. THE DETECTABLE WARNING SURFACE SHALL BE NO MORE THAN 5" FROM BACK OF CURB.

**ADA RAMP KEYED NOTES**

- (A) PCC LANDING AREA AT 50:1 SLOPE (MAX.) IN ALL DIRECTIONS.
- (B) PCC RAMP AT 12:1 MAX. SLOPE OR 15' LONG (MAX.) AND 50:1 MAX CROSS SLOPE.
- (C) 2' DETECTABLE WARNING SURFACE (TRUNCATED DOMES). CAST IN PLACE, REPLACEABLE.
- (D) 6" HEADER CURB PER COA STD DWG #2415B.
- (E) 4' ADA PATH. SEE DETAIL AT RIGHT.
- (F) GRADE BREAK.

**Isaacson & Arfman, Inc.**  
Civil Engineering Consultants

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Albuquerque, NM 87108  
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**STARBUCK DRIVE-THRU**  
1314 GIBSON BLVD. S.E. 87106  
I25 & GIBSON, LLC

SITE TRAFFIC CONTROL & LAYOUT PLAN			
Date:	No. / Revision:	Date:	Job No. 2338
Drawn By: DEE			TC-101
Chd By: FGA			SH. 5 OF 7