

CITY OF ALBUQUERQUE



December 19, 2018

Rick Bennett
RBA Architecture
1104 Park Ave SW 87102

Re: Family Dollar
1400 Gibson Blvd SE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 02-12-18 (L15D049)
Certification dated 11-19-18

Dear Mr. Bennett,

Based upon the information provided in your submittal received 12-19-18, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

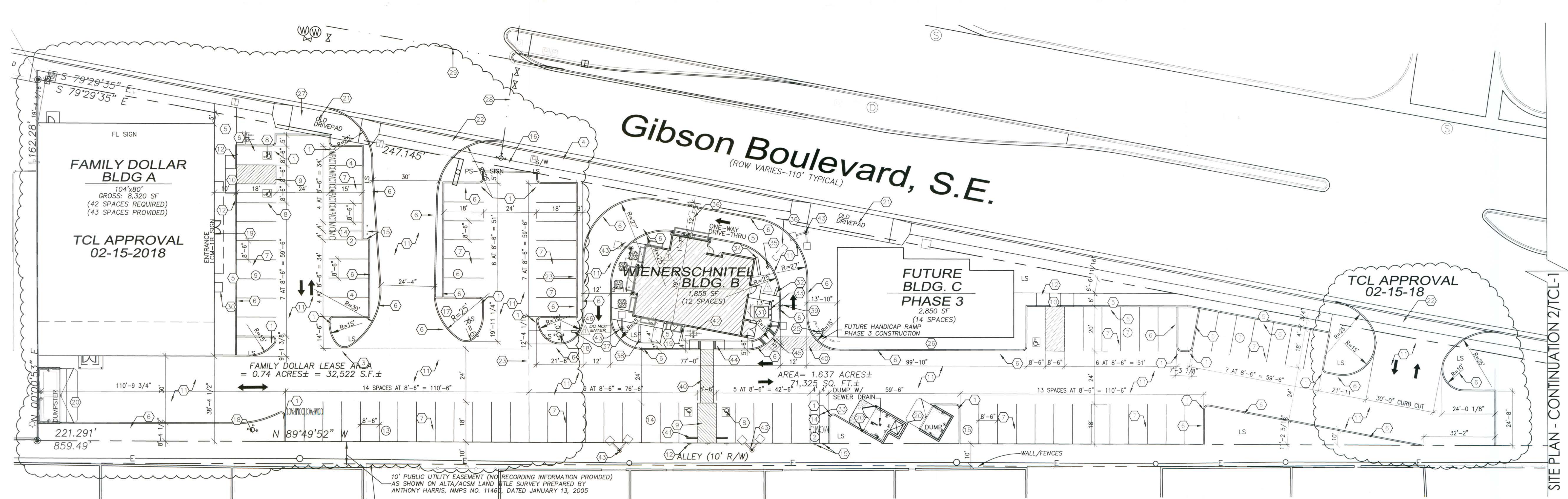
If you have any questions, please contact Ernie Gomez at (505) 924-3981 or me at (505)924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



SITE PLAN
1" = 20'-0"

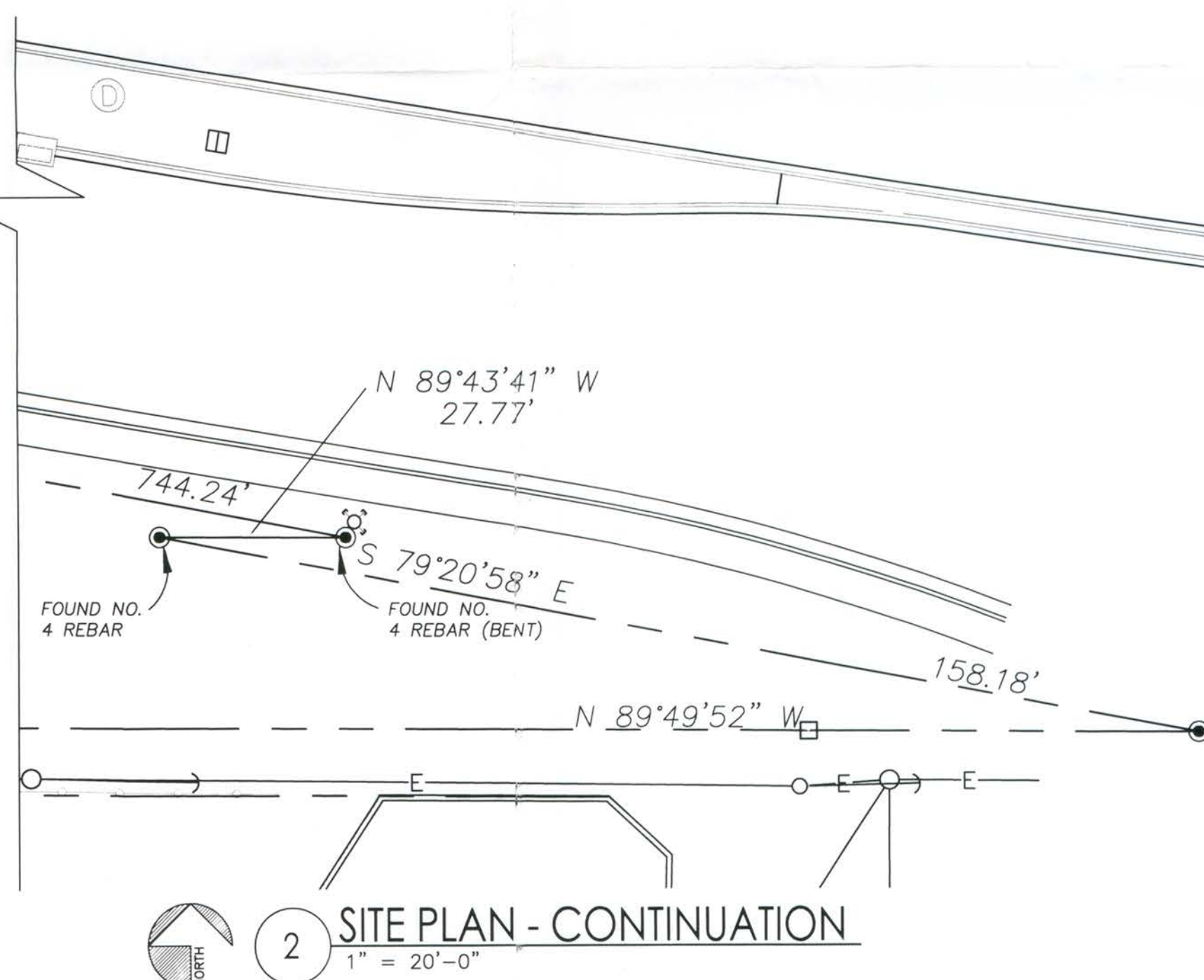
KEYED NOTES

- 2'-0" RADIUS.
- 5'-0" RADIUS.
- 10'-0" RADIUS.
- EXISTING CONCRETE CURB WITH SIDEWALK.
- NEW CONCRETE SIDEWALK, SLOPE SIDEWALK 1/4" FT. AWAY FROM BUILDING.
- 6" RAISED CONCRETE CURB PER CITY OF ALBUQUERQUE STANDARDS, GRADING AND DRAINAGE PLAN.
- 2" WIDE PAINTED PARKING STRIPE PER CITY OF ALBUQUERQUE STANDARDS.
- HANDICAP SYMBOL PER CITY OF ALBUQUERQUE STANDARDS.
- HANDICAP ACCESSIBLE AISLE PER CITY OF ALBUQUERQUE STANDARDS.
- HANDICAP ACCESSIBLE CURB RAMP PER CITY OF ALBUQUERQUE STANDARDS, REF: AS-2 FOR DETAIL.
- ASPHALT PAVING.
- HANDICAP ACCESSIBLE SIGNAGE PER CITY REQUIREMENTS, REF: AS-2 FOR DETAILS.
- PEDESTRIAN WALK-WAY.
- MOTORCYCLE PARKING PER CITY STANDARDS.
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- EXIST. FIRE HYDRANT.
- PAINTED CURB.
- NEW FIRE HYDRANT.
- KNOX BOX LOCATION REFERENCE FIRE 1 PLAN.
- DUMPSTER WITH CONC. APRON PER CITY REQUIREMENTS, REF: AS-2.0.
- EXISTING CURB CUT TO BE ABANDONED AND REPLACED WITH NEW SIDEWALK, CURB AND GUTTER PER ALBU CITY STANDARD DRAWINGS 2430, TYP. USE TEMPORARILY UNTIL NEW CC IS APPROVED AND CONSTRUCTED.
- NEW 30" CURB CUT PER ALBU CITY STANDARD DRAWING 2425, TYP. SUBJECT TO MRCOG FINAL APPROVAL.
- LEASE LINE.
- ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK WITH CURB AND GUTTER PER ALBU CITY STANDARD DRAWINGS 2430, TYP.
- 'ONE WAY' SIGN AT DRIVE-THRU ENTRANCE PER CABQ REQUIREMENTS.
- SIDEWALK TO BE BUILT WITH FUTURE PHASE 2 BUILDING.
- EXISTING 4" CAST IRON WATER LINE
- EXISTING 6" CAST IRON WATER LINE
- EXISTING 20" STL WATER LINE
- WATER VENDING MACHINE LOCATION
- ELECTRICAL TRANSFORMER - SEE ELECTRICAL
- SINGLE WIDTH PREVIEW BOARD BY OWNER - SEE SN-1
- STEEL PIPE GUARD POST - SEE AS-2.0

- DRIVE THRU MENU MAIN BOARD BY OWNER - SEE SN-1
- SPEAKER BOX BY OWNER - SEE SN-1
- SENSOR LOOP - SEE ELECTRICAL
- 'DO NOT ENTER' SIGN PER CABQ STANDARDS #2802
- POLE MOUNTED LOGO SIGN BY OWNER TO COMPLY WITH CABQ SIGN ORDINANCE REQUIREMENTS - SEE AS-2.0 FOR SIGN SUPPORT
- CLEARANCE SIGN/ HEIGHT DETECTOR - SEE SN-1
- PAINTED HANDICAP ACCESSIBLE ROUTE TO BUILDING PER CABQ REQUIREMENTS
- CONCRETE WHEEL STOP
- BICYCLE RACK PER CABQ REQUIREMENTS - SEE AS-2
- PARKING LIGHT POLE - SEE AS-2.0, NOT TO EXCEED 16' OR PER CABQ ORDINANCE
- HANDICAP RAMP SEE AS-2.0
- HANDICAP RAMP PER CABQ STANDARDS #2418
- PAINTED 'DO NOT ENTER' - WHITE ON PAVEMENT PER CABQ STANDARDS

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

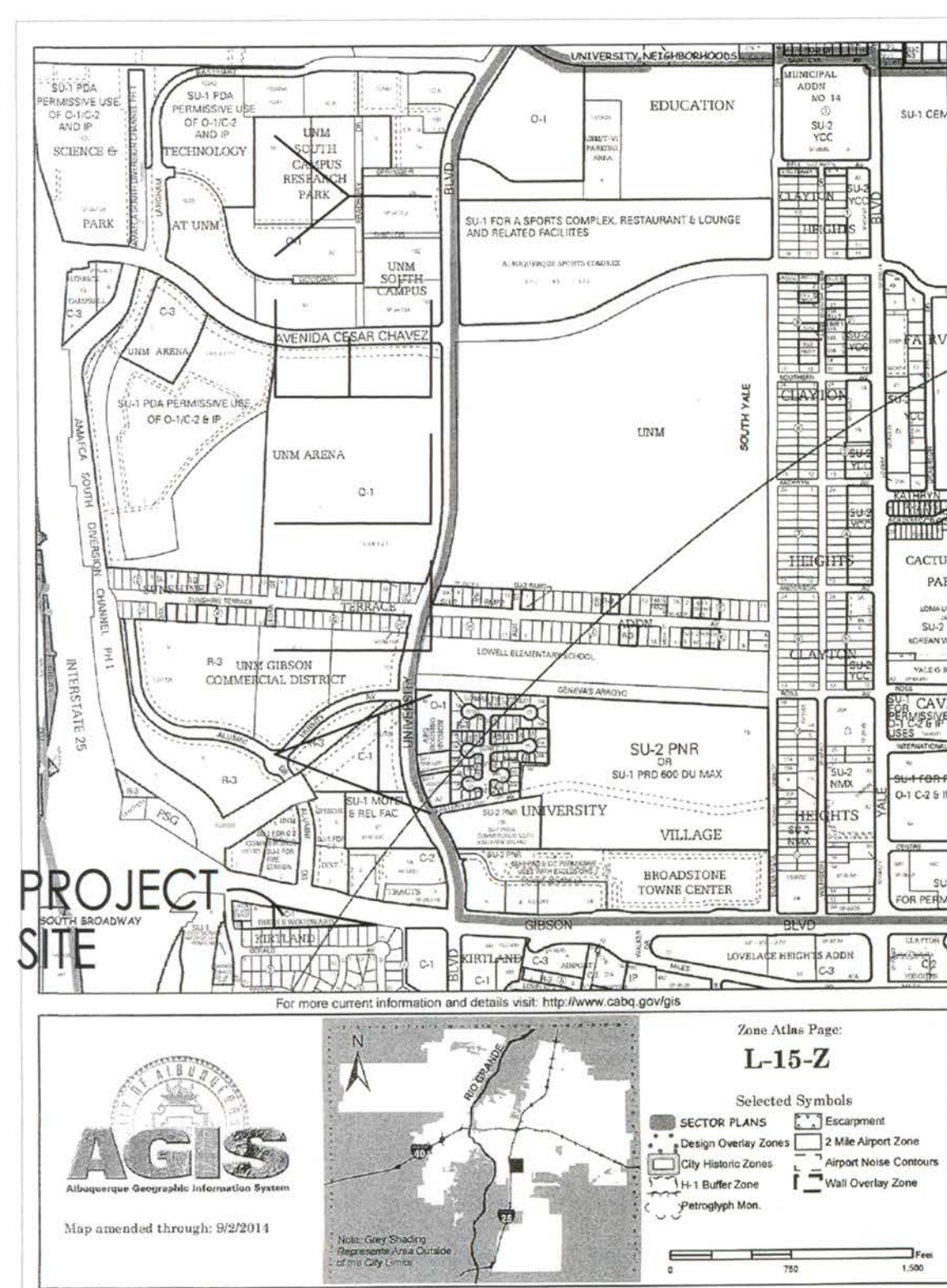
TRAFFIC CIRCULATION LAYOUT APPROVED
Signed: [Signature] Date: 04-04-18



GENERAL NOTES

- A. ALL IMPROVEMENTS LOCATED IN THE "RIGHT OF WAY" MUST BE INCLUDED ON THE WORK ORDER PER CABQ REQUIREMENTS

RECEIVED
MAR 27 2018
LAND DEVELOPMENT SECTION



GIBSON SHOPS
OVERALL SITE PLAN
1400 GIBSON BLVD
ALBUQUERQUE, NM
PROJECT #1662

REVISION DATE
TCL REVIEW COMMENTS
3-27-2018

STATE OF NEW MEXICO
RICHARD P. BENNETT
No. 1240
3/27/18
REGISTERED ARCHITECT

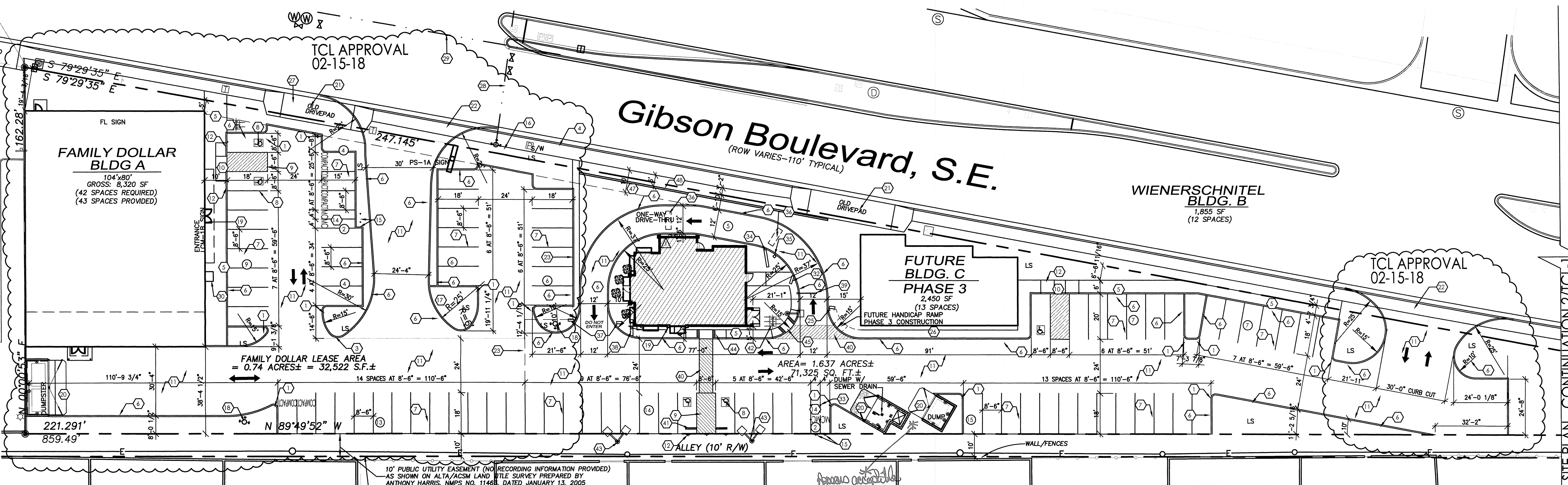
RBA ARCHITECTURE PC
ARCHITECT
DESIGN
CONSULTING
LAND DEVELOPMENT SECTION

DATE
03-14-2018

SHEET NUMBER

TCL-1.0

SITE PLAN - CONTINUATION 2/TCL-1



1 SITE PLAN
1" = 20'-0"

10' PUBLIC UTILITY EASEMENT (NO RECORDING INFORMATION PROVIDED)
AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY PREPARED BY
ANTHONY HARRIS, NMPS NO. 11468, DATED JANUARY 13, 2005

10' LANDSCAPE BUFFER TO MEET CITY OF
ALBUQUERQUE ZONING AT BUFFER BETWEEN
C-1 AND R-1 PROPERTIES.

PARKING CALCULATIONS			
BLDG A 8,320 S.F./200			
REQUIRED	=	42 SPACES	
PROVIDED	=	41 SPACES	
	=	2 ACCESSIBLE	
TOTAL PROVIDED	=	43 SPACES	
	=	2 MOTORCYCLE	
BLDG B 1,855 S.F./200			
REQUIRED	=	12 SPACES	
PROVIDED	=	11 SPACES	
	=	1 ACCESSIBLE	
	=	5 DRIVE-THRU	
TOTAL PROVIDED	=	17 SPACES	
	=	2 MOTORCYCLE	
BLDG C 2,850 S.F./200			
REQUIRED	=	14 SPACES	
PROVIDED	=	28 SPACES	
	=	1 ACCESSIBLE	
TOTAL PROVIDED	=	29 SPACES	
TOTAL SPACES REQUIRED	=	66 SPACES	
TOTAL H.C. SPACES REQ'D	=	4 SPACES	
TOTAL SPACES PROVIDED	=	80 SPACES	
TOTAL H.C. SPACES PROV.	=	4 SPACES	
TOTAL DRIVE-THRU PROV.	=	5 SPACES	
TOTAL MC SPACE PROV.	=	4 SPACES	
TOTAL BIKE PARKING REQ'D	=	5 SPACES	
TOTAL BIKE PARKING PROV.	=	5 SPACES	

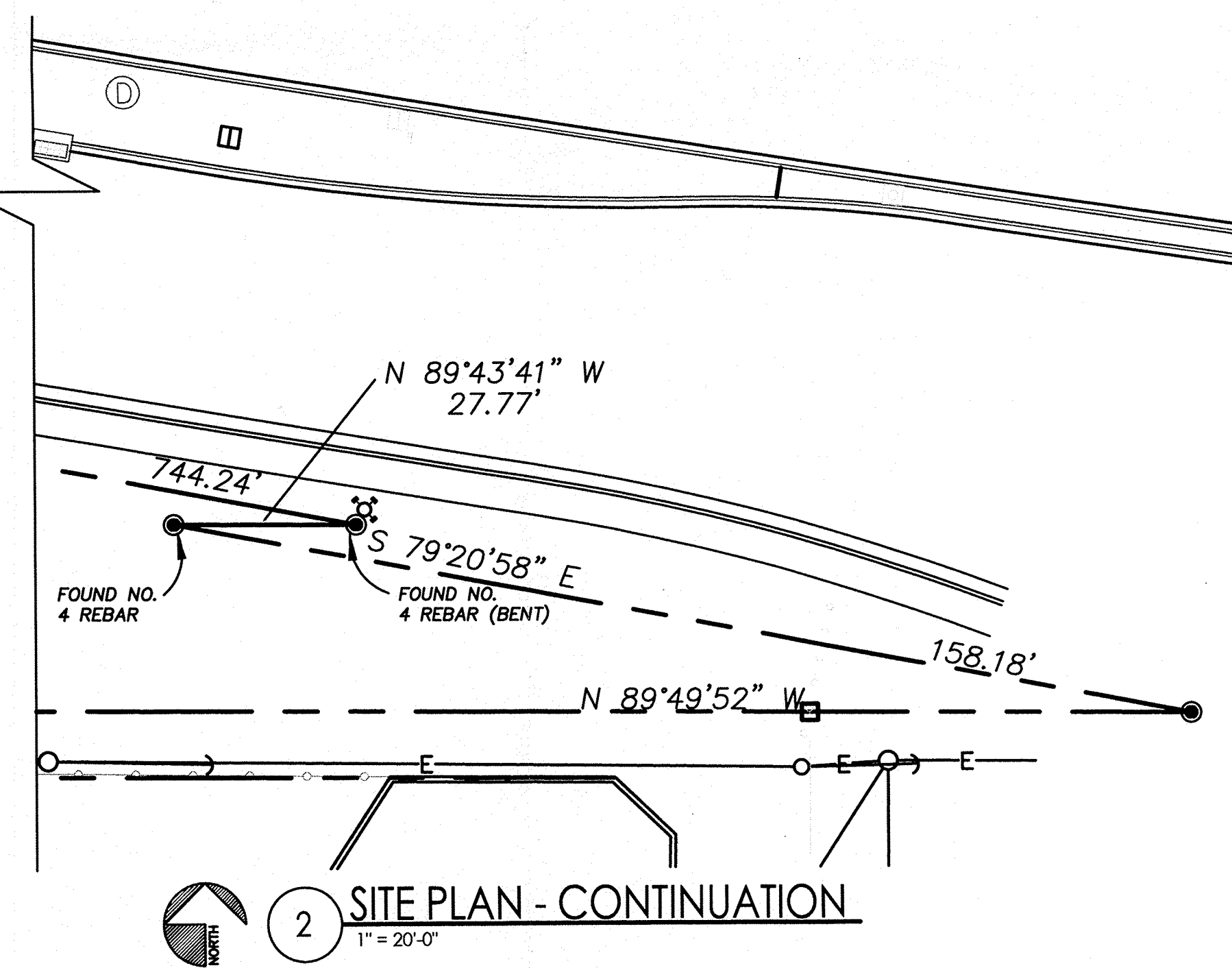
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- NOT USED
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- PAINTED "DO NOT ENTER" - WHITE ON PAVEMENT PER CABQ STANDARDS
- 10' LANDSCAPE BUFFER REFERENCE ZONING CODE 14-16-3-10 E-7 LANDSCAPING APPROVED WITHIN ADJACENT PUBLIC RIGHT-OF-WAY MAYBE COUNTED TOWARD THIS REQUIREMENT IF THERE IS NO EXISTING OR PLANNED PUBLIC SIDEWALK BETWEEN SUCH LANDSCAPING AND THE PREMISES, BUT IN NO CASE SHALL THE WIDTH OF THE ON-SITE LANDSCAPE BUFFER BE LESS THAN FIVE FEET.
- 8 FOOT HIGH CMU SCREEN WALL REF: ZONING CODE 14-16-3-18 D-5 DRIVE-UP SERVICE WINDOWS.

TRAFFIC CIRCULATION LAYOUT
APPROVED

[Signature] 05/01/18
Signed Date

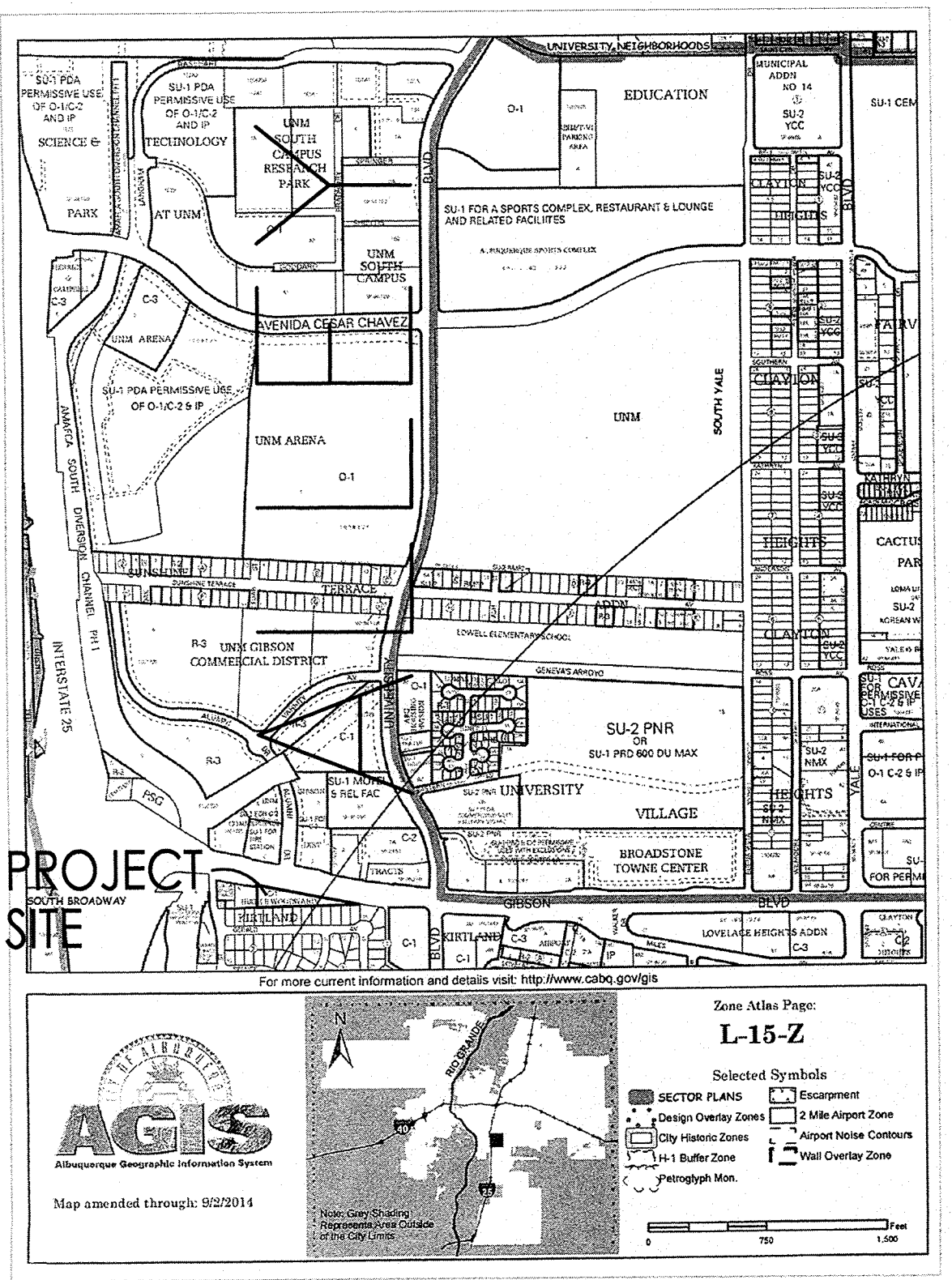
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2 SITE PLAN - CONTINUATION
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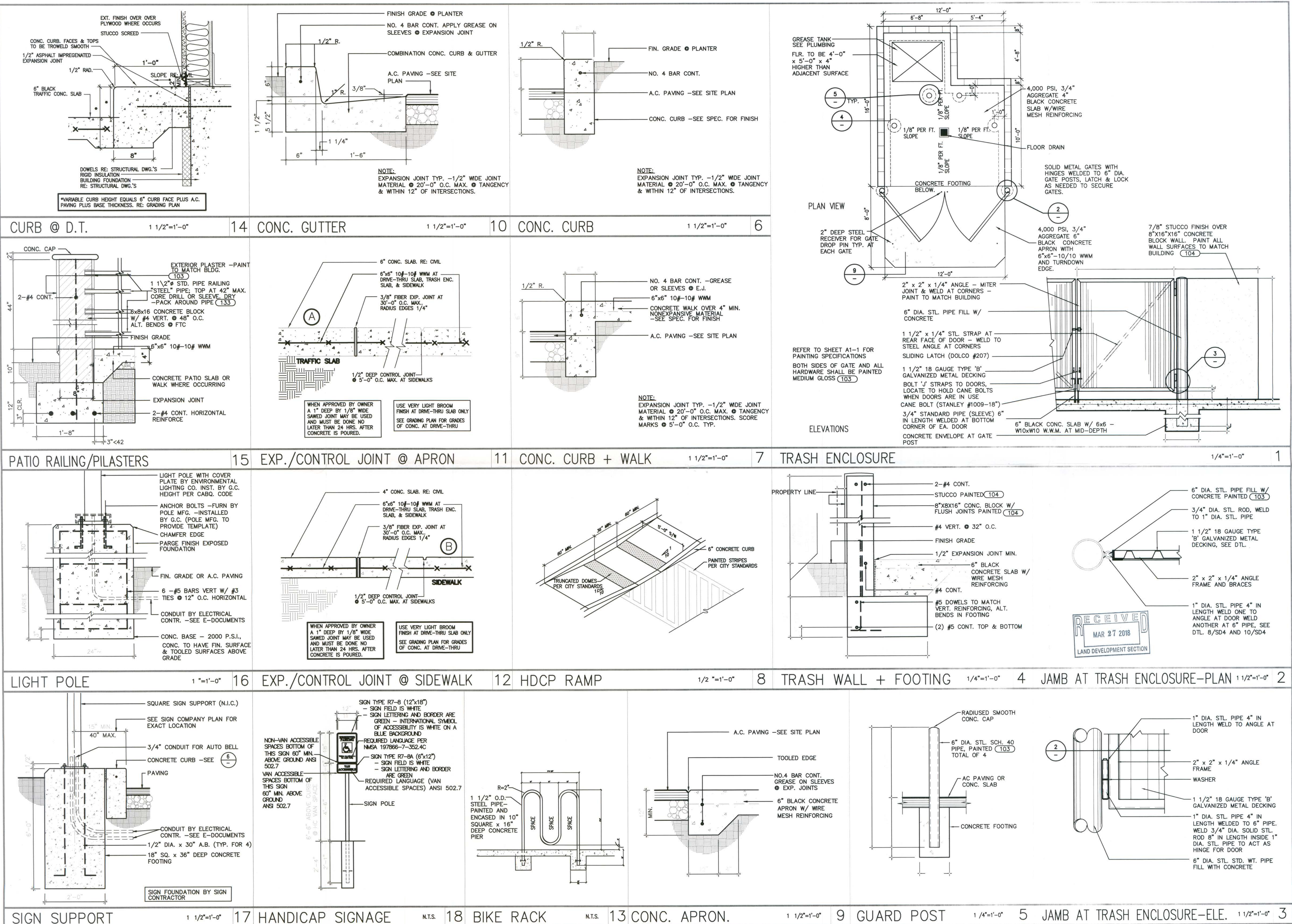
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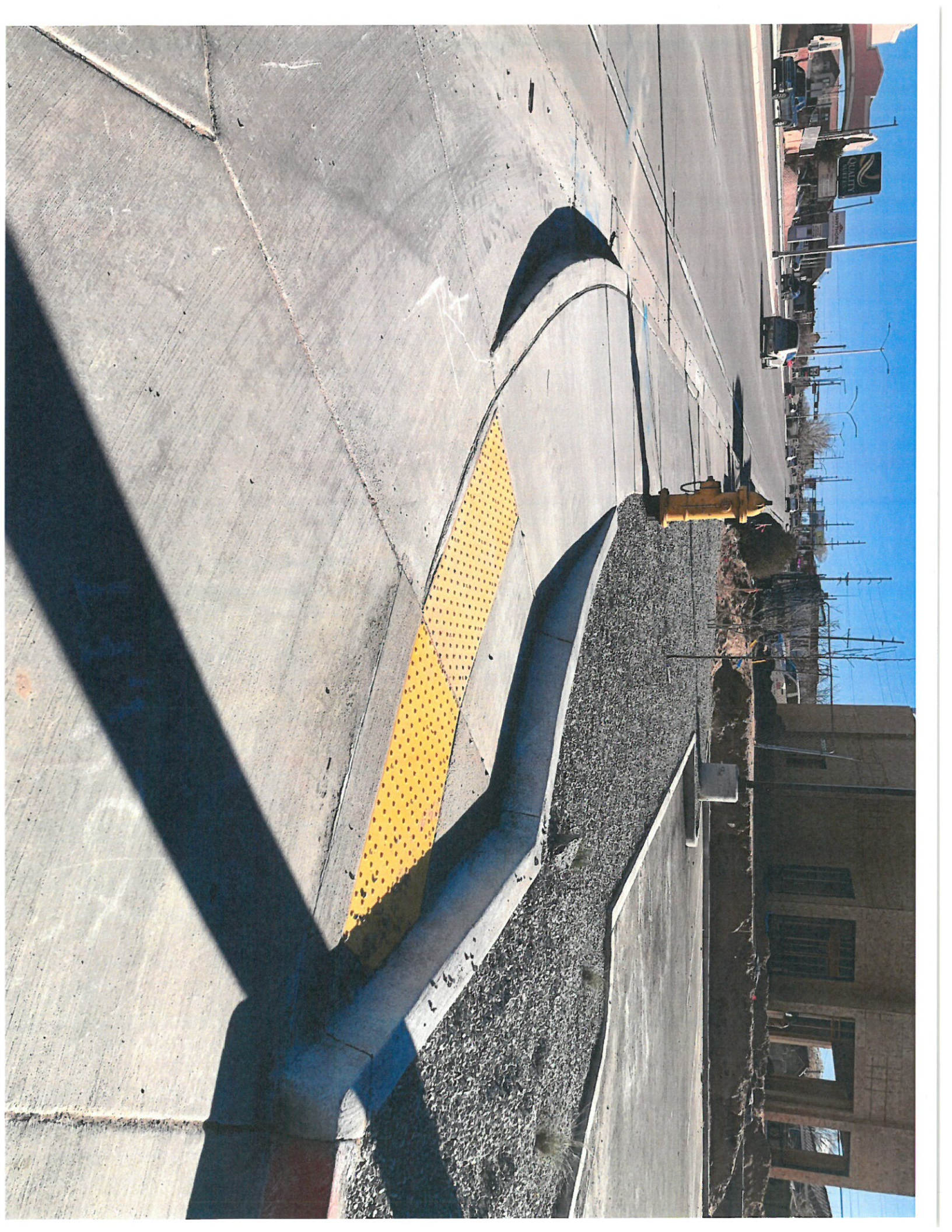


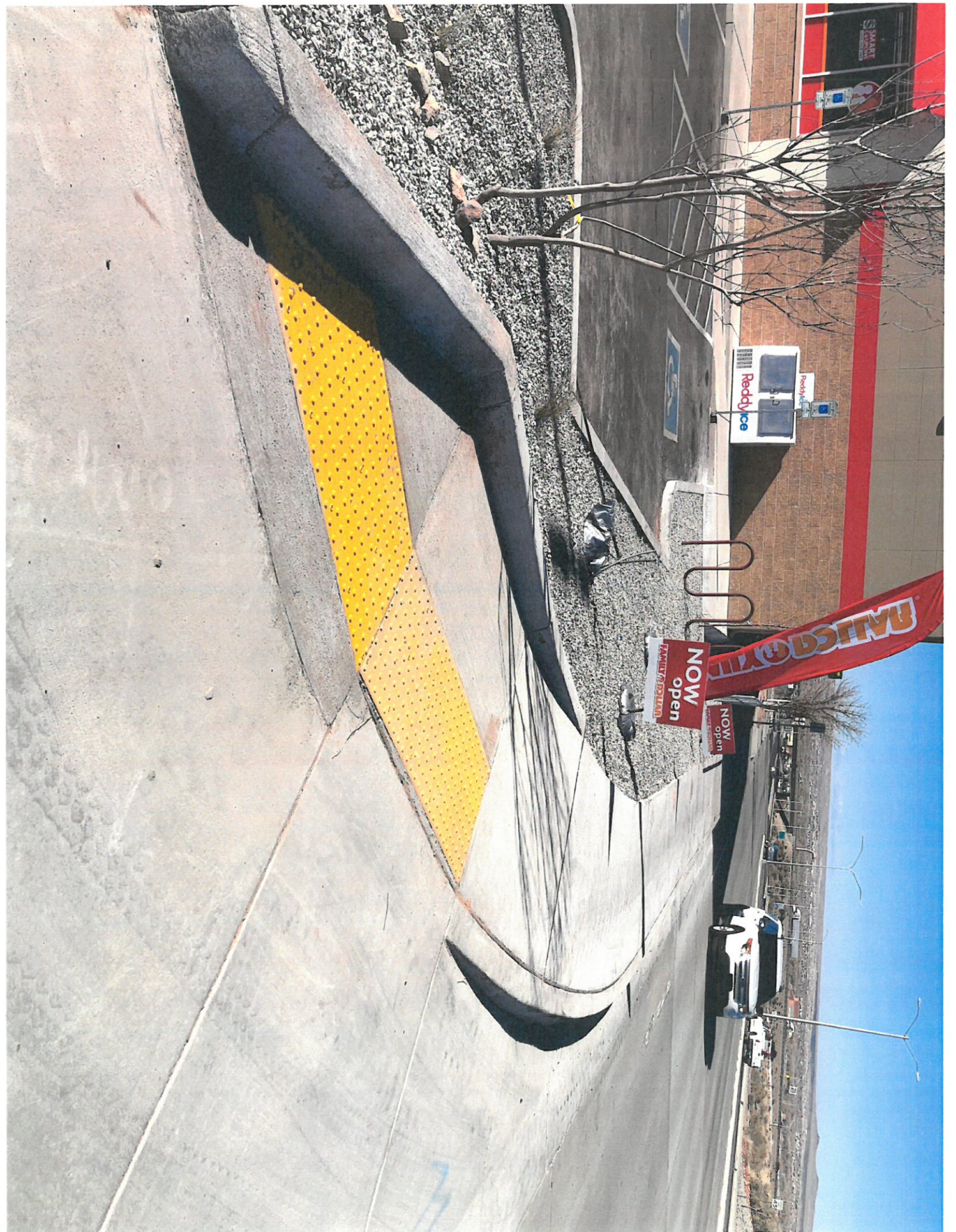
VICINITY ZONE MAP - L-15-Z

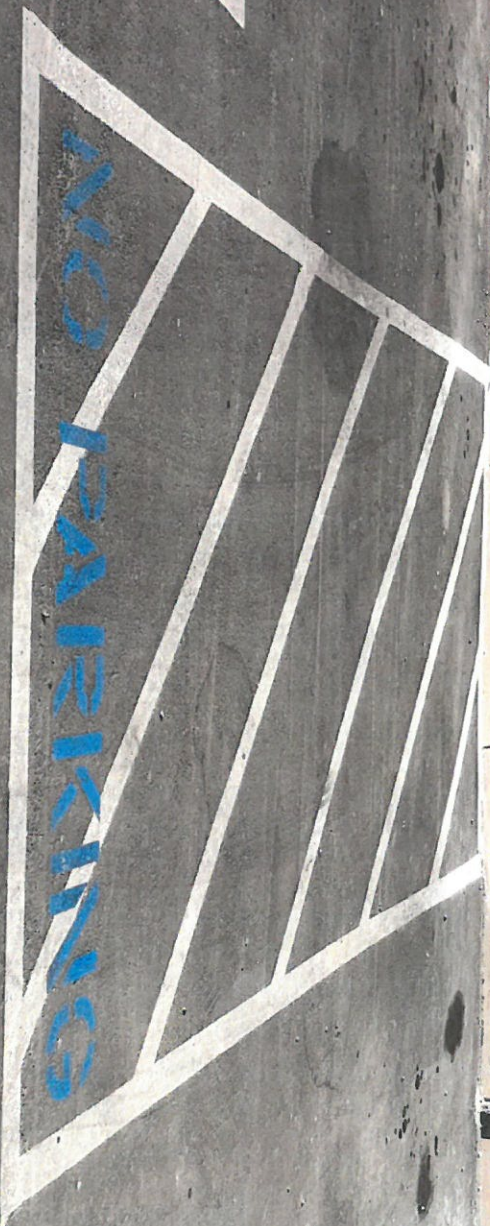
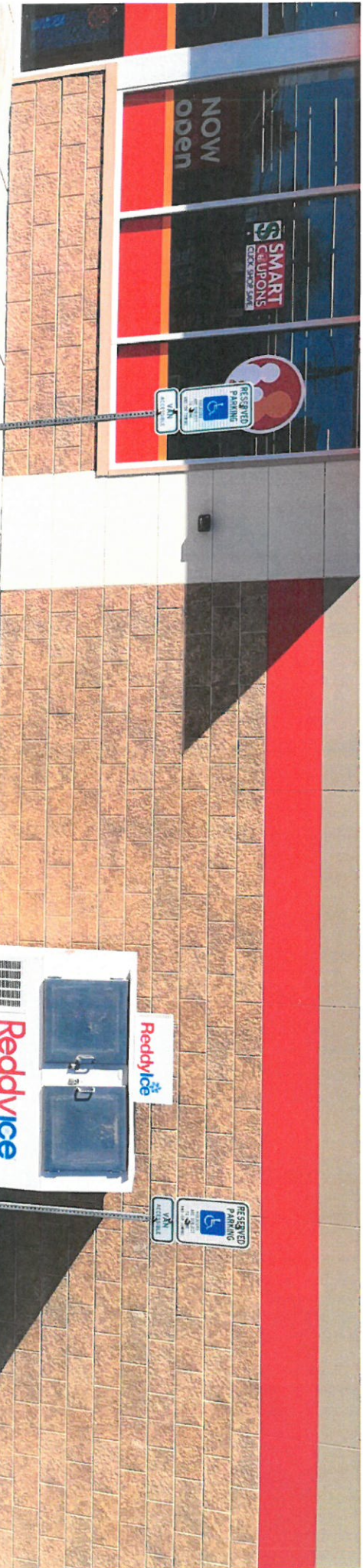
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CITY COMMENTS	
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RICHARD P. BENNETT	
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REGISTERED ARCHITECT	3/27/18
RBA ARCHITECTURE, PC	
ARCHITECT	
DATE	03-14-2018
SHEET NUMBER	TCL-1.0









NOW
open
FAMILY DOLLAR

