

CITY OF ALBUQUERQUE



April 4, 2018

Richard P. Bennett, R.A.
RBA Architecture, PC
1104 Park Ave. SW
Albuquerque, NM 87102

Re: Gibson Shops
1400 Gibson Blvd. SE
Traffic Circulation Layout
Architect's Stamp dated 3-27-18 (L15D049) Phase 2

Dear Mr. Bennett,

The TCL submittal received 03-27-18 is approved for Building Permit. 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 a 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 TCL with 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,

Logan Patz
Senior Engineer, Planning Department
Development Review Services

LWP via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: GIBSON SHOPS - WIENERSCHNITZEL Building Permit #: _____ City Drainage #: L15D04
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT B. GIVSON & MILES AREA, BOCK 0000, SUBDIVISION WOOD--HUGH B
City Address: 400 GIVSON BLVD., ALBUQUERQUE, NM

Engineering Firm: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Architect: RBA ARCHITECTURE Contact: _____
Address: 1104 Park Avenue SW, Albq.; NM 87102
Phone#: 242-1859 Fax#: _____ E-mail: doug@rba81.com

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☐ 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
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

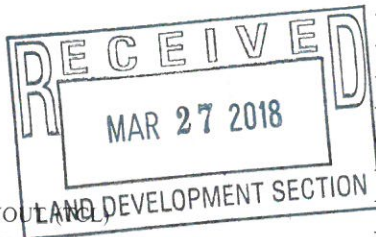
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

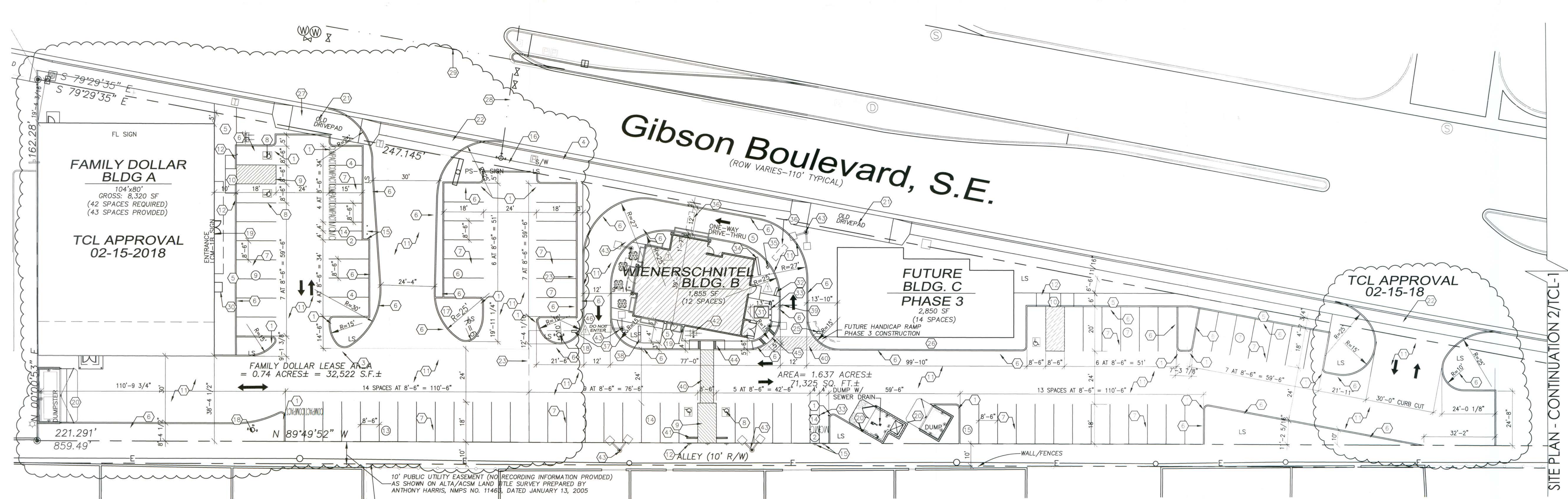
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 03/27/2018 By: Doug Gallagher

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____





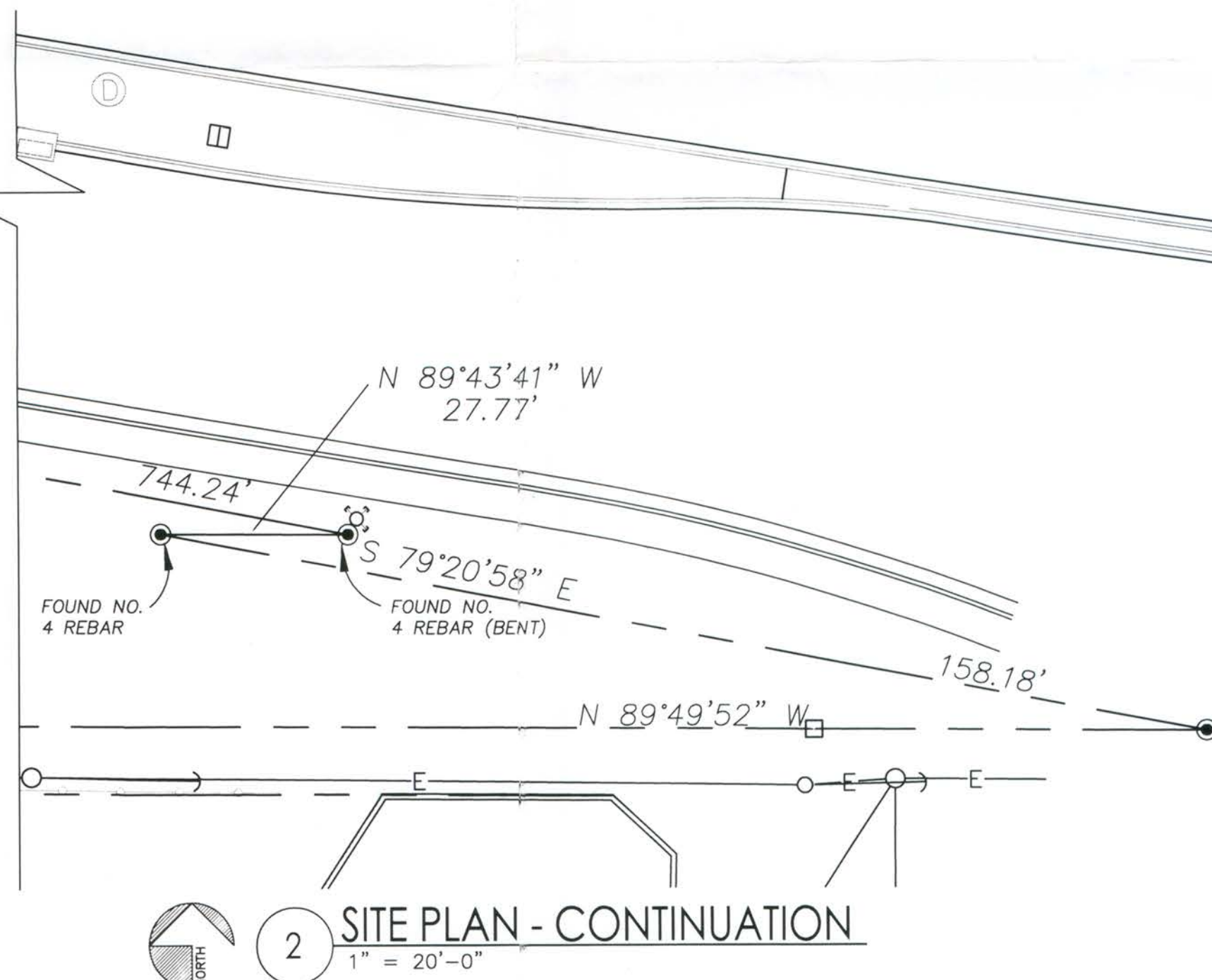
SITE PLAN
1" = 20'-0"

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.
- MOTORCYCLE PARKING SIGNAGE PER CITY STANDARDS.
- 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

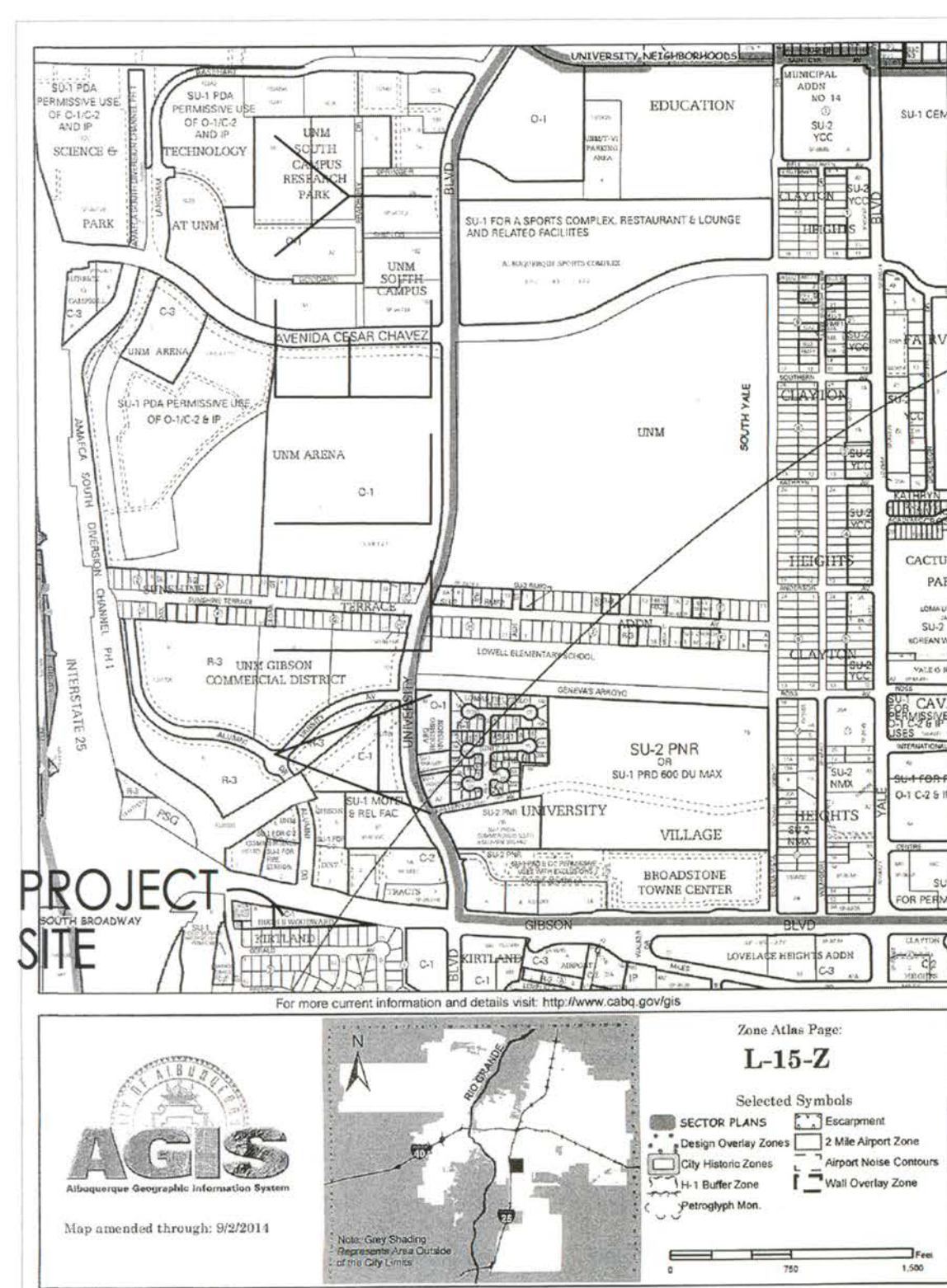
- DRIVE THRU MENU MAIN BOARD BY OWNER - SEE SN-1
- SPEAKER BOX BY OWNER - SEE SN-1
- SENSOR LOOP - SEE ELECTRICAL
- 'DO NOT ENTER' SIGN PER CABQ STANDARDS #2802
- POLE MOUNTED LOGO SIGN BY OWNER TO COMPLY WITH CABQ SIGN ORDINANCE REQUIREMENTS - SEE AS-2.0 FOR SIGN SUPPORT
- CLEARANCE SIGN/ HEIGHT DETECTOR - 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.



GENERAL NOTES

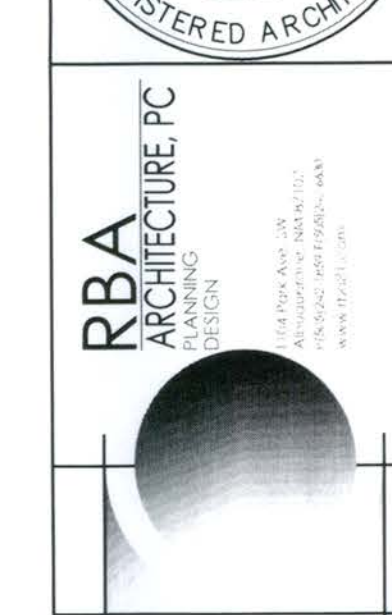
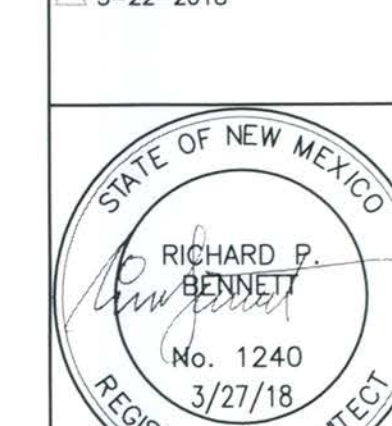
- A. ALL IMPROVEMENTS LOCATED IN THE "RIGHT OF WAY" MUST BE INCLUDED ON THE WORK ORDER PER CABQ REQUIREMENTS



VICINITY ZONE MAP - L-15-Z

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

REVISION DATE
TCL REVIEW COMMENTS
3-27-2018



DATE
03-14-2018

SHEET NUMBER

TCL-1.0

SITE PLAN - CONTINUATION 2/TCL-1

