

# CITY OF ALBUQUERQUE



November 17, 2017

David McEachem  
RBA Architecture  
1104 Park Ave. SW  
Albuquerque, NM 87102

**Re: Gibson Shops**  
**1400 Gibson Blvd.**  
**Traffic Circulation Layout**  
**Architect's Stamp 8-15-17 (L15D049)**

Dear Mr. McEachem,

Based upon the information provided in your submittal received 11-14-17, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. This site will need a phasing plan. The plan should show the improvements using the existing drive entrances to be able to open the Family Dollar.
2. City of Albuquerque cannot approve the TLC with the unapproved drive entrances shown as being constructed. They must have approval from the Road Access Committee RAC before they can be shown as new construction.

**FYI:** The TCL needs to show all the improvements and construction that will be complete for the final inspection to get the CO. If the TCL shows additional improvements connected to a later phase. Those improvements must be completed to pass the final inspection for the current building permit. We cannot approve this TCL with the current layout.

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](mailto:PLNDRS@cabq.gov) at time of resubmittal. If you have any questions, please contact me at 924-3630.

Sincerely,

Logan Patz  
Senior Engineer, Planning Department  
Development Review Services

LWP via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: GIBSON SHOPS Building Permit #: \_\_\_\_\_ City Drainage #: L15D049  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: LOT B, GIBSON & MILES AREA, BLOCK 0000, SUBDIVISION WOOD - - HUGH B  
City Address: 1400 GIBSON BLVD, ALBUQUERQUE, NM

Engineering Firm: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Owner: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: RBA ARCHITECTURE Contact: David McEachern  
Address: 1104 Park Ave SW ABQ, NM 87102  
Phone#: 505-242-1859 Fax#: \_\_\_\_\_ E-mail: david@rba81.com

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

### DEPARTMENT:

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

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR  
☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

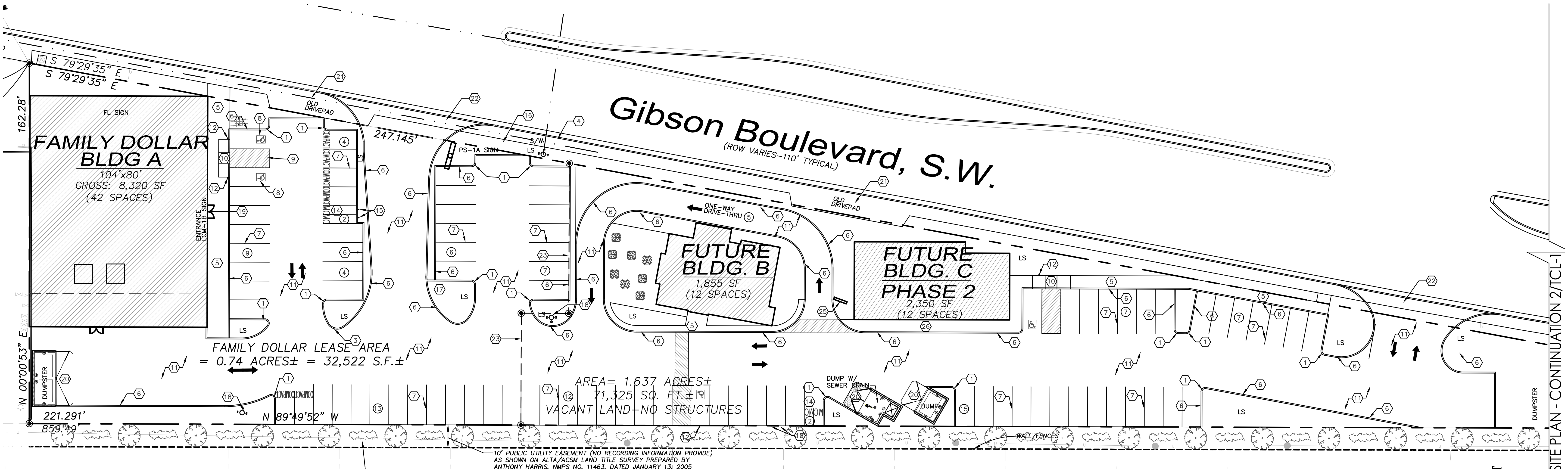
- ☐ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY  
☐ PRELIMINARY PLAT APPROVAL  
☐ SITE PLAN FOR SUB'D APPROVAL  
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR  
☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 11-13-2017 By: David McEachern

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

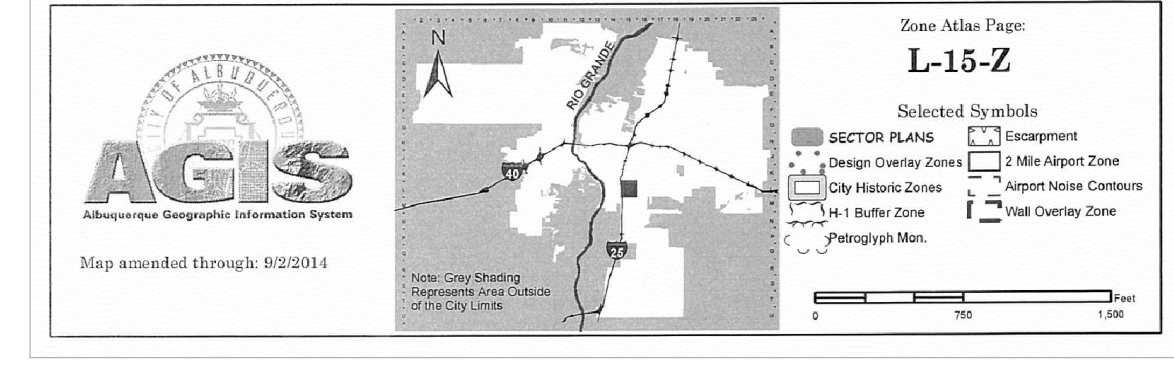
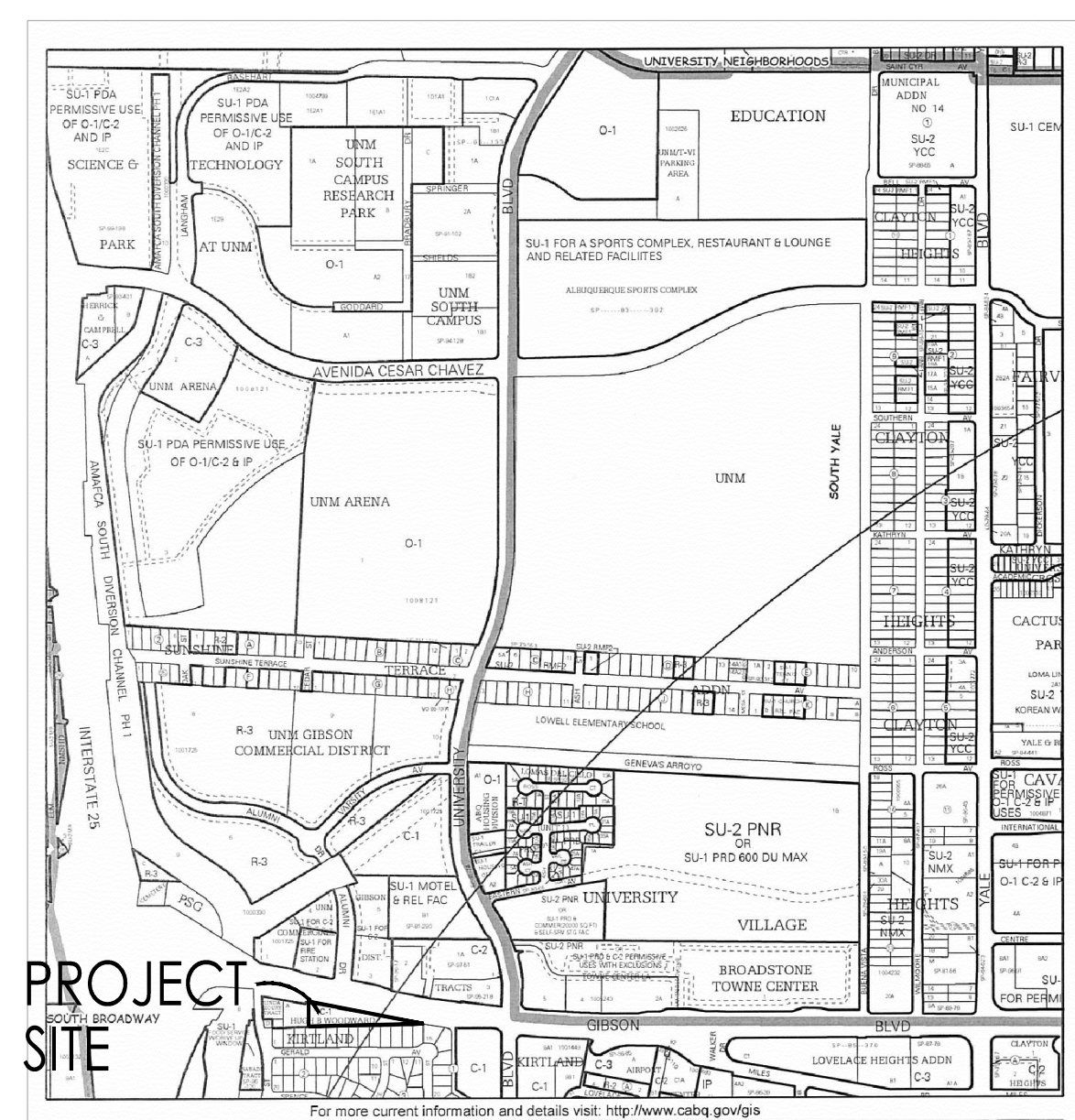




1 SITE PLAN  
1" = 20'-0"

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

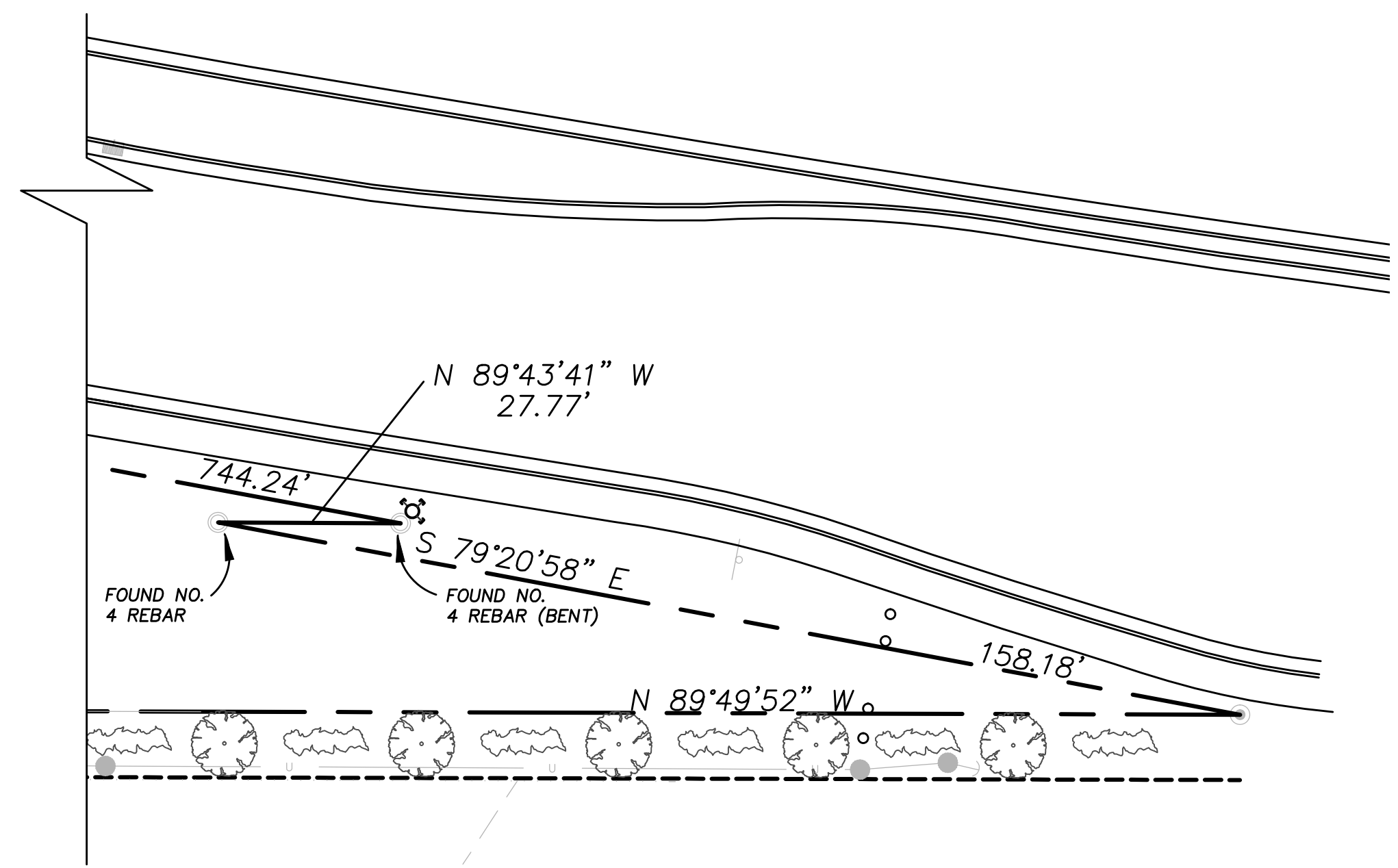
10' PUBLIC UTILITY EASEMENT (NO RECORDING INFORMATION PROVIDED) AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY PREPARED BY ANTHONY HARRIS, NMPS NO. 11463, DATED JANUARY 13, 2005



VICINITY ZONE MAP - L-15-Z

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 2,350 S.F./200			
REQUIRED	= 12 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 WC SPACE PROV.	= 4 SPACES		
TOTAL BIKE PARKING REQ'D	= 5 SPACES		
TOTAL BIKE PARKING PROV.	= 5 SPACES		

- 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, REF: SHEET C-2 AND GRADING AND DRAINAGE PLAN.
  - 2" WIDE PAINTED PARKING STRIPE PER CITY OF ALBUQUERQUE STANDARDS, REF: C-2 FOR DETAILS.
  - HANDICAP SYMBOL PER CITY OF ALBUQUERQUE STANDARDS, REF: C-2 FOR DETAILS.
  - HANDICAP ACCESSIBLE AISLE PER CITY OF ALBUQUERQUE STANDARDS, REF: C-2 FOR DETAILS.
  - HANDICAP ACCESSIBLE CURB RAMP PER CITY OF ALBUQUERQUE STANDARDS, REF: C-2 FOR DETAIL.
  - ASPHALT PAVING.
  - HANDICAP ACCESSIBLE SIGNAGE PER CITY REQUIREMENTS, REF: C-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 WITH CURB AND GUTTER PER ABQ CITY STANDARD DRAWINGS 2430, TYP. USE TEMPORARILY TILL NEW CC APPROVED.
  - NEW 30" CURB CUT PER ABQ CITY STANDARD DRAWINGS 2425, TYP. SUBJECT TO MRCCO FINAL APPROVAL.
  - LEASE LINE.
  - ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK WITH CURB AND GUTTER PER ABQ CITY STANDARD DRAWINGS 2430, TYP.
  - 'ONE WAY' SIGN AT DRIVE-THRU ENTRANCE.
  - 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



2 SITE PLAN - CONTINUATION  
1" = 20'-0"

GIBSON SHOPS  
TRAFFIC CIRCULATION LAYOUT  
1400 GIBSON BLVD  
ALBUQUERQUE, NM  
PROJECT # 1662

REVISION	DATE
RBA ARCHITECTURE, PC ARCHITECTURE PLANNING DESIGN 1400 GIBSON BLVD, SUITE 100 ALBUQUERQUE, NM 87102 www.rba1.com	
DATE	11-14-2017
SHEET NUMBER	TCL-1