CITY OF ALBUQUERQUE



December 4, 2017

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

Re: McDonalds - Gibson

5001 Gibson Blvd. SE Traffic Circulation Layout

Engineer's/Architect's Stamp XX-XX-XX (L18-D053)

Dear Mr. Segovia,

Based upon the information provided in your submittal received 11-29-17, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
- 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.
- ADA curb ramps in public right of way (ROW) must be updated to current standards and have truncated domes installed.
- 4. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
- 5. Per the zoning code, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please make the connection from the Public ROW to the building 6 feet.
- 6. You can eliminate the striping on the ADA path from the standard ADA parking spot to the building.
- 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.
- 8. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.

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 924-3630.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



Sincerely,

Logan Patz

Senior Traffic Engineer, Planning Department

Development Review Services

LWP via: email C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

THIS PERMIT IS UNDER FASTRAX REVIEW



City of Albuquerque

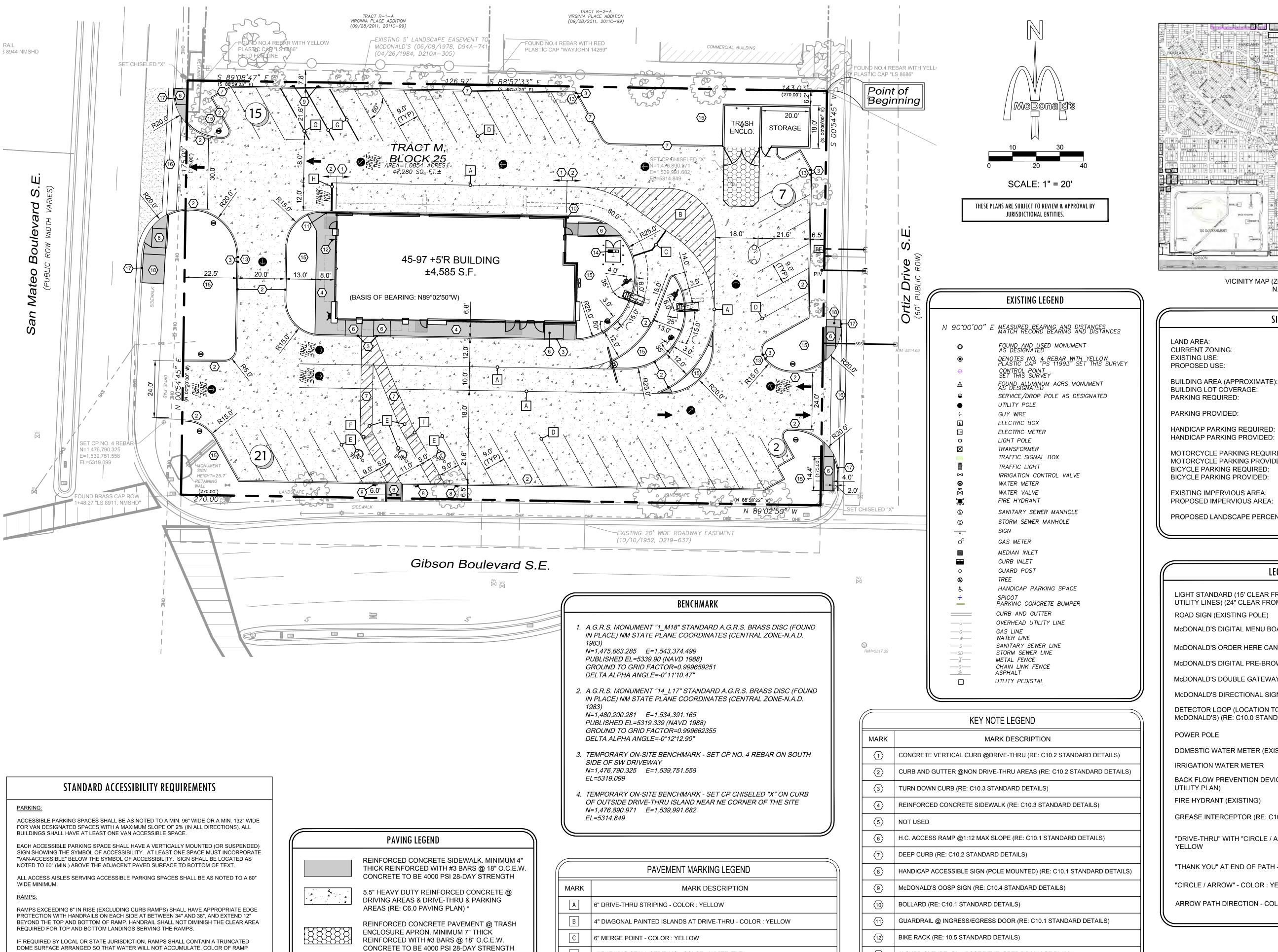
Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

DIGHT TOE	THE TRAINSFORTATION IN ORDER	IATION STILLT (REV 11/2016)
	FASTRAX REVIEW PERM	IIT
Project Title: McDonalds - Gibson	Building Permit #: BP-2017-4150	63 Hydrology File #: L\8D0
DRB#:		
Legal Description:		
City Address: 5001 Gibson Blvd SE, Al	buquerque NM 87108	
Applicant: Rogue Architects		Contact: Cesar Segovia
Address: 513 Main St, Suite 300, Fort V		
Phone#: 817-529-6874	Fax#:	E-mail: cesar@roguearchitects.com
Other Contact:		Contact:
Address:		
Phone#:		E-mail:
Check all that Apply: DEPARTMENT: HYDROLOGY/ DRAINAGE	X BUILDING	OVAL/ACCEPTANCE SOUGHT: PERMIT APPROVAL TE OF OCCUPANCY
TRAFFIC/ TRANSPORTATION		TE OF OCCOPANCE
GRADING PLAN	SITE PLAN SITE PLAN SITE PLAN FINAL PLA DEVELOPMENT SECTION SIA/ RELEA FOUNDATI GRADING I SO-19 APPE PAVING PE GRADING/ WORK ORD	ERMIT APPROVAL PAD CERTIFICATION ER APPROVAL
IS THIS A RESUBMITTAL?: YesX	OTHER (SP	ECIFY)
DATE SUBMITTED: <u>11/28/2017</u>	By: Cesar Segovia	ar fegorias
COA STAFF:	ELECTRONIC SUBMITTAL RECEIVED:_	

FEE PAID:____



4" PARKING STALL STRIPING - COLOR : WHITE (TYP)

STATE/CITY REQUIREMENTS)

4" OOSP STRIPING - COLOR : YELLOW

8" OOSP STRIPING - COLOR : YELLOW

HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR : (PER

AND AT LEAST 2" WIDE - COLOR : (PER STATE/CITY REQUIREMENTS)

FIRE LANE STRIPING PER CITY OF ALBUQUERQUE FIRE CODE STANDARDS

"NO PARKING" IN CAPITAL LETTERS EACH OF WHICH SHALL BE AT LEAST 1' HIGH

ASPHALT PAVEMENT (RE: COA DWG. 2407)

REFER TO GEOTECH REPORT PROVIDED BY TERRACON IN REPORT NO. 66175223 FOR ALL

PAVING SPECIFICATIONS.

LANDSCAPE AREA

----- SAWCUT LINE

_ _ _ _ _ _ 2.5 " IRRIGATION SLEEVES

(13)

2' CURB CUT (RE: C8.1 POST DEVELOPED DRAINAGE PLAN)

PAD MOUNTED TRANSFORMER (RE: C10.0 UTILITY PLAN)

STANDARD CURB & GUTTER (RE: COA STD. DWG. #2415A)

VALLEY GUTTER (RE: COA STD. DWG. #2420)

CONCRETE SIDEWALK (RE: COA STD. DWG. #2430)

LANDSCAPE FINISH GRADE 1" BELOW TOP OF CURB IN ALL LAWN AREAS AND 2" BELOW TOP OF CURB IN ALL BED AREAS

FINISH MATERIAL (INCLUDING CONCRETE) SHALL HAVE A LIGHT AND REFLECTIVE VALUE AND

MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES - (OR PAINT

LANDINGS FOR RAMPS SHALL BE AS WIDE AS THE RAMP AND 60" LONG MINIMUM (36" MINIMUM

SIDEWALKS MUST BE AT LEAST 36" WIDE WITH A CROSS SLOPE THAT SHALL NOT EXCEED 1:48

LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%).

RAMPS SHALL NOT EXCEED A 1:12 RUNNING SLOPE OR 30" VERTICAL RISE.

RAMPS AND LANDING SHALL NOT EXCEED 1:48 (2% CROSS SLOPE).

FOR CURB RAMPS).

SIDEWALKS AND ACCESSIBLE ROUTES:

VICINITY MAP (ZONE ATLAS L-17-Z)

N.T.S.

SITE INFORMATION

LAND AREA: **CURRENT ZONING: EXISTING USE:** PROPOSED USE:

McDONALD'S DRIVE-THRU RESTAURANT McDONALD'S DRIVE-THRU RESTAURANT 4,617 SF 4,617 SF/47,280 SF = 9.76%

40,995 SF

C-2

47,280 SF (1.0854 AC)

1 SPACE PER 4 SEATS

64/4 = 16 SPACES

PARKING REQUIRED: PARKING PROVIDED:

HANDICAP PARKING REQUIRED: HANDICAP PARKING PROVIDED: MOTORCYCLE PARKING REQUIRED: MOTORCYCLE PARKING PROVIDED:

BICYCLE PARKING REQUIRED: BICYCLE PARKING PROVIDED: **EXISTING IMPERVIOUS AREA:**

PROPOSED IMPERVIOUS AREA: 38,369 SF PROPOSED LANDSCAPE PERCENTAGE: 16.75 % (8,911 SF)

LEGEND LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES) (24" CLEAR FROM BACK OF CURB) ROAD SIGN (EXISTING POLE) 0 McDONALD'S DIGITAL MENU BOARD **D**----McDONALD'S ORDER HERE CANOPY McDONALD'S DIGITAL PRE-BROWSE BOARD McDONALD'S DOUBLE GATEWAY McDONALD'S DIRECTIONAL SIGN DETECTOR LOOP (LOCATION TO BE APPROVED BY McDONALD'S) (RE: C10.0 STANDARD DETAILS) POWER POLE DOMESTIC WATER METER (EXISTING) IRRIGATION WATER METER BACK FLOW PREVENTION DEVICE (RE: C10.0 UTILITY PLAN) FIRE HYDRANT (EXISTING)

GREASE INTERCEPTOR (RE: C10.0 UTILITY PLAN) "DRIVE-THRU" WITH "CIRCLE / ARROW" - COLOR: "THANK YOU" AT END OF PATH - COLOR: YELLOW

"CIRCLE / ARROW" - COLOR : YELLOW ARROW PATH DIRECTION - COLOR: WHITE

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 11/27/17

THIS DOCUMENT IS NOT

TO BE USED FOR

CONSTRUCTION PURPOSES

DATE BY NOV. 2017 HJM DESIGNED DRAWN NOV. 2017 HJM CHECKED 1/20/2017| DW AS-BUILT TRAFFIC CIRCULATION

Know what's below.

Call before you dig.