



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department
Transportation Development Services Section***

January 31, 2003

James W. Miller, Registered Architect
5220 2nd St NW
Albuquerque, NM 87107

Re: Certification Submittal for Final Building Certificate of Occupancy for
Sonic Drive-In, [L-18 / D67]
5121 Gibson SE
Architect's Stamp Dated 09/17/02

Dear Mr. Miller:

The TCL / Letter of Certification submitted on January 29, 2003 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

L-18/D67

PROJECT TITLE: Senie Drive-in ZONE MAP/DRG. FILE #: L-18
 DRB #: _____ EPC#: _____ WORK ORDER#: _____
 LEGAL DESCRIPTION: Lot A-1 & A-2, Blk 26 Virginia Place
 CITY ADDRESS: 5121 Gibson S.E. Addition

ENGINEERING FIRM: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: Miller & Assoc
 ADDRESS: 5220 2nd St NW
 CITY, STATE: Albany, N.M.

CONTACT: Jim Miller
 PHONE: 345-1312
 ZIP CODE: 87107

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

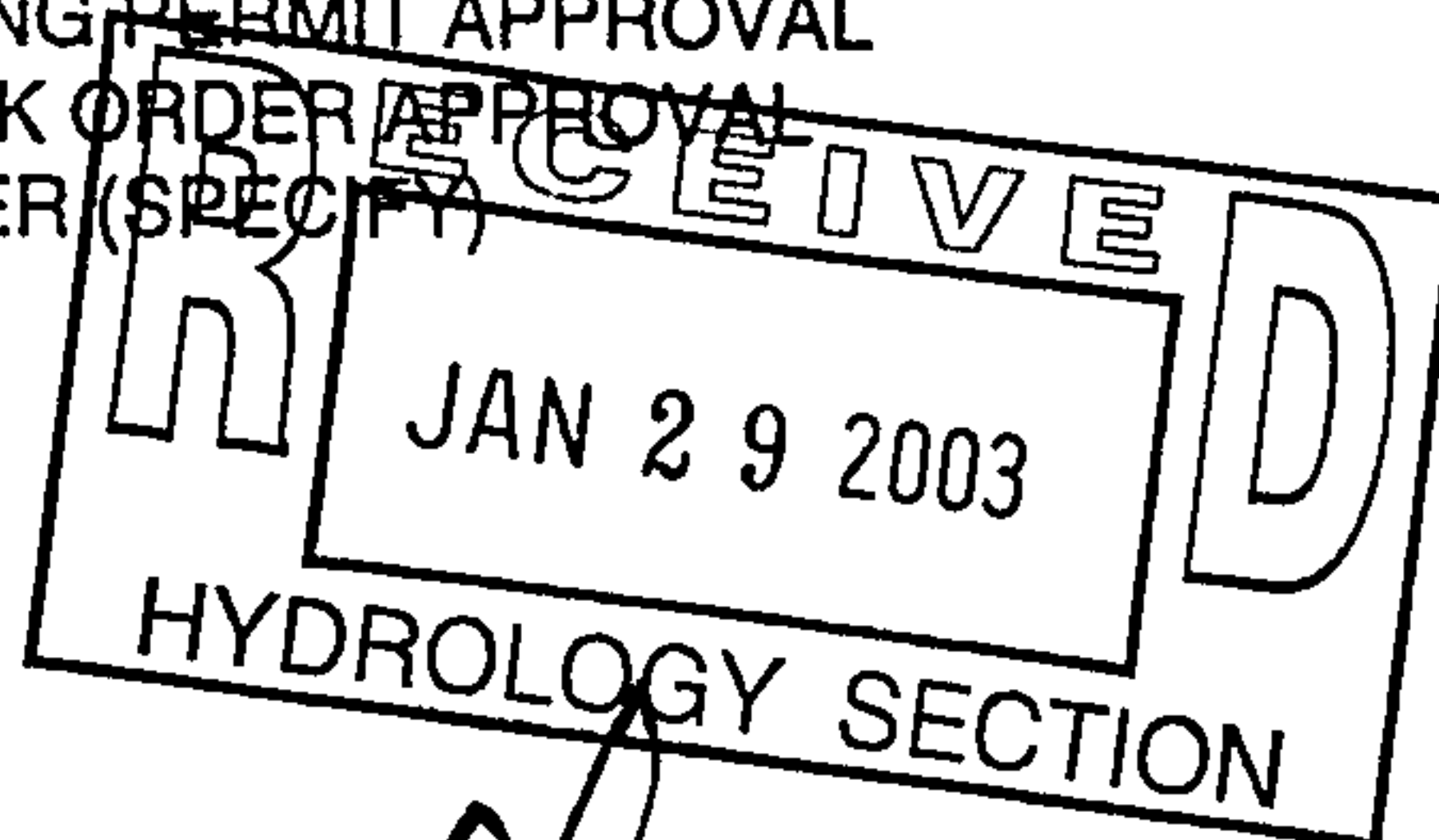
CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 1/29/03 BY: [Signature]

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

MILLER AND ASSOCIATES

ARCHITECTS - PLANNERS

5220 2ND ST. NW STE. A - ALBUQUERQUE, NEW MEXICO 87107 - PHONE (505) 345-1312

January 29, 2003

Traffic Engineering Section
City of Albuquerque
600 2nd St., N. W.
Albuquerque, New Mexico

RE: NEW PROJECT LOCATED @ 5121 GIBSON S. E.,
ALBUQUERQUE, NEW MEXICO.

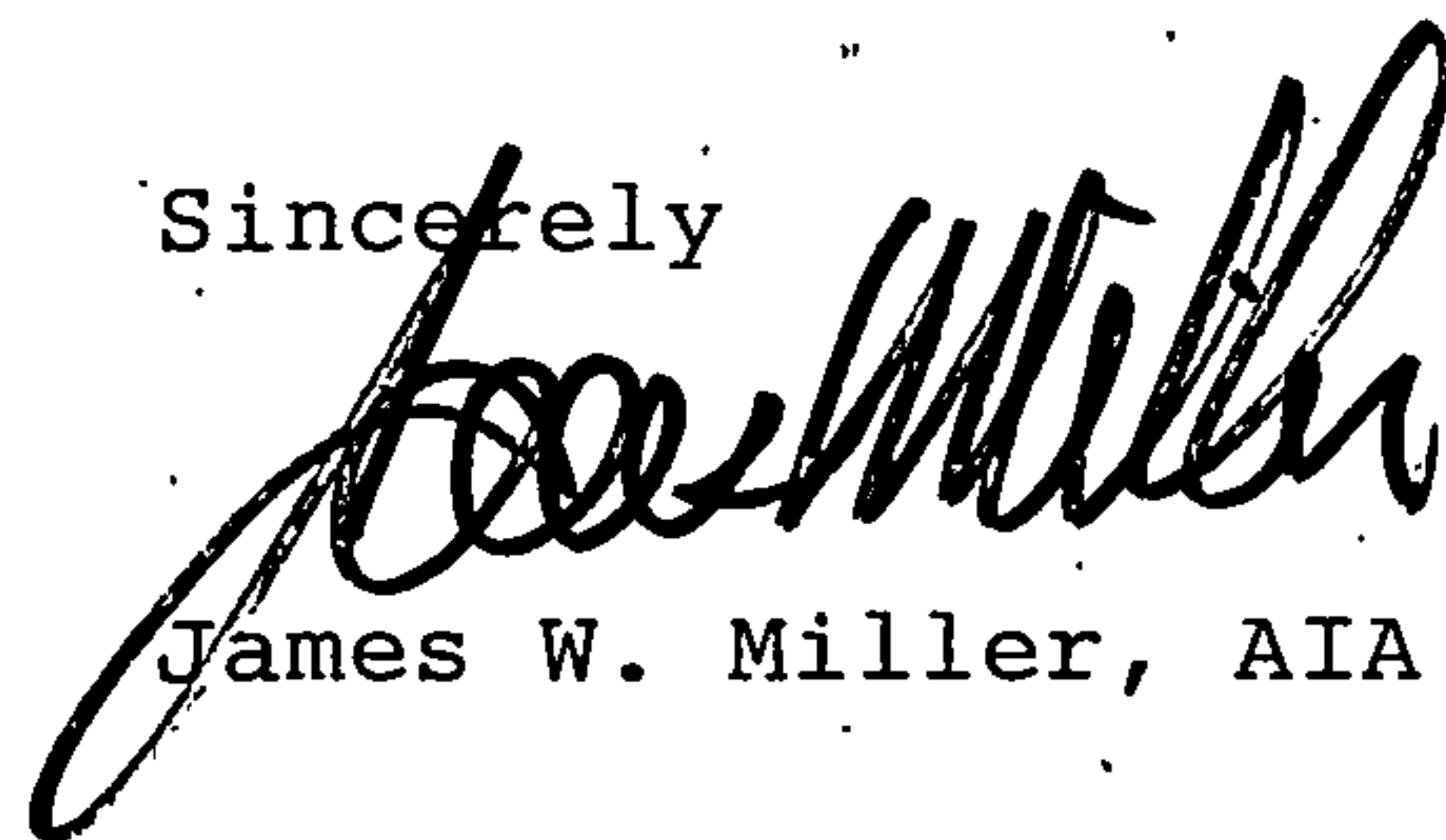
This letter is to certify that the above referenced project has been completed and is in compliance with the comments noted on the building permit by the Traffic Engineering Section.

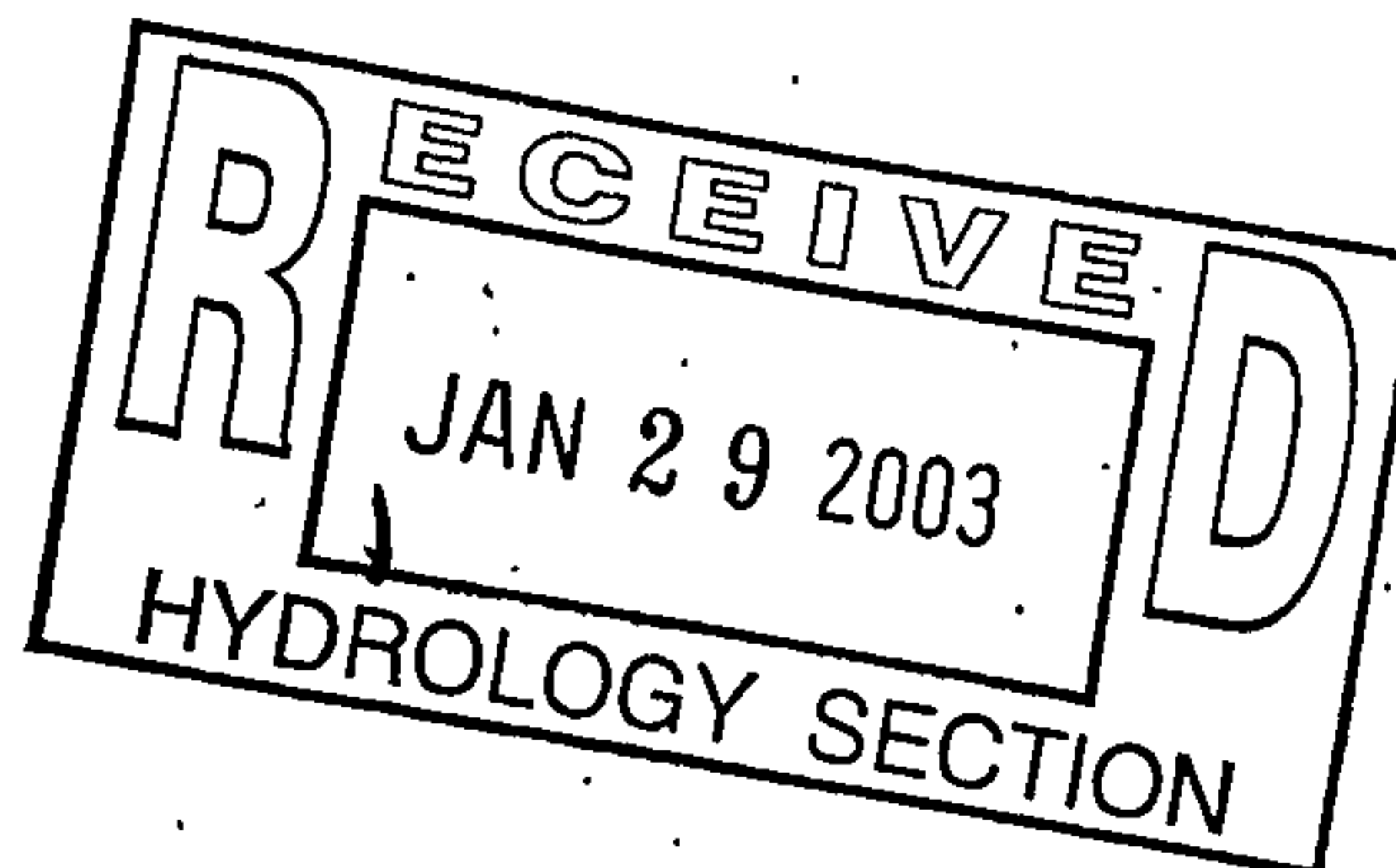
An updated Site Plan is attached.

The above referenced project is completed and a final C. O. is being requested at this time.

If there are any questions, please do not hesitate to call this office.

Sincerely


James W. Miller, AIA



Substantial

MM
1/31/03



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 3, 2003

Harold Bennett, P.E.
c/o BJM Development Consultant
4409 Karrol Rd SW
Albuquerque, New Mexico 87121

RE: SONIC @ GIBSON & MADERIA SE (L-18/D67)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 4/28/2002
ENGINEERS CERTIFICATION DATED 1/27/2003

Dear Harold:

Based upon the information provided in your Engineers Certification submittal dated 1/28/2003, the above referenced site is approved for a Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin

Hydrology Plan Checker

Development & Bldg. Ser. Div.

BLB

C: Certificate of Occupancy Clerk, COA
✓ drainage file
approval file

PROJECT TITLE: SONIC & MADERIA @ Gibson

ZONE MAP/DRG. FILE #: L-18-D67

DRB #: _____ EPC#: _____

WORK ORDER#: _____

LEGAL DESCRIPTION:

CITY ADDRESS: 5121 Gibson S.E.

ENGINEERING FIRM: BJM Development Consultant

ADDRESS: 4409 Karrol Rd. S.W.

CITY, STATE: Albuquerque, New Mexico 87121

OWNER: SONIC CORPORATION

ADDRESS: _____

CITY, STATE: _____

ARCHITECT: Jim Miller

ADDRESS: _____

CITY, STATE: _____

SURVEYOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTRACTOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: Bernie J. Montoya

PHONE: _____

ZIP CODE: 87121

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTACT: Jim Miller

PHONE: 345-1312

ZIP CODE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☒ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ CLOMR/LOMR
☐ OTHER

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

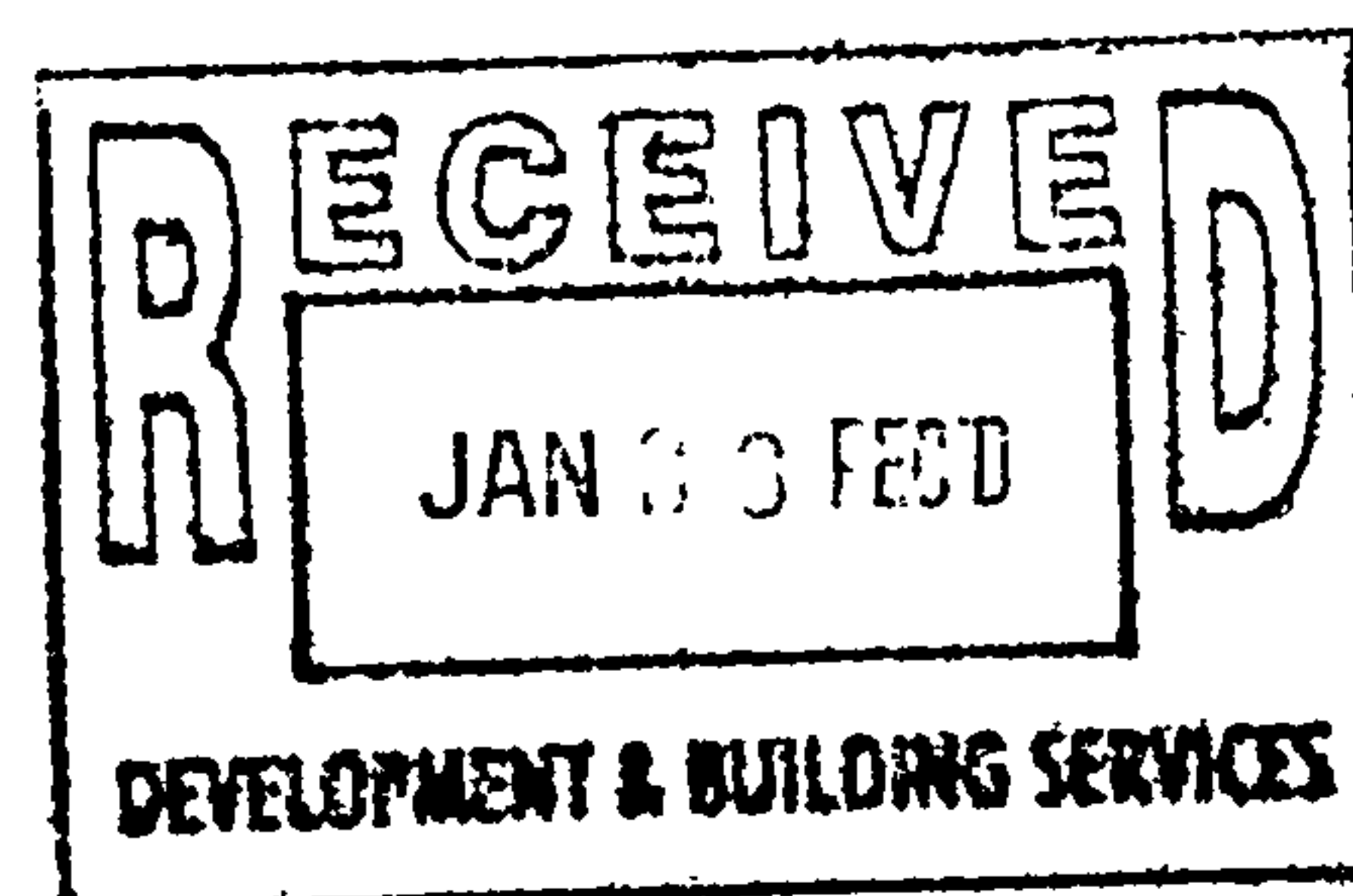
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 1/27/2003

BY: Bernie J. Montoya

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 16, 2002

Harold Benett
4409 Karrol Road SW
Albuquerque, New Mexico

**RE: Drainage and Grading Plan for Sonic @ Maderia and Gibson (L18-D67) Dated
April 28, 2002**

Dear Mr. Benett:

The above referenced drainage plan received May 8, 2002 is approved for Building Permit and Foundation Permit. Upon completion of the project the engineer will need to certify the project per the DPM for Certificate of Occupancy.

If you have any questions please contact me 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

DRAINAGE INFORMATION SHEET

L-18/D ~~67~~ 67APPLICANT'S NAME: SONIC e Maderia & GibsonZONE ATLAS/DRNG. FILE #: L-18

DRB #: _____

EPC #: _____

WORK ORDER #: _____

LEGAL DESCRIPTION: Lot A-1 & A-2 Block 26 Virginia Place AdditionCITY ADDRESS: 5121 Gibson S.E.ENGINEERING FIRM: BJM Development ConsultantCONTACT: Bernie J. MontoyaADDRESS: 4409 Karrol Rd SWPHONE: 877-4841OWNER: SONIC

CONTACT: _____

ADDRESS: _____

PHONE: _____

ARCHITECT: Jim Miller & AssociatesCONTACT: Jim Miller

ADDRESS: _____

PHONE: _____

SURVEYOR: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

CONTRACTOR: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ OTHER _____

PRE-DESIGN MEETING:

- ☐ YES
☐ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☒ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ SUBDIVISION CERTIFICATION
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 5-18/2002BY: Bernie J. Montoya



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 16, 2002

Harold Benett
4409 Karrol Road SW
Albuquerque, New Mexico

**RE: Drainage and Grading Plan for Sonic @ Maderia and Gibson (L18-D67) Dated
April 28, 2002**

Dear Mr. Benett:

The above referenced drainage plan received May 8, 2002 is approved for Building Permit and Foundation Permit. Upon completion of the project the engineer will need to certify the project per the DPM for Certificate of Occupancy.

If you have any questions please contact me 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

May 22, 2002

Jim Miller, Reg. Architect
Miller and Associates Architects
2825 Richmond N.E.
Albuquerque, NM 87107

Re: TCL Submittal for Building Permit Approval for Sonic Drive-In
5121 Gibson Blvd. S.E., [L18 / D067]
Architect's Stamp Dated 05/09/02

Dear Mr. Miller:

The location referenced above, dated May 9, 2002, is not acceptable and requires modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the attached PRELIMINARY TCL checklist, and red-lined TCL markup with comments. Completion of some comments will allow further evaluation of that area of concern.

Gibson Blvd. is termed a Limited Access Roadway by the State Highway Dept. and no new curb cuts are allowed. The preliminary review of this site conducted in preparation for this submittal failed to recall this restriction, however the drive in question will be allowed but must not be widened or altered in any way. This will mean that entrance through the drive will be discouraged and an exit-only condition will be required, using signage and painted arrows on asphalt will be required.

Please resubmit revised TCL after addressing marked up comments, along with checklist and all current and past red-lined, mark-up copies. Submit package with **fully** completed Drainage and Transportation Information Sheet--this way all pertinent parties can be contacted by letter. Complete the Information Sheet for every submittal.

Sincerely,

Mike Zamora, Commercial Plan Checker -
Development and Building Services
Planning Department

c: Hydrology file
Mike Zamora

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

L-18/D67

PROJECT TITLE: Sonic Drive-in ZONE MAP/DRG. FILE #: L-18
 DRB #: _____ EPC#: _____ WORK ORDER#: _____
 LEGAL DESCRIPTION: Lots A-1 & A-2 Blk 26 Virginia Place Addition
 CITY ADDRESS: 5121 Gibson Blvd SE

ENGINEERING FIRM: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: Miller & Assoc.
 ADDRESS: 5220 2nd St NW
 CITY, STATE: Albany, GA

CONTACT: Jim Miller
 PHONE: 345-1312
 ZIP CODE: 37107

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

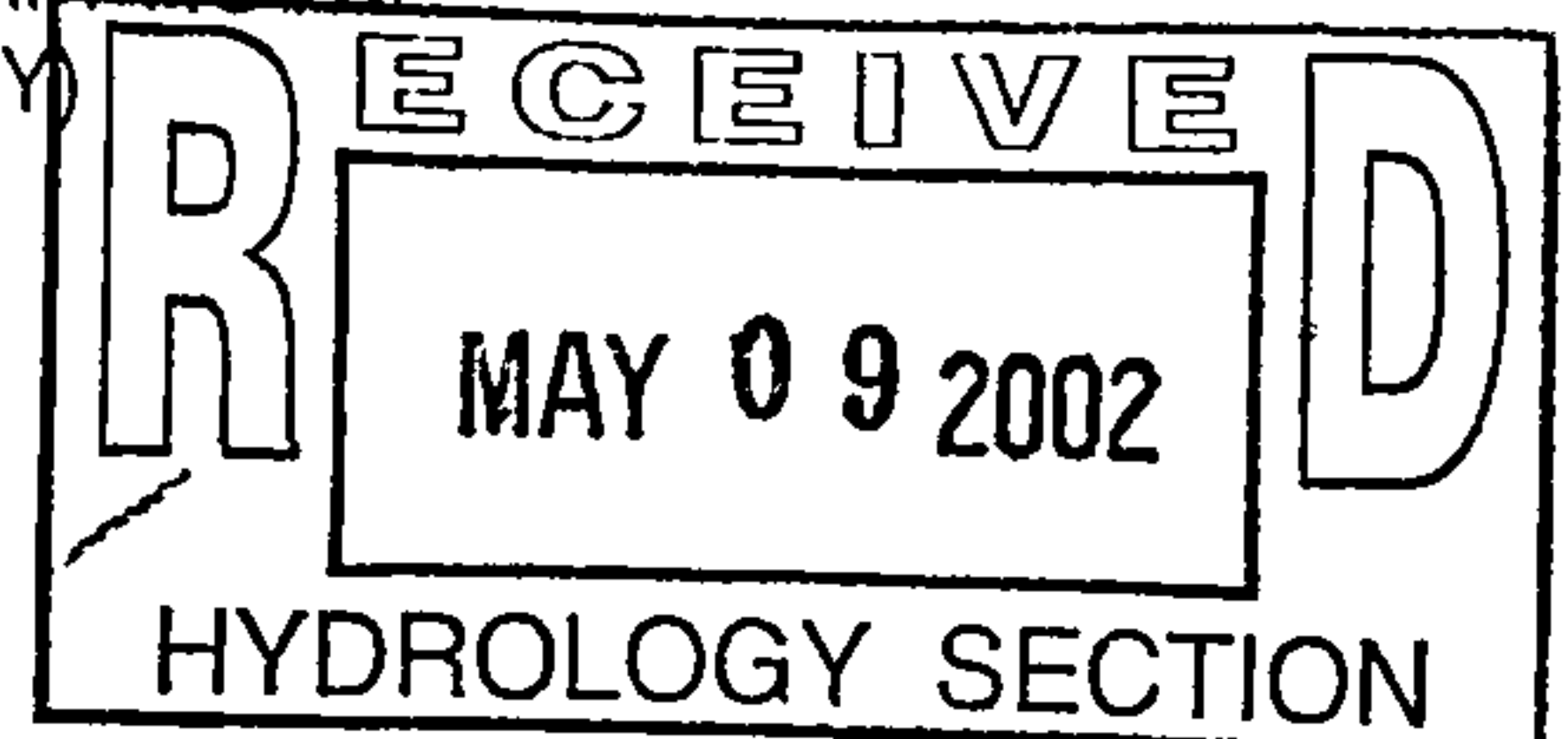
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

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- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 5/9/02 BY: [Signature]

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5/20/02 - Rej'd. T.C.L. # letter; 5/28 - Informd C&A Arch. H. Came in; ✓ - logged in; 5/1/02 - [Signature]

C. T. 117
U. 117
2-2-1

TRAFFIC CIRCULATION LAYOUT SITE PLAN CHECKLIST

REVISED DRAFT 9/18/01

The City Zoning Code requires the design of access and circulation for parking areas and drive through facilities to be satisfactory to the Traffic Engineer. The design of these parking areas is a melding of a number of objectives of a development including safety, efficiency, aesthetics, etc. From a vehicular transportation point of view, one of the most critical areas of concern is the location and manner of access from the adjacent street. The interface of the development adjacent to these areas also plays a major role in how safely and efficiently they operate. These guidelines for the layout of the parking areas represent engineering design standards that will result in good operational and safety characteristics. However, with the many variables in design and unique characteristics that can be encountered, the designer may need to investigate other means of satisfying desirable operational and safety characteristics. Prior to embarking on a design for these unusual conditions, the designer should contact the Traffic Engineer to reach agreement on the modifications to these guidelines. Traffic Circulation Layout (TCL) Site Plans are required for commercial and institutional buildings, multi-family residential buildings and commercial additions of 500 square feet or more.

NOTE: The following checklist is intended to be used as a guide for preparing your Traffic Circulation Layout Plan to meet any or all of the traffic requirements. It is only a guide. Some items may not be applicable to your particular project; some items may require more detail.

I. General Information:

- ☒ A. Completed Drainage/TCL Information Sheet-(DPM Volume 1, Chapter 17)
- ☒ B. Planning History-Relationship to approved site plans, masterplans, and/or sector plans site
- C. Description:
 - ☒ 1. Vicinity map (zone atlas map) showing location of the development in relation to well-known landmarks, municipal boundaries and zone atlas map index number
 - ☒ 2. Address and legal description or copy of current plat
 - ☒ 3. All requests for variances from policies, ordinances or resolutions which are necessary to implement this plan must be specifically identified
 - ☒ 4. Type of development (restaurants, banks, convenience markets, service station, super markets, auto car wash, etc.)
 - ☒ 5. Size of development
 - ☒ 6. Parking spaces required by Zoning Code or prior EPC approved Site Development Plan
 - ☒ 7. Executive Summary-Provide a brief yet comprehensive discussion of the following:
 - ☒ a. General project location
 - ☒ b. Development concept for the site
 - ☒ c. Traffic circulation concept for the site
 - ☒ d. Impact on the adjacent sites
 - ☒ e. Reference any applicable Traffic Impact Studies (TIS) or previously approved plans
 - ☒ f. Variance required to accommodate unusual site constraints

✓ - ITEM IS ACCEPTABLE

② - ITEM NEEDS COMPLETION

3. - N/A

4. - ITEM IN THE SUBSECTION NEEDS COMPLETION OR DESIGNER MUST CONSIDER THE ITEM.

e.

Circulation:

- (1) General layout dimensions: Figure 23.7.1 provides the layout relationships between parking stalls and aisle widths for both large and small car parking areas
- (2) Treatment of access points-Discuss how the curb cuts and/or drivepads comply with Chapter 23, Section 6
- (3) Internal aisle connection:
 - (a) Parking lots with parking spaces, spaces greater than or equal to 100 must have landscaped islands at the ends of each row of parking
 - (b) Landscape island radius for passenger car is 15 feet (see DPM Figure 23.7.2)
 - (c) Landscape island radius for delivery trucks, fire trucks, etc. is 25 feet or larger (see DPM figure 23.7.2)
- (4) Maximum aisle lengths: Aisle lengths required: 300-400 feet without internal circulation between aisles
- (5) Sidewalk connections:
 - (a) ~~Provide a 4' sidewalk from the public sidewalk to the buildings within the development~~
 - (b) Provide a min 5' wide sidewalk when the stall will overhang the sidewalk
 - (c) Clear pedestrian route accessible should be provided when the parking space may overhang the sidewalk
- (6) Curbing: Provide a min 6" or max 8" high concrete barrier curb between landscaping and parking areas and/or drive aisles
- (7) Fire and emergency access: Provision for access by fire and emergency vehicles needs to be in accordance with the Albuquerque Fire Plan Checking Division
- (8) Service Areas: (large trucks / semi-trucks)
 - (a) Circulation:
 - 1) Design vehicle route needs to be shown
 - 2) No truck ramps, refuse/compactors or similar facilities permitted within circulation aisle
 - (b) No backing into or from public street allowed
 - (c) Service vehicle and/or refuse vehicle maneuvering must be contained on-site
 - (d) Aisle width required:
 - 1) Two-way traffic is 30'
 - 2) One-way traffic is 20'

- (9) Layout of large parking area: (400 spaces or more)
- (a) Main aisles should provide good pedestrian and vehicle visibility and access
- 1) Parking spaces shall not back into the main aisle
 - 2) Provide good pedestrian/vehicle visibility at main aisle
 - 3) Twenty-eight foot (28') is the maximum width for main aisle adjacent to building frontages
- (b) Ring roads or partial ring roads are required for shopping centers larger than 250,000 square feet of building area
- 1) Widths shall be determined based on traffic volumes
 - 2) Centers of 500,000 square feet may require turning lanes or additional lanes to accommodate projected traffic volumes

(10) Signing, Striping: Adequate signing and striping needs to be incorporated into the design of the parking area which will help to convey to the motorist the proper use of the facility

- E. Access point lanes and queuing: (See Table 23.7.1)
- F. Drive through facilities-Discuss compliance with Chapter 23, Section 7
1. Off-site
 - a. Rights-of-way and easements to accommodate existing or proposed public street infrastructures shall be provided when necessary to support this development
 - b. Handicap ramps are required at street corners if site abuts the corners-
CORNERS