



**Planning Department
Transportation Development Services**

November 7, 2014

Joel Hernandez
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Chili's, 1700 Miles Road SE
Traffic Circulation Layout
Engineer's Stamp dated 11-06-14 (M15-D012B)

Dear Mr. Hernandez,

Based upon the information provided in your submittal received 11-06-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1. Please identify all door entrances to the new building, and list the square footage for the new building.
2. Identify existing pavement, sidewalk, and right-of-way dimensions for Gibson Boulevard. Label and list the dimension for the easement across the site to the north of the new building.
3. Provide Plan Sheets C6 through C8 which show remaining details for signage, curb, and pedestrian ways. The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." There must also be the required language indicating "Van Accessible" per ANSI 502.7.
4. The two 8-foot wide ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
5. Per the DPM, a 6-foot wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please extend the 6-foot pathway that you have shown on the plan all of the way to the existing sidewalk on Gibson Boulevard.
6. The design delivery vehicle route needs to be shown. Also, provide a separate sheet showing delivery truck turning movements.

7. Reference the DRB Case Number for the Miles Road vacation, and define limit of the vacation for Miles Road toward the east side of the site. Label the existing Miles Road public road right-of-way and pavement dimensions to the east of the site.
8. Please include two copies of the traffic circulation layout at the next submittal.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3924.

Sincerely,



Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

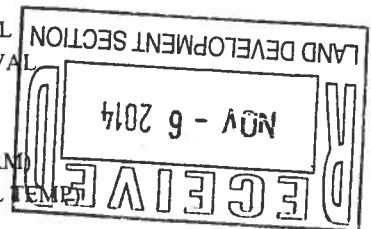
Project Title: **Chilis Gibson & University** City Drainage #: **M15D012B**
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: _____
City Address: _____
Engineering Firm: **Tierra West, LLC** Contact: **Joel Hernandez**
Address: **5571 Midway Park Place NE Albuquerque NM 87109**
Phone#: **505-858-3100** Fax#: **505-858-1118** E-mail: **jdhernandez@tierrawestllc.com**
Owner: **Josh Skarsgard** Contact: _____
Address: **8220 San Pedro Ne Suite 500**
Phone#: **505-262-2323** Fax#: _____ E-mail: **josh@skarsgardfirm.com**
Architect: **GHA Architecture/ Development** Contact: **Keilah Brown**
Address: **14901 Quorum Drive, Suite 300 Dallas, Texas 75254**
Phone#: **972-238-8884** Fax#: **972-239-5054** E-mail: **kbrown@GHA-Architects.com**
Surveyor: **Precision Surveys** Contact: **Larry Medrano**
Address: **5571 Midway Park Place NE Albuquerque, NM 87109**
Phone#: **505-856-5700** Fax#: _____ E-mail: **larry@presurv.com**
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ RADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

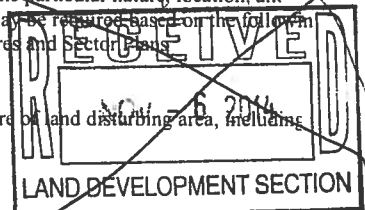
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)

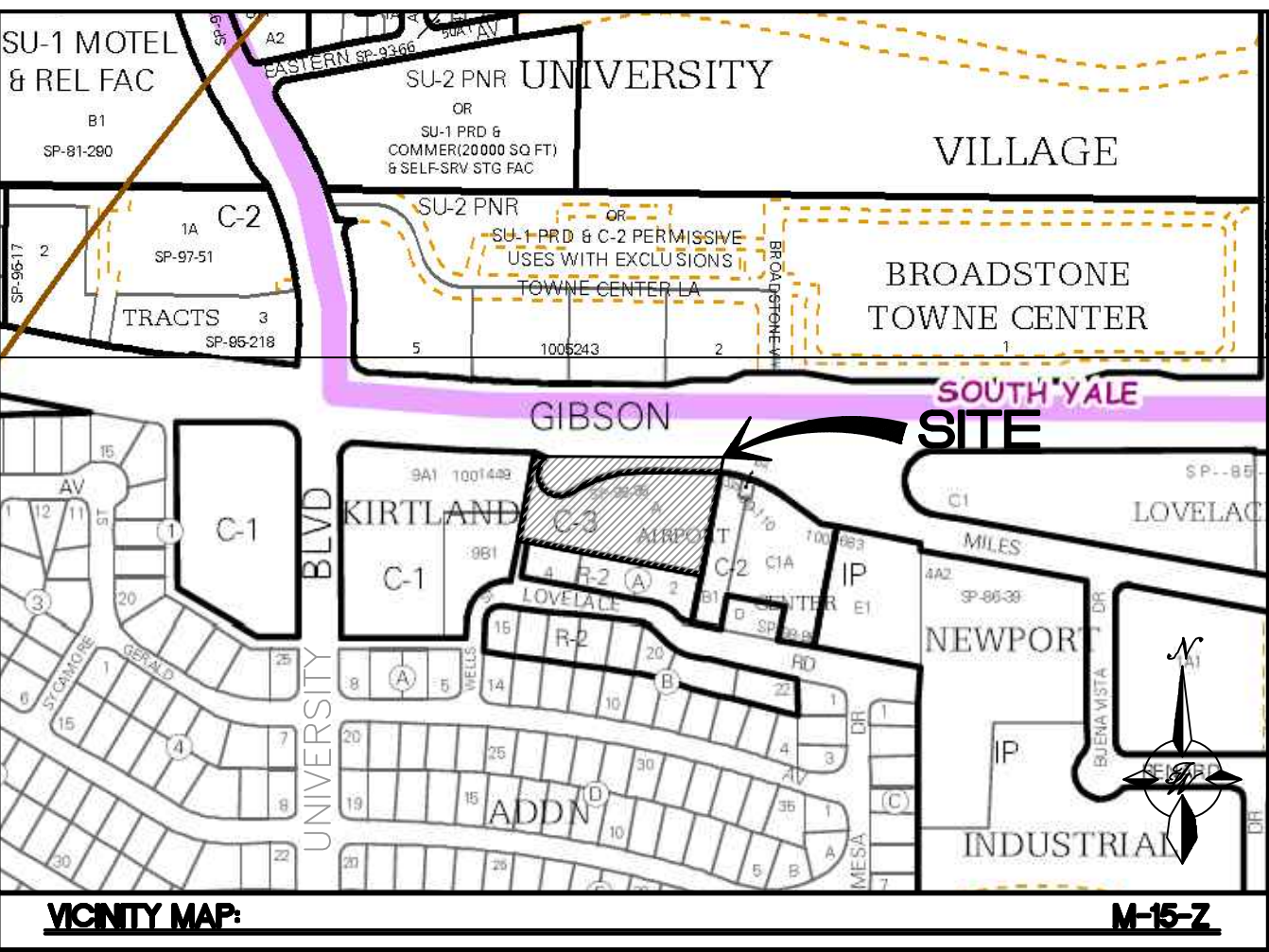
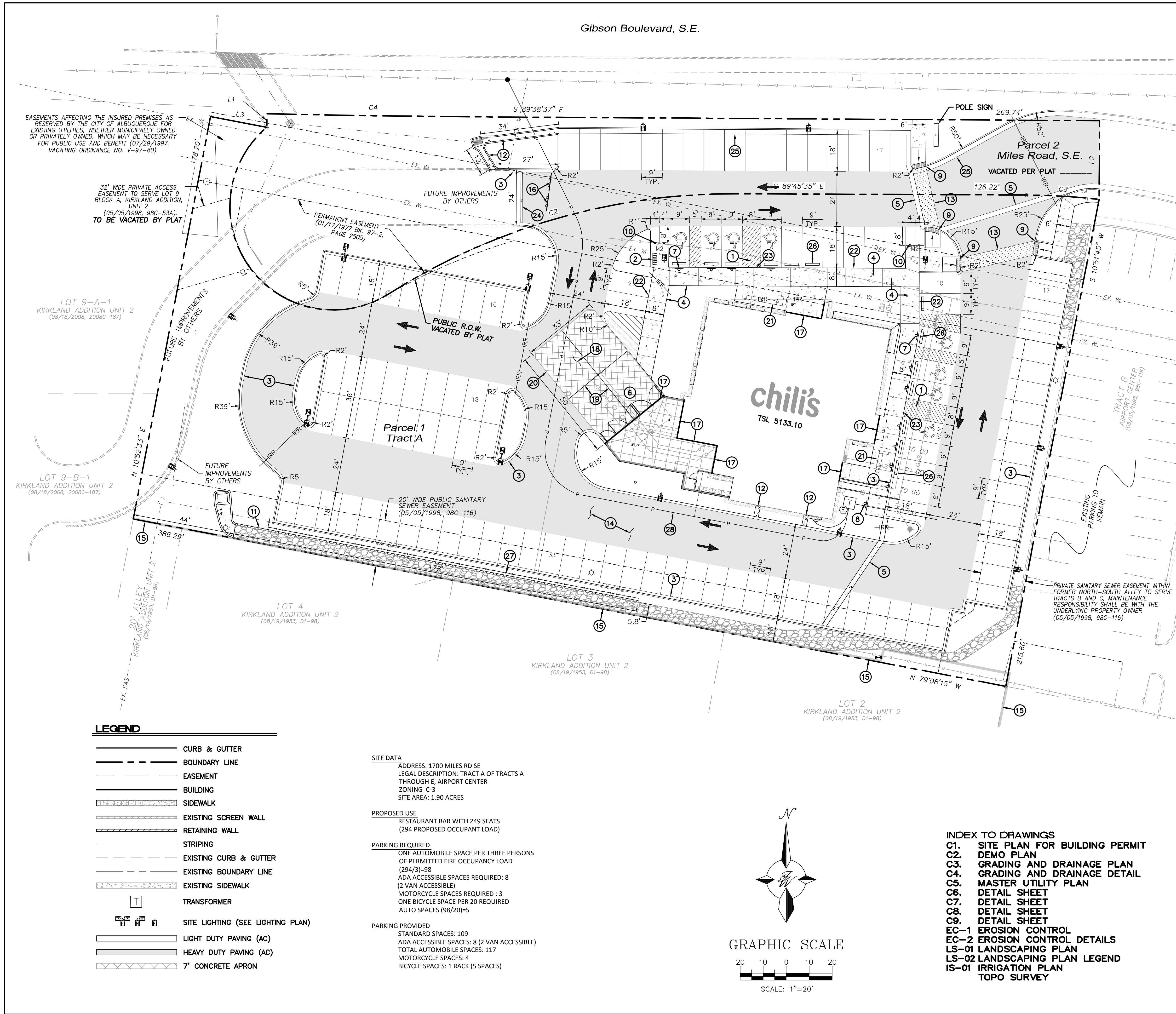


WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided
DATE SUBMITTED: **10/24/2014** By: **Joel Hernandez**

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to 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 Subdivision 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development





LEGAL DESCRIPTION

TRACT A, OF TRACTS A-E, AIRPORT CENTER

KEYED NOTES

- ACCESSIBLE PARKING PER ADA STANDARDS (SEE DETAIL 1 SHEET C8)
- BIKE RACK (SEE DETAIL 2 SHEET C6)
- PRIVATE CURB AND GUTTER (SEE DETAIL 3 SHEET C7)
- BUILDING SIDEWALK (SEE DETAIL 15 SHEET C7)
- CONCRETE SWALE, 2' WIDE, 6" THICK (SEE DETAIL 5 SHEET C7)
- TRASH ENCLOSURE/RECYCLING (SEE ARCHITECTURAL PLANS FOR DETAIL)
- ACCESSIBLE PARKING SIGN (TYP) INSTALLED 1' FROM FACE OF WALK (SEE DETAIL 7 SHEET C6)
- "TO GO" PARKING SIGN (TYP), (SEE DETAIL 8 SHEET C6)
- UNIDIRECTIONAL RAMP (SEE DETAIL 9 SHEET C6)
- MOTORCYCLE PARKING SIGN (SEE DETAIL 10 SHEET C6)
- RETAINING WALL (SEE DETAIL 11 SHEET C7) BY GENERAL CONTRACTOR, SEPARATE PERMIT REQUIRED
- CONCRETE RUNDOWN (SEE DETAIL 12 SHEET C7)
- PEDESTRIAN CROSSWALK (SEE DETAIL 13 SHEET C7)
- PAVING (SEE DETAIL 14 SHEET C7)
- EXISTING 6' CMU SCREEN WALL
- TEMP. TYPE 3 BARRICADE (SEE DETAIL 29 SHEET C9)
- EXPANSION JOINT (SEE DETAIL 15 SHEET C7)
- SERVICE YARD APRON (SEE DETAIL 20 SHEET C7)
- SAWCUT CONTROL JOINTS
- CONCRETE TO ASPHALT TRANSITION (SEE DETAIL 20 SHEET C7)
- BENCHES & ASH TRAY FURNISHED BY OWNER, INSTALLED BY GENERAL CONTRACTOR
- TURNDOWN CURB (SEE DETAIL 22 SHEET C7)
- ZERO CURB (SEE SHEET C4 FOR LIMITS)
- CUT-OFF WALL (SEE DETAIL 24 SHEET C7)
- CITY STANDARD CURB AND GUTTER (SEE DETAIL 25 SHEET C7)
- WHEEL STOP (SEE DETAIL 26 SHEET C8)
- PEDESTRIAN GUARD RAIL (SEE DETAIL 30 SHEET C9)
- JOINT UTILITY TRENCH (SEE DETAIL 28 SHEET C9)

ISSUE FOR PERMIT 9/17/14

ENGINEER'S SEAL	CHILI'S UNIVERSITY BLVD & GIBSON BLVD	DRAWN BY DY
	SITE PLAN FOR BUILDING PERMIT	DATE 11/05/14
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierawestllc.com	2013086-SPE
RONALD R. BOHANNAN P.E. #7868		SHEET # C1
		JOB # 2013086