

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 05, 2025

Heather Macomber,
Langan Engineering,
2999 Olympus Blvd., Suite 165,
Dallas, TX 75019.

**Re: McDonald's Gibson
2000 Gibson Blvd. SE
Traffic Circulation Layout
Engineer's/Architect's Stamp 01-30-25 (M15D021G)**

Dear Ms. Macomber,

The TCL submittal received 01-31-2025 is approved for Building Permit by transportation. 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 an inspection for 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, and the TCL, to [ABQ-PLAN](#) for 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,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File

LEGEND

LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES) (24" CLEAR FROM BACK OF CURB)

ROAD SIGN (POLE)

MCDONALD'S DIGITAL MENU BOARD

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

IRRIGATION WATER METER

BACK FLOW PREVENTION DEVICE (RE: C9.0 UTILITY PLAN)

FIRE HYDRANT (EXISTING)

GREASE INTERCEPTOR (RE: C9.0 UTILITY PLAN)

"DRIVE-THRU" WITH "CIRCLE / ARROW" - COLOR : YELLOW

"THANK YOU" AT END OF PATH - COLOR : YELLOW

"CIRCLE / ARROW" - COLOR : YELLOW

ARROW PATH DIRECTION - COLOR : WHITE

DRIVE THRU

THANK YOU

SITE INFORMATION

LAND AREA:
CURRENT ZONING:
EXISTING USE:
PROPOSED USE:
BUILDING AREA (APPROXIMATE):
BUILDING CONSTRUCTION TYPE:
BUILDING LOT COVERAGE:
PARKING REQUIRED:

43,741 SF (1.00 AC)
NR-C
PARKING LOT
RESTAURANT W/ DRIVE-THRU
3,964 SF
VB
3,964 SF/43,741 SF = 9.06%
5.6 SPACE PER 1,000 SF
(3,631SF/1,000SF) x 5.6 = 21
26
2
2
3
3
1
2
3
4

PARKING PROVIDED:
HANDICAP PARKING REQUIRED:
HANDICAP PARKING PROVIDED:
BICYCLE PARKING REQUIRED:
BICYCLE PARKING PROVIDED:
MOTORCYCLE PARKING REQUIRED:
MOTORCYCLE PARKING PROVIDED:
EV PARKING REQUIRED:
EV PARKING PROVIDED:

8.9% (3,892 SF)
56.2% (24,581 SF)
34.9% (15,268 SF)

NOTES

1. CLEAR SITE TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

2. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER IN ACCORDANCE WITH COA DWG. NO. 2415A AND 2430.

PAVING SPECIFICATION

VERIFY W/ MCDONALD'S: ASPHALT: ☒ CONCRETE: ☒
CONTRACTOR TO BID: ASPHALT: ☒ CONCRETE: ☒

ASPHALT PAVEMENT RECOMMENDATIONS

PAVEMENT MATERIALS	HEAVY DUTY
ASPHALT CONCRETE	5.5"
BASE COURSE	12"

CONCRETE PAVEMENT RECOMMENDATIONS

PAVEMENT MATERIALS	HEAVY DUTY	TRASH APRON
PORTLAND CEMENT CONCRETE PAVEMENT	6"	6"
BASE COURSE	4"	4"

PAVEMENT NOTES:

1. PAVEMENT AND SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED OCTOBER 11, 2024, (GEOTECH PROJECT NUMBER 66245121).

2. SUBGRADE SHOULD BE SCARIFIED, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR (ASTM D1557) MAXIMUM DRY DENSITY FOR A MINIMUM DEPTH OF 10 INCHES. SEE EARTHWORK SECTION OF GEOTECH REPORT.

3. PAVEMENT MAY BE PLACED AFTER THE SUBGRADE HAS BEEN PROPERLY COMPACTED, FINE-GRADED AND PROOF ROLLED AS SPECIFIED IN THE SOILS REPORT.

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND MCDONALD'S SPECIFICATIONS.

5. WATER SHOULD NOT BE ALLOWED TO POND BEHIND CURBS AND SATURATE THE BASE MATERIALS. GRANULAR BASE MATERIAL SHOULD EXTEND THROUGH THE SLOPE PROVIDING UNDERGROUND DRAINAGE AN EXIT PATH.

6. REFER TO C10.2 FOR CONCRETE JOINT SPECIFICATIONS UNLESS NOTED OTHERWISE IN THE SOILS REPORT.

7. ALL CONCRETE PAVEMENT SHALL BE 4,000 PSI @ 28 DAYS AND REINFORCED WITH #4 BARS @ 18" O.C.E.W AND FIBER MESH, UNLESS OTHERWISE NOTED.

8. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

9. CONTRACTOR TO PROVIDE JOINTING PLAN SUBMISSION FOR CIVIL REVIEW AND APPROVAL.

THE INFORMATION ABOVE IS BEING PROVIDED FOR REFERENCE ONLY AND SHALL NOT BE RELIED ON AS ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REFERRING TO THE GEOTECHNICAL REPORT REFERENCED ABOVE FOR ALL PAVEMENT/EARTHWORK REQUIREMENTS.

PAVING LEGEND

REINFORCED CONCRETE SIDEWALK. MINIMUM 4" THICK REINFORCED WITH #3 BARS @ 18" O.C.E.W. CONCRETE TO BE 3,500 PSI 28-DAY STRENGTH

HEAVY DUTY REINFORCED CONCRETE PAVEMENT @ CURB AND GUTTER, AND DRIVE-THRU.

HEAVY DUTY ASPHALT OR REINFORCED CONCRETE.

REINFORCED CONCRETE PAVEMENT @ TRASH ENCLOSURE APRON. MINIMUM 6" THICK REINFORCED WITH #3 BARS @ 18" O.C.E.W. CONCRETE TO BE 4000 PSI 28-DAY STRENGTH

LANDSCAPE AREA

SAWCUT LINE

*REFER TO SHEET C5.0 PAVING PLAN AND GEOTECH REPORT PROVIDED BY TERRACON CONSULTANTS, INC. (REPORT NO. 66245121) FOR ALL PAVING SPECIFICATIONS.

N

McDonald's

01030

020

030

040

SCALE: 1" = 20'

VICINITY MAP (ZONE ATLAS M-15-Z)
N.T.S

NOTE:
NO WORK SHALL BE PERFORMED IN THE PUBLIC R.O.W. WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.

KEY NOTE LEGEND	
MARK	MARK DESCRIPTION
①	CONCRETE VERTICAL CURB @ DRIVE-THRU (RE: C10.2 STANDARD DETAILS)
②	CURB AND GUTTER @ NON DRIVE-THRU AREAS (RE: C10.2 STANDARD DETAILS)
③	TURN DOWN CURB (RE: C10.3 STANDARD DETAILS)
④	REINFORCED CONCRETE SIDEWALK (RE: C10.3 STANDARD DETAILS)
⑤	SLOPED REINFORCED CONCRETE SIDEWALK (RE: C10.3 STANDARD DETAILS)
⑥	H.C. ACCESS RAMP @ 1:12 MAX SLOPE (RE: C10.1 STANDARD DETAILS)
⑦	HANDICAP ACCESSIBLE SIGN (POLE MOUNTED) (RE: C10.1 STANDARD DETAILS)
⑧	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR : (PER STATE/CITY REQUIREMENTS)
⑨	MCDONALD'S DRIVE-THRU PULL FORWARD SIGN (RE: C10.4 STANDARD DETAILS)
⑩	MCDONALD'S DELIVERY / COURIER SIGN (RE: C10.4 STANDARD DETAILS)
⑪	MCDONALD'S MOBILE CURBSIDE SIGN (RE: C10.4 STANDARD DETAILS)
⑫	BOLLARD (RE: C10.1 STANDARD DETAILS)
⑬	5' GUARDRAIL @ INGRESS/EGRESS DOOR (RE: C10.1 STANDARD DETAILS)
⑭	BIKE RACK (RE: C10.1 STANDARD DETAILS)
⑮	FLAG POLE
⑯	3' SCREENING WALL (RE: ARCHITECTURAL PLANS)
⑰	MOTORCYCLE SIGN PER CITY REQUIREMENTS (RE: C10.1 STANDARD DETAILS)
⑱	PAD MOUNTED TRANSFORMER (RE: C9.0 UTILITY PLAN)
⑲	LANDSCAPE AREA (RE: L1.0 LANDSCAPE PLAN AND C1.1 GENERAL NOTES SHEET 'GRADING NOTES #7 AND #16')
⑳	8' TALL MASONRY SCREENING WALL (RE: ARCHITECTURAL PLANS)
㉑	6" DRIVE-THRU STRIPING - COLOR : YELLOW
㉒	4" DIAGONAL PAINTED ISLANDS AT DRIVE-THRU - COLOR : YELLOW
㉓	6" MERGE POINT - COLOR : YELLOW
㉔	4" PARKING STALL STRIPING - COLOR : WHITE (TYP)
㉕	4" DIAGONAL PAINTED ISLANDS IN PARKING AREA - COLOR : WHITE
㉖	MOBILE CURBSIDE PARKING ICON
㉗	4" DRIVE-THRU PULL FORWARD, DELIVERY/COURIER, AND MOBILE CURBSIDE STRIPING - COLOR : YELLOW
㉘	8" OOSP STRIPING - COLOR : YELLOW
㉙	FIRE LANE STRIPING PER CITY OF ALBUQUERQUE FIRE CODE STD. (DEPICTED OFFSET 1' FOR CLARITY PURPOSES ONLY. MUST BE STRIPED ON CURB AND MIN. 24' WIDE)
㉚	EV CHARGING STATION (RE: CHARGEPOINT BOA DUAL PORT PEDESTAL MOUNT, 18" CABLE MIN.)
㉛	"DO NOT ENTER" SIGN - 30"x30" R5-1
㉜	"DO NOT ENTER" STRIPING - COLOR: WHITE (24" TALL LETTERING)

SOLID WASTE MANAGEMENT DEPARTMENT

CITY OF ALBUQUERQUE

Approved for access by the Solid Waste Department.

All containers must be made accessible for pick up between the hours of 5AM and 8PM.

Reviewer: *Adrian Maraz*

Date: *1-31-25*

Date

Description

No.

Revisions

McDonald's USA, LLC

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1/30/25

15142

G. Rodriguez

LANGAN

Langan Engineering and Environmental Services, LLC.

2999 Olympus Blvd, Suite 165
Dallas, TX 75019

T: 817.328.3200 www.langan.com

Project

McDonald's NEW RESTAURANT
L/C #030-0274 / NSN 43752
2000 GIBSON BLVD. SE
ALBUQUERQUE

BERNALILLO COUNTY NEW MEXICO

Drawing Title

TRAFFIC CIRCULATION LAYOUT

Project No.

520088901

Date

JANUARY 2025

Drawn By

MNK

Checked By

HJM

Drawing No.

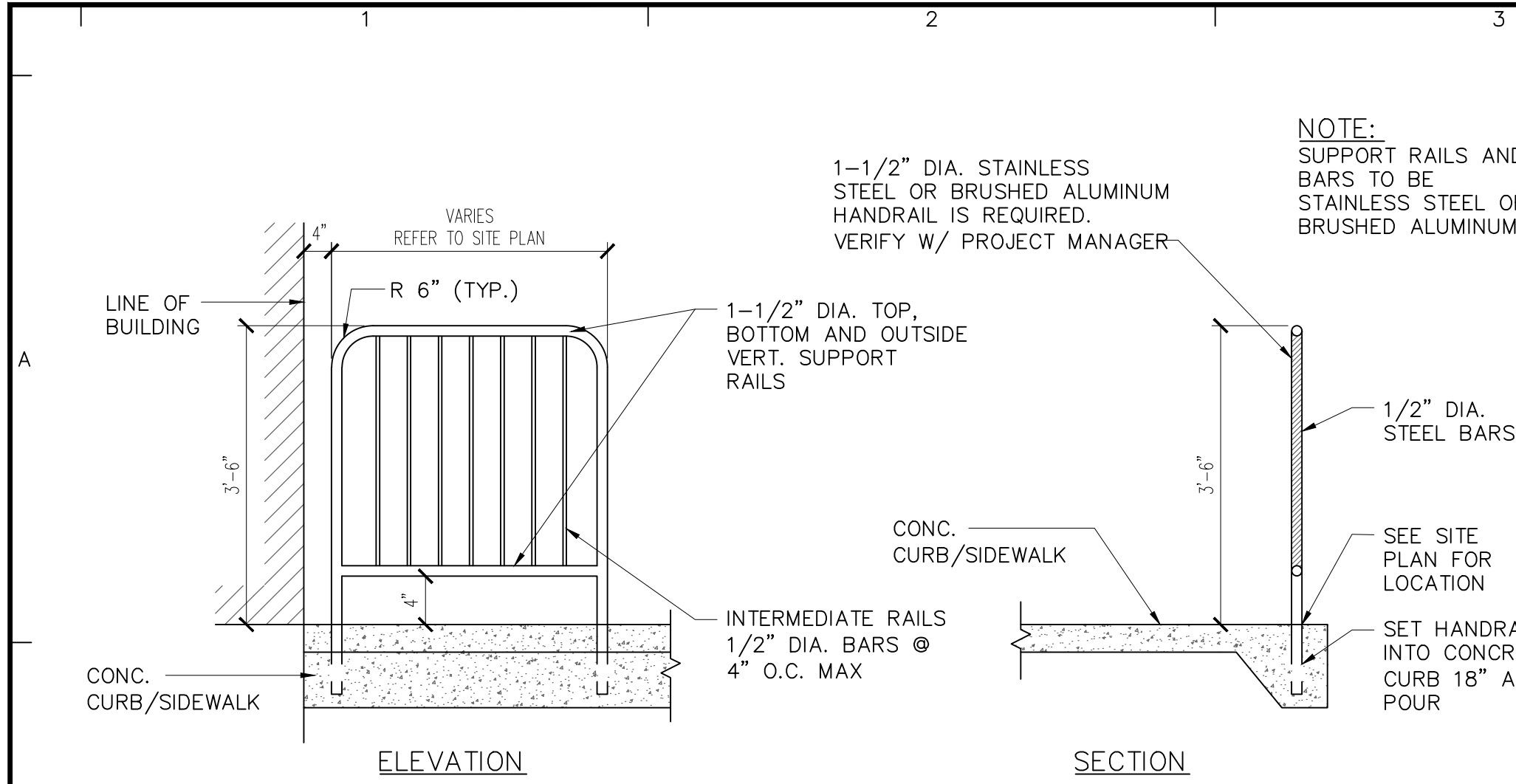
C4.1

Sheet 10 of 27

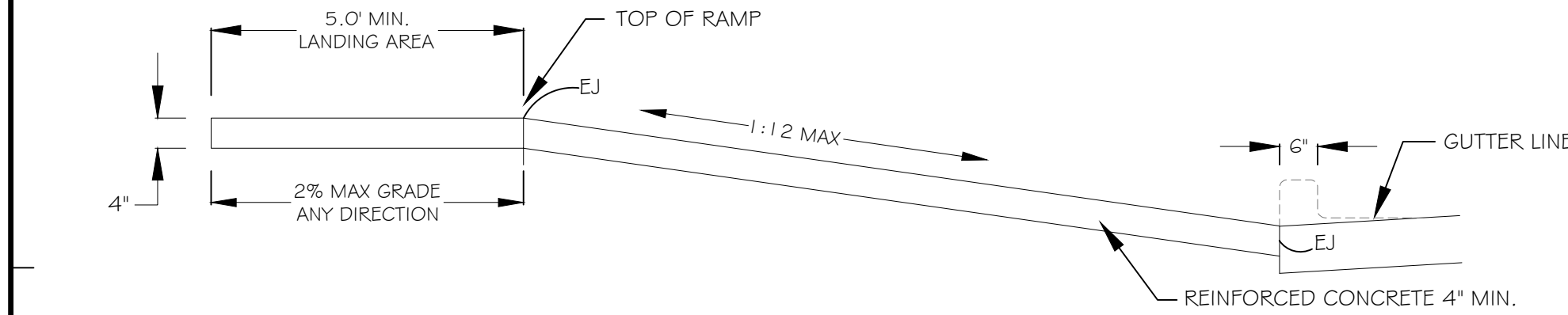
811

Know what's below.
Call before you dig.

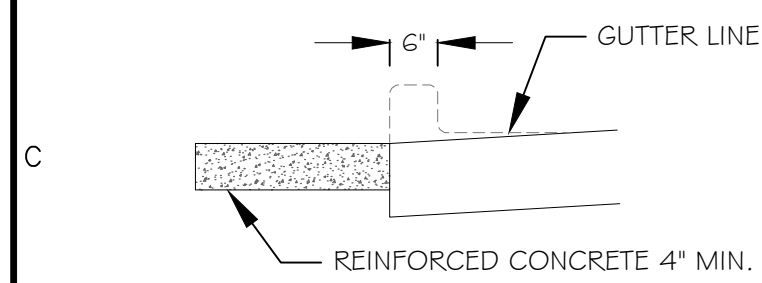
Date: 1/30/2025 Time: 15:34 User: lmacomber Style Table: Langan.sbt Layout: C4.1 TCL Document Code: 520088901-0601-CS001-0103



GUARDRAIL @ INGRESS / EGRESS DOOR
NOT TO SCALE



SECTION A-A

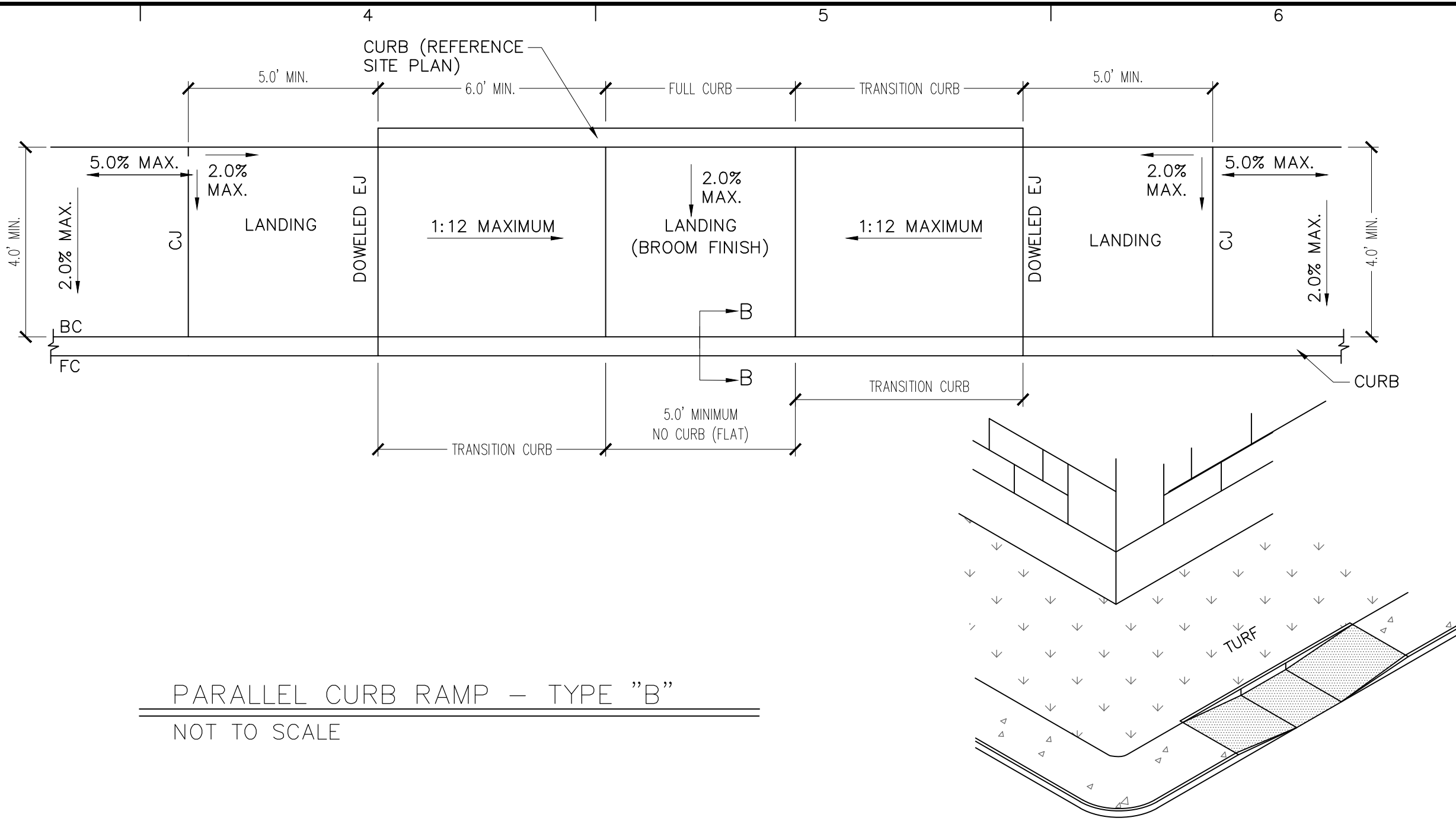
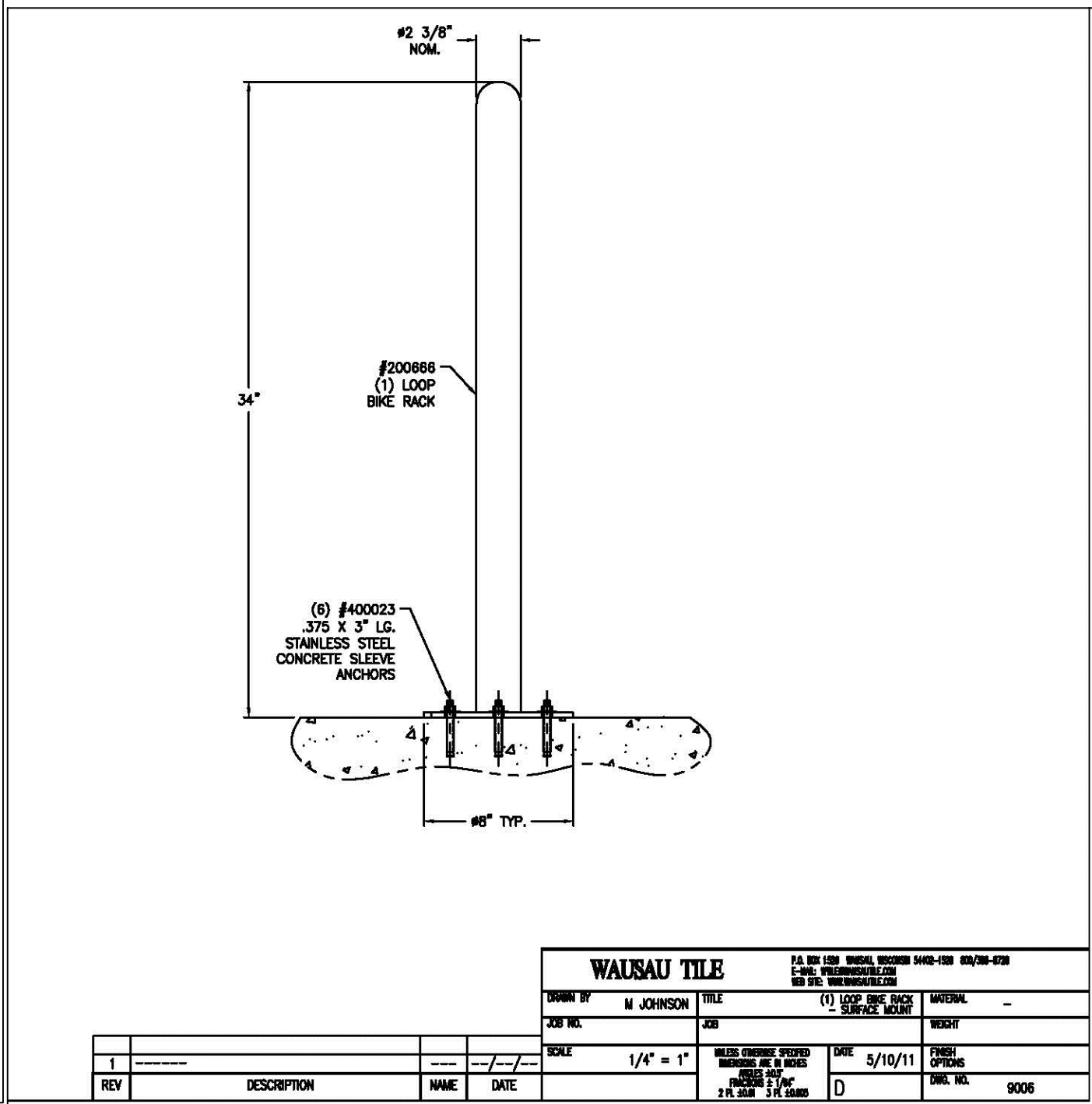
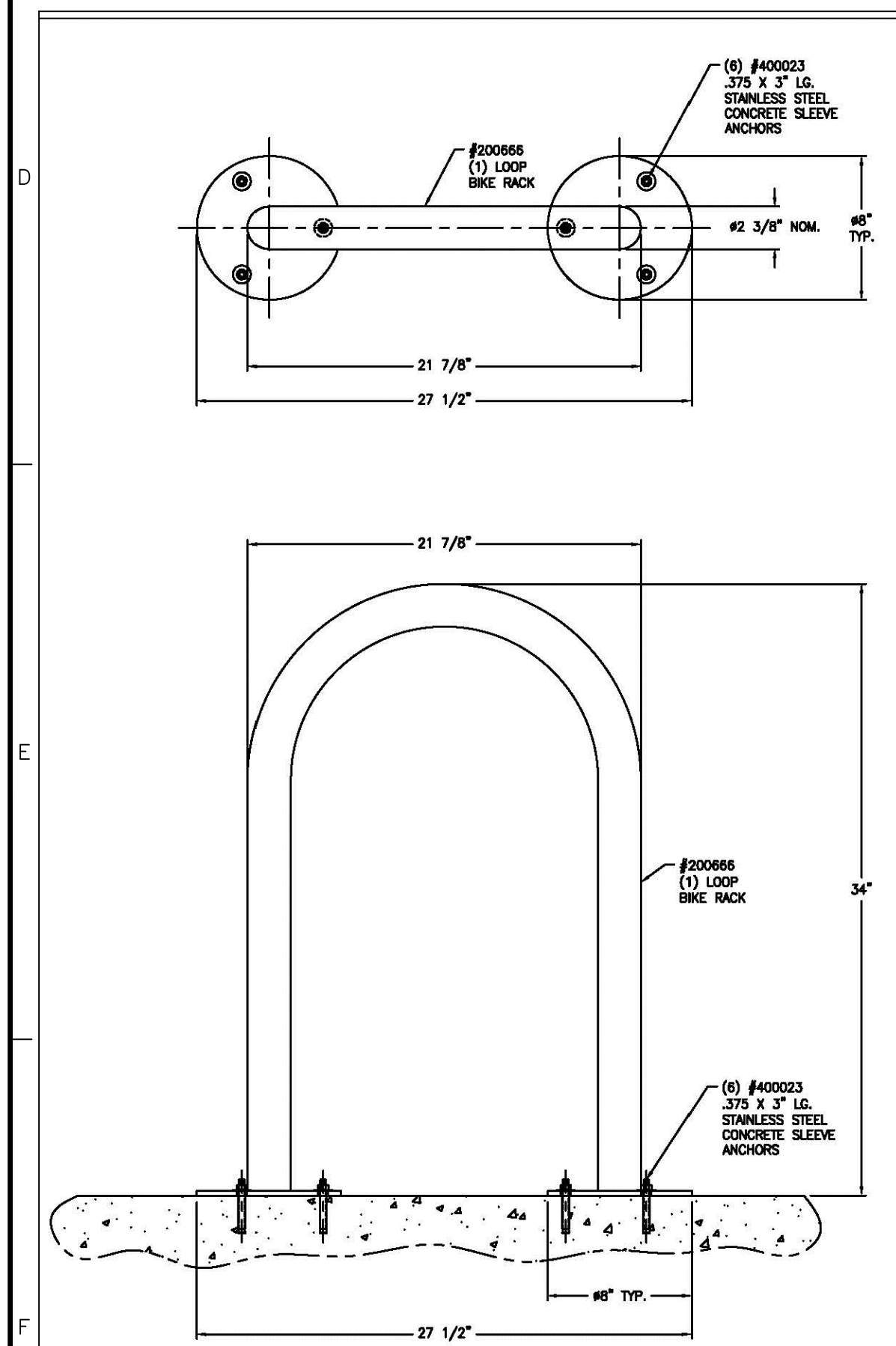


SECTION B-B

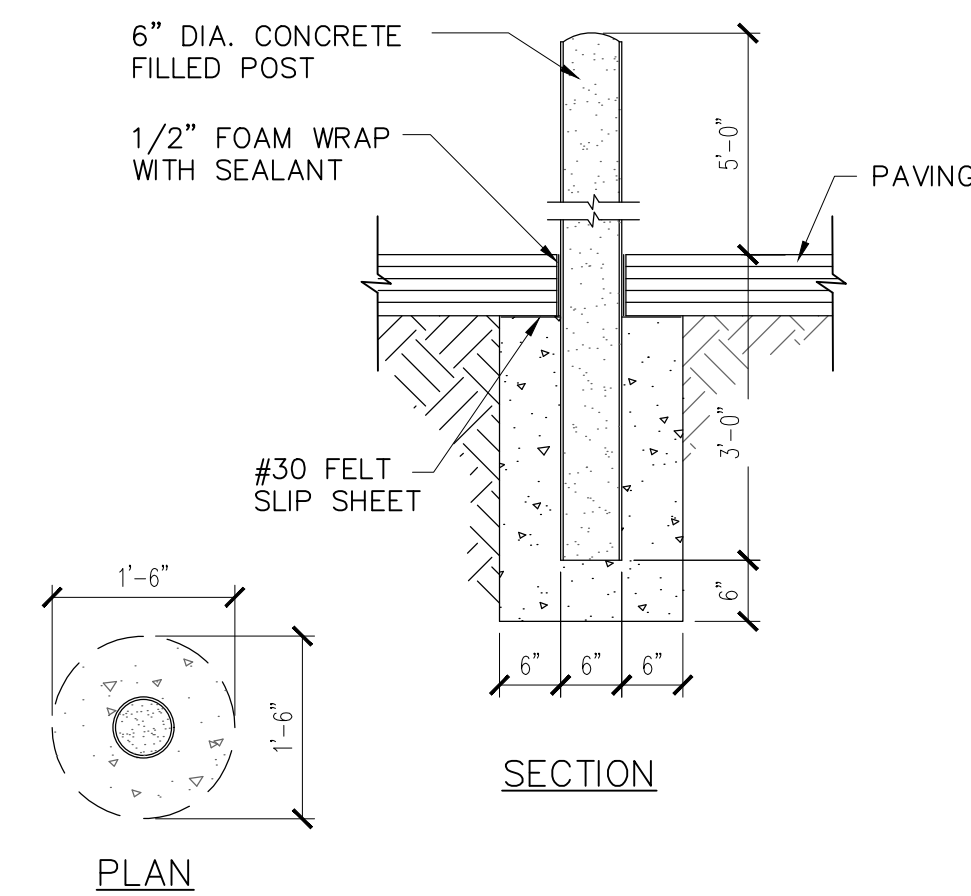
- NOTES:
- CROSS SLOPE NOT TO EXCEED 2% ON ANY PORTION OF RAMP OR TRANSITION STREET.
 - RAMPS SHALL BE CONSTRUCTED PER ADA & APPLICABLE STATE ACCESSIBILITY STANDARDS.
 - CURB RAMPS SHALL BE MONOLITHIC CONCRETE PLACEMENT & SEPARATED FROM SITE PAVING WITH A DOWELED EXPANSION JOINT.

LEGEND	
EJ	EXPANSION JOINT
CJ	CONSTRUCTION JOINT
BC	BACK OF CURB
FC	FACE OF CURB

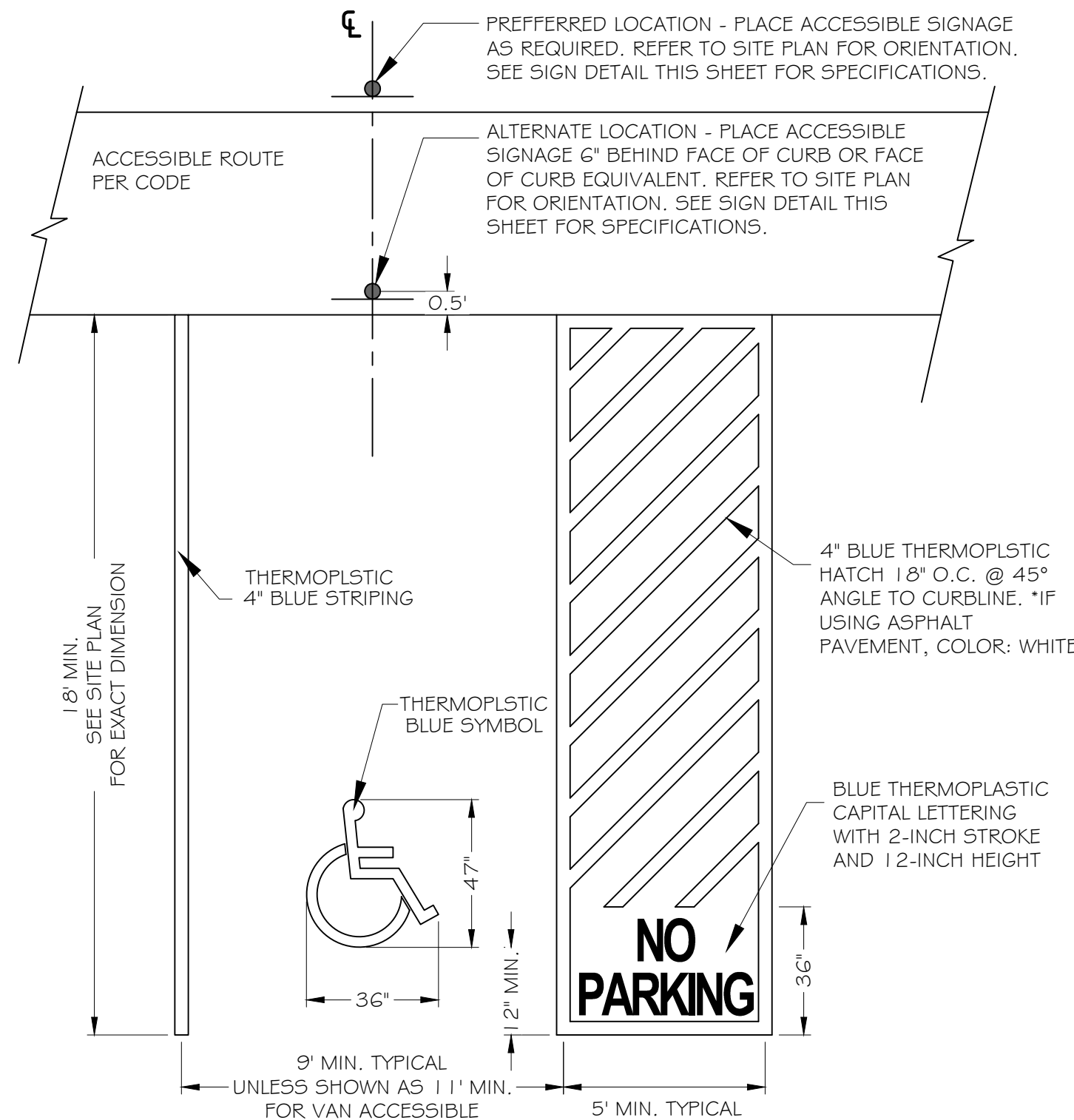
CURB RAMP DETAILS GENERAL NOTES & SECTIONS
NOT TO SCALE



PARALLEL CURB RAMP - TYPE "B"
NOT TO SCALE

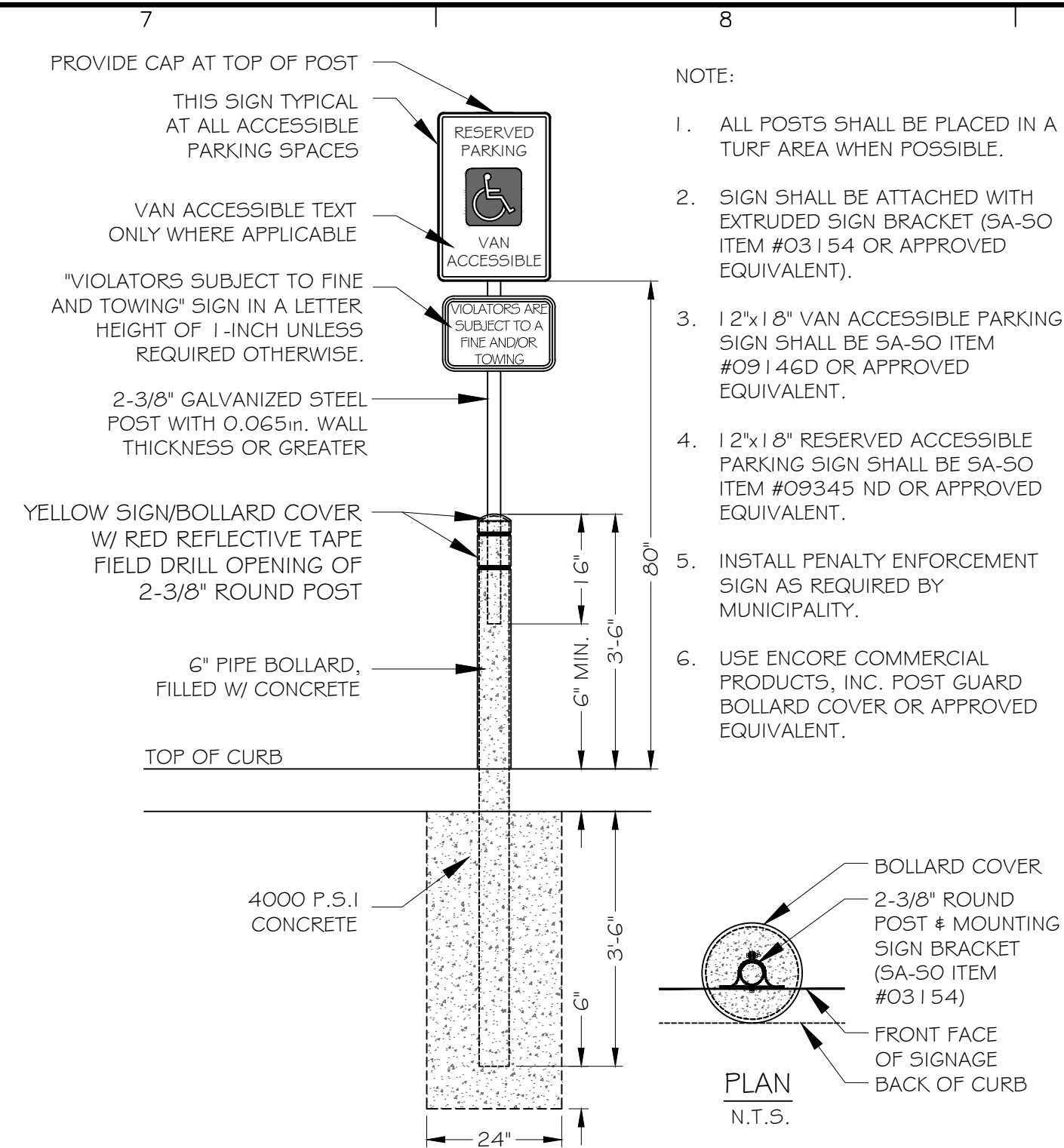


D/T POST FOOTING (BOLLARD) DETAIL
NOT TO SCALE

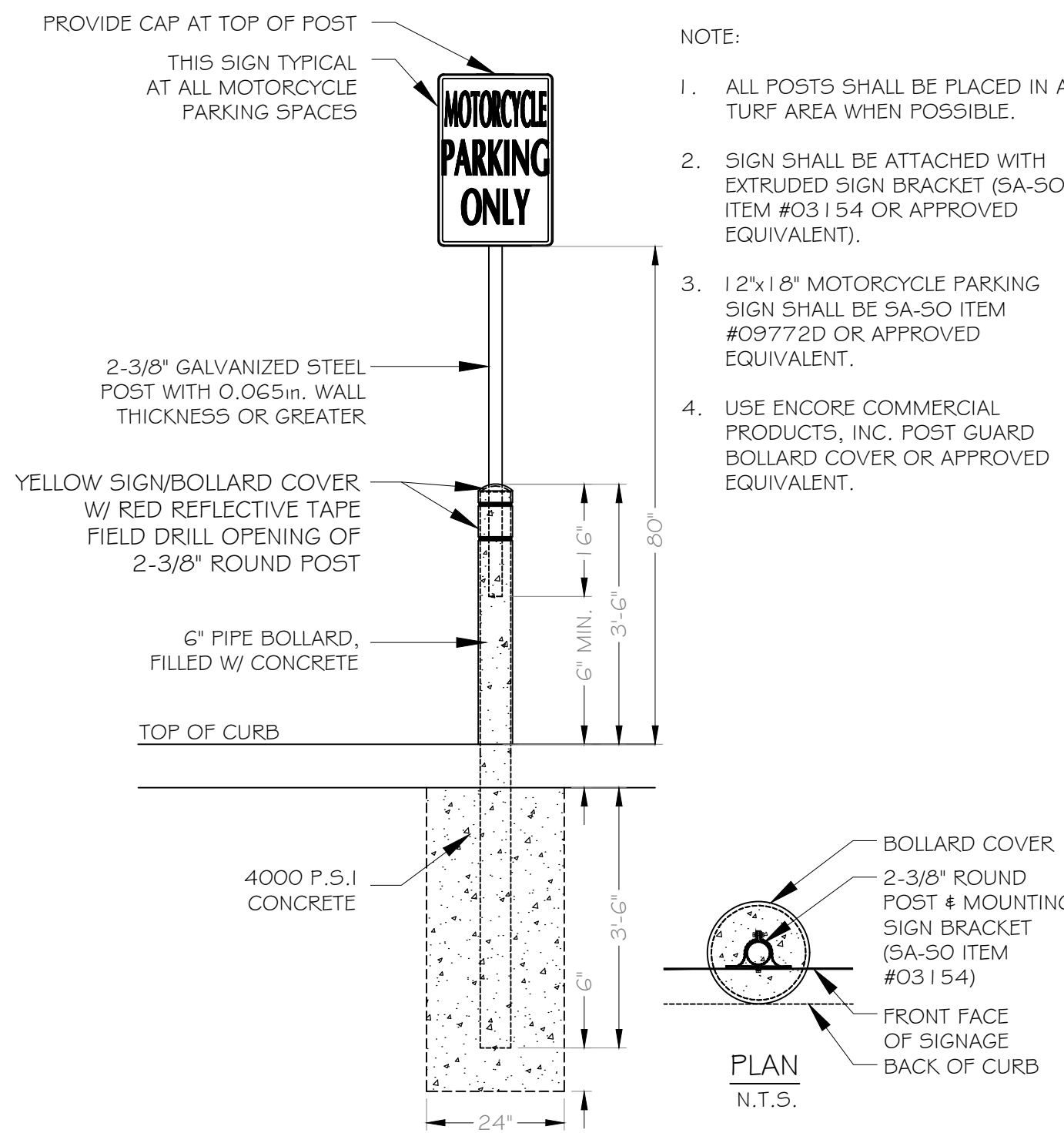


- NOTES:
- USE PREFABRICATED STENCIL SA-SO ITEM #4235 I OR EQUAL
 - REFERENCE TECHNICAL SPECIFICATION 32-1723 - PAVEMENT MARKINGS
 - ALL ADA STRIPING ON AND OFFSITE TO BE THERMOPLASTIC

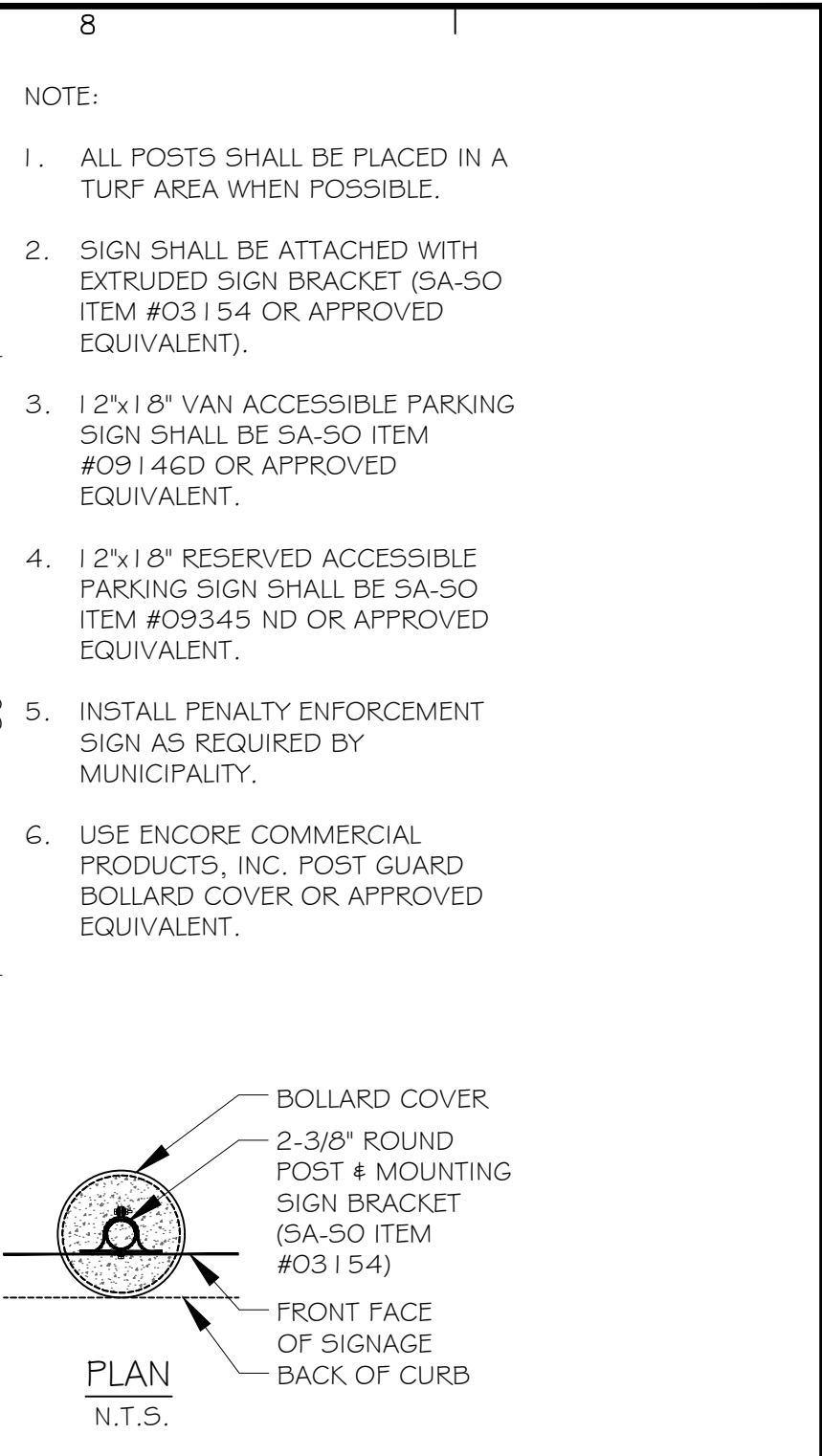
ACCESSIBLE PARKING SPACE
NOT TO SCALE



SIGN W/ BOLLARD MOUNTING
NOT TO SCALE



MOTORCYCLE SIGN W/ BOLLARD MOUNTING
NOT TO SCALE



SIGN W/ BOLLARD MOUNTING
NOT TO SCALE

Date	Description	No.
Revisions		

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Project
McDonald's New Restaurant
L/C #030-0274 / NSN 43752
2000 GIBSON BLVD. SE
ALBUQUERQUE
BERNALILLO COUNTY NEW MEXICO

Drawing Title
STANDARD DETAILS

Project No. 520088901	Drawing No. C10.1
Date JANUARY 2025	
Drawn By MNK	
Checked By HJM	