## CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



July 25, 2023

Stephen Marcum, PE Skyline Civil Group, LLC 4414 82<sup>ND</sup> St. Lubbock, TX 79424

Re: McDonald's USA 9500 Universe Blvd. NW Traffic Circulation Layout Engineer's Stamp 06-19-23 (B10-D003C3B)

Dear Mr. Stephen,

Based upon the information provided in your submittal received 07-13-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. A minimum 6 ft. wide Sidewalk and minimum 5 ft. wide buffer must be developed along Paseo Del Norte and Universe Blvd. from property line to property line.
- 2. Please revised keynote A: minimum parking stall width is 8.5 ft.
- 3. Details sheet is missing.
- 4. Please provide all proposed signs details.
- The doc provide all proposed signs details.
- 5. An approved access easement (for the proposed easement at the north side of the building) is a final condition of releasing CO.
- 6. "ONE WAY" signage is required at the beginning of the drive-thru lanes.
- 7. "STOP" and "DO NOT ENTER" signage is required at the exit of the drive-thru lanes.
- 8. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
- 9. Provide a copy of Fire Marshal approval.
- 10. Please specify the City Standard Drawing Number when applicable.
- 11. Work within the public right of way requires a work order with DRC approved plans.
- 12. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
- 13. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (Contact Matt Grush: mgrush@cabq.gov).
  - 14. Please provide a letter of response for all comments given.

Once corrections are complete resubmit

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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- 1. The Traffic Circulation Layout
- 2. A Drainage Transportation Information Sheet (DTIS)
- 3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
- 4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar Associate Engineer, Planning Dept. Development Review Services

PO Box 1293

Albuquerque \ma via: email

C: CO Clerk, File

NM 87103

www.cabq.gov



# City of Albuquerque

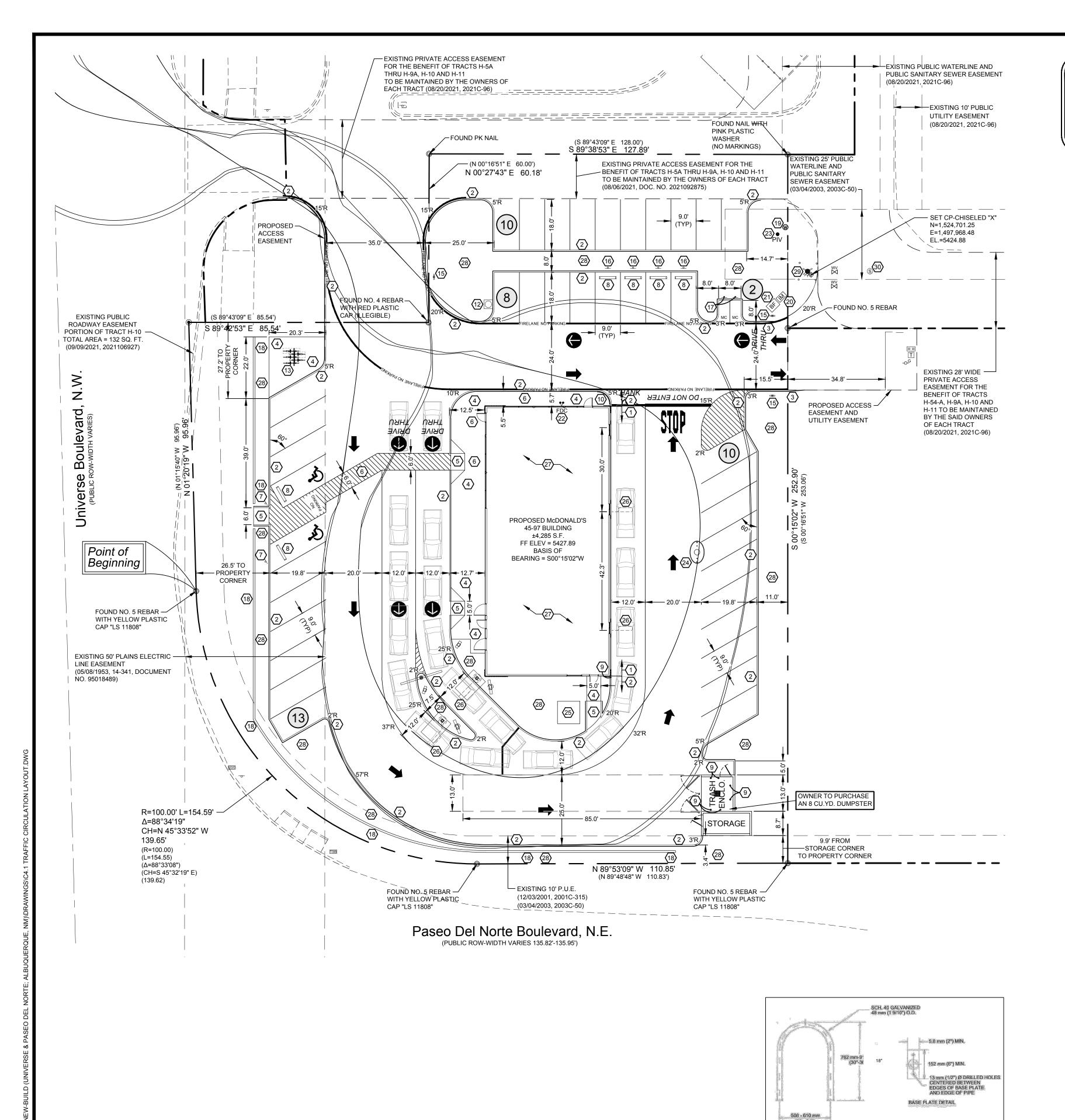
#### Planning Department

#### Development & Building Services Division

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: McDonald's at Ventana Square	Building Permit #:	Hydrology File #:	
DRB#:	EPC#:	Work Order#:	
DRB#: TR H-10 PLAT OF TRACTS H-Legal Description: ATVENTANA RANCH A REPLA	I THRU H-11 VENTANA SQUARE AT OF TRACT H-A VENTANA RANCHCONT	1.0656 AC	
City Address: 9500 Universe Boulevard NW			
Applicant: Skyline Civil Group, LLC		Contact: Stephen Marcum, P.E.	
Address: 4414 82nd Street, STE 212-140 Lu	bbock, TX 79424		
Phone#: 432-685-1226	Fax#:	E-mail:smarcum@skylinecivilgroup.com	
Other Contact: Consensus Planning		Contact: Jonathan Turner	
Address: 302 Eighth Street NW			
Phone#: 505-764-9801 x109	Fax#:	E-mail:turner@consensusplanning.com	
TYPE OF DEVELOPMENT:PLAT (	# of lots)RESIDENCE	DRB SITE _X_ADMIN SITE	
IS THIS A RESUBMITTAL? Yes	X No		
DEPARTMENT X TRANSPORTATION		F	
	III DROLOG I/DRAINAGI	L	
Check all that Apply:		DVAL/ACCEPTANCE SOUGHT:	
TYPE OF SUBMITTAL:		PERMIT APPROVAL	
ENGINEER/ARCHITECT CERTIFICATION	CERTIFICAT	TE OF OCCUPANCY	
PAD CERTIFICATION		DV DI AT ADDDOVAL	
CONCEPTUAL G & D PLAN		PRELIMINARY PLAT APPROVAL SITE PLAN FOR SUB'D APPROVAL	
GRADING PLAN			
DRAINAGE REPORT		FOR BLDG. PERMIT APPROVAL	
DRAINAGE MASTER PLAN	FINAL PLAT	I' APPROVAL	
FLOODPLAIN DEVELOPMENT PERMIT A	PPLIC		
ELEVATION CERTIFICATE	SIA/ RELEA	SIA/ RELEASE OF FINANCIAL GUARANTEE	
CLOMR/LOMR		ON PERMIT APPROVAL	
X TRAFFIC CIRCULATION LAYOUT (TCL)		PERMIT APPROVAL	
TRAFFIC IMPACT STUDY (TIS)	50-19 APPR		
STREET LIGHT LAYOUT		RMIT APPROVAL	
OTHER (SPECIFY)		PAD CERTIFICATION	
PRE-DESIGN MEETING?	WORK ORDE		
TIG DESIGN WEETING.	CLOMR/LON		
		IN DEVELOPMENT PERMIT	
	OTHER (SPI	ECIFY)	
	By: <u>Jonathan Turner</u>		
COA STAFF:	ELECTRONIC SUBMITTAL RECEIVED:_		

FEE PAID:\_\_\_\_



\*CLEAR SIGHT TRIANGLE NOTE\*

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT

REQUIRE VERIFY WITH CITY WHAT TO SHOW CONSIDERING HRUBBERY

BETWEE FUTURE ROADWAY PUBLIC IMPROVEMENTS. TER PAN)

WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE

**EASEMENTS/TITLE NOTE** 

ALL EASEMENTS OF RECORD AS INDICATED ON THE

PROPERTY ARE SHOWN ON THIS SITE PLAN.

MOST RECENT TITLE RUN (DATED: DECMBER 19, 2022,

CONDUCTED BYFIDELITY NAT. TITLE INS. CO.) FOR THIS

## **BENCHMARK**

RE: ALTA SURVEY BY PRECISION SURVEYS, INC. - JOB NO. 228302ALT SET CP-CHISELED "X" N=1,524,701.25 E=1,497,968.48 EL.=5424.88

#### LEGAL DESCRIPTION

TRACT H-10 OF THE PLAT OF VENTANA SQUARE AT VENTANA RANCH, A REPLAT OF TRACT H-A VENTANA RANCH, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

6 HANDICAP ACCESSIBLE ROUTE

8 CONCRETE WHEEL STOP (TYP)

HANDRAIL @ INGRESS/EGRESS DOOR

15 McDONALD'S DIRECTIONAL SIGN

(16) OOSP SIGN

**CONSTRUCTION SCHEDULE** 

HANDICAP ACCESSIBLE SIGN (POLE MOUNTED), MUST READ

"VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING"

LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES)

OWNER / McDONALD'S ACM PRIOR TO CONSTRUCTION)

MONUMENT ROAD SIGN (NOT SHOWN, TBD BY SIGN VENDOR)

BIKE RACK (TYP) (RE: C11.0 STANDARD DETAILS)

READING "MOTORCYCLE PARKING ONLY"

20 IRRIGATION WATER METER (RE: UTILITY PLAN)

(19) EXISTING DOMESTIC WATER METER (RE: UTILITY PLAN)

BACK FLOW PREVENTION DEVICE (RE: UTILITY PLAN)

POST INDICATOR VALVE (PIV) (RE: UTILITY PLAN)

8'x8' PAD MOUNT TRANSFORMER (RE: UTILITY PLAN)

DETECTOR LOOP (LOCATION TO BE APPROVED BY McDONALD'S)

AREAS AND 2" BELOW TOP OF CURB IN ALL BED AREAS

LANDSCAPE FINISH GRADE 1" BELOW TOP OF CURB IN ALL LAWN

GREASE INTERCEPTOR (RE: UTILITY PLAN)

27 PRE-TREAT FOR TERMITE CONTROL

(30) EXISTING SANITARY SEWER MANHOLE

29 EXISTING FIRE HYDRANT

FRONT VIEW

TOP VIEW

SEE BASE PLATE DETA

**BICYCLE RACK** 

NOT TO SCALE

---- 76 mm (3") MIN.

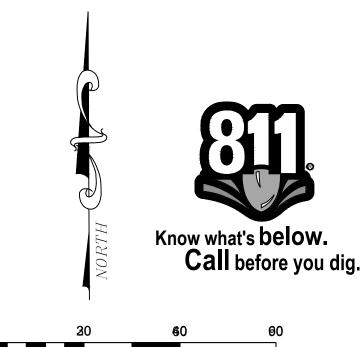
152 mm (6") MIN.

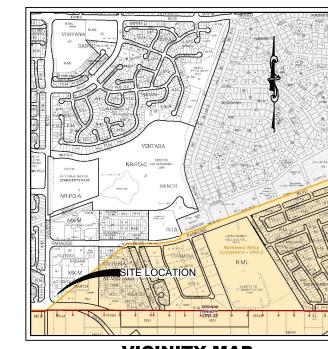
FIRE DEPARTMENT CONNECTION (FDC) (RE: UTILITY PLAN)

FLAG POLE (35' MAX HEIGHT) (COORDINATE LOCATION WITH

MOTORCYCLE PARKING SIGNAGE, 12"X18" POLE MOUNTED SIGN,

30" TALL CMU SCREEN WALL. COLOR TO MATCH BLDG/LADERA CROSSING
PALETTE. (RE: PAVING PLAN FOR HEADLIGHT SCREENING ELEV.) WALL SHALL
BE PERMITTED INDEPENDENT OF BLDG. PERMIT





VICINITY MAP

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES

#### MARK DESCRIPTION CONTRACTOR SHALL REFER TO ARCHITECTURAL BUILDING PLANS FOR EXACT LOCATION AND ORIENTATION OF EXTERIOR DOORS. CONCRETE VERTICAL CURB @ DRIVE-THRU ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED CURB AND GUTTER @ NON DRIVE THRU AREAS TRANSITION CURB FROM 6" TO 0" REINFORCED CONCRETE SIDEWALK SITE INFORMATION H.C. ACCESS RAMP @ 1:12 IVIAA. (RE: C11.1 STANDARD DETAILS) H.C. ACCESS RAMP @ 1:12 MAX. SLOPE

SCALE 1" = 20'

TOTAL LAND AREA: 46,393.66 S.F. (1.065 A.C.) CURRENT ZONING: BUILDING AREA (APPROXIMATE): BUILDING LOT COVERAGE: 9.23% (4,285 S.F./46,389 S.F.) 8 SPACE PER 1,000 G.F.A. REQUIRED PARKING: (4,285 S.F./1,000)\*8 = 35 SPACES PARKING PROVIDED: 41 SPACES (INCLUDING HC) 2 MOTORCYCLE PARKS HANDICAP PARKING REQUIRED: HANDICAP PARKING PROVIDED: IMPERVIOUS AREA: 35,258.87 S.F. PERCENTAGE LANDSCAPED: 11,134.79 S.F. (24.00%) # OF ACCESS DRIVEWAYS:

NOTICE TO CONTRACTOR

## STANDARD ACCESSIBILITY REQUIREMENTS

ACCESSIBLE PARKING SPACES SHALL BE A MIN. 96" WIDE WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS)

- EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE LOCATED 60" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF TEXT.
- ALL ACCESS AISLES SERVING H.C. PARKING SPACES SHALL BE 60" WIDE MINIMUM AND 96" WIDE MINIMUM FOR VAN DESIGNATED SPACES. ALL BUILDINGS SHALL CONTAIN AT LEAST ONE VAN ACCESSIBLE SPACE. CURB RAMPS:
- RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE HANDRAILS ON EACH SIDE AT BETWEEN 34" AND 38", AND EXTEND 12" BEYOND THE TOP AND BOTTOM OF RAMP. HANDRAIL SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.
- RAMPS SHALL CONTAIN A TRUNCATED DOME SURFACE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) SHALL HAVE A LIGHT AND REFLECTIVE VALUE AND MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES - (OR PAINT
- BOTTOM LANDINGS FOR RAMPS SERVING REQUIRED EXITS SHALL BE 5'-0" LONG X 5'-0" WIDE MINIMUM.
- (G) RAMPS SHALL NOT EXCEED A 1:12 SLOPE SIDEWALKS AND ACCESSIBLE ROUTES:
- H) SIDEWALKS MUST BE AT LEAST 60" WIDE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 1:50 (2%)
- LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%)

NUMBER OF BICYCLE SPACES REQUIRED BY THE IDO IS 3 SPACES OR 10% OF VEHICLE PARKING SPACES, WHICH EVER IS GREATER.

### \*PAVEMENT MATERIALS\*

ALL DRIVE LANES AND PARKING AREAS WILL CONSIST OF 6" HEAVY DUTY CONCRETE, RE: PAVING PLAN FOR SECTION.

DRAWN BY C.L.C. **CHECKED BY** S.T.M. DATE JUNE 2023

SHEET NO.

FILE NO.

XX OF XX

SKY2020.1035

## **BICYCLE REQUIREMENT**

SPACES REQUIRES IS 5.