

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 22, 2023

Stephen T. Marcum, P.E
Skyline Civil Group
4414 82nd St.
Lubbock, TX 79424

Re: McDonalds
1901 Ladera Dr. NW
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 03-16-23 (H09-D020)
Certification dated 12-18-23

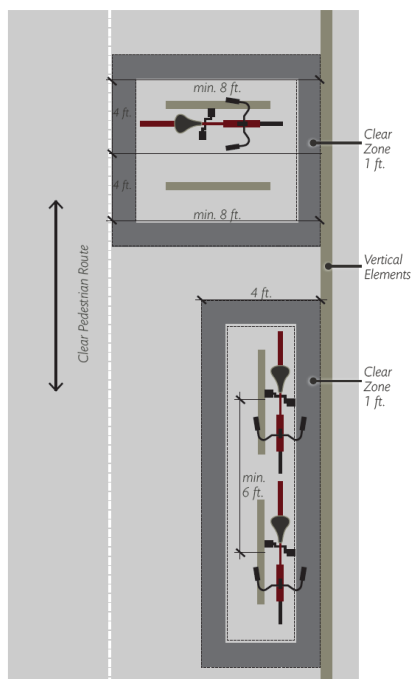
Dear Mr. Marcum,

Based upon the information provided in your submittal received 12-21-23, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Anchor down Bike rack. Please provide bike rack per new city standard. See attached.

FIGURE 7.4.115 Bicycle Parking Stall Layout Options



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- Please install the missing concrete piece of the sidewalk, and fix the cracked concrete of the sidewalk.



PO Box 1293

- Per approved site plan, please provide "STOP"& "DO NOT ENTER" pavement marking at the exit of the drive-thru.

Albuquerque

Once these corrections are complete, email pictures to malnajira@cabq.gov for release of Final CO.

NM 87103

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

www.cabq.gov

Sincerely,

Marwa Al-najjar

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

Ma via: email

C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: McDonald's - Ladera Building Permit #: BP-2022-18564 Hydrology File #: H09D020
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: TRACT 5-A-1C-2 OF PLAT OF TRACT 5-A-1C-2, EL RANCHO ATRISCO PHASE III, (BEING A REPLAT OF TRACT 5-A-1C, EL RANCHO ATRISCO PHASE III), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
City Address: 1901 Ladera Dr NW

Applicant: Ofi Chito Contact: Leslie Ford
Address: 3224 Collinsworth Street Fort Worth, TX 76107
Phone#: 325-370-9965 Fax#: _____ E-mail: leslie@ofichito.com

Other Contact: Stephen T. Marcum, P.E. / Skyline Civil Group Contact: _____
Address: 4414 82nd Street, STE 212-140, Lubbock, TX 79424
Phone#: 432-685-1226 Fax#: ✓ E-mail: smarcum@skylinecivilgroup.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No (As-Built)

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 12.21.23 By: Stephen T. Marcum S.T.M.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

December 18, 2023

ATTN: City of Albuquerque Transportation Department

Re: BP-2022-18564 - McDonalds USA, LC 30-0263 - New-Build (7943 Ladera DR NW; Albuquerque, NM)

Dear Sir or Madam,

As per the requirement of the City of Albuquerque closeout procedures, the following is a statement noting civil transportation site work compliance with the approved design/permit drawings. The civil site work drive lanes/parking arrangement/ingress and egress/pedestrian walk ways — sidewalk/transportation operation has been substantially completed and conforms to the approved set of civil plans. A visual inspection was performed - no survey elevations were taken.

If you have any questions please let me know. Thank you for your time and consideration in this matter.

Sincerely,

Stephen T. Marcum, P.E., AZ, KS, LA, NM, NV, OK, TX
Skyline Civil Group, LLC — Firm No. #: AZ - 22662-0, KS — E-3126, LA —
EF.0006682, NV — ID: 33798, OK -8542, TX — 17171
O: 432-685-1226 C: 432-230-4081

Lubbock Address:

4414 82nd Street, STE 212-140
Lubbock, TX 79424

Midland Address:

3323 N. Midland Drive, STE 113-166
Midland, TX 79707

smarcum@skylinecivilgroup.com - www.skylinecivilgroup.com



AS-BUILT,
REVIEWED BY
STEPHEN T.
MARCUM, PE
12.21.23

Unser Boulevard N.W.
(156' PUBLIC ROW)

R=1477.53'
L=218.01'
Δ=8°27'14"
CH=L=217.81'
CH=N 09°34'01" W
(R=1478.00')
(L=217.51')
(Δ=08°25'56")
(CH=L=217.32')
(CH=N 09°34'01" W)

10' PNM AND MOUNTAIN
BELL EASEMENT
(2/12/1987 VOL C32,
FOLIO 184)

SET CHISELED "X"
ON CONCRETE

R=25.00'
L=37.61'
Δ=86°11'42"
CH=L=34.16'
CH=N 48°54'25" W
(R=25.00') (L=37.85')
(Δ=86°45'17")
(CH=L=34.34') (CH=N
48°43'41" W)

FOUND CHISELED "X"
ON CONCRETE

5' PNM AND MOUNTAIN
BELL EASEMENT
(2/12/1987 VOL C32,
FOLIO 184)

5' PNM AND MOUNTAIN
BELL EASEMENT
(11/20/1988 MISC. 420A948)

Ladera Drive N.W.
(120' PUBLIC ROW)

(R=1040.00')
L=329.77'
Δ=18°10'03"
(CH=L=328.30')
(CH=S 78°49'17" W)
CH=L=328.32'
CH=S 78°49'56" W

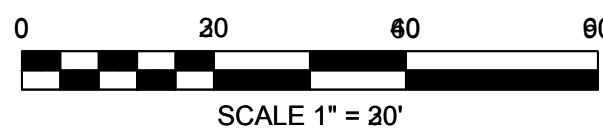
SITE INFORMATION

TOTAL LAND AREA: 70,347.57 S.F. (1.61 A.C.)
CURRENT ZONING: MX-L
BUILDING AREA (APPROXIMATE): 4,298 S.F.
BUILDING LOT COVERAGE: 6.1% (4,298 S.F./70,347 S.F.)
REQUIRED PARKING: 8 SPACE PER 1,000 G.F.A.
(4,298 S.F./1,000) = 35 SPACES
PARKING PROVIDED: 38 SPACES (INCLUDING HC)
3 MOTORCYCLE PARKS
HANDICAP PARKING REQUIRED: 2
HANDICAP PARKING PROVIDED: 2
IMPERVIOUS AREA: 50,488 S.F.
PERCENTAGE LANDSCAPED: 19,860 S.F. (28.23%)
OF ACCESS DRIVEWAYS: 2

THIS SITE PLAN
MEETS THE
STANDARDS SET
FORTH IN LADERA
CROSSING - SITE
FOR SUBDIVISION



Know what's below.
Call before you dig.



BENCHMARK

RE: SANITARY SEWER MANHOLE RIM -
SOUTHEAST OF THE EXIST. LADERA DRIVEWAY
X = 1497364.10 Y = 1493702.01 Z = 5184.66

BICYCLE REQUIREMENT

NUMBER OF BICYCLE SPACES REQUIRED BY THE IDO
IS 3 SPACES OR 10% OF VEHICLE PARKING SPACES,
WHICH EVER IS GREATER. SPACES REQUIRED IS 4.

TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Armijo 4/20/2023
Signed Date

CONSTRUCTION SCHEDULE

MARK	MARK DESCRIPTION
1	CONCRETE VERTICAL CURB @ DRIVE-THRU
2	CURB AND GUTTER @ NON DRIVE THRU AREAS
3	REINFORCED CONCRETE SIDEWALK
4	H.C. ACCESS RAMP @ 1:12 MAX. SLOPE (RE: C11.1 STANDARD DETAILS)
5	HANDICAP ACCESSIBLE ROUTE
6	HANDICAP ACCESSIBLE SIGN (POLE MOUNTED), MUST READ "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING"
7	CONCRETE WHEEL STOP (TYP)
8	BOLLARD
9	HANDRAIL @ INGRESS/EGRESS DOOR
10	LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES)
11	FLAG POLE (35' MAX HEIGHT) (COORDINATE LOCATION WITH OWNER / McDONALD'S ACM PRIOR TO CONSTRUCTION)
12	BIKE RACK (TYP) (RE: C11.0 STANDARD DETAILS)
13	POLE MOUNTED ROAD SIGN
14	McDONALD'S DIRECTIONAL SIGN
15	OOSP SIGN
16	DOMESTIC WATER METER (RE: UTILITY PLAN)
17	IRRIGATION WATER METER (RE: UTILITY PLAN)
18	BACK FLOW PREVENTION DEVICE (RE: UTILITY PLAN)
19	REMOTE FIRE DEPARTMENT CONNECTION (FDC) (RE: UTILITY PLAN)
20	POST INDICATOR VALVE (PIV) (RE: UTILITY PLAN)
21	GREASE INTERCEPTOR (RE: UTILITY PLAN)
22	8"x8" PAD MOUNT TRANSFORMER (RE: UTILITY PLAN)
23	DETECTOR LOOP (LOCATION TO BE APPROVED BY McDONALD'S)
24	PRE-TREAT FOR TERMITE CONTROL
25	LANDSCAPE FINISH GRADE 1" BELOW TOP OF CURB IN ALL LAWN AREAS AND 2" BELOW TOP OF CURB IN ALL BED AREAS
26	30" TALL CMU SCREEN WALL, COORDINATE COLOR WITH ACM PRIOR TO CONSTRUCTION. WALL SHALL BE PERMITTED INDEPENDENTLY OF BUILDING PERMIT
27	EXISTING FIRE HYDRANT
28	EXISTING SANITARY SEWER MANHOLE
29	MOTORCYCLE PARKING SIGNAGE, 12"x18" POLE MOUNTED SIGN, READING "MOTORCYCLE PARKING ONLY"
30	"STOP" SIGN AND "DO NOT ENTER" SIGN
31	INTERSECTION SIGHT TRIANGLE
32	MINI CLEAR SIGHT TRIANGLE
33	INSTALL TRUNCATED DOMES ON EXISTING RAMP (RE: C11.1)

NOTICE TO CONTRACTOR

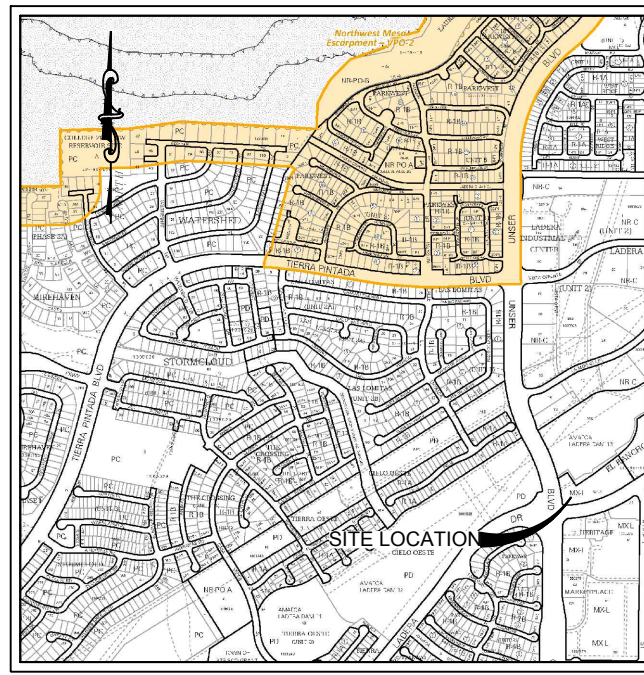
- CONTRACTOR SHALL REFER TO ARCHITECTURAL BUILDING PLANS
FOR EXACT LOCATION AND ORIENTATION OF EXTERIOR DOORS.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED
OTHERWISE.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH
SIDEWALK AND CURB & GUTTER

CLEAR SIGHT TRIANGLE NOTE

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT
REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY
BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN)
WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE

PAVEMENT MATERIALS

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



VICINITY MAP
N.T.S.

THESE PLANS ARE SUBJECT TO REVIEW &
APPROVAL BY JURISDICTIONAL ENTITIES

LEGAL DESCRIPTION

TRACT 5-A-1C-2 OF PLAT OF TRACT 5-A-1C-2,
EL RANCHO ATRISCO PHASE III, (BEING A
REPLAT OF TRACT 5-A-1C, EL RANCHO
ATRISCO PHASE III), CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO

C4.1 TRAFFIC CIRCULATION PLAN

ISSUE FOR PERMIT	C.L.C. S.T.M.	C.L.C. S.T.M.
1 04/19/2021	RE-ISSUE FOR PERMIT, PER CITY COMMENTS	C.L.C. S.T.M.
2 11/23/2022	RE-ISSUE FOR PERMIT, PER CITY COMMENTS	C.L.C. S.T.M.
3 02/02/2023	RE-ISSUE FOR PERMIT, PER CITY COMMENTS	C.L.C. S.T.M.
4 02/16/2023	RE-ISSUE FOR PERMIT, PER CITY COMMENTS	C.L.C. S.T.M.
5 03/16/2023	REVISED PER SOLID WASTE, GAD COA CMNTS.	C.L.C. S.T.M.
REV	DATE	BY APPR

McDONALD'S, LLC
30-0263

OFFICE LONG BEACH FIELD OFFICE

ADDRESS 1656 JAMBURSE ROAD, STE. 850, IRVINE, CA 92612

PREPARED FOR: ©

DATE

SIGNATURE (2 REQUIRED)

REGIONAL MGR.

CONSIST. MGR.

OPERATIONS DEPT.

REAL ESTATE DEPT.

CO-SIGN SIGNATURES

CONTRACTOR

OWNER

DRAWN BY

CHECKED BY

DATE

SHEET NO.

FILE NO.

NOV. 2022

26 OF 27

SKY2020.1044

SKY2020.1044

SKY2020.1044

SKY2020.1044

SKY2020.1044

SKY2020.1044

SKY2020.1044