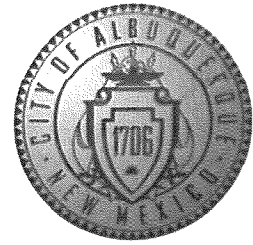


CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 20, 2022

Stephen T. Maroum, PE
Skyline Civil Group
4414 82nd St.
Lubbock, TX 79424

Re: McDonald
1901 Ladera Dr. NW
Traffic Circulation Layout
Engineer's Stamp 05-24-22 (H09-D020)

Dear Mr. Maroum,

Based upon the information provided in your submittal received 08-23-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please revise the site plan and correct the address from 7943 Ladera to 1901 Ladera.
2. Provide approved plat action and/or approved shared access easement.
3. The width for 60 degree angled parking should be min. 9.8 ft.
4. Please reference COA std dwg 2426 for both proposed driveway accesses.
5. Sidewalk connectivity at the east side of the site need to be provided.
6. Provide the width for the existing sidewalk.
7. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
8. The 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)
9. Provide details for all the proposed signs and pavement marking.
10. ADA curb ramps must be updated to current standards and have truncated domes installed for the driveway access off Ladera Dr.
11. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
12. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
13. All bicycle racks shall be designed according to the following guidelines:
 - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
 - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.

PO Box 1293

Albuquerque

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CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

- c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - d. The rack allows varying bicycle frame sizes and styles to be attached.
 - e. The user is not required to lift the bicycle onto the bicycle rack.
 - f. Each bicycle parking space is accessible without moving another bicycle.
14. Bicycle racks shall be sturdy and anchored to a concrete pad.
 15. A 1-foot clear zone around the bicycle parking stall shall be provided.
 16. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
 17. 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.
 18. Provide a copy of Fire Marshal approval.
 19. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
 20. All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. Please show detail and location of posted signs and striping.
 21. The minimum drive through lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns. (A 15 foot radius can be used with an increase in lane width to 14 feet). Please dimension all lane widths and radii.
 22. Please provide a sight distance exhibit
 23. Show the clear sight triangle and add the following note to the plan: "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. At both proposed driveway accesses.
 24. Show the clear Intersection sight triangle and add the following note to the plan: "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. See attached Intersection sight triangle requirements.
 25. Please specify the City Standard Drawing Number when applicable.
 26. Shared Site access: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.
 27. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.
 28. Please provide a letter of response for all comments given.

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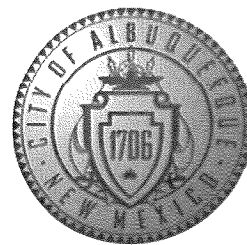
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Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

Once corrections are complete resubmit

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,

PO Box 1293

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

Albuquerque

NM 87103

ma via: email
C: CO Clerk, File

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: McDonald's - Ladera **Building Permit #:** _____ **Hydrology File #:** _____
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: 7943 Ladera Dr. NW Albuquerque, NM 87120

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: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

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

IS THIS A RESUBMITTAL? _____ Yes ☒ No

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: 07/04/22 **By:** Leslie Ford

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Unser Boulevard N.W.
(15' 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=8°25'58")
(CH=L=217.32)
(CH=N 09°34'01" W)

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

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
(11/20/1986 MISC. 420A948)

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

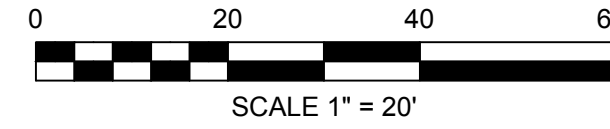
SET CHISELED "X"
(R=1040.00')
(L=329.77')
(Δ=18°10'03")
(CH=L=328.39')
(CH=S 78°49'17" W)
R=1039.67'
L=329.70'
Δ=18°10'10"
CH=L=328.32'
CH=S 78°49'56" W

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.

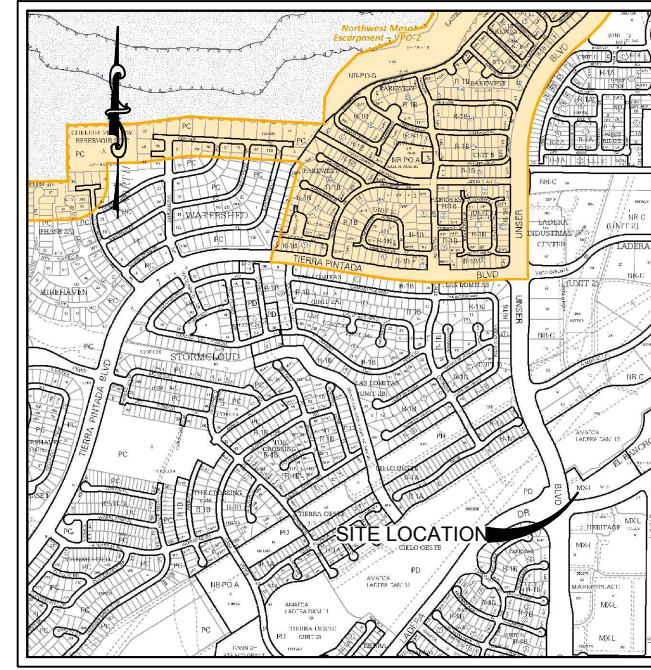


Know what's below.
Call before you dig.



BENCHMARK

RE: SURVEY BY OTHERS



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

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
5	HANDICAP ACCESSIBLE ROUTE
6	HANDICAP ACCESSIBLE SIGN (POLE MOUNTED)
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)
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	FIRE DEPARTMENT CONNECTION (FDC) (RE: UTILITY PLAN)
20	POST INDICATOR VALVE (PIV) (RE: UTILITY PLAN)
21	GREASE INTERCEPTOR (RE: UTILITY PLAN)
22	8x8' 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	EXISTING FIRE HYDRANT
27	EXISTING SANITARY SEWER MANHOLE

SITE INFORMATION

TOTAL LAND AREA:	70,347.57 S.F. (1.61 A.C.)
CURRENT ZONING:	MX-L
EXISTING USE:	VACANT LOT
PROPOSED USE:	McDONALD'S DRIVE-THRU RESTAURANT
BUILDING AREA (APPROXIMATE):	±4,298 S.F.
BUILDING LOT COVERAGE:	6.1% (4,298 S.F. / 70,347 S.F.)
REQUIRED PARKING:	8 SPACES PER 1,000 G.F.A. (4,298 S.F. / 1,000) = 4.298 35 SPACES
PARKING PROVIDED:	40 SPACES (INCLUDING HC) 3 MOTORCYCLE PARKS
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
IMPERVIOUS AREA:	47,046 S.F.
PERCENTAGE LANDSCAPED:	23,301 S.F. (33.1%)
# OF ACCESS DRIVEWAYS:	2

C4.1 TRAFFIC CIRCULATION PLAN

ISSUE FOR PERMIT	C.L.C. S.T.M.
1	04/19/2022
RE-ISSUE FOR PERMIT, NEW LAYOUT	C.L.C. S.T.M.
2	05/24/2022

REV	DATE	DESCRIPTION	BY	APPR

McDONALD'S, LLC 30-0283	McDONALD'S USA, LLC 1555 LAMARQUE ROAD, STE. 450, IRVINE, CA 92612	LONG BEACH FIELD OFFICE	ADDRESS
PREPARED FOR: ©			
DATE			
REGIONAL MGR.			
CONST. MGR.			
OPERATIONS DEPT.			
REAL ESTATE DEPT.			
CO-SIGN SIGNATURES			
CONTRACTOR			
OWNER			
DRAWN BY	C.L.C.		
CHECKED BY	S.T.M.		
DATE	MAY 2022		
SHEET NO.	7 OF 26		
FILE NO.	SKY2020.1044		



Skyline
CIVIL GROUP

Skyline Civil Group, LLC • Lubbock Address: 4415 82nd Street, STE 212-140, Lubbock, TX 79424
Midland Address: 3523 N. Midland Drive, STE 113-166, Midland, TX 79707
• Firm No. # AZ: 72662-0, KS: E3126, IA: E0006692, OK: 4542, TX: 17171
• U: (817) 465-1226 • www.skylinegroup.com



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Ladera McDonalds Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: _____ DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: Northeast corner of Ladera Dr and Unser Blvd

Applicant: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Development Information

Build out/Implementation Year: 2023 Current/Proposed Zoning: _____

Project Type: New: ☒ Change of Use: ☐ Same Use/Unchanged: ☐ Same Use/Increased Activity: ☐

Proposed Use (mark all that apply): Residential: ☐ Office: ☐ Retail: ☐ Mixed-Use: ☐

Describe development and Uses:

Fast-food Restaurant

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): 4400 sqft

Number of Residential Units: _____

Number of Commercial Units: 1

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Trip Generations during PM/AM Peak Hour (if known):* 196 (pm) / 145 (am)

Driveway(s) Located on: Street Name Ladera Dr

Adjacent Roadway(s) Posted Speed: Street Name Ladera Dr Posted Speed 35

Street Name Unser Blvd Posted Speed 45

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Minor Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: _____
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: see TIA Volume-to-Capacity Ratio: See TIA
(if applicable)

Adjacent Transit Service(s): _____ Nearest Transit Stop(s): _____

Is site within 660 feet of Premium Transit?: _____

Current/Proposed Bicycle Infrastructure: Bike Lanes
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: _____

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes ☒ No ☐ Borderline ☐

Thresholds Met? Yes ☒ No ☐

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: ☐

Notes:



6/10/2022

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
4. Location of nearby multi-use trails, if applicable ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.