

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

December 23, 2022

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

**Re: McDonald**  
**1901 Ladera Dr. NW**  
**Traffic Circulation Layout**  
Engineer's Stamp 11-23-22 (H09-D020)

Dear Mr. Maroum,

Based upon the information provided in your submittal received 12-14-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Provide approved plat action and/or approved shared access easement with the property on the eastside of the site.
2. List the number of Bicycle parking spaces required by the IDO.
3. Key note 4: provide design details for the proposed ADA ramps, and add a note "the max. Slope for the landing area in all direction should not exceed 2%".
4. Provide details for all the proposed signs and pavement marking. Please provide face signs details.
5. Keynote 3: provide the width for the existing sidewalk.
6. Key note 12: provide details for the proposed bike rack.
7. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
8. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
9. 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.
  - 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.
10. Bicycle racks shall be sturdy and anchored to a concrete pad.

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

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11. A 1-foot clear zone around the bicycle parking stall shall be provided.
12. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
13. Show on the site plan the 6' wide ADA pathway from the public sidewalk to the building entrance.
14. 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.
15. Provide a copy of Fire Marshal approval.
16. 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.
17. 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. Please provide "DO NOT ENTER" sign and pavement marking at the exit of the one way drive aisle at the Southside of the building. And provide a "STOP" sign too.
18. 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. 10 ft. wide drive lane is not acceptable.
19. Show the clear Intersection sight triangle at the driveway access off Ladera Dr. and on the intersection of Ladera Dr. and Unser Blvd. 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.
20. Please specify the City Standard Drawing Number when applicable.
21. 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.
22. Please provide a letter of response for all comments given.

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](mailto: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.

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*Mayor Timothy M. Keller*

Sincerely,

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

Ma     via: email  
C:     CO Clerk, File

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