

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

March 23, 2023

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 02-16-23 (H09-D020)

Dear Mr. Marcum,

Based upon the information provided in your submittal received 03-10-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of Bicycle parking spaces required by the IDO. Please show it on the site plan on the parking calculation table. Please provide Bike Racks details.
2. Please revised the dimensions for the proposed angled parking at the north side of the site. See attached dimensions or angle parking.
3. Please provide the dimensions for the Intersection 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.
4. Key note 30: in addition to the stop sign, please provide "STOP" & "DO NOT ENTER" pavement marking.
5. Please provide coy of Fire Marshal and Solid Waste approval.
6. 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.
7. Please specify the City Standard Drawing Number when applicable.
8. 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.
9. 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.

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

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  
Alma via: email  
C: CO Clerk, File

Albuquerque

NM 87103

[www.cabq.gov](http://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 #:** 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:** \_\_\_\_\_ **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:** 03/08/23 **By:** Leslie Ford

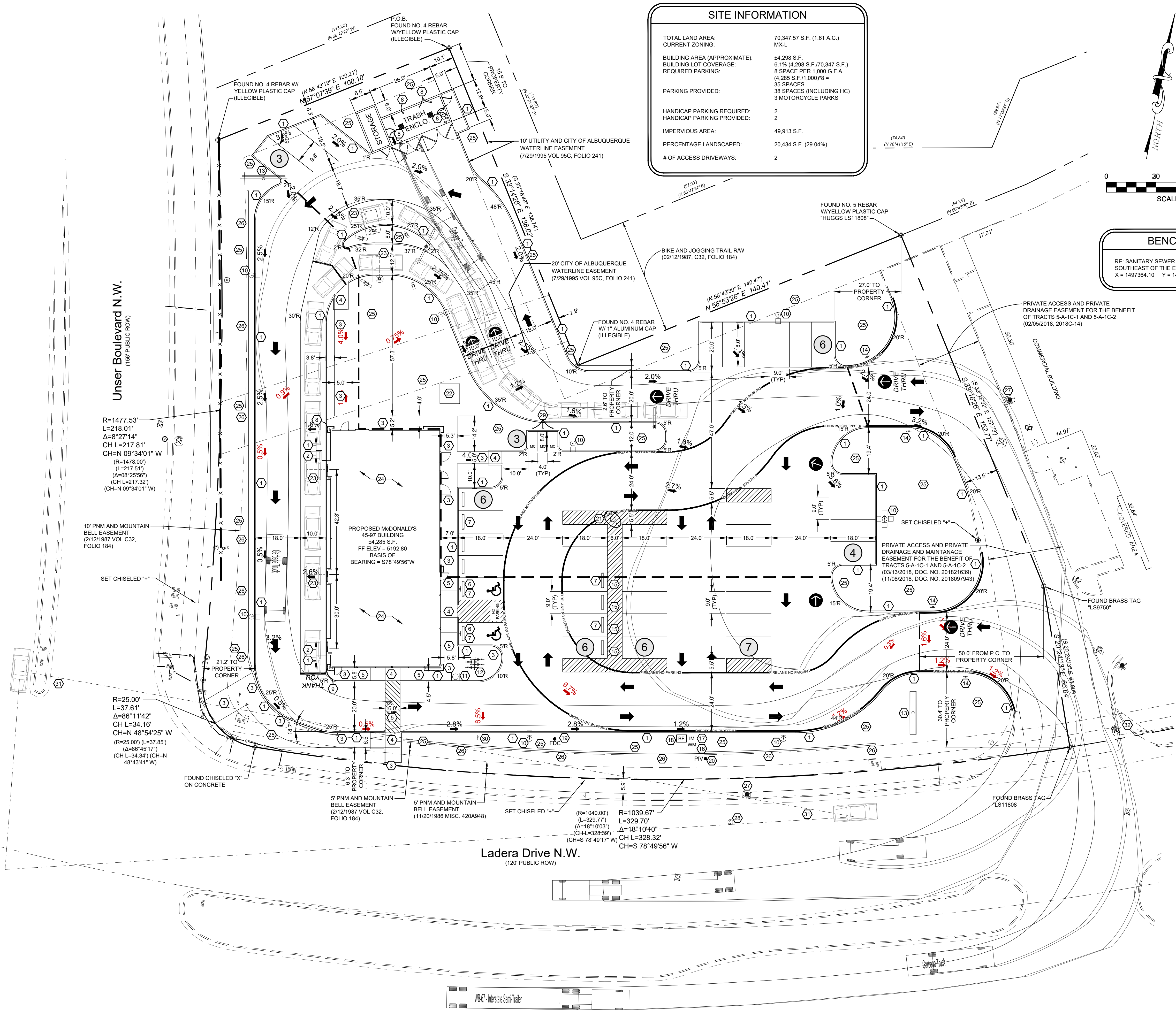
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_


FEE PAID: \_\_\_\_\_




D:\SKY 2020\2020 1044 - McDONALDS USA, LC 30-0263 - NEW BUILD (P44) LADERA DR NW, ALBUQUERQUE, NM\DRAWINGS\08 TRAFFIC CIRCULATION\TRAFFIC CIRCULATION.DWG



SITE INFORMATION	
TOTAL LAND AREA:	70,347.57 S.F. (1.61 A.C.)
CURRENT ZONING:	MX-L
BUILDING AREA (APPROXIMATE):	44,298 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)'8 = 35 SPACES
PARKING PROVIDED:	38 SPACES (INCLUDING HC) 3 MOTORCYCLE PARKS
HANDICAP PARKING REQUIRED:	49,913 S.F.
HANDICAP PARKING PROVIDED:	2
IMPERVIOUS AREA:	20,434 S.F. (29.04%)
PERCENTAGE LANDSCAPED:	2
# OF ACCESS DRIVEWAYS:	2

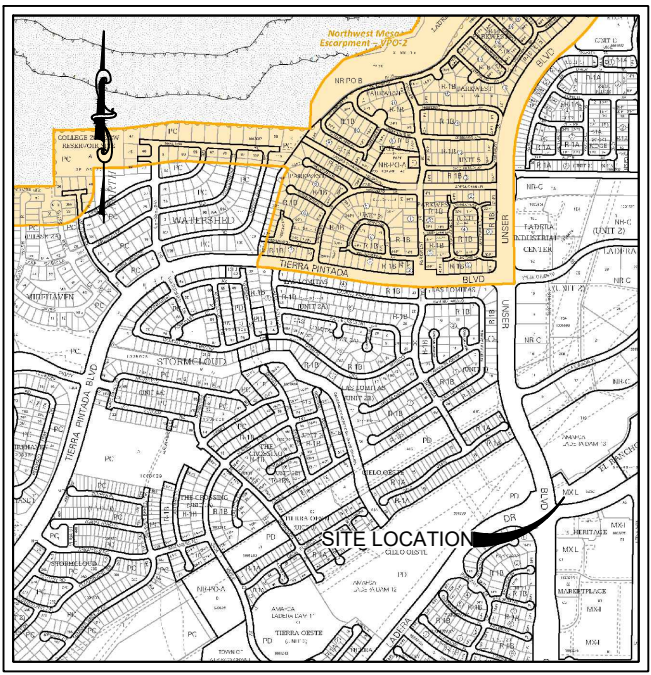


Know what's below.  
Call before you dig.



SCALE 1" = 20'

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



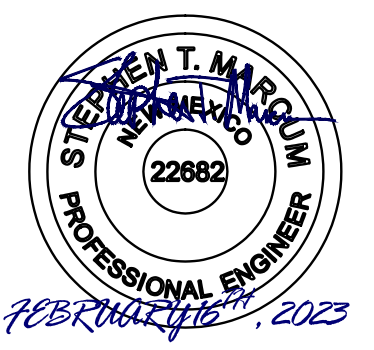
VICINITY MAP  
N.T.S.

THESE PLANS ARE SUBJECT TO REVIEW &  
APPROVAL BY JURISDICTIONAL ENTITIES

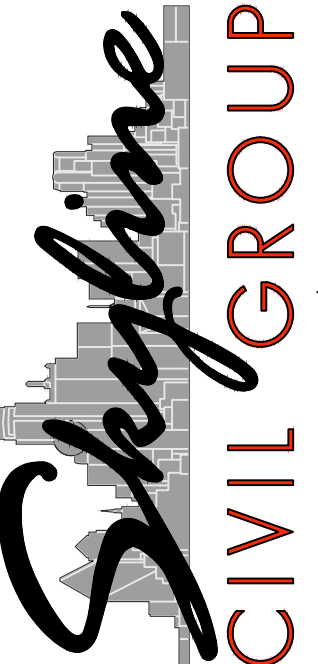
LEGAL DESCRIPTION
TRACT 5-A-1C-2 OF PLAT OF TRACT 5-A-1C-2, EL RANCHO ATRISCO PHASE III, (BEING A REPLAT OF TRACT 5-A-1C, EL RANCHO ATRISCO PHASE III), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

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 (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.
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

NOTICE TO CONTRACTOR
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL BUILDING PLANS FOR EXACT LOCATION AND ORIENTATION OF EXTERIOR DOORS
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.



STEVEN T. MAYS  
PROFESSIONAL ENGINEER  
No. 22882  
NEW MEXICO



SKYLINE  
CIVIL GROUP

Skyline Civil Group, LLC • Lubbock Address: 4414 82nd Street, STE 212-140, Lubbock, TX 79424  
Midland Address: 3323 N. Midland Drive, STE 113-166, Midland, TX 79707  
• Firm No. # AZ: 72662-0, KS: E3376, IA: E000692, OK: 4542, TX: 17171  
• U: (409) 465-1226 • www.skylinegroup.com

### C4.1 TRAFFIC CIRCULATION PLAN

ISSUE FOR PERMIT	C.L.C. S.T.M.
1 04/19/2021	1 04/19/2021
RE-ISSUE FOR PERMIT, PER CITY COMMENTS	C.L.C. S.T.M.
2 11/23/2022	2 11/23/2022
RE-ISSUE FOR PERMIT, PER CITY COMMENTS	C.L.C. S.T.M.
3 02/02/2023	3 02/02/2023
RE-ISSUE FOR PERMIT, PER CITY COMMENTS	C.L.C. S.T.M.
4 02/16/2023	4 02/16/2023

REV	DATE	DESCRIPTION	BY	APPR

McDonald's USA, LLC

1901 Ladera Drive NW  
Albuquerque, NM

OFFICE: LONG BEACH FIELD OFFICE  
ADDRESS: 1656 LAMBORSE ROAD, STE. 850, IRVINE, CA 92612  
PREPARED FOR: ©

PLAN APPROVALS	DATE
SIGNATURE (2 REQUIRED)	
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:	NOV. 2022
SHEET NO.:	26 OF 27
FILE NO.:	SKY2020.1044