

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

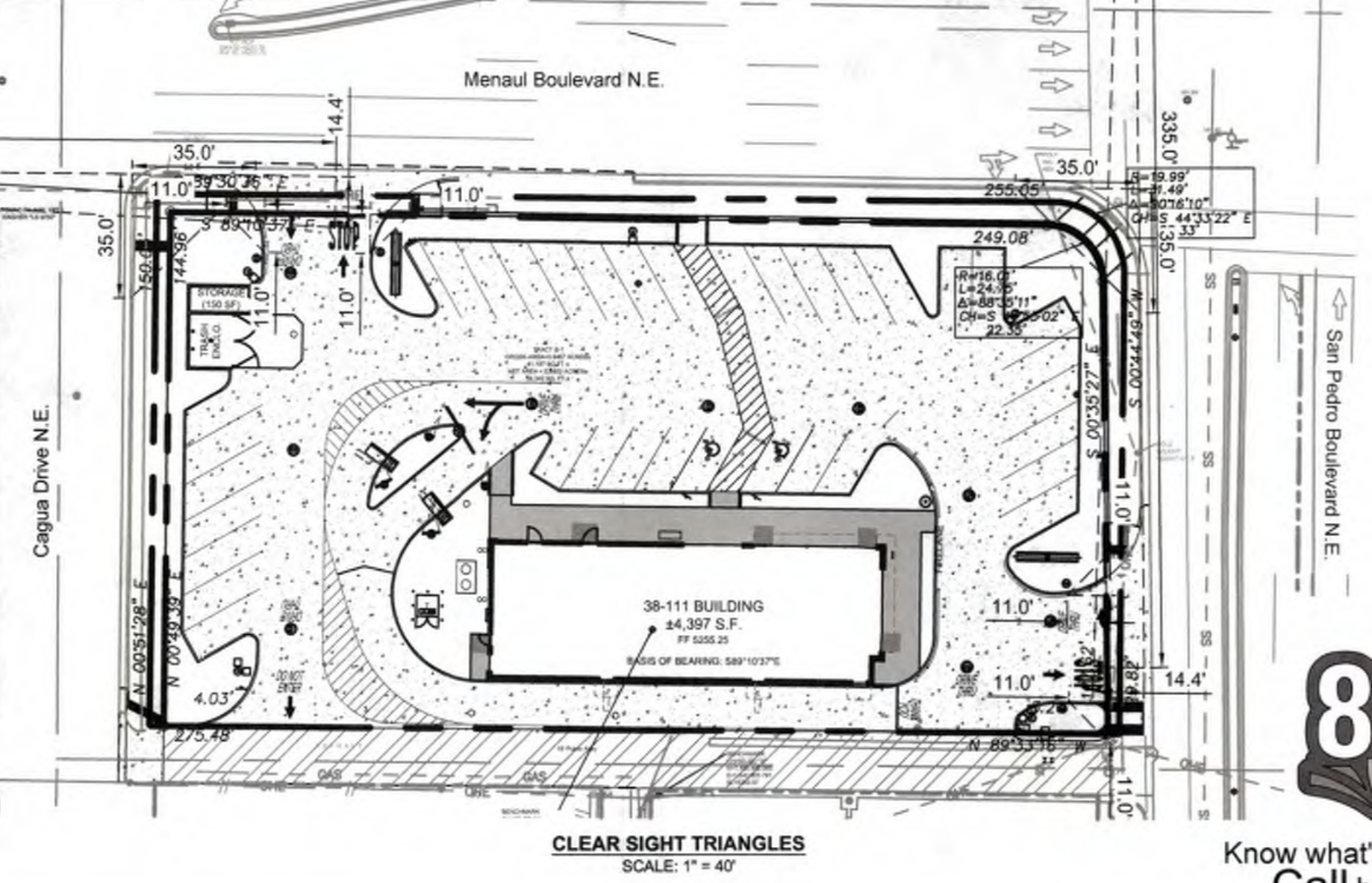
SITE INFORMATION	
LAND AREA:	38,342 SF (0.8802 AC)
CURRENT ZONING:	SU-3, UPTOWN SECTOR PLAN MU-UPT BUFFER ZONE
EXISTING USE:	MCDONALD'S DRIVE-THRU RESTAURANT
PROPOSED USE:	MCDONALD'S DRIVE-THRU RESTAURANT
BUILDING AREA (APPROXIMATE):	4,397 SF
BUILDING CONSTRUCTION TYPE:	VB
BUILDING LOT COVERAGE:	4,397 SF/38,342 SF = 11.5%
PARKING REQUIRED:	2 SPACES PER 1,000 SF
PARKING PROVIDED:	4,397 SF/500 SF = 9 SPACES
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
MOTORCYCLE PARKING REQUIRED:	1
MOTORCYCLE PARKING PROVIDED:	1
BICYCLE PARKING REQUIRED:	2
BICYCLE PARKING PROVIDED:	2
TOTAL IMPERVIOUS AREA:	31,336 SF
TOTAL PAVEMENT AREA:	7,006 SF
TOTAL OPEN AREA:	3,983 SF (10.4%)

PROJECT NUMBER:	
Application Number:	
This plan is consistent with the specific Site Development Plan approved by the Uptown Review Team (URT), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.	
Is an Infrastructure List required? (X) Yes () No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way for construction of public improvements.	
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:	
<i>[Signature]</i> Traffic Engineering, Transportation Division	8/15/18 Date
<i>[Signature]</i> ABCWUA	05-15-18 Date
<i>[Signature]</i> Parks and Recreation Department	8/15/18 Date
<i>[Signature]</i> City Engineer/Hydrology	8/15/18 Date
<i>[Signature]</i> Code Enforcement	8/15/18 Date
* Environmental Health Department (conditional)	Date
<i>[Signature]</i> Solid Waste Management	Date
<i>[Signature]</i> DRB Chairperson, Planning Department	Apr 19, 2023 Date

- ### STANDARD ACCESSIBILITY REQUIREMENTS
- PARKING:**
- (A) ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A MIN. 96" WIDE OR A MIN. 132" WIDE FOR VAN DESIGNATED SPACES WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS). ALL BUILDINGS SHALL HAVE AT LEAST ONE VAN ACCESSIBLE SPACE.
 - (B) EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST INCORPORATE "VAN-ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. SIGN SHALL BE LOCATED AS NOTED TO 60" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF TEXT.
 - (C) ALL ACCESS AISLES SERVING ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A 60" WIDE MINIMUM.
- RAMPS:**
- (D) RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE APPROPRIATE EDGE PROTECTION WITH 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.
 - (E) IF REQUIRED BY LOCAL OR STATE JURISDICTION, 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 STRIPE).
 - (F) LANDINGS FOR RAMPS SHALL BE AS WIDE AS THE RAMP AND 60" LONG MINIMUM (36" MINIMUM FOR CURB RAMPS).
 - (G) RAMPS SHALL NOT EXCEED A 1:12 RUNNING SLOPE OR 30" VERTICAL RISE.
 - (H) RAMPS AND LANDING SHALL NOT EXCEED 1:48 (2% CROSS SLOPE).
- SIDEWALKS AND ACCESSIBLE ROUTES:**
- (I) SIDEWALKS MUST BE AT LEAST 36" WIDE WITH A CROSS SLOPE THAT SHALL NOT EXCEED 1:48 (2%).
 - (J) LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%).

NOTES

- LANDSCAPING, FENCING, AND SIGNING 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.



REV	DATE	DESCRIPTION
05/19/2018		SUBMIT TO UPTOWN REVIEW TEAM
08/09/2018		PER URT AND DRB COMMENTS

ADAMS JOB NO.: 2015.081

Adams
8951 Cypress Waters Blvd., Suite 150 • Dallas, Texas 75019 • (817) 336-3300

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF G. ROBERT ADAMS, P.E. REGISTRATION NO. 1542. ON 08/09/18. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

MTN. SOUTHWEST FIELD EXECUTION TEAM
ADDRESS: KROC DRIVE - OAK BROOK, ILLINOIS 60521

McDonald's USA, LLC
5900 MENAUL BLVD. NE, ALBUQUERQUE, NM

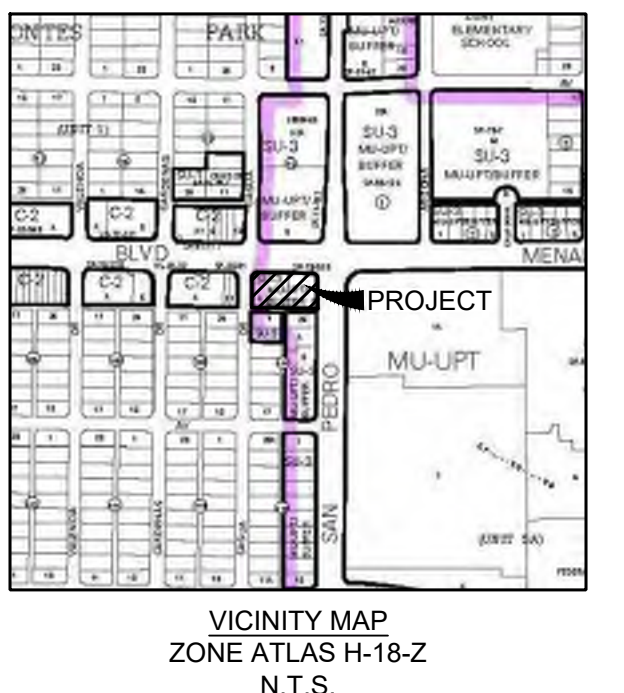
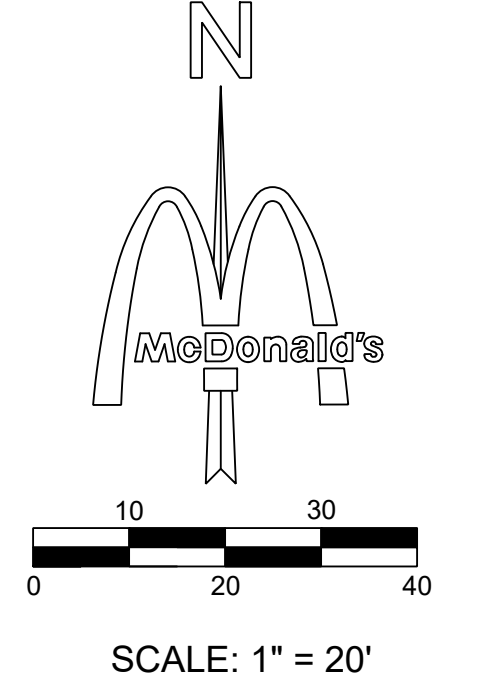
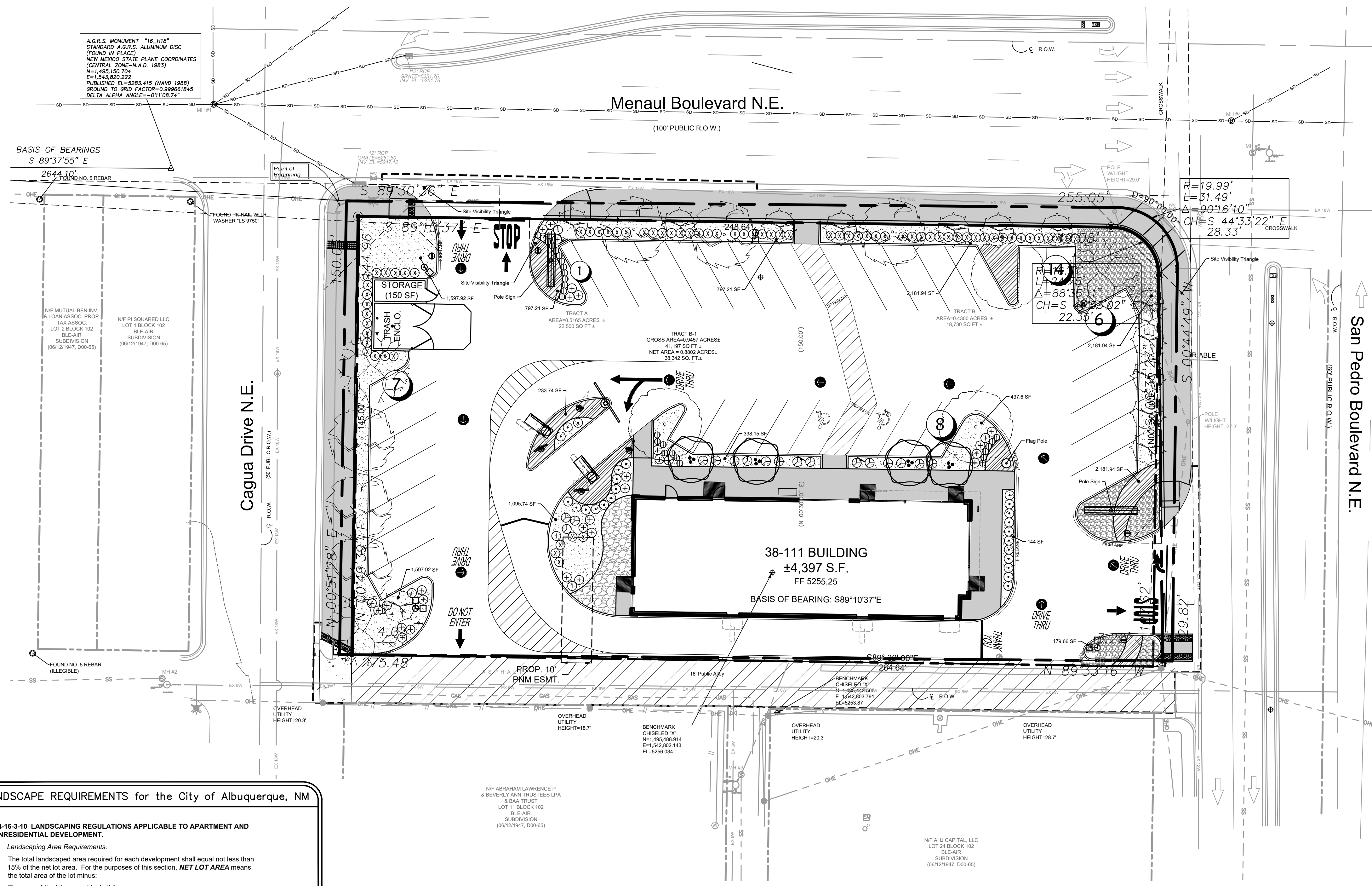
DATE	BY
DESIGNED	MAY 2018 HJM
DRAWN	MAY 2018 HJM
CHECKED	---
AS-BUILT	---

SITE DEVELOPMENT PLAN SITE PLAN

SDP-1

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FILE NAME: SDP SITE DEVELOPMENT PLAN LANDSCAPE PLAN.dwg PLOTTED BY: Heather Macomber PLOT DATE: Thursday, August 09, 2018 PLOT TIME: 6:14:48 PM PLOTTER: hwb to pdf v3 FULL PATH: I:\Projects\2018\08\09\McDonalds - Albuquerque - Albuquerque, NM - Menaul Drive\DWG\SDP SITE DEVELOPMENT PLAN LANDSCAPE PLAN.dwg



THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

LANDSCAPE MAINTENANCE
TRACT A&B OWNER TO PROVIDE LANDSCAPE INSTALLATION AND LANDSCAPE MAINTENANCE FOR TRACT A&B AND AREA WITHIN THE R.O.W. ADJACENT TO LOT.

SITE VISIBILITY NOTE
LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL, AS MEASURED FROM THE CLUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE

COMPLIANCE NOTES
STREET TREES TO BE COMPLIANT WITH 6-6-2
SITE TO BE COMPLIANT WITH WATER CONSERVATION ORDINANCE 6-1-18
LOT SHALL COMPLY WITH THE GENERAL LANDSCAPING REGULATIONS 14-16-3-10

POND MAINTENANCE
OWNER TO PROVIDE POND INSTALLATION AND POND MAINTENANCE FOR THE DETENTION POND.

LANDSCAPE CALCULATIONS for the City of Albuquerque, NM

	REQUIRED	PROVIDED
40% OF (10% OF SITE) OPEN SPACE SHALL BE LANDSCAPED	7,006 SF * 0.40 = 2,802.4 SF	8,839 SF
ONE TREE PER 8 PARKING SPACES	35/8 = 4.38 TREES	5 TREES
ONE TREE PER 30LF STREET FRONTAGE	Menaul Blvd @ 287.15' - 9.57 San Pedro Blvd. @ 129.97' - 4.3 Cagua Drive @ 150' - 5	Menaul Blvd N.E. - 10 Trees San Pedro Blvd. N.E. - 5 Trees Cagua Drive N.E. - 5 Trees

** NET LOT = 7,006 SF
** PARKING SPACES = 35 TOTAL

LANDSCAPE REQUIREMENTS for the City of Albuquerque, NM

- § 14-16-3-10 LANDSCAPING REGULATIONS APPLICABLE TO APARTMENT AND NONRESIDENTIAL DEVELOPMENT.**
- (E) **Landscaping Area Requirements:**
- The total landscaped area required for each development shall equal not less than 15% of the net lot area. For the purposes of this section, **NET LOT AREA** means the total area of the lot minus:
 - The area of the lot covered by buildings;
 - The portions of the lot that are not required for off-street parking or a parking lot and which are fully screened from view from any adjacent lot or public right-of-way by an opaque wall or fence at least six feet high, in which no landscaping will be required except required buffer landscaping; chain link fence with slats does not constitute acceptable full screening; and
 - The area of any approved landscaping that the property owner installs and maintains in the adjacent public right-of-way, exclusive of the area of any existing or planned public sidewalk.
 - Clear sight areas satisfactory to the Planning Director shall be maintained at all exits of parking areas.
 - Plant Sizes:** Except as otherwise specified in this section, the minimum acceptable sizes of plants or amounts of seed, at the time of planting, are as follows:
 - Trees: Two inches in caliper measured six inches above grade, or 10 - 12 feet in height;
 - Shrubs and low-growing evergreens: one gallon;
 - Ground cover and turf: adequate to provide general ground coverage within one growing season after planting.
- (G) **Special Landscaping Standards.**
- Off-Street Parking Area Landscaping.** Trees are required in and around off-street parking areas to provide shade and relieve the adverse visual impact of large expanses of pavement and parked cars. Quantity and distribution of trees shall be as follows:
 - One tree is required per ten parking spaces;
 - No parking space may be more than 100 feet from a tree trunk;
 - The minimum size of tree planters within off-street parking areas shall be 36 square feet per tree;
 - At least 75% of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy diameter of at least 29 feet.
 - Street Trees.** Street Trees are required along all arterial and collector street frontages. Article 6, section 6-2-6 Street Tree Policies -
 - Spacing between evenly spaced street trees shall be no greater than the diameter of the tree canopy at maturity. For most typical street trees, the spacing should be about 30' Smaller species of trees will require closer spacing.
 - A mixture of at least four species of street trees should be planted in all areas to protect against the loss of all the trees due to disease, insects or environmental conditions.
 - Required Vegetative Ground Cover.** All required landscape areas 36 square feet in size or larger shall be covered with living, vegetative materials, such as grasses, vines, spreading shrubs, or flowers, over at least 75% of the required landscape area. Coverage will be calculated from the mature spread of the plants. To minimize water consumption, the use of vegetative ground cover other than turf grass is encouraged. Any non-living ground cover areas not intended as much around spreading plants must be clearly delineated on the landscaping plan.

LANDSCAPE PROJECT NOTES

- Refer to Sitework Specifications for all information needed for landscape work.
- Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.
- Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.
- All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tiled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.
- All landscaped areas will be irrigated with an underground automatic system including street trees.
- Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.
- All trees and shrubs shall be installed per planting details.
- Trees shall be planted at least five feet (5') from any utility line or sidewalk, and to the outside of utility easements with a clear ten feet (10') around fire hydrants. Furthermore, planting within areas of turf shall give priority of location to irrigation. Irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeter.
- All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.
- All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 1/2" min. thickness unless bed is bordered by concrete. Terminate edging flush with paved surface with no sharp corners exposed.
- A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around any tree not planted in decorative rock. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).
- Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.
- All areas of Decorative Rock - Type 1 as designated shall be over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier of locally available material, be Santa Ana Tan, of an average diameter of two inches (2") minimum to four inches (4") maximum. Contractor shall install to a depth of six inches (6").
- All areas of Decorative Rock - Type 2 shall be over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier of locally available material, be Grey Crushed three-quarters inch (3/4"), installed to a compacted depth of three inches (3") to be flush with the top of curb, paved surface, and/or the top of steel edge.
- Boulders labeled on plan shall vary in size according to symbol size. Smaller boulders shall have a minimum exposed height of eighteen inches (18"), minimum width of thirty-six inches (36") and a minimum depth of twenty-four inches (24"). Larger boulders shall have a minimum exposed height of twenty-four inches (24"), minimum width of forty-eight (48") and a minimum depth of thirty-six (36"). Boulders shall be recessed into the grade and shall be oriented so that its longest side is parallel to the ground plane to achieve a natural look. Colors shall coordinate with decorative rock.

Plant Material List

SYM.	KEY	QTY.	COMMON NAME SCIENTIFIC NAME	O.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT	WATER USE
TH	6		Thornless Honeylocust <i>Gleditsia triacanthos inermis</i>	N/A	Cont.	3"	14' min.	12' min.	Strong central leader, full canopy, healthy	Medium
MA	3		Modesto Ash <i>Fraxinus Velutina 'Modesto'</i>	N/A	Cont.	3"	14' min.	12' min.	Strong central leader, full canopy, healthy	Medium
CP	3		Chinese Pistache <i>Pistacia chinensis</i>	N/A	Cont.	3"	14' min.	12' min.	Strong central leader, full canopy, healthy	Medium
DW	13		Desert Willow <i>Chilopsis linearis</i>	N/A	Cont.	30 gal.	8' min.	6' min.	Multi trunk, full canopy, healthy 225 SF X 13 = 2,925 SF	Rainwater
CM	4		Crape Myrtle <i>Lagerstromia indica 'Delta Moonlight'</i>	N/A	Cont.	3" cal.	8' min.	4' min.	Full Canopy, Healthy, Good Form Multi-trunk, 3 cane min, 225 SF X 4 = 900 SF	Medium
GA	71		Compact Glossy Abelia <i>Abelia grandiflora 'Compacta'</i>	36"	Cont.	5 gal.	36" min.	30" min.	Full, healthy 36 SF X 71 = 2,556 SF	Medium
SS	17		Powis Castle Sage <i>Artemisia x 'Powis Castle'</i>	36"	Cont.	5 gal.	36" min.	30" min.	Full, healthy 18 SF X 17 = 272 SF	Low
BS	35		Blue Mist Spirea <i>Caryopteris clandestinis 'Dark Knight'</i>	36"	Cont.	5 gal.	30" min.	30" min.	Full, healthy 16 SF X 28 = 576 SF	Medium
PB	27		Crimson Pigmy Barberry <i>Berberis thunbergii 'Atropur Nana'</i>	24"	Cont.	3 gal.	18" min.	15" min.	Full, healthy 16 SF X 29 = 464 SF	Medium
RY	24		Red Yucca <i>Hesperaloe parviflora</i>	24"	Cont.	3 gal.	30" min.	20" min.	Full, healthy, no broken spines 9 SF X 24 = 216 SF	Low
LR	930		Liriope <i>Liriope muscari</i>	18"	Cont.	1 gal.	12" min.	12" min.	Full, healthy	Medium
DR	1505		Decorative Rock - Type 1 2" - 4"							
DR	4375		Decorative Rock - Type 2 3/4"							

In accordance to the Current Edition of The American Standard for Nursery Stock

NOTE TO PLAN REVIEWER
The landscape plan for the site excludes high-water use turf. The plant palette is comprised of plants with low-medium water use requirements (reference plant material list on this sheet). Planting beds shall have 75% living groundcover at full maturity.



Know what's below.
Call before you dig.

BY	MJR		
DATE	05/16/2018	DESCRIPTION	SUBMIT TO UPTOWN REVIEW TEAM
REV	08/09/2018	PER	PER URT & DRB COMMENTS
ADAMS JOB NO.:	2015.091		

Adams
8911 Cypress Waters Blvd., Suite 150 • Dallas, Texas 75019 • (817) 338-3300

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF BEN R. HENRY, ASLA LANDSCAPE ARCHITECT No. 1628, ON 08/09/18. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

OFFICE	MTN. SOUTHWEST FIELD EXECUTION TEAM	MCDONALD'S, L.C.	030-0001
ADDRESS	KROC DRIVE - OAK BROOK, ILLINOIS 60521		

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5900 MENAUL BLVD., NE
ALBUQUERQUE, NM

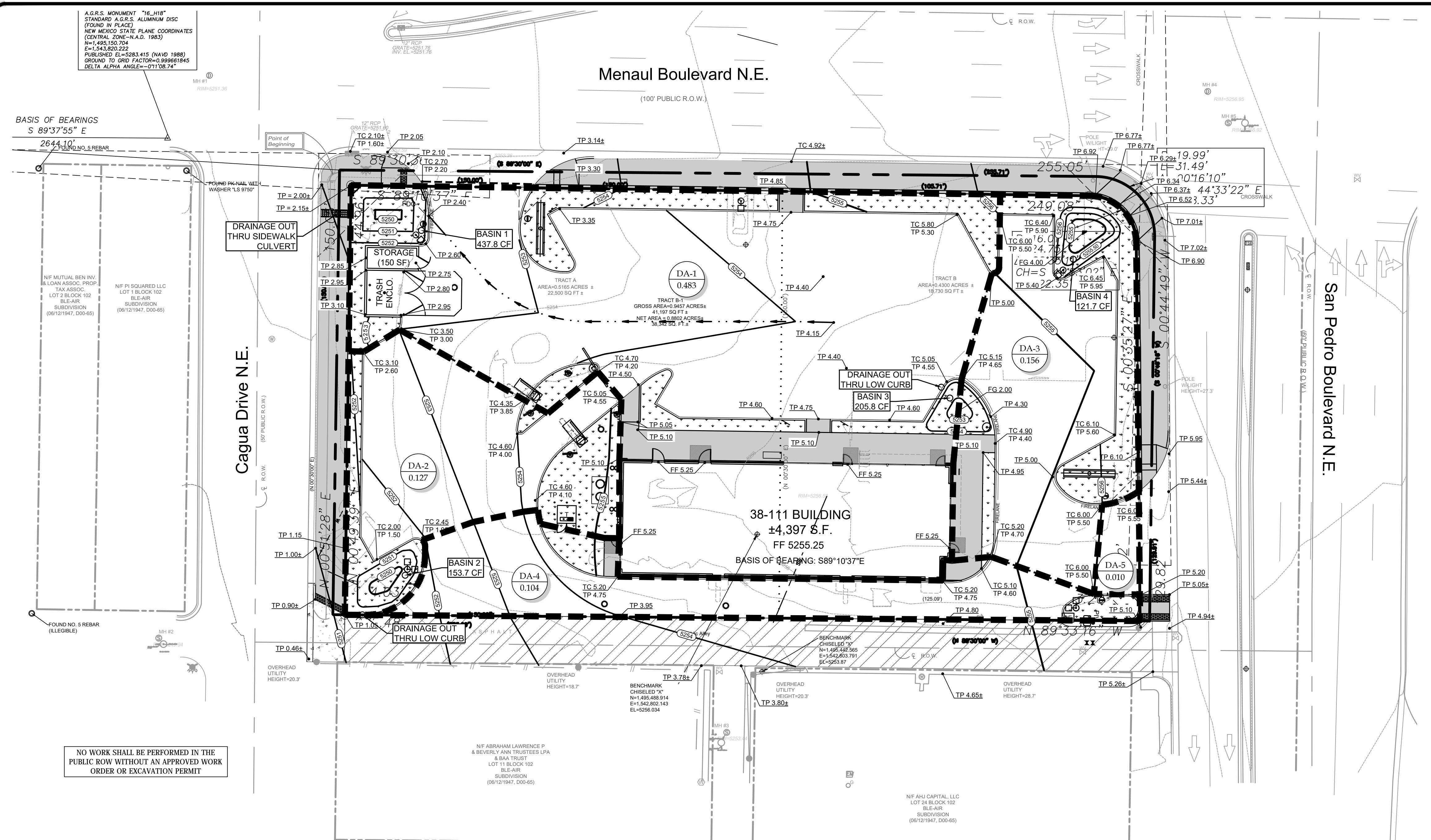
DATE	DATE	BY
DESIGNED	####	###
DRAWN	MAY 2018	MJR
CHECKED	MAY 2018	BRH
AS-BUILT		

SITE DEVELOPMENT PLAN LANDSCAPE PLAN

SDP-2

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FILENAME: SITE DEVELOPMENT PLAN - GRADING AND DRAINAGE.dwg PLOTTED BY: Heather Macomber PLOT DATE: Thursday, August 09, 2018 PLOT TIME: 04:58:29 PM PLOTTER: sww to pdf.pc3 FULL PATH: I:\Projects\2018\18-0911\18-0911-McDonalds - Albuquerque - NM - Menaul\Drawings\SDP-3\Production\MCD\SDP-3\Production\MCD\SiteDevelopmentPlan.dwg



NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT

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PRELIMINARY DRAINAGE REPORT

Site Location - The site is located on an approximately 0.880 acres at the Southwest corner of Menaul Blvd., N.E. and San Pedro Blvd., N.E. Coors Blvd, N.W. The site is bordered to the West by Cagua Dr., N.E. and to the South by an alleyway adjacent to residences. Proposed construction will include the demolition and complete rebuild of the existing McDonald's restaurant with associated paving, grading, landscaping, and utility infrastructure.

Methodology - The proposed storm water management system will be evaluated in accordance with Chapter 22 of the City of Albuquerque Development Process Manual. The site is located in Bernalillo County Precipitation Zone 3. The 100-year, 6-hour frequency rainfall event will be used to calculate peak discharge rates and runoff volumes under existing and proposed conditions.

Existing Conditions - Storm water runoff generally drains from the east to the west across the site under existing conditions. Roof drains deposit through downspouts and sheet flow away from the building through the parking lot. Some sheet flow is concentrated through the existing driveway entrance along Menaul Blvd. on the Northwest corner of the site which ultimately deposits into the city storm drain system. Additional sheet drainage flows off the site along the South property line to the alley and ultimately into Cagua Dr., N.E. Minor flow exits the site to the East through two separate driveways along San Pedro Blvd., N.E.

Proposed Conditions - Under proposed conditions, nearly all site flow will be sheet flow directed to first flush detention basins located in and around the site. Roof downspouts will continue to drain through parking lot areas to be captured in these first flush detention zones. These first flush detention zones have a total storage capacity of 919 cubic feet which meets the first flush requirement. Overall, nearly 90% of the site drains through these first flush zones which capture more than the required 0.26/acre overall. A small portion of the site on the Southern side drains directly to an adjacent alleyway which is unavoidable, but also matches existing conditions and is unavoidable. Discharge from first flush zones will mimic current off-site flow to locations around the site.

Surrounding 20' - The areas around the site consist of roadways to the West, North, and East which are crowned in the middle with drainage towards curb/gutter. The South side of the site consists of an adjacent public alleyway that will be re-built with the project. All drainage patterns in the 20' perimeter around the site will remain similar in the developed condition.

Conclusions - The overall amount of impervious area at this site will be reduced under the proposed conditions. Because the original site was developed prior to a first flush capture requirement, none of the flow at the existing site is being captured prior to flowing off the site; however, under proposed conditions, nearly all flow will be captured prior to flowing off the site. Further, quality/quantity of flow should be improved when compared to the existing site.

FIRST FLUSH VOLUME CALCULATIONS

Total Impervious Area = 31,320 SF (0.719 acres)
Required Retention Volume (0.26"/acre) = 679 cubic feet
Retention Volume Provided = 919 cubic feet

FIRST FLUSH VOLUME CALCULATIONS

Pond #	Drainage Areas	Impervious Area (Ac)	FF Required Volume (cf)	FF Provided Volume (cf)	Total Provided Volume (cf)	Bypass Volume (cf) Fee-in-Lieu
1	DA-1	0.208	196	196	438	0
2	DA-2	0.094	89	89	154	0
3	DA-1, DA-3	0.250	236	206	206	30
4	DA-3	0.058	55	55	122	0
Off-site Flow	DA-4, DA-5	0.109	103	0	0	103
Total	All	0.719	679	546	919	133

POST-DEVELOPMENT 100-YEAR, 6-HOUR RUNOFF CALCULATIONS

Drainage Area Number	Area (ac)	Land Treatment Condition				Excess Precipitation (in)	Volume (acft)	Peak Discharge (cfs)	Remarks
		A	B	C	D				
DA-1	0.483	0.000	0.000	0.075	0.408	2.01	0.08	2.31	Sheet flow to Basin 1
DA-2	0.127	0.000	0.000	0.033	0.094	1.78	0.02	0.59	Sheet flow to Basin 2
DA-3	0.166	0.000	0.000	0.048	0.108	1.67	0.02	0.71	Sheet flow to Basins 3/4
DA-4	0.104	0.000	0.000	0.009	0.099	2.25	0.02	0.51	Sheet flow to adjacent alleyway to South
DA-5	0.010	0.000	0.000	0.000	0.010	2.38	0.00	0.05	Sheet flow to Cagua to San Pedro
Total	0.880	0.000	0.000	0.161	0.719	10.080	0.143	4.165	

Note: Calculations in accordance with the City of Albuquerque Development Process Manual. The site is in Precipitation Zone 3.

BENCHMARK

- A.G.R.S. MONUMENT "18_H18" STANDARD A.G.R.S. ALUMINUM DISC (FOUND IN PLACE) NEW MEXICO STATE PLAN COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1,495,167.054 E=1,541,177.063 PUBLISHED EL=5232.741 (NAVD 1988) GROUND TO GRID FACTOR=0.999664864 DELTA ALPHA ANGLE=-0°11'27.04"
- A.G.R.S. MONUMENT "16_H18" STANDARD A.G.R.S. ALUMINUM DISC (FOUND IN PLACE) NEW MEXICO STATE PLAN COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1,495,150.704 E=1,543,820.222 PUBLISHED EL=5283.415 (NAVD 1988) GROUND TO GRID FACTOR=0.999661845 DELTA ALPHA ANGLE=-0°11'08.74"

LEGEND

- TC = TOP OF CURB
- TP = TOP OF PAVEMENT
- FG = FINISHED GRADE
- FF = FINISHED FLOOR
- SWALE
- - - GRADE BREAK
- - - RIDGE LINE
- - - XXX - - - EXISTING CONTOUR
- - - XXX - - - PROPOSED CONTOUR
- LEVEL LANDING @ 2% MAX SLOPE IN ANY DIRECTION

DRAWINGS NOT FOR CONSTRUCTION

SCALE: 1" = 20'

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

OWNER INFORMATION

MCDONALD'S USA, LLC
MOUNTAIN SOUTHWEST
FIELD EXECUTION TEAM
511 E. CARPENTER FRWY., STE. 375
IRVING, TEXAS 75062
(972) 869-5346
CONTACT: LEE MORRIS

REV	DATE	DESCRIPTION
05/16/2018		SUBMIT TO UPTOWN REVIEW TEAM
08/09/2018		HYDROLOGY REVIEW COMMENTS ADDRESSED

ADAMS JOB NO.: 2015.091

8951 Cypress Waters Blvd., Suite 150 ■ Dallas, Texas 75019 ■ (817) 334-3200

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OFFICE: MTN. SOUTHWEST FIELD EXECUTION TEAM
ADDRESS: KROC DRIVE - OAK BROOK, ILLINOIS 60521

McDonald's USA, LLC

5900 MENAUL BLVD., NE ALBUQUERQUE, NM

PLAN APPROVALS

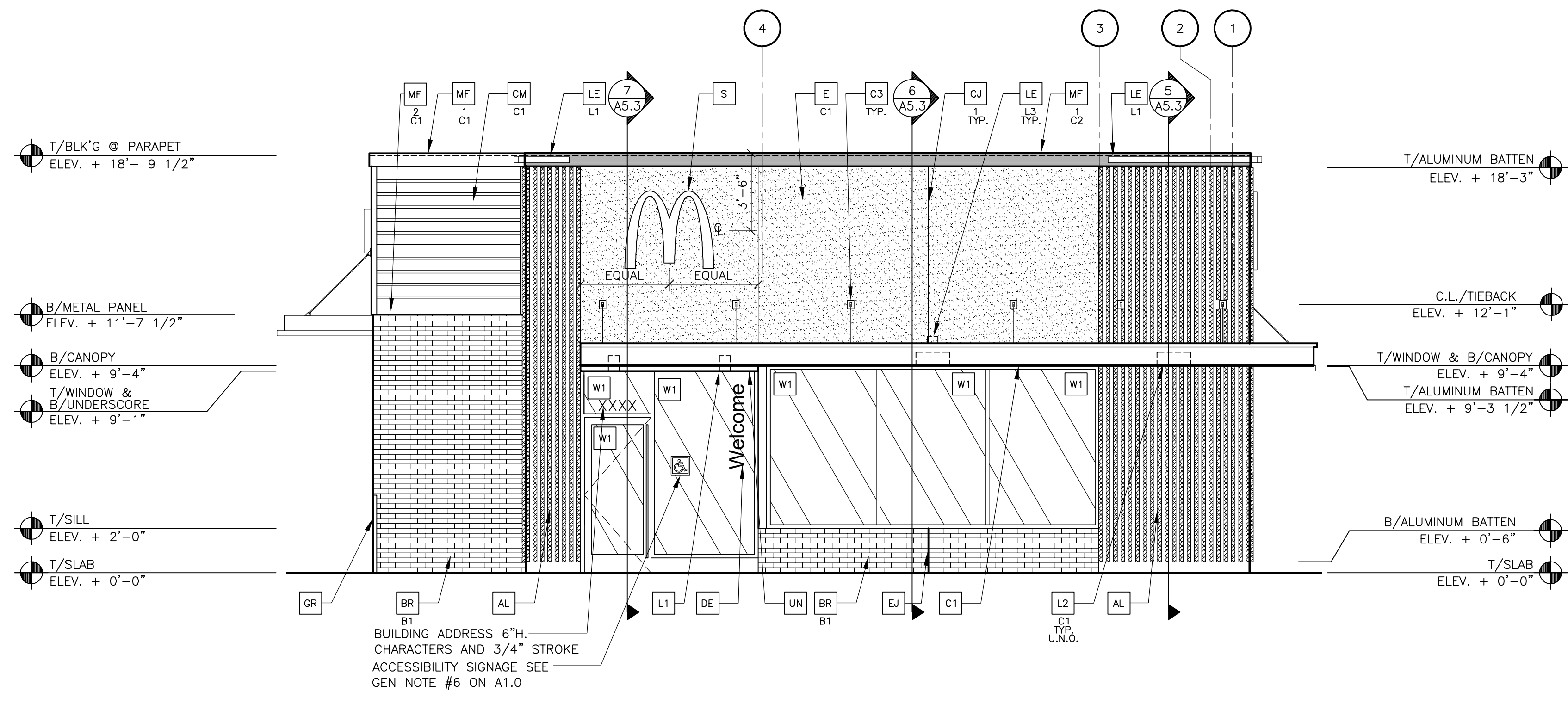
SIGNATURE (2 REQUIRED)	DATE	BY
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CONSTR. MGR.		
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REAL ESTATE DEPT.		
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SITE DEVELOPMENT PLAN CONCEPTUAL GRADING AND DRAINAGE PLAN

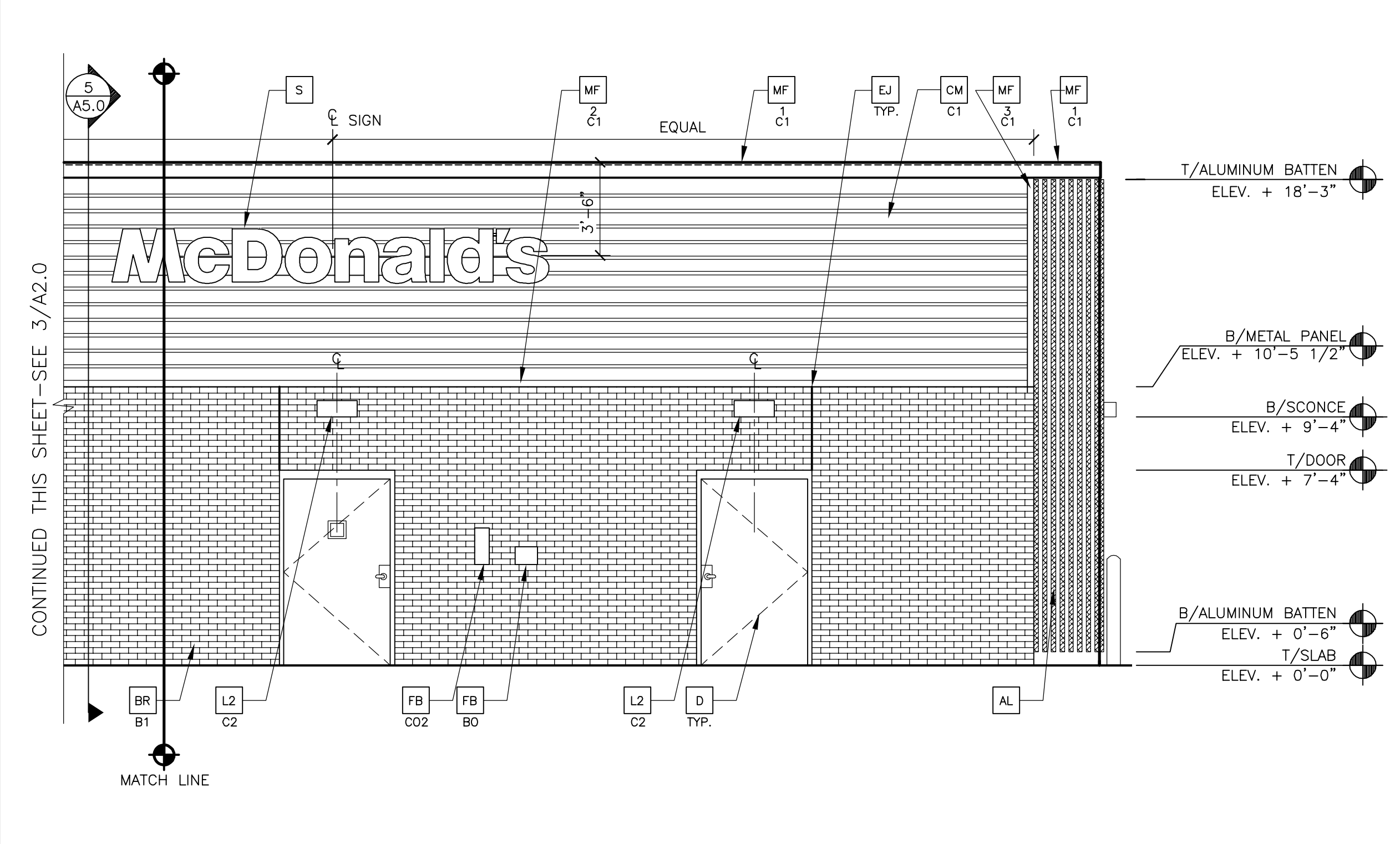
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DRAWN: MAY 2018 MDK
CHECKED: ---
AS-BUILT: ---

SDP-3

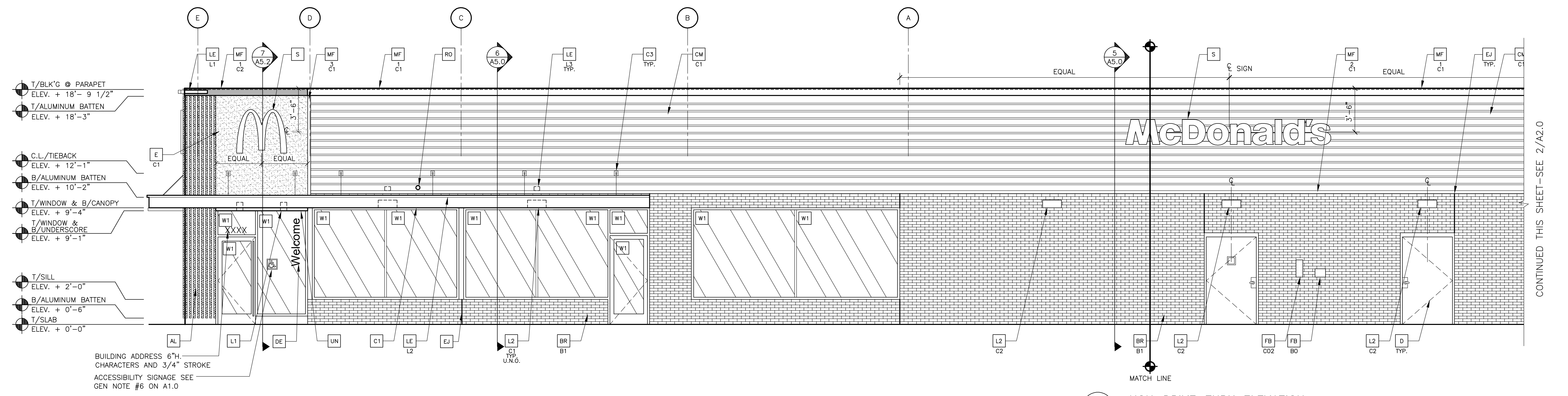
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1 FRONT ELEVATION
A2.0 1/4" = 1'-0"



2 NON-DRIVE-THRU ELEVATION
A2.0 1/4" = 1'-0"



3 NON-DRIVE-THRU ELEVATION
A2.0 1/4" = 1'-0"

KEY NOTES:

- AL ALUMINUM BATTEN SYSTEM
MFR: AWNEX
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
SUBSTRATE: 1/2" LP SMARTBOARD
SUBSTRATE COLOR: RAL 7022
- AP ALPOLIC METAL PANEL (COLOR: RAL 7022)
- BR B1-COLOR:
C1 = "STEEL GREY" K12-3008 BY GLEN CERY
- C1 ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE
- C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022
- C3 ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
- CJ CONTROL JOINT
1-TYPE: 1 = EIFS
- CM 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
C1-COLOR:
C1 = WEATHERED ZINC
- D HOLLOW METAL DOOR
PAINT: "AMHURST GRAY" BM-HC-167 BY BENJAMIN MOORE
- DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
(SUPPLIER VARIES PER REGION. VERIFY WITH ACM)
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- E EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)
C1-COLOR:
C1 = RAL 7022
- EJ EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB CO2-CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- GR GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: RAL 7022
- L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD
- L2 RADIAL SCOURCE LIGHT FIXTURE - SEE ELECTRICAL
C1-COLOR:
C1 = WHITE
C2 = PLATINUM SILVER
- LE ACCENT LIGHTING - SEE ELECTRICAL
L1-LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE
- MF METAL FASCIA
1-TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
C1-COLOR:
C1 = WEATHERED ZINC
C2 = RAL 7022
- PB PIPE BOLLARD - PAINTED YELLOW
- PT (RMHC) COIN COLLECTOR
MODEL: #WPT STD
CALL 1-888-743-7435 TO ORDER
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
- UN METAL UNDERSCORE
COLOR: GOLD
- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: EXTRA DARK BRONZE
- W2 DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSMON, MANUAL
OPEN, ELECTRONIC RELEASE
COLOR: DEEP BRONZE
XX SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

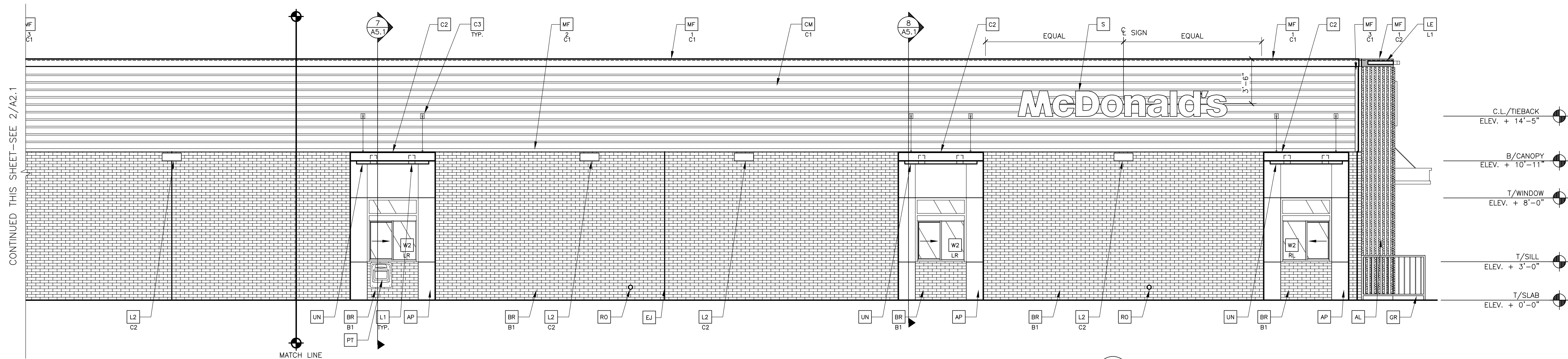


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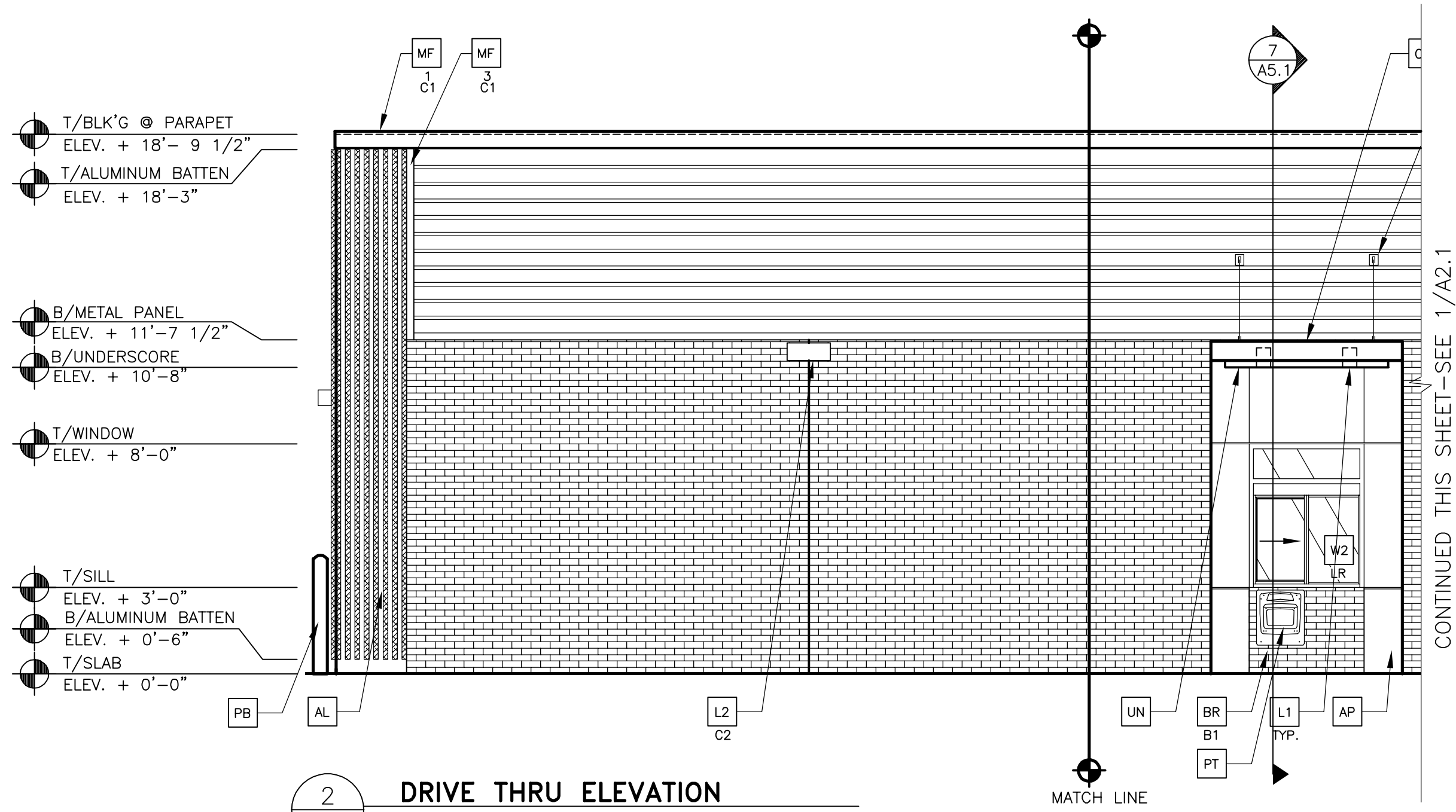
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PROJECT NAME	2018 STANDARD BUILDING
PROTOTYPE	38111 WM PROTOTYPE
PROTOTYPE ISSUE DATE	2018
REVIEWED	ROD
FIRST ISSUE DATE	12/28/16
SHEET NO.	A2.0
DESCRIPTION	WOOD BEARING WALLS WITH 4" BRICK VENEER WOOD ROOF TRAMING MEMBERS
SITE ADDRESS	5900 MANAUL BLVD NE, ALBUQUERQUE, NM
030-0001	

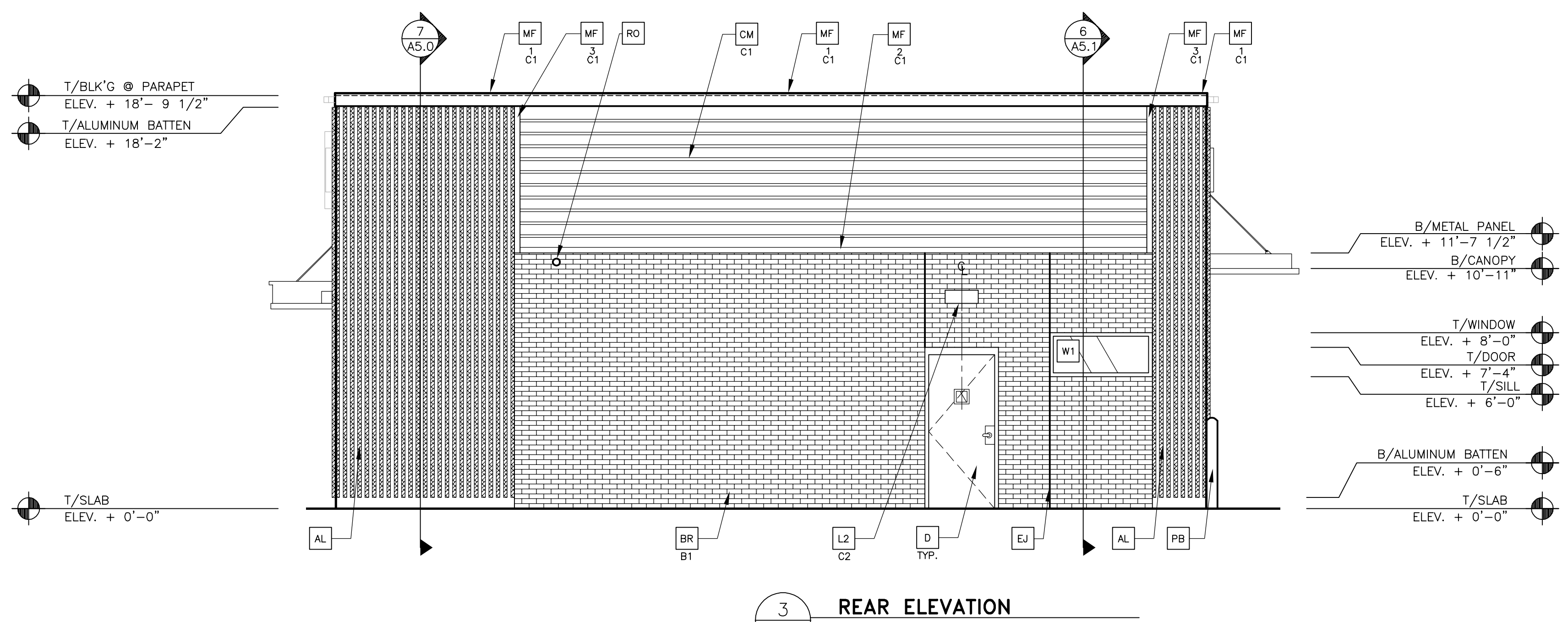
ELEVATIONS



1 DRIVE THRU ELEVATION
1/4" = 1'-0"



2 DRIVE THRU ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"

- KEY NOTES:**
- AL ALUMINUM BATTEN SYSTEM
MFR: AWNEX
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
SUBSTRATE: 1/2" LP SMARTBOARD
SUBSTRATE COLOR: RAL 7022
 - AP ALPOLIC METAL PANEL (COLOR: RAL 7022)
 - BR B1-COLOR:
B1 = "STEEL GREY" K12-3008 BY GLEN GERY
 - C1 ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE
 - C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022
 - C3 ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
 - CJ CONTROL JOINT
1-TYPE: 1 = EIFS
 - CM 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
C1-COLOR:
C1 = WEATHERED ZINC
 - D HOLLOW METAL DOOR
PAINT: "AMHURST GRAY" BM-HC-167 BY BENJAMIN MOORE
 - DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
(SUPPLIER VARIES PER REGION. VERIFY WITH ACM)
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
 - E EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)
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 - LE ACCENT LIGHTING - SEE ELECTRICAL
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 - MF METAL FASCIA
C1-TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
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COLOR:
C1 = WEATHERED ZINC
C2 = RAL 7022
 - PB PIPE BOLLARD - PAINTED YELLOW
 - PT (RMHC) COIN COLLECTOR
MODEL: #WPT STD
CALL 1-888-743-7435 TO ORDER
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 - S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
 - UN METAL UNDERSCORE
COLOR: GOLD
 - W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: EXTRA DARK BRONZE
 - W2 DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL
OPEN: ELECTRONIC RELEASE
COLOR: DEEP BRONZE
XX-SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT



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PROJECT NAME	2018 STANDARD BUILDING
PROTOTYPE	38111 NW PROTOTYPE
ARCHITECT	JEREMY WILLIAMS ARCHITECT
ISSUE DATE	2018
REVIEWED	ROD
FIRST ISSUE DATE	12/28/16
DESCRIPTION	WOOD BEARING WALLS WITH 4" BRICK VENEER WOOD ROOF FRAMING MEMBERS
SITE ADDRESS	5900 MENAUL BLVD NE, ALBUQUERQUE, NM
SHEET NO.	A2.1
ELEVATIONS	



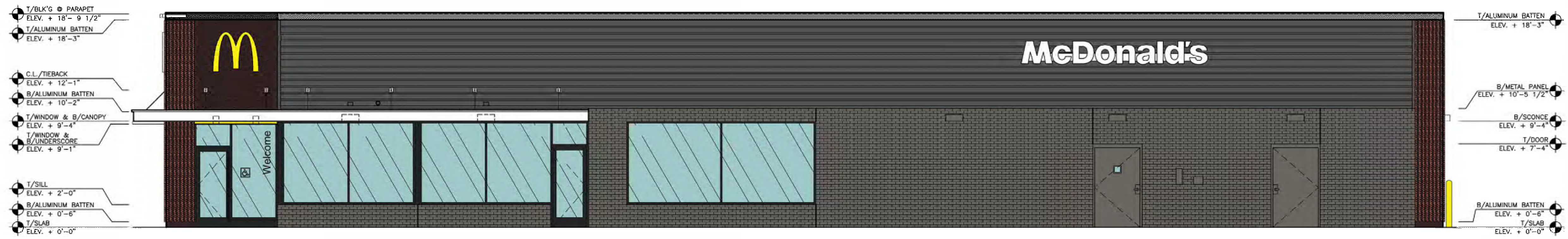
1 FRONT ELEVATION
A2.2 3/16" = 1'-0"



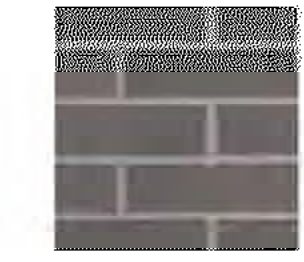
2 REAR ELEVATION
A2.2 1/4" = 1'-0"



3 DRIVE THRU ELEVATION
A2.2 3/16" = 1'-0"



4 NON-DRIVE-THRU ELEVATION
A2.2 3/16" = 1'-0"



BRICK VENEER
STEEL GREY K12-3008
BY GLEN GERY
MORTAR: SM750 SILVERSTONE
BY SPEC MIX



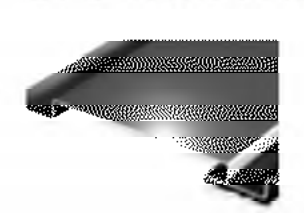
EIFS/STUCCO
RAL 7022
FINISH: HYDROPHOBIC // FINESSE



ALUMINUM COMPOSITE (ACM)
CUSTOM COLOR: RAL 7022
BY ALPOLIC



2"x2" ALUMINUM BATTEN
TA-647
FORTINA
BY B+N INDUSTRIES



REVEAL PANEL
WEATHERED ZINC BY METAL ERA



ANCHOR-TITE PARAPET FASCIA
WEATHERED ZINC BY METAL ERA



ANCHOR-TITE PARAPET FASCIA
RAL 7022 BY METAL ERA

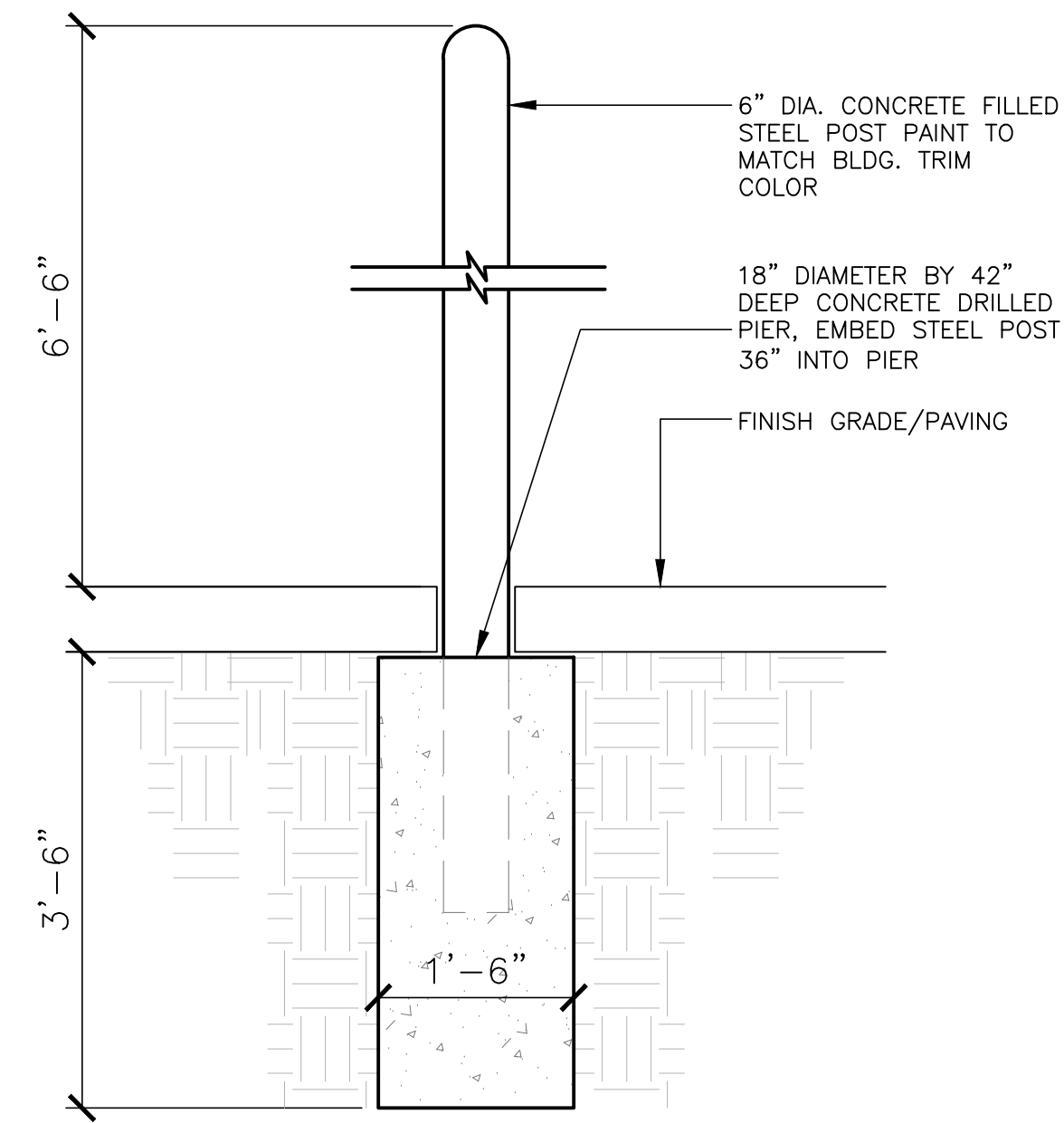


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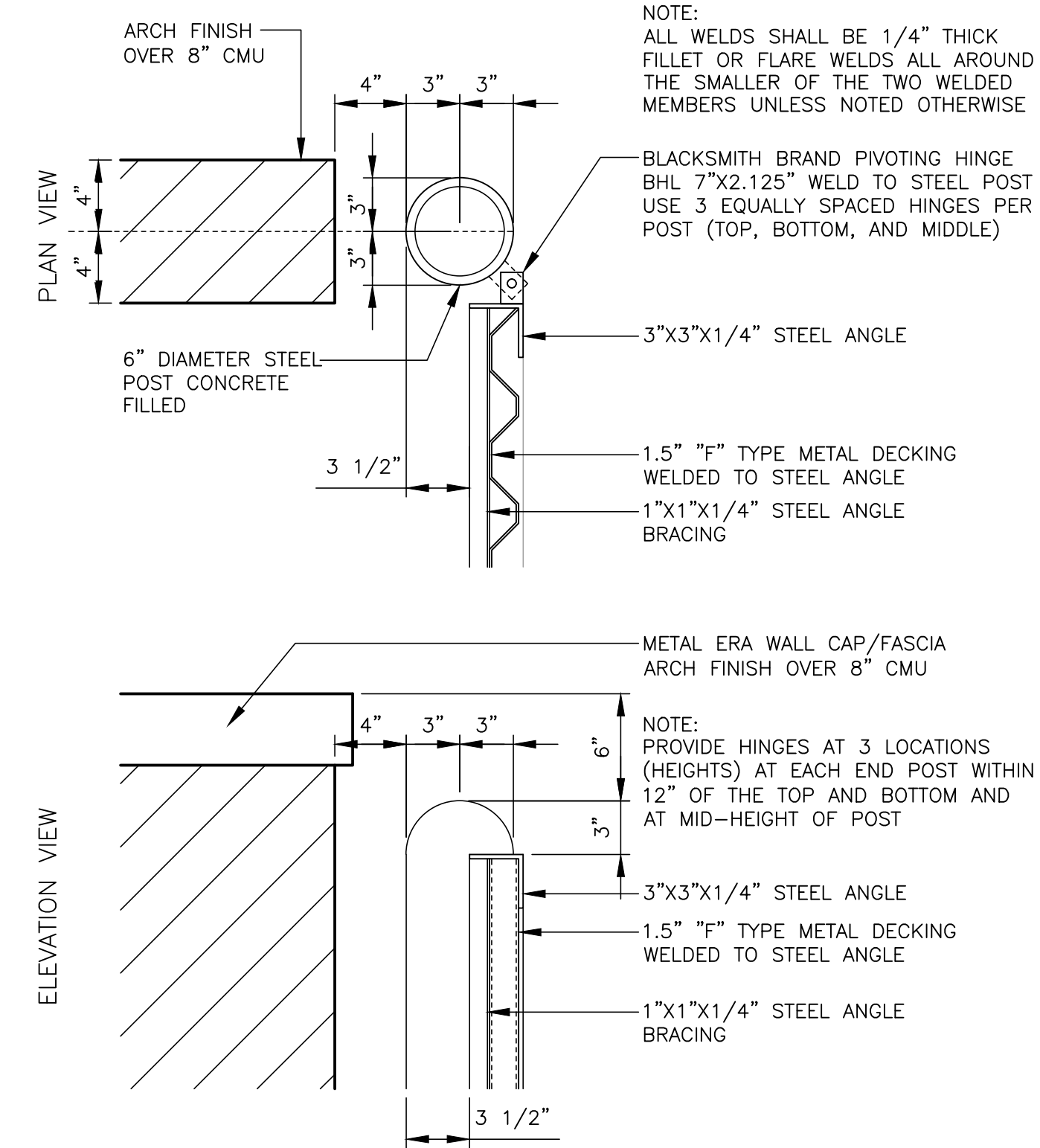
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PROJECT NAME 2018 STANDARD BUILDING 38111 MW PROTOTYPE	JEREMY WILLIAMS ARCHITECT PROTOTYPE ISSUE DATE 2018	REVIEWED RJD	FIRST ISSUE DATE 12/29/16
DESCRIPTION WOOD BEARING WALLS WITH 4" BRICK VENEER WOOD ROOF FRAMING MEMBERS	SITE ADDRESS 5600 MEMPHAL BLVD NE, ALBUQUERQUE, NM		

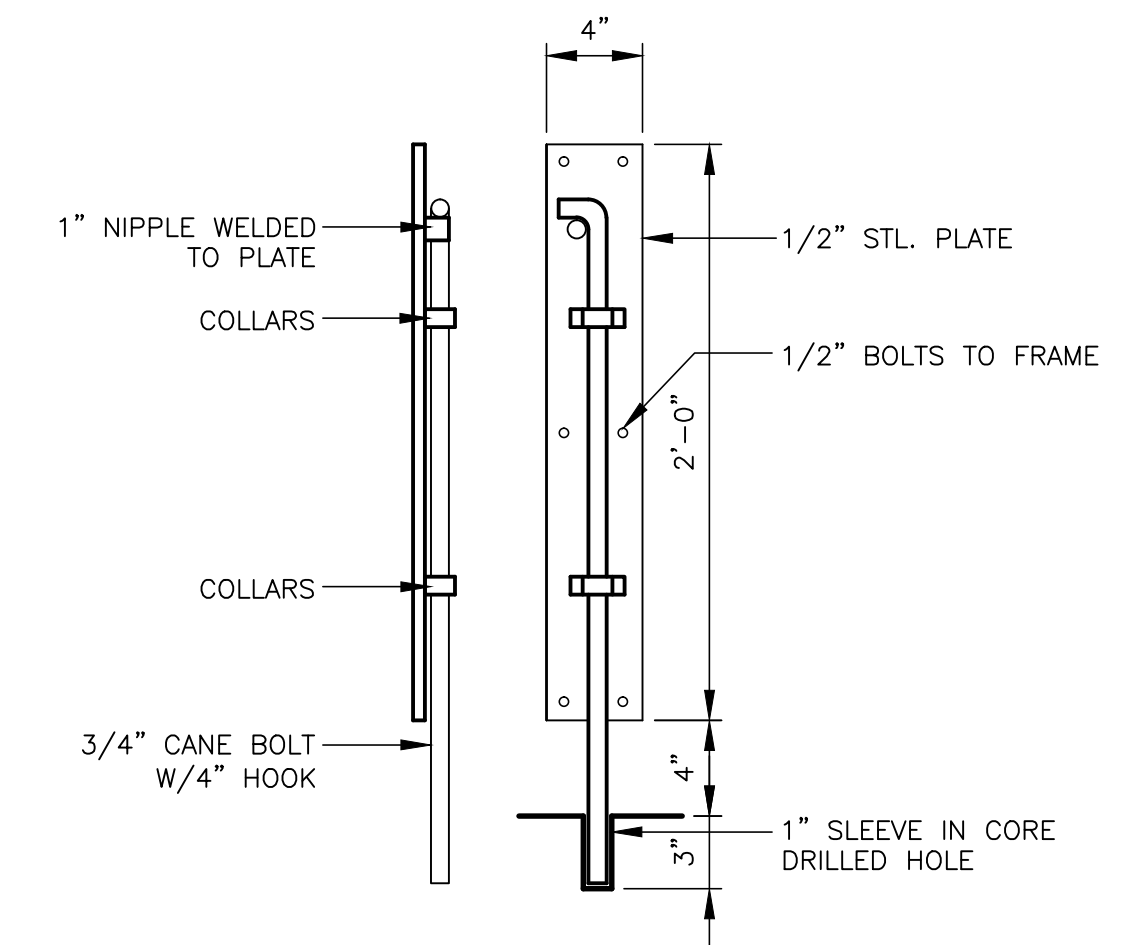
SHEET NO. **A2.2**
ELEVATIONS



4 GATE POST DETAIL SCALE 3/4"=1'-0"



2 GATE HINGE DETAIL SCALE 1-1/2"=1'-0"



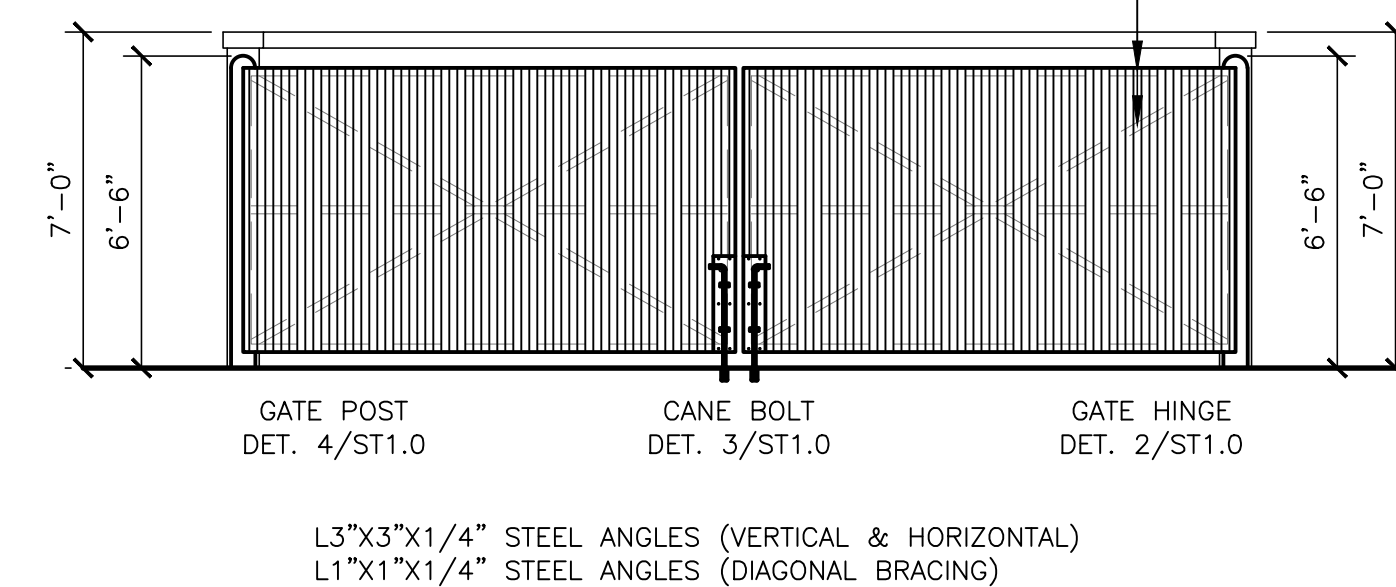
3 CANE BOLT DETAIL SCALE 1-1/2"=1'-0"

NOTE:
G.C. TO PROVIDE 6" OF EXPOSED GRADE BEAM AROUND PERIMETER OF STORAGE WITH THE EXCEPTION OF THE DOOR LOCATION, COORDINATE WITH CIVIL GRADING PLANS.

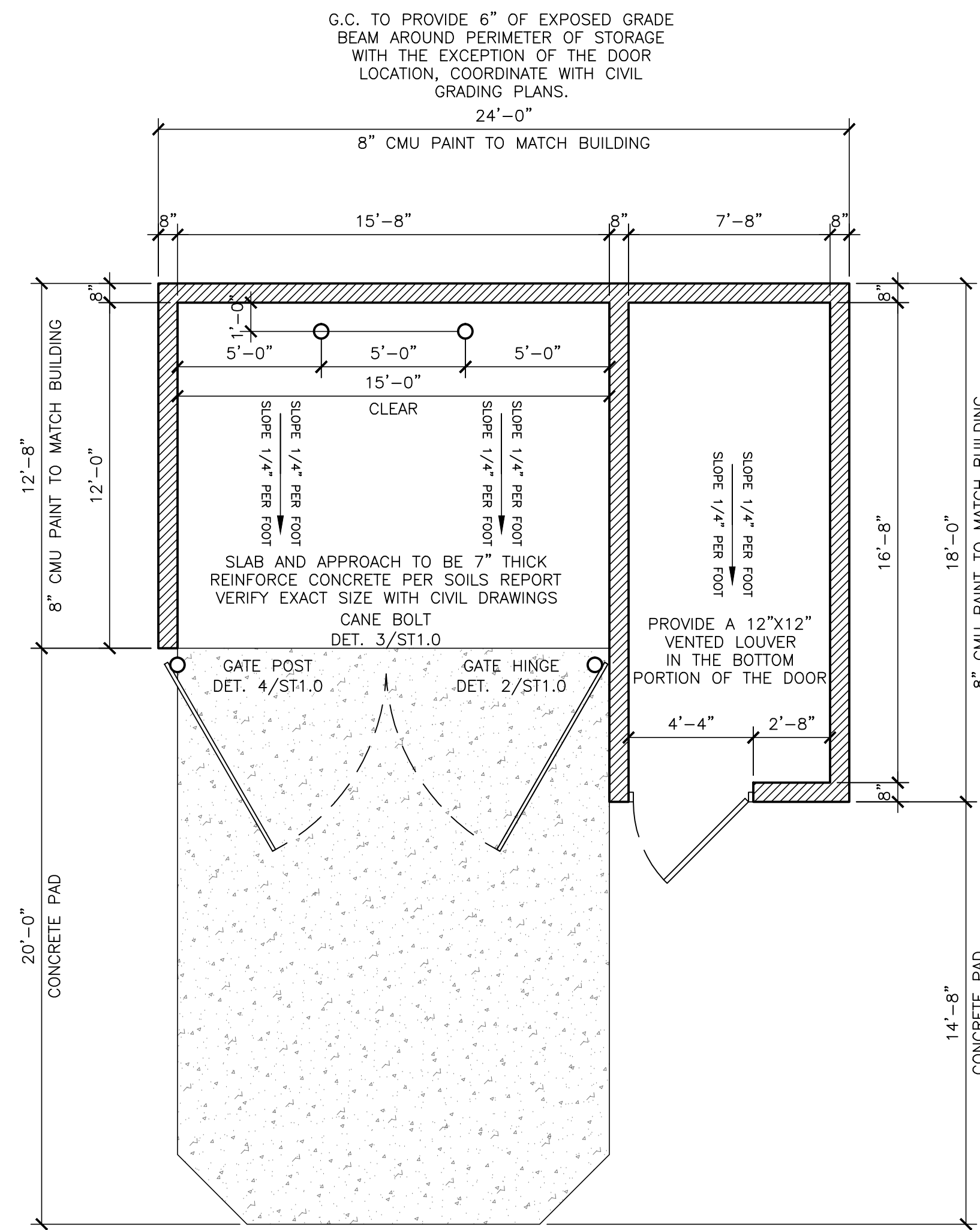
NOTE:
5/8" PUDDLE WELD B/N DECK AND ALL ANGLES TYP IN EA DECK FLUTE, PROVIDE #12 SCREWS AT 6" OC AT ALL DECK SIDE LAPS

NOTE:
G.C. TO SUPPLY AND INSTALL CORRUGATED METAL GATE (16 GAUGE) F-DECK, ALL METAL TO BE PRIMED AND PAINTED STANDARD McDONALD'S BRONZE OR MATCH THE BUILDING COLOR, VERIFY PROFILE WITH PROJECT MANAGER.

STEEL ANGLES VERTICAL, HORIZ., AND DIAGONAL MEMBERS (INCLUDE AT MID-DEPTH), PROVIDE 1/4" THICK BY 3" LONG FILLET WELDS TYP AT ALL CORNERS (COPE ONE LEG AS REQ'D) GRIND WELDS & CORNERS SMOOTH, PAINT W/2 COATS OF RUSTOLEUM



5 DUMPSTER ENCLOSURE ELEVATION SCALE 1/4"=1'-0"



1 DUMPSTER ENCLOSURE PLAN SCALE 1/4"=1'-0"

1. PROVIDE CLOSELY SPACED CONTROL JOINTS IN ALL MASONRY WALLS (MINIMUM ONE PER WALL FACE).

2. PROVIDE TECHNIQUES MENTIONED IN SOILS REPORT TO CONTROL EXCESS POST CONSTRUCTION MOISTURE TO SUBGRADE. MAINTAIN MOISTURE BARRIERS.

3. SEE SITE PLAN FOR LOCATION.

NOTE:
STORAGE ROOM IS TO BE EQUIPPED WITH A "WHIRLY BIRD" ROOF VENTILATOR, 2X2 FLUORESCENT LIGHT (WEATHER TIGHT) W/ SWITCH AND DUPLEX RECEPTACLE.

G.C. TO APPLY BLOCK SEALANT AND PAINT TO ALL EXPOSED CMU SURFACES. GO TO PROVIDE A TPO ROOF COVERING, PER THE STANDARD DETAILS AS SHOWN ON THE ROOFING PLANS. USE A METAL ERA FASCIA TRIM TO MATCH THE BUILDING



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PROJECT NAME	2014 STANDARD BUILDING
DESCRIPTION	4887 W/ PROTOTYPE + EXPANDED DINING & FREEZER/COOLER
DESIGNER	WOOD BEARING WALLS WITH 4" BRICK VENEER
DATE	COLORADO STONE ARCHDES
SHEET NO.	030-0001
SITE ADDRESS	5900 MENAUL BLVD NE, ALBUQUERQUE, NM
PROJECT ARCHITECT	JEREMY WILLIAMS ARCHITECT
PROTOTYPE ISSUE DATE	2014
REVIEWED	JAW
FIRST ISSUE DATE	12/28/16

ST1.0
TRASH ENCLOSURE

PR 2018-001186_SI-2018-00043_Site_Plan_Aproved_8-15-18

Final Audit Report

2023-04-19

Created:	2023-04-18
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAVgqyDkuyH73uCdrUj8QLVnuew1xQD_s-

"PR 2018-001186_SI-2018-00043_Site_Plan_Approved_8-15-18" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
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