



**Planning Department  
Transportation Development Services**

September 10, 2014

Dennis Lang, P.E.  
Adams Engineering  
910 S. Kimball Ave.  
Southlake, TX 76092

**Re: McMahon Market Place McDonald's, 5700 McMahon Blvd.  
90-Day Temporary Certificate of Occupancy- Transportation Development  
Site Development Plan dated 11-13-13 (A11-D011B)  
Certification dated 08-27-14**

Dear Mr. Lang,

Based upon the information provided in your submittal received 09-05-14, Transportation Development has no objection to the issuance of a 90-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 90-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:

- "Do Not Enter" signs need to be added in two locations.
- Striping along the south exit area needs to be completed per plan.

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to [rmichel@cabq.gov](mailto:rmichel@cabq.gov) or [mortiz@cabq.gov](mailto:mortiz@cabq.gov) prior to submittal. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Racquel M. Michel, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

C: CO Clerk  
File



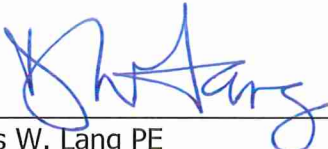
## TRAFFIC CERTIFICATION

I, Dennis Lang, NM PE, of the firm of Adams Engineering (ADAMS), hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB Site Development approved plan dated October 30, 2013 (Traffic Engineering signoff date). The record information edited onto the ADAMS Grading Plan (to follow) has been obtained by Lorenzo (Larry) E. Dominguez, NM PS 10461, of the firm East Mountain Surveying Company, New Mexico. I further certify that I personally visited the project site on August 26, 2014, and determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for a certificate of occupancy.

There are no exceptions and/or qualifications of the substantially completed work.

There are no visible deficiencies and/or required corrections of the substantially completed work. Note that the curb cut on the approved DRB plan was subsequently designed to be a curb inlet and was so built. The retaining wall shown on the DRB plan at the north end was subsequently designed differently for the approved civil plans and was substantially built where designed by those plans.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

  
\_\_\_\_\_  
Dennis W. Lang PE  
ADAMS

8/27/2014  
Date





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: \_\_\_\_\_ Building Permit #: \_\_\_\_\_ City Drainage #: \_\_\_\_\_

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address: \_\_\_\_\_

**Engineering Firm:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Owner:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Architect:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Surveyor:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Contractor:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- \_\_\_\_\_ DRAINAGE REPORT
- \_\_\_\_\_ DRAINAGE PLAN 1st SUBMITTAL
- \_\_\_\_\_ DRAINAGE PLAN RESUBMITTAL
- \_\_\_\_\_ CONCEPTUAL G & D PLAN
- \_\_\_\_\_ GRADING PLAN
- \_\_\_\_\_ EROSION & SEDIMENT CONTROL PLAN (ESC)
- \_\_\_\_\_ ENGINEER'S CERT (HYDROLOGY)
- \_\_\_\_\_ CLOMR/LOMR
- \_\_\_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)
- \_\_\_\_\_ ENGINEER'S CERT (TCL)
- \_\_\_\_\_ ENGINEER'S CERT (DRB SITE PLAN)
- \_\_\_\_\_ ENGINEER'S CERT (ESC)
- \_\_\_\_\_ SO-19
- \_\_\_\_\_ OTHER (SPECIFY)

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- \_\_\_\_\_ SIA/FINANCIAL GUARANTEE RELEASE
- \_\_\_\_\_ PRELIMINARY PLAT APPROVAL
- \_\_\_\_\_ S. DEV. PLAN FOR SUB'D APPROVAL
- \_\_\_\_\_ S. DEV. FOR BLDG. PERMIT APPROVAL
- \_\_\_\_\_ SECTOR PLAN APPROVAL
- \_\_\_\_\_ FINAL PLAT APPROVAL
- \_\_\_\_\_ CERTIFICATE OF OCCUPANCY (PERM)
- \_\_\_\_\_ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- \_\_\_\_\_ FOUNDATION PERMIT APPROVAL
- \_\_\_\_\_ BUILDING PERMIT APPROVAL
- \_\_\_\_\_ GRADING PERMIT APPROVAL
- \_\_\_\_\_ PAVING PERMIT APPROVAL
- \_\_\_\_\_ WORK ORDER APPROVAL
- \_\_\_\_\_ GRADING CERTIFICATION
- \_\_\_\_\_ SO-19 APPROVAL
- \_\_\_\_\_ ESC PERMIT APPROVAL
- \_\_\_\_\_ ESC CERT. ACCEPTANCE
- \_\_\_\_\_ OTHER (SPECIFY)

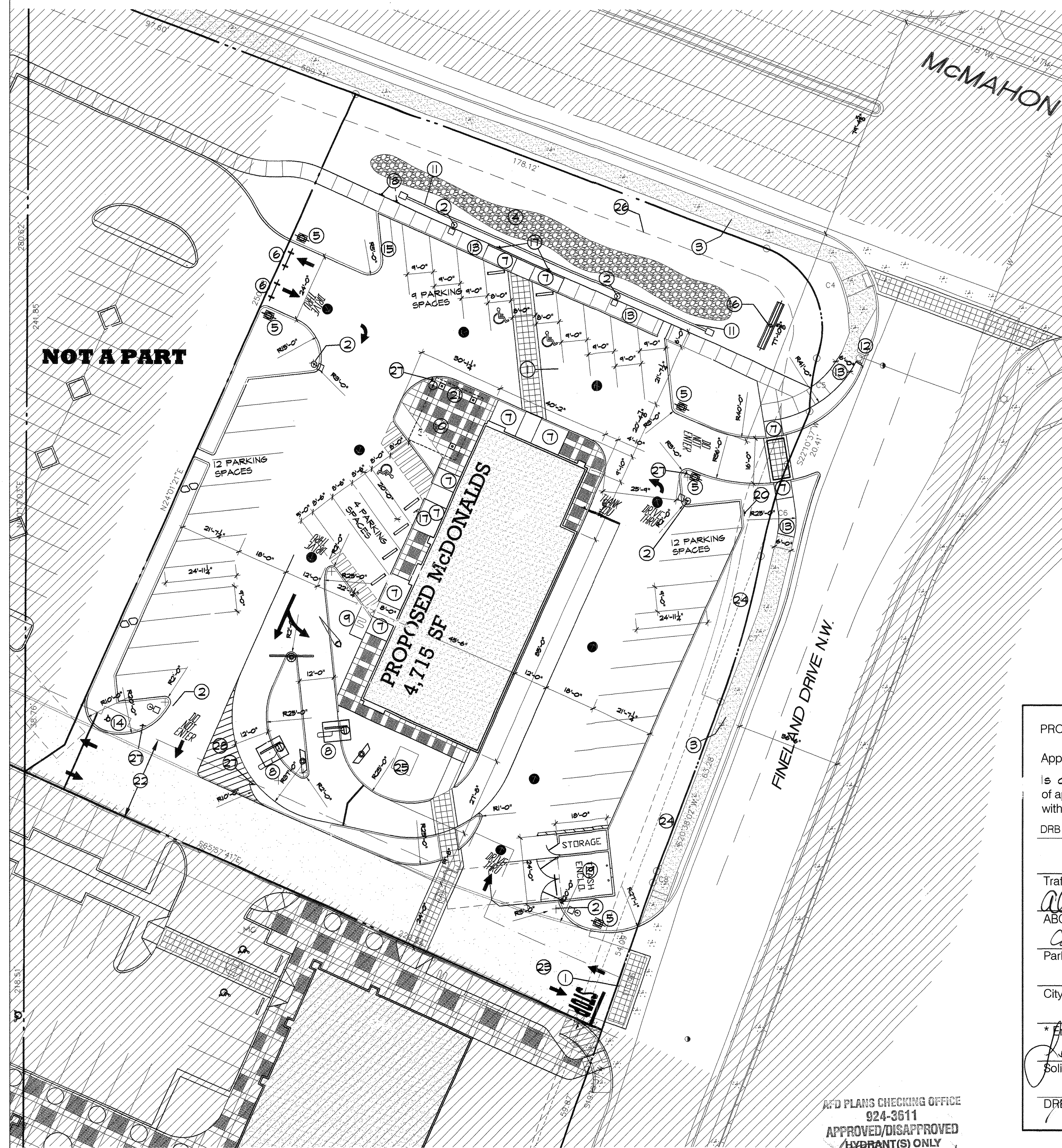
WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Copy Provided

DATE SUBMITTED: \_\_\_\_\_ By: \_\_\_\_\_

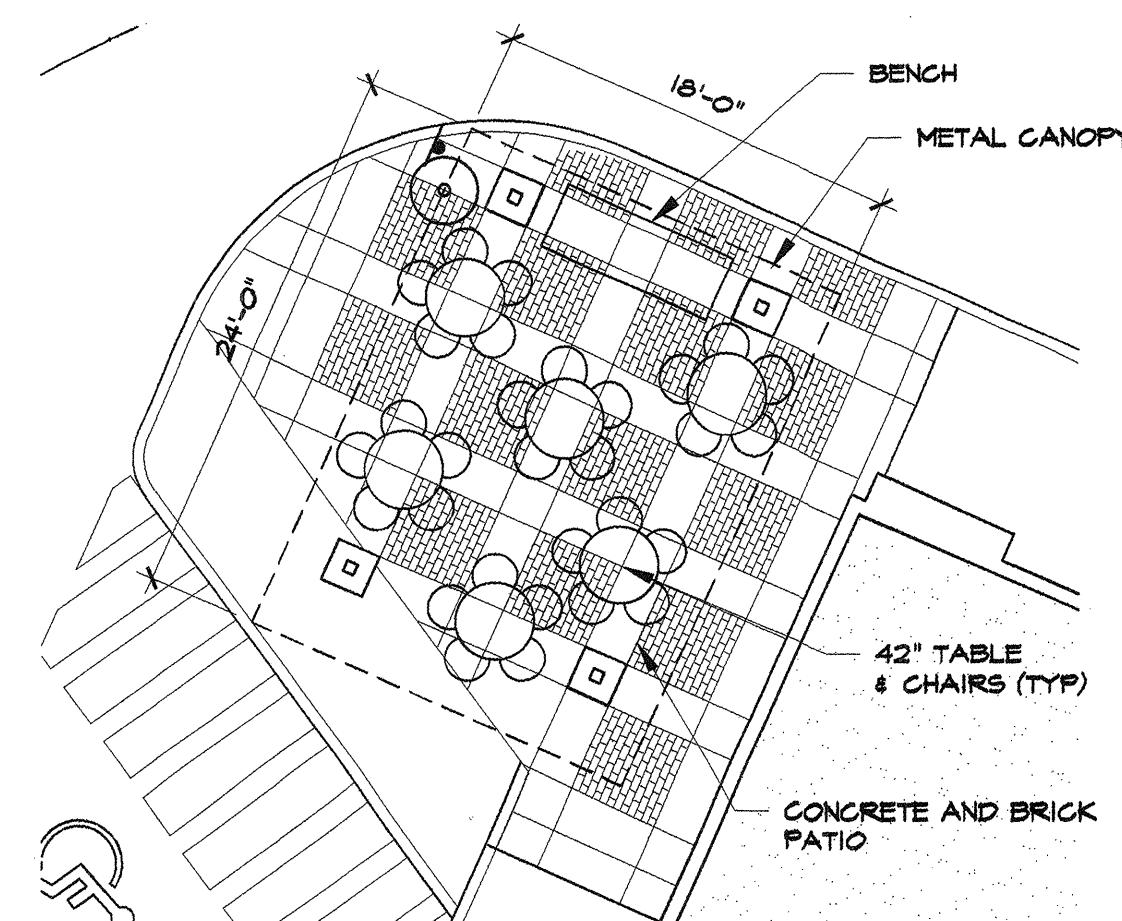
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development





LEGAL DESCRIPTION	
TRACT NUMBER	LOT-7
TOTAL ACREAGE	AREA= 1.282 AC
EXISTING ZONING	SU1 FOR C1 USES
PROPOSED ZONING	SU1 FOR C1 USES
BLDG. SIZE/REG. DINING SEATS	4,715 SF / 120 SEATS
FAR	.0870
PROPOSED # OF STRUCTURES	1
PROPOSED USE	RESTAURANT W/ DRIVE THRU
TOTAL PARKING PROVIDED	51 SPACES
TOTAL PARKING REQ (INC. EMPL.)	50 SPACES (1 PER 4 SEATS)
HC PROVIDED	5 HC (INC. 3 VAN ACCESSIBLE)
HC REQUIRED	1 HC SPACE
BIKE SPACES PROVIDED	5 BIKE SPACES
BIKE SPACES REQUIRED	2 BIKE SPACES
MOTORCYCLE SPACES PROVIDED	2 MOTORCYCLE SPACES
MOTORCYCLE SPACES REQUIRED	2 MOTORCYCLE SPACES
MAX BUILDING HEIGHT	28' TO TOP OF PARAPET



OUTDOOR SEATING AREA

PROJECT NUMBER: 1005280

Application Number: 13 EPC-40124

Is an Infrastructure List required? ( ) 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 or for construction of public improvements.

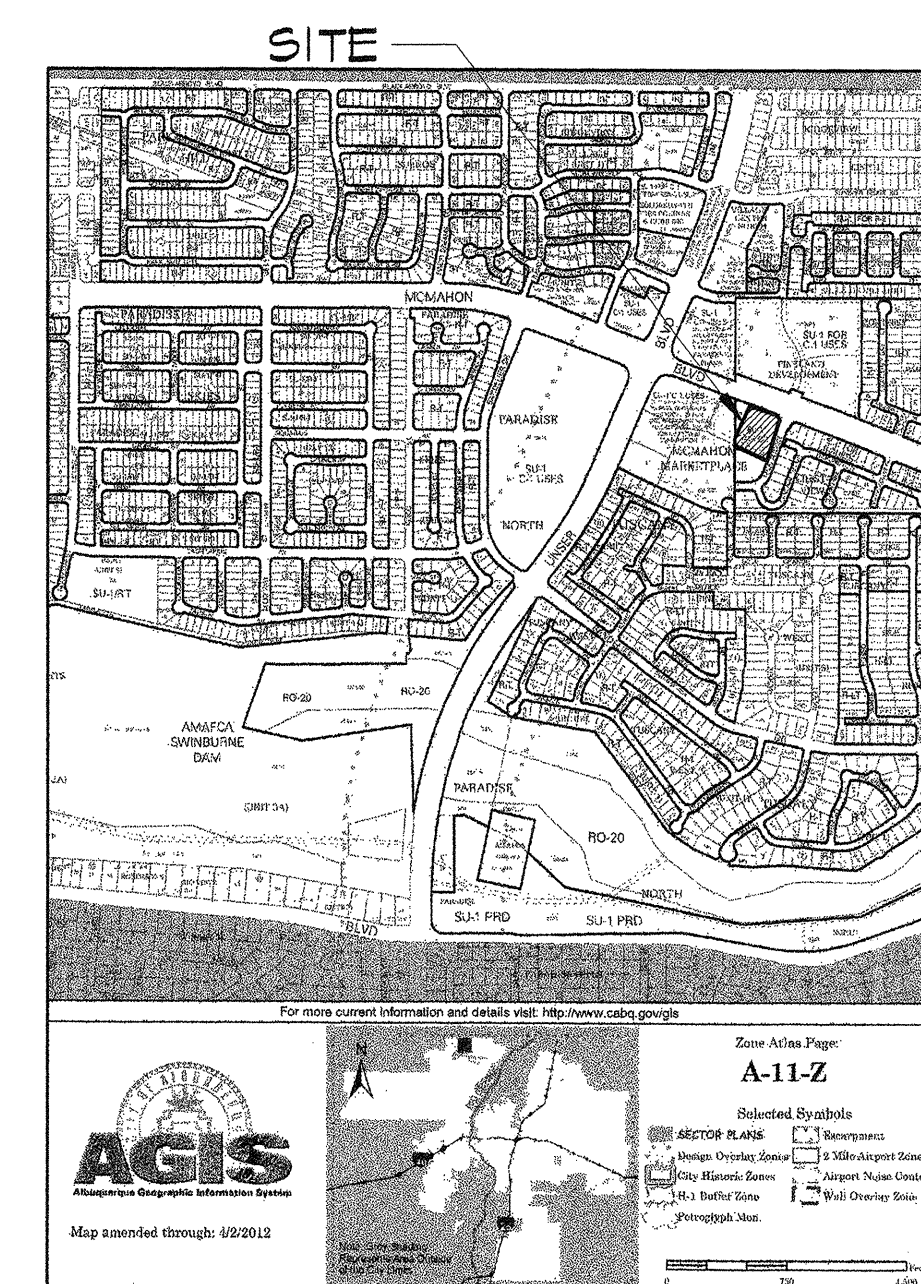
DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>Allen Pate</i>	10-30-13
Traffic Engineering, Transportation Division	Date
ABCWUA	10/30/13
	Date
<i>Carol S. Dumont</i>	10-30-13
Parks and Recreation Department	Date
<i>Ante C. Chen</i>	11-13-17
City Engineer	Date
<i>NH</i>	
* Environmental Health Department-(conditional)	Date
<i>Joe White</i>	10-18-13
Solid Waste Management	Date
<i>Carl Chen</i>	11-13-13
DRB Chairperson, Planning Department	Date

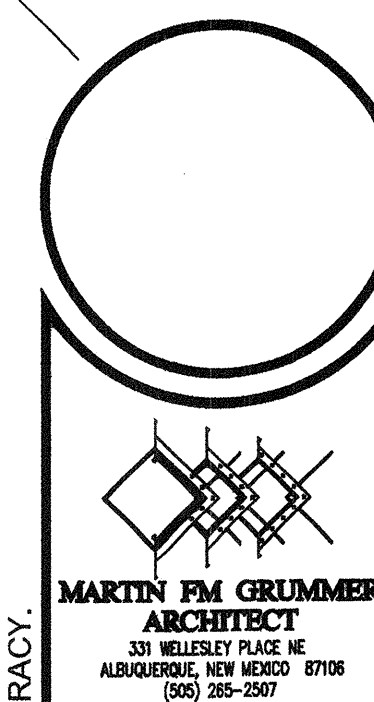
APD PLANS CHECKING OFFICE  
924-3611  
APPROVED/DISAPPROVED  
HYDRANT(S) ONLY  
10/12/13  
SIGNATURE & DATE

# KEYED NOTES

- 8" INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY GRADES)
- PROPOSED LIGHT POLE LOCATION RE: 3/A1.3 FOR POLE DETAIL
- EXISTING 6" SIDEWALK
- PROPOSED PONDING AREA (RE: CONCEPTUAL GRADING PLAN) IN BLANKET DRAINAGE EASEMENT
- MCDONALD'S DIRECTIONAL SIGN
- TYPE III BARRICADE (PER CITY STANDARDS)
- HANDICAP RAMP PER COA DWS #2441
- DETECTOR LOOP (PER MCDONALD'S)
- INDICATES BIKE RACK LOCATION (5 BIKE CAPACITY) RE: 1/A1.3
- OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE) W/ 8' LONG X 3' WIDE BENCH SHADED BY TRELLIS AND LANDSCAPING (641 SF PROVIDED, 492 SF COVERED)
- PROPOSED 3'-0" HIGH ON SOUTH SIDE X 8' INTEGRALLY COLORED SPLIT-FACED CMU BLOCK SCREEN/RETAINING WALL (TAN/RED COLOR) RE: 10/A1.3 FOR DET. SEE GRADING PLAN.
- EXISTING FIRE HYDRANT.
- NEW 6' WIDE SIDEWALK
- INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
- INDICATES PROPOSED 5' X 10' MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS
- INDICATES SIGN TYPE A. RE: DETAIL 1/A1.3 FOR INFO
- HANDICAP ACCESSIBLE SIGN
- MOTORCYCLE PARKING SIGN
- INDICATES DUMPSTER/COMPACTOR LOCATION RE: DETAIL 2/A1.3 NOTE: ENCLOSURE SHALL MATCH ADJACENT BUILDING COLOR
- MCDONALD'S OOSP SIGN
- INDICATES 18" HIGH BENCH LOCATION
- 30' PUBLIC SANITARY SEWER AND WATER EASEMENT
- COMMON ACCESS DRIVEWAY
- PUBLIC UTILITY EASEMENT
- ELECTRICAL TRANSFORMER AND UTILITY BOXES
- 10' PNM EASEMENT
- 'DO NOT ENTER' SIGN - "R2-1"
- PAVEMENT STRIPING @ 24" O.C.



VICINITY MAP



McMAHON MARKET PLACE  
MCDONALD'S RESTAURANT  
SHELL BUILDING  
ALBUQUERQUE, NM 87114  
SITE PLAN FOR BUILDING PERMIT

DATE: 8 OCT 2013  
DRAWN BY: MFMG  
CHECKED BY:  
VERIFIED BY:

## REVISIONS

SHEET NO:  
A1.2  
1 OF 6

SITE PLAN - LOT 7

1" = 20'-0"

0 10' 20' 40' 80'

NTS