

# CITY OF ALBUQUERQUE



March 19, 2007

G. Robert Adams, P.E.  
**Adams Engineering**  
500 Nolen Dr Ste. 550  
Southlake, TX. 76092

**Re: Mc Donald's @ Coors & Alameda, 1600 Alameda NW,  
Approval of Permanent Certificate of Occupancy (C.O.)  
Engineer's Stamp dated 08/28/2006 (B-14/D14)  
Certification dated 03/16/2007**

Based upon the information provided in your submittal received 03/19/2007, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

P.O. Box 1293

If you have any questions, you can contact me at 924-3982.

Albuquerque

Sincerely,

Timothy Sims  
Plan Checker, Planning Dept.  
Development and Building Services

New Mexico 87103

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

C: CO Clerk-Katrina Sigala  
File

## DRAINAGE CERTIFICATION

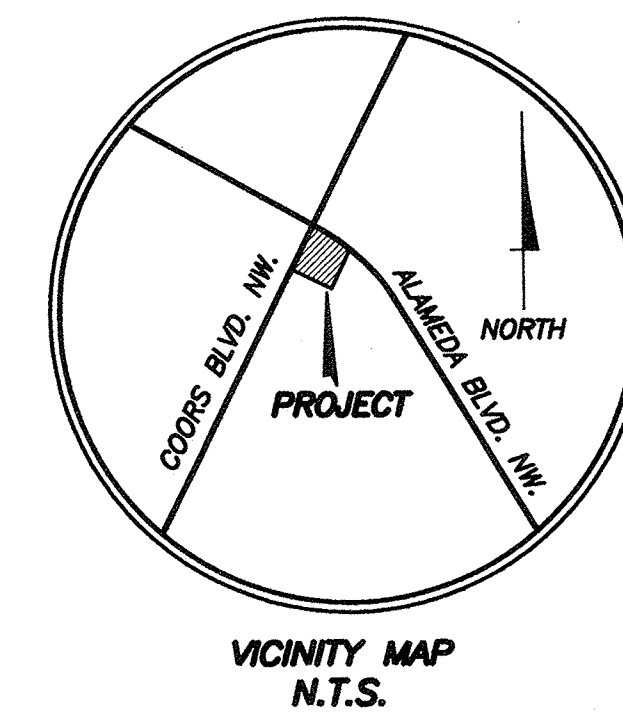
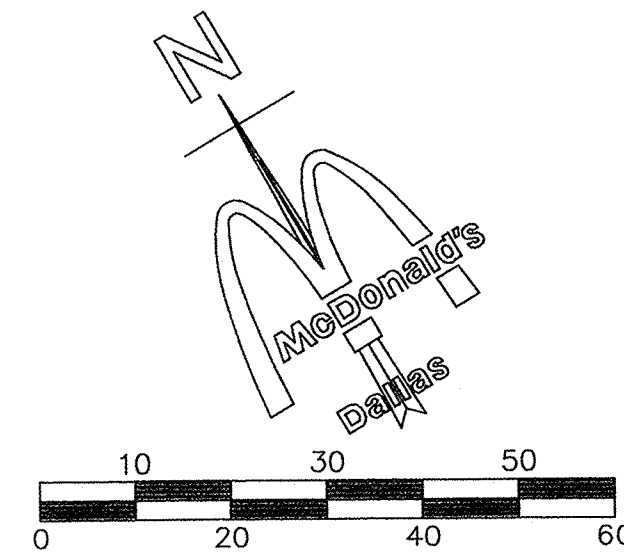
I, G. ROBERT ADAMS, NMPE 15142, OF THE FIRM ADAMS ENGINEERING, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED SEPTEMBER 01, 2006. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BEN SIMS OF THE FIRM ADAMS ENGINEERING. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON MARCH 6, 2006 AND HAVE 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 PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE 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.

G. Robert Adams  
Signature of Engineer

3.16.07  
Date

ENGINEER'S STAMP



## GENERAL NOTES

- MCDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.
- BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
- 3/4" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR. LIGHTING FIXTURES, BASES, POLES, CONDUIT, AND WIRING ARE BY THE GENERAL CONTRACTOR.
- BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
- GENERAL CONTRACTOR MUST PROVIDE EXACT "AS BUILT" INFORMATION UPON COMPLETION.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAK.
- FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
- FINISH GRADE TO BE ONE INCH (1") BELOW TOP OF CURB IN ALL LAWN AND TWO INCHES (2") BELOW TOP OF CURB IN ALL BED AREAS. FINISH GRADING, LANDSCAPING AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
- LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL REQUEST (IN WRITING) A COPY OF THE REVIEW REPORT PREPARED BY THE NEW MEXICO DEPT. OF LICENSING & REGULATION FROM THE OWNER OR ARCHITECT. THIS REVIEW REPORT MAY CONTAIN COMMENTS OR REQUIREMENTS THAT WILL ALTER SITE LAYOUT/DESIGN REGARDING ISSUES RELATED TO HANDICAP ACCESSIBILITY.
- IT IS STRONGLY RECOMMENDED THAT NO CONTRACTUAL AGREEMENTS OF ANY KIND BE SIGNED PRIOR TO RECEIVING AND THOROUGHLY REVIEWING ALL APPROVALS FROM ALL OF THE REGULATORY AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.
- DUE TO THE NATURE OF THE WORK, ALL DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OR INSTALLATION OF ANY ITEM. FAILURE TO ADHERE TO THIS PROCEDURE SHALL PLACE FULL RESPONSIBILITY FOR ANY ERRORS DIRECTLY UPON THE CONTRACTOR.
- ALL MATERIALS AND CONSTRUCTION WITHIN EASEMENTS AND R.O.W. SHALL CONFORM TO THE ALBUQUERQUE STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.

## PAVING SPECIFICATION

VERIFY W/MCDONALD'S: ASPHALT: ☒ CONCRETE: ☐

CONTRACTOR TO BID: ASPHALT: ☒ CONCRETE: ☐

NOTE: ALL PAVING/SUBGRADE SPECS TO COMPLY WITH GEOTECHNICAL REPORT AS PREPARED BY: AMEC EARTH & ENVIRONMENTAL, INC. DATED 04/2006 NO. 6-517-000048

ASPHALT:  
- 2.0" MIN. THICKNESS FOR AREAS OF LIGHT DUTY USAGE, WITH 3.0" OF AGGREGATE BASE COURSE.  
- 5.0" MIN. THICKNESS FOR AREAS OF HEAVY DUTY USAGE, WITH 5.0" OF AGGREGATE BASE COURSE.

CONCRETE:  
- 5.5" MIN. THICKNESS FOR DRIVES AND AREAS SUBJECT TO TRUCK TRAFFIC (DUMPSTER AREA (DUMPSTER AREA) FOR ALTERNATIVE REFERENCE GEOTECH REPORT MENTIONED ABOVE FOR ALTERNATIVE ASPHALT OVERLAYS AND AGGREGATE BASE COURSE.  
- CONCRETE SHOULD BE A MIN. 28-DAY 3000 PSI WITH NO. 3 BARS AT 18" O.C.E.W.  
- CONTROL JOINTS SHALL BE PLACED 15' CENTER TO CENTER.

SCARIFY:  
SCARIFY THE SUBGRADE, ADD MOISTURE IF NECESSARY AND RECOMPACT TP 95% OF THE MAX DENSITY (ASTM D 698-78). THE MOISTURE CONTENT AT THE TIME OF COMPACTION OF SUBGRADE SOILS SHOULD BE WITHIN -1 TO +3% OF THE PROCTOR OPTIMUM VALUE.

NOTE:  
MCDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF MCDONALD'S, OTHERWISE, G.C. WILL BE CHARGED.

## SURVEY INFORMATION

PREPARED BY: SURVEY, INC. LEGAL DESCRIPTION:

9384 Valley View Drive N.W.  
Albuquerque, New Mexico 87114  
(505) 897-3366 Fax (505) 897-3370  
DATE: FEBRUARY, 2005

PLAN SCALE: 1" = 20'

ADDITION

NE PORTION OF THE BLACK RANCH

STREET ADDRESS

1600 ALAMEDA BLVD. NE

CITY STATE

ALBUQUERQUE NEW MEXICO

COUNTY: SURVEY: ABSTRACT: LOT BLOCK

BERNALILLO JOHN GRESS 171 C -

REGIONAL DWG. NO. CORPORATE DWG. NO.

030/0025 GRADING PLAN

REV		DATE	DESCRIPTION	BY	ISSUE REF
1		3.16.07	Per City Comments	GA	

PLAN APPROVALS		CO-SIGN SIGNATURES	
SIGNATURE (2 REQUIRED)	DATE	SIGNATURE	DATE
REGIONAL MGR.		CONTRACTOR	
CONST. MGR.		OWNER	
OPERATIONS DEPT.			
REAL ESTATE DEPT.			

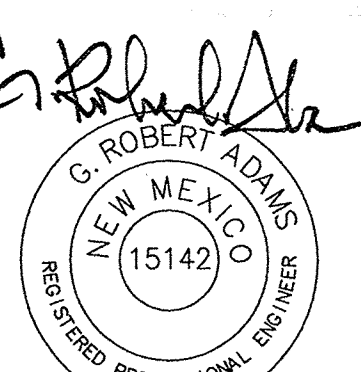
  

STATUS	DATE	BY
DATE DRAWN	08/28/06	CHI
PLAN CHECKED	08/28/06	BLS
AS-BUILT		

C-6	
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Adams  
ENGINEERING  
100 West Third St. Ste. 1000, Santa Fe, NM 87501



**MCDONALD'S**  
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.  
1600 ALAMEDA BLVD. N.E.  
ALBUQUERQUE, NEW MEXICO  
McDONALD'S L/C: 030/0025  
ACEI J.N. 2005-071

COORS BLVD NW  
(S.R. NO. 448)  
(A Variable Width Right-of-Way)

ALAMEDA RD N.W.  
(S.R. NO. 528)  
(A Variable Width Right-of-Way)

TRACT C-3  
NORTHEAST PORTION  
OF BLACK RANCH

LOT 4B-1  
NORTHEAST PORTION  
OF BLACK RANCH

LOT 4A-1  
NORTHEAST PORTION  
OF BLACK RANCH

## LEGEND

- PROP SPOT GRADES
- BOUNDARY LINE
- PROP SWALE
- PROP CONTOUR
- EXIST CONTOURS
- FINISH FLOOR ELEV.

THESE PLANS SUBJECT TO REVIEW BY JURISDICTIONAL ENTITIES.

BENCHMARK  
AN ACS BENCHMARK "6-B14" LOCATED ON EAST SIDE  
OF ELECTRIC TOWER FOUNDATION ALONG ALAMEDA BLVD.  
ELEV= 5019.54

THE PAVING CONTRACTOR SHALL NOT PLACE PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR IRRIGATION, ELECTRIC, GAS, TELEPHONE, CABLE TV, SITE IRRIGATION, ETC., HAS BEEN INSTALLED. IT SHALL BE THE PAVING CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SLEEVING IS IN PLACE PRIOR TO PLACING OF PERMANENT PAVING. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS FROM THE TOWN OF ALBUQUERQUE HAVE BEEN OBTAINED.

## TREE PROTECTION NOTES

- ALL DEMOLITION WORK OR CONSTRUCTION VEHICLE TRAFFIC WITHIN 10 FEET OF THE CANOPY OF ANY TREE TO BE SAVED OR TRANSPLANTED SHALL BE COORDINATED THROUGH THE NATURAL RESOURCE CONSULTANT. ALL DEMOLITION SHALL BE CLOSELY COORDINATED WITH TREE PRESERVATION AND TRANSPLANTING ACTIVITIES, AS OUTLINED IN THE PRE-CONSTRUCTION MEETING WITH THE PROJECT MANAGEMENT TEAM.
- THE CONTRACTOR SHALL CREATE AMPLE STAGING AND STOCKPILING AREAS FOR TREE TRANSPLANTS, CRUSHED CONCRETE, TOPSOIL, ETC. IN ACCORDANCE WITH THE SPECIFICATIONS.

RECEIVED  
MAR 19 2007  
HYDROLOGY SECTION