



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 4, 2000

David Thompson, P.E.  
Thompson Engineering Consultants, Inc.  
2060 Main Street, NE Suite E  
Los Lunas, NM 87031

***RE: McDONALD'S / CHEVRON - Jefferson & Osuna (E17-D62). ENGINEER'S  
CERTIFICATION FOR CERTIFICATE OF OCCUPANCY APPROVAL.  
ENGINEER'S STAMP DATED SEPTEMBER 23, 2000.***

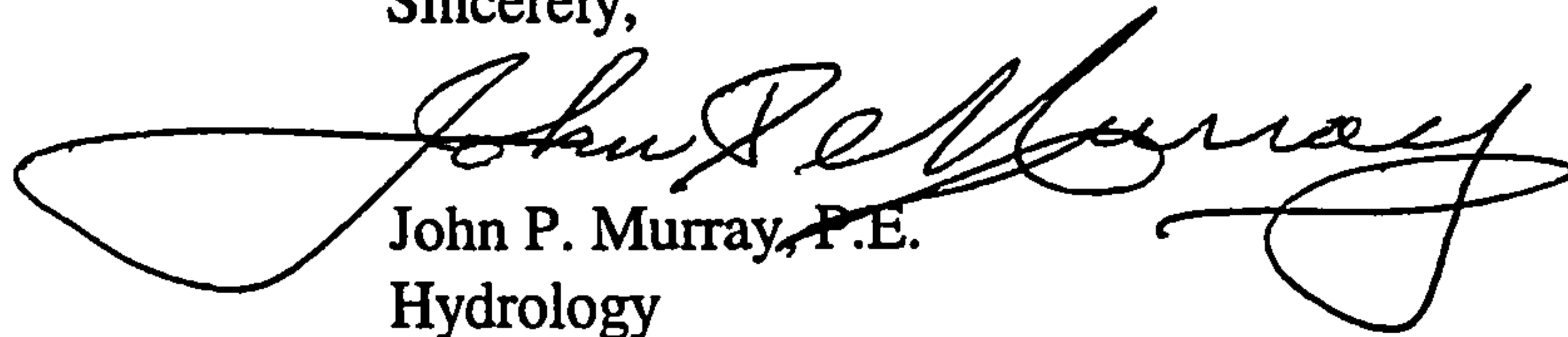
Dear Mr. Thompson:

Based on the information provided on your September 25, 2000 submittal, the above referenced plan is approved for Certificate of Occupancy.

The Certified G&D Plan is stamped March 21, 2000. This is the same plan as was approved last March but stamped March 22, 2000.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,



John P. Murray, P.E.  
Hydrology

c: Whitney Reiersen  
✓ File



# **City of Albuquerque**

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 31, 2000

David Thompson, P.E.  
Thompson Engineering Consultants, Inc.  
2060 Main Street, NE Suite E  
Los Lunas, NM 87031

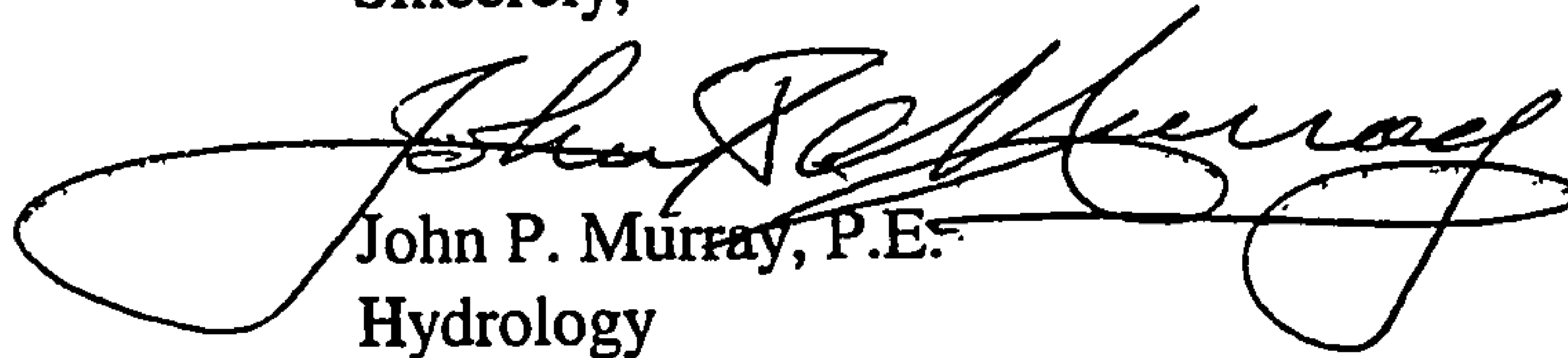
**RE: McDONALD'S SITE - Jefferson & Osuna (E17-D62). DRAINAGE REPORT AND GRADING PLAN FOR BUILDING PERMIT AND GRADING/PAVING PERMIT APPROVALS. ENGINEER'S STAMP DATED MARCH 22, 2000.**

Dear Mr. Thompson:

Based on the information provided on your March 22, 2000 submittal, the above referenced plan is approved for Building Permit, and Grading/Paving Permit Approvals. Again note that Building Permit covers Grading and Paving, This submittal updates the January 5, 2000 submittal to make it congruent with the Site Plan (T.C.L.).

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

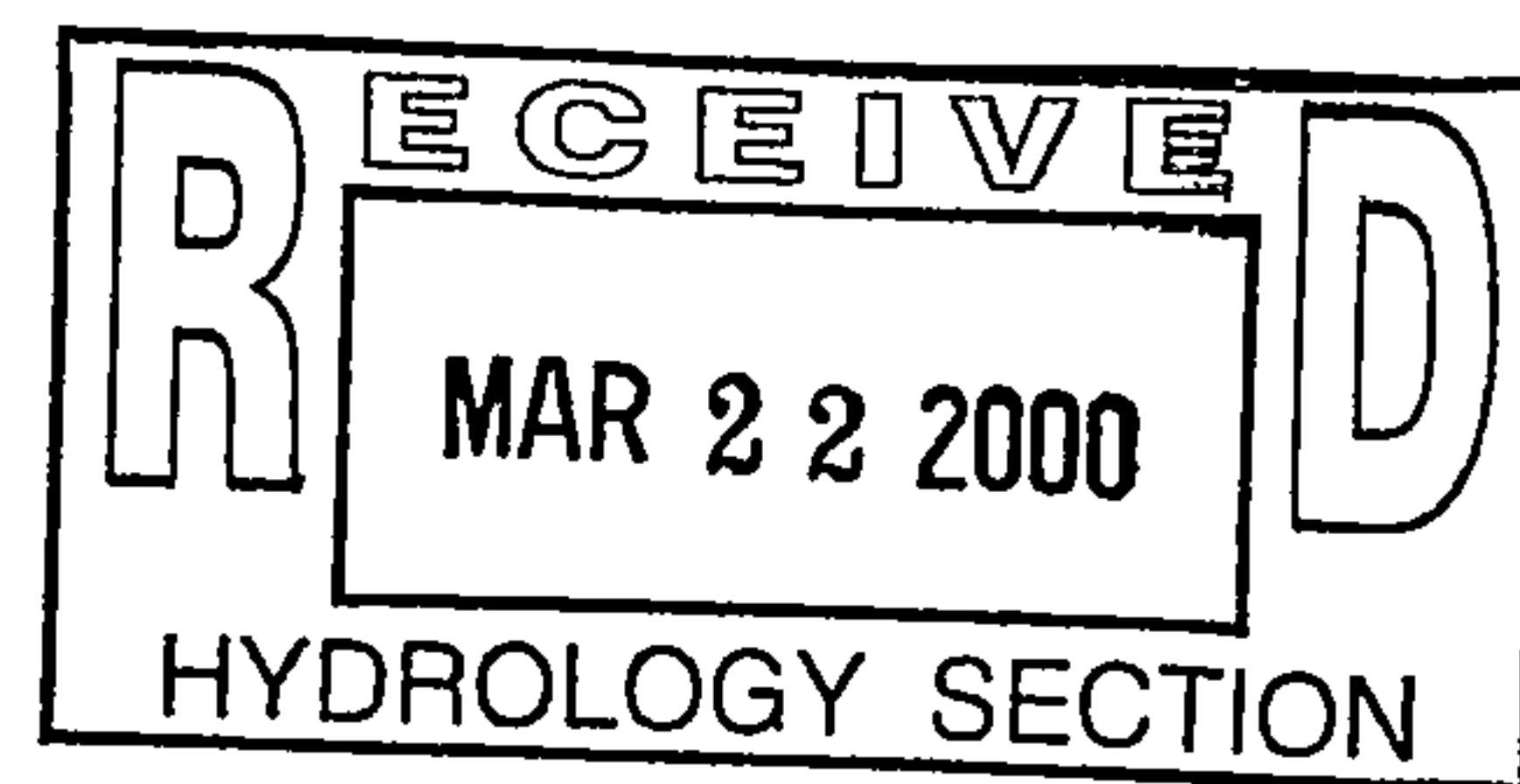
  
John P. Murray, P.E.  
Hydrology

c: Whitney Reiersen  
✓ File

\*\*\*  
E-17/0062

**DRAINAGE REPORT**  
for  
**McDONALD'S SITE**  
at  
**Jefferson and Osuna**

Prepared for:  
**McDonald's Corporation**  
5251 D.T.C. Parkway  
Suite 300  
Englewood, CO 80111



Prepared by:  
**Thompson Engineering Consultants, Inc.**  
2060 Main Street N.E.  
Suite E  
Los Lunas, NM 87031

March 2000



\*  
\*  
\*  
\*  
\*

**INTRODUCTION AND SITE LOCATION**

A new McDonald’s restaurant and gas pumps is proposed to be constructed at the southeast corner of the intersection of Jefferson and Osuna. The 2.04 acre property is currently vacant. The property is part of the One Presidential Plaza Master Drainage Plan dated July 31, 1997. The Drainage Master Plan was followed for the site drainage. This report summarizes the results of the drainage analysis for this site.

**METHODOLOGY**

The hydrologic criteria in Section 22 of the City of Albuquerque Development Process Manual (DPM), entitled “Drainage, Flood Control, and Erosion Control,” was followed to perform the analyses given in this report. The design storm used for both the existing undeveloped and fully developed conditions of the McDonald’s site is the 100-year, 6-hour storm event (2.35 inches) for peak flow computations.

**EXISTING DRAINAGE CONDITIONS**

The site, which is currently vacant, slopes from northeast to southwest to Jefferson Street. The site is located in Precipitation Zone 2. The following table shows the peak flow reaching Jefferson under existing conditions.

**Table 1 Existing Drainage Conditions**

Basin	Area (ac)	Peak Flow (cfs)	Land Treatments			
			A	B	C	D
A	2.04	3.75	1.86	0	0	0.18

According to the FEMA Flood Insurance Rate Map Number 35001C0139 D, effective date September 20, 1996, there are no flood hazard zones on or near the site. Please refer to Figure 1 on page 3.

**DEVELOPED DRAINAGE CONDITIONS**

Plate 1 shows that under developed conditions, the entire site drains to Jefferson Street following the One Presidential Plaza Drainage Master Plan. According to calculations, a total of 8.5 cfs drains to Jefferson Street through the driveway. This peak flow matches the allowable peak flow from the site according to the Drainage Master Plan.

\*  
\*  
\*  
\*  
\*

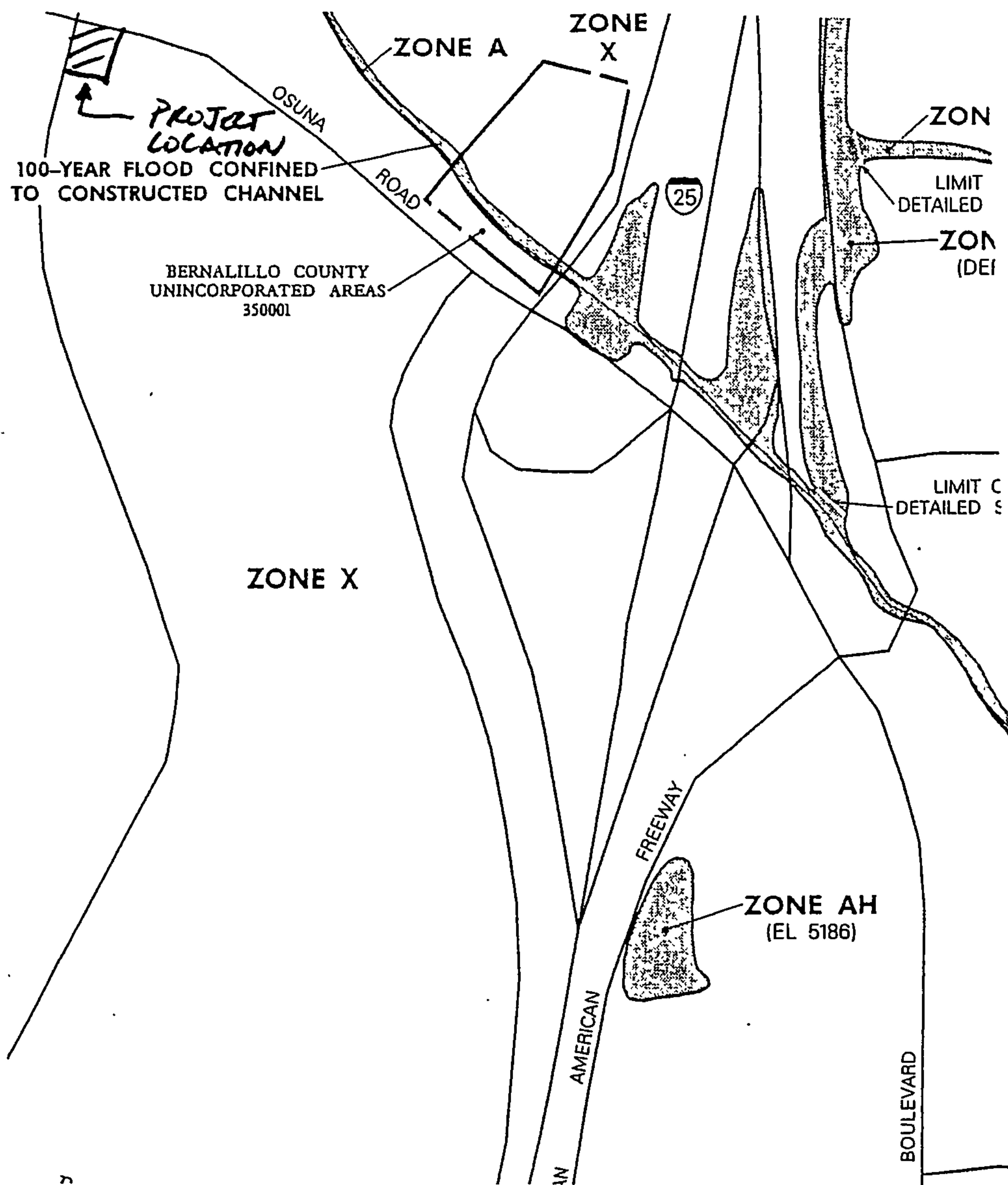
**Table 2 Developed Drainage Conditions**

Basin	Area (ac)	Peak Flow (cfs)	Land Treatments			
			A	B	C	D
100	2.04	8.5	0	0.328	0.164	1.547

**CONCLUSIONS**

Peak flows generated from the site under developed conditions matches the allowable peak flow of 8.5 cfs from the One Presidential Plaza Master Drainage Plan.





**Figure 1 FEMA Floodplain Map**

FEMA Flood Insurance Rate Map Number 35001C0139 D,  
effective date September 20, 1999



# City of Albuquerque

February 11, 2000

David Thompson, P.E.  
Thompson Engineering Consultants, Inc.  
2060 Main Street, NE Suite E  
Los Lunas, NM 87031

**RE: *McDONALD'S SITE - Jefferson & Osuna (E17-D62). DRAINAGE REPORT FOR SITE DEVELOPMENT PLAN, BUILDING PERMIT, AND GRADING/PAVING PERMIT APPROVALS. ENGINEER'S STAMP DATED JANUARY 5, 2000.***

Dear Mr. Thompson:

Based on the information provided on your January 5, 2000 submittal, the above referenced plan is approved for Site Development Plan, Building Permit, and Grading/Paving Permit. Note that Building Permit covers Grading and Paving.

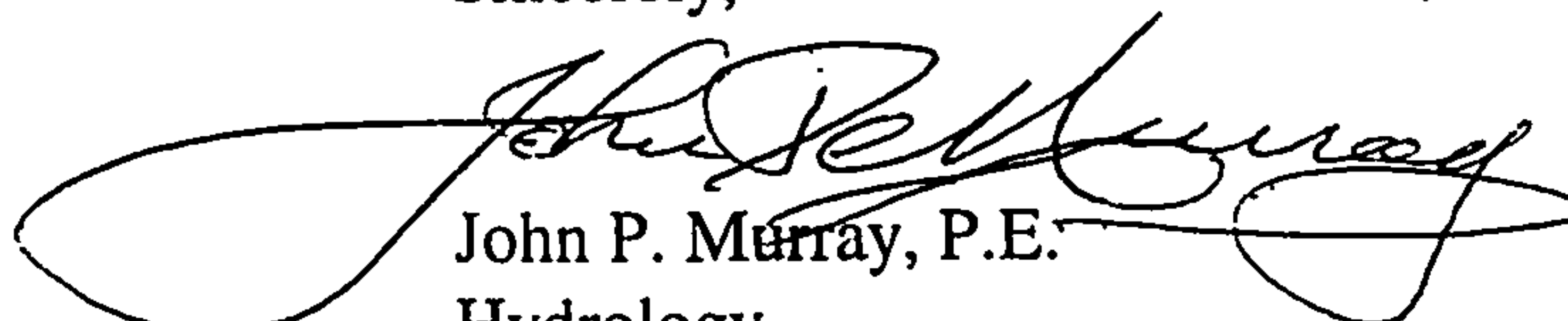
There are some differences with the Site Plan used for the T.C.L.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

  
John P. Murray, P.E.  
Hydrology

c:

WR  
File