

# CITY OF ALBUQUERQUE

Planning Department  
David Campbell, Director



Mayor Timothy M. Keller

October 4, 2018

G. Roberts Adams, P.E.  
Adams Engineering  
8951 Cypress Waters Blvd., Suite 150  
Dallas, TX 75019

**RE: McDonald's – 5324 4<sup>th</sup> Street NW**  
**Grading Plan**  
**Engineer Stamp Date: 09/28/18**  
**Hydrology File: F14D039**

Dear Mr. Adams:

PO Box 1293

Based upon the information provided in your resubmittal received 10/04/2018, the Grading Plan is approved for Building Permit.

Albuquerque

Please attach a copy of this approved plan in the construction sets for Building Permit processing. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

NM 87103

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

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

Sincerely,

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department



# City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

**FASTRAX REVIEW PERMIT**

Project Title: \_\_\_\_\_ Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

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

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

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

Applicant: \_\_\_\_\_ Contact: \_\_\_\_\_

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

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

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_

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

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

Check all that Apply:

**DEPARTMENT:**

☒ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION

**TYPE OF SUBMITTAL:**

☐ ENGINEER/ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN

☒ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ TRAFFIC IMPACT STUDY (TIS)

☐ 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

☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

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

COA STAFF:

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

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

## LETTER OF TRANSMITTAL

October 3, 2018

City of Albuquerque - Planning Department  
600 2<sup>nd</sup> Street NW, Suite 201  
Albuquerque NM 87102  
505-924-3630

**Deliver to: Elliot 'Stanice' Totten**

**RE: McDonald's – 5324 4<sup>th</sup> Street NW, Albuquerque NM (Permit number BP-2018-26368)**

To Whom It May Concern:

Please find the enclosed items as listed below, for the above referenced project.

**Enclosed Items**

\$150.00 resubmittal fee  
2 copies of revised sheets for Hydrology review (24x36)  
DTIS Application with updated date

Feel free to contact me with any questions or concerns.

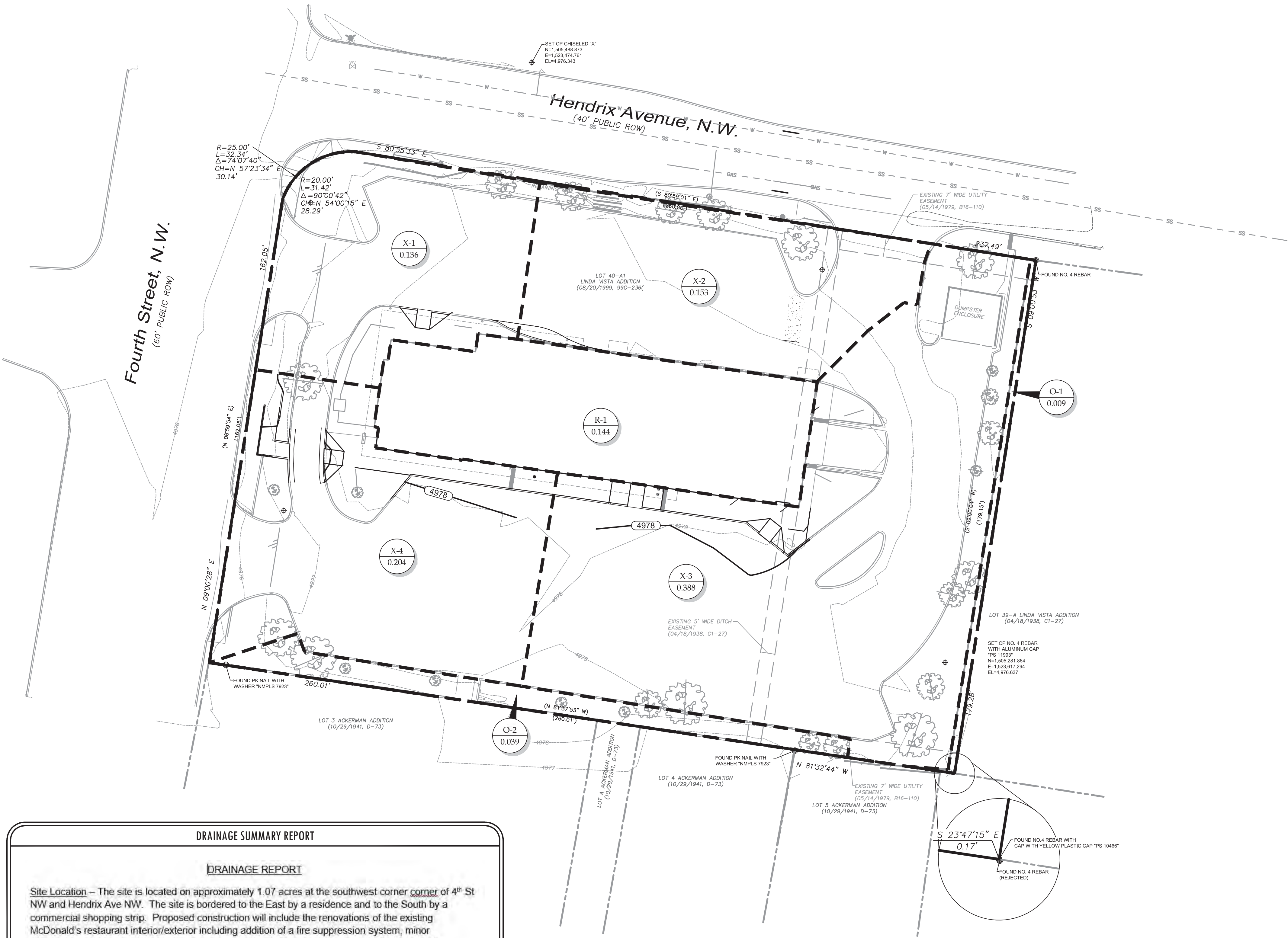
Sincerely,  
Cesar Segovia



Entitlements Manager  
[cesar@roguearchitects.com](mailto:cesar@roguearchitects.com)  
817-529-6874



FULL PATH: L:\Projects\2018\2018.074 McDonalds - ALBUQUERQUE - NM 030-0003 (0324 4th St NW) ADAMS\Drawings\03-Production\MD3 58506\Grading\03-Production\MD3 58506\03 GRADING PLAN.PLOT DATE: Friday, September 28, 2018 PLOT TIME: 11:17:22 AM PLOTTER: DWG To PDF v3 PLOTTED BY: Matt Korte FILENAME: C:\G:\GRADING PLAN.dwg



Drainage Summary Report

Drainage Report

**Site Location** – The site is located on approximately 1.07 acres at the southwest corner of 4<sup>th</sup> St NW and Hendrix Ave NW. The site is bordered to the East by a residence and to the South by a commercial shopping strip. Proposed construction will include the renovations of the existing McDonald's restaurant interior/exterior including addition of a fire suppression system, minor adjustments to paving for ADA compliance purposes, addition of a fire line to the building, and installation of new menu boards in the drive-thru.

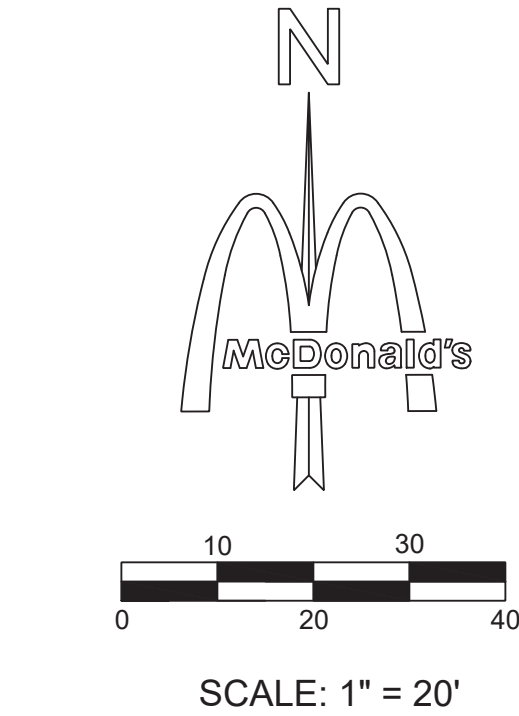
**Methodology** – The proposed storm water management system was evaluated in accordance with Chapter 22 of the City of Albuquerque Development Process Manual. The site is located in Precipitation Zone 2. The 100-year, 6-hour frequency rainfall event was used to calculate peak discharge rates and runoff volumes under existing and proposed conditions.

**Site Conditions** – Refer to Sheet C5.1 for the Drainage Area Map for this site. Storm water runoff generally sheet flows from the center of the site outwards – mostly through drives/flumes to 4<sup>th</sup> St NW and Hendrix Ave NW. Sheet C5.1 identifies seven drainage divides for this site. Areas X-1 (0.136 AC) and X-4 (0.204 AC) drain via sheet flow to the NW and SW driveways to 4<sup>th</sup> St NW. Areas X-2 (0.153 AC) and X-3 (0.388 AC) drain via sheet flow through the NE drive and a flume in the NE corner of the site to Hendrix Ave NW. Area R-1 (0.144 AC) consists of roof flow which is distributed mostly to Area X-3 through downspouts and flumes. A small portion of Area R-1 is distributed to Area X-4 through a downspout and flume. It is estimate that approximately 75% of Area R-1 is distributed to Area X-3 with the remainder going to Area X-4 - exact roof divides are unknown. Overall peak discharge rate (4.66 CFS) and runoff volume calculations for existing conditions are provided on Sheet C5.1.

**Conclusions** – As the pervious/impervious cover is not being modified with these improvements, site drainage is not increased/decreased in either quantity or quality. Since this is an existing building and modifications are relatively minor, no first flush management or detention is provided. Total area of Land Treatment D is 0.830 Acres and total discharge rate is 4.66 CFS. Both of these metrics are maintained from the existing to the improved condition.

100-YEAR, 6-HOUR RUNOFF CALCULATIONS									
Drainage Area Number	Area (ac)	Land Treatment Condition				Excess Precipitation	Volume	Peak Discharge	Remarks
		A	B	C	D	(in)	(acft)	(cfs)	
X-1	0.136	0.000	0.000	0.034	0.102	1.87	0.02	0.59	SHEET FLOW THROUGH NW DRIVE TO 4TH ST.
X-2	0.153	0.000	0.000	0.023	0.130	1.97	0.03	0.68	SHEET FLOW THROUGH NE DRIVE TO HENDRIX AVE.
X-3	0.388	0.000	0.000	0.097	0.291	1.87	0.06	1.67	SHEET FLOW THROUGH FLUME TO HENDRIX AVE.
X-4	0.204	0.000	0.000	0.041	0.163	1.92	0.03	0.89	SHEET FLOW THROUGH SW DRIVE TO 4TH ST.
R-1	0.144	0.000	0.000	0.000	0.144	2.12	0.03	0.68	ROOF FLOW SPLIT TO X-3 AND X-4.
O-1	0.009	0.000	0.000	0.009	0.000	1.13	0.00	0.03	MINOR SHEET FLOW OFF-SITE TO EAST.
O-2	0.039	0.000	0.000	0.039	0.000	1.13	0.00	0.12	MINOR SHEET FLOW OFF-SITE TO SOUTH.
Total	1.073	0.000	0.000	0.243	0.830	12.02	0.17	4.66	

Note 1: Calculations in accordance with the City of Albuquerque Development Process Manual. The site is in Precipitation Zone 2.  
Note 2: Drainage areas are not being modified. All drainage areas, flow patterns, and quantities will remain as-is.



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

OWNER INFORMATION

MCDONALD'S USA, LLC  
MOUNTAIN SOUTHWEST  
FIELD EXECUTION TEAM  
511 E. JOHN CARPENTER FRWY., STE. 375  
IRVING, TX 75062  
(214) 533-7382  
CONTACT: LEE MORRIS

LEGEND

DRAINAGE AREA LINE

XXX

 EXISTING CONTOUR

XXX

 PROPOSED CONTOUR

X  
XXX

 DRAINAGE AREA NUMBER  
DRAINAGE AREA (ACRES)

PROPOSED DRAINAGE DIRECTION

BENCHMARK

A.G.R.S. Monument "DOUGLAS"  
Standard N.G.S. Brass Disc  
New Mexico State Plane Coordinates  
(Central Zone-N.A.D. 1983)  
Published Elevation = 4970.252' (NAVD88)

TEMPORARY BENCHMARK - SET CP CHISELED "X" ON NORTH SIDE OF HENDRIX AVE  
N = 1,505,488.873 E = 1,523,474.761  
EL = 4,976.343

TEMPORARY BENCHMARK - SET NO. 4 REBAR WITH ALUMINUM CAP NEAR SEC IN LANDSCAPE  
N = 1,505,281.864 E = 1,523,617.294  
EL = 4,976.637



Know what's below.  
Call before you dig.

BY  
MDK

DESCRIPTION  
ISSUE FOR CONSTRUCTION

REV  
09/28/2018

DATE  
09/28/2018

ADAMS JOB NO.:  
2018.074

8951 Cypress Waters Blvd Suite 150 ■ Dallas, Texas 75019 ■ (817) 338-3200

9.28.18

G. Korte

MCDONALD'S U.S.A., LLC

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5324 FOURTH STREET N.W.  
ALBUQUERQUE, NEW MEXICO

PLAN APPROVALS

SIGNATURE (2 REQUIRED)

DATE

REGIONAL MGR.

CONST. MGR.

OPERATIONS DEPT.

REAL ESTATE DEPT.

CO-SIGN SIGNATURES

CONTRACTOR

OWNER

DESIGNED  
6/22/2018  
BMB

DRAWN  
6/22/2018  
BMB

CHECKED  
----

AS-BUILT  
----

DATE  
6/22/2018

BY  
BMB

DRAINAGE  
AREA MAP

C5.1