

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

February 22, 2019

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

RE: McDonald's – 5324 4th Street NW
Permanent C.O. - Accepted
Engineer's Certification Dated 09/28/18
Engineer Stamp Date: 01/17/19
Hydrology File: F14D039

Dear Mr. Adams:

PO Box 1293

Based on the Certification received 02/21/19 and site visit on 02/22/19, this certification is approved in support of Permanent Release of Occupancy by Hydrology.

Albuquerque

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

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 6/2018)

Project Title: McDonalds - 4th Street Building Permit #: BP-2018-26368 Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: 5324 4th Street. NW, Albuquerque, NM

Applicant: Adams Engineering Contact: Josh Dey

Address: 8951 Cypress Waters Blvd, Suite 150, Coppell, TX 75019

Phone#: 817.328.3210 Fax#: _____ E-mail: josh.dey@adams-engineering.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT _____ TRANSPORTATION _____ ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☒ OTHER (SPECIFY) As-Built
- ☐ 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 2/18/2019 By: Josh Dey 

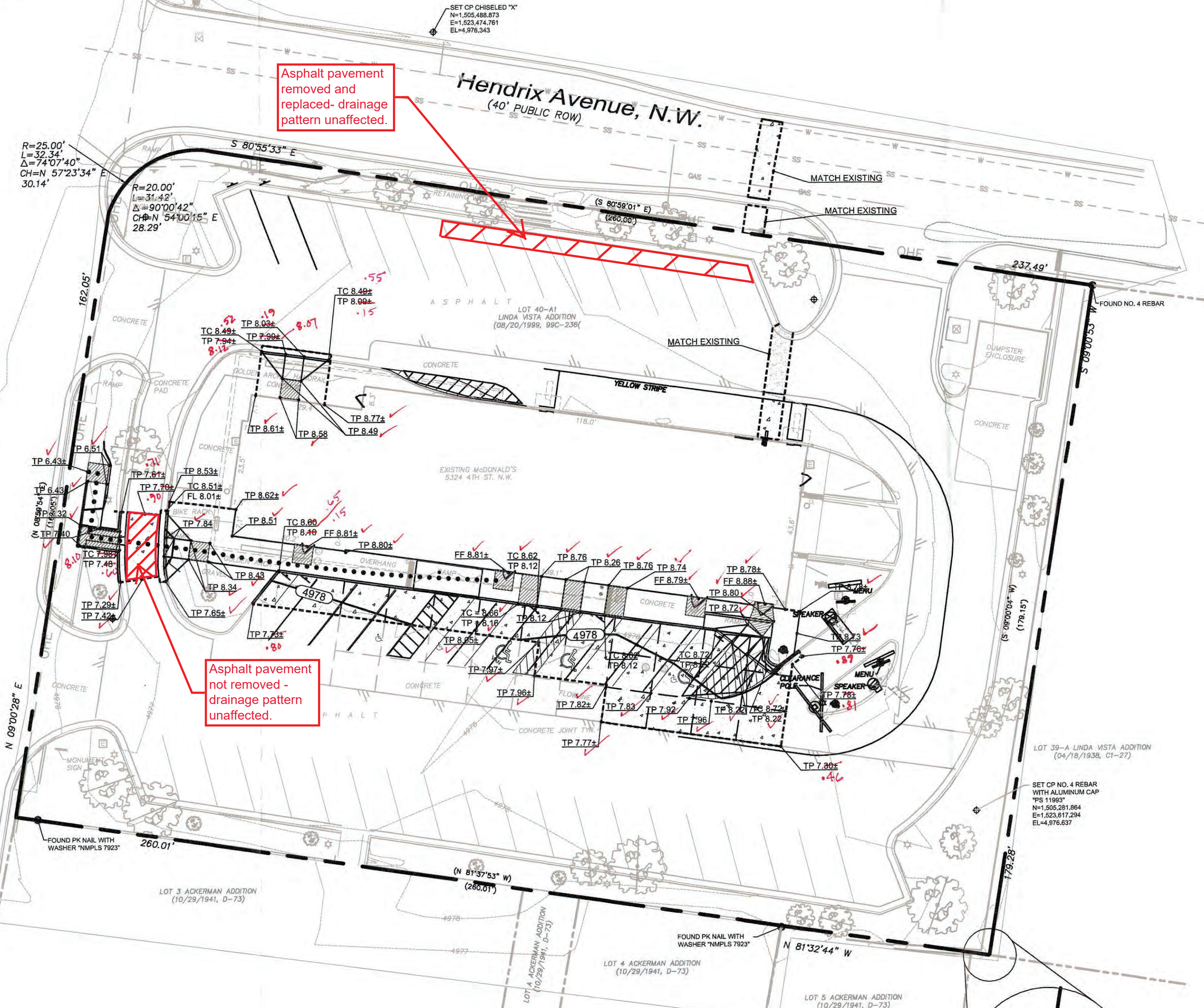
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

FILE NAME: C:\GIS\GRADING\PLAN.dwg PLOT DATE: Friday, September 22, 2018 PLOT TIME: 11:17:34 AM PLOTTER: DWG To PDF v3

Fourth Street, N.W.
(60' PUBLIC ROW)



DRAINAGE CERTIFICATION

I, BENJAMIN M. BETZOLD, PE #25109, OF THE FIRM ADAMS ENGINEERING (ADAMS) 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 STAMPED APPROVED OCTOBER 5, 2018. RECORD INFORMATION EDITED ONTO THIS COPY OF THE DESIGN DOCUMENT HAS BEEN OBTAINED BY LORENZO DOMINGUEZ NM PS NO 10461, OF EAST MOUNTAIN SURVEYING COMPANY. PAVEMENT REMOVAL AND REPLACEMENT THAT DIFFERS FROM THE APPROVED PLANS AND THAT DOES NOT SUBSTANTIALLY AFFECT GRADING AND DRAINAGE HAS BEEN NOTED ON THE PLAN. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON JANUARY 15, 2019 AND HAVE DETERMINED BY VISUAL OBSERVATION OF COMPLETED WORK 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 KNOWN EXCEPTIONS AND/OR QUALIFICATION OF THE SUBSTANTIALLY COMPLETED WORK. THE SURVEYOR HAS DOCUMENTED THE FINISHED FLOOR AS 4978.81± AND 4978.78±. A PRINTOUT OF THE PLAN WHICH WAS APPROVED WAS BROUGHT TO THE SITE AND SUBSTANTIALLY CONFIRMED BY ME.

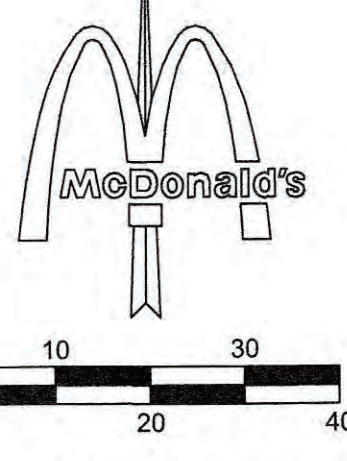
THERE ARE NO KNOWN REMAINING DEFICIENCIES AND REQUIRED CORRECTIONS OF THE SUBSTANTIALLY COMPLETED WORK WHICH HAS BEEN COMPLETED. THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THE PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Benjamin M. Betzold
BENJAMIN M. BETZOLD
NM PE #25109
ADAMS ENGINEERING
01/17/19
DATE



STANDARD ACCESSIBILITY REQUIREMENTS

PARKING:
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.
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.
ALL ACCESS AISLES SERVING ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A 60" WIDE MINIMUM.
RAMPS:
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.
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).
LANDINGS FOR RAMPS SHALL BE AS WIDE AS THE RAMP AND 60" LONG MINIMUM (36" MINIMUM FOR CURB RAMPS).
RAMPS SHALL NOT EXCEED A 1:12 RUNNING SLOPE OR 30° VERTICAL RISE.
RAMPS AND LANDING SHALL NOT EXCEED 1:48 (2% CROSS SLOPE).
SIDEWALKS AND ACCESSIBLE ROUTES:
SIDEWALKS MUST BE AT LEAST 36" WIDE WITH A CROSS SLOPE THAT SHALL NOT EXCEED 1:48 (2%). LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%).



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

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 HENDRICK 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

LEGEND

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



McDonald's USA, LLC

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 | DATE | BY |
|--------------|---------|-----|
| DRAWN | 6/22/18 | BMB |
| CHECKED | 6/22/18 | DL |
| AS-BUILT | | |
| GRADING PLAN | | |
| C5.0 | | |