

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

November 15, 2019

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

**RE: McDonald's – 8315 Montgomery Blvd NE
Permanent C.O. - Accepted
Engineer's Certification Dated 11/14/19
Engineer Stamp Date: 05/15/19
Hydrology File: F19D013A**

Dear Mr. Adams:

PO Box 1293

Based on the Certification received 11/14/19 and site visit on 11/15/19, 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 11/2018)

Project Title: McDonald's Montgomery Blvd **Building Permit #:** 2018-12163 **Hydrology File #:** F19D013A
DRB#: N/A **EPC#:** N/A **Work Order#:** N/A
Legal Description: A Portion of Tract A-1, Los Pastores Shopping Center, Albuquerque, Bernalillo County, New Mexico
City Address: 8315 Montgomery Blvd NE, Albuquerque, NM 87109

Applicant: Adams Engineering **Contact:** Matthew Korte
Address: 8951 Cypress Waters Blvd
Phone#: 817-328-3200 **Fax#:** _____ **E-mail:** mkorte@adams-engineering.com
Owner: Rogue Architects **Contact:** Cesar Segovia
Address: 513 Main Street #300
Phone#: 8175296874 **Fax#:** _____ **E-mail:** cesar@roguearchitects.com

TYPE OF SUBMITTAL: 1 PLAT (# OF LOTS) RESIDENCE DRB SITE ADMIN SITE

IS THIS A RESUBMITTAL?: Yes X No

DEPARTMENT: TRAFFIC/ TRANSPORTATION X HYDROLOGY/ DRAINAGE


Check all that Apply:

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ELEVATION CERTIFICATE
- 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
- FLOODPLAIN DEVELOPMENT PERMIT
- OTHER (SPECIFY) _____

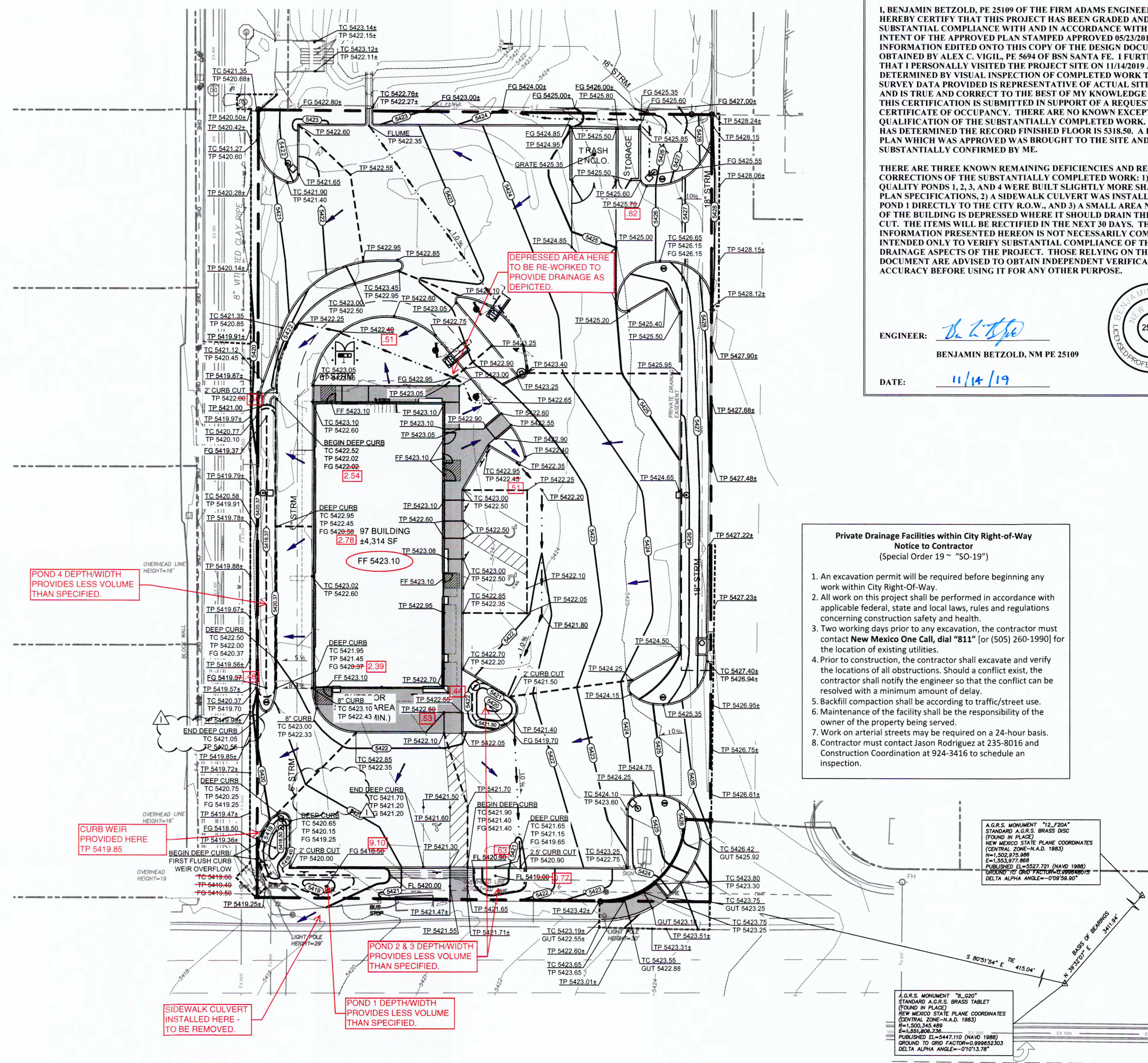
DATE SUBMITTED: 11/14/2019 **By:** Benjamin Betzold 

COA STAFF: _____

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

FILE PATH: I:\Projects\2018\18-212-McDonalds-Albuquerque, NM\Inventory\Revised\Grading\Production\mcdonalds\c7.0 GRADING PLAN
PLOTTER: mcdonalds.dwg
PLOT TIME: 6/17/18 PM
PLOT DATE: Thursday, April 04, 2019
FILE NAME: C7.0 GRADING PLAN.dwg

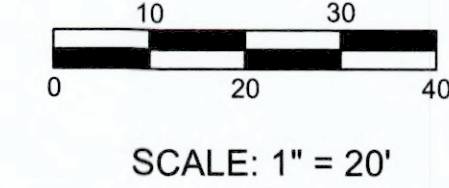
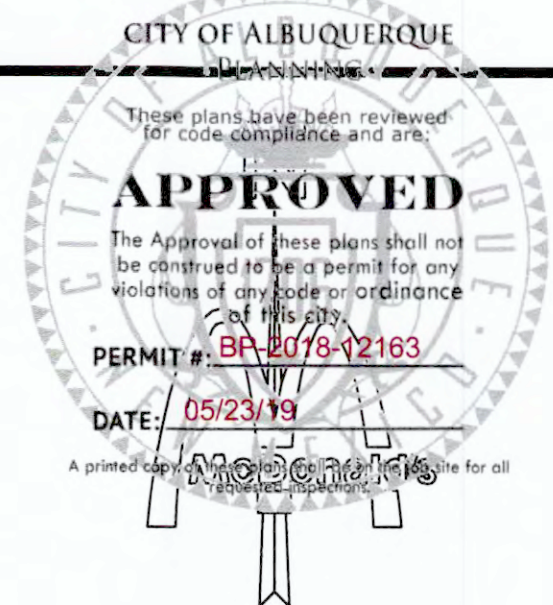


DRAINAGE CERTIFICATION

I, BENJAMIN 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 05/23/2019. THE RECORD INFORMATION EDITED ONTO THIS COPY OF THE DESIGN DOCUMENT HAS BEEN OBTAINED BY ALEX C. VIGIL, PE 5694 OF BSN SANTA FE. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 11/14/2019 AND HAVE DETERMINED BY VISUAL INSPECTION 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 DETERMINED THE RECORD FINISHED FLOOR IS 5318.50. A PRINT OF THE PLAN WHICH WAS APPROVED WAS BROUGHT TO THE SITE AND SUBSTANTIALLY CONFIRMED BY ME.

THERE ARE THREE KNOWN REMAINING DEFICIENCIES AND REQUIRED CORRECTIONS OF THE SUBSTANTIALLY COMPLETED WORK: 1) STORMWATER QUALITY PONDS 1, 2, 3, AND 4 WERE BUILT SLIGHTLY MORE SHALLOW THAN PLAN SPECIFICATIONS, 2) A SIDEWALK CULVERT WAS INSTALLED DRAINING POND 1 DIRECTLY TO THE CITY R.O.W., AND 3) A SMALL AREA NEAR THE REAR OF THE BUILDING IS DEPRESSED WHERE IT SHOULD DRAIN THROUGH A CURB CUT. THE ITEMS WILL BE RECTIFIED IN THE NEXT 30 DAYS. 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.

ENGINEER: *B. L. Betzold*
BENJAMIN BETZOLD, NM PE 25109
DATE: 11/14/19



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

TC = TOP OF CURB
TP = TOP OF PAVEMENT
FG = FINISHED GRADE
FF = FINISHED FLOOR
± = MATCH EXISTING GRADE

--- SWALE
--- GRADE BREAK
--- RIDGE LINE
--- XXX EXISTING CONTOUR
--- XXX PROPOSED CONTOUR
--- LEVEL LANDING @ 2% MAX SLOPE IN ANY DIRECTION

**Private Drainage Facilities within City Right-of-Way
Notice to Contractor
(Special Order 19 ~ "SO-19")**

- An excavation permit will be required before beginning any work within City Right-Of-Way.
- All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
- Two working days prior to any excavation, the contractor must contact **New Mexico One Call**, dial "811" (or (505) 260-1990) for the location of existing utilities.
- Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
- Backfill compaction shall be according to traffic/street use.
- Maintenance of the facility shall be the responsibility of the owner of the property being served.
- Work on arterial streets may be required on a 24-hour basis.
- Contractor must contact Jason Rodriguez at 235-8016 and Construction Coordination at 924-3416 to schedule an inspection.

BENCHMARK

BENCHMARK 1
A.G.R.S. MONUMENT "12_F204"
STANDARD A.G.R.S. BRASS DISC (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,502,975.986, E=1,553,977.868
PUBLISHED EL=5527.721 (NAVD 1988)
GROUND TO GRID FACTOR= 0.999648015
DELTA ALPHA ANGLE= 0°09'59.90"

BENCHMARK 2
A.G.R.S. MONUMENT "8_G20"
STANDARD A.G.R.S. BRASS TABLET (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,500,345.489, E=1,551,806.736
PUBLISHED EL=5447.110 (NAVD 1988)
GROUND TO GRID FACTOR= 0.999652303
DELTA ALPHA ANGLE= 0°10'13.78"

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 80" (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 STRIPES).

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%).

REV	DATE	DESCRIPTION
BY		
HJM		ISSUE FOR PERMIT
BMB	10/24/2018	PER CITY COMMENTS
MDK	01/11/2019	ISSUE FOR BID

ADAMS JOB NO.: 2016.212



MCDONALD'S U.S. 30-0031
OFFICE: MTN. SOUTHWEST FIELD EXECUTION TEAM
ADDRESS: KROC DRIVE - OAK BROOK, ILLINOIS 60521

M. McDonald's USA, LLC

8315 MONTGOMERY BLVD. NE
ALBUQUERQUE, NM

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

DESIGNED	DATE	BY
DRAWN	MAR 2018	HJM
CHECKED	MAR 2018	HJM
AS-BUILT	04/04/2018	DWL
GRADING PLAN		
C7.0		



DRAINAGE CERTIFICATION

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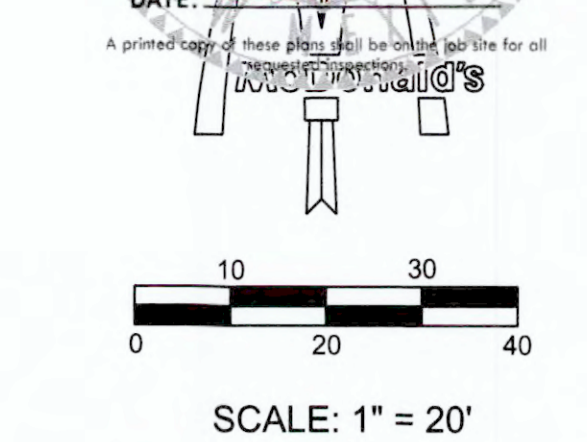
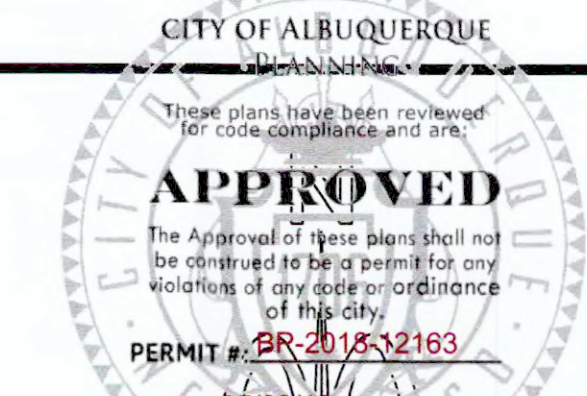
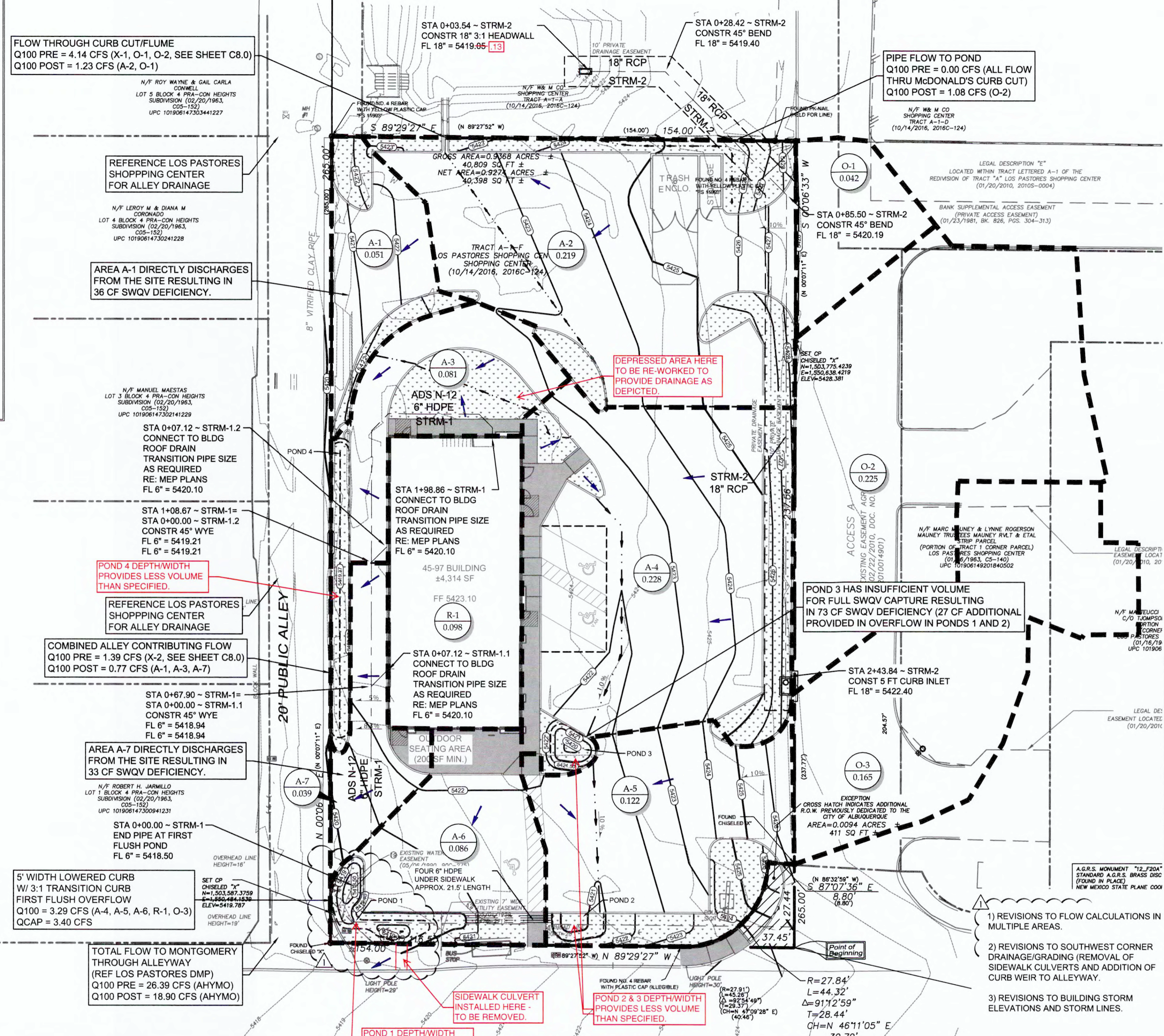
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ENGINEER: *Ben Betzold*
 BENJAMIN BETZOLD, NM PE 25109
 DATE: 11/14/19

SWQV PAYMENT-IN-LIEU NOTE

THIS SITE ALLOWS FREE DISCHARGE OF STORMWATER FROM AREAS A-1 AND A-7, AND HAS INSUFFICIENT STORAGE TO CAPTURE THE FULL SWQV FROM AREA A-4 RESULTING IN A TOTAL SWQV DEFICIENCY OF 115 CF (5,308 SF IMPERVIOUS AREA FREE DISCHARGE).

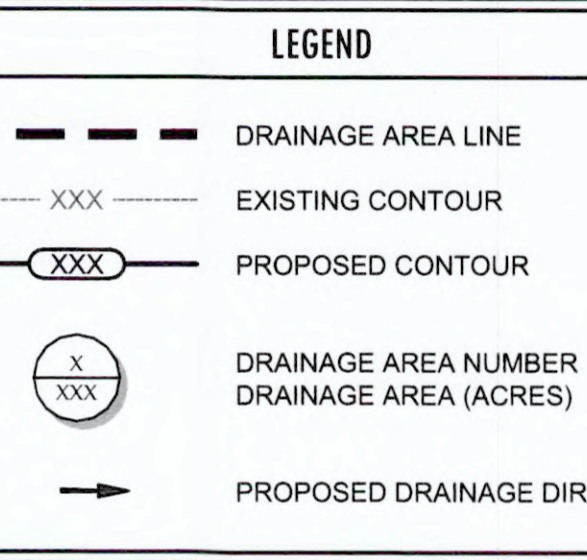
DEVELOPER HAS ELECTED TO PAY FEE IN-LIEU-OF CONSTRUCTING ADDITIONAL SWQV IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE'S DEVELOPMENT PROCESS MANUAL FOR THIS DEFICIENCY.



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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

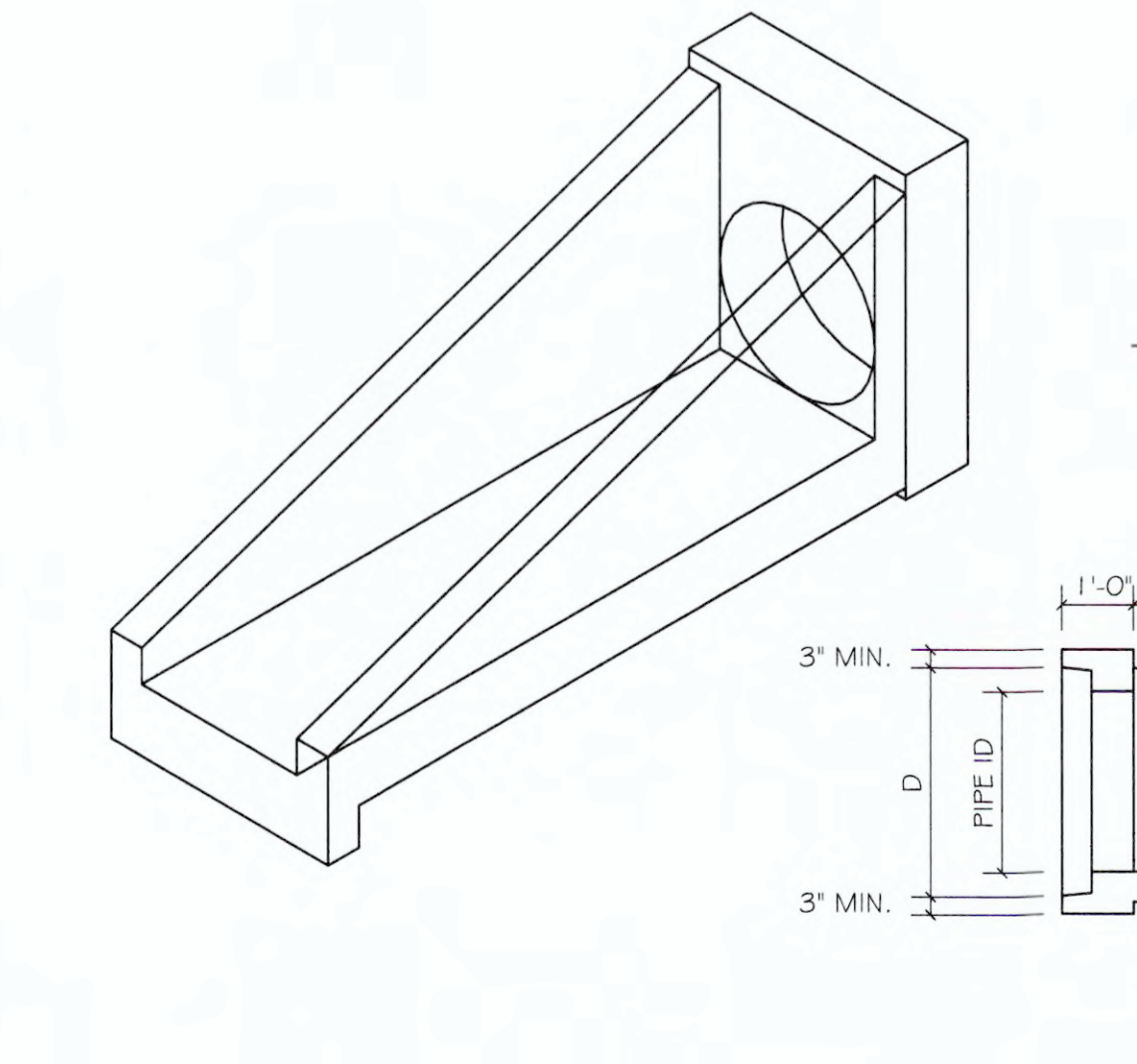
BENCHMARK 1
 A.G.R.S. MONUMENT "12_F20A"
 STANDARD A.G.R.S. BRASS DISC (FOUND IN PLACE)
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 (CENTRAL ZONE-N.A.D. 1983)
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 DELTA ALPHA ANGLE=0°10'13.78"

1) REVISIONS TO FLOW CALCULATIONS IN MULTIPLE AREAS.

2) REVISIONS TO SOUTHWEST CORNER DRAINAGE/GRADING (REMOVAL OF SIDEWALK CULVERTS AND ADDITION OF CURB WEIR TO ALLEYWAY).

3) REVISIONS TO BUILDING STORM ELEVATIONS AND STORM LINES.



PRECAST SLOPED HEADWALL
 N.T.S.

- NOTES:**
- 4500 PSI CONCRETE
 - #4 GRADE 60 REBAR 9" O.C.E.W.
 - ALL EXPOSED CORNERS ARE CHAMFERED 3/4"
 - SWIFT LIFT ANCHORS, LOCATED IN THE FLOOR, SHALL BE USED FOR HANDLING.
 - GALVANIZED STEEL PIPE RUNNERS ARE AVAILABLE FOR CROSS AND PARALLEL DRAINAGE APPLICATIONS.

PIPE ID	PIPE OD	SLOPE	D	W
18"	23"	3:1	24'	5'
		4:1		
		6:1		

DRAINAGE SUMMARY REPORT

SITE LOCATION - THE SITE IS LOCATED ON APPROXIMATELY 0.927 ACRES AT THE NORTHWEST CORNER OF MONTGOMERY BLVD, N.E. AND WYOMING BLVD, N.E. IT IS BORDERED TO THE EAST BY A COMMON ACCESS DRIVE AND 'WELLS FARGO BANK', TO THE WEST BY A PUBLIC ALLEYWAY, AND TO THE NORTH BY A DETENTION POND SERVING THE 'LOS PASTORES' DEVELOPMENT. PROPOSED CONSTRUCTION WILL INCLUDE THE DEMOLITION AND REBUILD OF A MCDONALD'S RESTAURANT AND ASSOCIATED PAVING, GRADING, LANDSCAPING, UTILITY, AND STORMWATER MANAGEMENT INFRASTRUCTURE.

METHODOLOGY - THE PROPOSED STORMWATER MANAGEMENT SYSTEM WAS EVALUATED ACCORDING TO CHAPTER 22 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL. THE SITE IS IN PRECIPITATION ZONE 3. THE 100-YEAR, 6-HOUR FREQUENCY RAINFALL EVENT WAS USED TO CALCULATE PEAK DISCHARGE RATES AND RUNOFF VOLUMES UNDER EXISTING AND PROPOSED CONDITIONS.

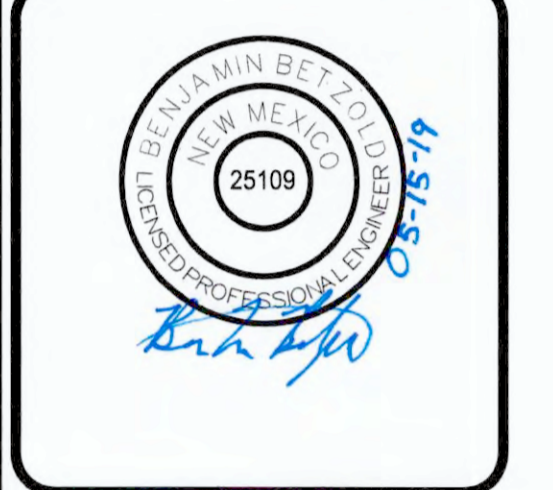
EXISTING CONDITIONS - REFER TO SHEET C8.0 FOR THE PRE-DEVELOPED DRAINAGE PLAN FOR THIS SITE. STORMWATER RUNOFF GENERALLY DRAINS NORTHWARD TOWARDS THE DETENTION POND OR SOUTHWEST ACROSS THE SITE UNDER EXISTING CONDITIONS. SHEET C8.0 IDENTIFIES SIX DRAINAGE DIVIDES FOR THIS SITE. AREA X-1 (0.586 AC) FLOWS THROUGH A CURB CUT AND FLUME OFF-SITE TO A DETENTION POND, AREA X-2 (0.286 AC) DRAINS SOUTHWEST THROUGH A DRIVEWAY TO THE PUBLIC ALLEYWAY, AND AREA X-3 (0.655 AC) SHEET FLOWS TOWARDS MONTGOMERY BLVD N.E. OFF-SITE AREAS O-1 (0.043 AC) AND O-2 (0.225 AC) DRAINS ONTO AREA X-1 AND ULTIMATELY TO THE DETENTION POND WHILE AREA O-3 (0.165 AC) DRAINS TO THE CURB AND GUTTER AND THEN INTO MONTGOMERY BLVD N.E. PEAK DISCHARGE RATE AND RUNOFF VOLUME CALCULATIONS FOR EXISTING CONDITIONS ARE PROVIDED ON SHEET C8.0.

PROPOSED CONDITIONS - REFER TO SHEET C8.1 FOR THE POST-DEVELOPED DRAINAGE PLAN. ELEVEN DRAINAGE BASINS ARE IDENTIFIED UNDER PROPOSED CONDITIONS. AREAS A-2 (0.219 AC) AND O-1 (0.043 AC) DRAIN THROUGH THE CURB CUT AND FLUME INTO THE LOS PASTORES DETENTION POND WHERE FULL SWQV IS PROVIDED. AREA A-4 (0.228 AC) DRAINS THROUGH A CURB CUT INTO POND 3 WHERE A PORTION OF THE REQUIRED SWQV IS PROVIDED, THEN OVERFLOWS TO POND 2. AREA A-5 (0.122 AC) DRAINS THROUGH A CURB CUT INTO POND 2 WHERE THE FULL SWQV IS PROVIDED, THEN OVERFLOWS TO POND 1. AREAS A-6 (0.086 AC) AND R-1 (0.098 AC) DRAIN INTO POND 1 WHERE THE FULL SWQV IS PROVIDED, THEN OVERFLOW TO THE ADJACENT ALLEYWAY. AREA A-3 (0.081 AC) DRAINS INTO POND 4 WHERE FULL SWQV IS PROVIDED, THEN OVERFLOWS TO THE ADJACENT ALLEYWAY. FINALLY, AREAS A-1 (0.051 AC) AND A-7 (0.039 AC) FREE DISCHARGE (NO SWQV PROVIDED) INTO THE PUBLIC ALLEYWAY AND ULTIMATELY INTO MONTGOMERY BLVD N.E. TOTAL REQUIRED REDEVELOPMENT SWQV (0.281) IS 672 CUBIC FEET (530 CF SWQV PROVIDED) WITH AN OVERALL TOTAL PROPOSED STORAGE OF 710 CUBIC FEET.

DRAINAGE MANAGEMENT PLAN - THIS SITE WILL DRAIN IN ACCORDANCE WITH THE LOS PASTORES SHOPPING CENTER DRAINAGE MANAGEMENT PLAN WITH ENGINEER'S STAMP DATE 5/2/2019 WHICH INCLUDES A COMBINATION OF FREE DISCHARGE AND DETENTION.

REV	DATE	DESCRIPTION
1	10/24/2018	PER CITY COMMENTS
2	01/11/2019	ISSUE FOR BID
3	04/04/2019	PER MCD COMMENTS & HYDROLOGY COMMENTS
4	05/15/2019	UPDATED NOTATION PER HYDROLOGY COMMENTS

ADAMS JOB NO.: 2016.212



M. McDonald's USA, LLC

8315 MONTGOMERY BLVD, NE
 ALBUQUERQUE, NM

PLAN APPROVALS	DATE	BY
DESIGNED	MAR 2018	TJR
DRAWN	MAR 2018	TJR
CHECKED	04/04/2018	DWL

AS-BUILT
POST-DEVELOPED DRAINAGE PLAN
C8.1