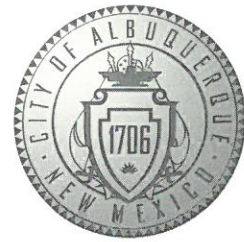


# CITY OF ALBUQUERQUE



June 24, 2019

Robert Adams, P.E.  
Adams Engineering  
8951 Cypress Waters Blvd, Suite 150  
Coppell, TX 75019

**Re: McDonalds LC#030-0105**  
**5301 Quail Rd. NW**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated (AA) 3-19-19 (H11D042)  
Certification dated 6-19-19

Dear Mr. Adams

Based upon the information provided in your submittal received 6-21-19, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Ernie Gomez at (505) 924-3981 or me at (505) 924-3633.

Sincerely,

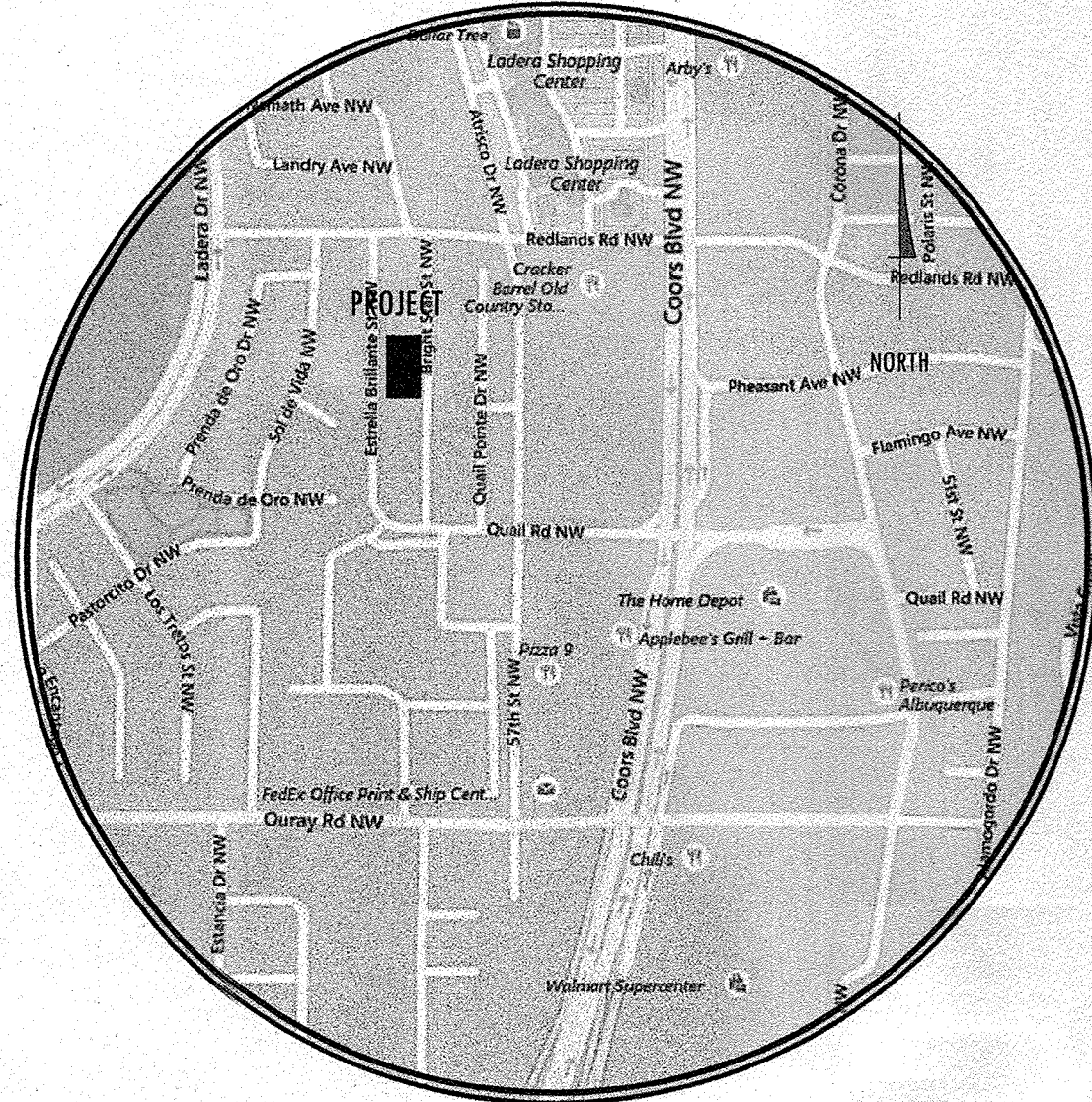
Ernest Armijo, P.E.  
Senior Transportation Engineer, Planning Dept.  
Development Review Services

Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

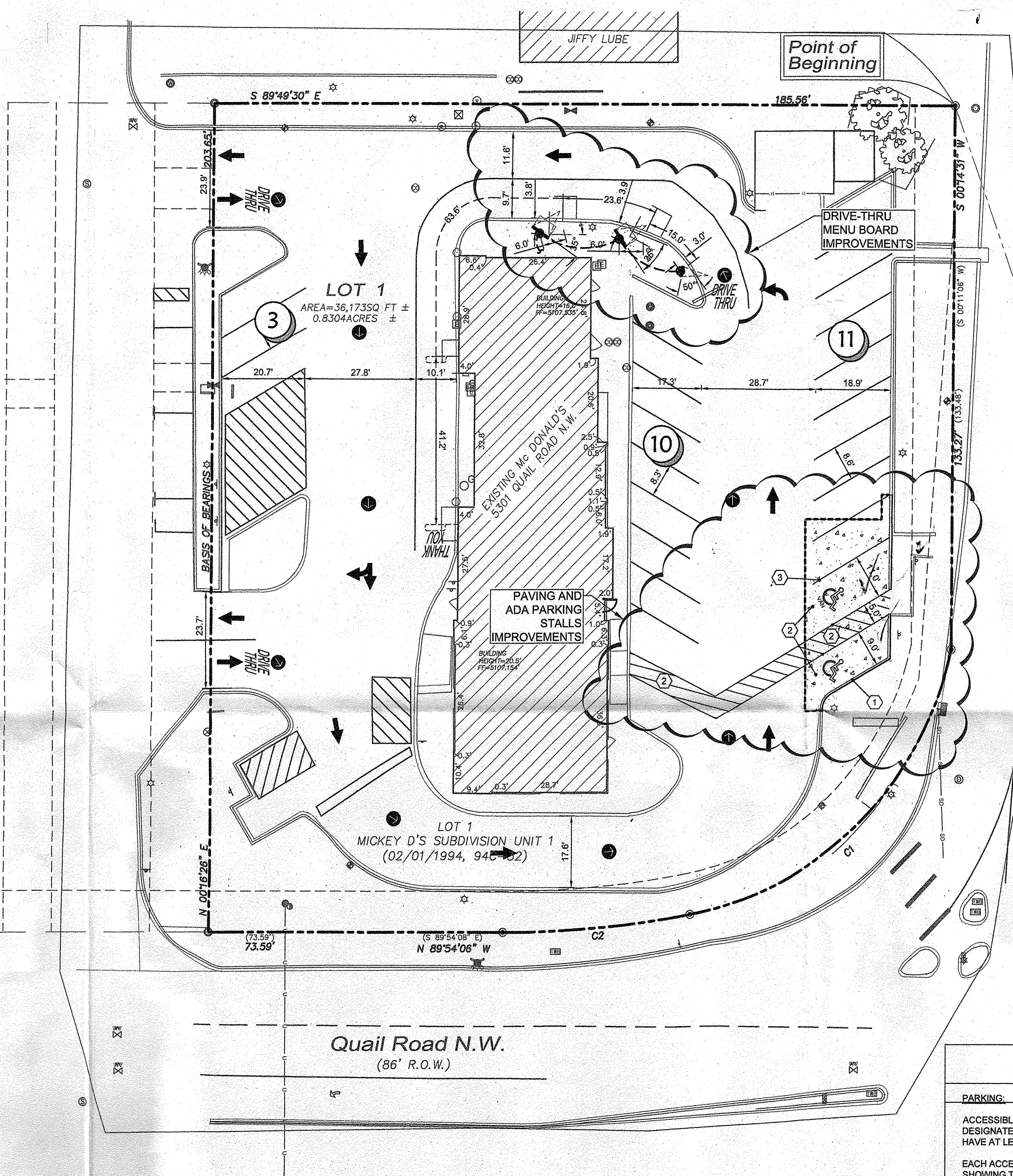
EG via: email  
C: CO Clerk, File



FILENAME: C:\3 SITE & PAVING PLAN.DWG PLOT DATE: Wednesday, March 06, 2019 PLOT TIME: 1:02:25 PM PLOTTER: DWG To PDF v8.0



VICINITY MAP  
N.T.S.



**\*\* NOTE TO CONTRACTOR - LOT RE-STRIPING \*\***  
ALL AREAS, INCLUDING THOSE NOT AFFECTED BY ADA, DRIVE-THRU, OR OTHER SITE IMPROVEMENTS, SHALL BE RE-STRIPPED.



| PAVING SPECIFICATION                         |  |   |
|--|--|---|
| CONCRETE PAVEMENT RECOMMENDATIONS - BASE BID | ASPHALT: <input type="checkbox"/>            | CONCRETE: <input checked="" type="checkbox"/> |
|  | ASPHALT: <input checked="" type="checkbox"/> | CONCRETE: <input type="checkbox"/>            |
| PAVEMENT MATERIALS                           | LIGHT DUTY                                   | HEAVY DUTY                                    |
| PORTLAND CEMENT CONCRETE PAVEMENT            | 6"   | 7"  |
| GRANULAR SUB-BASE                            | 7"   | 7"  |

PAVEMENT NOTES:  
1. McDONALD'S HAS ELECTED NOT TO HAVE A GEOTECHNICAL REPORT FOR THIS PROJECT.  
2. SUBGRADE SHOULD BE SCARIFIED AND COMPACTED TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR (ASTM D 698) MAXIMUM DRY DENSITY FOR A DEPTH OF AT LEAST 6 INCHES BELOW THE SURFACE.  
3. PAVEMENT MAY BE PLACED AFTER THE SUBGRADE HAS BEEN PROPERLY COMPACTED, FINE-GRADED AND PROOF ROLLED.  
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOUISIANA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.  
5. PAVEMENT SHOULD NOT BE ALLOWED TO POND BEHIND CURBS AND SATURATE THE BASE MATERIALS. GRANULAR BASE MATERIAL SHOULD EXTEND THROUGH THE SLOPE PROVIDING UNDERGROUND DRAINAGE AN EXIT PATH.  
6. REFER TO 03-1 FOR CONCRETE JOINT SPECIFICATIONS.  
7. ALL CONCRETE PAVEMENT SHALL BE 4,000 PSI @ 28 DAYS AND REINFORCED WITH #4 BARS @ 18" O.C.E.W.

**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%).

| LEGEND |   |
|--------|---|
|        | McDONALD'S DIGITAL MENU BOARD                       |
|        | McDONALD'S DIGITAL PRE-BROWSE BOARD                 |
|        | HEAVY DUTY REINFORCED CONCRETE                      |
|        | SAWCUT LINE   |
|        | "DRIVE-THRU" WITH "CIRCLE / ARROW" - COLOR : YELLOW |
|        | "THANK YOU" AT END OF PATH - COLOR : YELLOW         |
|        | "CIRCLE / ARROW" - COLOR : YELLOW                   |
|        | ARROW PATH DIRECTION - COLOR : WHITE                |

| SITE INFORMATION             |  |
|------------------------------|--|
| LAND AREA:                   | 36,173 SF (0.830 AC)   |
| CURRENT ZONING:              | SL-1 WITH C-2 USES   |
| EXISTING USE:                | McDONALD'S RESTAURANT  |
| PROPOSED USE:                | McDONALD'S RESTAURANT  |
| BUILDING AREA (APPROXIMATE): | 4,350 SF   |
| BUILDING LOT COVERAGE:       | 4,350 SF/36,143 SF = 12.0%   |
| PARKING REQUIRED:            | PER APPROVED McDONALD'S SITE DEVELOPMENT PLAN (Z-93-103) = 24 SPACES |
| PARKING PROVIDED:            | 24   |
| HANDICAP PARKING REQUIRED:   | 2  |
| HANDICAP PARKING PROVIDED:   | 2  |

| KEY NOTE LEGEND |  |
|-----------------|--|
| MARK            | MARK DESCRIPTION   |
| ①               | CURB AND GUTTER @NON DRIVE-THRU AREAS (RE: C6.2 STANDARD DETAILS)                        |
| ②               | HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR : (PER STATE/CITY REQUIREMENTS) |
| ③               | 4" PARKING STALL STRIPING - COLOR : WHITE (TYP)  |

**RECORD DRAWINGS** June 2019  
These plans have been revised to reflect those changes, if any, that deviated from the City approved construction plans. All revisions are based on construction records furnished to ADAMS by the contractor of record. We are not aware of any other changes as ADAMS was not on-site through the construction duration. Neither the owner nor the engineer verified lines or grades after construction.  
ENGINEER: *[Signature]*  
#: 25109 DATE: 06/19/19

CITY OF ALBUQUERQUE  
PLANNING  
APPROVED  
These plans have been reviewed for code compliance and are approved for this city.  
The Approval of these plans shall not be construed to be or permit for any violations of any code or ordinance of this city.  
PERMIT # BP-2018-17032  
DATE: 03/21/19  
A printed copy of these plans must be on the job site for all requested inspections.  
McDonald's  
DATE: *[Signature]* 11/14/2019  
update menu boards.  
site work to meet ADA standards.  
Renovate of existing building.  
FILE #2018-2019 PROJECT #002/187  
ADMINISTRATIVE AMENDMENT  
RE-2019

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 76062  
(214) 933-7382  
CONTACT: LEE MORRIS

HERE WE GROW AGAIN SIGN  
THE GENERAL CONTRACTOR SHALL DISPLAY A "HERE WE GROW AGAIN" BANNER DURING CONSTRUCTION. THESE BANNERS ARE AVAILABLE THROUGH ALTRIA GLOBAL SOLUTIONS. CONTACT: KRISTY FIALLO - PH# 1-800-443-6939

BY: TCM  
MHA  
REVISIONS  
REV. DATE DESCRIPTION  
05/07/2018 ISSUE FOR CONSTRUCTION  
03/06/2019 REVISED PER SDP SUBMITTAL  
ADAMS JOB NO.: 2015.089.002  
8951 Cypress Water Blvd, Suite 150 • Dallas, Texas 75019 • (817) 328-3200  
Adams  
3.6.19  
C. ROBERT ADAMS  
NEW MEXICO  
15142  
McDONALD'S USA, LLC  
McDONALD'S USA, LLC and shall be the confidential and proprietary property of McDonald's USA, LLC and shall not be disclosed, in whole or in part, to any third party without the prior written consent of McDonald's USA, LLC. The use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

| OFFICE                 | MTN SOUTHWEST FIELD EXECUTION TEAM     | McDONALD'S USA, LLC | 000-0105 |
|------------------------|--|---------------------|----------|
| ADDRESS                | KROC DRIVE - OAK BROOK, ILLINOIS 60521 |                     |          |
| DATE                   |  |                     |          |
| SIGNATURE (2 REQUIRED) |  |                     |          |
| REGIONAL MGR.          |  |                     |          |
| CONST. MGR.            |  |                     |          |
| OPERATIONS DEPT.       |  |                     |          |
| REAL ESTATE DEPT.      |  |                     |          |
| CO-SIGN SIGNATURES     |  |                     |          |
| CONTRACTOR             |  |                     |          |
| OWNER                  |  |                     |          |

| DATE     | BY           |
|----------|--------------|
| DESIGNED | APR 2018 TCM |
| DRAWN    | APR 2018 TCM |
| CHECKED  | MAY 2018 DWL |
| AS-BUILT |              |

SITE & PAVING PLAN  
C3.0  
© Copyright 2018, Adams Engineering





## TRAFFIC CERTIFICATION

I, Benjamin M. Betzold, NM PE, of the firm of Adams Engineering (ADAMS), hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated October 21, 2019 (Planning Department approved date). I further certify that Mohammed Ahmed of Adams Engineering has personally visited the project site on June 18, 2019 and has determined by visual observation that the survey data is consistent with actual site conditions, and I further certify that Mr. Ahmed's determination is true and correct to the best of my knowledge and belief. This certification was submitted in support of a request for a certificate of occupancy.

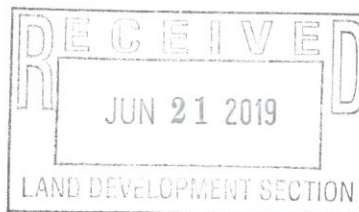
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Adams | Engineering & Development Consultants

Benjamin M. Betzold, PE

June 19, 2019

Date



**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

06/21/2019 Issued By: E08375 364926

**Permit Number:** 2018 061 244

**Category Code 970**

**Application Number:** 18REV-61244, Review: Drain Plan-Lomr-Traffic Impact

**Address:**

**Location Description:** MCDONALD'S LC#030-0105

**Project Number:** null

**Applicant**  
ADAMS ENGINEERING

**Agent / Contact**  
ADAMS ENGINEERING

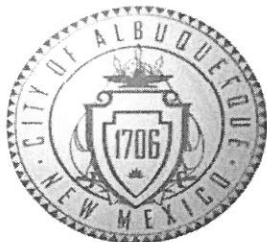
8951 CYPRESS WATERS BLVD SUITE 150  
COPPELL TX 75019  
8173283204

8951 CYPRESS WATERS BLVD SUITE 150  
COPPELL TX 75019  
8173283204

**Application Fees**

|               |                 |
|---------------|-----------------|
| REV Actions   | \$110.00        |
| <b>TOTAL:</b> | <b>\$110.00</b> |

City of Albuquerque Treasury  
Date: 6/21/2019 Office: ANNEX  
Stat ID: Cashier: TRSRMS  
Batch: 10432 Trans #: 21  
Permit: 2018061244  
Receipt Num 00577508  
Payment Total: \$110.00  
0909 REV Actions  
Check Tendered : \$110.00



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** McDonald's LC#030-0105 **Building Permit #:** BP-2018-17032 **Hydrology File #:** 1110042  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Lot 1, Mickey D's Subdivision Unit 1  
**City Address:** 5301 Quail Rd. NW

**Applicant:** Adams Engineering **Contact:** Ben Betzold  
**Address:** 8951 Cypress Waters Blvd., Suite 150, Coppell, TX 75019  
**Phone#:** 817.328.3204 **Fax#:** \_\_\_\_\_ **E-mail:** bbetzold@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) \_\_\_\_\_  
\_\_\_\_ 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:** 06/19/2019 **By:** Ben Betzold

COA STAFF:

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

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