

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

May 25, 2018

Robert Adams
Adams Engineering
8951 Cypress Waters Blvd, Suite 150
Dallas, TX 75019

RE: **McDonalds – Menaul and San Pedro**
5900 Menaul Blvd NE
Site Plan for Building Permit
(Non-stamped) Plan Date: 5/16/18 (File: H18D070)

Dear Mr. Adams:

Based upon the information provided in your submittal received 6/13/17, the Grading and Drainage Plan cannot be approved until the following are addressed:

PO Box 1293

Prior to Site Plan for Building Permit:

Albuquerque

NM 87103

www.cabq.gov

1. How will flows discharge from the ponding areas to the public ROW (sidewalk culverts, tie-in to existing drop inlets)? Discharging across sidewalks is not acceptable.
2. This site qualifies as redevelopment and is only required to retain runoff from the 80th percentile storm (Vol. = 0.26”*Imp.Area).
3. If pond 3 cannot be upsized to retain the contributing first flush requirement, payment of Fee-in-Lieu for the bypass volume may be made at a rate of \$8/cf.
4. Basin DA-4 needs to be routed through a first flush pond. Alternatively, payment of Fee-in-Lieu for this bypass volume may be made at a rate of \$8/cf if unable to pond on-site.
5. If selecting the Fee-in-Lieu option for portions of this site, state the bypass volume on plans; payment of the Fee-in-Lieu will then be required at the time of Building Permit.
6. Add note on the plan that “No work shall be performed in the public ROW without an approved Work Order or Excavation Permit.”
7. If only seeking Site Plan for Building Permit approval at this time, label the grading plan “Conceptual, Not For Construction” or similar and address the SPBP comments. If seeking SPBP and Building Permit simultaneously, forgo the conceptual markings and address all SPBP and Building Permit comments.

CITY OF ALBUQUERQUE

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Prior to Building Permit:

8. Waterblocks, 12" high from top of pavement on the drivepad to bottom of gutter along the road, need to be incorporated at the San Pedro entrance.
9. This work will require an Erosion and Sediment Control Plan submitted to the storm water quality engineer (Curtis Cherne, PE, ccherne@cabq.gov) before Building Permit Approval.
10. The Grading and Drainage Plan will need to be sealed by the Engineer prior to approval by Hydrology.
11. For trash enclosures serving food service developments, please include a drain line to a grease trap and then drain into the sanitary sewer. If this information is on the utility plan please provide it, or show on the grading plan.
12. A Private Facility Drainage Covenant is required for the stormwater quality ponds. The original notarized form, exhibit A (legible on 8.5x11 paper), and recording fee (\$25, payable to Bernalillo County) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) or Madeline Carruthers (mtafoya@cabq.gov, 924-3997) regarding the routing and recording process for covenants.
13. Additional comments may be provided at Building Permit, based on the outcome of the above remarks and level of detail shown on plans.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

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:

IS THIS A RESUBMITTAL?: ____ Yes ____ No

DEPARTMENT:

- ____ HYDROLOGY/ DRAINAGE
____ TRAFFIC/ TRANSPORTATION

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

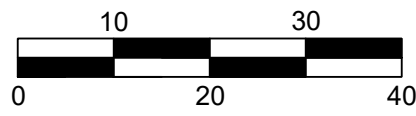
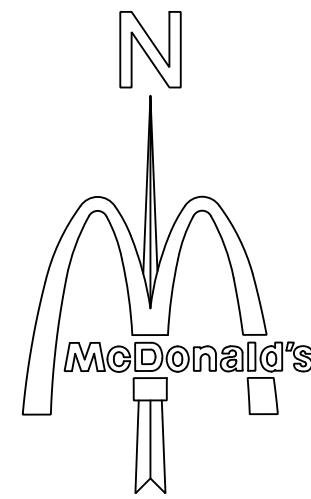
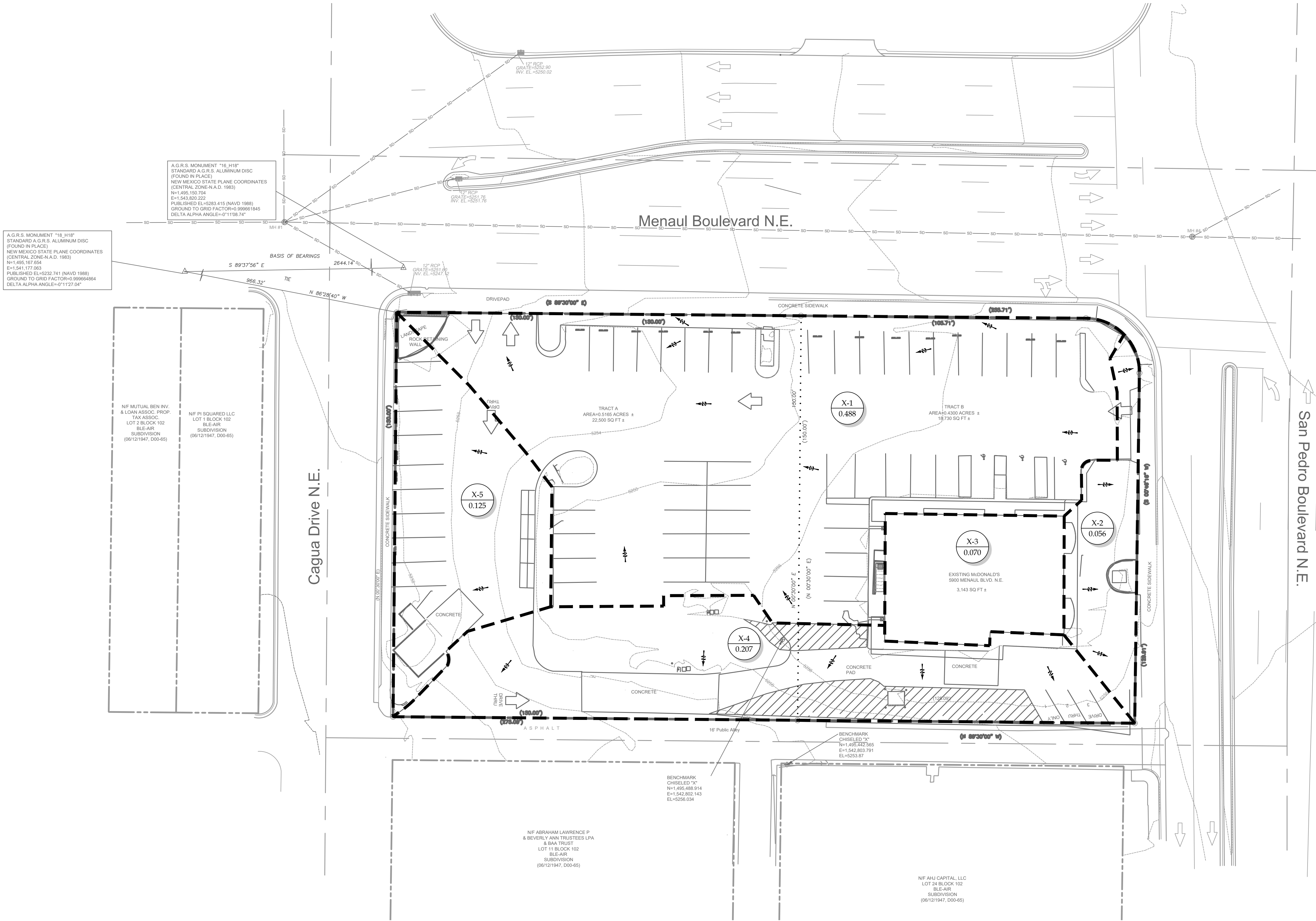
____ SIA/ RELEASE OF FINANCIAL GUARANTEE
____ FOUNDATION PERMIT APPROVAL
____ GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



SCALE: 1" = 20'

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

OWNER INFORMATION

MCDONALD'S USA, LLC
SOUTH CENTRAL FIELD EXECUTION TEAM
3350 PLAYERS CLUB PARKWAY, SUITE 250
MEMPHIS, TN 38125
P: (901) 215-2256
F: (901) 339-0670
CONTACT: ARMEN PARKER

BENCHMARK

1. A.G.R.S. MONUMENT "18_H18"
STANDARD A.G.R.S. ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLAN COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,495,167.654
E=1,541,177.063
PUBLISHED EL=5232.741 (NAVD 1988)
GROUND TO GRID FACTOR=0.999664864
DELTA ALPHA ANGLE=-0°11'27.04"

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N=1,495,150.704
E=1,543,820.222
PUBLISHED EL=5283.415 (NAVD 1988)
GROUND TO GRID FACTOR=0.999661845
DELTA ALPHA ANGLE=-0°11'08.74"

| PRE-DEVELOPMENT 100-YEAR, 6-HOUR RUNOFF CALCULATIONS | | | | | | | | | |
|--|-----------|--------------------------|-------|-------|-------|---------------------------|----------------|----------------------|-----------------------------------|
| Drainage Area Number | Area (ac) | Land Treatment Condition | | | | Excess Precipitation (in) | Volume (ac/ft) | Peak Discharge (cfs) | Remarks |
| | | A | B | C | D | | | | |
| X-1 | 0.488 | 0.000 | 0.000 | 0.038 | 0.450 | 2.19 | 0.09 | 2.39 | Sheet flow North to Menaul Blvd |
| X-2 | 0.056 | 0.000 | 0.038 | 0.000 | 0.018 | 1.38 | 0.01 | 0.19 | Sheet flow East to San Pedro Blvd |
| X-3 | 0.070 | 0.000 | 0.000 | 0.000 | 0.070 | 2.36 | 0.01 | 0.35 | Roof flow to other drainage areas |
| X-4 | 0.207 | 0.000 | 0.000 | 0.027 | 0.180 | 2.07 | 0.04 | 1.00 | Sheet flow South to alley |
| X-5 | 0.125 | 0.000 | 0.000 | 0.011 | 0.114 | 2.16 | 0.02 | 0.61 | Sheet flow West to Cagua Dr |
| Total | 0.946 | 0.000 | 0.038 | 0.076 | 0.832 | 10.16 | 0.17 | 4.54 | |

Note: Calculations in accordance with the City of Albuquerque Development Process Manual, Chapter 22. The site is in Precipitation Zone 3.



Know what's below.
Call before you dig.

LEGEND

--- DRAINAGE AREA LINE
--- XXX --- EXISTING CONTOUR
 DRAINAGE AREA NUMBER
DRAINAGE AREA (ACRES)
---> EXISTING DRAINAGE DIRECTION

ADAMS JOE NO.: 2015.091

Adams

8951 Cypress Vales Blvd, Suite 150 • Dallas, Texas 75019 • (817) 338-3200

| REV | DATE | DESCRIPTION |
|------------|------------|--------------------------------|
| 05/16/2018 | 05/16/2018 | ISSUE FOR DRB HYDROLOGY REVIEW |

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF G. ROBERT ADAMS, P.E. REGISTRATION No. 15142, ON 05/16/18 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

| OFFICE | MTN. SOUTHWEST FIELD EXECUTION TEAM | MCDONALD'S, LLC: 030-0001 |
|---------|--|---------------------------|
| ADDRESS | KROC DRIVE - OAK BROOK, ILLINOIS 60521 | |

M. McDonald's USA, LLC

These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be reproduced, copied, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of McDonald's USA, LLC. These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be reproduced, copied, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of McDonald's USA, LLC.

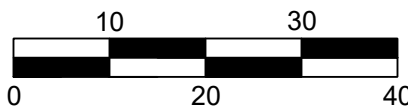
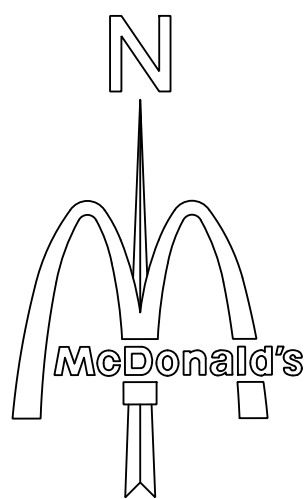
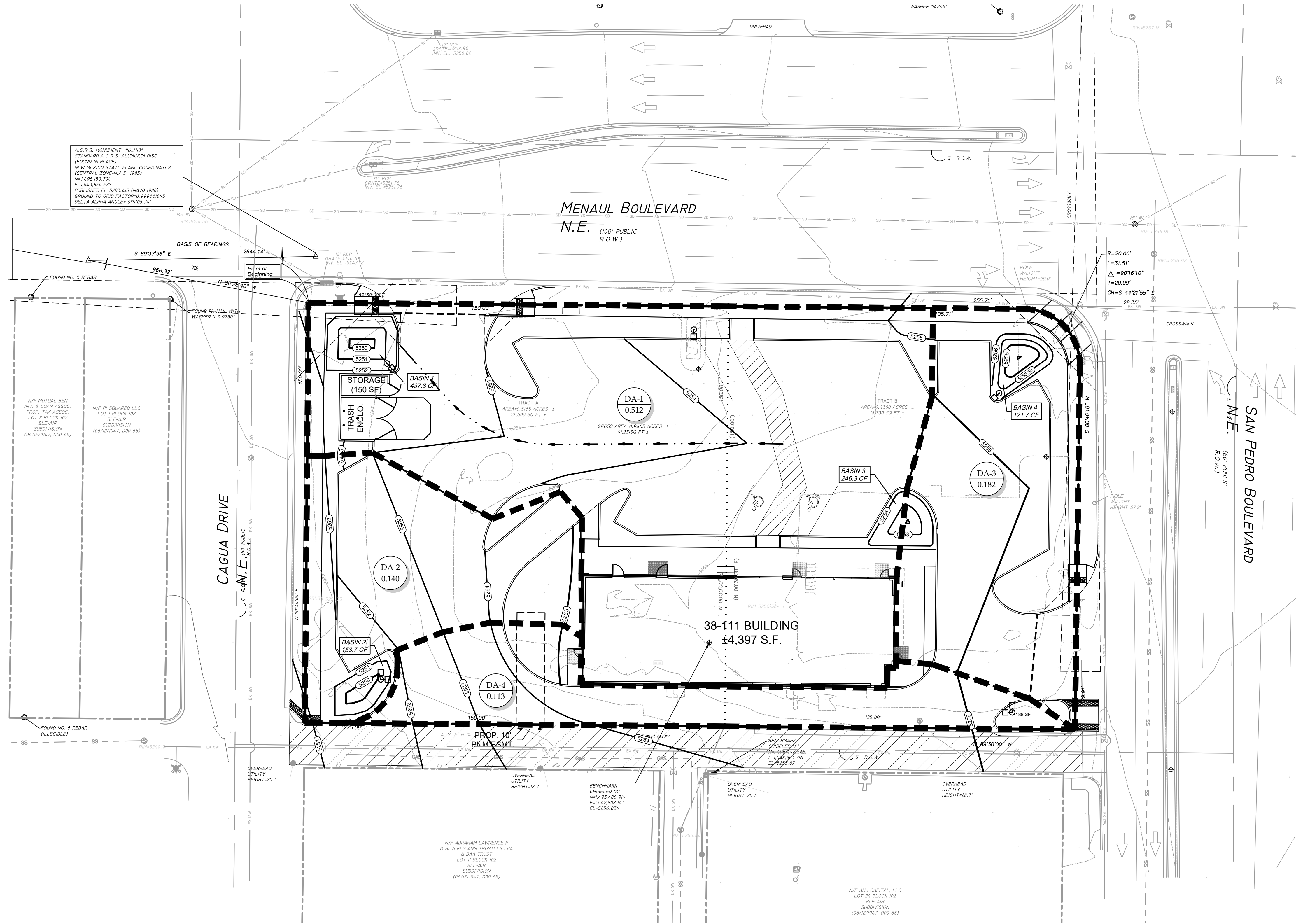
| PLAN APPROVALS | SIGNATURE (2 REQUIRED) | DATE |
|-------------------|------------------------|------|
| REGIONAL MGR. | | |
| CONST. MGR. | | |
| OPERATIONS DEPT. | | |
| REAL ESTATE DEPT. | | |

| CO-SIGN SIGNATURES | DATE | BY |
|--------------------|------|----|
| CONTRACTOR | | |
| OWNER | | |

| | | |
|----------|----------|-----|
| DESIGNED | JAN 2017 | MDK |
| DRAWN | JAN 2017 | MDK |
| CHECKED | JAN 2017 | DWL |
| AS-BUILT | | |

PRE-DEVELOPED DRAINAGE PLAN

C8.0



SCALE: 1" = 20'

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

OWNER INFORMATION

MCDONALD'S USA, LLC
MOUNTAIN SOUTHWEST
FIELD EXECUTION TEAM
511 E. CARPENTER FRWY, STE. 375
IRVING, TEXAS 75062
(972) 869-5348
CONTACT: LEE MORRIS

BENCHMARK

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E=1,543,820.222
PUBLISHED EL=5283.415 (NAVD 1988)
GROUND TO GRID FACTOR=0.999661845
DELTA ALPHA ANGLE=0°11'08.74"

LEGEND

- DRAINAGE AREA LINE
- - - - - XXX - - - - - EXISTING CONTOUR
- XXX --- PROPOSED CONTOUR
- (X / XXX) DRAINAGE AREA NUMBER
DRAINAGE AREA (ACRES)
- PROPOSED DRAINAGE DIRECTION

POST-DEVELOPMENT 100-YEAR, 6-HOUR RUNOFF CALCULATIONS

| Drainage Area Number | Area (ac) | Land Treatment Condition | | | | Excess Precipitation (in) | Volume (acft) | Peak Discharge (cfs) | Remarks |
|----------------------|-----------|--------------------------|-------|-------|-------|---------------------------|---------------|----------------------|---------------------------------------|
| | | A | B | C | D | | | | |
| DA-1 | 0.512 | 0.000 | 0.000 | 0.069 | 0.443 | 2.06 | 0.09 | 2.46 | Sheet flow to Basin 1, then to Menaul |
| DA-2 | 0.140 | 0.000 | 0.000 | 0.041 | 0.099 | 1.71 | 0.02 | 0.64 | Sheet flow to Basin 2, then to Cagua |
| DA-3 | 0.182 | 0.000 | 0.000 | 0.046 | 0.136 | 1.79 | 0.03 | 0.84 | Sheet flow to Basin 3, then to DA-1 |
| DA-4 | 0.113 | 0.000 | 0.000 | 0.013 | 0.099 | 2.09 | 0.02 | 0.54 | Sheet flow to off-site alley-way |
| Total | 0.947 | 0.000 | 0.000 | 0.169 | 0.777 | 7.655 | 0.155 | 4.486 | |

Note: Calculations in accordance with the City of Albuquerque Development Process Manual. The site is in Precipitation Zone 3.

FIRST FLUSH VOLUME CALCULATIONS

| Pond # | Drainage Areas | Impervious Area (Ac) | FF Required Volume (cf) | FF Provided Volume (cf) | Total Provided Volume (cf) |
|---------------|----------------|----------------------|-------------------------|-------------------------|----------------------------|
| 1 | DA-1 | 0.222 | 273 | 273 | 437.8 |
| 2 | DA-2 | 0.099 | 122 | 122 | 153.7 |
| 3 | DA-1, DA-3 | 0.289 | 357 | 246 | 246.3 |
| 4 | DA-3 | 0.068 | 84 | 84 | 121.7 |
| Off-site Flow | DA-4 | 0.099 | 122 | n/a | n/a |
| Total | All | 0.777 | 959 | 3296 | 959.5 |

DETENTION AREA 1 STAGE-STORAGE VOLUME

| Elevation | Area (sq. ft.) | Avg. Area (sq. ft.) | Inc. Depth (ft.) | Inc. Volume (cu. ft.) | Total Volume (cu. ft.) |
|-----------|----------------|---------------------|------------------|-----------------------|------------------------|
| 5249.9 | 0 | | | | 0 |
| 5250 | 28.36 | 14.18 | 0.1 | 1.418 | 1.418 |
| 5251 | 188.46 | 108.41 | 1 | 108.41 | 109.828 |
| 5252 | 467.44 | 327.95 | 1 | 327.95 | 437.778 |

Required Volume = 959 cubic feet

DETENTION AREA 2 STAGE-STORAGE VOLUME

| Elevation | Area (sq. ft.) | Avg. Area (sq. ft.) | Inc. Depth (ft.) | Inc. Volume (cu. ft.) | Total Volume (cu. ft.) |
|-----------|----------------|---------------------|------------------|-----------------------|------------------------|
| 5249.9 | 0 | | | | 0 |
| 5250 | 52.09 | 26.045 | 0.1 | 2.6045 | 2.6045 |
| 5251 | 250.19 | 151.14 | 1 | 151.14 | 153.7445 |

Required Volume = 959 cubic feet

DETENTION AREA 3 STAGE-STORAGE VOLUME

| Elevation | Area (sq. ft.) | Avg. Area (sq. ft.) | Inc. Depth (ft.) | Inc. Volume (cu. ft.) | Total Volume (cu. ft.) |
|-----------|----------------|---------------------|------------------|-----------------------|------------------------|
| 5252 | 1.09 | | | | 0 |
| 5253 | 89.5 | 45.295 | 1 | 45.295 | 45.295 |
| 5254 | 312.45 | 200.975 | 1 | 200.975 | 246.27 |

Required Volume = 959 cubic feet

DETENTION AREA 4 STAGE-STORAGE VOLUME

| Elevation | Area (sq. ft.) | Avg. Area (sq. ft.) | Inc. Depth (ft.) | Inc. Volume (cu. ft.) | Total Volume (cu. ft.) |
|-----------|----------------|---------------------|------------------|-----------------------|------------------------|
| 5254 | 0.5 | | | | 0 |
| 5255 | 94.8 | 47.65 | 1 | 47.65 | 47.65 |
| 5255.5 | 201.5 | 148.15 | 0.5 | 74.075 | 121.725 |

Required Volume = 959 cubic feet



Know what's below.
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ADAMS

ADAMS LOG NO.: 2015.091

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

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

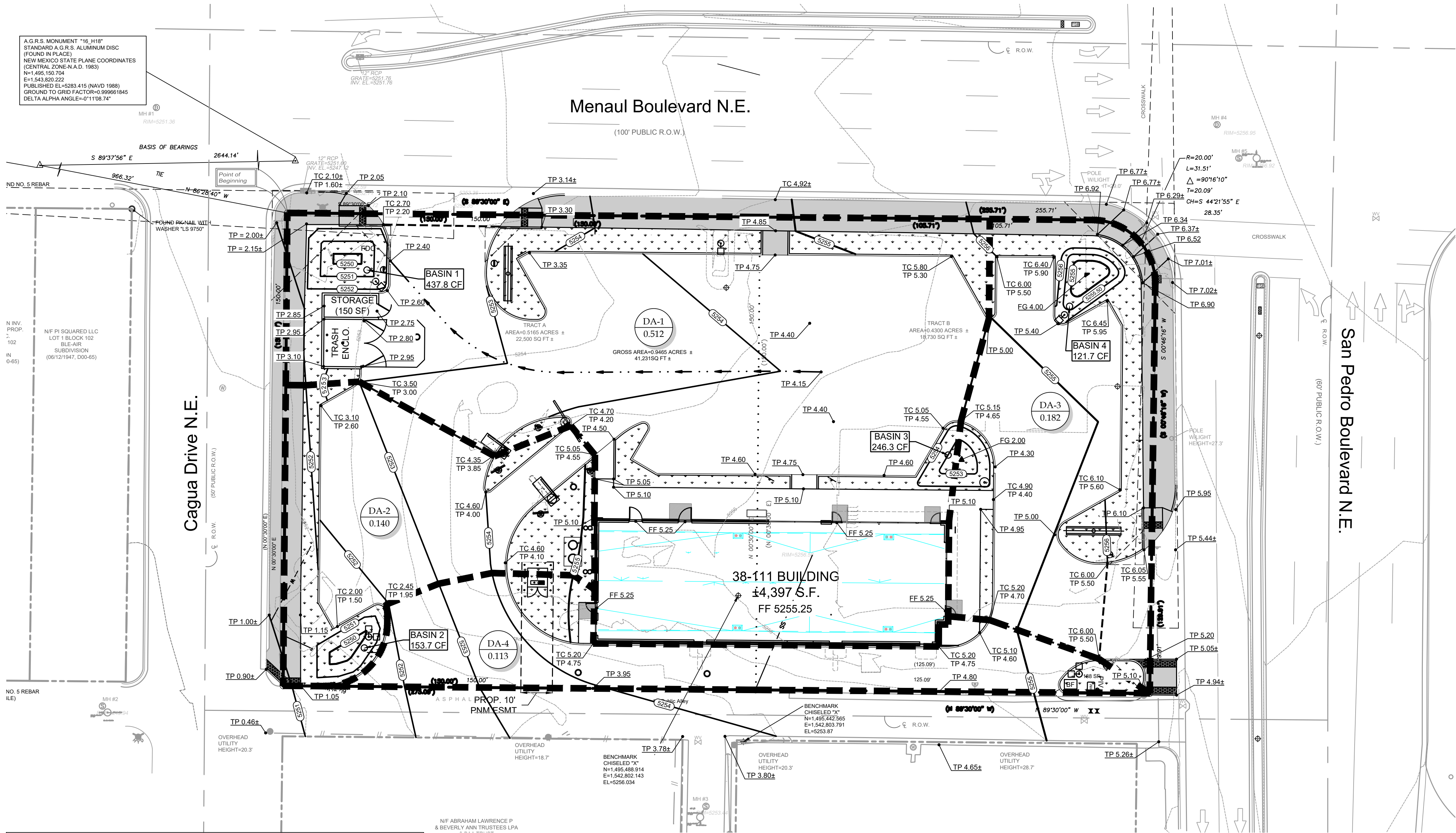
McDonald's USA, LLC

5000 MENAUL BLVD. NE ALBUQUERQUE, NM

| DESIGNED | DATE | BY |
|----------|----------|-----|
| DRAWN | MAY 2018 | TJR |
| CHECKED | MAY 2018 | MDK |
| AS-BUILT | | |

POST-DEVELOPED DRAINAGE PLAN

C8.1



A.G.R.S. MONUMENT "16 H18"
STANDARD A.G.R.S. ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,495,150.704
E=1,543,820.222
PUBLISHED EL=5283.415 (NAVD 1988)
GROUND TO GRID FACTOR=0.999661845
DELTA ALPHA ANGLE=-0°11'08.74"

N INV.
PROP.
102
(N 0-45)

N.O. 5 REBAR
(N.E.)

STANDARD ACCESSIBILITY REQUIREMENTS

PARKING:

- (A) 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.
- (B) 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.
- (C) ALL ACCESS AISLES SERVING ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A 60" WIDE MINIMUM.

RAMPS:

- (D) 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.
- (E) 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).
- (F) LANDINGS FOR RAMPS SHALL BE AS WIDE AS THE RAMP AND 60" LONG MINIMUM (36" MINIMUM FOR CURB RAMPS).
- (G) RAMPS SHALL NOT EXCEED A 1:12 RUNNING SLOPE OR 30" VERTICAL RISE.
- (H) RAMPS AND LANDING SHALL NOT EXCEED 1:48 (2% CROSS SLOPE).

SIDEWALKS AND ACCESSIBLE ROUTES:

- (I) SIDEWALKS MUST BE AT LEAST 36" WIDE WITH A CROSS SLOPE THAT SHALL NOT EXCEED 1:48 (2%).
- (J) LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%).



Know what's below.
Call before you dig.

PRELIMINARY DRAINAGE REPORT

Site Location – The site is located on an approximately 0.9465 acres at the Southwest corner of Menaul Blvd., N.E. and San Pedro Blvd., N.E. Coors Blvd, N.W. The site is bordered to the West by Cagua Dr., N.E. and to the South by an alleyway adjacent to residences. Proposed construction will include the demolition and complete rebuild of the existing McDonald's restaurant with associated paving, grading, landscaping, and utility infrastructure.

Methodology – The proposed storm water management system will be evaluated in accordance with Chapter 22 of the City of Albuquerque Development Process Manual. The site is located in Bernalillo County Precipitation Zone 3. The 100-year, 6-hour frequency rainfall event will be used to calculate peak discharge rates and runoff volumes under existing and proposed conditions.

Existing Conditions – Storm water runoff generally drains from the east to the west across the site under existing conditions. Roof drains deposit through downspouts and sheet flow away from the building through the parking lot. Some sheet flow is concentrated through the existing driveway entrance along Menaul Blvd. on the Northwest corner of the site which ultimately deposits into the city storm drain system. Additional sheet drainage flows off the site along the South property line to the alley and ultimately into Cagua Dr., N.E. Minor flow exits the site to the East through two separate driveways along San Pedro Blvd., N.E.

Proposed Conditions – Under proposed conditions, nearly all site flow will be sheet flow directed to first flush detention zones located in and around the site. Roof downspouts will continue to drain through parking lot areas to be captured in these first flush detention zones. These first flush detention zones have a total storage capacity of 959.5 cubic feet which meets the first flush requirement. Overall, nearly 90% of the site drains through these first flush zones which capture more than the required 0.34"/acre overall. Discharge from first flush zones will mimic current off-site flow to locations around the site.

Surrounding 20' – The areas around the site consist of roadways to the West, North, and East which are crowned in the middle with drainage towards curb/gutter. The South side of the site consists of an adjacent public alleyway that will be re-built with the project. All drainage patterns in the 20' perimeter around the site will remain similar in the developed condition.

Conclusions – The overall amount of impervious area at this site will be reduced under the proposed conditions. Because the original site was developed prior to a first flush capture requirement, none of the flow at the existing site is being captured prior to flowing off the site; however, under proposed conditions, nearly all flow will be captured prior to flowing off the site. Further, quality/quantity of flow should be improved when compared to the existing site.

FIRST FLUSH VOLUME CALCULATIONS

Total Impervious Area = 33,856 SF (0.777 acres)

Required Retention Volume (0.34"/acre) = 959 cubic feet

Retention Volume Provided = 959.5 cubic feet

FIRST FLUSH VOLUME CALCULATIONS

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|---------------|----------------|----------------------|-------------------------|-------------------------|----------------------------|
| 1 | DA-1 | 0.222 | 273 | 273 | 437.8 |
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| 4 | DA-3 | 0.068 | 84 | 84 | 121.7 |
| Off-site Flow | DA-4 | 0.099 | 122 | n/a | n/a |
| Total | All | 0.777 | 959 | 3296 | 959.5 |



SCALE: 1" = 20'

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

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MCDONALD'S USA, LLC
MOUNTAIN SOUTHWEST
FIELD EXECUTION TEAM
511 E. CARPENTER FRWY. STE. 375
IRVING, TEXAS 75062
(972) 869-5346
CONTACT: LEE MORRIS

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DELTA ALPHA ANGLE=-0°11'08.74"

LEGEND

- TC = TOP OF CURB
TP = TOP OF PAVEMENT
FG = FINISHED GRADE
FF = FINISHED FLOOR
TW = TOP OF WALL
BW = FINISHED GRADE @BASE OF WALL(NOT INCLUDING FOOTING)
- SWALE
--- GRADE BREAK
--- RIDGE LINE
--- XXX --- EXISTING CONTOUR
--- XXX --- PROPOSED CONTOUR
■ LEVEL LANDING @ 2% MAX SLOPE IN ANY DIRECTION

BY: HJM
DATE: 05/16/2018
DESCRIPTION: SUBMIT TO UPTOWN REVIEW TEAM

ADAMS JOB NO.: 2015.091

Adams
8951 Cypress Vales Blvd. Suite 150 • Dallas, Texas 75019 • (817) 338-3200

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REAL ESTATE DEPT.
CO-SIGN SIGNATURES
CONTRACTOR
OWNER

| DESIGNED | DATE | BY |
|----------|----------|------|
| DRAWN | MAY 2018 | MDK |
| CHECKED | ---- | ---- |
| AS-BUILT | | |

SITE DEVELOPMENT PLAN
GRADING AND
DRAINAGE PLAN

SDP-3