CITY OF ALBUQUERQUE



January 22, 2018

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

RE: McDonalds - Coors and Hanover

1501 Coors Blvd NW

Request for Certificate of Occupancy - Permanent

Hydrology Final Inspection - Approved

Engineer's Stamp Date 4/5/17 & 8/23/17 (J11D037)

Certification Dated: 1/22/18

Dear Mr. Korte,

Based on the certification received 1/22/18, this submittal is approved for release of Certificate of Occupancy (Permanent) by Hydrology.

PO Box 1293

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

Albuquerque

Sincerely,

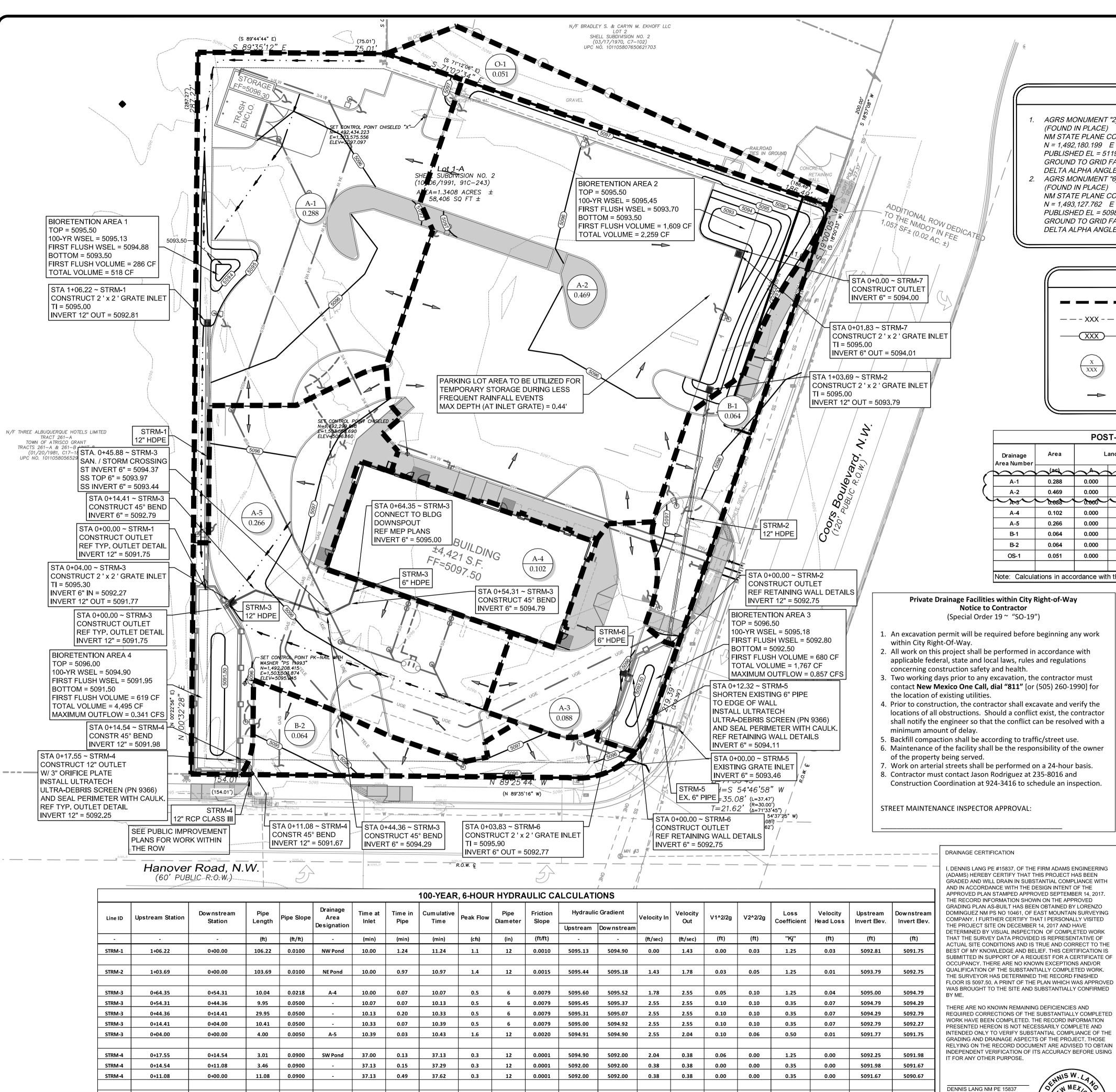
NM 87103

Dana Peterson, P.E.

Senior Engineer, Planning Dept. Development and Review Services

www.cabq.gov

C: Email Serna, Yvette M.; Fox, Debi; Tena, Victoria C.; Sandoval, Darlene M.



0.9 6 0.0252 5095.18 5094.00 0.38 4.53

0.0056

0.1075 5095.44

12.32 0.0528 SE Pond 35.00 0.05

0.0050

STRM-5

STRM-6

0+12.32

0+03.83

0+00.00

APPROVED The Approval of these plans shall not be construed to be a permit for any violations of any code or ordinance VI of this city. PERMIT # BP-2016-31138 BENCHMARK DATE: 09/14/17 say of these plans shall be on the lob site for all AGRS MONUMENT "2 H12" STANDARD AGRS BRASS TABLET (FOUND IN PLACE) NM STATE PLANE COORDINATES (CENTRAL ZONE - NAD 1983) N = 1,492,180.199 E = 1,500,635.082 PUBLISHED EL = 5119.814 (NAVD 1988) /M@Donald GROUND TO GRID FACTOR = 0.99961414 *DELTA ALPHA ANGLE = -0°16'07.41"* AGRS MONUMENT "6 J10" STANDARD AGRS BRASS TABLET (FOUND IN PLACE) NM STATE PLANE COORDINATES (CENTRAL ZONE - NAD 1983) N = 1,493,127.762 E = 1,504,048.077PUBLISHED EL = 5098.37 (NAVD 1988) GROUND TO GRID FACTOR = 0.999681358 DELTA ALPHA ANGLE = -0°15'43.88" SCALE: 1" = 20' LEGEND THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES. DRAINAGE AREA LINE — — – XXX – — EXISTING CONTOUR —(XXX)—— PROPOSED CONTOUR OWNER INFORMATION DRAINAGE AREA NUMBER MCDONALD'S USA, LLC DRAINAGE AREA (ACRES) MOUNTAIN SOUTHWEST FIELD EXECUTION TEAM 511 E. CARPENTER FRWY, STE. 375 IRVING, TEXAS 75062 PROPOSED DRAINAGE DIRECTION (972) 869-5346 CONTACT: LEE MORRIS

CLTY OF ALBUQUERQU

Drainage Area Number	Area Land Treatment Condition					Excess Precipitation	Volume	Peak Discharge	Remarks	
	\lack	_A_	B	~~	~P~	(in)	(ac/ft)	(cfs)	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	
A-1	0.288	0.000	0.000	0.081	0.207	1.69	0.04	1.14	SHEET FLOW TO BIO-RETENTION BASIN 1	
A-2	0.469	0.000	0.000	0.121	0.348	1.72	0.07	1.87	SHEET FLOW TO BIO-RETENTION BASIN 2	
→	\).088\\	0.000	0.000	10.010 1	0.072	₹79	10.01	0.30	SHEET FLOW TO BIO-RETENTION BASINS	
A-4	0.102	0.000	0.000	0.000	0.102	1.97	0.02	0.45	ROOF FLOW TO BIO-RETENTION BASIN 4	
A-5	0.266	0.000	0.000	0.071	0.195	1.71	0.04	1.06	SHEET FLOW TO BIO-RETENTION BASIN 4	
B-1	0.064	0.000	0.000	0.026	0.038	1.58	0.01	0.24	SHEET FLOW OFF-SITE TO COORS BLVD.	
B-2	0.064	0.000	0.000	0.040	0.024	1.36	0.01	0.22	SHEET FLOW OFF-SITE TO HANOVER RD.	
OS-1	0.051	0.000	0.000	0.051	0.000	0.99	0.00	0.15	SHEET FLOW FROM NORTH ONTO SITE	

Private Drainage Facilities within City Right-of-Way Notice to Contractor

- An excavation permit will be required before beginning any work
- 2. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations
- 3. Two working days prior to any excavation, the contractor must contact **New Mexico One Call, dial "811"** [or (505) 260-1990] for
- locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a
- 5. Backfill compaction shall be according to traffic/street use.
- 7. Work on arterial streets shall be performed on a 24-hour basis.
- 8. Contractor must contact Jason Rodriguez at 235-8016 and Construction Coordination at 924-3416 to schedule an inspection.

1/22/2018

FIRST FLUSH VOLUME CALCULATIONS										
D = #	Drainage Areas	Impervious	FF Required	FF Provided	Total Provided					
Pond #	Drainage Areas	Area (Ac)	Volume (cf)	Volume (cf)	Volume (cf)					
1	A-1	0.207	255	286	518					
2	A-2, OS-1	0.348	430	$\frac{7}{7}$ 1609	225					
3	A-3	0.072	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	680	176					
4	A-4, A-5	0.297	367	619	449					
Off-site Flow	B-1, B-2	0.062	77	n/a	n/a					
Total	All	0.986	1217	3296	903					

DRAINAGE REPORT

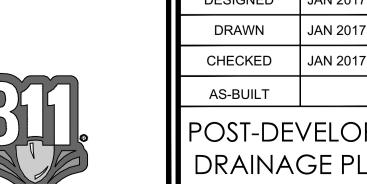
Site Location - The site is located on approximately 1.34 acres at the northwest corner of Coors Blvd. and Hanover Rd. It is bordered to the north by an automobile dealership and to the West by currently vacant land held by "Three Albuquerque Hotels Limited". Proposed construction will include a McDonald's restaurant and associated paving, grading, landscaping, utility, and storm water management infrastructure.

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 Bernalillo County Precipitation Zone 1. The 100-year, 6-hour frequency rainfall event was used to calculate peak discharge rates and runoff volumes under undeveloped, existing, and proposed conditions.

Existing Conditions – Refer to Sheet C8.0 for the Pre-Developed Drainage Plan. Four drainage basins are identified for the site under existing conditions. Area OS-1 consists of 0.051 acres flowing onto the site from the North. Area X-1 contains 0.226 acres at the Southeast corner of the site, and drains through a grate inlet on-site into the Coors Blvd. ROW storm drain system. Area X-2 contains 1.096 acres, and drains to the Western side of the site where water is allowed to infiltrate through a landscape strip. Area X-3 contains 0.019 acres at the Southern edge of the site, and drains to the Hanover Rd. ROW. To accommodate new design standards, the original, undeveloped state of the on- and off-site 1.392 acre site has been analyzed as sheet flow from the North to the South and West, ultimately draining into Hanover Rd. ROW. Peak discharge rate and runoff volume calculations for existing and undeveloped conditions are provided on Sheet C8.0.

<u>Proposed Conditions</u> – Refer to Sheet C8.1 for the Post-Developed Drainage Plan. Nine drainage basins are identified for the site under proposed conditions. Area OS-1 (0.051 acres) flows onto the site from the North into area A-2 (0.469 acres) which both drain through an inlet grate into Bio-Retention Basin 2. Bio-Retention Basin 2 captures the first flush for these areas, then overflows to Bio-Retention Basin 3. Area A-1 (0.288 acres) drains into Bio-Retention Basin 1, from a combination of sheet and channel (swale) flow, which captures the first flush for the area, then overflows to Bio-Retention Basin 4. Area A-3 (0.088 acres) sheet flows to Bio-Retention Basin 3 through a grate inlet where the first flush for A-3 is captured. Roof Area A-4 (0.102) drains through a downspout along with Area A-5 (0.266 acres) through a grate inlet into Bio-Retention Basin 4 where the first flush is retained. The outflow pipes for Bio-Retention Basins 3 and 4 have been sized to limit flow to undeveloped conditions during a 100-year storm event (Undeveloped=1.80CFS, Proposed=1.66CFS). Total bioretention (0.34", "first flush") is 3,296 cubic feet with an overall total storage of 9,039 cubic feet to accommodate limited flow rates out of Bio-Retention Basins 3 and 4.

Conclusions – The overall amount of impervious area at this site will be similar under the proposed conditions as the existing site; however, rather than a large portion of flow draining directly into the storm system, all areas meet the required bio-retention volume. Additionally, the proposed site will reduce the detention/infiltration burden on the adjacent site to the West. Under more frequent storm events, nearly all flow is retained and infiltrated on-site while even the 100-year storm flows off the site are kept below the undeveloped volumetric flow rate. As a result of the improvements, quality and /hat's below. quantity of flow should be improved when compared to the existing site. before you dig.



DATE **DESIGNED** JAN 2017 | MDK JAN 2017 | MDI JAN 2017 | DW POST-DEVELOPED DRAINAGE PLAN

0

on

Copyright 2017, Adams Engineering

 REV
 DATE
 DESCRIPTION
 BY

 -- 01/16/2017
 ISSUE FOR PERMIT
 HJM

 -- 02/28/2017
 PER CITY & NMDOT COMMENTS
 HJM

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 ADAMS JOB NO.:
 2012.299

 2012.299
 2012.299

4.5.17

OBERT

OBERT

OFFICES FORWARD

O

ADDRESS KROC DRIVE - OAK BROOK, ILLINOIS 60521

ADDRESS KROC DRIVE - OAK BROOK, ILLINOIS 60521

MCDONALD'S L/C:
030-0014

O30-0014

These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and not be copied or reproduced without written authorization. The contract documents were prepared for use on a different site or at a later time. It is seed from the contract documents for reuse on another project requires the services of properly licensed architage and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

TSO1 COORS BLVD NW

ALBUQUERQUE. NIM

DATE BY

DESIGNED JAN 2017 HJM

DRAWN JAN 2017 HJM

CHECKED 01/16/17 DWL

AS-BUILT

GRADING

GRADINC PLAN

C7.0

© Copyright 2017, Adams Enginee

#1

PRIVATE FACILITY DRAINAGE COVENANT

This Drainage Covenant ("Covenant"), between McDonald's Real Estate Company, A Delaware Corporation ("Owner"), whose address is 511 E. John Carpenter Frwy., Suite 375, and whose telephone number is (972)869-1888 and the City of Albuquerque, New Mexico, a municipal corporation whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner signs this Covenant.

1. Recital. The Owner is the current owner of the following described real property located at [give legal description, and street address] A tract of land lying and situated within the town of Atrisco grant projected section 14, T. 10 N., R. 2 E., N.M.P.M., Bernalillo County, New Mexico. Comprising of lot numbered one-A(1-A) of the plat of Lot 1-A, Shell subdivision No. 2, being situated within, as the same is shown and designated on the plat thereof. Site Address 1501 Coors Blvd NW; Albuquerque, NM 87121 recorded on Plat Book 91C, Folio 243, in the records of the Bernalillo County Clerk, State of New Mexico (the "Property").

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities on the Property, and the parties wish to enter into this Covenant to establish the obligations and responsibilities of the parties.

2. <u>Description and Construction of Drainage Facility</u>. The Owner shall construct the following "Drainage Facility" within the Property at the at the Owner's sole expense in accordance with the standards, plans and specifications approved by the City:

<u>Detention Ponds and drainage infrastructure</u>

The Drainage Facility is more particularly described in $\underline{\textbf{Exhibit A}}$ attached hereto and made a part hereof.

- 3. <u>Maintenance of Drainage Facility</u>. The Owner shall maintain the Drainage Facility at Owner's sole cost in accordance with the approved Drainage Report and plans.
- 4. <u>Benefit to Property</u>. The Owner acknowledges and understands that the Drainage Facility required herein to be constructed on the Owner's property is for the private benefit and protection of the Owner's property and that failure to maintain such facility could result in damage or loss to the Property.
- 5. <u>Inspection of Drainage Facility</u>. The City shall have no duty or obligation whatsoever to perform any inspection, maintenance or repair of the Drainage Facility, it being the duty of the Owner, its heirs, successors and assigns to construct and maintain the facility in accordance with approved plans and specifications.
- 6. <u>Liability of City</u>. The Owner understands and agrees that the City shall not be liable to the Owner, its heirs, successors or assigns, or to any third parties for any damages resulting from

the Owner's failure to construct, maintain or repair the Drainage Facility.

- 7. Indemnification. The Owner owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Owner agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Owner, its agents, representatives, contractors or subcontractors or arising from the failure of the Owner, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer or Owner herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Covenant, this Covenant to indemnify will not extend to liability, claims, damages, losses or expenses, including attorneys' fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee; or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.
- 8. <u>Assessment</u>. Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the Owner's property for improvements to the property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.
- 9. <u>Binding on Owner's Property</u>. The covenants and obligations of the Owner set forth herein shall be binding on the Owner, its heirs, assigns and successors and on the Owner's property and constitute covenants running with the Owner's property until released by the City. This Covenant can only be released by the City's Chief Administrative Officer with concurrence of the City Engineer.
- 10. <u>Entire Covenant</u>. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.
- 11. <u>Changes to Covenant</u>. Changes to this Covenant are not binding unless made in writing, signed by both parties.
- 12. <u>Effective Date of Covenant</u>. This Covenant shall be effective as of the date of signature of the Owner.

OWNER: By [signature]: Name [print]: Title: Oustauction MAWALOR Dated: 12/21/17	Shahab Biazar, P.E., City Engineer Dated: 1218
OWNER'S A	CKNOWLEDGMENT
STATE OF NEW MEXICO))ss COUNTY OF BERNALILLO)	
This instrument was acknowledged to 2017, by Patrick Piehl Construction Manager McDonald's Corp.	pefore me on this 21 day of December, (name of person signing permit), (title of person signing permit) of (Owner).
KAREN R. LONG Notary Public, State of Texas Comm. Expires 02-14-2021 Notary ID 12244662	Karen R Long Notary Public My Commission Expires: 2-14-2021
CITY'S ACI	KNOWLEDGMENT
STATE OF NEW MEXICO))ss COUNTY OF BERNALILLO)	
This instrument was acknowledged by 2018, by Shahab Bias a municipal corporation, on behalf of said co	zar, P.E., City Engineer, of the City of Albuquerque,
OFFICIAL SEAL Charlotte LaBadie NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 3/15/2021	Notary Public My Commission Expires: March 15,202

(EXHIBIT A ATTACHED)

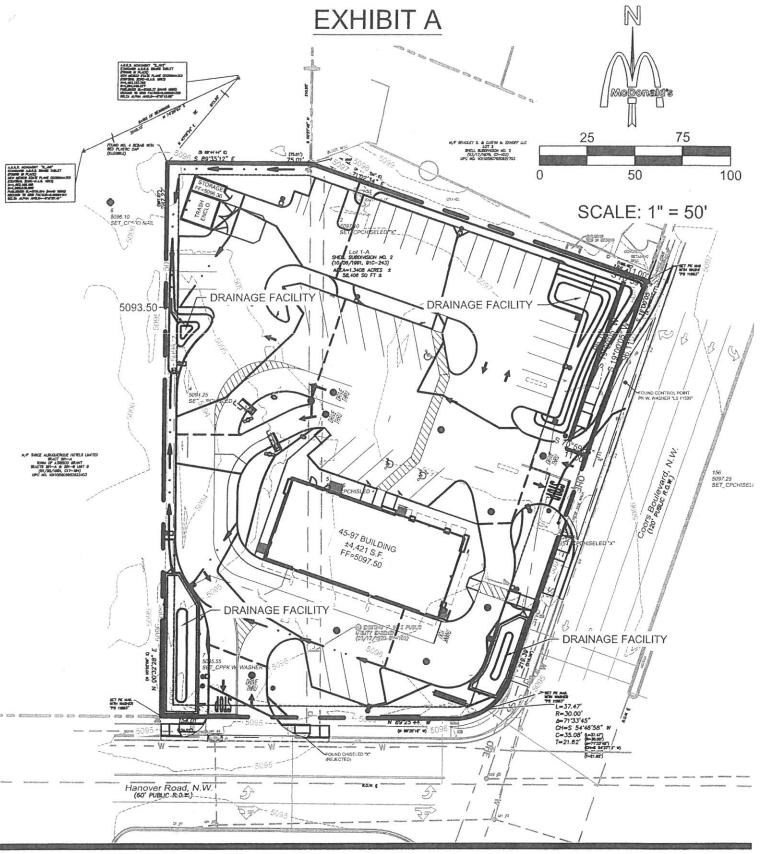


EXHIBIT A - 1501 COORS BLVD. NW

McDONALD'S - ALBUQUERQUE, NM - 12/20/2017

2012.299

