

CITY OF ALBUQUERQUE



June 15, 2017

Cesar Segovia
Rogue Architects
513 Main St, Suite 300
Fort Worth, TX 76102

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

RE: **McDonalds – Coors and Hanover**
1501 Coors Blvd NW
Grading Plan Engineer's Stamp Date: 4/5/17
Hydrology File: J11D037

Dear Mr. Segovia & Mr. Adams:

Based on the information provided in your submittal received 6/15/17, the Grading Plan is re-approved for Building Permit, Grading Permit, and Paving Permit.

Prior to Certificate of Occupancy (C.O), a Private Facility Drainage Covenant will be required for the pond areas.

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 11/2016)

FASTRAX REVIEW PERMIT

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:

DEPARTMENT:

- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- 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
- OTHER (SPECIFY) _____

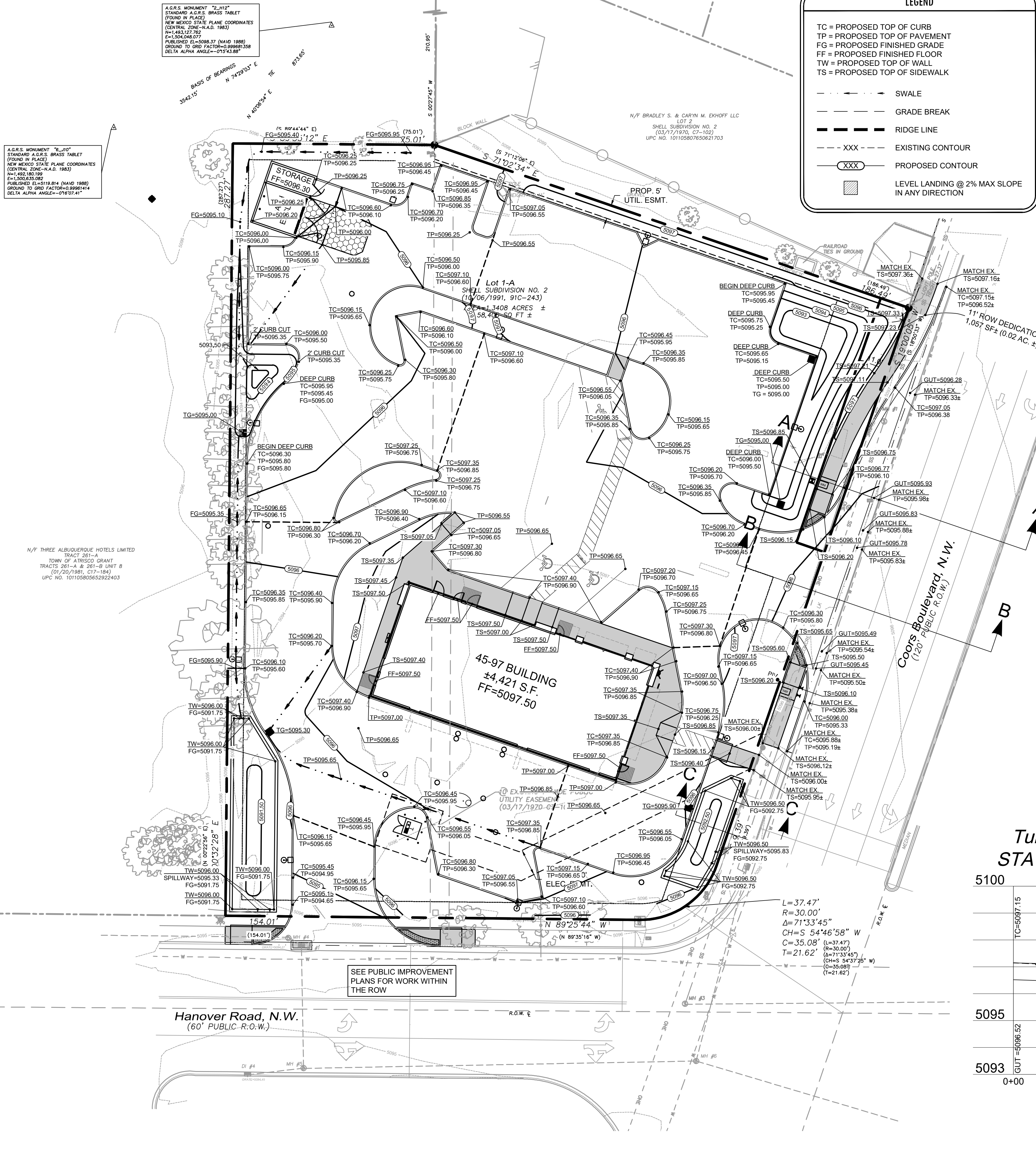
IS THIS A RESUBMITTAL?: Yes No

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



AGRS MONUMENT "2_H12" STANDARD AGRS BRASS TABLE (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE - NAD 1983) N=1,492,180.199 E=1,500,635.082 PUBLISHED EL = 5119.814 (NAVD 1988) GROUND TO GRID FACTOR = 0.99961414 DELTA ALPHA ANGLE = -0°15'43.88"

AGRS MONUMENT "2_H10" STANDARD AGRS BRASS TABLE (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE - NAD 1983) N=1,492,180.199 E=1,500,635.082 PUBLISHED EL = 5119.814 (NAVD 1988) GROUND TO GRID FACTOR = 0.99961414 DELTA ALPHA ANGLE = -0°15'43.88"

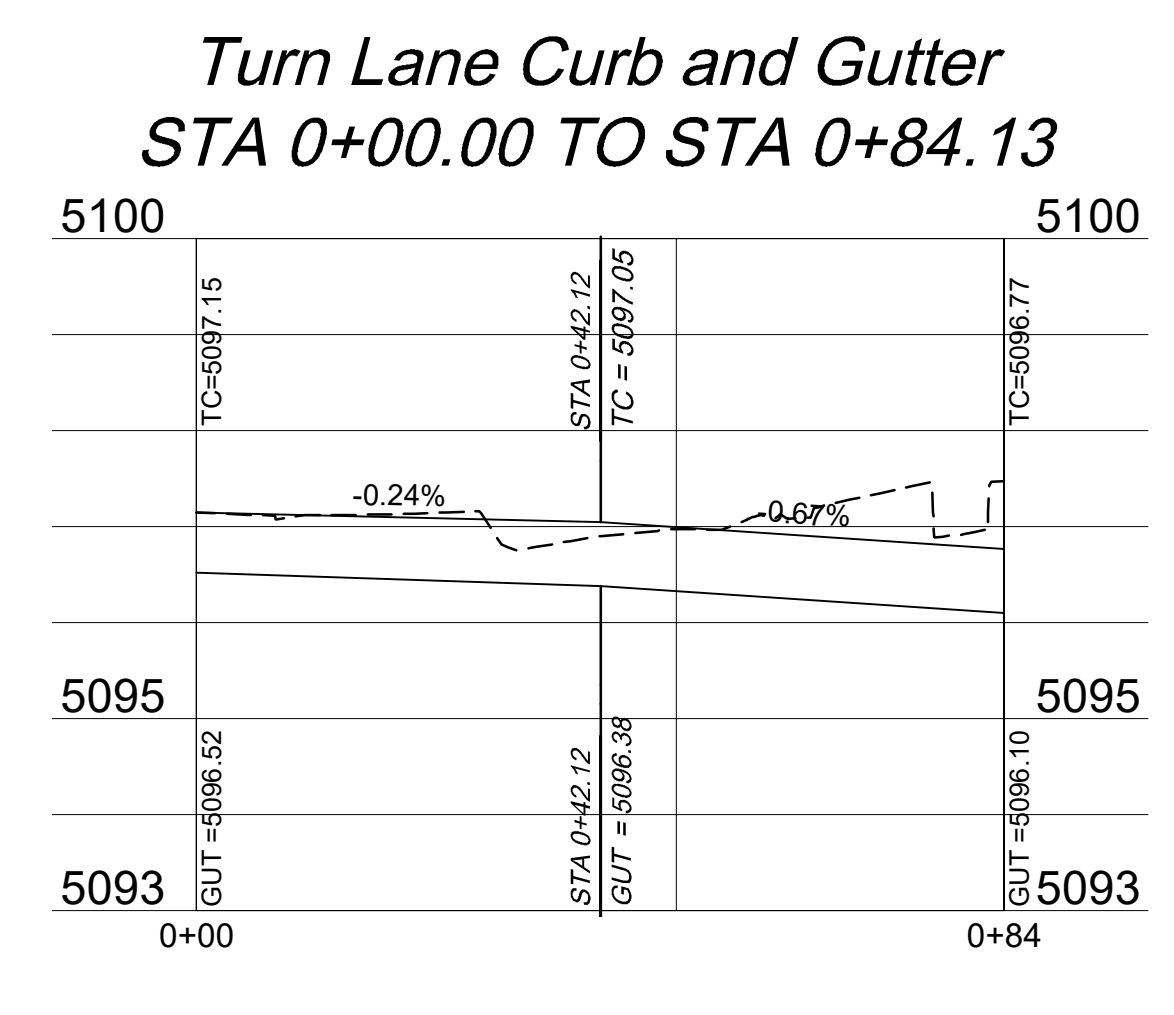
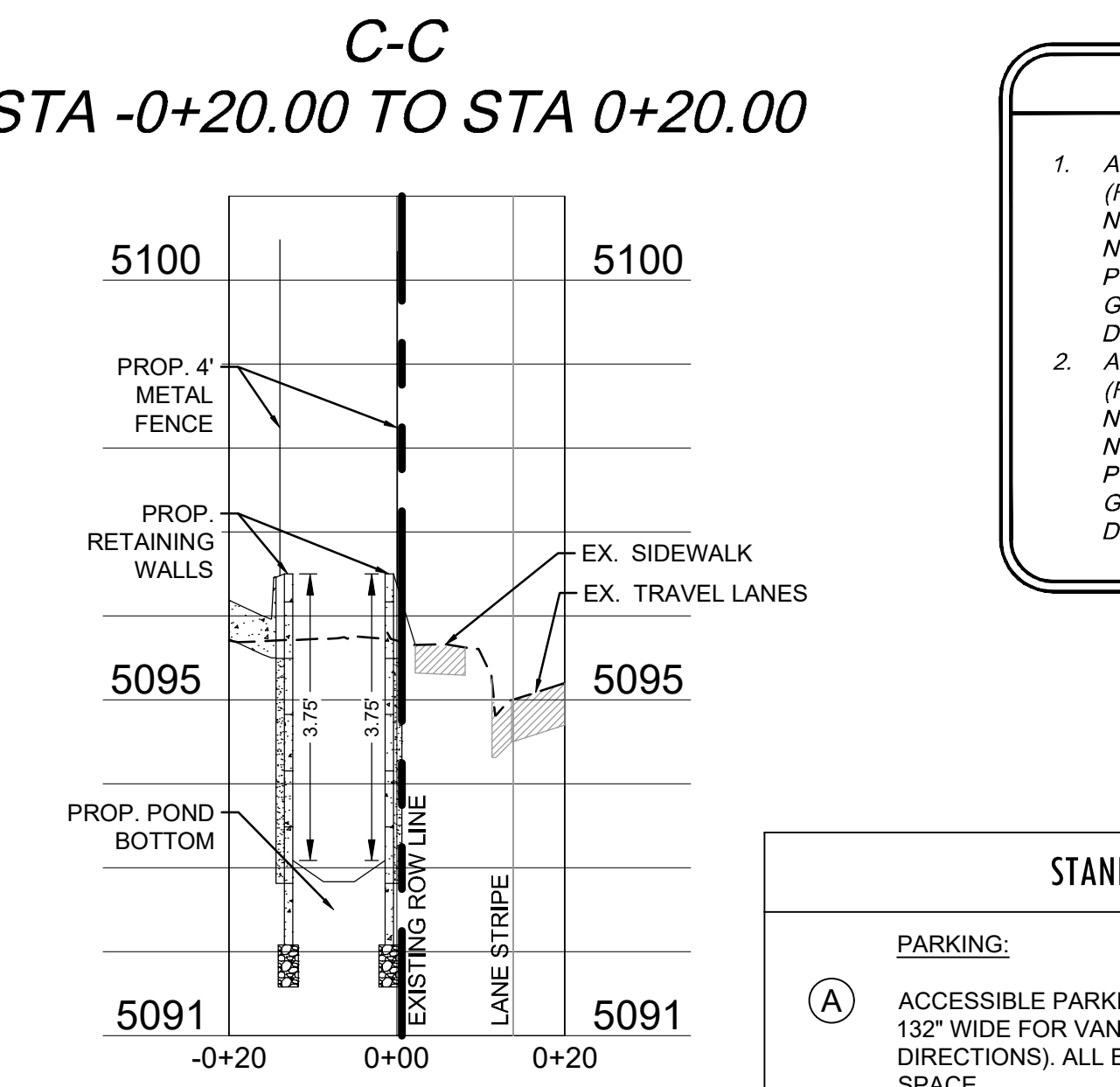
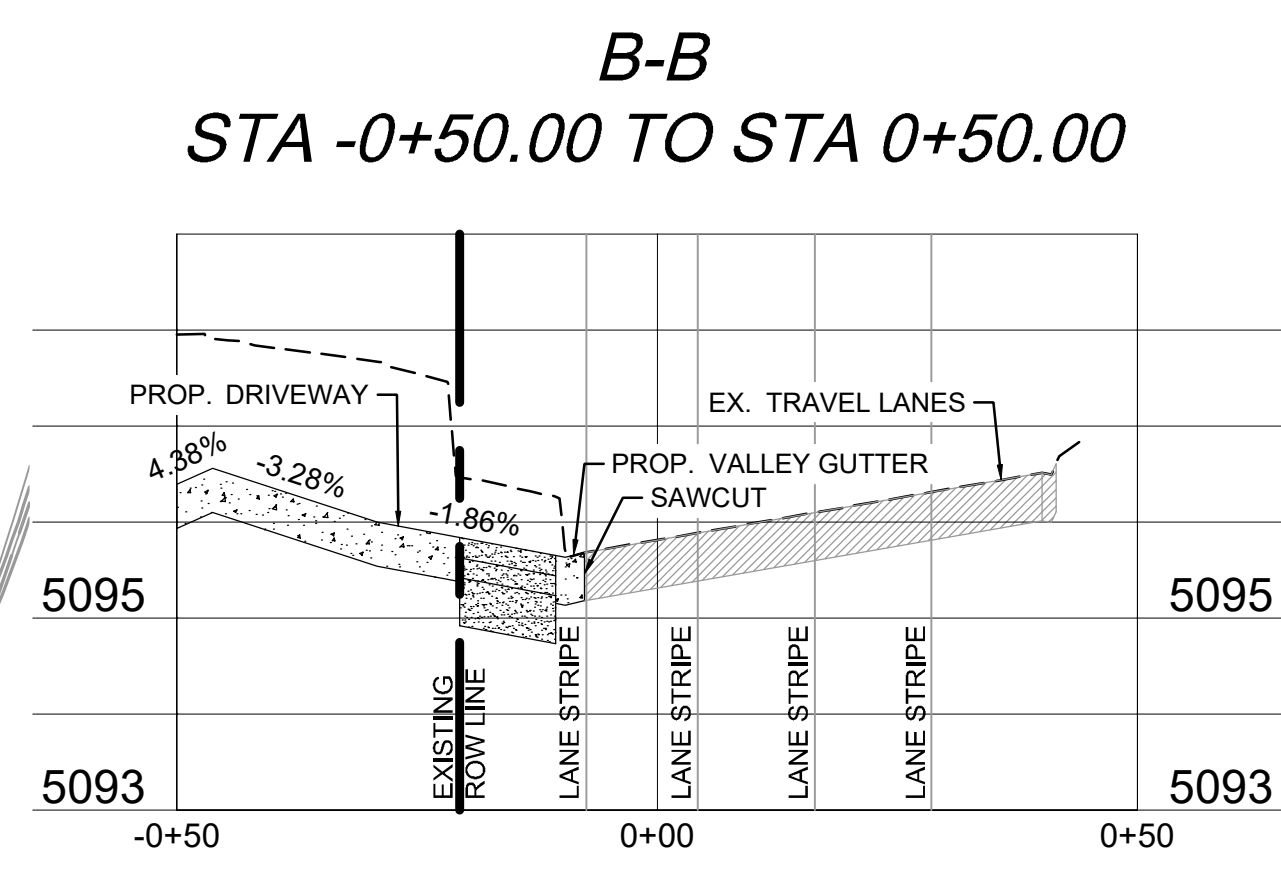
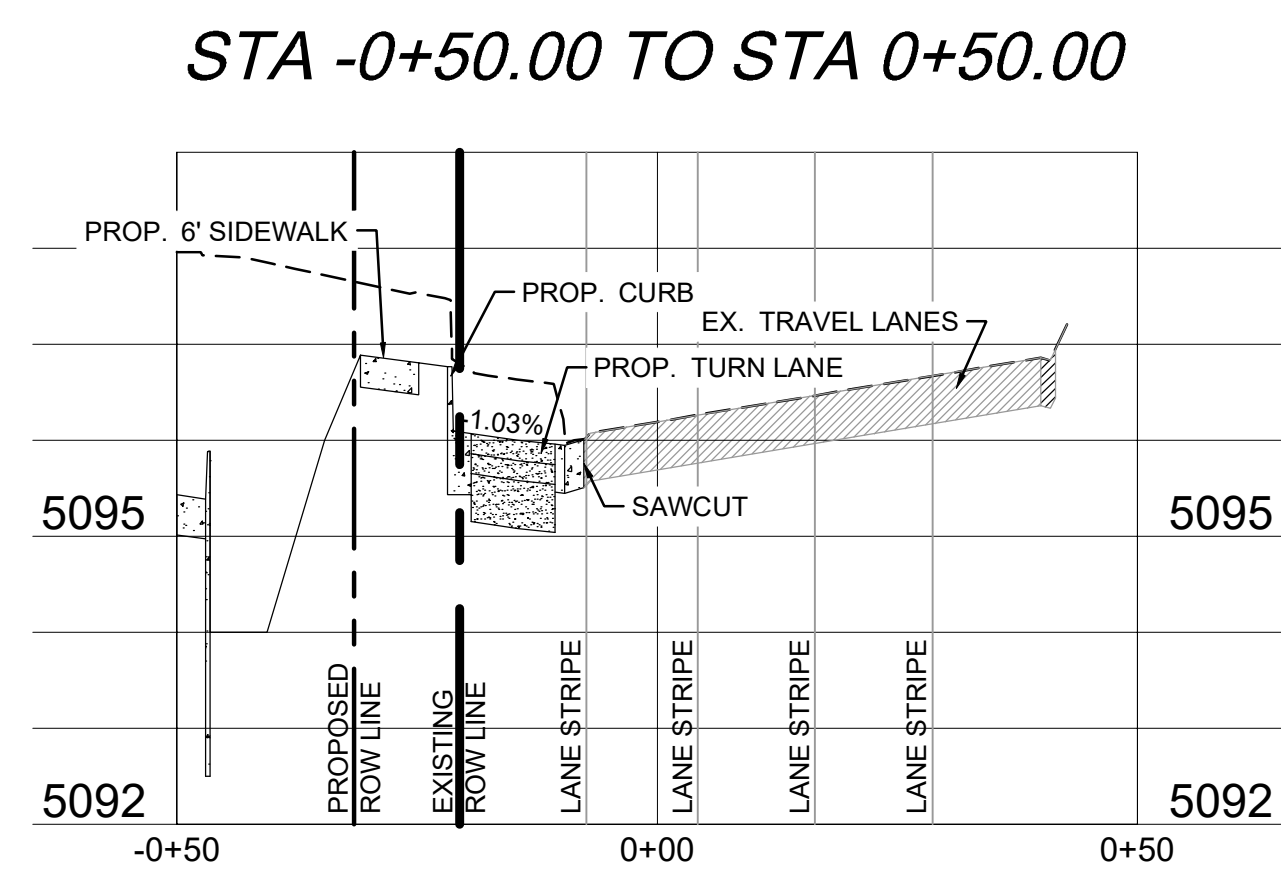
N/F THREE ALBUQUERQUE HOTELS LIMITED TRACT 291-A, TOWN OF ATRISO GRANT TRACTS 291-A & 291-B UNIT B (01/20/1981, C17-184) UPC NO. 10110580532922403

N/F BRADLEY S. & CARYN M. D'HOFF LLC LOT 2 SHELL SUBDIVISION NO. 2 (03/17/1975, C17-162) UPC NO. 101105807650621703

Lot 1-A SHELL SUBDIVISION NO. 2 (10/06/1991, 91C-243) 58.48 ACRES ±

HANOVER ROAD, N.W. (60' PUBLIC R.O.W.)

LEGEND	
TC	= PROPOSED TOP OF CURB
TP	= PROPOSED TOP OF PAVEMENT
FG	= PROPOSED FINISHED GRADE
FF	= PROPOSED FINISHED FLOOR
TW	= PROPOSED TOP OF WALL
TS	= PROPOSED TOP OF SIDEWALK
---	SWALE
---	GRADE BREAK
---	RIDGE LINE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
XXX	LEVEL LANDING @ 2% MAX SLOPE IN ANY DIRECTION



McDonald's logo

SCALE: 1" = 20'

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

OWNER INFORMATION

MCDONALD'S USA, LLC
MOUNTAIN SOUTHWEST
FIELD EXECUTION TEAM
5111 E. CARPENTER FERRY, STE. 375
IRVING, TEXAS 75062
(972) 869-5346
CONTACT: LEE MORRIS

811 logo

Know what's below.
Call before you dig.

- BENCHMARK**
- AGRS MONUMENT "2_H12" STANDARD AGRS BRASS TABLE (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)
GROUND TO GRID FACTOR = 0.99961414
DELTA ALPHA ANGLE = -0°16'07.41"
 - AGRS MONUMENT "2_H10" STANDARD AGRS BRASS TABLE (FOUND IN PLACE)
NM STATE PLANE COORDINATES (CENTRAL ZONE - NAD 1983)
N = 1,493,127.762 E = 1,504,048.077
PUBLISHED EL = 5098.37 (NAVD 1988)
GROUND TO GRID FACTOR = 0.99961358
DELTA ALPHA ANGLE = -0°15'43.88"

- 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%).

REV	DATE	DESCRIPTION
01/16/2017	02/28/2017	ISSUE FOR PERMIT
02/28/2017	04/05/2017	PER CITY AND NMDOT COMMENTS
04/05/2017		PER CITY AND NMDOT COMMENTS

ADAMS JOB NO.: 2012.299

Professional Engineer Seal for Adams Engineering, Inc. License No. 15142.

McDonald's USA, LLC

1501 COORS BLVD NW
ALBUQUERQUE, NM

OFFICE	ADDRESS	DATE	BY
MTN. SOUTHWEST FIELD EXECUTION TEAM	KROC DRIVE - OAK BROOK, ILLINOIS 60521		

DESIGNED	DATE	BY
JAN 2017	JAN 2017	HJM
DRAWN	DATE	BY
JAN 2017	JAN 2017	HJM
CHECKED	DATE	BY
01/16/17	01/16/17	DWL
AS-BUILT		

GRADING PLAN
C7.0

FULL PATH: I:\Projects\2017\20170122\20170122_2017 McDonalds - Albuquerque, NM (Hawaii) Drawing\03-Production\MCD\03-Grading\PLAN
 PLOT DATE: Wednesday, April 05, 2017
 PLOT TIME: 5:20:14 PM
 PLOTTED BY: Heather Macomber
 FILENAME: C7.0 GRADING PLAN.dwg
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