# City of Albuquerque

February 25, 2000

David Thompson, P.E.
Thompson Engineering Consultants, Inc.
2060 Main Street, NE Suite E
Los Lunas, NM 87031

***RE: McDONALD'S / CHEVRON @ CENTRAL & WYOMING (K19-D32A). ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY APPROVAL. ENGINEER'S STAMP DATED FEBRUARY 9, 2000.***

Dear Mr. Thompson:

Based on the information provided on your February 9, 2000 submittal, the above referenced plan is approved for Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

John P. Murray, P.E.
Hydrology

c: Whitney Reiersob
File

## DRAINAGE INFORMATION SHEET

PROJECT TITLE: **McDONALD'S/CHEVRON** ATLAS/DRAINAGE FILE# **K19** /D032A

LEGAL DESCRIPTION: **Lots 1-7, 12-15, Tract A, Tract C in Block 8, Mesa Verde Addition**
CITY ADDRESS: **NW corner of Central Ave. & Wyoming Blvd.**
ENGINEERING FIRM: **THOMPSON ENG. CONS. INC.** CONTACT:**DAVE THOMPSON**
ADDRESS: **2060 MAIN ST. NE, STE E** PHONE: **866-1395**
**LOS LUNAS, NM 87031**
OWNER: **McDONALD'S CORP.** CONTACT: **DAN BRUBAKER**
ADDRESS: **5251 DTC Parkway, Ste. 300** PHONE: **(303) 779-0444**
**Englewood, CO 80111**
ARCHITECT: **JLS Architects** CONTACT: **FRED ROBINSON**
ADDRESS: **1600 Rio Grande NW** PHONE: **246-0870**
SURVEYOR: **Southwest Surv.** CONTACT: **DAN GRAINEY**
ADDRESS: **333 Lomas Blvd NE** PHONE: **998-0303**
**Alb., NM 87102**
CONTRACTOR: **NA** CONTACT: **NA**
ADDRESS: **NA** PHONE: **NA**

**PRE-DESIGN MEETING:**

____ YES DRB NO. **DRB-99-145**
____ NO EPC NO.
____ COPY OF CONFERENCE PROJECT NO._____
RECAP SHEET PROVIDED

**TYPE OF SUBMITTAL:**

____ DRAINAGE REPORT
____ DRAINAGE PLAN
____ CONCEPTUAL GRADING & DRAINAGE PLAN
____ GRADING PLAN
____ EROSION CONTROL PLAN
__XX__ ENGINEERS CERTIFICATION
____ FOUNDATION PERMIT

**CHECK TYPE OF APPROVAL SOUGHT:**

____ SECTOR PLAN APPROVAL
____ SKETCH PLAT APPROVAL
____ PRELIMINARY PLAT APPROVAL
____ SITE DEVELOPMENT PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ BUILDING PERMIT APPROVAL
__XX__ CERTIFICATE OF OCCUPANCY APPROVAL
____ ROUGH GRADING PERMIT
____ GRADING/PAVING PERMIT APPROVAL
____ OTHER _____(SPECIFY)

DATE SUBMITTED: 2-9-2000
BY: _____
REV. 10/85

RECEIVED
FEB 9 2000
HYDROLOGY SECTION

Log-OE
Passed
6/2

# City of Albuquerque

July 30, 1999 8/12/99

David Thompson, P.E.
Thompson Engineering Consultants, Inc.
2060 Main Street, NE Suite E
Los Lunas, NM 87031

***RE: McDONALD'S / CHEVRON @ CENTRAL & WYOMING (K19-D32A). DRAINAGE REPORT AND GRADING PLAN FOR PRELIMINARY PLAT, BUILDING PERMIT, AND GRADING/PAVING PERMIT APPROVALS. ENGINEER'S STAMP DATED JUNE 15,1999.***

Dear Mr. Thompson:

Based on the information provided on your June 21, 1999 submittal, the above referenced plan is approved for Preliminary Plat, Grading Permit, Paving Permit, and Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.

A copy of Transportation's comments on the T.C.L. is enclosed for your information.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

John P. Murray, P.E.
Hydrology

c: √File

# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 21, 1999

Fred Robinson, Reg. Arch.,
JLS Architects Inc.
1600 Rio Grande N.W.
Albuquerque, New Mexico 871- -

Re: Site Plan submittal for building permit approval for McDonald's/Chevron, Central Avenue N.E. (at Wyoming Street), Mesa Verde Addition, Tract C/Tract A, Block 8, Lots 1-7 and 12-15, (Zone Map K-19-Z), Architect's Stamp - None.

Dear Mr.Robinson,
The above referenced plan requires modification to the Site Plan prior to Building Permit release as follows:

- T.C.L./Site Plan must be stamped and stamp must be dated.
- The engineer's certification required by the Hydrology section needs to include certification that this site was constructed in accordance with the Traffic Circulation Layout (TCL) before C.O. is released.
- Red-lined markup of Site Plan submitted and typed comments should be used to make corrections required. Return markup with corrections.
- Use of DPM and close review of SitePlans and comments in previous BuildingPermit plan set submittals can aid in production of Site Plan requiring fewer corrections to original and *more expediant review time*:
  a. New and existing elements noted on the Site Plan must be shown, labelled, and dimensioned correctly and accurately. This includes street curb & gutter, site sidewalks, all drive aisles.
  b. City sidewalk ordinance requires minim.6' street sidewalks along the frontage of all commercial sites being developed adjacent to major streets.__All street sidewalks must be in City property with the back of walk at right-of-way.
  c. Dimension stalls - label "typical" or call out in individual locations, if not typical.
  d. 15' radius curve needed on end islands" throughout the traffic drive aisle", 25' along large vehicle route as shown.__Place 10' radius at southwest corner of building as shown. __25' radius needed at drive-up at northwest and northeast corners of building, as shown, per DPM.
  e. Label - "Construct new drivepad per City of Albuq. Std. Detail Dwg. No. 2426.
  f. Label asphalt and thickness of parking surface per city std. or refer to a detail which illustrates the proposed method of paving and states it's equivalency to standard asphalt surfacing.
  g. Property description on application sheet does not match currentAlbuq. ZoneAtlas. Need copy of current plat or replat for office files. Must be recorded and signed at County Clerk's Office.
  h. Need to see that all existing obstacles in City right-of-way, in existing sidewalks, have been picked up.
  i. All Civil Sheets (Drainage Plan, Site Plan and Landscape Plan) must be together at front of plan set.
  j. Linework onDrainagePlan andLandscapePlan must matchSitePlan exactly.__Per DPM,23.6B.11a, drive apron grade max. is 6% for curb return drives on Central and Wyoming.
  k. Show and label required H.C.ramps at all street corners, must be A.D.A.
- Only one SitePlan is needed per Permit submittal. Any excess SitePlans will need to match exactly.
- Place concrete wheel stop at front of H.C. stalls, 18'-0" from rear of stall, use #6 rebar anchors, 18" in length.
- At concrete curb(17), label "typical").
- Angled parking can only be allowed at west side parking, all other must be perpendicular. Revise curbing at all locations as shown.__State angle of angled parking.__At southeast corner of parking lot, curve curbing near eastmost stall of south row of stalls.
- At east H.C. ramp of Central drivepad, construct H.C./pedestrian walk s, as shown or equal, to allow construdtion of uni-directional ramp. Construct end island at south east corner of building, using mountable curb, per City standard, as shown.__Reposition H.C.parking on site as shown, using depressed walk and ramp with concrete wheelstops.__Also place wheelstop at the other stall next to this end sland.
- Sidewalk raised 6" above parking surface, needed at the front of parked vehicles along the front of building. Need to see on Drainage Plan that there is a difference between the top of sidewalk and the top of asphalt surface.
- Need to know what gas transport vehicle route will be.__Also where will service/delivery vehicles travel?

- Any pending City Street Projects adjacent to project site must be verified with Art Kelly, Public Works, Transportation, Plan- ning at 505-768-2768.

Please provide revised Site Plan reflecting above corrections along with marked up copy.

Sincerely,

Mike Zamora,
Commercial Plan Checker

## DRAINAGE INFORMATION SHEET

PROJECT TITLE: **McDONALD'S/CHEVRON** ATLAS/DRAINAGE FILE# **K19** 032A

LEGAL DESCRIPTION: **Lots 1-7, 12-15, Tract A, Tract C in Block 8, Mesa Verde Addition**
CITY ADDRESS: **NW corner of Central Ave. & Wyoming Blvd.**
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ADDRESS: **2060 MAIN ST. NE, STE E** PHONE: **866-1395**
**LOS LUNAS, NM 87031**
OWNER: **McDONALD'S CORP.** CONTACT: **DAN BRUBAKER**
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ADDRESS: **333 Lomas Blvd NE** PHONE: **998-0303**
**Alb., NM 87102**
CONTRACTOR: **NA** CONTACT: **NA**
ADDRESS: **NA** PHONE: **NA**

**PRE-DESIGN MEETING:**

____ YES
____ NO
____ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. **DRB-99-145**
EPC NO.
PROJECT NO._____

**TYPE OF SUBMITTAL:**

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____ DRAINAGE PLAN
____ CONCEPTUAL GRADING & DRAINAGE PLAN
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____ ENGINEERS CERTIFICATION
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____ CERTIFICATE OF OCCUPANCY APPROVAL
____ ROUGH GRADING PERMIT
__XX__ GRADING/PAVING PERMIT APPROVAL
____ OTHER TCL (SPECIFY)

DATE SUBMITTED: 6-21-99
BY: _____
REV. 10/85

RECEIVED
JUN 21 1999
HYDROLOGY SECTION

# DRAINAGE REPORT
# for
# McDONALD'S SITE
# at
# WYOMING AND CENTRAL

**Prepared for:**
**McDonald's Corporation**
**5251 D.T.C. Parkway**
**Suite 300**
**Englewood, CO 80111**

**Prepared by:**
**Thompson Engineering Consultants, Inc.**
**2060 Main Street N.E.**
**Suite E**
**Los Lunas, NM 87031**

**June 1999**



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## INTRODUCTION AND SITE LOCATION

A new McDonald's restaurant is proposed to be constructed at the northwest corner of the intersection of Wyoming Boulevard and Central Avenue. The 1.65 acre property currently has a McDonald's restaurant and the former Pancho's restaurant. The existing buildings and site improvements will be demolished to allow for the construction of the new facility. Hydrologic calculations for existing and proposed conditions show that there is no increase in peak runoff generated by the site. This report summarizes the results of the drainage analysis for this site.

## METHODOLOGY

The hydrologic criteria in Section 22 of the City of Albuquerque Development Process Manual (DPM), entitled "Drainage, Flood Control, and Erosion Control," was followed to perform the analyses given in this report. The design storm used for both the existing undeveloped and fully developed conditions of the McDonald's site is the 100-year, 6-hour storm event (2.60 inches) for peak flow computations.

## EXISTING DRAINAGE CONDITIONS

The site is currently developed with a McDonald's restaurant and the former Pancho's restaurant. The Pancho's site drains to Wisconsin Street. Basin A, which includes the Pancho's site, has a peak runoff of 4.7 cfs. The existing McDonald's site free discharges to Wyoming Boulevard and to Central Avenue. Basin B, which drains to Wyoming, has a peak runoff of 2.4 cfs. And Basin C drains 0.7 cfs to Central. The following table shows the developed land treatments as well as the calculated peak runoff for each basin. Detailed calculations can be found in Appendix A.

**Table 1 Existing Drainage Conditions**

| Basin | Area (ac) | Peak Flow (cfs) | Land Treatments | | | |
|---|---|---|---|---|---|---|
| | | | A | B | C | D |
| A | 0.98 | 4.7 | 0 | 0 | 0.16 | 0.82 |
| B | 0.53 | 2.4 | 0 | 0.09 | 0 | 0.44 |
| C | 0.14 | 0.7 | 0 | 0 | 0 | 0.14 |

According to the FEMA Flood Insurance Rate Map Number 35001C0358 D, effective date September 20, 1996, a portion of the property fronting Central Avenue is in special 100-year Flood Hazard Zone AO with a depth of one foot. Please refer to Figure 1 on page 3.

## DEVELOPED DRAINAGE CONDITIONS

Plate 2 shows that under developed conditions, the site drains to both Central Avenue and Wisconsin Street. Basin A, which is 0.60 acres in size, drains to Central through both a driveway and a 2 foot-wide sidewalk culvert just east of the driveway. A total of 2.8 cfs drains to Central Avenue and then collected in a storm sewer in Central. Approximately 1.9 cfs that drains to Central, drains through the sidewalk culvert. Basin B, which is 1.05 acres in size, drains to Wisconsin Street through the driveway at the northwest corner of the site. A total of 5.0 cfs drains to Wisconsin from the site. The following table shows the developed land treatments as well as the calculated peak runoff for each basin. Detailed calculations can be found in Appendix A.

**Table 2 Developed Drainage Conditions**

| Basin | Area (ac) | Peak Flow (cfs) | Land Treatments | | | |
|---|---|---|---|---|---|---|
| | | | A | B | C | D |
| A | 0.60 | 2.8 | 0 | 0.02 | 0.08 | 0.50 |
| B | 1.05 | 5.0 | 0 | 0.03 | 0.12 | 0.90 |

## CONCLUSIONS

Peak flows generated from the site under developed conditions is equal to the peak flows generated from the site under existing conditions. The only difference between the developed and existing conditions is that under developed conditions there are no flows draining to Wyoming Boulevard. Under existing and developed conditions, 5.0 cfs drains to Wisconsin Street. Only Central Avenue sees a slight increase in flows from 0.7 cfs to 2.8 cfs.

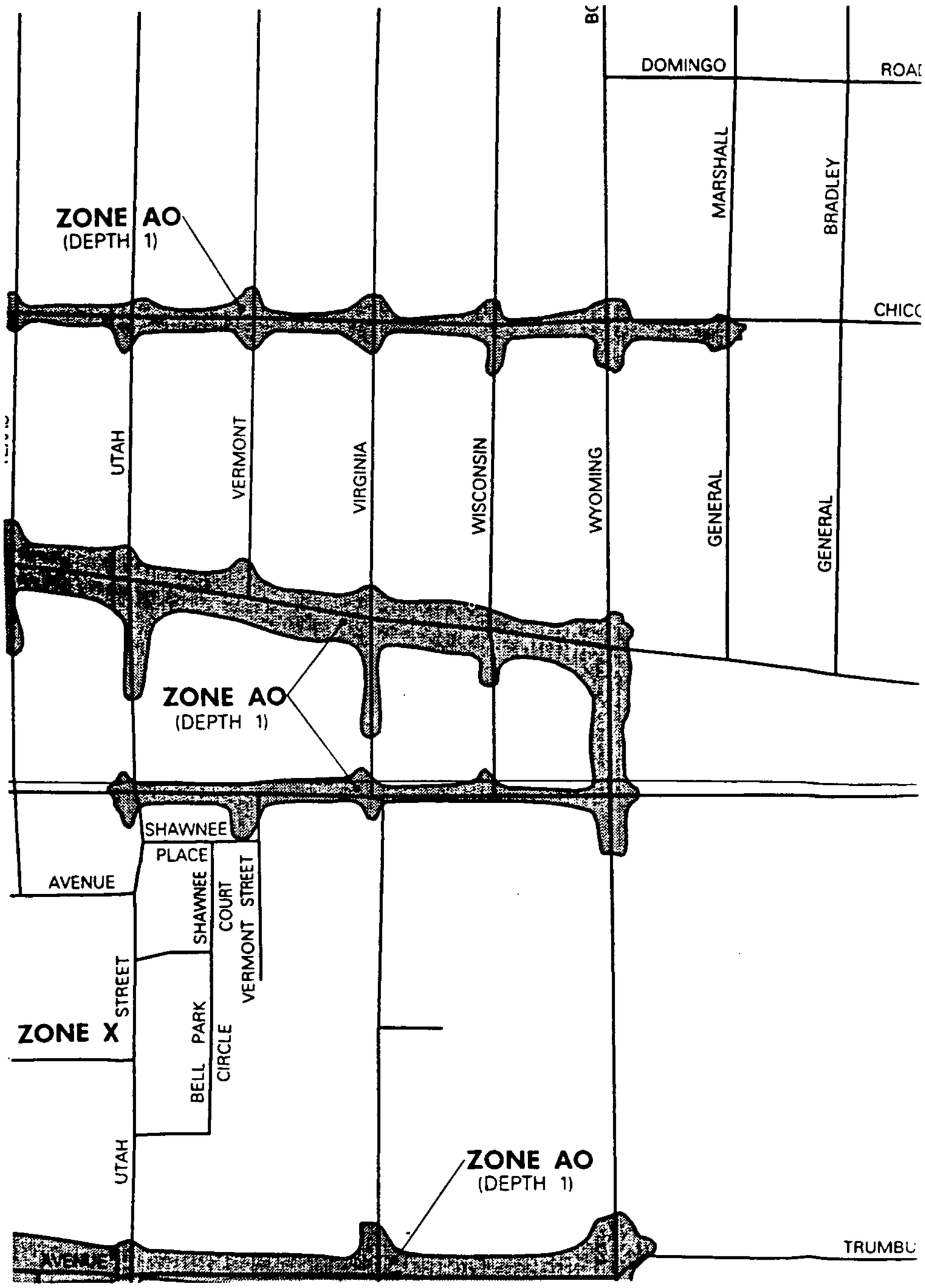


**Figure 1 FEMA Floodplain Map**

FEMA Flood Insurance Rate Map Number 35001C0358 D,
effective date September 20, 1996

# APPENDIX A
# HYDROLOGIC CALCULATIONS

**McDONALD'S WYOMING & CENTRAL**
**HYDROLOGIC CALCULATIONS**

The following calculations were based on the method found in the City of Albuquerque Development Process Manual Section 22.2, Hydrology. Precipitation zone for the site is Zone 3. The 100-year, 6-hour storm was used to calculate peak runoff for the site, while the 100-year, 24-hour storm was used to calculate runoff volume for the site.

For Precipitation Zone 3, the 100-year, 6-hour storm is 2.60 inches and the 100-year, 24-hour storm is 3.10 inches.

The site has an area of 1.65 acres.

EXISTING CONDITIONS

Land Treatments for the existing site are:

| Basin | Area (ac) | Land Treatments | | | |
|---|---|---|---|---|---|
| | | A | B | C | D |
| A | 0.98 | 0 | 0 | 0.16 | 0.82 |
| B | 0.53 | 0 | 0.09 | 0 | 0.44 |
| C | 0.14 | 0 | 0 | 0 | 0.14 |

From Table A-9, Peak Discharge for Zone 3 for a 6-hour storm
Type B – 2.60 cfs/ac
Type C – 3.45 cfs/ac
Type D – 5.02 cfs/ac

6-hour peak runoff calculation for each Basin

Basin A
(.16 x 3.45) + (.82 x 5.02) = 4.7 cfs

Basin B
(.09 x 2.60) + (.44 x 5.02) = 2.4 cfs

Basin C
(.14 x 5.02) = 0.7 cfs

Total Peak Runoff under existing conditions is 7.8 cfs

DEVELOPED CONDITIONS

Land Treatments for the proposed development are:

| Basin | Area (ac) | Land Treatments | | | |
|---|---|---|---|---|---|
| | | A | B | C | D |
| A | 0.60 | 0 | 0.02 | 0.08 | 0.50 |
| B | 1.05 | 0 | 0.03 | 0.12 | 0.90 |

6-hour peak runoff calculation for each Basin

Basin A
(.02 x 2.60) + (.08 x 3.45) + (.50 x 5.02) = 2.8 cfs

Basin B
(.03 x 2.60) + (0.12 x 3.45) + (.90 x 5.02) = 5.0 cfs

Total Peak Runoff under developed conditions is 7.8 cfs

## DRAINAGE INFORMATION SHEET

PROJECT TITLE: **McDONALD'S/CHEVRON** ATLAS/DRAINAGE FILE# **K19** 032A

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CONTRACTOR: **NA** CONTACT: **NA**
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**PRE-DESIGN MEETING:**
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RECAP SHEET PROVIDED

**TYPE OF SUBMITTAL:**

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____ OTHER _____ (SPECIFY)

DATE SUBMITTED: 5-28-99
BY: [signature]
REV. 10/85

Need A T.C.L.o

RECEIVED
MAY 28 1999
HYDROLOGY SECTION

See also K19-D32 Microfiche

# DRAINAGE REPORT
# for
# McDONALD'S SITE
# at
# WYOMING AND CENTRAL

**Prepared for:**
**McDonald's Corporation**
**5251 D.T.C. Parkway**
**Suite 300**
**Englewood, CO 80111**



**Prepared by:**
**Thompson Engineering Consultants, Inc.**
**2060 Main Street N.E.**
**Suite E**
**Los Lunas, NM 87031**


**May 1999**

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## CONCLUSIONS

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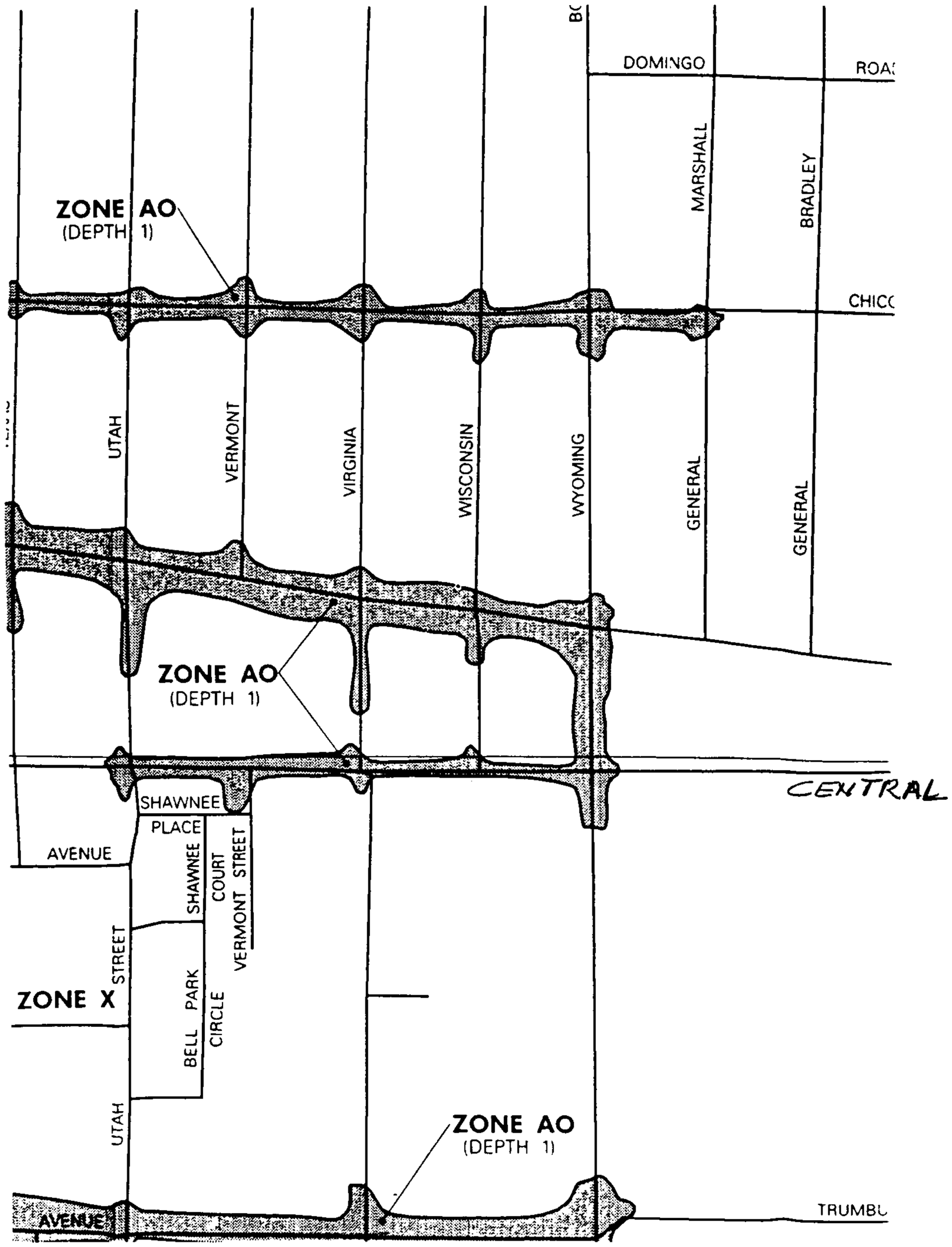


**Figure 1 FEMA Floodplain Map**

FEMA Flood Insurance Rate Map Number 35001C0358 D,
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For Precipitation Zone 3, the 100-year, 6-hour storm is 2.60 inches and the 100-year, 24-hour storm is 3.10 inches.

The site has an area of 1.65 acres.

EXISTING CONDITIONS

Land Treatments for the existing site are:

| Basin | Area (ac) | Land Treatments | | | |
|---|---|---|---|---|---|
| | | A | B | C | D |
| A | 0.98 | 0 | 0 | 0.16 | 0.82 |
| B | 0.53 | 0 | 0.09 | 0 | 0.44 |
| C | 0.14 | 0 | 0 | 0 | 0.14 |

From Table A-9, Peak Discharge for Zone 3 for a 6-hour storm
Type B – 2.60 cfs/ac
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Total Peak Runoff under existing conditions is 7.8 cfs

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| Basin | Area (ac) | Land Treatments | | | |
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6-hour peak runoff calculation for each Basin

Basin A
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Basin B
(.03 x 2.60) + (0.12 x 3.45) + (.90 x 5.02) = 5.0 cfs

Total Peak Runoff under developed conditions is 7.8 cfs