

CITY OF ALBUQUERQUE



May 18, 2018

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

**Re: McDonalds-4th/Bridge
1523 4th St. SW
Traffic Circulation Layout
Engineer's/Architect's Stamp 05-10-18 (L14-D017)**

Dear Mr. Segovia,

The TCL submittal received 05-10-18 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

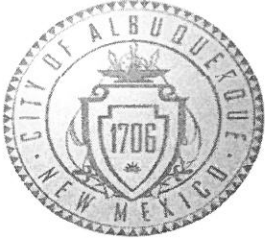
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

C: via: email
File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

FASTRAX REVIEW PERMIT

Project Title: McDonalds - Bridge

Building Permit #: BP-2018-09386

Hydrology File #: L40017

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: 1523 4th Street SW, Albuquerque NM 87102

Applicant: Rogue Architects Contact: Cesar Segovia

Address: 513 Main St, Suite 300, Fort Worth TX 76102

Phone#: 817-529-6874 Fax#: _____ E-mail: cesar@roguearchitects.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

HYDROLOGY/ DRAINAGE
X TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION

____ CONCEPTUAL G & D PLAN

____ GRADING PLAN

____ DRAINAGE MASTER PLAN

____ DRAINAGE REPORT

____ CLOMR/LOMR

X TRAFFIC CIRCULATION LAYOUT (TCL)

____ TRAFFIC IMPACT STUDY (TIS)

____ OTHER (SPECIFY) _____

____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

X 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 X No

DATE SUBMITTED: 05/10/2018

By: Cesar Segovia

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

AMENDMENT TO ACCESS EASEMENT

H&S, Inc., a New Mexico corporation ("Owner") hereby states:

1. Recitals. Owner owns the following described property, located in Bernalillo County, New Mexico:

Tract B-1 and Tract C as shown on the Plat of El Cambio Plaza Addition Tracts B-1 and C recorded in the Office of the County Clerk of Bernalillo County, New Mexico on June 14, 1985, in Volume C27, Folio 105.

Tract B-1 and Tract C are subject to a Mutual Access Easement across the northerly 40 feet of said tracts, as reflected on the above-described Plat (the "Access Easement").

2. Amendment of Access Easement. Owner hereby reduces the width of the Access Easement to 25 feet across Tract C. Hereafter, the Access Easement will be located upon the northerly 40 feet of Tract B-1 and the northerly 25 feet of Tract C.

3. No Other Change. Except as amended hereby, the Access Easement is unchanged, in full force and effect.

DATED: April 22, 2003.

H&S, INC., a New Mexico corporation

By: Sheldon Bromberg

Sheldon Bromberg
President

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on April 22, 2003, by Sheldon Bromberg as President of H&S, Inc., a New Mexico corporation.

Susan A. Pacheco

Notary Public

My commission expires:

4/24/07

H:\Bromberg\Cop\Legal\doc\Access Easement Amendment.doc
4/22/03



Mary Herrera

Bern. Co. AMND

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3. MAINTENANCE OF EASEMENT AREAS

A. During the entire term of this Lease and any extension, Landlord shall maintain and repair the easement areas shown on Exhibit B. This obligation on the part of Landlord to maintain the common areas in good condition and repair shall be limited to the following:


- (1) Maintaining the surfaces in a level, smooth and evenly covered condition with the type of surfacing material originally installed or of similar quality, use and durability; and
- (2) Maintaining any fencing along the boundaries of the easement areas.


B. If Landlord fails, after 20 days prior written notice, to repair and maintain the easement areas on Parcel 2, as required herein, Tenant may, at its option, cure Landlord's defaults and deduct its costs from rent thereafter accruing.

C. Notwithstanding the above, it is specifically understood and agreed that Tenant shall have no obligation or liability whatsoever in connection with the ownership, maintenance or management of Parcel 2, and that Landlord shall maintain Parcel 2 or cause such to be done on its behalf, and that Landlord, or its nominee, shall provide and maintain, at its cost and expense, during the entire term of this Lease, and as it may be extended, an insurance policy or policies which will insure Tenant against injury to persons occurring in, on or about Parcel 2. The liability under such insurance shall be not less than One Million Dollars (\$1,000,000) for any one accident and One Hundred Thousand Dollars (\$100,000) for property damage. Landlord shall cause to be issued to Tenant proper certificates of insurance evidencing that the above requirements have been met, and such certificates shall provide that if the underlying insurance is canceled or changed during the policy period, the insurance carrier will notify the Tenant at least 20 days prior to such cancellation or change.



Landlord's Initials

 MAR 28 2003

Tenant's Initials 

ATTACHMENTS:

Exhibit A - Legal Description of Parcel 1 (attached to the Lease)

Exhibit A-1 - Legal Description of Parcel 2 (attached to the Lease)

Exhibit B - Site Plan showing Parcel 1, Parcel 2, Access Easement and Existing Access Easement

LEASE ADDENDUM

THIS ADDENDUM is attached to and forms a part of the Lease dated March 28, 2003 ("Lease") between H & S, Inc., a New Mexico corporation ("Landlord") and McDONALD'S CORPORATION, a Delaware corporation ("Tenant").

1. DESCRIPTION OF PROPERTY

A. Under the terms of the Lease, Landlord leases to Tenant the real property with improvements and appurtenant easements, if any, described as "Parcel 1" in Exhibit A.

B. This property is located on a portion of Landlord's property as shown on the plan attached as Exhibit B. This property, along with the following described easements, are collectively referred to in this Lease as "Premises." The parties agree to execute an Amendment incorporating the exact legal description of the Premises based upon the certified survey provided for in the Lease.

* and all appurtenant easements

C. The legal description of the easement parcel is described on Exhibit A-1 and is shown on Exhibit B as "Parcel 2."

2. EASEMENTS

A. Landlord hereby grants to Tenant a non-exclusive easement, appurtenant to Parcel 1, to use those portions of Parcel 2 so designated on Exhibit B as "Access Easement", and the portion of Parcel 2 so designated on Exhibit B as "Existing Access Easement" for ingress and egress during the entire term of this Lease and any extension, for the benefit of the Tenant, its invitees, licensees, assigns, subtenants and patrons, in common with all other tenants of the Landlord. Tenant may erect curbs and install landscaping on Parcel 1 in order to define Parcel 1 and Parcel 2. Landlord agrees that the Access Easement, located at the southeasterly corner of Parcel 2 as shown on Exhibit B, shall ~~not~~ be changed without Tenant's consent, which consent shall not be unreasonably withheld or delayed.*** Tenant agrees that Landlord may reduce the width of the Existing Access Easement to thirty feet (30'), at Landlord's option.

** , nor the Existing Access Easement,

B. Landlord hereby grants to Tenant a non-exclusive easement, appurtenant to Parcel 1, for the purpose of surface draining its surface water from Parcel 1 and the improvements which may, from time to time, be located on Parcel 1, onto Parcel 2, which easement area is designated as the "Drainage and Access Easement" on Exhibit B..

C. In the event that Tenant acquires fee title to the Leased Space pursuant to the terms of this Lease, the easements conveyed in this Lease shall be perpetual. In such event, Landlord agrees to deliver to Tenant at closing, a recordable document to convey such easements.

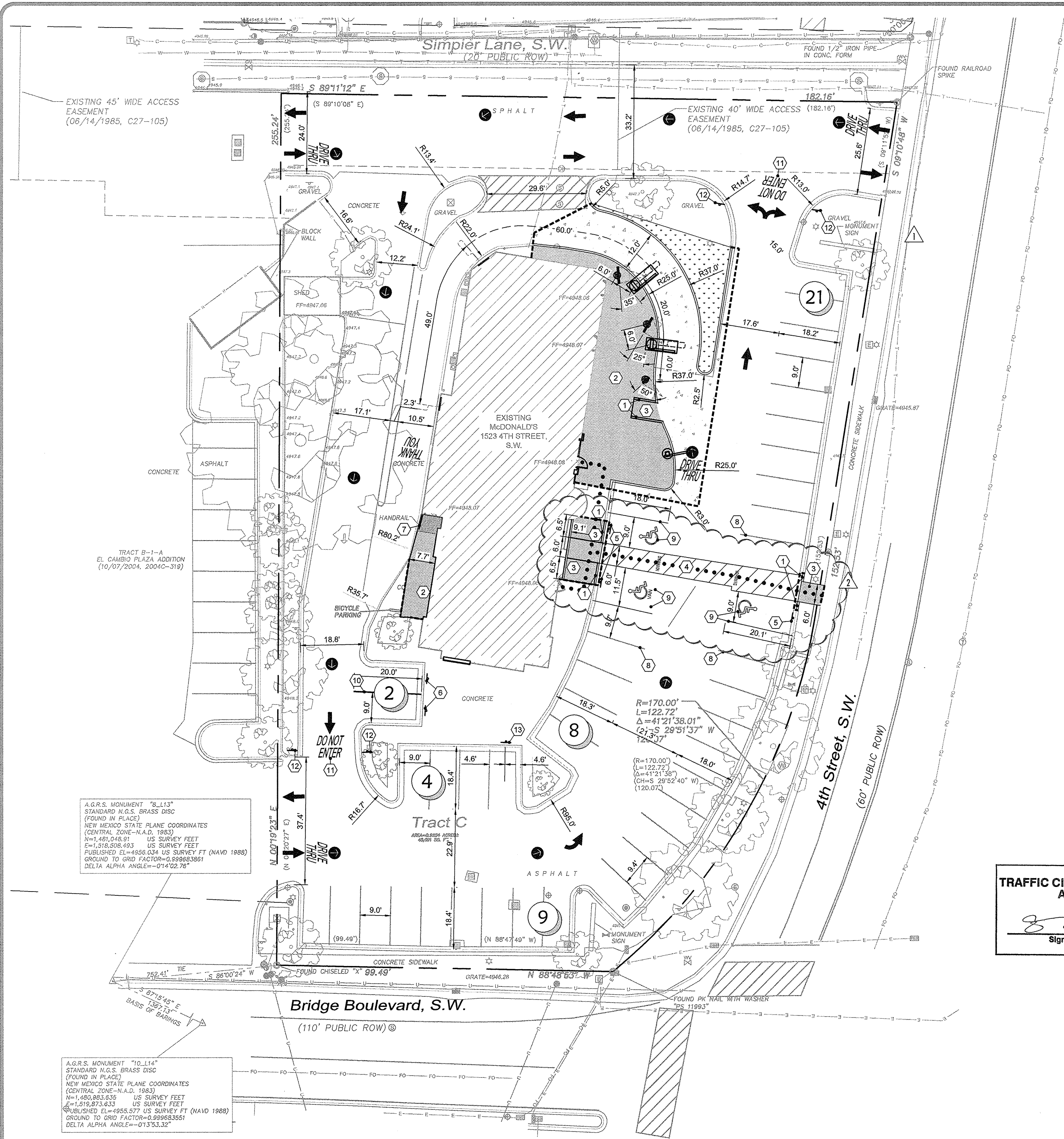
D. The title insurance requirements contained in this Lease shall apply to these easements, and Landlord and Tenant agree to cooperate to obtain non-disturbance agreements, consents, waivers and other agreements from lien holders, mortgagees, tenants and any other party with superior rights that might interfere with the rights, duties and obligations contemplated by this addendum.

*** ; provided, however, that this sentence shall not apply to any changes in the Access Easement or the Existing Access Easement mandated by governmental authorities.

INITIAL
& DATE
MAR 28 2003

INITIAL
& DATE
MAR 28 2003

INITIAL
& DATE
APR 18 2003



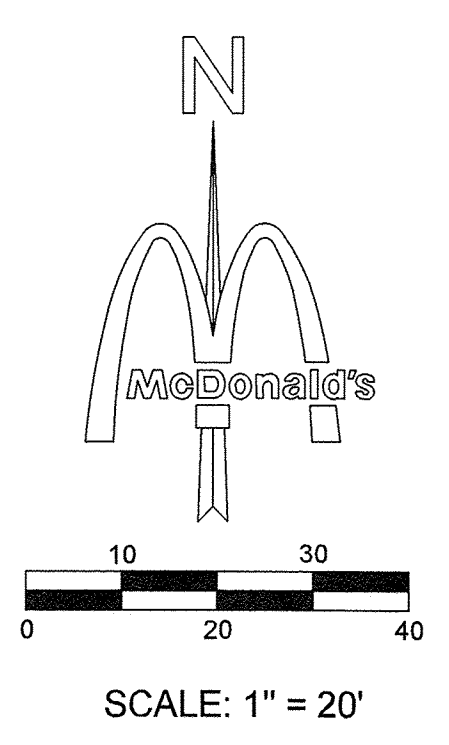
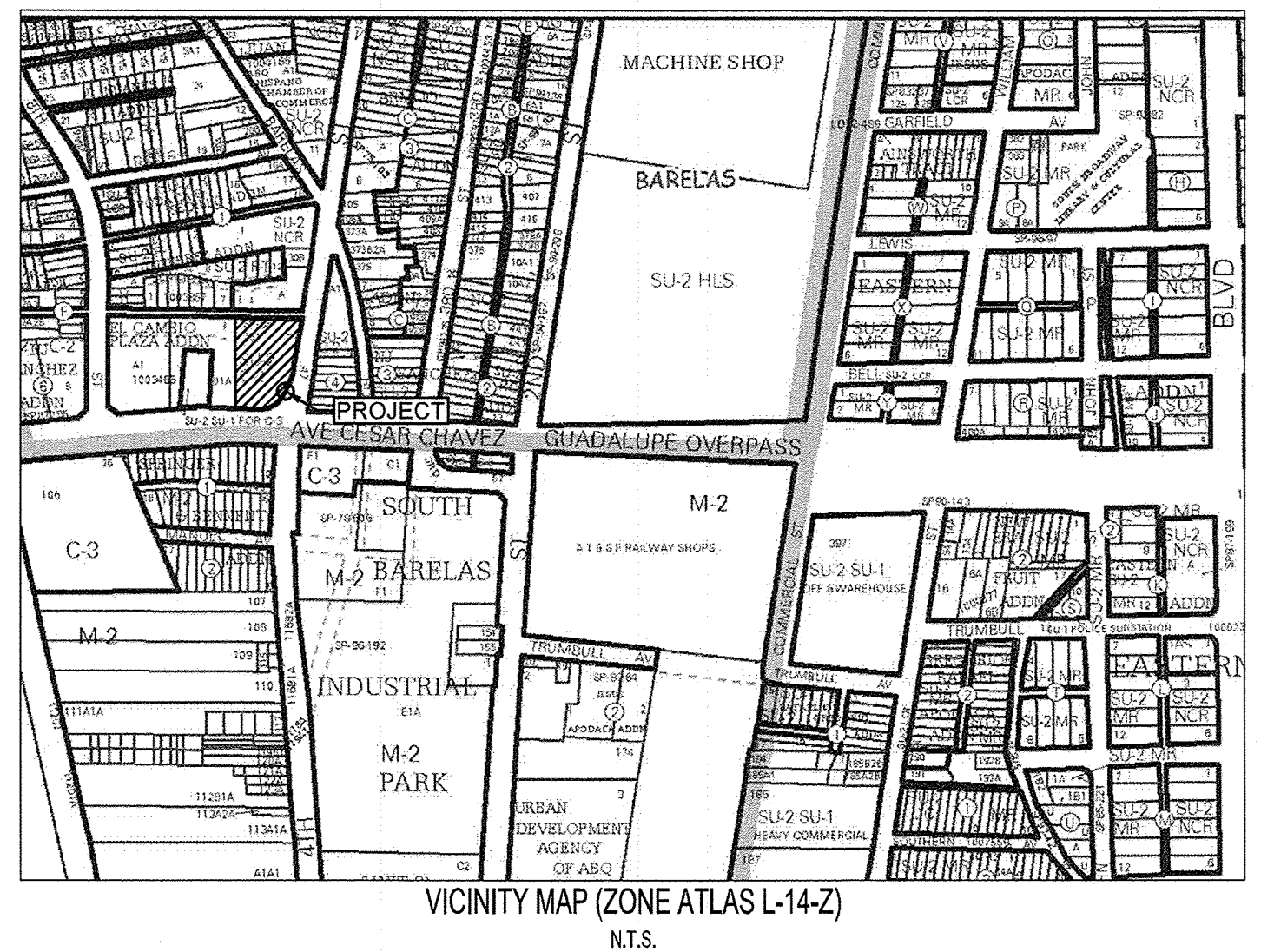
TRAFFIC CIRCULATION LAYOUT
APPROVED

[Signature] 5/10/18
Signed Date



Know what's below.
Call before you dig.

PAVING SPECIFICATION		VERIFY W/ MCDONALD'S:	ASPHALT:	CONCRETE:
		CONTRACTOR TO BID:	ASPHALT:	CONCRETE:
CONCRETE PAVEMENT RECOMMENDATIONS - BASE BID				
PAVEMENT MATERIALS	HEAVY DUTY			
PORTLAND CEMENT CONCRETE PAVEMENT	6"			
GRANULAR SUB-BASE	6"			
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 NEW MEXICO DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.				
5. WATER 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 C6.2 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.				



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 75062
(214) 555-7882
CONTACT: LEE MORRIS

** NOTE TO CONTRACTOR - LOT RE-STRIPING **

ALL AREAS, INCLUDING THOSE NOT AFFECTED BY ADA, DRIVE-THRU, OR OTHER SITE IMPROVEMENTS, SHALL BE RE-STRIPED.

KEY NOTE LEGEND	
MARK	MARK DESCRIPTION
1	TRANSITION CURB (RE: C6.3 STANDARD DETAILS)
2	REINFORCED CONCRETE SIDEWALK (RE: C6.3 STANDARD DETAILS)
3	H.C. ACCESS RAMP @ 1:12 MAX SLOPE (RE: C6.1 STANDARD DETAILS)
4	HANDICAP ACCESSIBLE ROUTE
5	HANDICAP ACCESSIBLE SIGN (BUILDING OR POLE MOUNTED) (RE: C6.1 STANDARD DETAILS, DETAIL THIS SHEET)
6	MCDONALD'S OOSP SIGN (RE: C6.4 STANDARD DETAILS)
7	GUARDRAIL @ INGRESS/EGRESS DOOR (RE: C6.1 STANDARD DETAILS)
8	4" PARKING STALL STRIPING - COLOR : WHITE (TYP)
9	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR : (PER STATE/CITY REQUIREMENTS)
10	4" OOSP STRIPING - COLOR : YELLOW
11	"DO NOT ENTER" STRIPING - COLOR : WHITE
12	"DO NOT ENTER" SIGN (RE: C6.5 STANDARD DETAILS)
13	MOTORCYCLE PARKING SIGN (RE: C6.5 STANDARD DETAILS)

HERE WE GROW AGAIN SIGN

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

SITE LEGEND	
MCDONALD'S DIGITAL MENU BOARD	
MCDONALD'S ORDER HERE CANOPY	
MCDONALD'S DIGITAL PRE-BROWSE BOARD	
MCDONALD'S DOUBLE GATEWAY	
DETECTOR LOOP (LOCATION TO BE APPROVED BY MCDONALD'S) (RE: C6.0 STANDARD DETAILS)	
"DRIVE-THRU" WITH "CIRCLE / ARROW" - COLOR : YELLOW	
"THANK YOU" AT END OF PATH - COLOR : YELLOW	
"CIRCLE / ARROW" - COLOR : YELLOW	
ARROW PATH DIRECTION - COLOR : WHITE	

PAVING LEGEND	
	REINFORCED CONCRETE SIDEWALK. MINIMUM 4" THICK REINFORCED WITH #4 BARS @ 18" O.C.E.W. CONCRETE TO BE 4000 PSI 28-DAY STRENGTH
	SAWCUT LINE
	HEAVY DUTY REINFORCED CONCRETE @ DRIVING AREAS & DRIVE-THRU.
	LANDSCAPE AREA

SITE INFORMATION	
LAND AREA:	40,091 SF (0.920 AC)
CURRENT ZONING:	SU-2 SPECIAL NEIGHBORHOOD
EXISTING USE:	DRIVE-THRU RESTAURANT
PROPOSED USE:	DRIVE-THRU RESTAURANT
BUILDING AREA (APPROXIMATE):	4,754 SF
BUILDING LOT COVERAGE:	4,754 SF/40,091 SF = 11.86%
PARKING REQUIRED:	1 SPACE PER 4 SEATS SF
	79 SEATS/4 SEATS = 20 SPACES
PARKING PROVIDED:	44
HANDICAP PARKING REQUIRED:	3
HANDICAP PARKING PROVIDED:	3

BY: TMC
MHA
MDK

REVISIONS

REV	DATE	DESCRIPTION
1	03/19/2018	ISSUE FOR PERMIT
2	03/27/2018	REVISED FOR DRIVE-THRU
3	05/10/2018	REVISED PER TCL COMMENTS

ADAMS JOB NO.: 2015.177

Adams

8951 Cypress Waters Blvd, Suite 150 # Dallas, Texas 75019 # (817) 338-3200

5.10.18

NEW MEXICO

15142

ROBERT ADAMS

REGISTERED PROFESSIONAL ENGINEER

MTN. SOUTHWEST FIELD EXECUTION TEAM

ADDRESS: KROC DRIVE - OAK BROOK, ILLINOIS 60521

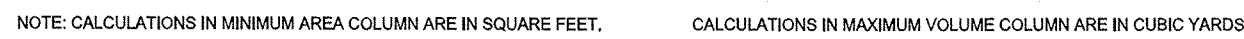
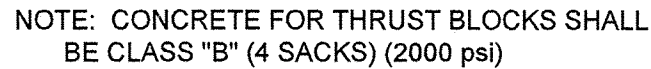
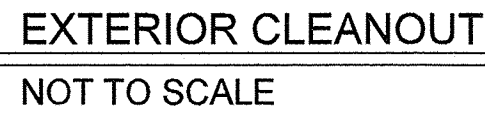
McDonald's USA, LLC

These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this project and are not to be used for any other project. Reproduction of these drawings for reference or for any other project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

1233 4TH STREET SW
ALBUQUERQUE, NEW MEXICO

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

DESIGNED	DATE	BY
FEB. 2018		TMC
DRAWN	DATE	BY
FEB. 2018		TMC
CHECKED	DATE	BY
FEB. 2018		DWL
AS-BUILT		
SITE & PAVING PLAN		
C3.0		



NOTE: MEGA LUG RETAINER GLANDS SHALL BE USED ON ALL FITTINGS AND BENDS

