

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 5, 2026

Heather Macomber, P.E.
Langan Engineering
8951 Cypress Waters Blvd, Suite 150
Dallas, TX 75019

**RE: McDonald's - 2000 Gibson Blvd SE
PERMANENT C.O. – Accepted
Engineer's Certification Date: 2/5/2026
Engineer's Stamp Date: 1/30/25
Hydrology File: M15D021G
Case # HYDR-2026-00044**

Dear Ms. Macomber:

PO Box 1293

Based on the Certification received 2/4/2026 and the site visit on 2/4/2026, this letter serves as an approval from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

If you have any questions, please contact me at 505-924-3995 or baileythompson@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

Bailey Thompson, E.I.T.
Engineer Associate, Hydrology
Planning Department, Development Review Services

Notes Corresponding to Schedule B-II

TITLE COMMITMENT NO. SP000169108 PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED AUGUST 5, 2024

- | SCH. B-II ITEM NO. | DESCRIPTION |
|--------------------|--|
| 9. | RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA FILED IN BOOK 77, PAGE 651, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| 10. | DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED SEPTEMBER 27, 2021, FILED SEPTEMBER 29, 2021, AS DOCUMENT NO. 2021116117; FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, DATED APRIL 11, 2022, FILED APRIL 13, 2022, AS DOCUMENT NO. 2022036399, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| 11. | EASEMENTS, COVENANTS AND OTHER MATTERS AS SHOWN ON THE RECORDED PLAT FILED JUNE 10, 2022, IN PLAT BOOK 2022C, PAGE 57, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| 12. | PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (ELECTRIC), DATED MAY 23, 2022, BY I25 & GIBSON, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY AND PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, FILED JANUARY 23, 2023, AS DOCUMENT NO. 2023003635, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. LIES EAST OF SUBJECT PROPERTY. |
| 13. | DECLARATION OF PUBLIC UTILITY EASEMENT DATED MAY 25, 2023, BY I25 & GIBSON, LLC, FILED JUNE 5, 2023, AS DOCUMENT NO. 2023034692, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| 14. | DECLARATION OF RESTRICTIVE COVENANT DATED FEBRUARY 23, 2023, FILED NOVEMBER 28, 2023, AS DOCUMENT NO 2023075196, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| 15. | DECLARATION OF RESTRICTIVE COVENANT BY I25 & GIBSON LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, FILED JANUARY 25, 2024, AS DOCUMENT NO. 2024005637, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| 16. | RIGHTS OF PARTIES IN POSSESSION AS TENANTS ONLY UNDER UNRECORDED RENTAL OR LEASE AGREEMENTS. |
| 17. | ANY POSSIBLE ASSESSMENTS FOR PAVING, SEWER OR WATERLINE EXTENSIONS WHICH MAY EXIST, BUT HAVE NOT YET BEEN RECORDED. |

Key Note Legend

- AFFECTS SUBJECT PROPERTY: AS SHOWN
- AFFECTS SUBJECT PROPERTY: NON-SURVEY MATTER
- DOES NOT AFFECT SUBJECT PROPERTY

Notes

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION OF ABOVE GROUND APPURTENANCES AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.
- VESTING DEED: SPECIAL WARRANTY DEED (08/25/2021, DOC. NO. 2021100642.
- ELEVATION DATUM IS BASED ON NAVD 1988 FROM AGRS MONUMENT "24_L16", PUBLISHED ELEVATION (FEET) = 5191.306.
- THIS MAP HAS BEEN PRODUCED ACCORDING TO PROCEDURES THAT HAVE BEEN DEMONSTRATED TO PRODUCE DATA THAT MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A TOPOGRAPHIC MAP COMPILED AT A SCALE OF 1"=20' WITH A CONTOUR INTERVAL OF ONE FOOT.
- NM 811 TICKET NO. 24SE230744
- THIS SURVEY COMPLIES WITH THE REQUIREMENTS SET FORTH IN THE McDONALD'S SURVEY ORDER FORM AND MINIMUM REQUIREMENTS.

Statement of Encroachments

NONE VISIBLE



ALTA/NSPS Land Title Survey

Lot A
Lovelace Heights Addition
 Albuquerque, Bernalillo County, New Mexico
 September 2024

Legal Description Per Title Commitment

LOT LETTERED "A" OF THE PLAT OF LOTS A THRU F, LOVELACE HEIGHTS ADDITION, BEING A REPLAT OF TRACTS A-1-A, B-1 AND C-1, LOVELACE HEIGHTS ADDITION, WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 10, 2022, IN PLAT BOOK 2022C, PAGE 57.

Legal Description Per Field Survey

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOT A, LOVELACE HEIGHTS ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 10, 2022, IN BOOK 2022C, PAGE 57, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM, GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF GIBSON BOULEVARD, S.E., MARKED BY A FOUND PK NAIL WITH WASHER "ROLLSTON NM 26888" FROM WHENCE A TIE TO A.G.R.S. MONUMENT "24_L16" BEARS N 81°14'29" E, A DISTANCE OF 1139.35 FEET;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID SOUTH RIGHT OF WAY LINE, S 00°19'14" W, A DISTANCE OF 161.23 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF MILES ROAD, S.E., MARKED BY A FOUND 5 REBAR WITH RED PLASTIC CAP "ROLLSTON NM 26888";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N 79°04'12" W, A DISTANCE OF 283.46 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, LYING AT THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE AND THE EAST RIGHT OF WAY LINE OF WALKER DRIVE, S.E., MARKED BY A FOUND NO. 4 REBAR;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 109.17 FEET, A RADIUS OF 69.58 FEET, A DELTA ANGLE OF 89°53'47", A CHORD BEARING OF N 34°04'03" W, AND A CHORD LENGTH OF 98.31 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP "NMLS 6054";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 46.26 FEET, A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 44°10'20", A CHORD BEARING OF N 33°00'16" E, AND A CHORD LENGTH OF 45.12 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING AT THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE AND THE SOUTH RIGHT OF WAY LINE OF GIBSON BOULEVARD, S.E., MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S 89°37'51" E, A DISTANCE OF 60.33 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, S 82°43'43" E, A DISTANCE OF 84.95 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, S 89°46'22" E, A DISTANCE OF 165.12 FEET TO THE POINT OF BEGINNING, CONTAINING 1.0042 ACRES (43,741 SQUARE FEET), MORE OR LESS,

BEING THE SAME PARCEL AS DESCRIBED IN TITLE COMMITMENT NO. SP000169108 PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED AUGUST 5, 2024.

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY GIBSON BOULEVARD, S.E. AND MILES ROAD, S.E., THE SAME BEING PAVED AND DEDICATED RIGHTS OF WAY MAINTAINED BY THE CITY OF ALBUQUERQUE.

Surveyor's Certificate

TO McDONALD'S CORPORATION, McDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, McDONALD'S REAL ESTATE COMPANY, A DELAWARE LIMITED LIABILITY COMPANY AND FIDELITY NATIONAL TITLE INSURANCE COMPANY AND CHICAGO TITLE INSURANCE COMPANY, AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 24, 2024.

DATE OF PLAT OR MAP: SEPTEMBER 25, 2024

I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM STANDARD REQUIREMENTS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY BELIEF.

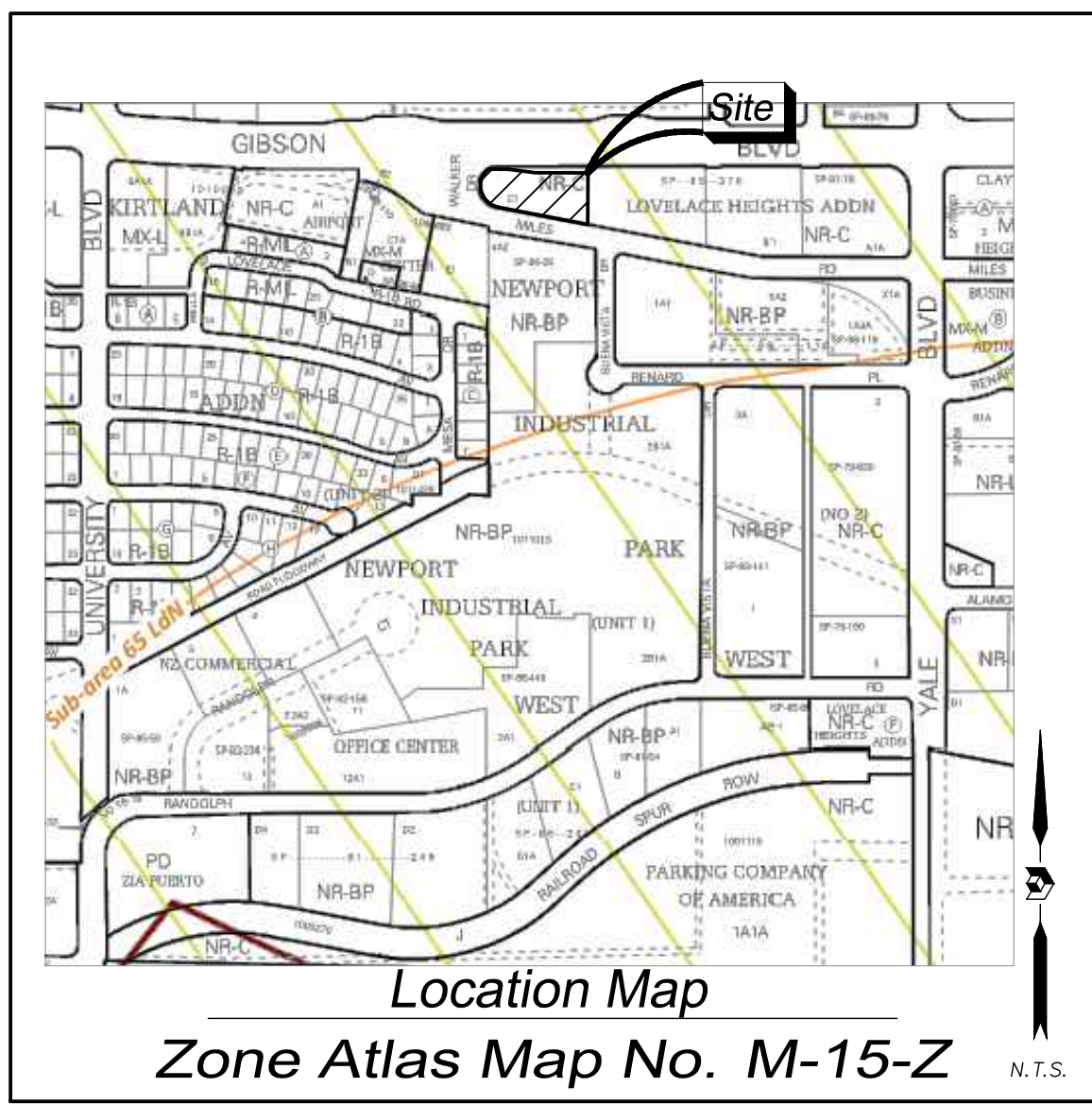
TOPOGRAPHY BY FIELD SURVEYS USING GPS RTK MEASUREMENTS BASED ON ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM (AGRS) MONUMENTS. ELEVATIONS BASED ON AGRS MONUMENT "24_L16" (NAVD 1988). THIS SURVEY MEETS THE MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.



LARRY W. MEDRANO
 N.M.P.S. No. 11993

DATE

DIGITAL SIGNATURE IS INVALID WITHOUT DIGITAL CERTIFICATION



Zoning Data

NUMBER OF STRIPED PARKING SPACES:

REGULAR = 0
 HANDICAPPED = 0
 TOTAL = 0
 VACANT LAND

ZONING REPORT NOT PROVIDED

Utility Company Contacts

PNM - ELECTRIC
 MIKE MOYERS
 4201 EDITH BOULEVARD, NE
 ALBUQUERQUE, NM 87107
 PHONE: (505) 241-3471
 FAX: (505) 241-3415

NEW MEXICO GAS COMPANY
 MARK BOUCHARD, OPERATIONS MANAGER
 DESIGN & SCHEDULING, METRO SERVICE CENTER
 P.O. BOX 97500
 ALBUQUERQUE, NM 87199-7500
 PHONE: (505) 679-3144
 EMAIL: Mark.Bouchard@nmgcc.com

CENTURYLINK
 JASON JUBERT
 400 TIERRAS STA. 520
 ALBUQUERQUE, NM 87102
 PHONE: (505) 245-6694
 FAX: (505) 245-6733

COMCAST
 MIKE MORTYA
 4611 MONTEBEL PLACE, NE
 ALBUQUERQUE, NM 87107
 PHONE: (505) 271-3644

Government Agencies

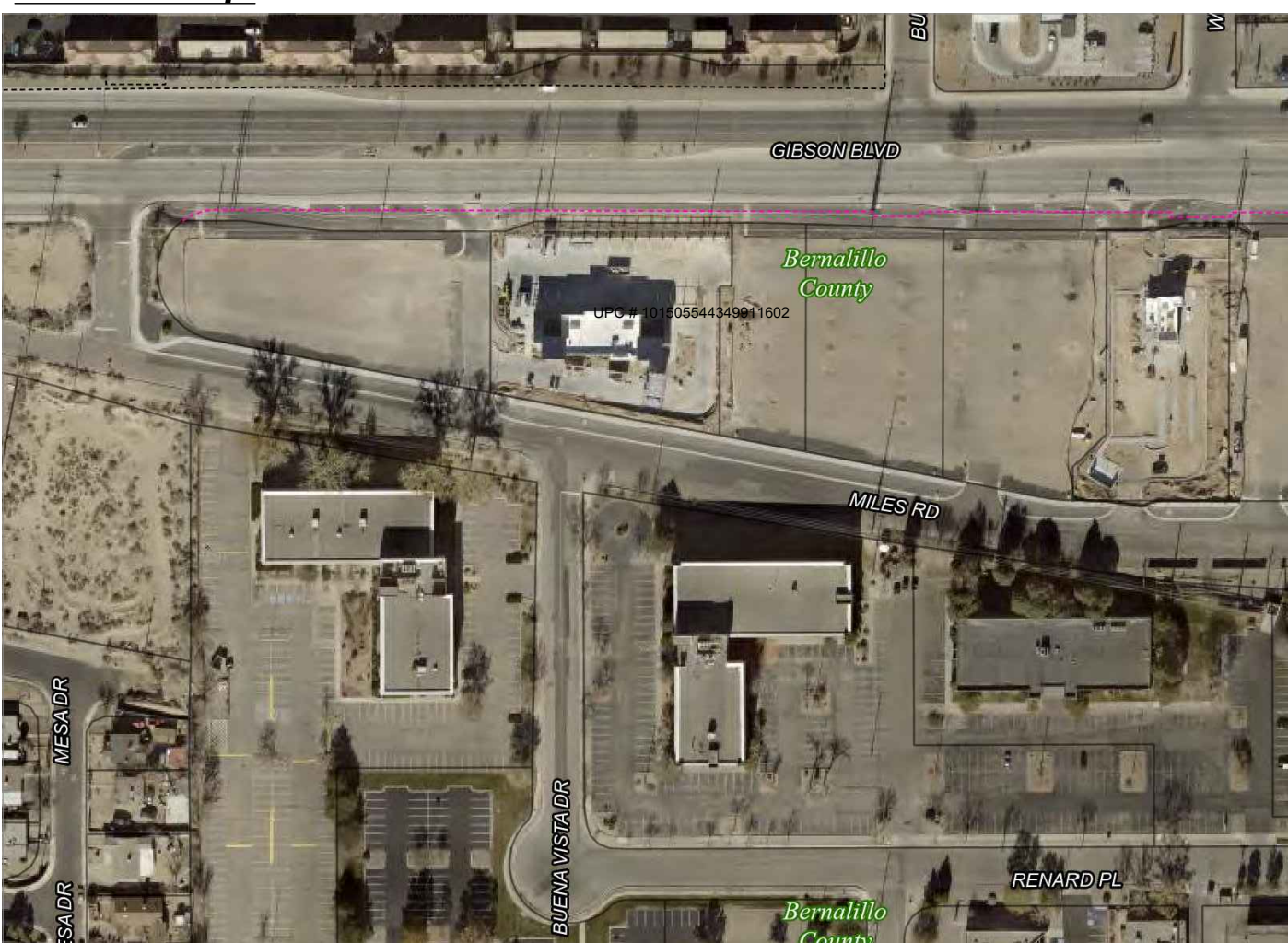
CITY OF ALBUQUERQUE
 DEVELOPMENT REVIEW BOARD
 FOR SITE PLAN & BUILDING PERMIT
 JOLENE WOLFLEY
 P.O. BOX 1239
 ALBUQUERQUE, NM 87102
 PHONE: 505-924-3891

CITY OF ALBUQUERQUE
 HYDROLOGY DRAINAGE APPROVAL
 RITA HERMAN
 P.O. BOX 1293
 ALBUQUERQUE, NM 87102
 PHONE: 505-924-3695

CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 MELISSA LOZOYA
 P.O. BOX 1239
 ALBUQUERQUE, NM 87102
 PHONE: 505-768-3661

CITY OF ALBUQUERQUE
 BUILDING SAFETY DIVISION FOR BUILDING PERMIT
 LUZ MONTOYA
 P.O. BOX 1239
 ALBUQUERQUE, NM 87102
 PHONE: 505-924-3959

Tax Map



Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2500100342G, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

REVISIONS		COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION		PROJECT INFORMATION		
NO.	DATE	BY	DESCRIPTION	STATE PLANE ZONE	GRID GROUND COORDINATES	GEOID	LAND GRANT	SECTION		PROPERTY OWNER	ADDRESS	CREW/TECH:	DATE OF SURVEY	
				NM-C	GRID	ABQ GEOID	N/A	33	10 NORTH	I25 & GIBSON LLC	NOT ASSIGNED	MC	09/23-24/2024	
				HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	SECTION	TOWNSHIP	RANGE	MERIDIAN	SUBDIVISION NAME	ADDRESS	DRAWN BY:	CHECKED BY:
				CONTROL USED: ALBUQUERQUE GEOEIDIC REFERENCE SYSTEM	COMBINED SCALE FACTOR:	BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0	CITY	COUNTY	STATE	LOVELACE HEIGHTS ADDITION		JK	LM	
				GRID TO GROUND: 1.000336065	DISTANCE ANNOTATION: GROUND	BEARING ANNOTATION: GRID	ALBUQUERQUE	BERNALILLO	NM	101505541550211601		PSI JOB NO. 245248AL	SHEET NUMBER 1 OF 2	
				GROUND TO GRID: 0.999664048	BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00'								



OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.7900 FAX

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National Flood Hazard Layer FIRMette



Legend

SEE FIR REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
- With BFE or Depth Zone A, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard: Areas of 1% annual chance flood with average depth less than one foot and with drainage areas of less than one square mile.
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Flood Risk due to Levee. See Notes.
- Area with Flood Risk due to Levee

OTHER AREAS

- Area of Minimal Flood Hazard
- Effective LOMRs
- Area of Undetermined Flood Hazard

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transsect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transsect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was updated on 8/13/2024 at 12:32 PM, and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.

LEGAL DESCRIPTION

LOT A
LOVELACE HEIGHTS ADDITION
CITY OF ALBUQUERQUE,
FILED IN THE OFFICE OF THE COUNTY CLERK,
BERNALILLO COUNTY, NEW MEXICO,
ON JUNE 10, 2022 IN PLAT BOOK 2022C,
PAGE 57.

LEGEND

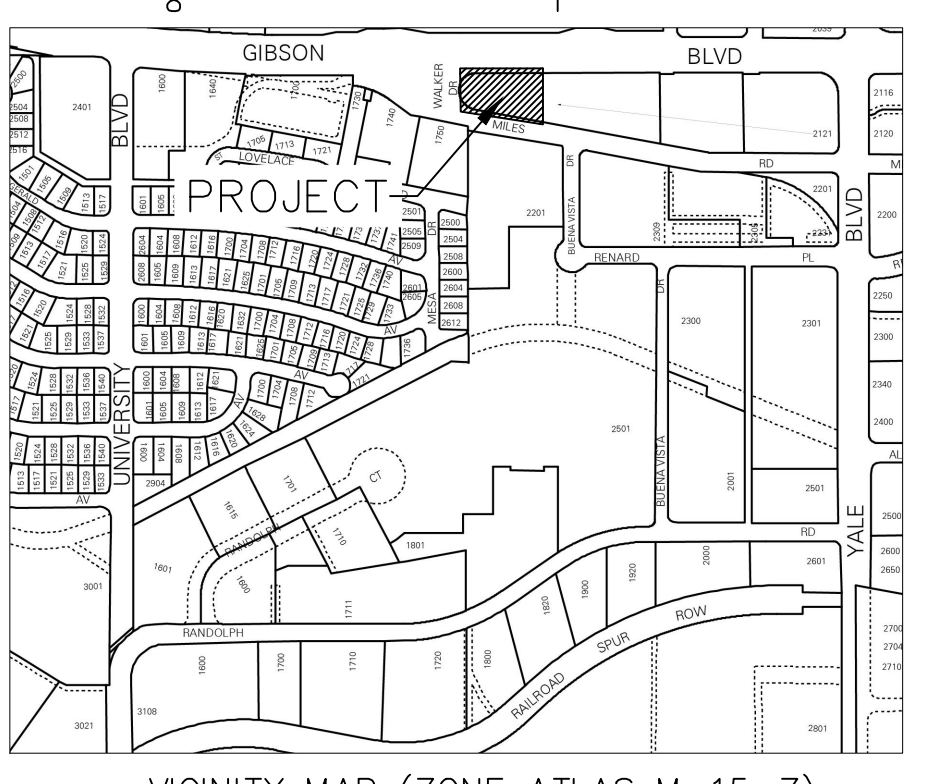
- TC = TOP OF CURB
- TP = TOP OF PAVEMENT
- FG = FINISHED GRADE
- FF = FINISHED FLOOR
- ± = MATCH EXISTING GRADE
- GRADE BREAK
- XXX--- EXISTING CONTOUR
- XXX--- PROPOSED CONTOUR
- LEVEL LANDING @ 2% MAX SLOPE IN ANY DIRECTION



City of Albuquerque
Planning Department
Development Review Section
HYDROLOGY SECTION
APPROVED

DATE: 2/14/2025
BY: [Signature]
HydroTeam #: M15D021G

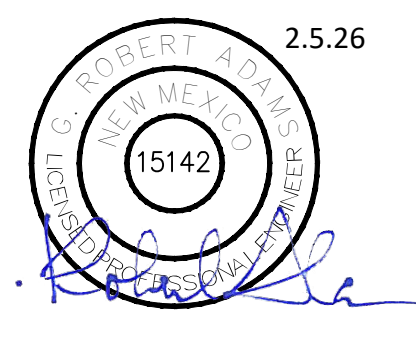
APPROVAL OF GRADING & DRAINAGE PLANS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.



DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

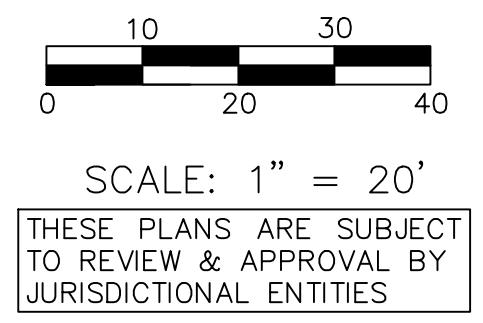
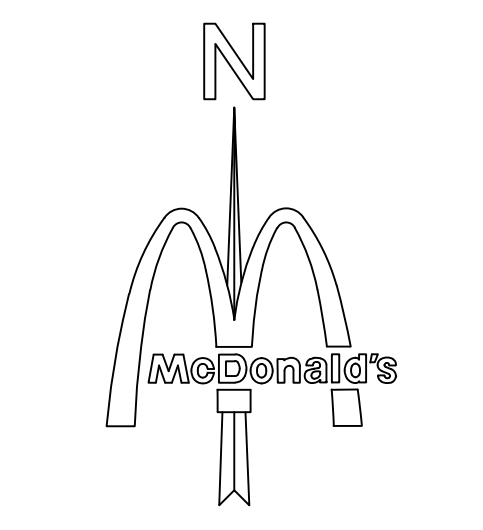
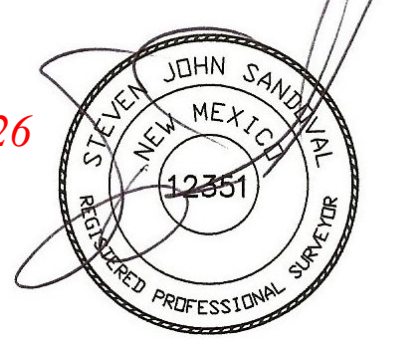
I, G. Robert Adams, NMPE 15142, of Langan Engineering, hereby attest that this project has been graded and will drain in substantial conformance with and in accordance with the design intent of the approved plan dated January 30, 2025. The record information edited onto the original design document has been obtained by Steven J. Sandoval, NMPS 12351. I further attest that a qualified person under my direct supervision has personally visited the project site on February 3, 2026, and has determined by visual inspection that the survey data provided was representative of actual site conditions with minor modifications and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for a certificate of occupancy.

The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



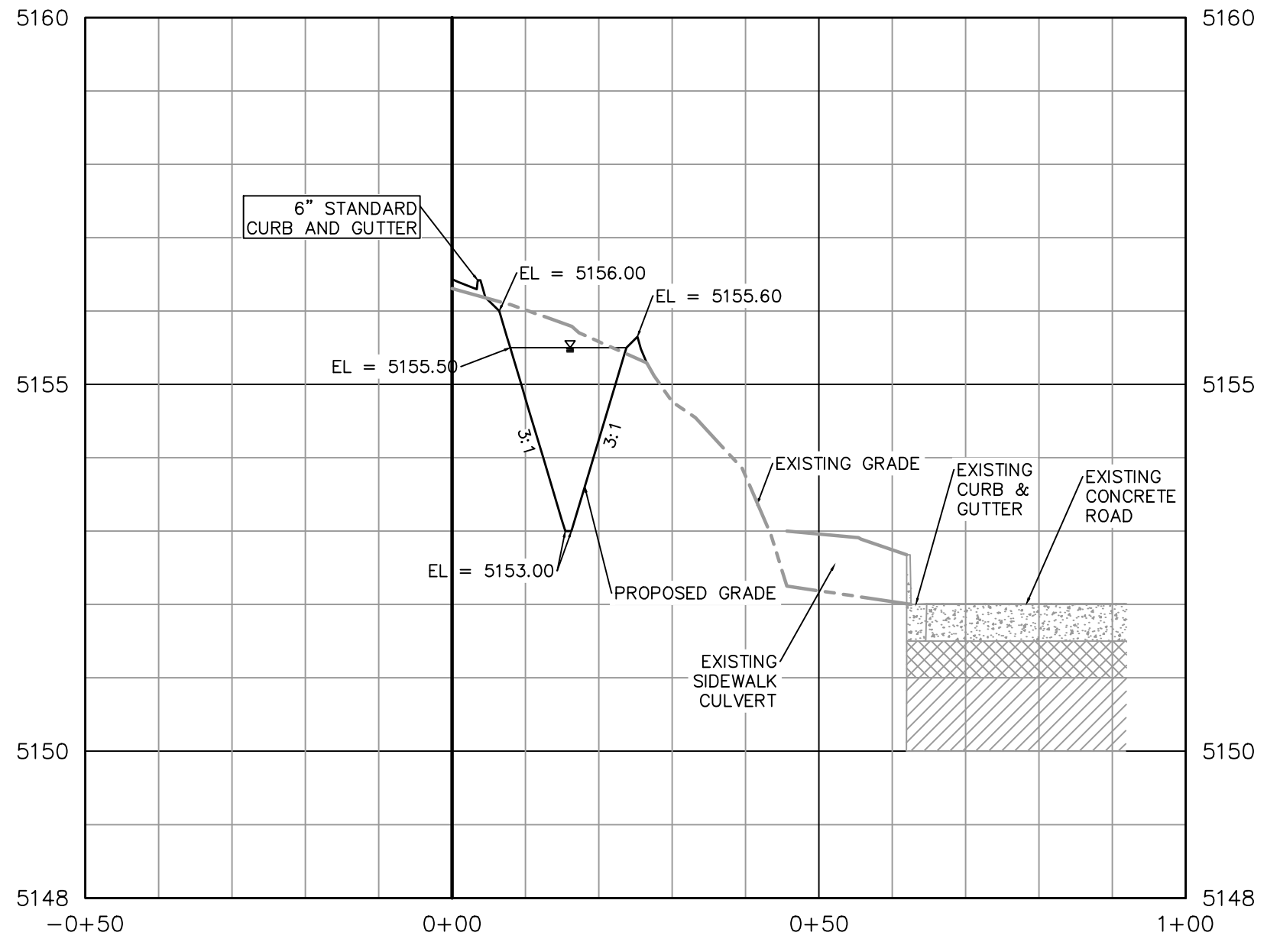
AS BUILT CERTIFICATION

I, SETEVEN J. SANDOVAL, NMPS NO. 12351 HEREBY CERTIFY THE AS-BUILT INFORMATION SHOWN IS BASED ON FIELD MEASUREMENTS MADE ON JANUARY 26, 2026, BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
January 27, 2026



BENCHMARK

- A.G.R.S. MONUMENT "19 L16" STANDARD C.O.A ALUMINUM DISC (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)
N=1,478,691.641 US SURVEY FEET
E=1,531,755.929 US SURVEY FEET
PUBLISHED EL= 5297.506 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.99964048
DELTA ALPHA ANGLE=N-12°31'00"
- A.G.R.S. MONUMENT "24 L16" STANDARD C.O.A METALLIC DISC (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)
N=1,476,869.022 US SURVEY FEET
E=1,529,133.22 US SURVEY FEET
PUBLISHED EL= 5191.306 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=NOT PUBLISHED
DELTA ALPHA ANGLE=NOT PUBLISHED



STANDARD ACCESSIBILITY REQUIREMENTS

(A) PARKING:
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.
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 80" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF TEXT.
ALL ACCESS AISLES SERVING ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A 60" WIDE MINIMUM OR 96" WIDE MINIMUM WHEN ADJACENT TO A VAN-ACCESSIBLE SPACE THAT IS LESS THAN 132" WIDE.

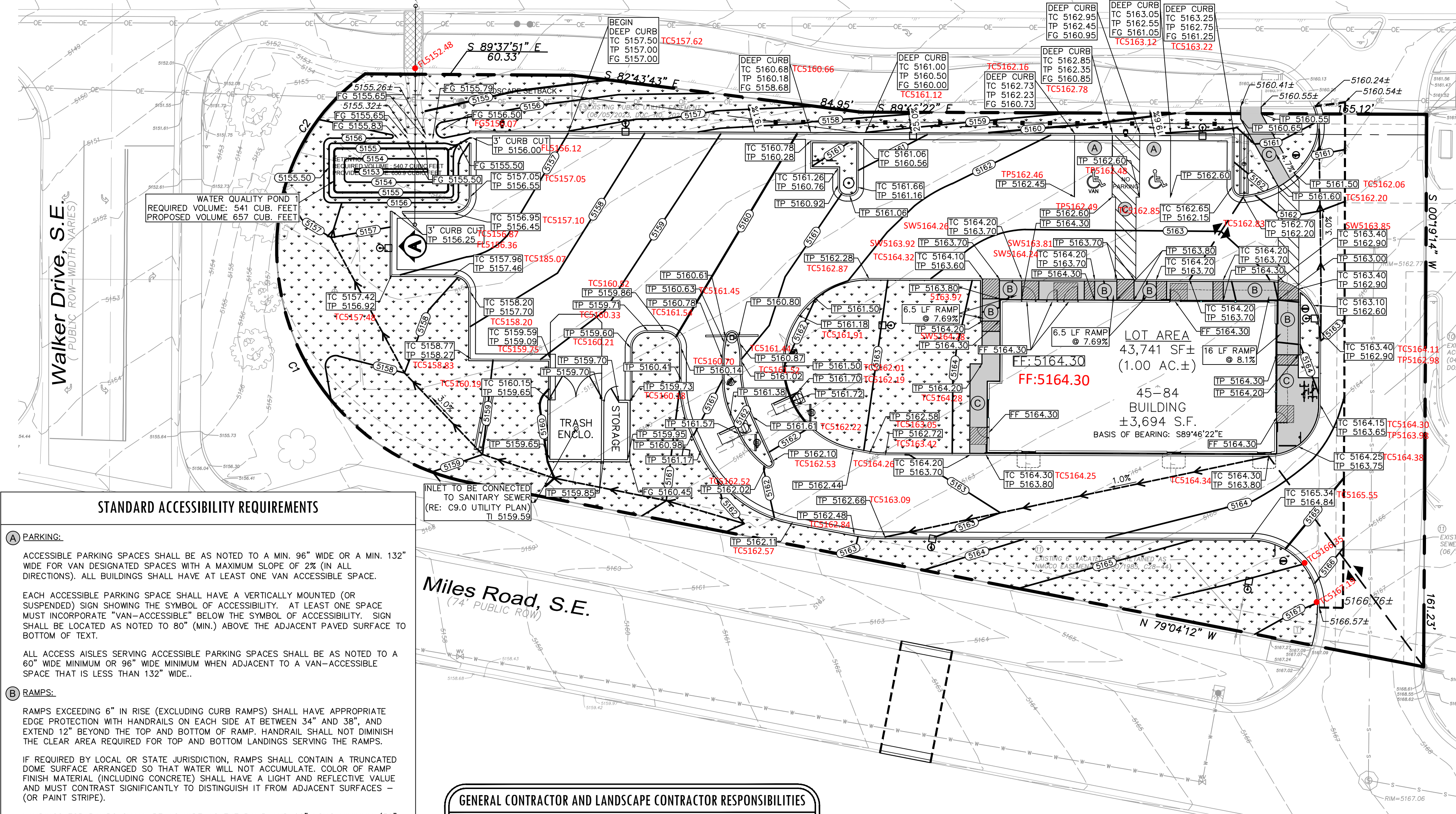
(B) RAMPS:
RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE APPROPRIATE EDGE PROTECTION WITH HANDRAILS ON EACH SIDE AT BETWEEN 34" AND 38" AND EXTEND 12" BEYOND THE TOP AND BOTTOM OF RAMP. HANDRAIL SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.
IF 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).
LANDINGS FOR RAMPS SHALL BE AS WIDE AS THE RAMP AND 60" LONG MINIMUM (36" MINIMUM FOR CURB RAMPS).
RAMPS SHALL NOT EXCEED A 1:12 RUNNING SLOPE OR 30" VERTICAL RISE.
RAMPS AND LANDING SHALL NOT EXCEED 1:48 (2% CROSS SLOPE).

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

GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR RESPONSIBILITIES

GENERAL CONTRACTOR SHALL BACKFILL BEHIND BACK OF CURB UP TO TWO (2) INCHES BELOW TOP OF CURB ELEVATION. FILL SHALL BE CLEAN FILL MATERIAL FREE OF ORGANIC MATERIALS AND CONSTRUCTION DEBRIS. GENERAL CONTRACTOR SHALL GRADE AREAS TO DRAIN PER THE APPROVED GRADING PLAN AT A GRADE TWO (2) INCHES BELOW FINAL GRADE. LANDSCAPE CONTRACTOR WILL PROVIDE THE ADDITIONAL TWO (2) INCHES OF MATERIAL PER THE LANDSCAPE PLAN.

NOTE:
NO WORK SHALL BE PERFORMED IN THE PUBLIC R.O.W. WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
REFER TO SHEET C8.1 FOR STORM CALCULATIONS.



Date	Description	No.
Revisions		

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 specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

1/30/25

LANGAN
Langan Engineering and Environmental Services, LLC.
2999 Olympus Blvd, Suite 165
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Project
McDonald's NEW RESTAURANT
L/C #030-0274 / NSN 43752
2000 GIBSON BLVD. SE
ALBUQUERQUE
BERNALILLO COUNTY NEW MEXICO
Drawing Title

GRADING PLAN

Project No. 520088901 Drawing No. C7.0

Date JANUARY 2025

Drawn By MNK

Checked By HJM

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