CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

July 26, 2023

Stephen Marcum, P.E. Skyline Civil Group, LLC 4414 82nd Street, STE 212-140 Lubbock, TX 79424

RE: McDonald's at Ventana Square Grading and Drainage Plans Engineer's Stamp Date: 07/07/23 Hydrology File: B10D003C3B

Dear Mr. Marcum:

PO Box 1293

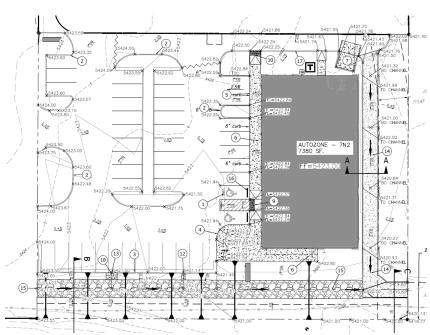
Based upon the information provided in your submittal received 07/11/2023, the Grading & Drainage Plans **are not** approved for Building Permit and Grading Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

NM 87103

www.cabq.gov

1. The City of Albuquerque has an approved Grading and Drainage Plan for Autozone on the adjacent lot. This site layout and this project's does not match up. Please verify if Autozone is still moving forward with their project. Coordination may be needed to build some of the access drive. Please see attached approved G&D for Autozone.



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- 2. Please provide written. Signed, and notarized permission from the adjoining property owner (Autozone) for work on their property.
- 3. Please contact Transportation Section for the parking off Ventana Square's access drive. This should be part of the Traffic Impact Study approve that they give on the project. I do not believe that this is allowed.
- 4. Sheet C8.0. Please add a not in the Existing Conditions or Proposed Conditions that this site is within the Ventana Square Drainage Master Plan and that this site has an allowable discharge of 4.48 cfs. I have attached the approved Ventana Square Drainage Master Plan for your use.
- 5. Sheet C8.0. Please use the procedure for 40 acre and smaller basins as outlined in Development Process Manual (DPM) Article 6-2(a). Please provide both the existing conditions and proposed conditions for the 100 year-6 hour storm event. The approved Ventana Square Drainage Master Plan has a great example of these calculations.

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100-YEAR HYDROLOGIC CALCULATIONS

		L	AND TR	EATMEN	Т	WEIGHTED		100-YEAR PRECIPITATION			
BASIN	AREA	Α	В	С	D	E	V (6-hr)	V (6-hr)	V(10-day)	V(10-day)	Q
#	(acre)	(%)	(%)	(%)	(%)	(in)	(acre-ft)	(cu-ft)	(acre-ft)	(cu-ft)	(cfs)
				E	KISTING	CONDITION	S				
Α	1.3516	0.00	0.00	100.00	0.00	0.99	0.11	4,857	0.11	4,857	3.88
В	0.9707	0.00	0.00	100.00	0.00	0.99	0.08	3,488	0.08	3,488	2.79
С	0.8607	0.00	0.00	100.00	0.00	0.99	0.07	3,093	0.07	3,093	2.47
D	0.1126	0.00	0.00	100.00	0.00	0.99	0.01	405	0.01	405	0.32
E	1.2271	0.00	0.00	100.00	0.00	0.99	0.10	4,410	0.10	4,410	3.52
F	1.2502	0.00	0.00	100.00	0.00	0.99	0.10	4,493	0.10	4,493	3.59
G	1.0982	0.00	0.00	100.00	0.00	0.99	0.09	3,947	0.09	3,947	3.15
Н	0.2714	0.00	0.00	100.00	0.00	0.99	0.02	975	0.02	975	0.78
I	0.2126	0.00	0.00	100.00	0.00	0.99	0.02	764	0.02	764	0.61
J	0.6009	0.00	0.00	100.00	0.00	0.99	0.05	2,159	0.05	2,159	1.72
TOTAL RUNOFF	7.9560						0.66	28,591	0.66	28,591	22.83
				FULL DE	VELOP	MENT COND	ITIONS				
Α	1.3516	0.00	7.50	7.50	85.00	1.80	0.20	8,826	0.37	16,041	5.52
В	0.9707	0.00	7.50	7.50	85.00	1.80	0.15	6,339	0.26	11,521	3.96
С	0.8607	0.00	7.50	7.50	85.00	1.80	0.13	5,621	0.23	10,215	3.51
D	0.1126	0.00	7.50	7.50	85.00	1.80	0.02	735	0.03	1,336	0.46
E	1.2271	0.00	7.50	7.50	85.00	1.80	0.18	8,013	0.33	14,564	5.01
F	1.2502	0.00	7.50	7.50	85.00	1.80	0.19	8,164	0.34	14,838	5.10
G	1.0982	0.00	7.50	7.50	85.00	1.80	0.16	7,172	0.30	13,034	4.48
Н	0.2714	0.00	15.00	0.00	85.00	1.78	0.04	1,749	0.07	3,197	1.09
I	0.2126	0.00	5.00	0.00	95.00	1.91	0.03	1,470	0.06	2,739	0.90
J	0.6009	0.00	25.00	13.00	62.00	1.52	0.08	3,310	0.13	5,650	2.16
TOTAL RUNOFF	7.9560						1.18	51,400	2.14	93,134	32.20
EXCESS PRECIP.		0.44	0.67	0.99	1.97	Ei (in)]				
PEAK DISCHARGE		1.29	2.03	2.87	4.37	Q _{Pi} (cfs)					
							ZONE = 1				
VEIGHTED E (in) =				%C) + (E	o)(%D)		P _{6-HR} (in.) = 2.17				
/ _{6-нк} (acre-ft) = (WE	IGHTED E	(AREA)	12				P_{24-HR} (in.) = 2.49				
/10DAY (acre-ft) = V _{6-HR} + (A _D)(P _{10DAY} - P _{6-HR})/12						P_{10DAY} (in.) = 3.90					

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As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or <u>rbrissette@cabq.gov</u>.

to

Albuquerque

NM 87103

www.cabq.gov

PO Box 1293



City of Albuquerque

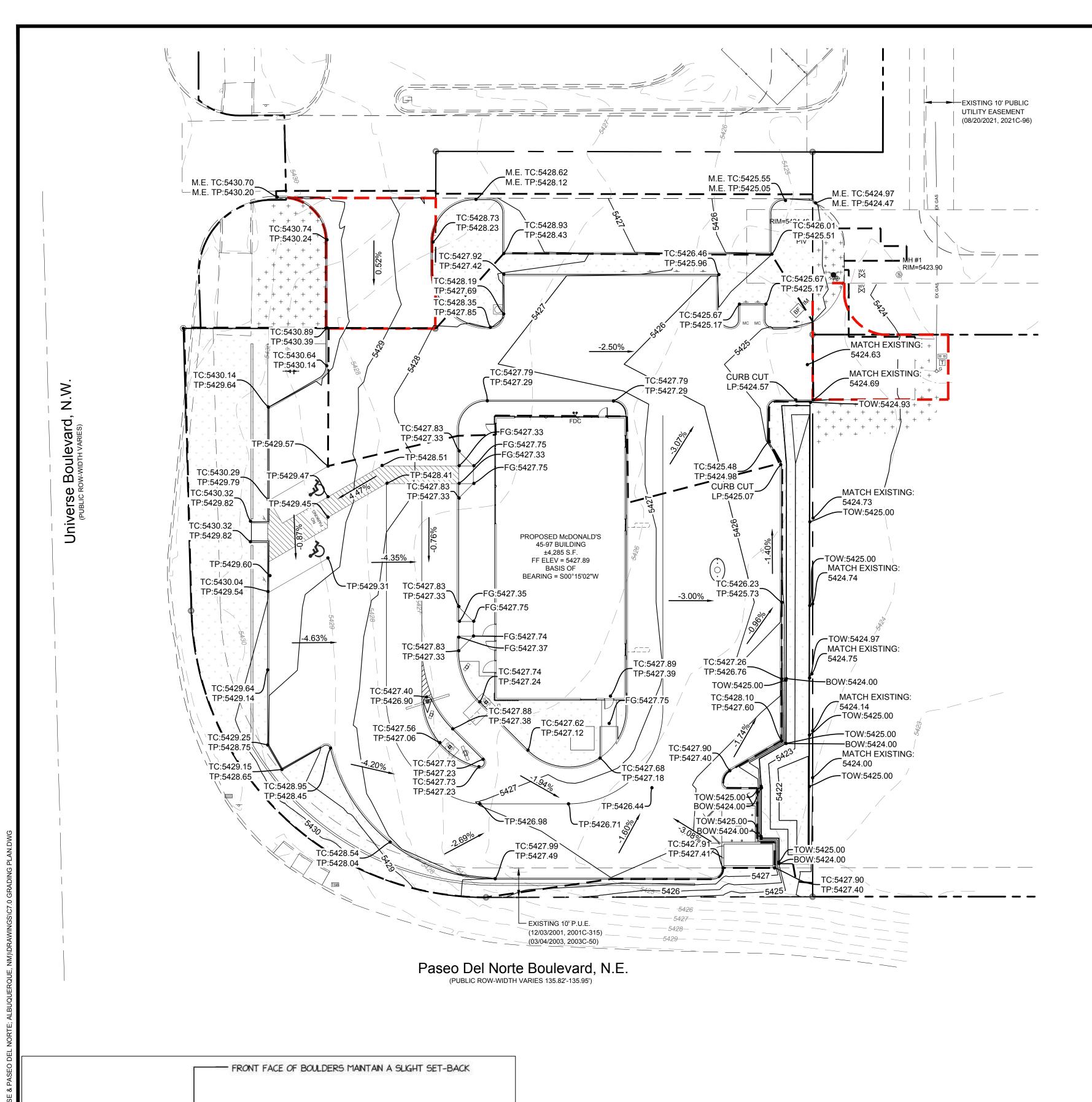
Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: McDonald's at Ventana Square			
DRB#: TR H-10 PLAT OF TRACTS H- Legal Description: <u>ATVENTANA RANCH A REPLA</u>	EPC#:_	11 VENTANA SOLIADE	Work Order#:
			CONT 1.0656 AC
City Address: 9500 Universe Boulevard NW	Albuque	rque, NM 87114	
			Contact: Stephen Marcum, P.E.
Address: 4414 82nd Street, STE 212-140 Lu			
Phone#: 432-685-1226	Fax#:		E-mail:smarcum@skylinecivilgroup.con
Other Contact: Consensus Planning			Contact: Jonathan Turner
Address: 302 Eighth Street NW			
Phone#: 505-764-9801 x109	Fax#:		E-mail:turner@consensusplanning.com
TYPE OF DEVELOPMENT:PLAT (# of lots)	RESIDENCE	DRB SITE X ADMIN SITE
IS THIS A RESUBMITTAL? Yes	Х	No	
DEPARTMENT TRANSPORTATION	X_	HYDROLOGY/DRAIN	AGE
Check all that Apply:			PROVAL/ACCEPTANCE SOUGHT: NG PERMIT APPROVAL
TYPE OF SUBMITTAL: ENGINEER/ARCHITECT CERTIFICATION	I	·	CATE OF OCCUPANCY
PAD CERTIFICATION		PRELIM	INARY PLAT APPROVAL
CONCEPTUAL G & D PLAN		SITE PL	AN FOR SUB'D APPROVAL
X GRADING PLAN		SITE PLA	AN FOR BLDG. PERMIT APPROVAL
DRAINAGE REPORT DRAINAGE MASTER PLAN		FINAL P	PLAT APPROVAL
FLOODPLAIN DEVELOPMENT PERMIT A	PPLIC	GLA / DEV	EASE OF PRIANCIAL CHARANTEE
ELEVATION CERTIFICATE			LEASE OF FINANCIAL GUARANTEE
CLOMR/LOMR			ATION PERMIT APPROVAL IG PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)		SO-19 A	
TRAFFIC IMPACT STUDY (TIS)			PERMIT APPROVAL
STREET LIGHT LAYOUT			IG/ PAD CERTIFICATION
OTHER (SPECIFY)			RDER APPROVAL
PRE-DESIGN MEETING?		CLOMR/	
			PLAIN DEVELOPMENT PERMIT
		· 	(SPECIFY)
DATE SUBMITTED: _7/11/23	By: _	Jonathan Turner	
COA STAFF:		ONIC SUBMITTAL RECEIVE	ED:

FEE PAID:____



6-12" OF TOPSOIL INSTALLED

BEHIND BOULDER WALL

RUNNERCRUSH STONE USED TO

EXISTING UN-DISTURBED SUB-GRADE

4" PERFORATED ADS DRAIN TILE

RUN TO DAYLIGHT WHEN POSSIBLE

LEVEL OUT BOULDERS ALONG BASE COURSE

GEO-TEXTLE FLTRATION FABRIC SEPARATES SOLS FROM DRAIN STONE

#2 CRUSHED CLEAN STONE BACKFILLED

LANDSACPE WALL DETAIL

OR APPROVED EQUAL

ON TOP OF DRAINAGE

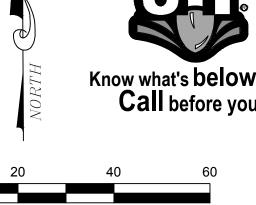
BENCHMARK

RE: ALTA SURVEY BY PRECISION SURVEYS, INC. - JOB NO. 228302ALT SET CP-CHISELED "X" N=1,524,701.25 E=1,497,968.48 EL.=5424.88

LEGAL DESCRIPTION

TRACT H-10 OF THE PLAT OF VENTANA SQUARE AT VENTANA RANCH, A REPLAT OF TRACT H-A VENTANA RANCH, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO





SCALE 1" = 20'



VICINITY MAP

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES

ALL HANDICAP ACCESSIBLE RAMPS MUST BE DESIGNED AND BUILT PER ADA STANDARDS

STANDARD ACCESSIBILITY REQUIREMENTS

ACCESSIBLE PARKING SPACES SHALL BE 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 CONTAIN 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 HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE LOCATED 60" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF TEXT.

ALL ACCESS AISLES SERVING H.C. PARKING SPACES SHALL BE 60" WIDE MINIMUM.

RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE 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)

BOTTOM LANDINGS FOR RAMPS SERVING REQUIRED EXITS SHALL BE 5'-0" LONG X 5'-0" WIDE MINIMUM.

RAMPS SHALL NOT EXCEED A 1:12 SLOPE

SIDEWALKS AND ACCESSIBLE ROUTES:

SHALL NOT EXCEED 1:20 (5%)

MINIMUM SIDEWALK WIDTH OF 5'. IF OBSTRUCTIONS EXIST SIDEWALKS MUST HAVE AT LEAST 36" MINIMUM CLEARANCE

SIDEWALK CROSS SLOPE SHALL NOT EXCEED 1:50 (2%)

LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE)

LEGEND PROPOSED TOP OF CURB PROPOSED TOP OF PAVEMENT PROPOSED TOP OF SIDEWALK **EXISTING ELEVATION** FINISHED FLOOR ELEVATION FINISHED GRADE ELEVATION DENOTES EXISTING GRADE XXXX.XX DENOTES EXISTING CONTOUR DENOTES PROPOSED CONTOUR **— — — — — DENOTES RIDGE LINE/DRAINAGE DIVIDE** — — DENOTES SAWCUT LINE ——— — DENOTES BOUNDARY LINE

GENERAL NOTES

- 1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE EPA'S NPDES REGULATIONS 40-CFR-123, AND 40-CFR-124 CONCERNING EROSION AND SEDIMENT CONTROL.
- 2. REFER TO STRUCTURAL PLANS FOR GRADING AND COMPACTION REQUIREMENTS UNDERNEATH BUILDING SLAB.
- 3. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- 4. SITE PREPARATION SHOULD BEGIN BY REMOVING ALL SURFACE VEGETATION AND ROOT SYSTEMS TO A DEPTH OF 6 INCHES FOR A DISTANCE OF FIVE FEET OUTSIDE THE BUILDING LINES AND TWO FEET BEYOND PAVEMENT LINES. ALL COMPACTION AND SOIL SPECIFICATIONS SHALL COMPLY WITH THE GEOTECH REPORT.



			C.L.C.						ВУ
C7.0 GRADING PLAN				G&D/HYDROLOGY - ISSUE FOR PERMIT					DESCRIPTION
			06/19/2023	07/07/2023					DATE
			_	. 2					REV
OFFICE LONG BEACH FIELD OFFICE McDONLAD'S LC:	ADDRESS 18565 JAMBOREE ROAD, STE. 850; IRVINE, CA 92612 30-0260	PREPARED FOR: ©		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	example on another project requires the services of property licensed architects and engineers	Reproduction of the contract documents for reuse on another project is not authorized.	Universe BLVD and Paseo Del Norte	Albuquerque, NM
	DATE								
PLAN APPROVALS	SIGNATURE (2 REQUIRED)						CO-SIGN SIGNATURES		
		ONAL MGR.	ST. MGR.	RATIONS DEPT.	ESTATE DEPT.			TRACTOR	IER

DRAWN BY

SHEET NO.

FILE NO.

DATE

CHECKED BY

C.L.C.

S.T.M.

JULY 2023

09 OF XX

SKY2020.1035

IDF - DPM Table 6.2.8 Zone 1 Depth (in 0.538 15 Min 1.02 1.69 1.92 6 Hr 2.17 12 Hr

2.3

2.49

	HEC-	HMS Outp	ut	
Sub Basin	Point of Analysis	Area (acres)	Impervious Cover	Peak Dischar (100YR)
EX-1	Α	1.065	0%	
PR POA A				
PR-1	Α	0.112	78%	
Bio Retention Po	nd 1			
PR-2	Α	0.953	78%	
PR POA A				
Increase in Runo	ff (cfs)			,
Lag Time = 0.6*1	2min			

Curve Number Calculation								
	Impervious	Soil Group	Impervious	Pervious	Composite			
	Cover	Soll Group	Cover CN	Cover CN	CN			
EX-1	0%	Α	98	68	68.000			
PR-1	78%	Α	98	49	87.343			
PR-2	78%	Α	98	49	87.343			

	Bio Retention Pond 1 Stage Storage Volume								
	Elevation	Area	Avg. Area	Inc. Depth	Inc. Volume	Total Volume			
	5422	229.0				0.0			
			588.0	1	588.0				
	5423	947.0				588.0			
			1242.0	1	1242.0				
	5424	1537				1830.0			
			1537.0	0.5	768.5				
SWQV	5424.5	1537.0				2598.5			
	Required Volume : (36,185.3 lmp SF * 0.42" = 1,266.5 Cu.Ft.)								

SWQV - Volume Calculations							
		SF		ac			
Total Impervio	36185.3		0.83				
Req'd Retention Volume (0.4)	1266.5	cf					
Retention Volume P	rovided =	2589.5	cf				

PRE VS. POST DRAINAGE NOTES

SITE LOCATION - THE SITE IS LOCATED ON AN APPROXIMATELY 1.065ACRE TRACT AT THE NORTHEAST CORNER OF LADERA DR NW AND UNSER BLVD NW. THIS SITE WILL INCLUDE A MCDONALD'S RESTAURANT AND ASSOCIATED PAVING, GRADING, LANDSCAPING, UTILITY, AND STORM WATER MANAGEMENT INFRASTRUCTURE.

METHODOLOGY - THE PROPOSED STORM WATER MANAGEMENT WAS EVALUATED IN ACCORDANCE TO CHAPTER 6 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL. THE PEAK DISCHARGE RATE AND RUNOFF VOLUMES WERE CALCULATED USING HEC-HMS. THE 100 YEAR 24 HOUR EVENT WAS OBTAINED FROM THE NOAA ATLAS 14, PRECIPITATION - FREQUENCY ATLAS OF THE UNITED STATES, VOL. 1 VERSION 5 SEMIARID SOUTHWEST, PER SECTION 6-2(C)(3) OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL. THE TIME OF CONCENTRATION IS ASSUMED TO BE 12 MINUTES AND THE LAG TIME IS ASSUMED TO BE 0.6 * 12 MINUTES = 7.2 MINUTES.

EXISTING CONDITIONS - REFER TO THE PRE-DEVELOPMENT DRAINAGE PLAN. STORM WATER RUNOFF GENERALLY DRAINS FROM THE WEST TO EAST ACROSS THE SITE UNDER EXISTING CONDITIONS. ONE DRAINAGE AREAS IS IDENTIFIED. AREA EX-1 IS 1.065 ACRES AND DRAINS SOUTHEAST TOWARDS THE NEWLY INSTALLED ASPHALT DRIVE AND ONTO THE LANDERA RIGHT OF WAY. PEAK DISCHARGE RATES FOR EXISTING CONDITIONS (0.7CFS) ARE PROVIDED ON THE HEC-HMS TABLES ON THIS SHEET.

PROPOSED CONDITIONS - REFER TO THE POST-DEVELOPMENT DRAINAGE PLAN. 2 DRAINAGE BASINS ARE IDENTIFIED FOR THE SITE UNDER PROPOSED CONDITIONS. AREA PR-1 IS 0.953 ACRES AND DRAINS INTO THE PROPOSED BIO RETENTION POND 1. AFTER THE FIRST 0.42" OF RUNOFF, ADDITIONAL OVERFLOW DISCHARGES TO THE EASTERN ASPHALT DRIVE AND ONTO LADERA RIGHT OF WAY. AREA PR-2 IS 0.112 ACRES AND DRAINS INTO THE EASTERN ASPHALT DRIVE AND ONTO LADERA RIGHT OF WAY. THE TOTAL FLOW OFFSITE AT THE 100 YEAR STORM EVENT (0.6 CFS) IS LESS THAN THE EXISTING FLOW OF 0.7 CFS TOTAL. THE TOTAL REQUIRED BIO RETENTION (0.42") IS 1,266.5 CUBIC FEET WITH AND 2,598.5 CUBIC FEET HAS BEEN PROVIDED.

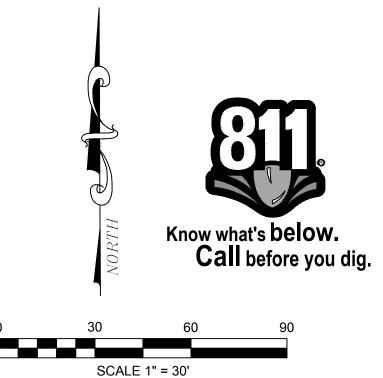
CONCLUSIONS - THE OVERALL AMOUNT OF IMPERVIOUS COVER AT THE SITE IS INCREASED UNDER THE PROPOSED CONDITIONS. WITH THE USE OF THE DETENTION POND, THE POST DEVELOPMENT RUNOFF HAS BEEN CONTROLLED TO EQUAL THE EXISTING OFFSITE FLOWS AT BOTH POINTS OF ANALYSIS.

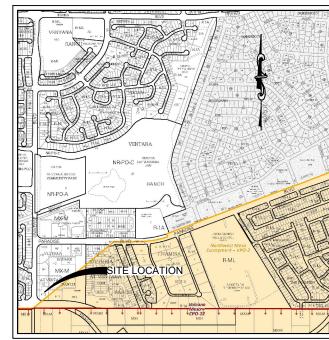
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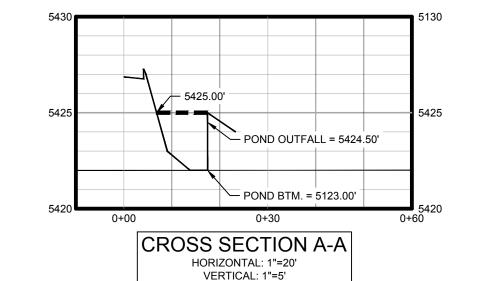


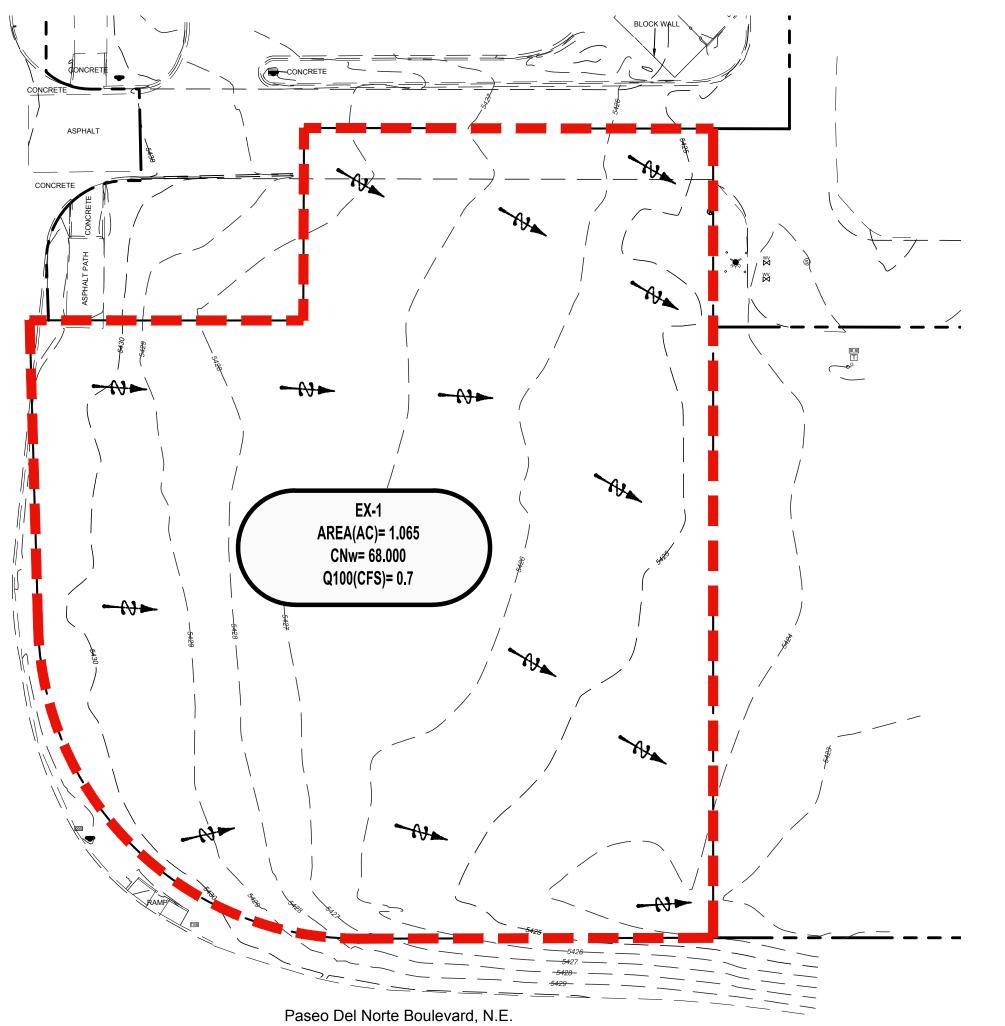
VICINITY MAP

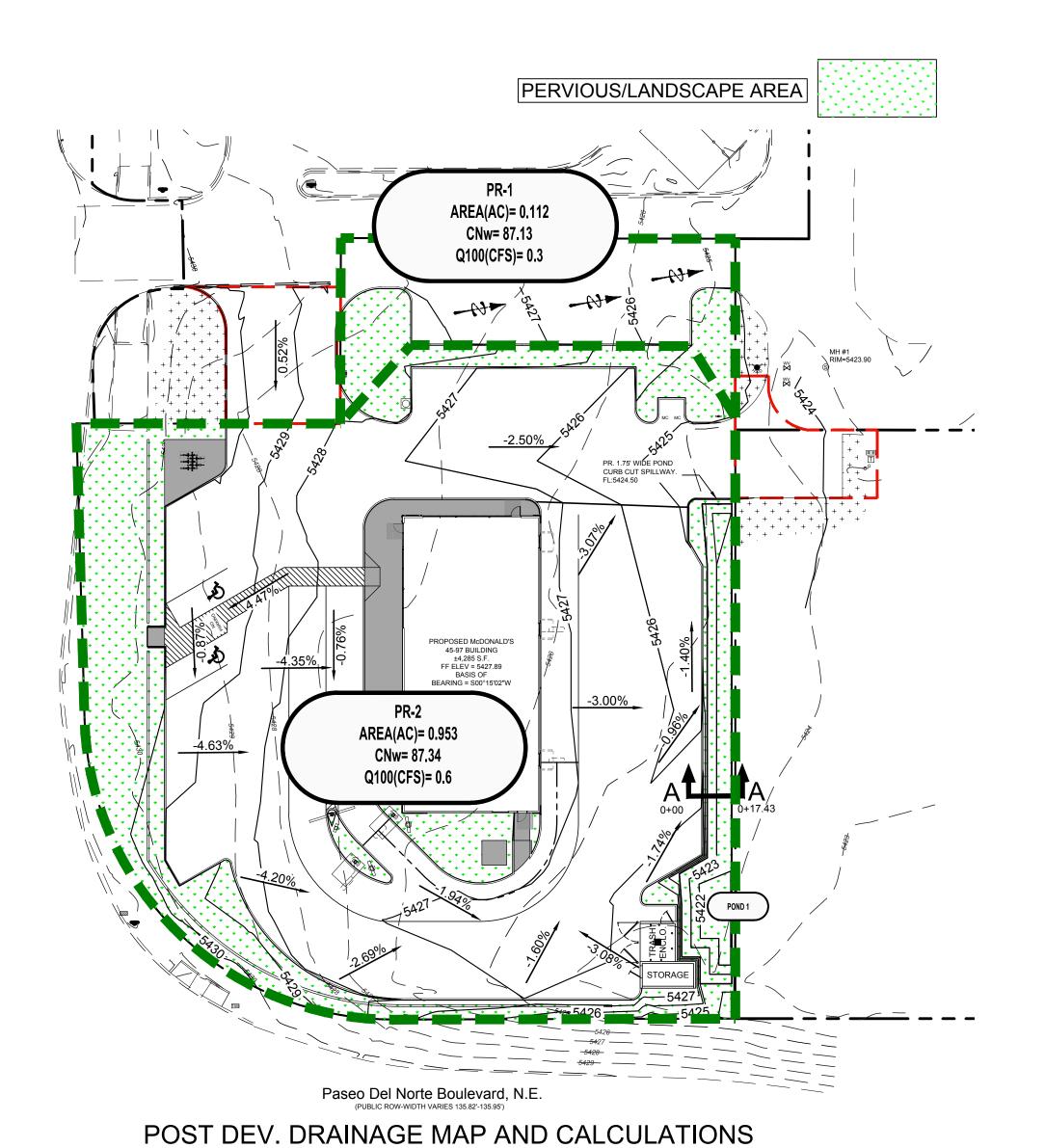
THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES

SWQV POND 1

TOP 5425.00 100 YR 5424.70 OUTFALL 5424.50







DRAIN C8.0 DRAWN BY C.L.C. CHECKED BY S.T.M. JULY 2023

10 OF XX

SKY2020.1035

SHEET NO.

PRE DEV. DRAINAGE MAP AND CALCULATIONS