

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 22, 2024

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: 02/20/24
Hydrology File: B10D003C3B**

Dear Mr. Marcum:

Based upon the information provided in your submittal received 02/02/2024, the Grading & Drainage Plans are approved for Building Permit, and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

NM 87103

www.cabq.gov

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the stormwater quality pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

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.

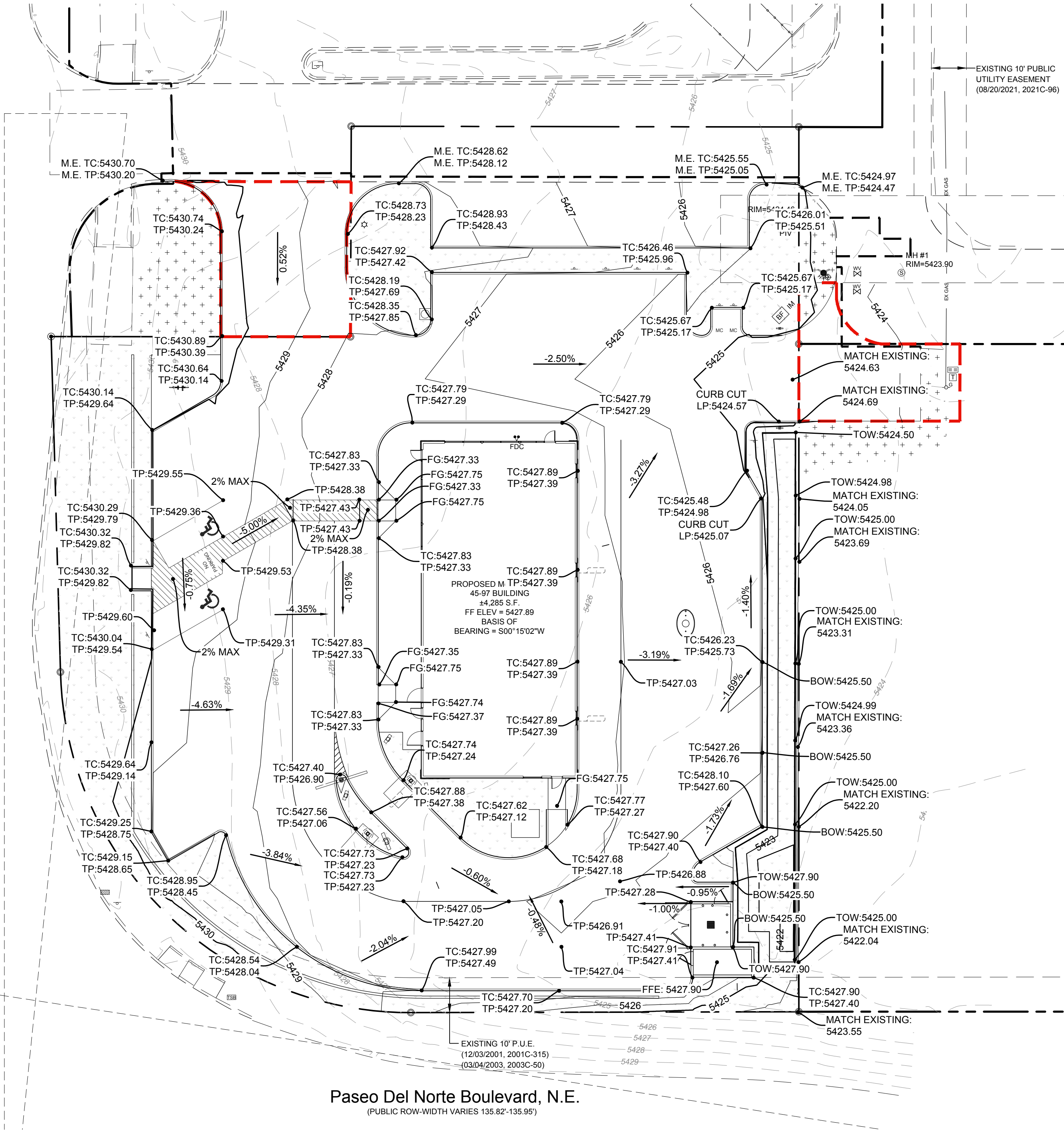
If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

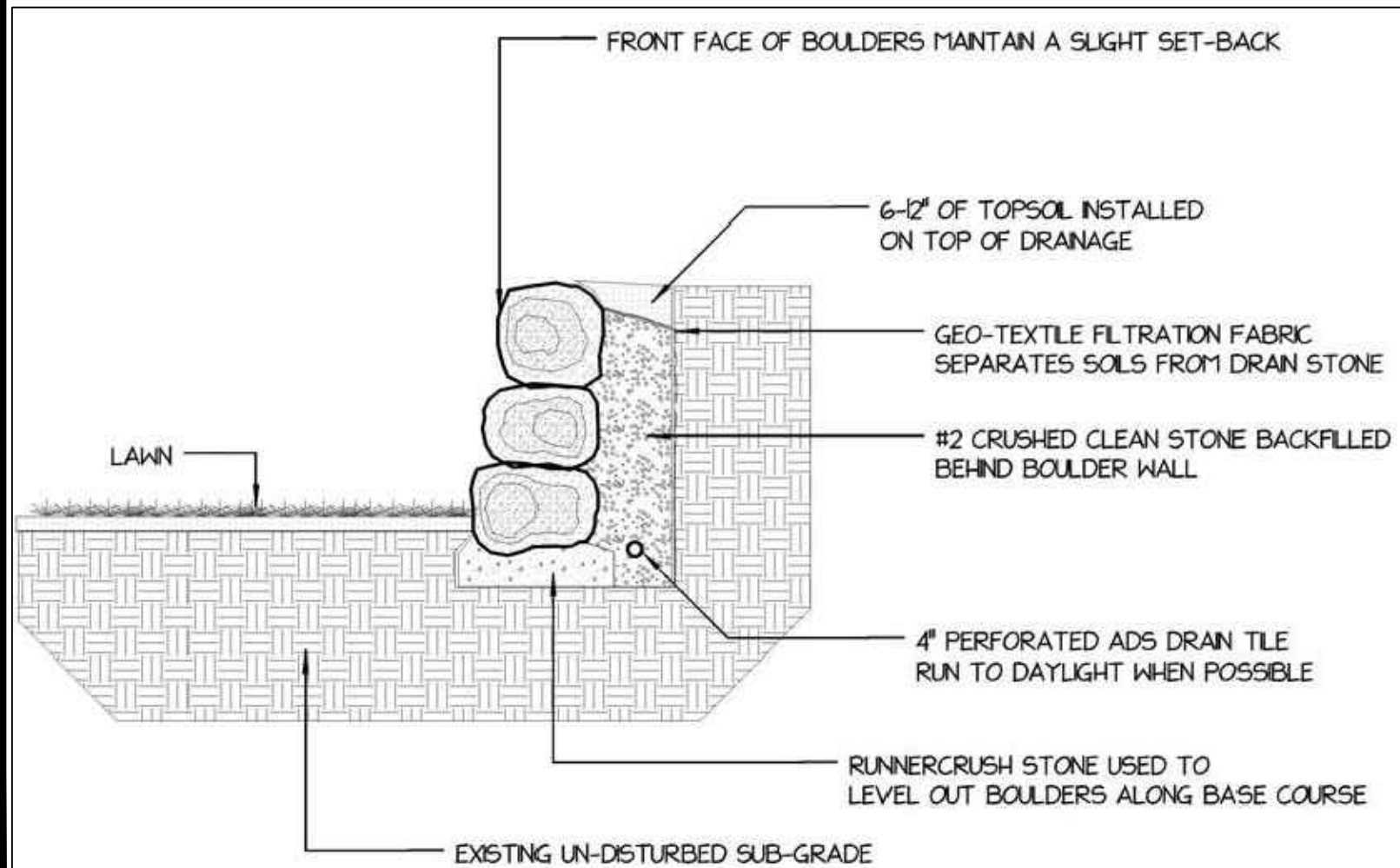
Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

D:\SKY 2020\2020 1035 - McDONALD'S USA, LLC 30-0280 - NEW BUILD UNIVERSE & PASEO DEL NORTE, ALBUQUERQUE, NM\DRAWINGS\10_C7.0 GRADING PLAN.DWG

Universe Boulevard, N.W.
(PUBLIC ROW-WIDTH VARIES)



Paseo Del Norte Boulevard, N.E.
(PUBLIC ROW-WIDTH VARIES 135.82'-135.95')



LANDSCAPE WALL DETAIL
OR APPROVED EQUAL

BENCHMARK

RE: ALTA SURVEY BY PRECISION
SURVEYS, INC. - JOB NO. 228302ALT
SET CP-CHISELED "X"
N=1,524,701.25
E=1,497,986.48
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

City of Albuquerque Planning Department Development Review Services HYDROLOGY SECTION

APPROVED

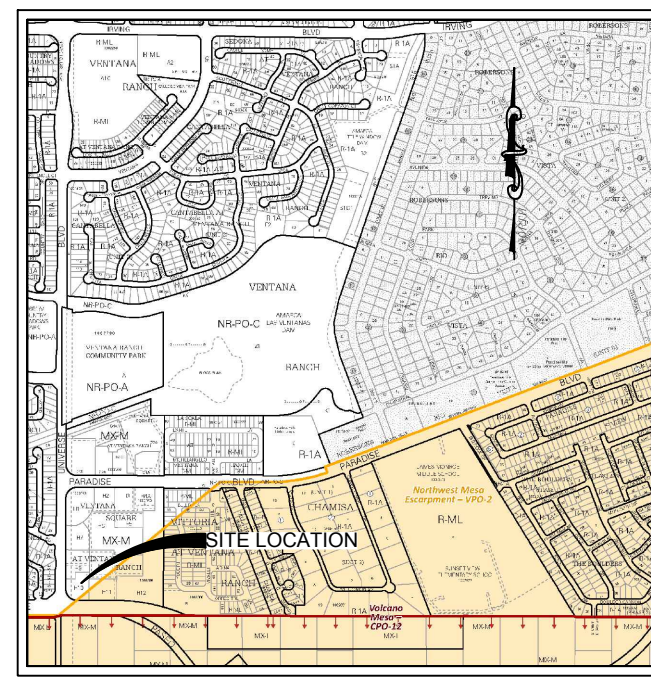
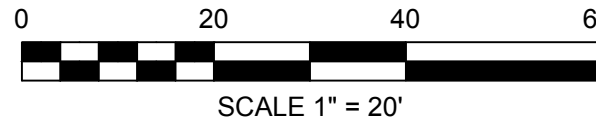
DATE: 02/22/24
BY: *Randy C. Brissett*
HydroTrans # B10D003C3B

THE APPROVAL OF THESE PLANS DOES NOT
CONSTITUTE A GUARANTEE OF ANY CITY
OFFICIALS OR THE CITY OF ALBUQUERQUE.
THE CITY OF ALBUQUERQUE DOES NOT
WARRANT OR GUARANTEE THE ACCURACY
OR COMPLETENESS OF THE INFORMATION
PROVIDED IN THESE PLANS. THE CITY OF
ALBUQUERQUE DOES NOT WARRANT OR
GUARANTEE THE ACCURACY OR
COMPLETENESS OF THE INFORMATION
PROVIDED IN THESE PLANS.

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.



Know what's below.
Call before you dig.



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

PARKING

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.

CURB RAMPS

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

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) SHALL NOT EXCEED 1:20 (5%)

LEGEND

| | |
|------------|------------------------------------|
| TC | PROPOSED TOP OF CURB |
| TP | PROPOSED TOP OF PAVEMENT |
| SW | PROPOSED TOP OF SIDEWALK |
| EX | EXISTING ELEVATION |
| FF | FINISHED FLOOR ELEVATION |
| FG | FINISHED GRADE ELEVATION |
| XXXXXX | DENOTES EXISTING GRADE |
| ---5427--- | DENOTES EXISTING CONTOUR |
| ---5428--- | DENOTES PROPOSED CONTOUR |
| --- | DENOTES RIDGE LINE/DRAINAGE DIVIDE |
| --- | DENOTES SAWCUT LINE |
| --- | DENOTES BOUNDARY LINE |

GENERAL NOTES

- 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.
- REFER TO STRUCTURAL PLANS FOR GRADING AND COMPACTION REQUIREMENTS UNDERNEATH BUILDING SLAB.
- 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.
- 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.



Skyline
CIVIL GROUP

Skyline Civil Group, LLC • Lubbock Address: 4416 82nd Street, STE 212-140, Lubbock, TX 79424
Midland Address: 3523 N. Midland Drive, STE 113-166, Midland, TX 79707
• Firm No. # AZ 72662-01 KS 13376, IA 16006892, OK 4542, TX 17171
• P (817) 485-1226 • www.skylinecivilling.com

C7.0 GRADING PLAN

| | ISSUE FOR PERMIT | C.L.C. S.T.M. | C.L.C. S.T.M. |
|-----|------------------|---|---------------|
| 1 | 06/19/2023 | G&D/HYDROLOGY - ISSUE FOR PERMIT | C.L.C. S.T.M. |
| 2 | 07/07/2023 | RE-ISSUE FOR PERMIT (TCL/ST/UTILITY/FIRE/G&D) | C.L.C. S.T.M. |
| 3 | 10/05/2023 | RE-ISSUE FOR PERMIT (TCL) | C.L.C. S.T.M. |
| 4 | 11/01/2023 | RE-ISSUE FOR PERMIT (G&D, ADD POND BACK) | C.L.C. S.T.M. |
| 5 | 02/22/2024 | RE-ISSUE FOR PERMIT (G&D, ADD POND BACK) | C.L.C. S.T.M. |
| REV | DATE | DESCRIPTION | BY APPR |

McDONALD'S, LLC
30-0280

OFFICE LONG BEACH FIELD OFFICE
ADDRESS 1555 JAMBURGE ROAD, STE. 830, IRVINE, CA 92612

PREPARED FOR: © McDonald's USA, LLC

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9500 Universe Blvd NW.
Albuquerque, NM

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

DRAWN BY: C.L.C.
CHECKED BY: S.T.M.
DATE: JULY 2023
SHEET NO. 10 OF 24
FILE NO. SKY2020.1035

| HEC-HMS Output | | | | |
|--------------------------|-------------------|--------------|------------------|----------------------------|
| Sub Basin | Point of Analysis | Area (acres) | Impervious Cover | Peak Discharge (100YR) cfs |
| EX-1 | A | 1.065 | 0% | 0.7 |
| PR POA A | | | | 0.7 |
| PR-1 | A | 0.112 | 78% | 2.6 |
| Bio Retention Pond 1 | | | | 0.7 |
| PR-2 | A | 0.953 | 78% | 0.3 |
| | | | | |
| PR POA A | | | | 0.6 |
| Increase in Runoff (cfs) | | | | -0.1 |
| Lag Time = 0.6*12min | | | | |

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

City of Albuquerque
Planning Department
Development Review Services

APPROVED

DATE: 02/22/24
BY: *Rose C Brissett*
HydroTrans # B1D0023C3B

THE TRANS APPROVAL OF THESE PLANS/PROJECT SHALL NOT BE
CONSIDERED TO PERMIT VIOLATION OF ANY CITY
ORDINANCE OR STATE OR FEDERAL LAW, AND SHALL NOT PREVENT
THE CITY OF ALBUQUERQUE FROM INITIATING ANY
CORRECTIONS, OR ENFORCE OR COMPLYING IN PLANS,
SPECIFIC DESIGN, OR CONSTRUCTION OF THE APPROVED PLAN.
SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT
AUTHORIZATION.

[illegible]

PRE VS. POST DRAINAGE NOTES

SITE LOCATION - THE SITE IS LOCATED WITHIN THE VENTANA SQUARE DRAINAGE MASTER PLAN AND THIS SITE HAS AN ALLOWABLE DISCHARGE OF 4.48 CFS, FURTHER THE SITE IS ON AN APPROXIMATELY 1.065 ACRE TRACT AT THE NORTHEAST CORNER OF UNIVERSE AND PASEO THIS SITE WILL INCLUDE A MCDONALD'S RESTAURANT AND ASSOCIATED PAVING, GRADING, LANDSCAPING, UTILITIES TYPICAL FOR COMMERCIAL DEVELOPMENT.

METHODOLOGY - THE PROPOSED STORM WATER MANAGEMENT WAS EVALUATED IN ACCORDANCE TO CHAPTER 22 OF THE CITY OF ALBUQUERQUE DRAINAGE, FLOOD PREVENTION, STORM WATER QUALITY AND EROSION CONTROL DESIGN MANUAL. THE PEAK DISCHARGE RATE AND RUNOFF VOLUMES WERE CALCULATED USING LAND TREATMENT DESIGNATIONS PER THE CITIES' GUIDELINES. THE 100 YEAR VALUES WERE USED PER THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL. THE TIME OF CONCENTRATION IS ASSUMED TO BE 10 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 ON ONTO THE ADJACENT PROPERTY. PEAK DISCHARGE RATES FOR EXISTING CONDITIONS (2.30 CFS) ARE PROVIDED ON THE TABLE 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 0.112 ACRES AND DRAINS ON TO THE ADJACENT PROPERTY. AREA PR-2 IS 0.953 ACRES AND DRAINS ONTO THE PROPOSED DETENTION BASIN AND EVENTUALLY TO THE ADJACENT PROPERTY (SOUTHEAST CORNER) FOLLOWING THE INITIAL 0.42" OF RUNOFF. THE TOTAL ALLOWED FLOW PER VENTANA SQUARE APPROVED DRAINAGE PLAN/REPORT PREPARED BY TEC DATED 07.30.21 IS $Q_{100} = 4.48$ CFS. THE TOTAL PROPOSED FLOW $Q_{100} = 3.926$ CFS CALCULATED HEREIN IS LESS THE ALLOWED, THEREFORE NO FURTHER STORMWATER MITIGATION IS REQUIRED, AND A NET IMPROVEMENT FROM THE ORIGINAL DESIGN HAS BEEN ACHIEVED.

CONCLUSIONS - THE OVERALL AMOUNT OF IMPERVIOUS COVER AT THE SITE IS INCREASED UNDER THE PROPOSED CONDITIONS HOWEVER ACCOUNTED FOR UNDER THE VENTANA SQUARE APPROVED DRAINAGE PLAN/REPORT AND AN ON-SITE DETENTION BASIN. A NET DECREASE IN FULLY DEVELOPED IMPERVIOUS COVER ANTICIPATED WILL DELIVER A NET CREDIT/DECREASE IN POST DEVELOPED RUNOFF FOLLOWING McDONALD'S DEVELOPMENT.

SWQV POND 1

TOP 5425.00

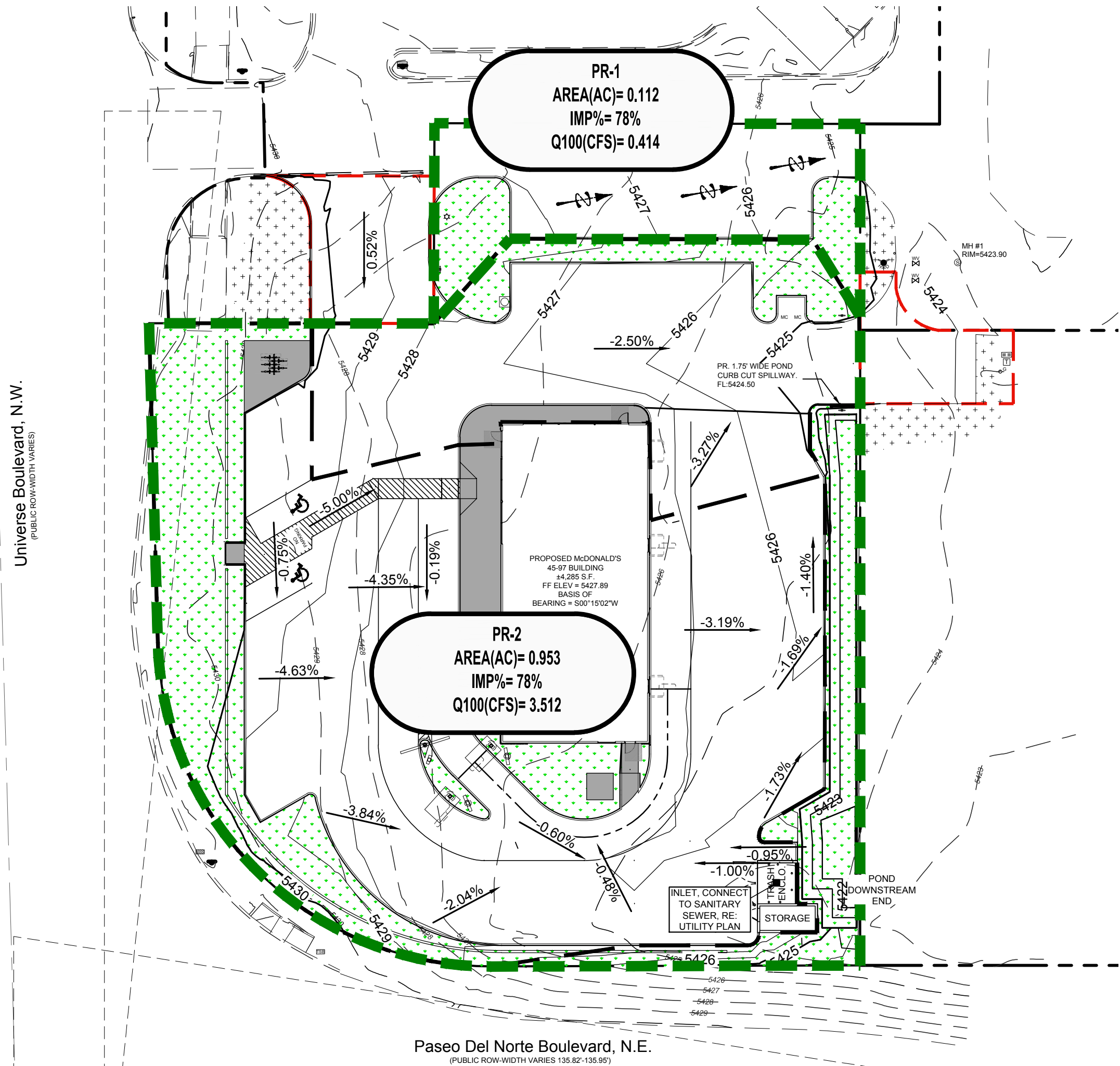
1.75'

100_YR 5424.70

OUTFALL 5424.50



PERVIOUS/LANDSCAPE AREA



BENCHMARK

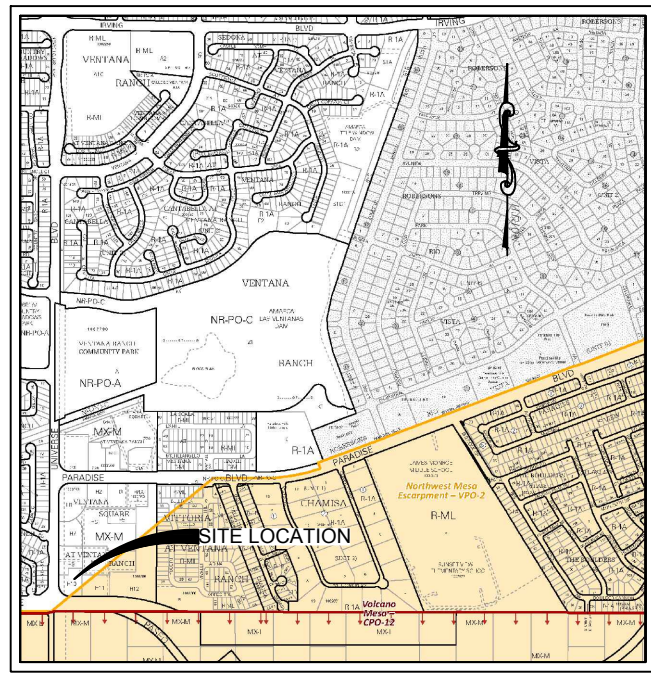
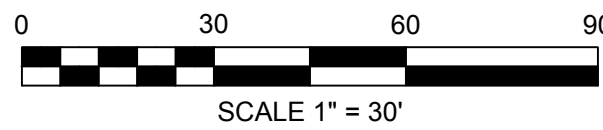
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SURVEYS, INC. - JOB NO. 228302ALT
SET CP-CHISELED "X"
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SQUARE AT VENTANA RANCH, A REPLAT
OF TRACT H-A VENTANA RANCH,
CITY OF ALBUQUERQUE, BERNALILLO
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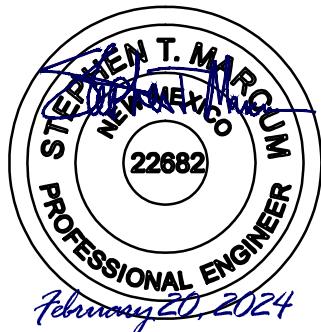


Know what's **below**.
Call before you dig.



VICINITY MAP
N.T.S.

THESE PLANS ARE SUBJECT TO REVIEW &
APPROVAL BY JURISDICTIONAL ENTITIES



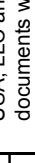
Skyline
CIVIL GROUP

skyline Civil Group, LLC • Lubbock Address: 4414 82nd Street, STE 212-40; Lubbock, TX 79424
 Midland Address: 3323 N. Midland Drive, STE 113-166; Midland, TX 79707
 • Firm No. # - AZ - E-3126, LA - FF-0006862, OK - 8542, TX - 17171
 • O: (432) 685-1226 • www.skylinecivilgroup.com

C8.0 DRAINAGE PLAN

| REV | DATE | DESCRIPTION | BY | APPR |
|-----|------------|--|--------|--------|
| 1 | 06/19/2023 | ISSUE FOR PERMIT | C.L.C. | S.T.M. |
| 2 | 07/07/2023 | G&D/HYDROLOGY - ISSUE FOR PERMIT | C.L.C. | S.T.M. |
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| 5 | 02/20/2024 | RE-ISSUE FOR PERMIT (G&D, ADD POND BACK) | C.L.C. | S.T.M. |

| | | | |
|------------|--|--------------|--|
| DRAWN BY | | C.L.C. | |
| CHECKED BY | | S.T.M. | |
| DATE | | JULY 2023 | |
| SHEET NO. | | 11 OF 24 | |
| FILE NO. | | SKY2020.1035 | |

| | | | | | | | |
|------------------------|--|--------|--|---|--|--|--|
| PLAN APPROVALS | | OFFICE | | LONG BEACH FIELD OFFICE | | MCDONALD'S LOGO 30-0260 | |
| SIGNATURE (2 REQUIRED) | | DATE | | ADDRESS | | 1856 JAMBOREE ROAD, STE. 850, IRVINE, CA 92612 | |
| REGIONAL MGR. | | | | PREPARED FOR: ⑥ | | <div> McDonald's USA, LLC</div> <div>These are not specifications for this contract and are the 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 for other projects without the written authorization of McDonald's USA, LLC is prohibited. Reproduction of the contract documents for reuse on another project is not authorized.</div> | |
| CONST. MGR. | | | | | | | |
| OPERATIONS DEPT. | | | | | | | |
| REAL ESTATE DEPT. | | | | | | | |
| CO-SIGN SIGNATURES | | | | | | | |
| CONTRACTOR | | | | 9500 Universe BL VPD NW. Albuquerque, NM | | | |
| OWNER | | | | | | | |