

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 13, 2025

Donna Sandoval
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM, 87109

**RE: McDonanlds
301 Eubank Blvd SE
Grading and Drainage Plan
Engineer's Stamp Date: 4/3/25
Hydrology File: L20D004A
Case # HYDR-2025-00087**

Dear Ms. Sandoval:

PO Box 1293

Based upon the information provided in your submittal received 03/18/2025, the Conceptual Grading & Drainage Plans are approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit.

Albuquerque

PRIOR TO BUILDING PERMIT:

NM 87103

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval.

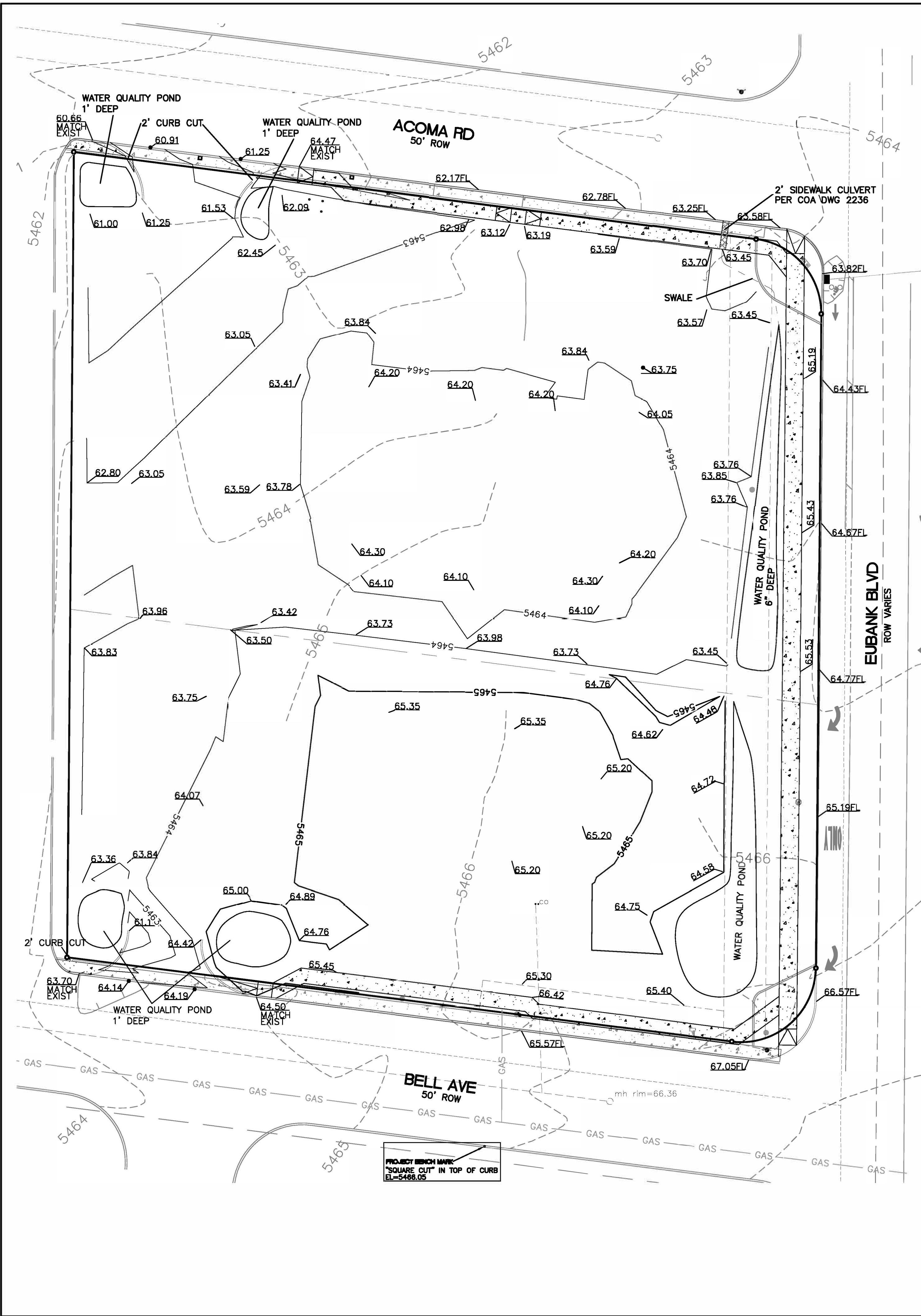
www.cabq.gov

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, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E., CFM
Senior Engineer, Hydrology
Planning Department, Development Review Services



LEGAL DESCRIPTION

TRACT LETTERED "A" IN BLOCK NUMBERED THIRTY-SEVEN (37) OF SKYLINE HEIGHTS SUBDIVISION, 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 MARCH 22, 1978, IN VOLUME E13, FOLIO 36.

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EASEMENT
- CENTERLINE
- PROPOSED SIDEWALK
- LANDSCAPING
- PROPOSED INDEX CONTOUR
- PROPOSED CONTOUR

NOTICE TO CONTRACTORS

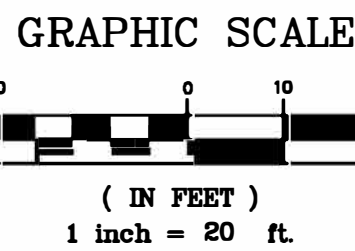
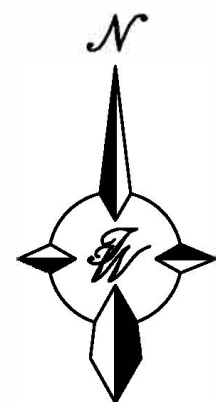
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
- ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3" GRAVEL.

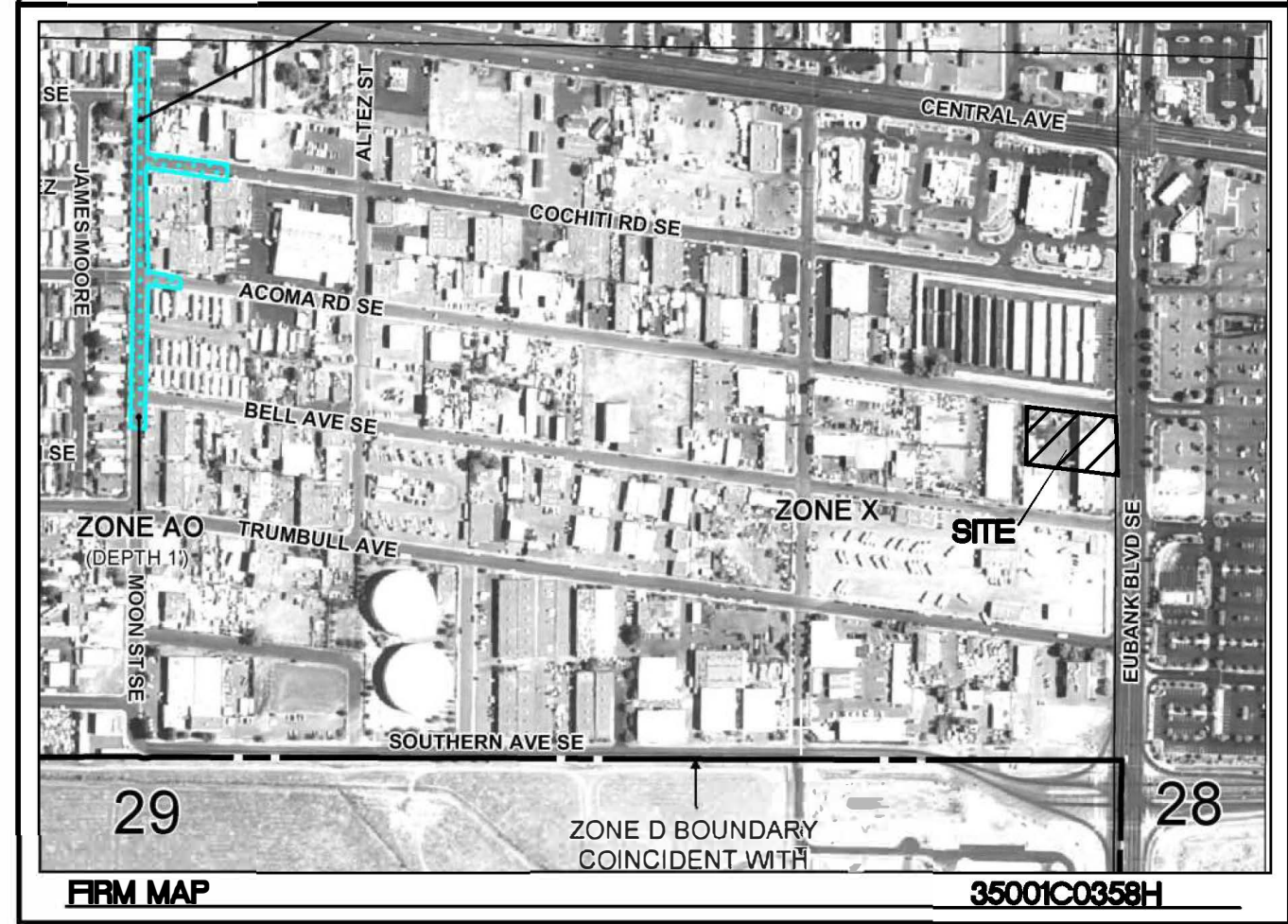
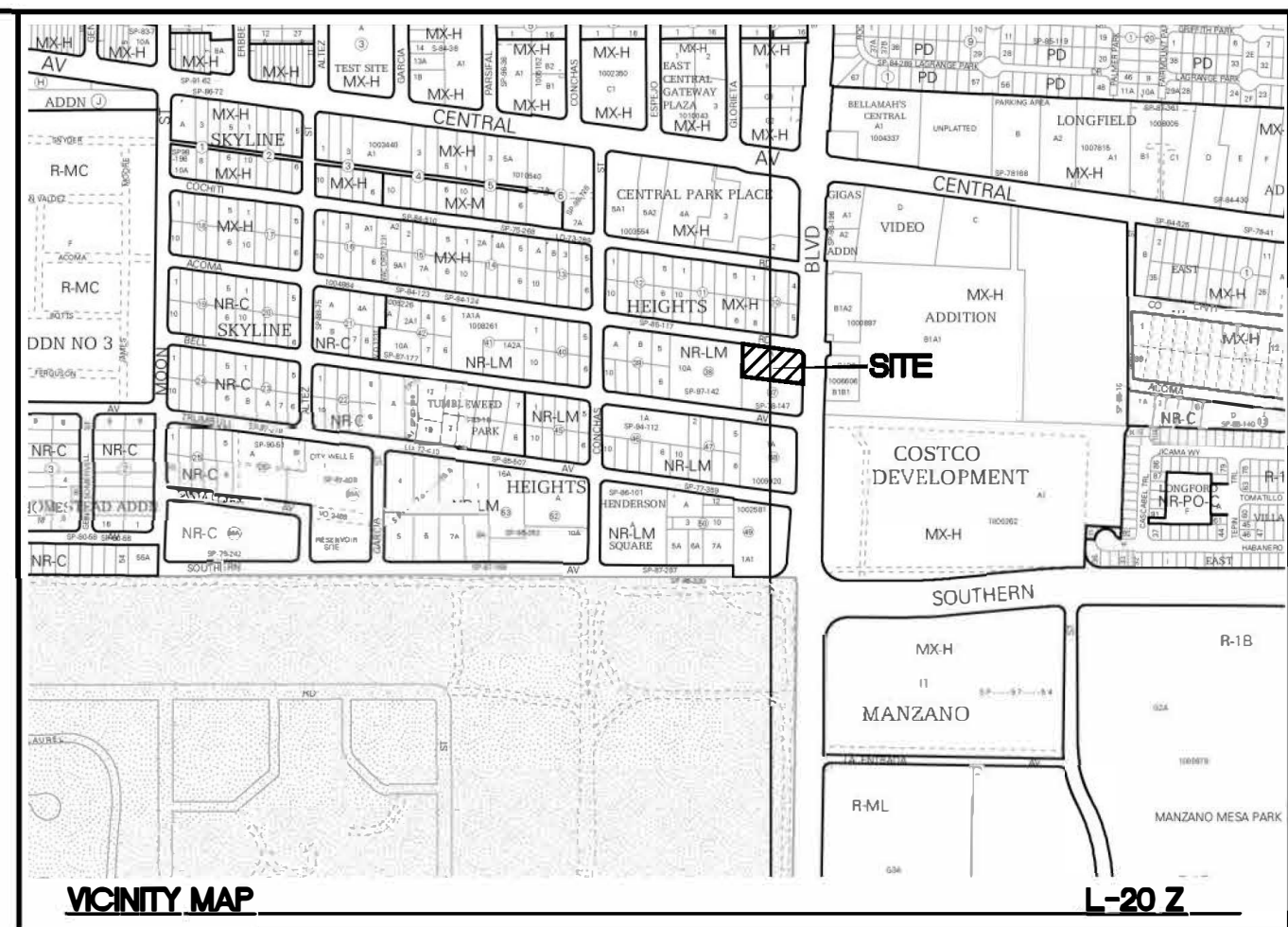
PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR (SPECIAL ORDER 19 - "80-19")

- BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
- CONTACT STORM MAINTENANCE AT (505)857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL DIAL "811" [OR (505)260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL OBSTRUCTIONS. SHOULD CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- WORK ON ARTERIAL STREETS MAY REQUIRED ON A 24-HOUR BASIS.
- CONTRACTOR MUST CONTACT STORM MAINTENANCE AT (505)857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505)924-3416.



CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



EXISTING DRAINAGE:

THIS EXISTING SITE IS CURRENTLY OCCUPIED BY A VACANT BUILDING AND PARKING LOT. IT IS BOUNDED BY A COMMERCIAL BUILDING TO THE WEST, BELL AVENUE TO THE SOUTH, EUBANK BOULEVARD TO THE EAST AND ACOMA ROAD TO THE NORTH CONTAINING APPROXIMATELY 1.53 ACRES. HISTORICALLY THE SITE DRAINS FROM SOUTH TO NORTH ONTO ACOMA ROAD AND THEN WEST ALONG ACOMA ROAD. THE SITE CURRENT DISCHARGES 6.68 CFS TO THE STREET.

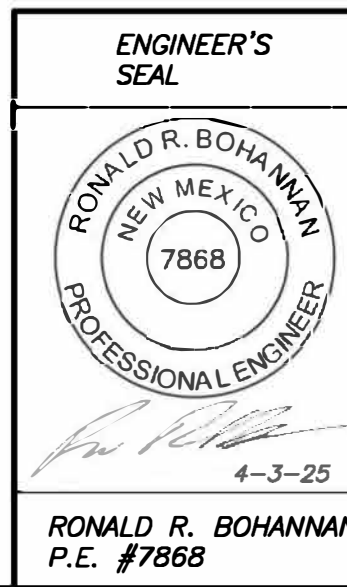

THERE ARE NO OFFSITE FLOWS THAT ENTER THE SITE. THE SITE IS LOCATED ON FIRM MAP 35001C0358H AS SHOWN ABOVE. THE MAP SHOWS THAT THE SITE DOES NOT LIE WITHIN A FLOOD ZONE.

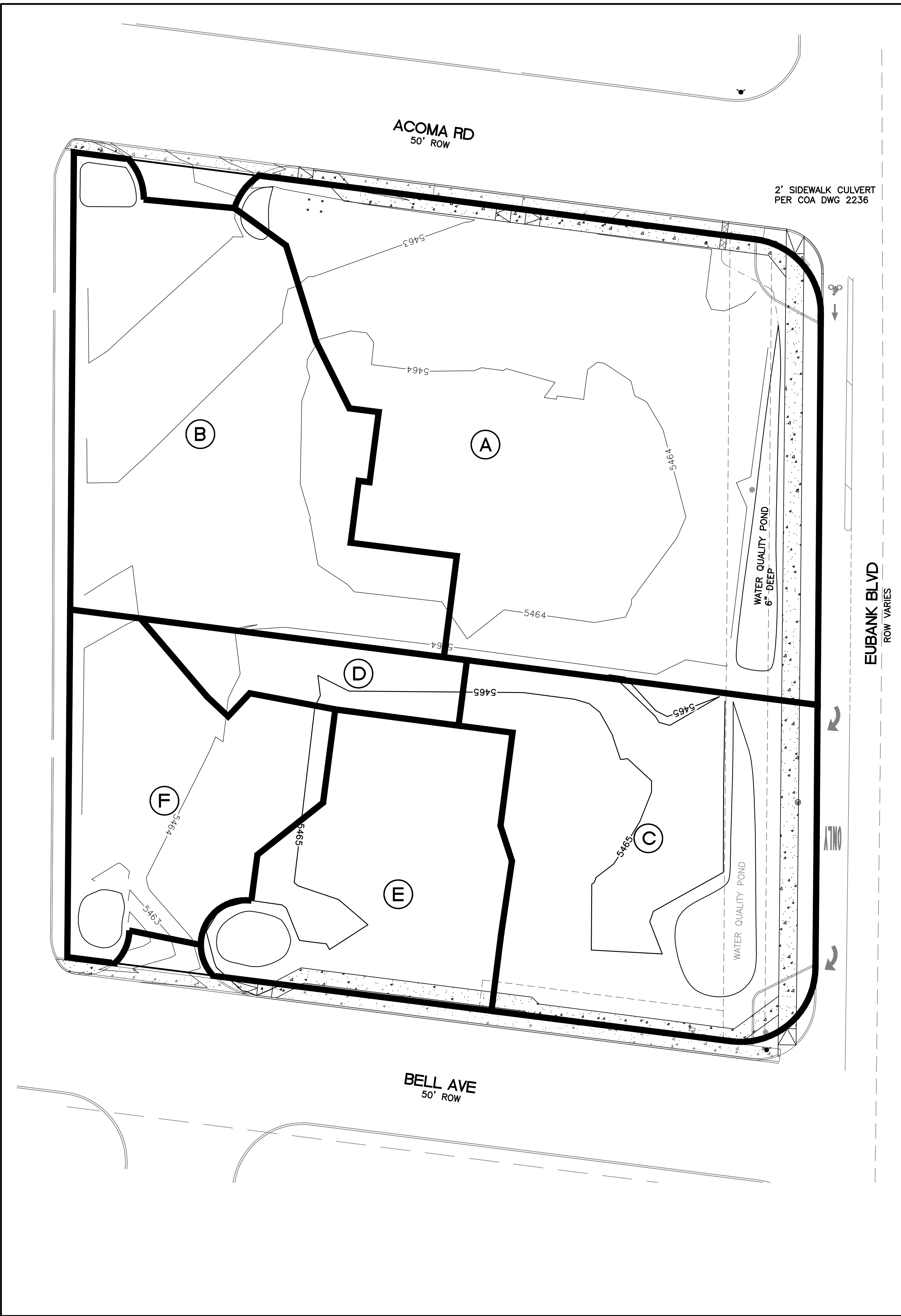
PROPOSED DRAINAGE:

THE PROPOSED SITE CONSISTS OF FIVE BASINS. BASIN A CONSISTS OF A FUTURE BUILDING AND NORTH PARKING LOT. IT WILL DRAIN TO A WATER QUALITY POND ALONG EUBANK AND THEN TO ACOMA ROAD THRU A SIDEWALK CULVERT. BASIN B CONSISTS OF THE SOUTH PARKING LOT AND DRAINS TO WATER QUALITY POND AT THE ENTRANCE AND THEN THRU A 2' CURB OPENING ONTO ACOMA ROAD. BASIN C CONSISTS OF THE EAST PARKING LOT OF A FUTURE DEVELOPMENT AND WILL DRAIN TO A WATER QUALITY POND ALONG EUBANK. IT WILL OVERFLOW TO THE NORTH DRAINING THROUGH BASIN A AND ONTO ACOMA ROAD. BASIN D CONSISTS OF A FUTURE DRIVE THRU AND WILL DRAIN THROUGH BASIN B AND ONTO ACOMA ROAD. BASIN E CONTAINS A FUTURE BUILDING AND PARKING LOT AND WILL DRAIN TOWARDS THE ENTRANCE ON BELL AVENUE PASSING THROUGH A WATER QUALITY POND PRIOR TO BEING DISCHARGED INTO THE ROAD THROUGH A 2' CURB OPENING. BASIN F CONTAINS A FUTURE PARKING LOT AND WILL DRAIN THROUGH A WATER QUALITY POND AT THE BELL AVENUE ENTRANCE AND DRAIN ONTO THE ROAD THRU A 2' CURB OPENING.

THE SITE DISCHARGES A TOTAL OF 6.16 CFS WHICH IS LESS THAN THE EXISTING 6.68 CFS DISCHARGE. 4.87 CFS WILL DISCHARGE TO ACOMA ROAD AND 1.29 CFS WILL DISCHARGE TO BELL AVENUE.

THE REQUIRED WATER QUALITY VOLUME IS 1,104 CUBIC FEET. THE TOTAL WATER QUALITY VOLUME PROVIDED ON SITE WILL BE 2,341 CUBIC FEET.

	301 EUBANK BLVD ALBUQUERQUE, NM	DRAWN BY pm
	CONCEPTUAL GRADING AND DRAINAGE PLAN	DATE 4-3-25
	 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2024052-GR
		SHEET # GR-1 JOB # 2024052



Weighted E Method																
											100-Year			10-Year		
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs
			%	(acres)	%	(acres)	%	(acres)	%	(acres)						
EX. 1	66,743	1.53	0%	0	0%	0.00	10%	0.15	90%	1.38	2.431	0.310	6.68	1.528	0.195	4.13
A	24,063	0.55	0%	0	16%	0.09	0%	0.00	84%	0.46	2.305	0.106	2.30	1.432	0.066	1.40
B	13,900	0.32	0%	0	18%	0.06	0%	0.00	82%	0.26	2.270	0.060	1.32	1.406	0.037	0.80
C	12,351	0.28	0%	0	41%	0.12	0%	0.00	59%	0.17	1.875	0.044	1.04	1.107	0.026	0.59
D	2,189	0.05	0%	0	17%	0.01	0%	0.00	83%	0.04	2.288	0.010	0.21	1.419	0.006	0.13
E	7,259	0.17	0%	0	19%	0.03	0%	0.00	81%	0.13	2.253	0.031	0.68	1.393	0.019	0.41
F	6,981	0.16	0%	0	35%	0.06	0%	0.00	65%	0.10	1.978	0.026	0.61	1.185	0.016	0.35
											1.17	0.278	6.16			

Equations:

Weighted E = E_a*A_a + E_b*A_b + E_c*A_c + E_d*A_d / (Total Area)

Volume = Weighted D * Total Area

Flow = Q_a * A_a + Q_b * A_b + Q_c * A_c + Q_d * A_d

Water Quality Calculation: 0.26" x 1.17 ac = 1,104 cubic feet (0.025 ac-ft)

Excess Precipitation, E (inches)				Peak Discharge (cfs/acre)		
Zone 3	100-Year	10 - Year		Zone 3	100-Year	10 - Year
E _a	0.67	0.18		Q _a	1.84	0.51
E _b	0.86	0.34		Q _b	2.49	1.07
E _c	1.09	0.52		Q _c	3.17	1.69
E _d	2.58	1.64		Q _d	4.49	2.81

ENGINEER'S SEAL

RONALD R. BOHANNAN
P.E. #7868

301 EUBANK BLVD
ALBUQUERQUE, NM

BASIN MAP

TIERRA WEST, LLC
5571 MIDWAY PARK PL. NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY
pm

DATE
8-3-25

DRAWING
2024052-GR

SHEET #
GR-2

JOB #
2024052