

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 29, 2024

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

RE: McDonald's at Ventana Square
9500 Universe Blvd. NW
30-Day Temporary CO - Approved
Engineer's Stamp Date: 09/18/2023
Engineer's Certification Date: 10/29/2024
Hydrology File: B10D003C3B

Dear Mr. Marcum:

Based on the Engineer's Drainage Certification received 10/29/2024 and site visit on 10/28/2024, this letter serves as a "green tag" from Hydrology Section for a **30-day Temporary Certificate of Occupancy** for the McDonald's at Ventana Square located at 9500 Universe Blvd. NW to be issued by the Building and Safety Division. The following comment needs to be addressed prior to acceptance for Permanent C.O. of the above referenced project:

1. 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 ponds per Article 6-15(C) of the DPM to Hydrology.

Please resubmit for a request for permanent release of Certificate of Occupancy once the above item is complete.

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

Sincerely,

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: McDonald's at Ventana Square Building Permit #: BP-2024-01268 Hydrology File #: B10D003C3B

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

Legal Description: TR H-10 PLAT OF TRACTS H-1 THRU H-11 VENTANA SQUARE
AT VENTANA RANCH A REPLAT OF TRACT H-A VENTANA RANCH CONT 1.0656 AC

City Address: 9500 Universe Boulevard NW Albuquerque, NM 87114

Applicant: Skyline Civil Group, LLC Contact: Stephen Marcum, P.E.

Address: 4414 82nd Street, STE 212-140 Lubbock, TX 79424

Phone#: 432-685-1226 Fax#: _____ E-mail: smarcum@skylinecivilgroup.com

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 ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No (As-Built)

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN As-Built
- ☒ DRAINAGE REPORT As-Built
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 10.25.24 By: [Signature]

COA STAFF: _____

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

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 0.593 ACRES AND DRAINS ONTO THE ADJACENT PROPERTY (SOUTHEAST CORNER). THE TOTAL ALLOWED FLOW PER VENTANA SQUARE APPROVED DRAINAGE PLAN PREPARED BY TCE DATED 07.30.21 IS $Q_{100} = 4.48$ CFS. THE TOTAL PROPOSED FLOW $Q_{100} = 3.926$ CFS CALCULATED HEREON IS LESS THE ALLOWED, THEREFORE NO FURTHER STORMWATER MITIGATION IS REQUIRED, AND A NET IMPROVEMENT FROM THE ORIGINAL DESIGN HAS BEEN ACHIEVED.

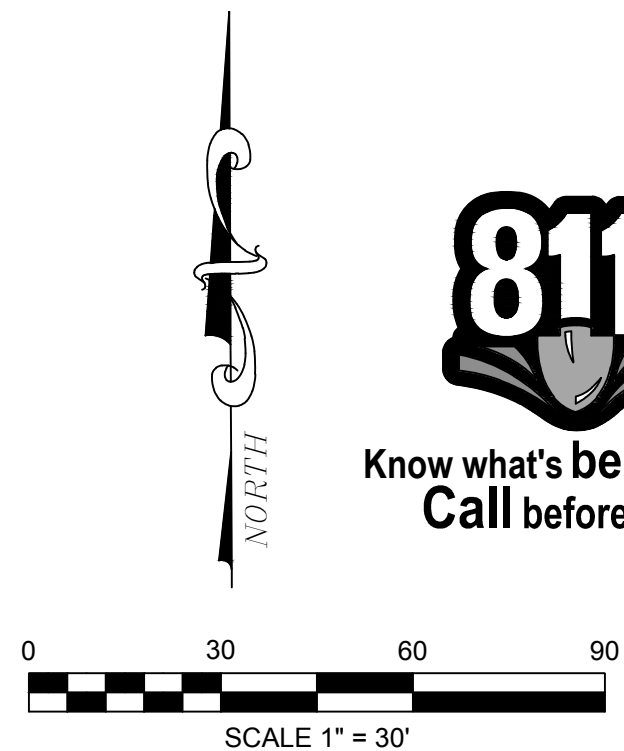
CONCLUSIONS - THE OVERALL AMOUNT OF IMPERVIOUS COVER AT THE SITE IS INCREASED UNDER THE PROPOSED CONDITIONS HOWEVER ACCOUNTED FOR UNDER THE VENTANA SQUARE APPROVED DRAINAGE PLAN/REPORT. A NET DECREASE IN FULLY DEVELOPED IMPERVIOUS COVER ANTICIPATED WILL DELIVER A NET CREDIT/DECREASE IN POST DEVELOPED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

DRAINAGE AREA #	AREA (AC)	LAND TREATMENT				100 - YEAR PRECIPITATION						
		A (%)	B (%)	C (%)	D (%)	WEIGHTED E (IN)	V (6-HR) (AC- FT)	V (6-HR) (CU- FT)	V (10-DAY) (AC-FT)	V (10-DAY) (CU-FT)	Q (CFS)	
EXISTING CONDITIONS												
1	1.065	0%	100%	0%	0%	0.730	0.065		2822.144	0.065	2822.144	2.300
TOTAL	1.065											
PROPOSED CONDITIONS												
1	0.112	0%	22%	0%	78%	1.912	0.018	777.148	0.028	1200.245	0.414	
2	0.953	0%	22%	0%	78%	1.905	1.999	87080.091	2.018	87887.751	3.512	
TOTAL	1.065											
EXCESS PRECIP		0.55	0.73	0.95	2.24	E _i (IN)						
PEAK DISCHARGE		1.54	2.16	2.87	4.12	Q ₁₀ (CFS)						
WEIGHTED E (IN) = (E _A)(%A) + (E _B)(%B) + (E _C)(%C) + (E _D)(%D)							ZONE = 1					
V _{6-HR} (AC-FT) = (WEIGHTED E)(AREA)/12							P _{6-HR} (IN) = 2.29					
V _{10DAY} (AC-FT) = V _{6-HR} + (A ₁₀)(P _{10DAY} - P _{6-HR})/12							P _{24-HR} (IN) = 2.59					
Q (CFS) = (Q _{10A})(A ₁₀) + (Q _{10B})(A ₁₀) + (Q _{10C})(A ₁₀) + (Q _{10D})(A ₁₀)							P _{10DAY} (IN) = 3.62					

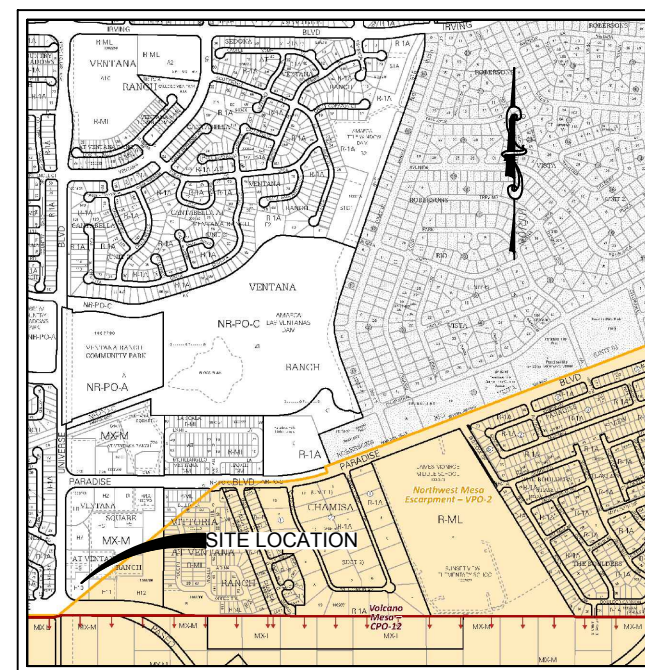
AS-BUILT REVIEWED AND
APPROVED
STEPHEN T. MARCUM
10.25.24

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

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



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

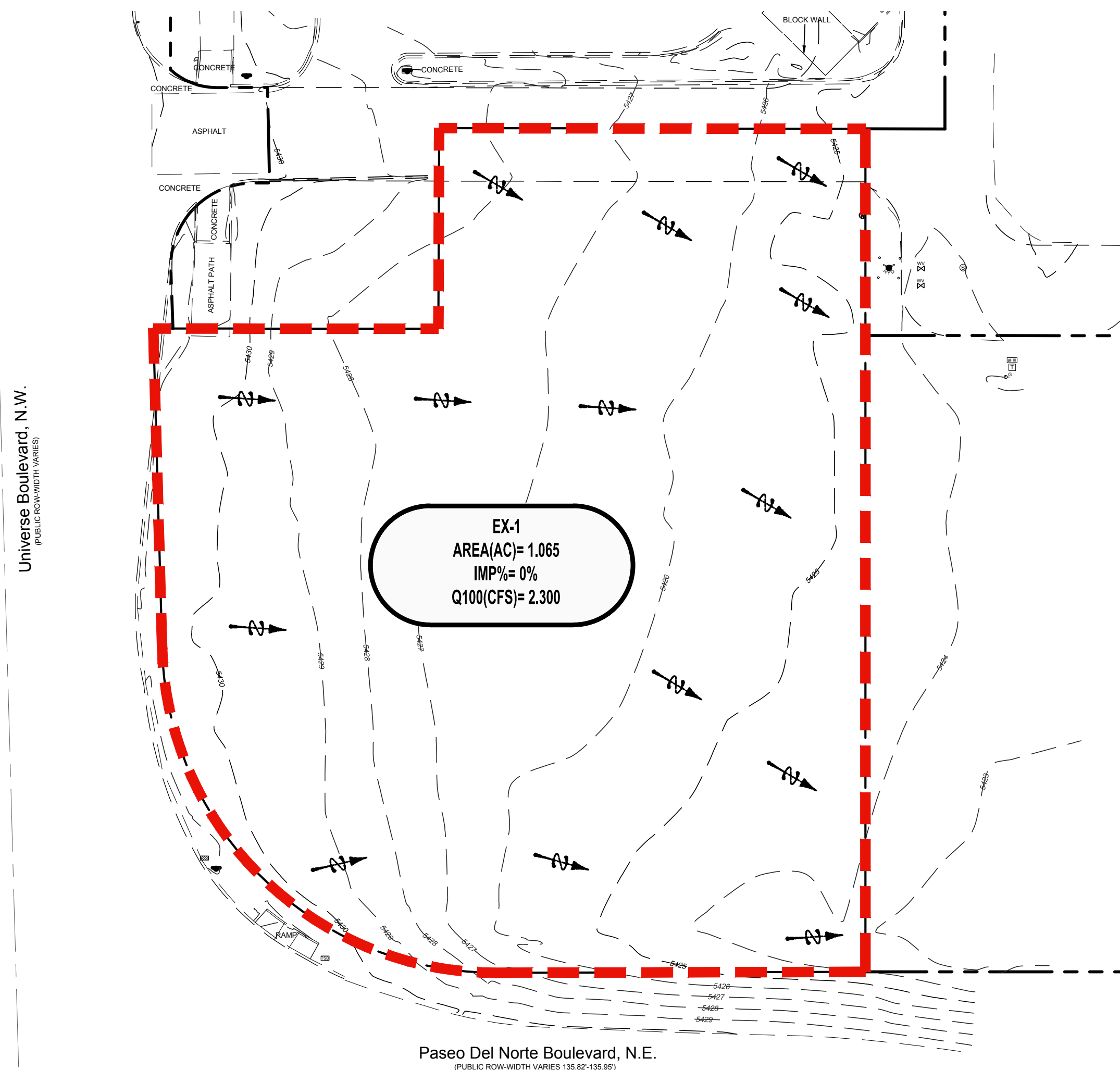


VICINITY MAP
N.T.S.

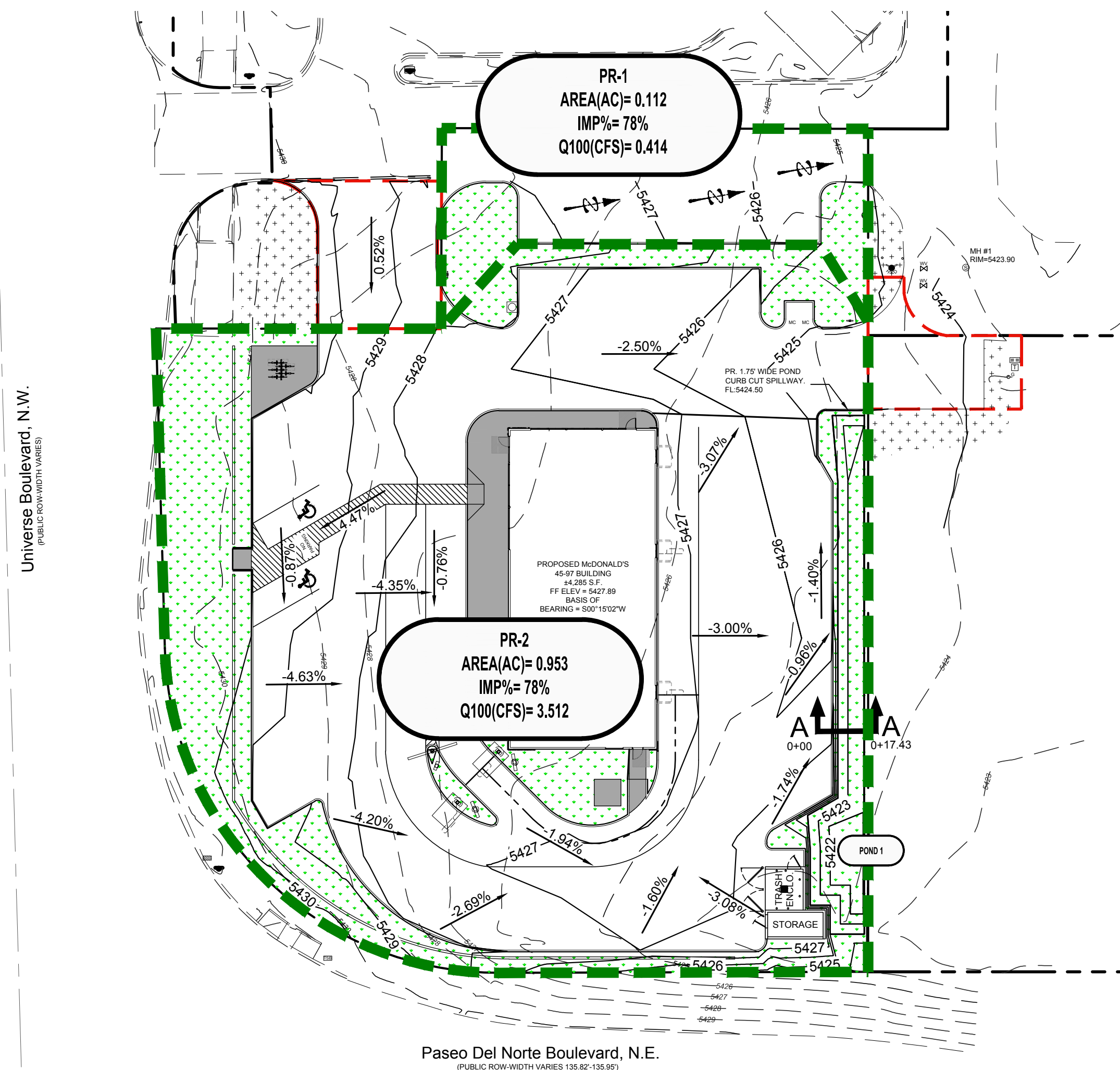
THESE PLANS ARE SUBJECT TO REVIEW &
APPROVAL BY JURISDICTIONAL ENTITIES

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 10/13/23
BY: *Renee C Brissette*
HydroTrans # B10D003C3B

THESE PLANS AND/OR REPORT ARE
CONCEPTUAL ONLY. MORE INFORMATION MAY
BE NEEDED IN THEM AND SUBMITTED TO
HYDROLOGY FOR BUILDING PERMIT APPROVAL.



PRE DEV. DRAINAGE MAP AND CALCULATIONS



POST DEV. DRAINAGE MAP AND CALCULATIONS



skyline Civil Group, LLC • Lubbock Address: 4414 82nd Street, STE 212-140; Lubbock, TX 79424
Midland Address: 3323 N. Midland Drive, STE 113-166; Midland, TX 79707
• Firm No. #: AL-22662-0, KS-E-3126, LA-LF-0006682, 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		
2	07/07/2023	G&D/HYDROLOGY - ISSUE FOR PERMIT		
3	09/18/2023	RE-ISSUE FOR PERMIT (TOL/SITE/UTILITY/FIRE/G&D)		

OFFICE	LONG BEACH FIELD OFFICE	McDONLAD'S L/C: 30-0260
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PREPARED FOR: ©
McDonald's USA, LLC

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Universe BLVD and Paseo Del Norte
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 27
FILE NO.	SKY2020.1035

GRADING AND DRAINAGE CERTIFICATION

I, Stephen T. Marcum, NMPE OR NMRA NUMBER #22682, OF THE FIRM Skyline Civil Group, LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10/13/23. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Stephen T. Marcum, President, NMPE OF THE FIRM Skyline Civil Group, LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 10.22.24 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR Temporary Certificate of Occupancy.

No Exceptions or Defenciencies

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.


Signature of Engineer

10.29.24
Date



Stephen T. Marcum, P.E., AZ, KS, LA, NM, NV, OK, TX
Skyline Civil Group, LLC – Firm No. #: AZ - 22662-0, KS – E-3126, LA – EF.0006682, NV – ID: 33798, OK -8542, TX – 17171
O: 432-685-1226 C: 432-230-4081

Lubbock Address:

4414 82nd Street, STE 212-140
Lubbock, TX 79424

Midland Address:

3323 N. Midland Drive, STE 113-166
Midland, TX 79707

smarcum@skylinecivilgroup.com - www.skylinecivilgroup.com

Grading and Drainage As-Built Certification

RE: BP-2024-01268 - McDonalds USA, LC 30-0260 - New-Build (Universe & Paseo Del Norte; Albuquerque, NM) (B10D003C3B)

The logo for Skyline Civil Group, featuring the word "Skyline" in a stylized red font above the words "CIVIL GROUP" in a smaller, black, sans-serif font.