

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

December 4, 2024

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

**RE: McDonald's at Ventana Square**  
**9500 Universe Blvd. NW**  
**30-Day Temporary CO - Extension- 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 **new 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](mailto: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](http://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
- ☐ 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 0.953 ACRES AND DRAINS ONTO THE ADJACENT PROPERTY (SOUTHEAST CORNER). 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 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 <sub>i</sub> (IN)      |                                |                  |                    |                    |         |
| PEAK DISCHARGE  |           | 1.54           | 2.16  | 2.87  | 4.12  | Q <sub>di</sub> (CFS)    |                                |                  |                    |                    |         |
| WEIGHTED E (IN) = (E <sub>A</sub> )(%A) + (E <sub>B</sub> )(%B) + (E <sub>C</sub> )(%C) + (E <sub>D</sub> )(%D)   |           |                |       |       |       |                          | ZONE = 1                       |                  |                    |                    |         |
| V <sub>6-HR</sub> (AC-FT) = (WEIGHTED E)(AREA)/12   |           |                |       |       |       |                          | P <sub>6-HR</sub> (IN) = 2.29  |                  |                    |                    |         |
| V <sub>10DAY</sub> (AC-FT) = V <sub>6-HR</sub> + (A <sub>tp</sub> )(P <sub>10DAY</sub> - P <sub>6-HR</sub> )/12   |           |                |       |       |       |                          | P <sub>24-HR</sub> (IN) = 2.59 |                  |                    |                    |         |
| Q (CFS) = (Q <sub>0p</sub> )(A <sub>0p</sub> ) + (Q <sub>0B</sub> )(A <sub>0p</sub> ) + (Q <sub>0C</sub> )(A <sub>C</sub> ) + (Q <sub>0D</sub> )(A <sub>D</sub> ) |           |                |       |       |       |                          | P <sub>10DAY</sub> (IN) = 3.62 |                  |                    |                    |         |

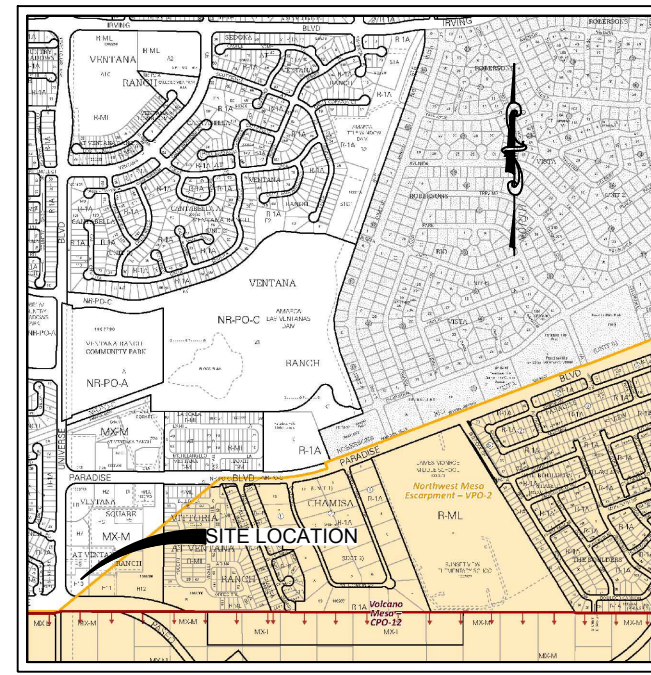
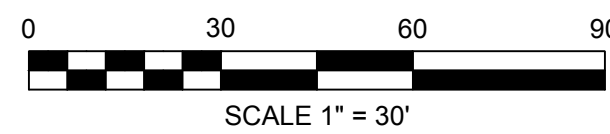
AS-BUILT REVIEWED AND  
APPROVED  
STEPHEN T. MARCUM  
10.25.24

RE: ALTA SURVEY BY PRECISION  
SURVEYS, INC. - JOB NO. 228302ALT  
SET CP-CHISELED "X"  
N=1,524,701.25  
E=1,497,968.48  
EL. = 5124.88

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.

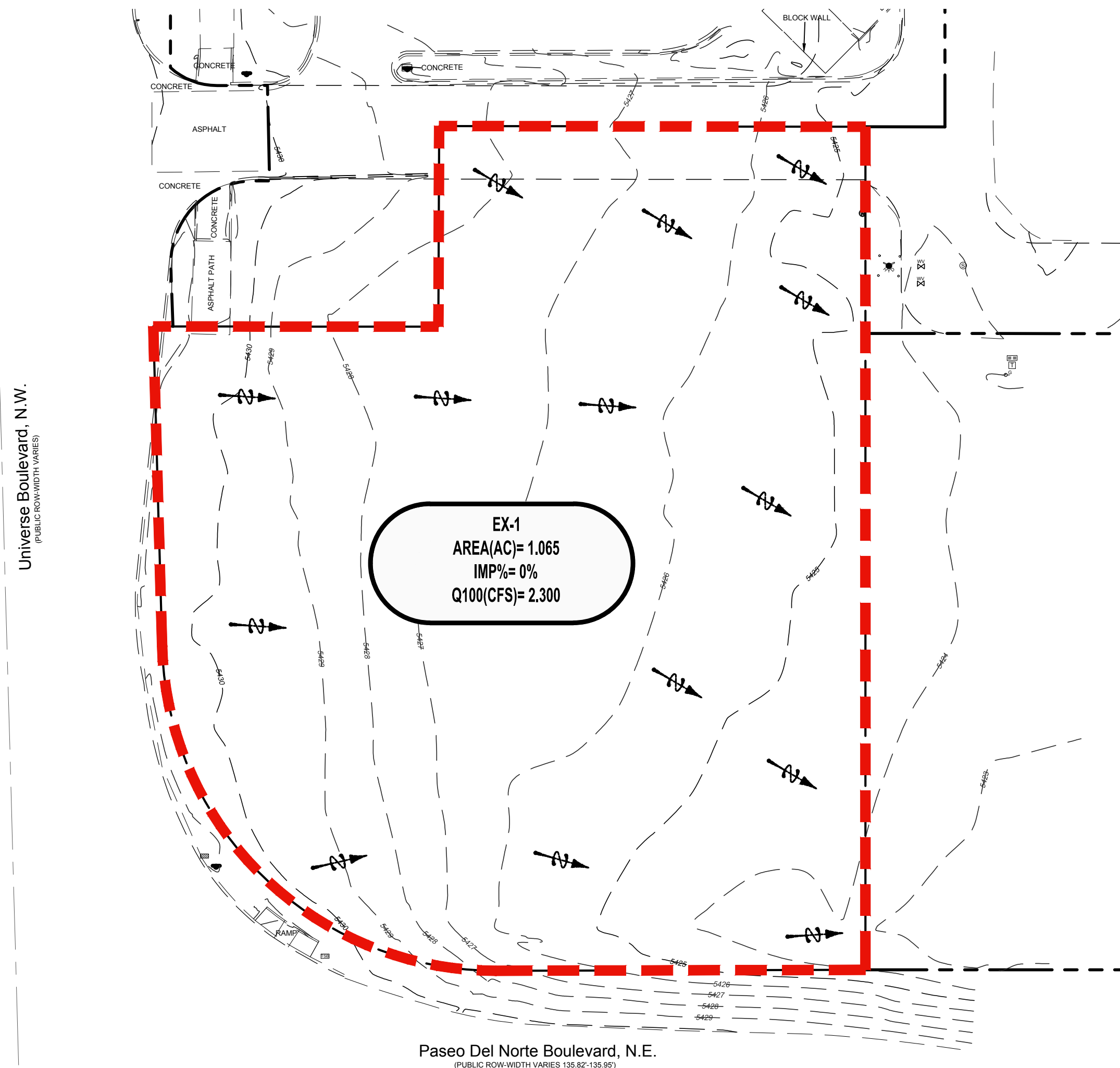


**VICINITY MAP**  
N.T.S.

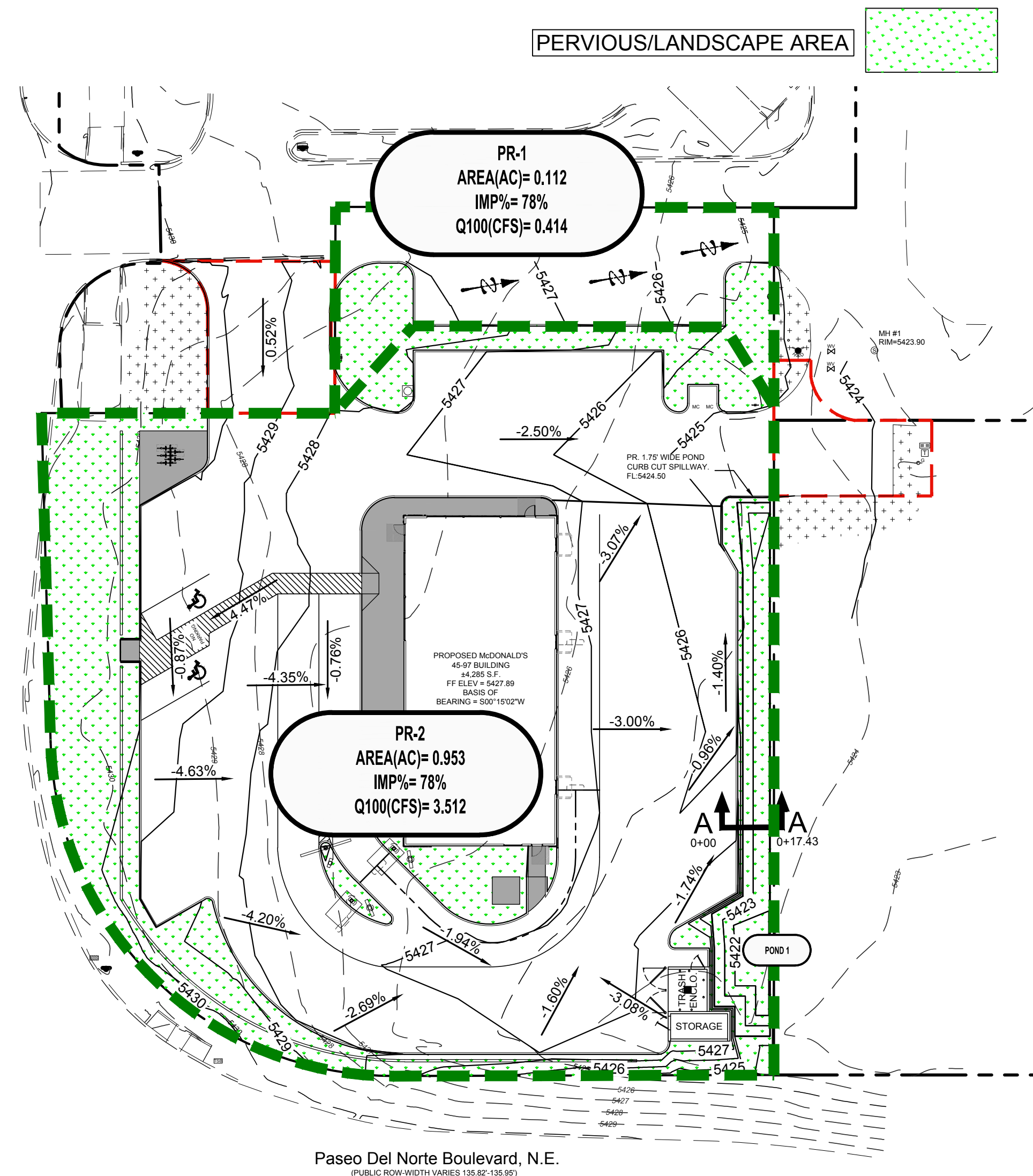
THESE PLANS ARE SUBJECT TO REVIEW &  
APPROVAL BY JURISDICTIONAL ENTITIES

City of Albuquerque  
Planning Department  
Development Review Services  
HYDROLOGY SECTION  
**PRELIMINARY APPROVED**  
DATE: 10/13/23  
BY: *Renee C. Brissett*  
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 82<sup>nd</sup> 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, IA - EF 0006682, OK - 8542, TX - 17171  
• O: (432) 685-1226 • [www.skylinecivilgroup.com](http://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 (TCU/SITE/UTILITY/FRE&GD) |    |      |

|        |                         |                            |
|--------|-------------------------|----------------------------|
| OFFICE | LONG BEACH FIELD OFFICE | McDONLAD'S L/C:<br>30-0260 |
|--------|-------------------------|----------------------------|

REPREPARED 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, site 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.

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 |



October 25, 2024

ATTN: City of Albuquerque Hydrology Department

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

Dear Sir or Madam,

As per the requirement of the City of Albuquerque closeout procedures, the following is a statement noting civil hydrology site work compliance with the approved design/permit drawings. The civil site work grading/drainage/hydrology operation has been substantially completed and conforms to the approved set of civil plans. A visual inspection was performed - no survey elevations were taken.

If you have any questions please let me know. Thank you for your time and consideration in this matter.

Sincerely,

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

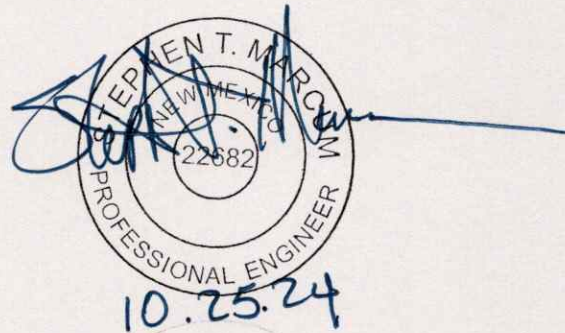
Lubbock Address:

4414 82<sup>nd</sup> Street, STE 212-140  
Lubbock, TX 79424

Midland Address:

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

[smarcum@skylinecivilgroup.com](mailto:smarcum@skylinecivilgroup.com) - [www.skylinecivilgroup.com](http://www.skylinecivilgroup.com)






## 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

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[smarcum@skylinecivilgroup.com](mailto:smarcum@skylinecivilgroup.com) - [www.skylinecivilgroup.com](http://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)

