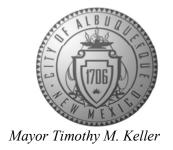
CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



December 4, 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 - 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:

Albuquerque

PO Box 1293

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.

NM 87103

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

www.cabq.gov

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

anth Mars

Planning Department, Development Review Services



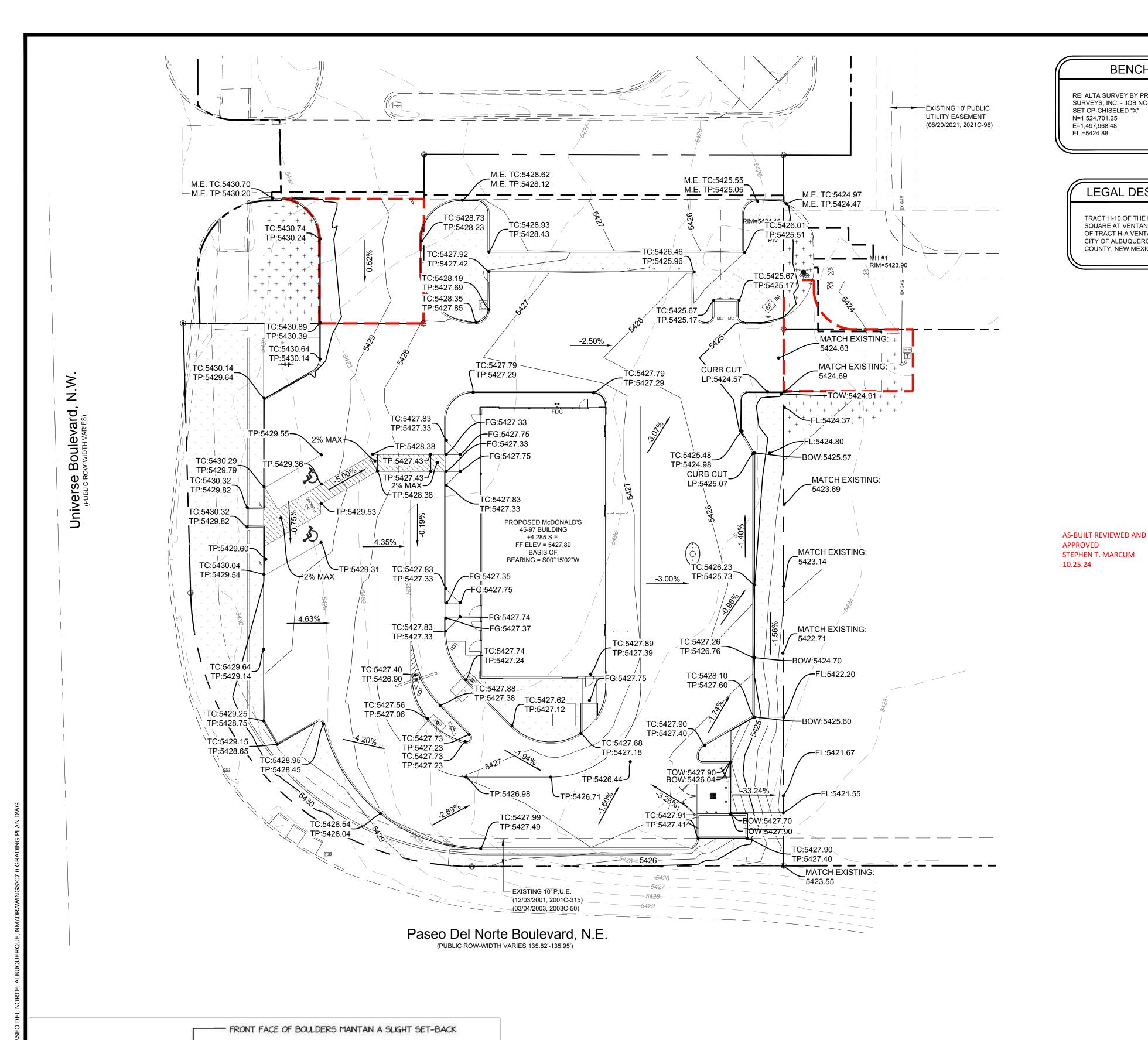
City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

RB#:	EPC#:	Work Order#: NTANA SQUARE A VENTANA RANCHCONT 1.0656 AC
egal Description: ATVENTANA RANCH	HAREPLAT OF TRACT H	A VENTANA RANCHCONT 1.0656 AC
ity Address: 9500 Universe Bouleva	ard NW Albuquerque	, NM 87114
pplicant: Skyline Civil Group, LLC		Contact: Stephen Marcum, P.E.
ddress: 4414 82nd Street, STE 212		424
none#: 432-685-1226	Fax#:	E-mail:smarcum@skylinecivilgroup.com
ther Contact: Consensus Planning		Contact: Jonathan Turner
ddress: 302 Eighth Street NW		
hone#: 505-764-9801 x109	Fax#:	E-mail:tumer@consensusplanning.com
YPE OF DEVELOPMENT:	PLAT (# of lots)	RESIDENCE DRB SITE _X_ADMIN SITE
THIS A RESUBMITTAL?		
EPARTMENT TRANSPORTA	TION HYI	DROLOGY/DRAINAGE
neck all that Apply:		TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
ANDE OF SUBMITTEEL		BUILDING PERMIT APPROVAL
YPE OF SUBMITTAL:ENGINEER/ARCHITECT CERTIF	CATION	✓ CERTIFICATE OF OCCUPANCY
PAD CERTIFICATION	ICATION	
		PRELIMINARY PLAT APPROVAL
GRADING PLAN — A s -	-Built	SITE PLAN FOR SUB'D APPROVAL
DRAINAGE REPORT		SITE PLAN FOR BLDG. PERMIT APPROVAL
DRAINAGE MASTER PLAN		FINAL PLAT APPROVAL
FLOODPLAIN DEVELOPMENT P	ERMIT APPLIC	CIA/ DELEACE OF ENIANCIAL CHARANTEE
ELEVATION CERTIFICATE		SIA/ RELEASE OF FINANCIAL GUARANTEE FOUNDATION PERMIT APPROVAL
CLOMR/LOMR		GRADING PERMIT APPROVAL
_ TRAFFIC CIRCULATION LAYOU	JT (TCL)	SO-19 APPROVAL
TRAFFIC IMPACT STUDY (TIS)		PAVING PERMIT APPROVAL
		GRADING/ PAD CERTIFICATION
STREET LIGHT LAYOUT		WORK ORDER APPROVAL
STREET LIGHT LAYOUT OTHER (SPECIFY)		
		[400] Herring : 10 : 10 : 10 : 10 : 10 : 10 : 10 : 1
OTHER (SPECIFY)		CLOMR/LOMR
		CLOMR/LOMR FLOODPLAIN DEVELOPMENT PERMIT
OTHER (SPECIFY)		CLOMR/LOMR

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 SOILS FROM DRAIN STONE

#2 CRUSHED CLEAN STONE BACKFILLED

LANDSACPE WALL DETAIL

OR APPROVED EQUAL

ON TOP OF DRAINAGE

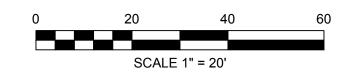
BENCHMARK

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

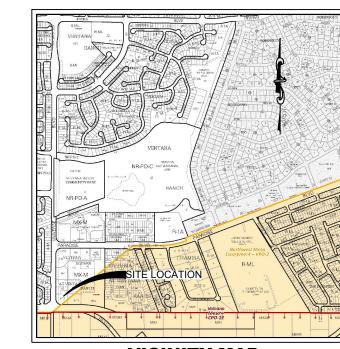
LEGAL DESCRIPTION

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





City of Albuquerque Planning Department
Development Review Services **HYDROLOGY SECTION** PRELIMINARY APPROVED 10/13/23 1. Brisselle 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.



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.

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

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

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

- 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



E LONG BEACH FIELD OFFICE	McDONLAD'S L/C:					
SS 18565 JAMBOREE ROAD, STE. 850; IRVINE, CA 92612	30-0260			NV IQ UNIOVOU O AU		
o For: ©						
Monorald's IISA IIC	ر					
® TOO DESCRIPTION AND TOO DESCRIPTION OF THE CONTINUES and specifications are the confidential and proprietary property of McDonald's	of McDonald's	_	06/19/2023	ISSUE FOR PERMIT	C.L.C.	C.L.C. S.T.M.
Sand shall not be copied or reproduced without written protection. The contract of the way a prepared for the contract of the way a prepared for the order of the way and the contract of the way and the contract of the cont	The contract	2	07/07/2023	G&D/HYDROLOGY - ISSUE FOR PERMIT	C.L.C.	C.L.C. S.T.M.
its were prepared in use on this special site in conjunction with its issue date and are oble for use on a different site or at a later time. Use of these drawings for reference or another precipit source to conjugate the provided and the provi	for reference or	3	09/18/2023	09/18/2023 RE-ISSUE FOR PERMIT (TCL/SITE/UTILITY/FIRE/G&D) C.L.C. S.T.M.	C.L.C.	S.T.M.
on another project requires the services or properly incersed architects and extense of the contract documents for reuse on another project is not authorized	orized.					
Universe BLVD and Paseo Del Norte						
Albuquerque, NM		REV	DATE	DESCRIPTION	ВУ	APPR

DRAWN BY

CHECKED BY

SHEET NO.

FILE NO.

DATE

C.L.C.

S.T.M.

JULY 2023

09 OF 27

SKY2020.1035

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY	TO COMPLY WITH THE EPA'S NPDES REGULATION	TIONS 40-CFR-123, AND 40-CFR-124 CON	CERNING EROSION AND SEDIMENT CONTRO

- 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.
- LINES AND TWO FEET BEYOND PAVEMENT LINES. ALL COMPACTION AND SOIL SPECIFICATIONS SHALL COMPLY WITH THE GEOTECH REPORT.

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.

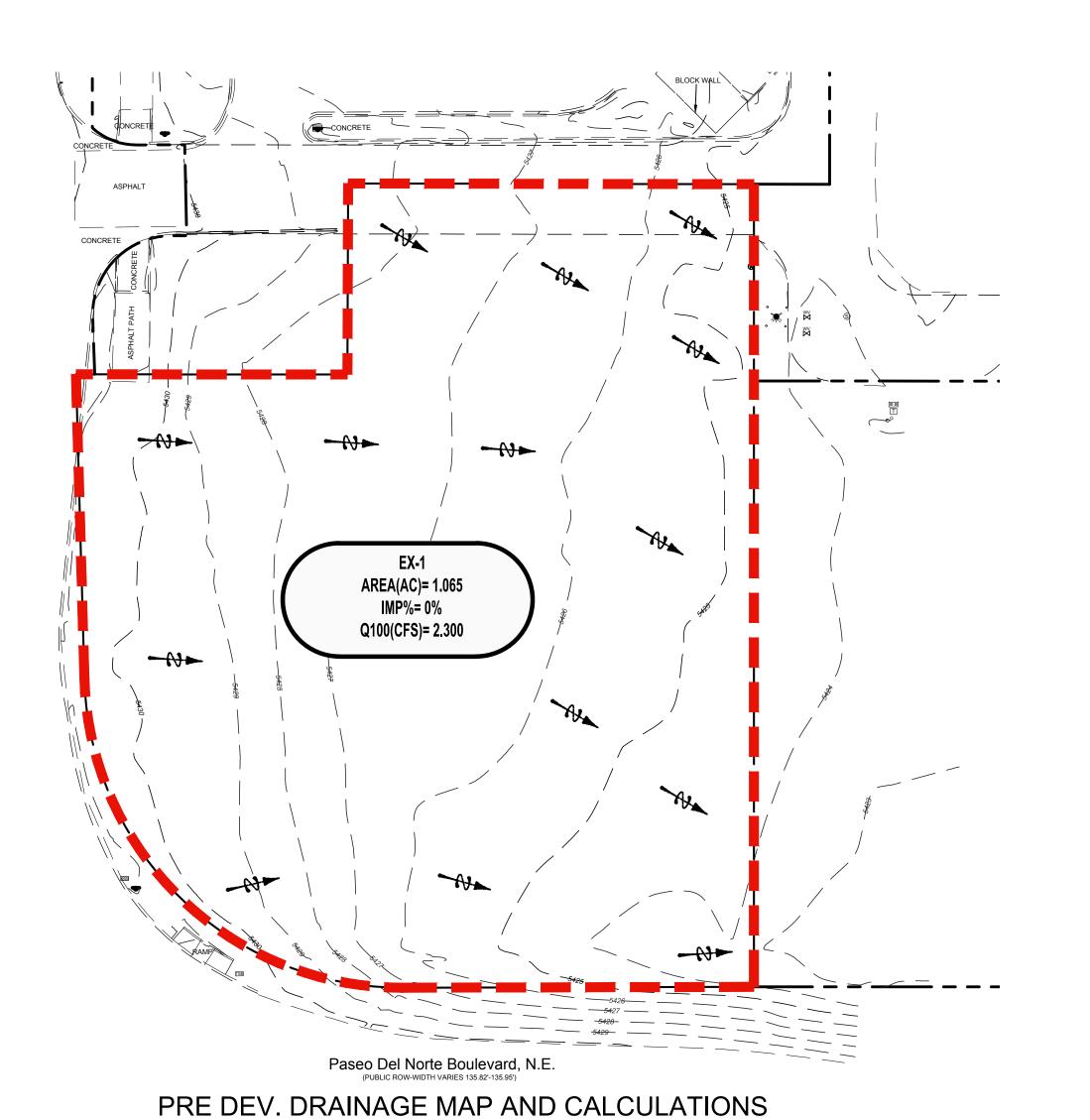
METHODOLOGY - THE PROPOSED STORM WATER MANAGEMENT WAS EVALUATED IN ACCORDANCE TO CHAPTER 22 OF THE CITY OF ALBUQUERQUE DRAINAGE, FLOOD PREVENTION, STORM WATER QUALITY AND EROSION CONTROL DESIGN MANUAL. THE PEAK DISCHARGE RATE AND RUNOFF VOLUMES WERE CALCULATED USING LAND TREATMENT DESIGNATIONS PER THE 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 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 Q₁₀₀=3.926 CFS CALCULATED HERON IS LESS THE THE ALLOWED, THEREFORE NO FURTHER STORMWATER MITIGATION IS REQUIRED, AND A NET IMPROVEMENT FROM THE ORIGINAL DESIGN HAS BEEN ACHEIVED.

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.

			LAND TR	EATMENT				100 - YEA	R PRECIPITA	TION	
DRAINAGE AREA#	AREA (AC)	A (%)	В (%)	C (%)	D (%)	WEIGHTED E (IN)	V (6-HR) (AC- FT)			V (10-DAY) (CU-FT)	Q (CFS)
					EXISTING C	ONDITIONS					
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 DIS		1.54	2.16	2.87	4.12	Q _{pl} (CFS)					
WEIGHTED E (I	N) = (E ₄)(%A)	+ (E ₀)(%B) + ((Ec)(%C) + (En)(%D)			ZO	NE = 1			
V _{6-HR} (AC-FT) =			(LD)	,,,,,,				N) = 2.29			
V _{10DAY} (AC-FT)	$= V_{6-HR} + (A_D)($	P _{10DAY} - P _{6-HR}),	/12				P _{24-HR} (IN) = 2.59			
$Q(CFS) = (Q_{PA})$	$(A_A) + (Q_{PB})(A$	$_{B}$) + (Q_{PC})(A_{C})	$+(Q_{PD})(A_D)$				P _{10DAY}	(IN) = 3.62			



BENCHMARK

RE: ALTA SURVEY BY PRECISION SURVEYS, INC. - JOB NO. 228302ALT SET CP-CHISELED "X" 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

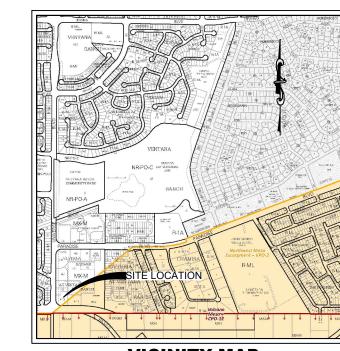




Planning Department
Development Review Services HYDROLOGY SECTION PRELIMINARY APPROVED

DATE: 10/13/23
BY: Brissella

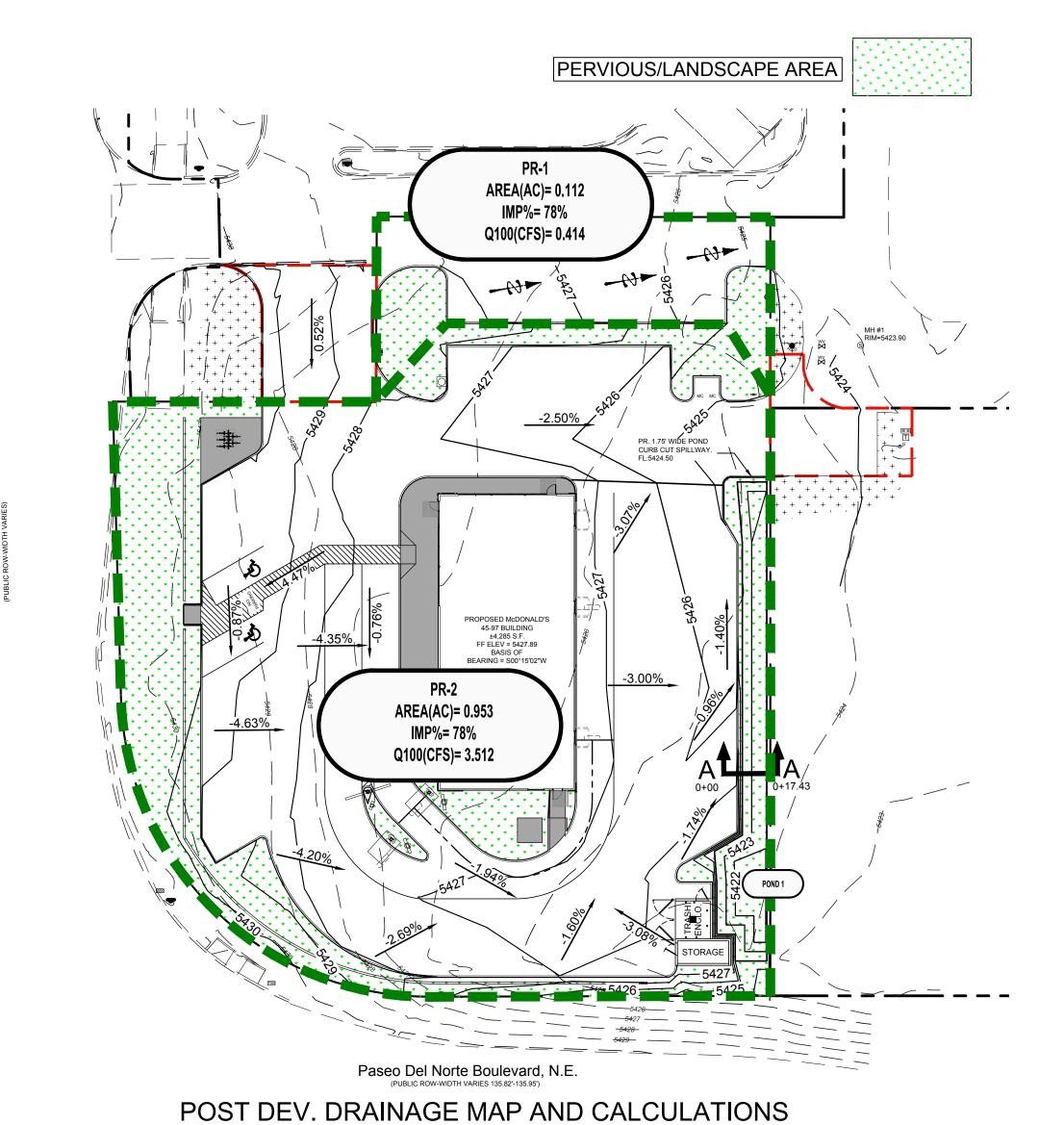
HydroTrans # B10D003C3B THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.



VICINITY MAP

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES

AS-BUILT REVIEWED AND APPROVED STEPHEN T. MARCUM 10.25.24



D, STE. 850; IRVINE, CA 92612	30-0260			CS O DEAINAGE DI AN		
	ا					
the confidential and promietary property of McDonald's	of McDonald's	_	06/19/2023	ISSUE FOR PERMIT	C.L.C.	C.L.C. S.T.M.
produced without written authorization. The contract is exactly city in continuous	The contract	2	07/07/2023	G&D/HYDROLOGY - ISSUE FOR PERMIT	C.L.C.	C.L.C. S.T.M.
rist a later time. Use of these drawings for reference or	for reference or	3	09/18/2023	09/18/2023 RE-ISSUE FOR PERMIT (TCL/SITE/UTILITY/FIRE/G&D) C.L.C. S.T.M.	C.L.C.	S.T.M.
e services or properly increased architects and engineers. s for reuse on another project is not authorized.	horized.					
/D and Paseo Del Norte						
uquerque, NM		REV	DATE	DESCRIPTION	ВУ	BY APPR

C.L.C. CHECKED BY S.T.M. JULY 2023 10 OF 27 SKY2020.1035

DRAWN BY

SHEET NO.

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

0: 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 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

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smarcum@skylinecivilgroup.com - www.skylinecivilgroup.com