

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

December 10, 2021

Assad Rizvi
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

RE: **Maverik**
3601 Montgomery Blvd. NE
Permanent Certificate of Occupancy - Accepted
Grading and Drainage Plan Stamp Date: 5/12/20
Certification Dated: 7/1/21
Drainage File: F16D001A

Dear Mr. Rizvi:

PO Box 1293

Based on the resubmittal received on 12/10/21 and site visit on 12/10/21, this certification is approved in support of Release of Permanent Certificate Occupancy by Hydrology.

Albuquerque

If you have any questions, please contact me at 924-3986 or earmijo@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Maverik- Montgomery & Carlisle **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: TR G28 Plat of Tracts G-2-A & G-2-B Montgomery Complex
City Address: 3601 Montgomery Blvd. NE Albuquerque NM

Applicant: Maverik Inc **Contact:** Troy Jorgensen
Address: 185 S. State St, Suite 800 Salt Lake City UT 84111
Phone#: 801-335-3833 **Fax#:** _____ **E-mail:** Troy.Jorgensen@maverik.com

Other Contact: Tierra West, LLC **Contact:** Assad Rizvi
Address: 5571 Midway Park PI NE Albuquerque NM 87109
Phone#: 505-858-3100 **Fax#:** 505-858-1118 **E-mail:** arizvi@tierrawestllc.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ 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 PERMANENT
☐ 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: 12/09/2021 **By:** Assad Rizvi

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

21:2019.05050_Maverik Gas Station & Car Wash.dwg Site Plan - Administrative 2019/05/20 08:49 May 13, 2020 - 1:35pm

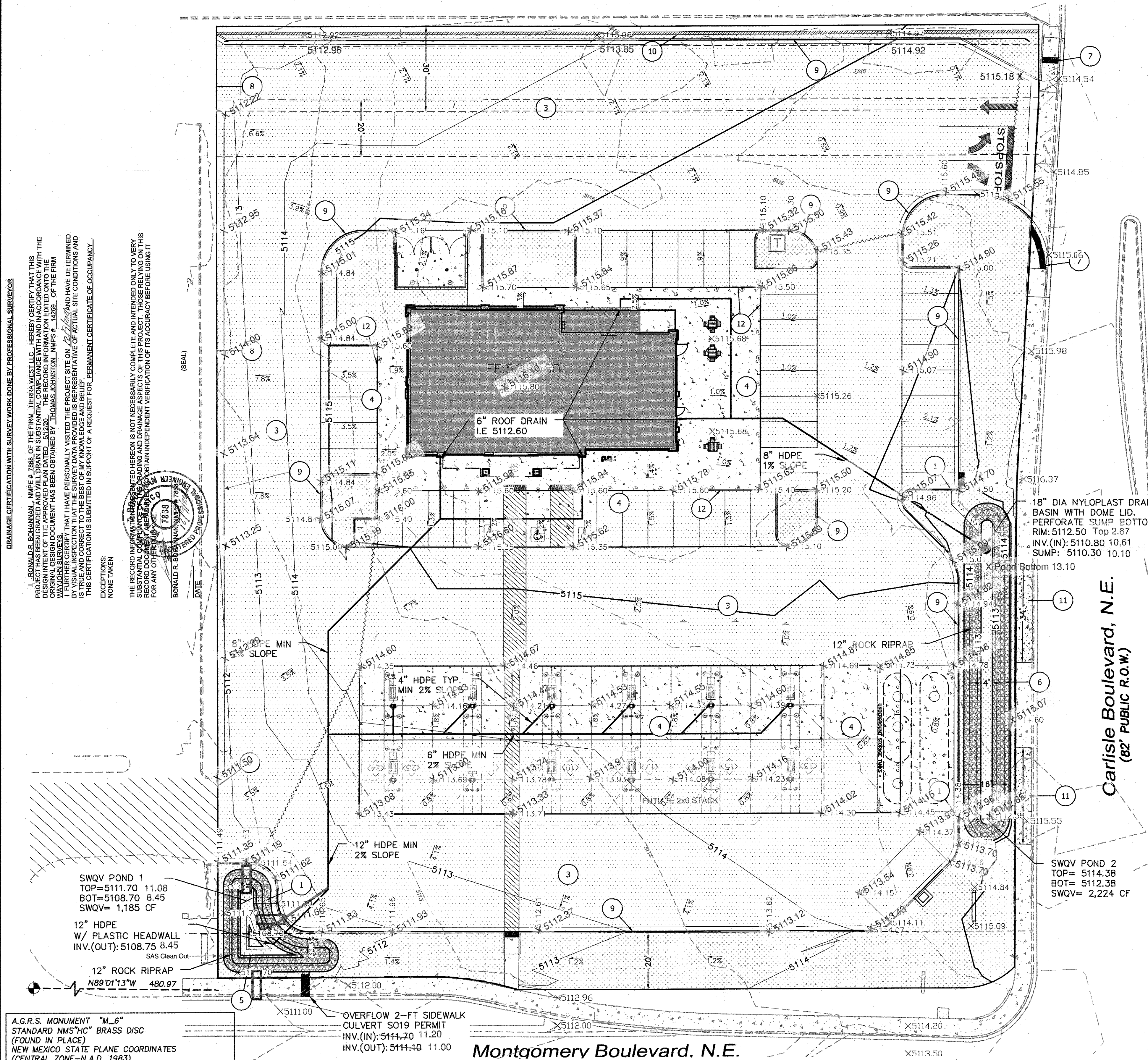
DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYORS

I, RONALD R. BOHANNAN, NMP# 7868, OF THE FIRM, TERRA WEST, LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND DRAINAGE DESIGN IN ACCORDANCE WITH THE SUBSTANTIAL COMPLIANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, AND THE STATE OF NEW MEXICO. THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY THOMAS ADRIAN, NMP# 14589, OF THE FIRM, TERRA WEST, LLC, WHO HAS PERSONALLY VISITED THE PROJECT SITE ON 5/12/2020 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 PERMANENT CERTIFICATE OF OCCUPANCY.

EXCEPTIONS:
NONE TAKEN

THE RECORD INFORMATION SHOWN HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERY SUBSTANTIAL COMPLIANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, AND THE STATE OF NEW MEXICO. THE RECORD INFORMATION SHOWN HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERY SUBSTANTIAL COMPLIANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, AND THE STATE OF NEW MEXICO. THE RECORD INFORMATION SHOWN HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERY SUBSTANTIAL COMPLIANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, AND THE STATE OF NEW MEXICO.

DATE: 5/12/2020
BY: RONALD R. BOHANNAN, NMP# 7868
PROFESSIONAL ENGINEER
NEW MEXICO



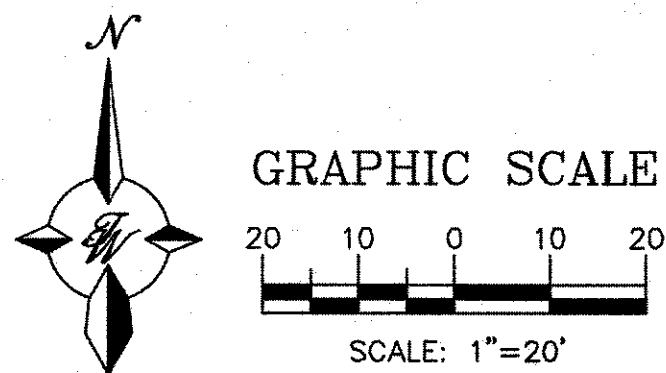
A.C.R.S. MONUMENT "M.L.6"
STANDARD NMS"HC" BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,503,215.185 US SURVEY FEET
E=1,533,745.194 US SURVEY FEET
PUBLISHED EL=5113.208 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.99972339
DELTA ALPHA ANGLE=-0.12'19.10"
REFERENCE DATE 1/29/2020

OVERFLOW 2-FT SIDEWALK
CULVERT S019 PERMIT
INV.(IN): 5114.70 11.20
INV.(OUT): 5114.10 11.00

Montgomery Boulevard, N.E.

Carlisle Boulevard, N.E.
(62' PUBLIC R.O.W.)

- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - CONCRETE / SIDEWALK
 - GRADE BREAK
 - RETAINING WALL
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - SPOT ELEVATION
 - FLOW ARROW
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR
 - EXISTING SPOT ELEVATION
 - CURB INLET



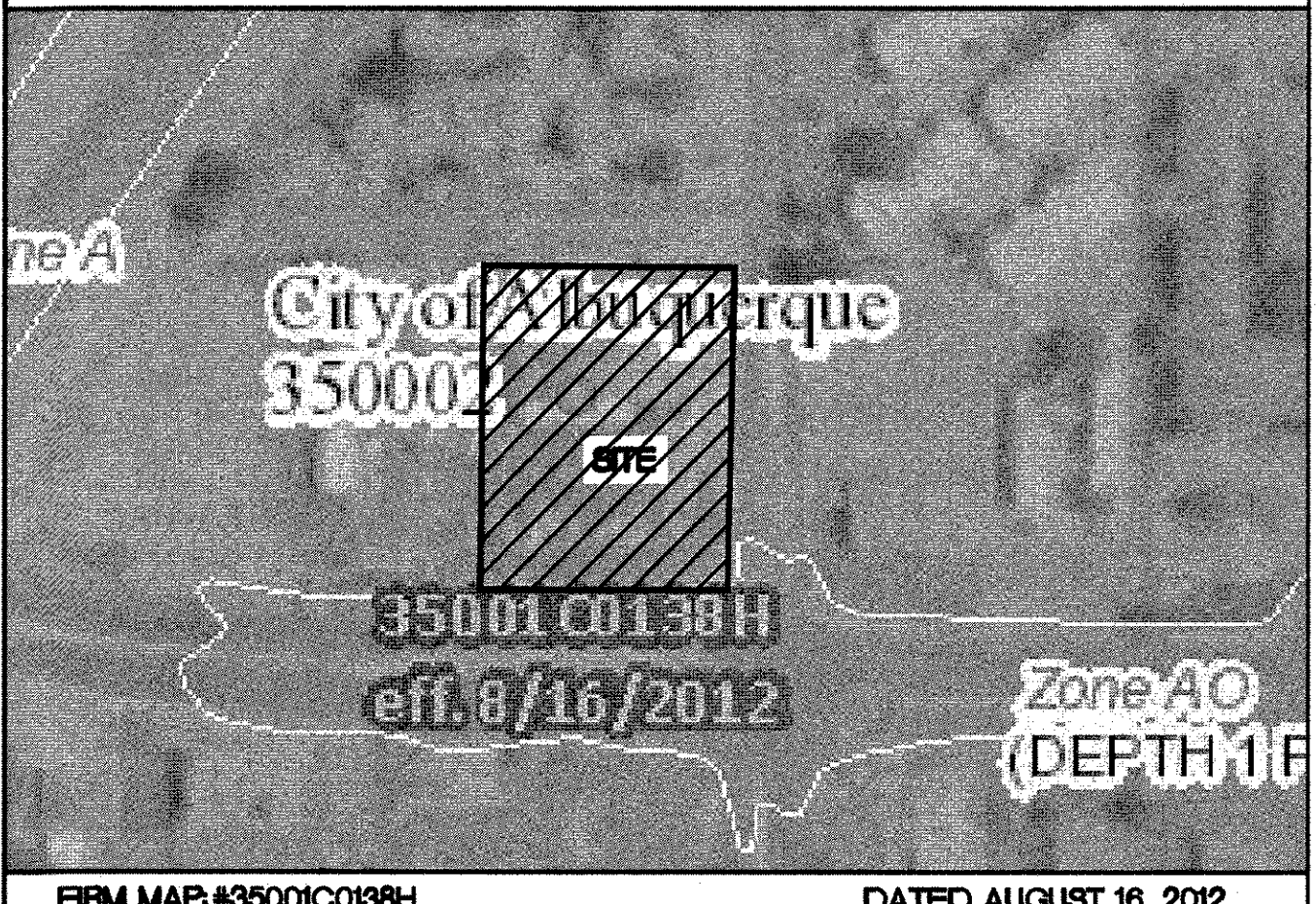
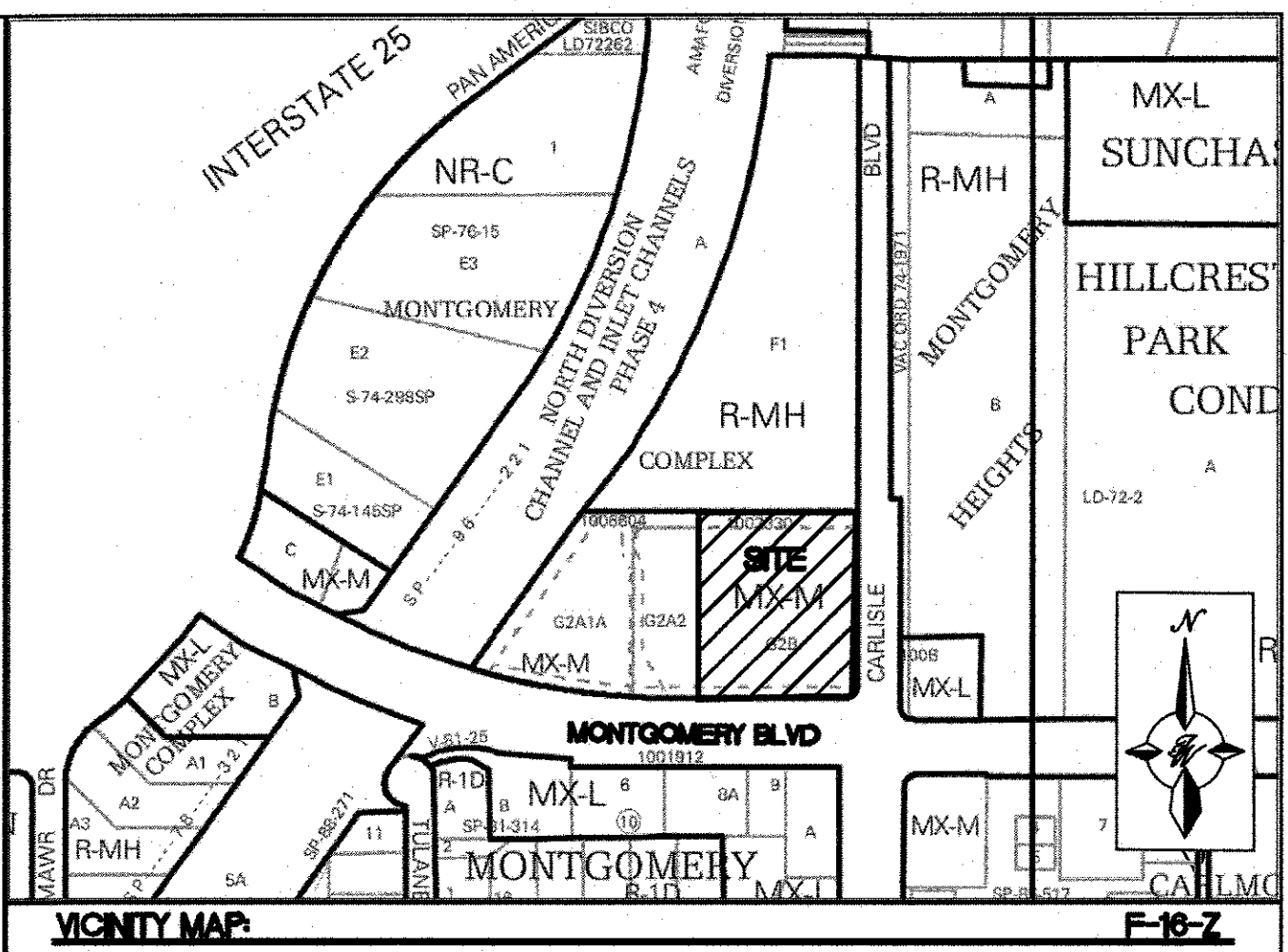
- KEYED NOTES**
- 2-FT CURB CUT AND 2-FT CONCRETE RUNDOWN
 - NOT USED
 - ASPHALT PAVING (SEE GEOTECH REPORT)
 - CONCRETE SLAB WITH CHAMFERED CORNERS
 - SWQV POND #1
 - SWQV POND #2
 - MATCH EXISTING FLOWLINE. BUILD NEW RAMP AT ENTRANCE PER DWG. 2446
 - MATCH EXISTING ASPHALT PAVEMENT ON ADJACENT PROPERTY
 - ONSITE CURB AND GUTTER
 - NEW BOUNDARY/SCREEN WALL 6-FT HIGH, CMU BLOCK WALL, BY OWNER.
 - REMOVE EXISTING DRIVEWAY (CURB, GUTTER & SW) AND REPLACE WITH COA STD. CURB, GUTTER & SW. MATCH EXISTING FL AT GUTTER.
 - ZERO CURB

DRAINAGE PLANS ON FILE AT COA:
PROPERTY: F16D001, DATED 6/8/1973
PROPERTY EAST: F16D053 DATED 4/1/19 (CAR WASH AT 3525 MONTGOMERY BLVD.)

EXISTING DRAINAGE:
THE SUBJECT SITE IS LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF MONTGOMERY BLVD AND CARLISLE BLVD ADDRESS OF 3601 MONTGOMERY BLVD. NE. THE SITE IS CURRENTLY DEVELOPED WITH AN EXISTING CHURCH AND ASPHALT PARKING ACROSS THE ENTIRE PARCEL AND IS THEREFORE 95% IMPERVIOUS WITH RUNOFF FLOW ENTERING INTO THE PROPERTY TO THE WEST. THE NORTHERN PORTION OF THE SITE DRAINS TO THE CREDIT UNION PROPERTY AND ENTERS THE DETENTION POND BEFORE DISCHARGING TO THE NORTH DIVERSION CHANNEL. THIS WAS NOT ACCOUNTED FOR IN THE CREDIT UNION DRAINAGE REPORT BUT THE POND WAS OVERSIZED AND HAS EXCESS CAPACITY. THE SOUTHERN PORTION OF THE SITE DRAINS INTO THE CAR WASH PROPERTY ADJACENT AND FLOWS INTO MONTGOMERY BLVD BEFORE ENTERING THE CATCH BASIN APPROXIMATELY 130-FT TO THE WEST. THERE IS A BLANKET CROSS DRAINAGE EASEMENT TO THE ADJACENT PARCEL. CURRENTLY THERE ARE NO WATER QUALITY FEATURES AND THE ENTIRE SITE DISCHARGES WEST VIA SURFACE FLOW. THE SITE IS LOCATED IN FLOOD ZONE X.

PROPOSED DRAINAGE:
THE PROPOSED DEVELOPMENT WILL BE GRADED TO ACCOMMODATE THE LIGHT VEHICLE FUELING STATION AND CONVENIENCE STORE WITH A 4,425 SQ. FT. BUILDING, NEW ASPHALT AND CONCRETE PAVING, FUELING FACILITY AND ASSOCIATED SITE FEATURES. RUNOFF FROM THE SITE WILL CONTINUE TO FLOW FROM NORTH EAST TO SOUTHWEST HOWEVER WATER QUALITY PONDS WILL BE INSTALLED TO CAPTURE THE FIRST FLUSH VOLUME. THE 100-YR PEAK DISCHARGE FROM THE SITE TO THE ADJACENT PROPERTY WILL BE 9.87 CFS WHICH IS LESS THAN HISTORIC DISCHARGE. THE RUNOFF FROM THE NORTHERN PORTION OF THE SITE THAT CANNOT PASS THROUGH A SWQP ON THE PROPERTY WILL ENTER THE DETENTION POND AT THE CREDIT UNION AND THEREFORE MEET THE REQUIRED SWQP PONDING REQUIREMENT.

As-built for PCO 8-3-21



LEGAL DESCRIPTION: TRACT G-2-B, MONTGOMERY COMPLEX, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

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, 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 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. CONTRACTOR MUST CONTACT JASON RODRIGUEZ AT 235-8016 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE AN INSPECTION.

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO PROFESSIONAL ENGINEER 7868 5/12/2020	MAVERIK GAS STATION 3601 MONTGOMERY BLVD. NE GRADING & DRAINAGE PLAN TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	DRAWN BY RS DATE 5/6/2020 2019050_GR SHEET # C2-A JOB # 2019050
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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.

Z:\2019\2019050 Maverik Montgomery & Carlisle.dwg (Site Plan - Administrative) 20190508_08.dwg May 20, 2021 - 7:26am

SURVEYOR'S CERTIFICATION

I, THOMAS D. JOHNSON, A DULY QUALIFIED, REGISTERED, PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE ACCURACY OF THE INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON MY PERSONAL SURVEYING, OR ON THE SURVEYING OF OTHERS, OR ON A COMBINATION THEREOF, AND THAT I AM AWARE OF THE CONSEQUENCES OF MY ACTIONS AND THAT I AM NOT PROVIDING ANY INFORMATION THAT I KNOW TO BE FALSE OR MISLEADING. I AM NOT PROVIDING ANY INFORMATION THAT I KNOW TO BE FALSE OR MISLEADING. I AM NOT PROVIDING ANY INFORMATION THAT I KNOW TO BE FALSE OR MISLEADING.

A.G.R.S. MONUMENT - M.C.
STANDARD NMS
(FOUNDER'S PLAT)
NEW MEXICO STATE PLAT NO. 1000
(CENTRAL PLAT)
N=1.5113266 US SURVEY FEET
E=1.5113266 US SURVEY FEET
PUBLISHED EL=5113.206 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999872339
DELTA ALPHA ANGLE=-0°12'19.10"
REFERENCE DATE 1/29/2020

SEE SO-19 NOTES PAGE C2-B
OVERFLOW 2-FT SIDEWALK
CULVERT S019 PERMIT
INV (IN)=5111.20 1.20
INV (OUT)=5110.95 1.00

Turn
30 June 2021
1. 6.10
2. 1.0
3. 4.26

1. 6.10 FF
2. 5.87
3. 5.30
4. 5.66

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LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- CONCRETE / SIDEWALK
- GRADE BREAK
- RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING SPOT ELEVATION
- CURB INLET
- SIDEWALK/CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- 12" COBBLE

KEYED NOTES

- 2-FT CURB CUT AND 2-FT CONCRETE RUNDOWN, SEE DETAIL SHT. C5
- NOT USED
- ASPHALT PAVING (SEE GEOTECH REPORT)
- CONCRETE SLAB WITH CHAMFERED CORNERS
- SWQV POND #1
- SWQV POND #2
- MATCH EXISTING FLOWLINE. BUILD NEW RAMP AT ENTRANCE PER DWG. 2446
- MATCH EXISTING ASPHALT/CONCRETE PAVEMENT ON ADJACENT PROPERTY
- ONSITE CURB AND GUTTER
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- ZERO CURB

DRAINAGE PLANS ON FILE AT COA:
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PROPERTY EAST: F16D053 DATED 4/1/19 (CAR WASH AT 3525 MONTGOMERY BLVD.)

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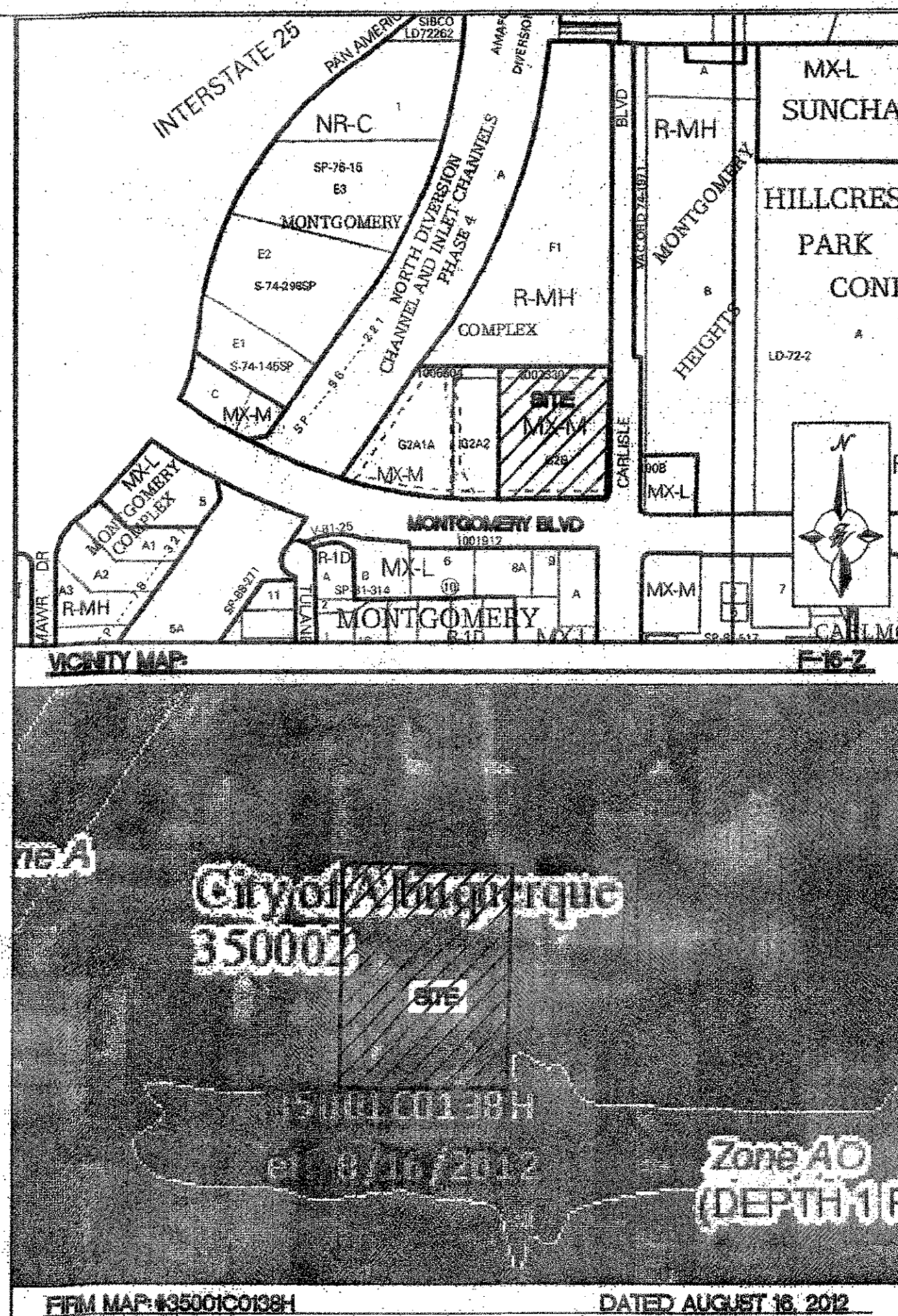
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ISSUED FOR CONSTRUCTION

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 5/19/2021	MAVERIK GAS STATION 3601 MONTGOMERY BLVD. NE GRADING & DRAINAGE PLAN	DRAWN BY AR DATE 5/19/2021 2019050_GR SHEET # C2-A JOB # 2019050
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TERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com



LEGAL DESCRIPTION TRACT G-2-B, MONTGOMERY COMPLEX, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DATED AUGUST 18, 2012

NOTICE TO CONTRACTORS

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