

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

July 9, 2021

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

RE: **Maverik**  
**3601 Montgomery Blvd. NE**  
**Temporary 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 submittal received on 7/2/21, this certification is approved in support of Temporary Release of Occupancy by Hydrology.

Albuquerque

If you have any questions, please contact me at 924-3986 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov).

NM 87103

Sincerely,

[www.cabq.gov](http://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  
☐ 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:** 7/1/21 **By:** Assad Rizvi

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



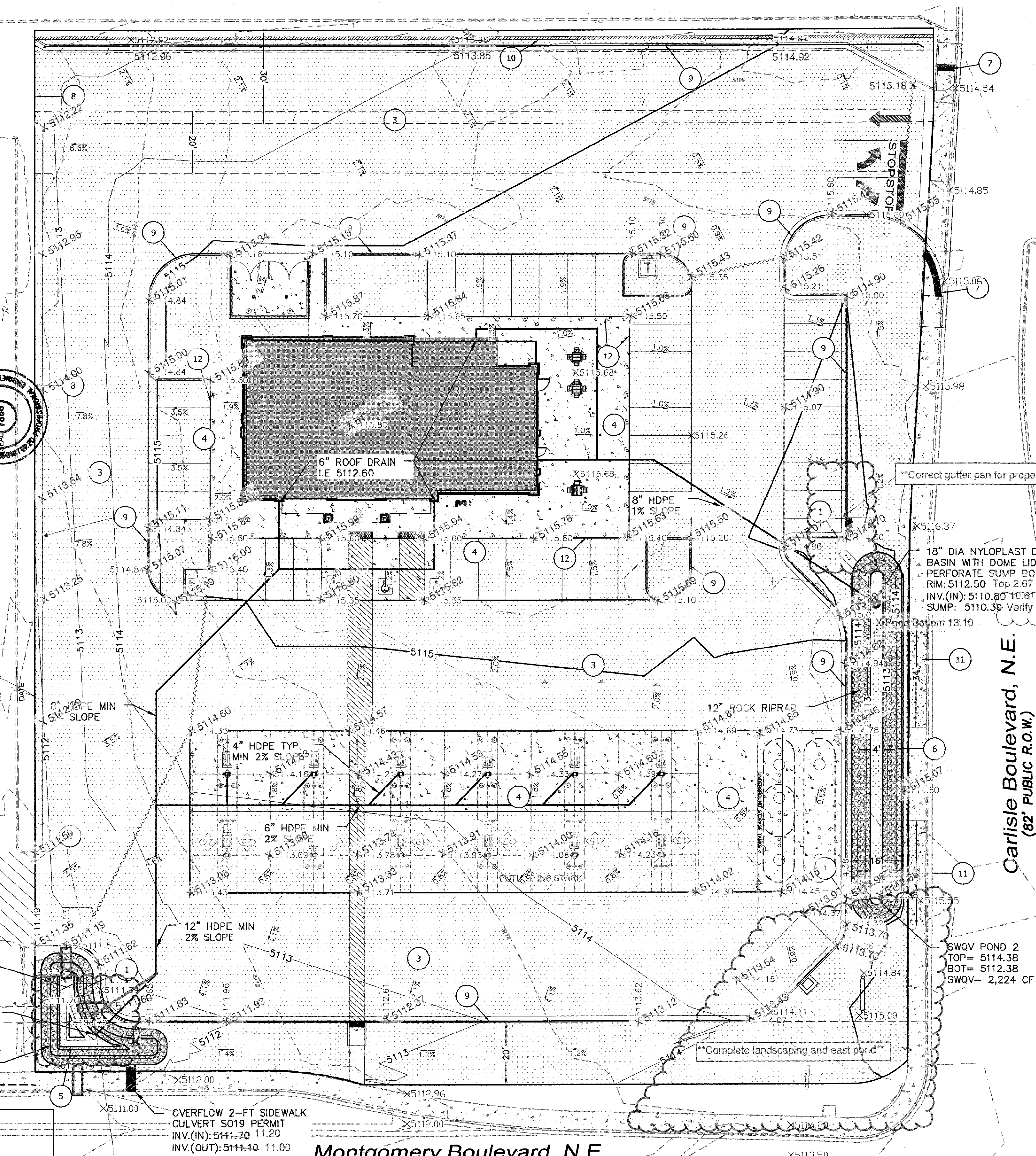
DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

I, RONALD R. BOHANNAN, N.M.P.S. # 7868, OF THE FIRM, TERRA WEST, LLC, HEREBY CERTIFY THAT THE PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH THE RECORD INFORMATION ENTERED ON THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY THOMAS D. JOHNSON, N.M.P.S. # 14283, OF THE FIRM, MAVERIK ENGINEERING, P.C., THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 2/11/2020 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 A TEMPORARY CERTIFICATE OF GRADING.

EXCEPTIONS:  
CORRECT POND ROOF DRAIN PIPE. CORRECT DRAINAGE TO EAST POND RUNDOWN. COMPLETE LANDSCAPING AND EAST POND.

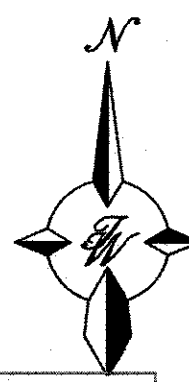
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THE PROJECT. FOR THE RECORD, THIS RECORD DOCUMENT IS ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF THE RECORD INFORMATION BEFORE USING IT FOR ANY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

RONALD R. BOHANNAN, N.M.P.S. # 7868

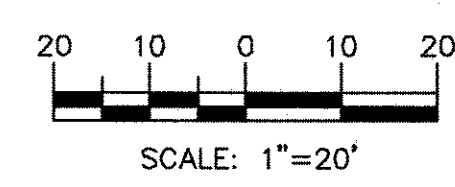


## LEGEND

	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



## GRAPHIC SCALE



## 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 FLOOD 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 SWOP ON THE PROPERTY WILL ENTER THE DETENTION POND AT THE CREDIT UNION AND THEREFORE MEET THE REQUIRED SWQV PONDING REQUIREMENT.

As-built for TCO 6-1-21

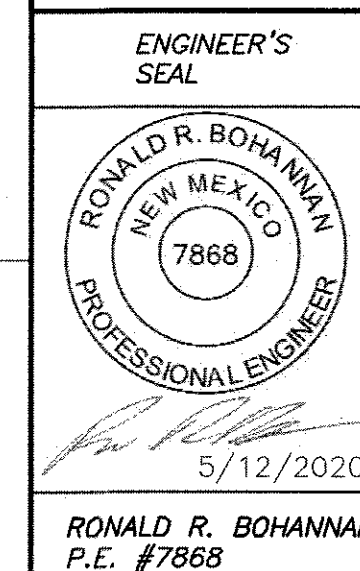
A.G.R.S. MONUMENT "M-6"  
STANDARD NMS"HC" BRASS DISC  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,503,215.185 US SURVEY FEET  
E=1,533,745.194 US SURVEY FEET  
PUBLISHED EL=5113.206 US SURVEY FT (NAVD 1988)  
GROUND TO GRID FACTOR=0.999672339  
DELTA ALPHA ANGLE=-0°12'19.10"  
REFERENCE DATE 1/29/2020

OVERFLOW 2-FT SIDEWALK  
CULVERT S019 PERMIT  
INV.(IN): 5111.70 11.20  
INV.(OUT): 5111.40 11.00

Montgomery Boulevard, N.E.

\*\*Add pipe bend and Extend roof drain pipe out from under concrete rundown\*\*

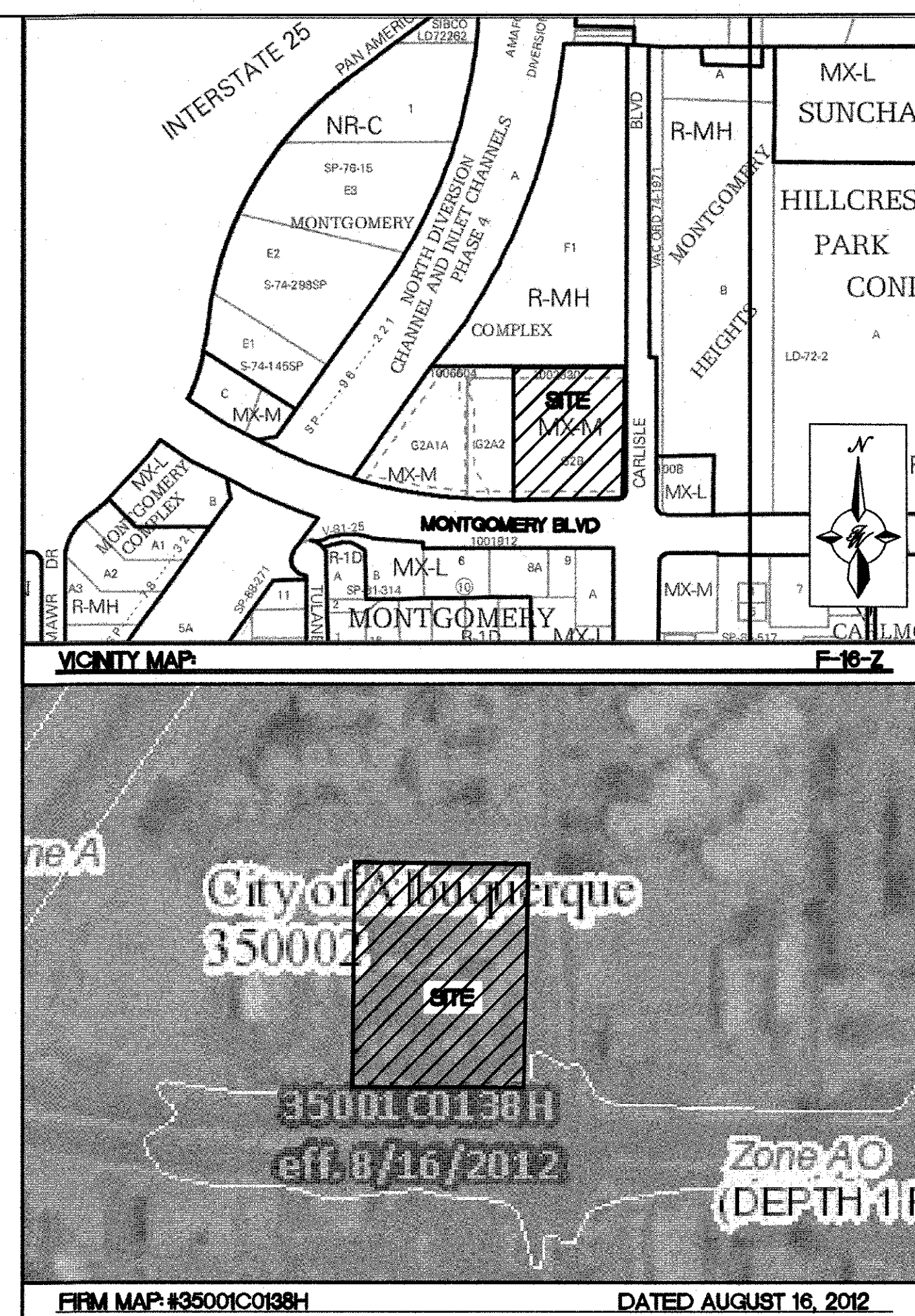
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND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



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.tierrawestllc.com

DRAWN BY  
RS  
DATE  
5/6/2020  
20190502\_GR  
SHEET #  
C2-A  
JOB #  
2019050



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.



Z:\2019\2019050 Maverik Montgomery & Carlisle Hwy\Site Plan - Administrative\2019050\_GR.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 "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND "AS-BUILT" SURVEYS PERFORMED BY ME OR UNDER MY SUPERVISION, THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. WAYMARK SURVEYING IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING, OR INTENT OF THE RECORD DRAWINGS.

A.G.R.S. MONUMENT "M-6"  
STANDARD "NM-SHC" BRASS DISC  
(FOUND IN PLACE)  
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GROUND TO GRID FACTOR=0.999672339  
DELTA ALPHA ANGLE=-0°12'19.10"  
REFERENCE DATE 1/29/2020

SEE S0-19 NOTES PAGE C2-B  
OVERFLOW 2'-FT SIDEWALK  
CULVERT S019 PERMIT  
INV.(IN): 5111.20 1.70  
INV.(OUT): 5110.95 1.00

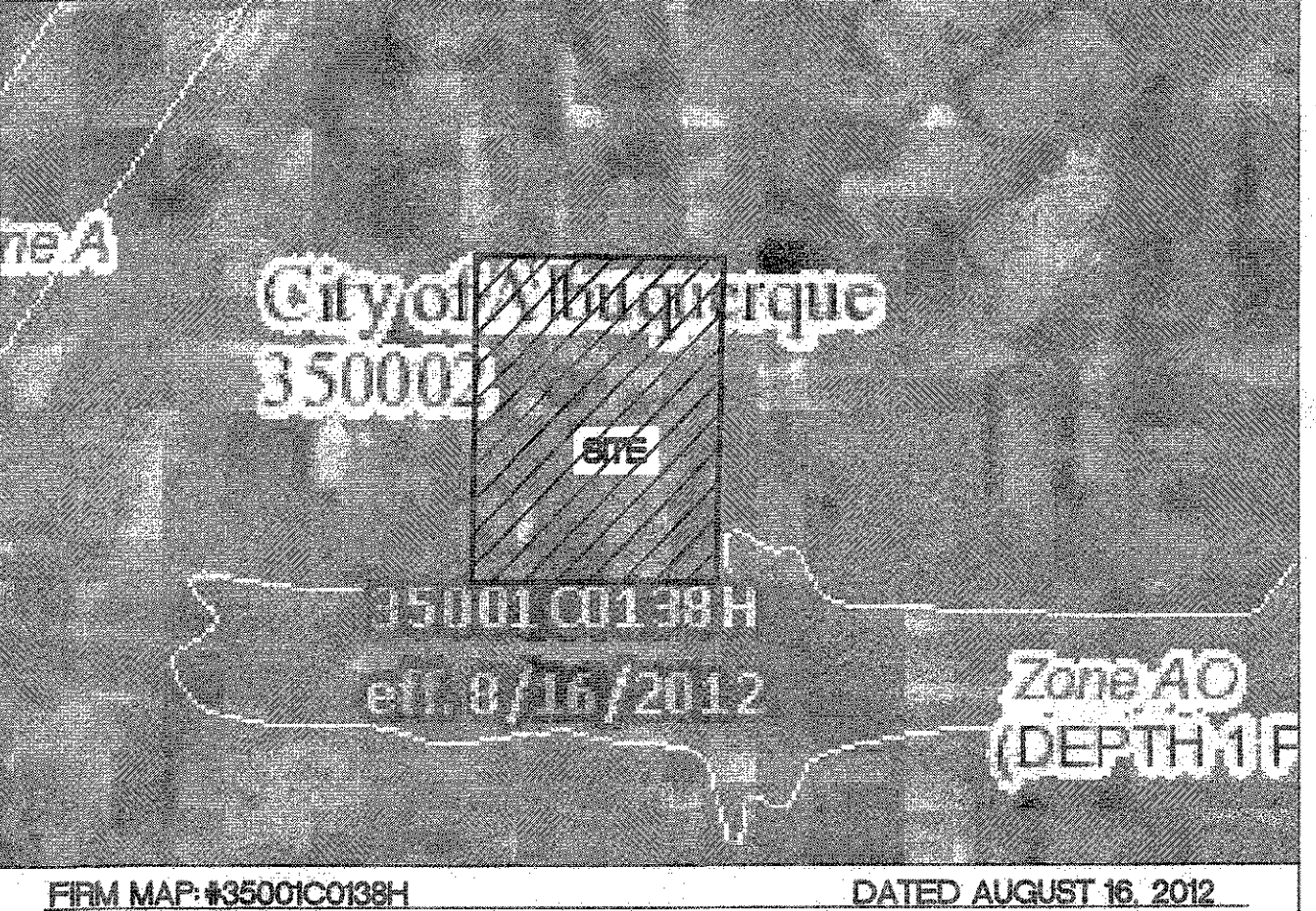
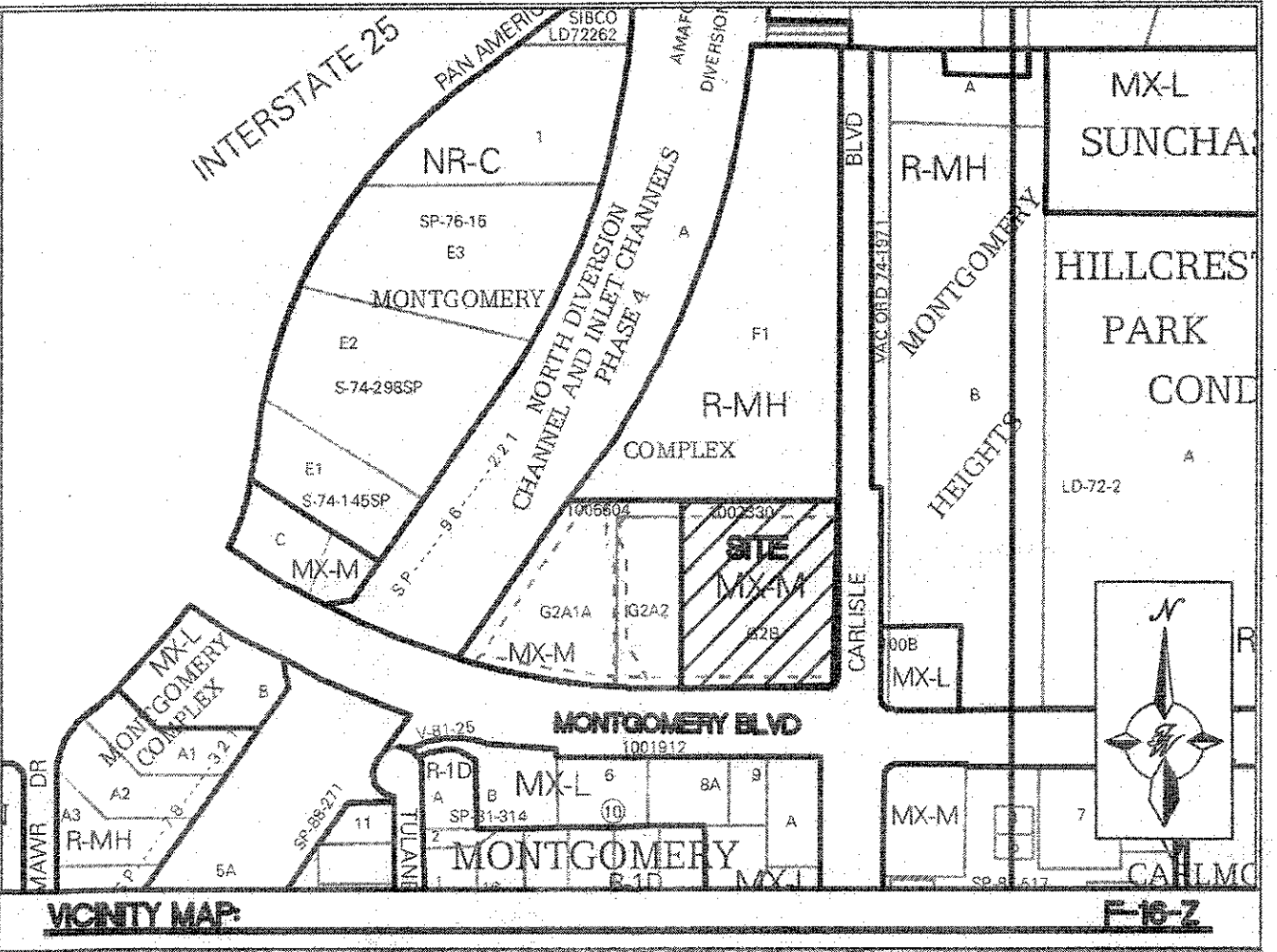
Turn  
30 Jun 2021  
1. 6.10  
2. 1.0  
3. 4.26

1. 6.10 FF  
2. 5.87  
3. 5.36  
4. 5.66

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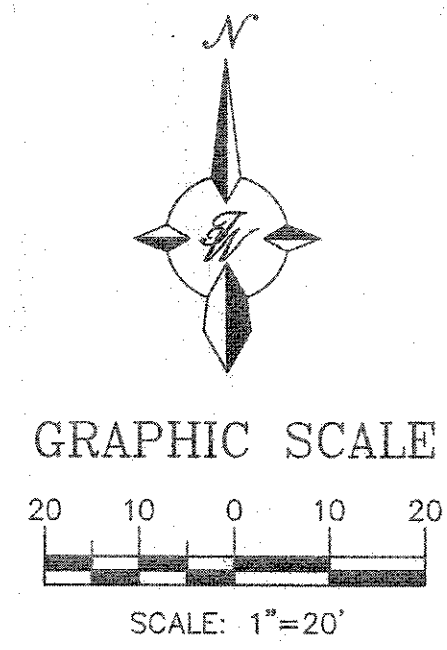
- LEGEND**
- CURB & GUTTER
  - BOUNDARY LINE
  - EASEMENT
  - CENTERLINE
  - RIGHT-OF-WAY
  - BUILDING
  - CONCRETE / SIDEWALK
  - GRADE BREAK
  - RETAINING WALL
  - CONTOUR MAJOR
  - CONTOUR MINOR
  - SPOT ELEVATION
  - FLOW ARROW
  - EXISTING CURB & GUTTER
  - EXISTING BOUNDARY LINE
  - EXISTING CONTOUR 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. C6
  - NOT USED
  - ASPHALT PAVING (SEE GEOTECH REPORT)
  - CONCRETE SLAB WITH CHAMFERED CORNERS
  - SWQV POND #1
  - SWQV POND #2
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  - ZERO CURB
- DRAINAGE PLANS ON FILE AT COA:**  
PROPERTY: F16D001, DATED 6/6/1973  
PROPERTY EAST: F16D053 DATED 4/1/19 (CAR WASH AT 3525 MONTGOMERY BLVD.)
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ISSUED FOR CONSTRUCTION			
	<b>MAVERIK GAS STATION</b> 3801 MONTGOMERY BLVD. NE		DRAWN BY AR
	<b>GRADING &amp; DRAINAGE PLAN</b>		DATE 5/19/2021
			2019050_GR
			SHEET # <b>C2-A</b>
		JOB # 2019050	

