

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 26, 2021

Vinny Perea
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

RE: **Maverik**
1915 Menaul Blvd. NE
Permanent Certificate of Occupancy - Accepted
Grading and Drainage Plan Stamp Date: 1/29/20
Certification Dated: 3/24/21
Drainage File: H15D068

Dear Mr. Perea:

PO Box 1293

Based on the submittal received on 3/26/21 and site visit on 3/26/21, this certification is approved in support of Permanent Certificate of 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 University & Menaul **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: Lot B-1 Truck Stop Plaza

City Address: 1915 Menaul Blvd NE, Albuquerque, NM 87107

Applicant: Tierra West, LLC **Contact:** Vinny Perea

Address: 5571 Midway Park Place NE Albuquerque NM 87109

Phone#: 505-858-3100 **Fax#:** 505-858-1118 **E-mail:** vperea@tierrawestllc.com

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

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 CO**
- ☐ 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: 3/24/2021 **By:** Vinny Perea

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

NOTICE TO CONTRACTORS

- 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, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR 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. 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EROSION CONTROL NOTES:

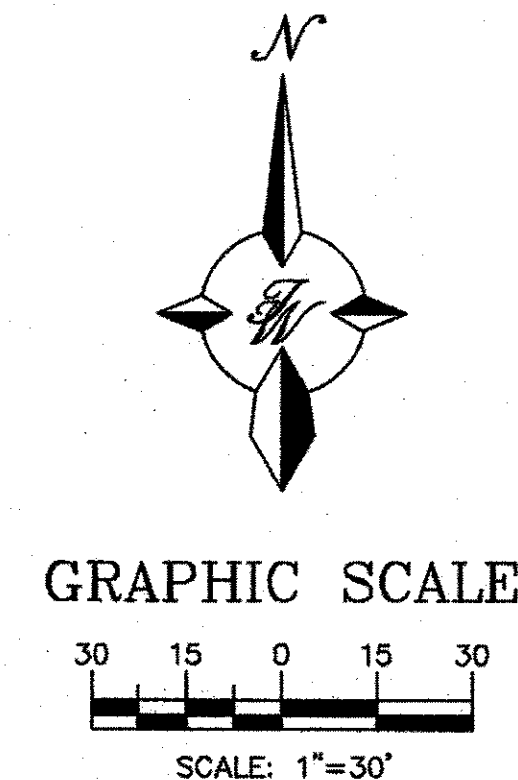
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
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- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

CAUTION:

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.

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING SPOT ELEVATION
- DROP INLET
- CONCRETE FLUME

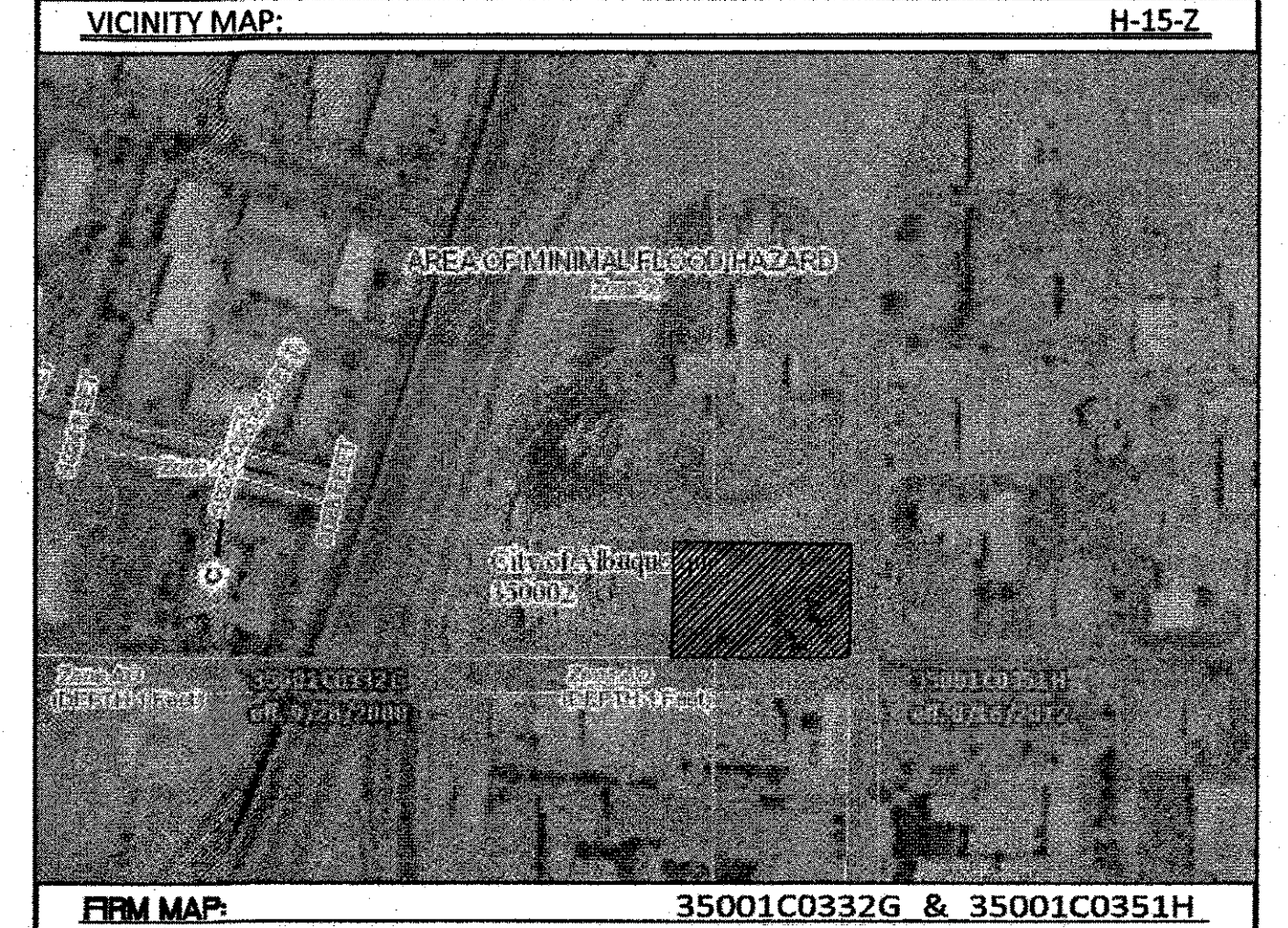
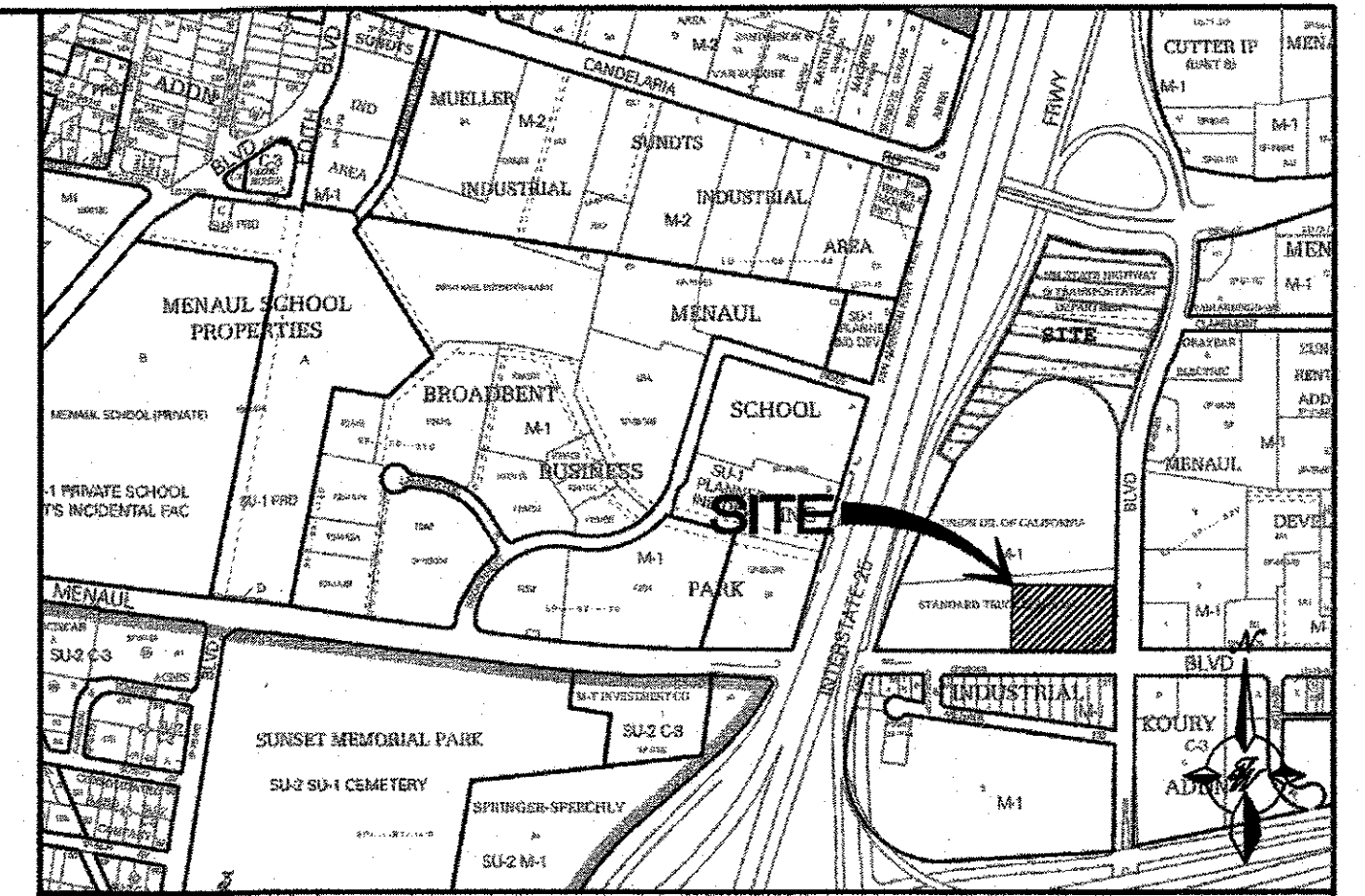


KEYED NOTE:

- (A) SINGLE "D" WATER QUALITY INLET W/ BIOSNOUT (SEE DETAIL SHT. C11)
- (B) ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. C8)
- (C) UNIDIRECTIONAL ACCESSIBLE RAMP (SEE DETAIL SHT. C10)
- (D) TRUNCATED DOMES (SEE DETAIL SHT. C10)
- (E) ON-SITE CURB & GUTTER (SEE DETAIL SHT. C8)
- (F) ZERO CURB
- (G) CONCRETE SIDEWALK (SEE DETAIL SHT. C9)
- (H) ASPHALT PAVING (SEE GEOTECH REPORT)
- (I) CONCRETE SLAB W/ CHAMFERED CORNERS
- (J) RETAINING WALL WITH RAILING (SEE DETAIL SHT. C11)
- (K) 2' CURB CUT
- (L) ASPHALT CURB
- (M) Rock Lined Swale
- (N) 2' WIDE CONCRETE FLUME (SEE DETAIL SHT. C11)
- (O) L-FOOTING RETAINING WALL W/ RAILING (SEE DETAIL SHT. C9)
- (P) ADA RAMP AND ACCESSIBLE RAMP FROM MENAUL BLVD

SPOT ELEVATION NOTE:

ALL SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.



DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

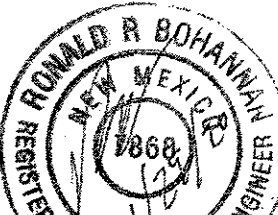

I, RONALD R. BOHANNAN, NMPE # 7868, OF THE FIRM, TIERRA WEST LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 1/29/2020. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ, NMPS # 18374, OF THE FIRM CARTESIAN SURVEYS, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 7/2/2024 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.

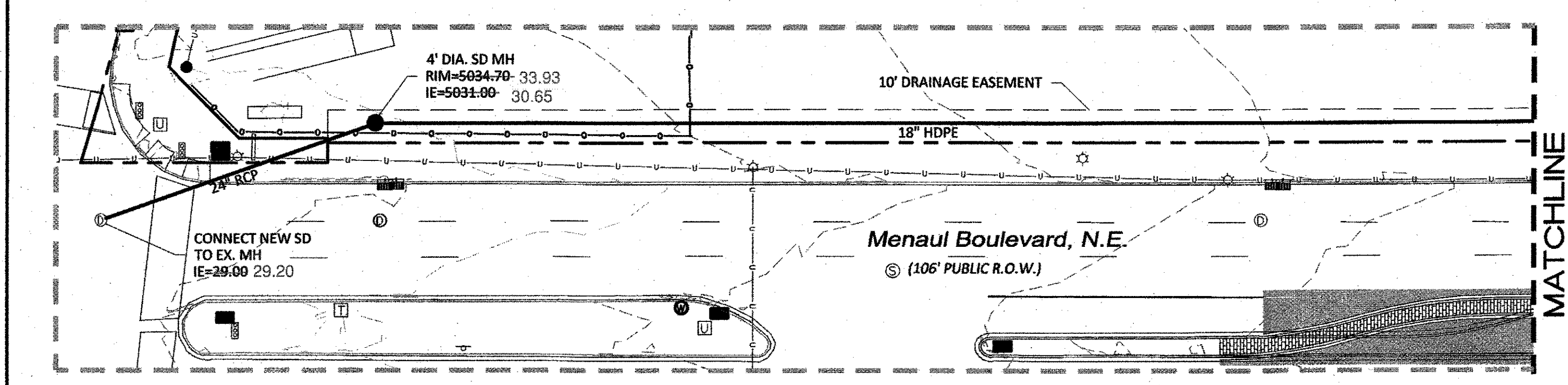
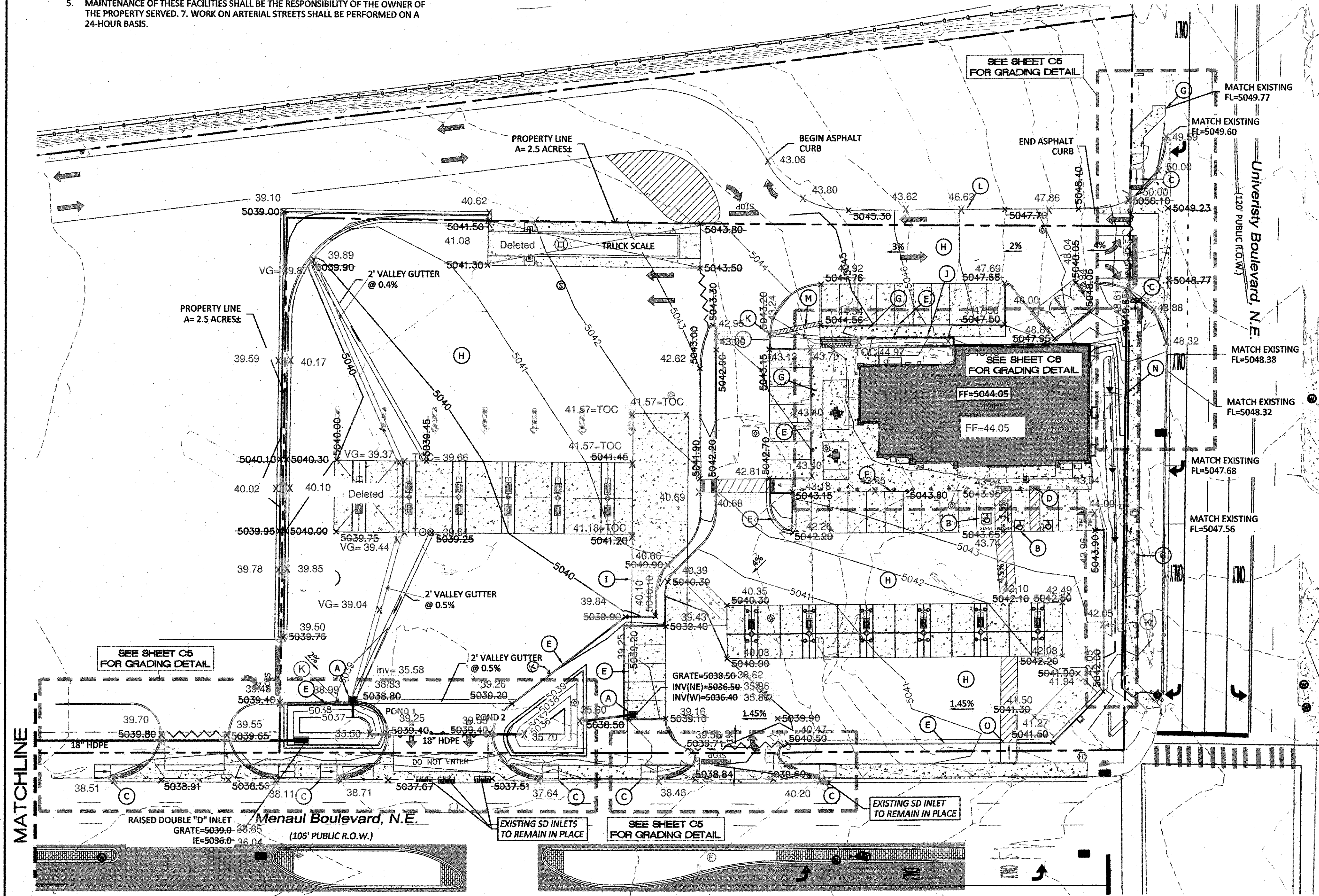
EXCEPTIONS:
NONE TAKEN

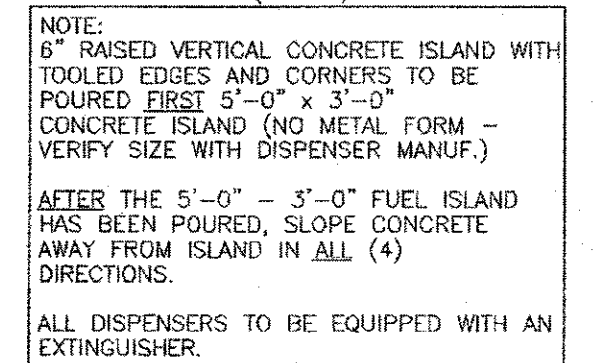
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RONALD R. BOHANNAN, NMPE # 7868
DATE: 7/17/2024



ENGINEER'S SEAL		MAVERIK UNIVERSITY & MENAUL	GRADING AND DRAINAGE PLAN	DRAWN BY DY
DATE 9/3/2019				
2018062-C2-GRB				
RONALD R. BOHANNAN P.E. #7868		 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C2	JOB # 2018062



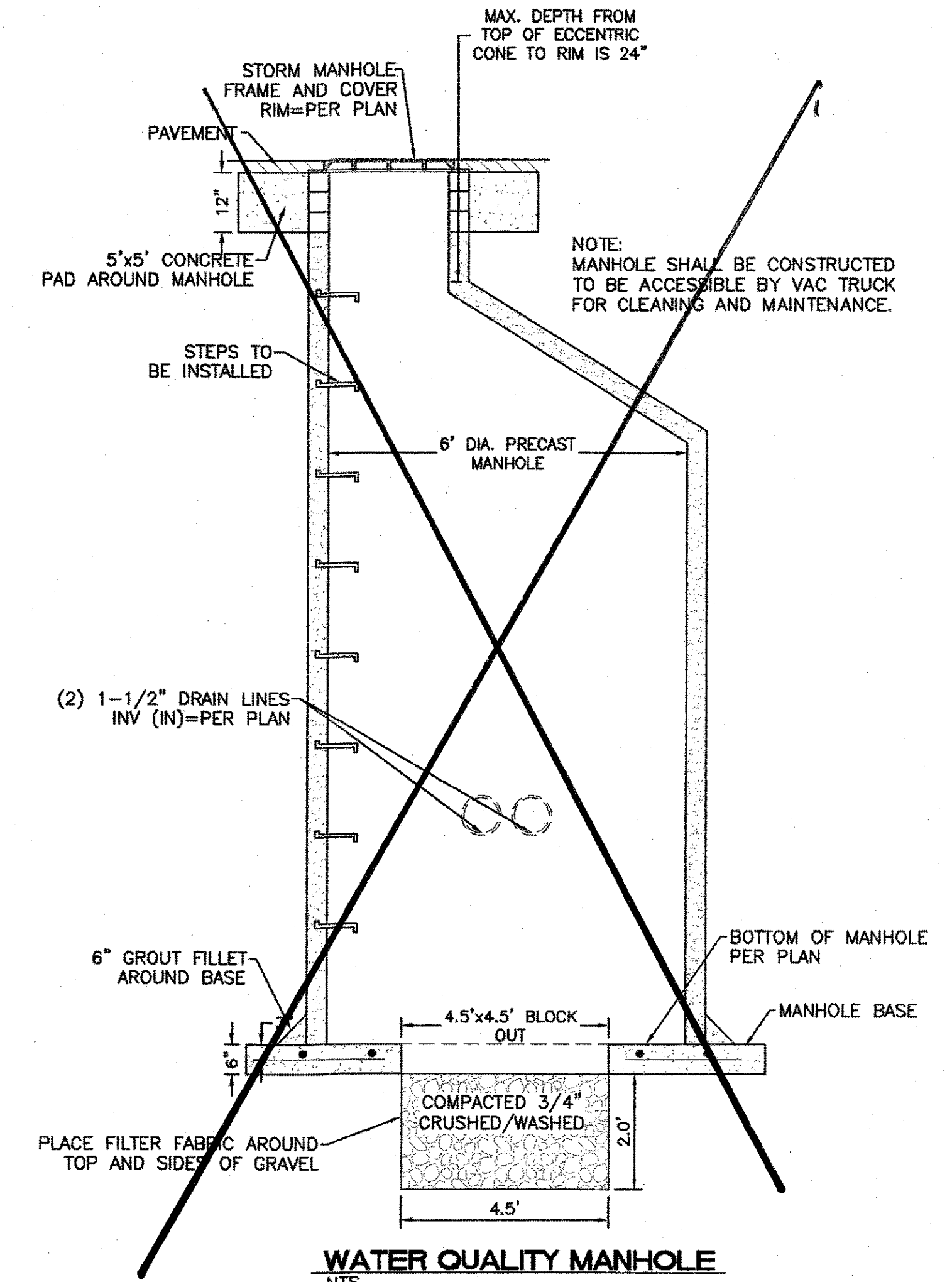
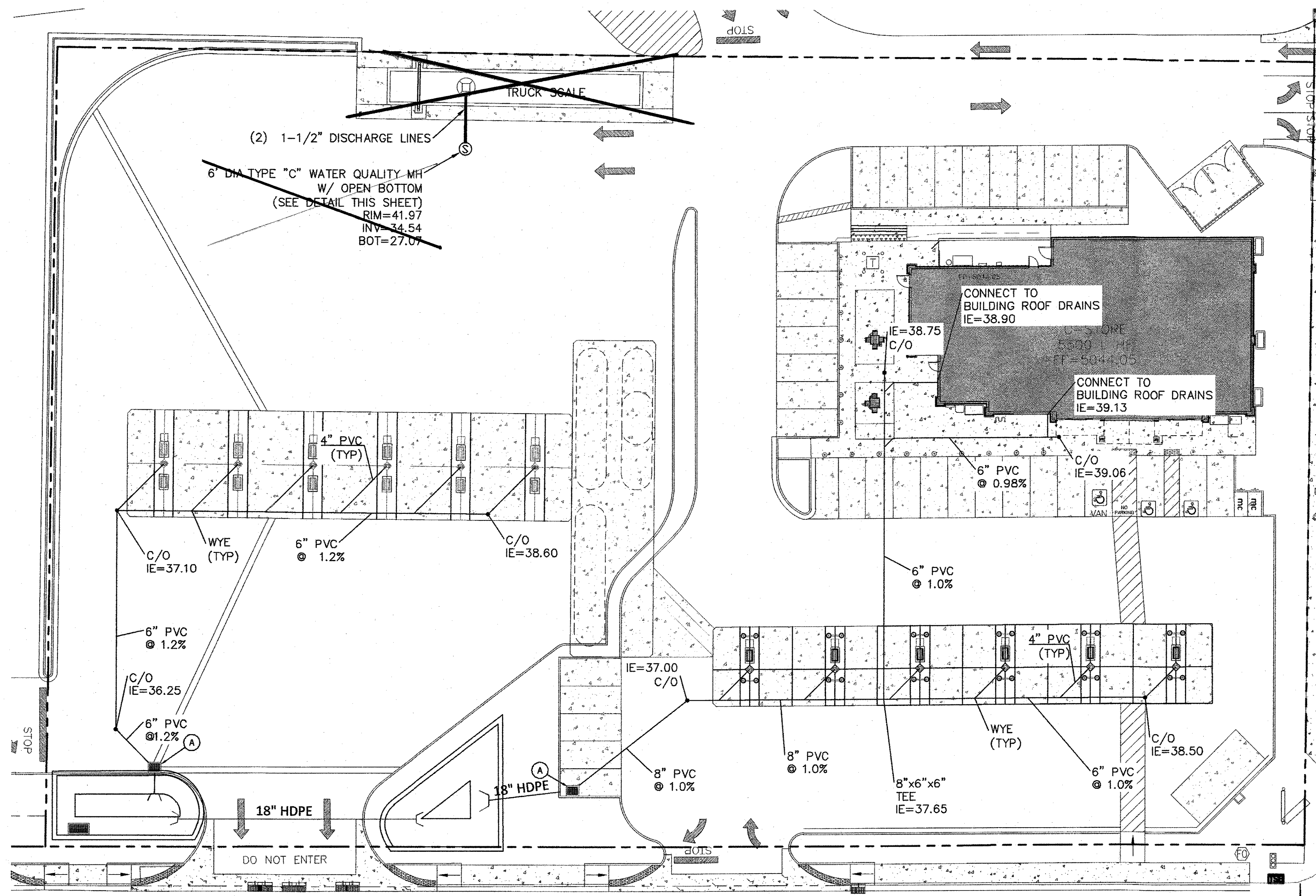


FUEL DISPENSER	TOP OF ISLAND	T.O.C. @ COLUMN	TOP OF COL. FTP
1-2	5042.73	5042.19	5039.19
3-4	5042.35	5041.81	5038.81
5-6	5041.98	5041.44	5038.44
7-8	5041.60	5041.06	5038.06
9-10	5041.23	5040.69	5037.69
11-12	5040.85	5040.31	5037.31
13-14	5041.61	5041.08	5038.08
15-16	5041.13	5040.60	5037.60
17-8	5040.65	5040.12	5037.12
19-20	5040.16	5039.63	5036.63
21-22	5039.98	5039.46	5036.46
23-24	5040.26	5039.73	5036.73
25-26	5041.54	5041.08	5038.08
27-28	5041.06	5040.60	5037.60
29-30	5040.57	5040.12	5037.12
31-32	5040.09	5039.63	5036.63
33-34	5039.92	5039.46	5036.46
35-36	5040.19	5039.73	5036.73



TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY DY
DATE 9/3/2019
2018062-C2-GRB
SHEET # C3
JOB # 2018062



CAUTION:

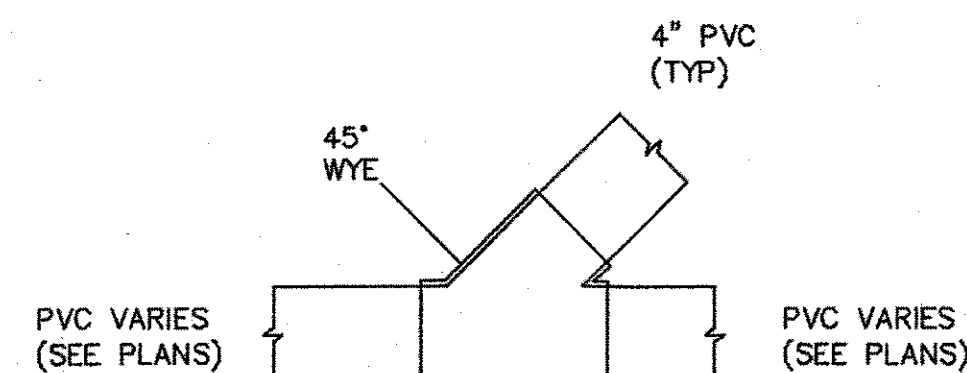
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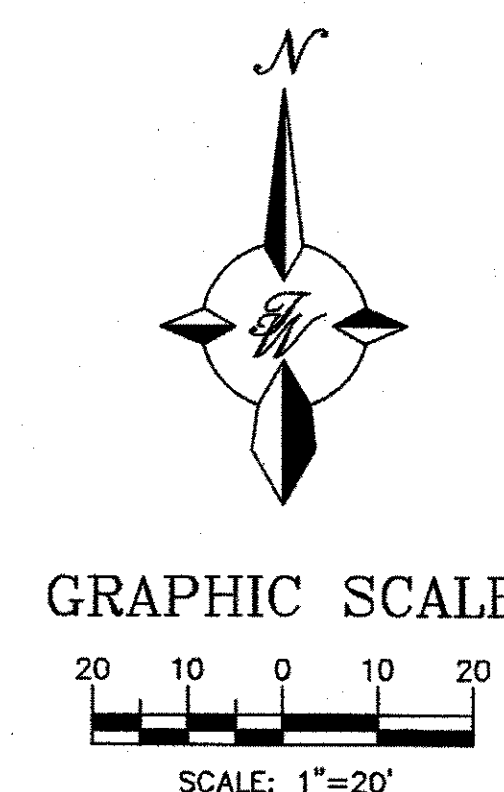
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WYE TYPICAL
NOT TO SCALE

KEYED NOTE:

- (A) WATER QUALITY INLET W/ BIOSNOUT - SEE DETAIL SHEET C11



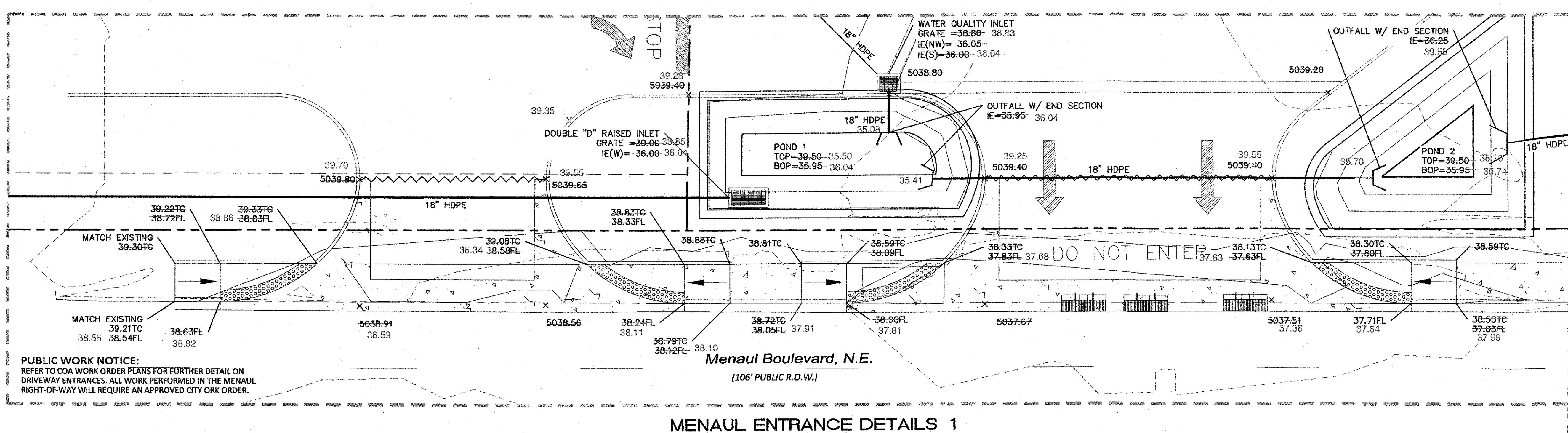
LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	CONTOUR MAJOR
	CONTOUR MINOR
	SPOT ELEVATION
	FLOW ARROW
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING SPOT ELEVATION
	12"x12" CATCH BASIN (NDS OR EQUAL)
	DROP INLET
	CURB INLET

For Information Only

ENGINEER'S SEAL RONALD R. BOHANNON P.E. #7868	MAVERIK UNIVERSITY & MENAUL	DRAWN BY BJF
	ROOF STORM DRAINAGE PLAN	DATE 9/3/2019
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2018062-C2-GRB
		SHEET # C4
		JOB # 2018062

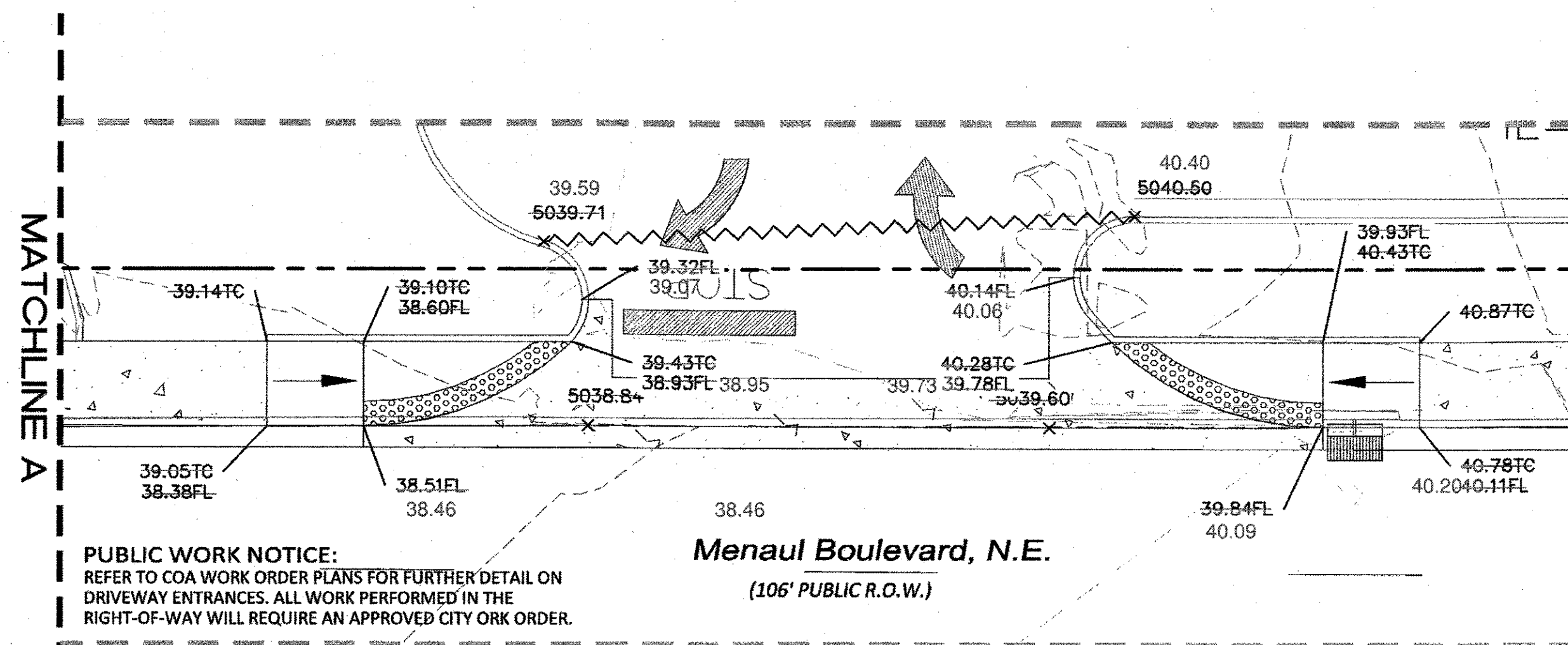




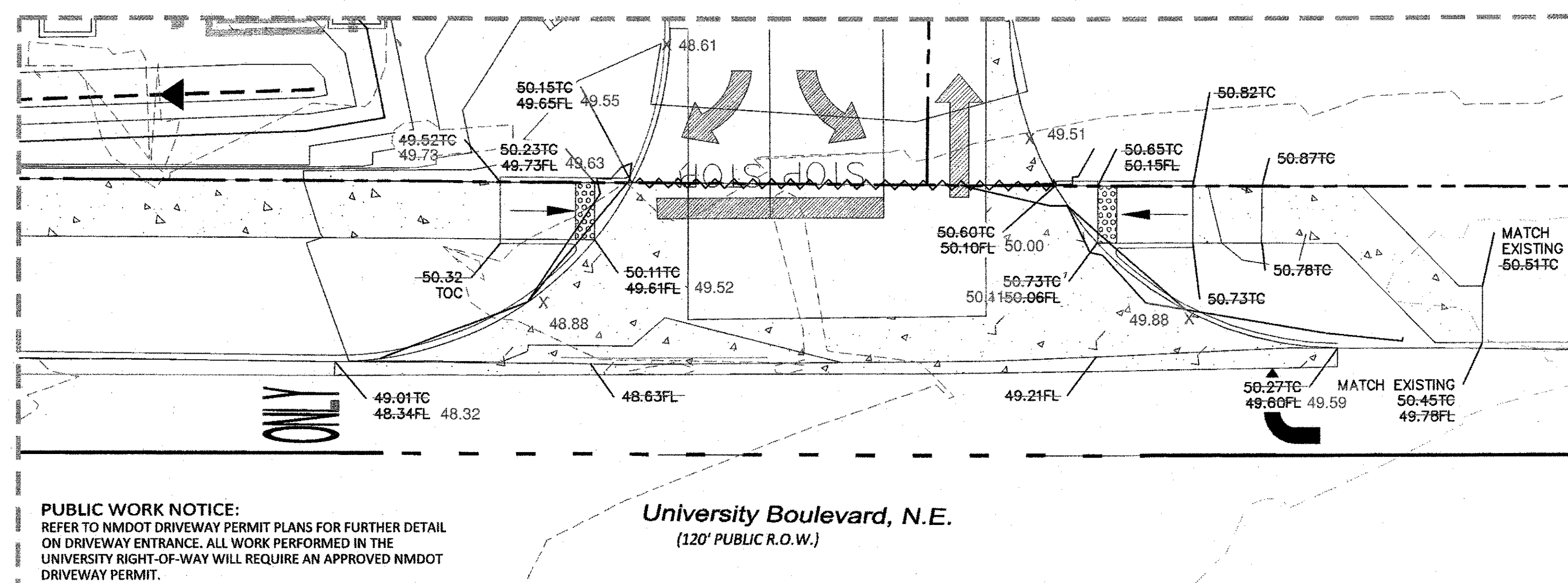
LEGEND

	CURB & GUTTER
	BOUNDARY LINE
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	EXISTING BOUNDARY LINE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING SPOT ELEVATION
	DROP INLET

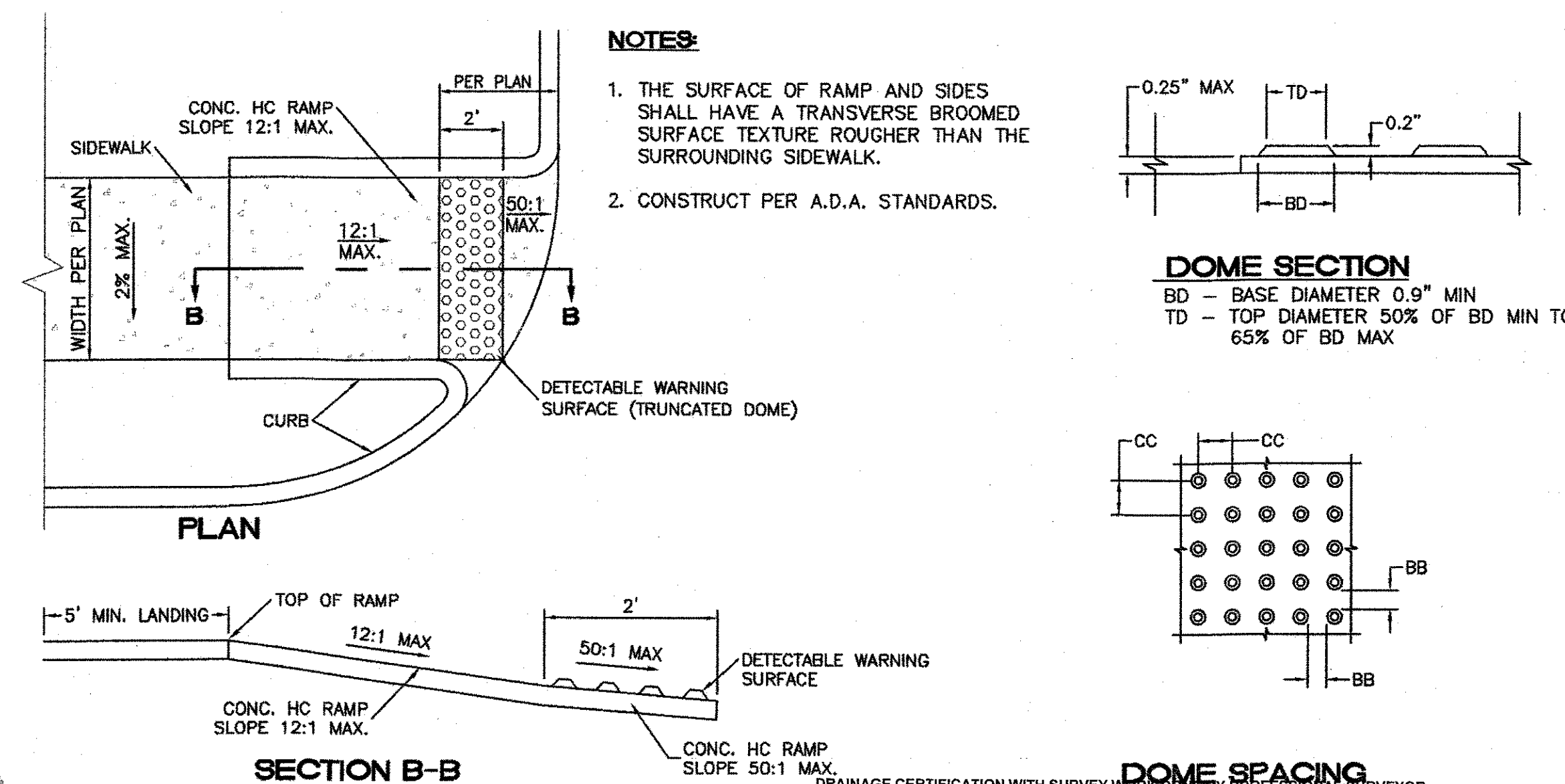
MENAUL ENTRANCE DETAILS 1
SCALE: 1"=10'



MENAUL ENTRANCE DETAILS 2
SCALE: 1"=10'



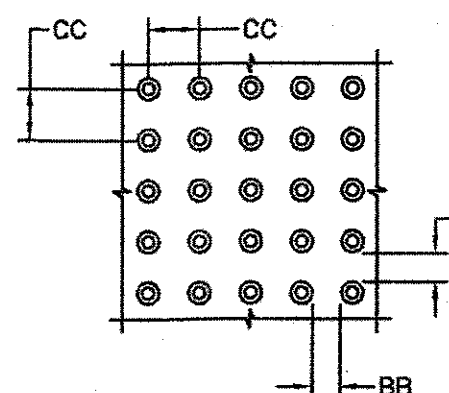
UNIVERSITY ENTRANCE DETAILS 3
SCALE: 1"=10'



UNIDIRECTIONAL HC RAMP
NOT TO SCALE

- NOTES:**
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
 2. CONSTRUCT PER A.D.A. STANDARDS.

DOME SECTION
BD - BASE DIAMETER 0.8" MIN
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



DRAINAGE CERTIFICATION WITH SURVEY
I, RONALD R. BOHANNAN, NMPE # 7868, OF THE FIRM TERRA WEST, 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 1/23/2020. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ, NMPS # 18374, OF THE FIRM TERRA WEST, LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 3/24/2021 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.

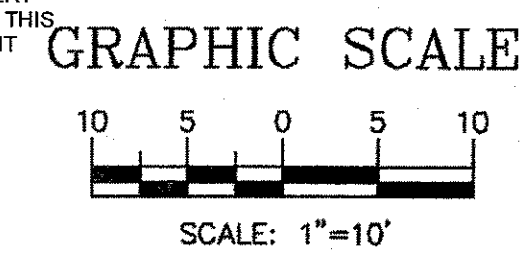
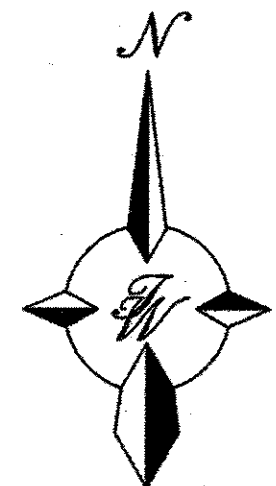
EXCEPTIONS:
NONE TAKEN

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RONALD R. BOHANNAN, NMPE # 7868 3/24/2021

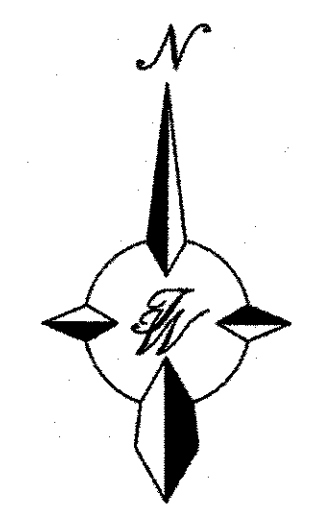
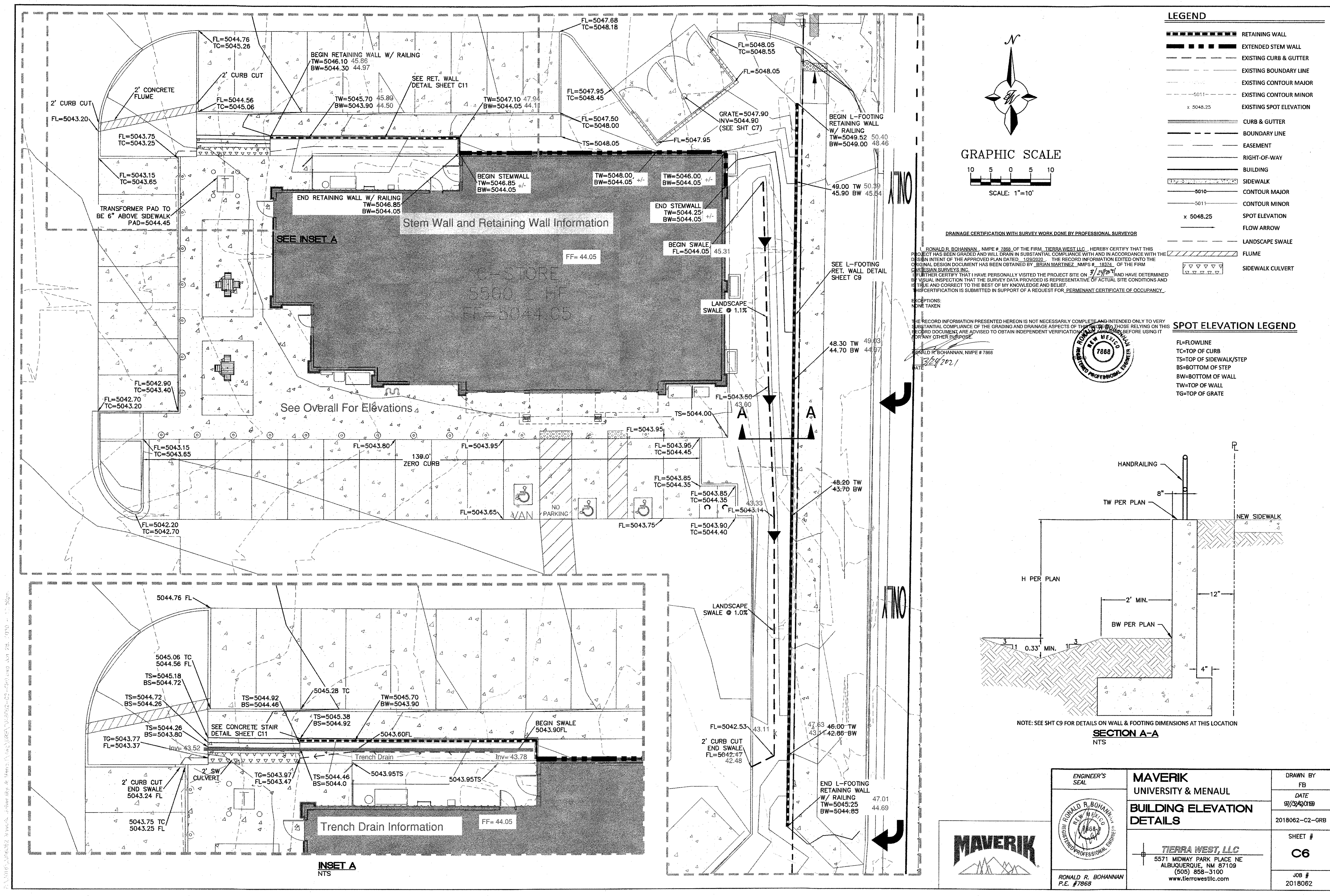
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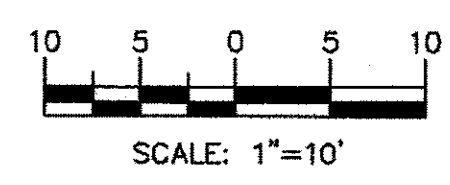


	MAVERIK UNIVERSITY & MENAUL ENTRANCE/POND DETAILS	DRAWN BY BJF DATE 9/3/2019 2018062-C2-GRB
	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C5 JOB # 2018062





GRAPHIC SCALE



- LEGEND**
- RETAINING WALL
 - EXTENDED STEM WALL
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR
 - EXISTING SPOT ELEVATION
 - CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - RIGHT-OF-WAY
 - BUILDING
 - SIDEWALK
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - SPOT ELEVATION
 - FLOW ARROW
 - LANDSCAPE SWALE
 - FLUME
 - SIDEWALK CULVERT

DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

I, RONALD R. BOHANNAN, NMPE # 7868, OF THE FIRM, TERRA WEST, 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 1/23/2020. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ, NMPS # 18372, OF THE FIRM, TERRA WEST, LLC.

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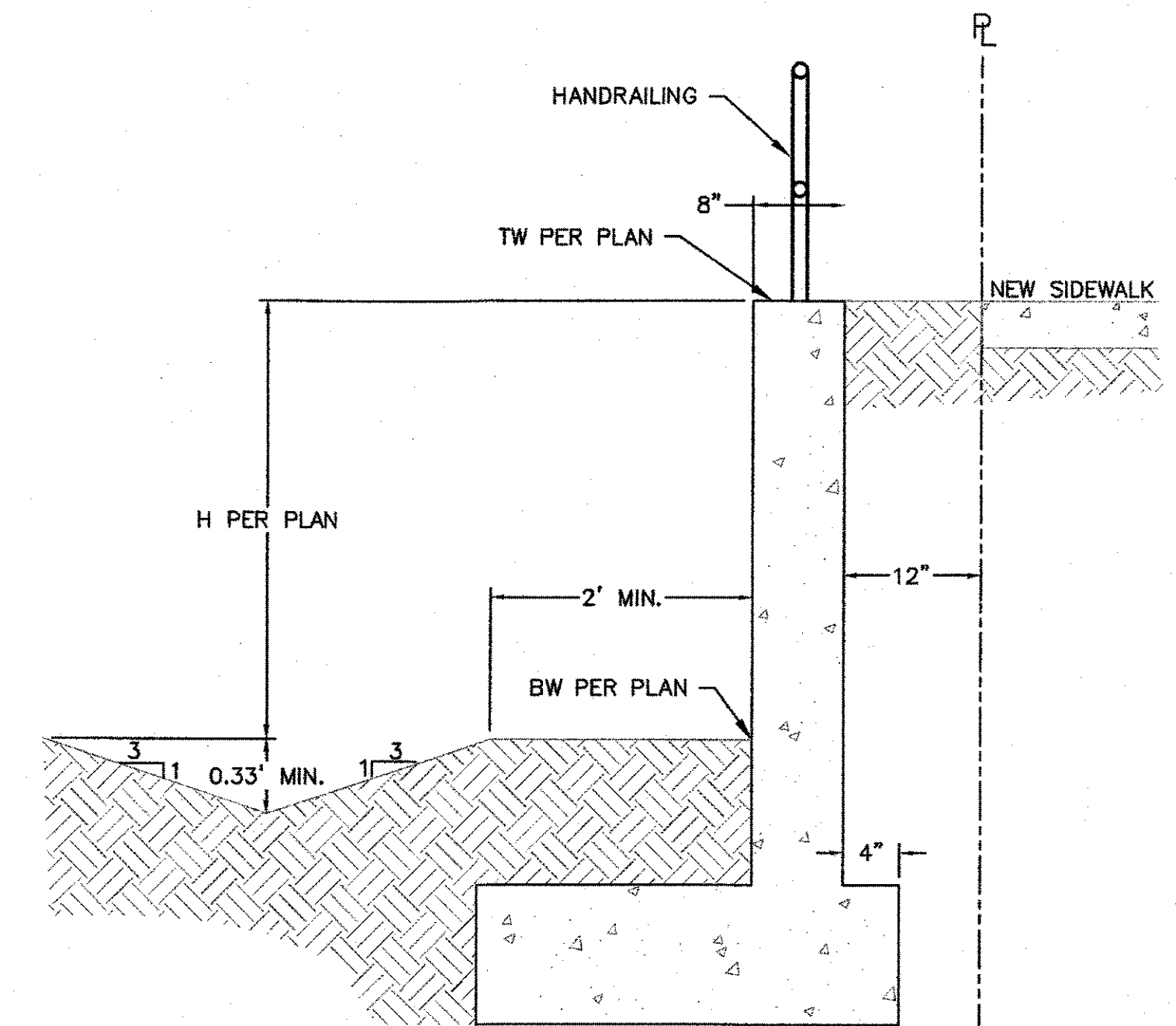
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EXCEPTIONS:
NONE TAKEN

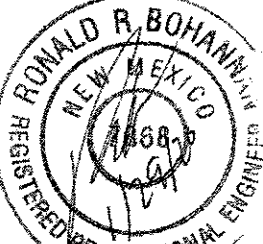

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- SPOT ELEVATION LEGEND**
- FL=FLOWLINE
 - TC=TOP OF CURB
 - TS=TOP OF SIDEWALK/STEP
 - BS=BOTTOM OF STEP
 - BW=BOTTOM OF WALL
 - TW=TOP OF WALL
 - TG=TOP OF GRATE



SECTION A-A
NTS

<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	<div>MAVERIK</div> <div>UNIVERSITY & MENAUL</div> <div>BUILDING ELEVATION DETAILS</div> <div> <i>TERRA WEST, LLC</i></div> <div>5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com</div>	DRAWN BY FB
		DATE 9/13/2021
2018062-C2-GRB		
SHEET # C6		
JOB # 2018062		