CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

June 5, 2025

Michael Johnson, PE
Souder, Miller & Associates
3500 Sedona Hills Pkwy.
Las Cruces, NM 88011

RE: Maverik Store
2121 Yale Blvd SE
30-day Temporary C.O. - Accepted
Engineer's Certification Date: 06/04/2025
Engineer's Stamp Date: 12/22/23
Hydrology File: M15D021D
Case # HYDR-2025-00201

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Dear Mr. Johnson:

Based on the Certification received 06/04/2025 and the site visit on 06/04/2025, this letter serves as an approval from the Hydrology Section for a **30-day Temporary Certificate of Occupancy** to be issued by the Building and Safety Division.

PRIOR TO PERMANENT CERTIFICATE OF OCCUPANCY:

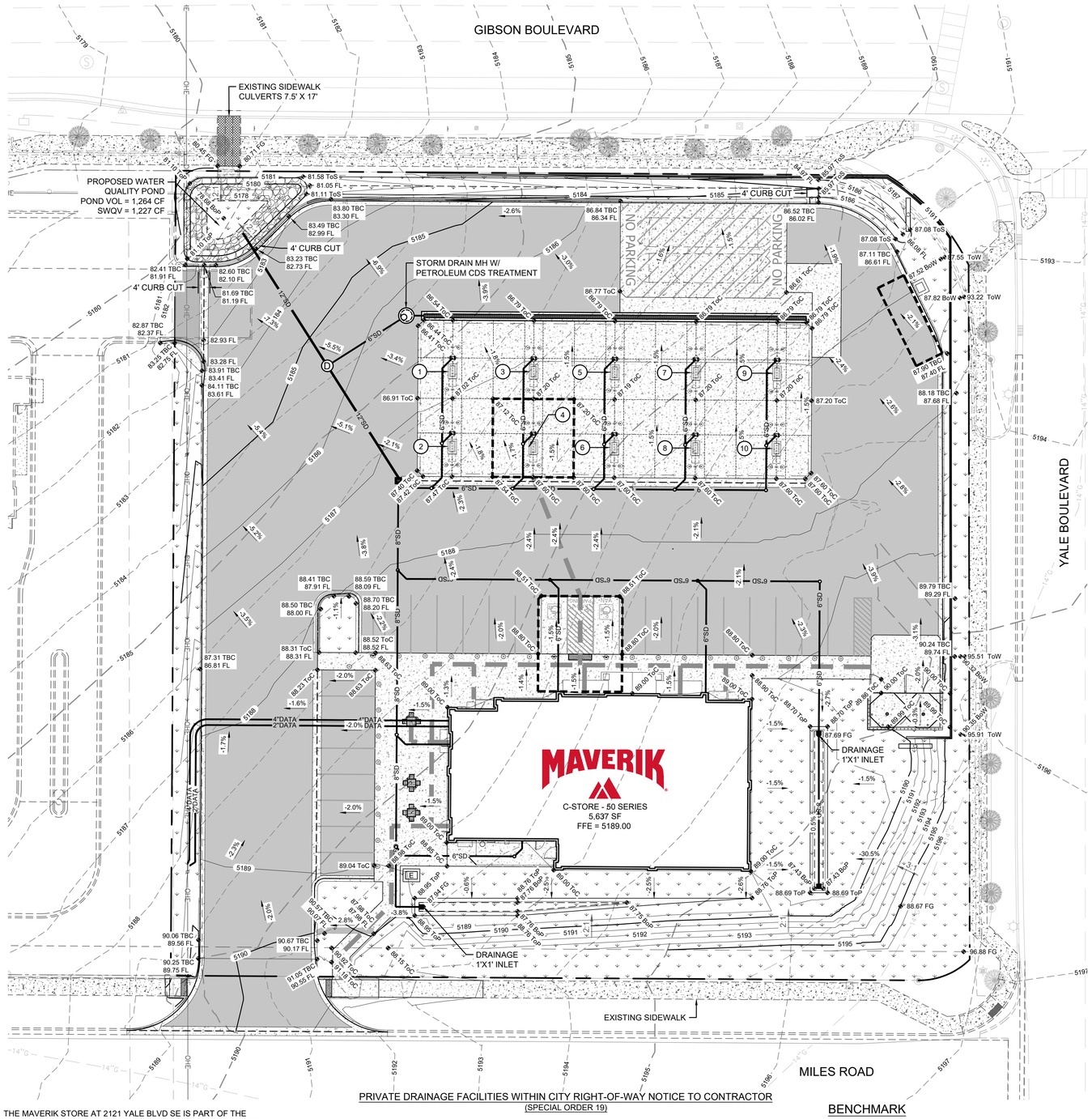
1. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **$25.00** made out to "**Bernalillo County**" for the stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

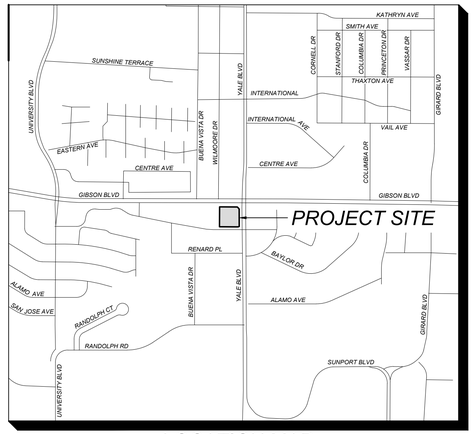
2. Complete the slope stabilization required for the site.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E. CFM
Senior Engineer, Hydrology
Planning Department, Development Review Services





LOCATION MAP
NOT TO SCALE

DRAINAGE CERTIFICATION

I, MICHAEL JOHNSON, NMPE 10751, OF THE FIRM SOUDER, MILLER AND ASSOCIATES, 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 JANUARY 10, 2024. I FURTHER CERTIFY THAT I 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 TEMOPORARY CERTIFICATE OF OCCUPANCY. 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 THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

MICHAEL JOHNSON, NMPE 10751

MICHAEL D. JOHNSON NEW MEXICO 10751 REGISTERED PROFESSIONAL ENGINEER

JUNE 4, 2025
DATE

GRADING LEGEND

0.0%	=	DIRECTION OF PROPOSED SURFACE GRADE
4000	=	PROPOSED MAJOR CONTOURS
4007	=	PROPOSED MINOR CONTOURS
4005	=	EXISTING MAJOR CONTOURS
4002	=	EXISTING MINOR CONTOURS
	=	PROPOSED SPILL CURB
	=	PROPOSED CATCH CURB

LEGEND

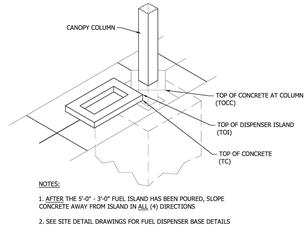
- PROPERTY LINE
- PROPOSED 4500 PSI CONCRETE PAVEMENT
- PROPOSED LANDSCAPE AREA
- PROPOSED ASPHALT PAVEMENT
- A.D.A. ROUTE - NOT TO EXCEED A RUNNING SLOPE GREATER THAN 4.5% OR CROSS SLOPE GREATER THAN 1.5%.
- A.D.A. AREAS - NOT TO EXCEED A SLOPE GREATER THAN 1.5% IN ANY DIRECTION.

SITE GRADING NOTES:

1. GRADE SIDEWALK ADJACENT TO BUILDING TO DRAIN AWAY FROM STRUCTURE AT 1.5% MINIMUM.
2. ASPHALT GRADES SHOULD BE 2% MINIMUM TO PROVIDE ADEQUATE DRAINAGE. CONCRETE GRADES TO BE 1% MINIMUM.
3. ON-SITE GRADES SHOULD NOT EXCEED 4.5% IF POSSIBLE.
4. PREFER STORMWATER NOT BE ROUTED "THROUGH" FUELING AREA. WHEN POSSIBLE DRAIN AREA UNDER FUEL CANOPY AWAY FROM FUELING POSITIONS. SEE SITE STANDARDS NARRATIVE FOR FURTHER DIRECTION ON GRADING AT FUEL DISPENSER.

FUEL DISPENSER ELEVATIONS

FUEL DISPENSER	TOP OF ISLAND	T.O.C. @ COLUMN	TOP OF COL. FTG.
1	5,185.86	5,185.36	NOTE: TOP OF CONCRETE TO TOP OF CLUMN FOOTING SEPARATION IS 36" MINIMUM. SEE SITE SPECIFIC CANOPY STRUCTUREAL DESIGN PLANS.
2	5,186.28	5,185.78	
3	5,186.05	5,185.55	
4	5,186.44	5,185.94	
5	5,186.05	5,185.55	
6	5,186.44	5,185.94	
7	5,186.05	5,185.55	
8	5,186.44	5,185.94	
9	5,186.05	5,185.55	
10	5,186.44	5,185.94	



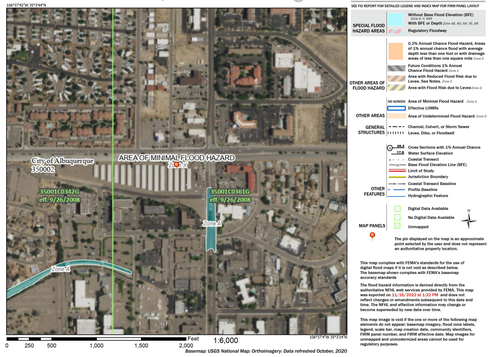
NOTES:
1. AFTER THE 5'-0" - 3'-0" FUEL ISLAND HAS BEEN POURED, SLOPE CONCRETE AWAY FROM ISLAND IN ALL (4) DIRECTIONS
2. SEE SITE DETAIL DRAWINGS FOR FUEL DISPENSER BASE DETAILS

FUEL DISPENSER BASE SPOT ELEVATION KEY
SCALE: N.T.S.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
01/10/24
DATE:
BY: Renée C. Brissette
HydroTrans #: M15D021D
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO BE A PERMIT OR AN APPROVAL OF ANY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

National Flood Hazard Layer FIRMette



FEMA FIRMETTE: MAP 35001C0361G
NOT TO SCALE

0 20' 40'
SCALE: 1" = 20'

THE MAVERIK STORE AT 2121 YALE BLVD SE IS PART OF THE LOVELACE HEIGHTS ADDITION MASTER GRADING & DRAINAGE PLAN (M15D021) DATED FEBURARY 14, 2023.

LEGAL DESCRIPTION
TRACT A-1A OF LOVELACE HEIGHTS ADDITION, BEING A REPLAT OF TRACT A-1 OF SAID ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON SAID REPLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 11, 1987 IN VOLUME C33, FOLIO 29.

FLOOD ZONE DESIGNATION
THE SITE LIES WITHIN FEMA FLOOD ZONE DESIGNATION X. ZONE X DESIGNATION INDICATES AN AREA OF MINIMAL FLOOD RISK OUTSIDE THE 1% AND 2% ANNUAL CHANCE FLOODPLAINS. THE CORRESPONDING FIS MAP NUMBER FOR THE PROJECT AREA IS MAP #35001C0361G EFFECTIVE 9/26/2008.

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR
(SPECIAL ORDER 19)

1. BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
2. CONTACT STORM MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
3. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
4. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
5. 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.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
7. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
8. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
9. WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
10. CONTRACTOR MUST CONTACT STORM MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

BENCHMARK
SURVEYING BY: CONSTRUCTION SURVEYING SERVICES.
SURVEY DATE: DECEMBER 7, 2021.
COORDINATES ARE GRID BASED ON NM STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM.

BM1
N: 680,191.18
E: 1,725,912.29

BM2
N: 679,068.41
E: 1,725,904.47
CENTER 1/4 CORNER
SEC 1, T17S, R9E NMPM

COORDINATES ARE GROUND PROJECTED DATA ON A LOCAL HORIZONTAL DATUM.

To Request a Line Locate Dial 811

New Mexico state law requires everyone involved in any excavation to provide at least two working days' notice to owners of underground facilities when a dig is planned. All facility owners are then required to mark the locations of any underground lines or take other appropriate measures to protect them.

nm811 Professional Resources for Damage Prevention

MAVERIK

Rev #	Date	Description	By	Chk'd

SOUDER, MILLER & ASSOCIATES
Engineering • Environmental • Geomatics
Serving the Southwest & Rocky Mountains
3500 Sedona Hills Pkwy.
Las Cruces, NM 88011
Phone (575) 647-0799 Fax (575) 647-0680
www.soudermiller.com

MAVERIK STORE
2121 YALE BLVD SE
ALBUQUERQUE, NEW MEXICO
GRADING PLAN

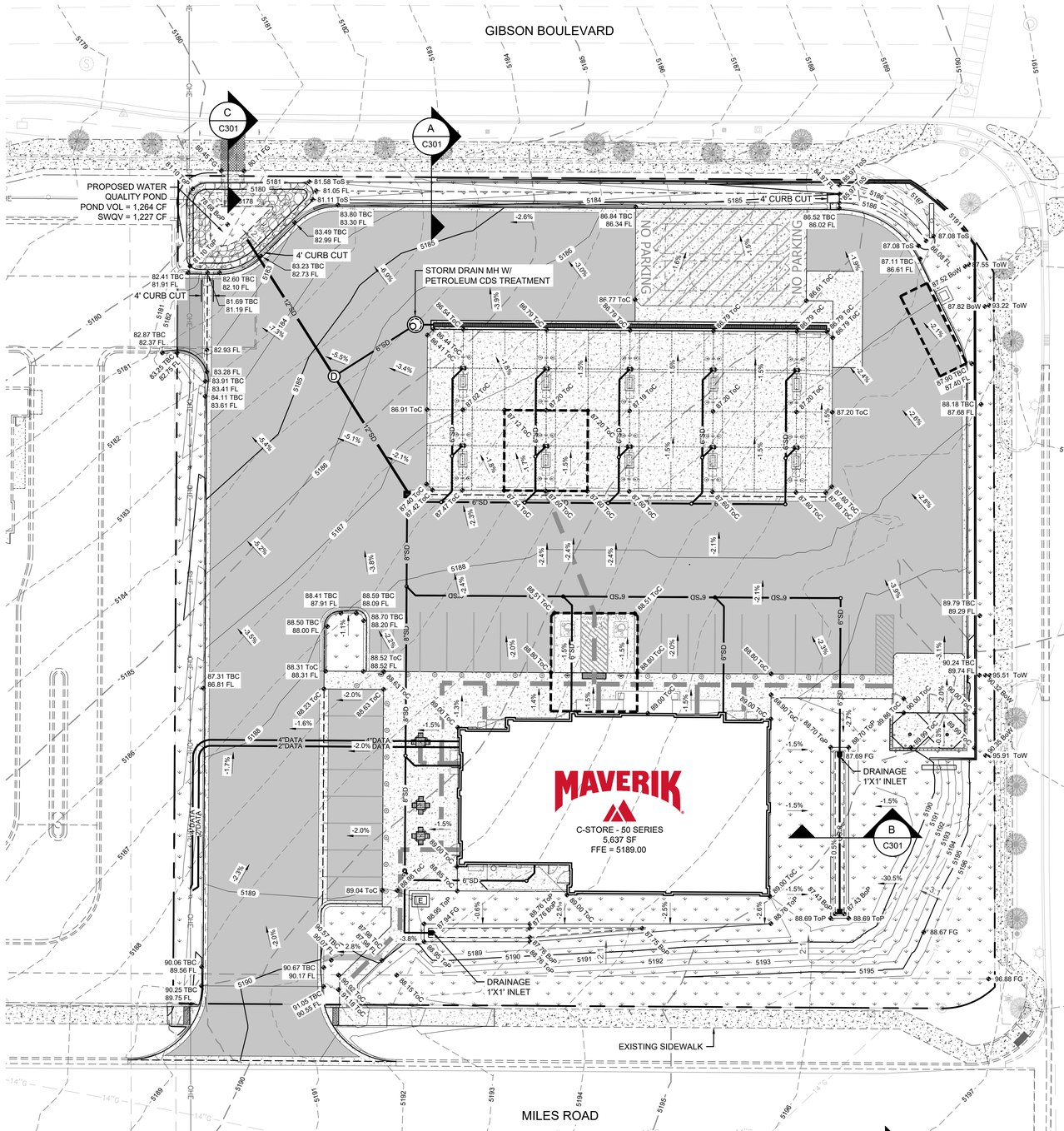
ALBUQUERQUE, NEW MEXICO

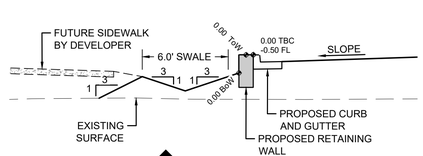
12/22/2023

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.

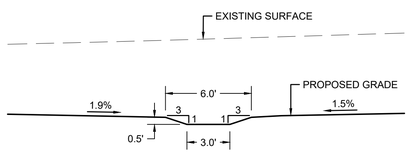
Designed	Drawn	Checked
RWZ	RWZ	DWMJR

Date: June 4, 2025
Scale: Horiz: 1" = 20' Vert: N/A
Project No: 9431291
Sheet: FIG - 1

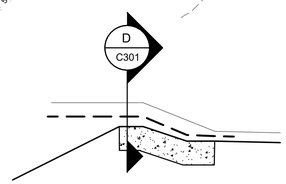




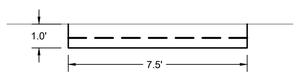
A C301 SECTION VIEW N.T.S.



B C301 SECTION VIEW N.T.S.



C C301 SECTION VIEW N.T.S.



D C301 SECTION VIEW N.T.S.

PROPOSED DETENTION POND

100-YR ROUTING SUMMARY		
DESCRIPTION	UNIT	VALUE
RETURN PERIOD/DURATION	YR/HR	100/24
TOTAL DRAINAGE AREA	AC	1.74
INFLOW TIME TO PEAK	MIN	8
INFLOW PEAK FLOW RATE	CFS	6.98
INFLOW TOTAL RUNOFF VOLUME	CU-FT	14,540
OUTFLOW TIME TO PEAK	MIN	8
OUTFLOW PEAK FLOW RATE	CFS	6.93
OUTFLOW TOTAL RUNOFF VOLUME	CU-FT	13,276
MAXIMUM STORAGE VOLUME	CU-FT	1,264
DEAD STORAGE VOUME	CU-FT	1,227
TOTAL RESERVOIR STORAGE TIME	HRS	24
RESERVOIR INVERT ELEVATION	FT	5,178.68
WEIR INVERT ELEVATION	FT	5,180.68
TOP OF EMBANKMENT ELEVATION	FT	5,181.68
MAXIMUM WATER SURFACE ELEVATION	FT	5,181.06
MAXIMUM WATER DEPTH	FT	2.38

DRAINAGE CERTIFICATION

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MICHAEL JOHNSON, NMPE 10751

JUNE 4, 2025
DATE

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
01/10/24
DATE:
BY:
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M15D021D

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GRADING LEGEND

0.0%	=	DIRECTION OF PROPOSED SURFACE GRADE
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4002	=	EXISTING MINOR CONTOURS
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	=	PROPOSED CATCH CURB

LEGEND

- PROPERTY LINE
- PROPOSED 4500 PSI CONCRETE PAVEMENT
- PROPOSED LANDSCAPE AREA
- PROPOSED ASPHALT PAVEMENT
- A.D.A. ROUTE - NOT TO EXCEED A RUNNING SLOPE GREATER THAN 4.5% OR CROSS SLOPE GREATER THAN 1.5%.
- A.D.A. AREAS - NOT TO EXCEED A SLOPE GREATER THAN 1.5% IN ANY DIRECTION.

0 20' 40'
SCALE: 1" = 20'

CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM)
PROCEDURE FOR 40 ACRE AND SMALLER BASINS

THE PRIMARY METHOD FOR HYDROLOGY CALCULATIONS IN THE DPM IS BASED ON THE ARID-LANDS HYDROLOGIC MODEL (AHYMO) CALCULATIONS. A SIMPLIFIED PROCEDURE FOR PROJECTS WITH BASINS SMALLER THAN 40 ACRES HAS BEEN DEVELOPED BASED ON INITIAL ABSTRACTION/UNIFORM INFILTRATION PRECIPITATION LOSSES AND RATIONAL METHOD PROCEDURES.

PRECIPITATION ZONES: SECTION 6-2(A)(1)

BERNALILLO COUNTY WITHIN CITY LIMITS HAS BEEN DIVIDED INTO 4 PRECIPITATION ZONES THAT CAN BE REVIEWED IN SECTION 6-2(A)(1). DPM IS BASED ON NATIONAL OCEANIC AND ATMOSPHERIC AGENCY (NOAA) ATLAS 14 PRECIPITATION DATA. FOR THE PROJECT SITE, ZONE 2 HAS BEEN SELECTED FOR LOCATIONS "BETWEEN THE RIO GRANDE AND SAN MATEO" AN EXCERPT OF PRECIPITATION DATA FROM TABLE 6.2.8 FOR ZONE 2 FOR THE 100-YEAR STORM EVENT IS INCLUDED BELOW:

PRECIPITATION FOR ZONE 2: 100-YEAR STORM EVENT												
	5 MIN	10 MIN	12 MIN	15 MIN	30 MIN	60 MIN	2 HR	3 HR	6 HR	24 HR	4 DAY	10 DAY
DEPTH (IN)	0.565	0.860	-	1.070	1.440	1.780	2.030	2.100	2.290	2.590	2.960	3.620
INTENSITY (IN/HR)	6.78	5.16	4.81	4.28	2.88	1.78	1.02	0.70	0.38	0.11	0.03	0.02

FROM DPM TABLE 6.2.8

LAND TREATMENTS: SECTION6-2(A)(2)
LAND AREAS ARE DESCRIBED BY ONE OF FOUR BASIC LAND TREATMENTS OR BY A COMBINATION OF THE FOUR LAND TREATMENTS. LAND TREATMENTS CAN BE REVIEWED IN TABLE 6.2.9.

LAND TREATMENTS IN PROJECT SITE					
BASIN	AREA	LAND TREATMENT A (ACRES)	LAND TREATMENT B (ACRES)	LAND TREATMENT C (ACRES)	LAND TREATMENT D (ACRES)
SITE (EXISTING)	1.74	0.0	0.0	0.0	1.74
SITE (DEVELOPED)	1.74	0.0	0.0	0.44	1.30

FROM TABLE 6.2.9 IN DPM

ABSTRACTIONS: SECTION 6-2(A)(3)
INITIAL ABSTRACTION IS THE PRECIPITATION DEPTH THAT MUST BE EXCEEDED BEFORE DIRECT RUNOFF BEGINS. INITIAL ABSTRACTION MAY BE INTERCEPTED BY VEGETATION, RETAINED IN SURFACE DEPRESSIONS, OR ABSORBED ON THE WATERSHED SURFACE.

ABSTRACTION IN PROJECT SITE BY LAND TREATMENT					
BASIN	ABSTRACTION FOR TREATMENT A	ABSTRACTION FOR TREATMENT B	ABSTRACTION FOR TREATMENT C	ABSTRACTION FOR TREATMENT D	WEIGHTED INITIAL ABSTRACTION (IN)
SITE (EXISTING)	0.65	0.50	0.35	0.10	0.10
SITE (DEVELOPED)	0.65	0.50	0.35	0.10	0.16

FROM TABLE 6.2.11 IN DPM

EXCESS PRECIPITATION AND VOLUMETRIC RUNOFF: SECTION 6-2(A)(4)
EXCESS PRECIPITATION, E, IS THE DEPTH OF PRECIPIRATION REMAINING AFTER ABSTRACTIONS ARE REMOVED. EXCESS PRECIPITATION DOES NOT DEPEND ON WATERSHED AREA. EXCESS PRECIPITATION IS DETERMINED BY SUBTRACTING THE INITIAL ABSTRACTION AND INFILTRATION FROM THE DESIGN STORM HYDROGRAPH.

HISTORIC VOLUMETRIC RUNOFF PER EQUATION 6.2 = 16,616 CU-FT
DEVELOPED VOLUMETRIC RUNOFF PER EQUATION 6.2 = 14,540 CU-FT

EXCESS PRECIPITATION IN PROJECT SITE BY LAND TREATMENT					
BASIN	EXCESS PRECIPITATION TREATMENT A	EXCESS PRECIPITATION TREATMENT B	EXCESS PRECIPITATION TREATMENT C	EXCESS PRECIPITATION TREATMENT D	WEIGHTED EXCESS PRECIPITATION (IN)
SITE (EXISTING)	0.62	0.80	1.03	2.33	2.32
SITE (DEVELOPED)	0.62	0.80	1.03	2.33	2.00

FROM TABLE 6.2.13 IN DPM

PEAK DISCHARGE RATE FOR SMALL WATERSHEDS: SECTION6-2(A)(5)
PEAK DISCHARGE RATES ARE GIVEN IN TABLE 6.2.14 FOR SMALL WATERSHEDS, LESS THAN OR EQUAL TO 40 ACRES, WHERE THE TIME OF CONCENTRATION IS ASSUMED TO BE 12 MINUTES.

HISTORIC PEAK DISCHARGE RATE PER EQUATION 6.6 = 7.55 CFS
DEVELOPED PEAK DISCHARGE RATE PER EQUATION 6.6 = 6.98 CFS

STORM WATER QUALITY VOLUME
TO CALCULATE THE REQUIRED SWQV, THE IMPERVIOUS AREA IS MULTIPLIED BY 0.42" FOR NEW DEVELOPMENT OR 0.26" FOR REDEVELOPMENT SITES.

(1.30 AC * 43,560 FT / AC) * (0.26 IN * 1 FT / 12 IN) = 1,481 CU-FT
REQUIRED VOLUME TO BE RETAINED IN BMP: 1,227 CU-FT
PROVIDED VOLUME TO BE RETAINED IN BMP: 1,264 CU-FT

FLOOD ZONE DESIGNATION
THE SITE LIES WITHIN FEMA FLOOD ZONE DESIGNATION X. ZONE X DESIGNATION INDICATES AN AREA OF MINIMAL FLOOD RISK OUTSIDE THE 1% AND 2% ANNUAL CHANCE FLOODPLAINS. THE CORRESPONDING FIS MAP NUMBER FOR THE PROJECT AREA IS MAP #35001C0361G EFFECTIVE 9/26/2008.

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nm811 Professional Resources for Damage Prevention

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MAVERIK STORE
2121 YALE BLVD SE
ALBUQUERQUE, NEW MEXICO
DRAINAGE PLAN

ALBUQUERQUE, NEW MEXICO

MAVERIK

12/22/2023

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Designed	Drawn	Checked
RWZ	RWZ	DWMJR

Date: June 4, 2025
Scale: Horiz: 1" = 20' Vert: N/A
Project No: 9431291
Sheet: FIG - 2