

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

July 9, 2021

Jon Niski  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109

RE: **Maverik**  
**10800 Gibson Ave. SE**  
**Permanent Certificate of Occupancy - Accepted**  
**Grading and Drainage Plan Stamp Date: 1/12/20**  
**Certification Dated: 7/1/21**  
**Drainage File: M21D007A1**

Dear Mr. Niski:

PO Box 1293

Based on the submittal received on 7/6/21 and site visit on 7/9/21, 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](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:** Raytheon **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Tract TR E-1 Parcel Bulk Land Plat Unit  
**City Address:** 10800 Gibson SE, Alb, NM

**Applicant:** Tierra West, LLC **Contact:** Jon Niski  
**Address:** 5571 Midway Park PI NE  
**Phone#:** 505-858-3100 **Fax#:** 505-858-1118 **E-mail:** jniski@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:**

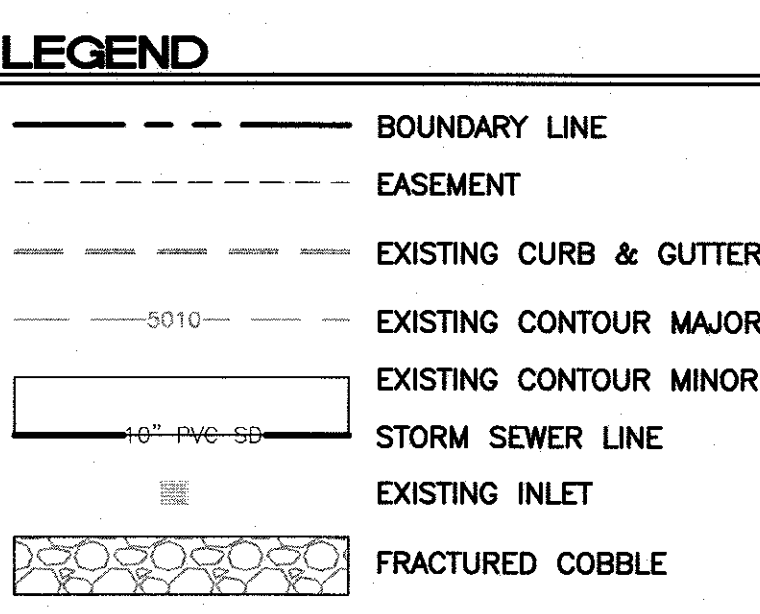
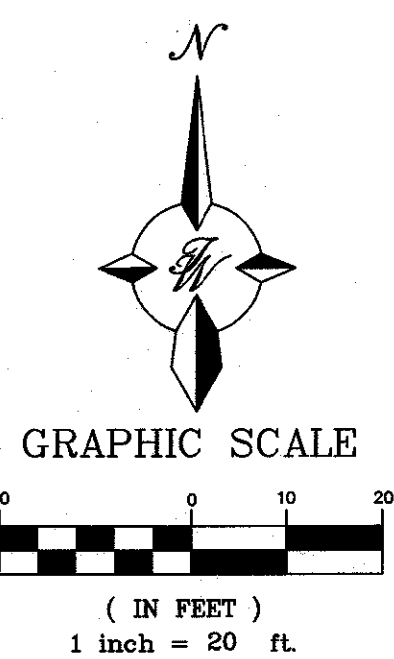
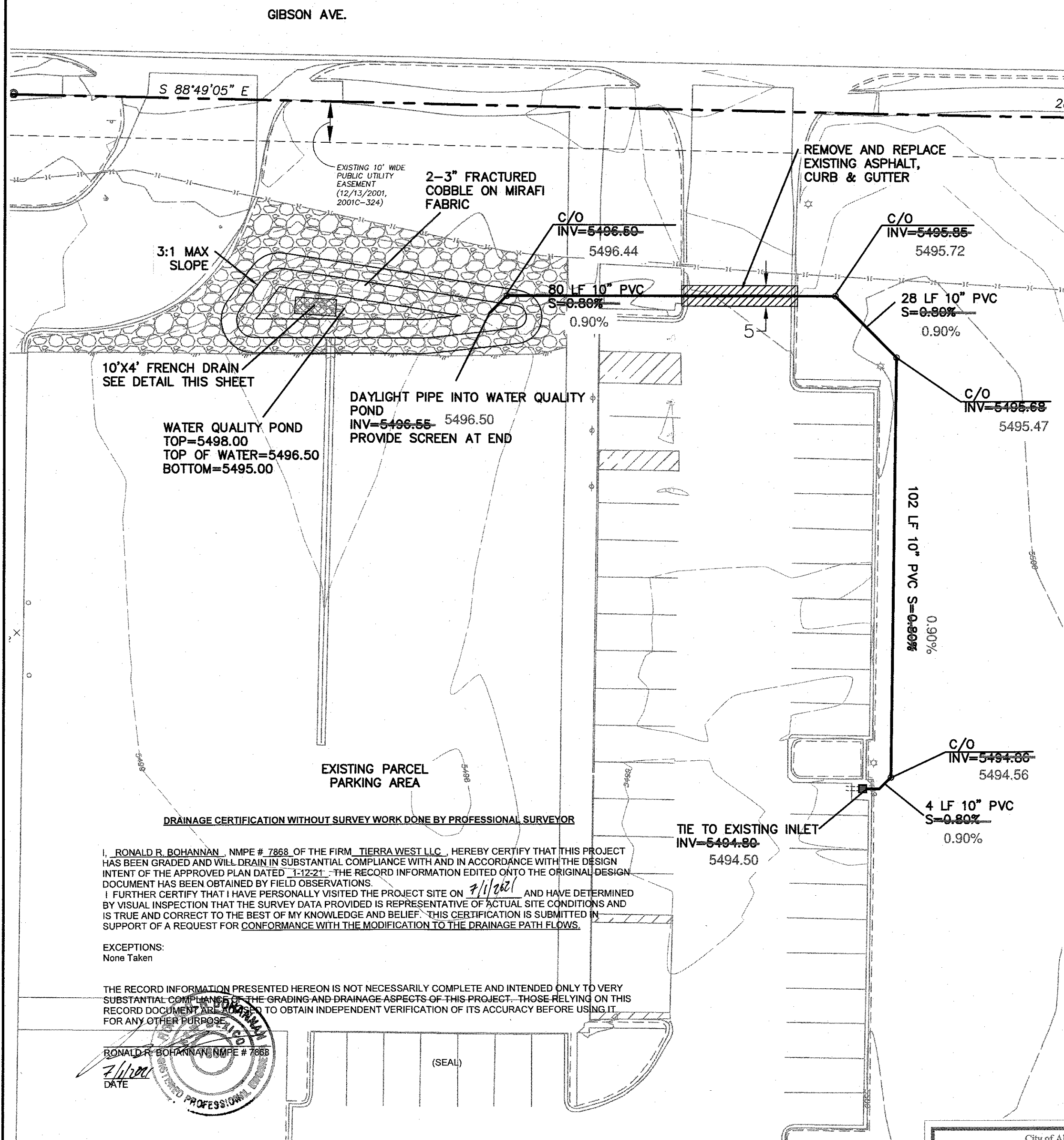
- ☒ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY PERMANENT  
☐ PRELIMINARY PLAT APPROVAL  
☐ SITE PLAN FOR SUB'D APPROVAL  
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR  
☐ FLOODPLAIN DEVELOPMENT PERMIT  
☐ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** 07/02/2021 **By:** Jon Niski

COA STAFF:

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

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

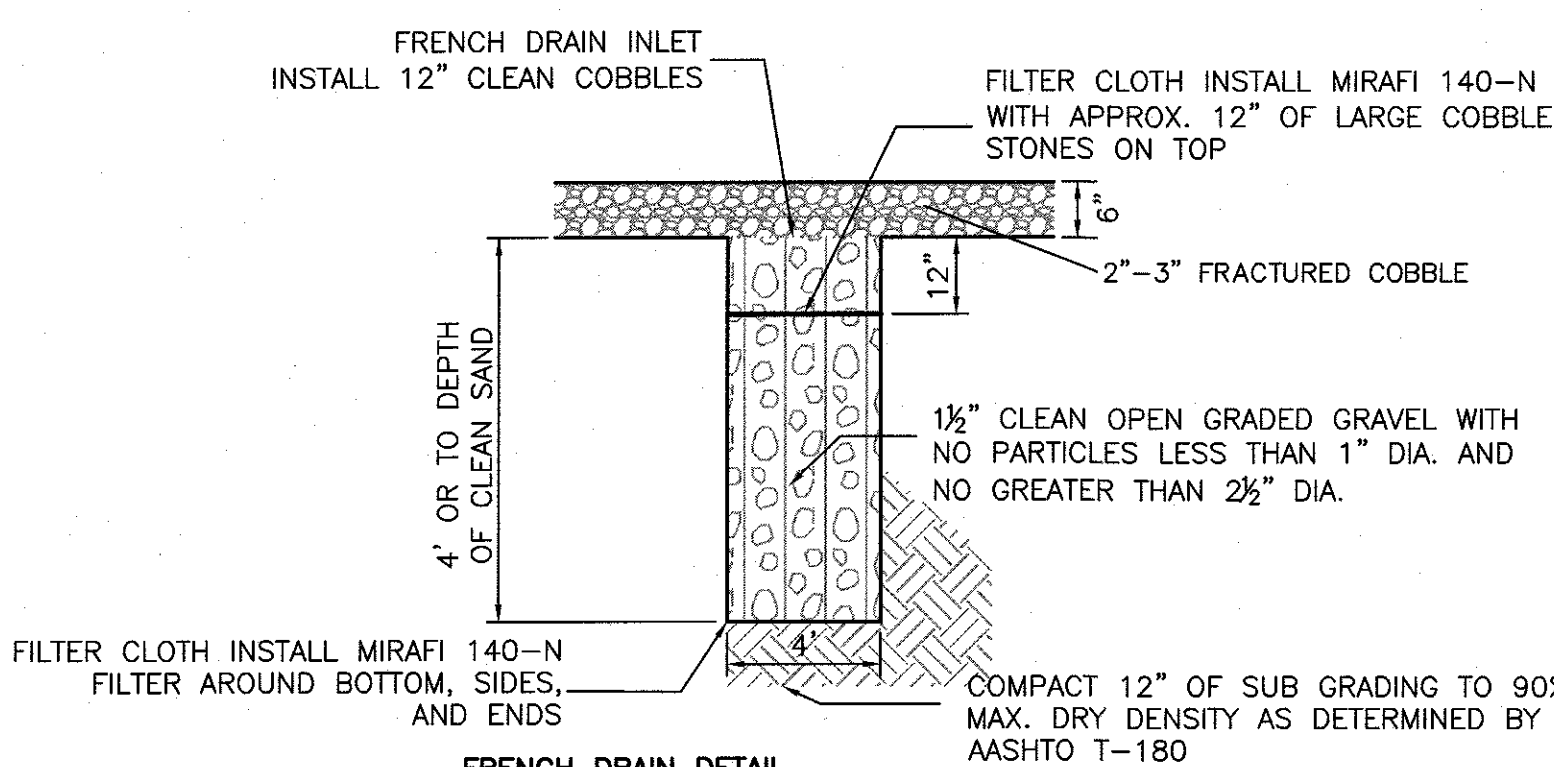


EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- 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.
- ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3" GRAVEL.

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.



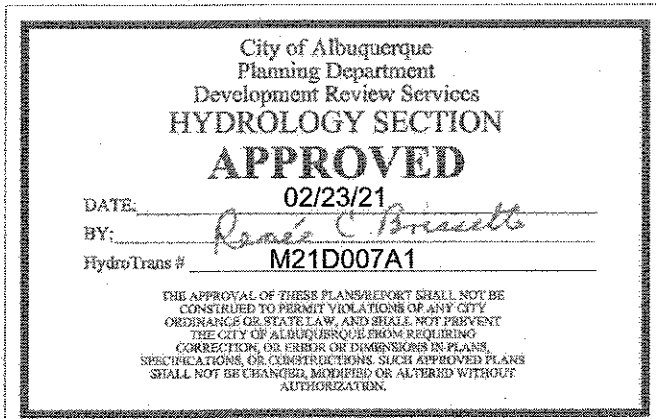
FRENCH DRAIN DETAIL

NOTE: COVER FRENCH DRAIN WITH PLASTIC TO PROTECT DRAIN DURING CONSTRUCTION OF ROADWAY.

| Pipe Capacity |        |           |                         |       |                  |                  |                 |
|---------------|--------|-----------|-------------------------|-------|------------------|------------------|-----------------|
| Pipe          | D (in) | Slope (%) | Area (ft <sup>2</sup> ) | R     | Q Provided (cfs) | Q Required (cfs) | Velocity (ft/s) |
| 1             | 10     | 0.8       | 0.55                    | 0.208 | 2.32             | 2.25             | 4.13            |
| 2             | 10     | 0.81      | 0.55                    | 0.208 | 2.34             | 2.25             | 4.13            |
| 3             | 10     | 0.8       | 0.55                    | 0.208 | 2.32             | 2.25             | 4.13            |

Manning's Equation:  
 $Q = 1.49/n \cdot A \cdot R^{2/3} \cdot S^{1/2}$

A = Area  
R = D/4  
S = Slope  
n = 0.011



Weighted E Method

| Basin | Area<br>(sf) | Area<br>(acres) | Treatment A  |              | Treatment B  |              | Treatment C  |              | Treatment D           |                   | 100-Year    |                       |                   | 10-Year     |       |      |
|-------|--------------|-----------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------------------|-------------------|-------------|-----------------------|-------------------|-------------|-------|------|
|       |              |                 | %<br>(acres) | %<br>(acres) | %<br>(acres) | %<br>(acres) | %<br>(acres) | %<br>(acres) | Weighted E<br>(ac-ft) | Volume<br>(ac-ft) | Flow<br>cfs | Weighted E<br>(ac-ft) | Volume<br>(ac-ft) | Flow<br>cfs |       |      |
| DA 1  | 20,473       | 0.47            | 0%           | 0            | 0%           | 0.00         | 0%           | 0.00         | 100%                  | 0.47              | 3.340       | 0.131                 | 2.25              | 2.150       | 0.084 | 1.43 |

Equations:

Weighted E = Ea\**A*a + Eb\**A*b + Ec\**A*c + Ed\**A*d / (Total Area)

Volume = Weighted D \* Total Area

Flow = Qa \* *A*a + Qb \* *A*b + Qc \* *A*c + Qd \* *A*d

Excess Precipitation, E (inches)

Zone 4

100-Year

10 - Year

E<sub>a</sub>

0.76

0.25

E<sub>b</sub>

0.95

0.41

E<sub>c</sub>

1.2

0.59

E<sub>d</sub>

3.34

2.15

Peak Discharge (cfs/acre)

Zone 4

100-Year

10 - Year

Q<sub>a</sub>

2.09

0.7

Q<sub>b</sub>

2.73

1.28

Q<sub>c</sub>

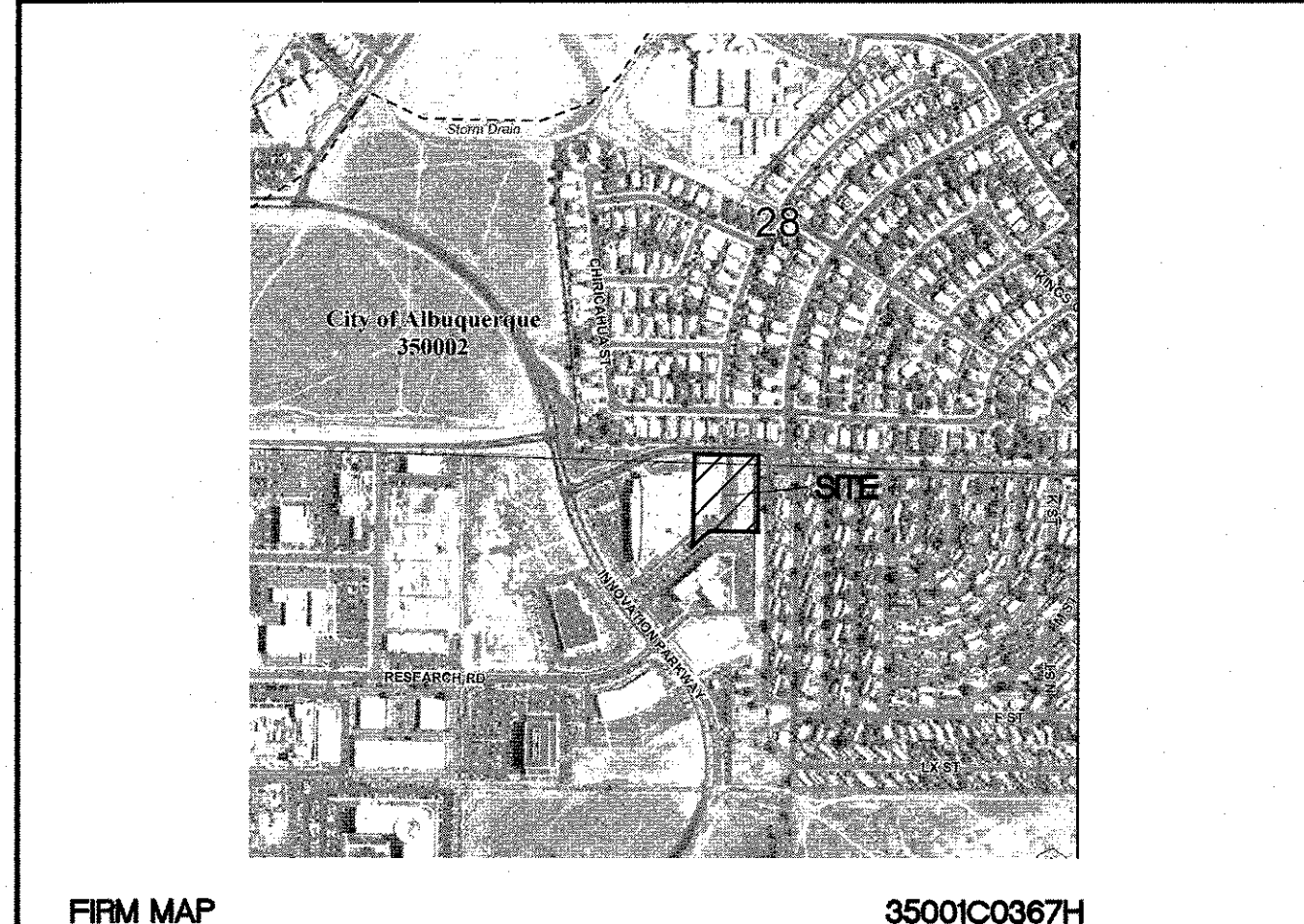
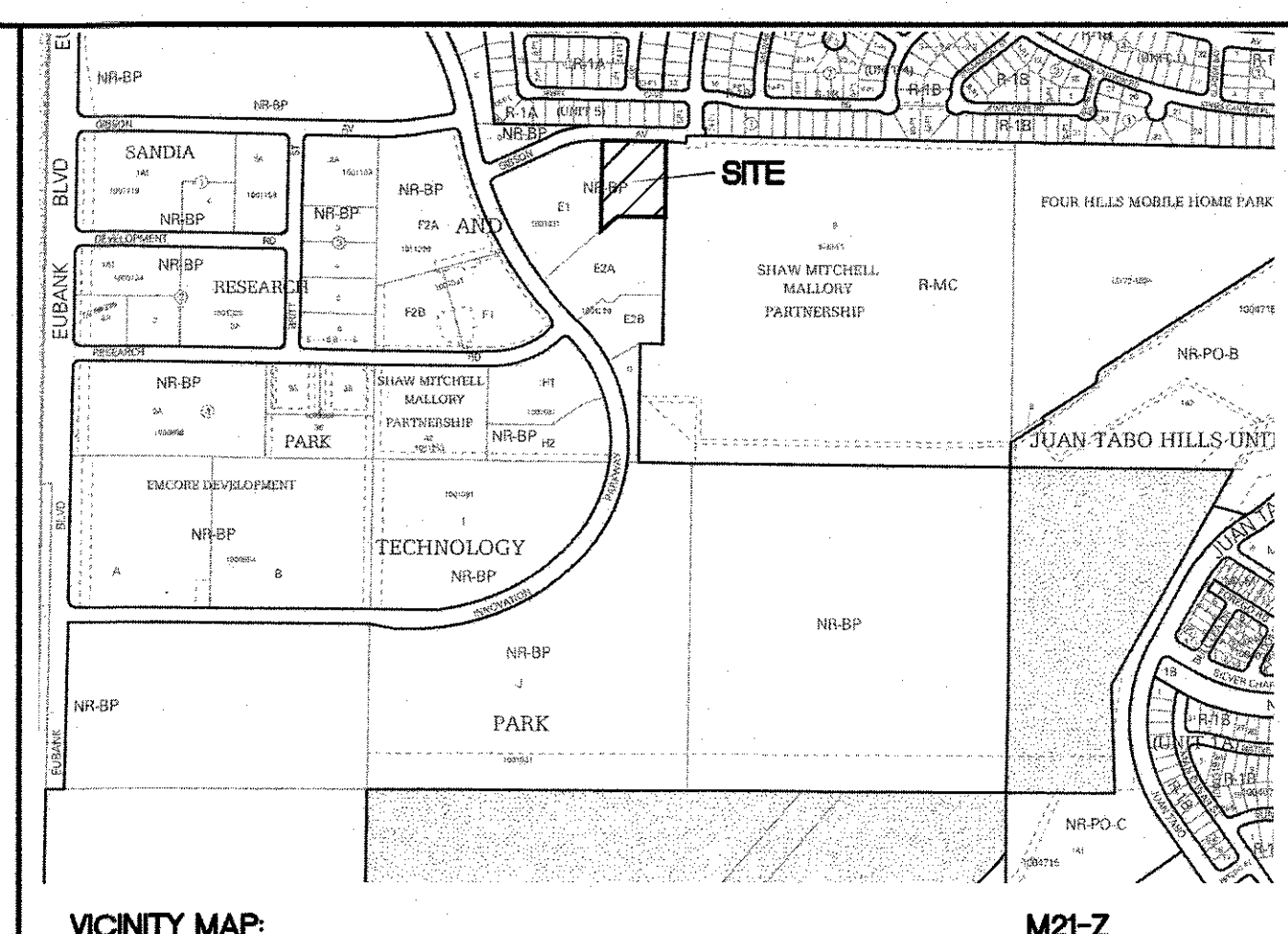
3.41

1.89

Q<sub>d</sub>

4.78

3.04



DRAINAGE NARRATIVE

THIS SITE IS LOCATED AT 10800 GIBSON AVENUE SE IN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND IS A PORTION OF TRACT E1 OF THE SANDIA SCIENCE & TECHNOLOGY PARK. THE PROPOSED DRAINAGE AND EXISTING SITE HYDROLOGY WILL COMPLY WITH HYDROLOGY REQUIREMENTS AS SHOWN IN DRAINAGE REPORT (M21-d7a1, PREPARED BY ABQ ENGINEERING, 7/25/05) AND DRAINAGE MASTER PLAN (M21D007A PREPARED BY BHI, 9/21/01). THE EXISTING SITE USES SURFACE DRAINAGE DIRECTED TO ON-SITE DROP INLETS AND STORM SEWER TO DIRECT RUNOFF TO EXISTING ON-SITE PONDS #1 AND #2 LOCATED ON THE WEST SIDE OF THE SITE AND CONNECTED TO EXISTING STORM SEWER IN THE CITY STREET. THE DRAINAGE REPORT FROM ABQ ENGINEERING SHOWS THE SITE FULLY DEVELOPED AND GRADED. THOSE PLANS SHOW BOTH PHASES OF THE BUILDING BEING DEVELOPED ALONG WITH A PARKING AREA ON THE EAST SIDE OF THE PROPERTY. THE DRAINAGE REPORT PREPARED BY ABQ ENGINEERING SHOWS 80% AS TYPE "D" IMPERVIOUS AND 20% TYPE "B" LANDSCAPE. THE DRAINAGE REPORT ALSO INDICATED COMPLIANCE WITH THE BHI MASTER PLAN INCLUDING LIMITS TO THE DEVELOPED RUNOFF RELEASED TO THE PUBLIC STORM SEWER.

IN THE 2017 GRADING PLAN COMPLETED BY ABQ ENGINEERING A PAVED PARKING AREA WAS ADDED TO THE EAST SIDE OF THE BUILDING. THIS AREA WAS ORIGINALLY INTENDED FOR A BUILDING EXPANSION THUS THE OVER ALL GRADING AND DRAINAGE FOR THE SITE WAS STILL IN COMPLIANCE WITH THE APPROVED GRADING PLAN. WITH THE CONSTRUCTION OF THE PAVED AREA ABQ ENGINEERING WAS REQUIRED TO COMPLY WITH THE NEW WATER QUALITY RULES FOR THE CITY AND PROVIDED A DETENTION POND FOR THE NEW PARKING AREA WHICH CONTAINED THE VOLUME FOR THE WATER QUALITY REQUIREMENT AS WELL AS THE 100YR STORM AND DID NOT HAVE A OVERFLOW.

THE PROPERTY OWNER WOULD LIKE A WAY FOR THE POND TO DRAIN THE 100YR FLOWS AND DETAIN THE WATER QUALITY VOLUME OF 733 CF. IN ORDER TO ACCOMPLISH THIS REQUEST A NEW 10" PVC STORM SEWER IS PROPOSED TO BE CONSTRUCTED FROM THE WATER QUALITY POND TO THE EXISTING DROP INLET LOCATED IN THE PARKING LOT. THIS AREA WAS ORIGINALLY DESIGNED TO DRAIN TO THAT DROP INLET SO THE EXISTING STORM SEWER HAS CAPACITY AND THE SITE HYDROLOGY REMAINS AS IT WAS APPROVED. THE REVISED WATER QUALITY POND HAS THE CAPACITY TO HOLD 750 CF OF RUNOFF WHICH IS GREATER THAN THE 733 CF REQUIRED.

ENGINEER'S SEAL

RONALD R. BOHANNON  
NEW MEXICO  
7868  
PROFESSIONAL ENGINEER

1-12-2021

RONALD R. BOHANNON  
P.E. #7868

**RATHEON  
ALBUQUERQUE, NM**

**SUPPLEMENTAL GRADING  
AND DRAINAGE PLAN**

**TIERRA WEST, LLC**  
5571 MIDWAY PARK PL NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 858-3100  
www.tierrawestllc.com

DRAWN BY  
pm

DATE  
1-12-2021

SHEET #  
**1**

JOB #  
2020062

SEWER CLEAN-OUT

NTS

