

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

April 14, 2022

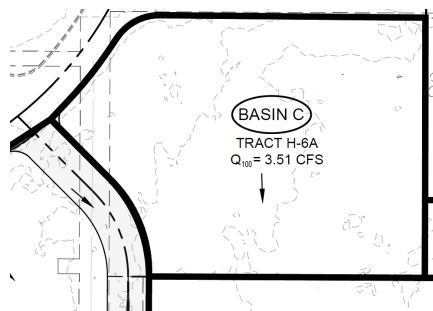
Ryan Morrissey, P.E.  
Burkhardt Engineering  
28 North Cherry St.  
Germantown, OH, 45327

**RE: Champion Xpress Car Wash  
9640 Universe Blvd. NW  
Grading and Drainage Plan  
Engineer's Stamp Date: 03/25/22  
Hydrology File: B10D003J**

Dear Mr. Morrissey:

Based upon the information provided in your submittal received 03/25/2022, the Grading & Drainage Plan is **not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

1. Please provide the Benchmark information (location, description and elevation) for the survey contour information provided.
2. Please use the procedure for 40 acre and smaller basins as outlined in Development Process Manual (DPM) (signed 06/08/20) Article 6-2(a). Please provide both the existing conditions and proposed conditions for the 100 year-6 hour storm event. Under the proposed conditions, please mention the overall Master Drainage Plan for Ventana Square Subdivision by Thompson Engineering dated 12/23/20 and the allowable discharge for this site as 3.51 cfs.



FULL DEVELOPMENT CONDITIONS												
A	1.3516	0.00	7.50	7.50	85.00	1.80	0.20	8.826	0.37	16,041	5.52	
B	0.9707	0.00	7.50	7.50	85.00	1.80	0.15	6.339	0.26	11,521	3.96	
C	0.8607	0.00	7.50	7.50	85.00	1.80	0.13	5.621	0.23	10,215	3.51	
D	0.1126	0.00	7.50	7.50	85.00	1.80	0.02	735	0.03	1,336	0.46	
E	1.2271	0.00	7.50	7.50	85.00	1.80	0.18	8,013	0.33	14,564	5.01	
F	1.2502	0.00	7.50	7.50	85.00	1.80	0.19	8,164	0.34	14,838	5.10	
G	1.0982	0.00	7.50	7.50	85.00	1.80	0.16	7,172	0.30	13,034	4.48	
H	0.2714	0.00	15.00	0.00	85.00	1.78	0.04	1,749	0.07	3,197	1.09	
I	0.2126	0.00	5.00	0.00	95.00	1.91	0.03	1,470	0.06	2,739	0.90	
J	0.6009	0.00	25.00	13.00	62.00	1.52	0.08	3,310	0.13	5,650	2.16	
TOTAL RUNOFF	7.9560							1.18	51,400	2.14	93,134	32.20
EXCESS PRECIP.		0.44	0.67	0.99	1.97	E (in)						
PEAK DISCHARGE		1.29	2.03	2.87	4.37	Q <sub>6</sub> (cfs)						
WEIGHTED E (in) = (E <sub>A</sub> )(%A) + (E <sub>B</sub> )(%B) + (E <sub>C</sub> )(%C) + (E <sub>D</sub> )(%D)												
V <sub>6HR</sub> (acre-ft) = (WEIGHTED E)(AREA)/12												
V <sub>10DAY</sub> (acre-ft) = (V <sub>6HR</sub> + (A <sub>D</sub> )(P <sub>10DAY</sub> - P <sub>6HR</sub> ))/12												
Q (cfs) = (Q <sub>100A</sub> )(A <sub>A</sub> ) + (Q <sub>100B</sub> )(A <sub>B</sub> ) + (Q <sub>100C</sub> )(A <sub>C</sub> ) + (Q <sub>100D</sub> )(A <sub>D</sub> )												
ZONE = 1												
P <sub>6HR</sub> (in) = 2.17												
P <sub>10DAY</sub> (in) = 2.49												
P <sub>10DAY</sub> (in) = 3.90												

3. Provide management onsite for the Stormwater Quality Volume (SWQV) in accordance with the new drainage ordinance, § 14-5-2-6 (H) enacted 10/2/18 (Council Bill C/S O-18-2). Please show the top and bottom of the ponds along with the volume for each pond. The onsite drainage should be directed to these ponds prior to being collected in a private



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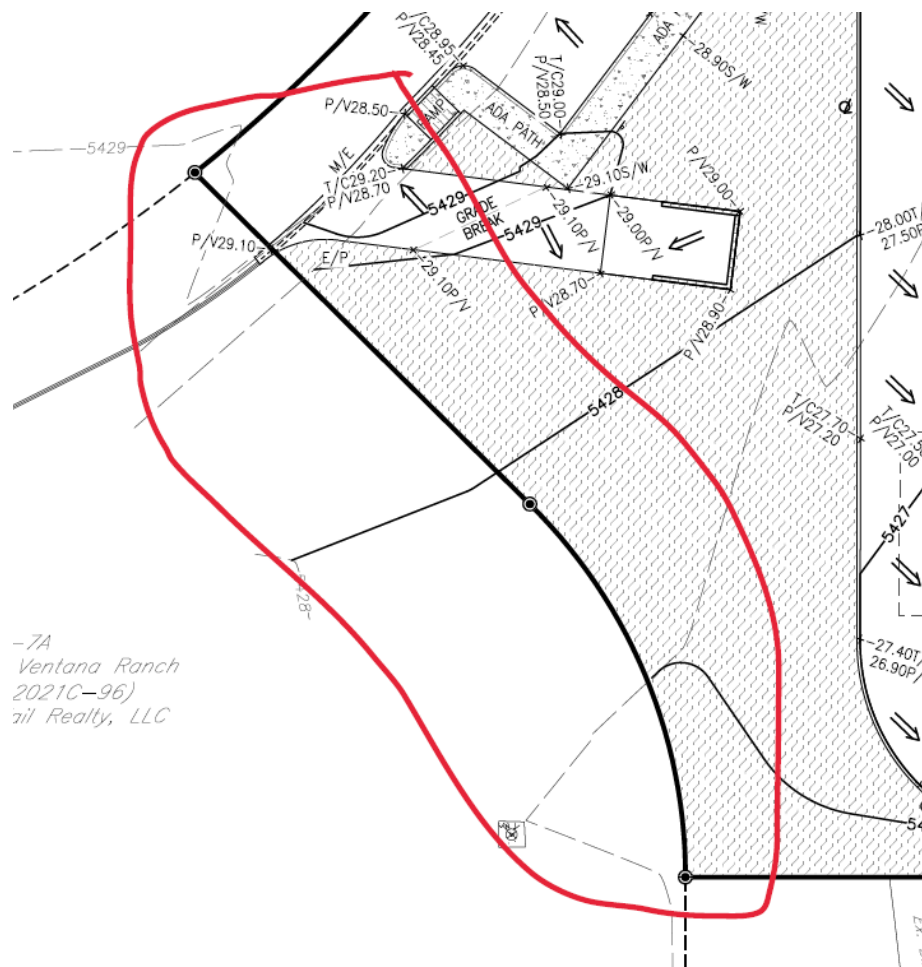
*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

unground drainage system. Please follow the DPM Article 6-12 Stormwater Quality and Low-Impact Development for the sizing calculations. To calculate the required SWQV, multiply the impervious area draining to the BMP by 0.42 inches for new development sites. The calculations of both the required and the provided volume of each BMP must be shown on the Grading and Drainage Plan. Each BMP should be labeled on the Grading and Drainage Plan with the required SWQV and associated water surface elevation and the 100-year water surface elevation. Landscaping of surface BMPs is also required to be noted on the Grading and Drainage Plan.

4. Please show the proposed access road for Ventana Square Subdivision (built under CPN # 670982. Also, please show and label the 20' Waterline Easement. Please note that the curbing and sidewalk along this access road is to be built during Building Permit with these plans which needs to be shown and called out.



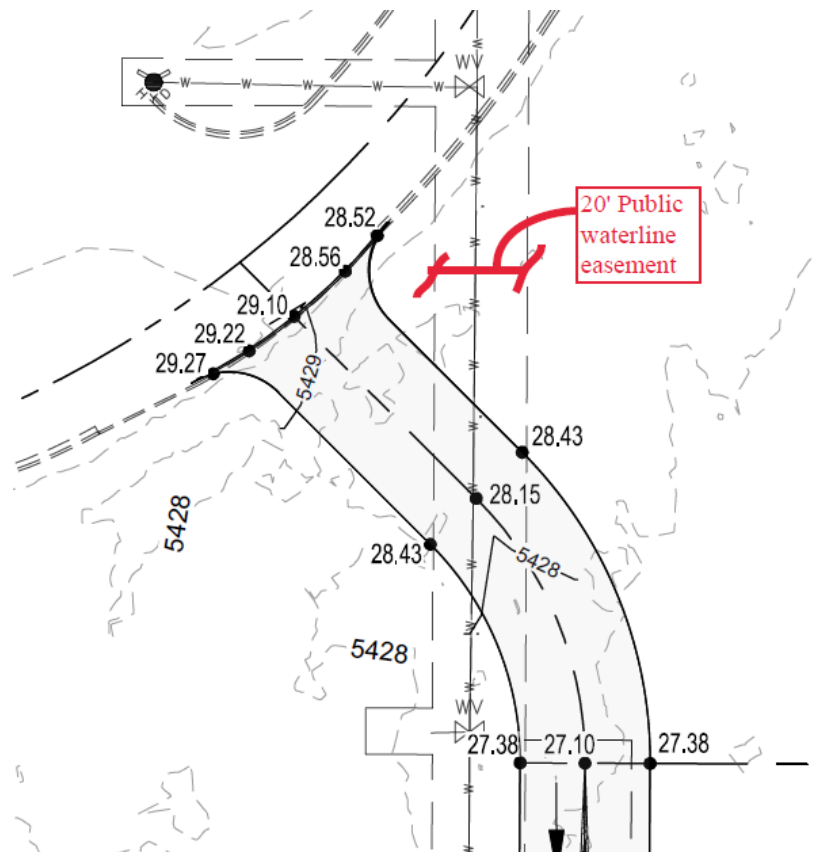


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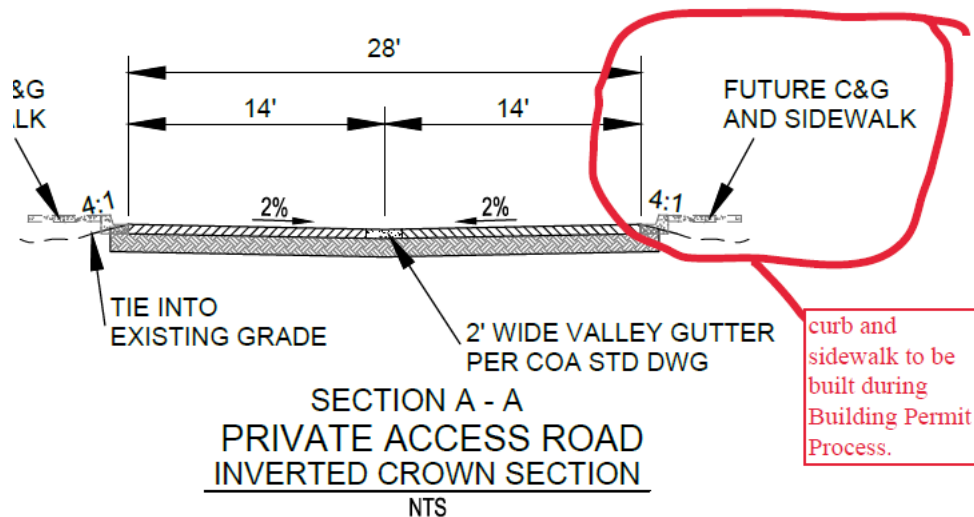


PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.



# CITY OF ALBUQUERQUE

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Alan Varela, Director



*Mayor Timothy M. Keller*

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

*Renée C. Brissette*

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)





Development &amp; Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

City Address: 9640 Universe Blvd NW

Phone#: 937-388-0060 Fax#: \_\_\_\_\_ E-mail: mmonnin@burkhardtinc.com

Phone#: 505-267-7686 Fax#: E-mail: [rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)

DEPARTMENT \_\_\_\_\_ TRANSPORTATION      ☒ HYDROLOGY/DRAINAGE

\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

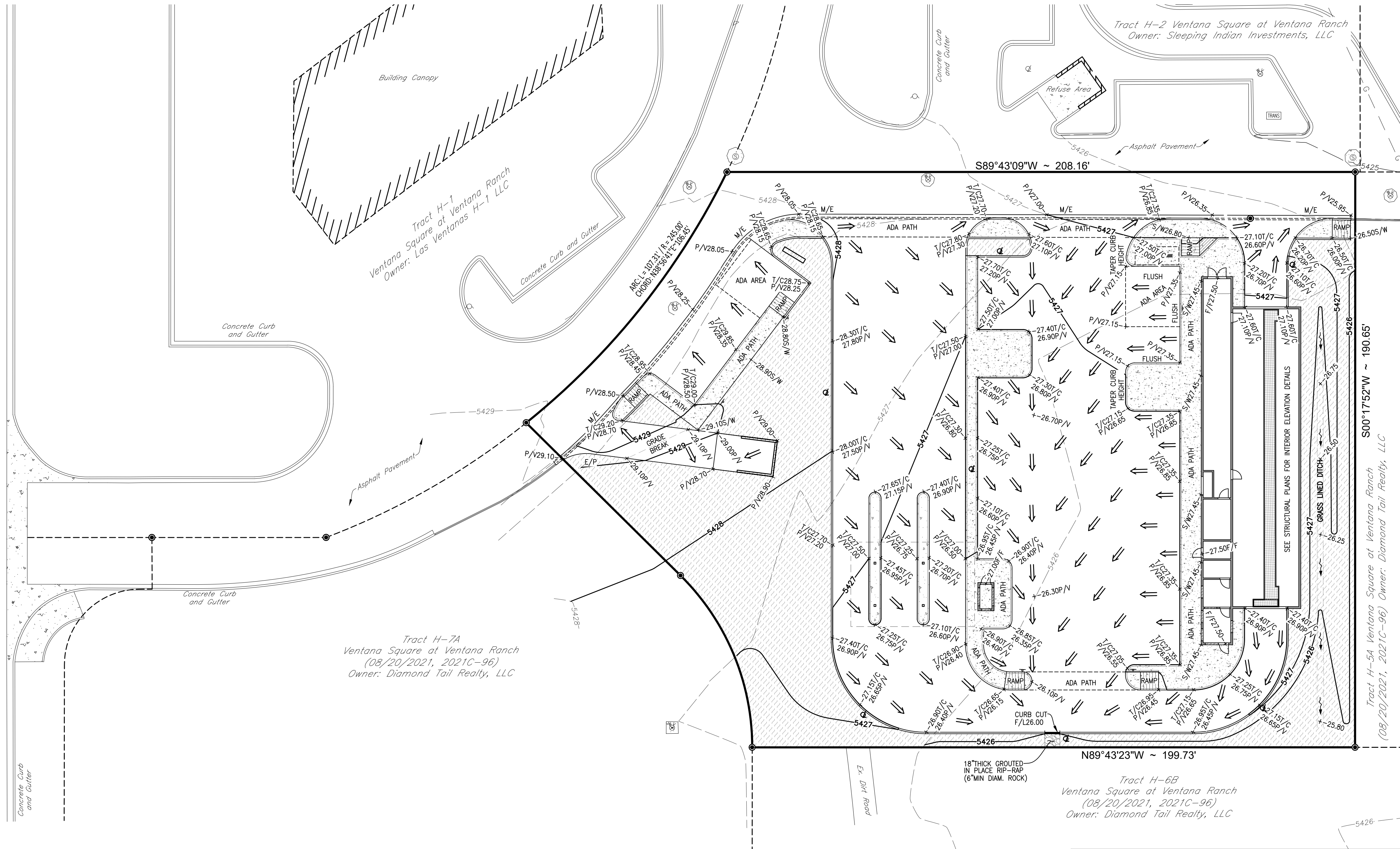
         PRE-DESIGN MEETING?

DATE SUBMITTED: March 25, 2022 By: Mitchell Monnin

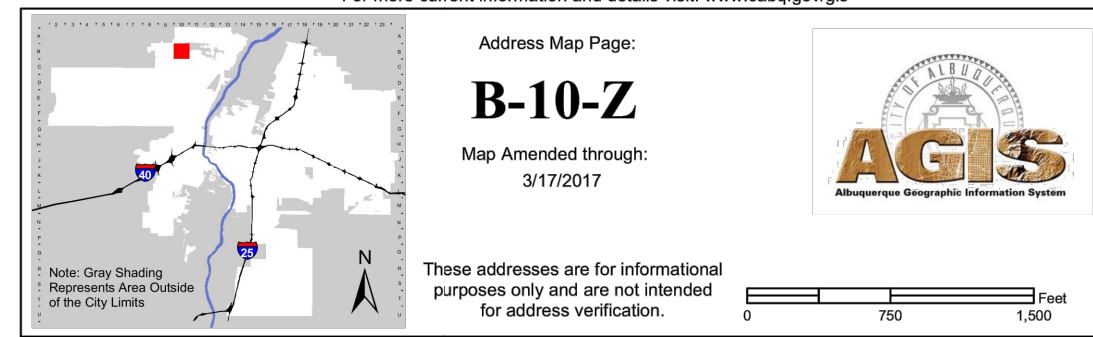
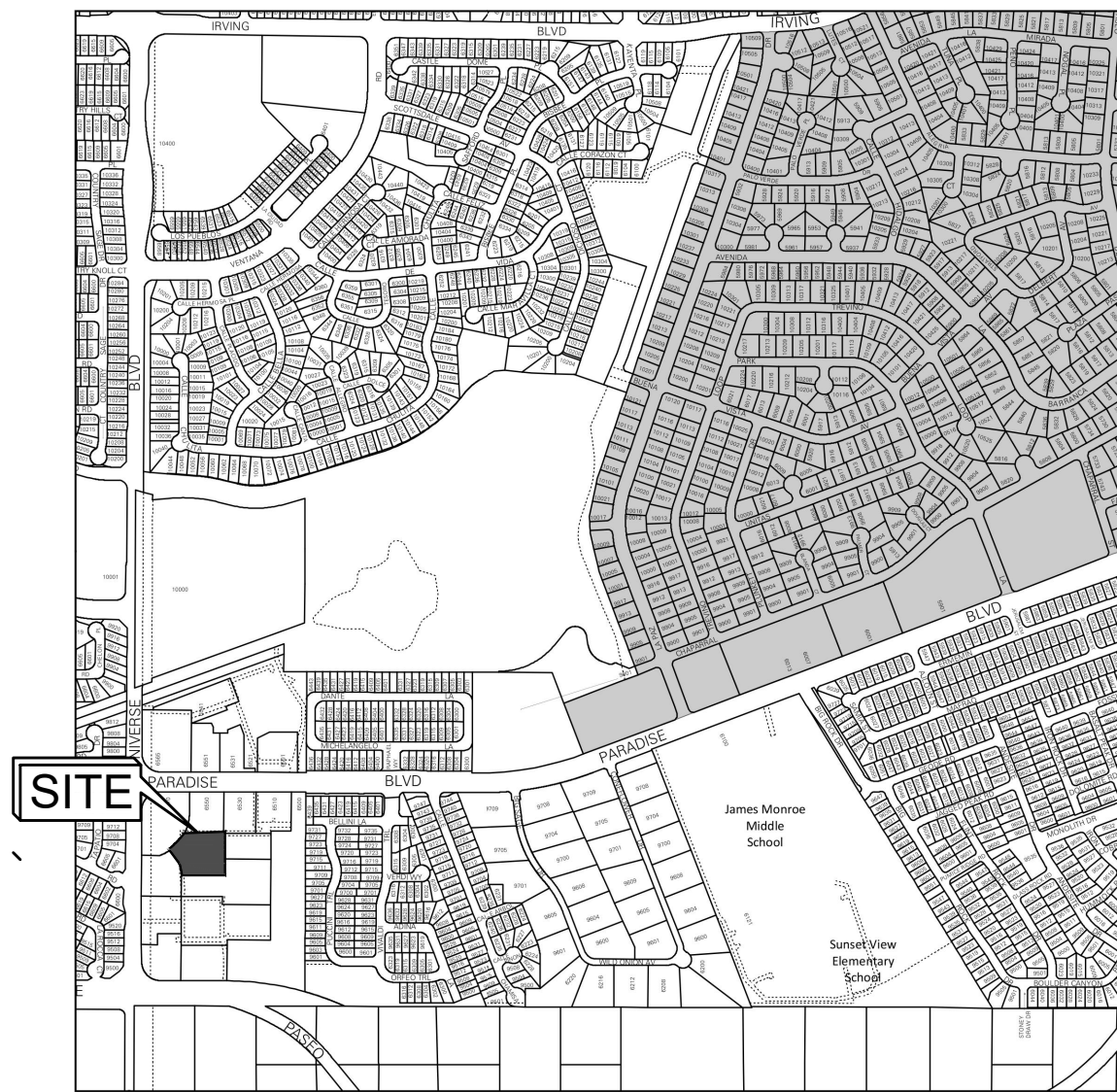
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UNIVERSE BLVD. N.W.  
(Right-of-Way Width Varies)



Proposed stormwater drainage is per approved Ventana Square Basin Map & Access Road Grading Plan. Plans approved by City of Albuquerque dated September 2nd, 2021.



**PLANNING AND ZONING REQUIREMENTS**  
Reference: City of Albuquerque Integrated Development Code  
Zone: "MX-M" Mixed Use - Medium Intensity Zone District  
Proposed Use: Car Wash

**Building Setbacks**  
Front: 5 ft. (min.)  
Side, Interior: 0 ft. (min.)  
Side, Street: 5 ft. (min.)  
Rear: 15 ft. (min.)

**PERMITTING CONTACT INFORMATION:**  
PLANNING / ZONING / BUILDING  
City of Albuquerque - Planning Department  
Contact: Brennon Williams  
Telephone: 505.924.3860  
Email: bnwilliams@cabq.gov

**ROADS, ACCESS, & RIGHT-OF-WAY**  
City of Albuquerque - Traffic Department  
Contact: MARWA AL NAJJAR  
Telephone: 505.924.3675  
Email: malnajar@cabq.gov

**UTILITY CONTACT INFORMATION:**  
SANITARY SEWER / WATER  
Albuquerque Bernalillo County Water Utility Authority  
Contact: Robert Strong  
Telephone: 505.261.4429  
Email: rstrong@abcwua.org

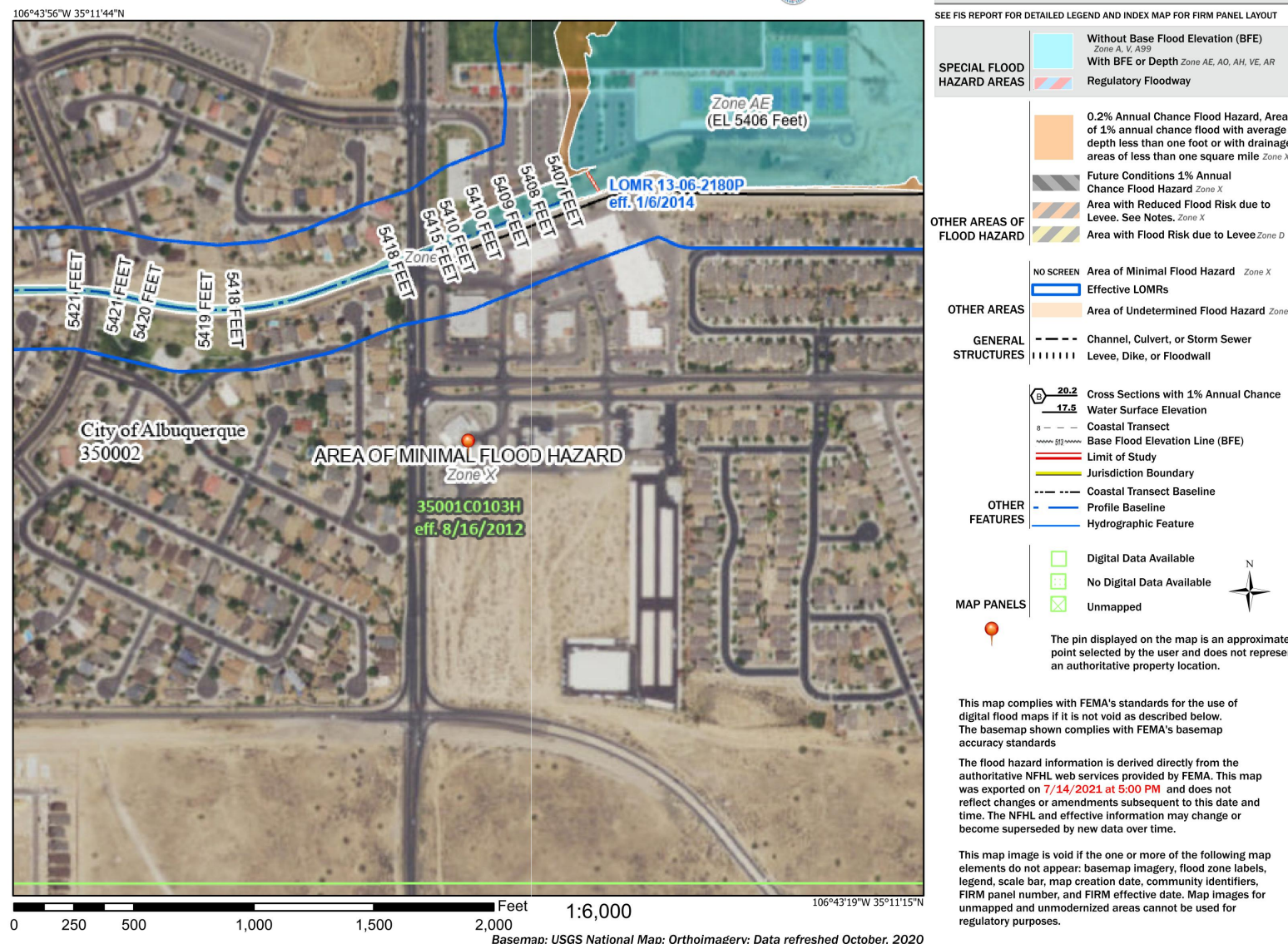
**STORM SEWER**  
City of Albuquerque - Planning Hydrology Department  
Contact: Renee Brissette  
Telephone: 505.924.3995  
Email: rbrissett@cabq.gov

**GAS**  
New Mexico Gas Company  
Contact: Jacob Gallegos  
Telephone: 505.697.3120  
Email: Jacob.Gallegos@nmgco.com

**ELECTRIC**  
PNM (Public Service Company of New Mexico)  
Contact: Chase LeJeune  
Telephone: 505-362-4180  
Email: Chase.LeJeune2@pnm.com

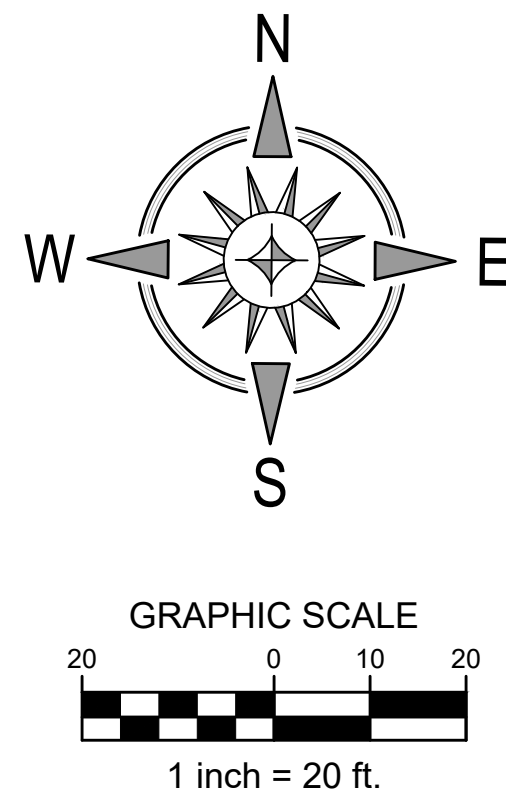
**TELECOM**  
CenturyLink  
Contact: Customer Service  
Telephone: 865.465.2313

#### National Flood Hazard Layer FIRMette



**VERTICAL & HORIZONTAL CONTROL:**  
Reference - ALTA / NSPS Land Survey of the subject property prepared by CSI-Cartesian Surveys, Inc., dated, September 8, 2021.

**WORK WITHIN PUBLIC RIGHT-OF-WAY REQUIRES DRC-APPROVED PLANS.**



**PROJECT SUMMARY**  
Project will include the demolition and removal of existing structures, vegetation, pavement, etc. as necessary to construct a new Champion Xpress Car Wash and its associated pavement, parking facilities, utilities, landscaping, signage and any other proposed improvements which are needed to service the site.

**PROPERTY INFORMATION**  
Address: 9640 Universe Blvd NW  
Legal Description: Tract H-6A Ventana Square at Ventana Ranch  
Area: 1.0111 acres  
Zoning: Mixed Use - Moderate Intensity  
Flood Zone Designation: FIRM # 35001C0103H, effective date: August 16, 2012  
Zone "X" : Areas determined to be outside the 0.2% annual chance floodplain.

GRADING LEGEND	
M/E	MATCH EXISTING PAVEMENT GRADE
E/P	EDGE-OF-PAVEMENT (NO CURB)
S/W	SIDEWALK PAVEMENT
T/C	TOP-OF-CURB
P/V	CONCRETE PAVEMENT
F/V	FINISHED FLOOR GRADE
←	SHEET FLOW
+00.00	PROP. SPOT ELEVATION
-0000	PROP. CONTOUR
[Pattern]	LANDSCAPE AREA
[Pattern]	ROCK LINER / RIP-RAP



**SITE DEVELOPMENT PLANS FOR**  
**CHAMPION XPRESS CAR WASH**  
9640 UNIVERSE BLVD NW  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



Design: RJM Proj: 21.226  
Draw: MCM Dwg: 21-226.dwg  
Check: RJM Tab: C3.0-GP  
Scale: 1" = 20'  
Date: 03.25.2022

Sheet:  
**GRADING PLAN**

Sheet No.:  
**C-3.0**



**TAKE CAUTION DURING EXCAVATION:**  
THERE ARE UNDERGROUND UTILITY MAINS IN THE CONSTRUCTION AREA WHICH MAY NOT HAVE BEEN LOCATED ACCURATELY BY THE SURVEYOR. UTILITY OWNERS, NOTIFY "811" IN ADVANCE OF DIGGING TO HAVE LINES MARKED.