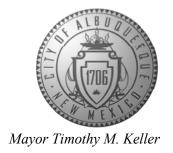
Planning Department Alan Varela, Director



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:

PO Box 1293

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:

Albuquerque

1. Please provide the Benchmark information (location, description and elevation) for the survey contour information provided.

NM 87103

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.

www.cabq.gov

(C) W	FULL DEVELOPMENT CONDITIONS											
· / / L	A	1.3516	0.00	7.50	7.50	85.00	1.80	0.20	8,826	0.37	16,041	5.52
	В	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
Ć,	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											5.10
	G											4.48
	Н											1.09
	ı											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
TY												- 1
5 1	PEAK DISCHARGE		1.29	2.03	2.87	4.37	Qn (cfs)					- 1
9: 24.5												- 1
- L					6C) + (Ei	o)(%D)						- 1
2												
	V_{10DAY} (acre-ft) = V_{6-HF}	t + (AD)(P10	DAY - P6-H	R)/12					F	P _{10DAY} (in.) =	3.90	- 1
	$Q (cfs) = (Q_{PA})(A_A) + ($	Qps)(As) +	(QPc)(Ac) + (Q _{PD})(An)							
		G D E F G H I J TOTAL RUNOFF EXCESS PRECIP. PEAR DISCHARGE WEIGHTED E (in) = (Vasca (acre-fi) = (WEI	B 0,9707 C 0,8607 D 0,1126 E 1,2271 F 1,2502 G 1,0962 H 0,2714 I 0,2126 J 0,6009 TOTAL RUNOFF 7,9560 EXCESS PRECIP. PEAK DISCHARGE WEIGHTED E (in) = (EA)(%A) + Vass (acre-fi) = (WEIGHTED E) Vasos (acre-fi) = Vass + (Ao)(Pt.)	B 0.9707 0.00 C 0.8807 0.00 D 0.1126 0.00 E 1.2271 0.00 F 1.2502 0.00 G 1.0982 0.00 G 1.0982 0.00 H 0.2714 0.00 J 0.009 0.00 TOTAL RUNOFF 7.9560 EXCESS PRECIP. 0.44 PEAK DISCHARGE 1.29 WEIGHTED E (In) = (E.)(%A) + (Ea)(%B) Vasic (acre-ft) = (WeiGHTED E)(AREA)/Y VLOW (ACRE-ft) = (WeiGHTED E)(AREA)/Y VLOW (ACRE-ft) = (WeiGHTED E)(AREA)/Y VLOW (ACRE-ft) = (WeighteD) = (EA)(WeighteD)	A 1.3516 0.00 7.50 B 0.9707 0.00 7.50 C 0.8807 0.00 7.50 D 0.1126 0.00 7.50 E 1.2271 0.00 7.50 F 1.2502 0.00 7.50 G 1.9982 0.00 7.50 H 0.2714 0.00 15.00 I 0.2126 0.00 5.00 J 0.6009 0.00 25.00 TOTAL RUNOFF 7.9560 EXCESS PRECIP. 0.44 0.67 PEAK DISCHARGE 1.29 2.03 WEIGHTED E (in) = (Ex)(%A) + (Ex)(%B) + (Ec)(%Usov - Pensif') 2 Visov (acrof-t) = (WEIGHTED E)(AREA)/12	A 1,3516 0,00 7,50 7,50 8 9,770 7,00 7,50 7,50 8 9,770 7,00 7,50 7,50 7,50 7,50 7,50 7,50	A 1.3516 0.00 7.50 7.50 85.00 B 0.9707 0.00 7.50 7.50 85.00 C 0.8607 0.00 7.50 7.50 85.00 D 0.1126 0.00 7.50 7.50 85.00 E 1.2221 0.00 7.50 7.50 85.00 F 1.2502 0.00 7.50 7.50 85.00 G 1.0982 0.00 7.50 7.50 85.00 H 0.2714 0.00 15.00 0.00 85.00 I 0.2716 0.00 5.00 0.00 85.00 J 0.6009 0.00 25.00 13.00 62.00 TOTAL RUNOFF 7.9660 EXCESS PRECIP. 0.44 0.67 0.99 1.97 PEAK DISCHARGE 129 2.03 2.87 4.37 WEIGHTED E (in) = (EA)(%A) + (Ea)(%B) + (Ec)(%C) + (Eb)(%D) Varan (acro-ft) = (WEIGHTED E)(AREA)/12	A 1.3516 0.00 7.50 7.50 85.00 1.80 B 0.9707 0.00 7.50 7.50 85.00 1.80 C 0.8607 0.00 7.50 7.50 85.00 1.80 D 0.1126 0.00 7.50 7.50 85.00 1.80 E 1.2271 0.00 7.50 7.50 85.00 1.80 F 1.2502 0.00 7.50 7.50 85.00 1.80 G 1.0982 0.00 7.50 7.50 85.00 1.80 H 0.2714 0.00 15.00 0.00 85.00 1.80 H 0.2714 0.00 15.00 0.00 95.00 1.80 I 0.2126 0.00 5.00 0.00 95.00 1.91 J 0.6009 0.00 25.00 13.00 62.00 1.91 J 0.6009 0.00 25.00 13.00 62.00 1.52 TOTAL RUNOFF 7.9560 EXCESS PRECIP. 0.44 0.67 0.99 1.97 E (in) PFEAK DISCHARGE 1.29 2.03 2.87 4.37 Om (cfs) WEIGHTED E (in) = (E.)(%A) + (Es)(%B) + (Ec)(%C) + (Eo)(%D) Visia (acro-fi) = (WEIGHTED E)(AREA)/12 Visios (acro-fi) = Visia + (Ac)(Plazor - Pisia)/12	A 1.3516 0.00 7.50 7.50 85.00 1.80 0.20 B 0.9707 0.00 7.50 7.50 85.00 1.80 0.13 C 0.8607 0.00 7.50 7.50 85.00 1.80 0.13 D 0.1126 0.00 7.50 7.50 85.00 1.80 0.13 E 1.2271 0.00 7.50 7.50 85.00 1.80 0.02 E 1.2271 0.00 7.50 7.50 85.00 1.80 0.02 F 1.2502 0.00 7.50 7.50 85.00 1.80 0.18 G 1.0982 0.00 7.50 7.50 85.00 1.80 0.19 G 1.0982 0.00 7.50 7.50 85.00 1.80 0.19 I 0.2714 0.00 15.00 0.00 95.00 1.97 0.09 I 0.000 0.00 0.00 0.00 0.00 0.00 0.00 0	A 1.3516 0.00 7.50 7.50 85.00 1.80 0.20 8.826 B 0.9707 0.00 7.50 7.50 85.00 1.80 0.15 6.339 C 0.8607 0.00 7.50 7.50 85.00 1.80 0.15 6.339 C 0.8607 0.00 7.50 7.50 85.00 1.80 0.13 5.621 D 0.1126 0.00 7.50 7.50 85.00 1.80 0.13 5.621 E 1.2271 0.00 7.50 7.50 85.00 1.80 0.18 8.013 F 1.2502 0.00 7.50 7.50 85.00 1.80 0.18 8.013 F 1.2502 0.00 7.50 7.50 85.00 1.80 0.19 8.164 G 1.0982 0.00 7.50 7.50 85.00 1.80 0.16 7.172 H 0.2714 0.00 15.00 0.00 85.00 1.80 0.16 7.172 H 0.27126 0.00 5.00 0.00 95.00 1.91 0.03 1.470 J 0.6009 0.00 25.00 13.00 62.00 1.52 0.08 3.310 TOTAL RUNOFF 7.9560 EXCESS PRECIP. 0.44 0.67 0.99 1.97 E. (n) PEAK DISCHARGE 1.29 2.03 2.87 4.37 Qm (cfs) WEIGHTED E (n) = (EA)(%A) + (Ea)(%B) + (Ec)(%C) + (Eo)(%D) Visus (acrof-1) = (WEIGHTED E)(AREA)/12 Visus (acrof-1) = (WEIGHTED E)(AREA)/12 Visus (acrof-1) = (WEIGHTED E)(AREA)/12	A 1.3516 0.00 7.50 7.50 85.00 1.80 0.20 8.826 0.37 B 0.9707 0.00 7.50 7.50 85.00 1.80 0.15 6.339 0.26 C 0.8607 0.00 7.50 7.50 85.00 1.80 0.15 6.339 0.26 D 0.1126 0.00 7.50 7.50 85.00 1.80 0.15 6.339 0.26 E 1.2271 0.00 7.50 7.50 85.00 1.80 0.18 6.013 5.622 0.23 F 1.2502 0.00 7.50 7.50 85.00 1.80 0.18 8.013 0.33 F 1.2502 0.00 7.50 7.50 85.00 1.80 0.18 8.013 0.33 F 1.2502 0.00 7.50 7.50 85.00 1.80 0.18 8.013 0.33 F 1.2502 0.00 7.50 7.50 85.00 1.80 0.16 7,172 0.30 G 1.0982 0.00 7.50 7.50 85.00 1.80 0.16 7,172 0.30 H 0.2714 0.00 15.00 0.00 85.00 1.18 0.04 1,749 0.07 I 0.2126 0.00 5.00 0.00 95.00 1.19 0.03 1,470 0.06 J 0.6009 0.00 25.00 13.00 62.00 1.52 0.08 3,310 0.13 TOTAL RUNOFF 7.9560 EXCESS PRECIP. 0.44 0.67 0.99 1.97 E (in) PEAK DISCHARGE 1.29 2.03 2.87 4.37 Qn (rds) WEIGHTED E (in) = (Ex)(%A) + (Ex)(%B) + (Ec)(%C) + (Eo)(%D) Vising (acroft) = Vess + (Ao)(Plazov - Pesin/12	A 1.3516 0.00 7.50 7.50 85.00 1.80 0.20 8.8286 0.37 16,041 B 0.9707 0.00 7.50 7.50 85.00 1.80 0.15 6.339 0.26 11,521 C 0.8607 0.00 7.50 7.50 85.00 1.80 0.15 6.339 0.26 11,521 C 0.8607 0.00 7.50 7.50 85.00 1.80 0.13 5.621 0.23 10,215 D 0.1126 0.00 7.50 7.50 85.00 1.80 0.02 7.35 0.03 1,336 E 1.2271 0.00 7.50 7.50 85.00 1.80 0.02 7.35 0.03 1,336 F 1.2502 0.00 7.50 7.50 85.00 1.80 0.18 8,013 0.33 14,564 F 1.2502 0.00 7.50 7.50 85.00 1.80 0.18 8,013 0.33 14,564 G 1.0982 0.00 7.50 7.50 85.00 1.80 0.19 8,164 0.34 14,638 G 1.0982 0.00 7.50 7.50 85.00 1.80 0.19 8,164 0.34 14,638 H 0.2714 0.00 15.00 0.00 85.00 1.78 0.04 1,749 0.07 3,197 I 0.2126 0.00 5.00 0.00 95.00 1.91 0.03 1.470 0.06 2,739 J 0.6009 0.00 25.00 13.00 62.00 1.52 0.08 3,310 0.13 5,650 TOTAL RUNOFF 7.9560 1.00 0.00 95.00 1.91 1.52 0.08 3,310 0.13 5,650 TOTAL RUNOFF 7.9560 1.00 0.00 95.00 1.91 1.52 0.08 3,310 0.13 5,650 TOTAL RUNOFF 7.9560 1.20 2.03 2.87 4.37 0.065) WEIGHTED E (In) = (E.)(%A) + (Ea)(%B) + (Ec)(%C) + (Ea)(%D) Vasva (acro-ft) = (WEIGHTED E)(AREA)/12 Peser (In) = 2.49 Vasva (acro-ft) = (WEIGHTED E)(AREA)/12 Peser (In) = 2.49 Vasva (acro-ft) = (WEIGHTED E)(AREA)/12 Peser (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

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.

P/V28.50
P/V29.10
P/V

PO Box 1293

Albuquerque

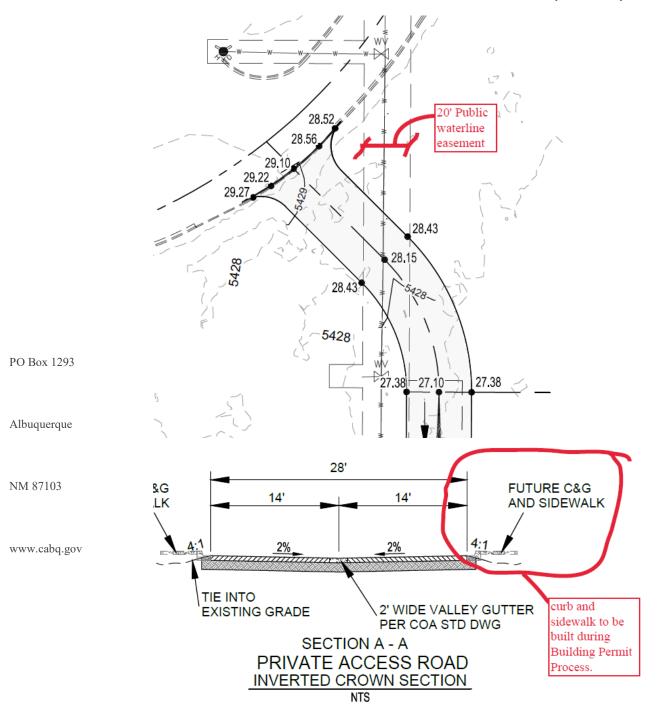
NM 87103

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Planning Department Alan Varela, Director



Mayor Timothy M. Keller



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, 924-3420) 14 days prior to any earth disturbance.

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

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

Renée C. Brissette

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

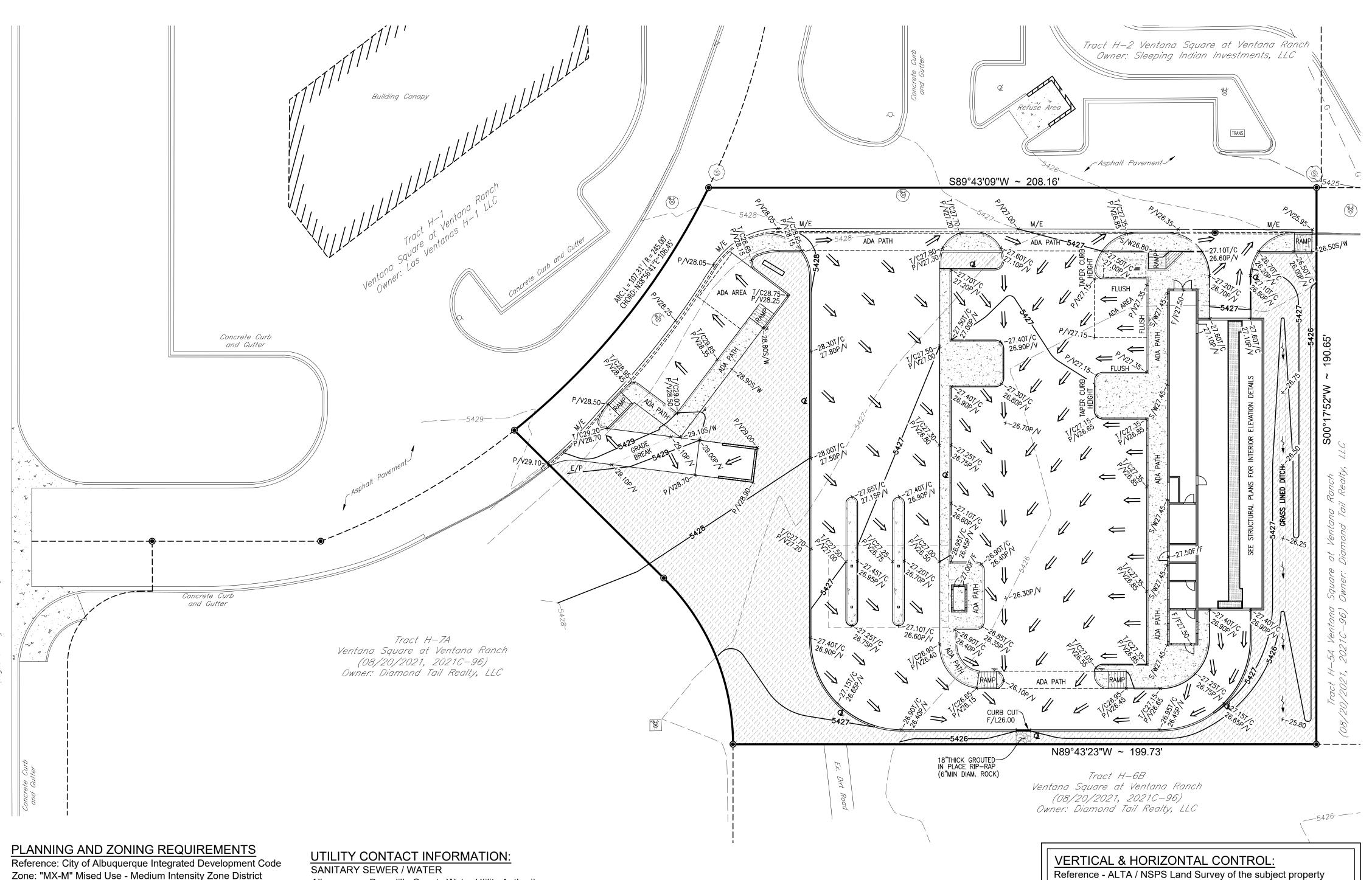
Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Champion Xpress Car Wash	Building Permit #:	Hydrology File #:				
DRB#:	_ EPC#:	Work Order#:				
Legal Description: <u>Tract H-6A Ventana Sq</u>	uare at Ventana Ranch					
City Address: 9640 Universe Blvd NW						
Applicant: Mitchell Monnin Address: 28 North Cherry Street Germantov	OH 45327	Contact:				
Address: 28 North Cherry Street Germanion Phone#: 937-388-0060		E-mail: mmonnin@burkhardtinc.com				
Other Contact: Modulus Architects Address: 100 Sun Ave. NE, suite 600, Albuc	querque, NM 87109	Contact: Regina Okoye				
Phone#:505-267-7686	Fax#:	E-mail: <u>rokoye@modulusarchit</u> ects.com				
TYPE OF DEVELOPMENT: PLAT	(# of lots) RESIDENCE	DRB SITE X ADMIN SITE				
IS THIS A RESUBMITTAL? Yes	XNo					
DEPARTMENT TRANSPORTATION	X HYDROLOGY/DRAIN	AGE				
Check all that Apply: TYPE OF SUBMITTAL: ENGINEER/ARCHITECT CERTIFICATIO PAD CERTIFICATION CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE REPORT DRAINAGE MASTER PLAN FLOODPLAIN DEVELOPMENT PERMIT ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL TRAFFIC IMPACT STUDY (TIS) STREET LIGHT LAYOUT OTHER (SPECIFY) PRE-DESIGN MEETING?	BUILDIN CERTIFI PRELIMI SITE PLA SITE PLA FINAL P APPLIC SIA/ REI FOUNDA GRADIN OF SO-19 A PAVING GRADIN WORK O CLOMR/ FLOODP OTHER	PPROVAL/ACCEPTANCE SOUGHT: ING PERMIT APPROVAL FICATE OF OCCUPANCY MINARY PLAT APPROVAL LAN FOR SUB'D APPROVAL LAN FOR BLDG. PERMIT APPROVAL PLAT APPROVAL ELEASE OF FINANCIAL GUARANTEE DATION PERMIT APPROVAL NG PERMIT APPROVAL APPROVAL G PERMIT APPROVAL NG/PAD CERTIFICATION ORDER APPROVAL				
DATE SUBMITTED: March 25, 2022						
COA STAFF:	ELECTRONIC SUBMITTAL RECEIVE					

FEE PAID:_____



Zone: "MX-M" Mised 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: malnajjar@cabq.gov SANITARY SEWER / WATER
Albuquerque Bernalillo County Water Utility Authority
Contact: Robert Strong
Telephone: 505.261.4429

STORM SEWER City of Albuquerque - Planning Hydrology Department Contact: Renee Brissette

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

Email: rstrong@abcwua.org

Telephone: 505.924.3995

Email: rbrissett@cabq.gov

ELECTRIC PNM (Public Service Company of New Mexico) Contact: Chase LeJeune Telephone: 505-362-4180

TELECOM
CenturyLink
Contact: Customer Service
Telephone: 865.465.2313

Email: Chase.LeJeune2@pnm.com

National Flood Hazard Layer FIRMette



2,000
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

FEMA

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)

Zone A, W, Aley

With BFE or Depth Zone AE, AO, AH, WE, AR

Regulatory Floodway

Regulatory Floodway

Regulatory Flood Hazard, Areas of 1% annual chance flood with average depth less than one square mile Zone X

Future Conditions 1% Annual

Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes, Zone X

Area with Flood Risk due to Levee Zone D

NO SCREEN Area of Minimal Flood Hazard Zone X

Feffective LOMRS

OTHER AREAS

GENERAL

STRUCTURES

OTHER AREAS

GENERAL

STRUCTURES

TITLE

Coastal Transect

Base Flood Elevation Ine (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Profile Baseline

Profile Baseline

Profile Baseline

Profile Baseline

Digital Data Available

No Digital Data Available

Digital Data Available

No Digital Data Available

No Digital Data Available

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

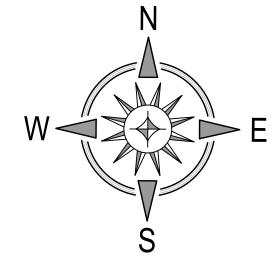
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/14/2021 at 5:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map

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

prepared by CSI-Cartesian Surveys, Inc., dated, September 8, 2021.

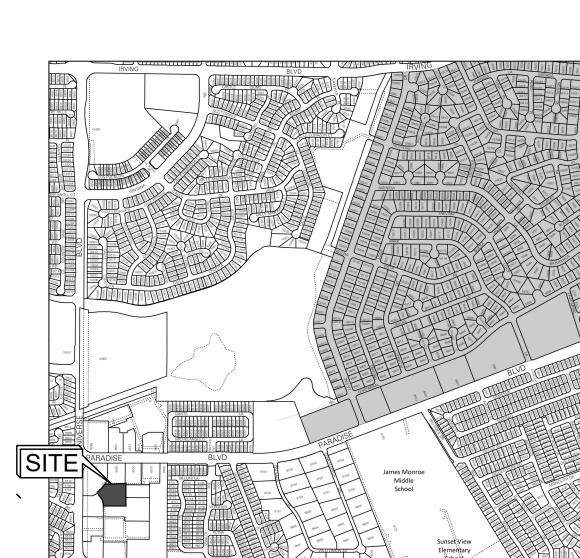


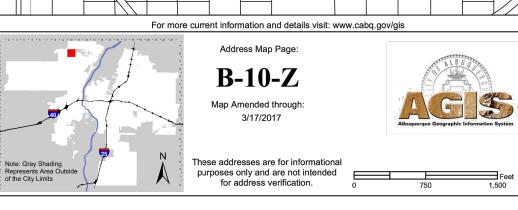
GRAPHIC SCALE

20 0 10 20

1 inch = 20 ft.

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





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.

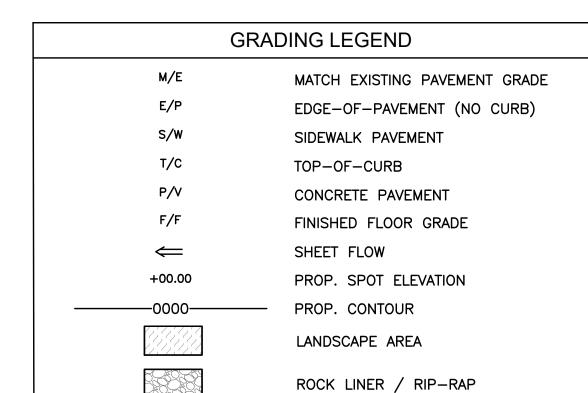
PROPERTY INFORMATION

Address: 9640 Universe Blvd NW
Legal Description: Tract H-6A Ventana Square at Ventana Ranch
Area: 1.0111 acres

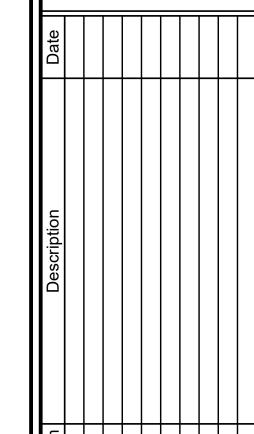
Zoning: Mixed Use - Moderate Intensity
Flood Zone Designation: FIRM # 35001C0103H, effective date: August 16, 2012

signation: FIRM # 35001C0103H, effective date: August 16, 2012

Zone "X": Areas determined to be outside the 0.2% annual chance floodplain.







SITE DEVELOPMENT PLANS FOR SITE DEVELOPMENT PLANS FOR MASS MASS SAND UNIVERSE BLVD NW

9640 UNIVERSE BLVD NW

17 OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEX

ENGINEERS V SURVEYORS

Street | Germantown, Ohio 45327 | Phone: 937-388-0060 | BURKHARDTING.CO



	28 CI
esign: RJM	Proj: 21.226
raw: MCM	Dwg: 21-226.dwg
heck: RJM	Tab: C3.0-GP

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.