

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

February 20, 2024

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

**RE: Champion Xpress Car Wash**  
**5307 4<sup>th</sup> Street NW**  
**Permanent C.O. – Accepted**  
**Engineer's Certification Date: 02/08/24**  
**Engineer's Stamp Date: 08/12/22**  
**Hydrology File: F14D036A**

Dear Mr. Morrissey:

PO Box 1293

Based on the Certification received 02/12/2024 and site visit on 02/16/2024, this letter serves as a “green tag” from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

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

NM 87103

Sincerely,

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

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



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Champion Xpress Car Wash Hydrology File # F14D036A

Legal Description: Lot 1, Block 2 Douglas MacArthur Subdivision and Tract 112-A-2 M.R.G.C.D Map 32.

City Address, UPC, OR Parcel: 5307 4th street NW

Applicant/Agent: Burkhardt Engineering Contact: Mitchell Monnin

Address: 28 North Cherry Street Germantown, OH 45327 Phone: 937-895-4488

Email: mmonnin@burkhardtinc.com

Applicant/Owner: Modulus Architects Contact: Regina Okoye

Address: 100 Sun Ave. NE, suite 600, Albuquerque, NM 87109 Phone: 505-267-7686

Email: rokoye@modulusarchitects.com

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) \_\_\_\_\_ ☐ RESIDENCE  
☒ DFT SITE ☐ ADMIN SITE

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

### TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT 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
- ☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 02/08/2024





#### DRAINAGE CERTIFICATION

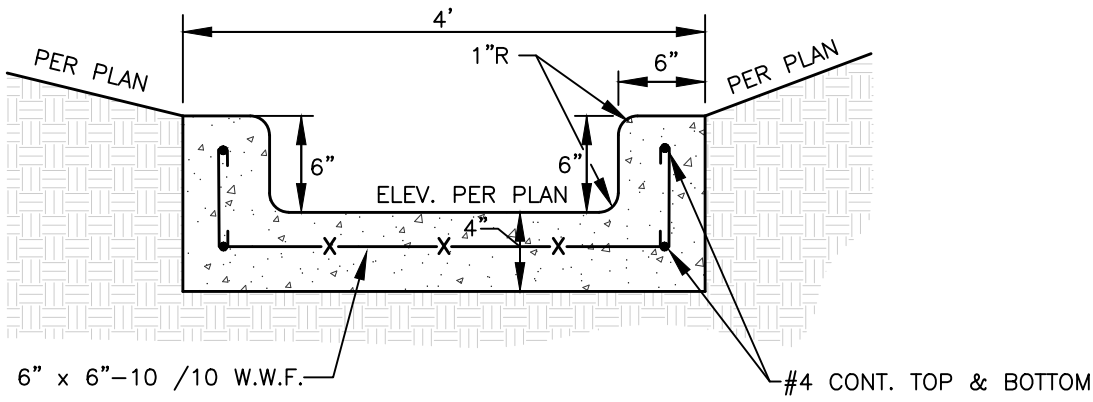
I, RYAN JOSEPH MORRISSEY, NMP# 25323, OF THE FIRM BURKHARDT ENGINEERING COMPANY, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 8/12/2022. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY STEVEN JOHN SANDOVAL, NMP# 12351, OF THE FIRM CONSTRUCTION SURVEYING SERVICES.

I FURTHER CERTIFY THAT I HAVE PERSONALLY REVIEWED PHOTOGRAPHY 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 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.



NOTES:  
1. CHANNEL TO BE CONSTRUCTED USING 3500 PSI CONCRETE.

#### CONCRETE CHANNEL SECTION

NOT TO SCALE

#### 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: Brennan Williams  
Telephone: 505.924.3860  
Email: bnwilliams@cabq.gov

#### ROADS, ACCESS, & TRIGHT-OF-WAY

City of Albuquerque - Traffic Department  
Contact: MARWA AL NAJJAR  
Telephone: 505.924.3675  
Email: mainajjar@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

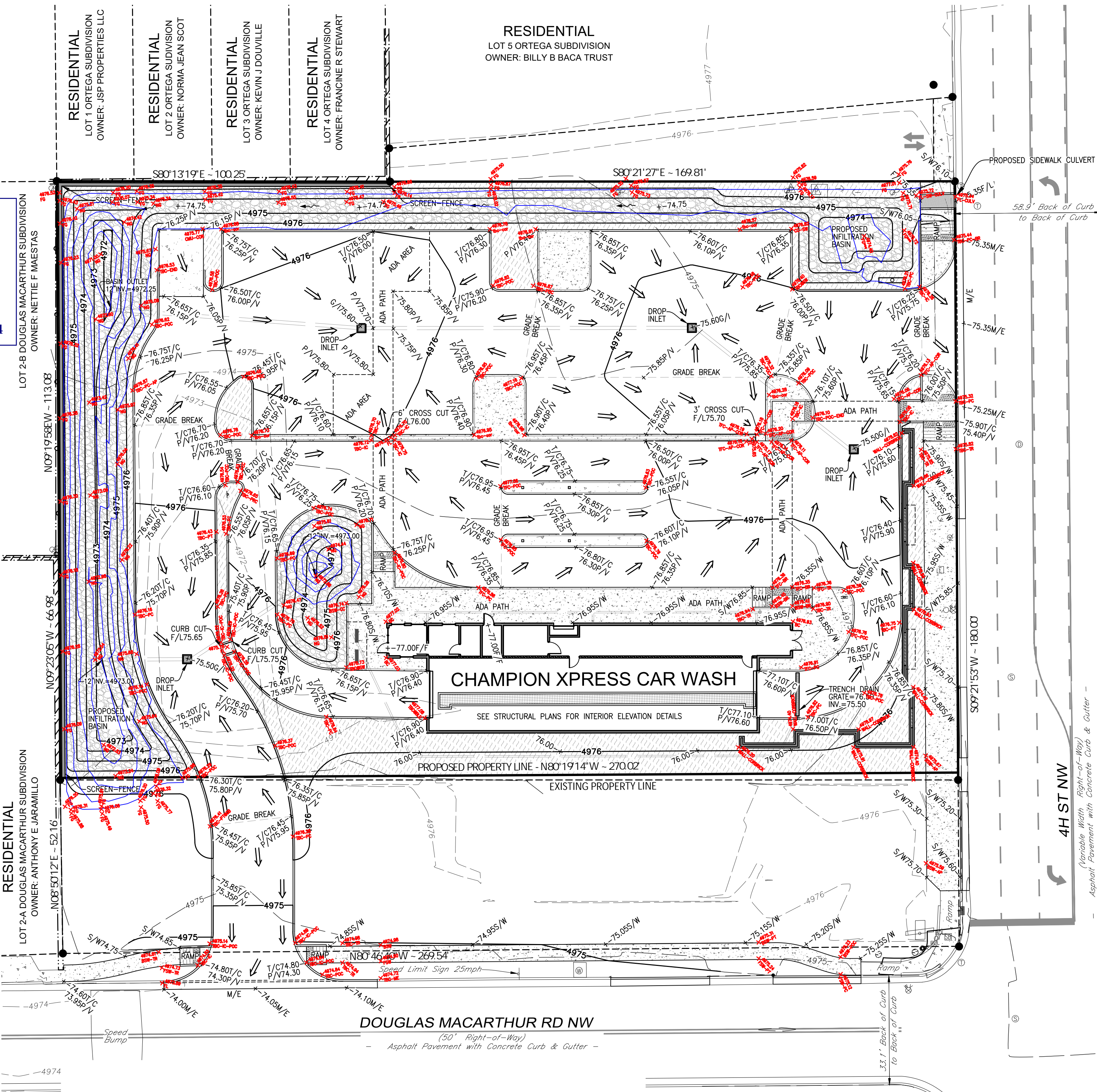
City of Albuquerque - Planning Hydrology Department  
Contact: Renee Brissett  
Telephone: 505.924.3995  
Email: rbrissett@cabq.gov

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

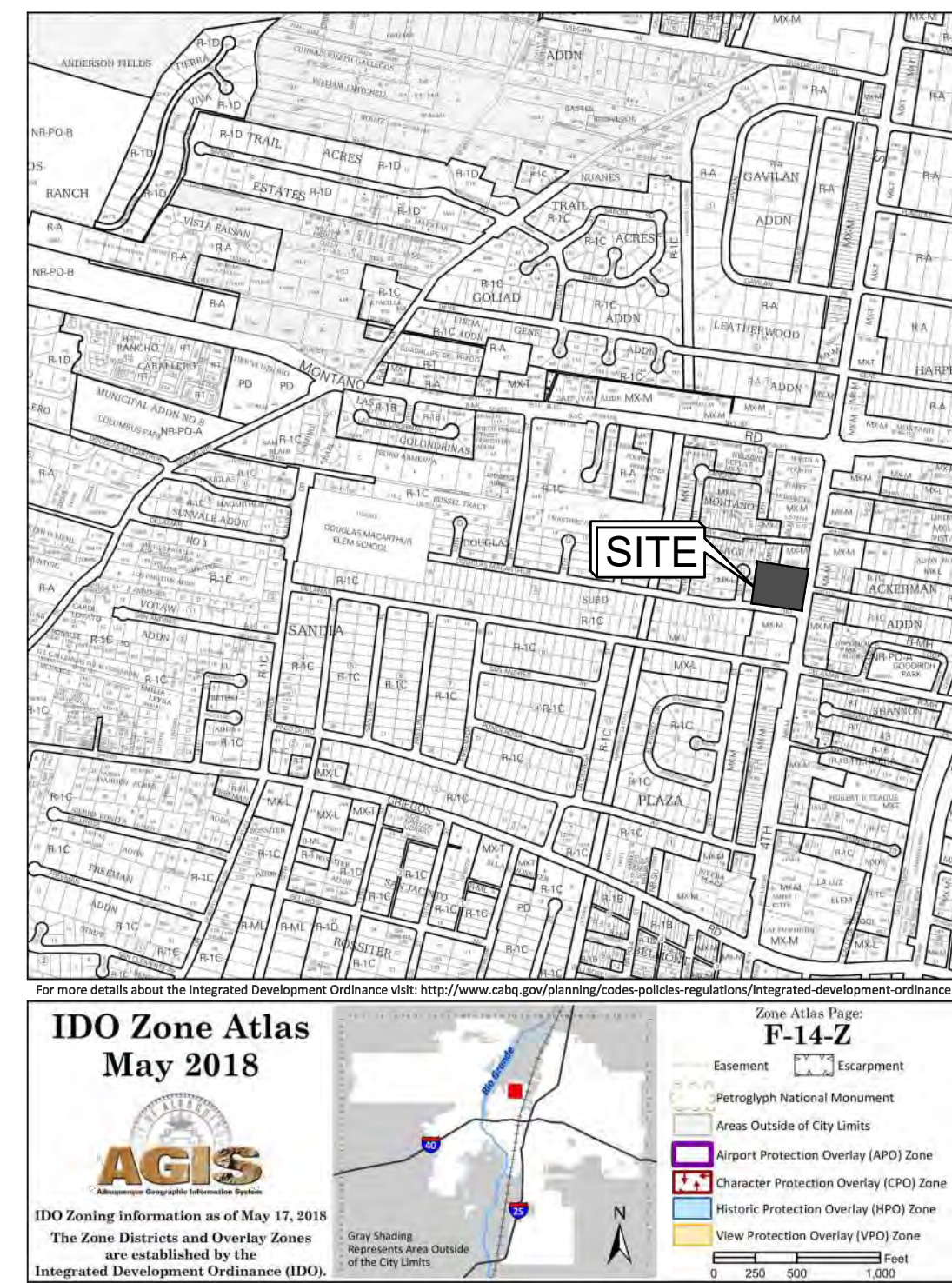
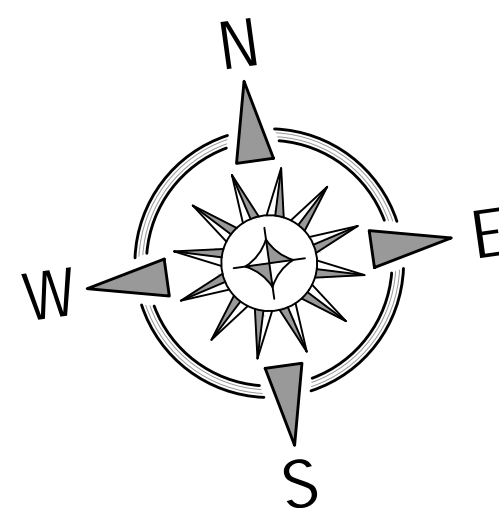
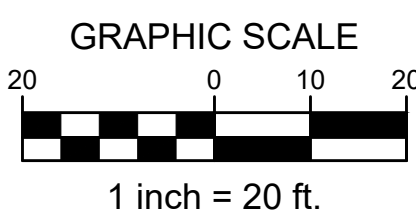
TELECOM  
CenturyLink  
Contact: Customer Service  
Telephone: 865.465.2313

**TAKE CAUTION DURING EXCAVATION:**  
THERE ARE UNDERGROUND UTILITY LINES 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.



**VERTICAL & HORIZONTAL CONTROL:**  
Reference - ALTA / NSPS Land Survey of the subject property prepared by CSI-Cartesian Surveys, Inc., dated, October 29, 2021.

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

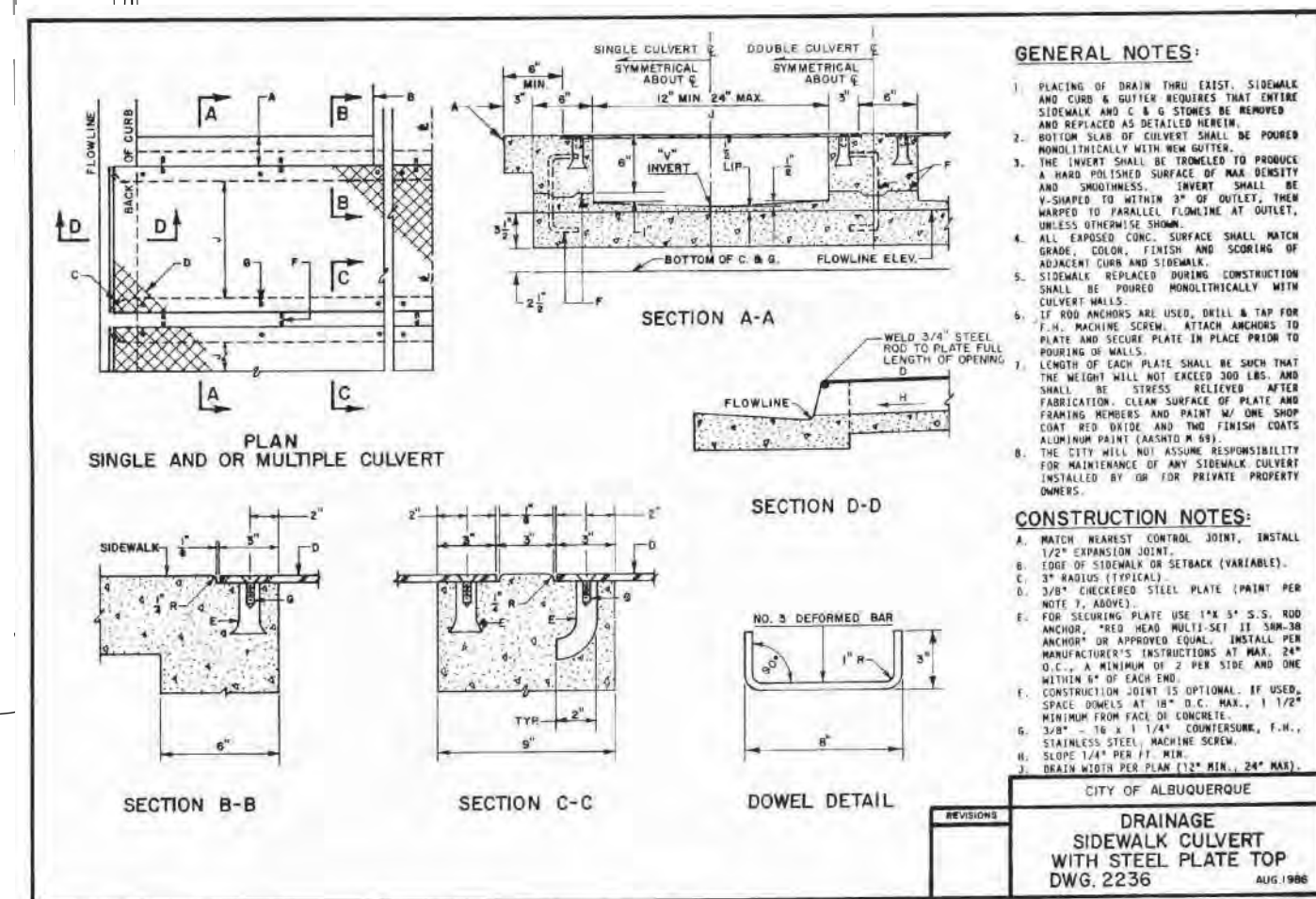


#### PROJECT SUMMARY

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: 5307 4th Street NW, Albuquerque NM, 87107  
Legal Description: Lot 1, Block 2 Douglas MacArthur Subdivision and Tract 112-A-2 M.R.G.C.D Map 32  
Area: 1.1155 acres  
Zoning: Mixed Use - Moderate Intensity Zone District  
Overlay District: CPO-9 Overlay & the UC-MS-PT Plan  
Flood Zone Designation: FIRM # 35001C0119G, effective date: February 4, 2011  
Zone "X" : Areas of reduced flood risk due to levee..



#### GRADING LEGEND

M/E	MATCH EXISTING PAVEMENT GRADE
S/W	SIDEWALK PAVEMENT
T/C	TOP-OF-CURB
P/V	CONCRETE PAVEMENT
F/F	FINISHED FLOOR GRADE
F/L	FLOW LINE OF 3' CURB CUT
←	SHEET FLOW
~	GUTTER FLOW
+00.00	PROP. SPOT ELEVATION
-0000	PROP. CONTOUR
[Hatched Box]	LANDSCAPE AREA



Date	08.12.22
Description	Rev 2 - Revised per City Comments
Item	1

SITE DEVELOPMENT PLANS FOR  
**CHAMPION XPRESS CAR WASH**  
5307 4<sup>TH</sup> STREET NW  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

**BURKHARDT**  
ENGINEERS & SURVEYORS



Design: RJM Proj: 21.262  
Draw: MCM Dwg: 21-262.dwg  
Check: RJM Tab: C3.0-GP  
Scale: 1" = 20'

Date: 07.08.2022

Sheet:

GRADING PLAN

Sheet No.:

C-3.0





Private Drainage Facilities within City Right-of-Way  
Notice to Contractor  
(Special Order 19 - "SO-19")

1. Build sidewalk culvert per COA STD DWG 2236. Work is permitted and inspected by DMD Construction Services Division.
2. An excavation permit will be required before beginning any work within City Right-of-Way.
3. 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.
4. Prior to any excavation, the contractor must contact New Mexico One Call, dial "811" [of (505) 260-1990] for the location of existing utilities.
5. 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.
6. Backfill compaction shall be 95%.
7. Maintenance of the facility shall be the responsibility of the owner of the property being served.
8. Work on arterial streets may be required on a 24-hour basis.
9. For excavation and barricading inspections, contact DMD Construction Services Division.

**STORM WATER MANAGEMENT NOTES:**

Existing Lot Coverage - 100% pervious  
Proposed Lot Coverage - 72% impervious / 28% landscaping

\*\*\*Net Increase in Storm Water Runoff due to Development\*\*\*

Methodology:  
**Albuquerque Development Process Manual**  
Chapter 6, Section 2, Part A;

"A simplified procedure for projects with sub-basins smaller than 40 acres has been developed based on initial abstraction / uniform infiltration precipitation losses and Rational Method procedures."

The proposed infiltration basin has an emergency overflow that outlets to 4th St. NW at lower release rates than the existing conditions as shown in the table below. The Access road from the South partially drains into the Basin and the area south of the building does not. In calculating the Tributary area of the Basin, these two areas were considered offsetting.

Precipitation Zone:  
Precipitation Zone 2: "Between the Rio Grande and San Mateo"

Drainage Summary:  
Area = 1.06 acre (Tributary Area to Basin)  
Treatment C (Desert Landscaping Area) - 28% = 0.30 acres  
Treatment D (Impervious Area) - 72% = 0.76 acres  
100-year peak Discharge Rate = 4.05 cfs/acre (Table 6.2.14)

$Q_{100} = 4.05$  cfs (Proposed)  
 $Q_{100} = 2.71$  cfs (Existing 100-year Discharge Rate)

Provided Detention Storage Volume:				
Elevation	Contour Area	Incremental Vol.	$\Sigma$ Volume	
(ft)	(sq-ft)	(cu-ft)	(cu-ft)	(cu-ft)
4.972	56	0	0	
4.973	517	286	286	
4.974	1,989	1,253	1,539	
4.975	4,447	3,218	4,757	
4.975.55	5,998	3,299	8,056	

\*Average End Area Method used to calculate storage volumes.

$V_{100} = 7,581$  cu-ft (6-hour 100-year Storage Volume)  
\*Table 6.2.13 & Equation 6.1

\*\*Provided Volume exceeds Required Volume (min.)\*\*

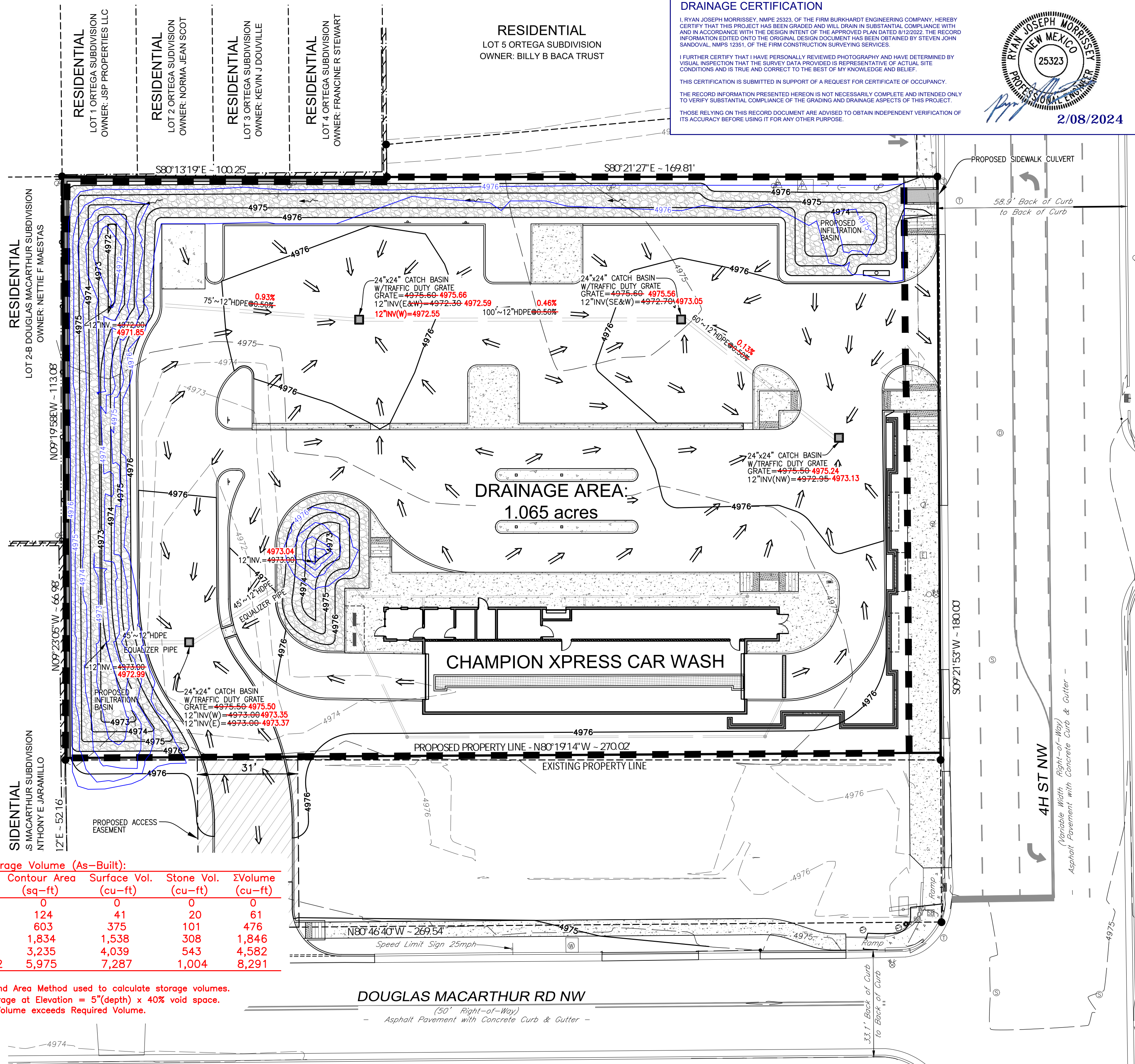
**Site Overflow Check (Sidewalk Culvert)**

In an emergency the infiltration basin would overflow through a 4' wide sidewalk culvert and discharge on 4th street. Proposed  $Q_{100} = 4.05$  cfs

Solving for H @ ( $Q = 4.05$ ),  $H = 0.23' < 0.5'$   
\*Height was solved using  $Q = CLH^{0.6}$ , ( $C=2.7$ ), ( $L=4'$ )

Storm Water Quality Volume (WQV) = Impervious Area x 0.42 inches  
 $WQV = 1,211$  cu-ft (Required)  
 $WQV = 8,056$  cu-ft (Provided)

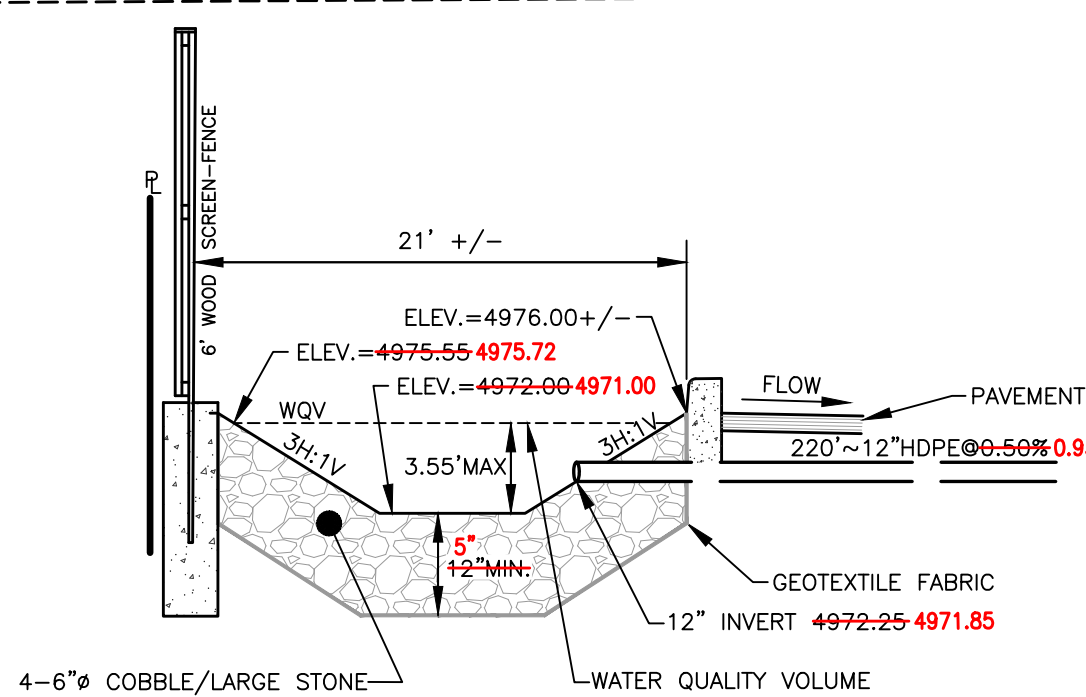
No adverse effects to neighboring properties or public right-of-way is anticipated due to site development.



Basin Storage Volume (As-Built):				
Elevation (ft)	Contour Area (sq-ft)	Surface Vol. (cu-ft)	Stone Vol. (cu-ft)	$\Sigma$ Volume (cu-ft)
4.971.00	0	0	0	0
4.972.00	124	41	20	61
4.973.00	603	375	101	476
4.974.00	1,834	1,538	308	1,846
4.975.00	3,235	4,039	543	4,582
4.975.72	5,975	7,287	1,004	8,291

\*Average End Area Method used to calculate storage volumes.  
\*Stone Storage at Elevation = 5'(depth) x 40% void space.  
\*Provided Volume exceeds Required Volume.

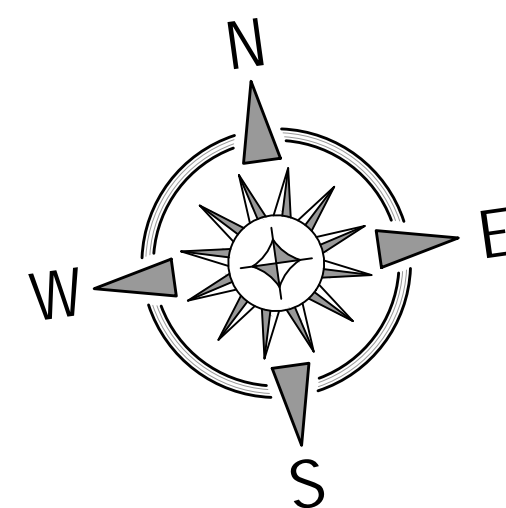
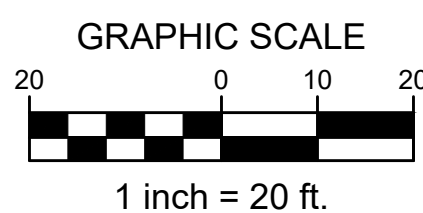
**TOTAL DISTURBED AREA**  
1.48 ± acres



NOTES:  
1. GRADE OR EXCAVATE CROSS SECTION TO LINES AND GRADES SHOWN ON THE PLANS ACCORDING TO REQUIREMENTS IN THE GEOTECHNICAL REPORT.  
2. PLACE RIPRAP PROTECTION TO THE THICKNESS, DEPTH, AND ELEVATIONS PER FINISHED GRADE.

DETENTION BASIN TYPICAL SECTION  
NOT TO SCALE

**VERTICAL & HORIZONTAL CONTROL:**  
Reference - ALTA / NSPS Land Survey of the subject property prepared by CSI-Cartesian Surveys, Inc., dated, October 29, 2021.



**GENERAL GRADING, EARTHWORK & DRAINAGE NOTES**

1. All spot elevations indicated in pavement areas are at bottom face of curb and/or finished pavement grade unless noted otherwise. All spot elevations indicated in grass or landscape areas are finished grade unless noted otherwise.
2. The Contractor shall be responsible for the removal and disposal of all vegetation and organic materials from the site that results from clearing & grubbing activities.
3. The Contractor shall be responsible for stripping and removal of all excess topsoil from the site. All topsoil that cannot be used on site shall be removed from the site at the Contractor's expense. The Contractor may dispose of excess topsoil by burying topsoil in landscape areas only at the direction of the Owner or the Owner's Representative.
4. The Contractor will be responsible for all safety requirements and for the protection of all existing and proposed utilities or structures during earthwork procedures.
5. The Contractor shall be responsible for the import of structural fill materials if suitable material is not available on site. The location and testing of suitable material shall be the Contractor's responsibility. The Contractor shall be responsible for the export and disposal of all excess or unsuitable materials.
6. The Contractor shall provide construction dewatering as necessary to complete construction as outlined in plans.
7. The Contractor shall exercise extreme care in establishing all grades and slopes in pavement areas, ramps and sidewalks in the vicinity of handicap parking and access areas and shall comply with Federal, State, and Local Codes.
8. In areas where sheet drainage flows from grass or landscape areas onto paved areas, the finished grade in grass or landscape areas shall be 1/2 inch above the top of curb or above the pavement in areas without curb. In areas where sheet drainage flows from pavement to grass or landscaped areas, the finished grade in grass or landscape areas shall be 1/2 inch below the pavement.
9. The Contractor shall provide positive drainage in all areas and away from all buildings.
10. All pavement shall be laid on a straight, even, and uniform grade with a minimum of 1:100 (1.0%) slope toward the collection points unless otherwise specified on plans. Cut or fill slopes in unpaved areas shall not exceed 3:1 (33.3%) maximum grade unless otherwise noted on plans.
11. ADA accessible areas shall not exceed the following slopes:
  - Ramps - 1:12 (8.3%) max.
  - Routes - 1:20 (5.0%) max.
  - Parking - 1:50 (2.0%) max.
  - Cross Slopes - 1:50 (2.0%) max.
12. The Contractor shall adjust tops/lids/grates of all cleanouts, manholes, inlets, valves, etc. to match final grade.
13. Following grading of subsoil to subgrade elevations, the Contractor shall provide 4" of topsoil (minimum) in all disturbed areas which are not to be paved. Final grades should be smoothly finished to surrounding areas and ensure positive drainage. Stockpiled topsoil shall be screened prior to respreading and should be free of subsoil, debris, and stones.
14. The Contractor shall be responsible for determining exact quantities of cut and/or fill for estimating and construction and should alert the Engineer of any excessive cut and/or fill, especially if additional cut and/or fill will be required due to poor existing soil conditions discovered during earthwork operations.
15. Refer to the Architectural and Structural Plans for information regarding any perimeter foundation drains.
16. The Contractor shall obtain a copy of the Geotechnical / Soils Report and become thoroughly familiar with site and subgrade information and fully implement recommendations given therein.



**GRADING LEGEND**

M/E	MATCH EXISTING PAVEMENT GRADE
E/P	EDGE-OF-PAVEMENT (NO CURB)
S/P	SIDEWALK PAVEMENT
T/C	TOP-OF-CURB
C/P	CONCRETE PAVEMENT
G/T	CONCRETE FLOW LINE
F/F	FINISHED FLOOR GRADE
T/G	CONVEYOR TRENCH GRADE ELEVATION
F/L	FLOW LINE OF 3' CURB CUT
←	SHEET FLOW
~	GUTTER FLOW
+00.00	PROP. SPOT ELEVATION
-0000	PROP. CONTOUR
[Pattern]	LANDSCAPE AREA
[Pattern]	ROCK LINER / RIP-RAP



Date	08.12.22
Description	Rev 2 - Revised per City Comments
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SITE DEVELOPMENT PLANS FOR  
**CHAMPION XPRESS CAR WASH**  
5307 4<sup>TH</sup> STREET NW  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



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Scale: 1" = 20'

Date: 07.08.2022

Sheet: GRADING PLAN

Sheet No.: C-3.1

