

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

March 26, 2021

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

**RE: Champion Xpress Car Wash  
7509 Menaul Blvd. NE  
Revised Grading and Drainage Plan  
Engineer's Stamp Date: 03/11/21  
Hydrology File: H19D091**

Dear Mr. Morrissey:

PO Box 1293

Based upon the information provided in your submittal received 03/11/2021, the Revised Grading and Drainage Plan is approved for Building Permit and SO-19 Permit.

Albuquerque

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

NM 87103

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.

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

Also, please provide the Drainage Covenant for the proposed stormwater quality pond per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. There is a recording fee (\$25, payable to Bernalillo County). Please contact Charlotte LaBadie ([clabadie@cabq.gov](mailto:clabadie@cabq.gov), 924-3996). Due to COVID-19, please follow the instructions:

Either email a pdf copy of the executed drainage covenant and the exhibit to [clabadie@cabq.gov](mailto:clabadie@cabq.gov) or either mail or drop off the originals. Please mail the \$25.00 recording fee check made payable to Bernalillo County to:

Planning Dept./DRC  
Attn: Charlotte LaBadie  
600 2nd St. NW, Ste. 400  
ABQ, NM, 87102

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If you drop off the originals, there is a drop box outside the building labeled DRC. Once approved and recorded, Charlotte will email you a copy.

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)



# City of Albuquerque

Planning Department  
Development & Building Services Division

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

**Project Title:** Xpress Car Wash **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** H19D091  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \* 003 008BROAD ACRES and \* 004 008BROAD ARCES XLT 5X6  
**City Address:** 7509 Menaul NE Albuquerque, NM 87110 and 7521 Menaul NE Albuquerque, NM 87110

**Applicant:** Ryan Morrissey **Contact:** \_\_\_\_\_  
**Address:** 28 North Cherry Street Germantown, OH 45327  
**Phone#:** 937-694-3142 **Fax#:** \_\_\_\_\_ **E-mail:** rmorrissey@burkhardtinc.com

**Other Contact:** Modulus Architects **Contact:** Regina Okoye  
**Address:** 100 Sun Ave. NE, suite 600, Albuquerque, NM 87109  
**Phone#:** 505-267-7686 **Fax#:** \_\_\_\_\_ **E-mail:** rokoye@modulusarchitects.com

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE X ADMIN SITE

IS THIS A RESUBMITTAL? X Yes \_\_\_\_\_ No

**DEPARTMENT** \_\_\_\_\_ TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that Apply:

**TYPE OF SUBMITTAL:**

- \_\_\_\_\_ ENGINEER/ARCHITECT CERTIFICATION
- \_\_\_\_\_ PAD CERTIFICATION
- \_\_\_\_\_ CONCEPTUAL G & D PLAN
- X 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:**

- X BUILDING PERMIT APPROVAL
- \_\_\_\_\_ CERTIFICATE OF OCCUPANCY
- \_\_\_\_\_ 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:** 2/8/2021 **By:** Regina Okoye

COA STAFF:

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

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



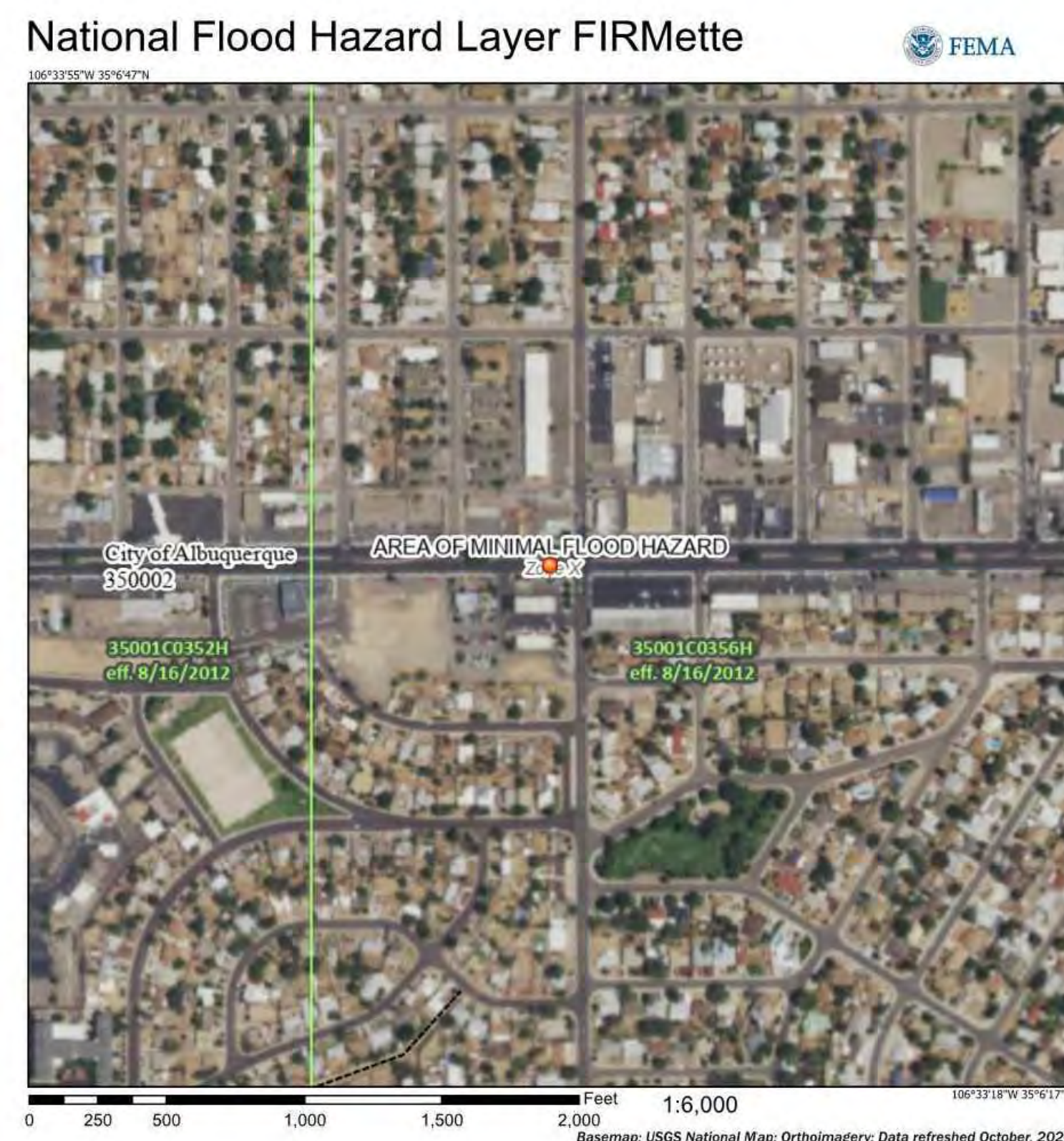


Project will include the demolition and removal of existing structures, utilities, vegetation, pavement, etc. as necessary to construct a new Champions Xpress Car Wash and its associated pavement, parking facilities, utilities, landscaping, signage and any other proposed improvements which are needed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





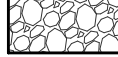
Address: \_\_\_\_\_ Menaul Blvd. N.E., Albuquerque, NM 87110  
Legal Description: Lot 3-6, Block 8, Broad Acres Subdivision,  
City of Albuquerque, Bernalillo County, New Mexico.

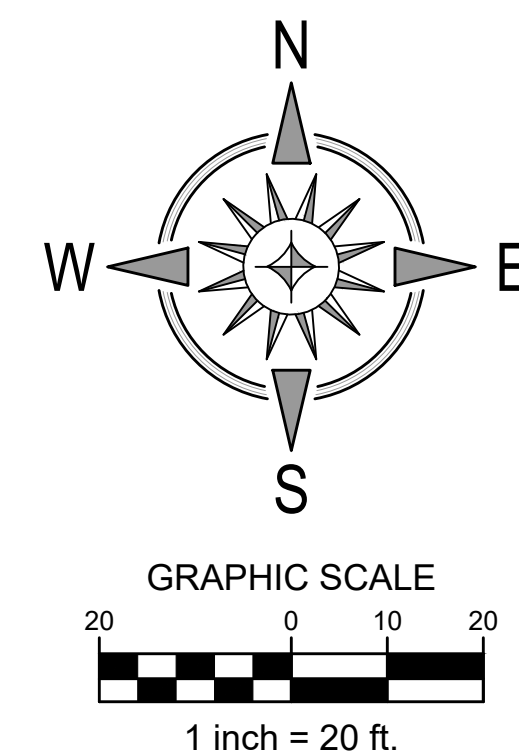
Area: 0.717 acres  
Zoning: "MX-M" Mixed Use - Moderate Intensity Zone District  
Flood Zone Designation: FIRM # 35001C0356H, effective date: August 16, 2012  
Zone "X": Areas determined to be outside the 0.2% annual chance floodplain.

SEE GRADING & DRAINAGE NOTES  
AND DETAILS, SHEET C-3.1 FOR  
ADDITIONAL INFORMATION, FLOW  
CALCULATIONS, GENERAL NOTES,  
DETAILS AND CROSS SECTIONS.



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

GRADING LEGEND	
M/E	MATCH EXISTING PAVEMENT GRADE
S/W	SIDEWALK PAVEMENT
T/C	TOP-OF-CURB
T/P	TOP-OF-PAVEMENT
P/V	DRIVE PAVEMENT GRADE
F/F	FINISHED FLOOR GRADE
F/L	FLOW LINE
G/E	GRATE ELEVATION
	SHEET FLOW
	CHANNEL / GUTTER FLOW
+00.00	PROP. SPOT ELEVATION
	PROP. CONTOUR
	LANDSCAPE AREA
	ROCK LINER / RIP-RAP



PLANNING / ZONING / BUILDING  
City of Albuquerque - Planning Department  
Contact: David Campbell  
Telephone: 505.924.3860  
Email: dscampbell@cabq.gov

**SANITARY SEWER / WATER**  
Albuquerque Water Utility Authority  
Contact: Customer Service  
Telephone: 505.842.9287

GAS  
New Mexico Gas Company  
Contact: Customer Service  
Telephone: 505.697.3335

**ELECTRIC**  
PNM (Public Service Company of New Mexico)  
Contact: Michael Moyer  
Telephone: 505.241.3697  
Email: mmoyer@pnm.com

TELECOM  
CenturyLink  
Contact: Customer Service  
Telephone: 865.465.2313

**TAKE CAUTION DURING EXCAVATION:**  
THERE ARE UNDERGROUND UTILITY LINES IN THE PROJECT  
AREA WHICH WERE NOT LOCATED BY THE SURVEYOR.  
NOTIFY "811" IN ADVANCE OF DIGGING TO HAVE LINES MARKED.

**VERTICAL & HORIZONTAL CONTROL:**  
Reference - ALTA / NPS Land Survey of the subject property prepared by Construction Surveying Services.  
Basis of Bearing:  
A longitudinal line based on GPS observation using Topcon Hiper Ga surveying equipment with the base station set at Latitude 35°06'33.9668" North & Longitude 106°33'37.300" West.  
A fast Opus solution was performed to determine the state plane coordinates shown hereon.

[illegible]

SITE DEVELOPMENT PLANS FOR  
**CHAMPION** XPRESS CAR WASH  
NORTHWEST OF THE INTERSECTION OF  
MENAUL BOULEVARD N.E. & PENNSYLVANIA STREET N.E.  
LOTS 3-6, BLOCK 8, BROAD ACRES SUBDIVISION  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



**BURKHARDT**  
ENGINEERS & SURVEYORS

28 North Cherry Street | Germantown, Ohio 43021 | Phone: 615-364-0669 | [BURKHARDTINC.COM](http://BURKHARDTINC.COM)

CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: RJM	Proj: 19.106
Draw: JMM	Dwg: 19-106.dwg
Check: RJM	Tab: C3.0-GP
Scale: 1" = 20'	
Date: <b>02.05.2021</b>	
Sheet:  <b>GRADING &amp; DRAINAGE PLAN</b>	
Sheet No.:	

C-3.0



1. Build sidewalk culvert per COA STD DWG 2236.
2. Contact Storm Drain 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 Drain Maintenance at (505) 857-8033 to schedule a construction inspection. For excavating and barricading inspections, contact Construction Coordination at (505) 924-3416.

Existing Lot Coverage - 87% impervious / 13% landscaping & gravel  
Proposed Lot Coverage - 83% impervious / 17% landscaping

Methodology:  
**Albuquerque Development Process Manual**  
 Chapter 22, 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."

Precipitation Zone:  
Precipitation Zone 3: "Between the San Mateo and Eubank"

Area = 0.717 acres  
Treatment B (Desert Landscaping Area) - 17%  
Treatment D (Impervious Area) - 83% = 0.595 acres  
100-year peak Discharge Rate = 4.14 cfs/acre (Table A-9)  
 $Q_{100} = 2.97$  cfs  
WQv = 677 cu-ft (required)

Elevation (ft)	Contour Area (sq-ft)	Incremental Vol. (cu-ft)	ΣVolume (cu-ft)
5337	8	0	0
5338	46	27	27
5339	250	148	175
5340	791	521	696
5340.15	895	126	<b>822 - overflow to R/W</b>

Weir Equation;  $Q = CxLxH^{3/2}$  where,  
 $Q$  = discharge (cfs)  
 $C$  = weir coefficient = 3.33  
 $L$  = length of weir (ft)  
 $H$  = head or depth (ft)

16' ALLEY  
- Asphalt Pavement -

Area = 0.717 acres  
Q<sub>100</sub> = 2.97 cfs

WQ<sub>v</sub> = 822 cu-ft

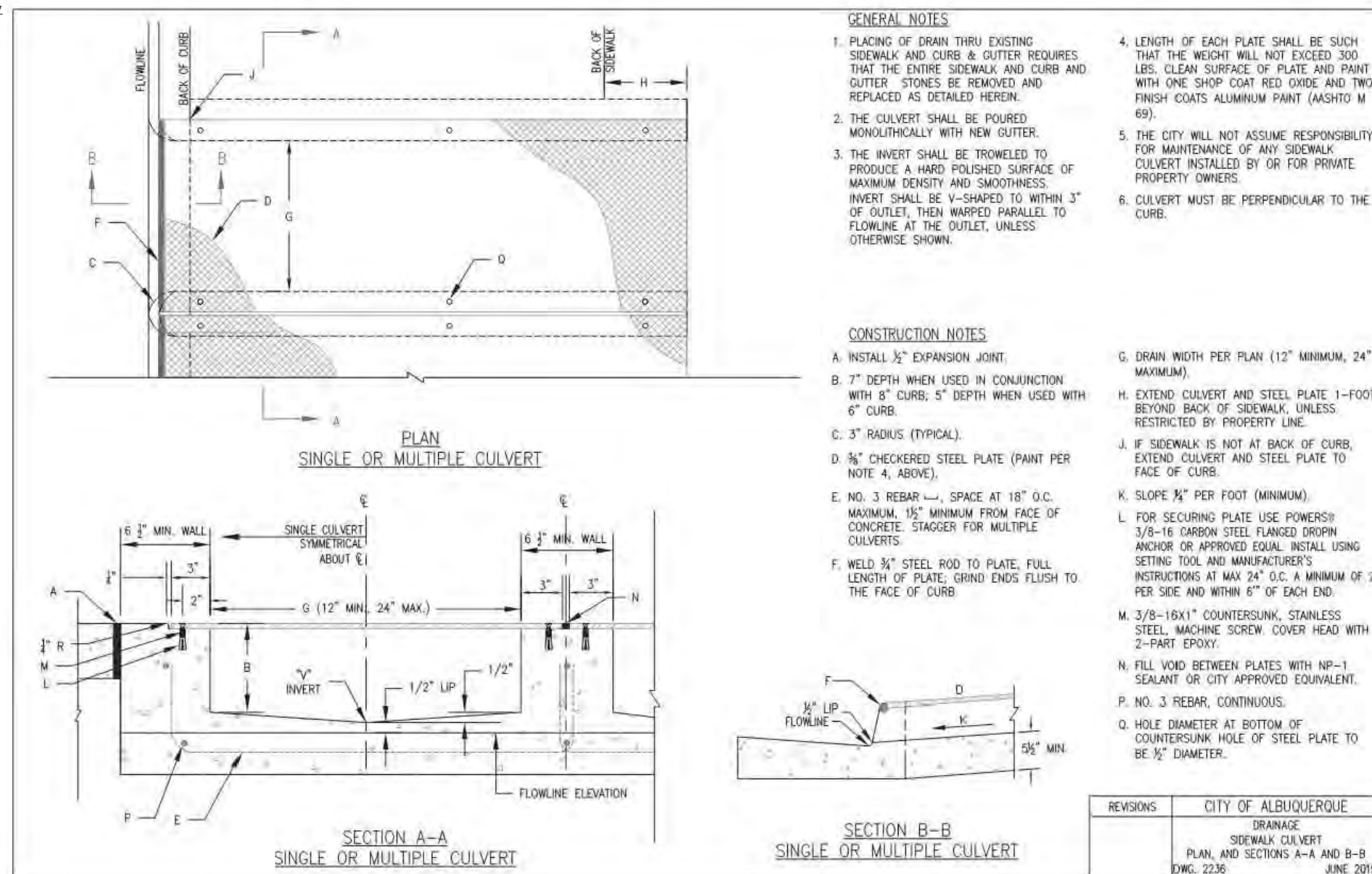
MENAU BLVD. N.E.  
100' Right-of-Way  
- Asphalt Pavement w/ Concrete Curb -

PENNSYLVANIA ST. N.E.  
60' Right-of-Way  
- Asphalt Pavement w/ Concrete Curb -

Concrete Driveway  
Concrete Curb & Gutter  
Sidewalk  
Signalized Intersection

Building  
Lomax Properties LLC,  
Broad Acres Subdivision-Lot 1-2, Block B  
Asphalt Pavement  
Landscape Island  
Concrete Driveway

WQv AREA SECTION  
NOT TO SCALE



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 resspreading 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 used therein.

