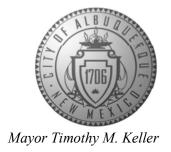
# CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



November 24, 2025

Derek Bohannan Tierra West LLC 5571 Midway Park Place NE Albuquerque, NM 87109

**RE:** Mister Car Wash

1020 Juan Tabo Blvd NE Grading and Drainage Plans Engineer's Stamp Date: 11/18/25

Hydrology File: J22D074 Case # HYDR-2025-00392

Dear Mr. Bohannan:

PO Box 1293

Based upon the information provided in your submittal received 11/18/2025, the Grading & Drainage Plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Albuquerque

#### PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

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, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

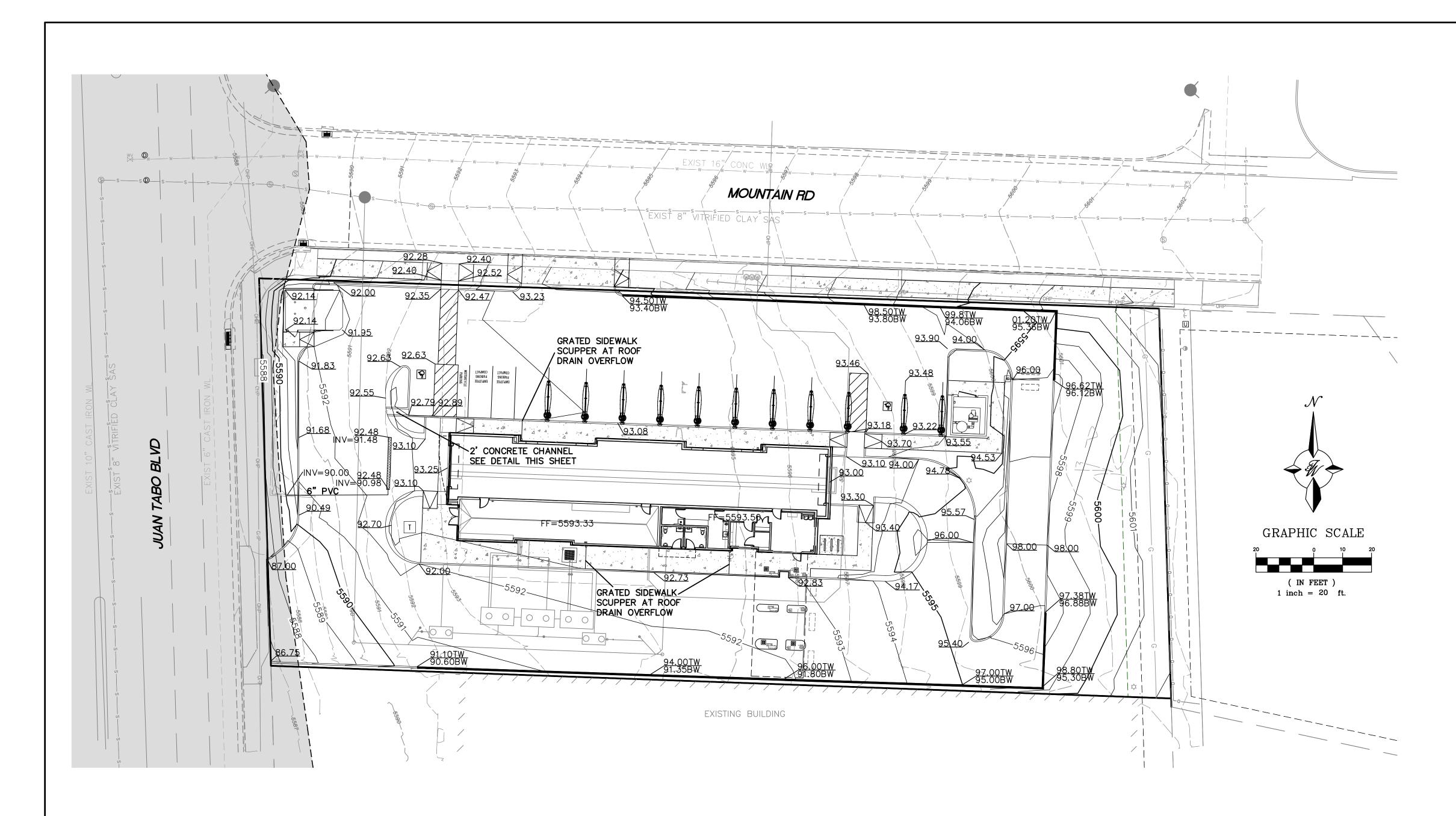
Sincerely,

Anthony Montoya, Jr., P.E., CFM

Senior Engineer, Hydrology

anth Mars

Planning Department, Development Review Services







SPECIAL FLOOD HAZARD AREAS Without Base Flood Elevation (BFE)
Zone A, V, A99
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

FLOOD PLAIN HIGHEST LIMITS ARE APPROXIMATELY 5588.98' RESULTING IN A 1' BFE MAXIMUM HEIGHT OF 5589.98. FF OF PROPOSED STRUCTURE IS GREATER THAN 5590.98 AT ALL LOCATIONS

### **LEGEND**

CURB & GUTTER

BOUNDARY LINE

BUILDING

RETAINING WALL

CONCRETE SIDEWALK

EXISTING CURB & GUTTER

S EXISTING SAS MH

EXISTING GATE VALVE

EXISTING WATERLINE

EXISTING SAS

8" SAS

SANITARY SEWER LINE

WATERLINE

WATERLINE

FLOODPLAIN LIMIT

FLOODPLAIN

### NOTICE TO CONTRACTORS

- 1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.

3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST

- CONTACT LINE LOCATING SERVICE, 765–1234, FOR LOCATION OF EXISTING UTILITIES.

  4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL
- MINIMUM AMOUNT OF DELAY.

  5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A

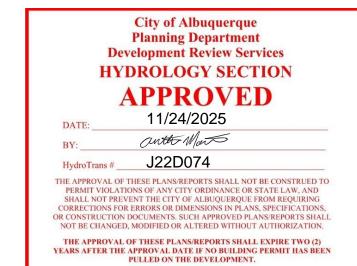
### EROSION CONTROL NOTES:

- 1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
- 6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR ₹" GRAVEL

NOTE
ALL GRADES ARE TO FLOWLINE UNLESS
OTHERWISE INDICATED

### CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS—BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



	YEARS AFTER THE APPROVAL DATE IF NO BUIL PULLED ON THE DEVELOPM	
ENGINEER'S SEAL	MISTER CAR WASH ALBUQUERQUE, NM	<i>DRAWN BY</i> pm
ON METICAL PROPERTY OF THE PRO	ALBOQUENQUE, INIVI	<i>DATE</i> 11–18–25
( (7868 ) ) )	GRADING AND DRAINAGE PLAN	DRAWING
PROPERTY OF THE PROPERTY OF TH		SHEET #
11-18-25	TIERRA WEST, LLC  5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	5
RONALD R. BOHANNAN P.E. #7868	(505) 858-3100 www.tierrawestllc.com	<i>JOB #</i> 2025017

# Weighted E Method

### Zone: Zone 4

**Zone 4** *Existing Basin* 

	Basin Area Treatments					100-Year			10-Year			2-Year								
Basin	Area	Area	Area	Treatr	nent A	Treatn	nent B	Treati	ment C	Treatr	nent D	Weighted E	Volume	Flow	Weighted E	Volume	Flow	Weighted E	Volume	Flow
	(sf)	(acres)	(sq miles)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	(in)	(ac-ft)	cfs	(in)	(ac-ft)	cfs	(in)	(ac-ft)	cfs
Undeveloped Basin 🕝	41,817. +	0.96 -	0.002 +	0% -	0.00 -	0% -	0.00 -	0% -	0.00 -	100% -	0.96 -	3.340 -	0.267 🕶	4.59 -	2.150 +	0.172 -	2.92	1.390 +	0.111 🕝	1.80 -
Total	41,817.6	0.960	0.00150		0.00		0.000		0.000		0.960		0.267	4.59		0.172	2.92		0.111	1.80

### Zone: Zone 4

Existing Basin

	Ва	sin Area			Treatments				100-Year			10-Year			2-Year					
Basin	Area	Area	Area	Treat	tment A	Treatr	nent B	Treatr	ment C	Treatr	nent D	Weighted E	Volume	Flow	Weighted E	Volume	Flow	Weighted E	Volume	Flow
	(sf)	(acres)	(sq miles)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	(in)	(ac-ft)	cfs	(in)	(ac-ft)	cfs	(in)	(ac-ft)	cfs
Developed Basin	41,817.6	0.96	0.002	0%	0.00	15%	0.14	0%	0.00	85%	0.816	2.982	0.239	4.29	1.889	0.151	2.66	1.224	0.098	1.57
Total	41,817.6	0.960	0.00150		0.00		0.144		0.000		0.816		0.239	4.29		0.151	2.66		0.098	1.57
													Delta	-0.30		Delta	-0.25		Delta	-0.23

6-Hour Excess Precipitation, 'E' (DPM 6.2.13)											
Zone:	Event	Α	В	C	D						
Zone 4	100 Year	0.76	0.95	1.2	3.34						
Zone 4	10 Year	0.25	0.41	0.59	2.15						
Zone 4	2 Year	0	0.28	0.87	1.39						

Peak Discharge Rate for Small Watersheds (DPM 6.2.14)									
Zone:	Event	Α	В	С	D				
Zone 4	100 Year	2.09	2.73	3.41	4.78				
Zone 4	10 Year	0.7	1.28	1.89	3.04				
Zone 4	2 Year	0	0.28	0.87	1.88				

## 6-Hour Excess Precipitation, 'E' (DPM 6.2.13)

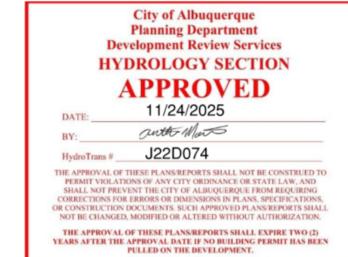
Zone 1	2 Year	0	0.01	0.13	0.92
Zone 2	2 Year	0	0.02	0.16	0.98
Zone 3	2 Year	0	0.05	0.19	1.05
Zone 4	2 Year	0	0.28	0.87	1.39
Zone 1	100 Year	0.55	0.73	0.95	2.24
Zone 2	100 Year	0.62	0.8	1.03	2.33
Zone 3	100 Year	0.67	0.86	1.09	2.58
Zone 4	100 Year	0.76	0.95	1.2	3.34
Zone 1	10 Year	0.11	0.26	0.43	1.43
Zone 2	10 Year	0.15	0.3	0.48	1.51
Zone 3	10 Year	0.18	0.34	0.52	1.64
Zone 4	10 Year	0.25	0.41	0.59	2.15

### Peak Discharge Rate for Small Watersheds (DPM 6.2.14)

Zone 1	2 Year	0	0.02	0.5	1.56
Zone 2	2 Year	0	0.02	0.61	1.66
Zone 3	2 Year	0	0.00	0.71	1.73
Zone 4	2 Year	0	0.28	0.87	1.88
Zone 1	100 Year	1.54	2.16	2.87	4.12
Zone 2	100 Year	1.71	2.36	3.05	4.34
Zone 3	100 Year	1.84	2.49	3.17	4.49
Zone 4	100 Year	2.09	2.73	3.41	4.78
Zone 1	10 Year	0.3	0.81	1.46	2.57
Zone 2	10 Year	0.41	0.95	1.59	2.71
Zone 3	10 Year	0.51	1.07	1.69	2.81
Zone 4	10 Year	0.7	1.28	1.89	3.04

#### DRAINAGE NARRATIVE

THE PROPOSED SITE REDEVELOPS AN EXISTING SITE THAT PREVIOUSLY OPERATED AS COMMERCIAL RETAIL AND WILL REDEVELOP AS A TUNNEL DRIVE THROUGH CAR WASH. THE SITE IS APPROXIMATELY 0.9607 ACRES AND SITS AT THE CORNER OF MOUNTAIN RD NE AND JUAN TABO BLVD NE. THE SITE GENERALLY SLOPES EAST TO WEST TOWARDS JUAN TABO BLVD AND HISTORICALLY DISCHARGES WITHOUT ANY PONDING INTO JUAN TABO BLVD AND INTO CITY DRAINAGE INFRASTRUCTURE. THE REDEVELOPED SITE THROUGH THE USE OF WATER RECLAMATION FOR THE CAR WAS SERVICE AS WELL AS UPDATED SITE PLAN ADHERING TO IDO STANDARDS, WILL RESULT IN A REDEVELOPED SITE WITH LESS IMPERVIOUS SURFACE THAN THE EXISTING DEVELOPED SITE, RESULTING IN AN OVERALL DECREASE IN RUNOFF AS CAN BE REFERENCED IN THE ASSOCIATED WEIGHTED E TABLES. THE COMBINATION OF NEW IDO STANDARDS, THE SMALL LOT SIZE, LESSENING OF HISTORIC FLOWS, AND BEING SITUATED AT A CORNER LOT MAKES THE INSTALLATION OF A SWQ MANAGEMENT SYSTEM TOO CUMBERSOME TO ACCOMMODATE BASED ON THESE FACTORS AND WOULD NOT ALLOW FOR THE DEVELOPMENT OF THE PROPOSED PROJECT. FOR THIS PROJECT WE ARE SEEKING FEE IN—LIEU TO ACCOUNT FOR THE SWQ TREATMENT FOR THE NEW IMPERVIOUS REDEVELOPED AREA, THE STORM WATER QUALITY VOLUMES CAN BE REFERENCED VIA THE ASSOCIATED TABLES.



ENGINEER'S SEAL	MISTER CAR WASH ALBUQUERQUE, NM	DRAWN BY
ON METICO Z	GRADING AND DRAINAGE	<i>DATE</i> 11-18-25
[ ( (7868 ) ] )	PLAN	DRAWING
PROTEIN STANDARD OF THE STANDA		SHEET #
11-18-25	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	6
RONALD R. BOHANNAN P.E. #7868	(505) 858-3100 www.tierrawestllc.com	<i>JOB #</i> 2025017