

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 17, 2024

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

**RE: Champion Xpress Car Wash
211 Unser Blvd SW
Permanent C.O. – Accepted
Engineer’s Certification Date: 05/08/24
Engineer’s Stamp Date: 02/23/23
Hydrology File: K10D064**

Dear Mr. Morrissey:

PO Box 1293

Based on the Certification received 05/16/2024 and site visit on 05/17/2024, 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.

Sincerely,

NM 87103

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 (REV 6/2018)

Project Title: Champion Xpress Car Wash Building Permit #: BP-2022-10392 Hydrology File #: K10D064
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tract 10 Unser Crossings
City Address: 211 Unser Blvd SW

Applicant: Burkhardt Engineering Contact: Ryan Martini
Address: 28 North Cherry Street Germantown, OH 45327
Phone#: 937-895-4488 Fax#: _____ E-mail: rmartini@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 ADMIN SITE

IS THIS A RESUBMITTAL? Yes _____ No

DEPARTMENT _____ TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ 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:

- _____ 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: May 16, 2024 By: Ryan Martini

COA STAFF: _____

ELECTRONIC SUBMITTAL RECEIVED: _____

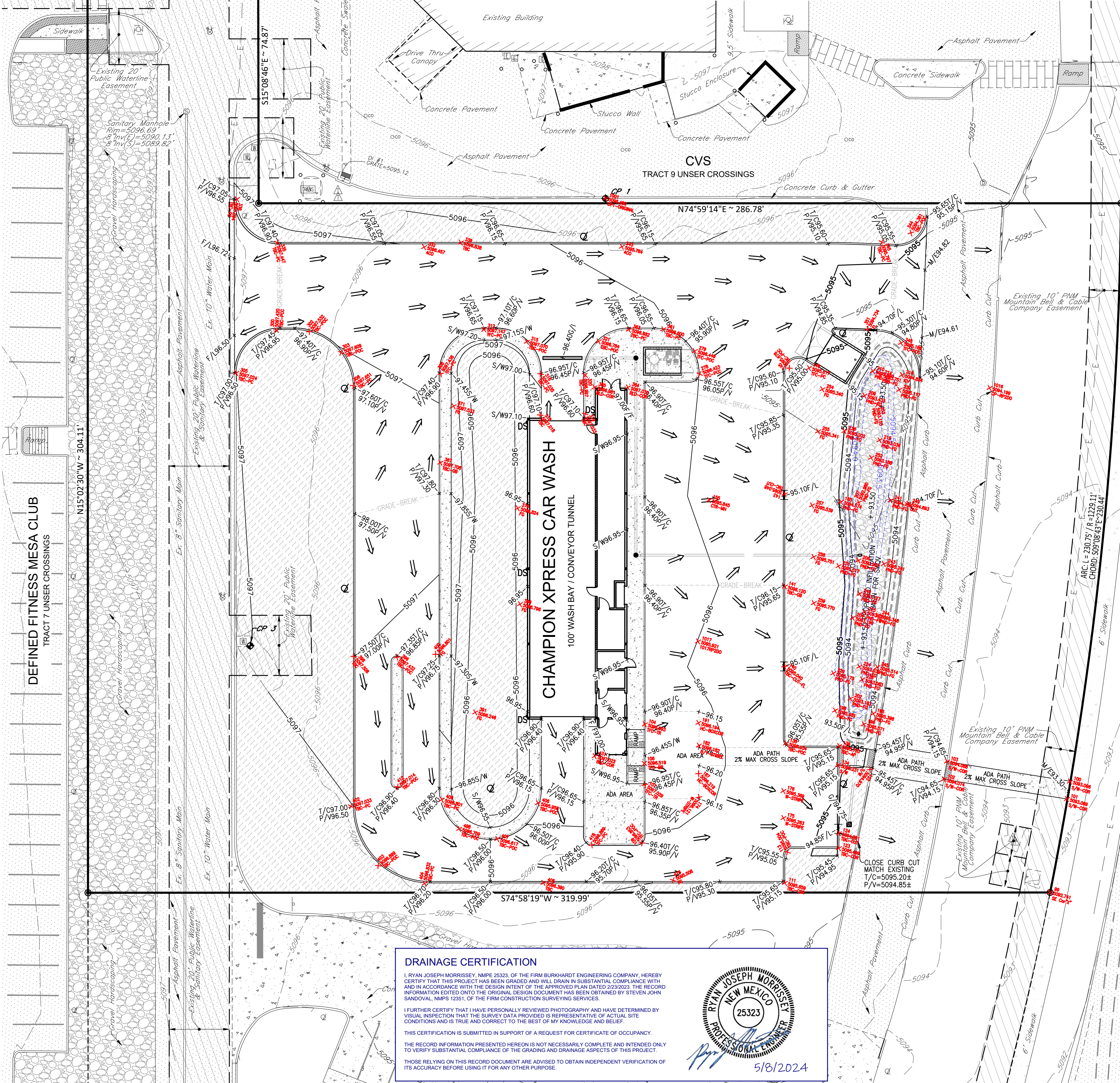
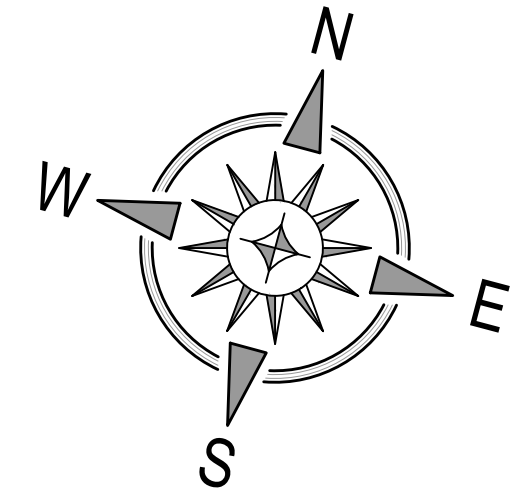
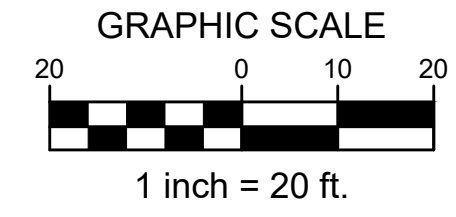
FEE PAID: _____

UNDEVELOPED TRACT 8 UNSER CROSSING

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 3/1/2023
REV: 1/2/2023
HydroTrans #: K10D064

VERTICAL & HORIZONTAL CONTROL:
 CP 1: Description: CP-Chiseled "X" Elevation: 5096.48
 CP 2: Description: CP-Chiseled "X" Elevation: 5095.06
 CP 3: Description: CP-Chiseled "X" Elevation: 5097.13

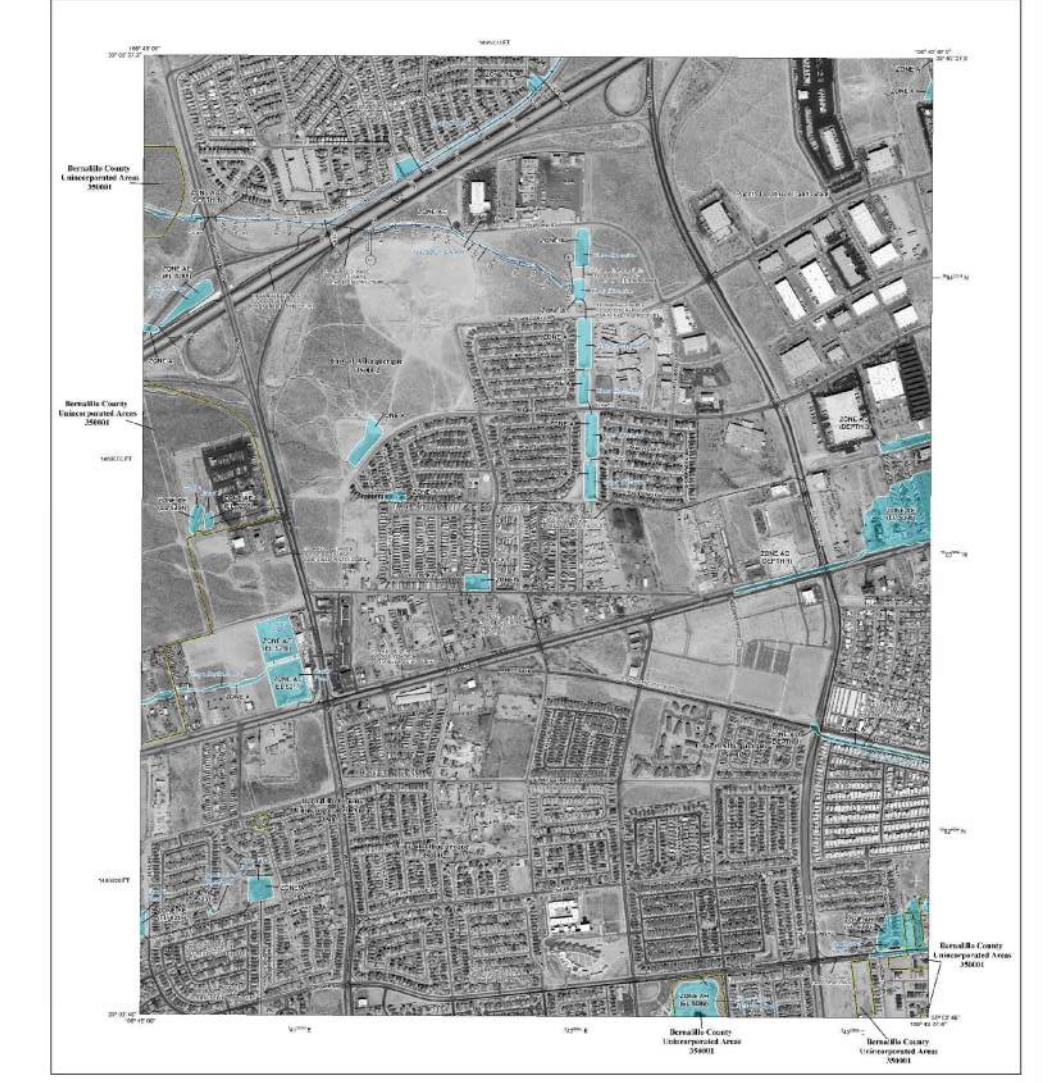
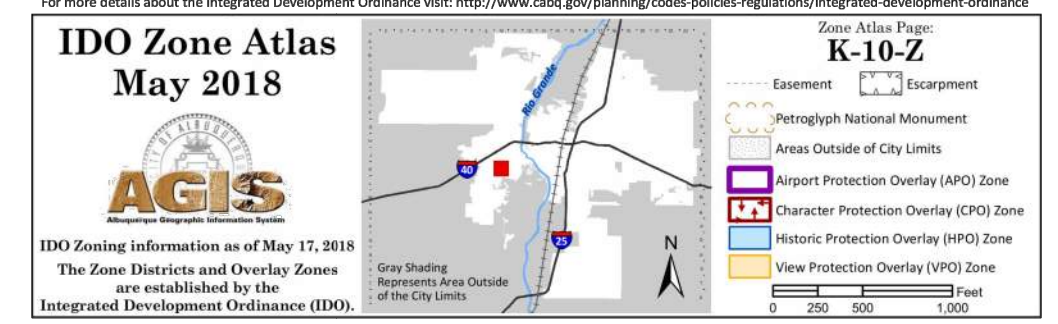
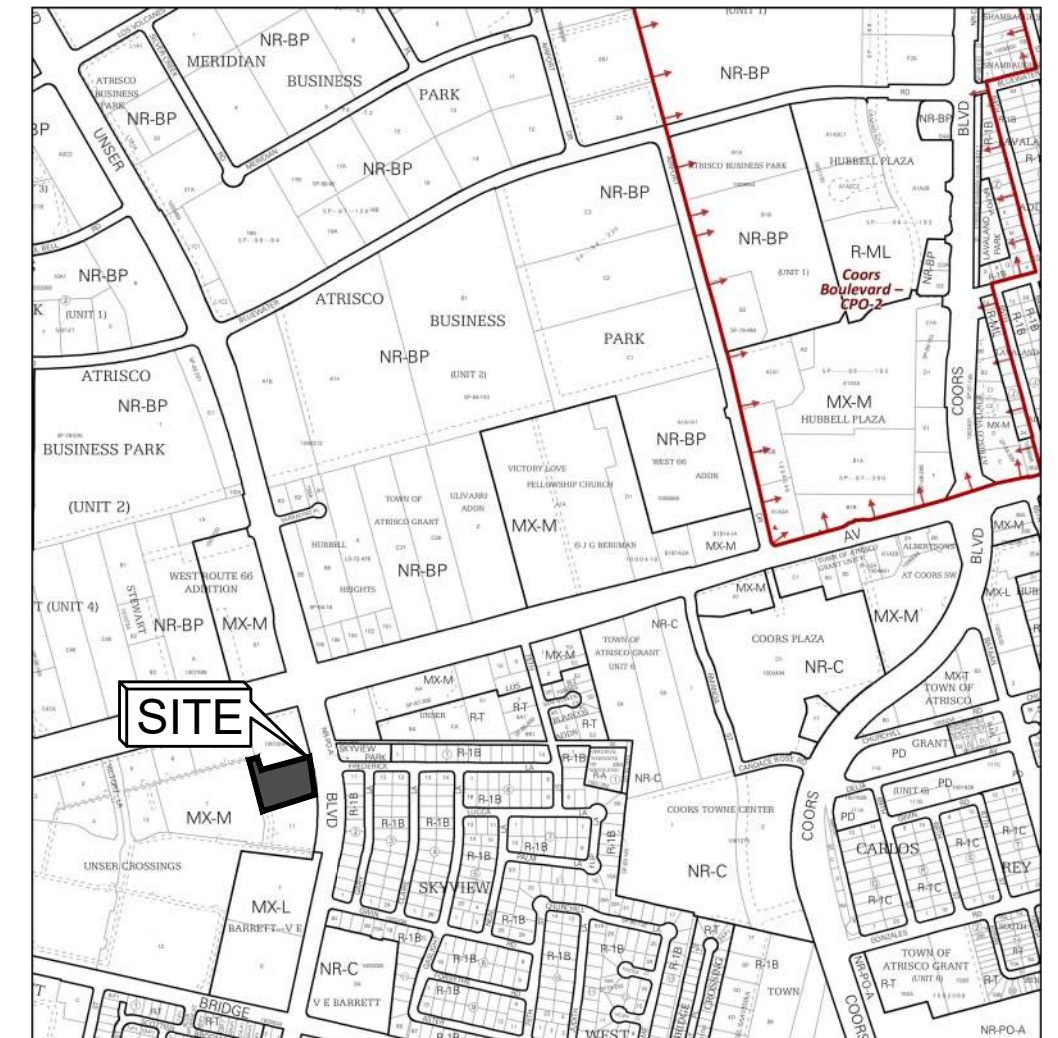
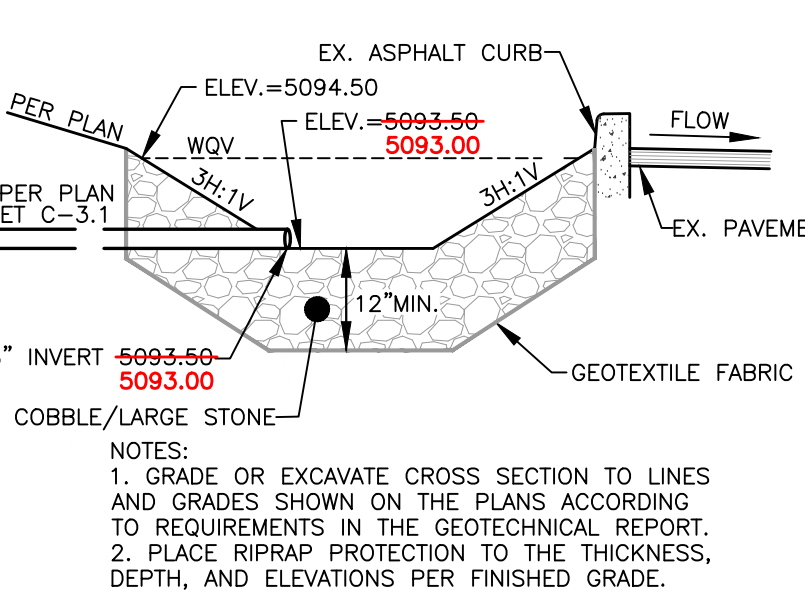
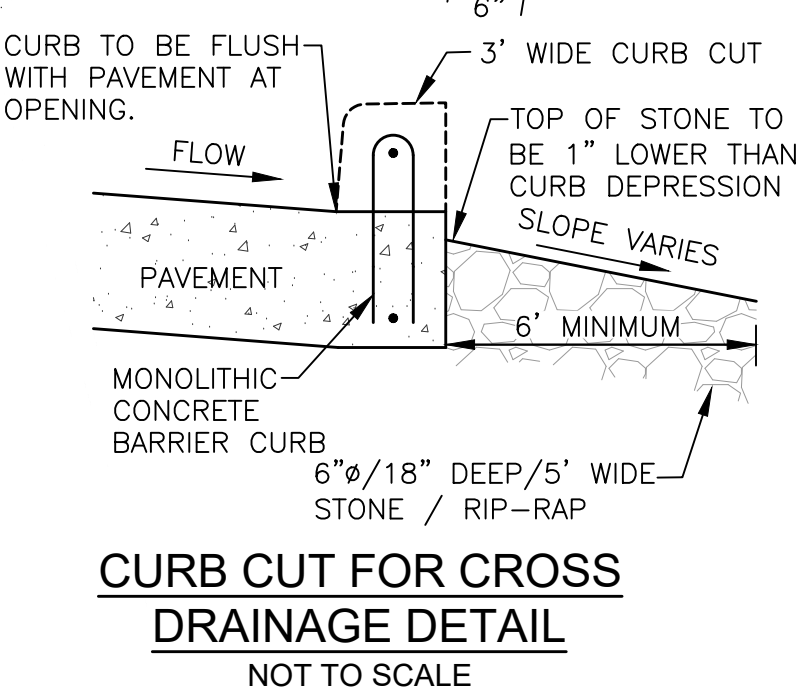
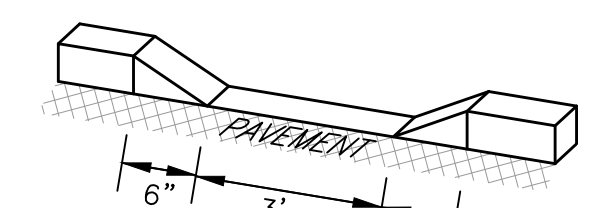
TAKE CAUTION DURING EXCAVATION:
THERE ARE UNDERGROUND UTILITY MAINS IN THE CONSTRUCTION AREA WHICH MAY NOT HAVE BEEN LOCATED ACCURATELY BY THE SURVEYOR / UTILITY OWNERS. NOTIFY "911" IN ADVANCE OF DIGGING TO HAVE LINES MARKED.



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

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: 211 Unser Blvd SW Albuquerque, NM 87121
Legal Description: Tract 10, Unser Crossing
Area: 1.86 acres
Zoning: MX-M
Flood Zone Designation: FIRM # 35001C0328J, effective date: November 4, 2016
Zone "X": Areas determined to be outside the 0.2% annual chance floodplain.



FLOOD HAZARD INFORMATION

1. Flood Hazard Zone	2. Flood Hazard Category	3. Flood Hazard Date

NOTES TO USERS

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.

DRAINAGE CERTIFICATION
I, RYAN JOSEPH MORRISSEY, N.M.P.E. 25323, OF THE FIRM BURKHARDT ENGINEERS & SURVEYORS, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADDED AND DRAINAGE WILL BE INSTALLED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 2/23/2023. 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.

THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

5/8/2024



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

ELECTRIC
Public Service Company of New Mexico
Contact: Chase LeJeune
Telephone: 505-246-5700
Email: Chase.LeJeune2@pnm.com

GAS
New Mexico Gas
Contact: Mario Molina
Telephone: 505-697-3120
Email: Mario.Molina@nmgco.com

TELECOM
Century Link
Contact: Customer Service
Telephone: 877-720-3428

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
G/I	GRATE INLET
←	SHEET FLOW
+00.00	PROP. SPOT ELEVATION
0000	PROP. CONTOUR
[Pattern]	LANDSCAPE AREA
[Pattern]	ROCK LINER / RIP RAP

Date	02/23/23
Description	Rev 1 - Revised per City Comments
Item	1

SITE DEVELOPMENT PLANS FOR
CHAMPION XPRESS CAR WASH
211 UNSER BLVD SW
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



Design: RJM	Proj: 22.146
Draw: RMM	Dwg: 22-146.dwg
Check: RJM	Tab: C3.0-GP
Scale: 1" = 20'	
Date: 01.16.2023	
Sheet: GRADING & DRAINAGE PLAN	
Sheet No.: C-3.0	



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

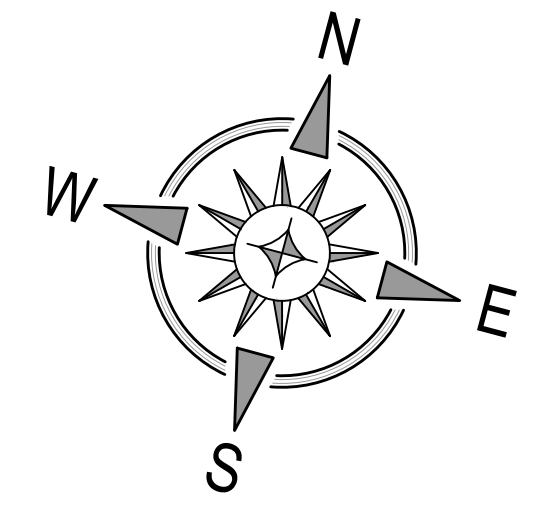
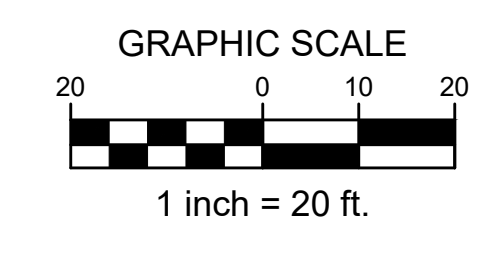
PERMITTING CONTACT INFORMATION:
PLANNING / ZONING / BUILDING
City of Albuquerque - Planning Department
Contact: Darlene Sandoval
Telephone: 505.924.3347
Email: dsandoval@cabq.gov

ROADS, ACCESS, & RIGHT-OF-WAY
City of Albuquerque - Traffic Department
Contact: Marwa Al Najjar
Telephone: 505.924.3675
Email: malnajjar@cabq.gov

GRADING & DRAINAGE
City of Albuquerque - Planning Hydrology Department
Contact: Renee Brissette
Telephone: 505.924.3995
Email: rbrissett@cabq.gov

SOLID WASTE
City of Albuquerque - Code Enforcement
Contact: Herman Gallegos
Telephone: 505.761.8125
Email: hgallegos@cabq.gov

FIRE 1
City of Albuquerque - Fire Marshal's Office
Contact: Bob Nevarez
Telephone: 505.924.3614
Email: mnevarez@cabq.gov

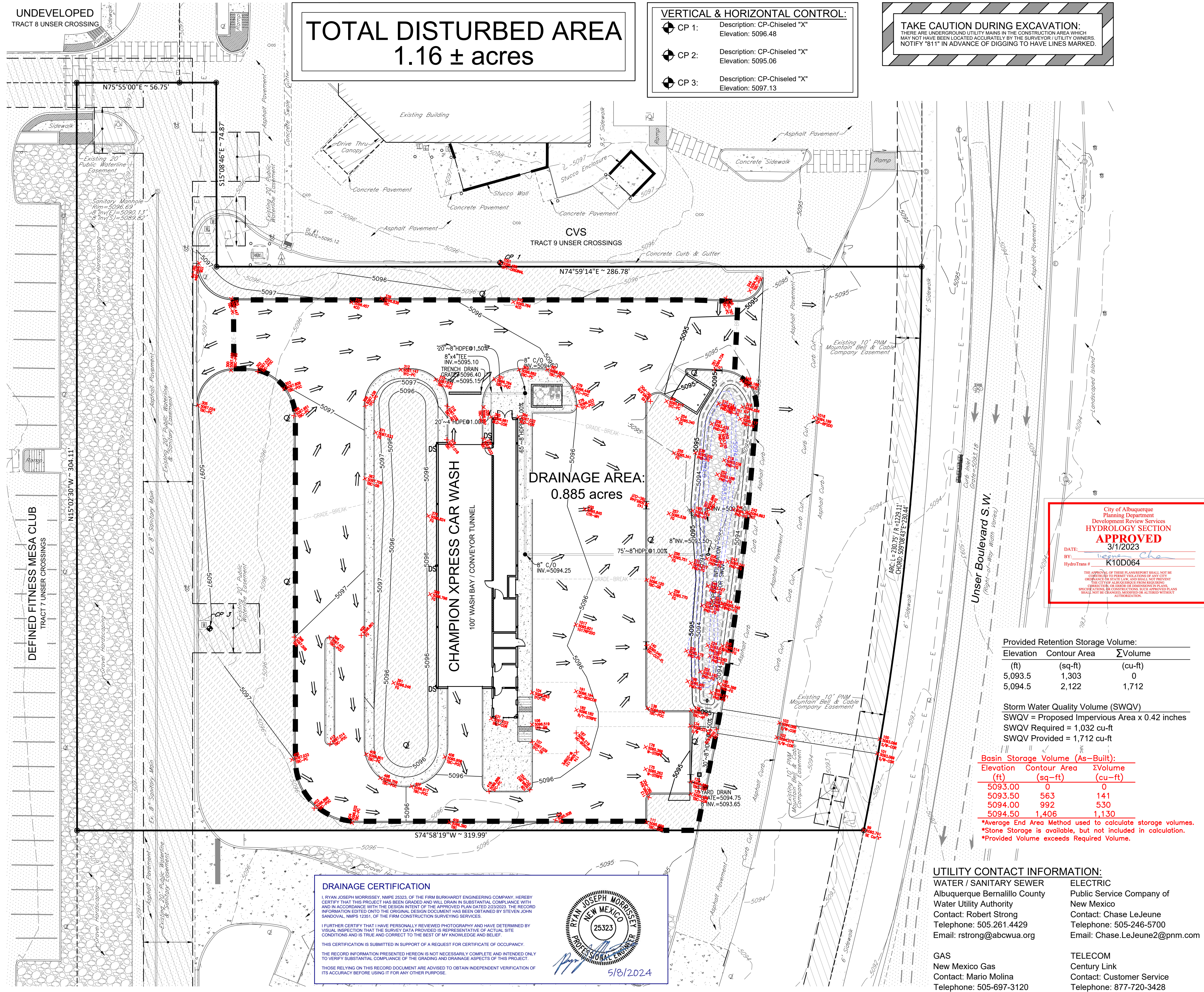


TOTAL DISTURBED AREA
1.16 ± acres

VERTICAL & HORIZONTAL CONTROL:

CP 1:	Description: CP-Chiseled "X"	Elevation: 5096.48
CP 2:	Description: CP-Chiseled "X"	Elevation: 5095.06
CP 3:	Description: CP-Chiseled "X"	Elevation: 5097.13

TAKE CAUTION DURING EXCAVATION:
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STORM WATER MANAGEMENT NOTES:
Existing Lot Coverage - 18% impervious / 82% pervious
Proposed Lot Coverage - 60% impervious / 40% pervious

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 Car Wash site is governed by a master drainage plan described within "Final Design Report, Amole Del Norte Storm Diversion Facilities Tierra Bayita Phase III" Dated March 1998. A 50 acre portion of this area was further subdivided within the "Unser Crossing Drainage Management Plan" dated October 2008. The Unser Crossing plan established 13 basins with the Car Wash site and the two adjacent developments, CVS to the North and Murphy Express to the South, occupying Basin 3. Basin 3 was determined to have an allowable Q₁₀₀ of 25.30cfs once fully developed. Per the Grading and Drainage Plan developed for the CVS, the northern development has a Q₁₀₀ of 9.64cfs. Per the Grading and Drainage Plan developed for the Murphy Express, the southern development has a Q₁₀₀ of 5.59cfs.

The proposed infiltration basin is intended to provide the required Storm Water Quality Volume for the site. Volumes in excess of the SWQV will flow across and through the site similar to the existing conditions. A majority of the storm water will flow East across the site into the Unser Boulevard S.W. Right of Way. A portion of the storm water will flow South within the Western shared drive and then East where it will also enter the Unser Boulevard S.W. Right of Way. The Q₁₀₀ of the Car Wash development and the shared drives within the lot will be 6.62cfs. After the Carwash is developed the Q₁₀₀ for Basin 3 will be 21.85cfs which is less than the allowable 25.30cfs described in the Master Drainage Plan.

Precipitation Zone:
Precipitation Zone 1: "West of the Rio Grande"

Drainage Summary:
Area = 0.885 acres (Area Requiring SWQV)
Treatment C (Desert Landscaping Area) - 24% = 0.21 acres
Treatment D (Impervious Area) - 76% = 0.68 acres
100-year peak Discharge Rate = 3.83 cfs/acre (Table 6.2.14)

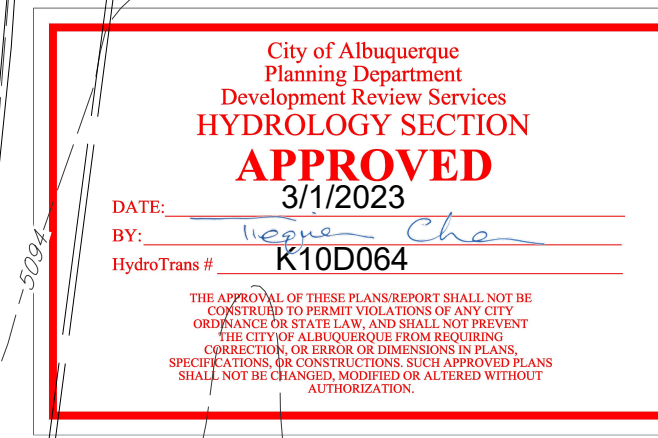
Area = 0.916 acres (Existing Shared Drives)
Treatment C (Desert Landscaping Area) - 65% = 0.64 acres
Treatment D (Impervious Area) - 35% = 0.35 acres
100-year peak Discharge Rate = 3.31 cfs/acre (Table 6.2.14)

Q₁₀₀ = 6.75cfs (Total Proposed)

Unser Crossing Basin 3 Summary Table:

Q ₁₀₀ CVS Pharmacy	9.64 cfs
Q ₁₀₀ Murphy Express	5.59 cfs
Q ₁₀₀ Shared Drives on Car Wash Lot	3.23 cfs
Q ₁₀₀ Proposed Car Wash	3.39 cfs
Q₁₀₀ Total	21.85 cfs
Q ₁₀₀ Allowable	25.30 cfs

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



Provided Retention Storage Volume:

Elevation (ft)	Contour Area (sq-ft)	ΣVolume (cu-ft)
5,093.5	1,303	0
5,094.5	2,122	1,712

Storm Water Quality Volume (SWQV)
SWQV = Proposed Impervious Area x 0.42 inches
SWQV Required = 1,032 cu-ft
SWQV Provided = 1,712 cu-ft

Basin Storage Volume (As-Built):

Elevation (ft)	Contour Area (sq-ft)	ΣVolume (cu-ft)
5093.00	0	0
5093.50	563	141
5094.00	992	530
5094.50	1,406	1,130

*Average End Area Method used to calculate storage volumes.
*Stone Storage is available, but not included in calculation.
*Provided Volume exceeds Required Volume.

UTILITY CONTACT INFORMATION:

WATER / SANITARY SEWER Albuquerque Bernalillo County Water Utility Authority Contact: Robert Strong Telephone: 505.261.4429 Email: rstrong@abcwua.org	ELECTRIC Public Service Company of New Mexico Contact: Chase LeJeune Telephone: 505-246-5700 Email: Chase.LeJeune2@pnm.com
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GAS New Mexico Gas Contact: Mario Molina Telephone: 505-697-3120 Email: Mario.Molina@nmgco.com	TELECOM Century Link Contact: Customer Service Telephone: 877-720-3428
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SOLID WASTE
City of Albuquerque - Code Enforcement
Contact: Herman Gallegos
Telephone: 505.761.8125
Email: hgallegos@cabq.gov

FIRE 1
City of Albuquerque - Fire Marshal's Office
Contact: Bob Nevarez
Telephone: 505.924.3614
Email: mevarez@cabq.gov

DRAINAGE CERTIFICATION

I, RYAN JOSEPH MORRISSEY, MPE 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 2/23/2023. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY STEVEN JOHN SANDOVAL, MPE 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.

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5/8/2024

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

PERMITTING CONTACT INFORMATION:

PLANNING / ZONING / BUILDING City of Albuquerque - Planning Department Contact: Darlene Sandoval Telephone: 505.924.3347 Email: dsandoval@cabq.gov	ROADS, ACCESS, & RIGHT-OF-WAY City of Albuquerque - Traffic Department Contact: Marwa Al Najjar Telephone: 505.924.3675 Email: malnajjar@cabq.gov
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GRADING & DRAINAGE
City of Albuquerque - Planning Hydrology Department
Contact: Renee Brissette
Telephone: 505.924.3995
Email: rbrissett@cabq.gov



SITE DEVELOPMENT PLANS FOR
CHAMPION XPRESS CAR WASH
211 UNSER BLVD SW
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



Design: RJM | Proj: 22.146
Draw: RMM | Dwg: 22-146.dwg
Check: RJM | Tab: C3.1-GD
Scale: 1" = 20'

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Sheet: GRADING & DRAINAGE DETAILS

Sheet No.: C-3.1