

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 21, 2023

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

**RE: Champion Xpress Car Wash
2020 Buena Vista Drive SE
Permanent C.O. – Not Accepted
30-day Temporary C.O. - Accepted
Engineer's Certification Date: 02/10/23
Engineer's Stamp Date: 03/24/22
Hydrology File: L15D056**

Dear Mr. Morrissey:

PO Box 1293

Based on the Certification received 02/14/2023 and site visit on 02/17/2023, this letter serves as a "green tag" from Hydrology Section for a **30-day** Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

PRIOR TO PERMANENT CERTIFICATE OF OCCUPANCY:

NM 87103

1. Please Resubmit to PLNDRS@cabq.gov when ready.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

www.cabq.gov

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



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-2022-14805 Hydrology File #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lot 20-A, Block 13, Clayton Heights
City Address: 2020 Buena Vista Drive SE

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 X ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes X No

DEPARTMENT _____ TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that Apply:

- TYPE OF SUBMITTAL:
- X 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
- X 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: February 10, 2023 By: Ryan Martini

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

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 03/24/2022. 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.



PERMITTING CONTACT INFORMATION:

PLANNING / ZONING / BUILDING
City of Albuquerque - Planning Department
Contact: Brennon Williams
Telephone: 505.924.3860
Email: bnwilliams@cabq.gov

UTILITY CONTACT INFORMATION:

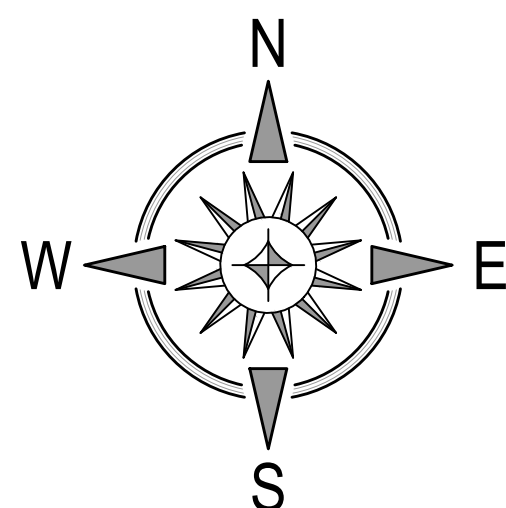
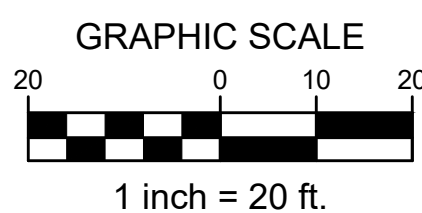
SANITARY SEWER / WATER
Albuquerque Bernalillo County Water Utility Authority
Contact: Robert Strong
Telephone: 505.261.4429
Email: rstrong@abcwua.org

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

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

ELECTRIC
PNM (Public Service Company of New Mexico)
Contact: Andrew Gurule
Telephone: 505.241.0589
Email: Andrew.Gurule@pnm.com

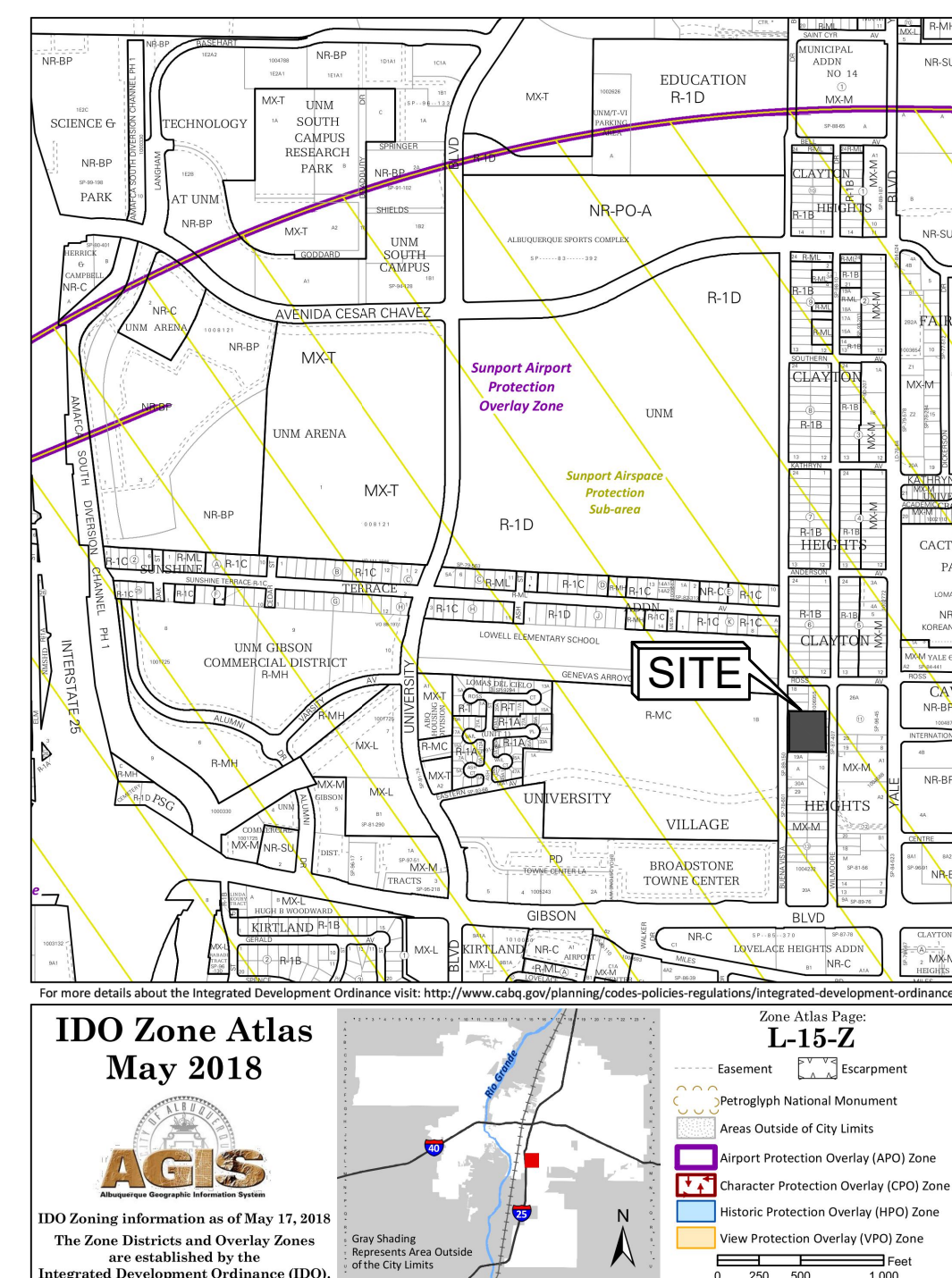
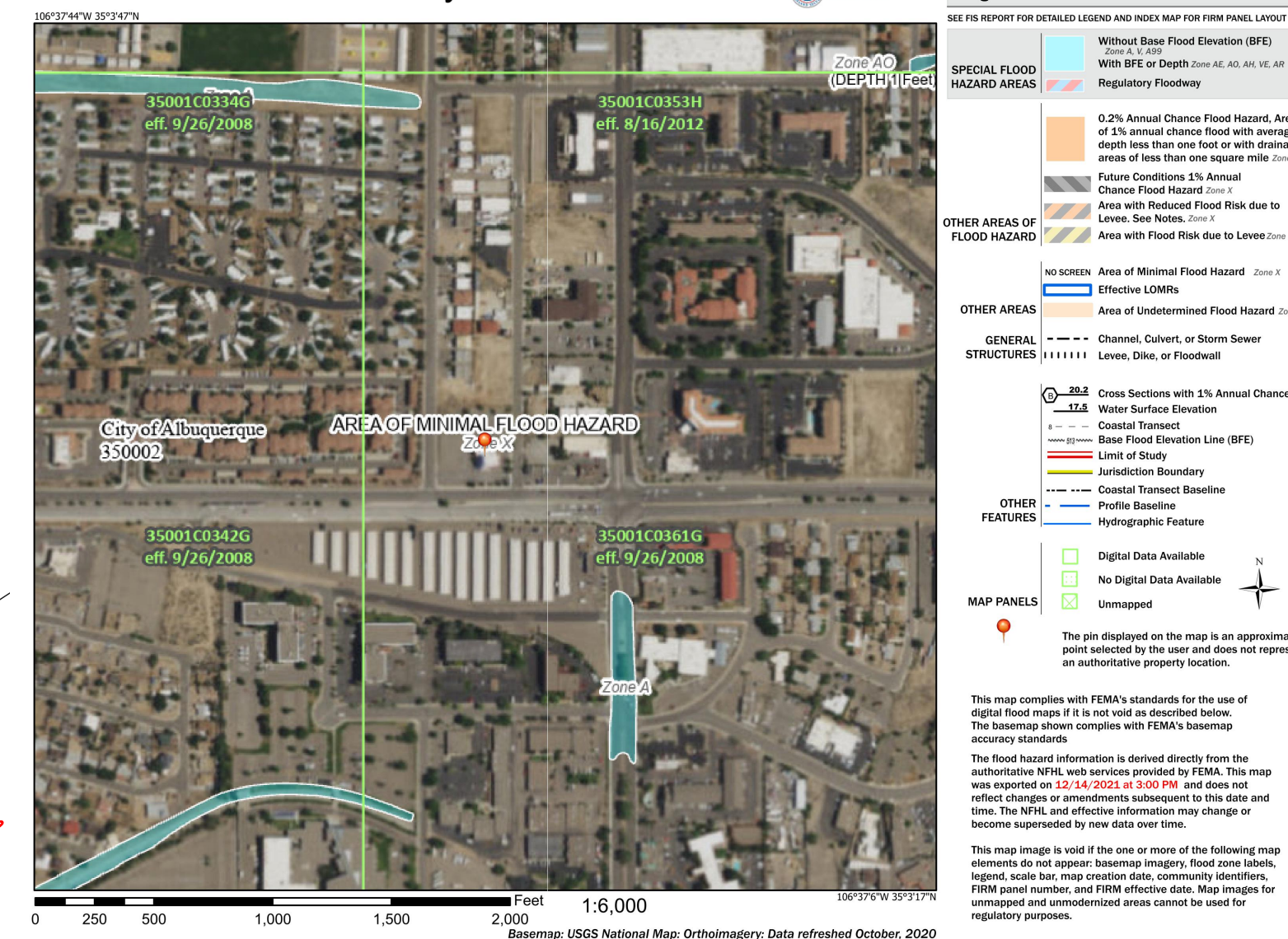
TELECOM
CenturyLink
Contact: Customer Service
Telephone: 865.465.2313



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.

National Flood Hazard Layer FIRMette



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: 2020 Buena Vista Drive SE, Albuquerque, NM 87112
Legal Description: Lot 20-A, Block 13, Clayton Heights
City of Albuquerque, Bernalillo County, New Mexico.

Area: 1.52 Acres
Zoning: MX-M, Mixed-Use-Moderate Intensity Zone District
Flood Zone Designation: FIRM # 35001C0361G, effective date: September 26, 2008
Zone "X": Areas determined to be outside the 0.2% annual chance floodplain

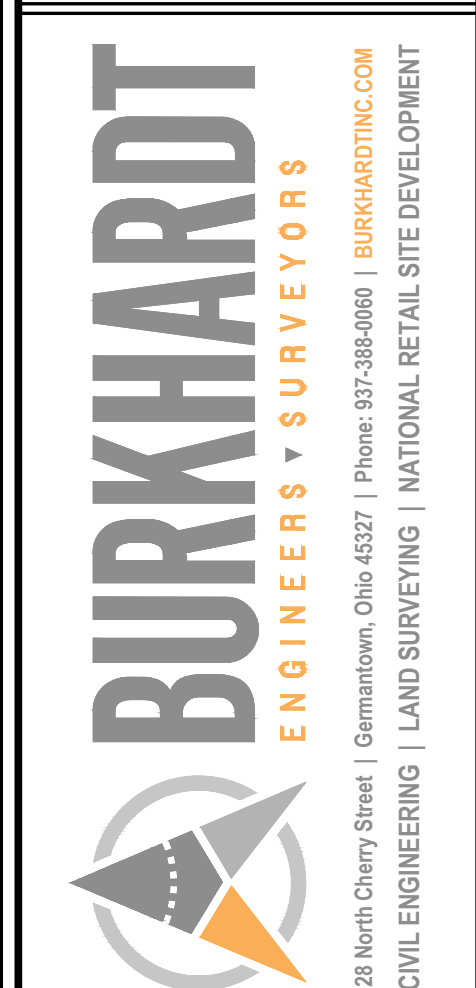
GRADING LEGEND

M/E	MATCH EXISTING PAVEMENT GRADE
S/W	SIDEWALK PAVEMENT
T/C	TOP-OF-CURB
C/P	CONCRETE PAVEMENT GRADE
F/F	FINISHED FLOOR GRADE
G/R	GRATE ELEVATION
←	SHEET FLOW
→	CHANNEL / GUTTER FLOW
+00.00	PROP. SPOT ELEVATION (+5100)
-0000	PROP. CONTOUR
[Hatched Box]	LANDSCAPE AREA



Date	
Description	
Item	

SITE DEVELOPMENT PLANS FOR
CHAMPION XPRESS CAR WASH
2020 BUENA VISTA DRIVE SE
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO



Design: AFD	Proj: 21.286
Draw: AFD	Dwg: 21.286.dwg
Check: RJM	Tab: C3.0-GP
Scale: 1" = 20'	
Date: 03.24.2022	
Sheet:	
Sheet No.:	

C-3.0

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

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

STORM WATER MANAGEMENT NOTES:

Existing Lot Coverage - 100% impervious
Proposed Lot Coverage - 75% impervious / 25% landscaping

Albuquerque Chapter 6, Section 12 - Storm Water Quality Required for Redevelopment. See Storm Water Quality Calculations below.

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."

For determining run-off rates, the SCS method was used to determine the existing run-off to Buena Vista Drive. This area is approximately 1.52 acres of land that is 100% impervious. The detention basin summary table below shows the run-off rates for the various storm events analyzed.

The proposed detention basin outlets to Buena Vista Drive at lower release rates than the existing conditions as shown in the table below.

Storm Water Quality Volume (WQv) = Impervious Area x 0.26 inches

Precipitation Zone:

Precipitation Zone 2: "Between the I-25 and San Mateo"

Drainage Summary:

Area = 1.52 acres
Treatment B (Desert Landscaping Area) - 36% = 0.54 acres
Treatment D (Impervious Area) - 64% = 0.98 acres
100-year peak Discharge Rate = 5.53 cfs/acre (Table 6.2.14)
WQv = 925 cu-ft (required)

Q₁₀₀ = 1.95 cfs (proposed)

Provided Water Quality Storage Volume:			
Elevation	Contour Area	Incremental Vol.	ΣVolume
(ft)	(sq-ft)	(cu-ft)	(cu-ft)
5168	763	0	0
5169	1,686	1,225	1,225
5170	2,665	2,176	3,400
5171	3,700	3,183	6,583

*Average End Area Method used to calculate storage volumes.

Stage Storage Discharge Summary:

Elevation	Storage Volume	Discharge
(ft)	(sq-ft)	(cu-ft)
5168	0	0
5168.85	1,041	0.01
5169	1,225	0.01
5169.20	1,660	0.01
5170	3,400	2.69
5170.50	4,991	3.78
5171	6,583	6.51

Stage/Storage/Discharge (As-Built):

Elevation	Volume	Discharge
(ft)	(cu-ft)	(cfs)
5167.00	0	0
5168.00	168	0.01
5168.90	1,217	0.01
5169.00	1,333	0.17
5170.00	3,395	3.34
5170.50	4,994	5.48
5171.00	6,592	7.53

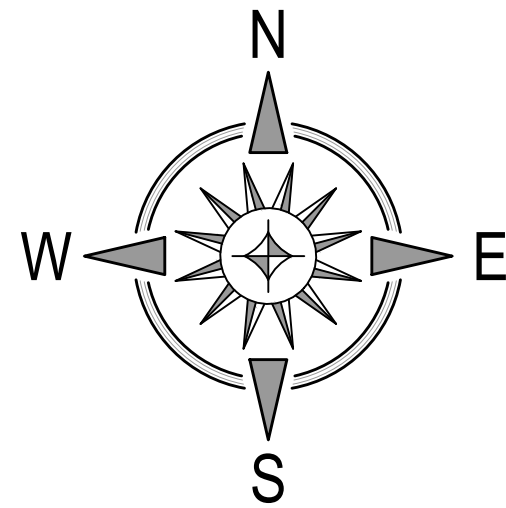
*Average End Area Method used to calculate storage volumes.
*Stone Storage at Elevation = 12"(depth) x 40% void space.
*Provided Volume exceeds Required Volume.

Basin Storage Volume (As-Built):				
Elevation	Contour Area	Surface Vol.	Stone Vol.	ΣVolume
(ft)	(sq-ft)	(cu-ft)	(cu-ft)	(cu-ft)
5167.00	0	0	0	0
5168.00	421	0	168	168
5169.00	1,247	834	499	1,333
5170.00	2,153	2,534	861	3,395
5171.00	3,424	5,323	1,269	6,592



VERTICAL & HORIZONTAL CONTROL:

BM#1: Description: Chiseled 'X' in Sidewalk
Elevation: 5605.91'
BM#2: Description: Chiseled 'X' in Sidewalk
Elevation: 5610.51'



Detention Basin Performance Summary:

Storm	Allowable	Inflow	Outflow	Max Elevation	Storage Volume
(yr)	(cfs)	(cfs)	(cfs)	(ft)	(cu-ft)
2	1.67	1.21	0.03	5169.22	1,692
10	3.17	2.35	0.49	5169.41	2,109
100	5.53	4.25	2.43	5169.90	3,184

Detention Basin Performance Summary (As-Built):

Storm	Allowable	Inflow	Outflow	Max Elevation	Storage Volume
(yr)	(cfs)	(cfs)	(cfs)	(ft)	(cu-ft)
2	1.67	1.21	0.08	5168.95	1,268
10	3.17	2.35	1.03	5169.24	1,829
100	5.53	4.25	2.66	5169.69	2,751

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 THE CITY OF ALBUQUERQUE'S STANDARDS AND SPECIFICATIONS FOR DRAINAGE. 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.



GENERAL GRADING, EARTHWORK & DRAINAGE NOTES

- 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.
- 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.
- 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.
- The Contractor will be responsible for all safety requirements and for the protection of all existing and proposed utilities or structures during earthwork procedures.
- 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.
- The Contractor shall provide construction dewatering as necessary to complete construction as outlined in plans.
- 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.
- 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.
- The Contractor shall provide positive drainage in all areas and away from all buildings.
- 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.
- 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.
- The Contractor shall adjust tops/lids/grates of all cleanouts, manholes, inlets, valves, etc. to match final grade.
- 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.
- 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.
- Refer to the Architectural and Structural Plans for information regarding any perimeter foundation drains.
- 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.

