CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

February 16, 2023

Atef A. Hanna, P.E.
Beacon Civil Engineering
8345 Gunn Highway
Tampa, FL 33626

RE: Take 5 Oil Change
10415 Central Ave NE
Grading and Drainage Plans
Engineer's Stamp Date: 02/03/23
Hydrology File: L21D059B

Dear Mr. Hanna:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 02/10/2023, the Grading & Drainage Plan is approved for Building Permit and Grading Permit. 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 CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
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 pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

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

If you have any questions, please contact me at 924-3995 or 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

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: Take 5 Car Wash Building Permit #: BP-2022-19563 Hydrology File #: L21D059B

DRB#: NA EPC#: NA Work Order#: _____

Legal Description: _____

City Address: 10415 Central Ave NE

Applicant: M3 Design/Beacon Civil Contact: Jesse Macias/Dennis Pierce

Address: 2645 N 7th Avenue, Phoenix AZ 85007

Phone#: 480-528-3136 Fax#: _____ E-mail: jmacias@m3designllc.com

Owner: Driven Brands Contact: _____

Address: 440 S Church St #700, Charlotte NC 28202

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL: ____ PLAT (___# OF LOTS) ____ RESIDENCE ____ DRB SITE X ADMIN SITE

IS THIS A RESUBMITTAL?: X Yes _____ No

DEPARTMENT: ____ TRAFFIC/ TRANSPORTATION X HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
X GRADING PLAN
____ DRAINAGE MASTER PLAN
____ DRAINAGE REPORT
____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
____ ELEVATION CERTIFICATE
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ 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
X GRADING PERMIT APPROVAL
X SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: 2-09-23 By: Atef Hanna PE

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Beacon
CIVIL ENGINEERING

8345 Gunn Hwy
Tampa, Florida 33626

February 2, 2023

RE: Take 5 Oil Change
10415 Central Ave NE
Grading and Drainage Plans
Engineer's Stamp Date: No Date
Hydrology File: L21D059B

Dear Renee:

Following is a response to comments issued by your office on 1/30/2023. Grading Plan C-4.0 has been revised to address the comments and concerns.

1. This private project is not a City of Albuquerque Department of Municipal Development project. Therefore, their Title Block is not needed and you can use your companies instead. The City does not care which one you use but private development typically uses their own.
   Response: Title block has been replaced with Beacon Civil title block.

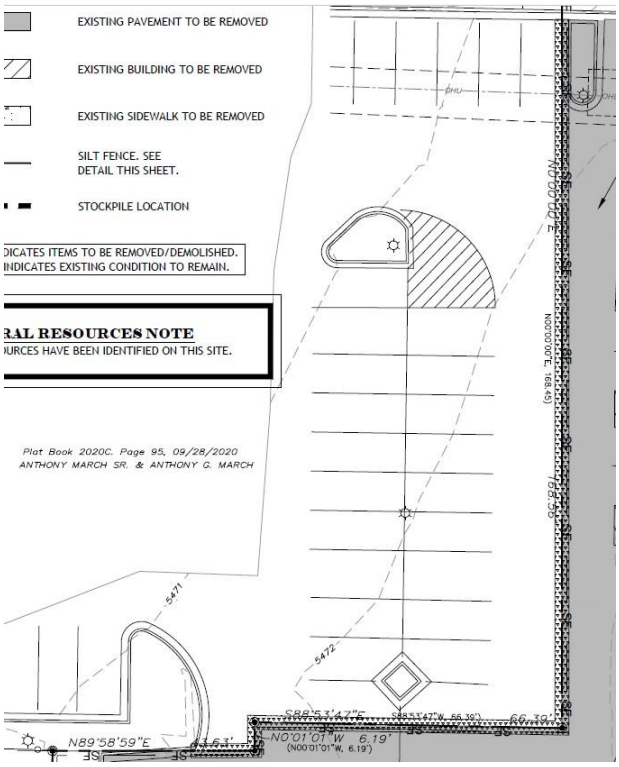
2. Per the DPM, the following must be on the Grading Plan. Please note the Grading Plan must be a stand-alone construction document.

   a. Please provide an engineer's stamp **with a signature and date. (Provided)**
   b. Please provide a Vicinity Map. Typically, this is the Zone Atlas. This can be downloaded in pdf format from the City of Albuquerque's website. **(Provided)**
   c. Please provide the Benchmark information (location, description and elevation) for the survey contour information provided. This is a City Benchmark that the surveyor should have pulled from. **(Provided)**
   d. Please provide a legal Description of the property. **(Provided)**

3. Work on the adjacent property is prohibited without written notarized consent from that property owner. According to the Demolition Plan, the work stops along the property line. Therefore, please show the existing asphalt on the adjacent property. It appears that proposed project of Murphy's never proceeded.

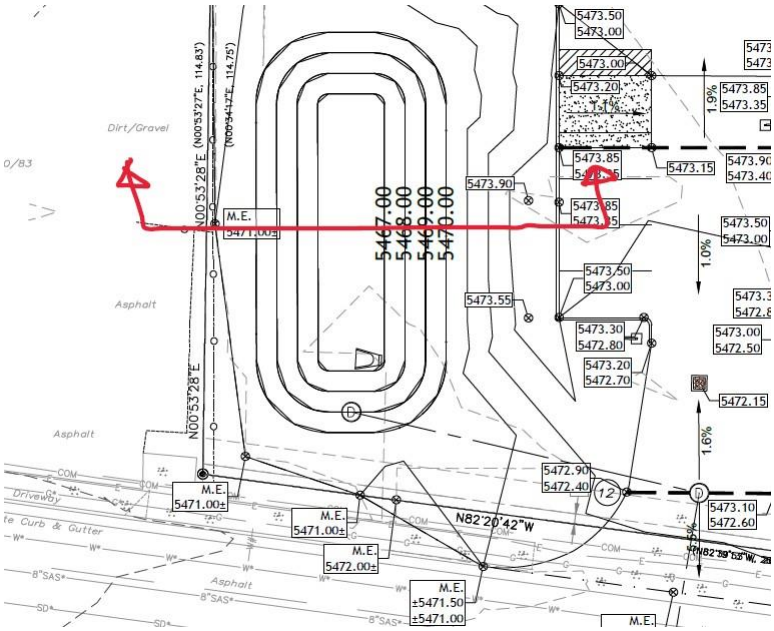
   Response: Adjacent property information has been added and site grading has been adjusted

8345 Gunn Hwy
Tampa, Florida 33626



4. Please provide a cross section for the stormwater quality pond showing the top of pond, bottom of pond and the SWQ required volume elevation. Please add a note, "Side slopes need to be stabilized with Native Grass Seed (per City Spec 1012) with Aggregate Mulch or equal (Must satisfy the "Final Stabilization criteria" CGP 2.2.14.b.)".

Response: A cross section is provided on the grading sheet C-4.0



Beacon
CIVIL ENGINEERING

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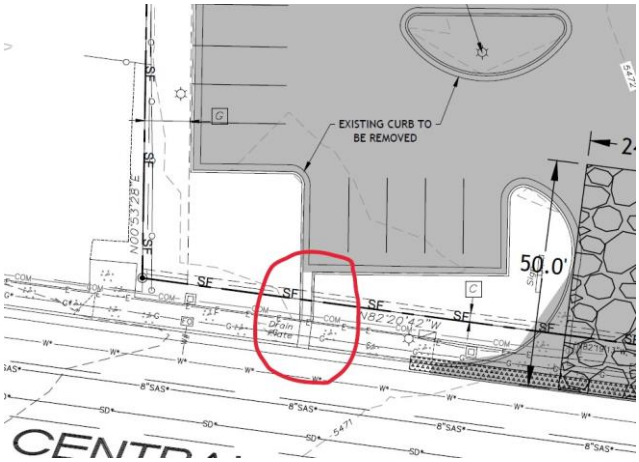
5. Please add the volume provided under the Stormwater Quality Calculations.

   Response: Calculation has been added to the grading sheet C-4.0

6. For the outfall of the SWQ pond, an outfall pipe connecting to the existing storm sewer system in Central is not needed. Instead, a two-foot or one-foot sidewalk culvert (depending on site's discharge) at the elevation of the required SWQ volume elevation at the pond and the existing flowline elevation at the curb is all that is needed. There is an existing sidewalk culvert for the existing site that may be utilized if in good condition.



   Response: Plan has been revised to utilize existing outfall.

7. So, if you use a new sidewalk culvert, please reference City of Albuquerque standard detail No. 2236 – Sidewalk Culvert with Steel Plate Top at the sidewalk culvert. Also, please provide the weir calculations, per DPM Article 6-16(A), for the curb cuts and sidewalk culverts. A coefficient of 2.7 is typically used for the weir equation $Q = CLH^{2/3}$.

   Response: Existing outfall is being utilized.

8. A SO-19 Permit will be required for the sidewalk culvert. Please include the standard SO-19 notes (attached) on the grading plan.

   Response: Existing outfall is being utilized, no drainage work is proposed in the ROW, no need to add the notes.

9. Please use the procedure for 40 acre and smaller basins as outlined in Development Process Manual (DPM) Article 6-2(a). Please provide both the existing conditions and proposed conditions for the 100 year-6 hour storm event. These calculations should be on the Drainage Plan.

   Response: Refer to calculation added on the grading plan sheet C-4.0.

Beacon
CIVIL ENGINEERING

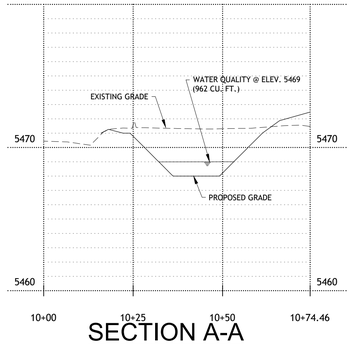
8345 Gunn Hwy
Tampa, Florida 33626

If you have any questions, please contact me at 813-882-4815.

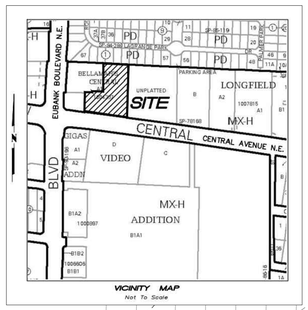
Sincerely,

Atef A. Hanna, P.E.
Beacon Civil Engineering
8345 Gunn Highway
Tampa, FL 33626

POND PROFILE



SECTION A-A



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 02/16/23
BY: René C. Brissette
HydroTrans # L21D059B

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY FROM REQUIRING THE CORRECTION OF CORRECTION, OR ERROR OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

LEGEND

- ADA PARKING STALLS. 2% MAX SLOPES IN ALL DIRECTIONS
- 1.00 — PROPOSED SPOT ELEVATION
- 1.50 / 1.00 — PROPOSED TOP OF CURB/BOTTOM OF CURB SPOT ELEVATION
- M.E. ±1.00 — MATCH EXISTING ELEVATION
- PROPOSED SLOPE INDICATOR
- DIRECTIONAL DRAINAGE FLOW ARROW
- EXISTING DIRECTIONAL DRAINAGE FLOW ARROW
- PROPOSED RIDGE LINE
- X.XX — PROPOSED MAJOR CONTOUR
- X.XX — PROPOSED MINOR CONTOUR

N

20 10 0 20 40
SCALE: 1" = 20'

GRADING/DRAINAGE NARRATIVE

EXISTING CONDITIONS: THE SITE HAS AN ISR OF 0.78. DRAINAGE AREA CURRENTLY DRAINS VIA SHEET FLOW INTO RIGHT OF WAY.

PROPOSED CONDITIONS: THE PROPOSED SITE HAS AN ISR OF 0.68. DRAINAGE AREA BASIN WILL HAVE THE STORM WATER ROUTED TO THE ON-SITE INLETS TO A PROPOSED RETENTION POND THEN OVERFLOW TOP OF POND INTO RIGHT OF WAY.

PER ARTICLE 6.12 "STORM WATER QUALITY AND LOW IMPACT DEVELOPMENT, STORM WATER QUALITY VOLUME (SWQV) IS REQUIRED FOR THIS PREDEVELOPMENT BY MULTIPLYING 0.26 INCHES BY POST DEVELOPMENT IMPERVIOUS SURFACE, THEREFORE:
SWQV = (0.26/12) * 41,367 = 897 CU.FT.

POND VOLUME

Elev. (feet)	Surface Area (square ft.)	Surface Area (acres)	Incr. Volume (acre ft.)	Total Volume (acre ft.)	Total Volume (cubic ft.)
5470	1,932	0.04	0.04	0.06	2,547
5469	1,261	0.03	0.02	0.02	962
5468	692	0.02	0	0	0

GRADING & DRAINAGE NOTES

1. JURISDICTIONAL LAND DISTURBANCE PERMIT SHALL BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND BE VISIBLE TO THE PUBLIC.
2. TWO PERMANENT BENCHMARKS ON-SITE SHALL BE ESTABLISHED BY CONTRACTOR PRIOR TO STARTING CONSTRUCTION.
3. PROPOSED SPOT ELEVATIONS ARE TO THE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
4. ALL REQUIRED FILL SHALL BE CLEAN, SUITABLE MATERIAL.
5. ALL AREAS DISTURBED OUTSIDE LIMITS OF GRADING SHOWN ON THE PLANS SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER BY THE CONTRACTOR.
6. CONTRACTOR SHALL MEET AND MATCH EXISTING (M.E.) PAVEMENT ALONG SAW-CUT LIMITS.
7. LENGTH OF PROPOSED RIP-RAP PADS AT PIPE OUTLET STRUCTURES SHALL BE A MINIMUM LENGTH OF SIX TIMES THE DIAMETER OF THE PIPE, IF APPLICABLE.
8. ALL FILL SHOULD BE PLACED IN THIN, HORIZONTAL LOOSE LIFTS, MAXIMUM 6 INCHES, AND COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698). A FLORIDA REGISTERED PROFESSIONAL SOILS ENGINEER SHALL CERTIFY THE SOIL COMPACTION PRIOR TO THE INSTALLATION OF PAVEMENTS, CURBS, SIDEWALKS OR FOOTINGS OF ANY TYPE. COMPACTION OF THE UPPER 8 INCHES OF SOIL BENEATH PAVEMENTS AND SLAB-ON-GRADE SHOULD BE COMPACTED TO AT LEAST 98%.
9. STORMWATER PONDS AND OUTLET STRUCTURES SHALL BE FULLY CONSTRUCTED AND OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
10. REFER TO LANDSCAPE PLAN FOR REQUIRED TREE AND GROUND COVER PLANTINGS.
11. SURFACE GRADE SLOPES SHALL BE A MINIMUM OF 1.00%
12. 4:1 MAXIMUM CUT AND FILL SLOPES
13. ADA ACCESSIBLE AREAS SHALL NOT HAVE A MAXIMUM CROSS-SLOPE THAT EXCEEDS 2.00% AND MAX LONGITUDINAL SLOPE OF 5.00% UNLESS A RAMP IS SPECIFIED. IF DISCREPANCIES OCCUR CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD IMMEDIATELY TO CONFIRM DESIGN TO ENSURE ADA ACCESSIBLE STANDARDS ARE MET.
14. ALL TRENCHING AND BACKFILL OPERATIONS SHALL COMPLY WITH GOVERNING JURISDICTIONAL STANDARDS. SEE SHEET C4.3 FOR PIPE TRENCHING DETAILS.
15. SEE SHEET C4.2-C4.4 FOR DETAILS.
16. ALL INLET GRATES SUBJECTED TO VEHICLE LOADING SHALL MEET H-20 TRAFFIC LOADING STANDARDS.

BUILDING ACCESS AND PROTECTION NOTES

1. THE CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION WITH A MINIMUM WIDTH OF 20 FT. THE ACCESS TO BUILDINGS WITH SPRINKLER OR STANDPIPE SYSTEMS SHALL BE WITHIN 40 FT OF THE FIRE DEPARTMENT CONNECTION ACCORDING TO NFPA 1141 3-1.
2. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL AREAS AROUND BUILDING.

100-YEAR HYDROLOGIC CALCULATIONS

BASIN	AREA (acre)	LAND TREATMENT A (%)	B(CN=79) (%)	C (%)	D(CN=98) (%)	WEIGHTED E (IN)	100-YEAR PRECIPITATION V(6-hr)* (acre-ft)	V(6-hr) (cu-ft)	V(24-hr)** (acre-ft)	V(24-hr) (cu-ft)	Q*** (CFS)
EXISTING CONDITIONS											
SITE	1.39	0	0.31	0	1.08	0.94	0.11	4,731	0.15	6,338	5.62
TOTAL RUNOFF	1.39						0.11	4,731	0.15	6,338	5.62
DEVELOPED CONDITIONS											
SITE	1.39	0	0.44	0	0.95	0.92	0.11	4,641	0.11	4,641	5.36
TOTAL RUNOFF	1.39						0.11	4,641	0.11	4,641	5.36
EXCESS PRECIP. (Ei, in)		0.67	0.86	1.09	2.58						
PEAK DISCHARGE (Qpi, cfs)		1.84	2.49	3.17	4.49						
									ZONE 3		
* V6-hr (acre-ft) = (Weighted E)(Area)/12									P6-hr (in)		2.43
** V24-hr (acre-ft) = V6-hr + (Ad)((P24-hr)-(P6-hr))/12									P24-hr (in)		2.84
*** Q = (Qpb)*Ab + (Qpd)*Ad									P10day (in)		4.10

SITE BENCHMARK

ALBUQUERQUE CONTROL SURVEY MONUMENT "6-K18A"
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE - NAD 1983)
NORTH = 1,483,955.174 FEET
EAST = 1,538,790.908 FEET
MAPPING ANGLE = -00°11'42.76"
GROUND TO GRID FACTOR = 0.999664599

FLOOD PLAIN

THE SITE IS LOCATED IN FLOOD ZONE "X" PER FEMA FLOOD MAP NO.35001C0336H, DATED 8/16/2012

LEGAL DESCRIPTION

TRACT A-1-B
BELLAMAH'S CENTRAL ADDITION
SITUATED WITHIN SECTION 28,
TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
10415 CENTRAL AVENUE N.E.
FEBRUARY, 2022

EXISTING PERVIOUS/IMPERVIOUS
PERVIOUS
OPEN SPACE: 13,262 SF/ 0.31 AC/ 22%
TOTAL PERVIOUS AREA: 13,262 SF/ 0.31 AC/ 22%

IMPERVIOUS
BUILDING AREA: 13,470 SF/ 0.31/ 22%
CONCRETE PAVEMENT AREA: 27,085 SF/ 0.62 AC/ 45%
SIDEWALK AREA: 6,666 SF/ 0.15 AC/ 11%
TOTAL IMPERVIOUS AREA: 47,221 SF/ 1.08 AC/ 78%

PROPOSED PERVIOUS/IMPERVIOUS
PERVIOUS
LANDSCAPE AREA: 19,119 SF/ 0.44 AC/ 32%
TOTAL PERVIOUS AREA: 19,119 SF/ 0.44 AC/ 32%

IMPERVIOUS
BUILDING AREA: 5,755 SF/ 0.13 AC/ 9%
ASPHALT PAVEMENT AREA: 32,116 SF/ 0.74 AC/ 54%
CONCRETE PAVEMENT AREA: 1,562 SF/ 0.03 AC/ 2%
SIDEWALK AREA: 1,934 SF/ 0.04 AC/ 3%
TOTAL IMPERVIOUS AREA: 41,367 SF/ 0.95 AC/ 68%

ISSUED FOR PERMITTING
ISSUE DATE: 04/2022
JOB NO.: 22551
REVISION DESCRIPTION
DESIGNED BY: CB
DRAWN BY: CB
CHECKED BY: AH
APPROVED BY: AH
NO. BY DATE

Know what's below. Call before you dig.

ATEF A. HANNA NEW MEXICO 27436 PROFESSIONAL ENGINEER

ATEF A. HANNA, PE #27436

BEACON CIVIL ENGINEERING
LAND DEVELOPMENT ENGINEERS
8345 GUNN HIGHWAY
TAMPA, FL 33626

TAKE 5 CAR WASH

OF
NEW MEXICO CENTRAL & UBANKS

10415 CENTRAL AVE NE, ALBUQUERQUE, NM

SHEET NAME:
GRADING PLAN

SHEET NUMBER:
C4.0

B:\Projects\2022\22551 ICWG CO Central & Ubanks, NM\DWG\Civil\22551_GRADING.dwg 2/3/2023 3:32 PM