

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 26, 2023

Lauren A. Nuffer, P.E.
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, TX 75240

**RE: Mister Car Wash
2161 Gibson Blvd SE
Grading & Drainage Plan
Engineer's Stamp Date: 11/17/22
Hydrology File: M15D021B**

Dear Ms. Nuffer:

PO Box 1293

Albuquerque

Based upon the information provided in your submittal received 01/17/2023, 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:

NM 87103

www.cabq.gov

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please pay the Payment-in-Lieu of \$ **5,280.00** by emailing the attached approved Waiver Application from Stormwater Quality Volume Management On-site to PLNDRS@cabq.gov. Once this is received, a receipt will then produce and email back with instructions on how to pay online. Once paid, please email me proof of payment.

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.

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

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

Project Title: Mister Car Wash #1394 **Building Permit #** BP-2022-32972 **Hydrology File #** SI-2022-01406
DRB# **EPC#** PR-2021-005482
Legal Description: Lot B Lovelace Heights Addition 2022C-57 **City Address OR Parcel** 2161 Gibson Blvd SE

Applicant/Agent: Kimley-Horn & Associates, Inc. **Contact:** Lauren Nuffer, P.E.
Address: 13455 Noel Road, Suite 700 Dallas TX 75240 **Phone:** 214-387-3847
Email: lauren.nuffer@kimley-horn.com

Applicant/Owner: Mister Car Wash **Contact:** Prabhs Matharoo
Address: 222 E 5th Street, Tucson, AZ **Phone:** 520-955-1244
Email: pmatharoo@mistercarwash.com

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE DRB SITE ADMIN SITE: X
RE-SUBMITTAL: 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
FLOOD PLAN DEVELOPMENT PERMIT APP.
ELEVATION CERTIFICATE
CLOMR/LOMR
TRAFFIC CIRCULATION LAYOUT (TCL)
ADMINISTRATIVE
TRAFFIC CIRCULATION LAYOUT FOR DRB
APPROVAL
TRAFFIC IMPACT STUDY (TIS)
STREET LIGHT LAYOUT
OTHER (SPECIFY)
PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

X BUILDING PERMIT APPROVAL
CERTIFICATE OF OCCUPANCY
CONCEPTUAL TCL DRB APPROVAL
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
SO-19 APPROVAL
PAVING PERMIT APPROVAL
GRADING PAD CERTIFICATION
WORK ORDER APPROVAL
CLOMR/LOMR
FLOOD PLAN DEVELOPMENT PERMIT
OTHER (SPECIFY)

DATE SUBMITTED: 11/21/2022



November 17, 2022

**RE: Mister Car Wash #1394, 2161 Gibson Blvd SE, ABQ
Hydrology File: M15D021B**

Dear Staff,

This letter is in response to the City of Albuquerque review dated 9/23/2022 regarding the above referenced project. In an effort to address your comments concisely and simplify your review of these development plans, we have summarized your comments and our responses below. Your comment is listed first, followed by the response in Bold.

COMMENT RESPONSE LETTER

GRADING PLAN, SHEET C500

1. 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 a Vicinity Map. Typically, this is the Zone Atlas. This can be downloaded in pdf format from the City of Albuquerque's website.

Response: This has been added to the plan sheet.

- b. Please provide the Benchmark information (location, description and elevation) for the survey contour information provided.

Response: Response: This has been added to the plan sheet.

- c. Please provide the FIRM Map and flood plain note with effective date.

Response: This has been added to the plan sheet.

- d. Please provide a legal Description of the property.

Response: This has been added under the Introduction and Project Description information.

2. Please reference City of Albuquerque standard detail No. 2236 – Sidewalk Culvert with Steel Plate Top at the sidewalk culvert. (see comment below for location).

Response: We have added a note for the proposed culvert locations on adjacent property to be installed by the developer. No culvert is proposed in this location as the runoff sheet flows in drives or over the sidewalk.

3. Please add the attached SO-19 Notes.

Response: These have been added to the plan sheet.

DRAINAGE PLAN, SHEET C601

4. 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.

Response: Existing and Proposed Condition 100 year – 6 hour flows have been added to the sheet.

5. Provide management onsite for the Stormwater Quality Volume (SWQV) in accordance with the Drainage Ordinance, § 14-5-2-6 (H) and the DPM Article 6-12 Stormwater Quality and Low-Impact Development for the sizing calculations. To calculate the required SWQV, multiply the impervious area draining to the SWQ pond by 0.42 inches for new development sites. Please show both the required and the provided volume.

Response: As this is a redevelopment site, we have provided the SWQV calculations based on 0.26 inches, and this has been added to the plan sheet.

6. The onsite drainage should be directed to the stormwater quality (SWQ) pond prior to leaving the site. Currently you have the SWQ pond on the high side of the site with little drainage going into it. Also, please show the top and bottom of the pond along with the volume for the pond. The pond also needs a spillway in the form of a sidewalk culvert at the SWQ water surface elevation on the pond side and match the existing gutter elevation in Gibson.

Response: The SEC of the site and the area adjacent to the east side of the building flows into the SWQ area. The areas to the south and west sides of the building flows across landscape prior entering the paved areas and discharging to Gibson Blvd. There are numerous challenges to providing the SWQ area in the location suggested in the comments due to the sites grading, access drive, and parking demands. Please see attached waiver letter for remaining SWQ volume.

7. Please reference City of Albuquerque standard detail No. 2236 – Sidewalk Culvert with Steel Plate Top at the sidewalk culvert.

Response: Understood that this detail is to be used if culverts are required.

8. Please add either a concrete flume (channel) or a rock swale with curb cuts on either end so that the drainage can travel to the SWQ pond.

Response: This is the transformer pad location so a flume cannot be provided across the island behind the dumpster.

9. 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: The drainage sheet flows over the sidewalk or in the driveways to Gibson.

We appreciate your review and comments on these plans. Please contact me at (214) 387-3847 or lauren.nuffer@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Lauren Nuffer, P.E.
Project Manager

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

**WAIVER APPLICATION FROM STORMWATER
QUALITY VOLUME MANAGEMENT ON-SITE**

GENERAL INFORMATION

APPLICANT: Mister Car Wash DATE: 10/27/22

DEVELOPMENT: Mister Car Wash

LOCATION: 2161 Gibson Blvd SE 87106

STORMWATER QUALITY POND VOLUME

Per the DPM Article 6-12 - Stormwater Quality and Low-Impact Development, the calculated sizing for required Stormwater Quality Pond volume is equal to the impervious area draining to the BMP multiplied by 0.42 inches for new development sites and by 0.26 inches for redevelopment sites.

The required volume is 660 cubic feet

The provided volume is 0 cubic feet

The deficient volume is 660 cubic feet

WAIVER JUSTIFICATION

Per the DPM Article 6-12(C), private off-site mitigation and payment-in-lieu may only be considered if management on-site is waived in accordance with the following criteria and procedures.

1. Management on-site shall be waived by the City Engineer if the following conditions are met:

- a. Stormwater quality can be effectively controlled through private off-site mitigation or through an arrangement (approved by the City) to use a cooperator's existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.
 - b. Any of the following conditions apply:
 - i. The lot is too small to accommodate management on site while also accommodating the full plan of development.
 - ii. The soil is not stable as demonstrated by a geotechnical report certified by a professional engineer licensed in the State of New Mexico.
 - iii. The site use is inconsistent with the capture and reuse of stormwater.
 - iv. Other physical conditions exist where compliance with on-site stormwater quality control leaves insufficient area.
 - v. Public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of the Drainage Ordinance (Part 14-5-2 ROA 1994) as demonstrated on as-built construction drawings and an approved drainage report.
 - vi. The developer constructs a project to replenish regional groundwater supplies at an off-site location.
 - vii. A waiver to State water law or acquisition of water rights would be required in order to implement management on site.
2. The basis for requesting payment-in-lieu or private off-site mitigation is to be clearly demonstrated on the drainage plan.

This project's justification: _____

The justification for this request is based on improvement over existing conditions, site landscape enhancements provided, site constraints, and traffic impacts.

Landscape and improvement over existing: The site is entirely developed in existing condition with 100% impervious area. The proposed condition has almost double the required landscape area per the IDO for the site, providing 30% landscape area.

Site constraints: There is significant grade change on the site- the site falls 12 feet from Miles Road on the southeast corner to Gibson Blvd on the northwest corner (low side). Due to this amount of grade change, many of the landscape areas are sloped to help make up grade while keeping the parking and driveways at acceptable slopes for ADA, customers, deliveries, trash pickup. Specifically, the landscape buffer area that is along the low side of the site, on Gibson, is graded 4:1 to match grade at the hike and bike trail. This makes adding SWQ ponds in this area cumbersome and against the natural grade. The slope on the access drive in this area is also 6% which would require walls to be added to make a SWQ pond in this area. With the platting of the site, ROW was dedicated for a turn lane on Gibson, the hike and bike trail and electric relocations by PNM. The ROW dedication reduced the area on-site for development and ponding.

Traffic impacts on-site: The site currently has 25 vacuum stalls and 4 employee parking stalls. The owner expects that the demand for this site necessitates the 25 vac spaces entirely for customers. If 4 vac spaces are being used by employees, then during peak hours there will be traffic issues while customers are waiting for vac stalls to become available. This would create issues for the adjacent parcels if there are extra cars stacking or queuing in the main drive of this site which connects through to several adjacent parcels. The overall drainage plan for the subdivision had listed fee-in-lieu as an option for the lots and the selection and design of this site had accounted for that option.

PAYMENT-IN-LIEU

Per the DPM Article 6-12(C)(1), the amount of payment-in-lieu is deficient volume (cubic feet) times \$6 per cubic feet for detached single-family residential projects or \$8 per cubic feet for all other projects.

AMOUNT OF PAYMENT-IN-LIEU = \$ 5,280

THIS SECTION IS FOR CITY USE ONLY

☒ Waiver is approved. The amount of payment-in-lieu from above must be paid prior to Certificate of Occupancy.

☐ Waiver is DENIED.

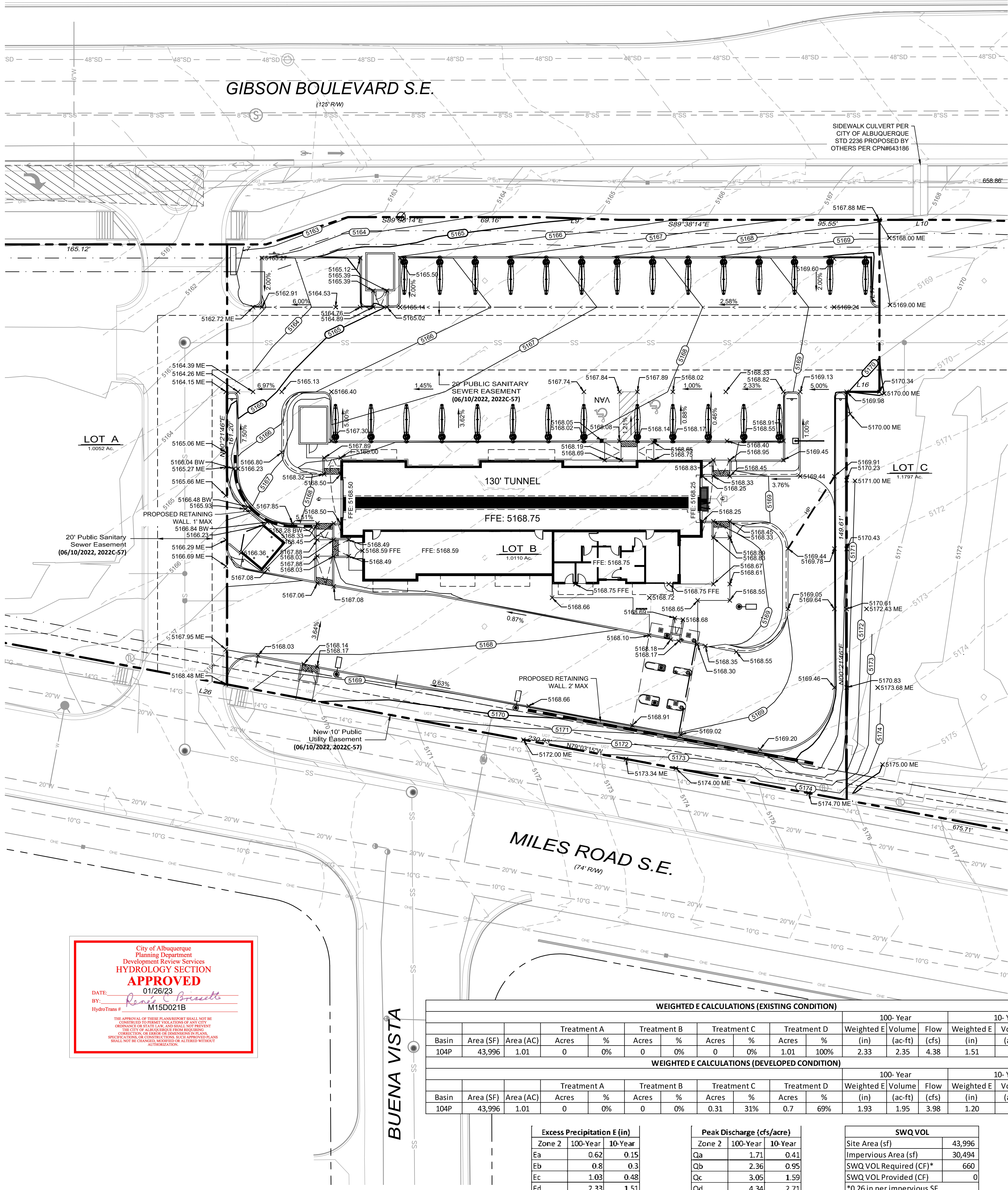
Renée C. Brissette

City of Albuquerque
Hydrology Section

01/26/23

IMAGES: N:\M15021B\104\104.dwg
XREFS: N:\M15021B\104\104.dwg
LAST SAVED: 11/17/2022 2:01 PM
DRAWN BY: JCG
CHECKED BY: JCG
DATE: 11/17/2022

This document, together with the concept and design presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 01/26/23
BY: *Randy C. Brissett*
Hydrologist # M15D021B

| WEIGHTED E CALCULATIONS (EXISTING CONDITION) | | | | | | | | | | | | |
|-----------------------------------------------|-----------|-----------|-------------|------|-------------|----|-------------|-----|-------------|------|------------|--------|
| Basin | Area (SF) | Area (AC) | Treatment A | | Treatment B | | Treatment C | | Treatment D | | 100- Year | |
| | | | Acres | % | Acres | % | Acres | % | Acres | % | Weighted E | Volume |
| 104P | 43,996 | 1.01 | 0 | 0% | 0 | 0% | 0 | 0% | 1.01 | 100% | 2.33 | 2.35 |
| WEIGHTED E CALCULATIONS (DEVELOPED CONDITION) | | | | | | | | | | | | |
| Basin | Area (SF) | Area (AC) | Treatment A | | Treatment B | | Treatment C | | Treatment D | | 100- Year | |
| | | | Acres | % | Acres | % | Acres | % | Acres | % | Weighted E | Volume |
| 104P | 43,996 | 1.01 | 0 | 0% | 0 | 0% | 0.31 | 31% | 0.7 | 69% | 1.93 | 1.95 |
| Excess Precipitation E (in) | | | | | | | | | | | | |
| | | | 100- Year | | 10- Year | | | | | | | |
| Ea | | | 0.62 | 0.15 | | | | | | | | |
| Eb | | | 0.8 | 0.3 | | | | | | | | |
| Ec | | | 1.03 | 0.48 | | | | | | | | |
| Ed | | | 2.33 | 1.51 | | | | | | | | |
| Peak Discharge (cfs/acre) | | | | | | | | | | | | |
| | | | 100- Year | | 10- Year | | | | | | | |
| Qa | | | 1.71 | 0.41 | | | | | | | | |
| Qb | | | 2.36 | 0.95 | | | | | | | | |
| Qc | | | 3.05 | 1.59 | | | | | | | | |
| Qd | | | 4.34 | 2.71 | | | | | | | | |
| SWQ VOL | | | | | | | | | | | | |
| Site Area (sf) | | | | | | | | | | | | |
| Impervious Area (sf) | | | | | | | | | | | | |
| SWQ VOL Required (CF)* | | | | | | | | | | | | |
| SWQ VOL Provided (CF) | | | | | | | | | | | | |
| *0.26 in per impervious SF | | | | | | | | | | | | |

BENCHMARKS

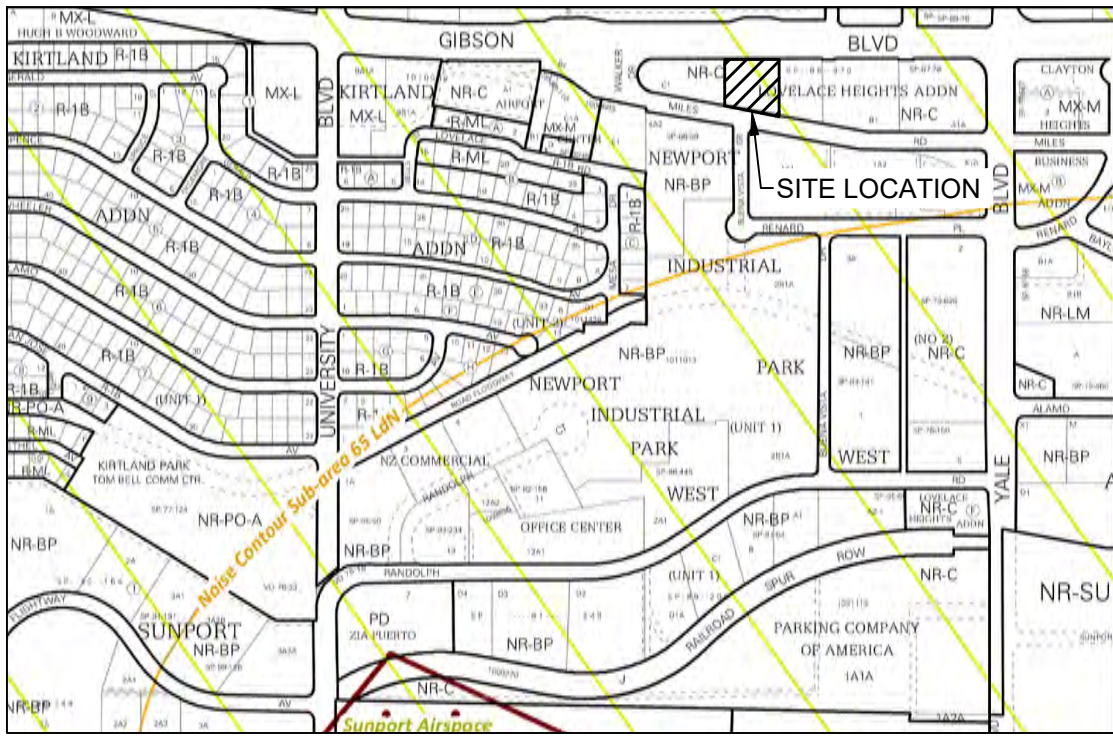
NOTE:
1. ELEVATION DATUM IS BASED ON NAVD
1988 FROM AGRS MONUMENT
19.146, PUBLISHED ELEVATION
(FEET) = 5297.506

-BM#1
SET CP-PK NAIL
N=1,476,629.73
E=1,527,961.73
EL=5163.52

-BM#2
SET CP-PK NAIL
N=1,476,678.00
E=1,528,300.57
EL=5169.79



CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.



LOCATION MAP
ZONE ATLAS PAGE: M-15-Z



FEMA FLOOD INSURANCE RATE MAP
PER MAP NUMBER 35001C0342G FOR BERNALILLO COUNTY, NM AND INCORPORATED AREAS DATED SEPTEMBER 26, 2008, THE SITE IS IN ZONE X.

INTRODUCTION AND PROJECT DESCRIPTION:

THE PROJECT SITE IS LOT B, LOVELACE HEIGHTS ADDITION (2022C-57) AND IS LOCATED AT 2161 GIBSON BLVD SE, ALBUQUERQUE, NM 87121. THIS LOT IS PART OF AN OVERALL REDEVELOPMENT OF AN EXISTING PARKING LOT LOCATED AT THE NORTHWEST CORNER OF GIBSON AND YALE BLVD. THE PROPOSED CAR WASH WILL BE A BENEFIT TO THE COMMUNITY OVER THE EXISTING PARKING LOT THAT WILL BE DEMOLISHED FOR THIS DEVELOPMENT. AS SHOWN BY 35001C0342G OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO DATED SEPTEMBER 26, 2008, THE SITE IS LOCATED IN ZONE X AND IS NOT WITHIN A FLOOD HAZARD AREA.

METHODOLOGY:

CHAPTER 6 OF THE COA DPM WAS UTILIZED TO CALCULATE THE PEAK FLOW AND RUNOFF VOLUME FOR 10-YEAR AND 100-YEAR, 24-HOUR STORM EVENTS. THE SITE IS LOCATED IN PRECIPITATION ZONE 2. EXISTING BASIN INFORMATION WAS OBTAINED BY SITE AERIALS AND TOPOGRAPHIC SURVEY.

EXISTING CONDITIONS:

THE PROJECT SITE IS 1.01 ACRES AND IS CURRENTLY DEVELOPED AS A PARKING LOT. THE SITE IS ENTIRELY IMPERVIOUS. THE SITE SLOPES FROM SOUTHEAST TO NORTHWEST, TOWARDS GIBSON BLVD. IN EXISTING CONDITION THE SITE SHEET FLOWS TO GIBSON BLVD. EXISTING CONDITION RUNOFF VOLUMES ARE SHOWN IN THE TABLE BELOW.

PROPOSED CONDITIONS:

THE PROJECT IMPROVEMENTS WILL INCLUDE INSTALLATION OF A CAR WASH BUILDING, PARKING INCLUDING VACUUM STALLS, SITE DRIVEWAYS, AND LANDSCAPE AREAS. PER THE APPROVED CONCEPT DRAINAGE PLAN FOR THE SITE #M15D021, THE PROPOSED SITE IS ALLOWED TO FREE DISCHARGE INTO GIBSON BLVD.

THE SITE IS A PORTION OF BASIN #104 AS SHOWN ON THE APPROVED CONCEPT GRADING PLAN (#M15D021). THE PROJECT SITE GENERATES A PEAK FLOW OF 3.98 CFS AND RUNOFF OF 1.95 AC-FT IN THE 100-YEAR, 24-HOUR STORM EVENT. BECAUSE THE SITE IS ENTIRELY IMPERVIOUS IN EXISTING CONDITION, PEAK FLOWS IN PROPOSED CONDITION DO NOT EXCEED EXISTING CONDITIONS. THERE IS A SMALL AMOUNT OF OFF-SITE RUN-OFF FROM THE ADJACENT PROPERTY TO THE EAST THAT FLOWS ONTO AND ACROSS THIS SITE BEFORE REACHING GIBSON BLVD. THIS AREA IS NOT INCLUDED IN THE PROJECT'S RUNOFF VOLUMES AS IT IS ASSUMED THAT THIS IS ONLY OCCURRING IN THE INTERIM CONDITION AND THE SITE WILL BE GRADED TO CAPTURE THEIR OWN RUNOFF ONCE DEVELOPED.

AS THE SITE IS PREVIOUSLY DEVELOPED, THE REQUIRED SWQ VOLUME IS 0.26 INCHES PER SF OF IMPERVIOUS AREA= 0.26"(1 FT/ 12 IN)" 30.494 SF= 660 CF. THE SWQ VOLUME IS TO BE PROVIDED VIA FEE-IN-LIEU.

CONCLUSIONS:

THE PROPOSED DEVELOPMENT WILL NOT INCREASE RUNOFF FROM THE SITE NOR WILL IT CHANGE EXISTING DRAINAGE PATTERNS. THE SITE IS ALLOWED TO FREE DISCHARGE TO GIBSON BLVD.

LEGEND

- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR BY DEVELOPER PER DRC CASE NO. PR-2021-005482
- PROPOSED CONTOUR
- SAWCUT LINE
- PROPOSED EXPOSED FOUNDATION
- PROPOSED VALLEY
- PROPOSED RIDGE
- EXISTING STORM SEWER
- PROPOSED RETAINING WALL
- PROPOSED FLOW ARROW WITH SLOPE
- PROPOSED SPOT ELEVATION
- TC TOP OF CURB
- TP TOP OF PAVEMENT
- ME MATCH EXISTING ELEVATION
- EX MATCH EXISTING SURVEYED ELEVATION

GRADING NOTES

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND THE CITY/AHJ STANDARDS AND SPECIFICATIONS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENTS TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE, IF NECESSARY, UPON PRIOR APPROVAL OF ENGINEER. PAVING INSTALLED SHALL "FLUSH OUT" AT ANY JUNCTURE WITH EXISTING PAVING.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY PRECISION SURVEYS, INC. DATED 3/1/2022. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOTPRINT DIMENSIONS.
- CONTRACTOR SHALL REFER TO FINAL GEOTECH REPORT FOR BUILDING SUBGRADE AND SITE PREPARATION REQUIREMENTS.
- CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
- ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE. TO GET TOP OF CURB ELEVATIONS ADD 6" TO THE ELEVATION SHOWN.
- ANY PROPOSED CONTOURS SHOWN ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
- REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS.
- ALL FILL TO BE PLACED SHALL BE IN ACCORDANCE WITH THE CURRENT APPLICABLE GEOTECHNICAL REPORT RECOMMENDATIONS.
- BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SIDEWALKS AND PEDESTRIAN ROUTES DO NOT EXCEED A 5% SLOPE IN THE PATH OF TRAVEL OR A 2% CROSS SLOPE. AND CONTRACTOR SHALL VERIFY THAT ACCESSIBLE PARKING AREAS (INCLUDING THE ADJOINING ACCESS AISLES) DO NOT EXCEED A 2% SLOPE IN ANY DIRECTION. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO ENSURE ADATAS SLOPE CRITERIA ARE NOT EXCEEDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PLACING PAVEMENT IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CHANGE ORDERS WILL BE ACCEPTED FOR ADATAS SLOPE COMPLIANCE ISSUES.

MCW - ALBUQUERQUE
NEW MEXICO
PREPARED FOR
MISTER CAR WASH
ALBUQUERQUE
NEW MEXICO

SHEET NUMBER
C500

Kimley»Horn

13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.

LAUREN A. NUFFER
24254
PROFESSIONAL ENGINEER
11/17/2022

KHA PROJECT
068918301
DATE
NOVEMBER 2022
SCALE
AS SHOWN
DESIGNED BY
JCG
DRAWN BY
JCG
CHECKED BY
LAN

GRADING & DRAINAGE
PLAN