

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 14, 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
Permanent C.O. – Accepted
Engineer’s Certification Date: 12/11/23
Engineer’s Stamp Date: 11/17/22
Hydrology File: M15D021B**

Dear Ms. Nuffer:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based on the Certification received 12/11/2023 and site visit on 12/14/2023, 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.

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

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: X TRANSPORTATION 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:

BUILDING PERMIT APPROVAL
X 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
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: 12/11/2023

Albuquerque

Invoice Number: 2023158002-1
Time: 06/07/2023 8:29:23 AM

Paymental Deposit
58002-1-1
Paymental Deposit 10 \$5,280.00
#: 130514616151 (PCOMD) 24MS4175472101
Total: \$5,280.00

Service Fee
23158002-1-2
Total: \$145.20

ITEMS TOTAL: \$5,425.20
TOTAL: \$5,425.20

DUPLICATE RECEIPT 6/7/2023 8:30:06 AM

Visa \$5,280.00

Method: N
Card Number: *****3442
Payment Type: credit
Auth Code: 030803
Visa Service Fee \$145.20
Method: N
Card Number: *****3442
First Name: false
Last Name: false
Payment Type: credit
Auth Code: 822692
Total Received: \$5,425.20



Thank you for your payment.

AND BY *Renee C Brumet*
EMPLOYEE SIGNATURE

REMITTER: _____
AMOUNT: _____
BANK: _____
CHECK #: _____ DATE ON CHECK: _____

The Payment-in-Lieu can be paid at the Plaza del Sol Treasury, 600 2nd SL NW. Bring three copies of invoice to the Treasury and provide a copy of the receipt to Hydrology. Submit 201, 600 2nd SL NW, with the Hydrology submittal to PLNDRS@cabq.gov.



ASURY DIVISION DAILY DEPOSIT

Transmittals for:
PROJECTS Only

Payment-in-Lieu for Storm Water Quality Volume Requirement

BUSINESS UNIT	PROJECT ID	ACTIVITY ID	AMOUNT
PCOMD	24 MS4	7547210	5280.00
		TOTAL	5280.00

Water Quality Name: Master Car Wash

Blvd SE

Department/Development Review Services, Hydrology

PHONE 505-904-3885

Renee C Brumet
EMPLOYEE SIGNATURE



December 11, 2023

Planning Department- Transportation & Hydrology
City of Albuquerque
600 2nd Street NW, Suite 201
Albuquerque, NM 87102
925-965-4475

RE: Mister Car Wash #1394, 2161 Gibson Blvd SE, ABQ
Hydrology File: M15D021B
BP-2022-32972

To whom it may concern:

I, Lauren Nuffer, NMPE 24254, of the firm Kimley-Horn and Associates, Inc., hereby certify that this project is in substantial compliance and in accordance with the design intent of the Approved Grading & Drainage Plan dated 1/26/2023. I have determined by visual inspection that the improvements installed to date are representative of the actual site conditions with minor modifications and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for a Final Certificate of Occupancy.

The record information presented hereon is not necessarily complete and is intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

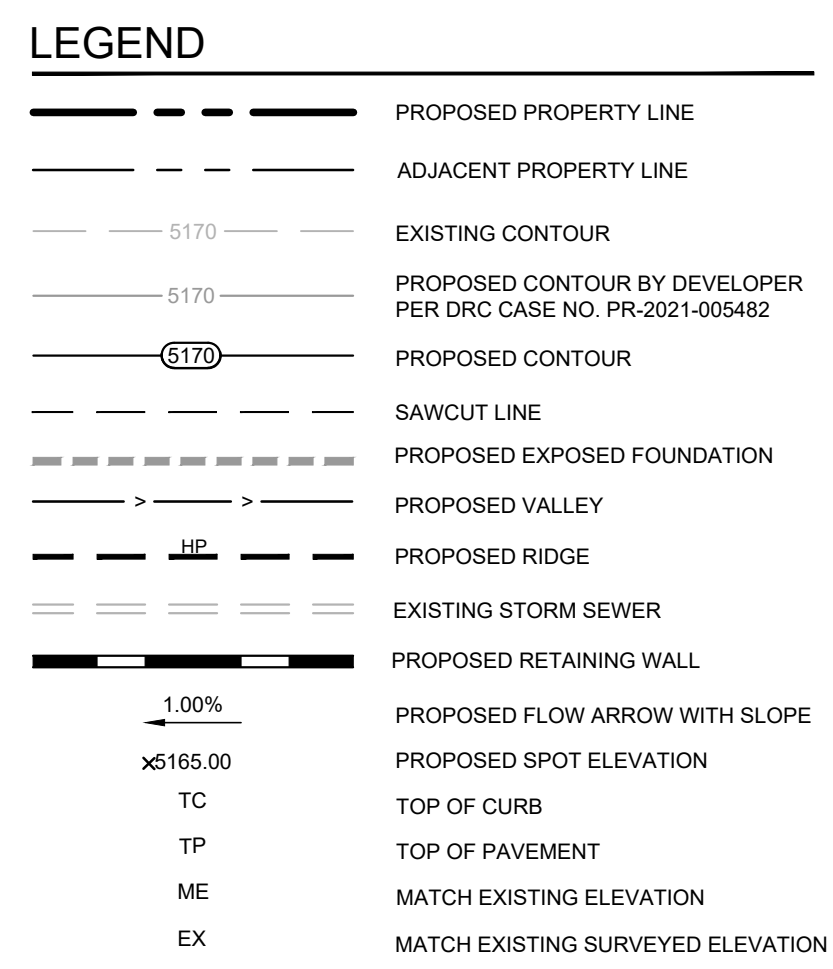
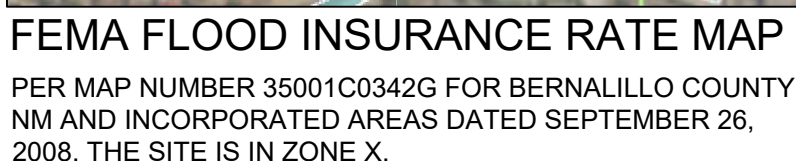
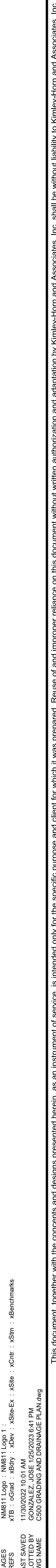
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Lauren Nuffer, P.E.
Project Manager



12/11/2023



THE PROJECT SITE IS AT 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'S. 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 35001030423 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO DATED SEPTEMBER 26, 2018, 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.

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.

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.

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.

NOTE:
1. ELEVATION DATUM IS BASED ON NAVD
1988 FROM AGRS MONUMENT
"19_L16", PUBLISHED ELEVATION
(FFFT) = 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 LOCATIONS 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.

WEIGHTED E CALCULATIONS (EXISTING CONDITION)											100- Year			10- Year		
Basin	Area (SF)	Area (AC)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E	Volume	Flow	Weighted E	Volume	Flow
			Acres	%	Acres	%	Acres	%	Acres	%	(in)	(ac-ft)	(cfs)	(in)	(ac-ft)	(cfs)
Basin 104P	43,996	1.01	0	0%	0	0%	0	0%	1.01	100%	2.33	2.35	4.38	1.51	1.53	2.74
WEIGHTED E CALCULATIONS (DEVELOPED CONDITION)											100- Year			10- Year		
Basin	Area (SF)	Area (AC)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E	Volume	Flow	Weighted E	Volume	Flow
			Acres	%	Acres	%	Acres	%	Acres	%	(in)	(ac-ft)	(cfs)	(in)	(ac-ft)	(cfs)
104P	43,996	1.01	0	0%	0	0%	0.31	31%	0.7	69%	1.93	1.95	3.98	1.20	1.21	2.39
			Excess Precipitation E (in)			Peak Discharge (cfs/acre)			SWQ VOL							
			Zone 2	100-Year	10-Year	Zone 2	100-Year	10-Year	Site Area (sf)		43,996					
			Ea	0.62	0.15	Qa	1.71	0.41	Impervious Area (sf)		30,494					
			Eb	0.8	0.3	Qb	2.36	0.95	SWQ VOL Required (CF)*		660					
			Ec	1.03	0.48	Qc	3.05	1.59	SWQ VOL Provided (CF)		0					
			Ed	2.33	1.51	Qd	4.34	2.71	*0.26 in per impervious SF							