



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