

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 13, 2022

Jeffrey T. Wooten, P.E.
Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174

**RE: Audi Porsche of Albuquerque
8920 Pan American Freeway NE
Grading & Drainage Plan
Engineer's Stamp Date: 10/24/22
Hydrology File: C18D062**

Dear Mr. Wooten:

Based upon the information provided in your submittal received 11/21/2022, the Grading & Drainage Plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

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 \$ **880.00** 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.

NM 87103

www.cabq.gov

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, P.E. CFM
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11-2018)

Project Title: Audi Porsche of Albuquerque **Building Permit #:** _____ **Hydrology File #:** C18/D062
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Lot 21-A, Block 10, Tract A, Unit B, North Albuquerque Acres
City Address: 8920 Pan American Freeway NE

Applicant: Wooten Engineering **Contact:** Jeffrey T. Wooten, P.E.
Address: PO Box 15814, Rio Rancho, NM 87174
Phone#: 505-980-3560 **Fax#:** N/A **E-mail:** jeffwooten.pe@gmail.com

Owner: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (____ # OF LOTS) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☒ 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
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☒ OTHER (SPECIFY) Stormwater Quality Waiver

DATE SUBMITTED: November 7, 2022 **By:** Jeffrey T. Wooten, P.E.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

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

GENERAL INFORMATION

APPLICANT: Omega Automotive Real Estate LTD DATE: 11/4/2022
DEVELOPMENT: Audi Porsche of Albuquerque
LOCATION: 8920 Pan American Freeway NE
Albuquerque, NM 87113

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 110 cubic feet

The provided volume is 0 cubic feet

The deficient volume is 110 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 area being redeveloped is to be minimized
in order to keep from disturbing existing operations.
In addition, the downstream area in the parking lot is
near 100% paved and drains to a storm sewer. There
is inadequate area to provide for the required Stormwater
Quality Ponding. .

Jeffrey T. Wooten, P.E.

Professional Engineer or Architect

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.

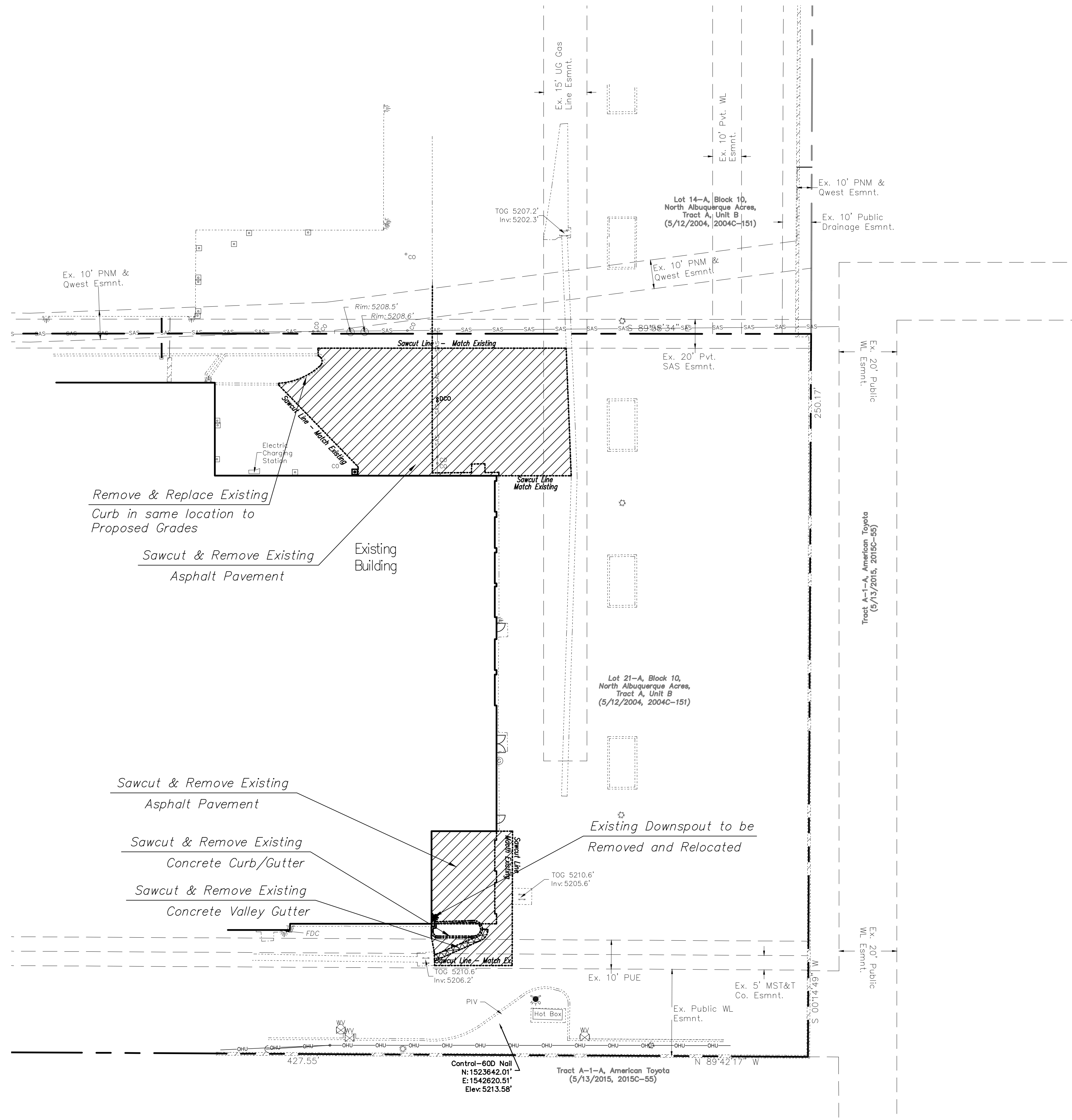
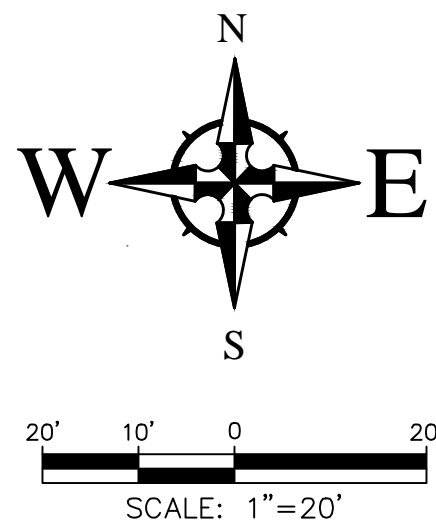
AMOUNT OF PAYMENT-IN-LIEU = \$ 880.00

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.

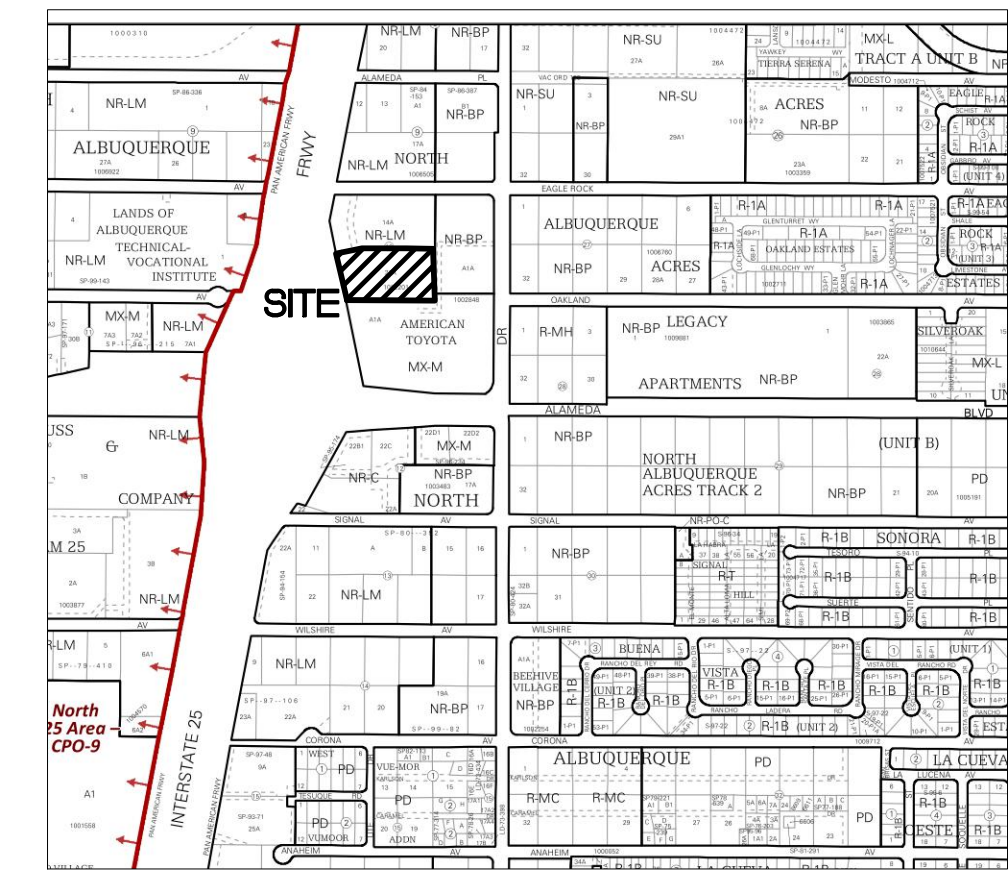
☐ Waiver is DENIED.

Renée C. Brissette 12/08/22
City of Albuquerque
Hydrology Section



LEGEND

- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE PAVEMENT / CURB TO BE REMOVED

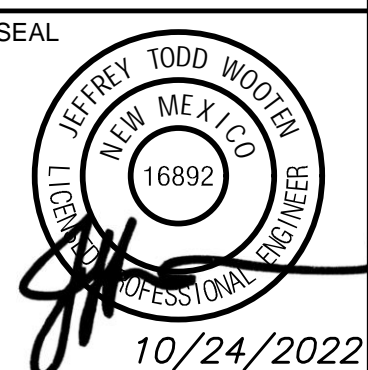


VICINITY MAP
LEGAL DESCRIPTION:
Portions of Lots 14-A & 21-A in Block 10, Tract A, Unit B, of North Albuquerque Acres, Bernalillo County, NM.



P.O. BOX 3987
ALBUQUERQUE, NM 87190
O: 505 857.0050
F: 505 857.0054
www.ebnm.com

CONSULTANT



PROJECT:

AUDI / PORSCHE REMODEL AND EXPANSION BAYS

REVISIONS:
DATE/ DESCRIPTION

DRAWING NAME:
GRADING PLAN

DRAWN BY:
RMG

REVIEWED BY:
JTW

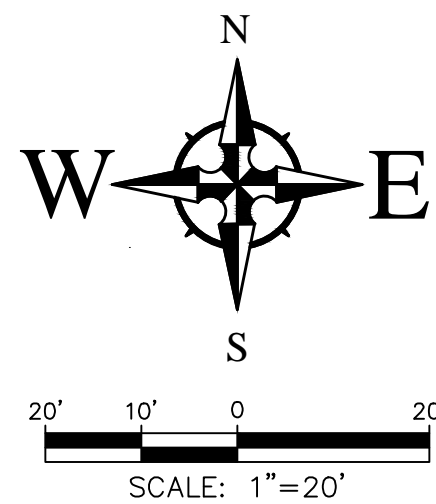
DATE ISSUED:
10.24.22

STATUS:
PERMIT SET

SHEET NO.
C-200

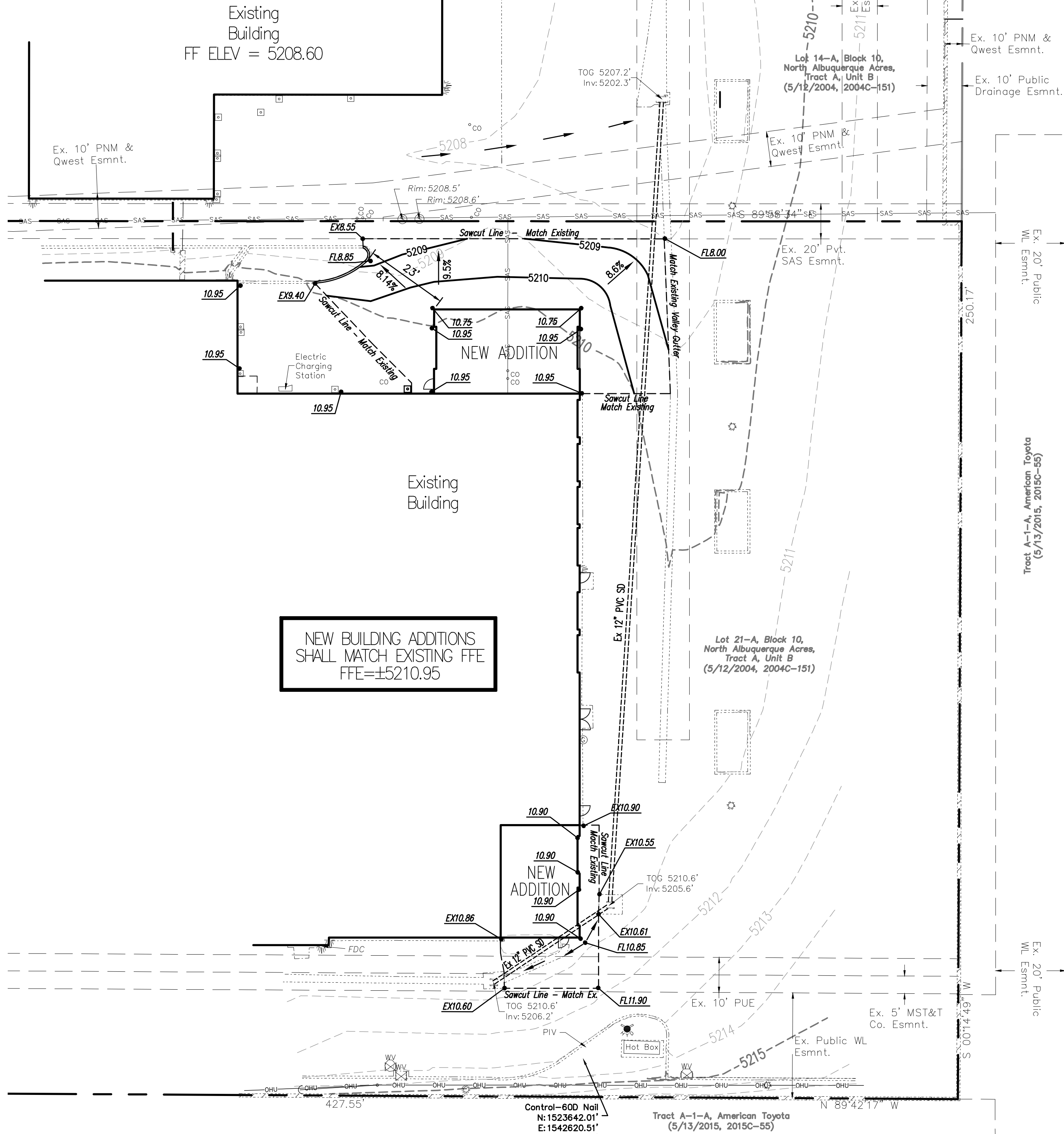
Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

BENCH MARK
ACS MONUMENT "10_C18"
PUB. EL=5222.09 NAVD 1988



CAUTION - NOTICE TO CONTRACTOR

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 COMPANY AT LEAST 48 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.



Proposed Drainage Calculations

Ultimate Development Conditions Basin Data Table

This table is based on the COA DPM Chapter 6.2(A), Zone: 3

BASIN	Area (A.C.)	Land Treatment Percentages (%)				Weighted C	Tc (min)	I (100) (in/hr)	Q(100) (cfs/ac.)	Q(100) (CFS)	WT E (inches)	V(100)360 (CF)	V(100)10day (CF)	Comments
		A	B	C	D									
SITE	2.56	0.0	0.0	10.0	90.0	0.88	12.00	4.36	3.85	9.85	2.43	22591	41827	To Storm Drain heading North to Eagle Rock
TOTAL	2.56									9.85		22591	41827	

LEGEND

- FLOW ARROW
- PROPOSED TOP OF GRADE/PVMT ELEVATIONS
- PROPOSED FLOW LINE/GUTTER ELEVATIONS
- PROPOSED TOP OF CURB ELEVATIONS
- PROPOSED TOP OF SIDEWALK ELEVATION
- FINISHED GRADE AT TOP OF WALL
- FINISHED GRADE AT BOTTOM OF WALL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING STORM DRAIN

DRAINAGE MANAGEMENT PLAN

INTRODUCTION

The purpose of this submittal is to provide a final grading plan for the subject site located on Lot 21A, Block 10, Unit B, North Albuquerque Acres near the NEC of Interstate 25 and Alameda in Albuquerque, NM. The site is currently a fully developed Audi Porsche dealership. The project involves two new building additions for the Auto Service Department.

EXISTING HYDROLOGIC CONDITIONS

The site is currently fully developed. The last approved Grading Plan is located in COA Hydrology File Number C18/D062 and was prepared by Tierra West, LLC and signed 4/23/2014. Calculations and Drainage Basins can be found on this plan prepared by Tierra West, LLC.

PROPOSED HYDROLOGIC CONDITIONS

The proposed building additions will not be adding impervious area to the site and the site will continue to drain per the aforementioned Tierra West plan.

STORMWATER QUALITY PONDING
The proposed building additions and minor parking areas are located in an area that cannot adequately provide stormwater quality ponding. Per the Stormwater Quality Ponding Calculations this sheet, we are requesting a Waiver in order to not provide new ponding for these improvements.
Payment--in-Lieu in the amount of \$880 will be required.

CONCLUSION

This drainage management plan conforms to the approved Drainage Plan prepared by Tierra West, LLC and with the City of Albuquerque DPM. With this submittal, we are requesting Building Permit approval.

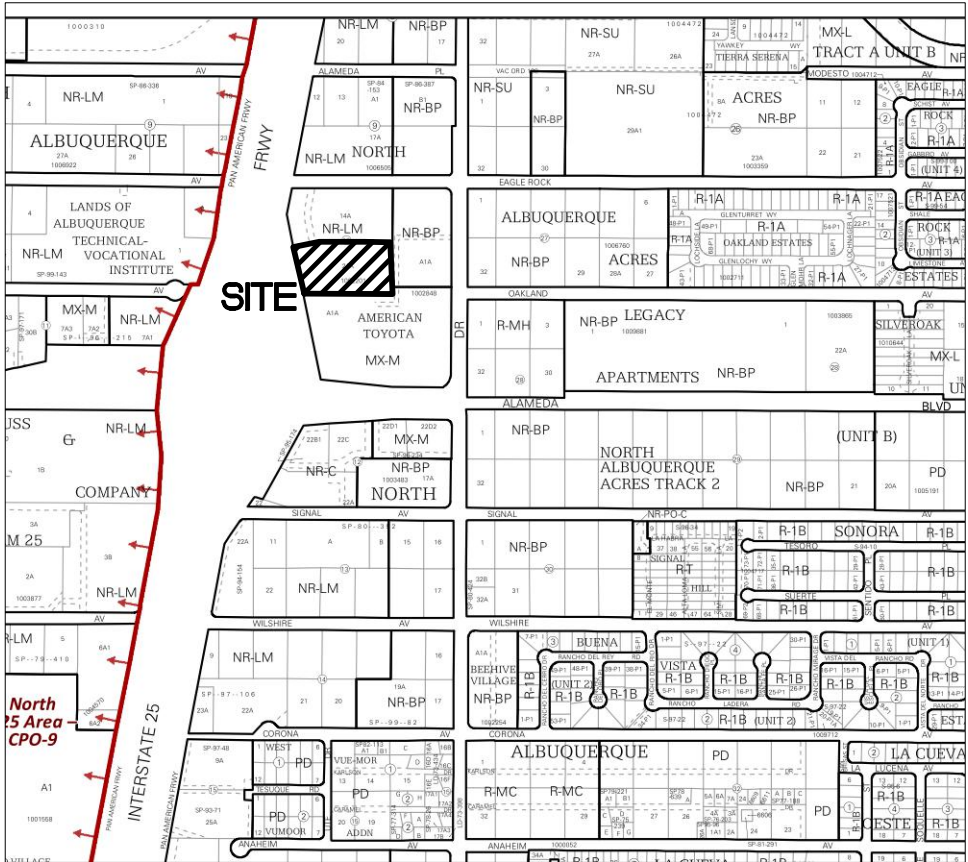
STORMWATER QUALITY POND CALCULATIONS

TOTAL NEW IMPERVIOUS AREAS = 5,090 SF
SWQ VOLUME REQ'D = $5,090 \times 0.26 / 12 = 110 \text{ CF}$
TOTAL VOLUME PROVIDED = 0 CF
WAIVER REQUEST SUBMITTED
PAYMENT--IN-LIEU = $110 \text{ CF} \times \$8.00 = \880.00



GRADING NOTES

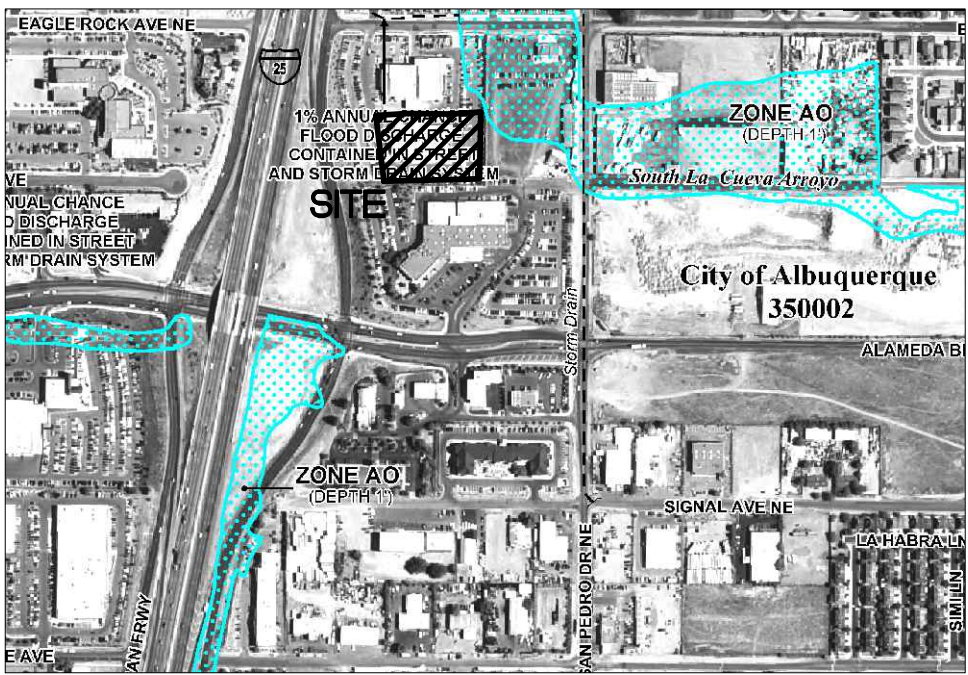
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.



VICINITY MAP

LEGAL DESCRIPTION:

Lots 21-A, Block 10, Tract A, Unit B, of North Albuquerque Acres, Bernalillo County, NM.



FIRM MAP 35001C0137H

Per FIRM Map 35001C0137H, dated August 16, 2012, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.

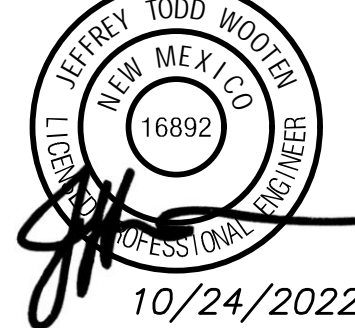


P.O. BOX 3987
ALBUQUERQUE, NM 87190
O: 505.857.0050
F: 505.857.0054
www.ebnm.com

CONSULTANT



SEAL



PROJECT:

AUDI / PORSCHE REMODEL AND EXPANSION BAYS

8920 PAN AMERICAN FREEWAY, NE

Albuquerque, NM 87113

Albuquerque, NM 87113

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