

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

December 12, 2022

Birkie Ayer, PE  
Ayer Design Group  
215 Johnston Street  
Rock Hill, South Carolina 29730

**RE: Lexus of Albuquerque  
4821 Pan American Frwy  
Grading and Drainage Plan  
Engineer's Stamp Date: 11/11/22  
Hydrology File: F17D078**

Dear Mr. Ayer:

Based upon the information provided in your submittal received 11/14/2022 the Grading & Drainage Plan is **not** approved for Grading Permit or Building Permit. The following comments need to be addressed for approval of the above referenced project:

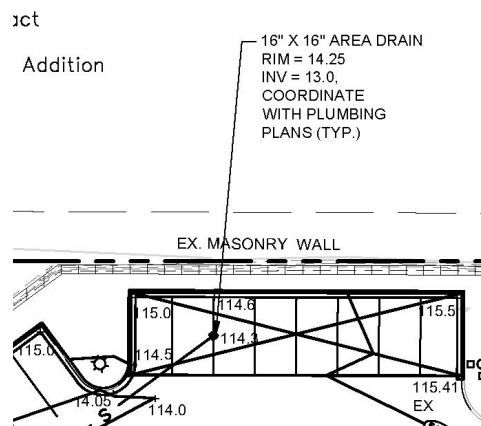
PO Box 1293

Albuquerque

NM 87103

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1. Please use sheets C04.0, DA-1 & DA-2 as a separate grading & drainage plan. Insert vicinity map, FEMA FIRM map, legend, survey Benchmark and project information. Change the scales to 1" = 20' for sites less than 5 acres per the DPM Section 6-14(C)(1)2b.
2. Sheet C04.0 Grading note states that the proposed project will reduce existing impervious cover by approximately 1,605 SF. However, sheet DA-1, drainage plan note I, states the proposed project will reduce existing impervious cover by approximately 2,078 SF. Please verify.
3. Sheet DA-1, Hydrology calculations: the existing total areas for DA-1 & DA-2 are 168,107 SF, but the redeveloped total areas for DA-1 & DA-2 are 168,039 SF. Please verify.
4. Sheet C04.0: Storm drain is not allowed to connect to sanitary sewerlines.



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5. Please fill in the SWQV waiver form (attached) for review and approval.

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](mailto:jhughes@cabq.gov), 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3695 or [tchen@cabq.gov](mailto:tchen@cabq.gov).

Sincerely,

Tiequan Chen, P.E.  
Principal Engineer, Hydrology  
Planning Department, Development Review Services

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