

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

December 16, 2022

Chad Chastain  
Ayer Design Group, LLC  
215 Johnston St.  
Rock Hill, SC 29730

**Re: Lexus of Albuquerque**  
**4821 Pan American Fwy**  
**Conceptual Traffic Circulation Layout for DRB Approval**  
Engineer's Stamp 10-31-22 (F17-D078)

Dear Mr. Chastain,

The conceptual TCL submittal received 12-16-2022 is approved for DRB submittal. When submitting this project through the building permit process a second more detailed Traffic Circulation Layout submittal will be required. The more detailed stamped and signed Traffic Circulation Layout plan will be needed for each of building permit plans. Please keep these originals to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File

SITE DESIGN DATA

1. PROPERTY IS LOCATED AT 4821 PAN AMERICAN FWY.  
2. UPCR: 10170610272620107  
3. CURRENT ZONING: NR-LM (NON-RESIDENTIAL LIGHT MANUFACTURING)  
4. PROPOSED USE: AUTOMOTIVE SALES AND SERVICE  
5. MINIMUM YARD & BUILDING SETBACKS PER ZONING ORDINANCE

FRONT STREET	5 FT
REAR YARD	0 FT
SIDE YARD	0 FT

6. PARKING DATA

USE: LIGHT VEHICLE SALES	
REQUIRED	2 SPACES PER 1,000 GFA
PROVIDED	15,635/1,000 = 15.64 X 2 = 31.27 (32 SPACES REQUIRED)

USE: LIGHT VEHICLE REPAIR

REQUIRED	1 SPACE PER 1,000 GFA
PROVIDED	19,400/1,000 = 19.4 (20 SPACES REQUIRED)

REQUIRED	52 SPACES
PROVIDED	162 SPACES

ACCESSIBLE PARKING REQUIRED = 4 SPACES  
MOTORCYCLE PARKING: 1 SPACE REQUIRED, 2 SPACES PROVIDED  
BICYCLE PARKING: 3 SPACES REQUIRED, 3 SPACES PROVIDED

7. MAXIMUM ALLOWABLE BUILDING HEIGHT = 65'  
8. SUBJECT PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS REFLECTED ON FEMA FLOOD RATE INSURANCE RATE MAP PANEL NO. 35001C0138H, DATED EFFECTIVELY 8/16/12.  
9. ADEQUATE LIGHTING SHALL BE PROVIDED FOR OFF-STREET PARKING.  
10. SITE LIGHTING DESIGN BY OTHERS. SEE ELECTRICAL SITE PLAN. SITE LIGHTING POLES TO BE MAX. HEIGHT OF 30' WITH LED FIXTURES.  
11. SIGNAGE WILL BE REVIEWED AND PERMITTED SEPARATELY.  
12. SITE IS LOCATED AT 4821 PAN AMERICAN FWY.  
13. INSTALL KNOX BOXES AT EXISTING AND PROPOSED GATES FOR FIRE ACCESS.  
14. INSTALL ACCESS KEYPAD AT EXISTING AND PROPOSED GATES FOR REFUSE ACCESS.  
15. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL, (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

FIRE ONE DATA

1. CONSTRUCTION TYPE = II-B  
2. BUILDING SQUARE FOOTAGE = 38,336 SF  
3. FIRE FLOW = 1,200 GPM  
4. BUILDING HEIGHT = 27' - 8"  
5. PROPOSED FIRE APPARATUS ROADS/DRIVES CONSTRUCTED TO SUPPORT IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS.  
6. PROPOSED PAVEMENT DESIGN OF APPARATUS ROADS TO SUBSTANTIATE WEIGHT BEARING CAPACITY AND ALL WEATHER DRIVING CAPABILITIES FOR FIRE APPARATUS ACCESS ROADS.  
7. BUILDING TO BE SPRINKLERED  
8. FIRE APPARATUS ROADS SHALL HAVE AN UNOBSTRUCTED HEIGHT NOT LESS THAN 13 FEET 6 INCHES.

GENERAL NOTES

1. ALL PAVEMENT MARKINGS & SIGNAGE SHALL COMPLY WITH THE "NEW MEXICO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS".  
2. CONTRACTOR SHALL CONTACT "NM ONE CALL" AT 811 FOR ASSISTANCE IN LOCATING ANY EXISTING UTILITIES AT LEAST 72 HRS PRIOR TO BEGINNING CONSTRUCTION.  
3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE & BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS, LINES, OR INDIVIDUAL SERVICES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER.  
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS ON-SITE & NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES IN WRITING PRIOR TO BEGINNING WORK.  
5. SIDEWALK CROSS-SLOPE SHALL NOT EXCEED 50:1.  
6. ALL DIMENSIONAL CALL OUTS ARE MEASURED FROM FACE OF CURB.  
7. FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO ENSURE A SMOOTH TRANSITION BOTH VERTICALLY & HORIZONTALLY FROM EXISTING TO PROPOSED PAVEMENT & CURB SECTIONS.  
8. GUTTERS & PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS.  
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL LOCAL, STATE & FEDERAL CONSTRUCTION SAFETY REGULATIONS ARE FOLLOWED DURING THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.  
10. BENCHMARK LOCATION & ELEVATION SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. BENCHMARKS USED FOR SURVEY ARE LISTED ON THE EXISTING CONDITIONS PLAN.  
11. BOUNDARY AND ALTA SURVEY INFORMATION TAKEN FROM SURVEY BY PRECISION SURVEYS, INC.  
12. WATER & SEWER FEES (AS APPLICABLE) ARE TO BE PAID AT THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY OFFICE.  
13. ALL DEMOLITION DEBRIS SHALL BE LEGALLY DISPOSED OF OFF-SITE IN AN IDEO APPROVED LANDFILL.  
14. CONTRACTOR TO SUBMIT A TRAFFIC CONTROL PLAN TO NMDOT & ENGINEER FOR APPROVAL PRIOR TO COMMENCING CONSTRUCTION WITHIN THE RIGHT-OF-WAY.  
15. ALL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF ALBUQUERQUE, ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY AND THE NEW MEXICO DEPARTMENT OF TRANSPORTATION AS APPLICABLE.  
16. CONTRACTOR TO ADJUST ALL EXISTING UTILITIES RIMS, COVERS, GRATES, AND WATER METER BOXES TO MATCH PROPOSED GRADES.  
17. CONTRACTOR TO COORDINATE UTILITY RELOCATIONS WITH ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.  
18. ALL MATERIALS & PLANS ARE TO COMPLY WITH CURRENT CITY OF ALBUQUERQUE, ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY AND THE NEW MEXICO DEPARTMENT OF TRANSPORTATION AS APPLICABLE.  
19. CONTRACTOR SHALL SUPPLY AS-BUILT DRAWINGS OF STREET, DRAINAGE, WATER & SANITARY SEWER SYSTEMS AFTER INSTALLATION.  
20. TRANSITION PROPOSED CONCRETE CURB, PAVEMENT AND SIDEWALK INTO EXISTING CURB, PAVEMENT AND SIDEWALK AND PROVIDE A FLUSH 1/8" TROWLED JOINT WHERE PROPOSED CONCRETE MEETS EXISTING CONCRETE.  
21. ALL EXISTING AND PROPOSED LANDINGS, SIDEWALKS, RAMPS, ACCESSIBLE PARKING, DRIVEWAY CROSSWALKS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., CITY OF ALBUQUERQUE, AND NMDOT REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.  
22. CONTRACTOR SHALL MAINTAIN ONE ACCESS DRIVE INTO SITE FROM JEFFERSON STREET NE THROUGHOUT DEMOLITION AND CONSTRUCTION ACTIVITIES.  
23. CONTRACTOR SHALL MAINTAIN ACCESS DRIVE INTO SITE FROM PAN AMERICAN FWY THROUGHOUT DEMOLITION AND CONSTRUCTION ACTIVITIES.  
23. REFER TO PROJECT SPECIFICATION MANUAL FOR ADDITIONAL REQUIREMENTS AND PROJECT SPECIFICATIONS.

EV CHARGER NOTES

1. EV CHARGERS TO BE INSTALLED IN CONCRETE MOUNTING PAD PER MANUFACTURERS SPECIFICATIONS AND DETAILS.  
2. COORDINATE EV CHARGER INSTALLATION WITH ARCHITECTURAL AND ELECTRICAL PLANS.  
3. CONTRACTOR SHALL COORDINATE ALL UNDERGROUND CONDUIT ROUTING AND CONCRETE MOUNTING PAD LOCATIONS.  
4. CONTRACTOR TO ENSURE CONCRETE MOUNTING PADS ARE INSTALLED FLUSH AND MATCH ADJACENT SIDEWALK AND/OR CURB ELEVATIONS.  
5. CONTRACTOR TO INSTALL PAINTED PARKING SPACE EV CHARGER SYMBOLS PER PLAN. PROVIDE SUBMITTALS TO ENGINEER AND ARCHITECT FOR REVIEW.

LEGEND

	PROPERTY CORNER		RIP RAP
	CENTER LINE		FLARED END SECTION
	PROPERTY LINE		STORM DRAIN DROP INLET
	RIGHT OF WAY		STORM DRAIN JUNCTION BOX
	SEPTIC TANK		HANDICAP PARKING SPACE
	WATER METER		EXISTING WATER LINE
	CATV		PROPOSED WATER LINE
	TELEPHONE PEDESTAL		EXISTING SANITARY SEWER
	POWER POLE		PROPOSED SANITARY SEWER
	ELECTRICAL BOX		EXISTING OVERHEAD ELECTRIC
	BENCHMARK		UNDERGROUND ELECTRIC
	FIRE HYDRANT		SILT FENCE
	WATER VALVE		EASEMENT LINE
	BLOW OFF		INLET PROTECTION
	SANITARY SEWER MANHOLE		STORM DRAIN
	EXISTING CONTOUR		TREE SAVE / PROTECTION
	PROPOSED CONTOUR		TREE TO BE REMOVED
	EXISTING SPOT ELEVATION		
	PROPOSED SPOT ELEVATION		
	TOP OF WALL ELEVATION		
	BOTTOM OF WALL ELEVATION		
	PROPOSED SWALE		



CALL NM ONE-CALL  
SYSTEM SEVEN (7) DAYS  
PRIOR TO ANY EXCAVATION

Parcel B, AMAFCA North Division Channel and Inlet Channels  
Drainage Right-of-Way, Phase 4  
(10/11/1996, 96CC-429)  
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PART 1 GENERAL

1.01 Scope

The work covered by this Specification consists of furnishing all labor, tools, materials, supervision, and equipment in performing all operations in connection with constructing the site infrastructure as specified herein or shown on Drawings.

1.02 Protection of Facilities

Existing utility lines, sidewalks, fencing, pavement or other structures shown on the Drawings, as shown to the Contractor or mentioned in the Plans and Specifications shall be kept free of damage by the Contractor's operations. It shall be the responsibility of the Contractor to verify the existence and location of all underground utilities on the site and insure that they are adequately marked to prevent damage.

PART 2 CLEARING AND GRUBBING

2.01 General

All vegetation, trees, stumps, roots, rubbish, trash, and other debris shall be cleared and grubbed within the clearing limits of all areas to receive structures or utility lines before beginning grading operations. All material from clearing and grubbing operations shall be removed from the site in conformance to applicable Federal, State and Local laws and regulations.

2.02 Stripping and Topsoiling

Areas to be graded shall be stripped of topsoil. All topsoil shall be stripped and spread in non-critical grading areas. Topsoil shall be stockpiled for use on finished grades or other areas graded or disturbed by Contractor.

PART 3 EROSION CONTROL

3.01 General

Soil erosion and sediment control shall be provided by the Contractor at his expense for all areas of the site which are disturbed by construction operations throughout the life of the project. Control measures shall be in place prior to any land disturbing activity and expanded as needed during the project. Maintenance of these facilities shall be continuous by the Contractor until the disturbed area is protected by ground cover (Final Stabilization).

PART 4 STORM DRAINAGE SYSTEM

4.01 General

Each pipe shall be laid on a firm bed, true to line and grade, and in such manner as to form a close concentric joint with the adjoining pipe and to prevent sudden offsets of the flow line or disturbance of the line and grade. All pipes shall be laid with the bell end pointing up grade. Each section of storm pipe installation shall begin at the lowest point and must be laid continuously between manholes, headwalls, or to completion. Where pipe is to be laid in material of poor supporting value, the unsuitable material shall be replaced with a layer of No. 57 crushed stone.

4.02 Products

Reinforced concrete pipe (RCP) shall comply with the requirements of ASTM Designation, C78, Class III or Class IV as indicated on the Drawings. Joints shall be tongue-and groove joints with Butyl rubber mastic sealant, which shall comply with Federal Specification SS-S-210. All pipes shall be circular with circular reinforcement. Precast drainage structures are not allowed without prior written approval. Waffle or knock-out boxes are never to be used.

PART 5 PARKING LOT CONSTRUCTION

5.01 General

All lots shall be graded as shown on the Drawings. Sub-grade shall be sloped for effective drainage at all times. Equipment at lots shall be leveled at the end of each work day. Water-holding depressions shall not be left in grading areas overnight. All sub-grade shall be proof rolled with a fully loaded tandem, rubber-tired roller or similar approved equipment. The proof roller should make at least two (2) passes over each location. Any areas which wane, rut or deflect excessively and continue to do so after several passes of the proof roller shall be undercut to firmer soils. Graded areas shall be fine graded to spot elevations and contours shown on Drawings for sub-grade after allowances made for base and pavement thickness. Sidewalks shall be to a thickness as shown on the standard detail and constructed on an adequately graded base. Sub-grade shall be compacted to 95 % SPD. The surface of the sidewalk shall be steel trowel and light broom finished and cured with an acceptable curing compound. The light broom finish shall have the brush marks perpendicular to the sidewalk line. Tooled joints shall be provided at intervals of not less than five (5) feet and expansion joints at intervals of not less than forty-five (45) feet. The sidewalk shall have a lateral slope of one-quarter inch (1/4") per foot.

5.02 Products

Concrete curb and gutter, sidewalk, and driveways shall be poured with minimum compressive strength of 3000 PSI 28 days, four inch slump per ASTM C39, air content of 3%-6 %. Location, width and thickness shall be as indicated on the Drawings. Aggregate base course, binder and surface course shall be installed and compacted in accordance with NM DOT Specifications. Type and thickness shall be as indicated on the drawings.

PART 6 GRADING AND EXCAVATION

6.01 General

After clearing, grubbing and stripping have been completed, excavation for buildings, parking lots, drainage ditches and all other construction, shall be performed to the lines and grades indicated by the Drawings. Site excavation shall be unclassified regardless of the nature of material encountered. When material encountered within the limits of the work is considered unsuitable by the Engineer, such material shall be excavated below the grades shown on the Drawings or as directed by the Engineer and shall be replaced with suitable material. Excavation materials which are not required for fills shall be considered as waste and shall be disposed of off-site in an approved land fill. The excavations for footings and slabs shall be carried to the exact grades as shown on the Drawings. Undercutting will not be permitted. Should the Contractor excavate below the proper grade under concrete slabs or footings, earth fill will not be permitted, and concrete shall be poured to the bottom of excavation. No extra compensation will be granted the Contractor for extra concrete used for re-fill. Embankment and fill compaction shall be accomplished by thoroughly compacting each layer with sheeps foot rollers, pneumatic rollers, and mechanical tampers in places inaccessible to rollers, or other equipment. When material has too much moisture, grading operations shall be limited to drying soil by spreading and turning for drying by the sun and aeration. When material is dry, moisture shall be added by sprinkling by approved means.

All embankments and fills shall be compacted to the following percentages of the maximum dry density and within the following moisture range, in terms of optimum moisture as determined by the Standard Proctor Density Test, ASTM, D698.

The following table shall be used unless otherwise specified.

TABLE OF COMPACTION AND MOISTURE

Class of Fills or Embankments	Zone	Minimum Density%	Moisture Range
Structure	Top 12-inches	98	+1 to -2
	Remainder	95	+4 to -3
Roadway	Top 30-inches	98	+1 to -2
	Remainder	95	+2 to -3
Parking Lot	Top 18-inches	98	+1 to -2
	Remainder	95	+3 to -3
Dam/Dike	All Depths	95	+4 to -3
	Common	92	+4 to -4

Class of fills or Embankments are defined as follows:

Structure - beneath concrete slabs of buildings, pumping stations, floors, foundations, etc.

Roadway - beneath all roads, streets, truck operations.

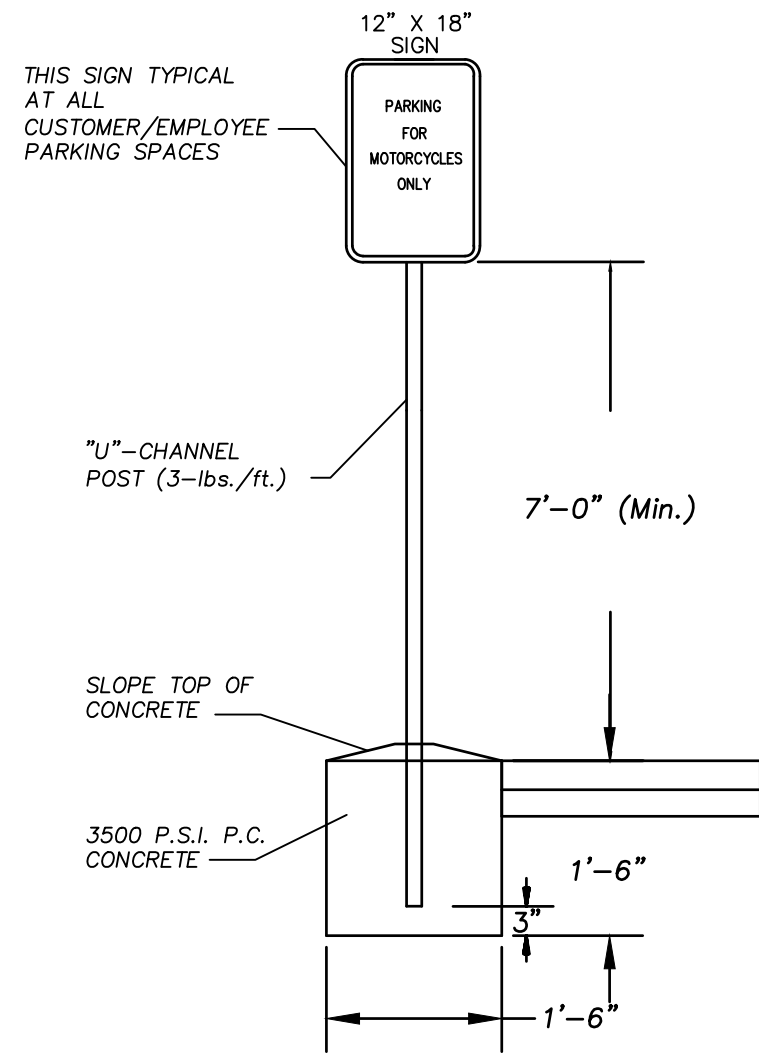
Parking Lot - automobile parking lots.

Dam/Dike - embankment for ponds, lagoons, etc.

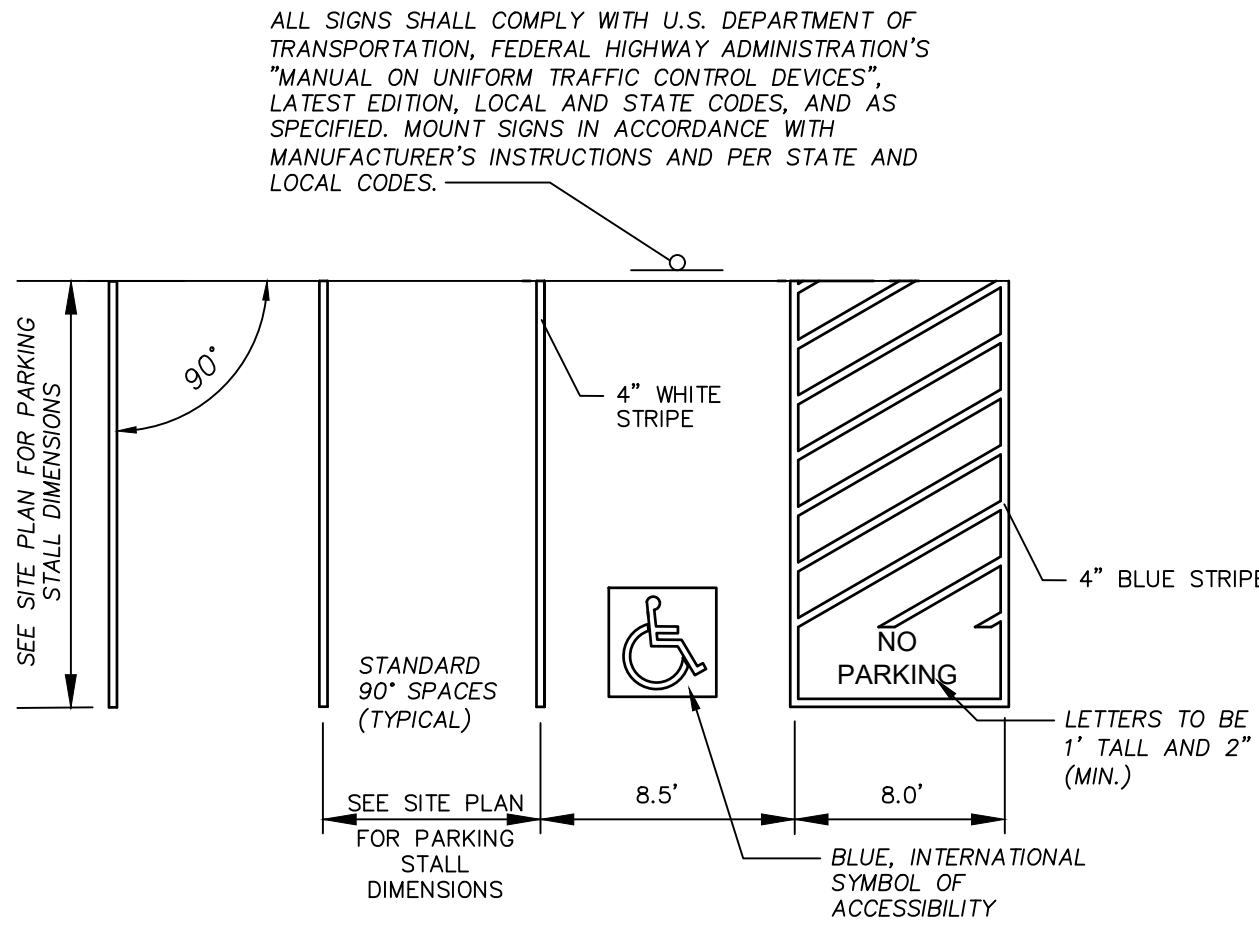
Common - all other embankments.

Any required borrow material shall be provided by the contractor at no additional cost to the owner. Excavated materials not suited for backfill and excavated material in excess of that needed to complete the work shall be wasted on the project site where directed by the Owner. Waste areas shall be left in a graded and sloped condition to allow natural drainage of the surrounding area.

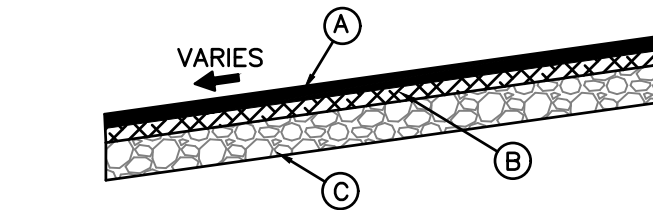
SITE WORK SPECIFICATIONS



MOTORCYCLE PARKING SIGNAGE



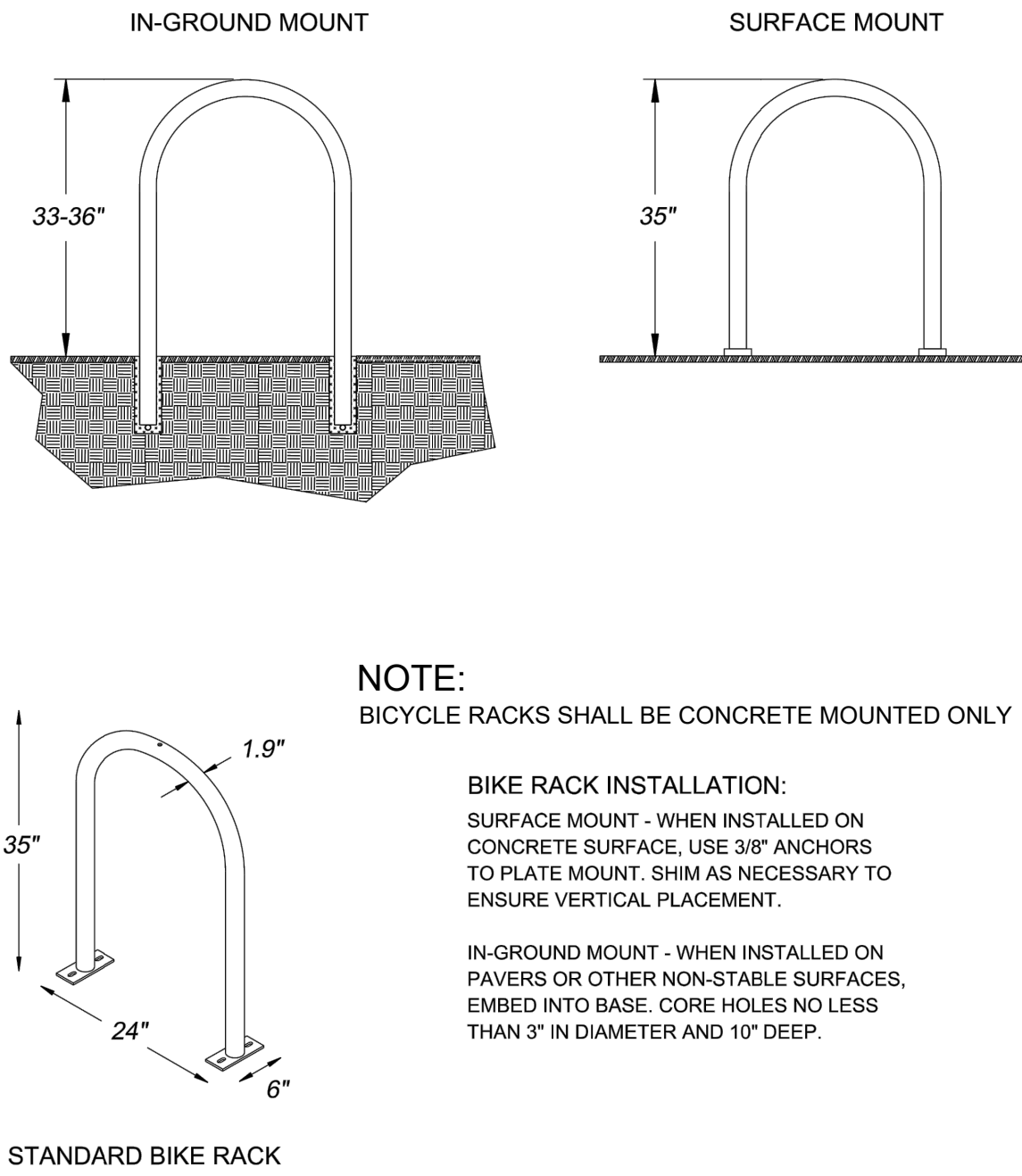
ACCESSIBLE PAINT STRIPING



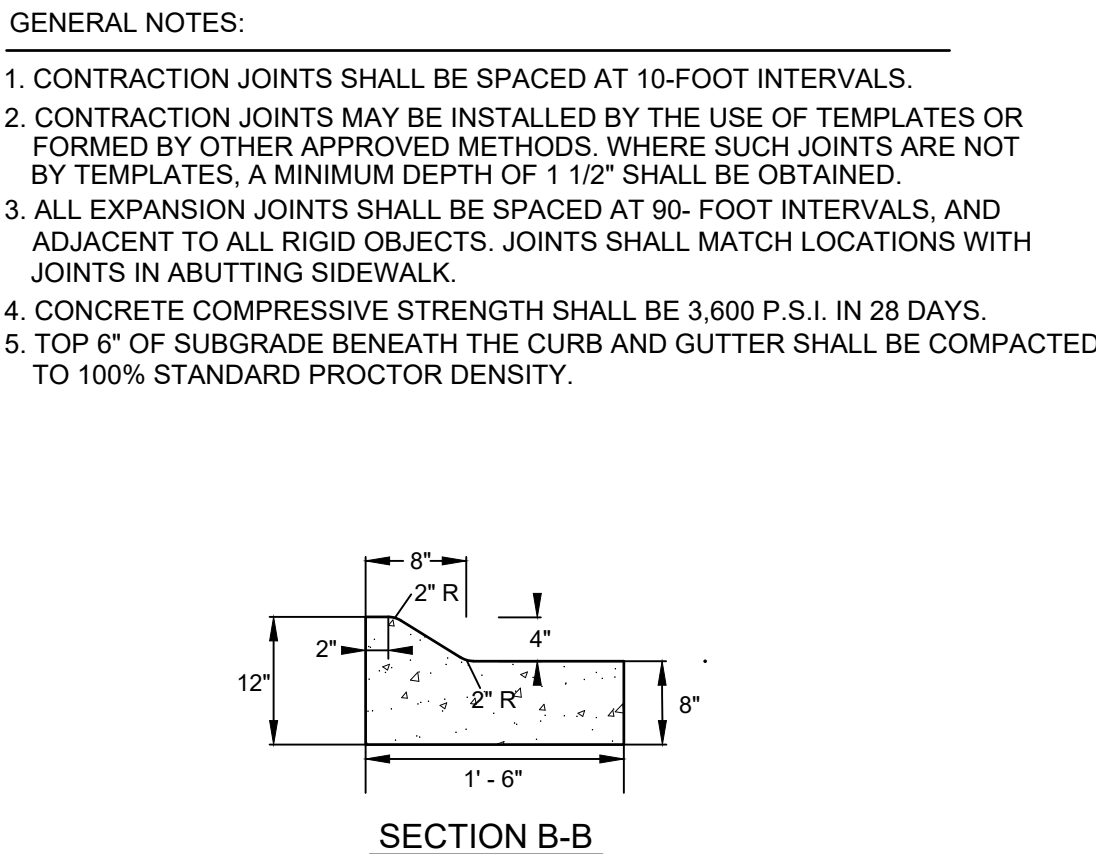
PAVEMENT SCHEDULE BASED ON GEOTECH REPORT

- 2" ASPHALTIC CONCRETE SURFACE COURSE (AC), TYPE B, PLACED AFTER ALL MANHOLE, VALVE COVERS/RINGS, AND STORMWATER RIMS/GRATES ARE SET TO GRADE
- 2" ASPHALTIC CONCRETE COURSE (AC), TYPE B
- 4" AGGREGATE BASE, COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557.

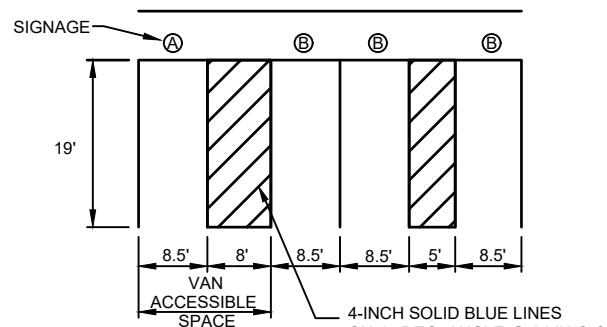
HEAVY DUTY ASPHALT PAVEMENT SECTION



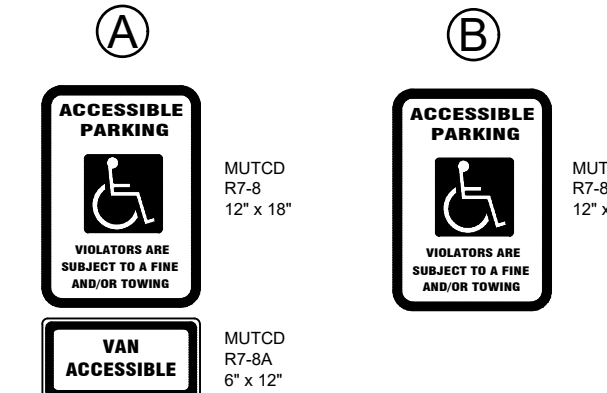
BIKE RACK



4" MOUNTABLE CURB



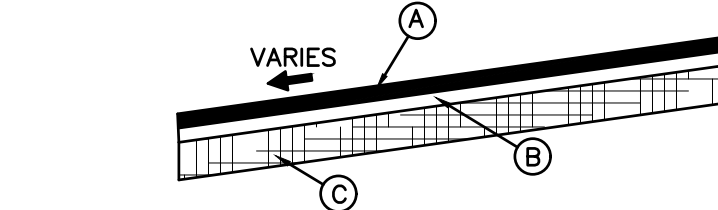
PARKING SPACE PAVEMENT MARKINGS



NOTES:

- ALL 12"X18" ACCESSIBLE SIGNS SHALL BE MOUNTED AT 7 FEET FROM GRADE TO BOTTOM EDGE OF SIGN FACE (MUTCD). MOUNTING HEIGHT CAN BE REDUCED TO 5 FEET IF PLACED IN AN AREA BETWEEN SIDEWALK AND BUILDING FACE, WHICH PROTESTERS ARE NOT EXPECTED TO USE.
- REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PARKING SPACE DIMENSIONS SHOWN ARE MINIMUM. REFER TO PLAN FOR ACTUAL DIMENSIONS FOR THIS PROJECT.

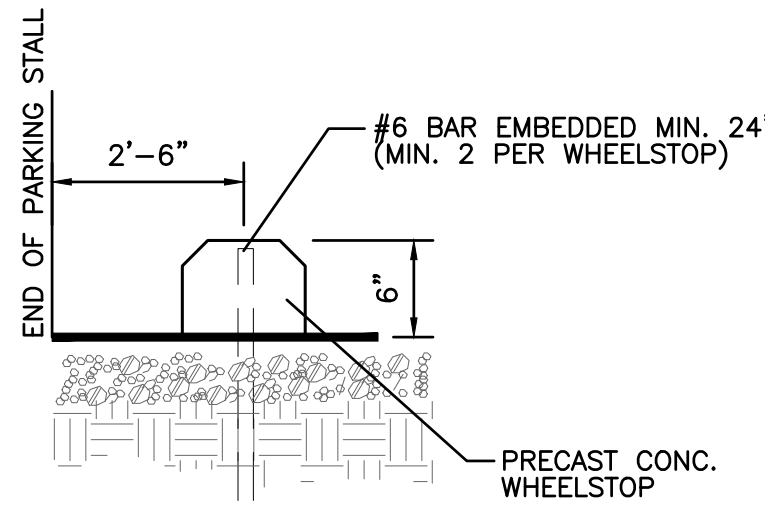
ACCESSIBLE PARKING & SIGNAGE



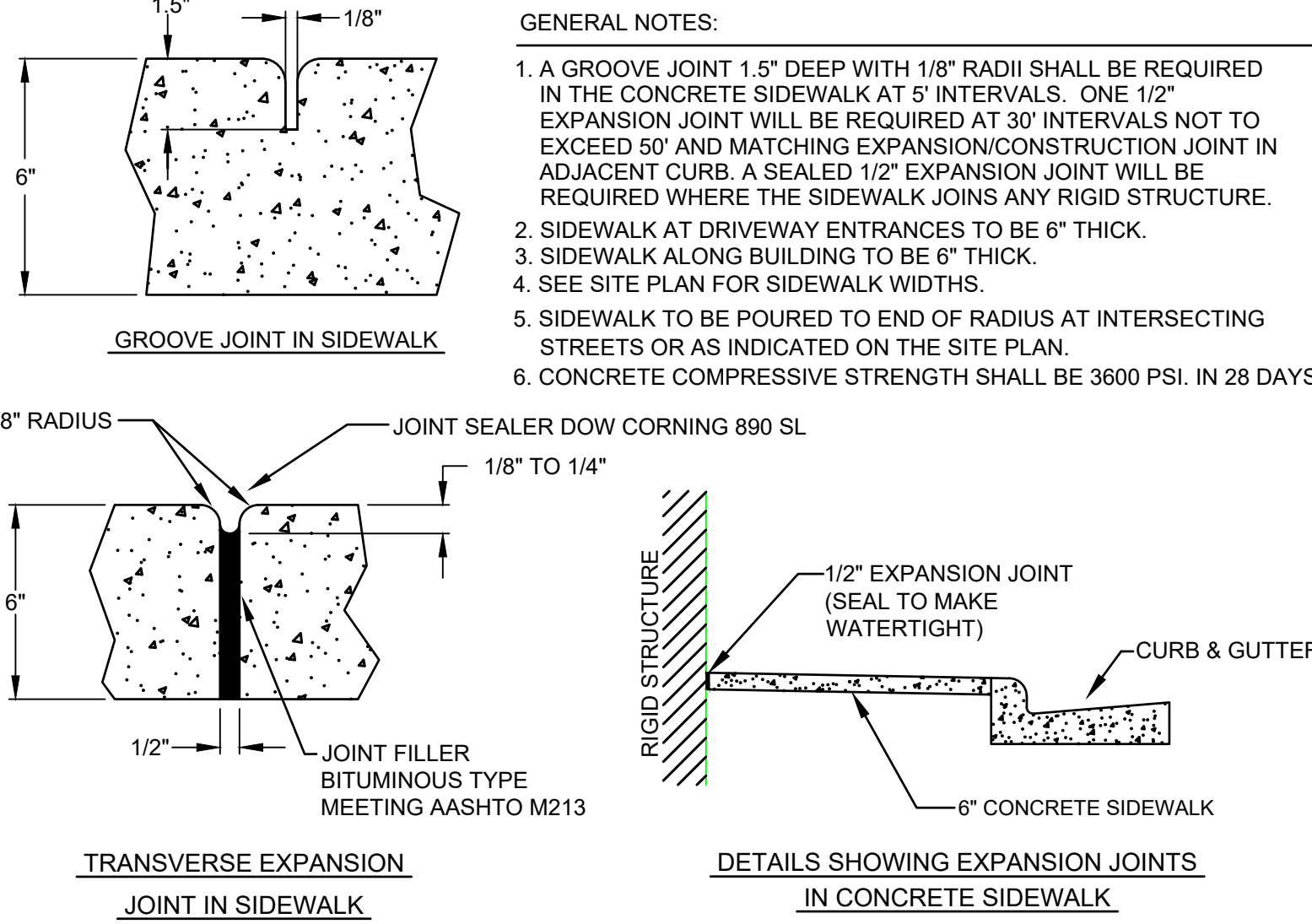
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- 2" ASPHALTIC CONCRETE SURFACE COURSE (AC), TYPE B, PLACED AFTER ALL MANHOLE, VALVE COVERS/RINGS, AND STORMWATER RIMS/GRATES ARE SET TO GRADE
- 2" ASPHALTIC CONCRETE COURSE (AC), TYPE B
- COMPACTED TO MINIMUM 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT (+/-3%) AS DETERMINED BY ASTM D1557.

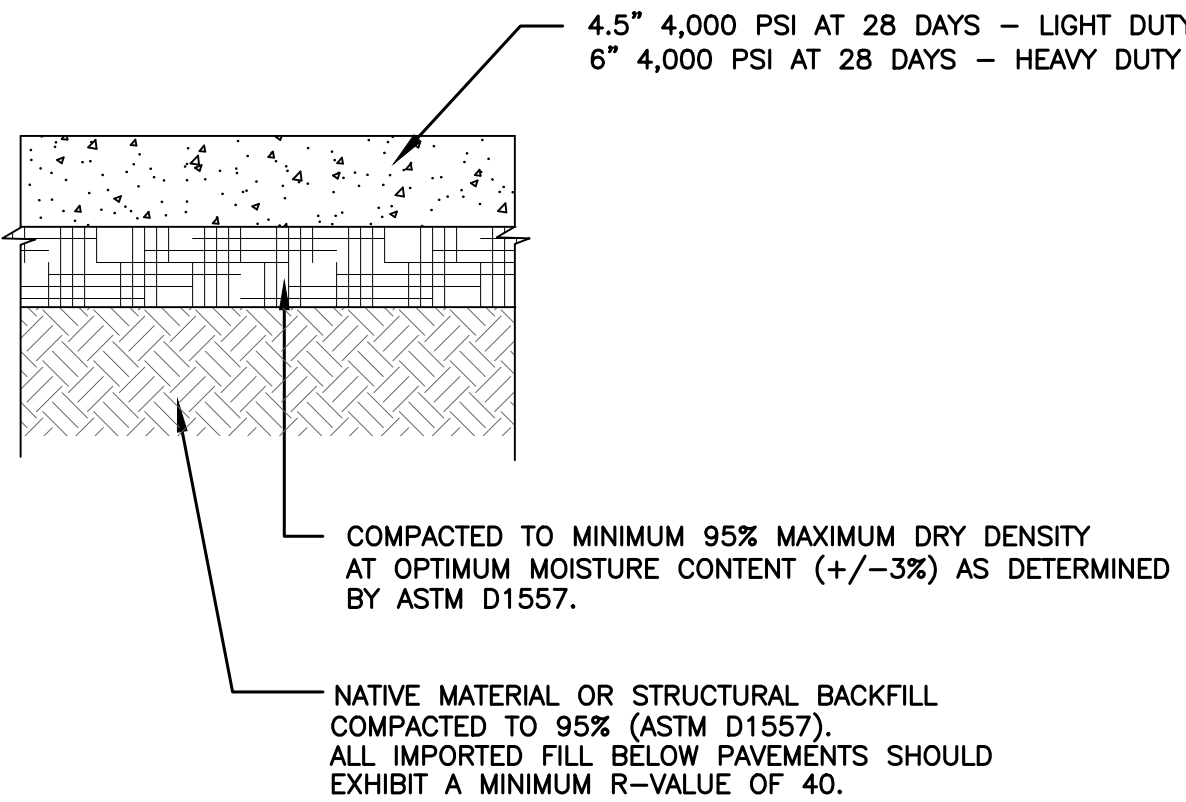
LIGHT DUTY ASPHALT PAVEMENT SECTION



CONCRETE WHEELSTOP



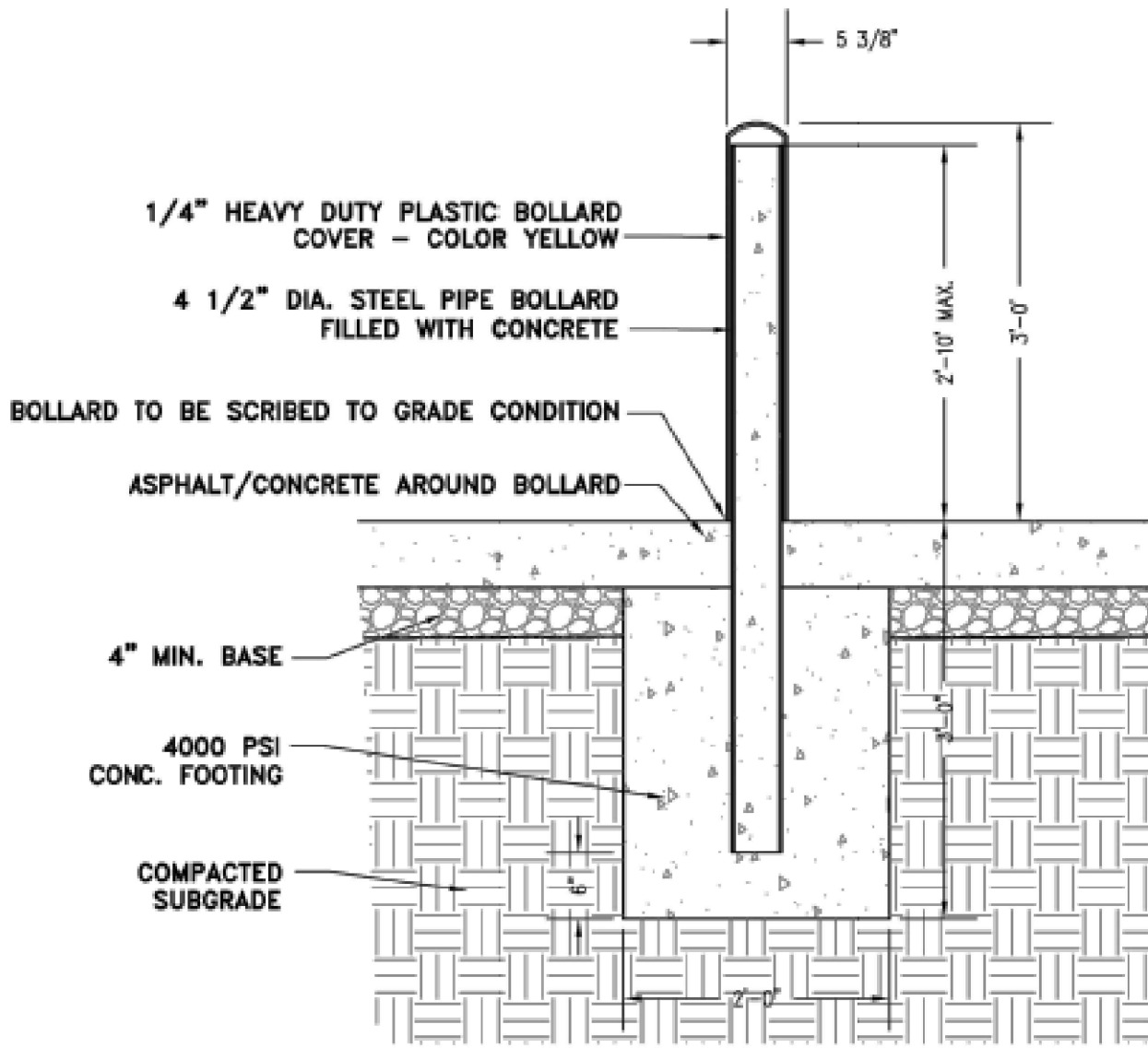
CONCRETE SIDEWALK SECTIONS



NOTES:

- REFER TO GEOTECHNICAL REPORT
- CONOTL JOINTS SHALL BE SPACED AT 12' MAX. ODD SHAPES SHALL BE AVOIDED.
- JOINTS SHALL BE CUT WITHIN 24 HOURS OF PLACEMENT OF CONCRETE.
- CONCRETE MATERIALS AND PLACEMENT INCLUDING JOINTING SHOULD BE IN ACCORDANCE WITH RECOMMENDATIONS IN THE LATEST EDITION OF ACI-308R.

CONCRETE PAVEMENT SECTION



STEEL BOLLARD DETAIL

AYER DESIGN GROUP  
PROFESSIONAL ENGINEERING SERVICES

215 Johnston Street  
Rock Hill, SC 29730  
Phone: 803-328-5858

A



PROJECT NAME:

LEXUS OF  
ALBUQUERQUE

4821 PAN AMERICAN FWY.  
ALBUQUERQUE, NM

SHEET DESCRIPTION:

SITE  
DETAILS

PROJECT #		2021-12
DRAWN BY		CC
CHECKED BY		BA
NO	ISSUE/REVISION	DATE
	FOR PERMIT	6/23/22
#1	PERMIT REVISIONS	7/1/22
#2	PERMIT REVISIONS	10/31/22

C10.0