

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 23, 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: 12/16/2022
Hydrology File: F17D078**

Dear Mr. Ayer:

Based upon the information provided in your submittal received 12/20/2022, the Grading & Drainage Plan is approved for Grading Permit and Building Permit approval. 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

NM 87103

www.cabq.gov

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 \$ 24,400.00 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.

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, 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.

Sincerely,

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Lexus of Albuquerque **Building Permit #** _____ **Hydrology File #** F17D078
DRB# _____ **EPC#** _____
Legal Description: Lot 3, Block 0, Tract C of Tracts **City Address OR Parcel** 4821 Pan American Fwy
A,B,C LLD Subdivision
Applicant/Agent: Ayer Design Group **Contact:** Birkie Ayer, P.E.
Address: 215 Johnston St., Rock Hill, SC 29730 **Phone:** 803-328-5858
Email: birk@ayerdesigngroup.com

Applicant/Owner: Group 1 Realty, Inc. **Contact:** Christine Scott
Address: 800 Gessner, Suite 500, Houston, TX 77024 **Phone:** 713-647-5700
Email: cscott@group1auto.com

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE ☒ DRB SITE ADMIN SITE: _____
RE-SUBMITTAL: ☒ YES _____ NO

DEPARTMENT: _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE
Check all that apply:

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G&D PLAN
☒ 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
☐ 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: 12-16-22

GRADING NOTES

- PROPOSED PROJECT WILL REDUCE EXISTING IMPERVIOUS COVER BY APP. 1,606 SF.
- CONCRETE TRUCKS SHALL NOT TYPICALLY BE WASHED OUT ON SITE. SHOULD CONCRETE TRUCK WASHOUT BE PERMITTED ON SITE, COORDINATE LOCATION AND BMPs WITH SITE INSPECTOR.
- A. DO NOT DISPOSE OF CONCRETE TRUCK WASHOUT WASTE BY DUMPING INTO A SANITARY SEWER, STORM DRAIN OR ONTO SOIL OR PAVEMENT THAT CARRIES STORM WATER RUNOFF.
- B. THE WASHOUT FROM CONCRETE TRUCKS SHOULD BE DISPOSED OF INTO:
- A DESIGNATED AREA THAT WILL LATER BE BACKFILLED (SLURRY PIT)
 - AN AREA WHERE THE CONCRETE WASH CAN HARDEN AND THEN BE DISPOSED OF AS SOLID WASTE
 - A LOCATION WHICH IS NOT SUBJECT TO WATER RUNOFF, AND MORE THAN 50 FEET AWAY FROM
 - A STORM DRAIN, OPEN DITCH OR RECEIVING WATER WAY
- C. PUMP EXCESS CONCRETE IN CONCRETE PUMP BACK INTO CONCRETE MIXER TRUCK.
- D. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.
- TEMPORARY TOILET FACILITIES SHALL BE PROVIDED FOR ALL CONSTRUCTION WORKERS AND SITE VISITORS IN ACCORDANCE WITH 2006 INTERNATIONAL PLUMBING CODE GENERAL REGULATIONS, SECTION 311. PORTABLE FACILITIES SHALL BE PLACED ON LEVEL GROUND AND AWAY FROM STORM DRAINAGE SYSTEMS (DITCHES, CATCH BASINS, ETC.), DISPOSAL AND HANDLING OF SANITARY WASTE MUST COMPLY WITH TCEQ REQUIREMENTS.
- FINAL GRADES FOR GRASSED AND LANDSCAPED AREAS SHALL REQUIRE A MINIMUM OF 4'-6" OF CLEAN TOP SOIL, FREE OF DEBRIS AND CONTAMINANTS, AND PREFERABLY OF NATIVE ORIGIN.
- SPOT GRADES SHOWN ARE FINISHED SURFACE ELEVATIONS, CONTRACTOR MUST MAKE ALLOWANCE FOR PAVEMENT THICKNESS.
- WHEN PRECAST CONCRETE BOXES ARE USED FOR STORM STRUCTURES, THE TOP 12" SHALL BE CONSTRUCTED FROM BRICK OR BLOCK TO ALLOW ADJUSTMENTS TO FINAL GRADE.
- WHEN PRECAST CONCRETE BOXES ARE USED FOR STORM STRUCTURES, NO WAFFLE WALL BOXES OR KNOCK OUT PANELS WILL BE ALLOWED.
- M.E.G. = MATCH EXISTING GRADE
- CONTRACTOR SHALL COMPLY WITH THE CONSTRUCTION STORM WATER GENERAL PERMIT, INCLUDING PREPARATION OF A SWPPP AND FILING NOI. CONTRACTOR TO PROVIDE A COPY OF SWPPP, THE SITE NOTICE, AND NOI TO CITY OF ALBUQUERQUE AND KEEP ON SITE UNTIL CONSTRUCTION COMPLETION.

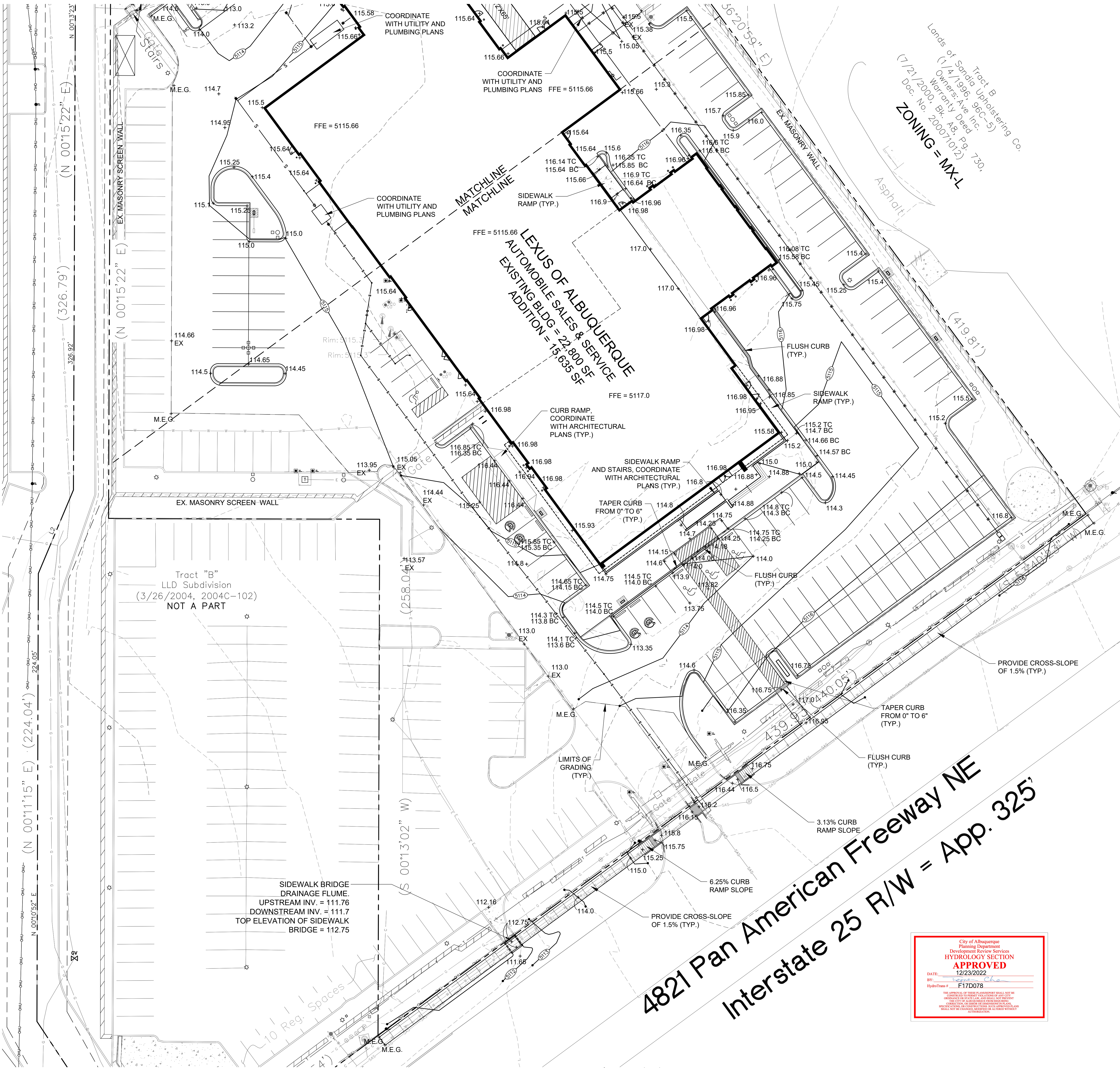
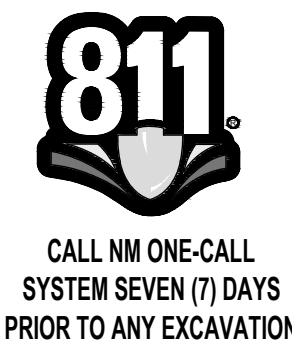
EROSION & SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A GRADING PERMIT PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR IS RESPONSIBLE FOR FILING FOR A NOTICE OF INTENT (N.O.I.) WITH EPA PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR TO PREPARE AND PROVIDE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT IDENTIFIES ALL CONTROL MEASURES ON THE PROJECT.
3. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES INTO PUBLIC RIGHT-OF-WAY OR ONTO
4. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
5. SPOILS FROM THE PROJECT SHALL NOT BE DEPOSITED OR STORED IN THE STREET OR ROADWAY.
6. SPOILS SHALL BE STAGED ON THE UPSTREAM SIDE OF TRENCHES WHEN TRENCHING IS REQUIRED.
7. THE CONTRACTOR SHALL CLEAN AND REMOVE ALL FUGITIVE DUST, SOIL AND DEBRIS RESULTING FROM THIS PROJECT FROM THE STREET AT THE END OF EACH DAY.
8. CONTRACTOR SHALL LEAVE THE AREA IMMEDIATELY BEHIND THE CURB DEPRESSED TO CONTAIN NUISANCE FLOWS AND SEDIMENT.
9. CONCRETE TRUCKS SHALL BE SENT BACK TO THE PLANT FOR WASHING, THE WASHING OF CONCRETE TRUCKS SHALL NOT BE PERMITTED WITHIN THE PUBLIC RIGHT-OF-WAY.
10. WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION. ALL EPA REGULATIONS WILL BE REQUIRED ON THE PROJECT.
11. UNLESS FINAL STABILIZATION IS OTHERWISE PROVIDED FOR, ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEEDING ACCORDING TO CITY OF ALBUQUERQUE SPECIFICATION 1012 "MISCELLANEOUS SEEDINGS". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PERMIT WILL BE MADE.
12. PROTECT EXISTING STORM DRAIN FACILITIES FROM SEDIMENT AS REQUIRED.
13. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

CONSTRUCTION NOTES

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE-SPOTTING) OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
5. UTILITY INFORMATION SHOWN HEREON IS BASED UPON ONSITE SURFACE EVIDENCE. IN ADDITION, UTILITY LINE-SPOTS WERE REQUESTED VIA THE NEW MEXICO ONE CALL SERVICE (TICKET NO. 2005020450). UTILITY LINES THAT APPEAR ON THESE DRAWINGS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
6. ALL LANDSCAPE AND PAVED AREAS ADJACENT TO THE BUILDING SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE.

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

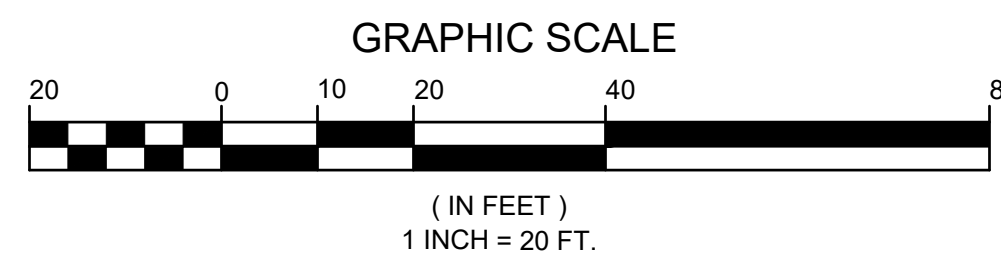
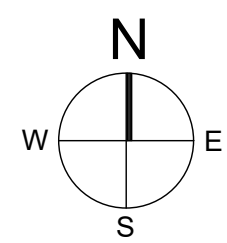


Legal Description

TRACTS LETTERED "C" OF THE PLAT OF TRACTS A, B AND C OF THE LLD SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 26, 2004, IN PLAT BOOK 2004C, FOLIO 102.

Benchmark -NAVD 88

ACS MONUMENT "NDC-14" HAVING AN ELEVATION OF 5107.996.



AYER DESIGN GROUP
PROFESSIONAL ENGINEERING SERVICES
215 Johnston Street
Rock Hill, SC 29730
Phone: 803-328-5858



PROJECT NAME:

LEXUS OF ALBUQUERQUE

4821 PAN AMERICAN FWY.
ALBUQUERQUE, NM

SHEET DESCRIPTION:
GRADING
PLAN SOUTH

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



C04.0

GRADING NOTES

- PROPOSED PROJECT WILL REDUCE EXISTING IMPERVIOUS COVER BY APP. 1,606 SF.
- CONCRETE TRUCKS SHALL NOT TYPICALLY BE WASHED OUT ON SITE. SHOULD CONCRETE TRUCK WASHOUT BE PERMITTED ON SITE, COORDINATE LOCATION AND BMPs WITH SITE INSPECTOR.
- A. DO NOT DISPOSE OF CONCRETE TRUCK WASHOUT WASTE BY DUMPING INTO A SANITARY SEWER, STORM DRAIN OR ONTO SOIL OR PAVEMENT THAT CARRIES STORM WATER RUNOFF.
- B. THE WASHOUT FROM CONCRETE TRUCKS SHOULD BE DISPOSED OF INTO:
- A DESIGNATED AREA THAT WILL LATER BE BACKFILLED (SLURRY PIT)
 - AN AREA WHERE THE CONCRETE WASH CAN HARDEN AND THEN BE DISPOSED OF AS SOLID WASTE
 - A LOCATION WHICH IS NOT SUBJECT TO WATER RUNOFF AND MORE THAN 50 FEET AWAY FROM
 - A STORM DRAIN, OPEN DITCH OR RECEIVING WATER WAY
- C. PUMP EXCESS CONCRETE IN CONCRETE PUMP BACK INTO CONCRETE MIXER TRUCK.
- D. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.
- TEMPORARY TOILET FACILITIES SHALL BE PROVIDED FOR ALL CONSTRUCTION WORKERS AND SITE VISITORS IN ACCORDANCE WITH 2006 INTERNATIONAL PLUMBING CODE GENERAL REGULATIONS, SECTION 311. PORTABLE FACILITIES SHALL BE PLACED ON LEVEL GROUND AND AWAY FROM STORM DRAINAGE SYSTEMS (DITCHES, CATCH BASINS, ETC.), DISPOSAL AND HANDLING OF SANITARY WASTE MUST COMPLY WITH TCEQ REQUIREMENTS.
- FINAL GRADES FOR GRASSED AND LANDSCAPED AREAS SHALL REQUIRE A MINIMUM OF 4"-6" OF CLEAN TOP SOIL, FREE OF DEBRIS AND CONTAMINANTS, AND PREFERABLY OF NATIVE ORIGIN.
- SPOT GRADES SHOWN ARE FINISHED SURFACE ELEVATIONS. CONTRACTOR MUST MAKE ALLOWANCE FOR PAVEMENT THICKNESS.
- WHEN PRECAST CONCRETE BOXES ARE USED FOR STORM STRUCTURES, THE TOP 12" SHALL BE CONSTRUCTED FROM BRICK OR BLOCK TO ALLOW ADJUSTMENTS TO FINAL GRADE.
- WHEN PRECAST CONCRETE BOXES ARE USED FOR STORM STRUCTURES, NO WAFFLE WALL BOXES OR KNOCK OUT PANELS WILL BE ALLOWED.
- M.E.G. = MATCH EXISTING GRADE
- CONTRACTOR SHALL COMPLY WITH THE CONSTRUCTION STORM WATER GENERAL PERMIT, INCLUDING PREPARATION OF A SWPPP AND FILING NOI. CONTRACTOR TO PROVIDE A COPY OF SWPPP, THE SITE NOTICE, AND NOI TO CITY OF ALBUQUERQUE AND KEEP ON SITE UNTIL CONSTRUCTION COMPLETION.

EROSION & SEDIMENT CONTROL NOTES

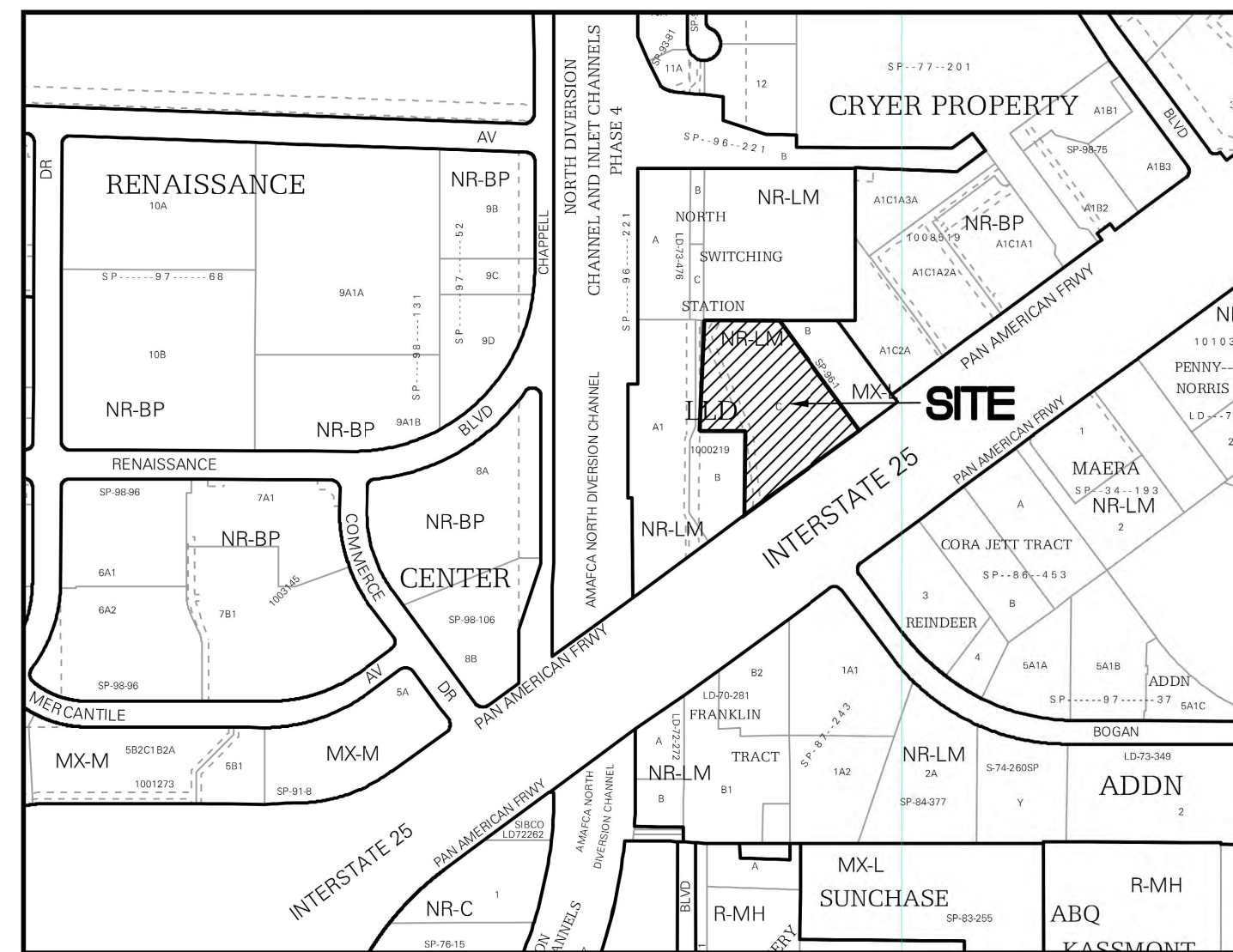
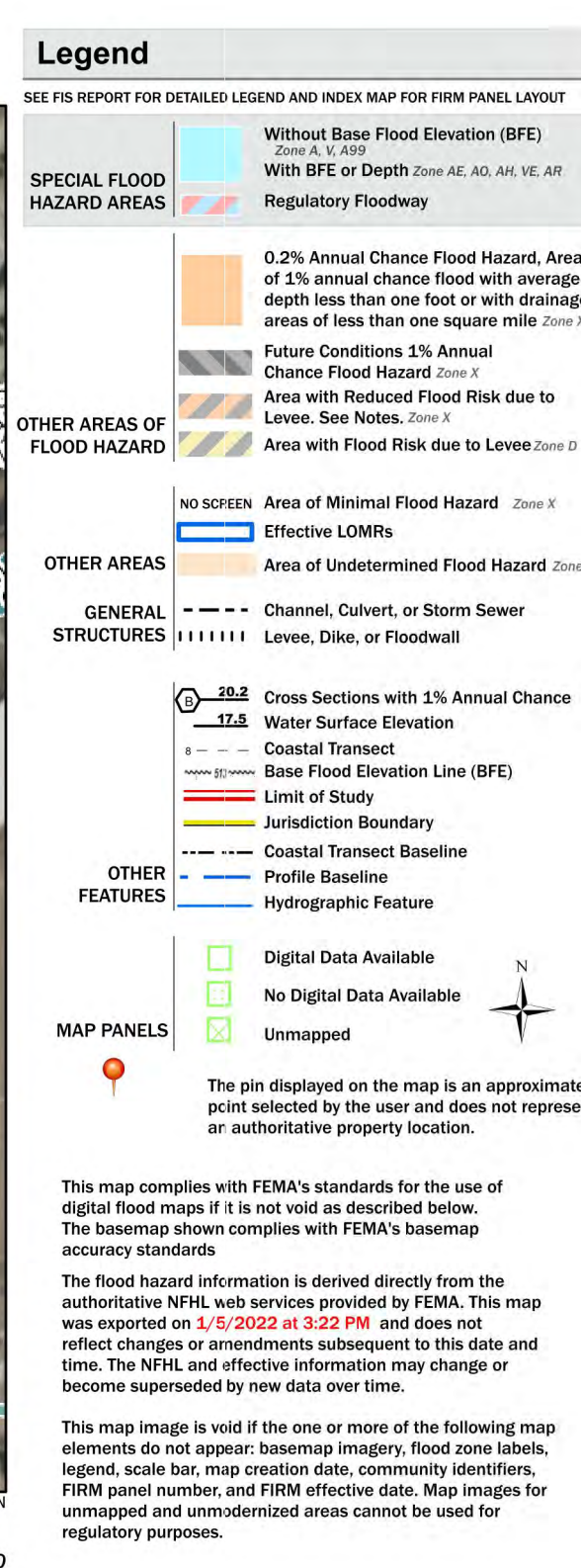
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A GRADING PERMIT PRIOR TO BEGINNING WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FILING FOR A NOTICE OF INTENT (NOI) WITH EPA PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR TO PREPARE AND PROVIDE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT IDENTIFIES ALL CONTROL MEASURES ON THE PROJECT.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES INTO PUBLIC RIGHT-OF-WAY OR ONTO
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- SPOILS FROM THE PROJECT SHALL NOT BE DEPOSITED OR STORED IN THE STREET OR ROADWAY.
- SPOILS SHALL BE STAGED ON THE UPSTREAM SIDE OF TRENCHES WHEN TRENCHING IS REQUIRED.
- THE CONTRACTOR SHALL CLEAN AND REMOVE ALL FUGITIVE DUST, SOIL AND DEBRIS RESULTING FROM THIS PROJECT FROM THE STREET AT THE END OF EACH DAY.
- CONTRACTOR SHALL LEAVE THE AREA IMMEDIATELY BEHIND THE CURB DEPRESSED TO CONTAIN NUISANCE FLOWS AND SEDIMENT.
- CONCRETE TRUCKS SHALL BE SENT BACK TO THE PLANT FOR WASHING. THE WASHING OF CONCRETE TRUCKS SHALL NOT BE PERMITTED WITHIN THE PUBLIC RIGHT-OF-WAY.
- WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (NOI) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION. ALL EPA REGULATIONS WILL BE REQUIRED ON THE PROJECT.
- UNLESS FINAL STABILIZATION IS OTHERWISE PROVIDED FOR, ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEEDING ACCORDING TO CITY OF ALBUQUERQUE SPECIFICATION 1012 "MISCELLANEOUS SEEDINGS". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PERMIT WILL BE MADE.
- PROTECT EXISTING STORM DRAIN FACILITIES FROM SEDIMENT AS REQUIRED.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

CONSTRUCTION NOTES

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE-SPOTTING) OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- UTILITY INFORMATION SHOWN HEREON IS BASED UPON ONSITE SURFACE EVIDENCE. IN ADDITION, UTILITY LINE-SPOTS WERE REQUESTED VIA THE NEW MEXICO ONE CALL SERVICE (TICKET NO. 2005020450). UTILITY LINES THAT APPEAR ON THESE DRAWINGS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- ALL LANDSCAPE AND PAVED AREAS ADJACENT TO THE BUILDING SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE.

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

National Flood Hazard Layer FIRMette



Vicinity Map

Legal Description

TRACTS LETTERED "C" OF THE PLAT OF TRACTS A, B AND C OF THE LLD SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 26, 2004, IN PLAT BOOK 2004C, FOLIO 102.

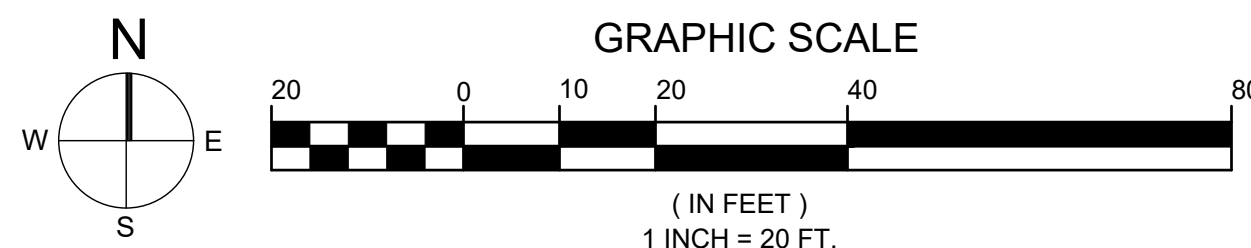
Benchmark -NAVD 88

ACS MONUMENT "NDC-14" HAVING AN ELEVATION OF 5107.996.

SITE DESIGN DATA

- PROPERTY IS LOCATED AT 4821 PAN AMERICAN FWY.
- UPC#: 101706102726220107
- CURRENT ZONING: NR-LM (NON-RESIDENTIAL LIGHT MANUFACTURING)
- PROPOSED USE: AUTOMOTIVE SALES AND SERVICE
- MINIMUM YARD & BUILDING SETBACKS PER ZONING ORDINANCE

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



AYER DESIGN GROUP
PROFESSIONAL ENGINEERING SERVICES
215 Johnston Street
Rock Hill, SC 29730
Phone: 803-328-5858



PROJECT NAME:
LEXUS OF ALBUQUERQUE

4821 PAN AMERICAN FWY.
ALBUQUERQUE, NM

SHEET DESCRIPTION:
GRADING PLAN NORTH

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

C04.1

DRAINAGE PLAN:

I. INTRODUCTION & EXECUTIVE SUMMARY

Group 1 Automotive, Inc. plans to renovate and expand the existing Lexus of Albuquerque automotive dealership located at 4821 Pan American Freeway NE in Albuquerque, New Mexico. The project consists of renovating and expanding the existing showroom and service area. The existing site parking and circulation will be adjusted to accommodate the building expansion. The existing site does not have stormwater infrastructure and the proposed project will reduce the existing impervious cover by app. 1,606 SF.

II. PROJECT DATA

- A. Project location: 4821 Pan American Fwy. NE
B. Legal Description: Lot 3, Blk 0, Tract C of Tracts A, B & C LLD Subdivision
C. FEMA FIRM Panel: 35001C0138H, effective 8/16/2012
D. Special Flood Hazard Area: Zone X, Area of Minimal Flood Hazard
E. Site Area: 3.91 Acres
F. UPC#: 101706102726220107
G. Precipitation Zone: Zone 2, Between Rio Grande and San Mateo

III. Background Documents: The following documents available on GIS were referenced in preparation of this submittal

A: F16-D19 Rocky Mountain Stone Company Road-Parking Documents: 12-20-1999
Shows the existing contributing drainage area to the concrete flume to the AMAFCA North Diversion Channel as 6.53 ac with Peak Discharge (Q100/6hr) = 23.04 cfs.

Shows the existing contributing drainage area to the I-25 Frontage Road reduced from 6.3 acres to 1.34 acres with a Peak Discharge (Q100/6hr) = 5.69 cfs from the former Dickey's Barbecue Restaurant, now Lexus Inventory Lot, and the southern parking lot of Rocky Mountain Stone Company, a reduction of 15.54 cfs.

B: F16-D19 Rocky Mountain Stone Co. Road-Parking Plans

C: F17-D102 GP Pav Appr

IV. Existing Conditions

The site is currently fully developed as an automotive dealership. There are no existing storm drain structures on the site except for a concrete flume under a site wall. The site slopes generally from east to west with storm water runoff leaving the site via overland flow in two locations. Location 1 is the existing roadside ditch on Southbound Pan American Freeway, the frontage road for I-25. Discharge location 2 is at the rear (North) boundary of the facility where overland flow discharges into an access road shared by the PNM Electrical Substation and the Rocky Mountain Stone Property. Eventually all of the runoff from this site reaches the AMAFCA North Diversion Channel. Existing slopes ranges from less than 0.5% to 2.5%. Offsite flows do not impact the site.

V. Proposed Conditions

The site will continue to be an automotive dealership. The proposed building expansion area replaces existing pavement area with a net reduction in impervious area of 2,078 sf. The proposed site will have concrete curb & gutter, paved swales, paving, utilities and landscaping. Because the impervious area of the site will be reduced from existing conditions, peak runoff will be reduced below runoff levels prior to the expansion. No new storm drain structures are proposed. The site slopes generally from east to west with storm water runoff leaving the site via overland flow at the same locations as existing conditions. Proposed finish grades range from 0.6% to 5%. Offsite flows do not impact the site.

VI. Sediment & Erosion Control

Erosion control measures consisting of silt fence, diversion ditches, stone construction entrance will be utilized during construction to minimize sediment and dust from leaving the site. Final stabilization will be accomplished by paving and with a vegetative cover established by landscaping and stone mulch cover.

VII. Calculations

Existing and proposed conditions for the 100-year, 6-hour storm have been prepared for the project limits following the procedure set forth in the Design Process Manual for 40 Acre and smaller basins. As shown by the calculations included, the peak flow rate of runoff leaving the site is very slightly decreased due to a small increase in pervious area.

VIII. Stormwater Quality

Water quality volume for the 80th percentile storm was determined using the Redevelopment criteria of 0.26 inches depth over the total impervious area of the proposed development. The developer has determined that reducing parking area, providing underground detention or limiting the proposed building expansion are undesirable options and has instead elected to make a payment in lieu for the WQV.

IX. Conclusions

- a. The runoff generated by the proposed improvements will continue to drain via surface drainage to the same two existing discharge locations and ultimately to the AMAFCA North Diversion Channel.
b. Total runoff is essentially the same with a calculated reduction of 0.1 cfs.
c. Free discharge of runoff from this site at the proposed rate is appropriate and in conformance with previously approved drainage plans.
d. Onsite measures are not feasible for addressing stormwater quality and detention. So the developer agrees to pay the cash-in-lieu fee.

3 HYDROLOGY CALCULATIONS:

Drainage Area 1: EXISTING CONDITION

Land Treatment	Area SF	Area AC	% of Total Area	Table 6-2(A)(5) CFS/AC 100-yr	Q CFS 100-YR	Table 6.2.13 Excess Precip E-100YR-6HR	Volume E*A Ac-In	Volume Ac-ft
A	0	0	0	1.71	0	0.62	0	0
B	21018	0.483	13.2%	2.36	1.14	0.80	0.39	0.03
C	0	0	0.0%	3.05	0	1.03	0	0.00
D	137895	3.166	86.8%	4.34	13.74	2.33	7.38	0.61
Totals	158913	3.648	100.0%		14.88		7.76	0.65

Drainage Area 2: EXISTING CONDITION

Land Treatment	Area SF	Area AC	% of Total Area	Table 6-2(A)(5) CFS/AC 100-yr	Q CFS 100-YR	Table 6.2.13 Excess Precip E-100YR-6HR	Volume E*A Ac-In	Volume Ac-ft
A	0	0	0	1.71	0	0.62	0	0
B	4234	0.097	2.7%	2.36	0.23	0.80	0.08	0.01
C	0	0	0.0%	3.05	0	1.03	0	0.00
D	4960	0.114	3.1%	4.34	0.49	2.33	0.27	0.02
Totals	9194	0.211	5.8%		0.72		0.34	0.03

Drainage Area 1: REDEVELOPED CONDITION

Land Treatment	Area SF	Area AC	% of Total Area	Table 6-2(A)(5) CFS/AC 100-yr	Q CFS 100-YR	Table 6.2.13 Excess Precip E-100YR-6HR	Volume E*A Ac-In	Volume Ac-ft
A	0	0	0	1.71	0	0.62	0	0
B	18790	0.431	15.2%	2.36	1.02	0.80	0.3450872	0.03
C	0	0	0.0%	3.05	0	1.03	0	0.00
D	105019	2.411	84.8%	4.34	10.46	2.33	5.6174075	0.47
Totals	123809	2.842	100.0%		11.48		5.96	0.50

Drainage Area 2: REDEVELOPED CONDITION

Land Treatment	Area SF	Area AC	% of Total Area	Table 6-2(A)(5) CFS/AC 100-yr	Q CFS 100-YR	Table 6.2.13 Excess Precip E-100YR-6HR	Volume E*A Ac-In	Volume Ac-ft
A	0	0	0	1.71	0	0.62	0	0
B	8540	0.196	6.9%	2.36	0.46	0.80	0.16	0.01
C	0	0	0.0%	3.05	0	1.03	0	0.00
D	35758	0.821	28.9%	4.34	3.56	2.33	1.91	0.16
Totals	44298	1.017	35.8%		4.03		2.07	0.17

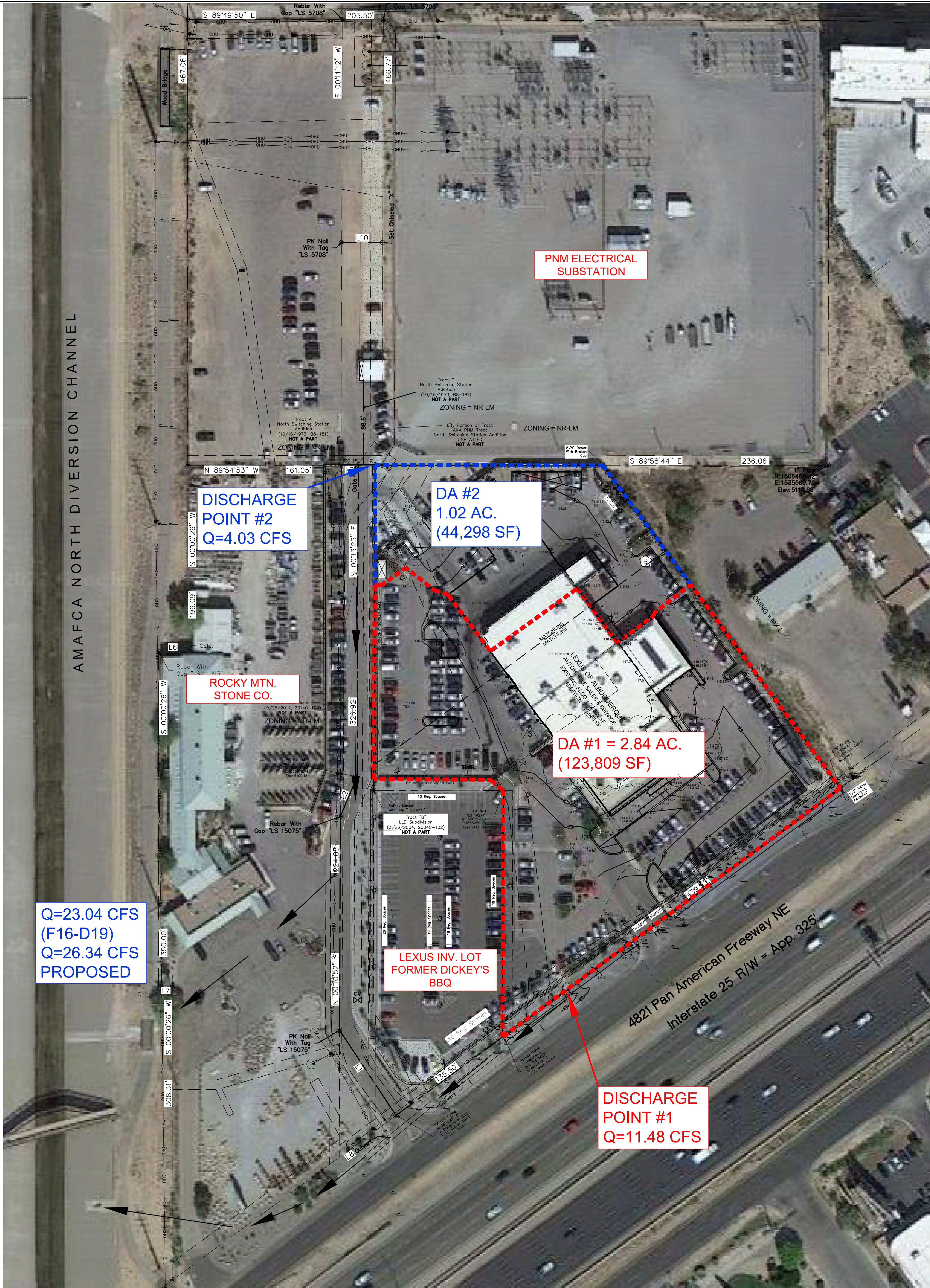
SUMMARY & COMPARISON OF EXISTING VS. RE-DEVELOPED CONDITION 100-YR, 6-HOUR

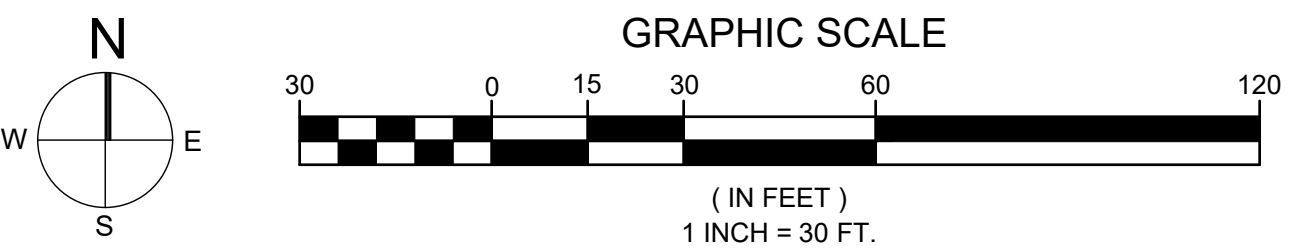
DEVELOPED CONDITION	Q DA#1 CFS	Q DA#2 CFS	Q TOTAL CFS	V DA#1 AC-FT	V DA#2 AC-FT	V TOTAL AC-FT
EXISTING	14.88	0.72	15.60	0.65	0.03	0.68
REDEVELOPED	11.48	4.03	15.51	0.50	0.17	0.67
		DECREASE	-0.09		DECREASE	-0.01

FIRST FLUSH WATER QUALITY VOLUME, WQV

DRAINAGE BASIN	AREA AC	AREA SF	DEPTH IN	WQV AC-IN	WQV AC-FT	WQV CF
A _{D1}	2.411	105019	0.26	0.627	0.052	2275
A _{D2}	0.821	35758	0.26	0.213	0.018	775
Total A _D	3.232	140777	0.26	0.840	0.070	3050

WQV = IMPERVIOUS AREA * 0.26 IN WQV = (A_{D1}+A_{D2}) * 0.26 IN





AYER DESIGN GROUP
PROFESSIONAL ENGINEERING SERVICES
215 Johnston Street
Rock Hill, SC 29730
Phone: 803-328-5858



PROJECT NAME:
LEXUS OF
ALBUQUERQUE

4821 PAN AMERICAN FWY.
ALBUQUERQUE, NM

SHEET DESCRIPTION:
EXISTING CONDITIONS
DRAINAGE AREA MAP

PROJECT #		2021-12	
DRAWN BY		CC	
CHECKED BY		BA	
	ISSUE/REVISION	DATE	
	FOR PERMIT	6/23/22	
#1	PERMIT REVISIONS	7/1/22	
#2	PERMIT REVISIONS	10/31/22	
#3	PERMIT REVISIONS	12/16/22	

DA-2