CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

February 25, 2022

Matt Satches, PE
Bohannan Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

RE: Fiesta Subaru
7100 Lomas Blvd NE
Grading & Drainage Plan
Engineer's Stamp Date: 01/12/22
Hydrology File: K19D108A

Dear Mr. Satches:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 01/12/2022, the Grading & Drainage Plan is approved for Building Permit and SO-19 Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

2. Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the $ 25.00 recording fee check made payable to Bernalillo County to Marion G. Velasquez (mgvelasquez@cabq.gov) on the 4th floor of Plaza de Sol. Please note that Hydrology will need a pdf copy of the recorded Drainage Covenant prior to Hydrology's approval of Permanent Release of Occupancy.

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

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: Fiesta Subaru Building Permit #: _____ Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TRACT 6A-1 JOURNAL CENTER PHASE 2, UNIT 1

City Address: 7501 JEFFERSON ST NE, ALBUQUERQUE NM 87109

Applicant: Bohannan Huston Contact: Matt Satches

Address: 7500 Jefferson St. NE, Albuquerque, NM 87109

Phone#: 505-823-1000 Fax#: _____ E-mail: msatches@bhinc.com

Owner: JD Auto LP, dba Fiesta Auto Group Contact: Derek Kulach

Address: 8220 Lomas NE Albuquerque, NM 87110

Phone#: 505-715-2442 Fax#: _____ E-mail: _____

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

IS THIS A RESUBMITTAL?: _____ Yes __X__ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION __X__ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
__X__ GRADING PLAN
____ DRAINAGE MASTER PLAN
__X__ 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:

__X__ 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
__X__ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: 1-12-2022 By: Matt Satches

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: Bohannan Huston DATE: 2/25/22

DEVELOPMENT: Fiesta Subaru

LOCATION: 7100 Lomas Blvd NE 87110

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 3,260 cubic feet

The provided volume is 1,667 cubic feet

The deficient volume is 1,593 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: Stormwater quality ponds have been added and maximized where possible. Site constraints don't allow for additional pond volume

Lot is too small based on proposed site use to accommodate additional volume than currently shown.

Matt Satches

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 = $ 12,744

THIS SECTION IS FOR CITY USE ONLY

[x] 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

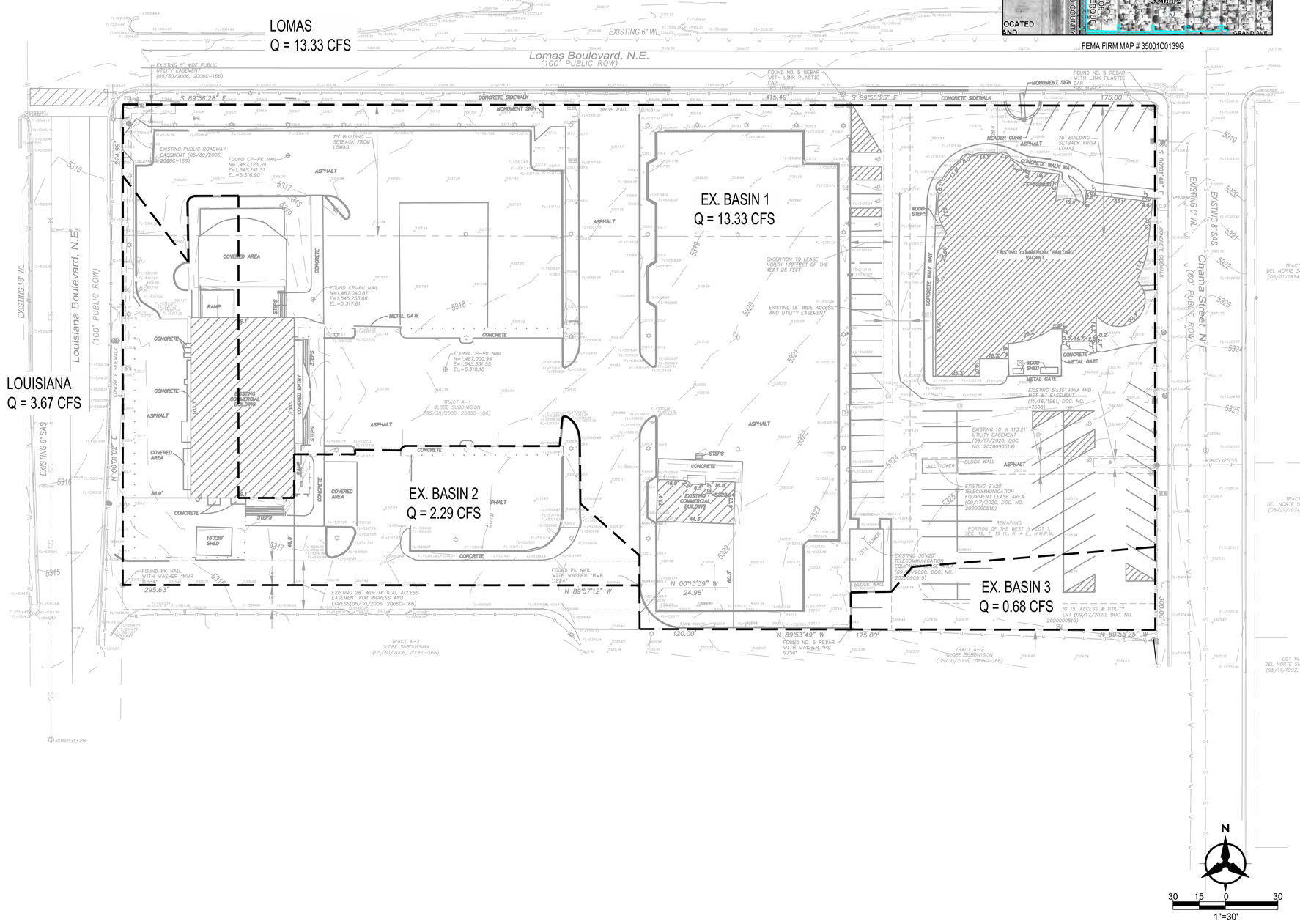
City of Albuquerque
Hydrology Section

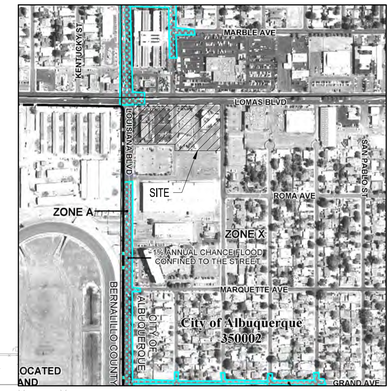
Fiesta Subaru

Existing Basin Data Table

This table is based on the DPM Section 6-2, Zone: 3

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages A	B	C	D	Q(100yr) (cfs/ac.)	Q(100yr) (CFS)	V(100yr) (inches)	$V_{(100yr\text{-}6hr)}$ (CF)	$V_{(100yr\text{-}24hr)}$ (CF)	Weighted Curve #	SW Quality (CF)
EXISTING													
EXISTING BASIN 1	133247	3.06	0.0%	0.0%	10.0%	90.0%	4.36	*13.33*	*2.43*	*26994*	*31091*	97	*N/A*
EXISTING BASIN 2	29896	0.69	0.0%	0.0%	10.0%	90.0%	4.36	*2.99*	*2.43*	*6056*	*6976*	97	*N/A*
EXISTING BASIN 3	6631	0.15	0.0%	0.0%	0.0%	100.0%	4.49	*0.68*	*2.58*	*1426*	*1652*	98	*N/A*
TOTAL	**169774**	**3.90**	-	-	-	-	-	**17**	-	**34476**	**39719**		**N/A**





FEMA FIRM MAP # 35001C0139G

LEGEND

- PROPERTY LINE
- 5025 EXISTING INDEX CONTOUR
- 5024 EXISTING INTERMEDIATE CONTOUR
- DRAINAGE BASIN

DRAINAGE NARRATIVE

INTRODUCTION:

THIS PROJECT IS LOCATED ON THE SOUTHEAST CORNER OF LOMAS AND LOUISIANA. THE PROPOSED FACILITY IS THE CONSTRUCTION OF A FIESTA SUBARU DEALERSHIP, THE TWO EXISTING TRACTS WILL BE CONSOLIDATED INTO ONE. THE PROPOSED FACILITY IS A COMPLETE DEMOLITION OF THE EXISTING DEALERSHIP AND RESTAURANT BEING REPLACED WITH AN ENTIRELY NEW FIESTA SUBARU DEALERSHIP.

EXISTING CONDITIONS:

THE SITE IS CURRENTLY FULLY DEVELOPED AND ALMOST ENTIRELY IMPERVIOUS MINUS A FEW LANDSCAPE AREAS. THE SITE SLOPES GENERALLY FROM SOUTHEAST TO NORTHWEST. THERE IS NO ONSITE STORM DRAIN INFRASTRUCTURE. THE SITE HAS BEEN DIVIDED INTO 3 BASINS. EXISTING BASIN 1 IS THE LARGEST AND GENERALLY SHEET FLOWS FROM CHAMA STREET TO THE INTERSECTION OF LOMAS AND LOUISIANA, A TOTAL OF 13.33 CFS DISCHARGES TO LOMAS BLVD. EXISTING BASIN 2 IS LOCATED IN THE SOUTHWEST CORNER OF THE SITE. THIS BASIN SHEET FLOWS TO THE WEST INTO LOUISIANA. EXISTING BASIN 3 IS LOCATED IN THE SOUTHEAST PORTION OF THE SITE. THIS BASIN DISCHARGES TO THE SOUTH ONTO THE ADJACENT PROPERTY. TO THE BEST OF OUR KNOWLEDGE, THIS RUNOFF CONTINUES WEST INTO LOUISIANA BLVD. A TOTAL OF 3.67 CFS DISCHARGES INTO LOUISIANA BLVD.

PER FEMA COMMUNITY MAP PANEL #35001C0139G, THE SITE IS NOT LOCATED WITHIN A FLOODPLAIN.

METHODOLOGY:

THE HYDROLOGIC ANALYSIS PROVIDED WITH THIS DRAINAGE SUBMITTAL HAS BEEN PREPARED IN ACCORDANCE WITH THE RECENT ADOPTION OF THE NEW DEVELOPMENT PROCESS MANUAL, SPECIFICALLY CHAPTER 6 (DRAINAGE, FLOOD CONTROL, AND EROSION CONTROL), LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ON THE ACTUAL CONDITIONS IN EACH ONSITE BASIN AND ARE SUMMARIZED IN THE "PROPOSED BASIN DATA TABLE" (THIS SHEET). THE SITE IS IN RAINFALL ZONE 3. THIS SITE WAS ANALYZED FOR THE 100-YEAR, 6-HOUR STORM EVENT.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 02/25/22
BY: Renee Brissette
HydroTrans # K19D108A

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT ANY VIOLATIONS OF ANY SECTION OF THE ORDINANCES OF THE CITY OF ALBUQUERQUE NOR PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR ERROR OR DISPENSING IN PLANS, SPECIFICATIONS OR CONSTRUCTION. APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

Bohannan Huston
www.bhinc.com 800.877.5332

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Albuquerque, New Mexico 87102
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www.smpcarchitects.com

MATTHEW H. SATCHER
NEW MEXICO
24572
12-2022
REGISTERED PROFESSIONAL ENGINEER

FIESTA SUBARU

7100 Lomas Blvd

NO	DATE	DESCRIPTION

DATE: 12/17/2021
PROJECT #:
DRAWN BY: HG
CHECKED BY: MS

SHEET TITLE

EXISTING DRAINAGE MANAGEMENT PLAN

DMP00

Fiesta Subaru

Proposed Basin Data Table

This table is based on the DPM Section 6-2, Zone: 3

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages A	B	C	D	Q(100yr) (cfs/ac.)	Q(100yr) (CFS)	V(100yr) (inches)	$V_{(100yr\text{-}6hr)}$ (CF)	$V_{(100yr\text{-}24hr)}$ (CF)	Weighted Curve #	SW Quality (CF)
PROPOSED													
PROPOSED BASIN 1	76409	1.75											
1A	1360	0.03	0.0%	0.0%	15.0%	85.0%	4.29	*0.13*	*2.36*	*267*	*307*	96	*25*
1B	6353	0.15	0.0%	0.0%	15.0%	85.0%	4.29	*0.63*	*2.36*	*1248*	*1432*	96	*117*
1C	6160	0.14	0.0%	0.0%	0.0%	100.0%	4.49	*0.63*	*2.58*	*1324*	*1535*	98	*133*
1D	41626	0.96	0.0%	0.0%	0.0%	100.0%	4.49	*4.29*	*2.58*	*8950*	*10372*	98	*902*
1E	7110	0.16	0.0%	100.0%	0.0%	0.0%	2.49	*0.41*	*0.86*	*510*	*510*	79	*0*
1F	13803	0.32	0.0%	0.0%	5.0%	95.0%	4.42	*1.40*	*2.51*	*2882*	*3330*	97	*284*
PROPOSED BASIN 2	19077	0.44											
2A	1161	0.03	0.0%	0.0%	5.0%	95.0%	4.42	*0.12*	*2.51*	*242*	*280*	97	*24*
2B	2722	0.06	0.0%	100.0%	0.0%	0.0%	2.49	*0.16*	*0.86*	*195*	*195*	79	*0*
2C	15194	0.35	0.0%	0.0%	10.0%	90.0%	4.36	*1.52*	*2.43*	*3078*	*3545*	97	*296*
PROPOSED BASIN 3	15186	0.35											
3A	4561	0.10	0.0%	0.0%	5.0%	95.0%	4.42	*0.46*	*2.51*	*952*	*1100*	97	*94*
3B	9024	0.21	0.0%	0.0%	0.0%	100.0%	4.49	*0.93*	*2.58*	*1940*	*2248*	98	*196*
3C	1601	0.04	0.0%	100.0%	0.0%	0.0%	2.49	*0.09*	*0.86*	*115*	*115*	79	*0*
PROPOSED BASIN 4	39601	0.91											
4A	1846	0.04	0.0%	0.0%	0.0%	100.0%	4.49	*0.19*	*2.58*	*397*	*460*	98	*40*
4B	3516	0.08	0.0%	100.0%	0.0%	0.0%	2.49	*0.20*	*0.86*	*252*	*252*	79	*0*
4C	29594	0.68	0.0%	0.0%	0.0%	100.0%	4.49	*3.05*	*2.58*	*6363*	*7374*	98	*641*
4D	4644	0.11	0.0%	0.0%	15.0%	85.0%	4.29	*0.46*	*2.36*	*912*	*1047*	96	*86*
PROPOSED BASIN 5	19502	0.45											
5A	5313	0.12	0.0%	0.0%	0.0%	100.0%	4.49	*0.55*	*2.58*	*1142*	*1324*	98	*115*
5B	14189	0.33	0.0%	0.0%	0.0%	100.0%	4.49	*1.46*	*2.58*	*3051*	*3535*	98	*307*
TOTAL	**169774**	**3.90**	-	-	-	-	-	**17**	-	**33819**	**38960**		**3260**

INLET TABLE

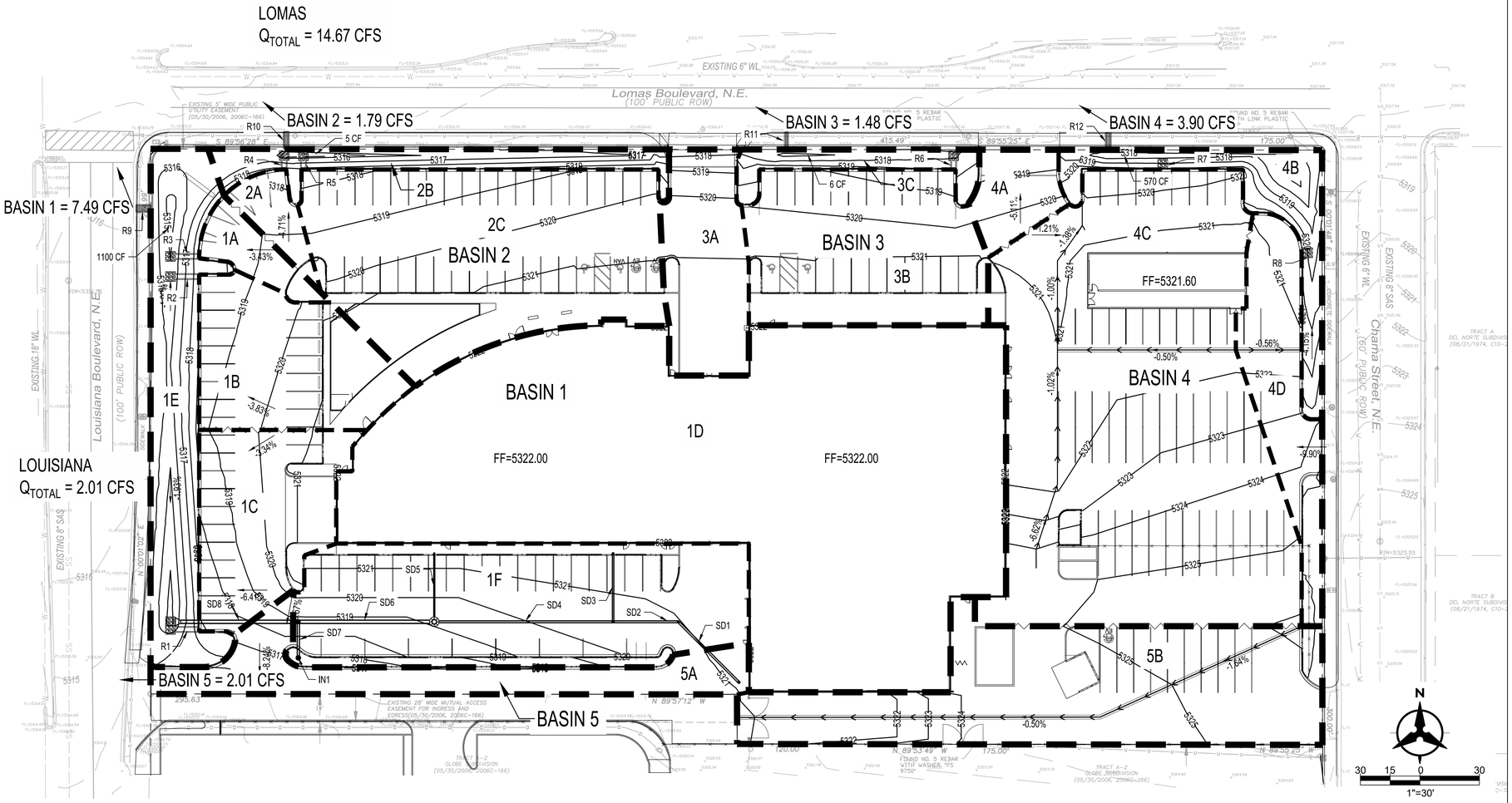
Inlet #	Inlet Type	Basin	Actual Flow (CFS)	Avail Head (ft)	Capacity (CFS)[1]
IN1	1 - 12" Nyloplast (Dome Grate)	BASIN 1F	1.40	0.50	1.65
1. Nyloplast inlets based on manufacturer nomographs					

CONCRETE RUNDOWN TABLE

Rundown #	Basin ID	Rundown Type	Actual Flow	Capacity Weir (CFS)	Channel Width ft	Channel Height ft	Minimum Slope	Capacity Mannings (CFS)
R1	BASIN 1C	Rectang	0.63	0.94	1.00	0.50	1.15%	2.43
R2	BASIN 1B	Rectang	0.63	0.94	1.00	0.50	1.15%	2.43
R3	BASIN 1A	Rectang	0.13	0.94	1.00	0.50	1.15%	2.43
R4	BASIN 2A	Rectang	0.12	0.94	1.00	0.50	1.15%	2.43
R5	BASIN 2C	Rectang	1.52	1.88	2.00	0.50	1.15%	5.89
R6	BASIN 3B	Rectang	0.93	0.94	1.00	0.50	1.15%	2.43
R7	BASIN 4C	Rectang	3.05	2.82	3.00	0.50	N/A	N/A
R8	BASIN 4D	Rectang	0.46	1.88	1.00	0.50	N/A	N/A
R9	BASIN 1	Rectang	7.49	8.66	3.00	0.67	N/A	N/A
R10	BASIN 2	Rectang	1.79	5.78	2.00	0.67	N/A	N/A
R11	BASIN 3B + 3C	Rectang	1.02	2.90	1.00	0.67	N/A	N/A
R12	BASIN 4B + 4C + 4D	Rectang	3.71	8.66	3.00	0.67	N/A	N/A
Weir Eq: Q=2.65L(h^1.5) - **						Capacity based on Manning's Eq w/ N=0.013 - *		

STORM DRAIN PIPE TABLE

Pipe #	INLET/SD/BASIN	Size in.	Slope	Capacity* cfs	ACTUAL FLOW cfs
SD1	50% OF 1D	10	2.25%	3.29	2.15
SD2	SD1	10	2.25%	3.29	2.15
SD3	25% OF 1D	8	6.08%	2.98	1.07
SD4	SD2 + SD3	10	2.25%	3.29	3.22
SD5	25% OF 1D	6	9.06%	1.69	1.07
SD6	SD4 + SD5	18	1.00%	10.50	4.29
SD7	BASIN 1F	12	1.00%	3.56	1.40
SD8	SD6 + SD7	18	1.00%	10.50	5.69
Capacity based on Manning's Eq w/ N=0.013					



LEGEND

- PROPERTY LINE
- LIMITS OF GRADING
- 5025 EXISTING INDEX CONTOUR
- 5024 EXISTING INTERMEDIATE CONTOUR
- 5025 PROPOSED INDEX CONTOUR
- 5024 PROPOSED INTERMEDIATE CONTOUR
- DRAINAGE BASIN
- DRAINAGE SUB-BASIN

DRAINAGE NARRATIVE

INTRODUCTION:

THIS PROJECT IS LOCATED ON THE SOUTHEAST CORNER OF LOMAS AND LOUISIANA. THE PROPOSED FACILITY IS THE CONSTRUCTION OF A FIESTA SUBARU DEALERSHIP. THE TWO EXISTING TRACTS WILL BE CONSOLIDATED INTO ONE. THE PROPOSED FACILITY IS A COMPLETE DEMOLITION OF THE EXISTING DEALERSHIP AND RESTAURANT BEING REPLACED WITH AN ENTIRELY NEW FIESTA SUBARU DEALERSHIP.

METHODOLOGY:

THE HYDROLOGIC ANALYSIS PROVIDED WITH THIS DRAINAGE SUBMITTAL HAS BEEN PREPARED IN ACCORDANCE WITH THE RECENT ADOPTION OF THE NEW DEVELOPMENT PROCESS MANUAL, SPECIFICALLY CHAPTER 6 (DRAINAGE, FLOOD CONTROL, AND EROSION CONTROL), LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ON THE ACTUAL CONDITIONS IN EACH ONSITE BASIN AND ARE SUMMARIZED IN THE "PROPOSED BASIN DATA TABLE" (THIS SHEET). THE SITE IS IN RAINFALL ZONE 3. THIS SITE WAS ANALYZED FOR THE 100-YEAR, 6-HOUR STORM EVENT.

PROPOSED:

THE PROPOSED SITE WILL FOLLOW THE SAME EXISTING DRAINAGE SCHEME. THE SITE IS DIVIDED INTO 5 PROPOSED BASINS THAT WILL DISCHARGE TO FIVE MAIN OUTFALL LOCATIONS.

BASIN 1 IS LOCATED ON THE WEST SIDE OF THE SITE AND IS THE PRIMARY DISCHARGE LOCATION FOR THE NEW BUILDING. THIS BASIN CONTAINS THE ONLY STORM DRAIN SYSTEM ONSITE. THE REMAINDER OF THIS BASIN THAT DOESN'T DISCHARGE TO THE NEW STORM DRAIN SHEET FLOWS TO NEW CONCRETE RUNDOWNS ALONG THE WEST SIDE OF THE SITE. THE NEW BUILDING DISCHARGES BELOW GRADE TO THE NEW STORM DRAIN. SEE THE STORM DRAIN PIPE AND INLET TABLE, THIS SHEET, FOR MORE INFORMATION. THE ULTIMATE OUTFALL OF THIS BASIN IS A NEW SIDEWALK CULVERT IN THE NORTHWEST CORNER OF THE SITE. THIS CULVERT DISCHARGES INTO LOUISIANA BLVD PRIOR TO CONTINUING INTO LOMAS BLVD.

BASIN 2, 3, AND 4 ARE LOCATED ON THE NORTH AND EAST PORTIONS OF THE SITE. THESE BASINS ALL SHEET FLOW TO THE NORTH INTO PROPOSED CURB OPENINGS AND RUNDOWNS PRIOR TO ENTERING STORMWATER QUALITY PONDS AND DISCHARGING TO THE NORTH INTO LOMAS BLVD. BASINS 1 THROUGH 4 ALL DISCHARGE A TOTAL OF 14.67 CFS TO LOMAS BLVD. A NEGLIGABLE INCREASE FROM EXISTING CONDITIONS.

BASIN 5 IS LOCATED ON THE SOUTHERN PORTION OF THE SITE. THIS BASIN SHEET FLOWS FROM CHAMA ST TOWARDS LOUISIANA BLVD. A TOTAL OF 2.01 CFS DISCHARGES INTO LOUISIANA BLVD, A SLIGHT DECREASE FROM EXISTING CONDITIONS.

NEW STORMWATER QUALITY PONDS ARE LOCATED ALONG THE NORTH AND WEST PORTIONS OF THE SITE:

STORMWATER QUALITY VOLUME REQUIRED = 3,246 CF

STORMWATER QUALITY VOLUME PROVIDED = 1,677 CF

STORMWATER QUALITY VOLUME REMAINING = 1,569 CF

ALL LANDSCAPED AREAS ARE DEPRESSED TO THE MAXIMUM EXTENT FEASIBLE. ADDITIONAL VOLUME CAN'T BE ACCOMDATED DUE TO THE SITE CONSTRAINTS.

CONCLUSION:

THE CALCULATED PEAK DISCHARGE FROM MAINTAINS THE EXISTING RUNOFF FLOWRATE. THE GRADING AND DRAINAGE PLAN AS PRESENTED IS IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE HYDROLOGY REQUIREMENTS. WITH THIS SUBMITTAL WE ARE REQUESTING COA HYDROLOGY BUILDING PERMIT & SO-19 APPROVAL.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 02/25/22
BY: Renée C. Brissette
HydroTrans #: K19D108A
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY FROM REQUIRING THE CORRECTION OF CORRECTION, OR ERROR OR DEFICIENCIES IN PLANS, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED, OR ALTERED WITHOUT AUTHORIZATION.

SMPC Architects
PRINCIPLES OF DESIGN.
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www.smpcarchitects.com

MATTHEW H. SATCHER
NEW MEXICO
24572
12-2022
REGISTERED PROFESSIONAL ENGINEER

FIESTA SUBARU

7100 Lomas Blvd

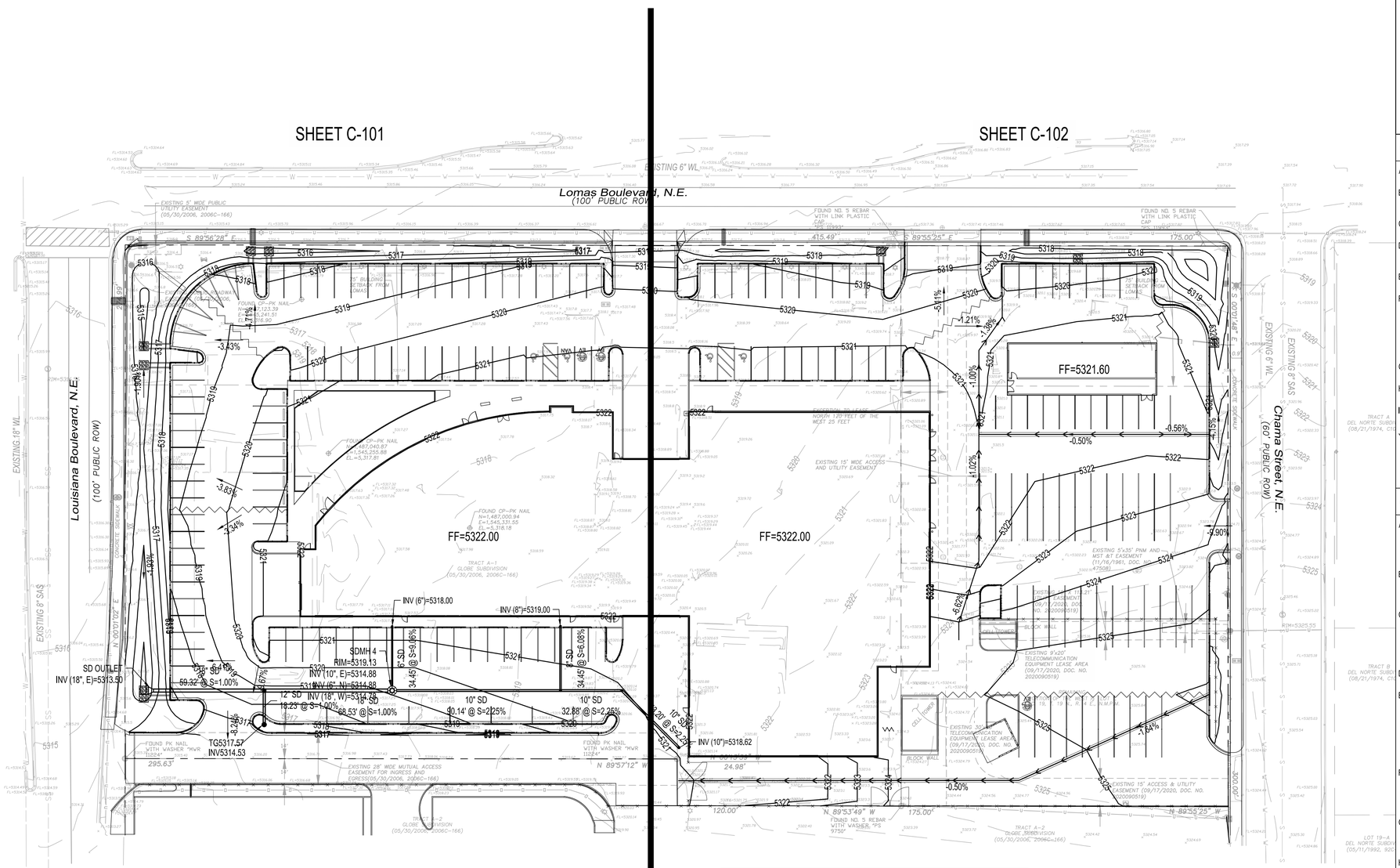
NO	DATE	DESCRIPTION
DATE:		12/17/2021
PROJECT #:		
DRAWN BY:		HG
CHECKED BY:		MS

SHEET TITLE

PROPOSED DRAINAGE MANAGEMENT PLAN

DMP00

Bohannan Huston
www.bhinc.com 800.877.5332



PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY
NOTICE TO CONTRACTOR (SPECIAL ORDER 19 ~ "SO-19")

1. Build sidewalk culvert per COA STD DWG 2236. Work is permitted and inspected by DMD Construction Services Division.
2. An excavation permit will be required before beginning any work within City Right-Of-Way.
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. Prior to any excavation, the contractor must contact New Mexico One Call, dial "811" [or (505) 260-1990] for the location of existing utilities.
5. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
6. Backfill compaction shall be 95%.
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8. Work on arterial streets may be required on a 24-hour basis.
9. For excavation and barricading inspections, contact DMD Construction Services Division.

REV. 11/22/2021

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
02/25/22
DATE:
BY: Rudy C. Brito
HydroTrans # K19D108A
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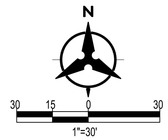
NOTE

SIDEWALK CROSS-SLOPES SHALL BE AT A MINIMUM OF 1.0% AND A MAXIMUM OF 2.0%

NOTE

CONTRACTOR SHALL PROVIDE AS-BUILT GRADING INFORMATION STAMPED BY A PROFESSIONAL SURVEYOR. AS-BUILT INFORMATION REQUIRED SHALL BE COORDINATED WITH THE ENGINEER AND SHALL BE SUFFICIENTLY DETAILED TO VERIFY THAT THE DRAINAGE WILL FUNCTION IN ACCORDANCE WITH THE DESIGN. AS-BUILT DATA SHALL BE PROVIDED AT LEAST 5 WORKING DAYS PRIOR TO CONTRACTOR'S REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY, AT A MINIMUM, AS-BUILT DATA SHALL INCLUDE:

- WATER HARVESTING POND VOLUMES
- APPROXIMATELY 75% OF ALL DESIGN SPOT ELEVATIONS & FINISHED FLOOR ELEVATIONS.



GRADING NOTES

A. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
B. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST, AND INCLUDED IN THE GMP.
C. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
D. 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.
E. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
F. 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 INSPECTOR. 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.
G. PAVING AND ROADWAY GRADES SHALL BE +/-0.1' FROM PLAN ELEVATIONS, PAD ELEVATION SHALL BE +/-0.05' FROM BUILDING PLAN ELEVATION.
H. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
I. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.
J. THE CONTRACTOR SHALL PROVIDE AS-BUILTS SURVEY DATA TO ENSURE COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE SURVEY SHALL BE PERFORMED BY A PROFESSIONAL SURVEYOR LICENSED IN THE THE STATE OF NEW MEXICO. THE AS-BUILT DRAWING SHALL BE CERTIFIED BY THE SURVEYOR OF RECORD.

GENERAL NOTES

A. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS SHALL APPLY.
B. THE CONTRACTOR 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.
C. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
D. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
E. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
F. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
G. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
H. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
I. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
J. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
K. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE BERNALILLO COUNTY, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
L. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
M. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
N. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.
O. THE CONTRACTOR SHALL PROVIDE 1 HARD COPY AND 1 ELECTRONIC COPY OF THE EPA STORM WATER POLLUTION PREVENTION PLAN ALONG WITH THE APPROPRIATE SUBMITTAL FEE TO CITY OF ALBUQUERQUE TWO WEEKS PRIOR TO THE START OF SITE DISTURBANCE.

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MATTHEW H. SANCHEZ
NEW MEXICO
24572
12-2022
REGISTERED PROFESSIONAL ENGINEER

FIESTA SUBARU

7100 Lomas Blvd

NO	DATE	DESCRIPTION

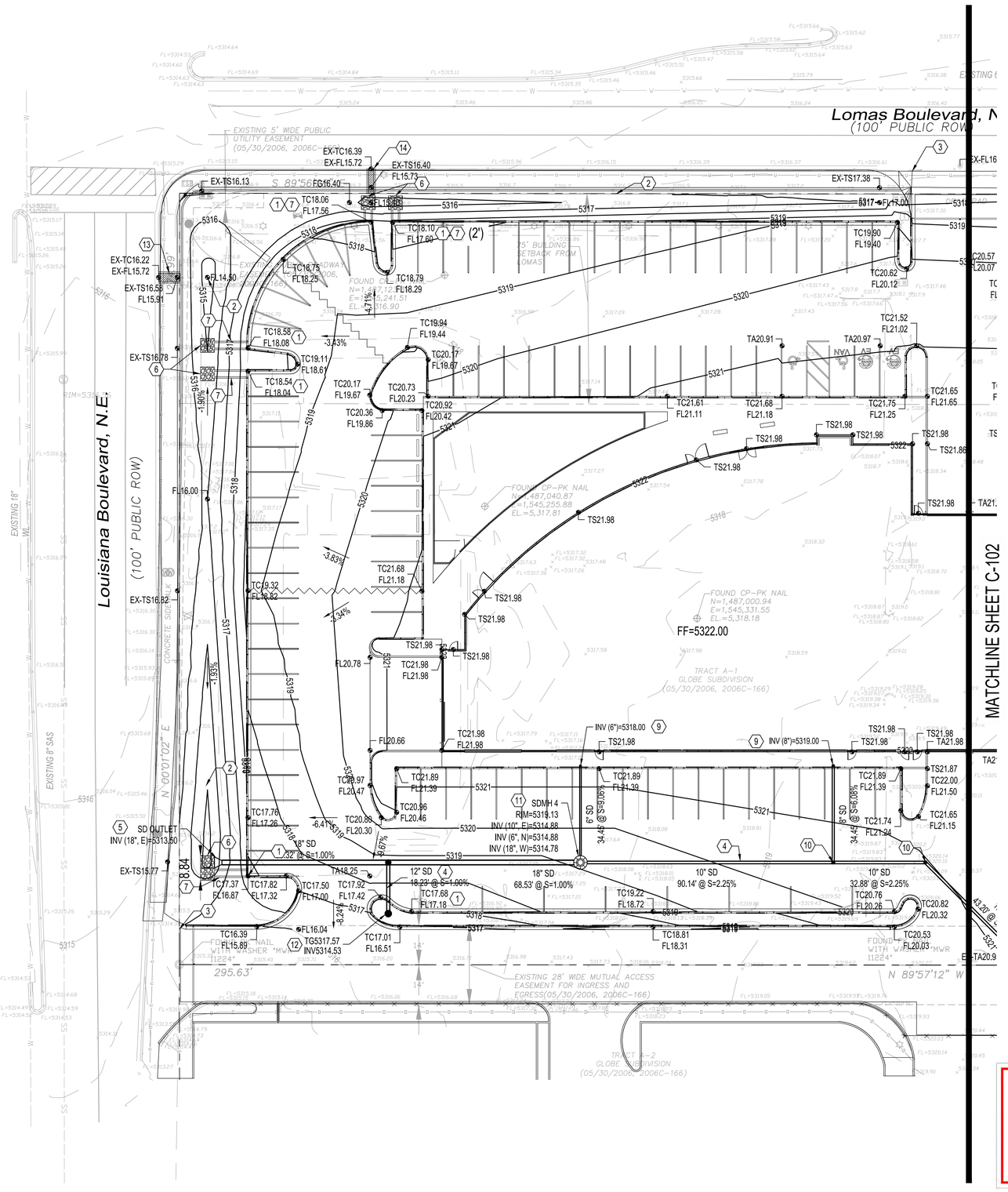
DATE: 12/17/2021
PROJECT #:
DRAWN BY: HG
CHECKED BY: MS

SHEET TITLE

OVERALL GRADING PLAN

C-100

Bohannan Huston
www.bhinc.com 800.877.5332



GRADING KEYED NOTES

1. INSTALL CONCRETE CURB OPENING PER DETAIL 1, SHEET C-103.
2. WATER HARVESTING LANDSCAPE DEPRESSION. SEE LANDSCAPE PLAN FOR STABILIZATION.
3. MATCH EXISTING ELEVATION.
4. INSTALL HDPE (N12 OR APPROVED EQUAL) STORM DRAIN PIPE. SEE PLAN FOR SIZE AND SLOPE.
5. INSTALL NEW CMP END SECTION.
6. INSTALL NEW RIP-RAP PAD PER DETAIL 3, SHEET C-103.
7. INSTALL NEW CONCRETE RIBBON CHANNEL PER DETAIL 3, C-103.
8. INSTALL 1 - 12" SIDEWALK CULVERT PER COA STD DWG 2236.
9. INSTALL STORM DRAIN TO WITHIN 5' OF BUILDING. CONNECT TO ROOF DRAIN OUTLET BELOW GRADE. PROVIDE FITTINGS AS NECESSARY. CONNECT TO DOWNSPOUT PER DETAIL 4, SHEET C-103.
10. INSTALL PREFABRICATED STORM DRAIN FITTING.
11. INSTALL TYPE "C" STORM DRAIN MANHOLE PER COA STD DWG 2208.
12. INSTALL 12" NYLOPLAST DRAIN BASIN (OR APPROVED EQUAL) WITH DOME GRATE.
13. INSTALL 3 - 12" SIDEWALK CULVERTS PER COA STD DWG 2236.
14. INSTALL 1 - 24" SIDEWALK CULVERT PER COA STD DWG 2236.

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR (SPECIAL ORDER 19 ~ "SO-19")

1. Build sidewalk culvert per COA STD DWG 2236. Work is permitted and inspected by DMD Construction Services Division.
2. An excavation permit will be required before beginning any work within City Right-Of-Way.
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. Prior to any excavation, the contractor must contact New Mexico One Call, dial "811" [or (505) 260-1990] for the location of existing utilities.
5. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
6. Backfill compaction shall be 95%.
7. Maintenance of the facility shall be the responsibility of the owner of the property being served.
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REV, 11/22/2021

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
02/25/22
DATE:
BY: René C. Brissette
HydroTrans # K19D108A
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LEGEND

- PROPERTY LINE
- 95.40 — PROPOSED SPOT ELEVATION
  - TC=TOP OF CURB
  - FL=FLOW LINE
  - TOC=TOP OF CONCRETE
  - TS=TOP OF SIDEWALK
  - TG=TOP OF GRATE
  - FG=FINISHED GRADE
  - FGH=FINISHED GRADE HIGH
  - FGL=FINISHED GRADE LOW
  - INV=INVERT
- 4960 — EXISTING INDEX CONTOUR
- 4959 — EXISTING INTERMEDIATE CONTOUR
- DIRECTION OF FLOW
- WATER BLOCK/GRADE BREAK
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLETS
- PROPOSED STORM DRAIN CAP

N

20 10 0 20
1"=20'

SMPC Architects
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MATTHEW H. SANCHEZ
NEW MEXICO
24572
1-12-2022
REGISTERED PROFESSIONAL ENGINEER

FIESTA SUBARU

7100 Lomas Blvd

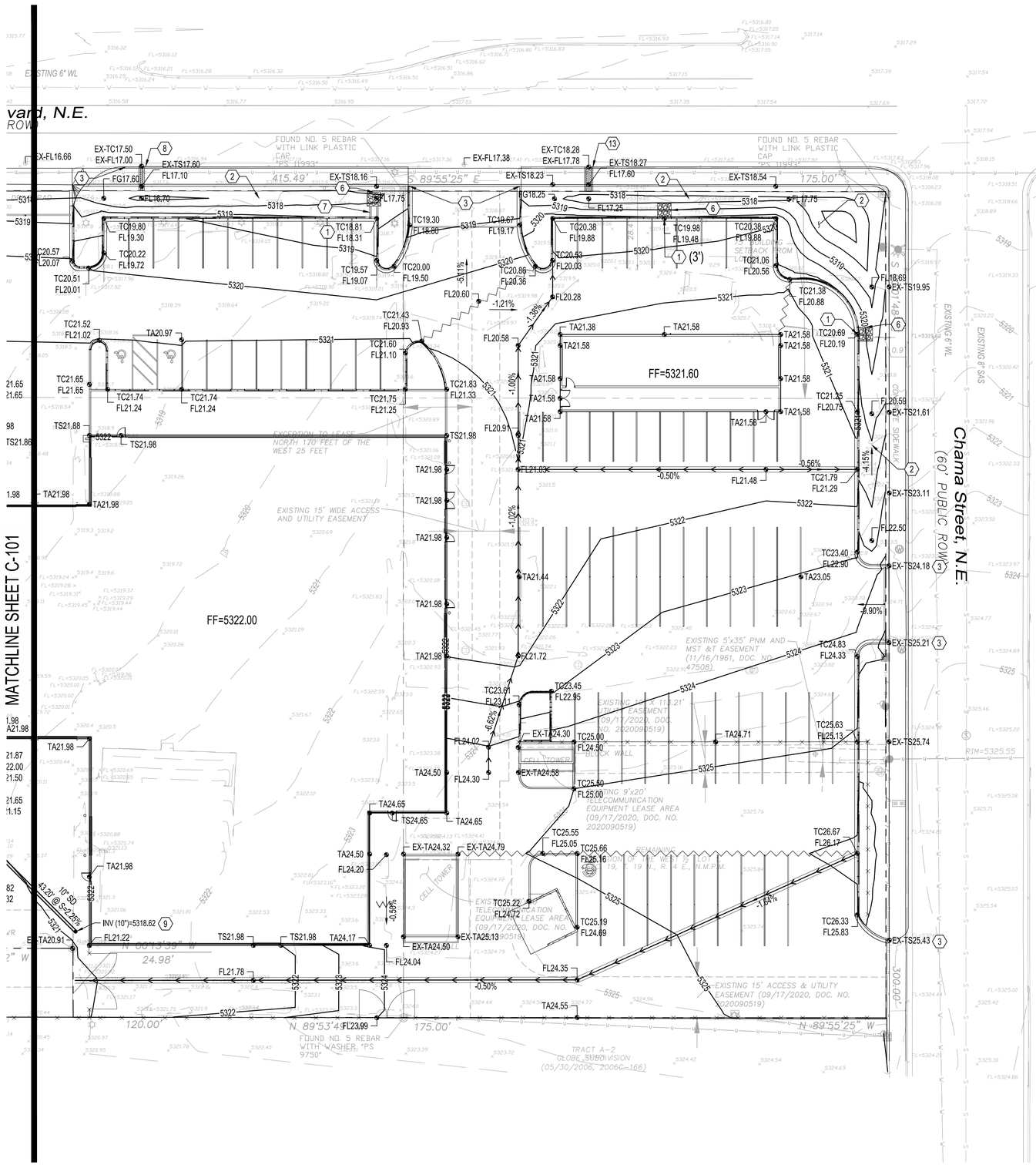
NO	DATE	DESCRIPTION
DATE:		12/17/2021
PROJECT #:		
DRAWN BY:		HG
CHECKED BY:		MS

SHEET TITLE

GRADING PLAN

C-101

Bohannan Huston
www.bhinc.com 800.877.5332



GRADING KEYED NOTES

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N

20 10 0 20

1"=20'

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 02/25/22
BY: Rose C Brissette
HydroTrans #: K19D108A
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MATTHEW H. SANCHEZ
NEW MEXICO
24572
12-2022
REGISTERED PROFESSIONAL ENGINEER

FIESTA SUBARU

7100 Lomas Blvd

NO	DATE	DESCRIPTION

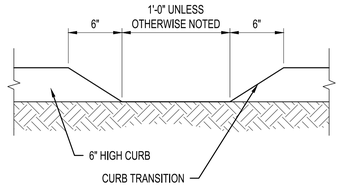
DATE: 12/17/2021
PROJECT #:
DRAWN BY: HG
CHECKED BY: MS

SHEET TITLE

GRADING PLAN

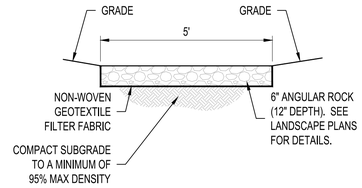
C-102

Bohannan Huston
www.bhinc.com 800.877.5332



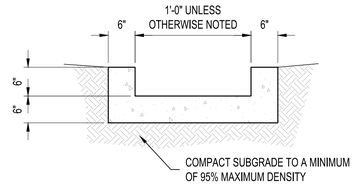
1 CURB CUT

NTS



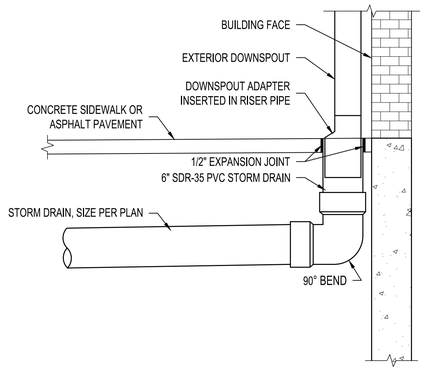
2 RIP-RAP PAD

NTS



3 CONCRETE RIBBON CHANNEL

NTS



4 ROOF DRAIN CONNECTION

NTS

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
02/25/22
DATE:
BY: Renee C. Brissette
HydroTrans #: K19D108A

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12-2022
REGISTERED PROFESSIONAL ENGINEER

FIESTA SUBARU

7100 Lomas Blvd

NO	DATE	DESCRIPTION

DATE:	12/17/2021
PROJECT #:	
DRAWN BY:	HG
CHECKED BY:	MS

SHEET TITLE

GRADING DETAILS

C-103