

# CITY OF ALBUQUERQUE



December 8, 2017

Kris Wiest  
Merrick & Company  
5970 Greenwood Plaza Blvd  
Greenwood Village, CO 80015

RE: **Chick-Fil-A @ Coors Pavilion**  
**Coors Pavilion, Lot 6**  
**Conceptual Grading and Drainage Plan**  
**Engineer's Stamp Date: 11/22/17**  
**Drainage File: G11D069C**

Dear Mr. Wiest:

Based on the information provided in your submittal received 12/4/17, the Conceptual Grading and Drainage Plan cannot be approved for Site Plan for Building Permit until the following are addressed:

PO Box 1293

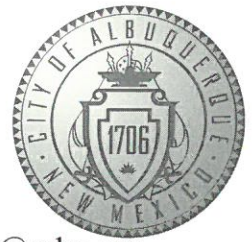
Albuquerque

NM 87103

www.cabq.gov

1. Provide a basin map with land treatments, areas, peak runoff, and runoff volume for each subbasin.
2. St. Josephs Drive does not have drainage capacity; no increased runoff to overcapacity systems can be authorized per § 14-5-2-12 (G) of the Albuquerque Code of Ordinances.
3. This plan proposes to discharge a portion of the site to Coors Blvd, an NMDOT road. Written concurrence must be obtained from NMDOT District 3 Drainage that this project can proceed or the. Please contact Tim Trujillo P.E (TimothyR.Trujillo@state.nm.us).
4. If the subbasins draining to the above two roads cannot be rerouted to the subdivision pond or approved by NMDOT (Coors), on-site ponding of the 100-year, 10 volume will be required for these subbasins.
5. Property line and limits of grading do not appear to match the legend. Please verify line-types and update the legend.
6. This project appears to show grading, paving, landscaping, and pond construction across the property line. Written permission must be obtained from the adjoining landowner for this work.
7. For trash enclosures serving food service developments, please include a drain line to a grease trap and then drain into the sanitary sewer. If this information is on the utility plan please provide it, or show on the grading plan.

# CITY OF ALBUQUERQUE



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

Sincerely,

A handwritten signature in dark ink, appearing to read 'D. Peterson', is written over a faint, large watermark of the state of New Mexico.

Dana Peterson, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

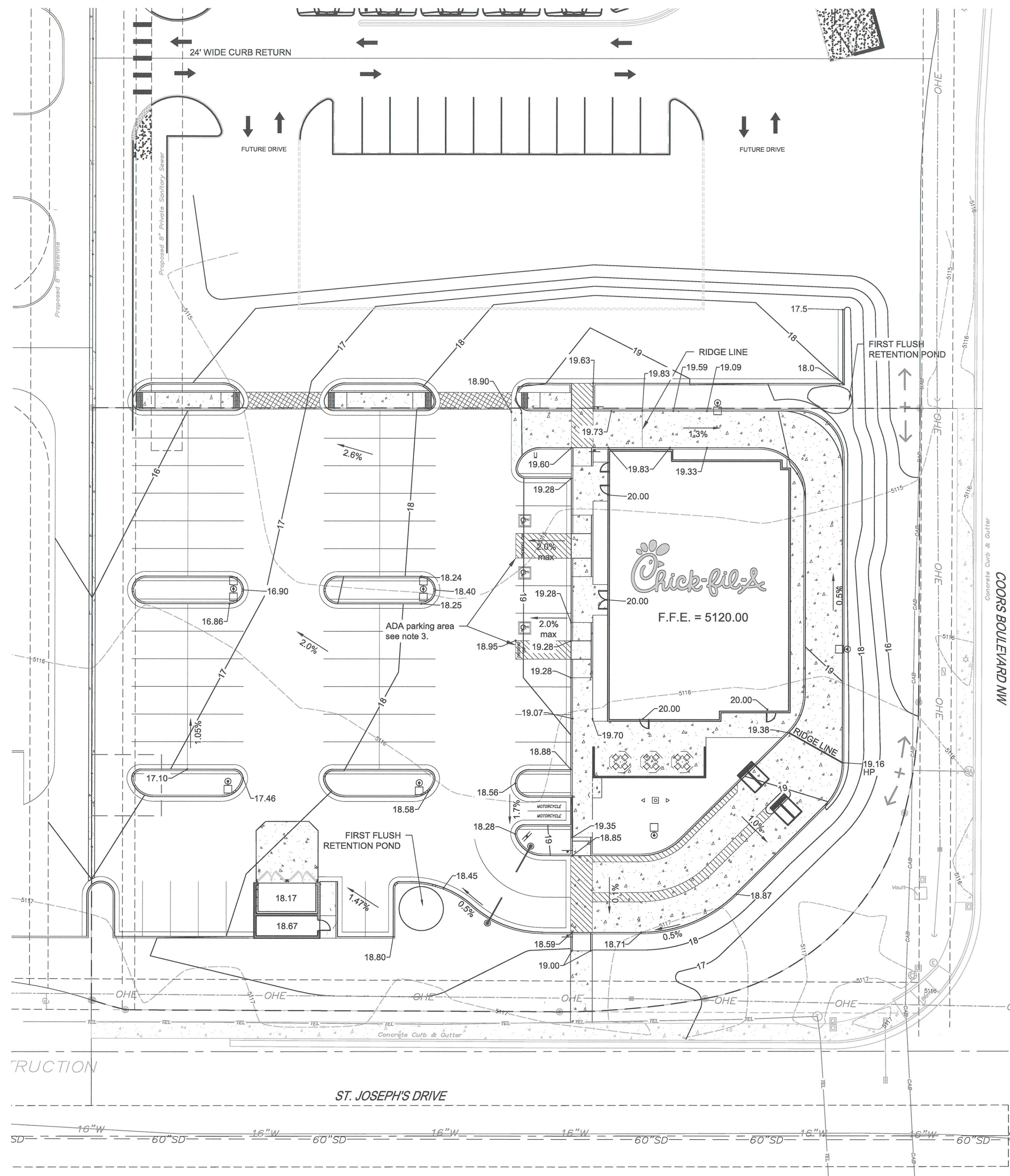
PO Box 1293

Albuquerque

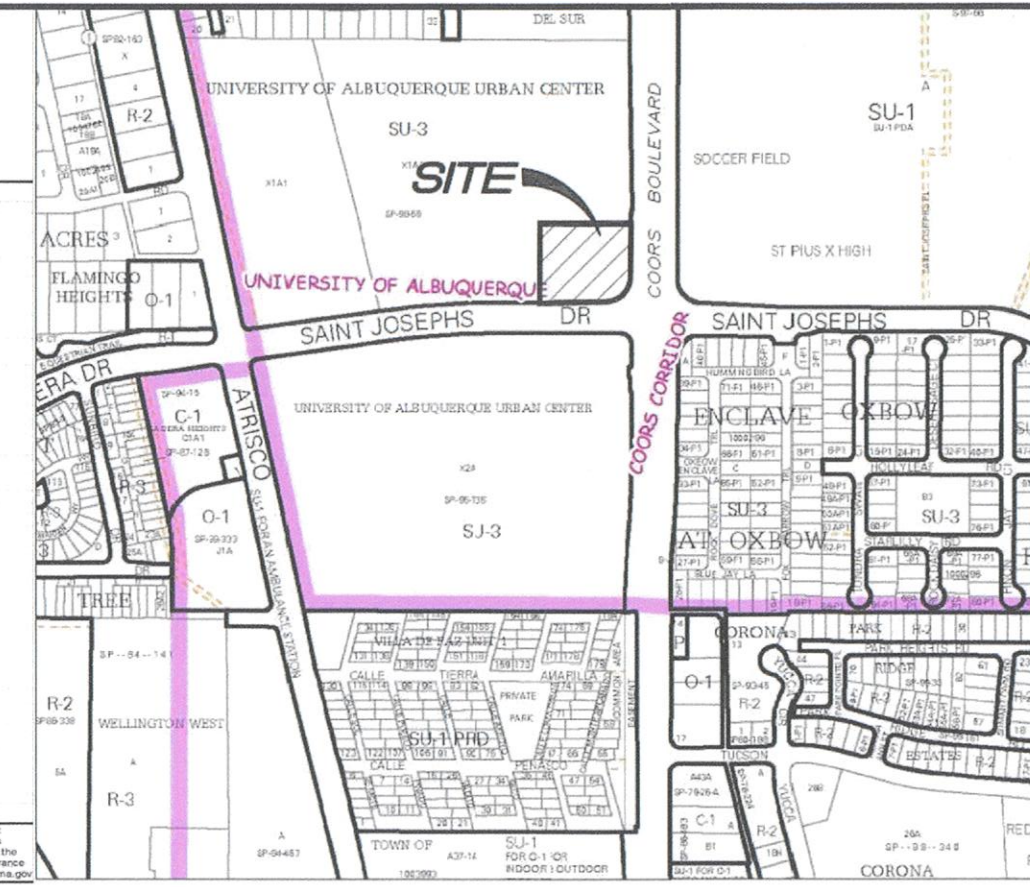
NM 87103

[www.cabq.gov](http://www.cabq.gov)





FIRM MAP NO 35001C0114H



VICINITY MAP  
N.T.S.

#### DRAINAGE INFORMATION

**LOCATION & DESCRIPTION**  
THE PROPOSED SITE IS 1.16 ACRES LOCATED WITHIN THE COORS PAVILION SUBDIVISION ON THE NORTH SIDE OF ST. JOSEPH'S BLVD. AND THE WEST SIDE OF COORS BLVD. THE PROPOSED DEVELOPMENT WILL BE A FAST FOOD RESTAURANT AND ALL THE ASSOCIATED IMPROVEMENTS.

**FLOODPLAIN STATUS**  
THE PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0114H, DATED AUGUST 16, 2012 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

**METHODOLOGY**  
THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE RATIONAL METHOD.

**PRECIPITATION**  
THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 1 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2

**EXISTING DRAINAGE**  
THE SITE IS WITHIN THE AREA OF THE COORS PAVILION DRAINAGE MASTER PLAN. THE EXISTING DRAINAGE FLOWS TO THE NORTHWEST TO A PROPOSED POND FOR SHARED USE BY LOTS INCLUDED IN THE MASTER DRAINAGE PLAN. THE LAND USE PERCENTAGES OF THAT STUDY ARE UTILIZED IN THE ANALYSIS.

**DEVELOPED CONDITION**  
THE SITE WILL BE DEVELOPED WITH SITE FLOWS FROM LOT 6 DIRECTED INTO A CONCRETE PAN IN THE MIDDLE OF THE PRIVATE DRIVE ON THE WEST SIDE OF THE SITE VIA A COMBINATION OF CURB AND GUTTER AND OVERLAND FLOW. THE PAN WILL ULTIMATELY DIRECT THE FLOW INTO THE FIRST FLUSH POND PROVIDED BY THE DEVELOPMENT. THE 100 YEAR PEAK RUNOFF, DUE TO THIS DEVELOPMENT, WILL HAVE THE IMPACT ON DOWNSTREAM FACILITIES IN ACCORDANCE WITH THE MASTER DRAINAGE REPORT.

100 Year Peak Runoff (cfs)*					
Basin	Treatment				Total
	A	B	C	D	
Lot 6	0	1.04	0.00	4.34	5.38

#### REQUIRED FIRST FLUSH VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED

LOT DEPICTED HEREON SHALL BE RESPONSIBLE FOR MAINTAINING FIRST FLUSH RUNOFF RETENTION INDICATED ON THE LOT IMMEDIATELY PRIOR TO DISCHARGE. THE TOTAL VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA \* (0.44-0.10)/12 IN CUBIC FEET.

IMPERVIOUS AREA: 37,460 SF

REQUIRED VOLUME = 37,460 \* (0.44-0.10)/12 = 1062 FT<sup>3</sup>

PROVIDED VOLUME ON SITE = 150 FT<sup>3</sup>

PROVIDED VOLUME IN DEVELOPMENT POND = 1200 FT<sup>3</sup>

#### NOTES:

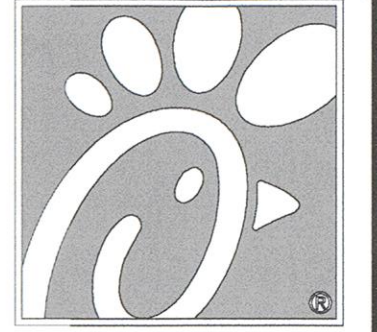
- ADA STALLS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
- ELEVATIONS ARE 51XX.XX, UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS REFERENCE FLOWLINE, BUILDING FOUNDATION OR PROPERTY LINE, UNLESS OTHERWISE SPECIFIED.

#### EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

#### LEGEND:

- PROPERTY LINE
- LIMITS OF GRADING
- 4945 PROPOSED MAJOR CONTOUR
- 4943 PROPOSED MINOR CONTOUR
- 4945 EXISTING MAJOR CONTOUR
- 4943 EXISTING MINOR CONTOUR
- 42.69'x FLOWLINE SPOT ELEVATION
- FF: 42.69'x FINISHED FLOOR SPOT ELEVATION
- FG: 42.69'x FINISHED GRADE SPOT ELEVATION
- TC: 93.41'x TOP OF CURB SPOT ELEVATION
- EG: 93.41'x EXISTING GRADE SPOT ELEVATION
- EX FL: 93.41'x EXISTING FLOWLINE SPOT ELEVATION
- 2.7% PROPOSED SLOPE ARROWS
- EX 2.7% EXISTING SLOPE ARROWS
- STORM SEWER
- STORM INLET
- STORM MANHOLE



5200 Buffington Rd.  
Atlanta, Georgia  
30349-2998

Revisions:  
Mark Date By

Mark Date By

Mark Date By

Seal



**MERRICK & COMPANY**  
5970 GREENWOOD PLAZA BLVD  
GREENWOOD VILLAGE, CO 80111  
303-751-0741

STORE  
CHICK-FIL-A  
FSU #04107  
COORS BLVD.

COORS BLVD NW  
& St. JOSEPHS DR NW  
ALBUQUERQUE, NM  
87120

SHEET TITLE

GRADING  
AND  
DRAINAGE  
PLAN

DWG EDITION ---

Job No. : 65119594

Store : 04107

Date : 07/18/17

Drawn By : KD

Checked By: KW

Sheet

3







# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **City Drainage #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Engineering Firm:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Architect:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

**DEPARTMENT:**

- ☐ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

**TYPE OF SUBMITTAL:**

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**CHECK 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
- ☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_