

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 19, 2022

David Alter, P.E.
Ensign
45 W. 10000 S., Suite 500
Sandy, UT 84070

RE: Chick-Fil-A @ Coors Pavilion – Additional Parking Lot
4001 Coors Blvd NW
Grading & Drainage Plan
Engineer's Stamp Date: 08/19/22
Hydrology File: G11D069C

Dear Mr. Alter:

PO Box 1293

Based upon the information provided in your submittal received 08/15/2022, the Grading & Drainage Plan is approved for Grading Permit, Paving Permit and for action by the DRB on Site Plan for Building Permit. Once the grading and paving of the project is complete, please provide an as-built for the City's records since there is no CO attached to the project.

Albuquerque

NM 87103

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.

www.cabq.gov

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

Project Title: Chick-fil-A #4107 Coors Boulevard **Building Permit #:** _____ **Hydrology File #:** G11D069C
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: 101106023744520806/ 101106023746120805
City Address: 4001 Coors Boulevard NW, Albuquerque, New Mexico, 87102

Applicant: Chick-fil-A, Inc. **Contact:** _____
Address: 5200 Buffington Road
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: Interplan LLC c/o Chick-fil-A, Inc. **Contact:** Amanda Bishop
Address: 220 East Central Parkway, Suite 4000
Phone#: 407-645-5008 **Fax#:** _____ **E-mail:** abishop@interplanllc.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? ☒ Yes _____ No

DEPARTMENT: _____ TRAFFIC/TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

_____ ENGINEER/ARCHITECT CERTIFICATION
_____ PAD CERTIFICATION
☒ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
_____ DRAINAGE MASTER PLAN
_____ 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:

_____ 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
_____ FLOODPLAIN DEVELOPMENT PERMIT
☒ OTHER (SPECIFY) _____

DATE SUBMITTED: 08/05/2022 **By:** Amanda Bishop; Interplan LLC c/o Chick-fil-A, Inc.

Amanda Bishop

Digitally signed by Amanda Bishop
Date: 2022.08.05 14:49:13 -04'00'

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

July 20, 2021

Renee C. Brissette -Senior Engineer
City of Albuquerque
Planning Department, Hydrology
600 2nd NW, Albuquerque NM 87102
505.924.3995
rbrissette@cabq.gov

Reference: Chick-fil-A #4107 Coors Albuquerque, NM
Hydrology File No.: G11D069C
IP # 2021.1239
Response to Conceptual Grading & Drainage Plan Review Comments

Dear Ms. Brissette:

Please accept the following in response to comments dated July 18, 2022.

Conceptual Grading & Drainage Plan Review-Renee Brissette / rbrissette@cabq.gov

- 1. Comment:** Under Existing Conditions, please refer to the Amended Master Drainage Plan dated 12/2020 by Respec. Lot 5 (which the project is on) has a designed allowable discharge of 2.90 cfs which was designed to go directly north into Lot 4 but could be discharge into the private access / drainage easement which ultimately discharges into the Coors Pavilion detention pond.

Response: The Amended Master Drainage Plan dated 12/2020 was used as a reference when designing the conceptual grading and drainage plan.
- 2. Comment:** Please use the procedure for 40 acre and smaller basins as outlined in Development Process Manual (DPM) Article 6-2(a). Please provide both the existing conditions and proposed conditions for the 100 year-6-hour storm event. Please show the calculations per the DPM and not just the end result.

Response: The procedure for a small basin outlined in the DPM was followed and sample calculations are shown in the Grading and Drainage plan.
- 3. Comment:** Please follow the DPM Article 6-12 Stormwater Quality and Low-Impact Development for the sizing calculations. To calculate the required SWQV, multiply the impervious area draining to the BMP by 0.42 inches for new development sites.

Response: The SWQV was calculated per section 6-12 and calculations are shown in the grading and drainage plan.
- 4. Comment:** Please provide the SWQV calculations for each basin draining to each pond. The stormwater quality ponds need to be sized for the areas draining to them.



Chick-fil-A #4107 Coors, Albuquerque, NM
July 20, 2022
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Response: Calculations are shown in the grading and drainage plan

5. **Comment:** Please label the size of each curb cut and please provide the weir calculations, per DPM Article 6-16(A), for the curb cuts. A coefficient of 2.7 is typically used for the weir equation $Q = CLH^{2/3}$.

Response: Curb cut opening size is called in the site plan and calculations are shown in the grading and drainage plan.

6. **Comment:** Not sure where the drainage from Basin 2 (the new drive lane) is going. This drainage cannot go directly into Coors Blvd. This is not allowed. I do not see how this is directed towards the interior private access / drainage easement.

Response: There is a proposed infiltration trench to prevent drainage from running directly into Coors Blvd. Calculations are shown in the grading and drainage plan.

7. **Comment:** 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.

Response: The project area is less than 1 acre.

Please feel free to contact me if you have any questions or require additional information. If I am not available, Nancy Carreras is the Permit Manager, Tan Vu is the Architectural Project Manager and Sean Hickman is the Civil Project Manager and will be able to answer your questions.

Sincerely,

INTERPLAN LLC

Amanda Bishop

Amanda Bishop
Development Services / Permit Coordinator

Attachments

cc: K. Teresa, C. Efford; Chick-fil-A, Inc.
E. Cogswell, R. Osegueda, M. McRae, C. Church; JLL
D. Jenkins, M. Medina; Ensign Engineering
N. Carreras, T. Vu; Interplan LLC

