

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

September 17, 2017

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

**RE: Chick-Fil-A @ Coors Pavilion
Coors Pavilion, Lot 6
Grading and Drainage Plan
Engineer's Stamp Date: 9/4/18
Drainage File: G11D069C**

Dear Mr. Wiest:

PO Box 1293

Based on the information provided in your submittal received 9/7/18, the Grading and Drainage Plan cannot be approved until the following are addressed:

Prior to Site Plan for Building Permit:

Albuquerque

NM 87103

www.cabq.gov

1. Provide a basin map with land treatments, areas, peak runoff, and runoff volume for each subbasin. The grading and paving on the adjacent lot (Lot 5) needs to be included as well. How will the Lot 5 grading and paving and Basin A-2 drain to the subdivision pond as defined in the subdivision master plan.
2. Provide details, dimensional data, rock graduation, and supporting calculations for the infiltration trench. This facility cannot be located in the public ROW. The City does not allow volume reduction for infiltration rate, so this trench will need to be designed as a pond minus rock volume ($e = \sim 0.30$). Ensure storage volume is provided for the contributing basins for the 100-yr, 10-day volume.
3. Why is grading shown in the ROW (City and NMDOT)? If grading is required in the NMDOT ROW, then provide the approved construction permit from NMDOT. If grading is required in the City ROW, then an Excavation Permit will be required. Hydrology recommends confining the limits of grading to the private property.
4. Due to the small size of this project, Hydrology recommends requesting approval for Building Permit (as well as SPBP) when resubmitting. This will avoid the need for a future submittal.

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Prior to Certificate of Occupancy (For Information):

5. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Dana Peterson".

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



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

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

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) _____

- PRE-DESIGN MEETING
- OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: Yes No

DATE SUBMITTED: _____ By: _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

July 3rd, 2018
Merrick Project No. 65119594

Dana Peterson
City of Albuquerque
Development Review Services
PO Box 1293
Albuquerque, NM 87103

**Re: Chick-Fil-A@ Coors Pavilion; Coors Pavilion, Lot 6; Conceptual Grading and Drainage Plan;
Engineer's Stamp Date: 11/22/17; Drainage File: G 11D069C**

Dear Mr. Peterson:

Merrick has reviewed the comments dated December 8, 2017 regarding the proposed Chick-fil-A at Lot 6, Coors Pavilion located on the northeast corner of St Joseph's Drive NW and Coors Blvd. NW. The following summarizes Merrick's response to the comments provided.

1. Provide a basin map with land treatments, areas, peak runoff, and runoff volume for each subbasin.
Response: Basin map has been provided with this submittal.
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.
Response: A trench has been added between the back of curb and the east and south property line to capture all runoff from this site.
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).
Response: A trench has been added on the back of the sidewalk to capture all runoff from this site.
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 1 00-year, 10 volume will be required for these subbasins.
Response: A trench has been added on the back of the sidewalk to capture all runoff from this site.
5. Property line and limits of grading do not appear to match the legend. Please verify linetypes and update the legend.
Response: Property line and limits of grading now match 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.

Response: Written permission from the landlord has been obtained and included as an attachment to this letter.

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.

Response: The Utility Plan has been provided with the latest submittal.

We hope we have adequately addressed your comments. If you have any questions or need further clarification concerning the resubmitted plans, please don't hesitate to give me a call at (303) 353-3696.

Respectfully submitted,

MERRICK & COMPANY

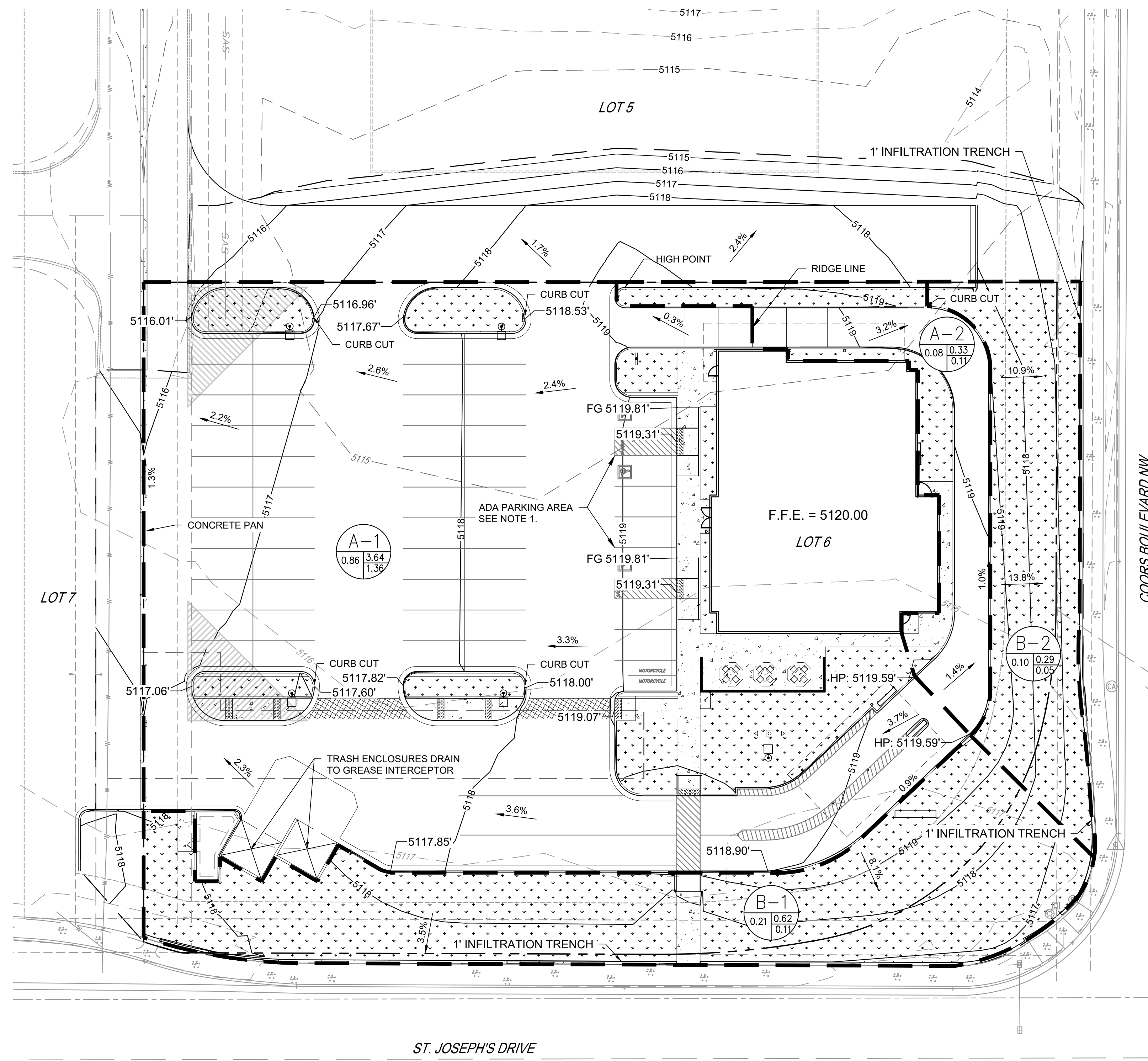


Logon Vogt

Project Engineer

303-353-3696

Logon.vogt@merrick.com



FIRM MAP NO. 35001C0114H

VICINITY MAP
N.T.S.

DRAINAGE INFORMATION

LOCATION & DESCRIPTION
THE PROPOSED SITE IS LOT 6 OF COORS PAVILION AND IS 1.16 ACRES LOCATED 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 WITH 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, FROM THIS DEVELOPMENT IS IN ACCORDANCE WITH THE MASTER DRAINAGE REPORT. RUNOFF FROM BASIN B-1 AND B-2, ADJACENT TO COORS BLVD AND ST. JOSEPH'S DR WILL BE CAPTURED BY A 1' INFILTRATION TRENCH AT THE REAR OF THE EXISTING SIDEWALK, ALLOWING NO RUNOFF FROM THIS SITE TO ENTER EITHER ROAD.

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: 36,758 SF
REQUIRED VOLUME = 36,758 * (0.44-0.10)/12 = 1041 FT³
PROVIDED VOLUME ON SITE = 0 FT³
PROVIDED VOLUME IN DEVELOPMENT POND = 1200 FT³

Basin	Land Treatment (ac)				Total
	A	B	C	D	
A-1	0	0	0.08	0.78	0.86
A-2	0	0	0.02	0.06	0.08
B-1	0	0	0.21	0.00	0.21
B-2	0	0	0.10	0.00	0.10
Lot 6 Total	0	0	0.4	0.84	1.25

	Basin			
	A-1	A-2	B-1	B-2
100 YR RUNOFF (cfs)	3.64	0.33	0.62	0.29
10 YR RUNOFF (cfs)	2.38	0.21	0.32	0.15
2 YR RUNOFF (cfs)	1.36	0.11	0.11	0.05

NOTES:

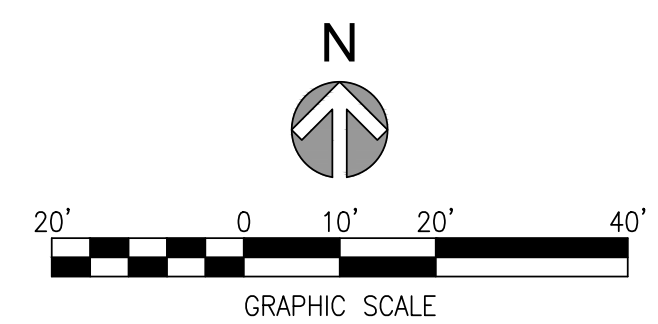
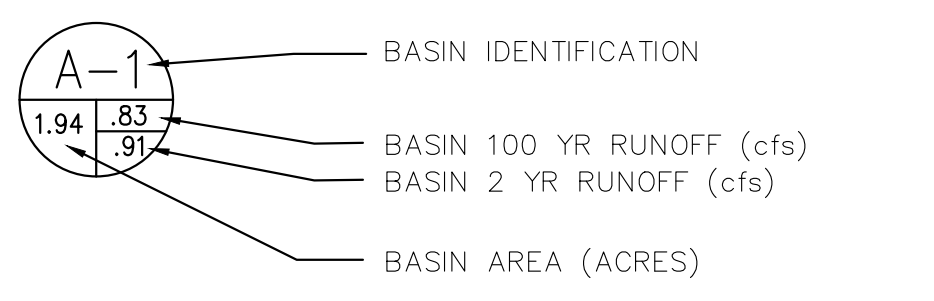
- ADA STALLS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
- ELEVATIONS ARE 51XX.XX, UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS REFERENCE FLOWLINE, BUILDING FOUNDATION OR PROPERTY LINE, UNLESS OTHERWISE SPECIFIED.

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
- BASIN LINES
- STORM INLET
- STORM MANHOLE



Revisions:	Mark	Date	By
	△		

Mark	Date	By
△		
△		

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



5200 Buffington Rd.
Atlanta, Georgia
30349-2998

Revisions:

Mark	Date	By
△		

Mark	Date	By
△		

Mark	Date	By
△		

Seal

MERRICK
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

UTILITY PLAN

DWG EDITION ---

Job No. : 65119594
Store : 04107
Date : 07/18/17
Drawn By : KD
Checked By: KW

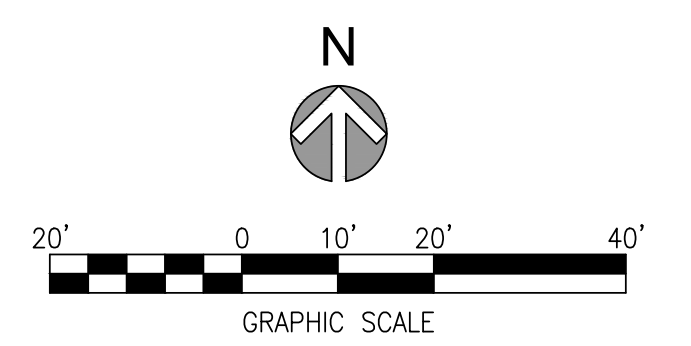
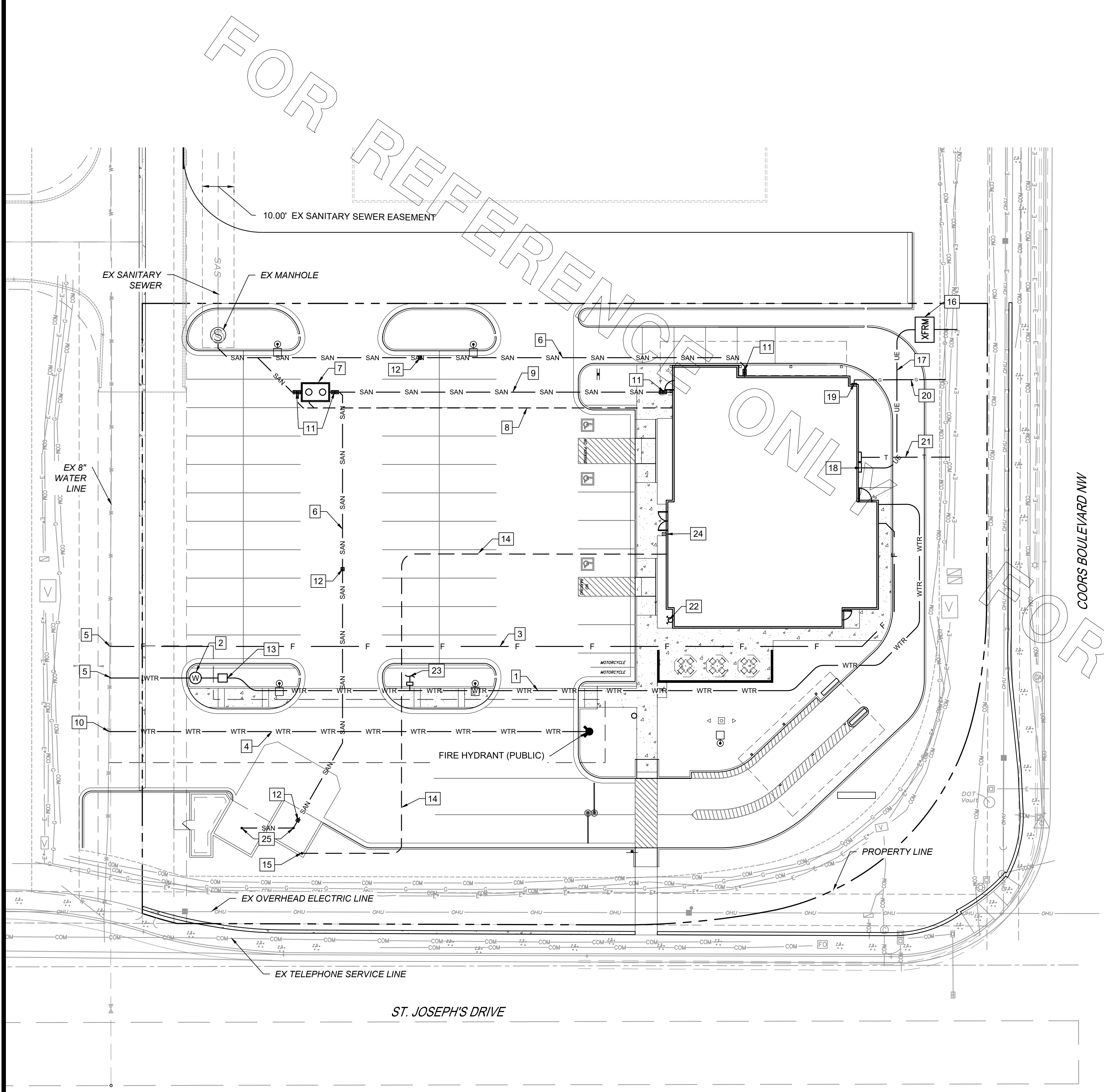
Sheet

PLUMBING SITE PLAN DESIGN NOTES & KEY PLAN

- 1 2" TYPE K COPPER DOMESTIC WATER SERVICE (PRIVATE)
- 2 2" WATER METER (PRIVATE)
- 3 4" D.I.P. FIRE LINE (PRIVATE)
- 4 6" D.I.P. FIRE SERVICE (PUBLIC)
- 5 CONNECT TO EXISTING WATER MAIN
- 6 4" PVC WASTEWATER SERVICE LINE (PRIVATE)
- 7 GREASE INTERCEPTOR
- 8 3" VENT LINE
- 9 4" PVC KITCHEN WASTE LINE (PRIVATE)
- 10 6" FIRE SERVICE CONNECTION
- 11 4" TWO-WAY CLEANOUT (TRAFFIC RATED) (PRIVATE)
- 12 4" ONE-WAY CLEANOUT (TRAFFIC RATED) (PRIVATE)
- 13 2" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (RPBA)
- 14 3/4" TYPE K COPPER WATER SERVICE TO YARD HYDRANT (PRIVATE)
- 15 3/4" YARD HYDRANT (PRIVATE)
- 16 ELECTRIC TRANSFORMER
- 17 ELECTRIC SERVICE LINE
- 18 ELECTRIC METER AND DISTRIBUTION PANEL
- 19 GAS METER
- 20 GAS SERVICE LINE
- 21 TELEPHONE SERVICE LINE
- 22 FIRE DEPARTMENT CONNECTION
- 23 CONNECT TO IRRIGATION SYSTEM
- 24 KNOX BOX
- 25 TRASH ENCLOSURE AREA DRAIN. CONNECT TO PROPOSED SANITARY SEWER LINE.

LEGEND:

- PROPERTY LINE
- WATER METER
- ⊗ IRRIGATION METER
- GREASE TRAP
- ⊕ SINGLE CLEANOUT
- ⊕ TWO-WAY CLEANOUT
- ⊕ TRANSFORMER
- ⊕ STORM INLET
- ⊕ STORM MANHOLE
- ⊕ LIGHT POLE
- ⊕ PROPOSED TRAFFIC SIGN
- ⊕ PAVEMENT STRING
- ⊕ PARKING STALL COUNT
- F FIRE LINE
- WTR WATER LINE
- SAN SANITARY SEWER
- G GAS SERVICE
- E ELECTRIC SERVICE
- T TELEPHONE SERVICE
- STORM SEWER
- 5555 PROPOSED MAJOR CONTOUR
- 5555 PROPOSED MINOR CONTOUR
- ⊕ EX STORM MANHOLE
- ⊕ EX SANITARY MANHOLE
- ⊕ EX STORM INLET
- ⊕ EX LIGHT POLE
- ⊕ EX UNDERGROUND ELECTRIC
- G EX GAS SERVICE
- W EX WATER LINE
- SD EX STORM SEWER
- SS EX SANITARY SEWER
- UT EX TELEPHONE SERVICE
- EX GUARDRAIL
- ⊕ EX FIRE HYDRANT
- ⊕ EX TRAFFIC SIGN
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- ⊕ EX TREE
- ⊕ EX IRRIGATION VALVE
- ⊕ EX WATER VALVE
- ⊕ EX TELEPHONE BOX
- ⊕ EX ELECTRIC BOX
- EX RECLAIMED WATER MAIN
- EX STORM SEWER



FOR REFERENCE ONLY

FOR REFERENCE ONLY

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RED SHAMROCK 4, LLC

JOSHUA J. SKARSGARD, ESQ.

8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113

TEL: (505) 262-2323
FAX: (505) 998-9099

July 17, 2017

City of Albuquerque Planning Dept.
600 2nd Street NW
Albuquerque NM 87104

City Council of Albuquerque
P.O. Box 1293, Room 9087
Albuquerque, NM 87103

Re: Authorization for Chick fil A, Inc. to construct two private driveways on property owned by Red Shamrock 4, LLC

Dear City of Albuquerque and Chick fil A, Inc.:

Please be advised that this letter shall act as a formal approval and authorization on behalf of Red Shamrock 4, LLC (the owner of Coors Pavilion shopping center) for Chick fil A, Inc. to construct improvements on Lot 5 and Lot 7 at Coors Pavilion as shown on the exhibit below. Please call me if you have any questions. 505 998 9094.

Sincerely,

Josh Skarsgard

Joshua J. Skarsgard, Esq.

CC: Mr. Don Ikeler (Chick fil A, Inc.)

Exhibit A
Chick fil A – areas of construction authorized by Red Shamrock 4, LLC

