

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

December 17, 2015

Troy Kelts
Merrick and Company
5970 Greenwood Plaza Blvd.
Greenwood Village, CO 80015

**Re: Chick-fil-A
210 Eubank Blvd., SE
Request for Certificate of Occupancy- Transportation Development
Administrative Amendment Stamp dated 11-6-15 (L21-D045B)
Certification dated 12-9-15**

Dear Mr. Kelts,

PO Box 1293

Albuquerque

New Mexico 87103

Based upon the information provided in your submittal received 12-10-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Gary Sandoval at (505) 924-3675 or me at (505)924-3991.

www.cabq.gov

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\gs via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Chick-fil-A at Central & Eubank Building Permit #: _____ City Drainage #: L21 D045B
DRB#: 14DRB-70346 EPC#: 14EPC-40027 Work Order#: _____
Legal Description: See Attached
City Address: 210 Eubank Blvd SE

Engineering Firm: Merrick & Company Contact: Troy Kelts
Address: 5970 Greenwood Plaza Blvd, Greenwood Village, CO 80015
Phone#: 303-751-0741 Fax#: 303-752-4451 E-mail: troy.kelts@merrick.com

Owner: Chick-fil-A Contact: Don Ikler
Address: 15635 Alton Parkway, Irvine, CA 30349-2732
Phone#: 404-305-4407 Fax#: _____ E-mail: don.ikler@chick-fil-a.com

Architect: CRHO Contact: Jose Carlos de la Vega
Address: 195 South "C" Street 200, Turstin, CA 92780
Phone#: 714-832-1834 Fax#: _____ E-mail: Carlos@CRHO.com

Surveyor: Fierro & Company Contact: Robert Fierro
Address: 6300 Montano Rd, Albuquerque, NM, 87120
Phone#: 505-352-8930 Fax#: _____ E-mail: robertfierro.fc@gmail.com

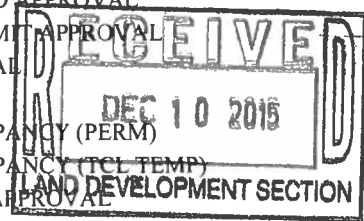
Contractor: Panterra Construction Contact: Heather Hager
Address: 14901 Quorum Drive, Suite 320, Dallas, Texas 75254
Phone#: 214-461-9628 Fax#: 469-375-7341 E-mail: hhager@panterraconstructic

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: 12/9/2015 By: Troy D. Kelts

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:


1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

TRAFFIC CERTIFICATION

CHICK-FIL-A – 210 EUBANK BOULEVARD SE

I, Troy Kelts, NMPE 22102, OF THE FIRM MERRICK & Company,
HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH
THE DESIGN INTENT OF THE APPROVED PLAN DATED 3/9/15. THE RECORD INFORMATION
EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Troy Kelts OF THE
FIRM Merrick & Company. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON
12/9/15 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS
REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR
CERTIFICATE OF OCCUPANCY

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY
TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON
THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY
BEFORE USING IT FOR ANY OTHER PURPOSE.



Signature of Engineer or Architect
12/9/15

Date

ENGINEER'S OR ARCHITECT'S STAMP



GENERAL NOTES

- PERMANENT ACCESS DRIVE EASEMENT. THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REGARDING OUTPARCEL" (RECORDED AS DOCUMENT NO. 2012138116 ON THE 31ST DAY OF DECEMBER 2012) STATES WITHIN SECTION 3.2 THAT THE OWNER OF TRACT B-1-A-1 HEREBY GRANTS TO THE OUTPARCEL OWNER (TRACT B-1-A-2), AS GRANTEE, FOR THE BENEFIT OF THE OUTPARCEL OWNER AND ITS RESPECTIVE PERMITEES BY AFFIRMANT TO THE OUTPARCEL, A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC UPON, OVER AND ACROSS THAT PORTION OF THE COMMON AREA LOCATED ON THE HOME DEPOT PARCEL (TRACT B-1-A-1) SHOWN ON EXHIBIT "B" AS THE PERMANENT ACCESS DRIVE.
- RECIPROCAL STORM DRAINAGE EASEMENT. THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REGARDING OUTPARCEL" (RECORDED AS DOCUMENT NO. 2012138116 ON THE 31ST DAY OF DECEMBER 2012) STATES WITHIN SECTION 3.3 THAT THE OWNER OF TRACT B-1-A-1 AND THE OWNER OF TRACT B-1-A-2 RECIPROCALLY GRANT TO ONE ANOTHER "A NON-EXCLUSIVE EASEMENT OVER AND UNDER ITS PARCEL FOR SURFACE WATER DRAINAGE OVER AND THROUGH THE DRAINAGE PATTERNS AND STORM WATER DRAINAGE SYSTEMS THAT ARE ESTABLISHED FROM TIME TO TIME AMONG THE PARCELS."
- GRANT OF UTILITY EASEMENTS. THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REGARDING OUTPARCEL" (RECORDED AS DOCUMENT NO. 2012138116 ON THE 31ST DAY OF DECEMBER 2012) STATES WITHIN SECTION 3.1(a) THAT THE OWNER OF TRACT B-1-A-1 AND OWNER OF TRACT B-1-A-2 RECIPROCALLY GRANT TO ONE ANOTHER "A NON-EXCLUSIVE AND PERPETUAL EASEMENT UNDER, THROUGH AND ACROSS THE COMMON AREA OF THE HOME DEPOT PARCEL (TRACT B-1-A-1) OR THE OUTPARCEL (TRACT B-1-A-2), AS APPLICABLE (EXCLUSIVE OF ANY PORTION WITHIN A BUILDING AREA), FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITY LINES."
- THE "DRIVEWAY EASEMENT AGREEMENT" DATED JUNE 6, 2006 RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO AS DOCUMENT NO. 2006055083 (BOOK A-6, PAGE 4862) PROVIDES VEHICULAR AND PEDESTRIAN CROSS ACCESS EASEMENT BETWEEN LOT B-1A-1 AND LOT B-1A-2 AND THE "COSTCO PARCEL" LEGALLY DESCRIBED AS "TRACT A AND TRACT C-1 OF FLAT OF MANZANO MESA".
- ON ADJOINING TRACT A-1 OF THE COSTCO DEVELOPMENT PLAT THERE IS AN EXISTING 10'x185' PRIVATE ACCESS EASEMENT FOR THE BENEFIT AND USE OF TRACT B-1, VIDEO ADDITION, ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THERE OF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 9, 1994 IN VOLUME 34C, FOLIO 263 FILED: FEBRUARY 20, 2001 (2001C-56).
- AS SHOWN ON THE PLAT FILED IN PLAT BOOK 34C, PAGE 263 THERE IS A RECIPROCAL ACCESS EASEMENT BY THE OWNER OF TRACT B-1 AND THE OWNER OF TRACT D. EACH GRANTED TO THE OTHER RECIPROCAL EASEMENT FOR CROSS ACCESS AND VEHICULAR PARKING ON AND OVER TRACT B-1 FOR THE BENEFIT OF TRACTS D AND ON AND OVER TRACT D FOR THE BENEFIT OF TRACT B-1. THE OWNER OF TRACT B-1 AND THE OWNER OF TRACT D GRANTED TO THE OWNER OF TRACT C VEHICULAR ACCESS ACROSS TRACTS B-1 AND D RESPECTIVELY FOR PURPOSES OF INGRESS AND EGRESS.
- DESIGN GROUND-MOUNTED EQUIPMENT SCREENING TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES. REFER TO THE PMN ELECTRIC SERVICE GUIDE AT WWW.PMN.COM FOR SPECIFICATIONS.
- LOT NUMBERS TBD UPON RECORDATION OF PENDING SUBDIVISION PLAT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PERMANENT IMPROVEMENTS TO THE TRANSPORTATION FACILITIES ADJACENT TO THE PROPOSED SITE DEVELOPMENT PLAN AS MAY BE REQUIRED BY THE DEVELOPMENT REVIEW BOARD (DRB).
- SITE PLAN SHALL COMPLY AND BE IN ACCORDANCE WITH ALL APPLICABLE CITY OF ALBUQUERQUE REQUIREMENTS, INCLUDING THE DEVELOPMENT PROCESS MANUAL AND CURRENT ADA CRITERIA.
- APPLICANT SHALL BE RESPONSIBLE TO ABIDE BY ANY CONDITIONS OR TERMS OF UTILITY EASEMENTS, AN EXISTING OVERHEAD ELECTRIC DISTRIBUTION IS LOCATED ALONG THE EAST SIDE OF EUBANK BOULEVARD NE AT THE PROJECT.

LEGEND

PROPERTY LINE	---
BUILDING LINE	---
NEW CURBS	---
NEW SIDEWALK	---
EXISTING CURBS AND SIDEWALKS	---
COLOR AND TEXTURED CONCRETE AT PEDESTRIAN CROSSING	---
PARKING LIGHT FIXTURE	---
EASEMENT	---

Deviations Requested- Staff Summary Tables

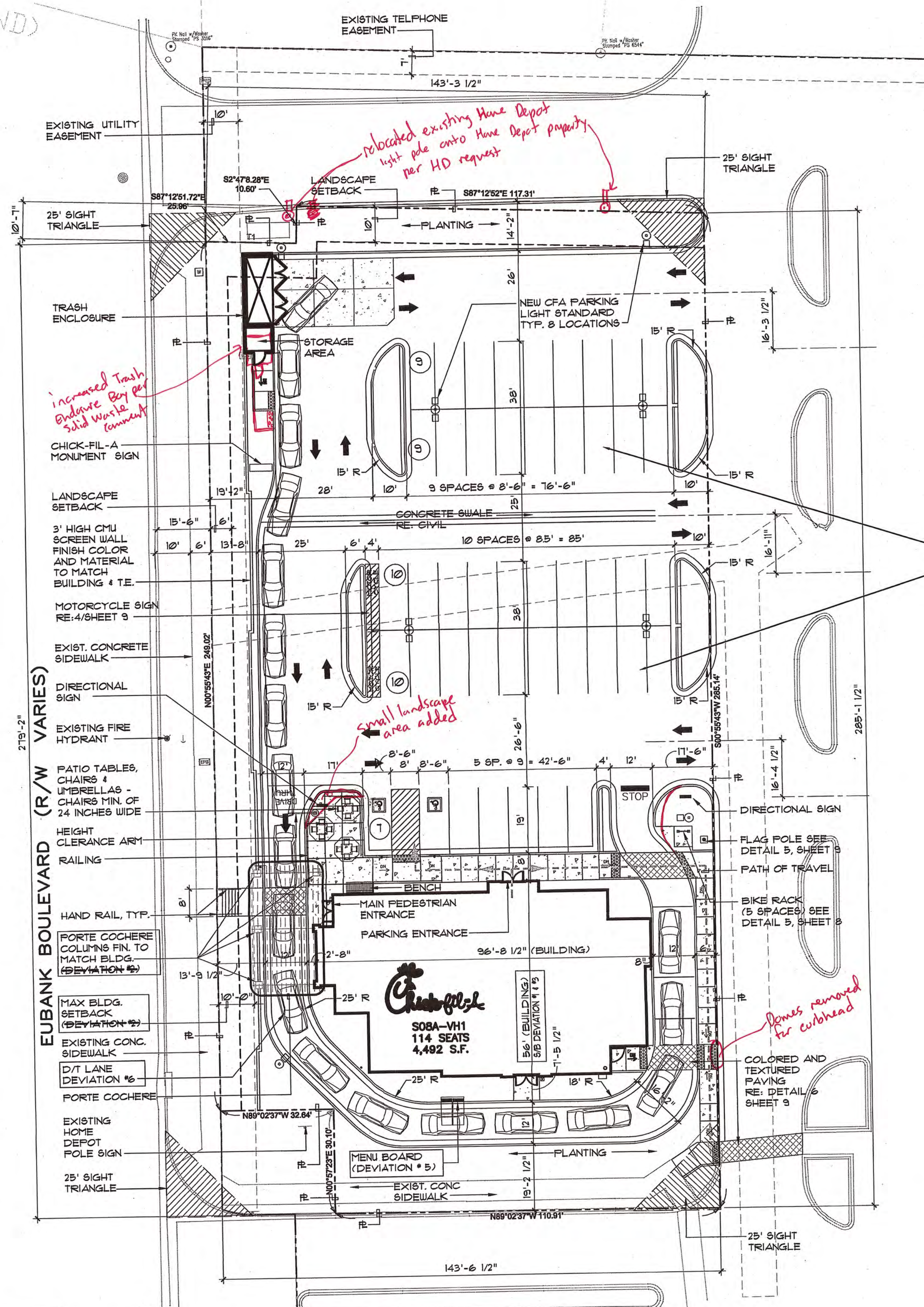
- Table 1: Commercial Building & Lot Standards -

#	Page	Requirement	Amount	Proposed	Difference between Required & Proposed	Deviation & Classification
1	5-36	Building Front Façade Lot Width Coverage	50% minimum	142.5 feet is 50%. 56 feet is proposed and is 20%	Lot is 285 feet wide. 142.5-56=86.5 feet difference, or 30%	30%- Major
2	5-36	Front Yard-Setback	10 feet maximum	24.75 feet from building	14.75 feet, 147.5% of the standard.	50%-deviation is 15 feet. The EPC cannot grant deviations >50%*

- Table 2: General Design Regulations -

#	Page	Requirement	Amount	Proposed	Difference between Required & Proposed	Deviation Classification
3	5-46	Building Façade at Least 50% of Street Frontage	50% minimum	142.5 feet is 50%. 56 feet is proposed and is 20%	Lot is 285 feet wide. 142.5-56=86.5 feet difference, or 30%	30%- Major
4	5-48	Maximum Parking Allowed	ZC min plus 10% (33 spaces)	45 spaces.	12 extra spaces, a third of the standard	36%- Major
5	5-55	Drive-up windows and Ordering Panels at Rear of Building	--	1 window at rear, 1 window at side, ordering panel at side	The side window and ordering panel should be at the rear of the building	non-dimensional standard requiring review
6	5-56	No portion of queuing lane within 40 feet of street-facing façades	--	Queuing lane is within 25 feet of street facing facade	Relocate queuing lane to another location (many available)	non-dimensional standard requiring review

Revised application is for 5 deviations instead of 6 (#2 is addressed). Three deviations (#s 1, 3 & 4) are still major in scope. Two deviations are still to non-dimensional standards.



PRELIMINARY SITE PLAN

1" = 20'-0"



Chick-fil-A SITE SPECIFIC PARKING CALCULATION	
PATIO SEATING	12
REGULAR STALL SIZE	9'x19' & 8.5x19
COMPACT STALL SIZE	8'x15'
MOTORCYCLE PARKING	4'x8' MIN.
DRIVE AISLE	-
PARKING FORMULA	1/4 SEATS 119/4 = 30 STALL REQUIRED
PARKING REQUIRED	30
PARKING ALLOWED BY EGSDP 33 SPACES PLUS 50% (MAXIMUM)	48 SPACES (DEVIATION #4)
TOTAL PARKING PROVIDED	45 (DEVIATION #4)
MOTORCYCLE PARKING	2
HANDICAP PARKING	2
BICYCLE SPACES REQUIRED.	3
1 PER 20 PARKING SPACES 45/20 = 2.25	
TOTAL BICYCLE PARKING PROVIDED	5

PARKING (DEVIATION #4)

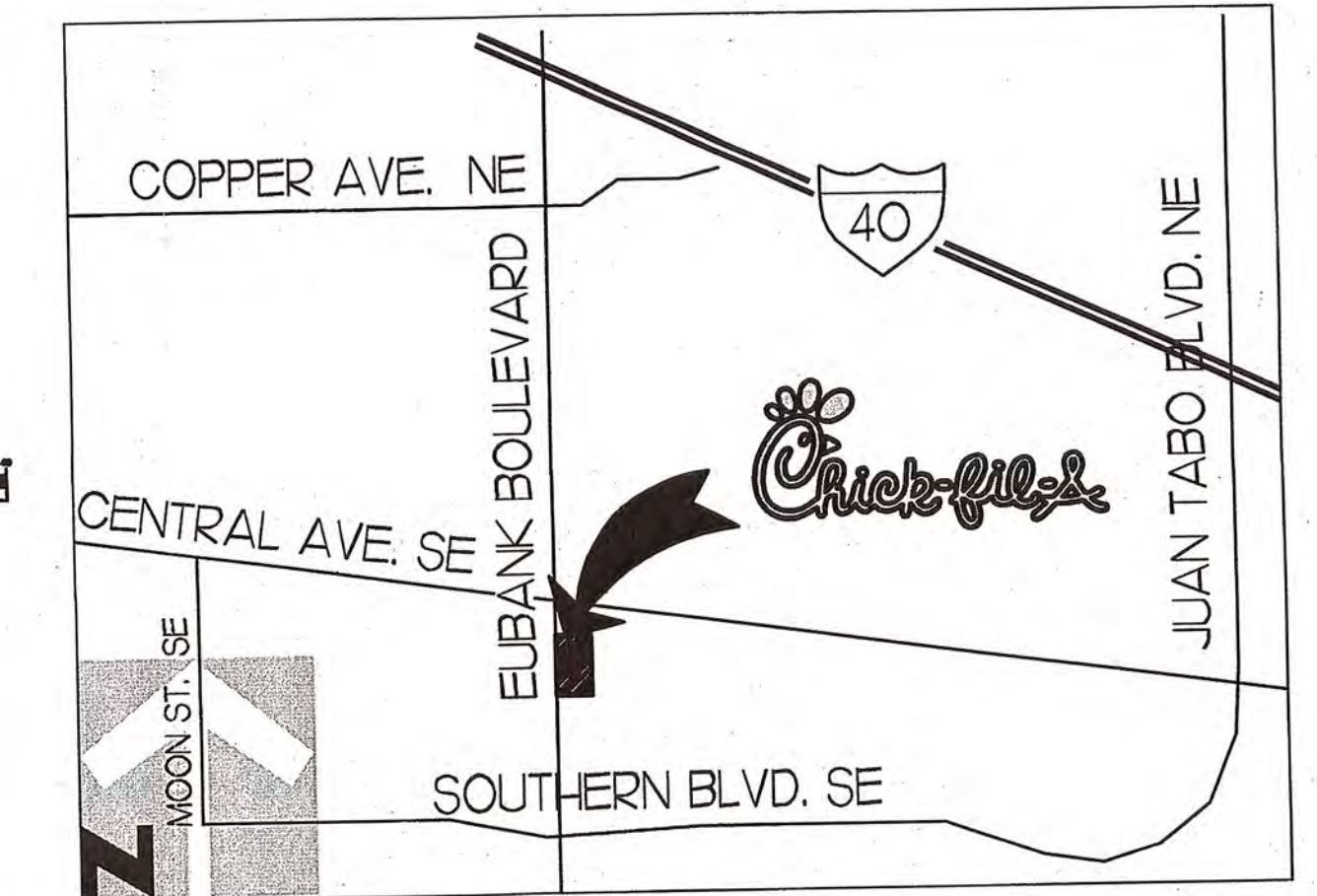
PROJECT NUMBER: CHICK-FIL-A 1000897
Application Number: 14 EPC-40027 9-11-14
PLAT APPROVAL

City Approvals:

City Surveyor	NA	Date
Real Property Division (conditional)	NA	Date
Environmental Health Department (conditional)	NA	Date
Traffic Engineering, Transportation Division	10-15-14	Date
ABCWOK	10/15/14	Date
Carl S. Dumont	10/15/14	Date
Parks and Recreation Department	10-15-14	Date
MMAPCA	10-15-14	Date
City Engineer	3-9-15	Date
Joe Chao		Date

conditional (include signature line when applicable)
* if there is a vacation involved with the plat
** if the plat involves any known or existing landfill issues

revised 02/12/13



VICINITY MAP

NOT TO SCALE



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:
Mark Date By
12/27/14 EF

Mark Date By
09/16/14 EF

Mark Date By
09/26/14 EF

Mark Date By
10/24/14 EF

Mark Date By
11/07/14 EF

Mark Date By
11/21/14 EF

Mark Date By
12/22/14 EF

Mark Date By
01/05/15 EF

Mark Date By
01/09/15 EF

Mark Date By
02/09/15 EF

Mark Date By
02/17/15 EF

C · R · H · O

Architecture Interior Planning
195 South "C" Street 200
Tustin, California 92780
714 832-1834
FAX 832-1910

STORE
CHICK-FIL-A #03235
RESTAURANT
CENTRAL & EUBANK

210 Eubank Blvd SE
ALBUQUERQUE, NM
87123

SHEET TITLE
SITE PLAN

VERSION: HV1
ISSUE DATE: 07-2014

Job No. : 13-232
Store : 03235

Date : 3-28-14
Drawn By : AM

Checked By : RH

Sheet







