

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 22, 2023

John Stapleton, P.E.
Respec
5971 Jefferson St. NE
Albuquerque, NM 8710

**RE: Cheddars - Cottonwood
Grading & Drainage Plans
Engineer's Stamp Date: 06/13/23
Hydrology File: B14D004G**

Dear Mr. Stapleton:

Based upon the information provided in your submittal received 06/15/2023, the Grading & Drainage Plans are approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

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

NM 87103

2. Please pay the Payment-in-Lieu of \$ **6,304.00** by emailing the attached approved Waiver Application from Stormwater Quality Volume Management On-site to PLNDRS@cabq.gov. Once this is received, a receipt will then be produced and email back. Follow the instructions on the bottom of the form and pay it at the Treasury in Plaza de Sol. Once paid, please provide me proof of payment.

www.cabq.gov

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 (Dough 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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Cheddars Development **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: TR B4A PLAT OF TRACTS A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1 Sec Rev Plat Cottonwood Mall 11.6511AC

City Address: 101306546539410602

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: RESPEC **Contact:** John Stapleton

Address: 7770 Jefferson Street NE, Suite 200, Albuquerque NM 87109

Phone#: 505.545.9607 **Fax#:** _____ **E-mail:** john.stapleton@respec.com

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

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☒ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ 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: 06/14/2023 **By:** John Stapleton

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: Cheddars

DATE: 6/13/2023

DEVELOPMENT: Restaurant

LOCATION: 10000 Coors Blvd
NW

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 788 cubic feet

The provided volume is 0 cubic feet

The deficient volume is 788 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: Highlighted above. Also see Attached.



Sheldon Greer, P.E.
NMPE No. 17154



6/13/2023

Date

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 = \$ 6,304

THIS SECTION IS FOR CITY USE ONLY

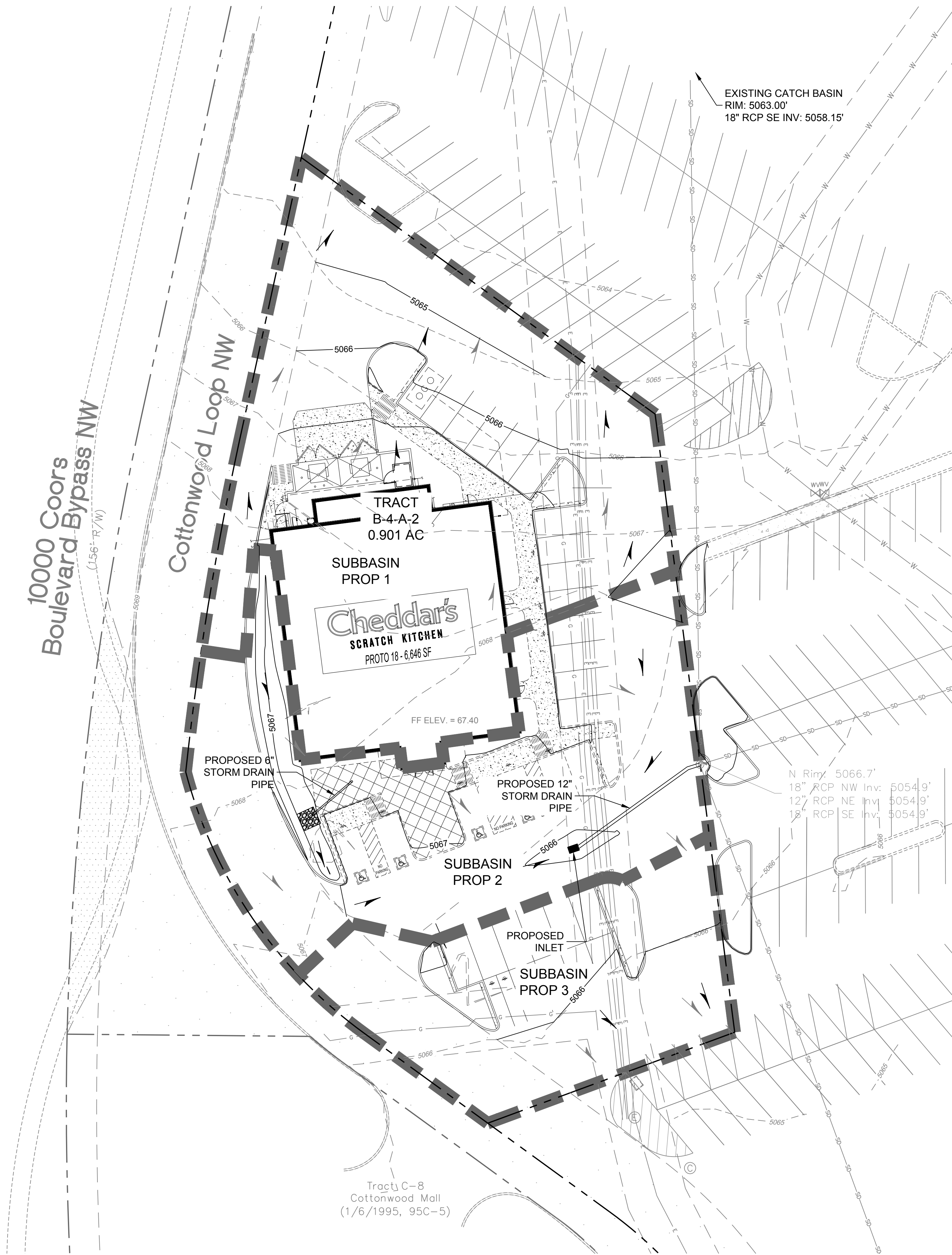
☒ Waiver is approved. The amount of payment-in-lieu from above must be paid prior to Certificate of Occupancy.

☐ Waiver is DENIED.

Renée C. Brissette

06/22/23

City of Albuquerque
Hydrology Section



LEGEND

- SUBBASIN BOUNDARY
- EXISTING FLOW ARROW
- PROPOSED FLOW ARROW

DRAINAGE SUMMARY

Background

Tract B-4-A-2 contains approximately 0.9 acres. The site is located within the parking lot west of Cottonwood Mall and east of Coors Blvd Bypass NW. The site does not receive any offsite runoff from developed areas and, in general, surface drains towards the northeast and southeast. The existing site is an asphalt parking lot serving Cottonwood Mall. An 6,646 SF commercial building is proposed to be installed with asphalt paved parking lot and increased landscape area. The site is proposed to match existing drainage characteristics while reducing discharge flow rates due to the decrease in impervious areas.

Methodology

The development assumptions and criteria including land treatment types and impervious areas, as well as the hydrologic analyses for the site were performed in accordance with the City of Albuquerque Development Process Manual (DPM). Calculations were performed per article 6-2 of the DPM to develop peak flow rates for the 100-year 24-hour design storm.

Existing Conditions

The site is currently a parking lot with asphalt surfacing serving the Cottonwood Mall. It contains approximately 0.86 ac impervious area. The site has mild slopes ranging from 1% to 5%. It is divided into two portions by an east-west high point near the center of the site. The northern portion of the site sheet flows towards the northeast to an existing offsite inlet within the Cottonwood Mall Parking lot. The southern portion also sheet flows towards the southeast to an existing offsite inlet. Per the Drainage Report for Cottonwood Mall dated April 1992, the majority of the Cottonwood Mall area drains to a storm drain system that ultimately discharges to the Calabacillas Arroyo.

Proposed Conditions

The proposed site development will consist of an 6,646 SF commercial building with asphalt paved parking surface and landscape areas. The intent of the proposed conditions is to maintain the existing drainage characteristics to minimize any potential impacts on the downstream stormwater conveyance system. The site's current high point will remain and stormwater runoff will be conveyed via surface sheet flow and swales towards the northeast and southeast inlets. The site is divided into three subbasins. Below are the hydrologic characteristics of each subbasin.

Subbasin PROP 1 is 0.43 acres and generates 4.1 cfs/ac. This subbasin consists of the northern portion of the site including proposed building, and parts of the landscaping, and asphalt parking lot. The site drainage will include surface sheet flow and discharge stormwater to the northeast, matching existing conditions with eventual discharge into the storm drain system via an offsite inlet.

Subbasin PROP 2 is 0.30 acres and generates 3.9 cfs/ac. This subbasin consists of the portion of the site including part of the landscaping, and asphalt parking lot. This subbasin will surface sheet flow and discharge stormwater to the proposed inlet. The proposed inlet is located in the south side parking lot which connects to the existing storm drain manhole via 12in storm drain pipe.

Subbasin PROP 3 is 0.17 acres and generates 4.1 cfs/ac. This subbasin consists of the southern portion of the site including part of the landscaping, and asphalt parking lot. The site drainage will include surface sheet flow and discharge stormwater to the southeast, matching existing conditions with eventual discharge into the storm drain system via an offsite inlet.

HYDROLOGY CALCULATIONS

The following calculations are based on Albuquerque's Development Process Manual (DPM), Article 6-2.

Runoff Rate:

Treatment Type Areas

Subbasin	Total A _{cea} (ac)	Area _a (ac)	Area _b (ac)	Area _c (ac)	Area _d (ac)
EX	0.90	0.00	0.00	0.04	0.86
PROP 1	0.43	0.00	0.00	0.02	0.41
PROP 2	0.30	0.00	0.00	0.04	0.26
PROP 3	0.17	0.00	0.00	0.004	0.171

100-yr Peak Discharge values based on Zone 1 from Table 6.2.14

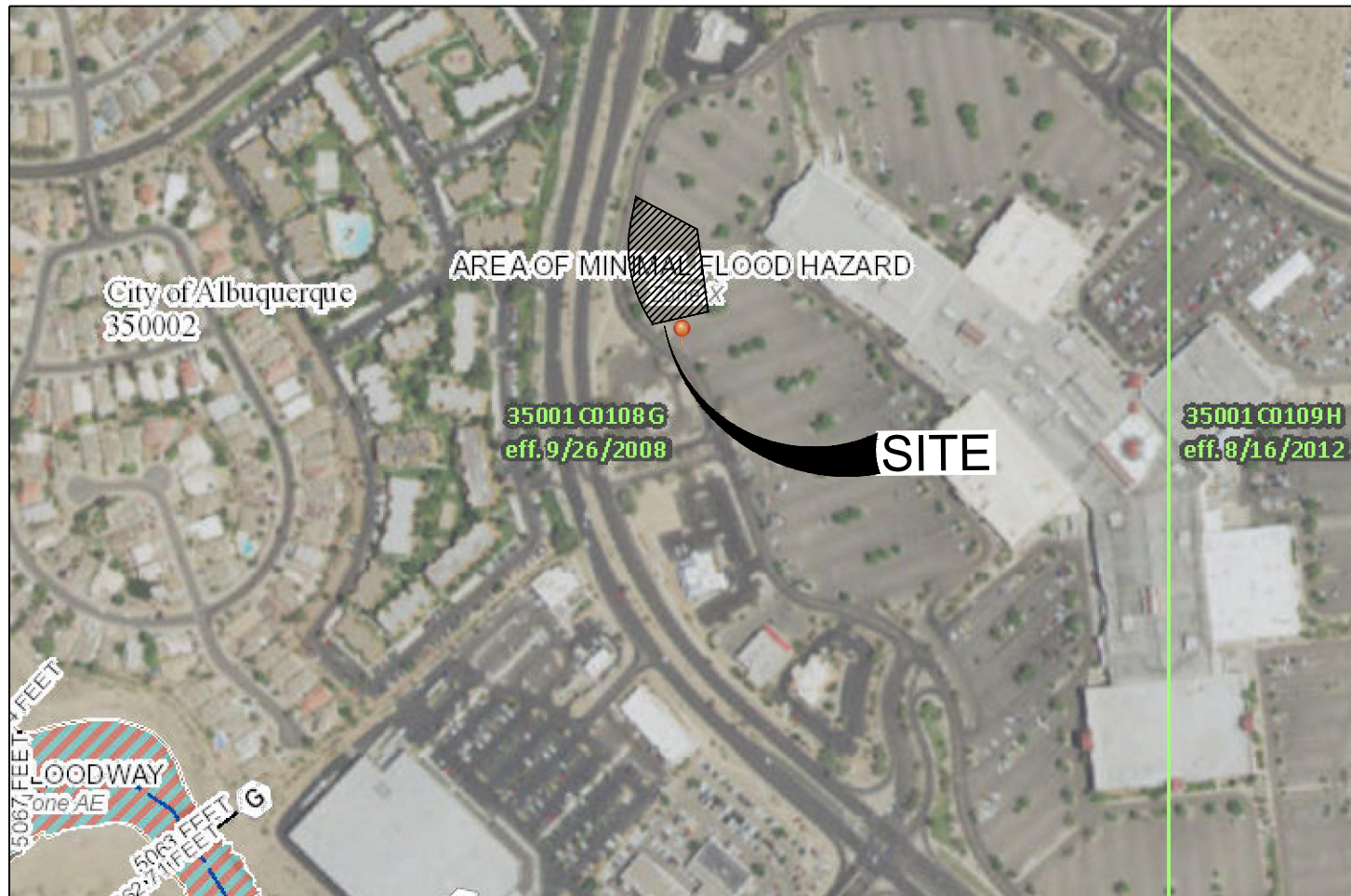
Q_A = 1.54 cfs/ac Q_B = 2.16 cfs/ac Q_C = 2.87 cfs/ac Q_D = 4.12 cfs/ac

Peak Discharge calculation for a 100-yr, 24-hour storm event from equation 6.6

Subbasin	Discharge (cfs)	Discharge (cfs/acre)
EX1	3.7	4.1
PROP 1	1.7	4.1
PROP 2	1.2	3.9
PROP 3	0.7	4.1

WATER QUALITY PONDING

Imp. Area (ac)	WQ Depth (in)	Required WQ Vol (cu ft)	Provided WQ Vol (cu ft)	Net WQ Vol (cu ft)
0.835	0.26	788	0	-788



SCALE: NTS

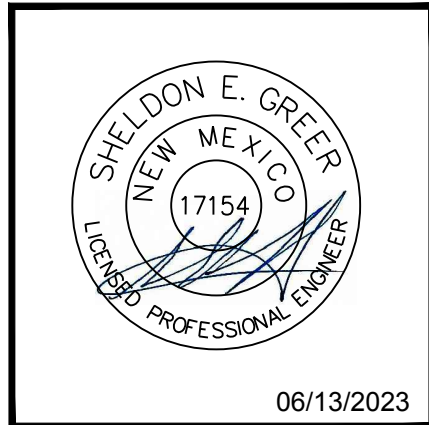
LOCATION MAP
ZONE ATLAS MAP B-13-Z

FEMA FIRM NUMBER 35001C0108G



MODULUS ARCHITECTS

100 SUN AVENUE N.E., Ste. 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE
COTTONWOOD MALL - CHEDDARS
10000 Coors Bypass NW
ALBUQUERQUE, NEW MEXICO 87114

PROJECT MANAGER
SHELDON GREER

JOB NO.
100042300

DRAWN BY:
SD

SHEET TITLE
DRAINAGE PLAN

DATE:
13 June 2023

RESPEC

7770 JEFFERSON STREET SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
COMMUNITY DEVELOPMENT SOLUTIONS
WWW.RESPEC.COM 505.268.2661

SCALE:
AS NOTED

Sheet-
C-100

of.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 06/22/23
BY: *Renee C. Brissett*
HydroTrans #: B14D004G

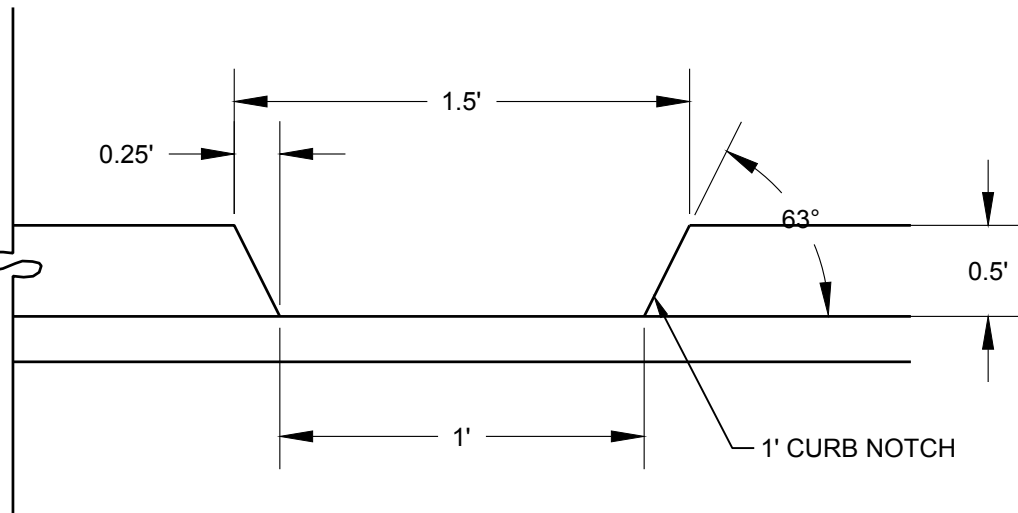
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE
CONSIDERED A GUARANTEE OF THE ACCURACY OF ANY DATA
OR INFORMATION PROVIDED HEREON. THE CITY OF ALBUQUERQUE
RESERVES THE RIGHT TO MAKE ANY CHANGES TO THE
PLANS/REPORT WITHOUT NOTICE. THE CITY OF ALBUQUERQUE
SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE
PLANS/REPORT WITHOUT NOTICE.

SITE CIVIL LEGEND:

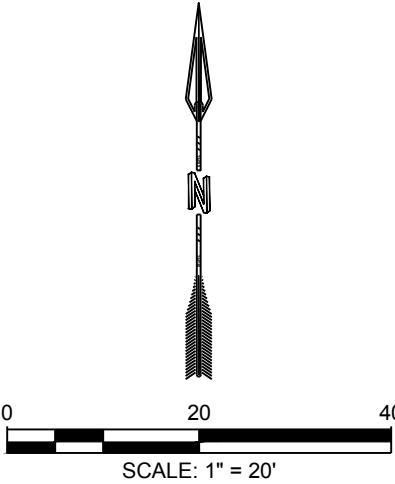
- PROPERTY BOUNDARY
- 5272 PROPOSED MAJOR CONTOUR
- 5272 PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- LIMITS OF DISTURBANCE
- FLOWLINE
- GRADE BREAK / HIGH POINT
- EXTENDED CURB

SPOT ELEVATION SYMBOLS

- 20.00 FLOWLINE
- 20.00 TA TOP OF ASPHALT
- 20.00 TG TOP OF GRATE
- 20.00 SW SIDEWALK
- 20.00 EX EXISTING
- 20.00 TC TOP OF CONCRETE



CURB OPENING DETAIL
NOT TO SCALE

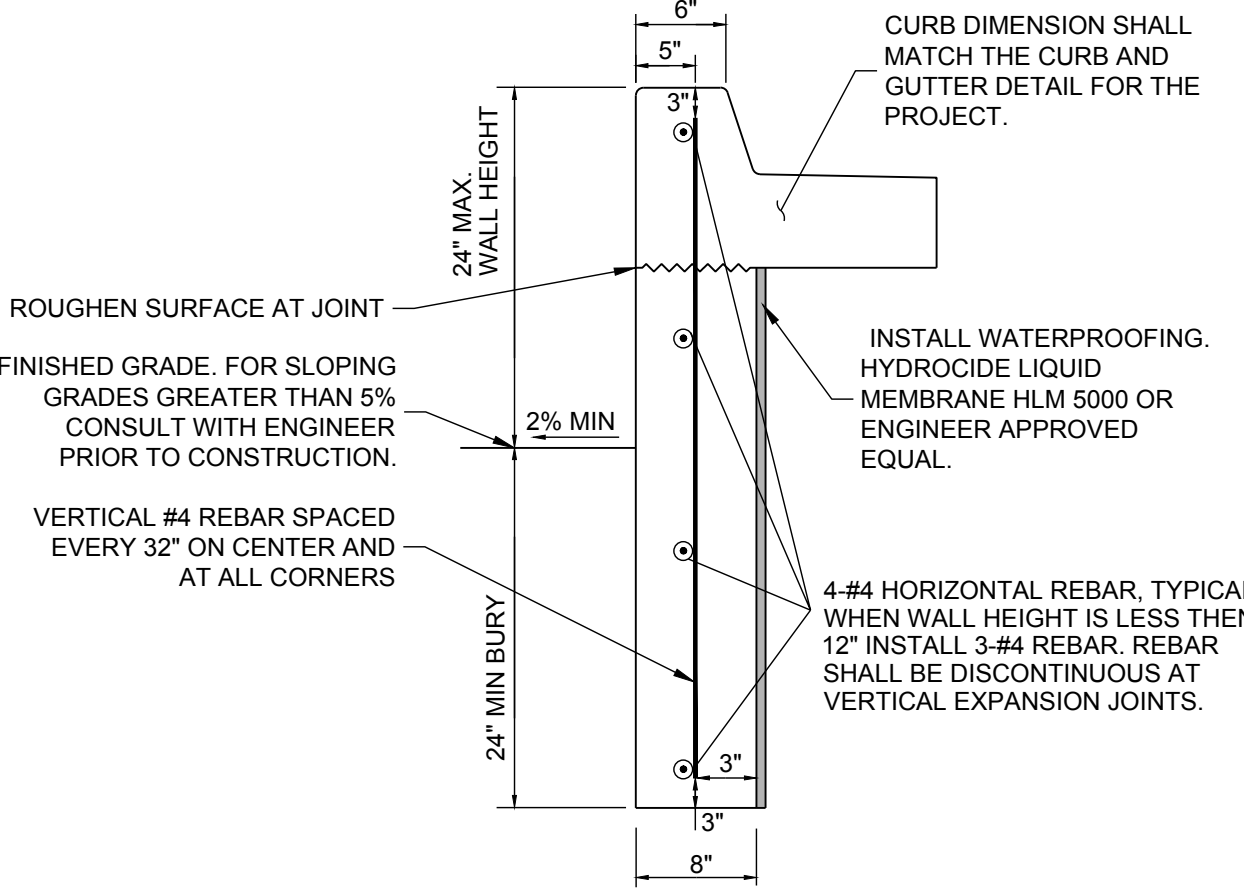


KEYED NOTES

1. INSTALL AREA DRAIN ZURN Z507 OR EQUAL. WARP CONCRETE TO DRAIN TO AREA DRAIN AT SLOPES BETWEEN 1/8" PER FT AND 1/4" PER FT
2. SAWCUT AND MATCH GRADE AT EXISTING ASPHALT
3. INSTALL 1' WIDE CURB OPENING. SEE DETAILS ON THIS SHEET
4. INSTALL 3"-4" DIAMETER BROKEN ROCK 6" DEEP.
5. TIE TO EXISTING CURB
6. INSTALL EXTENDED CURB PER DETAIL ON THIS SHEET.
7. INSTALL NYLOPLAST 2'X2' ROAD AND HIGHWAY GRATE ON A 24" DIAMETER CATCH BASIN OR ENGINEER APPROVED EQUIVALENT. INSTALL PER MANUFACTURER SPECIFICATIONS. INLET INVERT = 5061.33
8. INSTALL 49 LF OF 12 NCH DIAMETER HDPE STORM DRAIN PIPE @ 1% MIN. SLOPE
9. TIE TO EXISTING MANHOLE. PROPOSED INV ELEV @ EX MH= 5060.84
10. WARP CONCRETE TO DRAIN ALONG THE BACK OF THE EXTENDED CURB INTO THE LANDSCAPE.
11. INSTALL 20 LF OF 4" DIAMETER PVC PIPE (1% MIN. SLOPE)
12. SLOPE DUMPSTER ENCLOSURE PADS TO DRAIN TO AREA DRAINS. SEE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
13. EXISTING DRY UTILITIES SHALL BE PROTECTED INPLACE. CONTRATOR SHALL ENSURE ADEQUATE COVER REMAINS OVER THE EXISTING UTILITIES PER UTILITY PROVIDER SPECIFICATIONS.

GRADING GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY SIZE'S AND LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO ANY CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED
2. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENTS OF TOPSOIL.
3. GRADE ADJACENT AREAS AT SITE PERIMETER SHALL MATCH GRADE OF ADJACENT PARCELS.
4. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS, AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
5. REFER TO GEOTECHNICAL ENGINEERING SERVICES REPORT NO. A19-800 BY EARTHWORKS ENGINEERING GROUP DATED JANUARY 20, 2020.
6. COMPOSITE SLOPE IN HANDICAP PARKING SHALL NOT EXCEED 2% IN ANY DIRECTION.
7. CROSS SLOPE ON ADA CROSSWALKS SHALL NOT EXCEED 2%. LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
8. LONGITUDINAL SLOPE ON CURB RAMP SHALL NOT EXCEED 8.33%. CROSS SLOPE SHALL NOT EXCEED 2%.
9. COMPOSITE SLOPE ON RAMP LANDINGS SHALL NOT EXCEED 2%.
10. CROSS SLOPES ON SIDEWALKS SHALL NOT EXCEED 2%. LONGITUDINAL SLOPES ON ONSITE SIDEWALKS SHALL NOT EXCEED 5%.
11. SLOPE LABELS SHOW APPROXIMATE SLOPES ONLY. WHERE SLOPE LABELS AND SPOT ELEVATION LABELS CONFLICT, SPOT ELEVATION LABELS SHALL GOVERN AND THE SURVEYOR RESPONSIBLE FOR CONSTRUCTION STAKING SHALL CONTACT THE ENGINEER.
12. INSTALL PAVING PER PAVEMENT SECTION RECOMMENDED BY THE SITE GEOTECHNICAL REPORT.
13. NOT IN USE.
14. LONGITUDINAL SLOPES ON SIDEWALKS ADJACENT TO PUBLIC ROADS SHALL NOT EXCEED THE SLOPE OF THE PUBLIC ROAD.
15. WHERE THIS PLAN IS SILENT REGARDING SURFACE TREATMENT, REFER TO THE LANDSCAPING PLAN. DISTURBED AREAS WITHOUT SURFACE IMPROVEMENTS SPECIFIED IN THE LANDSCAPING OR GRADING PLAN SHALL BE RESEED WITH A NATIVE SEEDING MIX. IF THE LANDSCAPING AND GRADING PLAN CONFLICT REGARDING SURFACE TREATMENTS, THE GRADING PLAN SHALL GOVERN.



EXTENDED CURB GENERAL NOTES

1. CURB, GUTTER AND CUT-OFF WALL SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE (PCC), 3000 PSI MINIMUM STRENGTH.
2. PROVIDE VERTICAL EXPANSION JOINTS IN WALL AND CURB AT 16' MAXIMUM SPACING, AT ALL CORNERS, AND AT BEGINNING AND END OF EXTENDED CURB.
3. ALL REBAR SHALL BE GRADE 60.
4. 18" MINIMUM REBAR LAP LENGTH

EXTENDED CURB DETAIL
Scale: NTS

7770 JEFFERSON STREET SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
COMMUNITY DEVELOPMENT SOLUTIONS
WWW.RESPEC.COM 505.268.2661

REVISION		BY		DATE		REV	
				16-Jan-2010	A		
				16-Jan-2010	A		
				16-Jan-2010	A		
				16-Jan-2010	A		
				16-Jan-2010	A		

MODULUS ARCHITECTS
100 SUN AVENUE N.E., Ste. 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

06/13/2023

PROJECT TITLE
COTTONWOOD MALL - CHEDDARS
10000 Coors Bypass NW
ALBUQUERQUE, NEW MEXICO 87114

PROJECT MANAGER
SHELDON GREER

DATE
13 June 2023

SCALE
AS NOTED

DRAWN BY:
SD

JOB NO.
100042300

SHEET NO.
C-101

of.

GRADING PLAN