CITY OF ALBUQUERQUE

July 14, 2015

Kristine Susco, P.E.
Wilson & Company
4900 Lang Ave NE
Rio Rancho, New Mexico 87109

RE: **Coronado Center; The Cheesecake Factory**
6600 Menaul Blvd NE Suite 600
Grading and Drainage Plan
Engineers Stamp Date 7/8/15 (H18D005D)

Dear Ms. Susco,

Based upon the information provided in your submittal received 7/9/15, this plan is approved for Grading Permit and Building Permit.

Please attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, please contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

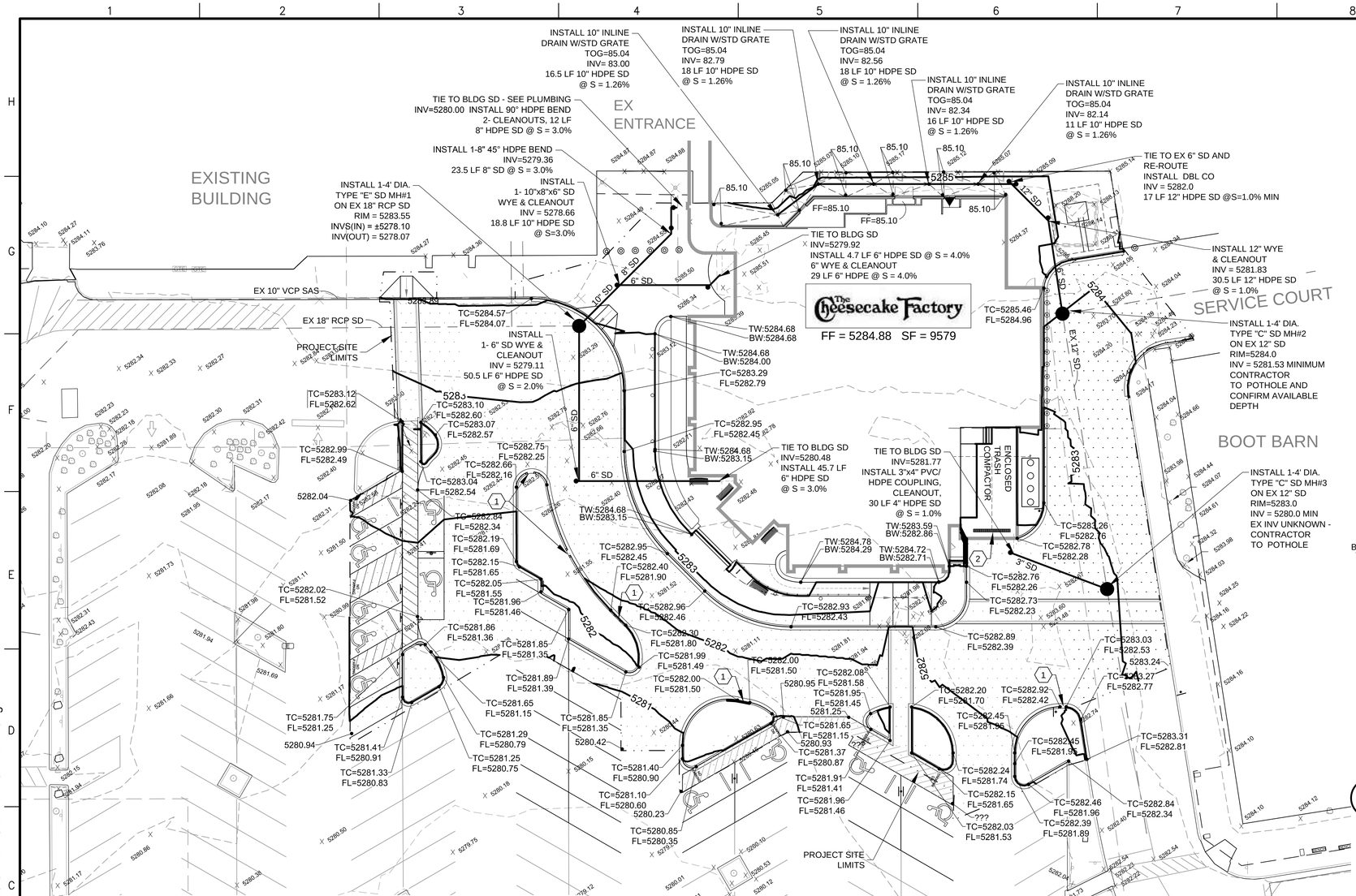
RR/RH
C: File

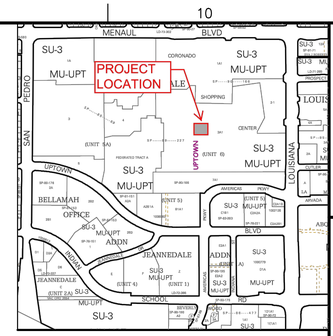
PO Box 1293

Albuquerque

New Mexico 87103

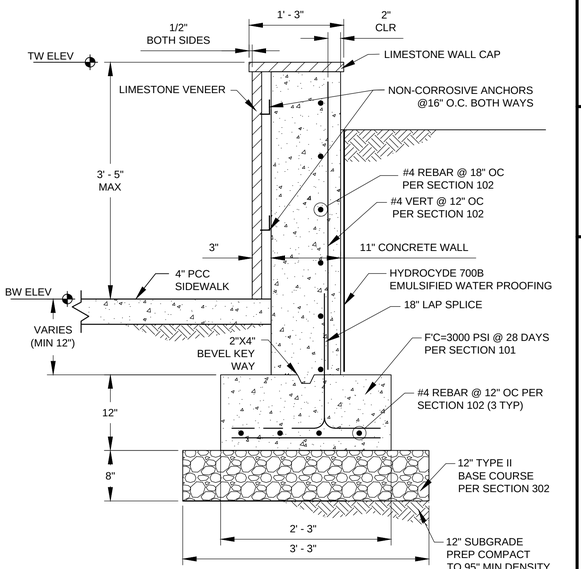
www.cabq.gov





LOCATION MAP

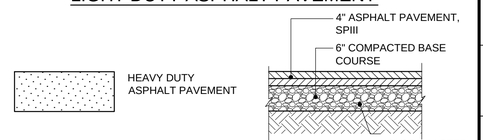
ZONE ATLAS MAP NO. H-18



D8 RETAINING WALL DETAIL

NTS

LIGHT DUTY ASPHALT PAVEMENT



HEAVY DUTY ASPHALT PAVEMENT

B8 PAVING SECTIONS

NTS

DRAINAGE REPORT

The project site, a part of Coronado Center, is located on the south side of the Center just east of the main south entrance between The Boot Barn and JC Penny. The site is bounded by the mall on the north, the existing parking lot on the west and south and an existing drive lane on the east.

Coronado Center's Drainage is detailed in Drainage File D-005. Currently, in this area of the Center parking lot flows are captured in three ways:

1) Existing parking lot runoff sheet flows from the site southwest over 2% average slopes approximately 1000 feet to a rundown structure at the intersection of America's Parkway and the south ring road entrance to the mall, where flows enter the COA drainage system through an 36" arch pipe.
2) Secondly, flows from 2-6" roof drains connect to an existing 18" RCP storm drain that runs in the east/west drive lane adjacent to the building; this storm drain runs west towards JC Penny's, south in the drive lane to just past the JC Penny's structure, then west again under parking lot areas to San Pedro; after another short southerly jog, flows enter the COA system at the corner of Uptown Blvd and San Pedro Blvd.
3) Finally, an existing 12" RCP storm drain in the drive lane along the east side of the site, conveying flows south where they enter the COA system at the intersection of Uptown Blvd and America's Parkway. The entire Coronado Center storm drain is a private system.

The new Cheesecake Factory Grading Plan generally adheres to this existing scheme and does not increase the impervious area. Proposed conditions are addressed as follows:

1) Flows south and east of the restaurant pad will sheet flow to the southwest in the same pattern as in existing conditions with the exception of sheets flows between the building footprint and the landscape medians will be directed via curb cuts into the medians to capture portions of the first flush. (Approximately 300 CF).
2) The rooftop area of the new restaurant will primarily drain through roof drains to the existing 18" RCP storm drain via a new 4' manhole constructed on the existing 18" RCP storm drain west of the restaurant pad flow to the San Pedro Drive outfall. One of two existing 6" roof drains will also be directed to the new manhole.
3) The remaining existing 6" roof drain along with flows from the rear corridor inlet and inline drain system will be directed to a new 4' dia. manhole constructed on the existing 12" RCP storm drain in the drive lane east of the new restaurant. Those flows are then carried south to the intersection of Uptown Blvd and America's Parkway. \

There is likely to be a decrease in flows as the restaurant pad has a higher landscape square footage than currently exists. In conclusion, the development of The Cheesecark Factory adheres to the current Coronado Center drainage scheme.

NOTES AND KEYED NOTES:

1. 2' CURB CUT IN LANDSCAPE MEDIAN FOR WATER HARVESTING - SEE ADMINISTRATIVE AMENDMENT DETAIL G7 SHEET S5.2.
2. SLOTTED DRAIN IN ENCLOSED TRASH COMPACTOR ROOM WITH OUTLET DIRECTED UNDER COMPACTOR ROOM TO INLET OF GREASE INTERCEPTOR. SEE PLUMBING SHEET P2.0.
3. ALL LANDSCAPE MEDIANS SHALL BE DEPRESSED 6" PER ADMINISTRATIVE AMENDMENT LANDSCAPE SHEET LS1.1 NOTE 19, WHICH READS IN PART:

'GRADING AT COBBLE MULCH SHALL PROVIDE FOR WATER HARVESTING SWALE ALONG A CENTERLINE (6" BELOW SURROUNDING FINISH GRADE) WHEREVER POSSIBLE. SWALES TO BE PROVIDED FOR DRAINAGE WHEREVER A DOWNSPOUT DAYLIGHTS FROM BUILDING TO A PLANTED AREA AND AT CURB CUTS IN THE PARKING ISLANDS.'

LEGAL DESCRIPTION

LOT 3-A1, UNIT 6
DALE J. BELLAMAH'S JEANNEDALE SUBDIVISION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BENCH MARK

A CITY OF ALBUQUERQUE SURVEY CONTROL 3 ¼" ALUMINUM DISK STAMPED "20-H18 1989" SET FLUSH W/TOP OF CURB AND LOCATED IN LOUISIANA BLVD IN THE SOUTH MEDIAN AT THE INTERSECTION OF LOUISIANA BLVD AND UPTOWN BLVD

WILSON & COMPANY
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SEAL
BRIGITTE M. FULLER NEW MEXICO 15102 REGISTERED PROFESSIONAL ENGINEER 7/08/2015

PROJECT NAME
The Cheesecake Factory
CORONADO CENTER
6600 Menaul Blvd NE
ALBUQUERQUE, NM 87110

BY	DESCRIPTION	DATE	REV.

PROJECT NO:	1560003600
DESIGNED BY:	KIS
DRAWN BY:	KIS, JL
CHECKED BY:	BMF
DATE:	May 2015

SHEET TITLE
GRADING & STORM DRAIN PLAN

SHEET NO:
C1.5

7/8/2015 M:\MSD\15-600-036-0002_Disciplines_SHEETS\156036_C1.5 GRADING DRAINAGE PLAN.dwg