

CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



Mayor Richard J. Berry

December 3, 2015

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

**Re: Cheesecake Factory
6600 Menaul Blvd NE
Request for Permanent C.O. - Accepted
Engineer's Stamp dated: 7-8-15 (H18D005D)
Certification dated: 11-13-15**

PO Box 1293

Dear Ms. Susco,

Albuquerque

Based on the Certification received 12/1/2015, the Cheesecake Factory is acceptable for permanent release of Certificate of Occupancy by Hydrology.

New Mexico 87103

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

www.cabq.gov

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Department
Development and Review Services

TE/AC
C: email

DRAINAGE CERTIFICATION

I, Christopher A. Perea, NMPE OR NMRA 13686, OF THE FIRM Wilson & Company, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 07/08/2015. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Brian J. Martinez, NMPS #18374 OF THE FIRM Cartesian Surveys Inc.. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 11/16/15 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.

<LIST EXCEPTIONS, IF ANY> Site was built to Plan

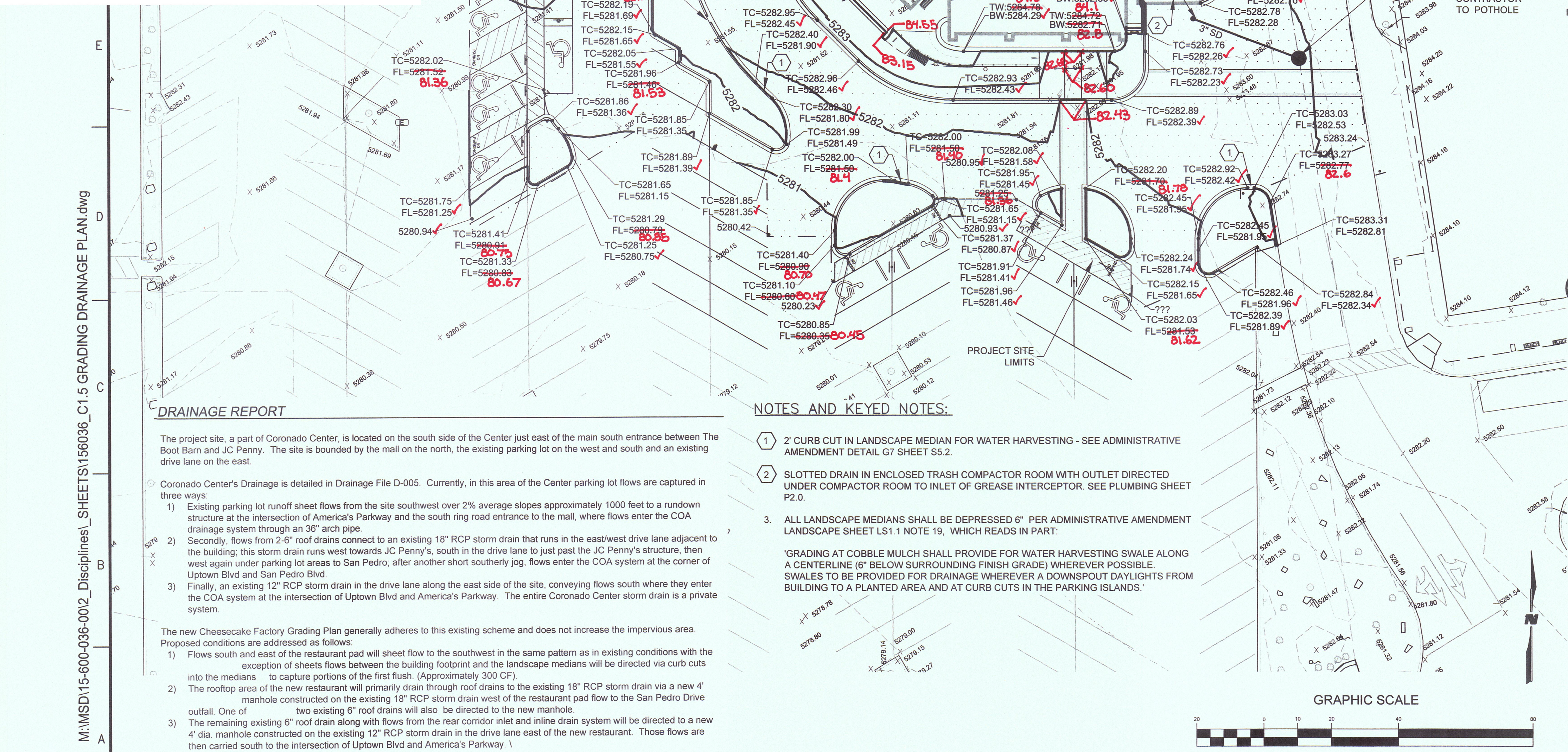
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER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

Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

11/20/15

Date



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:
- 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.
 - 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.
 - 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:

- 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).
- 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.
- 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.

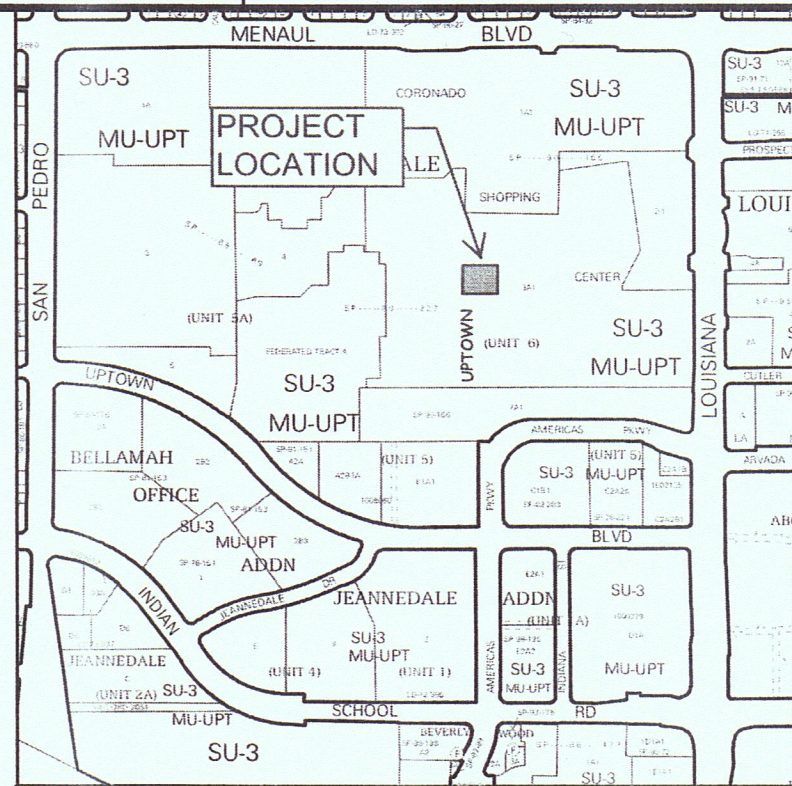
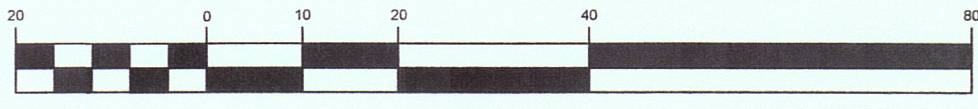
There is likely to be a decrease in flows as the restaurant pad has a higher landscape square footage than currently exists. In conclusion, the development of The Cheesecake Factory adheres to the current Coronado Center drainage scheme.

NOTES AND KEYED NOTES:

- 2' CURB CUT IN LANDSCAPE MEDIAN FOR WATER HARVESTING - SEE ADMINISTRATIVE AMENDMENT DETAIL G7 SHEET SS.2.
- SLOTTED DRAIN IN ENCLOSED TRASH COMPACTOR ROOM WITH OUTLET DIRECTED UNDER COMPACTOR ROOM TO INLET OF GREASE INTERCEPTOR. SEE PLUMBING SHEET P2.0.
- ALL LANDSCAPE MEDIANS SHALL BE DEPRESSED 6" PER ADMINISTRATIVE AMENDMENT LANDSCAPE SHEET L5.1 NOTE 19, WHICH READS IN PART:

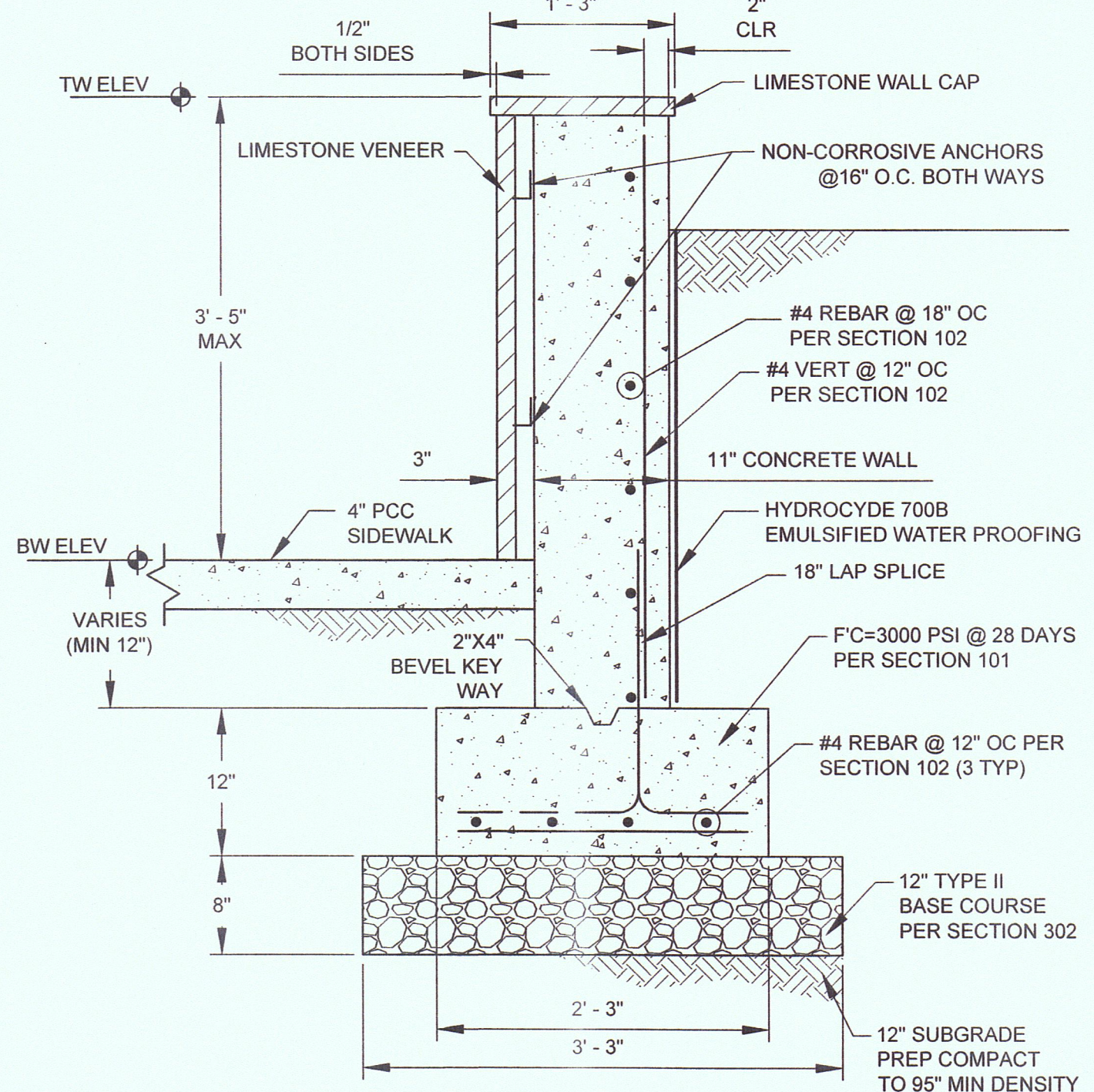
"GRADING AT COBBLE MULCH SHALL PROVIDE FOR WATER HARVESTING SWALE ALONG A CENTERLINE (6" BELOW SURROUNDING FINISH GRADE) WHEREVER POSSIBLE. SWALES TO BE PROVIDED FOR DRAINAGE WHEREVER A DOWNSPOUT DAYLIGHTS FROM BUILDING TO A PLANTED AREA AND AT CURB CUTS IN THE PARKING ISLANDS."

GRAPHIC SCALE



LOCATION MAP

ZONE ATLAS MAP NO. H-18



RETAINING WALL DETAIL

LIGHT DUTY ASPHALT PAVEMENT

LIGHT DUTY ASPHALT PAVEMENT

HEAVY DUTY ASPHALT PAVEMENT

HEAVY DUTY ASPHALT PAVEMENT

PAVING SECTIONS

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 1/4" 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

2600 THE AMERICAN RD. SE SUITE 100
PRO RANCHO, NM 87124
PHONE: 505-898-6021
FAX: 505-898-8501
www.wilsonco.com



Cheesecake Factory

CORONADO CENTER
6600 Menaul Blvd NE
ALBUQUERQUE, NM 87110

| 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 |



City of Albuquerque

Planning Department

Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2013)

Project Title: Coronado Center The Cheesecake Factory Building Permit #: T201591366 City Drainage #: H-18
hHH-DRB#: 1000631/15AA-10062 EPC#: _____ Work Order#: _____
Legal Description: Lot 3-A1, Unit 6 Dale J. Bellamah's Jeannedale Subdivision Albuquerque, Bernalillo County, CO
City Address: 6600 Menaul Blvd NE Suite 600, Albuquerque, NM 87110

Engineering Firm: Wilson & Company, Inc. Contact: Kristine Susco
Address: 4900 Lang Ave NE Albuquerque, NM 87109
Phone#: 505-348-4191 Fax#: _____ E-mail: kisusco@wilsonco.com

Owner: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

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) 2nd Submittal
- ☐ 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: 12-02-2015 By: Kristine Susco

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