

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

July 10, 2023

Elizabeth A. Willmot, P.E.  
Kimley-Horn  
1201 Third Avenue, Suite 2800  
Seattle, WA 98101

**RE: Rasining Cane's #972**  
**Tract 3, UNM Gibson Commercial District 2011C-138**  
**NEC Gibson & Alumni SE, Albuquerque, NM**  
**Grading Plan and Drainage Report**  
**Engineers Stamp Date: 7/8/2023**  
**Hydrology File: L15D051A**

Dear Ms. Willmot,

Based upon the information provided in your submittal received 7/7/2023, the Grading & Drainage Plan is approved for Building Permit, Grading Permit and SO-19 Permit approval. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for \$25 made out to "Bernalillo County" for the stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology for review. Once the review is done, Hydrology will send back an email stating our approval / comments.

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 (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3695 or [tchen@cabq.gov](mailto:tchen@cabq.gov).

Sincerely,

Tiequan Chen, P.E.  
Principal Engineer, Hydrology  
Planning Department, Development Review Services



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

**Project Title:** Raising Cane's #972 **Building Permit #** TBD **Hydrology File #** TBD  
**DRB#** TBD **EPC#** N/A  
**Legal Description:** Tract 3, UNM Gibson Commercial District **City Address OR Parcel** ABQ213745  
2011C-138 UPC- 101505619803730903

**Applicant/Agent:** Kimley-Horn & Modulus Architects **Contact:** Lauren Nuffer, P.E./ Regina Okoye  
**Address:** 100 Sun Avenue NE, Suite 600 **Phone:** 214-387-3847  
**Email:** liz.willmot@kimley-horn.com 505.338.1499 (Ext. 1003)  
rokoye@modulusarchitects.com

**Applicant/Owner:** Raising Cane's #972 **Contact:** Lauren Montgomery  
**Address:** 6800 Bishop Road, Plano TX 75024 **Phone:** 214-478-5414  
**Email:** lauren@jghconsultants.com

**TYPE OF DEVELOPMENT:** PLAT (#of lots) RESIDENCE DRB SITE X ADMIN SITE: RE-SUBMITTAL: X YES NO

**DEPARTMENT:** TRANSPORTATION X HYDROLOGY/DRAINAGE  
Check all that apply:

### TYPE OF SUBMITTAL:

ENGINEER/ARCHITECT CERTIFICATION  
PAD CERTIFICATION  
CONCEPTUAL G&D PLAN  
X GRADING PLAN  
X DRAINAGE REPORT  
DRAINAGE MASTER PLAN  
FLOOD PLAN DEVELOPMENT PERMIT APP.  
ELEVATION CERTIFICATE  
CLOMR/LOMR  
TRAFFIC CIRCULATION LAYOUT (TCL)  
ADMINISTRATIVE  
TRAFFIC CIRCULATION LAYOUT FOR DRB  
APPROVAL  
TRAFFIC IMPACT STUDY (TIS)  
STREET LIGHT LAYOUT  
OTHER (SPECIFY)  
PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

X BUILDING PERMIT APPROVAL  
CERTIFICATE OF OCCUPANCY  
CONCEPTUAL TCL DRB APPROVAL  
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  
X GRADING PERMIT APPROVAL  
X SO-19 APPROVAL  
PAVING PERMIT APPROVAL  
GRADING PAD CERTIFICATION  
WORK ORDER APPROVAL  
CLOMR/LOMR  
FLOOD PLAN DEVELOPMENT PERMIT  
OTHER (SPECIFY)

**DATE SUBMITTED:** 02/06/2023

## LEGAL DESCRIPTION

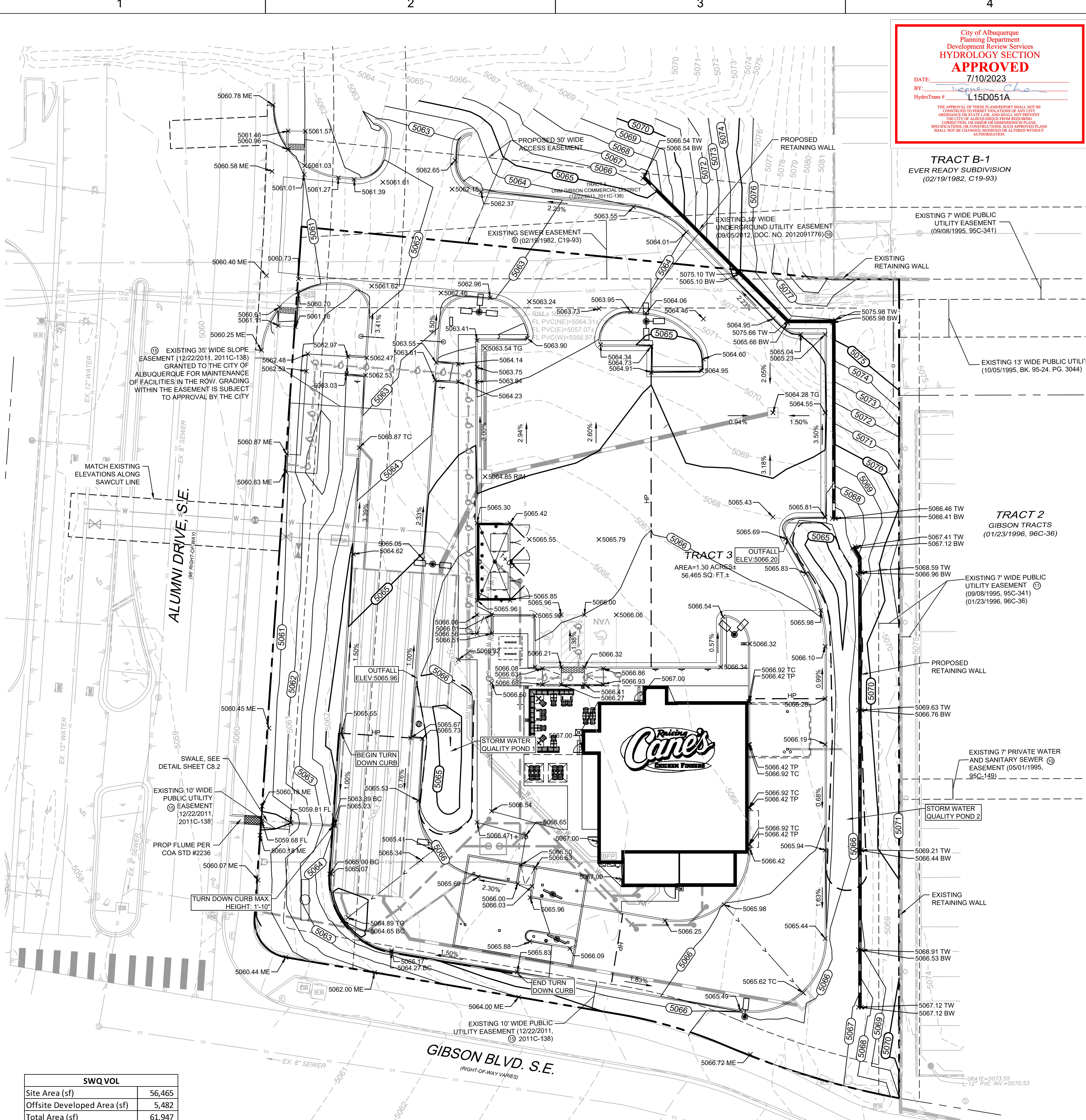
The legal description of the property is:

Tract numbered Three (3) of UNM Gibson Commercial District, (A Replat of Tracts A & B, Ever Ready Subdivision, Tracts 4 & 5, Gibson Tracts and Tract A, 40/25 Associates Subdivision) and Unplatted Land in Section 28, T10N, R3E, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 22, 2011 in Plat Book 2011C, Page 138 as Document No. 2011119138 Tract 3 Plat of UNM Gibson Commercial District, 1.296 acres.

The Owner of the Property is The Regents of the University of New Mexico.



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



SWQ VOL	
Site Area (sf)	56,465
Offsite Developed Area (sf)	5,482
Total Area (sf)	61,947
Impervious Area (sf)	39,343
SWQ VOL Required (CF)*	1,377
SWQ VOL Provided (CF)	1,409
*0.42 in per impervious SF	

SWQ POND 1	
TOP ELEV	5065.96
BOTTOM ELEV	5063.96
VOL (CF)	619.1

SWQ POND 2	
TOP ELEV	5066.2
BOTTOM ELEV	5064.09
VOL (CF)	790.0

WEIGHTED E CALCULATIONS (EXISTING CONDITION)											
		Treatment A		Treatment B		Treatment C		Treatment D		100- Year	
Basin	Area (SF)	Area (AC)	Acres	%	Acres	%	Acres	%	Acres	Weighted E (in)	Volume (ac-ft)
EX	61,945	1.42	1.22	86%	0.20	14%	0	0%	0	0.87	0.10

WEIGHTED E CALCULATIONS (DEVELOPED CONDITION)											
		Treatment A		Treatment B		Treatment C		Treatment D		100- Year	
Basin	Area (SF)	Area (AC)	Acres	%	Acres	%	Acres	%	Acres	Weighted E (in)	Volume (ac-ft)
DA 1	2,876	0.07	0	0%	0	0%	0.05	72%	0.02	1.39	0.01
DA 2	31,123	0.71	0	0%	0	0%	0.08	11%	0.63	2.18	0.13
DA 3	21,836	0.50	0.02	4%	0	0%	0.25	49%	0.24	1.62	0.07
DA 4	6,110	0.14	0	0%	0	0%	0.14	100%	0	1.03	0.01

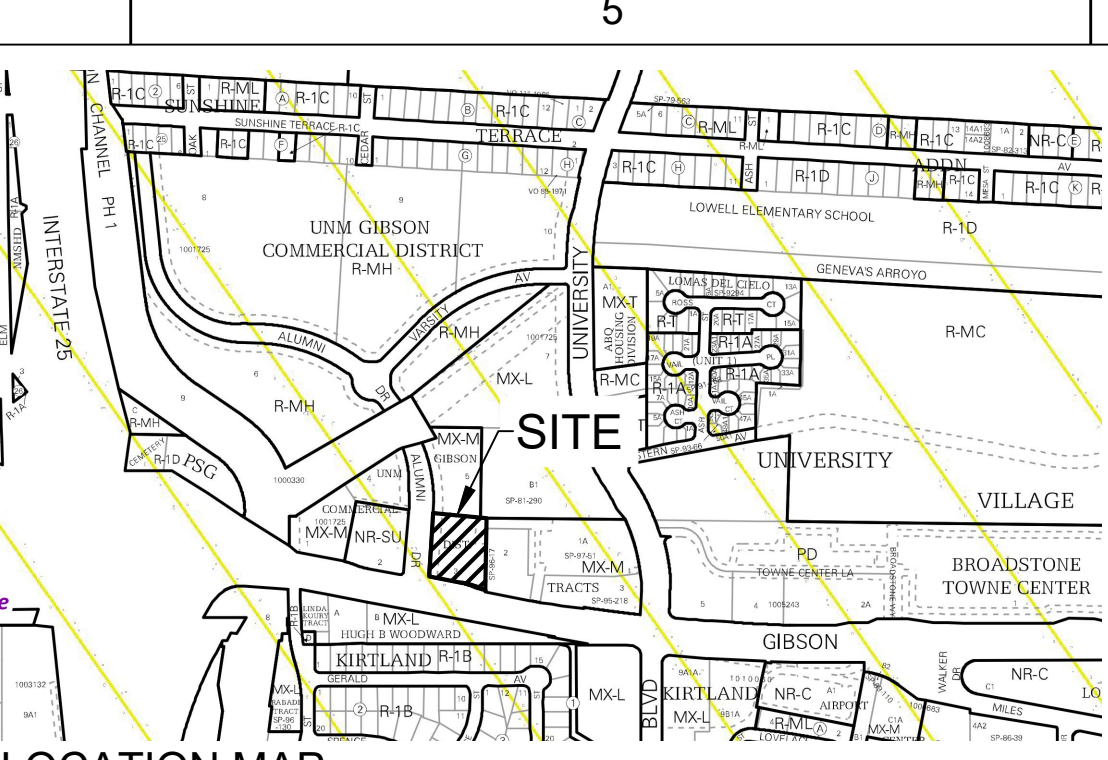
City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**  
DATE: 7/10/2023  
BY: [Signature]  
HydroTrans # L15D051A

THE APPROVAL OF THIS CONSTRUCTION SHALL NOT BE CONSIDERED TO PERMIT VIOLATION OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM INITIATING ANY CONSTRUCTION OR OTHER ACTION THAT MAY BE NECESSARY TO PROTECT THE PUBLIC SAFETY OR THE ENVIRONMENT. THE CITY OF ALBUQUERQUE SHALL NOT BE LIABLE FOR ANY DAMAGE OR LOSS OF PROPERTY OR PERSONAL INJURY THAT MAY OCCUR AS A RESULT OF THE CONSTRUCTION OR OPERATION OF THE PROJECT.

TRACT B-1  
EVER READY SUBDIVISION  
(02/19/1982, C19-93)

TRACT 2  
GIBSON TRACTS  
(01/23/1996, 96C-36)

TRACT 3  
AREA=1.30 ACRES±  
56,465 SQ. FT.±



FEMA FLOOD INSURANCE RATE MAP  
PER MAP NUMBER 35001C0342G FOR BERNALILLO COUNTY,  
NM AND INCORPORATED AREAS DATED SEPTEMBER 26,  
2008, THE SITE IS IN ZONE X.

**INTRODUCTION AND PROJECT DESCRIPTION:**  
THE PROJECT SITE IS TRACT 3, UNM COMMERCIAL DISTRICT (2011C-138), AND IS LOCATED AT THE NORTHEAST CORNER OF GIBSON BLVD SE AND ALUMNI DRIVE IN THE CITY OF ALBUQUERQUE, NM. THE SITE IS ZONED AND PLANNED FOR COMMERCIAL DEVELOPMENT, AND THE USE PROPOSED IS A RESTAURANT WITH DRIVE-THROUGH. AS SHOWN BY MAP #35001C0342G OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO DATED SEPTEMBER 26, 2008, THE SITE IS LOCATED IN ZONE X AND IS NOT WITHIN A FLOOD HAZARD AREA.

**METHODOLOGY:**  
CHAPTER 6 OF THE COA DPM WAS UTILIZED TO CALCULATE THE PEAK FLOW AND RUNOFF VOLUME FOR 10-YEAR AND 100-YEAR, 24-HOUR STORM EVENTS. THE SITE IS LOCATED IN PRECIPITATION ZONE 2. EXISTING BASIN INFORMATION WAS OBTAINED BY SITE AERIALS AND TOPOGRAPHIC SURVEY.

**EXISTING CONDITIONS:**  
THE CANE'S TRACT IS 1.30 ACRES AND THE OVERALL PROJECT AREA IS 1.42 ACRES. THE SITE IS CURRENTLY UNDEVELOPED, WITH SOME VEGETATION AND MODERATE SLOPES. THE SITE SLOPES FROM EAST TO WEST, TOWARDS ALUMNI DRIVE AND GIBSON BLVD. THE PROJECT SITE GENERATES A PEAK FLOW OF 2.56 CFS AND RUNOFF OF 1.24 AC-FT IN THE 100-YEAR, 6-HOUR STORM EVENT. IN EXISTING CONDITION, THE SITE SHEET FLOWS TO ALUMNI DRIVE.

**PROPOSED CONDITIONS:**  
THE PROJECT IMPROVEMENTS WILL INCLUDE INSTALLATION OF A RESTAURANT WITH DRIVE-THROUGH, CUSTOMER PARKING, SITE DRIVEWAYS, AND LANDSCAPE AREAS. THE PROJECT SITE GENERATES A PEAK FLOW OF 5.45 CFS AND RUNOFF OF 3.13 AC-FT IN THE 100-YEAR, 6-HOUR STORM EVENT. DETENTION IS PROPOSED TO REDUCE PROPOSED RUNOFF TO EXISTING CONDITIONS. THERE IS A SMALL AMOUNT OF OFF-SITE RUN-OFF FROM THE ADJACENT PROPERTY TO THE NORTH THAT FLOWS ONTO AND ACROSS THIS SITE BEFORE FLOWING TO ALUMNI DRIVE. THIS AREA IS NOT INCLUDED IN THE PROJECT'S RUNOFF VOLUMES AS IT IS ASSUMED THAT THIS IS ONLY OCCURRING IN THE INTERIM CONDITION AND THE SITE WILL BE GRADED TO CAPTURE THEIR OWN RUNOFF ONCE DEVELOPED.  
THE REQUIRED SWQ VOLUME IS 0.42 INCHES PER SF OF IMPERVIOUS AREA= 0.42(1 FT) 12"= 38,821 SF±. THE SITE HAS PROVIDED 1,805 CY OF SWQV IN DEPRESSED LANDSCAPE AREAS ON THE SITE.

**CONCLUSIONS:**  
THE PROPOSED DEVELOPMENT WILL NOT INCREASE RUNOFF FROM THE SITE NOR WILL IT CHANGE EXISTING DRAINAGE PATTERNS. THE SITE WILL DISCHARGE TO ALUMNI DRIVE.

### SO-19 NOTES

- PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY  
(NOTICE TO CONTRACTOR  
(SPECIAL ORDER 19 ~ "SO-19")
- BUILD SIDEWALK CULVERT PER COA STD DWG 2236
  - CONTACT STORM MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
  - AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
  - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
  - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" (OR (505) 260-1990) FOR THE LOCATION OF EXISTING UTILITIES.
  - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
  - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
  - MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
  - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT STORM MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

Excess Precipitation E (in)				
Zone 2	100-Year	10-Year		
Ea	0.62	0.15		
Eb	0.80	0.30		
Ec	1.03	0.48		
Ed	2.33	1.51		

Peak Discharge (cfs/acre)				
Zone 2	100-Year	10-Year		
Qa	1.71	0.41		
Qb	2.36	0.95		
Qc	3.05	1.59		
Qd	4.34	2.71		

GRAPHIC SCALE IN FEET

1" = 20' @ 24X36

LEGEND

- PROPOSED PROPERTY LINE
- ROW OF DEDICATION
- ADJACENT PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED VALLEY
- PROPOSED RIDGE
- EXISTING STORM SEWER
- PROPOSED WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED RETAINING WALL
- PROPOSED FLOW ARROW WITH SLOPE
- PROPOSED SPOT ELEVATION
- PROPOSED STORM INLET
- TOP OF CURB
- TOP OF PAVEMENT
- TOP OF SLAB (DUMPSTER PAD)
- MATCH EXISTING ELEVATION
- MATCH EXISTING SURVEYED ELEVATION
- TOP OF GRATE
- TOP OF WALL
- BOTTOM OF WALL
- BOTTOM OF CURB (TURN DOWN)
- ADA PATH
- PROPOSED GREASE TRAP

5065.00

TC

TP

TS

ME

EX

TG

TW

BW

BC

ADA

### GRADING NOTES

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND THE CITY/HA STANDARDS AND SPECIFICATIONS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENTS TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE, IF NECESSARY, UPON PRIOR APPROVAL OF ENGINEER. PAVING INSTALLED SHALL "FLUSH" UP AT ANY JUNCTURE WITH EXISTING PAVING. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST NOT BE RESPONSIBLE FOR REQUESTING EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOTPRINT DIMENSIONS.
- CONTRACTOR SHALL REFER TO FINAL GEOTECH REPORT FOR BUILDING SUBGRADE AND SITE PREPARATION REQUIREMENTS.
- CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
- ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE. TO GET TOP OF CURB ELEVATIONS ADD 6" TO THE ELEVATION SHOWN.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
- ANY PROPOSED CONTOURS SHOWN ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
- REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS.
- ALL FILL TO BE PLACED SHALL BE IN ACCORDANCE WITH THE CURRENT APPLICABLE GEOTECHNICAL REPORT RECOMMENDATIONS.

### BENCHMARKS

BM 1 - A.G.R.S. MONUMENT "24, 116" STANDARD C.O.A. METALLIC DISC  
NEW MEXICO STATE PLAN COORDINATES (CENTRAL ZONE-N.A.D. 1983)  
N = 1,476,869.02 AND E = 1,529,133.22  
ELEV. = 5191.306

CP 1 - SET CP - NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"  
N = 1,476,978.77 AND E = 1,525,820.52  
ELEV. = 5073.28

**CAUTION!!**

CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Restaurant Support Office  
6800 Bishop Road, Plano, TX 75024  
Tele: 972-765-3100 Fax: 972-69-3101

Store:

**Gibson & Alumni**  
**Albuquerque, NM**  
**Restaurant #RC972**  
**P6-V-AV**

1101 CENTRAL EXPRESSWAY S  
SUITE 100  
ALLEN, TX 75013  
CONTACT: JOHN MELENDEZ  
PHONE: 469.301.2026  
EMAIL: JMELENDEZ@PMDCINC.COM

KEN MCCracken, ARCHITECT

Prototype : P6-V-AV-2022-1.0 RELEASE

Prototype Issue Date: 09.22.2022

Kitchen Issue Date: --

Design Bulletin Updates: --

Date Issued: Bulletin Number: --

REVISIONS:

09/12/2022	SOLID WASTE REVIEW
11/30/2022	UNM SUBMITTAL
04/07/2023	FOR PERMIT

Sheet Title:

**GRADING AND DRAINAGE PLAN**

Date: 07/08/2023

Project Number: KH #069313462

Drawn By: JCG/LHD

Sheet Number:

**C6.0**



