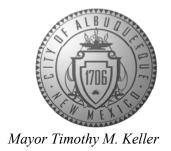
CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



February 16, 2023

Lauren Nuffer, P.E. Kimley-Horn 13455 Noel Road, Two Galleria Office Tower, Suite 700 Dallas, TX 75240

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: 2/6/2023 Hydrology File: L15D051A

Dear Ms. Nuffer,

Based upon the information provided in your submittal received 2/8/2023, the Grading & Drainage Plan is approved for Building 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.

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 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.

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 (Doug Hughes, PE, 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.

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

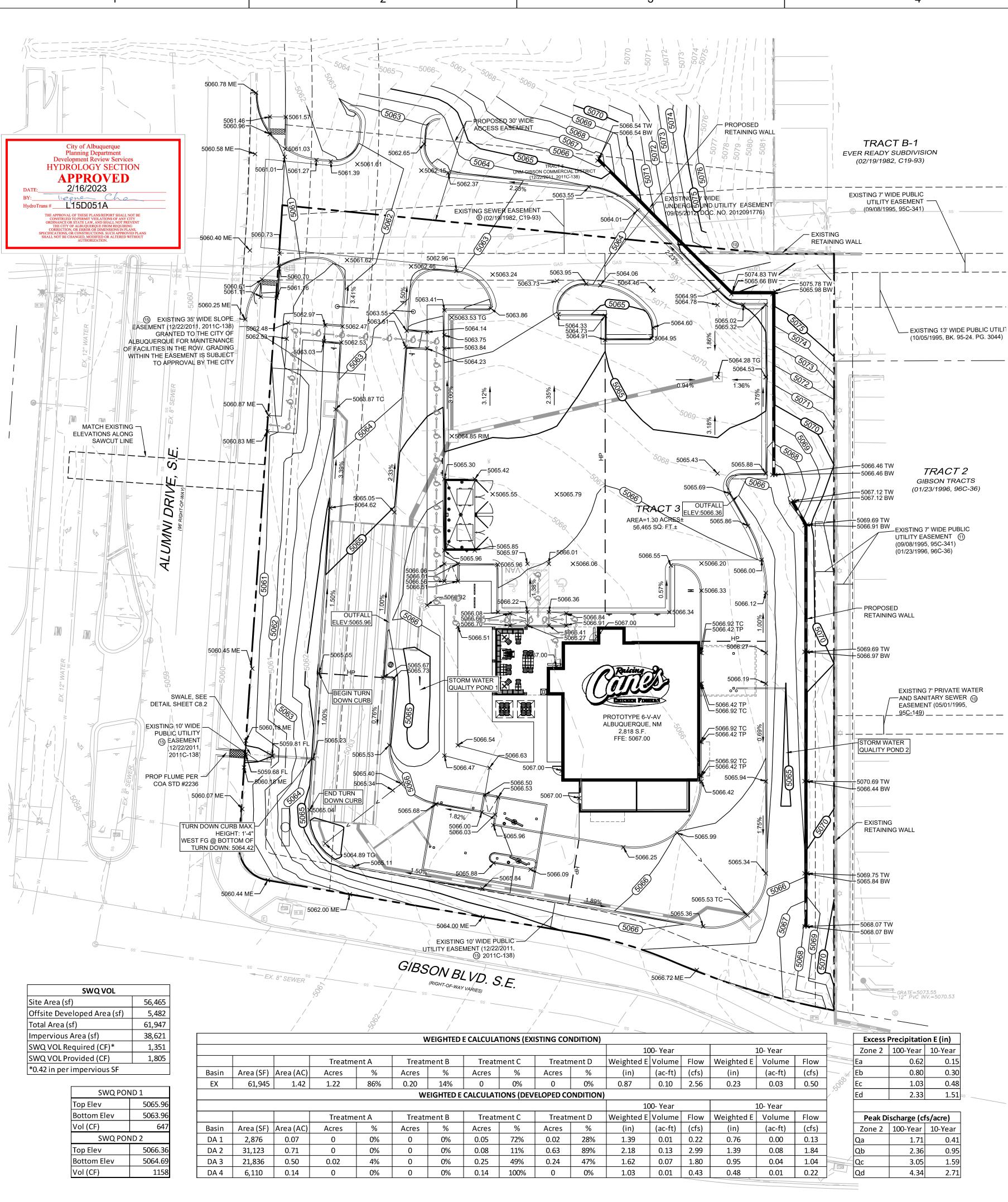
Project Title: Raising Cane's #972	Building Permit #TBDHydrology File #_TBD
DRB#_ TBD	EPC# N/A
Legal Description: Tract 3, UNM Gibson Comme	ercial District City Address OR Parcel ABQ213745
2011C-138	UPC- 10150561980373090
Applicant/Agent: Kimley-Horn & Modulus A	Architects Contact: Lauren Nuffer, P.E./ Regina Okoye
Address: 100 Sun Avenue NE, Suite 600	Phone: 214-387-3847
Email: lauren.nuffer@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 7502	Phone: 214-478-5414
Email: lauren@jghconsultants.com	
RE-SUBMITTAL: X YES NO	lots)RESIDENCEDRB SITE X ADMIN SITE:
DEPARTMENT: TRANSPORTATION Check all that apply:	JN^_ HYDROLOGY/DRAINAGE
TYPE OF SUBMITTAL:	TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
ENGINEER/ARCHITECT CERTIFICATION	X_BUILDING PERMIT APPROVAL
PAD CERTIFICATION	CERTIFICATE OF OCCUPANCY
CONCEPTUAL G&D PLAN	CONCEPTUAL TCL DRB APPROVAL
X GRADING PLAN	PRELIMINARY PLAT APPROVAL
X DRAINAGE REPORT	SITE PLAN FOR SUB'D APPROVAL
DRAINAGE MASTER PLAN	SITE PLAN FOR BLDG PERMIT APPROVAL
FLOOD PLAN DEVELOPMENT PERMIT A	
ELEVATION CERTIFICATE	SIA/RELEASE OF FINANCIAL GUARANTEE
CLOMR/LOMR	FOUNDATION PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE	X GRADING PERMIT APPROVAL SO-19 APPROVAL
TRAFFIC CIRCULATION LAYOUT FOR D	
APPROVAL	GRADING PAD CERTIFICATION
TRAFFIC IMPACT STUDY (TIS)	WORK ORDER APPROVAL
STREET LIGHT LAYOUT	CLOMR/LOMR
OTHER (SPECIFY)	FLOOD PLAN DEVELOPMENT PERMIT
PRE-DESIGN MEETING?	OTHER (SPECIFY)
DATE SUBMITTED: 02/06/2023	

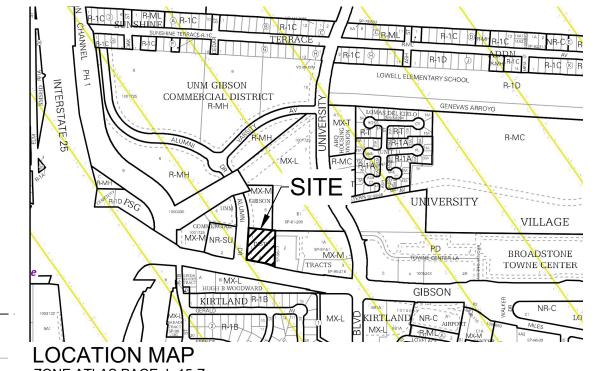
LEGAL DESCRIPTION

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.







PER MAP NUMBER 35001C0342G FOR BERNALILLO COUNTY, NM AND INCORPORATED AREAS DATED SEPTEMBER 26,

INTRODUCTION AND PROJECT DESCRIPTION:

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.

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

EXISTING CONDITIONS:

2008, THE SITE IS IN ZONE X.

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 EXISITNG CONDITIONS. THERE IS A SMALL AMOUNT OF OFF-SITE RUN-ON 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 OCCURING 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 IN)* 38,621 SF= 1,351 CF. 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.

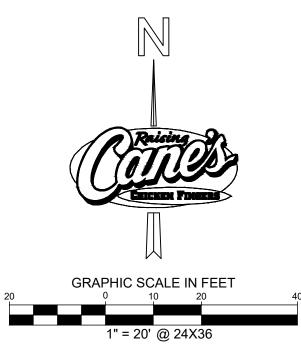
SO-19 NOTES

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR (SPECIAL ORDER 19 ~ "SO-19")

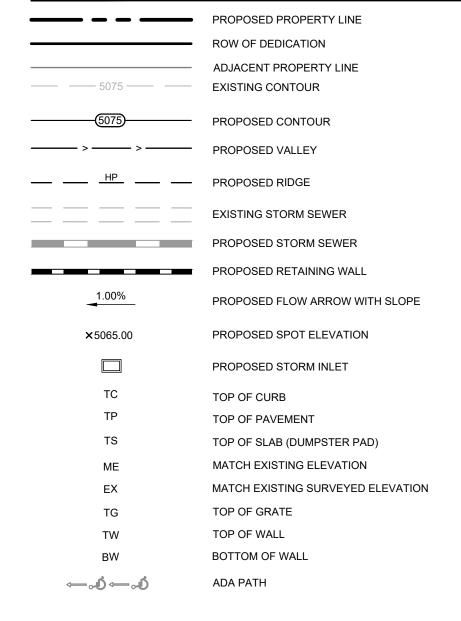
1. BUILD SIDEWALK CULVERT PER COA STD DWG 2236.

PROPERTY BEING SERVED.

- 2. CONTACT STORM MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO 3. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY
- RIGHT-OF-WAY. 4. 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. 5. 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
- 6. 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.
- 7. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE. 8. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE
- 9. WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS. 10. 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.







GRADING NOTES

- 1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND THE
- CITY/AHJ 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. 3. 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 OUT" AT ANY JUNCTURE WITH EXISTING PAVING. 4. 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 CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST 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. 7. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR
- ALL NATURAL AND PAVED AREAS. 8. 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.
- 9. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOTPRINT DIMENSIONS. 10. CONTRACTOR SHALL REFER TO FINAL GEOTECH REPORT FOR BUILDING
- SUBGRADE AND SITE PREPARATION REQUIREMENTS. 11. CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS
- NECESSARY TO MATCH FINISHED GRADE. 12. ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE. TO GET
- TOP OF CURB ELEVATIONS ADD 6" TO THE ELEVATION SHOWN. 13. 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
- 14. ANY PROPOSED CONTOURS SHOWN ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY
- DISCREPANCIES. 15. REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE
- INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS. 16. ALL FILL TO BE PLACED SHALL BE IN ACCORDANCE WITH THE CURRENT

APPLICABLE GEOTECHNICAL REPORT RECOMMENDATIONS.

BENCHMARKS

ELEV. = 5073.26

LOCATION

- BM 1 A.G.R.S. MONUMENT "24 L16" 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







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

Professional of Record: KEN MCCRACKEN

> Ken McCracken, Architect

Architecture • Program Management • Permitting

1101 Central Expressway South Suite 100 Allen, TX 75013 CONTACT: BARRY GUTTRIDGE (214) 227-2633 BGUTTRIDGE@PMDGINC.COM



Prototype :	P6-V-AV 2022-	-1.0 RELEASE
Prototype Issue	Prototype Issue Date: 09.22.2022	
Kitchen Issue Date:		
Design Bulletin	Design Bulletin Updates:	
Date Issued:	Bulletin Number:	

	09/12/2022	SOLID WASTE REVIEW
	11/30/2022	UNM SUBMITTAL
1		
2		
3		
4		
5		
6		
7		
8		
9		

GRADING AND DRAINAGE PLAN

02/06/2023 Project Number: KH #069313462 Drawn By: JCG/LHD

Sheet Number:

