

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 22, 2022

Ronald Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

RE: Slim Chicken
8240 Montgomery Blvd NE
Grading and Drainage Plans
Engineer's Stamp Date: 02/22/21
Hydrology File: G19D004E

Dear Mr. Bohannon:

PO Box 1293

Based upon the information provided in your submittal received 04/06/2022, the Grading & Drainage Plan **is not** approved for Building Permit and for action by the DRB on Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

NM 87103

www.cabq.gov

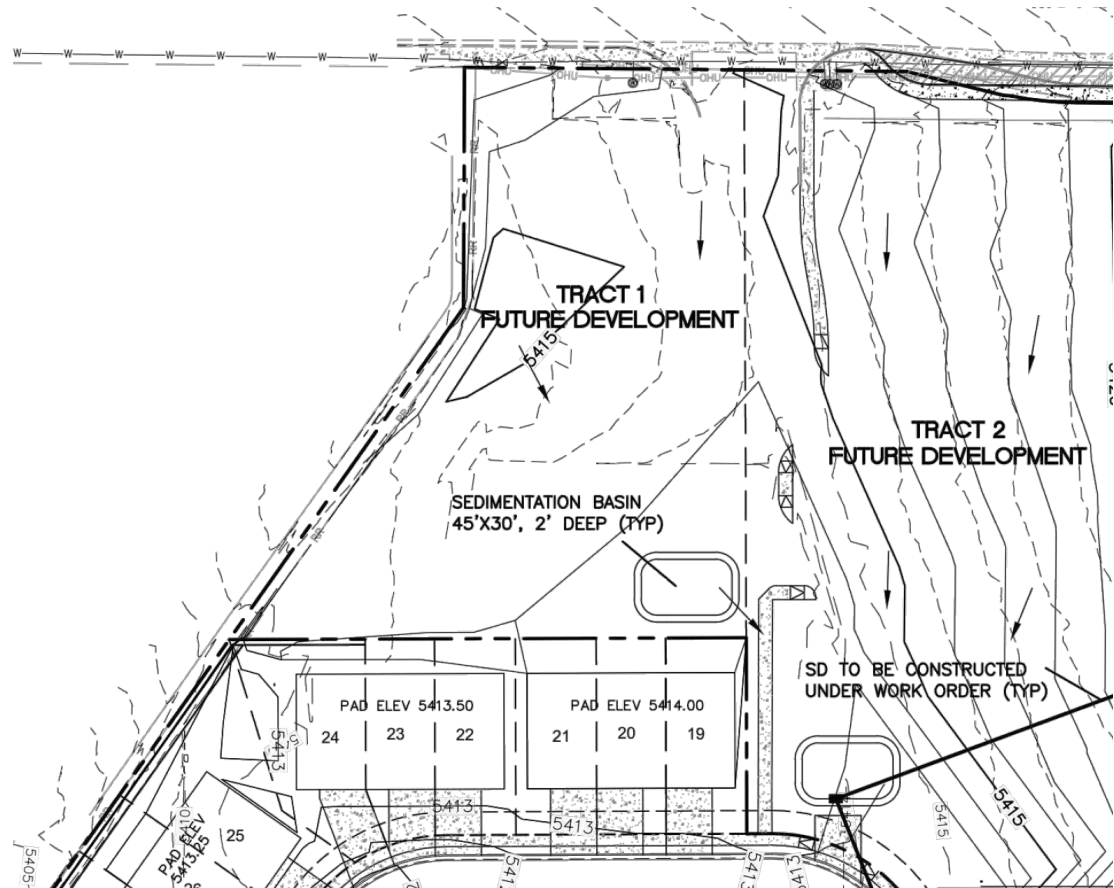
1. Please show the entire scope of the work to be done with this Permit. Below is the Approved Interim Grading & Drainage Plan for this Tract and entrance into Montgomery. Now show all the limits of the entrance. Most of this was demolished so that this site needs to build the entrance with curbs on both sides. The proposed sidewalk along the eastern part of the entrance needs to be labeled, "Sidewalk to be constructed un CPN # 568483. The existing line work within Montgomery needs to be shaded back so that the proposed work pops.

CITY OF ALBUQUERQUE

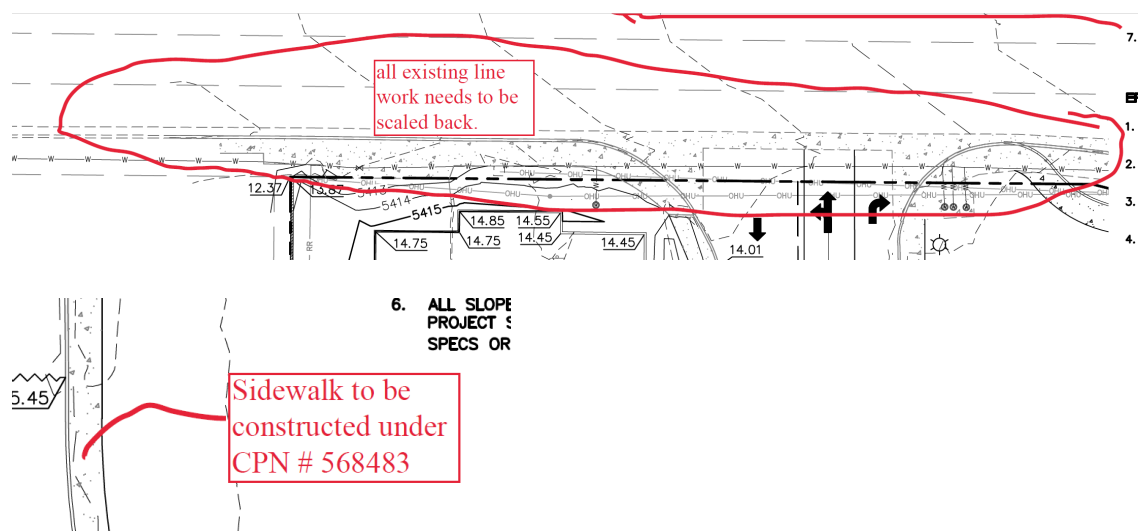
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Stamped Approved Interim Grading & Drainage



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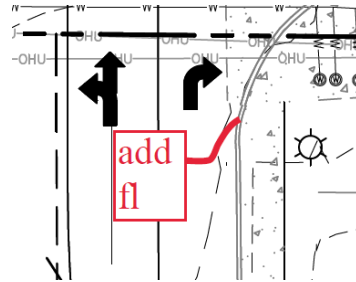
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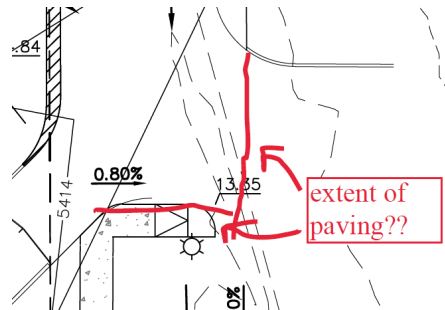


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- Please add the flowline at the curb return at the Montgomery entrance.



- Where is the extent of the paving along the southeast corner of the development?



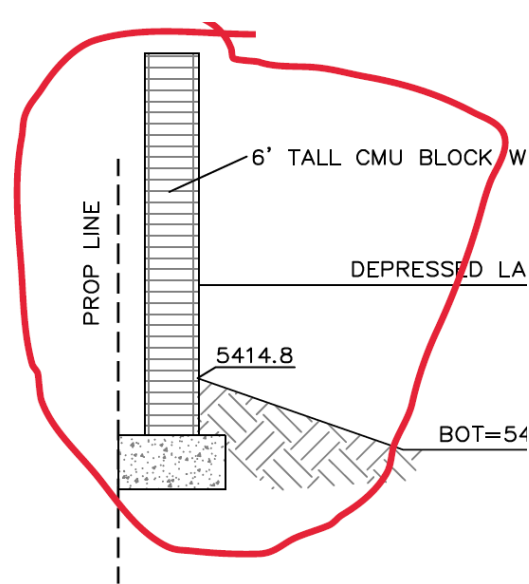
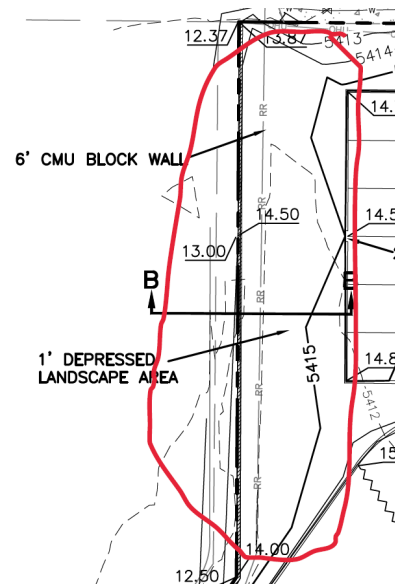
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- There is a missing CMU block wall on the plan that is shown in Section B-B.

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- Noticed that there is paving to be done on Tract B. It also appears that a majority of the drive (access road for the overall commercial) is on Tract B but should still be split between Tract A and Tract B. Please contact Transportation on this issue. Hydrology

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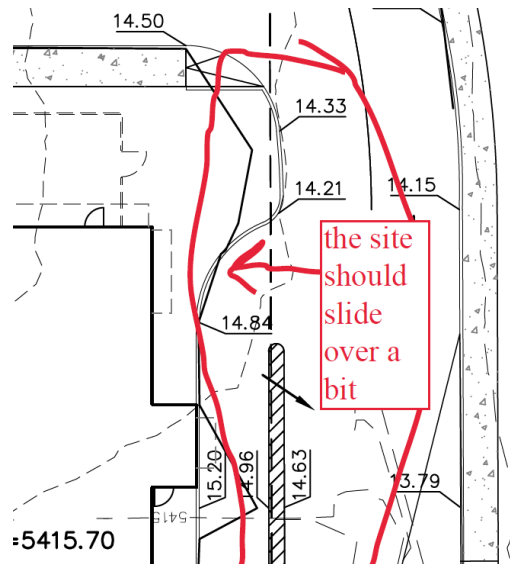
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will need written letter from the Owner of Tract B authorizing the work to be done within Tract. This letter needs to be notarized.

6. It appears that there is a lot of work on Tract B that should actually be on Tract A. This should slide over a little to make it work.



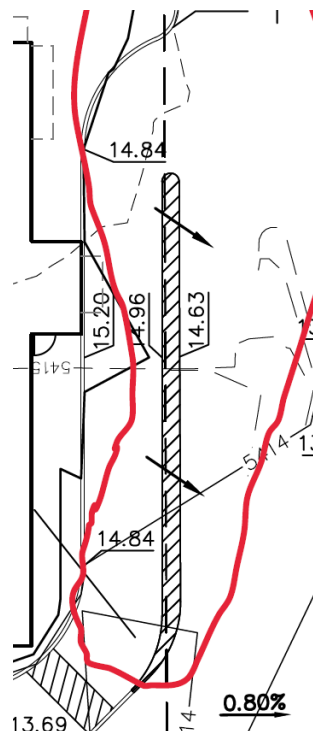
PO Box 1293

Albuquerque

7. The separation between the drive-thru and the oncoming traffic from Montgomery should be a curb and not just stripped. Please contact Transportation for approval.

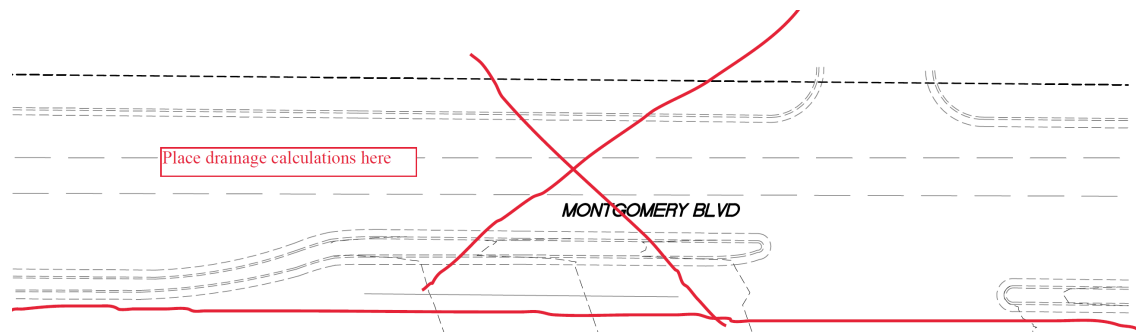
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8. Please add both the existing conditions and the proposed condition calculations on the Grading & Drainage Plan. Reference to the overall development drainage manage plan is nice but the calculations are still needed on this sheet. The majority of Montgomery Blvd is not need, so the calculations can be place there.



9. Please provide the weir calculations, per DPM Article 6-16(A), for the curb cuts. A coefficient of 2.7 is typically used for the weir equation $Q = CLH^{2/3}$.

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10. The entire Tract A needs to follow the approved overall development drainage management plan. See the wording below form that plan.

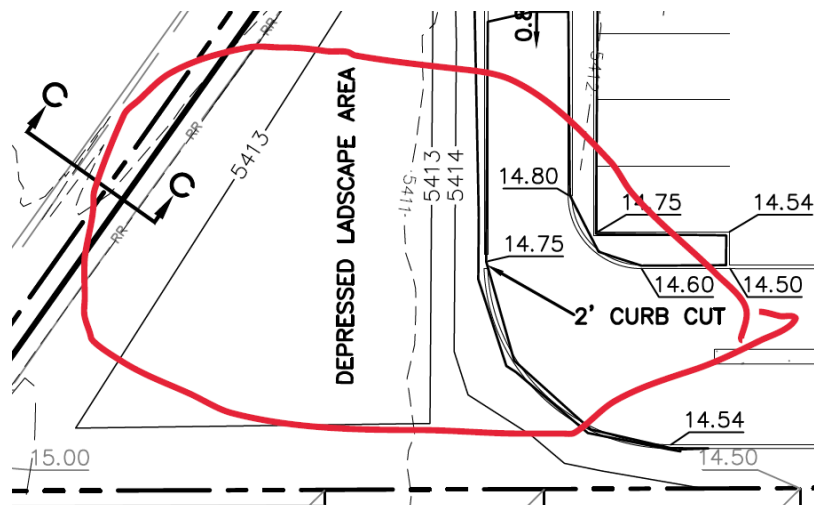
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COMMERCIAL BASIN "A" AND "B" WILL DRAIN SOUTH TO A PROPOSED DROP INLET LOCATED JUST NORTH OF WYMONT CIRCLE. THOSE FLOWS WILL BE CONVEYED THROUGH STORM SEWER TO THE WATER QUALITY POND. BASIN "C" WILL DISCHARGE TO A PROPOSED DROP INLET AT THE ENTRANCE ON MONTGOMERY AND DRAIN VIA STORM SEWER TO THE DROP INLET THAT CAPTURES BASINS "A" & "B".

NM 87103

This site currently violates this approved plan with curb cuts into depressed landscaping areas that do not drain anywhere or drains into Montgomery Blvd which is not allowed.

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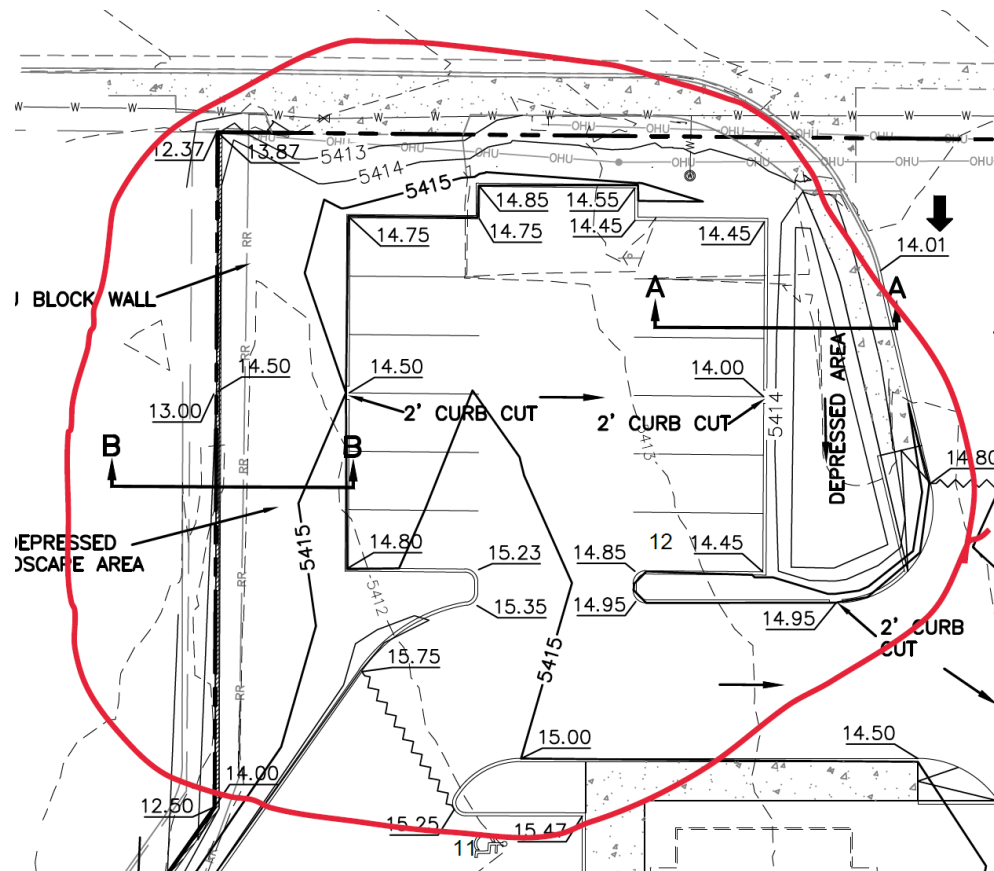


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As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 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: Slim Chickens - Albuquerque **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: TRACT 1 WYMONT SUBDIVISION

City Address: 8240 MONTGOMERY BLVD NE

Applicant: Tierra West LLC **Contact:** Jon Niski

Address: 5571 MIDWAY PARK PLACE NE, ALBUQUERQUE, NM 87109

Phone#: (505) 858-3100 **Fax#:** _____ **E-mail:** JNISKI@TIERRAWESTLLC.COM

Other Contact: AMREP Southwest Inc. **Contact:** Jarrold Likar

Address: _____

Phone#: (505) 896-9037 **Fax#:** _____ **E-mail:** jarrold@aswinc.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:

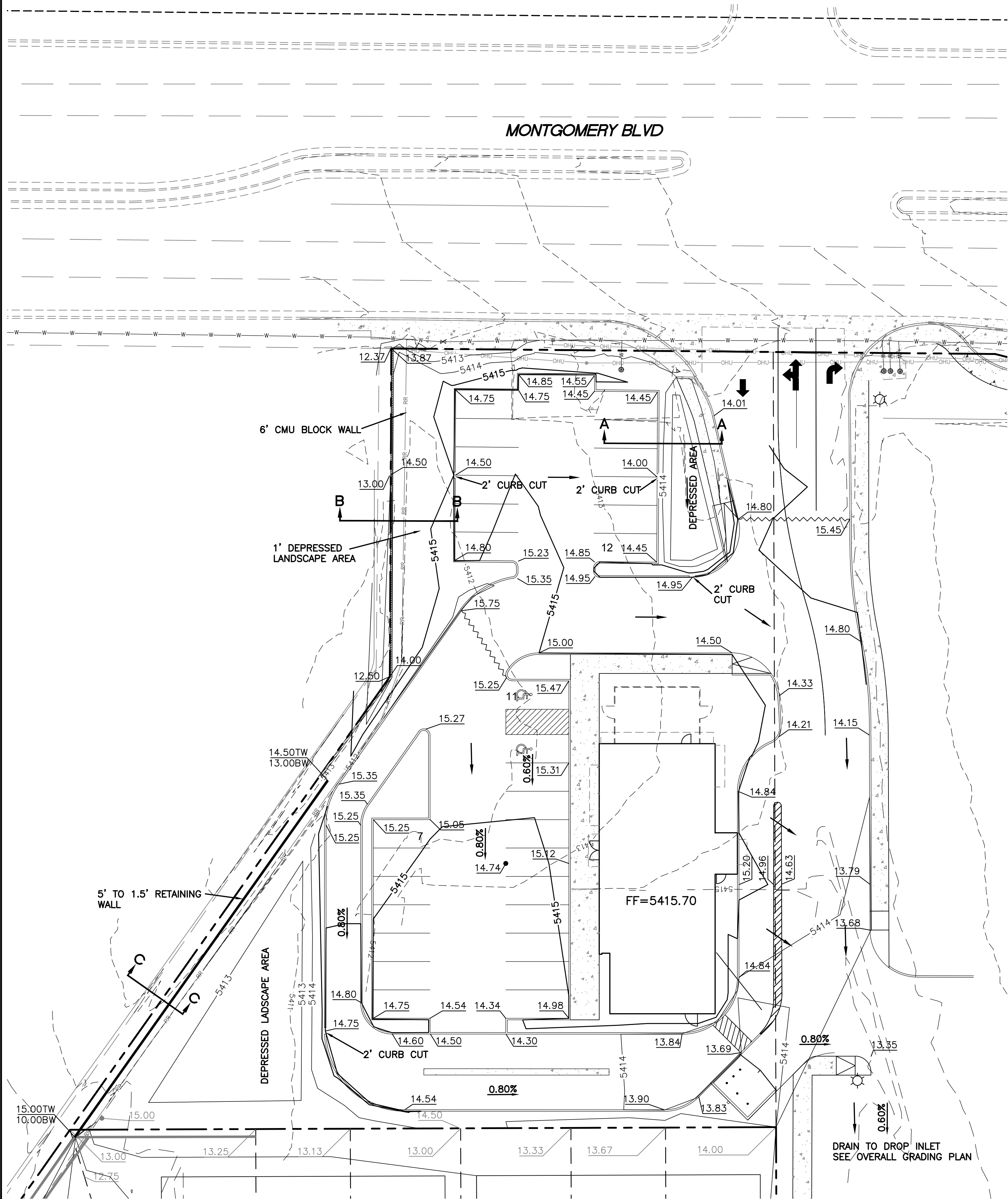
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☒ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 04.06.2022 **By:** Jon Niski

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

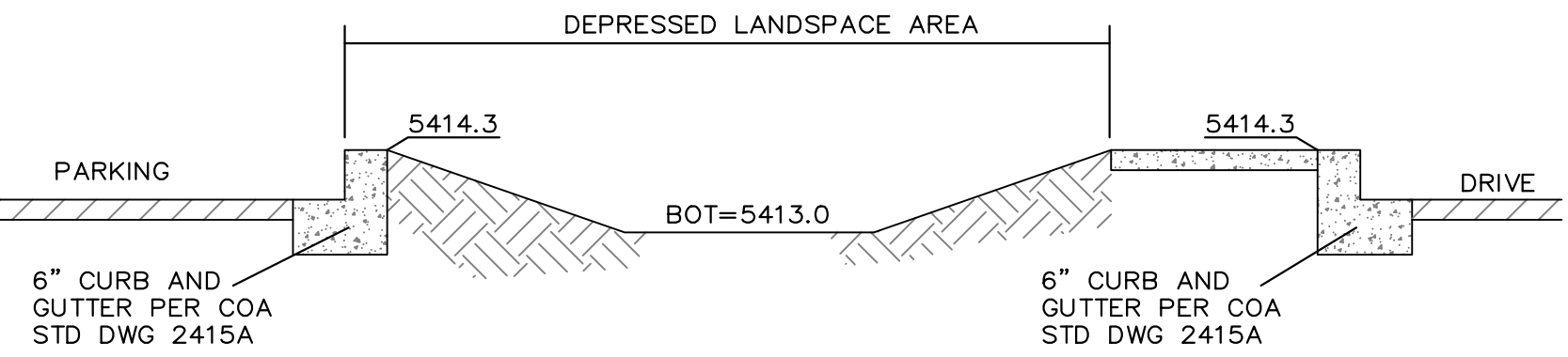


- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 785-1234, FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

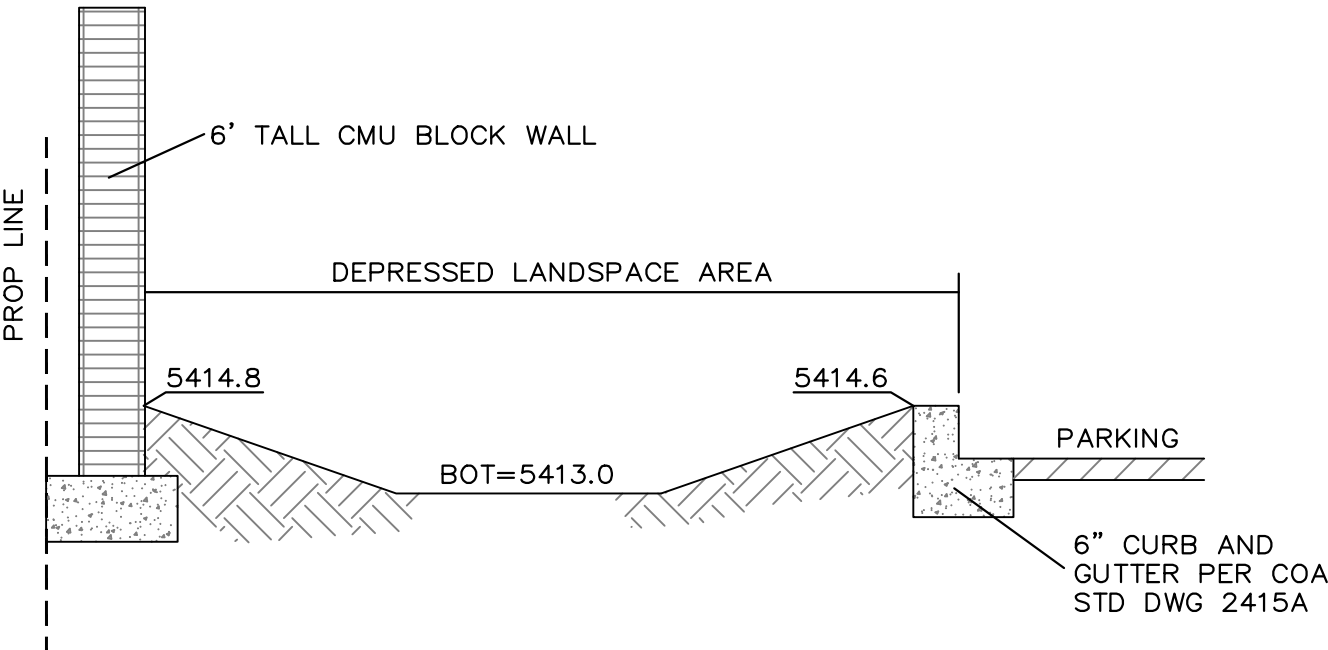
- EROSION CONTROL NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
 6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR $\frac{3}{4}$ " GRAVEL.

- LEGEND**
- CURB & GUTTER
 - - - BOUNDARY LINE
 - - - EASEMENT
 - - - CENTERLINE
 - - - RIGHT-OF-WAY
 - BUILDING
 - PROPOSED SIDEWALK
 - EXISTING CURB & GUTTER
 - WATER BLOCK
 - LANDSCAPING
 - EXISTING INDEX CONTOUR
 - EXISTING CONTOUR
 - PROPOSED INDEX CONTOUR
 - PROPOSED CONTOUR
 - RETAINING WALL
 - SCREEN WALL WALL

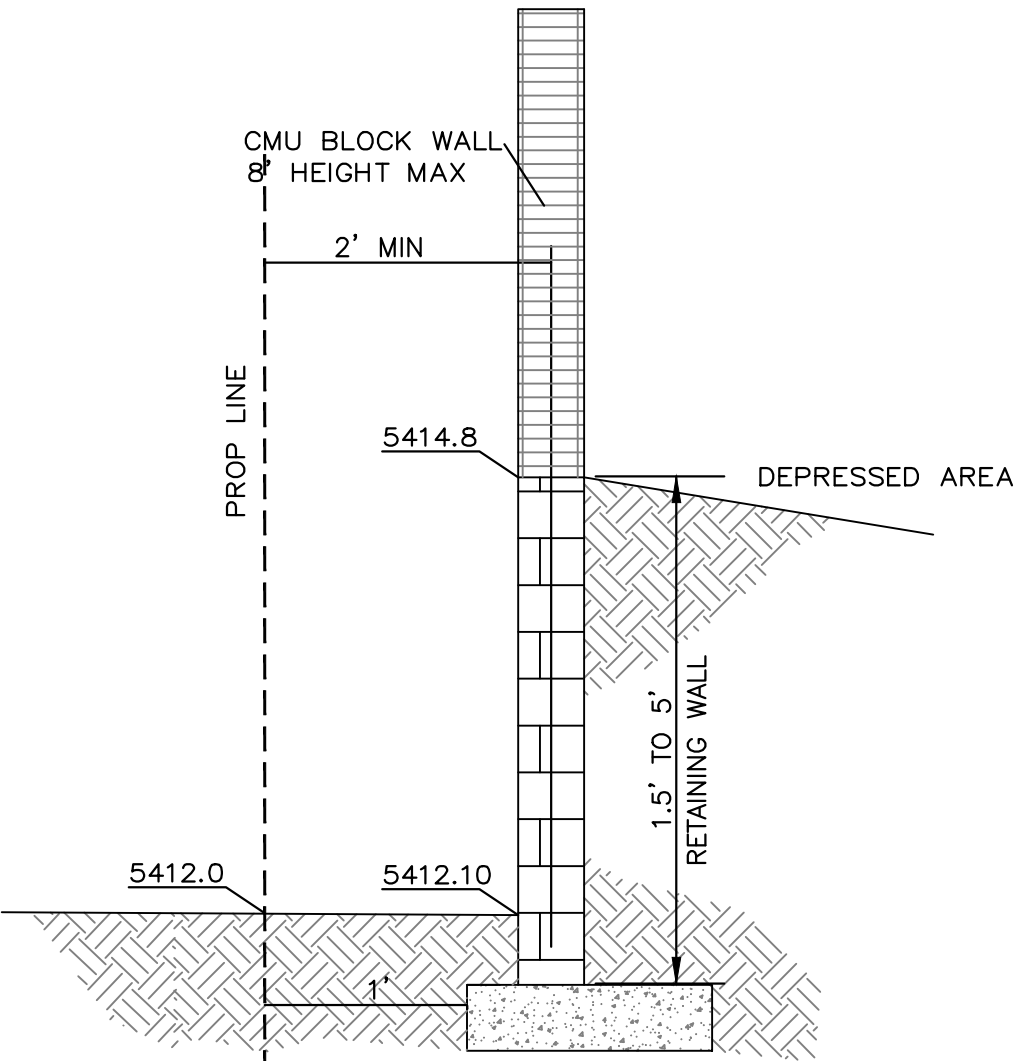
NOTE
ALL ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED
ADD 5400 TO ALL SPOT ELEVATIONS



SECTION A-A



SECTION B-B

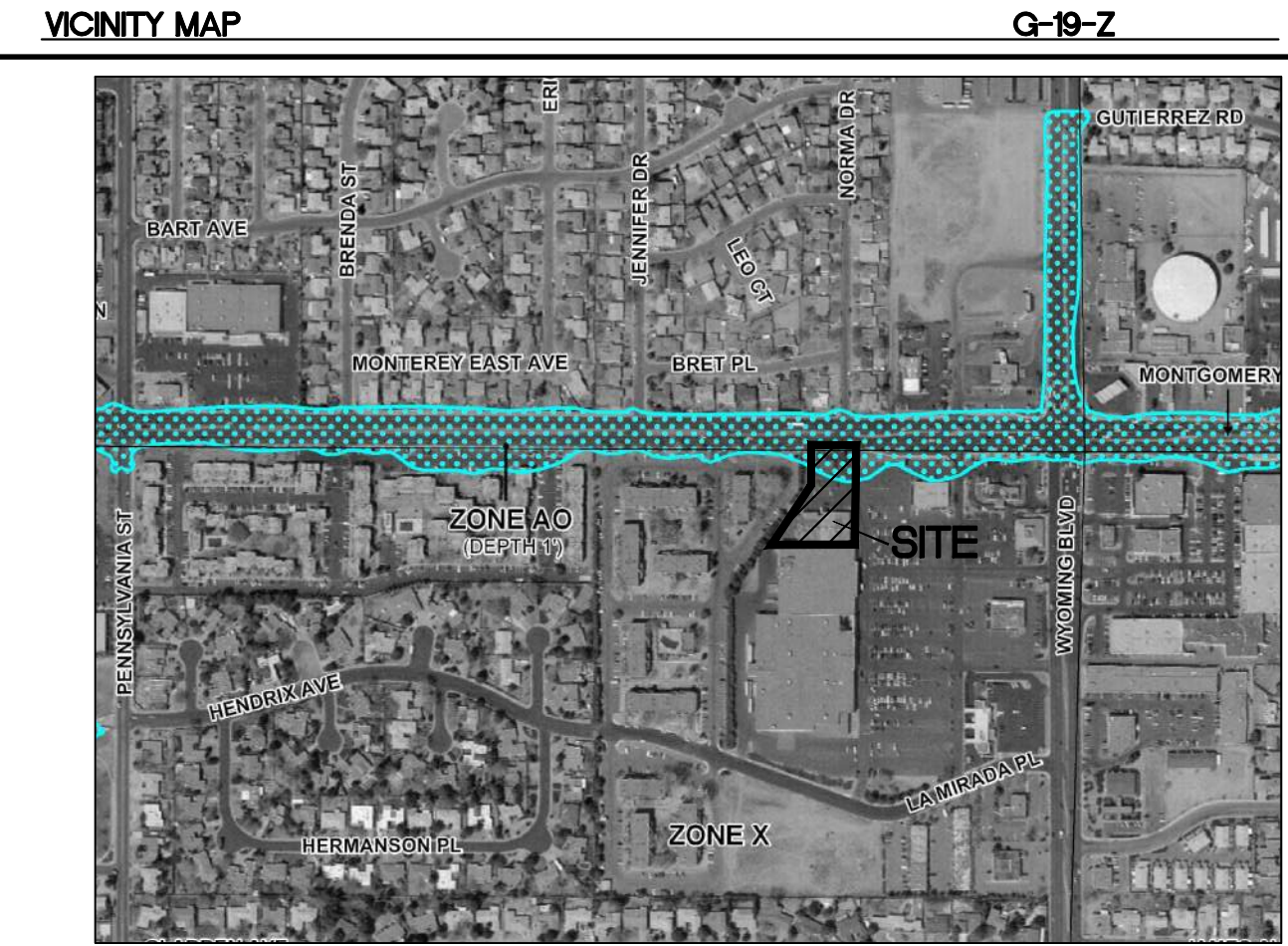
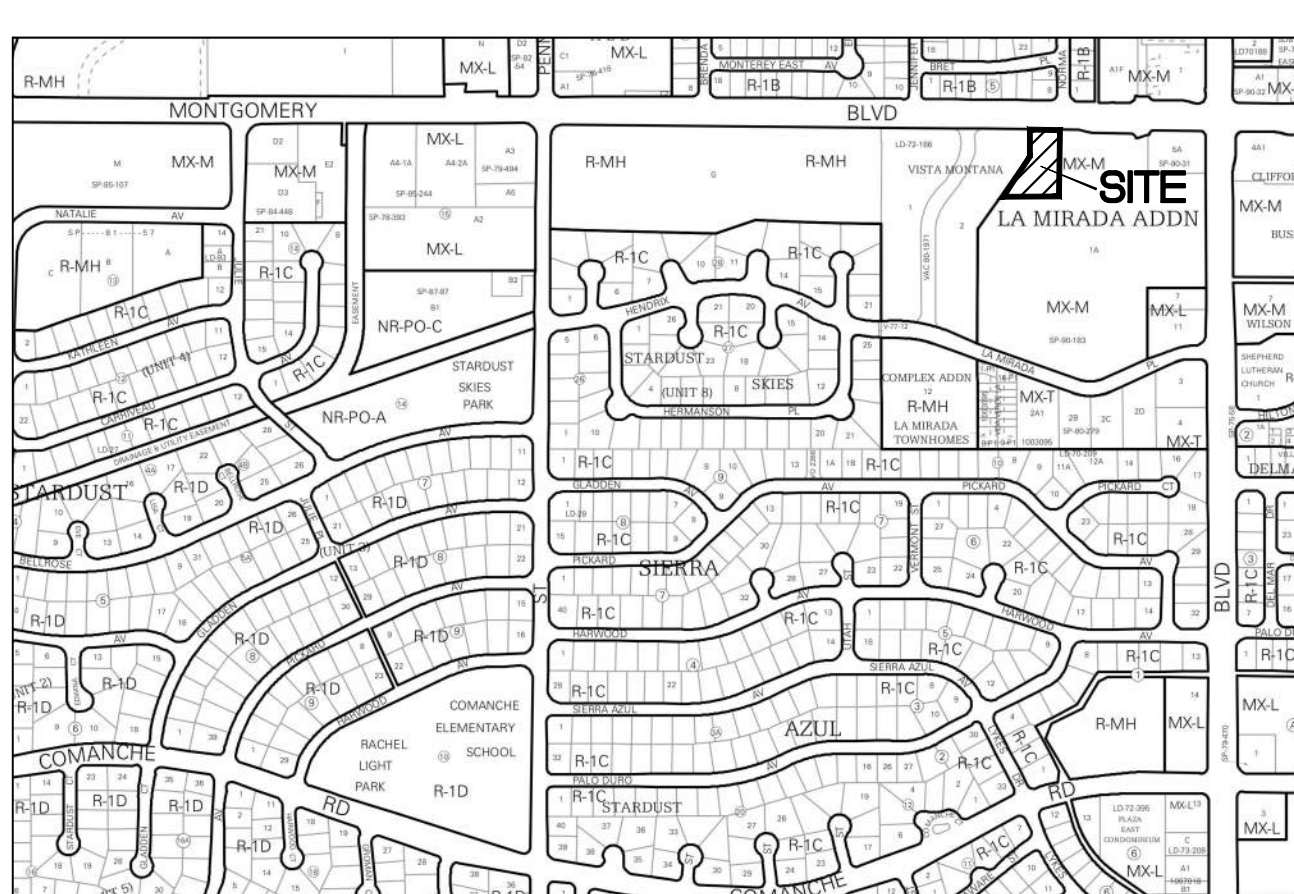


SECTION C-C

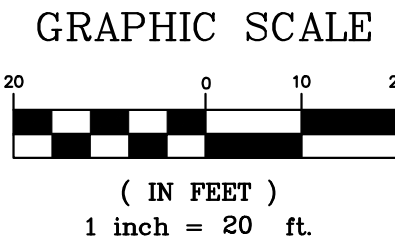
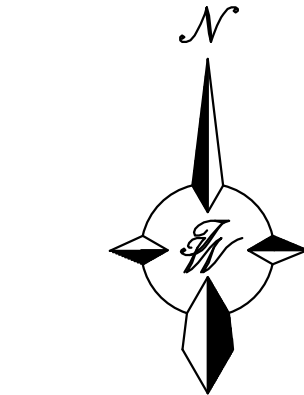
EXISTING DRAINAGE:
THIS SITE IS CURRENTLY VACANT SHOPPING CENTER AND IS LOCATED ON THE SOUTHWEST CORNER OF WYOMING BOULEVARD AND MONTGOMERY BOULEVARD. THE SITE IS BOUNDED BY ROADS ON THE NORTH, SOUTH AND EAST SIDE AND A MULTIFAMILY DEVELOPMENT ON THE WEST SIDE AND CONTAINS APPROXIMATELY 15.69 ACRES. THE SITE DRAINS FROM EAST TO WEST WITH MOST OF IT DRAINING ONTO AN EXISTING DETENTION POND. THE REMAINDER OF THE SITE DRAINS INTO AN EXISTING DROP INLET LOCATED AT THE SOUTHWEST ENTRANCE. ACCORDING TO AN APPROVED GRADING AND DRAINAGE PLAN (G-19/D4) COMPLETED BY JEFF MORTENSEN AND ASSOCIATES THE EXISTING POND MAY BE ELIMINATED AND ALL FLOW DISCHARGED TO THE EXISTING STORM SEWER IN HENDRIX AVENUE. THOSE IMPROVEMENTS WERE NEVER COMPLETED AND THE POND HAS REMAINED IN PLACE. BASED ON THE REVISED DRAINAGE VALUES IN THE CURRENT DPM THE TOTAL FLOW DISCHARGED FROM THIS SITE IS 68.15 CFS. THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN AS SHOWN ON THE FIRM MAP. THERE ARE NOT OFFSITE FLOWS THAT ENTER THE SITE.



PROPOSED DRAINAGE:
THE SITE IS TRACT ONE OF THE WYMONT COMMERCIAL CENTER AND WILL DRAIN IN ACCORDANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN. THERE ARE THREE DEPRESSED LANDSCAPED AREAS LOCATED ON THIS PARCEL PROMOTING PASSIVE WATER HARVESTING. THESE AREAS WILL BE ALLOWED TO OVERFLOW INTO THE DRIVE AISLES. THIS PARCEL IS CONTAINED WITHIN DRAINAGE BASIN "A" OF THE APPROVED MASTER DRAINAGE PLAN AND WILL DRAIN TO THE SOUTHEAST TO A DROP INLET LOCATED JUST NORTH OF THE RESIDENTIAL NEIGHBORHOOD. FROM THERE THE WATER WILL BE CONVEYED VIA PRIVATE STORM SEWER TO THE EXISTING DETENTION POND LOCATED IN THE SOUTHEAST CORNER OF THE RESIDENTIAL NEIGHBORHOOD. THIS POND ALSO RETAINS THE WATER QUALITY VOLUME FOR THIS PARCEL.

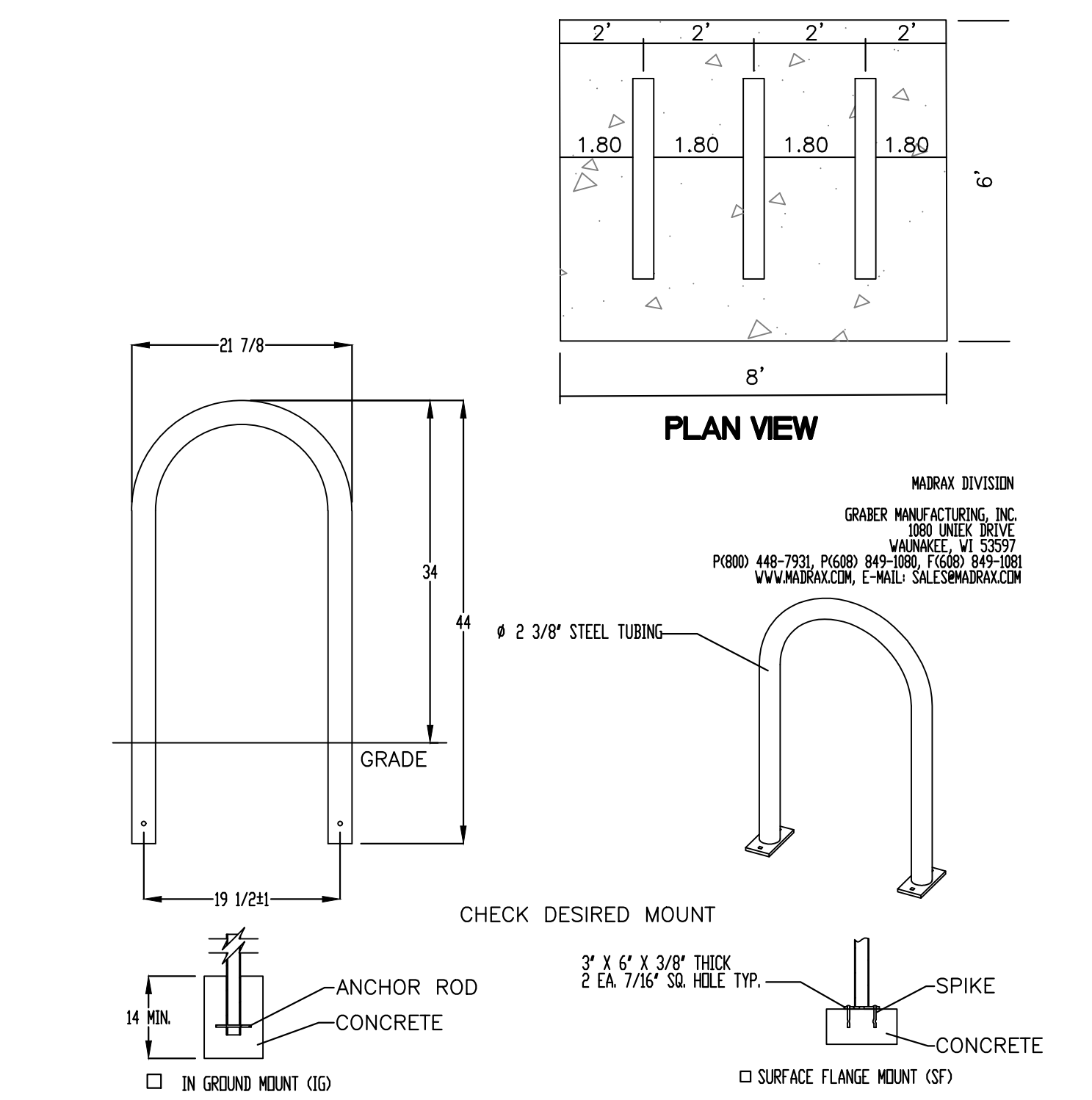
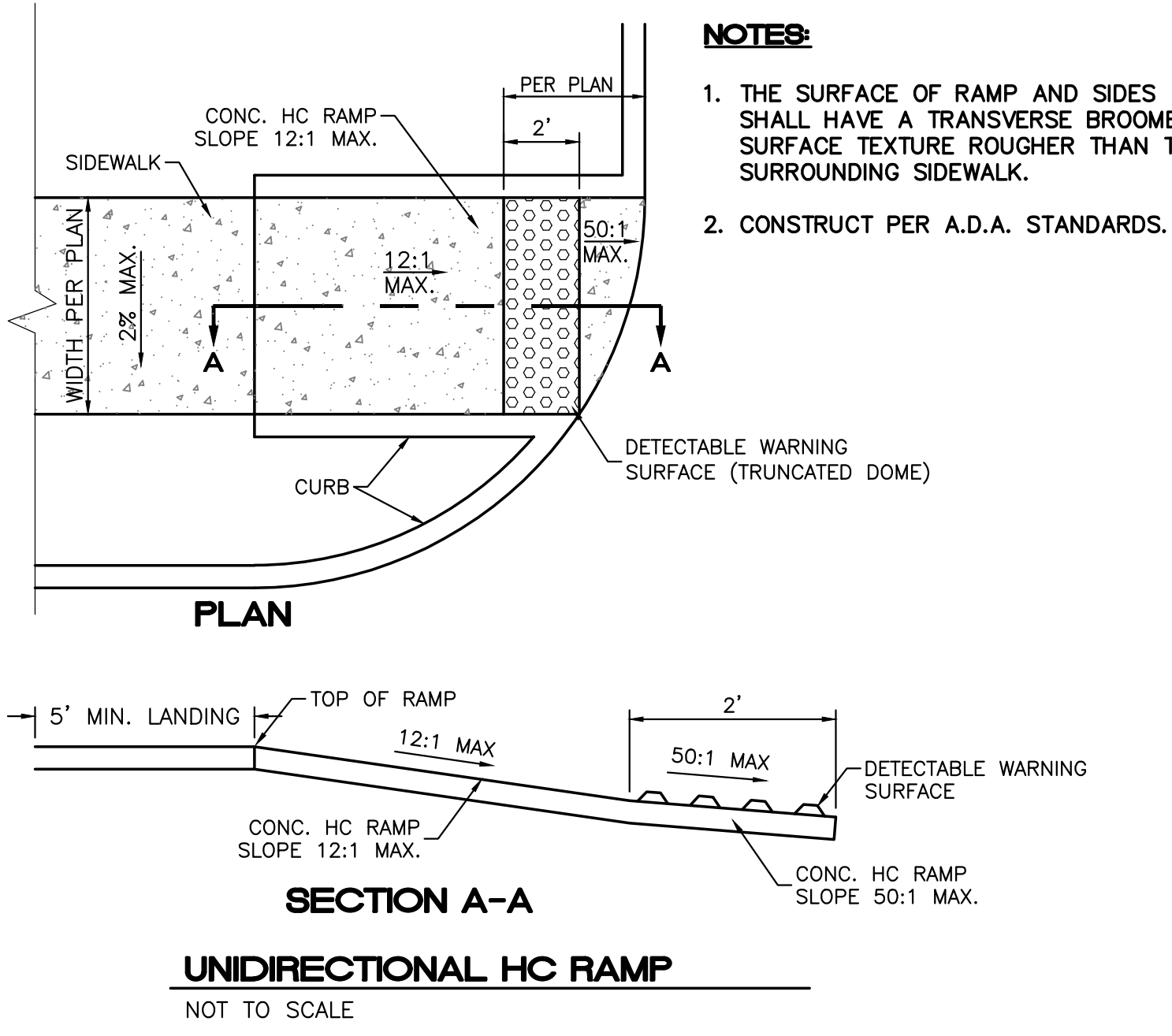
CAUTION
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



35001C0143G



ENGINEER'S SEAL	SLIM CHICKEN 8240 MONTGOMERY BLVD NE	DRAWN BY pm
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER  2-22-22		DATE 24-24-22
RONALD R. BOHANNAN P.E. #7868	GRADING AND DRAINAGE PLAN	DRAWING 2021089-GR
	 <i>TIERRA WEST, LLC</i> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # GR-1
		JOB # 2021089

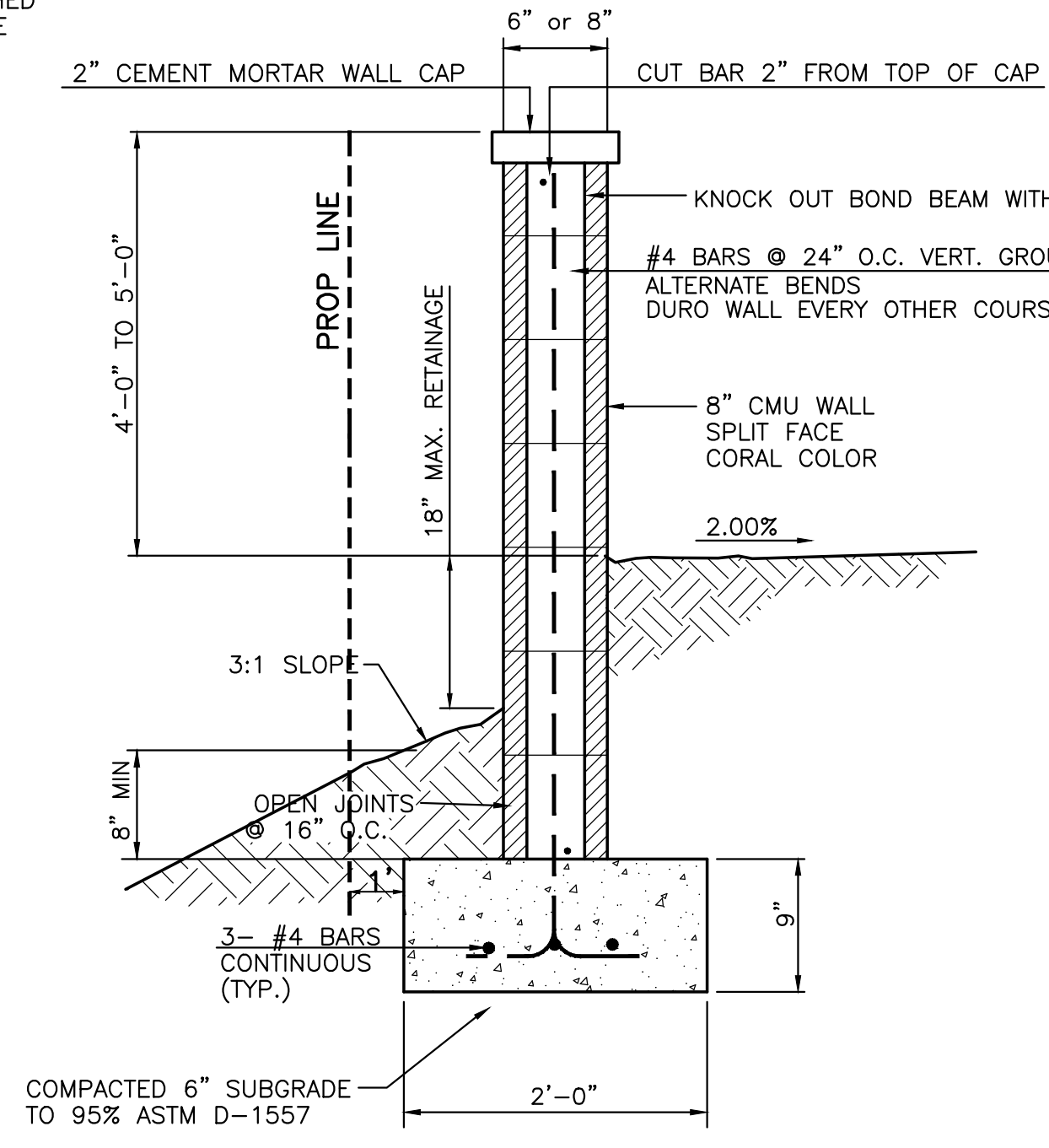
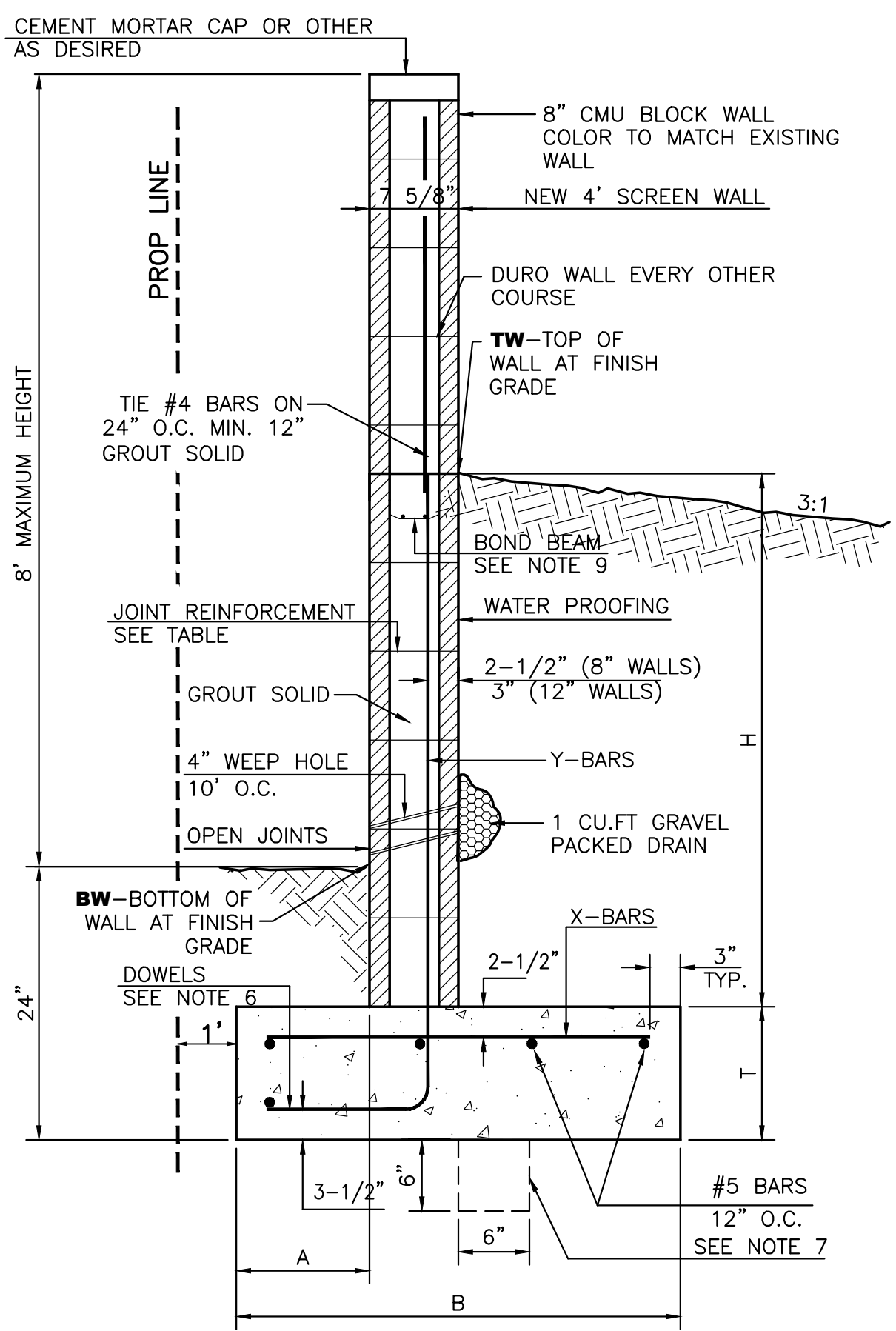
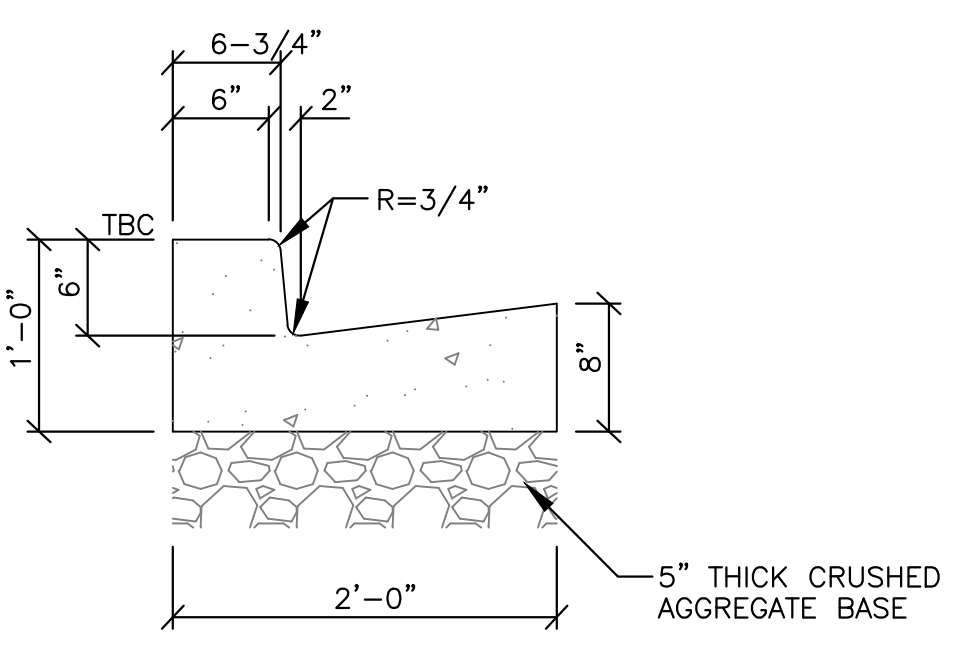
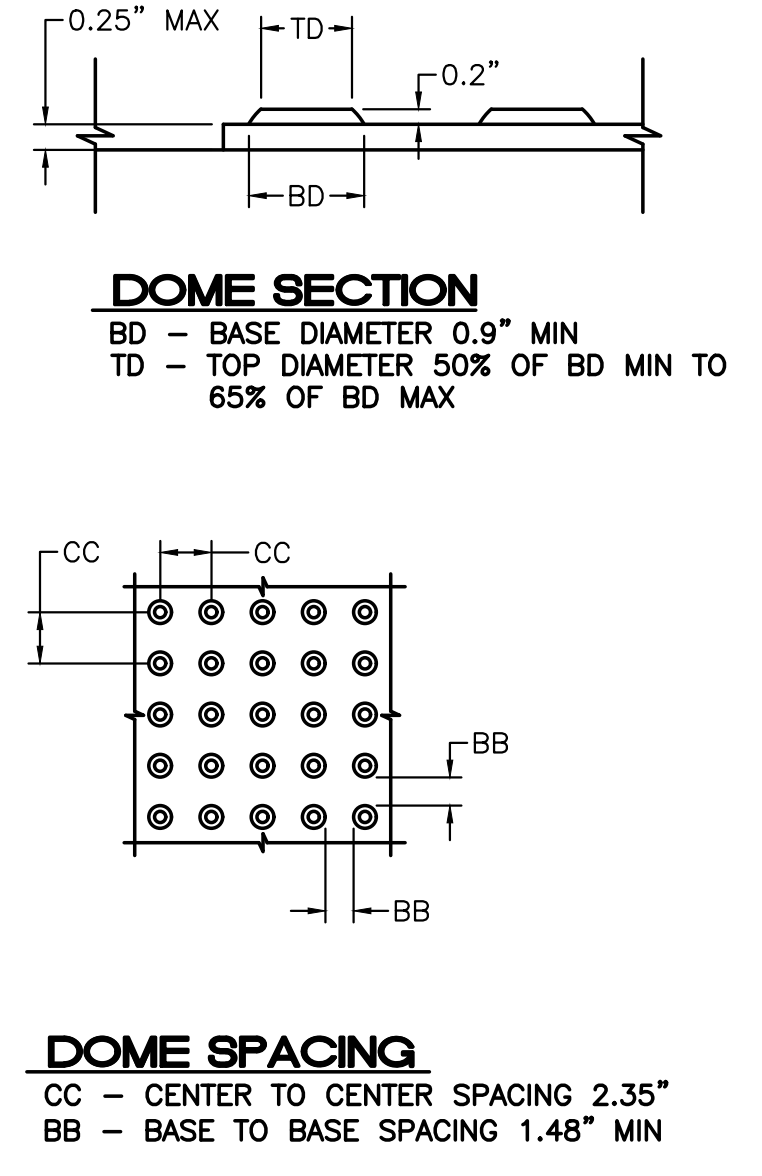


NOTES:

1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
4. BIKE RACK SHALL HAVE A 1-FOOT CLEAR ZONE ALL AROUND.
5. EACH BIKE RACK SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.

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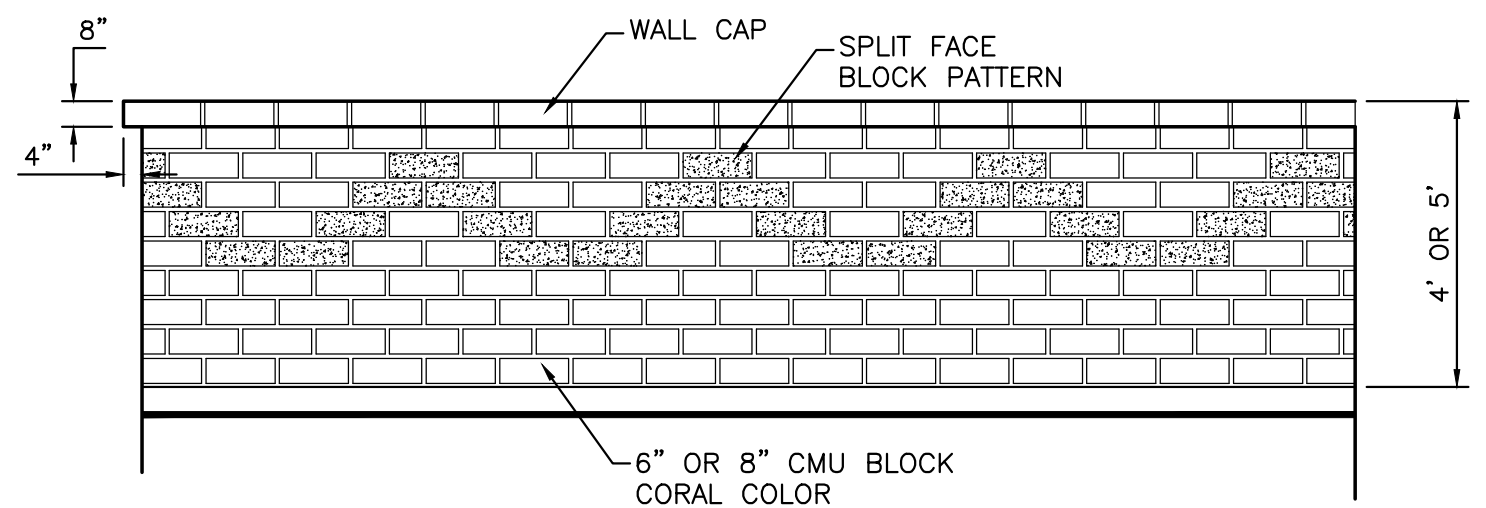
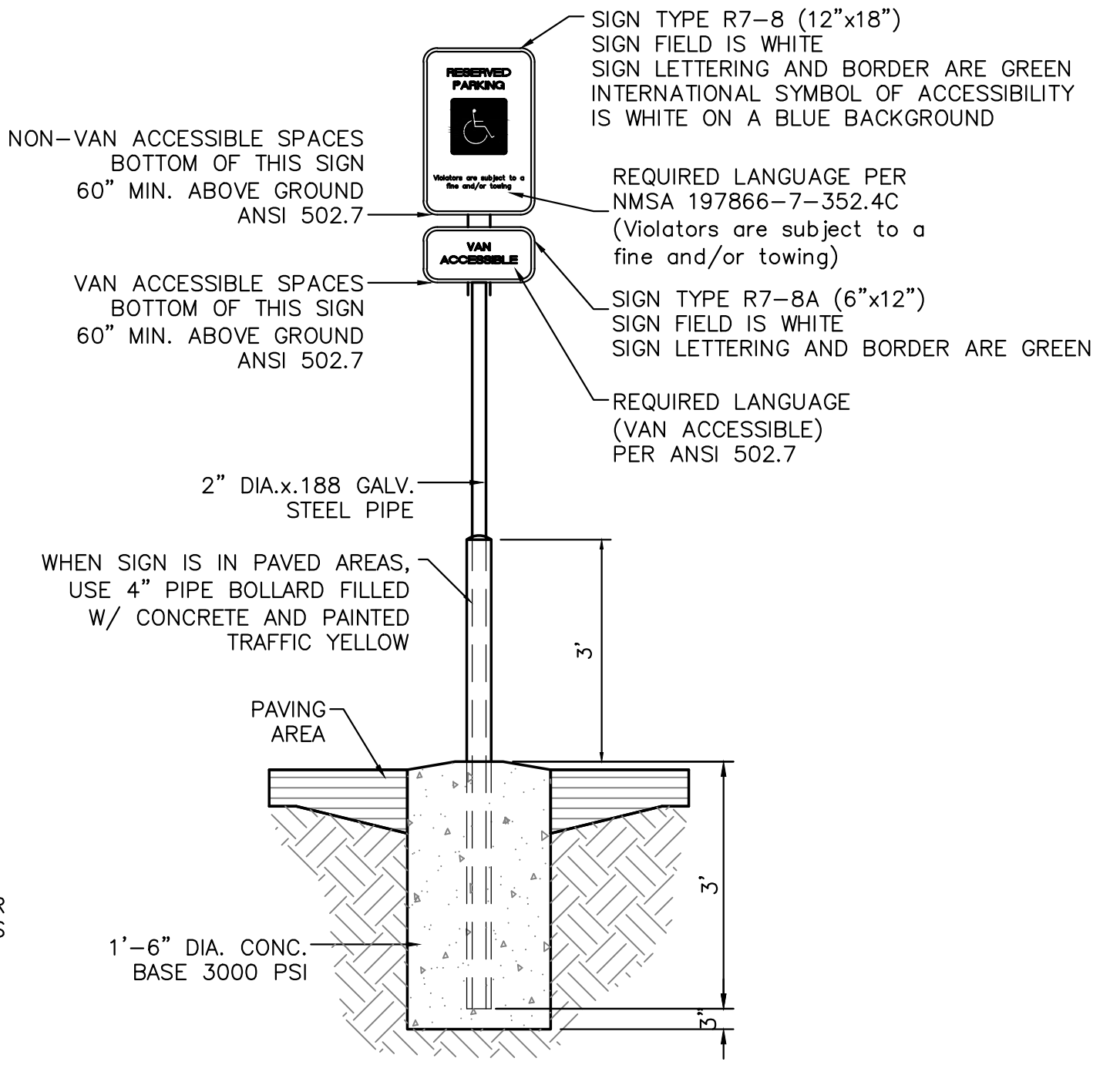
8 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
2'-0"	8"	2'-0"	9"	#4 @32" O.C.	
2'-8"	8"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
3'-4"	8"	2'-4"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-0"	10"	2'-8"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-8"	12"	3'-4"	10"	#5 @32" O.C.	#4 @18" O.C.
5'-4"	14"	3'-10"	10"	#6 @16" O.C.	#4 @18" O.C.
6'-0"	16"	4'-8"	12"	#6 @8" O.C.	#4 @12" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
5'-4"	14"	3'-8"	10"	#6 @18" O.C.	#4 @24" O.C.
6'-0"	15"	4'-2"	12"	#4 @16" O.C.	#4 @18" O.C.
6'-8"	16"	4'-6"	12"	#6 @24" O.C.	#5 @18" O.C.
7'-4"	18"	4'-10"	12"	#6 @18" O.C.	#5 @18" O.C.
8'-0"	20"	5'-4"	12"	#7 @18" O.C.	#6 @12" O.C.
8'-8"	20"	5'-8"	12"	#7 @16" O.C.	#6 @12" O.C.

- GENERAL NOTES:**
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
 2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
 3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
 5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
 6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
 7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
 8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
 9. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".



- GENERAL NOTES:**
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
 2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
 3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
 5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
 6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
 7. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.

<p>ENGINEER'S SEAL</p> <p>RONALD R. BOHANNON</p> <p>NEW MEXICO</p> <p>7868</p> <p>PROFESSIONAL ENGINEER</p> <p>2-22-22</p> <p>RONALD R. BOHANNON</p> <p>P.E. #7868</p>	SLIM CHICKEN 8240 MONTGOMERY BLVD NE	DRAWN BY pm
	GRADING AND DRAINAGE PLAN	DATE 24-24-22
		DRAWING 2021089-DET
		SHEET # DET-1

TIERRA WEST, LLC
5571 MIDWAY PARK PL. NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

JOB #
2021089

