

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 4, 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: 04/26/21
Hydrology File: G19D004E**

Dear Mr. Bohannon:

PO Box 1293

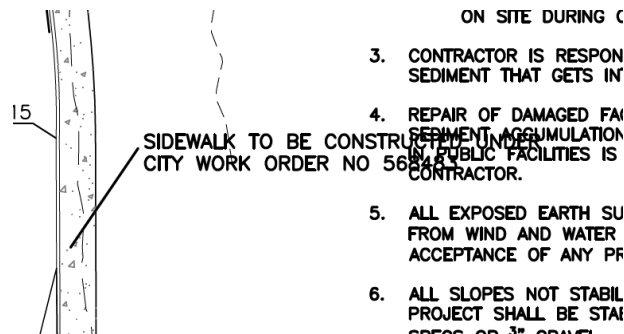
Based upon the information provided in your resubmittal received 04/26/2022, the Grading & Drainage Plan is **not** approved for Building Permit and for action by the DRB on Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

1. Please cleanup overlapping text.

NM 87103

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

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".

Mayor Timothy M. Keller

[illegible]

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Renée C. Brissette

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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:** jarrodl@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: 04.26.2022 **By:** Jon Niski

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

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:

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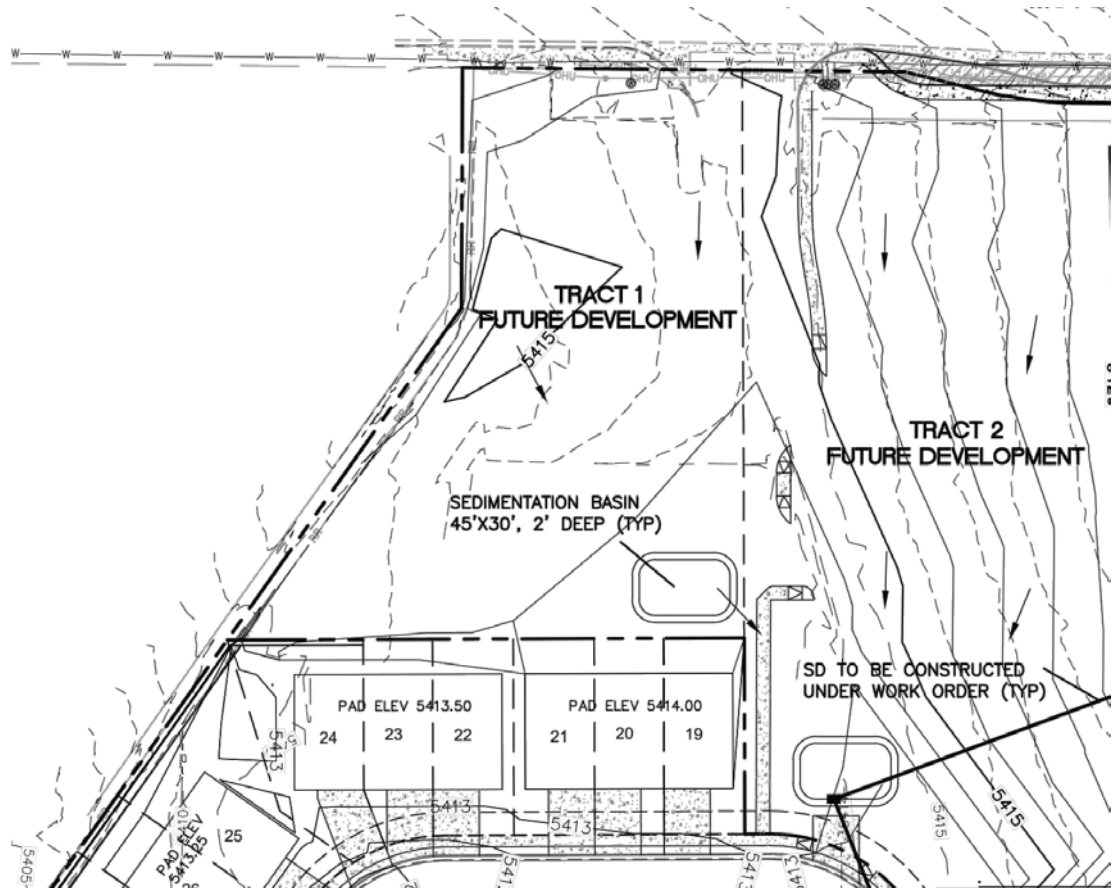
1. Please show the entire scope of the work to be done with this Permit. Below is the Approved Interim Grading & Drainage Plan for this Tract and entrance into Montgomery. Now show all the limits of the entrance. Most of this was demolished so that this site needs to build the entrance with curbs on 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

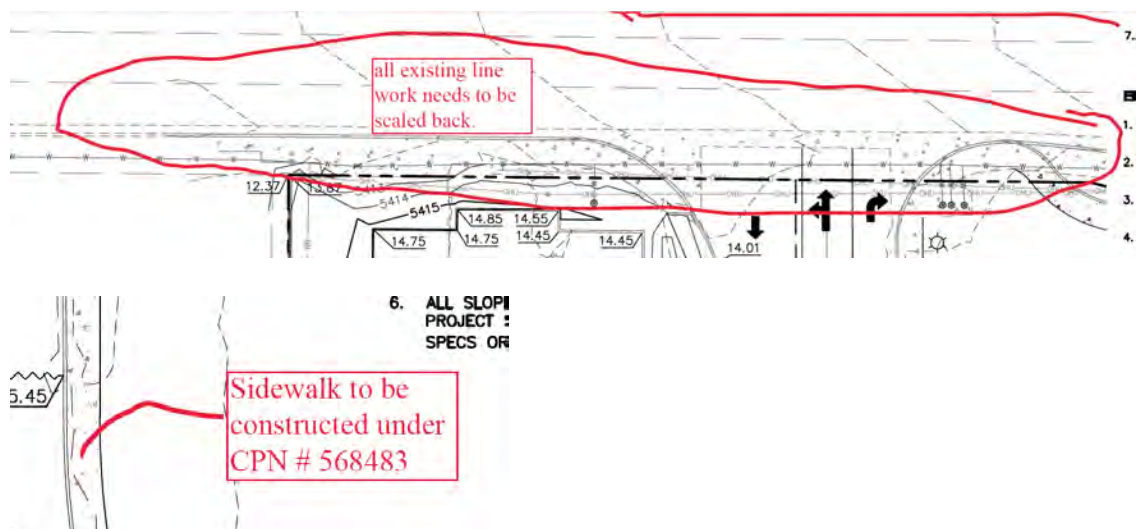
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Stamped Approved Interim Grading & Drainage



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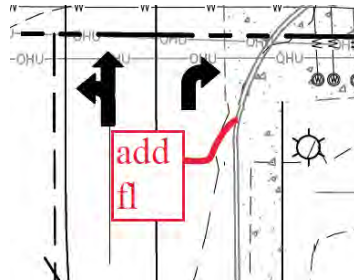
CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

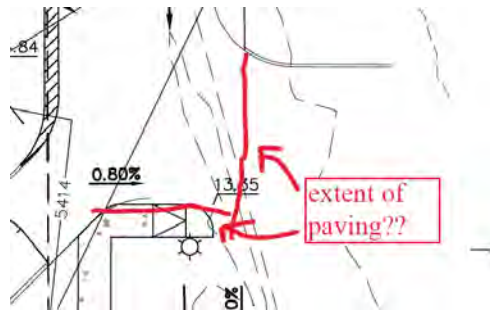


Mayor Timothy M. Keller

- 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?



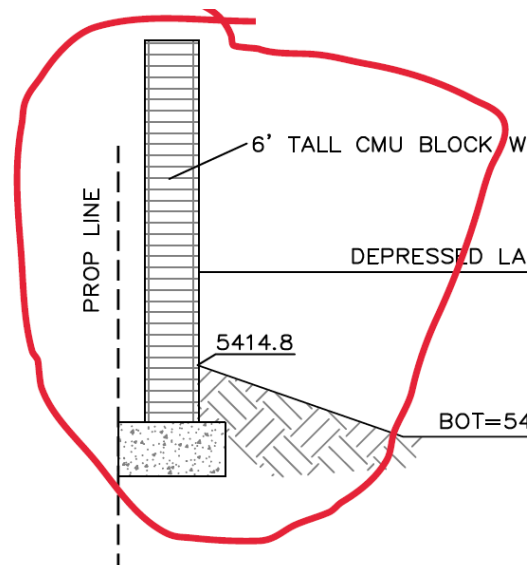
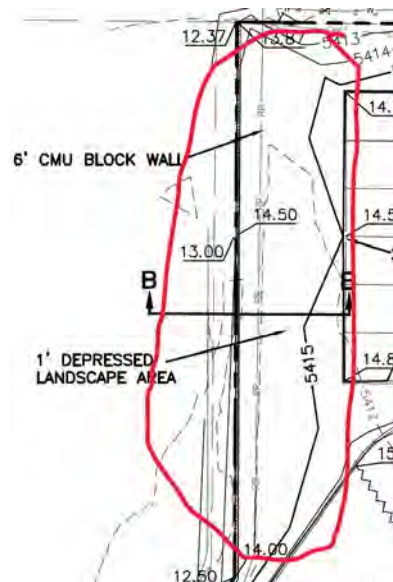
PO Box 1293

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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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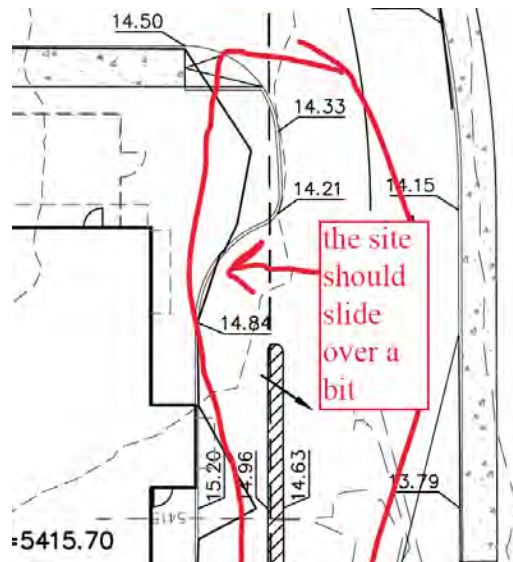
Planning Department
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Mayor Timothy M. Keller

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.



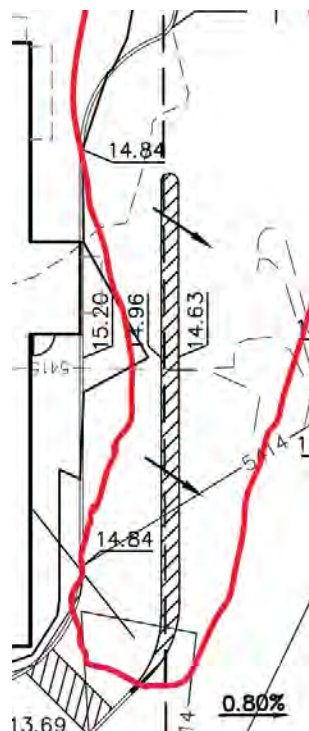
PO Box 1293

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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.

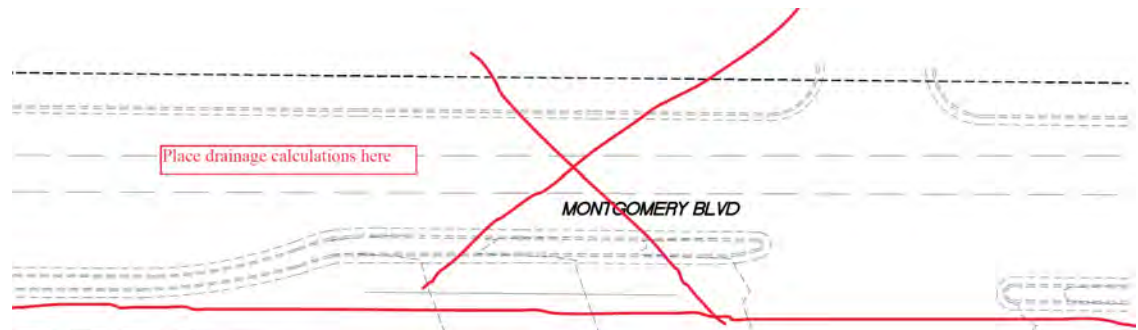
NM 87103

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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 $Q = CLH^{2/3}$.

PO Box 1293

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

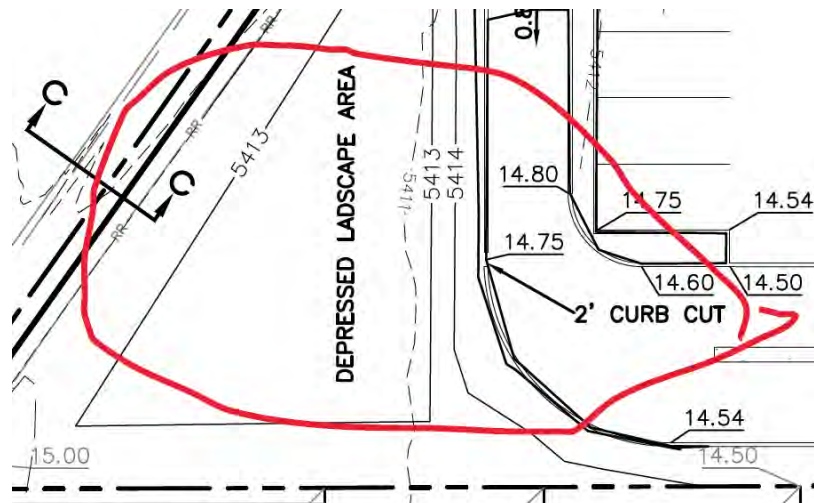
Albuquerque

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".

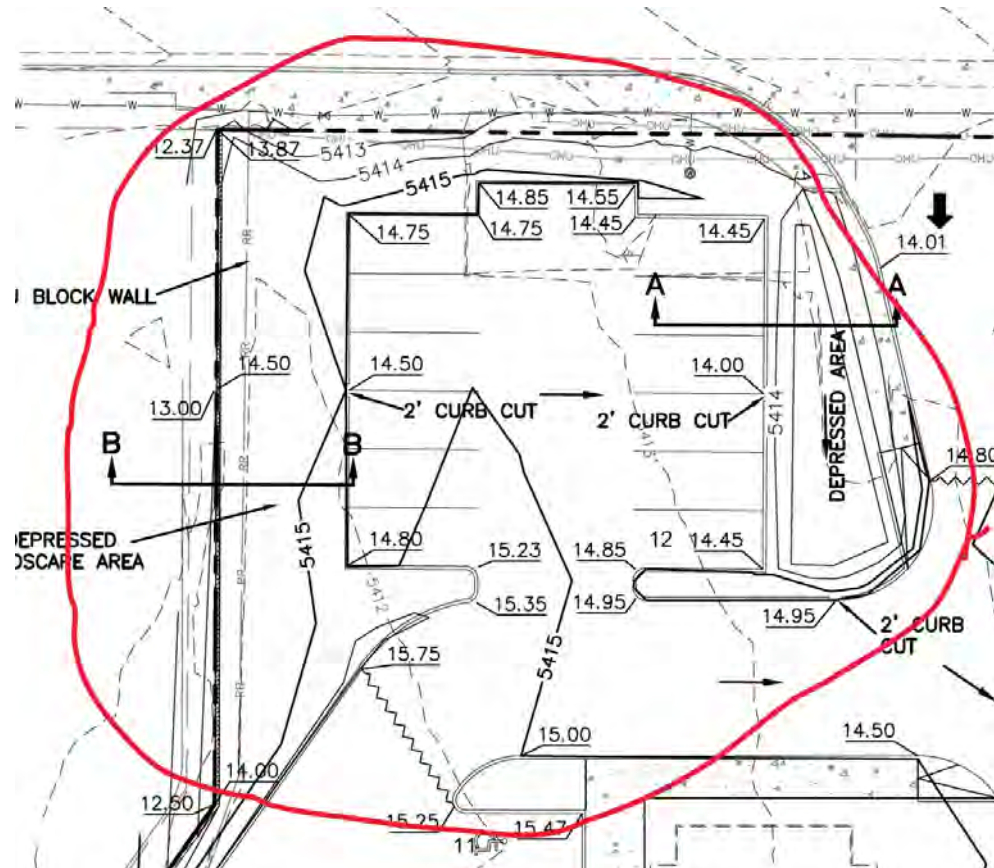
NM 87103

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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Albuquerque

www.cabq.gov

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Renée C. Brissette

Find Hydrology forms and information at: cabq.gov/planning/development-review-services/hydrology-section



TIERRA WEST, LLC

April 26, 2022

Ms. Renée C. Brissette, P.E. CFM
City of Albuquerque, Planning Department
PO BOX 1293
Albuquerque, NM 87103

**RE: SLIM CHICKEN
8240 MONTGOMERY BLVD NE
GRADING AND DRAINAGE PLANS**

Dear Ms. Brissette,

Per the correspondence dated April 22, 2022, please find the following responses addressing the comments listed below:

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. **The entire scope of the work is shown on the plan. We added the note to the sidewalk and shaded back and dashed the existing items to remain.**
2. Please add the flowline at the curb return at the Montgomery entrance. **A spot elevation was added at this location.**
3. Where is the extent of the paving along the southeast corner of the development? **We added a line and a note stating the limits of pavement for this project.**
4. There is a missing CMU block wall on the plan that is shown in Section B-B. **This layer was turned on and is now shown.**
5. 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 will need written letter from the Owner of Tract B authorizing the work to be done within Tract. This letter needs to be notarized. **This is a redevelopment of a shopping center that is owned by the same person. That owner still owns Tract "B" and these improvements are part of the overall redevelopment of the site.**
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. **We shifted the curb to the west so it's all located on Tract A.**
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. **We added a back to back mountable curb to provide this separation. A TCL will be submitted to the City for approval.**

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

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. **This information was added to the plan.**
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 $Q = CLH^{2/3}$. **This information was added to the plan.**
10. The entire Tract A needs to follow the approved overall development drainage management plan. See the wording below form that plan.
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. **This Tract does follow the approved overall development drainage management plan. The depressed landscaped areas are to allow for passive water harvesting as stated in the narrative. These areas will be allowed to overflow through the curb openings and surface flow to the inlet indicated in the narrative. No flows drain to Montgomery.**

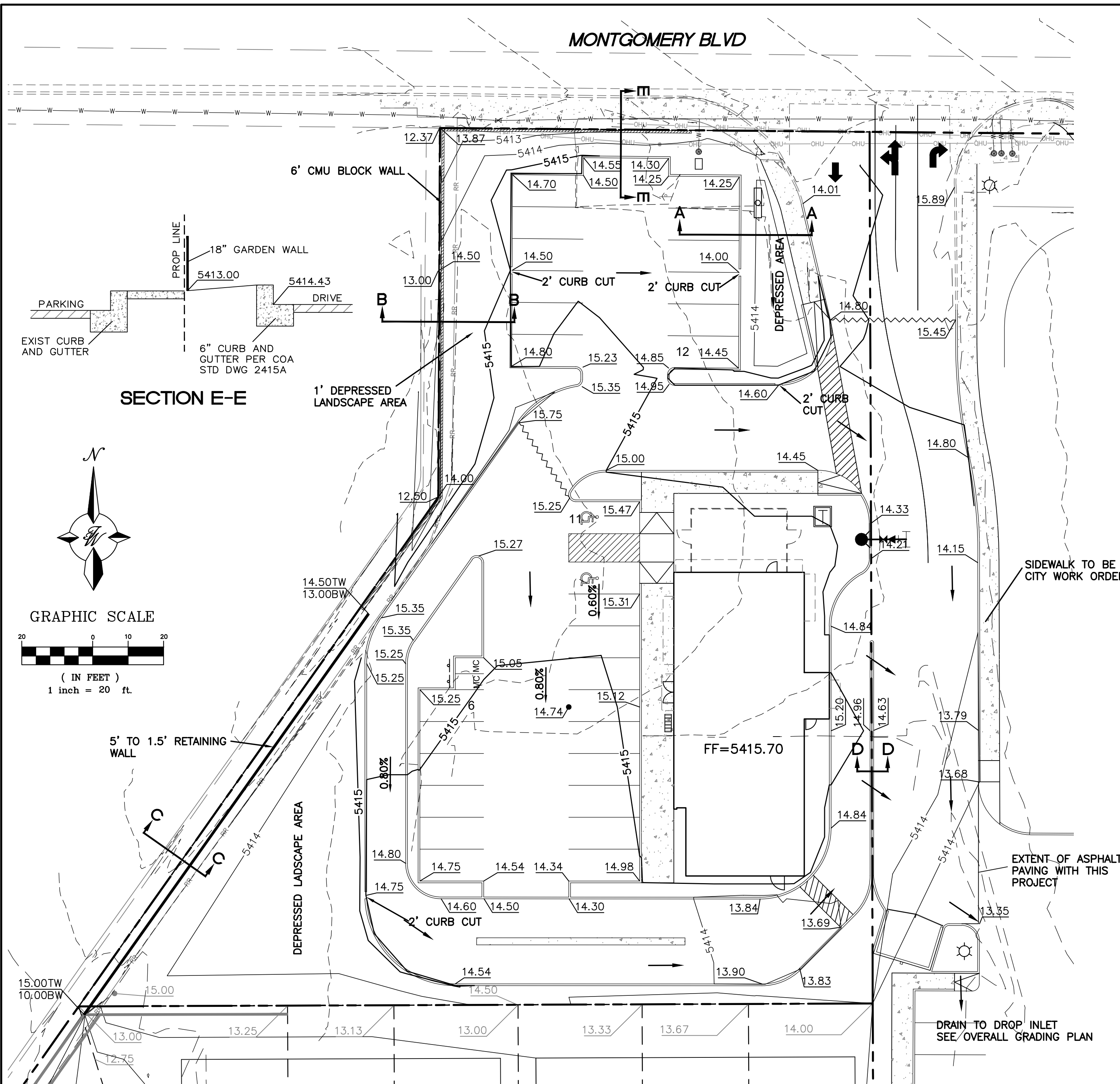
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E

JN: 2021089
RRB/jn/mc



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 HERON, 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

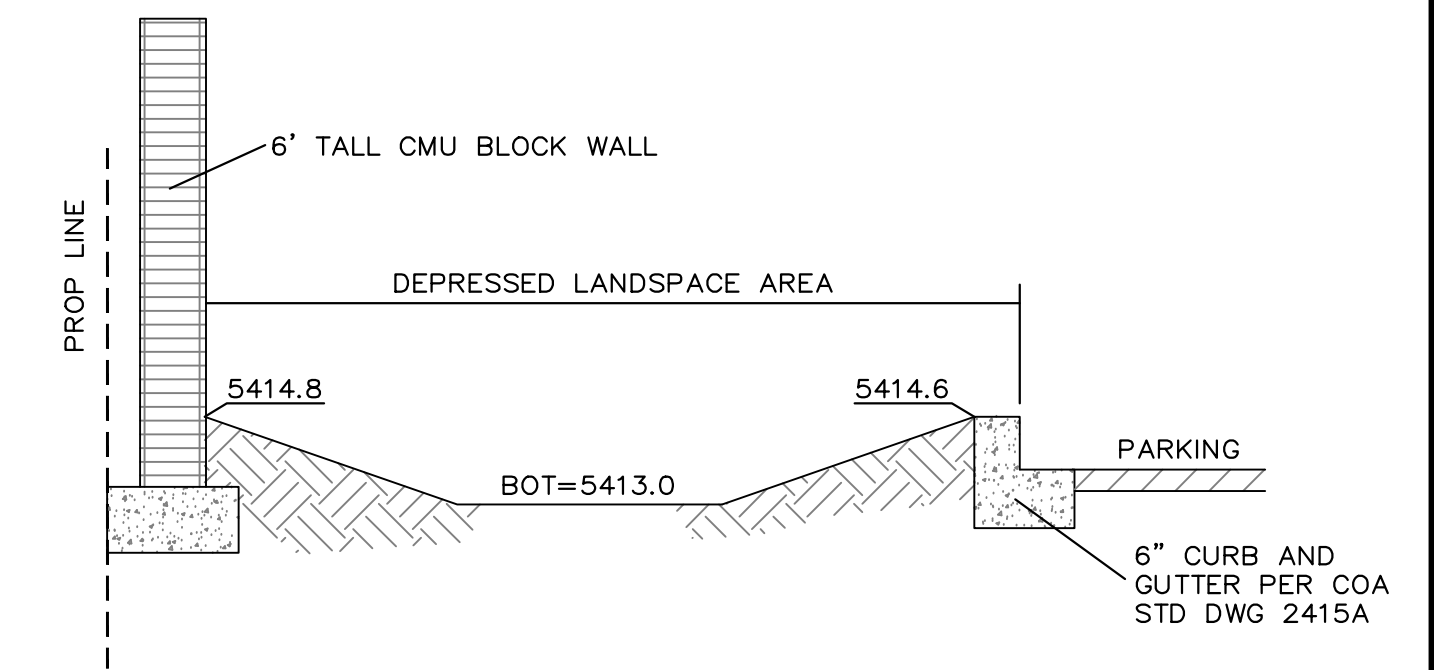
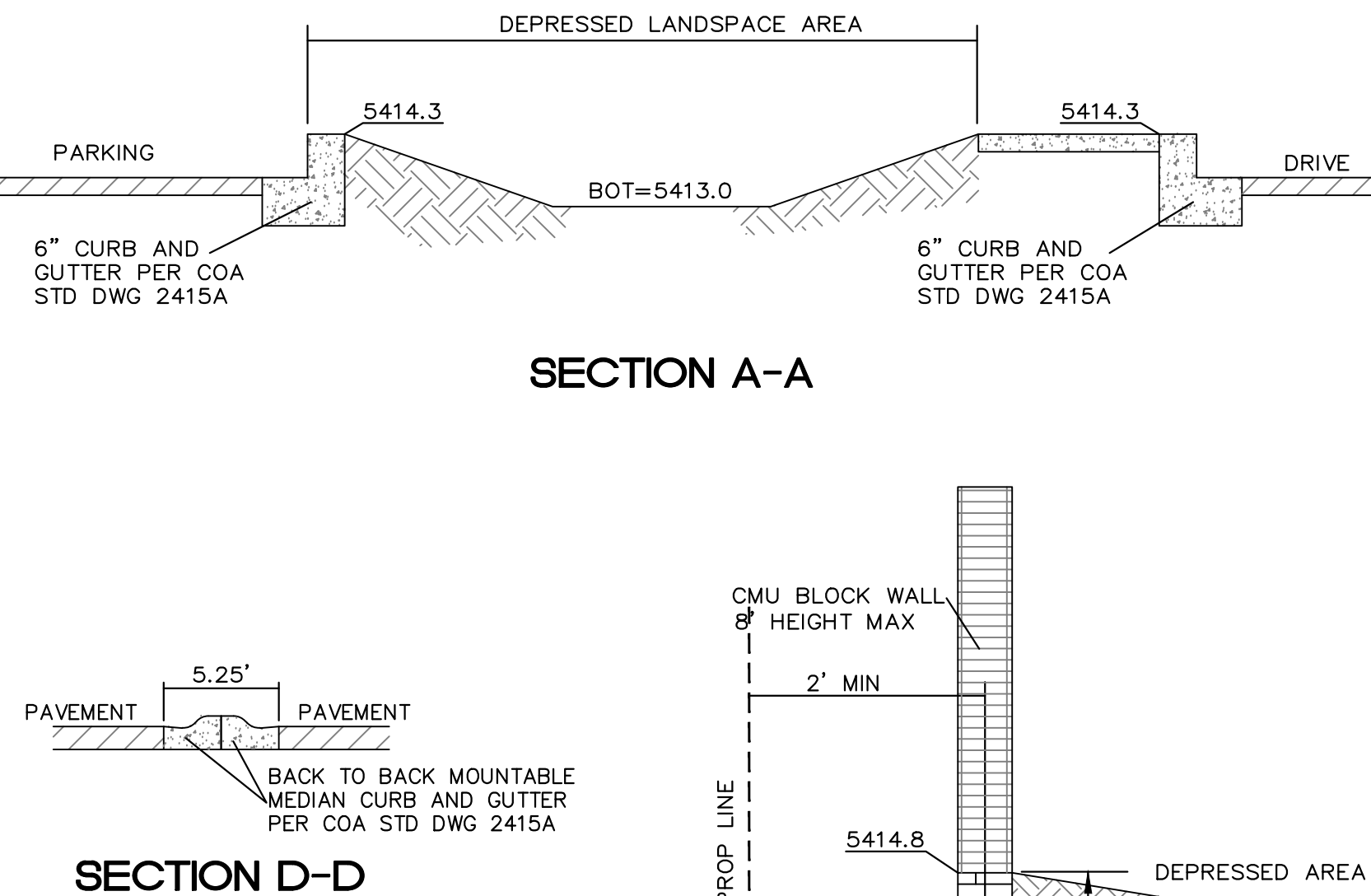
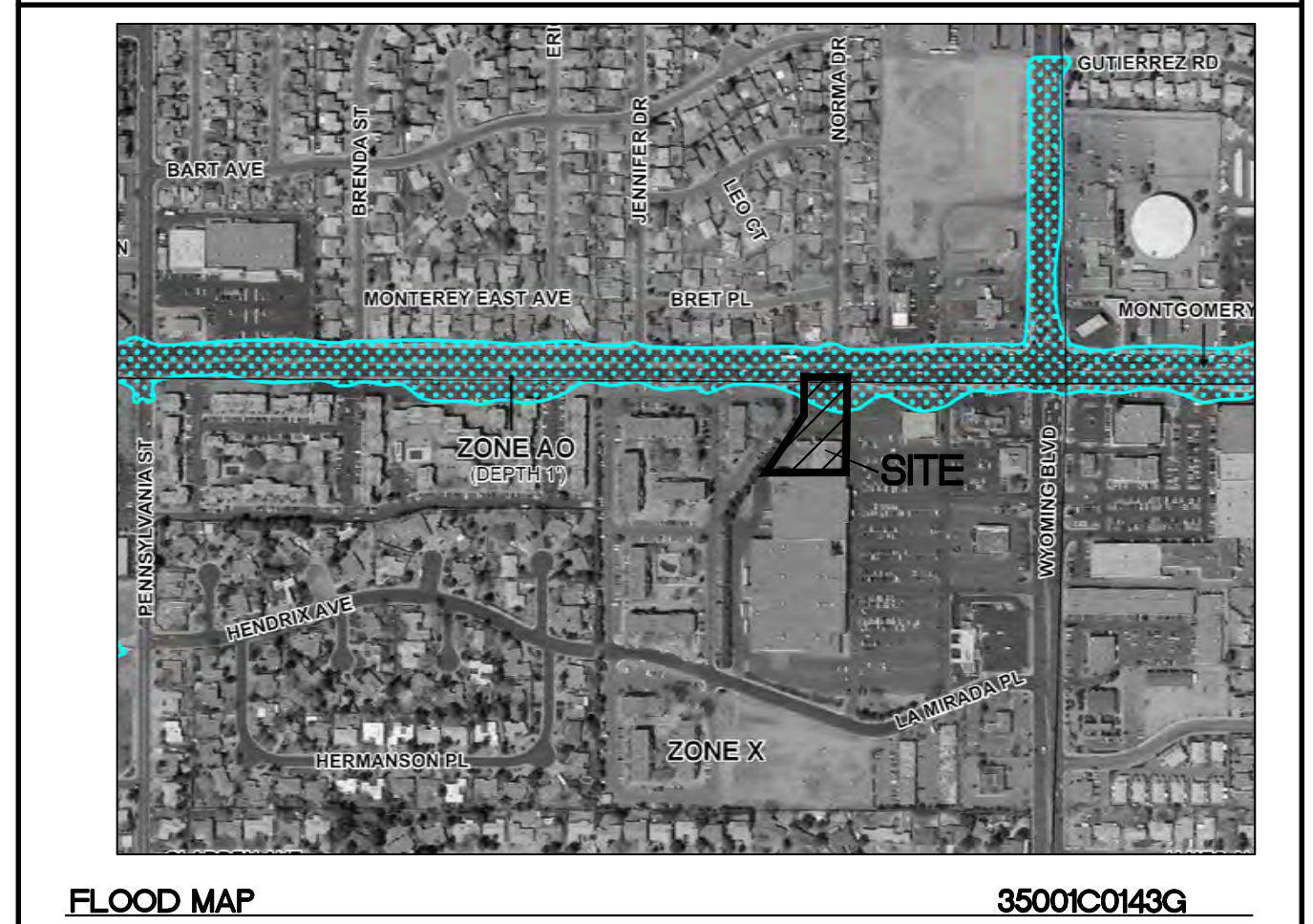
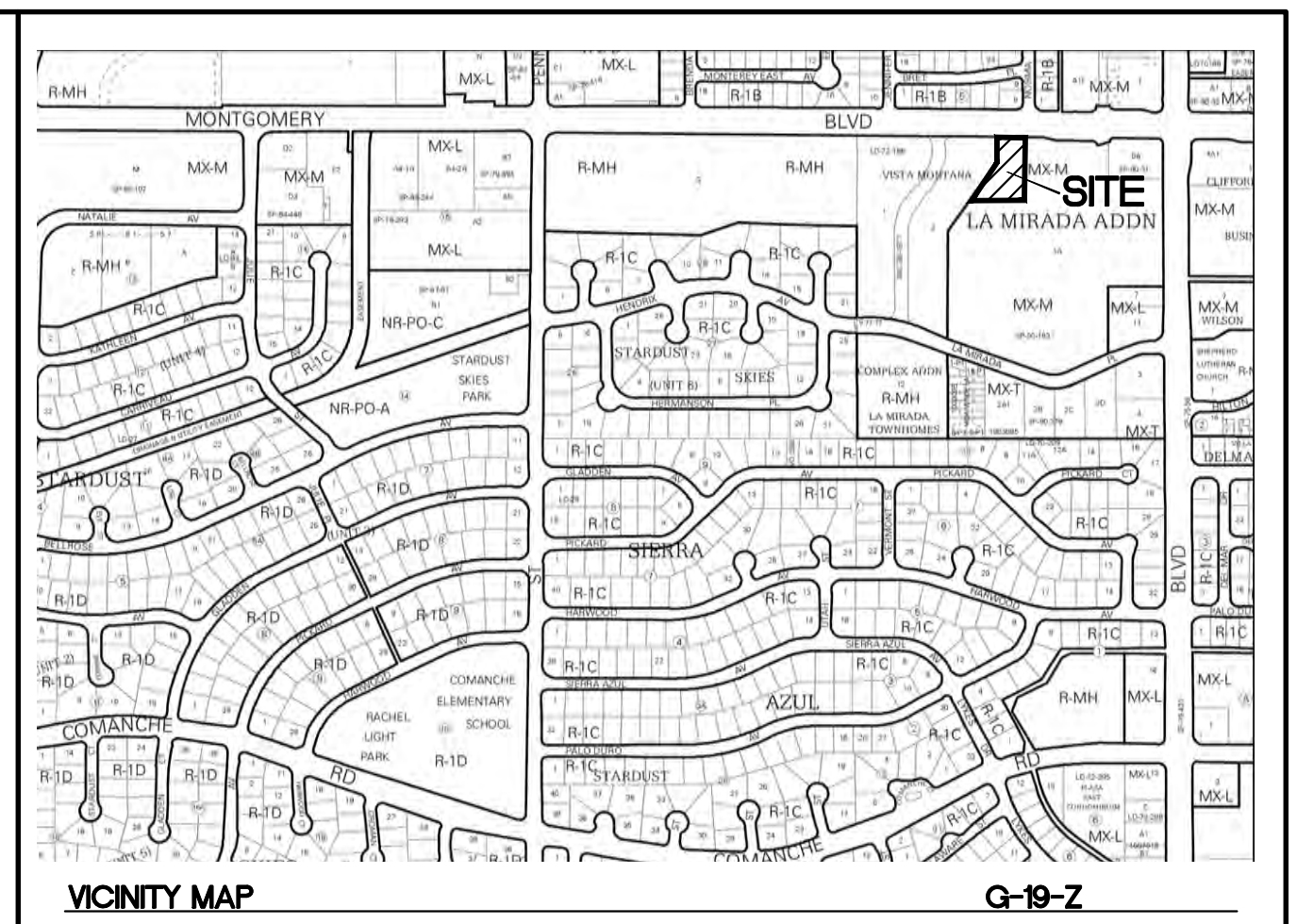
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF EXCAVATION ACCUMULATIONS ON ADJACENT PROPERTIES AND CITY WORK ORDER NO 568 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 3\"/>

LEGEND

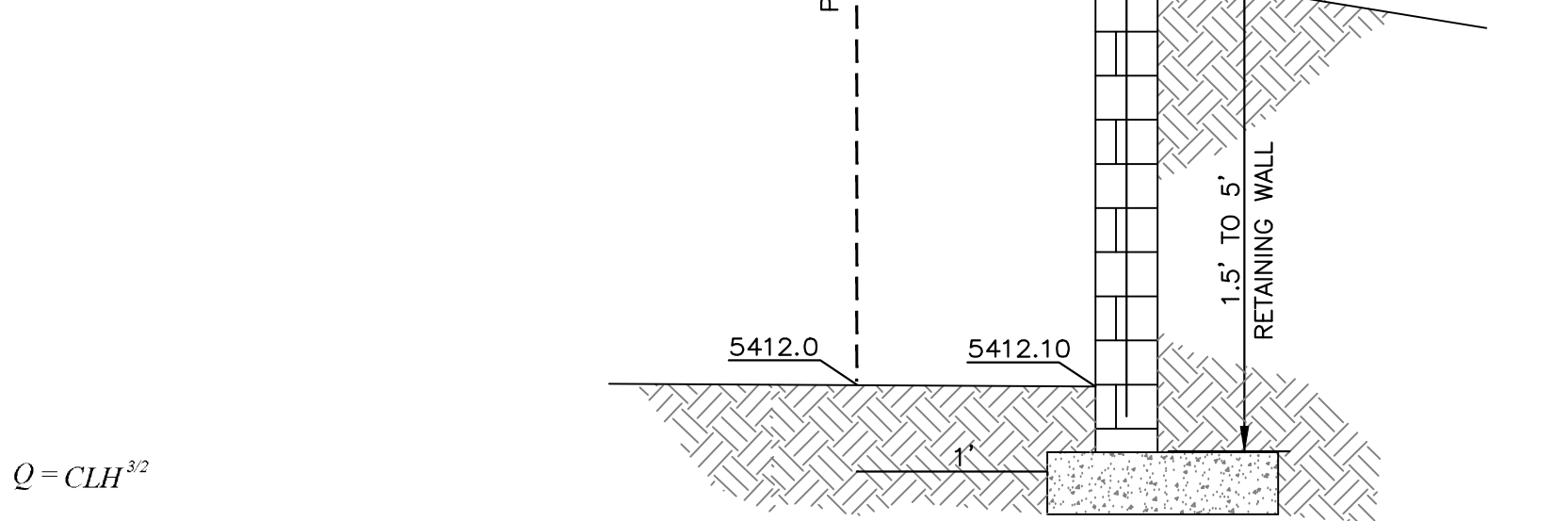
- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- ▬ BUILDING
- ▬ PROPOSED SIDEWALK
- ▬ EXISTING CURB & GUTTER
- ▬ WATER BLOCK
- ▬ LANDSCAPING
- ▬ EXISTING INDEX CONTOUR
- ▬ EXISTING CONTOUR
- ▬ PROPOSED INDEX CONTOUR
- ▬ PROPOSED CONTOUR
- ▬ RETAINING WALL
- ▬ SCREEN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

NOTE

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



SECTION D-D



SECTION C-C

Q= Flow

C= 2.95

L= Length of weir

H= Height of Weir

Emergency Overflow

Q = 2.70*2*0.50^{3/2}

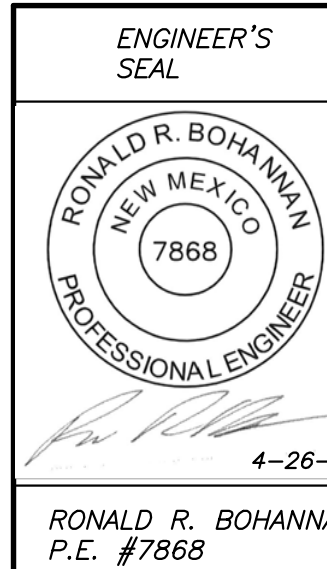
Q = 1.91 cfs > Q = 1.00 cfs

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 WITH IN 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 WYOMT 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. 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.



SLIM CHICKEN
8240 MONTGOMERY BLVD NE
GRADING AND DRAINAGE PLAN

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

DRAWN BY
pm
DATE
4-26-22
DRAWING
2021089-GR
SHEET #
GR-1
JOB #
2021089

Weighted E Method

Existing Basins

							100-Year			10-Year			
Basin	Area (sf)	Area (acres)	Treatment A % (acres)	Treatment B % (acres)	Treatment C % (acres)	Treatment D % (acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs	
A	36,215	0.83	0%	0	7%	0.06	0%	0.00	93%	0.77	2.460	0.170	3.62
											1.549	0.107	2.23

Proposed Basins

							100-Year			10-Year						
Basin	Area	Area	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E	Volume	Flow	Weighted E	Volume	Flow
	(sf)	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	(in)	(ac-ft)	cfs	(in)	(ac-ft)	cfs
A	36,215	0.83	0%	0	15%	0.12	0%	0.00	85%	0.71	2.322	0.161	3.48	1.445	0.100	2.12

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Excess Precipitation, E (inches)		
Zone 3	100-Year	10-Year
Ea	0.67	0.18
Eb	0.86	0.34
Ec	1.09	0.52
Ed	2.58	1.64

Peak Discharge (cfs/acre)		
Zone 3	100-Year	10-Year
Qa	1.84	0.51
Qb	2.49	1.07
Qc	3.17	1.69
Qd	4.49	2.81