

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 25, 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: 07/05/21
Hydrology File: G19D004E

Dear Mr. Bohannon:

PO Box 1293

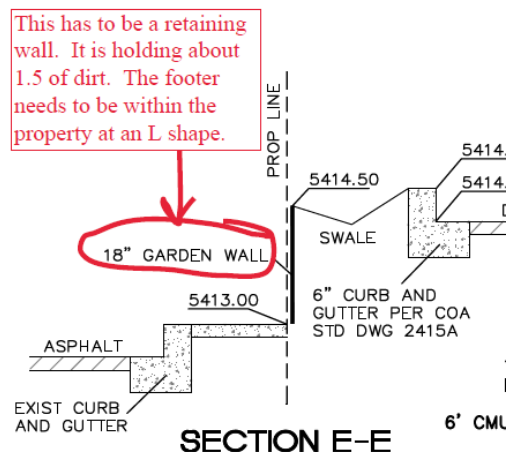
Based upon the information provided in your resubmittal received 07/05/2022, the Grading & Drainage Plan is **not** approved for Building Permit and for action by the DRB on Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

1. The retaining wall along Montgomery needs to be labeled as such in Section E-E. This also needs to show an L shaped footer within the property.

NM 87103

www.cabq.gov



2. There is still issues with the whole parking area by Montgomery drainage. Where is this area discharging to? The two ponds don't appear to go anywhere and this will trap standing water & mosquitoes when it rains. This area may just drain over the block wall to the southwest and drain onto the adjacent property which is not allowed. Another

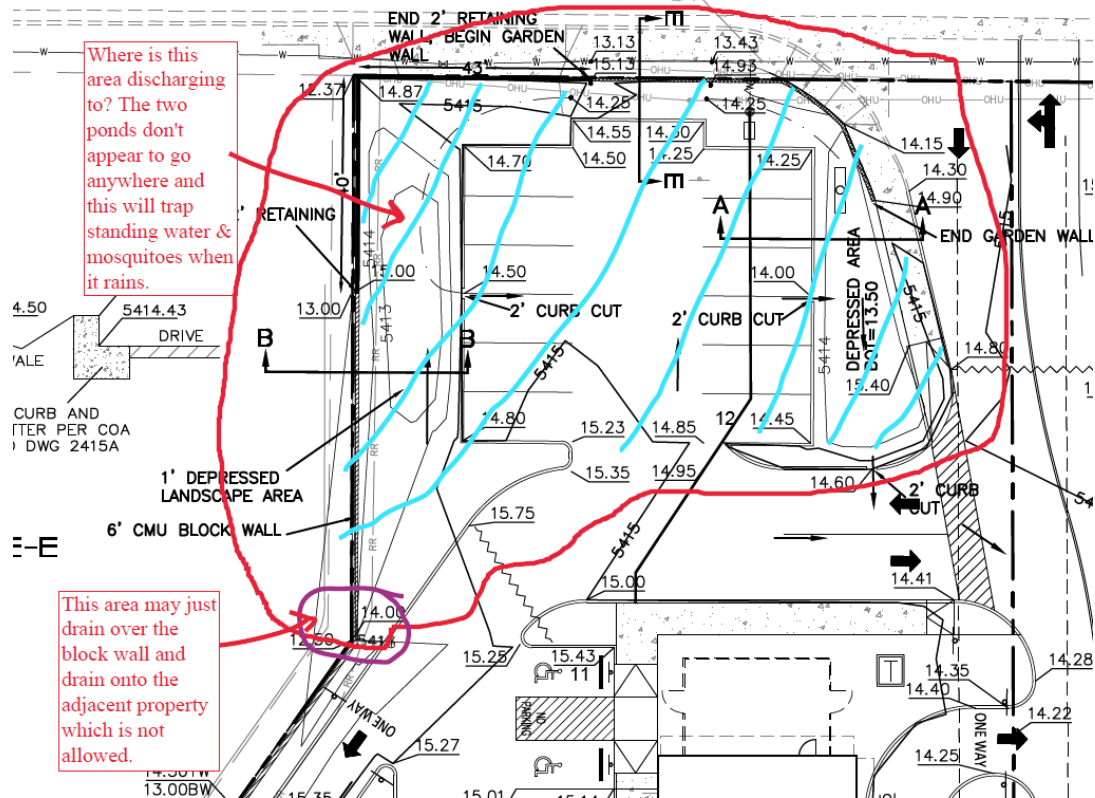
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issue is that the depressed areas are not needed since this Tract is covered by the overall development's Stormwater Quality Pond to the south next to La Mirada Place.



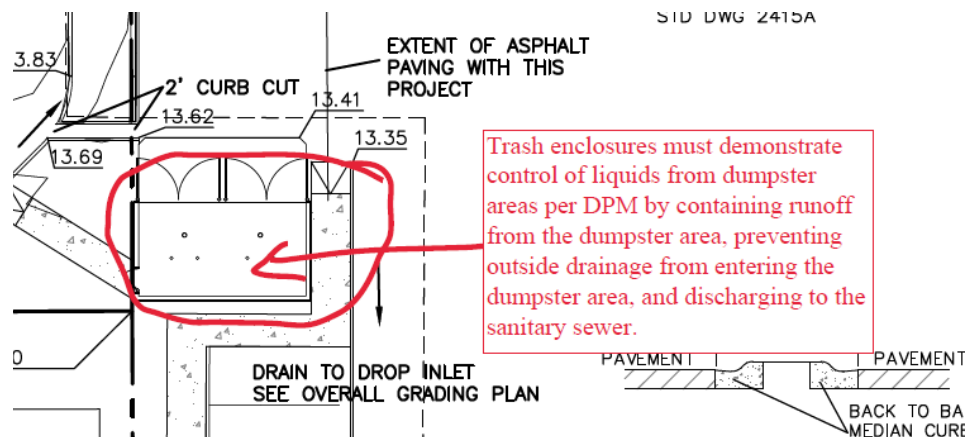
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- Trash enclosures must demonstrate control of liquids from dumpster areas per DPM by containing runoff from the dumpster area, preventing outside drainage from entering the dumpster area, and discharging to the sanitary sewer. Please show an inlet in the middle and label. "Inlet to be connected to the sanitary sewer. See Utility Plan."



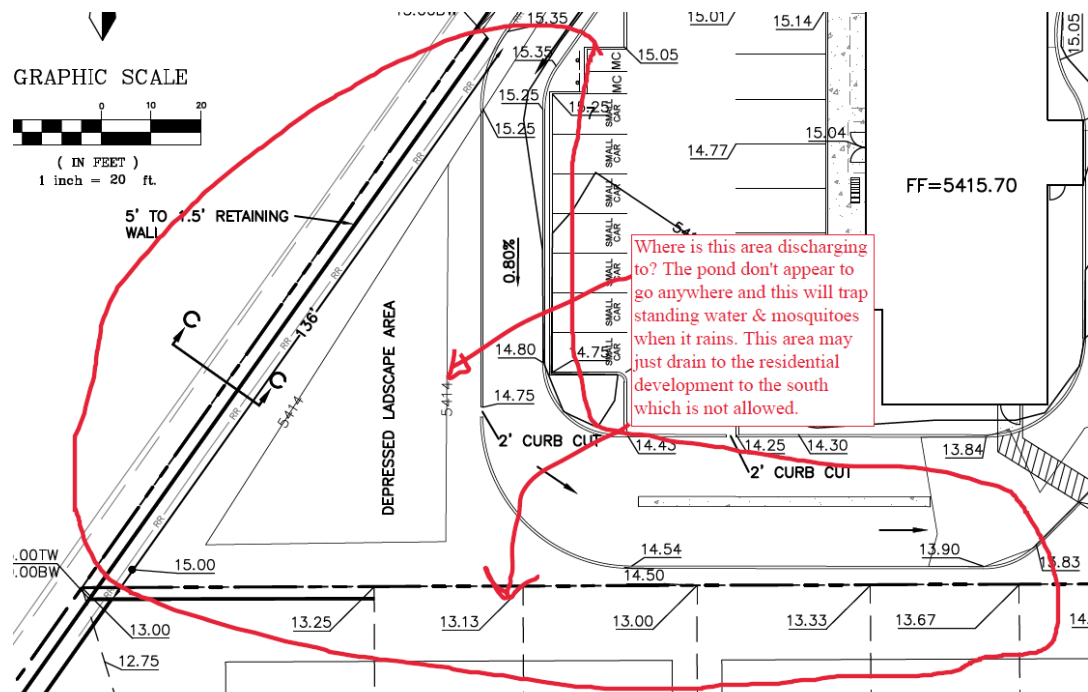
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- The low area in the Southwest corner has some drainage issues. Where is this area discharging to? The pond doesn't appear to go anywhere and this will trap standing water & mosquitoes when it rains. This area may just drain to the residential development to the south which is not allowed. Again there is an issue is that the depressed area which is not needed since this Tract is covered by the overall development's Stormwater Quality Pond to the south next to La Mirada Place.



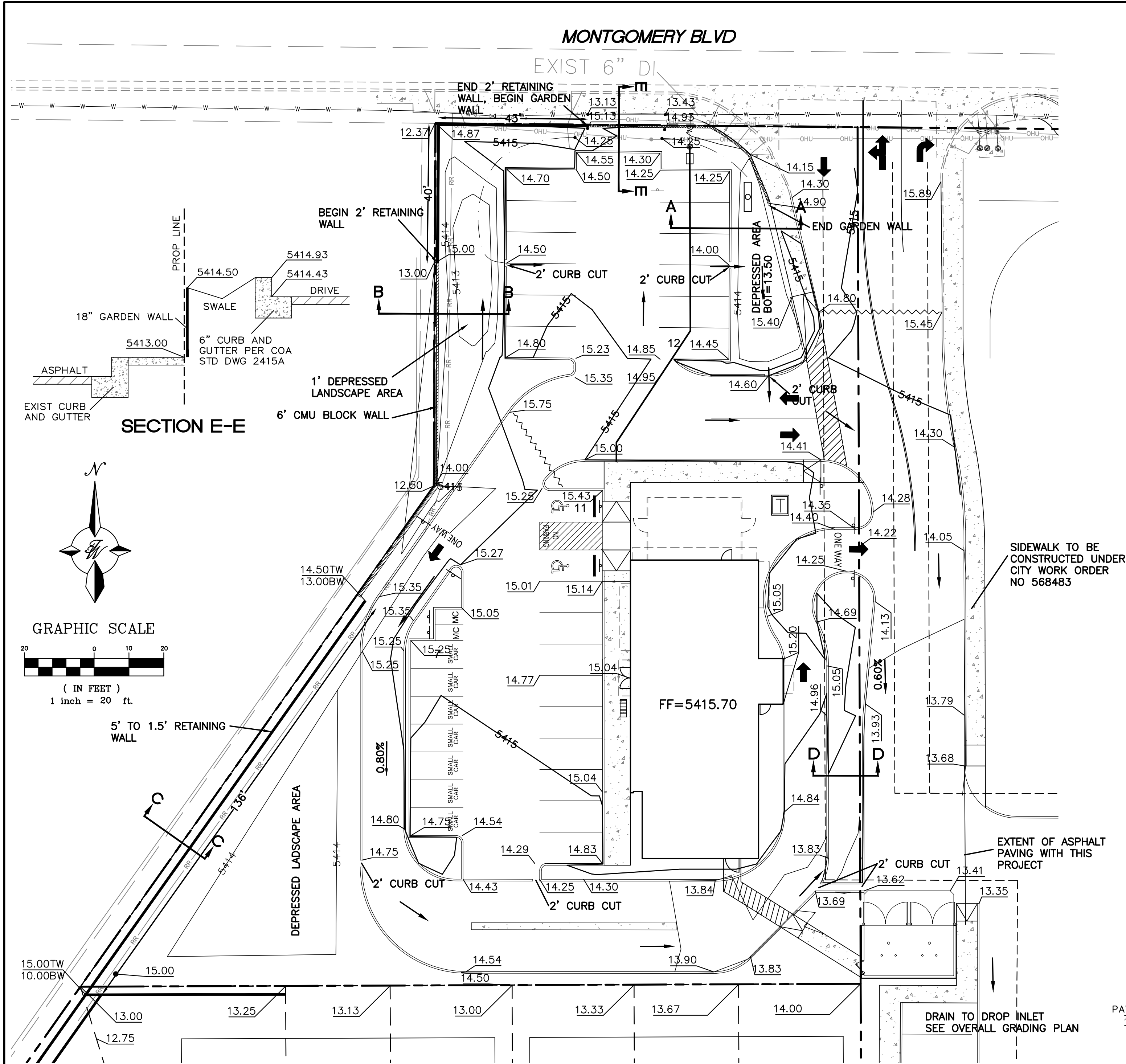
As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (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



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, 765-1234, 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

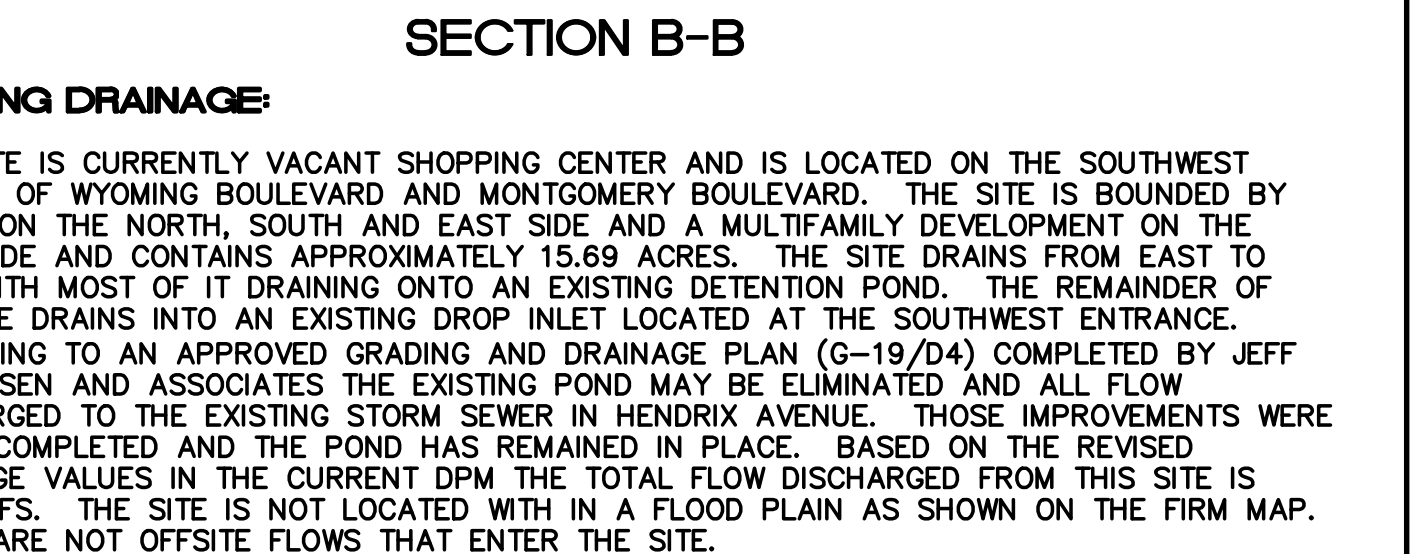
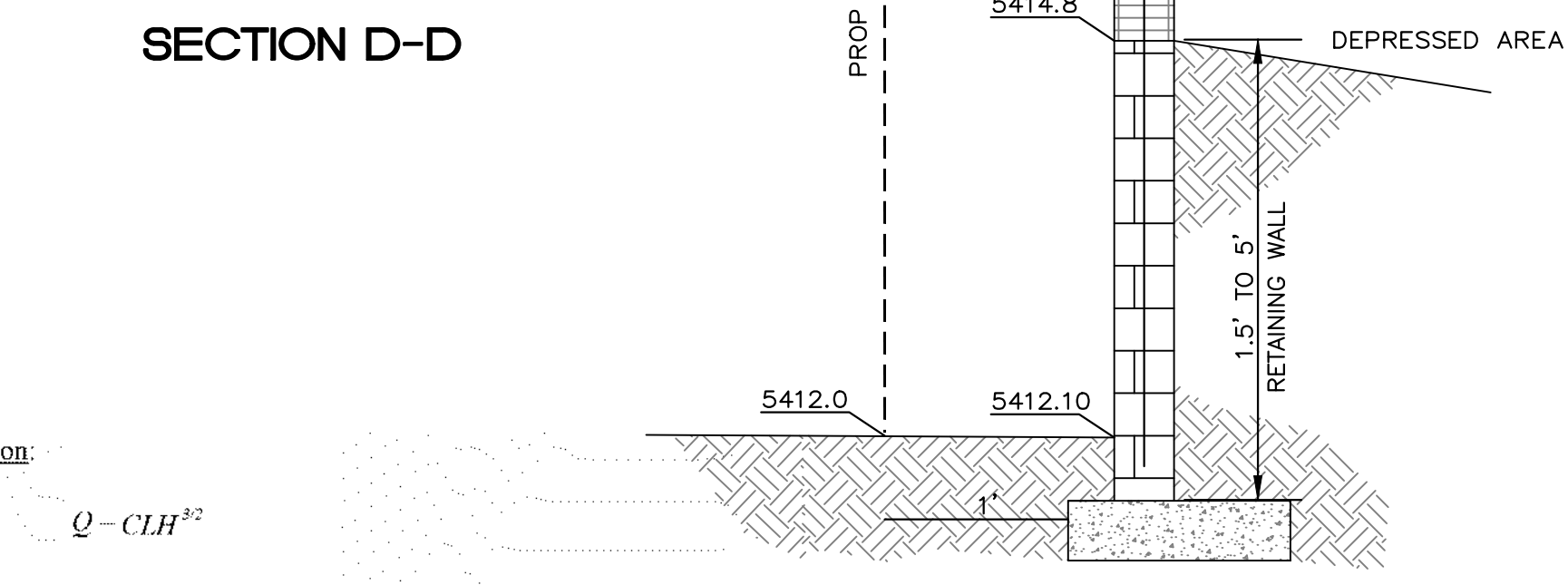
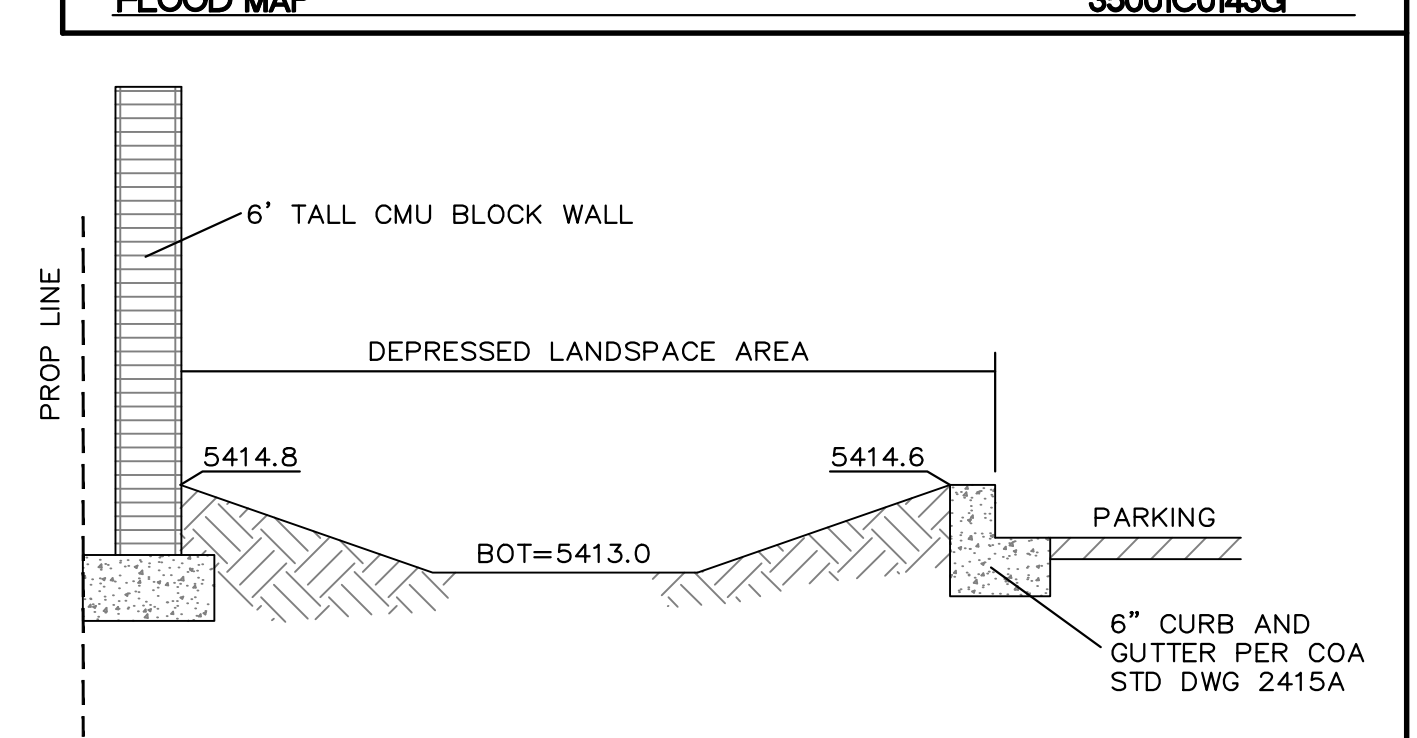
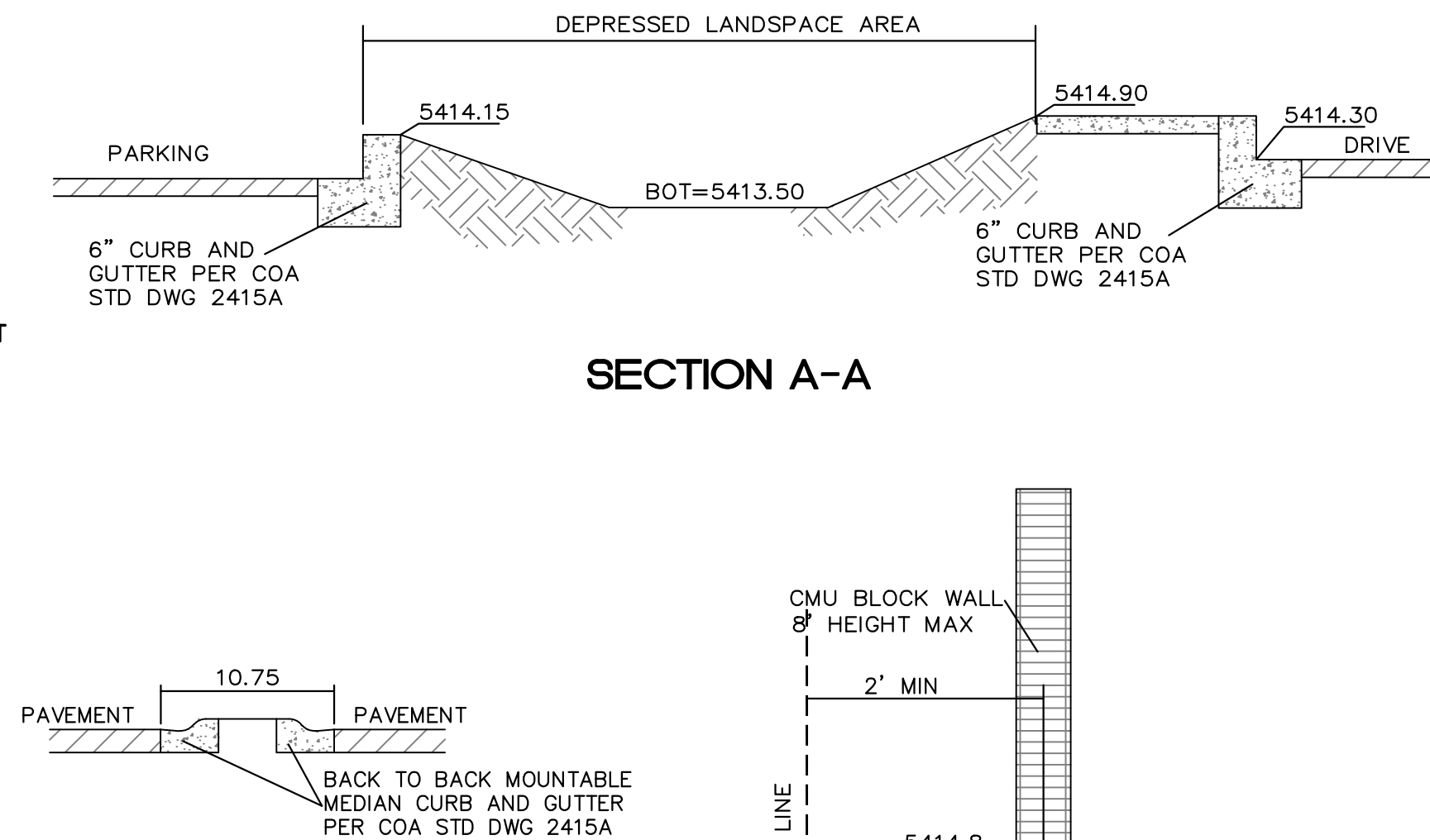
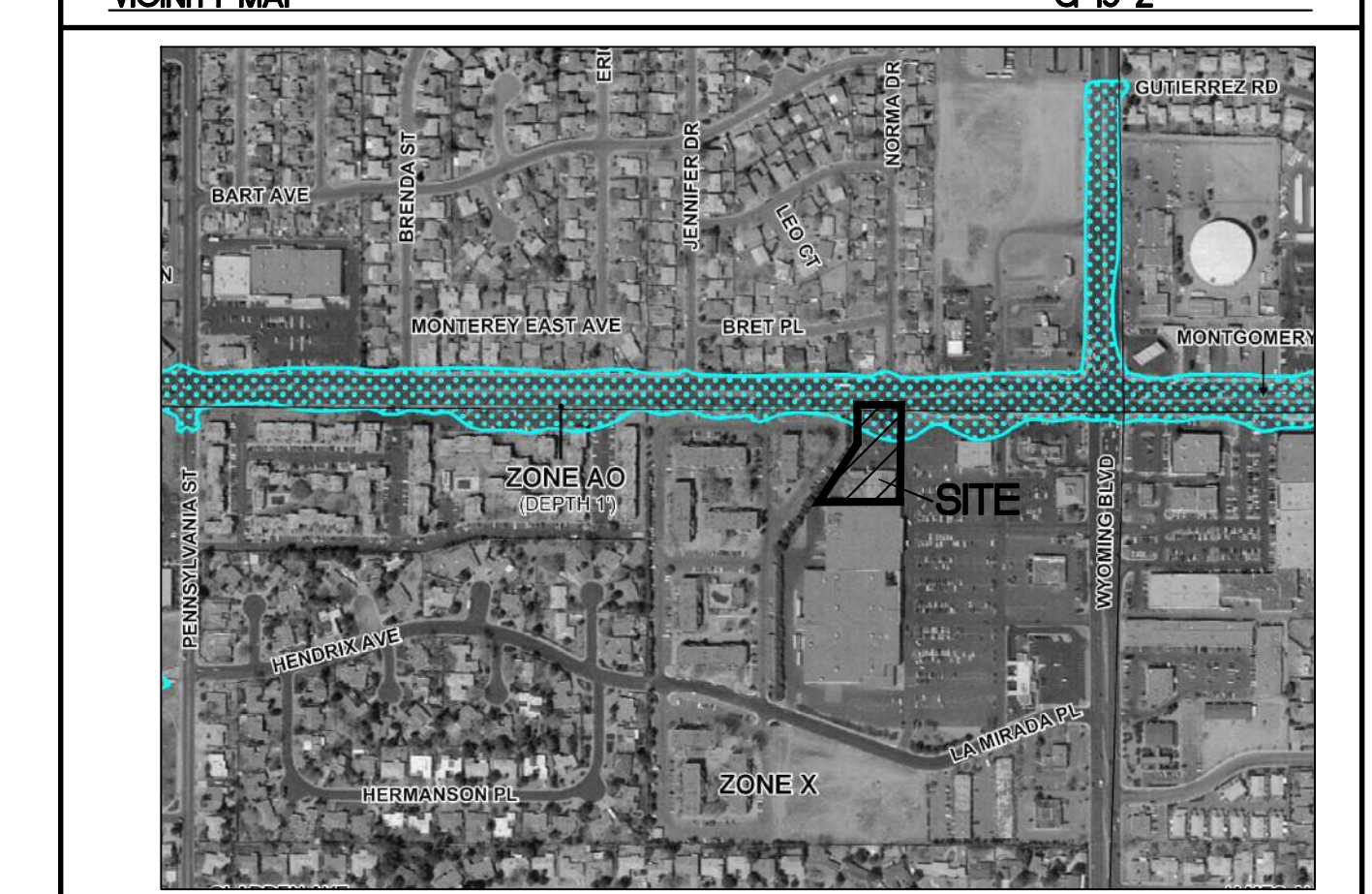
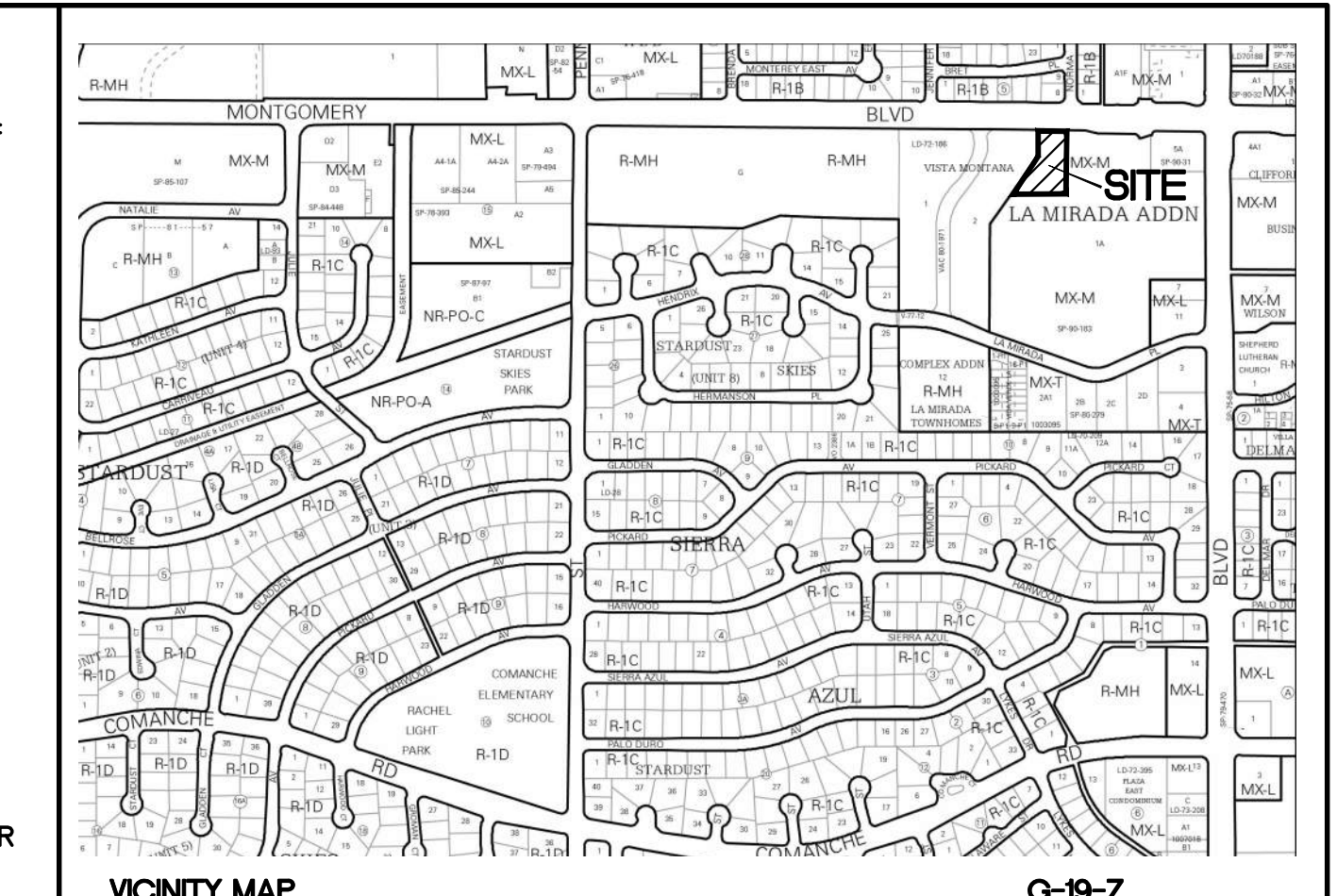
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES 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 3" 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



Weighted E Method												
Existing Basins												
Basin	Area (sf)	Area (acres)	Treatment A %	Treatment B %	Treatment C %	Treatment D %	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs
A	36,215	0.83	0%	7%	0%	93%	2.460	0.170	3.62	1.549	0.107	2.23
Proposed Basins												
Basin	Area (sf)	Area (acres)	Treatment A %	Treatment B %	Treatment C %	Treatment D %	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs
A	36,215	0.83	0%	15%	0%	85%	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)			Excess Precipitation, E (inches)				Peak Discharge (cfs/acre)					
Volume = Weighted D * Total Area			Zone 3				Zone 3					
Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad			100-Year				100-Year					
			10-Year				10-Year					
			Ea				Qa					
			0.67				1.84					
			Eb				Qb					
			0.86				2.49					
			Ec				Qc					
			1.09				3.17					
			Ed				Qd					
			2.58				4.49					

Weir Equation:

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

Q = Flow
C = 2.95
L = Length of weir
H = Height of Weir

Emergency Overflow

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

$$Q = 1.91 \text{ cfs} > Q = 1.00 \text{ cfs}$$

SECTION C-C

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.

	SLIM CHICKEN 8240 MONTGOMERY BLVD NE	DRAWN BY pm
	GRADING AND DRAINAGE PLAN	DATE 7-5-22
		DRAWING 2021089-GR
		SHEET #
		GR-1
		JOB # 2021089