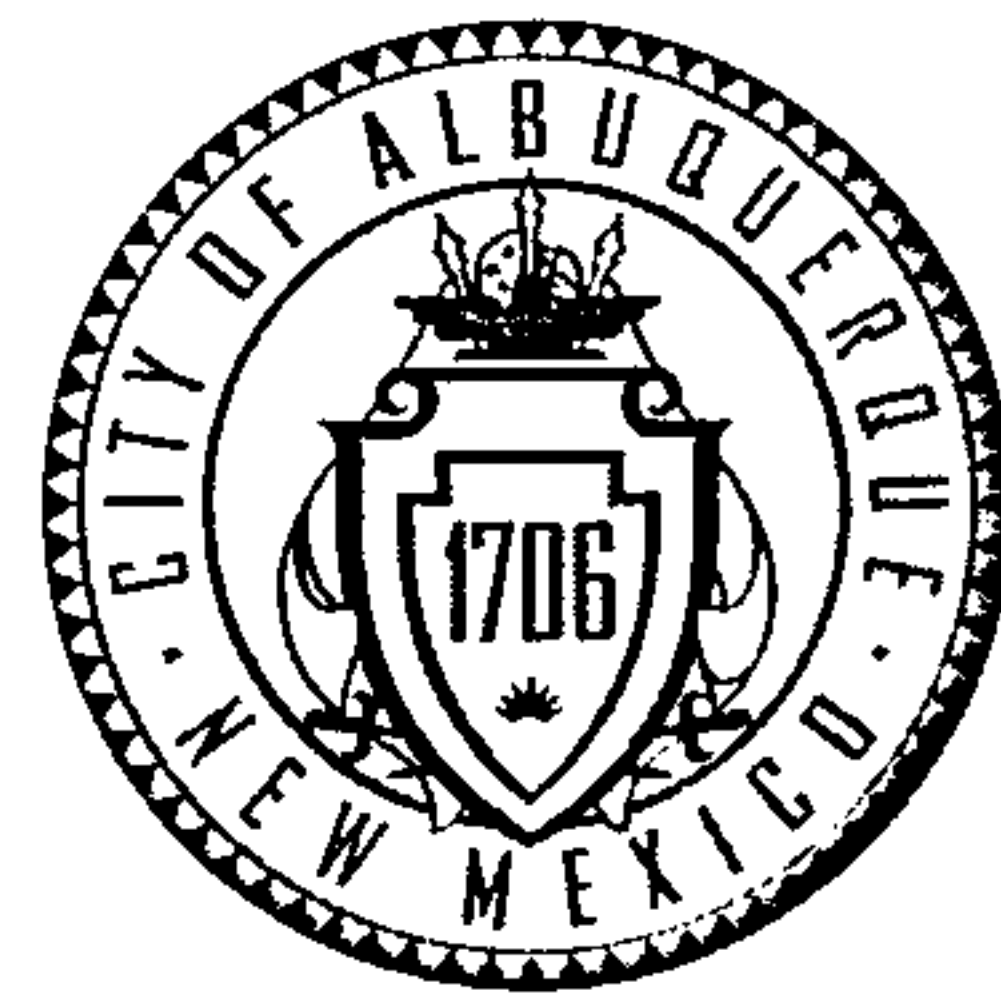


# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



June 3, 2014

Ron Bohannon, PE  
Tierra West, LLC  
5571 Midway Park Pl NE  
Albuquerque, NM 87109

Richard J. Berry, Mayor

**RE: Dr. Ken Hunt Dental Office  
Grading and Drainage Plan  
For Building Permit and Site Plan for Building Permit  
Engineer's Stamp Date 5-16-2014 (File: E12D006D)**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 5-19-14, the above referenced plan is approved for Building Permit and Site Plan for Building Permit. Please attach a copy of this approved plan in the construction sets when submitting for a building permit.

PO Box 1293

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque

If you have any questions, you can contact me at 924-3695.

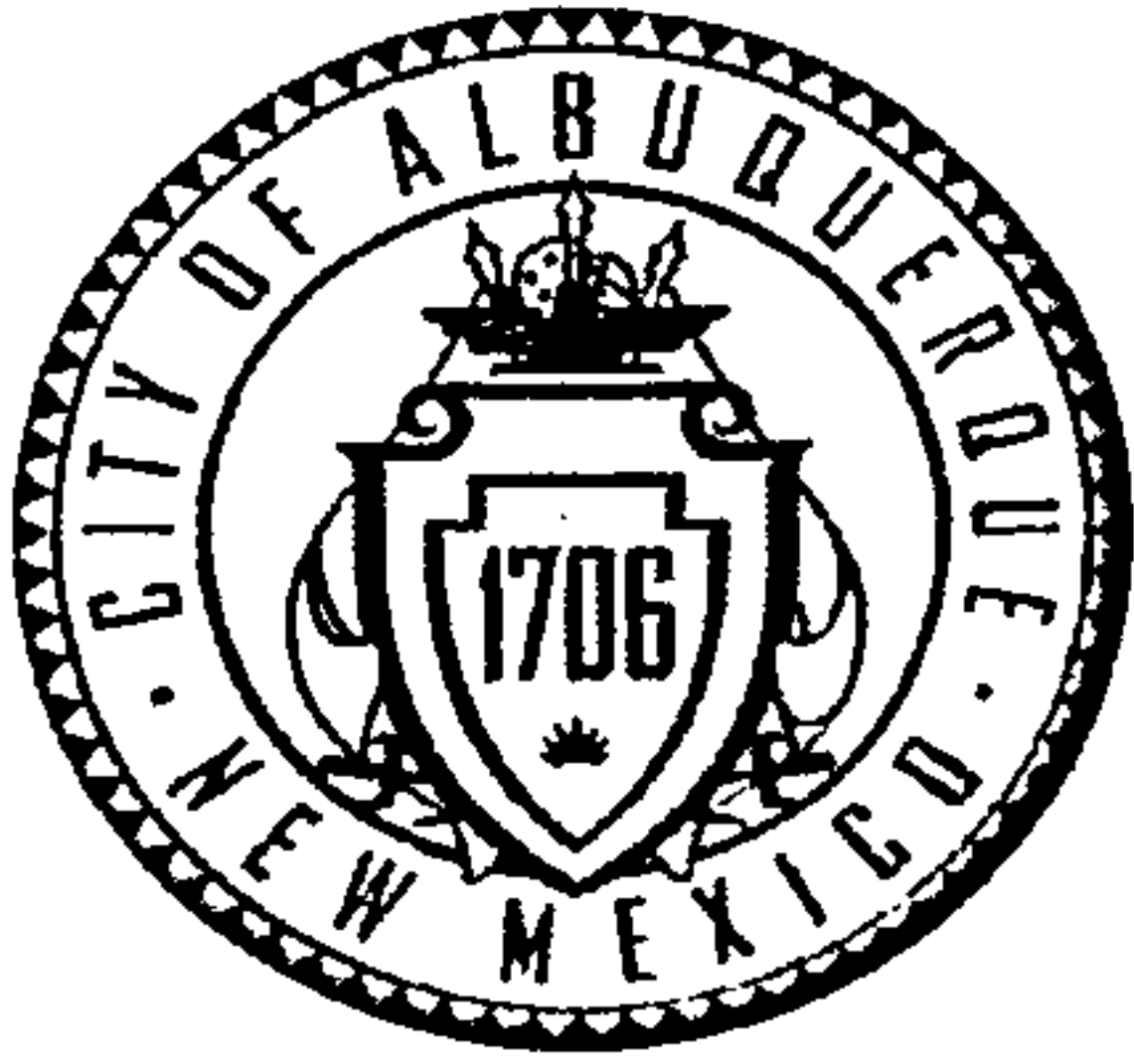
New Mexico 87103

Sincerely,

Rita Harmon, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

[www.cabq.gov](http://www.cabq.gov)

Orig: Drainage file  
c.pdf: via Email: Recipient, Jaimie Garcia, Tim Sims, Monica Ortiz



# City of Albuquerque

Planning Department

Development & Building Services Division

## RAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Dr. Ken Hurt City Drainage #: E12D006D

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Bosque Plaza Tract 5A

City Address: 3710 Bosque Plaza NW

Engineering Firm: Tierra West, LLC Contact: Ronald R. Bohannon

Address: 5571 Midway Park Place NE Albuquerque, NM 87109

Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: rrb@tierrawestll.com

Owner: Ken Hurt Contact: Ken Hurt

Address: 6330 Riverside Plaza Lane

Phone#: 505-897-2060 Fax#: \_\_\_\_\_ E-mail: khurt53@earthlink.net

Architect: Darren Sowell Architects, LLC Contact: Janet Sowell

Address: 4700 Lincoln Rd NE Suite #111

Phone#: 505-342-6200 Fax#: 505-342-6201 E-mail: janets@dsaabq.com

Surveyor: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

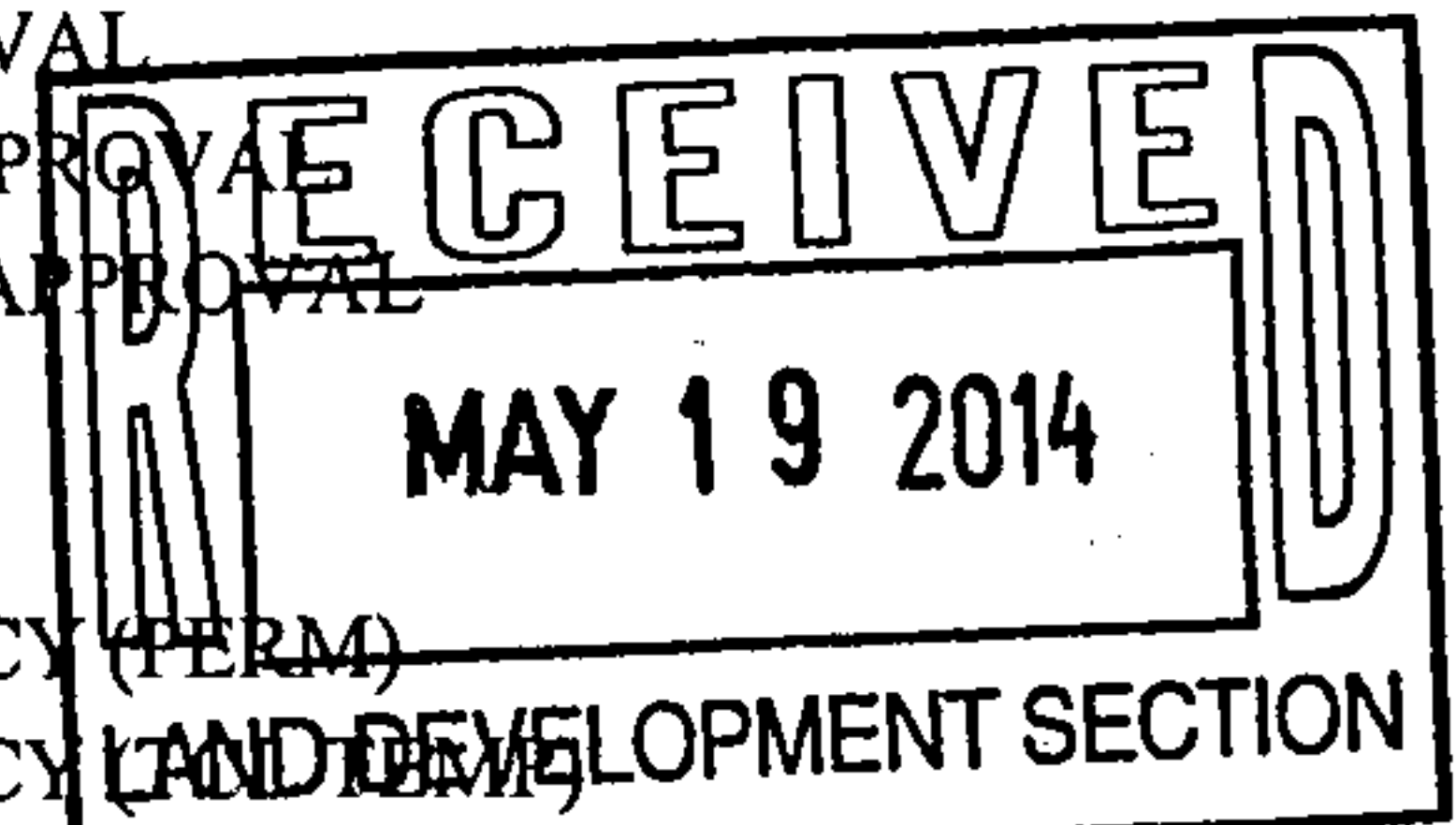
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1st SUBMITTAL  
☒ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEER'S CERT (TCL)  
☐ ENGINEER'S CERT (DRB SITE PLAN)  
☐ ENGINEER'S CERT (ESC)  
☐ SO-19  
☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
☒ S. DEV. FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY (PERM)  
☐ CERTIFICATE OF OCCUPANCY (LAND DEV)  
☐ FOUNDATION PERMIT APPROVAL  
☒ BUILDING PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ GRADING CERTIFICATION  
☐ SO-19 APPROVAL  
☐ ESC PERMIT APPROVAL  
☐ ESC CERT. ACCEPTANCE  
☐ OTHER (SPECIFY) \_\_\_\_\_



WAS A PRE-DESIGN CONFERENCE ATTENDED: ☐ Yes ☐ No ☐ Copy Provided

DATE SUBMITTED: 05/19/2014 By: Vince Carrica

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



# TIERRA WEST, LLC

May 20, 2014

Curtis Cherne  
Public Works Hydrology Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

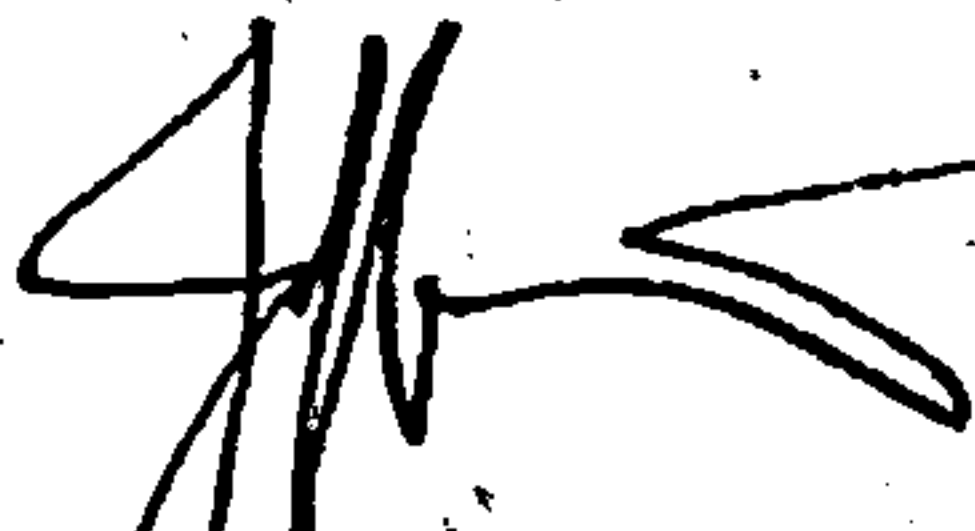
**RE: KEN HURT DENTAL OFFICE**

Dear Mr. Cherne:

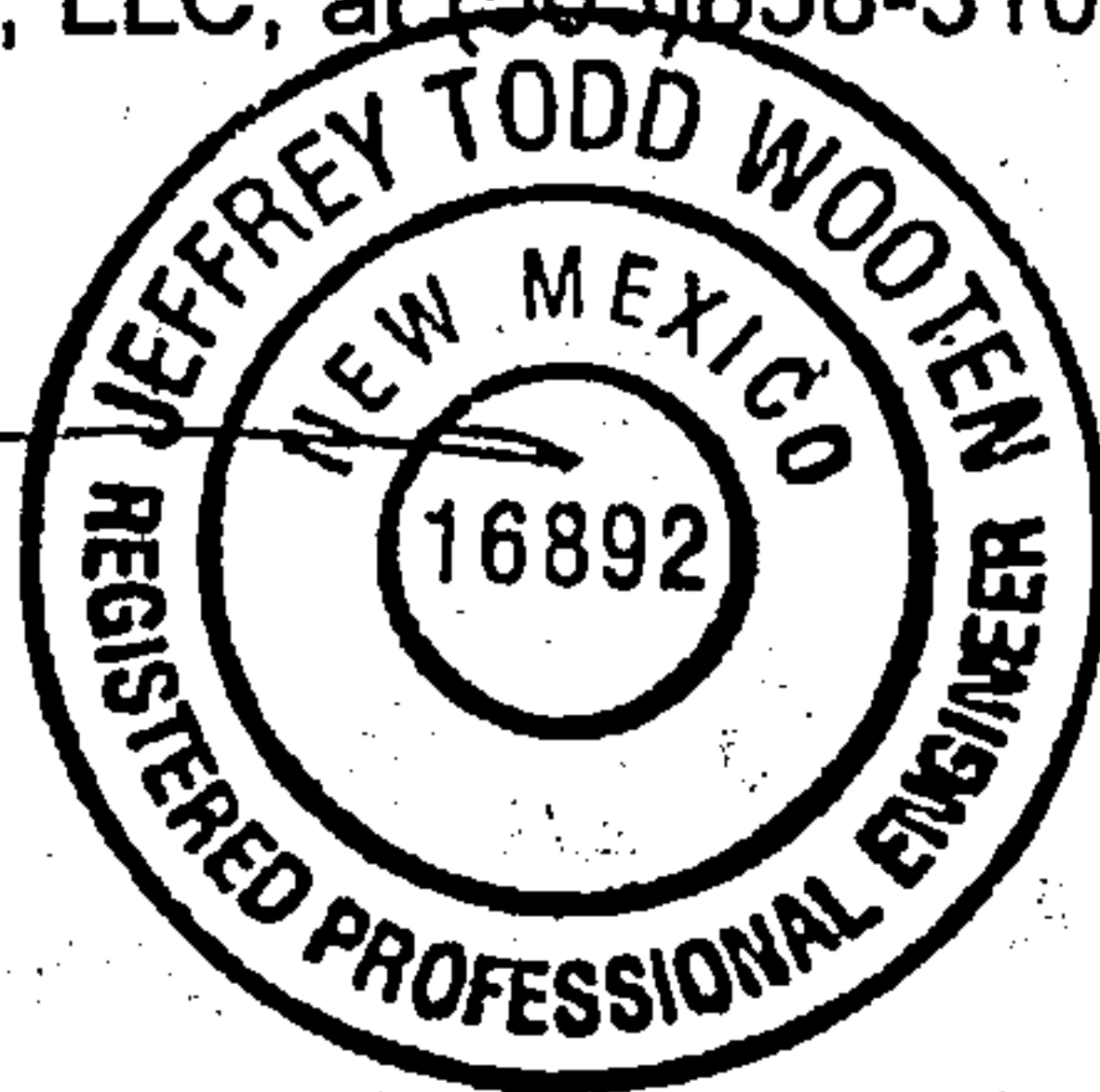
This letter is to inform you that I, Jeffrey T. Wooten, registered Professional Engineer (P.E. 16892), have resigned from Tierra West, LLC, and will be transferring all the plans for the subject project under my Seal and Signature to Ronald R. Bohannon, registered Professional Engineer (P.E. 7868).

If you have any questions or concerns, please do not hesitate to contact me at (505)980-3560, or Tierra West, LLC, at (505)858-3100.

Sincerely,



Jeff Wooten, P.E.



JN: 2014012  
RRB/jw/jf

Z:\2014\2014012 Ken Hurt Dental Office\Working Documents\2014012 Ken Hurt Engineer of Record Transfer.docx

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



REVISED  
DRAINAGE REPORT

for

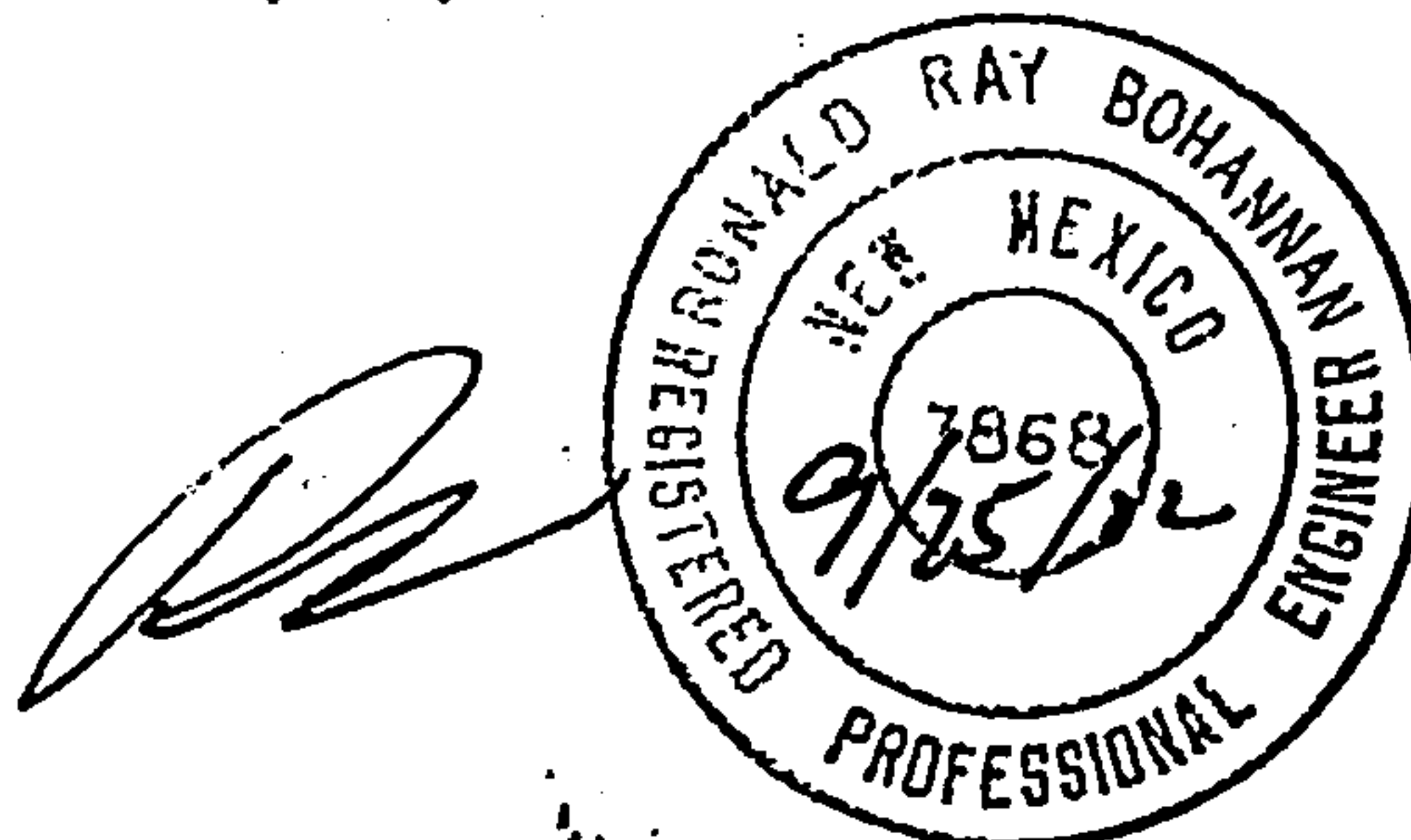
**Southeast Corner of La Orilla and Coors  
Lots 1, 2, 3, 4, 5, 6A, 7A, 8  
Of The  
Lands of Martin L. Taylor  
Albuquerque, New Mexico**

E12 DOOL

Prepared by

Tierra West, LLC  
8509 Jefferson Blvd NE  
Albuquerque, New Mexico 87113

Prepared for  
Mr. Jim Shull Jr.  
5445 Edith Boulevard NE, Unit F  
Albuquerque, NM 87004

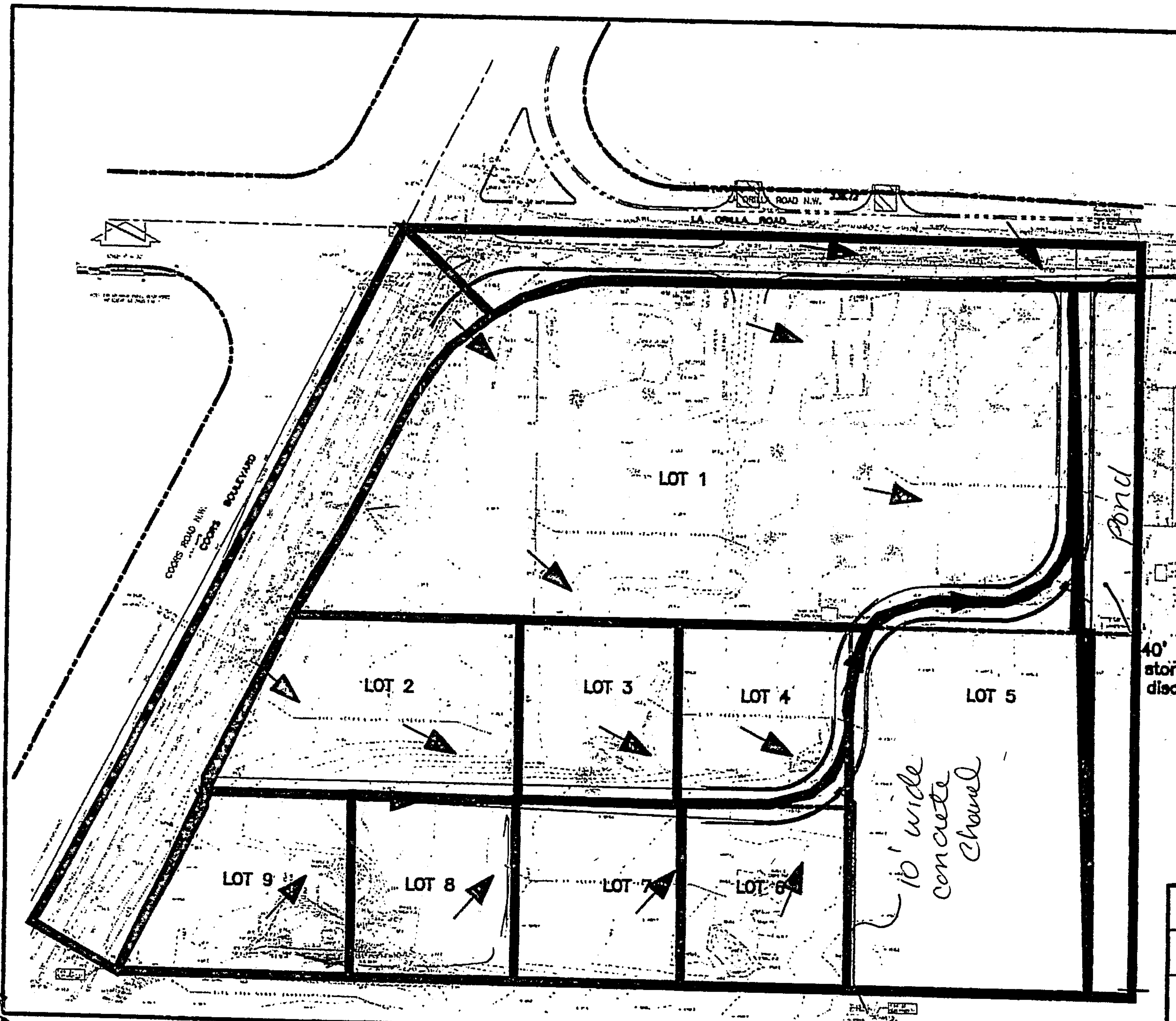


September 2002

This site shall continue to allow the offsite flows to enter the site from the west. In the interim condition the offsite flows entering the site includes 42.27 cfs that enters the site at the northwest corner through a 30" culvert under Coors Boulevard. A second set of two 30" culverts allows 15.98 cfs to enter the site at the approximate midpoint of the west property line. The Adjacent roadways discharge 2.89 cfs as sheet flow across the site. In the developed condition each lot will be allowed to have a storm water discharge equivalent to an 85% D and a 15% C surface treatment or else 4.06 cfs per acre. Each lot shall discharge the entire 100-year developed storm water to the main drive. An Onsite Drainage Basin Map and allowable discharge table is located in Appendix B.

A curb opening and concrete channel will be constructed from the main drive to the end of the existing Winter Haven Cul-de-sac. As shown in appendix C the curb opening acts as a weir limiting the flow leaving the site to 27.14 cfs, which is less than the rate of 27.64 allowed in the Riverside Plaza drainage study. The remaining flow that is unable to be captured by this channel will continue to drain within the roadway and enter a 1.5-acre foot detention pond located along the properties east boundary. As shown in Appendix B the rundown has the ability to pass 77.41 cfs, which is <sup>less</sup> greater than the proposed discharge of 77.84 cfs. All of the flows entering the site will be discharged at a rate of 1.23 cfs through the existing 12" penetration to the Corrales Riverside Drain. This outfall will consist of a oil and sediment trap as well as an orifice plat to control the discharge. The function of this pond has been modeled using AHYMO. The input and output files have been included in appendix D. Should this site incur any flows greater than the 100-year, 6-hour design storm event; the rundowns and weirs will overflow and the same drainage patterns will convey the flow to the downstream drainage facilities. The outfall structure will be constructed such that it will overflow prior to the pond breaching.





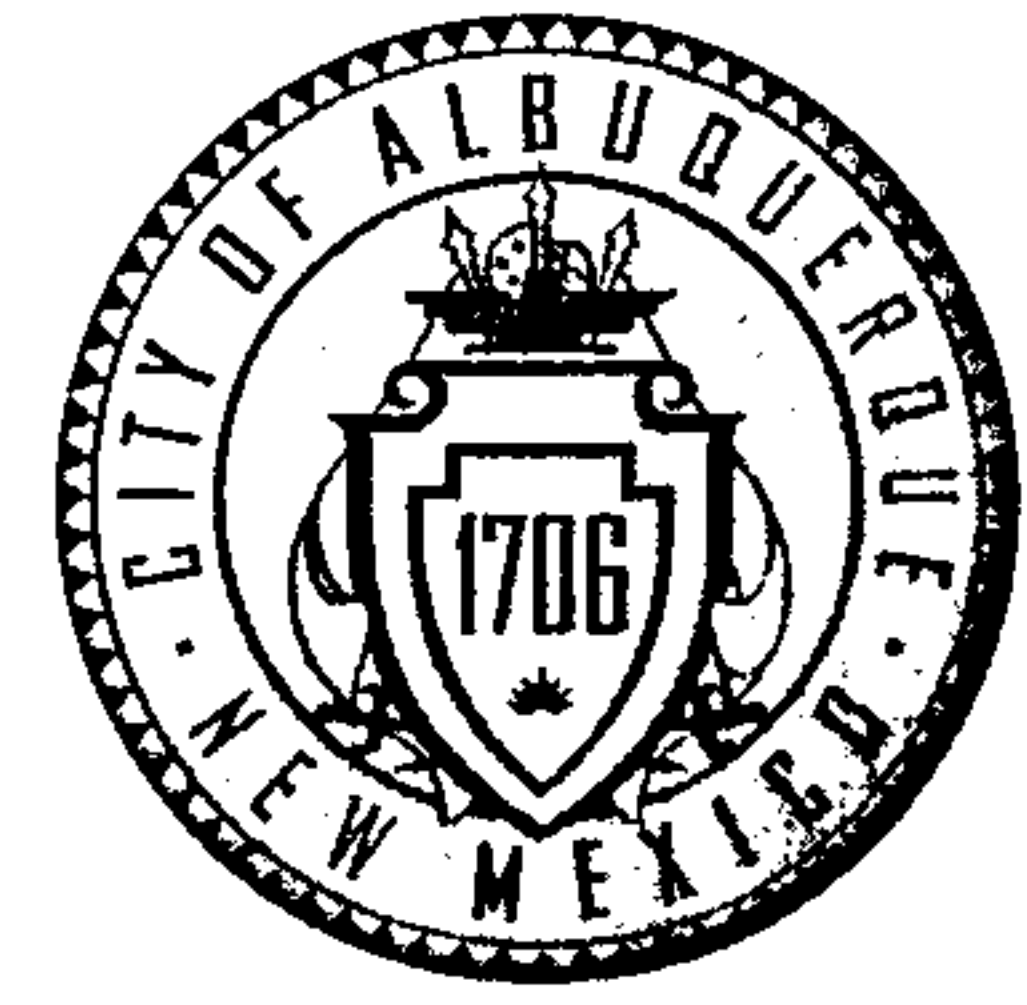
40' x 600' 4-5' deep detention pond  
 storage approx. 2 acre feet  
 discharging 1 cfs at exist. 1' cmp



NOT TO SCALE

LA ORILLA AND COORS, RETAIL CENTER		DATE
PROPOSED DRAINAGE BASINS		DATE
TERRA WEST, LLC		DATE
8508 JEFFERSON NE		DATE
ALBUQUERQUE, NEW MEXICO 87113		DATE
(505) 266-3100		DATE

# CITY OF ALBUQUERQUE



September 9, 2015

Ronald R. Bohannon, PE  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109

**Re: Dr. Ken Hurt  
3710 Bosque Plaza NW  
Request Permanent C.O. - Accepted  
Engineer's Stamp dated: 5-16-14 (E12D006D)  
Certification dated: 8-3-15**

Dear Mr. Bohannon,

Based on the Certification received 9/3/2015, the above mentioned building is acceptable for release of Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

Albuquerque

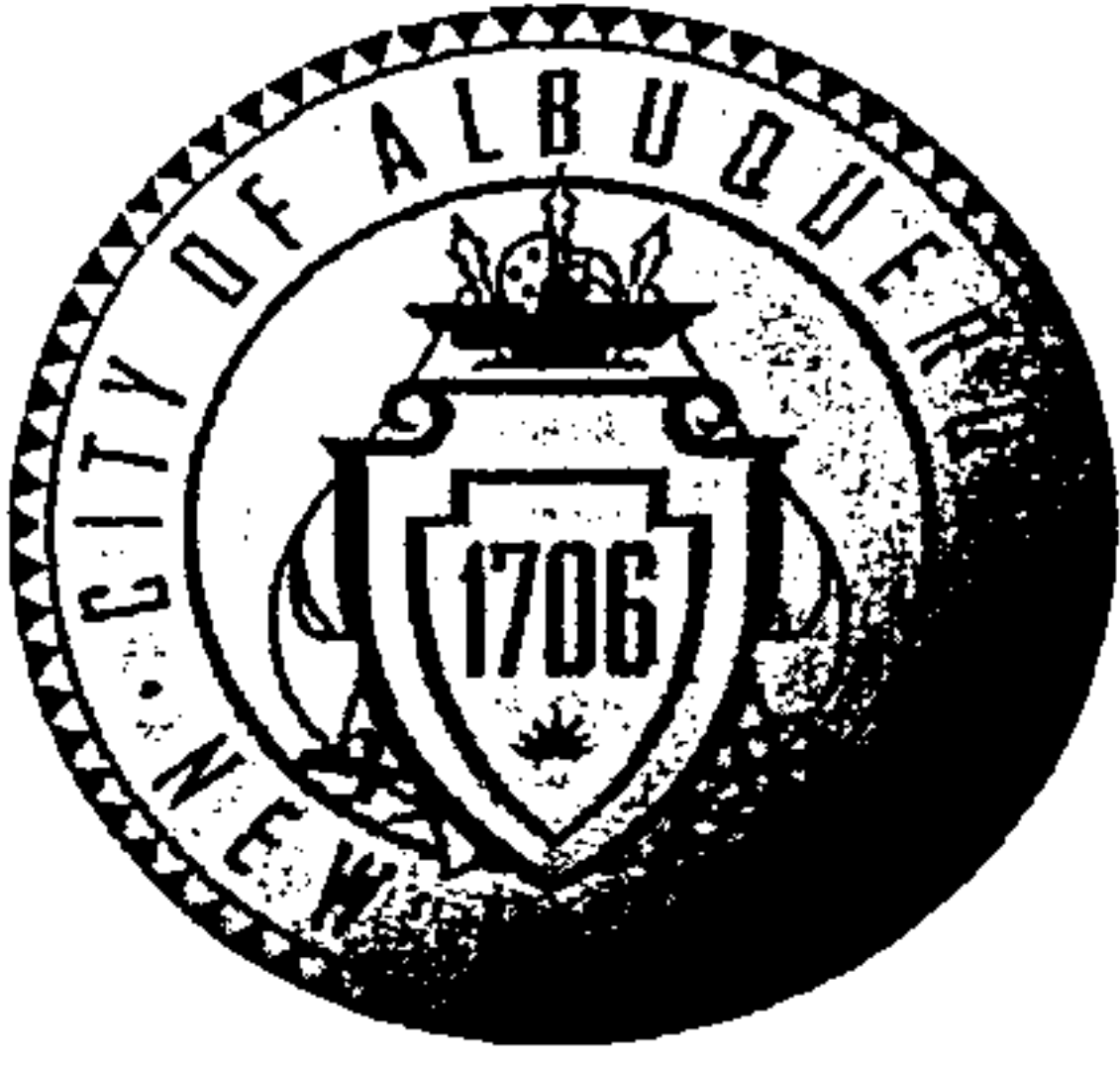
New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Rita Harmon, P.E.  
Senior Engineer, Hydrology  
Planning Department

C: TE/RH  
email



# City of Albuquerque

Planning Department

Development & Building Services Division

## RAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Dr. Ken Hurt City Drainage #: E12D006D

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Bosque Plaza Tract 5A

City Address: 3710 Bosque Plaza NW

Engineering Firm: Tierra West, LLC

Contact: Ronald R. Bohannon

Address: 5571 Midway Park Place NE Albuquerque, NM 87109

Phone#: 505-858-3100

Fax#: 505-858-1118

E-mail: rrb@tierrawestll.com

Owner: Ken Hurt

Contact: Ken Hurt

Address: 6330 Riverside Plaza Lane

Phone#: 505-897-2060

Fax#: \_\_\_\_\_

E-mail: khurt53@earthlink.net

Architect: Darren Sowell Architects, LLC

Contact: Janet Sowell

Address: 4700 Lincoln Rd NE Suite #111

Phone#: 505-342-6200

Fax#: 505-342-6201

E-mail: janets@dsaabq.com

Surveyor: \_\_\_\_\_

Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_

Fax#: \_\_\_\_\_

E-mail: \_\_\_\_\_

Contractor: \_\_\_\_\_

Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_

Fax#: \_\_\_\_\_

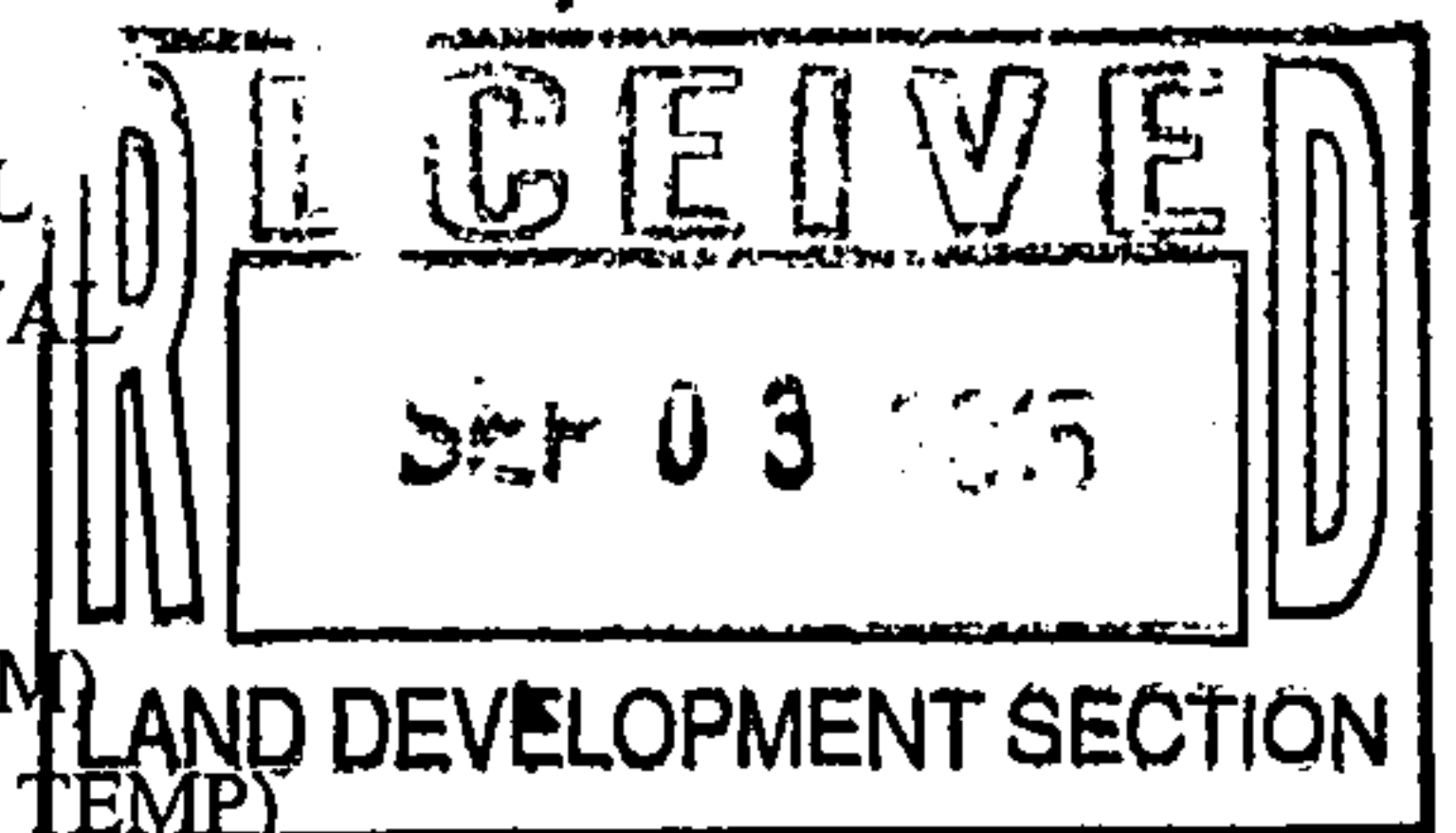
E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) \_\_\_\_\_



WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_

Yes

No

Copy Provided

DATE SUBMITTED: 9/2/15

By: Ron Bohannon

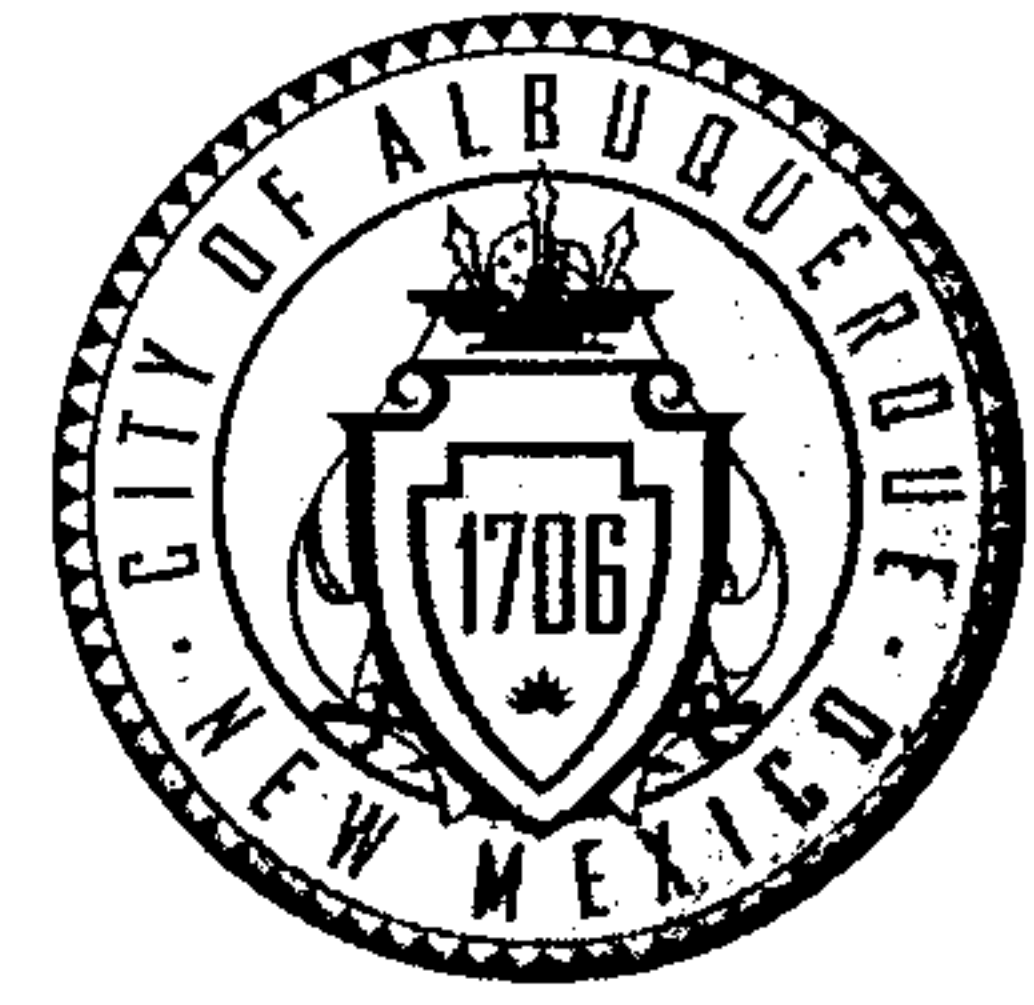
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
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*Emailed 9-2-2015*



# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services**

September 10, 2015

Maria Shelton  
DSA Architects  
4700 Lincoln NE, Suite 111  
Albuquerque, NM 87109

**Re: Office Building – Dr. Ken Hurt  
3710 Bosque Plaza Ln., NW  
Certificate of Occupancy – Transportation Development  
DRB Signature Date 7-9-14 (E12-D006D)  
Certification dated 9-9-15**

Dear Ms. Shelton,

PO Box 1293

Based upon the information provided in your submittal received 9-4-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

Permanent Certificate of Occupancy is contingent upon correction of the following item:

New Mexico 87103

- The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."**

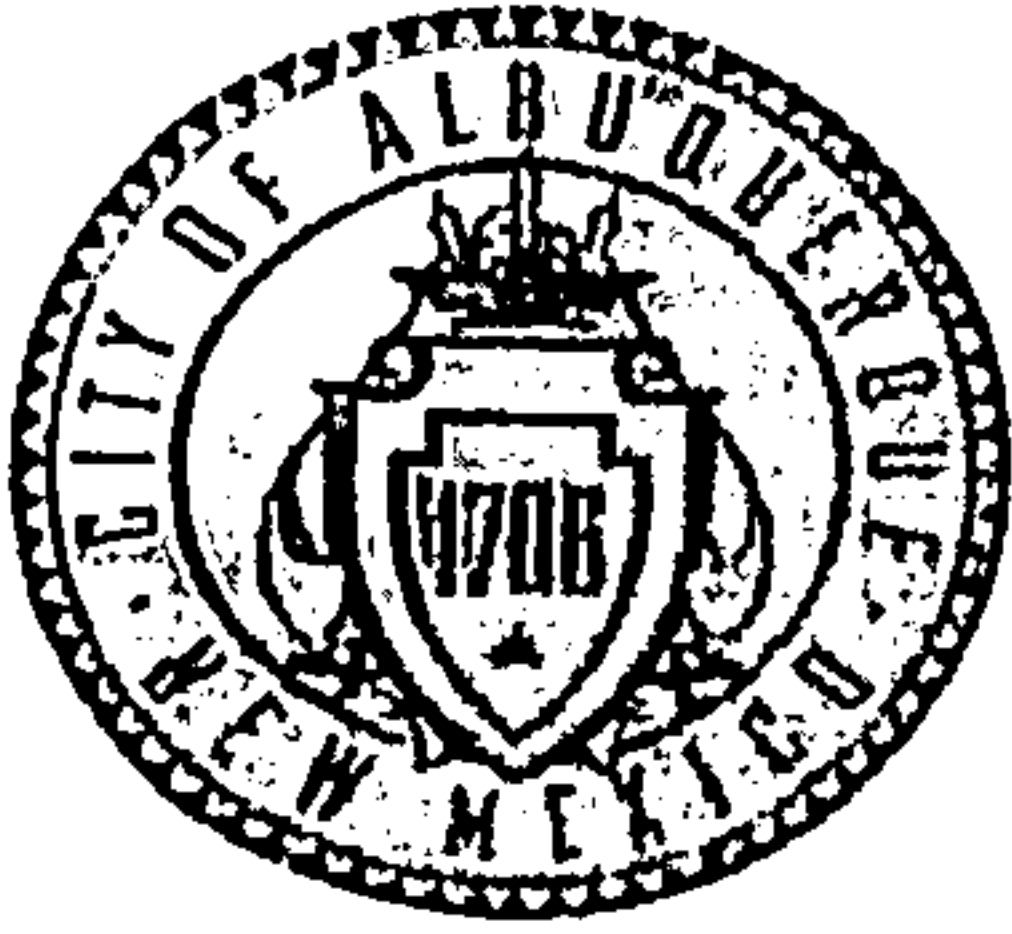
www.cabq.gov

If you have any questions, please contact Gary Sandoval at (505) 924-3675 or me at (505)924-3991.

Sincerely,

Racquel M. Michel, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

\gs via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: T1 - HURT OFFICE BUILDING Building Permit #: 201492388 Drainage #: E/2 D006D

DRM#: 1010058

EPC#:

Work Order#:

Legal Description: LOTS 5-A & 5A-1, BOSQUE PLAZA SUBDIVISION

City Address: 3710 BOSQUE PLAZA LN. NW

Engineering Firm: TIERRA WEST, LLC

Contact: RON BOHANNAN

Address: 5571 MIDWAY PARK PL. NE

87109

Phone#: 858-3100

Fax#:

E-mail:

Owner: KEN HURT

Contact: KEN HURT

Address: 6330 RIVERSIDE PLAZA LN

Phone#: 897-2060

Fax#:

E-mail:

Architect: DSA ARCHITECTS

Contact: MARIA SHELTON

Address: 4700 LINCOLN NE, SUITE 111

87109

Phone#: 342-6200

Fax#:

E-mail: MARIAS@DSABQ.COM

Surveyor:

Contact:

Address:

Phone#:

Fax#:

E-mail:

Contractor: TRINITY CONSTRUCTION

Contact: ERIC TIDMORE

Address: 8019 EDITH BLVD. NE, SUITE 201

87113

Phone#: 858-9960

Fax#:

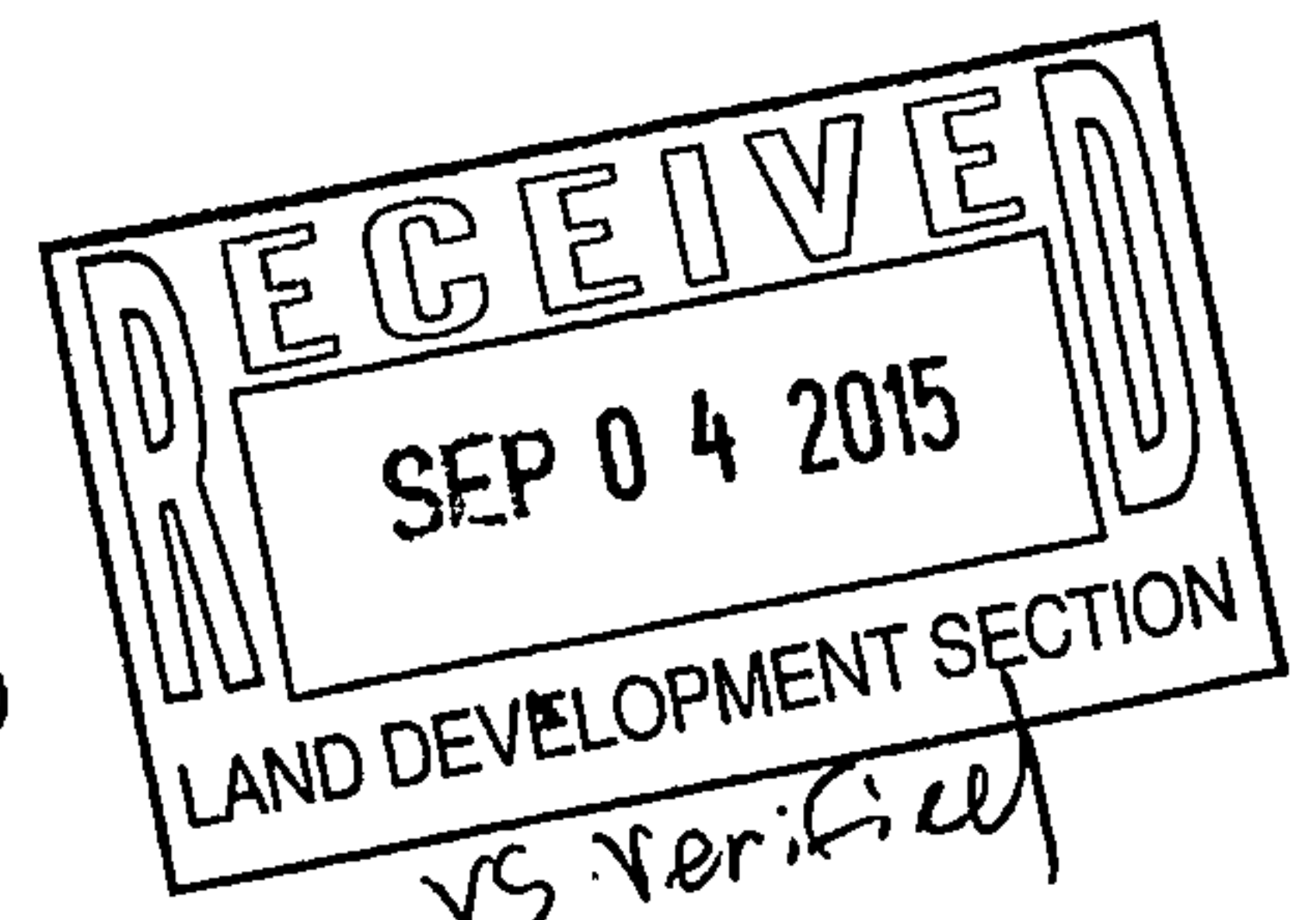
E-mail:

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
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- ☐ ENGINEER'S CERT (ESC)
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- ☐ OTHER (SPECIFY)

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- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED:

Yes

No

Copy Provided

DATE SUBMITTED: 9/4/15

By:

MARIA SHELTON

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Darren Sowell

A R C H I T E C T S

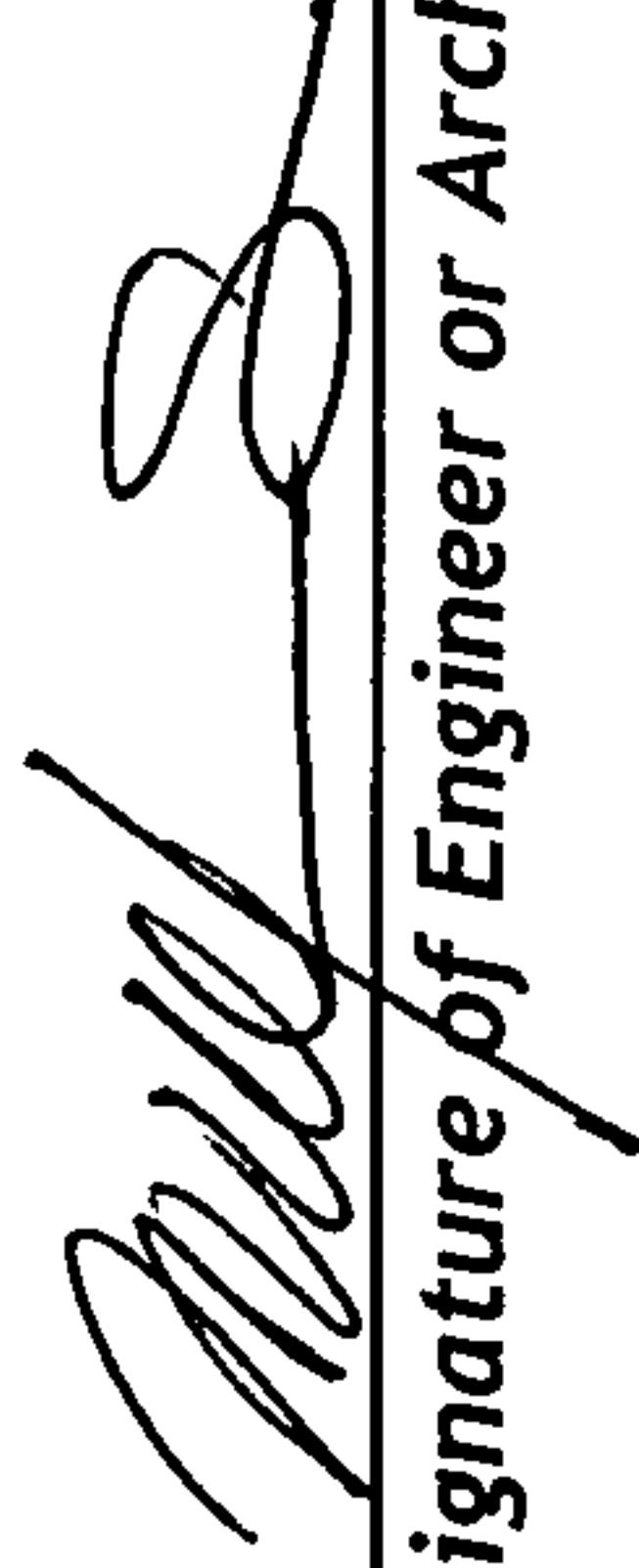
www.dsaabq.com

505.342.6200

### TRAFFIC CERTIFICATION

I, Maria Ugarte-Shelton, R.A., OF THE FIRM DSA Architects, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED June 23, 2014. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Craig Calvert OF THE FIRM DSA Architects. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON September 9, 2015 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR TCL approval.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

  
\_\_\_\_\_  
Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

9/9/15  
\_\_\_\_\_  
Date

