

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

November 7, 2023

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

**RE: The Wymont**  
**4315 Wyoming Blvd NE**  
**Engineer's Certification Date: 09/21/23**  
**Engineer's Stamp Date: 01/27/22**  
**Hydrology File: G19D004**  
**CPN: 568482**

Dear Mr. Bohannon:

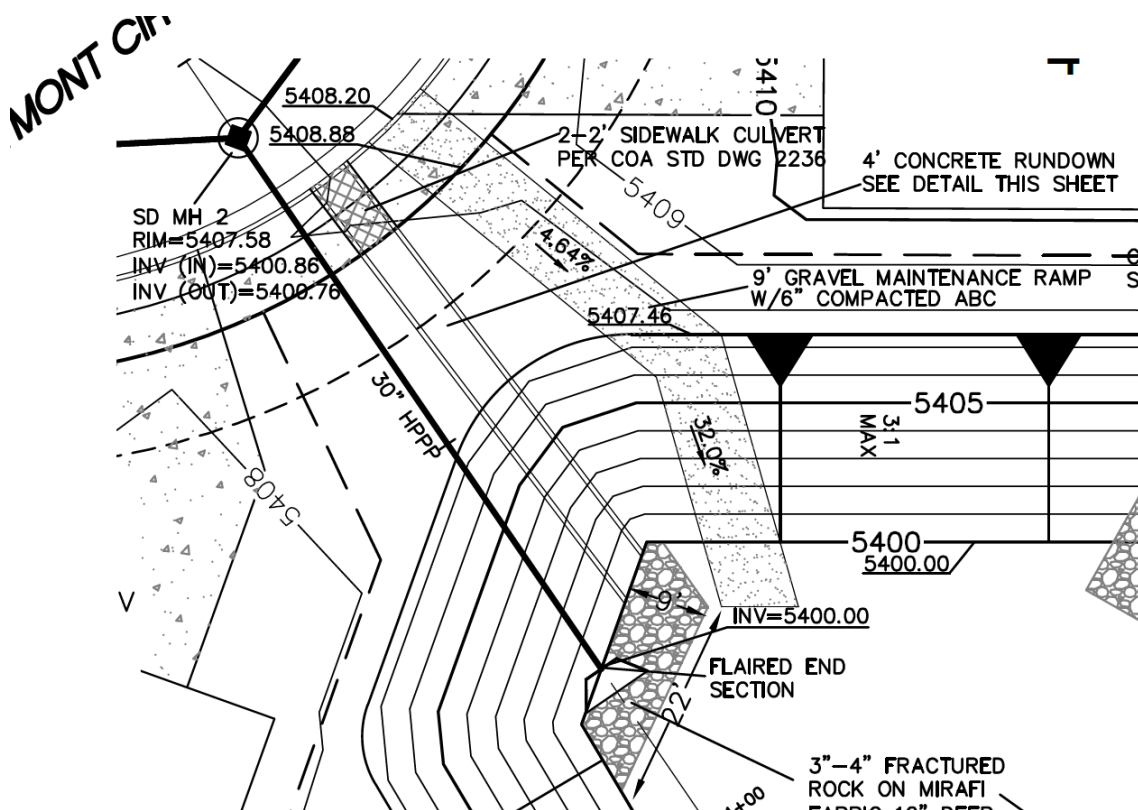
PO Box 1293

Albuquerque

NM 87103

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

Based on the Certification received 11/06/23 and site visit on 11/07/23, this certification is **not** approved in support of ROFG/SIA by Hydrology. The following comments need to be addressed for approval of the above referenced project:



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1. The following are deficiencies that I noted in my site visit which are in the Work Order Plans. These items need to be installed.
  - a. Sidewalk culvert
  - b. Concrete rundown
  - c. Maintenance ramp needs to fix it does not look as if they knew what they were installing.
  - d. The gate does not align so that a Bobcat can get in, go down the ramp and do proper maintenance.



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If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

*Renée C. Brissette*

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department

PO Box 1293

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# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: \_\_\_\_\_ Hydrology File # \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address, UPC, OR Parcel: \_\_\_\_\_

Applicant/Agent: \_\_\_\_\_ Contact: \_\_\_\_\_

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

Email: \_\_\_\_\_

Applicant/Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

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

Email: \_\_\_\_\_

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

**TYPE OF DEVELOPMENT:** PLAT (#of lots) \_\_\_\_\_ RESIDENCE  
DFT SITE ADMIN SITE

RE-SUBMITTAL: YES NO

**DEPARTMENT:** TRANSPORTATION HYDROLOGY/DRAINAGE

**Check all that apply under Both the Type of Submittal and the Type of Approval Sought:**

### TYPE OF SUBMITTAL:

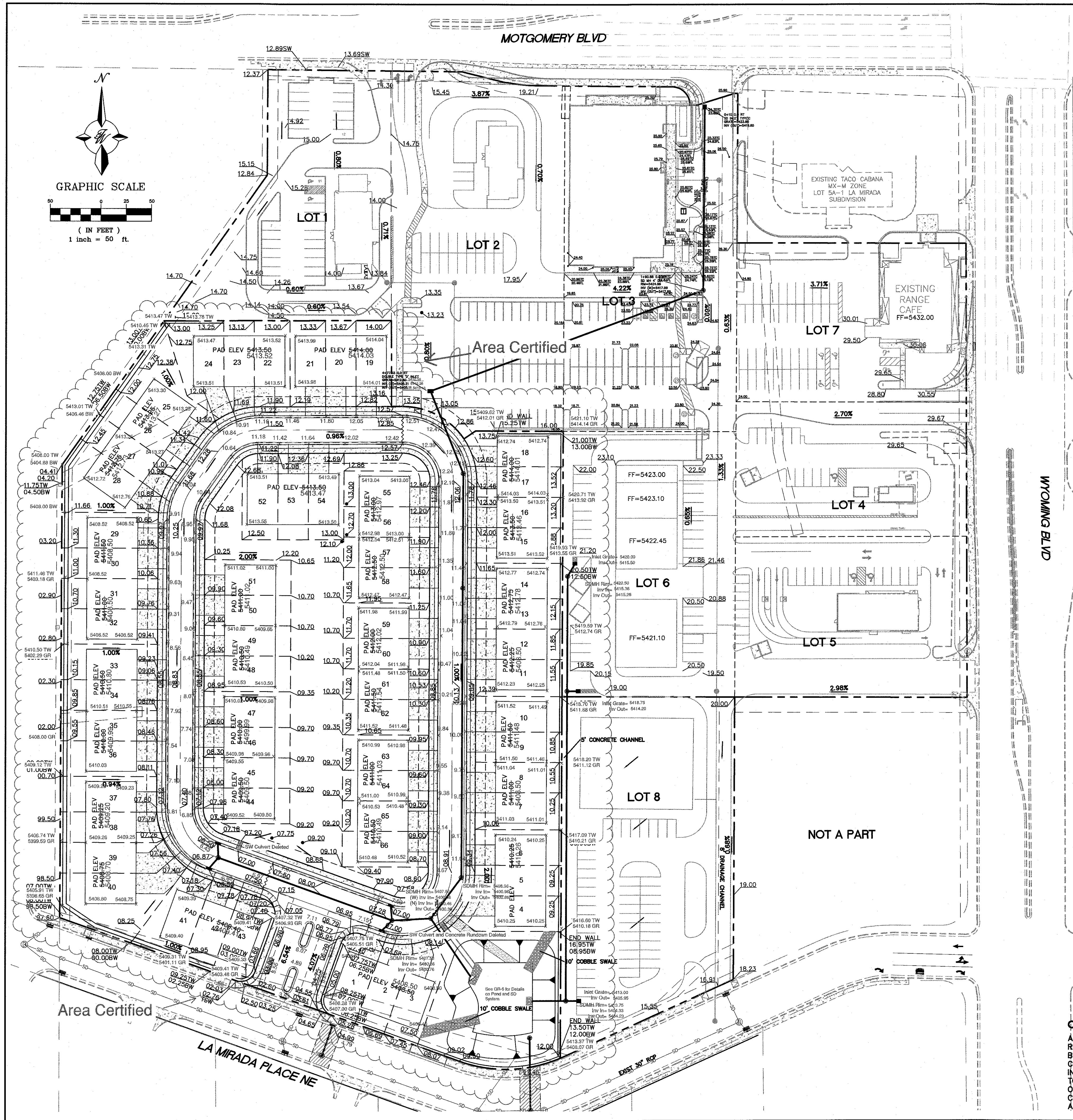
ENGINEER/ARCHITECT CERTIFICATION  
PAD CERTIFICATION  
CONCEPTUAL G&D PLAN  
GRADING & DRAINAGE PLAN  
DRAINAGE REPORT  
DRAINAGE MASTER PLAN  
CLOMR/LOMR  
TRAFFIC CIRCULATION LAYOUT (TCL)  
ADMINISTRATIVE  
TRAFFIC CIRCULATION LAYOUT FOR DFT  
APPROVAL  
TRAFFIC IMPACT STUDY (TIS)  
STREET LIGHT LAYOUT  
OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

BUILDING PERMIT APPROVAL  
CERTIFICATE OF OCCUPANCY  
CONCEPTUAL TCL DFT APPROVAL  
PRELIMINARY PLAT APPROVAL  
FINAL PLAT APPROVAL  
SITE PLAN FOR BLDG PERMIT DFT  
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  
OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_





LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED HYDRANT
- NEW SD MH
- NEW CUR INLET TYPE 'C'
- EXISTING SAS MH
- EXISTING GATE VALVE
- EXISTING WATERLINE
- EXISTING SAS
- RETAINING WALL
- WATER BLOCK

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- 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.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 785-1234, FOR LOCATION OF EXISTING UTILITIES.
- 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.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EROSION CONTROL NOTES:

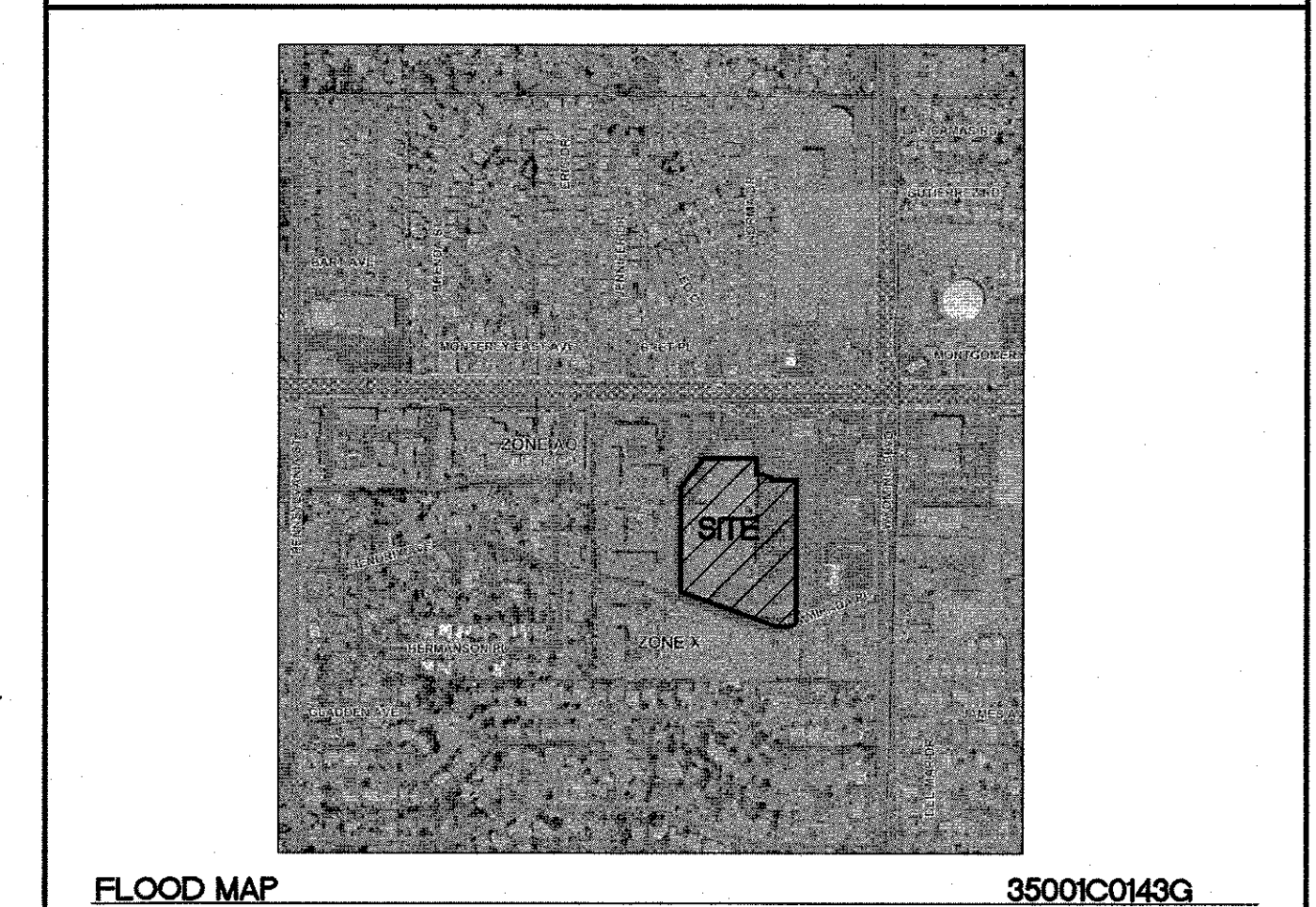
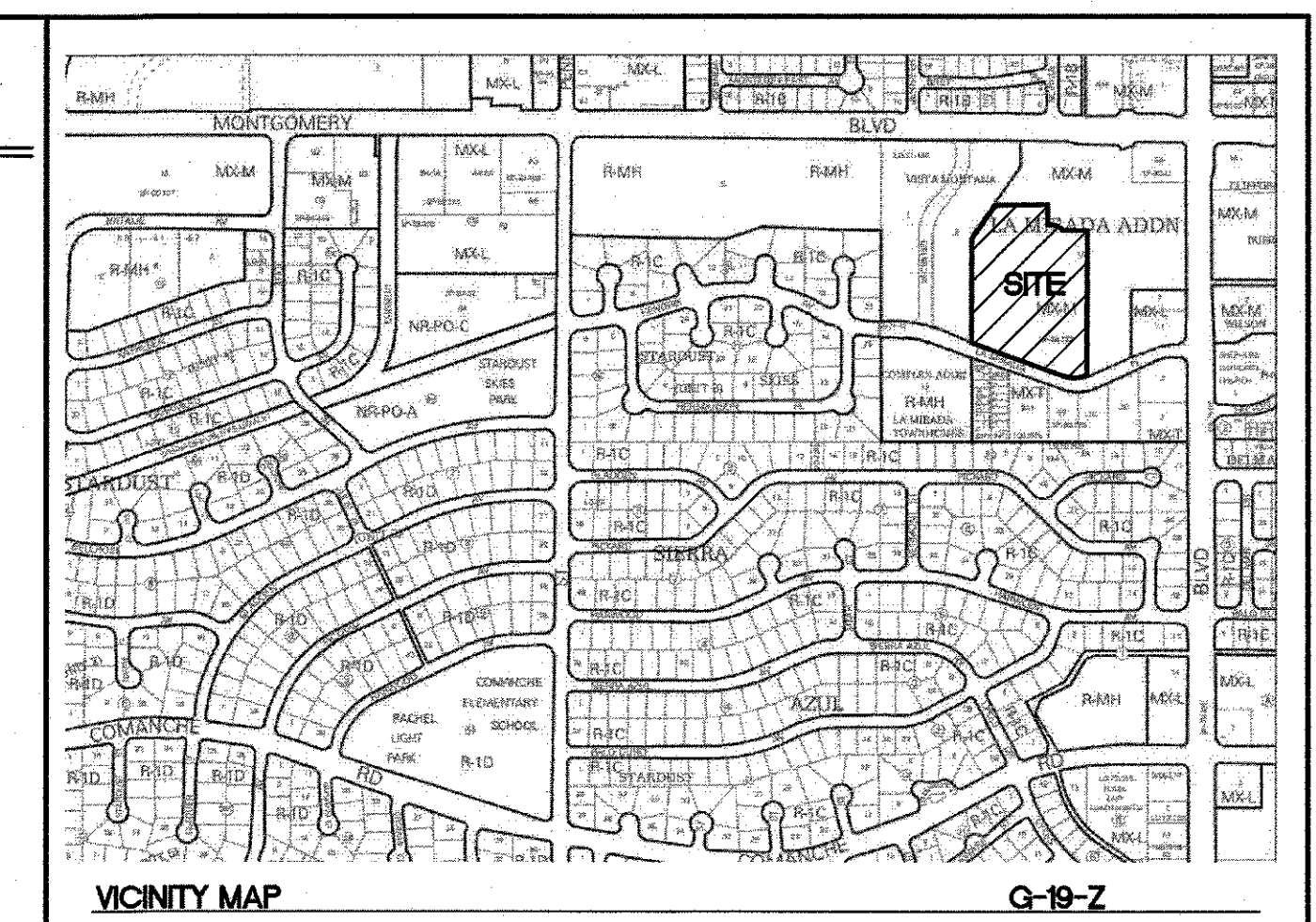
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND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

NOTE - ADD 5400 TO ALL ELEVATIONS

ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE SPECIFIED

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.



DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

I, RONALD R. BOHANNAN, NMPE # 7868, OF THE FIRM, TIERRA WEST LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10/22/22. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ, NMPS # 18374, OF THE FIRM, CARTESIAN SURVEYS, INC.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 9/21/23, 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 SUBSTANTIAL COMPLIANCE TO APPROVED GRADING PLAN.

EXCEPTIONS:  
NONE TAKEN

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERY SUBSTANTIALLY COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD INFORMATION ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT.

RONALD R. BOHANNAN  
NEW MEXICO  
PROFESSIONAL SURVEYOR  
DATE: 02/08/22  
BY: [Signature]  
HydroTeam # G19D004

City of Albuquerque  
Planning Department  
Development Review Services  
HYDROLOGY SECTION  
APPROVED  
DATE: 02/08/22  
BY: [Signature]  
HydroTeam # G19D004

Grading Certification 9/21/23		ENGINEER'S SEAL	
THE WYMONT ALBUQUERQUE, NM		DRAWN BY pm	
MASTER GRADING PLAN		DATE 1-27-2022	
		DRAWING 2021008-GR	
		SHEET # GR-1	
		JOB # 2021008	



MATCH LINE (SEE SHEET GR-5)

DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

I, RONALD R. BOHANNAN, NMPE # 7868, OF THE FIRM, TERRA WEST, LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10/22/22. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL SURVEYS INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 9/21/23 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 SUBSTANTIAL COMPLIANCE TO APPROVED GRADING PLAN.

EXCEPTIONS: NONE-TAKEN

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERY SUBSTANTIALLY SUPPORT THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD INFORMATION ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

RONALD R. BOHANNAN, NMPE # 7868

DAVID R. BOHANNAN, NMPE # 7868

TURNED BLOCK FOR DRAINAGE

71+28.69 156.71 RT SD MH TYPE 'C' RIM=5412.50 5412.50 (IN)=5404.43-N INV (IN)=5406.40 E INV (OUT)=5404.33 W 5407.92

71+30.44 166.89 RT SINGLE TYPE 'D' INLET GRATE=5413.00 5412.25 INV (OUT)=5404.50 5408.00

18" HDPE (PRIVATE) PIPE 13

SEE NOTE 5 FOR POND SIDE SLOPE TREATMENT

OUTFALL STRUCTURE INV=5402.25 5402.10 SEE DETAIL SHEET GR-8 Top of Standpipe 5405.00

24" RCP (PRIVATE) PIPE 12

3"-4" FRACTURED ROCK ON MIRAFI FABRIC 12" DEEP

WATER QUALITY POND TOP=5407.46 5407.95 BOT=5406.00 5399.67

3:1 MAX

3:1 MAX

4' CONCRETE RUNDOWN SEE DETAIL SHEET GR-4

2'-2" SIDEWALK CULVERT PER COA STD DWG 2236

71+56.40 9.97 RT SD MH TYPE 'C' RIM=5408.96 5408.90 INV (IN)=5401.06 5401.00 INV (OUT)=5409.96 5400.90

18" HDPE S=1.00% (PRIVATE) PIPE 8

30" RCP S=0.80% PIPE 6 (PRIVATE)

18" RCP S=0.8% PIPE 5

70+68.79 14.00 LT CURB INLET TYPE 'C' GRATE=5407.50 5407.10 INV=5403.50 5403.50 TC=5407.50

70+74.68 0.54 RT SD MH TYPE 'C' RIM=5407.80 5407.58 INV (IN)=5400.86 W INV 5400.86 (IN)=5403.40 N, S 5400.86 INV (OUT)=5400.76 E 5400.76

TURNED BLOCK FOR DRAINAGE

EXIST 30" RCP

EXIST 30" RCP

EXIST 18" RCP, TO BE REMOVED

24" RCP

SDMH RIM=5410.00 INV(IN)=5396.20 INV (OUT)=5397.70

6" PERIMETER WAAL

8' RETAINING WALL

1' BETWEEN BACK OF WALL AND PROP LINE

REMOVE AND REPLACE EXIST ASPHALT PER COA STD DWG 2465 (20'x40')

REMOVE AND DISPOSE EXISTING INLET AND 12 LF EXISTING PIPE

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2' SIDEWALK CULVERT PER COA STD DWG 2236

PIPE 2 (PRIVATE)

18" RCP S=0.8%

PIPE 3

24" RCP S=0.80% (PRIVATE)

PIPE 4

18" HDPE S=1.00% (PRIVATE)

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