

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

May 5, 2023

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

**RE: Albuquerque ER & Hospital  
4315 Wyoming Blvd NE  
30-day Temporary C.O. - Accepted  
Engineer's Certification Date: 05/03/23  
Engineer's Stamp Date: 02/10/22  
Hydrology File: G19D004D**

Dear Mr. Bohannon:

PO Box 1293

Based **solely** on the Certification received 05/03/2023, this letter serves as a "green tag" from Hydrology Section for a **30-day** Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

**PRIOR TO PERMANENT CERTIFICATE OF OCCUPANCY:**

NM 87103

1. Please Resubmit to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) when ready with an updated engineer's certification.
2. This project has a work order - Wymont Residential Subdivision CPN 568482. This work order needs to be closed out prior to Hydrology's approval in support of Permanent Release of Occupancy.

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

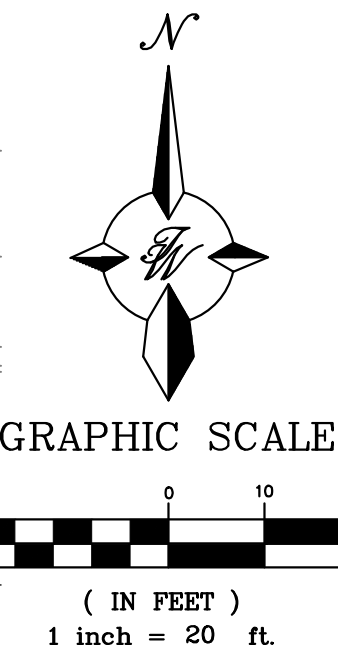
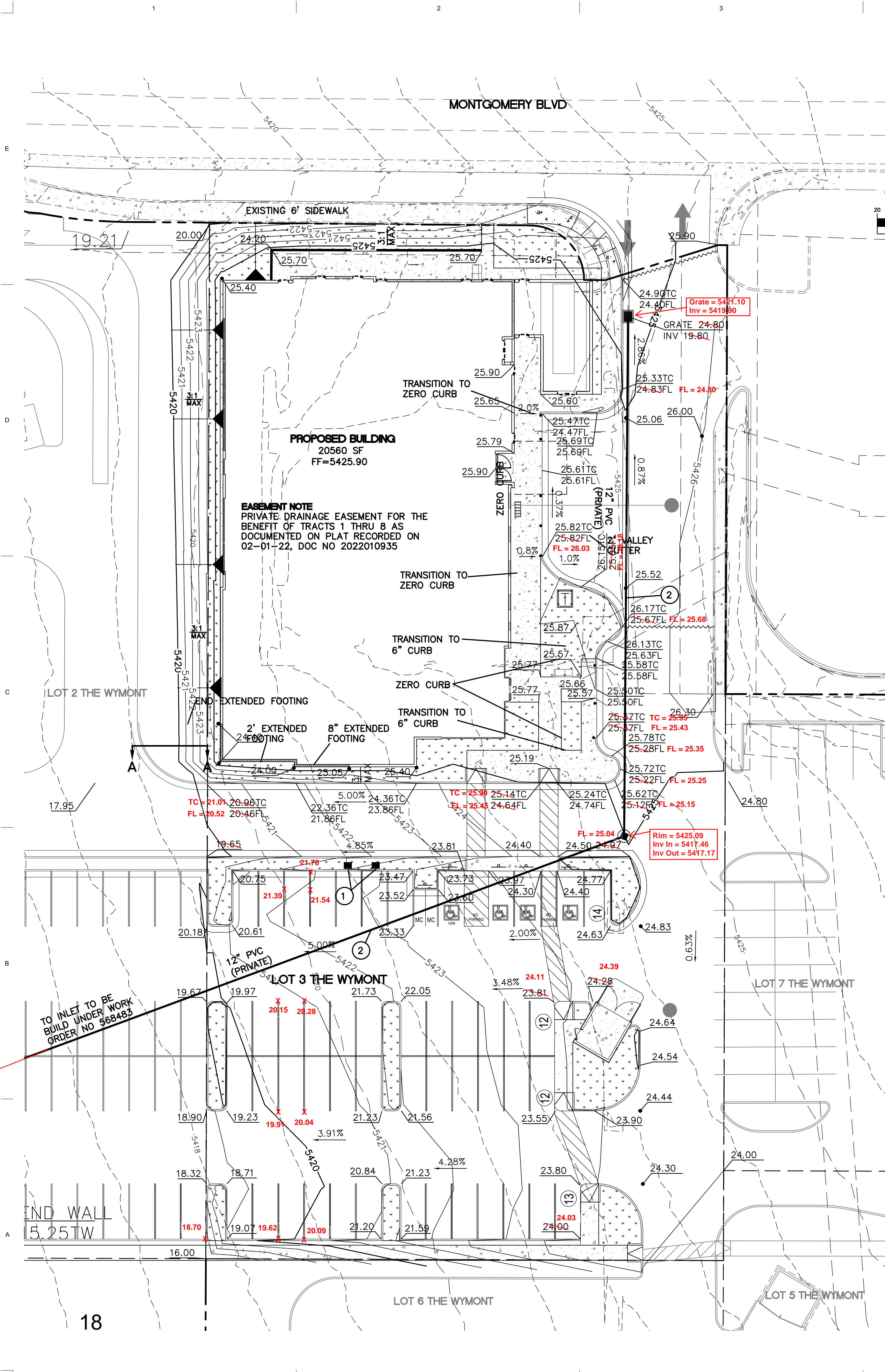
If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

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

DATE SUBMITTED: 05.03.2023





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

- 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, 765-1234, 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.
- KEYED NOTES**
- RECHARGING STATION
  - PRIVATE STORM SEWER TO BE COMPLETED UNDER WORK ORDER NO 568483

**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:**

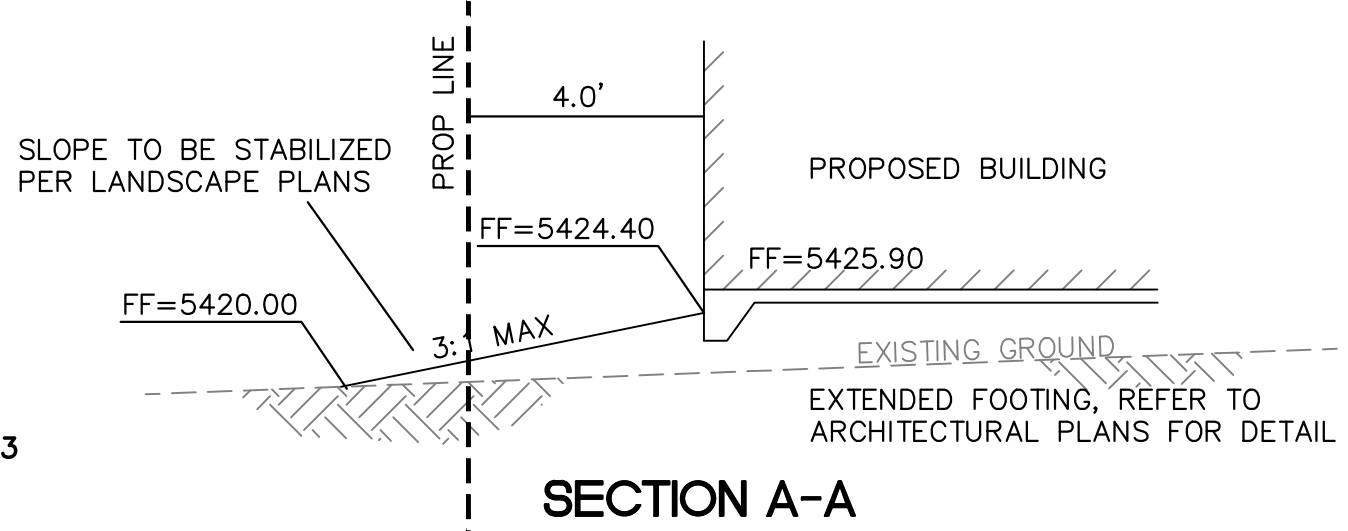
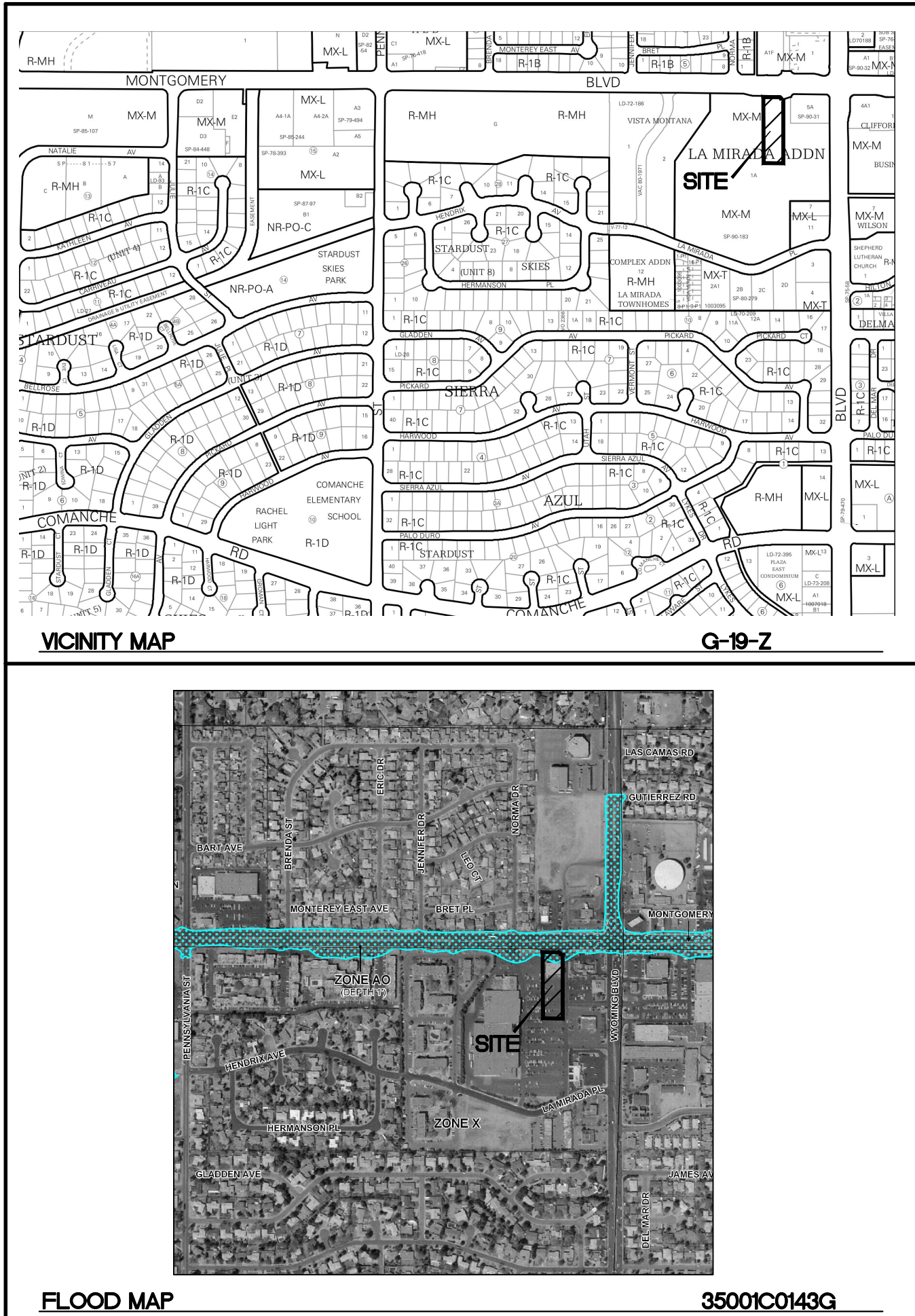
THE SITE IS ONE PARCEL OF THE WYOMONT COMMERCIAL CENTER AND WILL DRAIN IN ACCORDANCE WITH THE APPROVED CONCEPTUAL GRADING AND DRAINAGE PLAN. THIS PARCEL WILL DRAIN TO THE SOUTHWEST TO THE RESIDENTIAL NEIGHBORHOOD AND TO THE EXISTING DETENTION POND LOCATED IN THE SOUTHEAST CORNER OF THE RESIDENTIAL NEIGHBORHOOD. THIS POND ALSO RETAINS THE WATER QUALITY VOLUME FOR THIS PARCEL.

**NOTE**

PLACE 2" TO 3" FRACTURED ROCK ON MIRAFI FABRIC TO STABILIZE SLOPE ON WEST SIDE OF BUILDING

ALL ELEVATIONS RE TO FLOWLINE UNLESS OTHERWISE SPECIFIED

ADD 5400 TO ALL ELEVATIONS



**SEQUENCE OF CONSTRUCTION**

- ROUGH GRADE SITE AND PREP BUILDING PAD
- INSTALL UTILITIES PER WORK ORDER
- FINE GRADE SITE AND PREPARE SUBGRADE
- INSTALL CURB AND GUTTER
- INSTALL ASPHALT
- FINISH FLATWORK AROUND BUILDING
- STRIP PARKING LOT

**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 2-10-22. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY LORENZO E. DOMINGUEZ, NMPS # 10461. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 5-11-22 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 TEMPORARY CERTIFICATE OF OCCUPANCY.

**EXCEPTIONS:**

COMPLETE PAVING

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

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 2-10-22. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY LORENZO E. DOMINGUEZ, NMPS # 10461. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 5-11-22 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 TEMPORARY CERTIFICATE OF OCCUPANCY.

DATE 5/9/2023

(SEAL)

**dg**

THE HARTMAN • MAJEWSKI

**DESIGN GROUP**

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120 Vassar Dr SE Suite 100  
Albuquerque New Mexico 87106  
T 505 242 6880 • F 505 242 6881

CONSULTANT

**TIERRA WEST, LLC**

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

STAMP

ENGINEER'S SEAL

RONALD R. BOHANNAN  
NEW MEXICO  
7868  
PROFESSIONAL ENGINEER

2-10-22  
RONALD R. BOHANNAN  
P.E. #7868

PROJECT NAME

**ALBUQUERQUE ER  
AND HOSPITAL**

REVISIONS

Copyright: Design Group

Drawn by pm

Checked by JN

Date 1-27-22

Project number 2021084

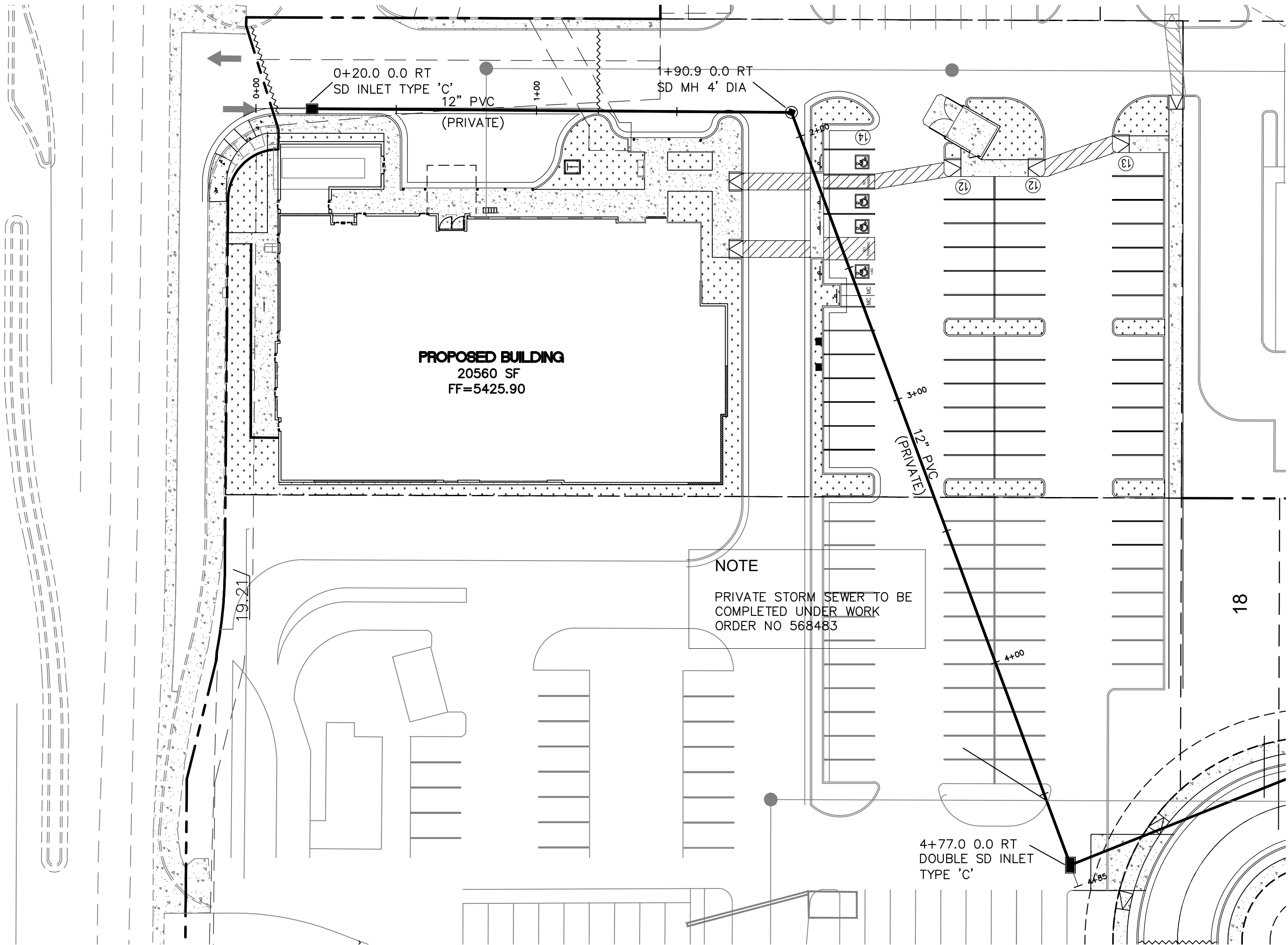
SHEET TITLE

**GRADING PLAN**

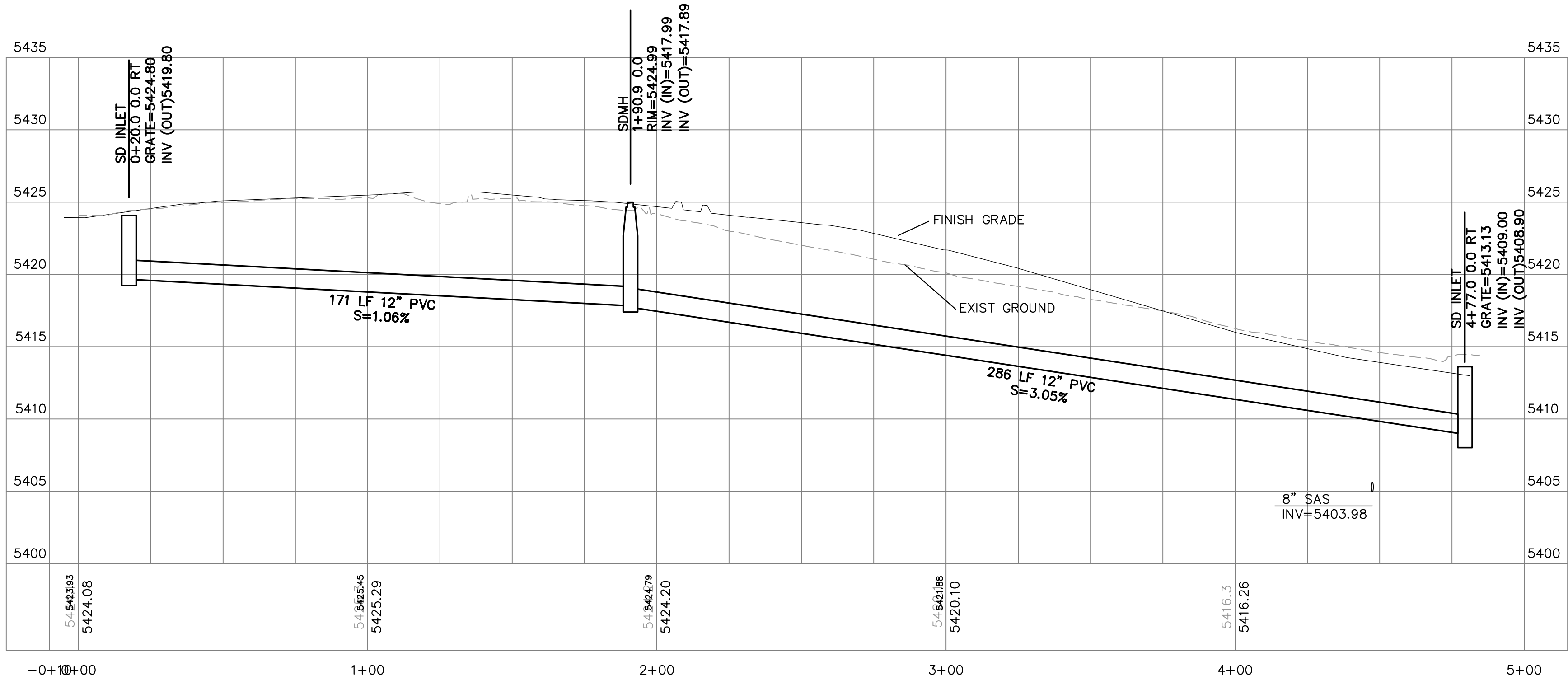
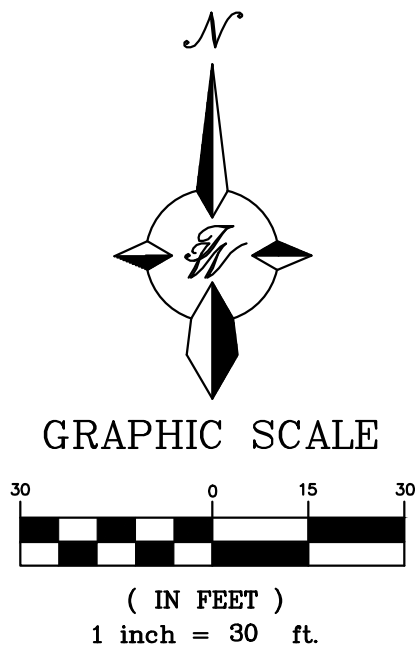
SHEET NUMBER

**GR-1**





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FOR REFERENCE ONLY

**dg**  
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STAMP  
ENGINEER'S  
SEAL  
RONALD R. BOHANNAN  
NEW MEXICO  
7868  
PROFESSIONAL ENGINEER  
2-10-22  
RONALD R. BOHANNAN  
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REVISIONS

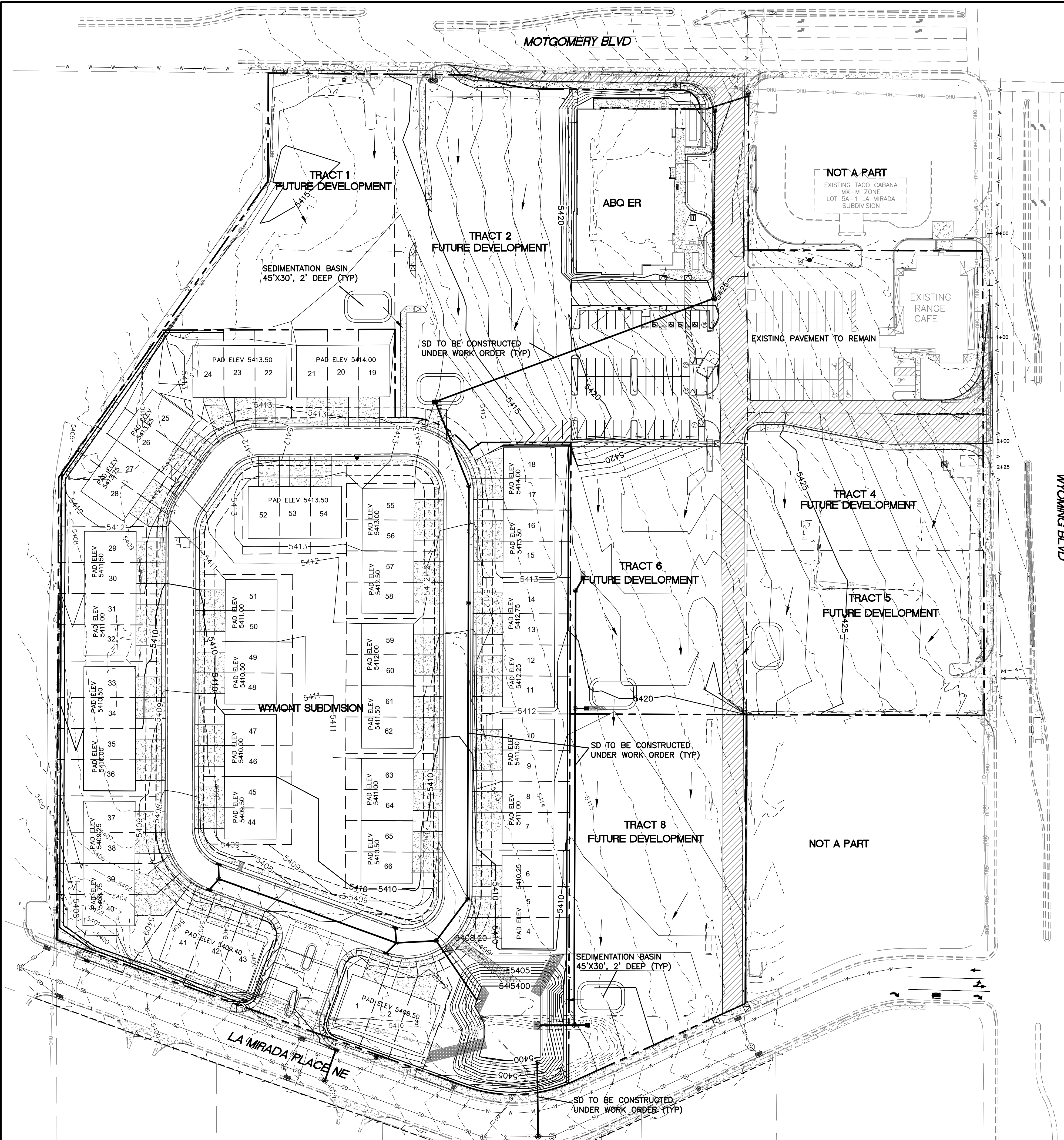
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Drawn by	pm
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SHEET TITLE  
**STORM SEWER  
PLAN AND  
PROFILE**

SHEET NUMBER

GR-2





LEGEND

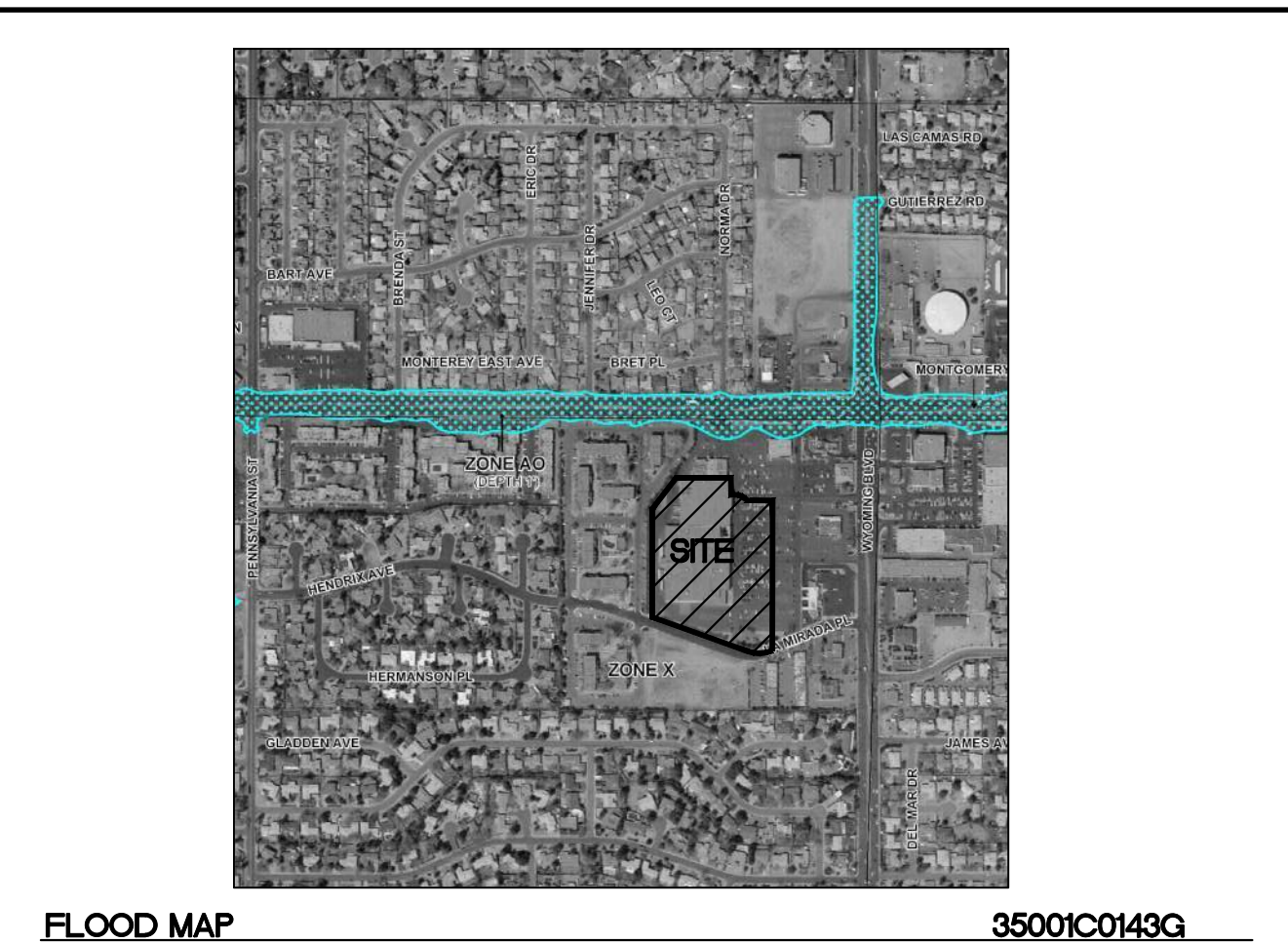
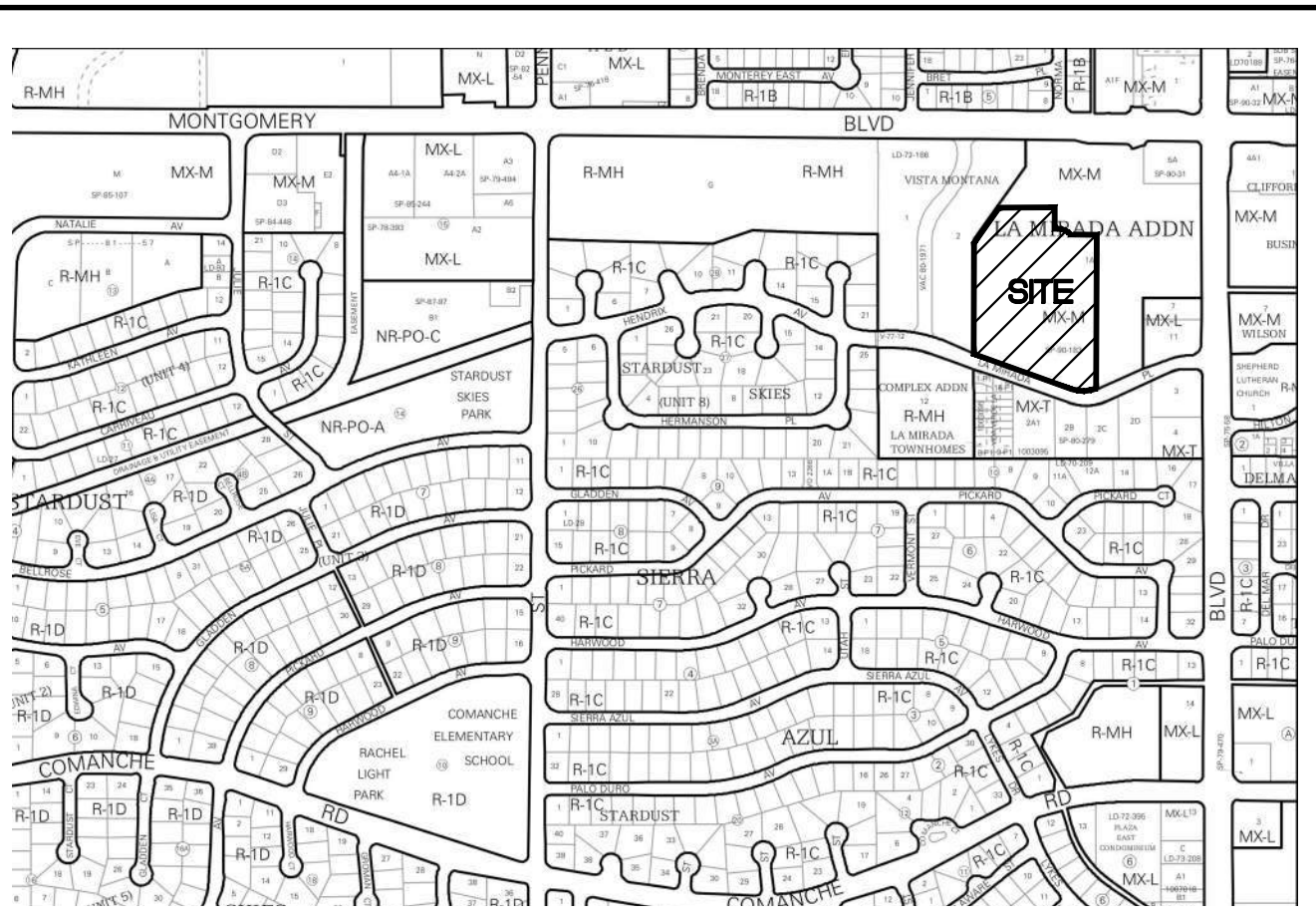
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 RONALD R. BOHANNAN P.E. #7868	<b>THE WYMONT ALBUQUERQUE, NM INTERIM GRADING PLAN</b>	DRAWN BY pm DATE 2-7-2022 DRAWING
	 TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>GR-INT</b> JOB # 2021008