

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 20, 2026

Ron Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Pl NE
Albuquerque, NM 87109

**RE: Sunset Apartments – 86th St. SW & Sunset Gardens Rd.
Grading and Drainage Plan
Engineer's Stamp Date: 02/03/26
Hydrology File: L10D032
Case # HYDR-2026-00006**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 02/05/2026, the Grading and Drainage Plan is approved for Grading Permit and Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): Engineer's Certification Checklist for Non-Subdivision is required.
2. Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the **\$ 25.00** recording fee check made payable to Bernalillo County to the Hydrology Section of Development Review Services on the Ground floor of Plaza de Sol. Submittal in ABQ-PLAN is also required.

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, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3995 or baileythompson@cabq.gov.

CITY OF ALBUQUERQUE

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Sincerely,

A handwritten signature in black ink, appearing to read 'Bailey Thompson', followed by a long horizontal flourish.

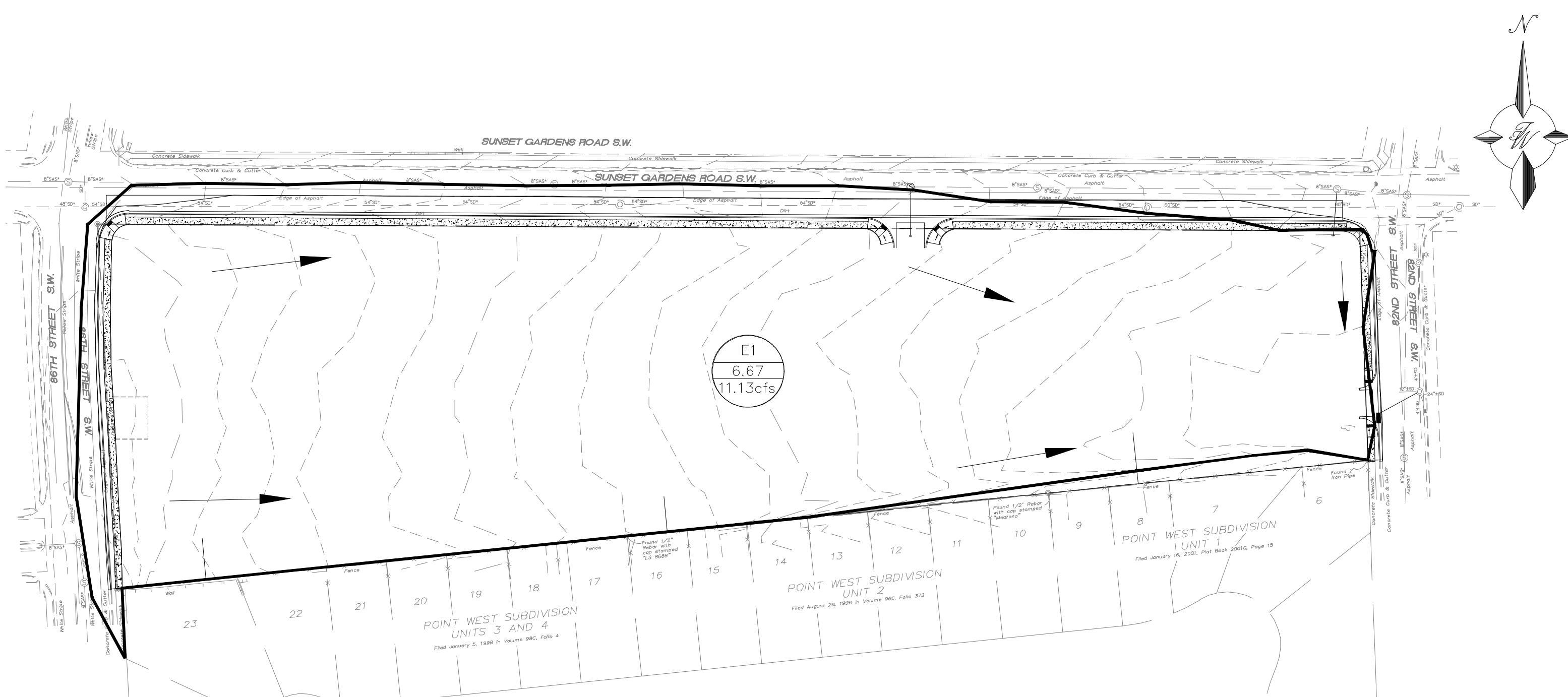
Bailey Thompson, E.I.T.
Engineer Associate, Hydrology
Planning Department, Development Review Services

PO Box 1293

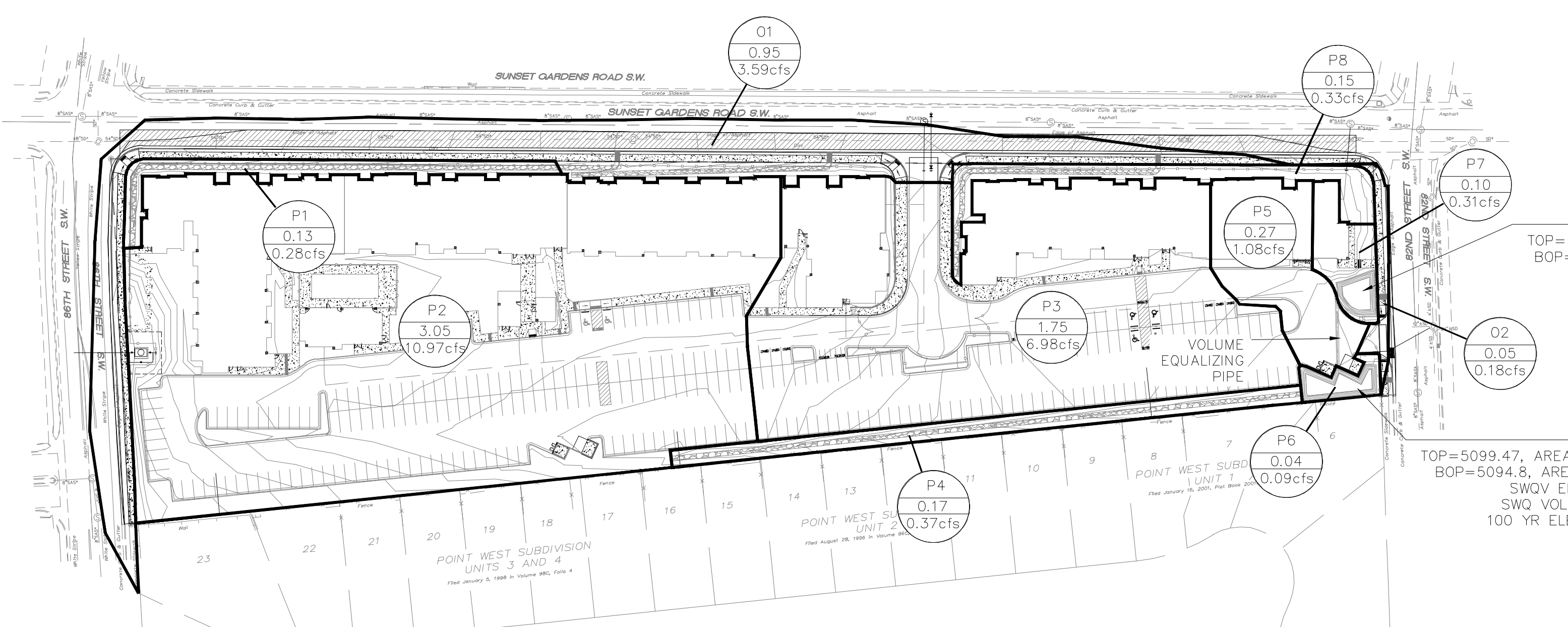
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EXISTING BASIN MAP



PROPOSED BASIN MAP

Existing Conditions

Basin ID	Area (sf)	Area (acres)	Area (sq miles)	Basin Descriptions				100-Year, 6-Hr			10-Year, 6-Hr						
				Treatment A	Treatment B	Treatment C	Treatment D	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs				
E1	290,514.00	6.669	0.01042	95%	6.336	0%	0.000	0%	0.000	5%	0.333	0.635	0.353	11.13	0.176	0.098	2.76
Total	290,514.00	6.669	0.01042		0.000		0.000		0.000		0.333	0.635	0.353	11.13		0.098	2.76

Proposed Conditions

Basin ID	Area (sf)	Area (acres)	Area (sq miles)	Basin Descriptions				100-Year, 6-Hr			10-Year, 6-Hr						
				Treatment A	Treatment B	Treatment C	Treatment D	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs				
P1	5,672.00	0.130	0.00020	0%	0.000	100%	0.130	0%	0.000	0%	0.000	0.730	0.008	0.28	0.260	0.003	0.11
P2	133,045.00	3.054	0.00477	0%	0.000	27%	0.825	0%	0.000	73%	2.230	1.832	0.466	10.97	1.114	0.284	6.40
P3	76,350.00	1.753	0.00274	0%	0.000	7%	0.123	0%	0.000	93%	1.630	2.134	0.312	6.98	1.348	0.197	4.29
P4	7,436.00	0.171	0.00027	0%	0.000	100%	0.171	0%	0.000	0%	0.000	0.730	0.010	0.37	0.260	0.004	0.14
P5	11,938.00	0.274	0.00043	0%	0.000	10%	0.027	0%	0.000	90%	0.247	2.089	0.048	1.08	1.313	0.030	0.66
P6	1,761.00	0.040	0.00006	0%	0.000	90%	0.036	10%	0.004	0%	0.000	0.752	0.003	0.09	0.277	0.001	0.04
P7	4,272.00	0.098	0.00015	0%	0.000	41%	0.040	10%	0.010	49%	0.048	1.492	0.012	0.31	0.850	0.007	0.17
P8	6,675.00	0.153	0.00024	0%	0.000	100%	0.153	0%	0.000	0%	0.000	0.730	0.009	0.33	0.260	0.003	0.12
O1	41,325.00	0.949	0.00148	0%	0.000	17%	0.161	0%	0.000	83%	0.787	1.983	0.157	3.59	1.231	0.097	2.15
O2	2,040.00	0.047	0.00007	0%	0.000	17%	0.068	0%	0.000	83%	0.039	1.983	0.008	0.18	1.231	0.005	0.11
Total	290,514.00	6.669	0.01042		0.000		1.675		0.000		4.981	1.033	24.18		0.630	14.18	

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 (in.)

Zone	100-Year	10-Year
Ea	0.55	0.11
Eb	0.73	0.26
Ec	0.95	0.43
Ed	2.24	1.43

Peak Discharge (cfs/acre)

Zone	100-Year	10-Year
Qa	1.54	0.30
Qb	2.16	0.81
Qc	2.87	1.46
Qd	4.12	2.57

Water Quality Volume (Basins P1-P8)
 Total Impervious Area = 4.264 Acres = 185,740 SF
 Retainage depth = 0.42" = 0.035' (COA DPM Article 6-12)
 Retention Volume = 0.035 x 185,740 = 6,501 CF

Stormwater Quality Volume

Parameter	Value	Unit
Total Impervious Area	4.264	Acres
Retainage depth = 0.42" Per DPM	0.0350	ft
Retention Volume =	0.035 x area D	CF
Area D (4.154) =	180,948	SF
Volume Required =	6333	CF
Volume Provided =	6558	CF

Pond Discharge-Weir Calculations

SURFACE POND VOLUME CALCULATIONS

ELEVATION (ft)	AREA (sf)	VOLUME (cf)	CUMULATIVE VOLUME (cf)
94.8	1099	0	0
95.8	1355	1227	1227
96.8	1628	1491.5	2719
97.8	1916	1772	4491
98.8	2219	2067.5	6558
99.47	2378	1539.995	8098

DETENTION POND STORAGE

ACTUAL ELEV.	H (FT)	VOLUME (CF)	Q (CFS)	VOLUME (AC-FT)
94.8	0.00	0	0.00	0.0000
95.8	0.00	1227	0.00	0.0282
96.8	0.00	2719	0.00	0.0624
97.8	0.00	4491	0.00	0.1031
98.8	0.00	6558	0.00	0.1506
99.47	0.50	8098	23.69	0.1859

Weir Equation

Q = CLH^{3/2}(3/2)

C = 2.7 Discharge Coefficient
 L (feet) = 16 Effective Length of Crest
 H (feet) = 0.500 Depth of Flow
 Q (CFS) = Flow

POND 1 AND 2

100 YEAR VOLUME	0.1803	AC-FT
100 YEAR ELEVATION	5099.36	FT
SWQ VOLUME	6558	CF
SWQ ELEVATION	5098.8	FT
PEAK 100 YEAR INFLOW	20.05	CFS
PEAK 100 YEAR OUTFLOW	19.937	CFS

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 CITY OF ALBUQUERQUE SPECIFICATIONS SECTION 1013.

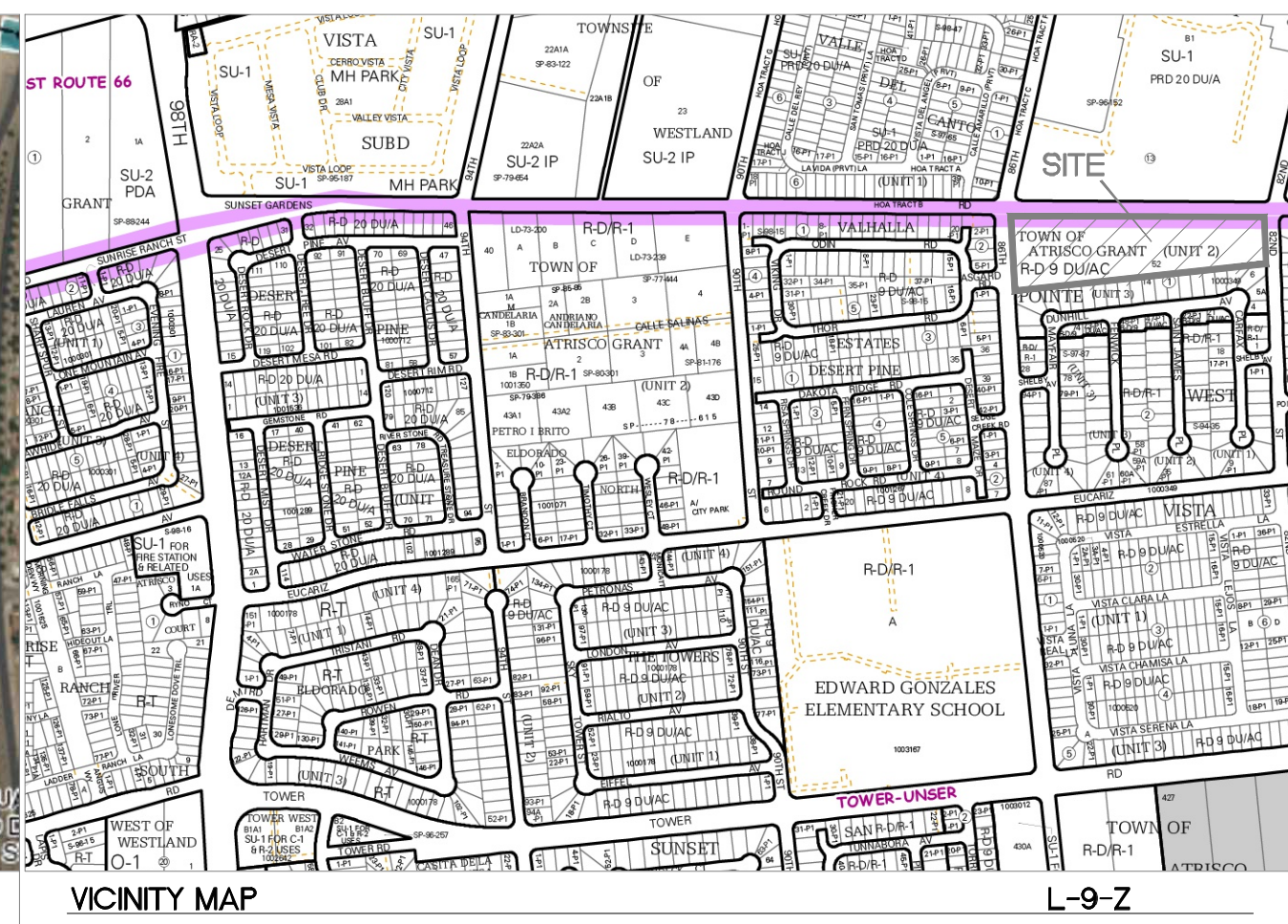
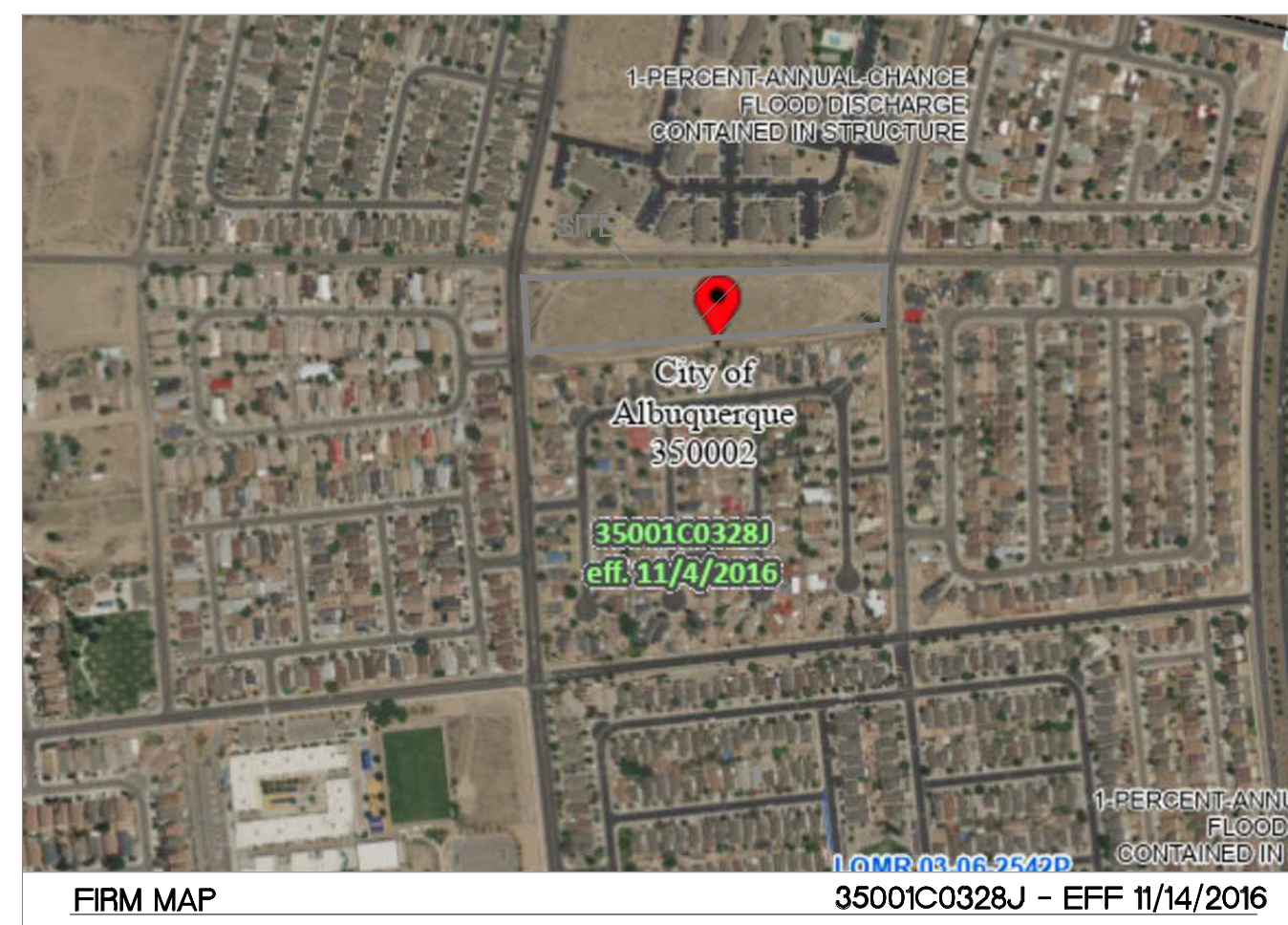
NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF RIO RANCHO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 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 MAY BE PERFORMED ON A 24-HOUR BASIS.

**City of Albuquerque
 Planning Department
 Development Review Services
 HYDROLOGY SECTION
 APPROVED**

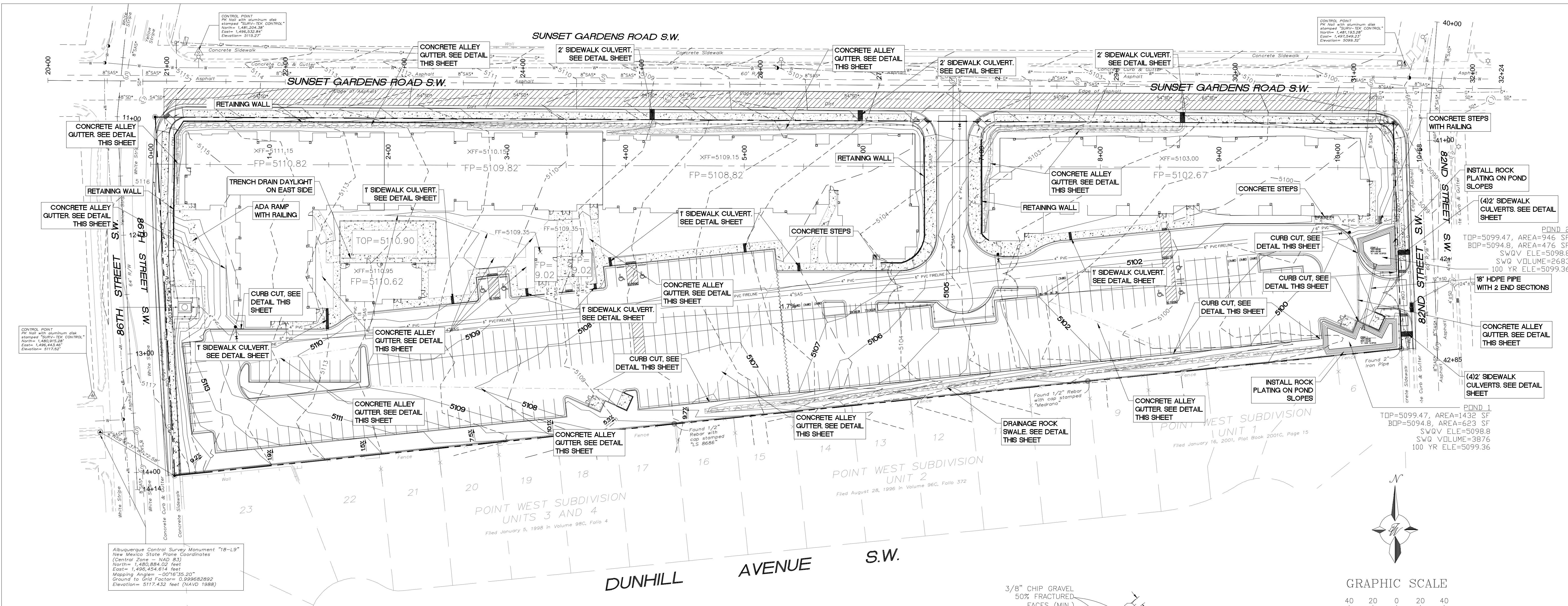
DATE: 02/20/2026
 BY: [Signature]
 HydroTeam # L10D032

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATION OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUESTING CORRECTIONS FOR ERRORS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.
 THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN FILED ON THE DEVELOPMENT.



LEGAL DESCRIPTION
 TRACT 52 UNIT ATRISCO GRANT
 6.04 AC

	SUNSET APARTMENTS ALBUQUERQUE, NM DRAINAGE PLAN FOR INFORMATION ONLY	DRAWN BY RMG DATE 02-03-2026 DRAWING
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # GR-0 JOB # 2022028



LEGEND

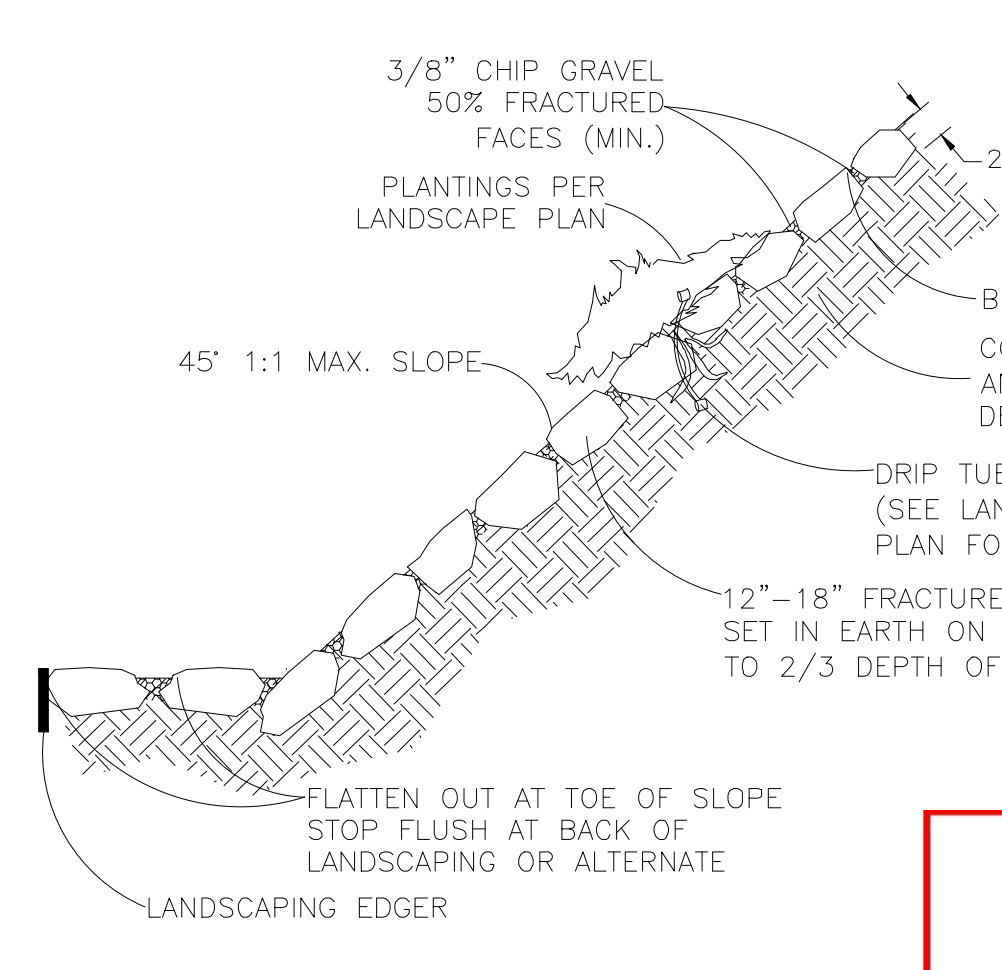
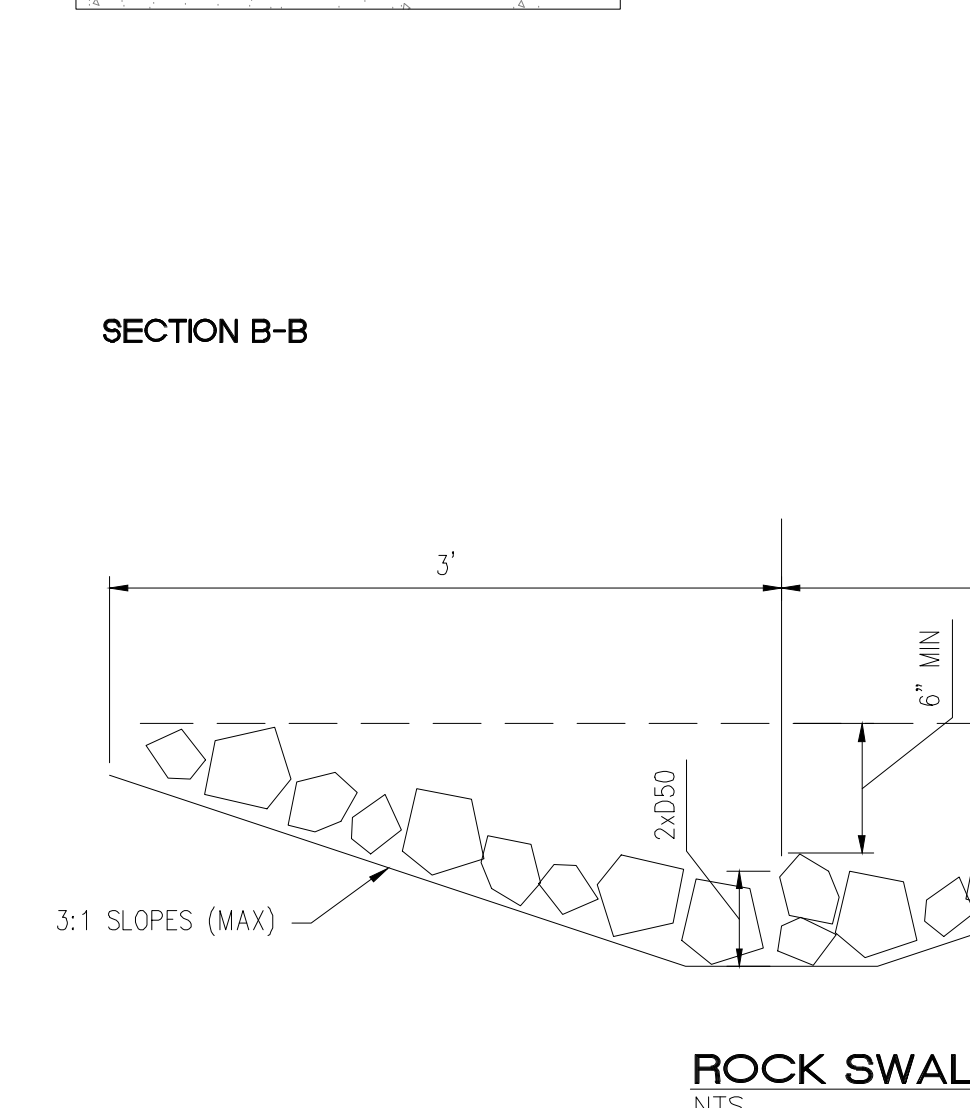
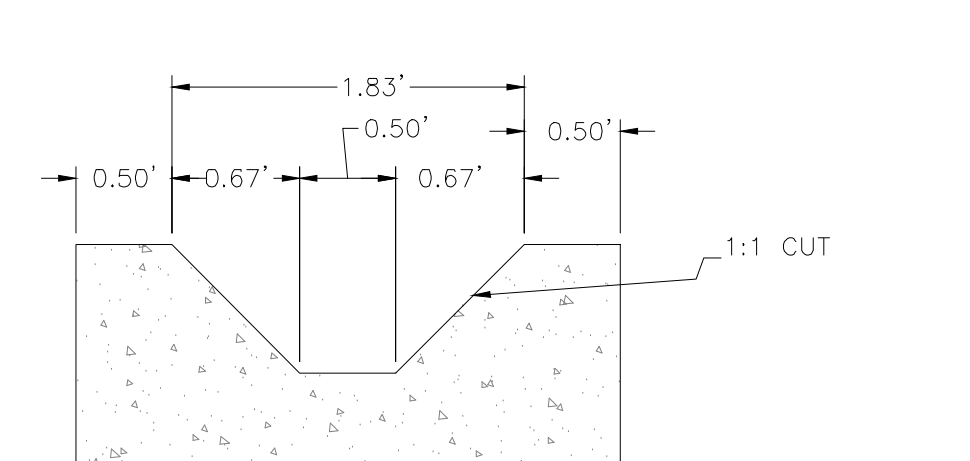
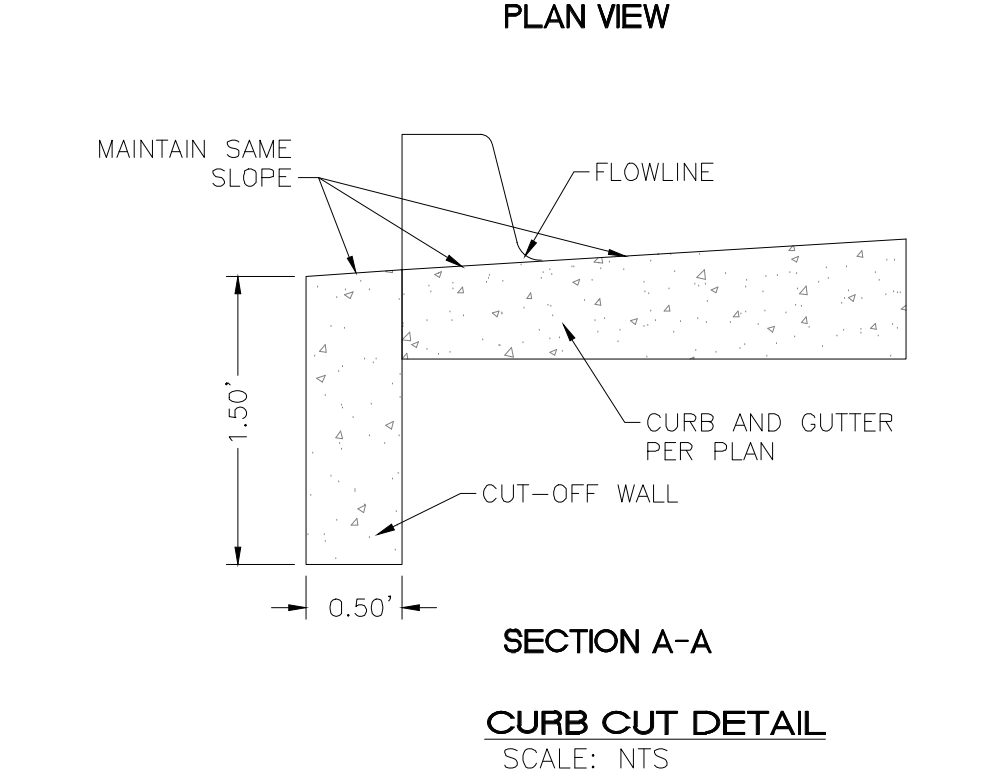
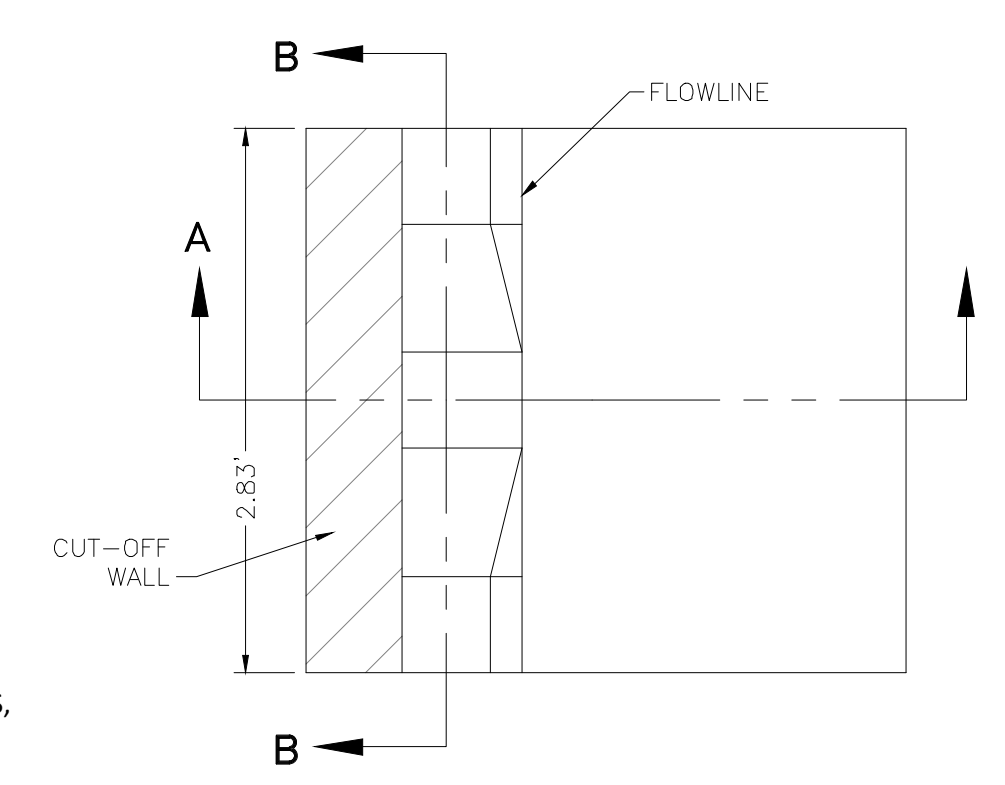
	CURB & GUTTER	x 5048.25	SPOT ELEVATION
	BOUNDARY LINE		FLOW ARROW
	EASEMENT		EXISTING CURB & GUTTER
	BUILDING		EXISTING BOUNDARY LINE
	SIDEWALK		EXISTING CONTOUR MAJOR
	STEM WALL		EXISTING CONTOUR MINOR
	CONTOUR MAJOR		EXISTING SPOT ELEVATION
	CONTOUR MINOR	x 5048.25	GRADE BREAK

- COA NOTICE TO CONTRACTORS**
- ALL WORK IN THE RIGHT-OF-WAY SHALL BE INCLUDED IN A WORK ORDER.
 - BUILD ALL PUBLIC SIDEWALK CULVERTS PER COA STD DWG 2235.
 - CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
 - AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. 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 THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
 - WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
 - CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

SPOT ELEVATION NOTE:
ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.

FF = FINISH FLOOR ELEVATION
 TW = FINISH GRADE NEAR TOP OF STEM WALL
 FL = FLOW LINE ELEVATION
 TC = TOP OF CURB ELEVATION
 TW = GRADE NEAR TOP OF WALL
 BW = GRADE NEAR BOTTOM OF WALL

CAUTION
ALL EXISTING UTILITIES/TOPOGRAPHY 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.



**City of Albuquerque
 Planning Department
 Development Review Services
 HYDROLOGY SECTION
 APPROVED**

DATE: 02/20/2026
 BY: [Signature]
 HydroTrans # L10D032

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSIDERED TO BE A GUARANTEE OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONDITIONS FOR ANY PROJECTS. SUCH APPROVAL AND REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.
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ENGINEER'S SEAL

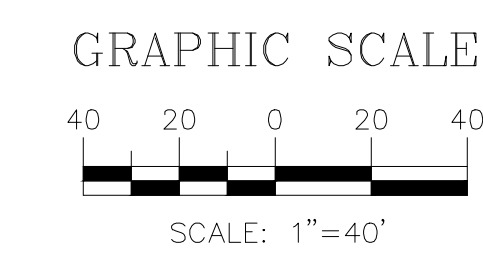
 RONALD R. BOHANNAN
 P.E. #7868

**SUNSET APARTMENTS
 ALBUQUERQUE, NM**

**GRADING & DRAINAGE
 PLAN**

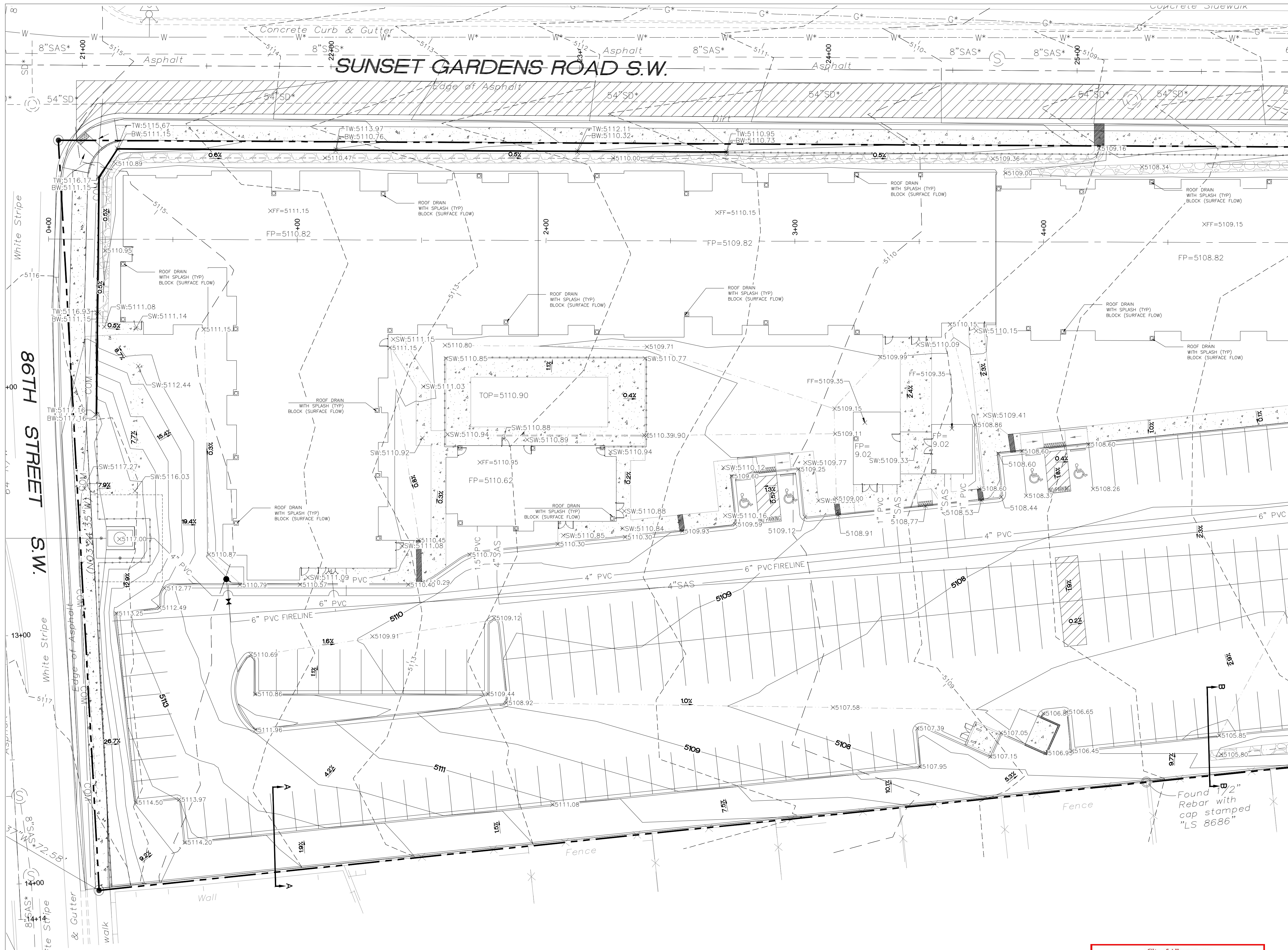
TERRA WEST, LLC
 5571 MIDWAY PARK PL NE
 ALBUQUERQUE, NEW MEXICO 87109
 (505) 858-3100
 www.tierwestllc.com

DRAWN BY: RMG
 DATE: 01-09-2025
 DRAWING: 2022028_GRB
 SHEET #: **GR-1**
 JOB #: 2022028



CONCRETE ALLEY GUTTER DETAIL
 SCALE: NTS

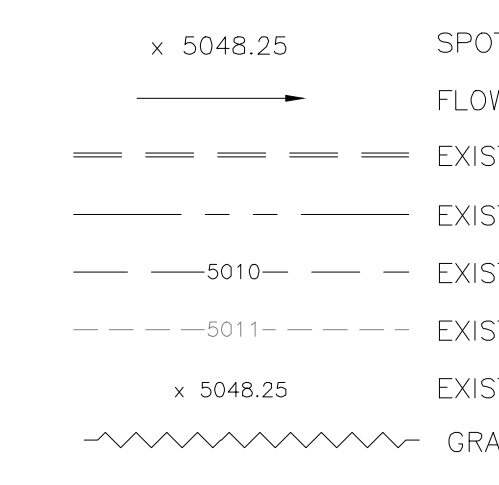
CURB GENERAL NOTES:
 1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
 2. PROVIDE CONTRACTION JTS. 12\"/>



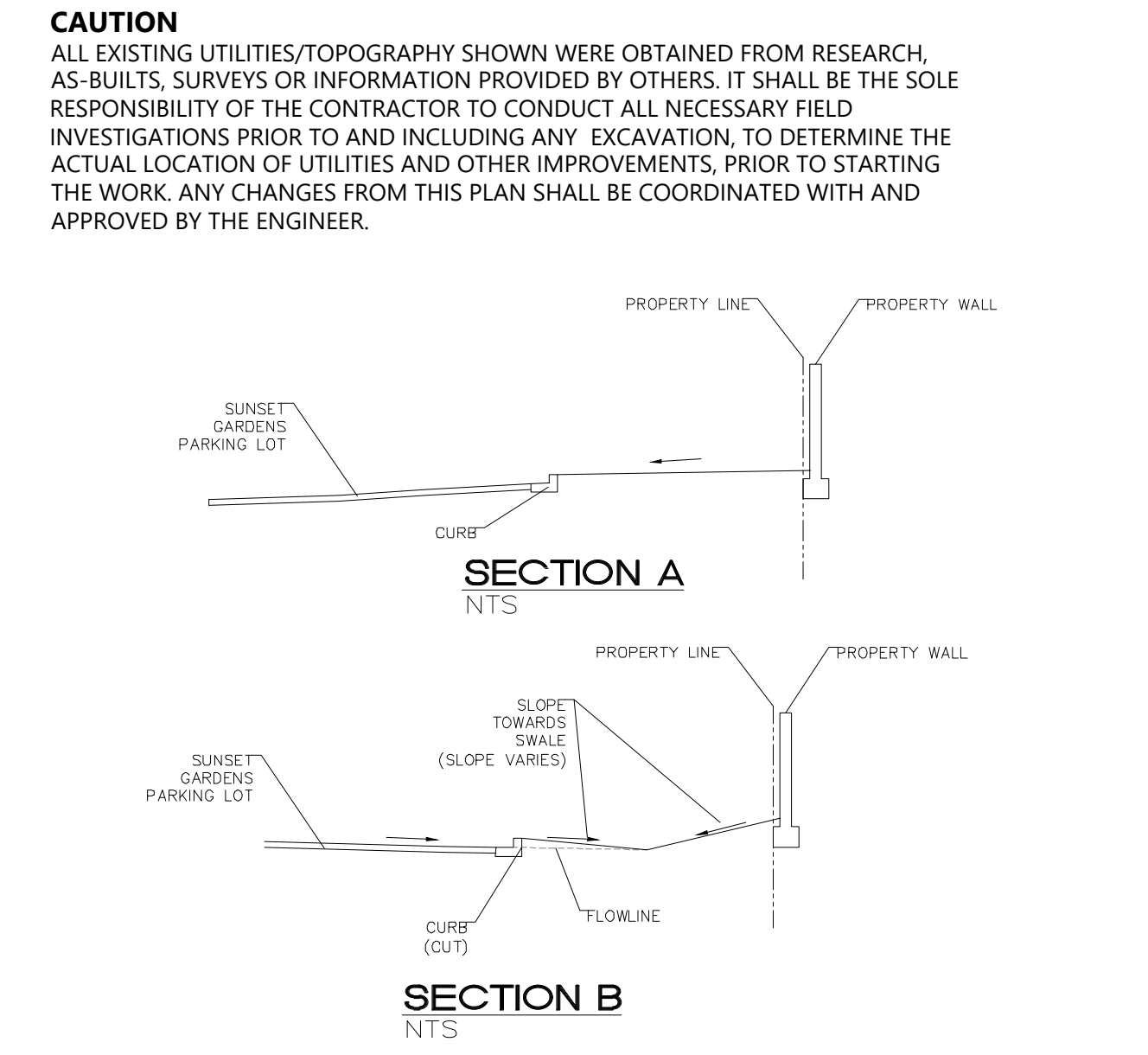
LEGEND

	CURB & CUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	BUILDING
	SIDEWALK
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	CONTOUR MAJOR
	CONTOUR MINOR
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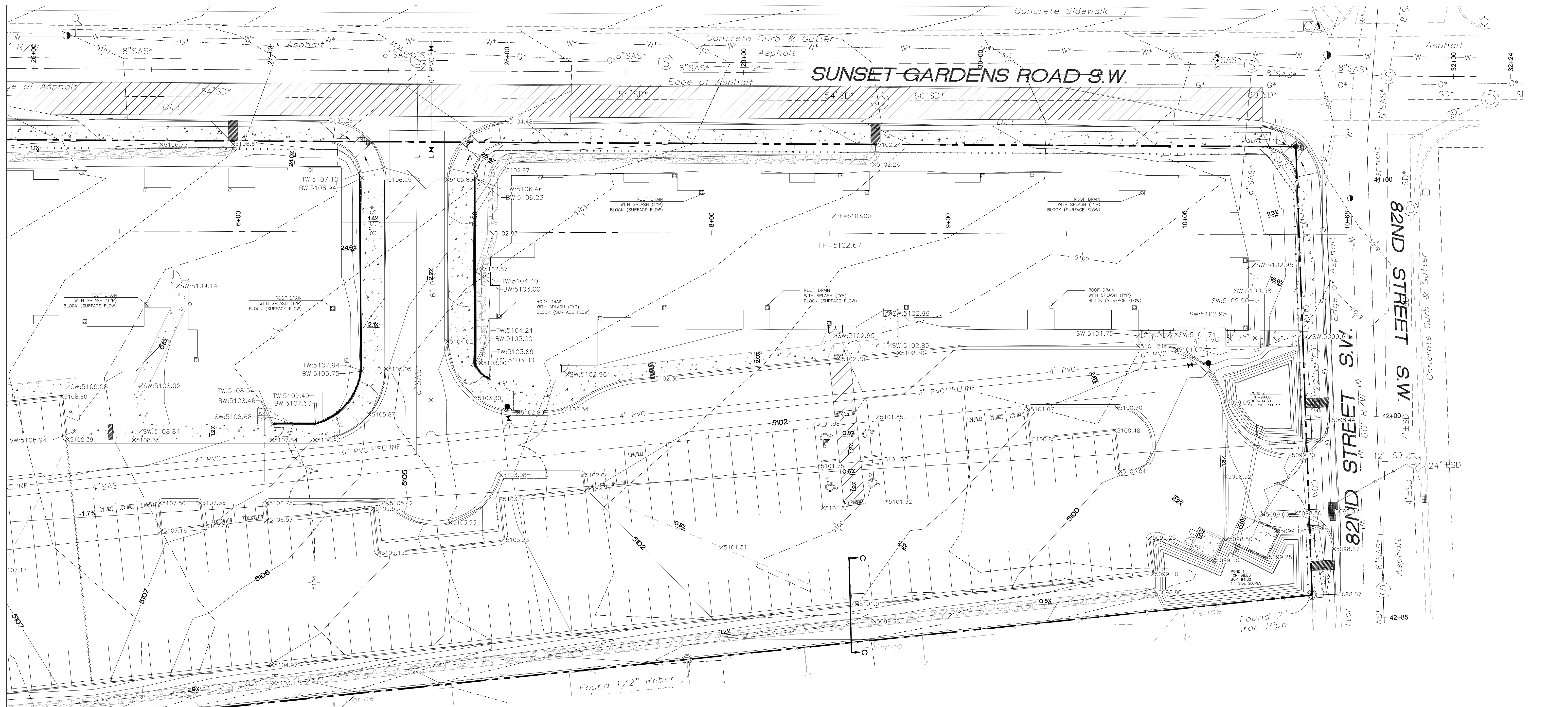


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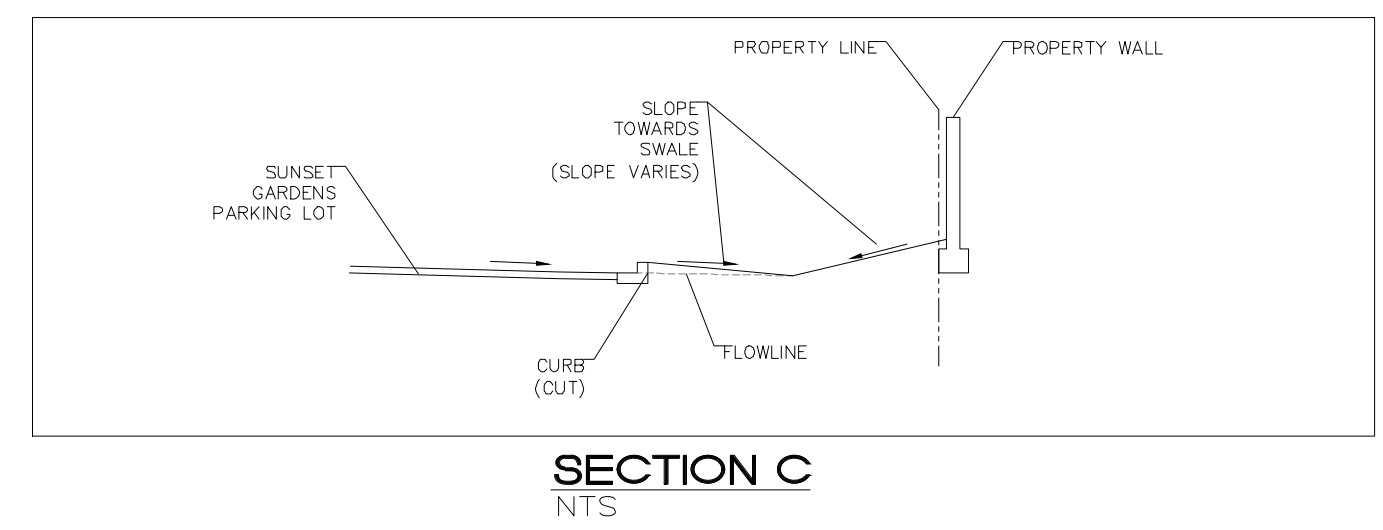
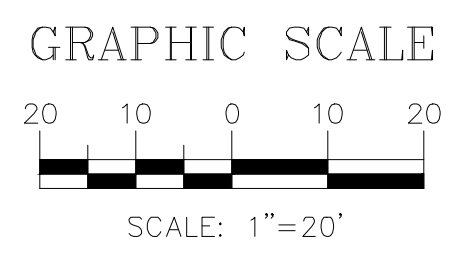
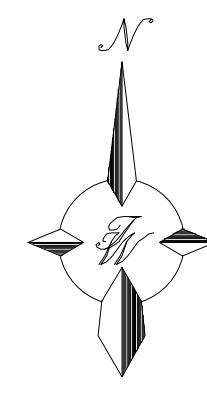


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HYDROLOGY SECTION
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 DATE: 02/20/2026
 BY: *[Signature]*
 HydroTeam # L10D032
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 02/03/2026 RONALD R. BOHANNAN P.E. #7868	SUNSET APARTMENTS ALBUQUERQUE, NM	DRAWN BY RMG
	GRADING & DRAINAGE PLAN WEST	DATE 01-09-2025 DRAWING 2022028_GRB
 TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	SHEET # GR-2	JOB # 2022028



- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - BUILDING
 - SIDEWALK
 - STEM WALL
 - 5010 CONTOUR MAJOR
 - 5011 CONTOUR MINOR
 - x 5048.25 SPOT ELEVATION
 - FLOW ARROW
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**City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED**

DATE: 02/20/2026
BY: [Signature]
HydroTrns # L10D032

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ENGINEER'S SEAL 	SUNSET APARTMENTS ALBUQUERQUE, NM GRADING & DRAINAGE PLAN EAST TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	DRAWN BY RMG DATE 01-09-2025 DRAWING 2022028_GRB SHEET # GR-3 JOB # 2022028
02/03/2026		