

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

January 28, 2026

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

**RE: 99999 86<sup>th</sup> St SW**  
**Grading and Drainage Plan**  
**Engineer's Stamp Date: Missing**  
**Hydrology File: L10D032**  
**Case # HYDR-2026-00006**

Dear Mr. Bohannon:

Based upon the information provided in your submittal 1/9/2025, the Grading and Drainage Plan **is not approved** for Grading Permit and Building Permit. The following comments need to be addressed for approval of the above referenced project.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Please provide an engineer's stamp with a date.



2. Per DPM Article 6-4 Grading and Erosion Criteria, Part 6-4(A) Slope Criteria, maximum slope should not exceed 2:1 (horizontal to vertical) for slopes 3.0 feet high or less. Side slopes are shown as 1:1 currently. Please fix to fulfil the slope requirements while maintaining sufficient pond volume.
3. Please update the Grading Notes under 'Erosion Control Notes' to reflect City of Albuquerque policy, not City of Rio Rancho. Note should state: "Side slopes need to be stabilized with Native Grass Seed (per City Spec 1012) with Aggregate Mulch or equal (Must satisfy the "Final Stabilization criteria" CGP 2.2.14.b.)".

6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH THE CITY OF RIO RANCHO SPECS OR  $\frac{3}{4}$ " GRAVEL

4. Please provide the FIRM Map and floodplain note **with effective date**.



Include effective date here

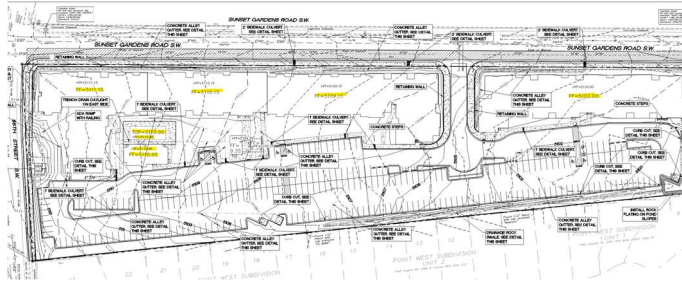
# CITY OF ALBUQUERQUE

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5. Please number the ponds and include a label on each with the SWQV and elevation, the 100-year volume and elevation, the peak 100-year inflow and outflow, the spillway crest elevation, the spillway flow depth, and the dam top elevation.
6. Please show finished pad (FP) elevation and Finished Floor (FF) elevation. Should not be the same value.



7. What is going to happen to the water on the southwest side of the property? Please demonstrate on the plans how water will enter the rock swale and not cross over the property line to the south.
8. Indicate on the plans where the roof drains will drain to.
9. Update note to say: "No work shall be performed in the public ROW without an approved Work Order or Excavation Permit."

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## NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.

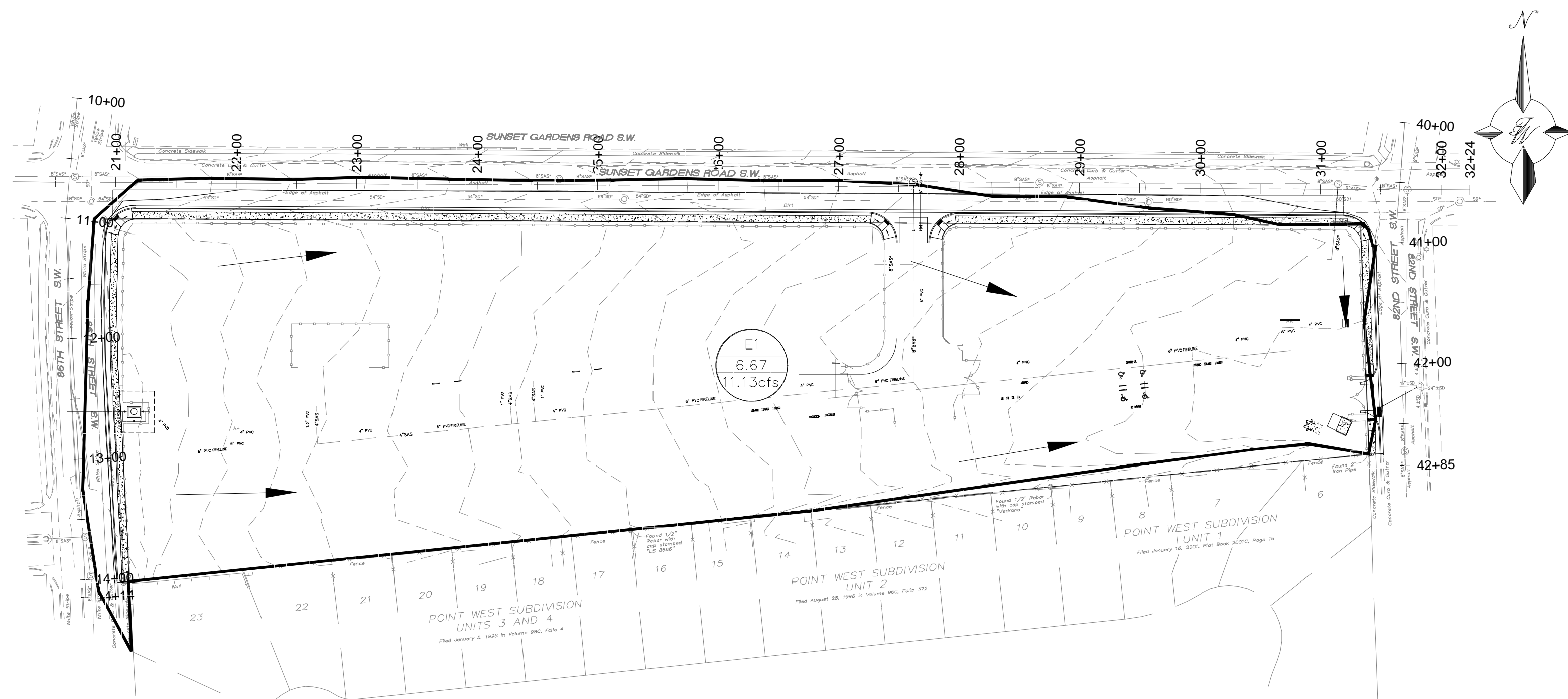
As a reminder, the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is greater than 1 acre, so an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 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](mailto:baileythompson@cabq.gov).

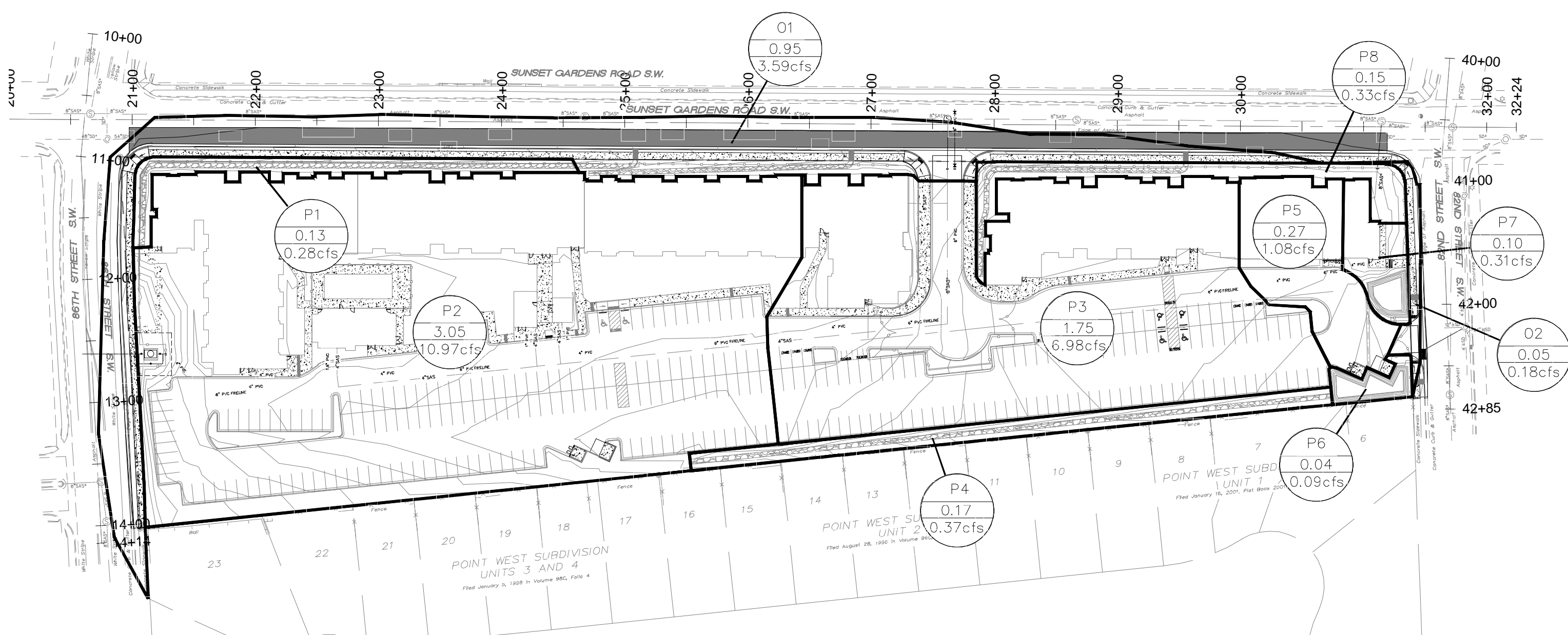
Sincerely,

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





EXISTING BASIN MAP



PROPOSED BASIN MAP

Existing Conditions		Basin Descriptions				100-Year, 6-Hr			10-Year, 6-Hr						
Basin ID	Area (sf)	Area (acres)	Area (sq miles)	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%	0.333	0.635	0.353	11.13	0.176	0.098	2.76
<b>Total</b>	<b>290,514.00</b>	<b>6.669</b>	<b>0.01042</b>		<b>0.000</b>		<b>0.000</b>		<b>0.000</b>		<b>0.333</b>		<b>0.353</b>	<b>11.13</b>	

Proposed Conditions		Basin Descriptions				100-Year, 6-Hr			10-Year, 6-Hr						
Basin ID	Area (sf)	Area (acres)	Area (sq miles)	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	0.11
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	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	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	0.14
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	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	0.04
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	0.17
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	0.12
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	2.15
O2	2,040.00	0.047	0.00007	0%	0.000	17%	0.008	0%	0.000	83%	0.039	1.983	0.008	0.18	0.11
<b>Total</b>	<b>290,514.00</b>	<b>6.669</b>	<b>0.01042</b>		<b>0.000</b>		<b>1.675</b>		<b>0.000</b>		<b>4.981</b>		<b>1.033</b>	<b>24.18</b>	

Equations:

Weighted E = Ea\*Aa + Eb\*Ab + Ec\*Ac + Ed\*Ad / (Total Area)

Volume = Weighted E \* 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

EXISTING DRAINAGE:

AS SHOWN BY THE VICINITY MAP, THIS SITE IS BOUNDED BY 86TH STREET TO THE WEST, SUNSET GARDENS ROAD TO THE NORTH, 82ND STREET TO THE EAST, AND A SINGLE FAMILY RESIDENTIAL SUBDIVISION TO THE SOUTH. THE SITE CONSISTS OF ONE VACANT LOT, WHICH WILL BE REPLATTED FOR RIGHT-OF-WAY DEDICATION FOR PERIMETER PUBLIC SIDEWALKS AND CURB. THE LEGAL DESCRIPTION OF THE PROPERTY IS TRACT 52 UNIT 2 TOWN OF ATRISCO GRANT. THE TOTAL AREA OF THE PROPERTY IS 5.8 ACRES. AS SHOWN BY THE FEMA FIRM MAP, THE SITE DOES NOT LIE WITHIN ANY FLOODPLAIN.

THE SITE IS CURRENTLY UNDEVELOPED AND CONSISTS OF DRAINAGE FLOW FROM WEST TO EAST TOWARDS 82ND STREET. THE GROUND COVER CONSISTS OF NATIVE GRASSES AND WEEDS AND IS MODERATELY SLOPED, WITH SLOPES RANGING BETWEEN 1% AND 2%. THERE ARE NO UPLAND OFFSITE FLOWS THAT PASS THROUGH THE SITE FROM THE SURROUNDING STREETS AND NEIGHBORHOODS. THERE IS CURRENTLY A LOW POINT IN THE SOUTHEAST CORNER OF THE PROPERTY WHERE RUNOFF WILL STAND AND EVENTUALLY MAKE ITS WAY TO THE STORM DRAIN INLET IN 82ND STREET.

THE SITE LIES WITHIN BASIN U OF THE VALHALLA ESTATES DRAINAGE REPORT WITH ENGINEER'S STAMP DATE OF 12/19/1997 (L9/D19), WHICH ALLOWS THE SITE TO DISCHARGE INTO THE 82ND STREET STORM DRAIN SYSTEM AT A MAXIMUM RATE OF 24.63 CFS.

PROPOSED DRAINAGE:

THE PROPOSED DEVELOPMENT WILL BE AN APARTMENT COMPLEX WITH 2-3 STORY RESIDENT BUILDINGS, A CLUBHOUSE BUILDING, 2 LEASING OFFICE BUILDINGS, AND A POOL. ALL IMPROVEMENTS WILL BE BUILT OUT IN THEIR ENTIRETY IN ONE SINGLE PHASE.

BASINS P2 THROUGH P5 WILL CONSIST OF A MAJORITY OF THE SITE WHICH WILL CONVEY RUNOFF VIA SURFACE FLOW FROM NORTHWEST TO SOUTHEAST TOWARDS PONDS 1 AND 2, WHICH ARE BASINS P6 AND P7 RESPECTIVELY. PONDS 1 AND 2 ARE STORMWATER QUALITY RETENTION PONDS TO HOLD THE REQUIRED FIRST FLUSH VOLUME OF 6,501 CUBIC FEET. ONCE THESE PONDS HAVE REACHED THEIR CAPACITY, EXCESS RUNOFF WILL PASS THROUGH AN OVERFLOW AND SIDEWALK CULVERTS ATTACHED TO EACH POND AND FREE DISCHARGE INTO 82ND STREET AND THE EXISTING STORM DRAIN SYSTEM.

BASINS P1 AND P8 ARE THE ONSITE LANDSCAPE AREAS BETWEEN THE APARTMENT BUILDINGS AND THE PROPOSED PUBLIC SIDEWALK. THESE AREAS WILL CONVEY RUNOFF THROUGH A LANDSCAPE SWALE AND FREE DISCHARGE THROUGH PROPOSED SIDEWALK CULVERTS TOWARD SUNSET GARDENS ROAD. THIS RUNOFF EVENTUALLY MAKES ITS WAY TOWARDS THE 82ND STREET STORM DRAIN SYSTEM AS WELL.

THERE ARE 2 OFFSITE BASINS, BASINS O1 AND O2, THAT CONSIST OF THE ADJACENT PUBLIC SIDEWALK AND CURBS TO BE INSTALLED WITH THIS PROJECT. THESE FLOWS ARE CONVEYED TOWARDS THE 82ND STREET STORM DRAIN SYSTEM AS WELL.

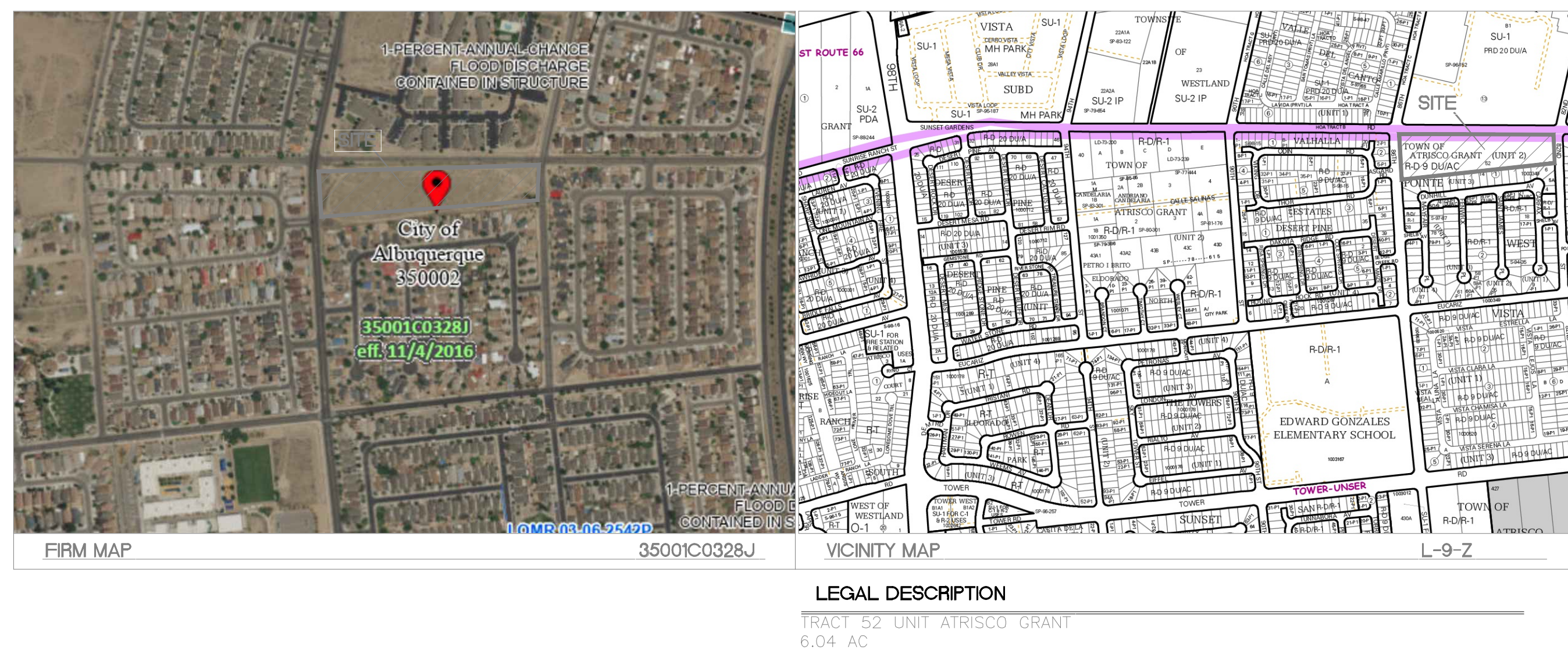
THE TOTAL DEVELOPED FLOW FROM THESE BASINS ARE 24.18 CFS, WHICH IS LESS THAN THE ALLOWABLE 24.63 CFS IN THE GOVERNING VALHALLA ESTATES DRAINAGE REPORT.

NOTICE TO CONTRACTORS

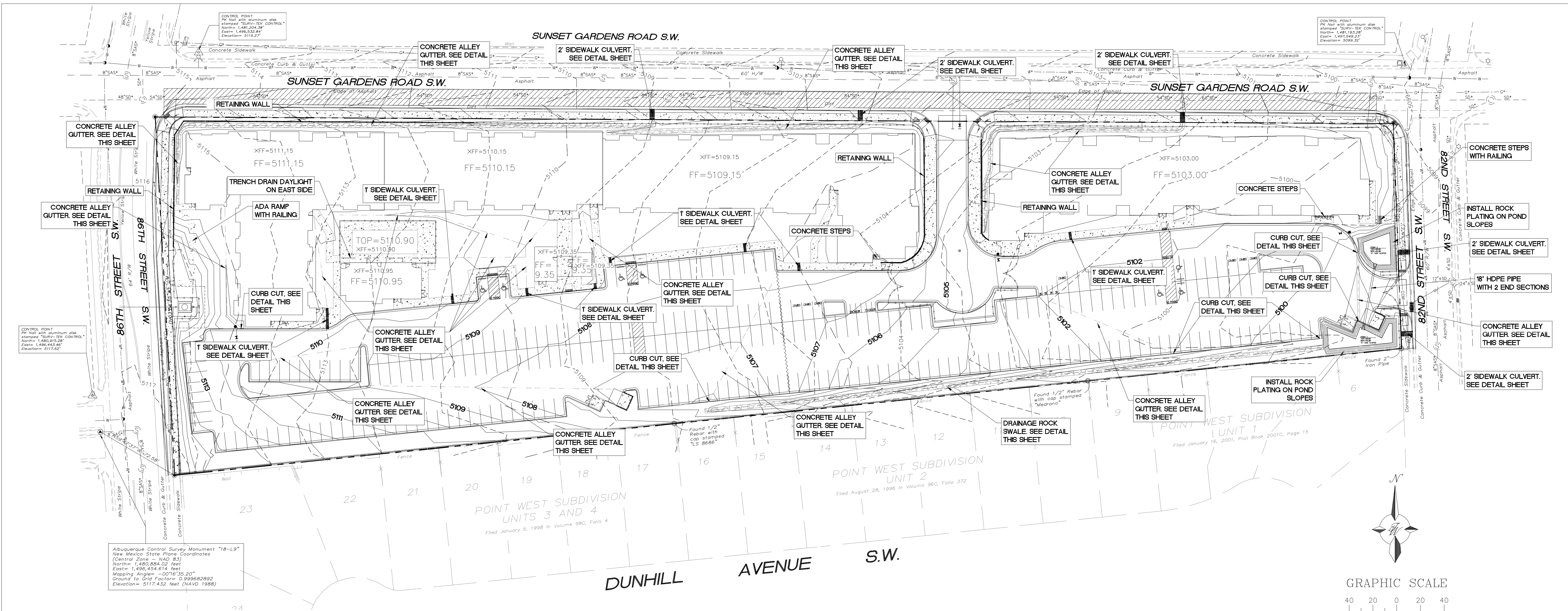
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF RIO RANCHO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
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 THE CITY OF RIO RANCHO SPECS OR 3" GRAVEL.



	<b>SUNSET APARTMENTS</b> <b>ALBUQUERQUE, NM</b> <b>DRAINAGE PLAN</b> <b>FOR INFORMATION ONLY</b>	DRAWN BY RMG DATE 05-15-2023 DRAWING
		SHEET # <b>GR-0</b> JOB # 2022028



**LEGEND**

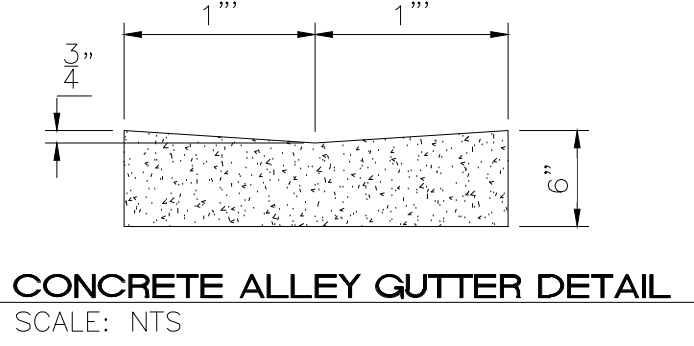
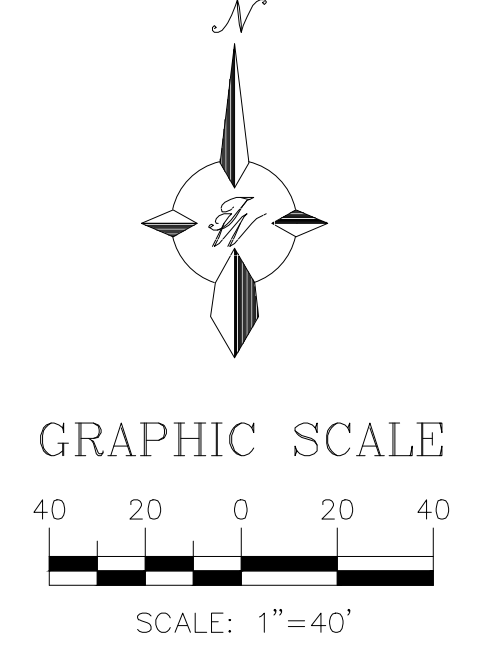
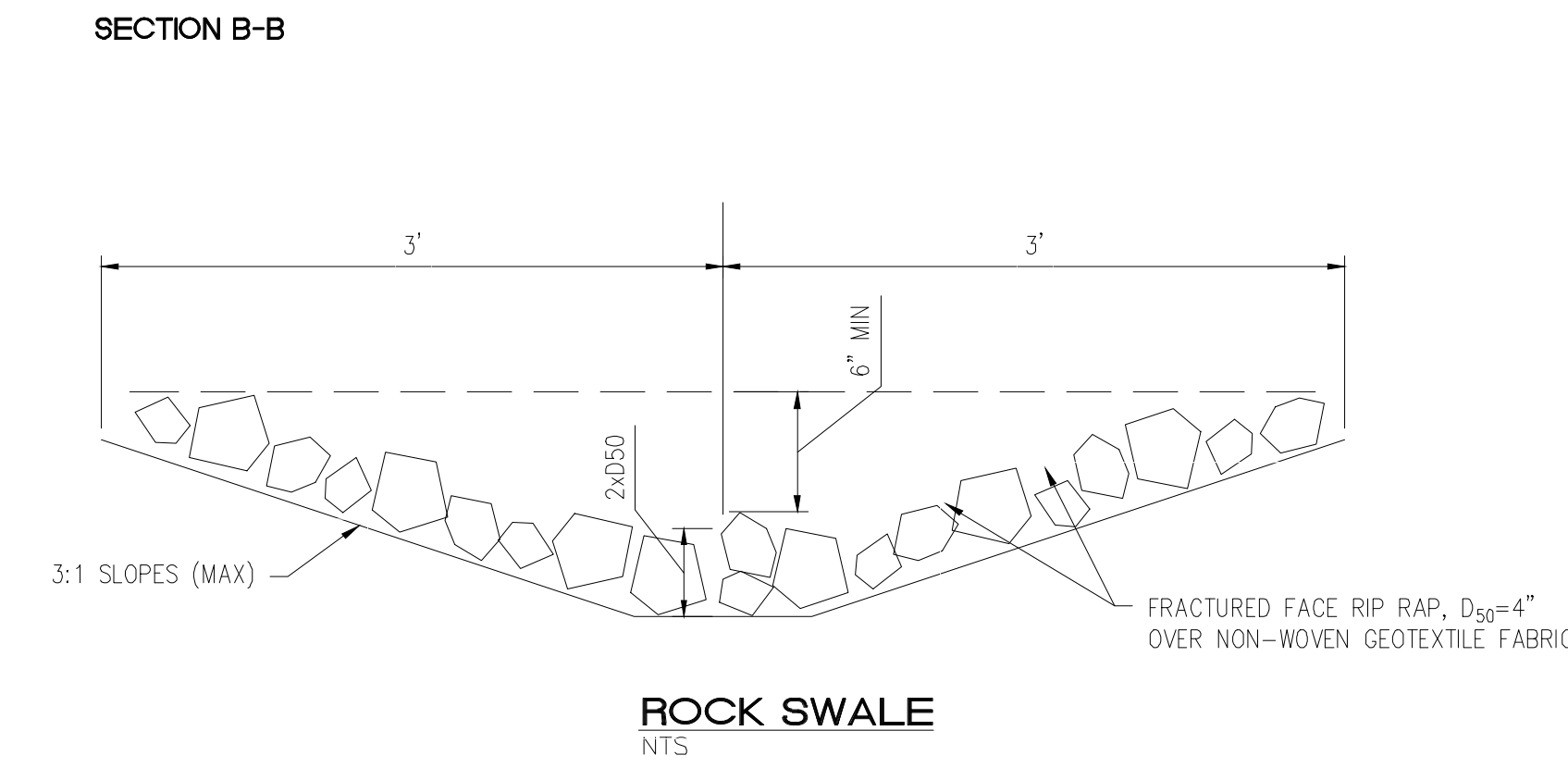
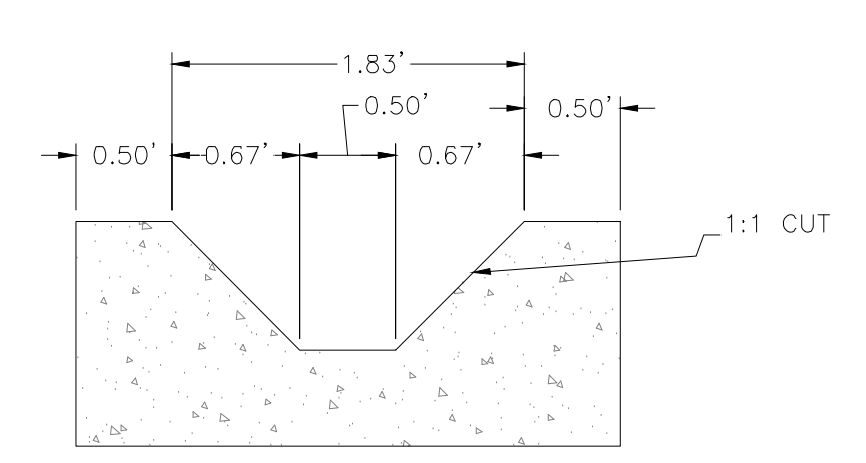
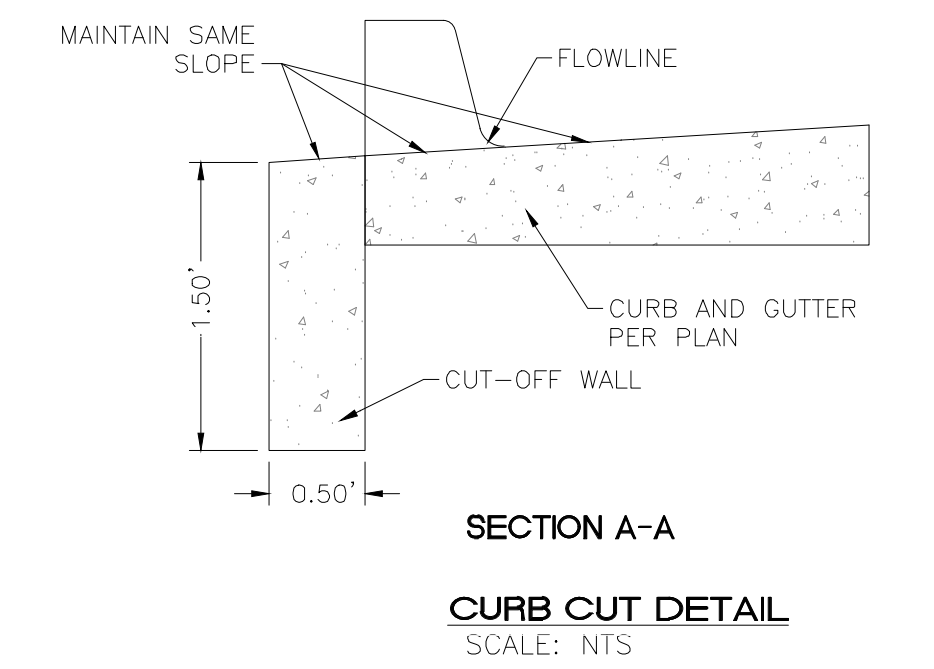
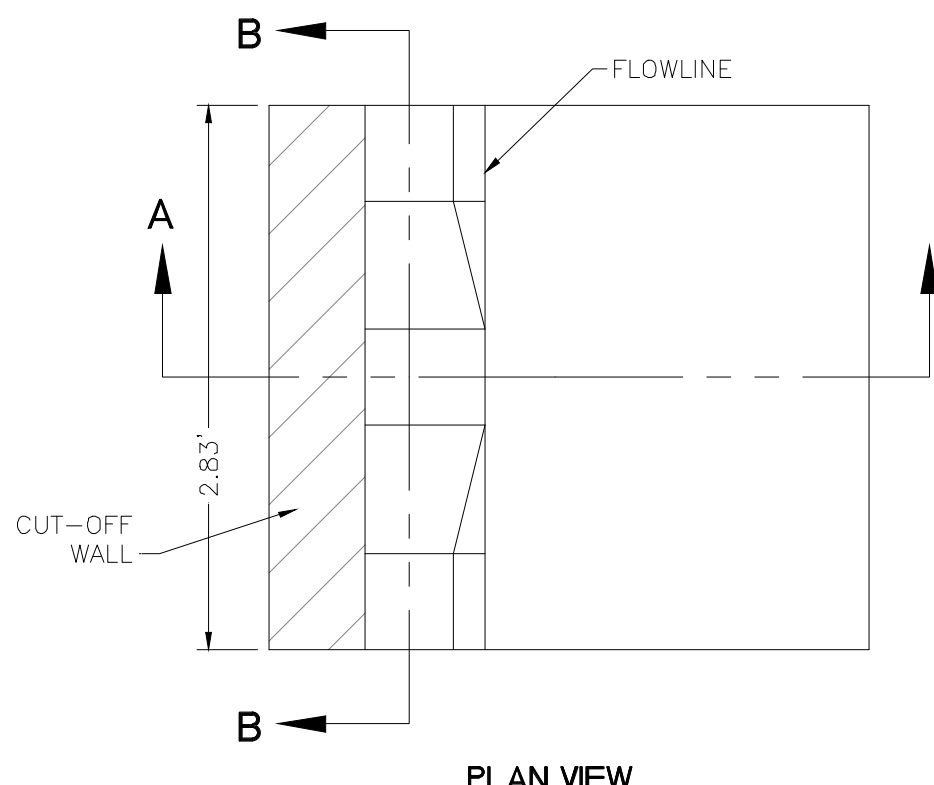
— x 5048.25	SPOT ELEVATION
---	BOUNDARY LINE
---	EASEMENT
---	BUILDING
---	SIDEWALK
---	STEM WALL
---	CONTOUR MAJOR
---	CONTOUR MINOR
→	FLOW ARROW
---	EXISTING CURB & GUTTER
---	EXISTING BOUNDARY LINE
---	EXISTING CONTOUR MAJOR
---	EXISTING CONTOUR MINOR
---	EXISTING SPOT ELEVATION
---	GRADE BREAK

- 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 2236.
  - 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

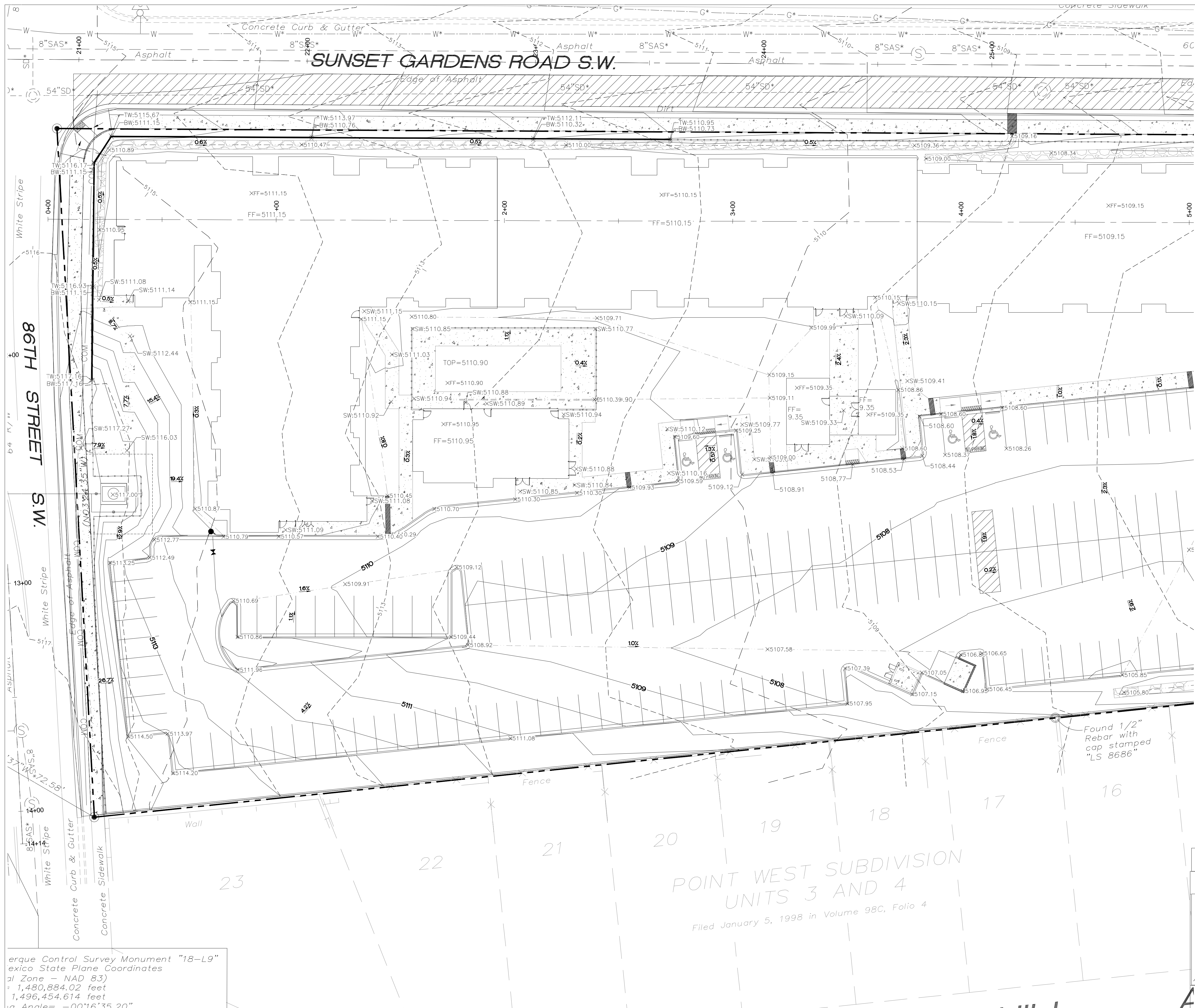
**CAUTION**  
ALL EXISTING UTILITIES/TOPOGRAPHY SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



**CURB GENERAL NOTES:**

- ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
- PROVIDE CONTRACTION JTS. 12" MAX., SPACING, 1/2" EXP. JTS.

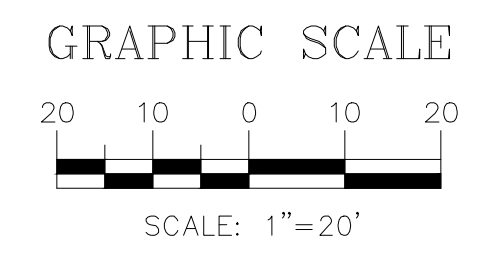
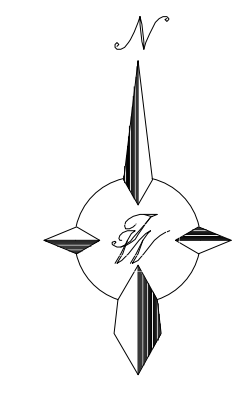
	<b>SUNSET APARTMENTS</b> <b>ALBUQUERQUE, NM</b>	DRAWN BY RMG
	<b>GRADING &amp; DRAINAGE</b> <b>PLAN</b>	DATE 01-09-2025
	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	DRAWING 2022028_GRB
RONALD R. BOHANNAN P.E. #7868	<b>TERRA WEST, LLC</b>	SHEET # <b>GR-1</b>
		JOB # 2022028



**LEGEND**

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

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Albuquerque Control Survey Monument "18-L9"  
 exico State Plane Coordinates  
 1 Zone - NAD 83)  
 = 1,480,884.02 feet  
 1,496,454.614 feet  
 Angle = 00°16'35.20"

POINT WEST SUBDIVISION  
 UNITS 3 AND 4  
 Filed January 5, 1998 in Volume 98C, Folio 4

	<b>SUNSET APARTMENTS</b> <b>ALBUQUERQUE, NM</b>	DRAWN BY RMG
	<b>GRADING &amp; DRAINAGE</b> <b>PLAN WEST</b>	DATE 01-09-2025
	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	DRAWING 2022028_GRB
RONALD R. BOHANNAN P.E. #7868	<b>TERRA WEST, LLC</b>	SHEET # <b>GR-2</b>
		JOB # 2022028

