

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 18, 2025

Brandice Long
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**RE: Sunport Apartments Ph II
2920 Mulberry St. SE
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 09/02/2025
Hydrology File: M15D036
Case # HYDR-2025-00319**

Dear Ms. Long:

PO Box 1293

Albuquerque

Based upon the information provided in your submittal received 09/03/2025, the Conceptual Grading & Drainage Plan is preliminary approved for action by the Development Facilitation Team (DFT) / Development Hearing Officer (DHO) on Site Plan for Building Permit and platting action.

NM 87103

PRIOR TO BUILDING PERMIT:

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval.

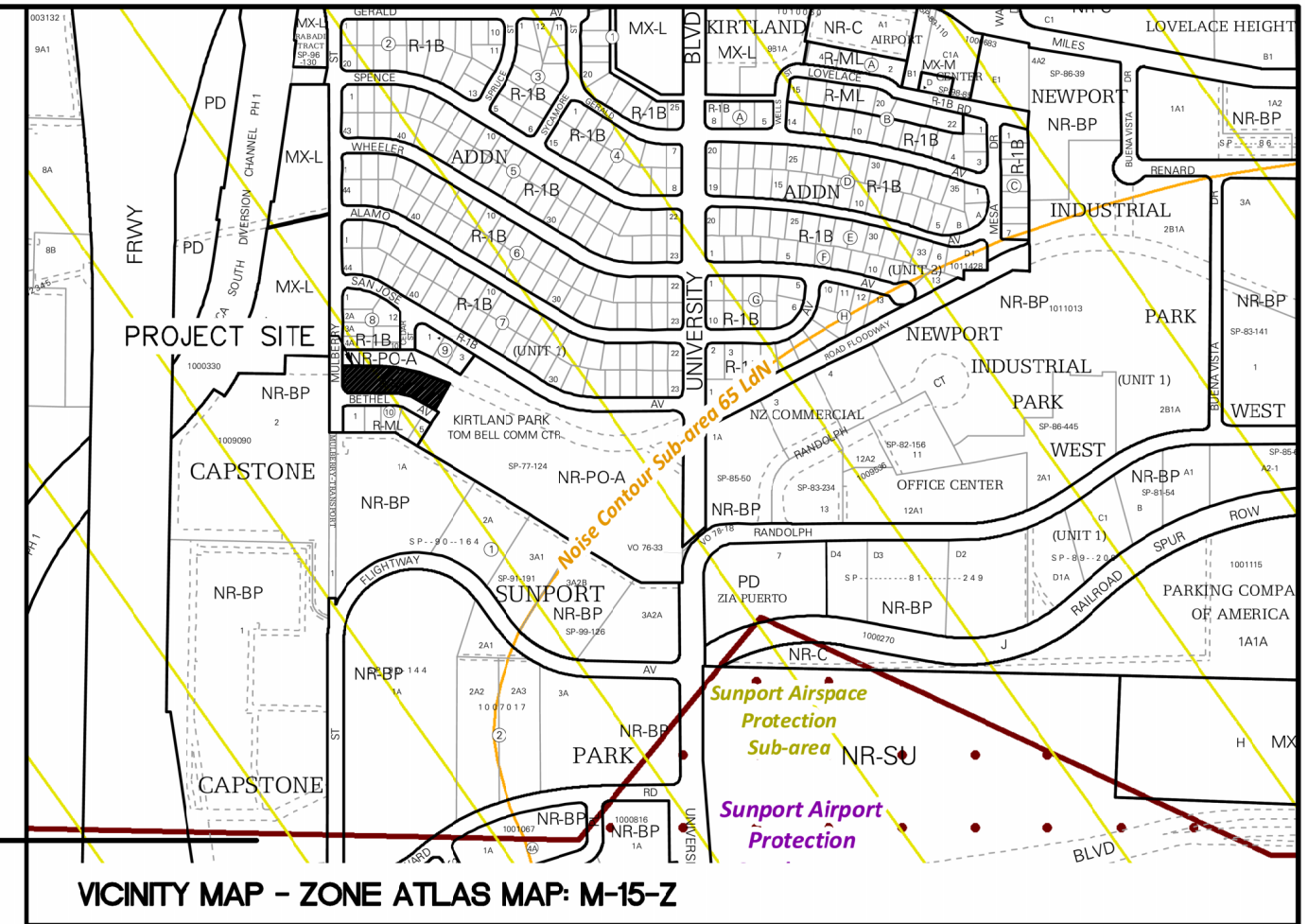
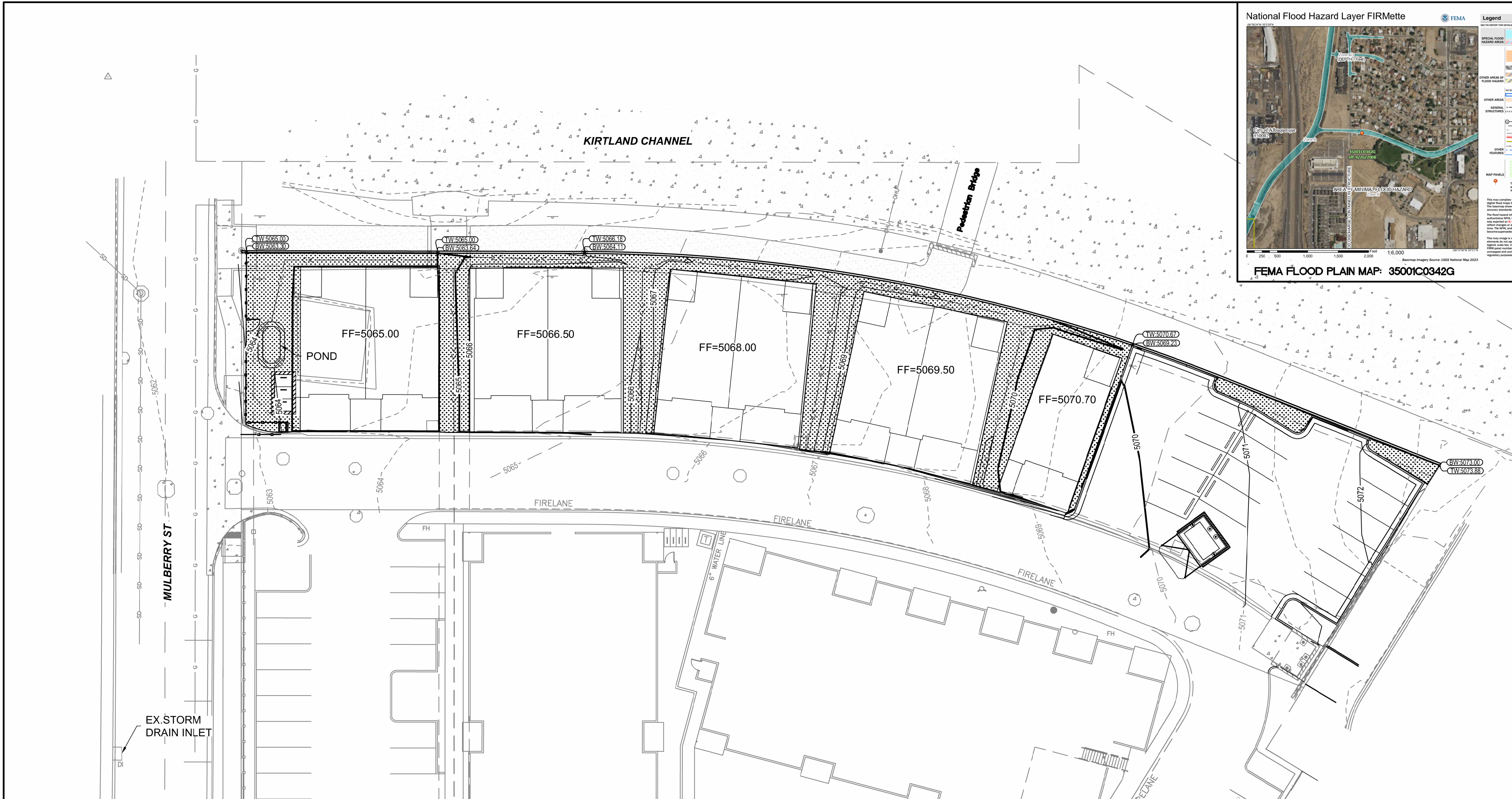
www.cabq.gov

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

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E., C.F.M.
Senior Engineer, Hydrology
Planning Department, Design Review Services



LEGAL DESCRIPTION:
 LT A-1 BLK 10 PLAT OF LOTS A-1 AND 1-A BLOCK 10, UNIT 3, KIRTLAND ADDITION (A REPLAT OF LOTS 1, 2, 3, 4, AND 5 BLOCK 10, AND LOTS A, B, C, D, E, AND F, UNIT 3, KIRTLAND.

DRAINAGE PLAN:
 SITE AREA: 0.54 AC
 EXISTING DRAINAGE CONDITION:
 THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH CHAPTER 6, ARTICLE 6-2, SECTION 6-2(A), ENTITLED "PROCEDURE FOR 40-ACRE OR SMALLER BASINS." THE DESIGN STORM USED FOR BOTH THE UNDEVELOPED AND DEVELOPED CONDITIONS IS THE 100-YEAR, 6-HOUR STORM EVENT FOR RUNOFF. THE SITE IS LOCATED IN ZONE 2. UNDER THE EXISTING CONDITIONS, THE PROPERTY IS UNDEVELOPED.

THE SITE IS LOCATED IN THE NORTHEAST QUADRANT OF INTERSTATE 25 AND SUNPORT BLVD, JUST WEST OF KIRTLAND PARK AND NORTH OF MULBERRY APARTMENTS. NORTH OF THE SITE IS KIRTLAND CHANNEL. THE SITE FLOWS TO THE RETENTION/DESILTATION POND AND DISCHARGES TO THE KIRTLAND CHANNEL THROUGH A LARGE SIDEWALK CULVERT. A DISCHARGE OF 1.64 CFS OR LESS HAS BEEN APPROVED PER PREVIOUSLY APPROVED PLAN M15D036. CURRENTLY, THE SITE IS DISCHARGING 1.07 CFS TO KIRTLAND CHANNEL. THE LOT FLOODPLAIN ZONE X, HAVING MINIMAL FLOOD HAZARD BASED ON FIRM MAP 35001C0342G, EFF. 9/26/2008. THE SITE CONTAINS SOILS THAT ARE CLASSIFIED AS HYDROLOGIC SOIL GROUP A, HAVING HIGH INFILTRATION RATE WHEN THOROUGHLY WET.

DEVELOPED DRAINAGE CONDITION:
 EXISTING UPSTREAM AND DOWNSTREAM INFRASTRUCTURE & DRAINAGE PATTERNS ARE INTENDED TO CONTINUE TO OPERATE IN THEIR CURRENT MANNER. THE 2.17CFS FLOW GENERATED ACROSS THE PROPOSED 0.54 ACRE LOT WILL BE DIRECTED SOUTH TO A CURB INLET LOCATED ON MULBERRY ST. THE INLET WILL OUTLET TO KIRTLAND CHANNEL. THERE IS A POND LOCATED ON THE WEST PORTION OF THE SITE. THIS POND WAS DESIGNED TO RETAIN THE 'FIRST FLUSH' RUN-OFF VOLUME PURSUANT TO THE CITY OF ALBUQUERQUE REQUIREMENTS.

WATER QUALITY VOLUME REQUIRED FOR THE POND = 0.009 CF
 WATER QUALITY VOLUME PROVIDED FOR THE POND = 50 CF

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
- REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION 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 THE DISTURBED AREAS MUST BE RE-VEGETATED.

NOTICE TO CONTRACTORS:

- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE 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 HEALTH AND SAFETY.
- 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 95%.
- MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- FOR EXCAVATION AND BARRICADING INSPECTIONS, CONTACT DMD CONSTRUCTION SERVICES.

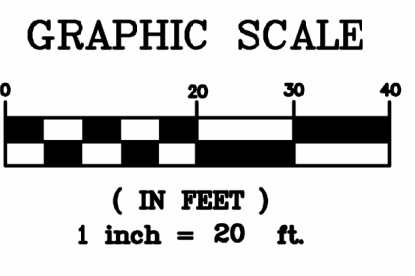
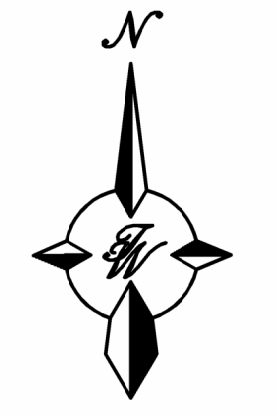
MAINTENANCE PLAN:

- POND SHOULD BE INSPECTED REGULARLY AND CLEANED OUT OF ANY DEBRIS OR SEDIMENT BUILT UP OVER TIME.

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT NM11 (811 OR 1-800-321-2537) AT LEAST 2 FULL BUSINESS DAYS IN ADVANCE (EXCLUDING HOLIDAYS AND WEEKENDS) FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



Existing Conditions		Basin Descriptions										100-Year						
Basin ID	Description	Condition	Area (sf)	Area (acres)	Area (sq miles)	Treatment A (%)	Treatment B (%)	Treatment C (%)	Treatment D (%)	Weighted E (in)	Flow (cfs)	6 HR	24 HR	10 DAYS				
X1	Soil group B	Undeveloped	23,586	0.5415	0.00085	80%	0.433	0%	0.000	20%	0.108	0%	0.000	0.702	1.07	0.032	0.032	0.092
Total			23,586	0.54	0.00085	0.433	0.000	0.000	0.108	0.000	0.000	0.000	0.000	0.702	1.07	0.03	0.032	0.092

Proposed Conditions		Basin Descriptions										100-Year						
Basin ID	Description	Condition	Area (sf)	Area (acres)	Area (sq miles)	Treatment A (%)	Treatment B (%)	Treatment C (%)	Treatment D (%)	Weighted E (in)	Flow (cfs)	6 HR	24 HR	10 DAYS				
P1	Paved	Developed	23,586	0.5415	0.00085	0%	0.000	23%	0.125	0%	0.000	77%	0.417	1.978	2.17	0.089	0.100	0.148
Total			23,586	0.54	0.00085	0.000	0.000	0.125	0.000	0.417	2.17	0.09	0.100	0.149				

Equations:
 Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)
 Volume₆₀ = Weighted E * Total Area
 Volume₁₄₄₀ = V₆₀ * A₀ * (P₁₄₄₀ - P₆₀) / 12 in/ft
 Volume_{10DAYS} = V₆₀ * A₀ * (P_{10DAYS} - P₆₀) / 12 in/ft
 Flow = Qa*Aa + Qb*Ab + Qc*Ac + Qd*Ad
 Storm Water Quality Volume (SWQV) = Ad * (0.26 in) / (12 in/ft) = 0.0090 cft = 0.00000 ac-ft = Retention Volume Required

RETENTION POND CALCULATIONS				
POND No.	AREA AT MIDPOINT (SF)	POND DEPTH (FT)	POND VOLUME (CF)	VOLUME REQUIRED (AC-FT)
1	50	1.0	50	0.0011
Total			50	0.0011

POND PARAMETERS:
 BOTTOM OF POND ELEV = 5063
 TOP OF POND ELEV = 5064

Excess Precipitation, E (in.)	
Zone 2	100-Year
Ea	0.62
Eb	0.80
Ec	1.03
Ed	2.33

Peak Discharge (cfs/acre)	
Zone 2	100-Year
Qa	1.71
Qb	2.36
Qc	3.05
Qd	4.49

	SUNPORT APARTMENTS PH II ALBUQUERQUE, NM	DRAWN BY BL
	DRAINAGE PLAN	DATE 09-02-25
09/02/2025 RONALD R. BOHANNAN P.E. #7868	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # 1
PRELIMINARY - NOT FOR CONSTRUCTION		JOB # 2022096