



**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.**

<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	<b>PRE-APPLICATIONS</b>
<input checked="" type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	<b>APPEAL</b>
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)

**BRIEF DESCRIPTION OF REQUEST**

**Final Sign-Off of an EPC Major Amendment APPROVAL - AMENDED THE CONTROLLING SITE DEVELOPMENT PLAN FOR SUBDIVISION TO REMOVE TRACT A & ABANDON THE CONTROLLING DESIGN STANDARDS TO FOLLOW THE INTEGRATED DEVELOPMENT ORDINANCE (IDO)**

**APPLICATION INFORMATION**

Applicant/Owner: BRANCH TURNER & MARGARET		Phone:
Address: 2025 RIO GRANDE BLVD NW		Email:
City: ALBUQUERQUE	State: NM	Zip: 87104
Professional/Agent (if any): Modulus Architects & Land Use Planning, Inc. (agent)		Phone: (505) 338-1499
Address: 8220 SAN PEDRO DR. NE, SUITE 520		Email: rokoye@modulusarchitects.com
City: Albuquerque	State: NM	Zip: 87113
Proprietary Interest in Site: Agent	List <u>all</u> owners:	

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: A	Block:	Unit:
Subdivision/Addition: COTTONWOOD	MRGCD Map No.:	UPC Code: 101406507240520210
Zone Atlas Page(s): B-14-Z	Existing Zoning: NR-BP	Proposed Zoning
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 1.957

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 3601 SEVEN BAR LOOP RD NW | Between: 7 Bar Loop NW | and: MELANIE LA NW

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

PR-2024-010074,

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: <i>Regina Okoye</i>	Date: 10/28/2024
Printed Name: Regina Okoye	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FORM P2: SITE PLAN ADMINISTRATIVE – Development Facilitation Team (DFT) as of 12/25/2022** **SITE PLAN ADMINISTRATIVE – DFT**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

**SITE PLAN DOCUMENTATION**

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form P2 with all the submittal items checked/marked
- \_\_\_ 3) Form P with signatures from Hydrology, Transportation, and ABCWUA
- \_\_\_ 4) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 5) Site Plan and related drawings (include a Site Plan key of the sheets submitted)
- \_\_\_ 6) Copy of the original approved Site Plan or Master Development Plan (for amendments to or Extensions of the Site Plan)
- \_\_\_ 7) Infrastructure List, if required for building of public infrastructure
- \_\_\_ 8) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C) (The Sensitive Lands Site Analysis form can be obtained online at):  
[https://documents.cabq.gov/planning/development-review-board/Sensitive lands analysis form.pdf](https://documents.cabq.gov/planning/development-review-board/Sensitive%20lands%20analysis%20form.pdf)
- \_\_\_ 9) Responses to climatic and geographic responsive design considerations (Recommended to promote sustainability, but not required. The Climatic and Geographic Responsiveness form can be obtained online at): [https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2\(D\)ClimaticGeographic Responsiveness.pdf](https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2(D)ClimaticGeographic%20Responsiveness.pdf)

**SUPPORTIVE DOCUMENTATION**

- \_\_\_ 10) Completed Site Plan Checklist
- \_\_\_ 11) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 12) Justification letter describing and justifying the request per the criteria in IDO Section 16-6-5(G)(3)
- \_\_\_ 13) Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P). *Note: If requesting more than allowed by deviation, a Variance – ZHE or Waiver –DHO will be required, as applicable*
- \_\_\_ 14) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*

\_\_\_ 15) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone

\_\_\_ 16) Architectural Review Committee approval letter if the site is located within a Master Development Plan area or a Framework Plan area

**PUBLIC NOTICE DOCUMENTATION**

\_\_\_ 17) Sign Posting Agreement

\_\_\_ 18) Proof of a Pre-Submittal Neighborhood Meeting per IDO 6-4(C)(1)(b) for new building or multiple new buildings that include a total of more than 100 multi-family residential dwelling units or more than 50,000 square feet of non-residential development

\_\_\_ Office of Neighborhood Coordination neighborhood meeting inquiry response

\_\_\_ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

\_\_\_ Completed neighborhood meeting request form(s)

\_\_\_ If a meeting was requested or held, copy of sign-in sheet and meeting notes

\_\_\_ 19) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)

\_\_\_ Office of Neighborhood Coordination notice inquiry response

\_\_\_ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

\_\_\_ Proof of emailed notice to affected Neighborhood Association representatives

**X** FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

X 1) DFT Application form completed, signed, and dated

X 2) Form P2 with all the submittal items checked/marked

X 3) Zone Atlas map with the entire site clearly outlined and labeled

X 4) Site Plan and related drawings

N/A      5) Infrastructure List, if require

X 6) Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met

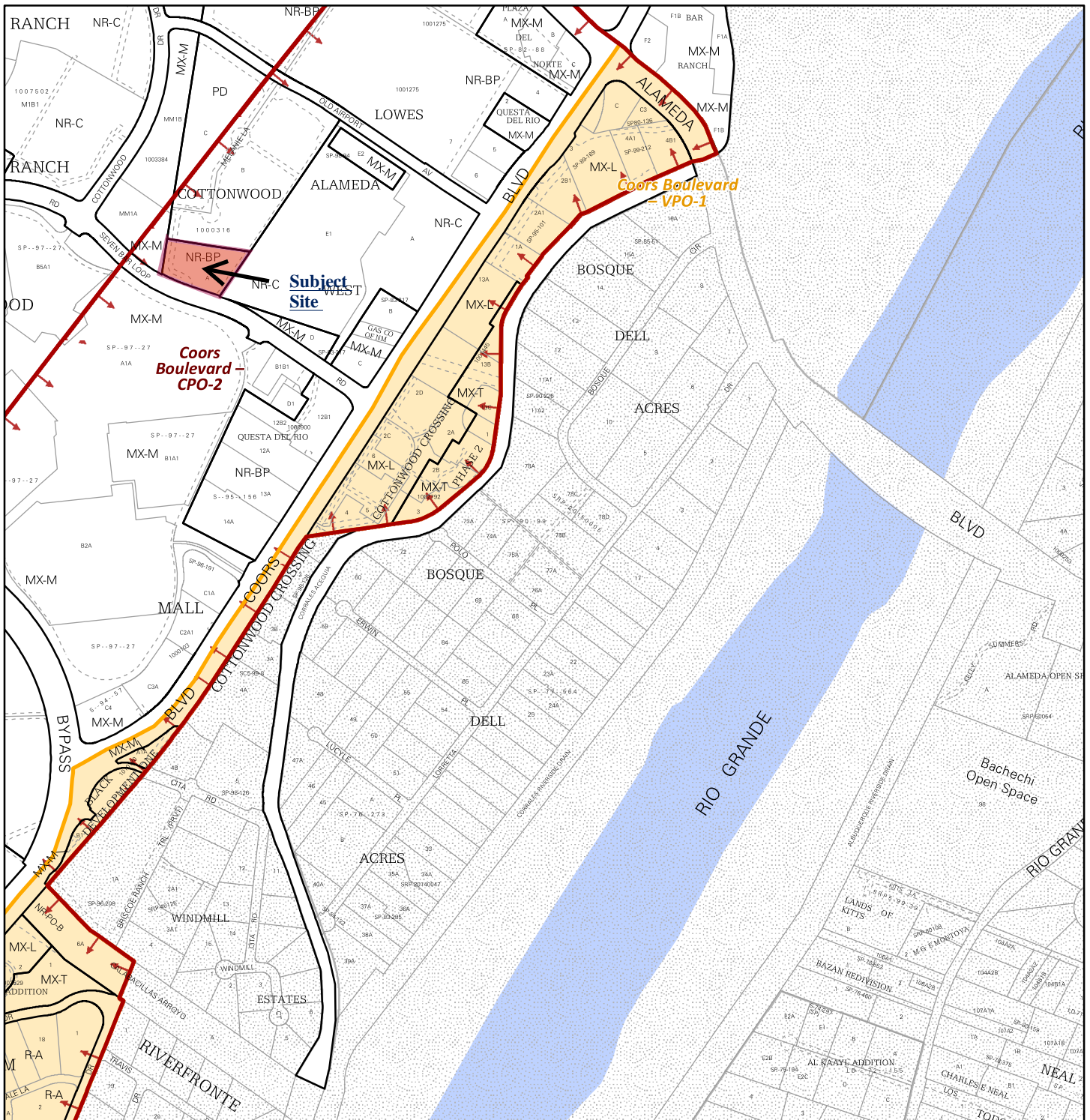
X 7) Letter of authorization from the property owner if application is submitted by an agent

X 8) Solid Waste Department signature on Site Plan

X 9) Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information

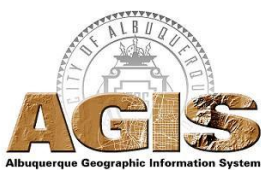
X 10) Approved Grading and Drainage Plan

X 11) Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (*not required for Master Development Plans*)

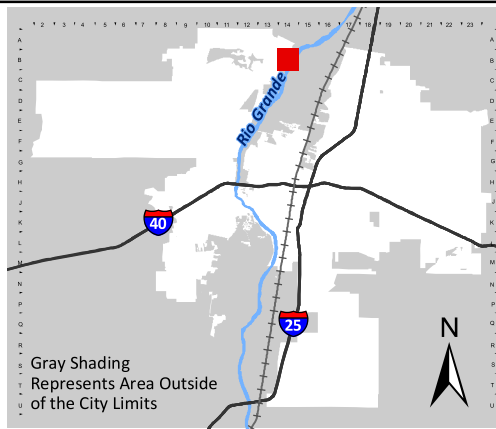


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

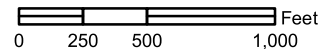


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**B-14-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

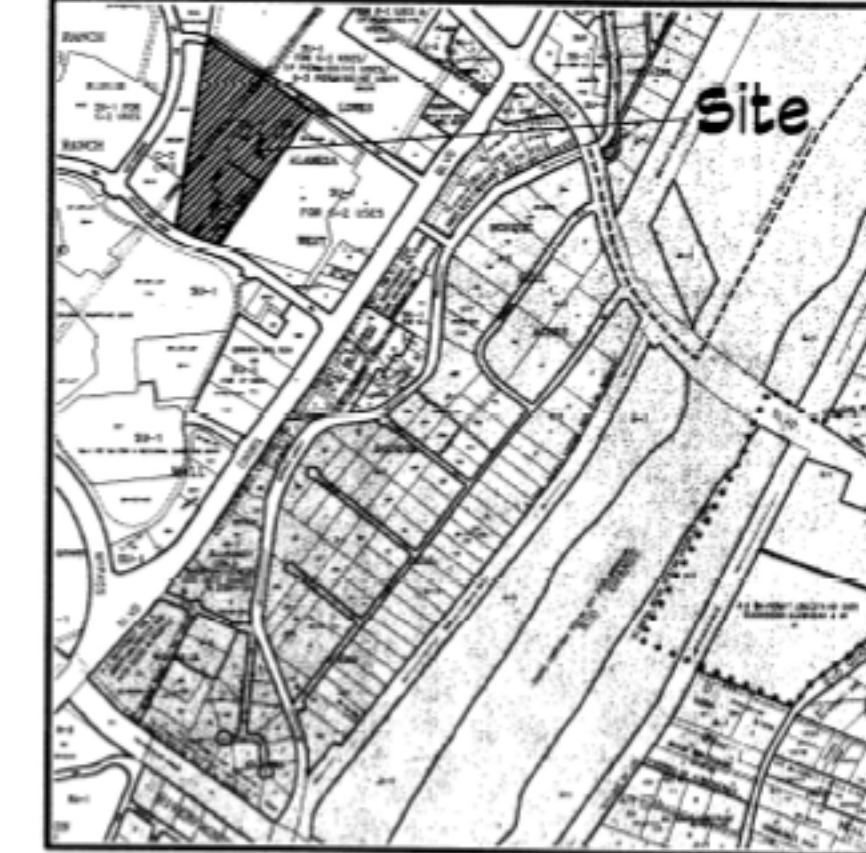


REVISIONS

10/24/05	EPC Conditions of Approval
11/2/05	Per Dry Utility Coordination

DRAWN BY	MS
REVIEWED BY	DM
DATE	October 24, 2005
PROJECT NO.	05018
DRAWING NAME	Site Development Plan for Subdivision

Vicinity Map  
B-14-Z



Project Number: 1000316  
Application Number: 05DRB-01652

Is an Infrastructure List required?  Yes  No  
If yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRS Site Development Plan Approval:

Traffic Engineer, Transportation Division	<u>11/30/05</u>	DATE
Utilities Division	<u>11/30/05</u>	DATE
Parks and Recreation Department	<u>11/30/05</u>	DATE
City Engineer	<u>5/5/06</u>	DATE
Environmental Health Department (conditional)		DATE
Public Works Management	<u>11/22/05</u>	DATE
DRS Chairperson, Planning Department	<u>11/07/05</u>	DATE

Sheet Index

1. SITE DEVELOPMENT PLAN FOR SUBDIVISION
2. LANDSCAPE PLAN
3. DESIGN STANDARDS WITH BUILDING ELEVATIONS
4. LANDSCAPE DESIGN STANDARDS
5. CONCEPTUAL GRADING & DRAINAGE PLAN
6. CONCEPTUAL UTILITY PLAN

General Notes

1. To be vacated at Final Plat: A portion (labeled "A" on this plan) of the 30' Access Road and Right of Way Agreement Filed 8-25-88, Misc. Bk. 42A, Pgs. 508-608 Amended by Corrective 30' Access Road Easement and Right of Way Agreement Filed 10-11-88, Misc. 56A, Pgs. 508-527.
2. To be dedicated at Final Plat: A portion (labeled "B" on this plan) of the Public Access Road and Public Utility Easement per Document Filed 8-11-2002, Bk. 488, Pg. 1494; COA Public Roadway Underground Utility, Storm Drain, Sewer and Water Improvement Easement per Document Filed 8-28-2002, Bk. 484, Pg. 1180.
3. As approved by the Traffic Engineer, Old Airport Ave. shall be restriped to provide a 100' westbound left-turn lane for access into the site. The left-turn lane shall be preceded by a 80' gap in westbound striping to indicate where vehicles should enter the left-turn lane.
4. As approved by the Traffic Engineer, raised channelization should be constructed in Seven-Bar Loop Rd. for the eastbound left-in movement. The storage length should be 100' with a 180'-150' reverse curve transition taper. The island should be extended to the west to the extent practical, terminating the raised channelization so as not to impact the new bank access median opening. Appropriate striping and marking of the lane should also be installed.

Site Development Plan for Subdivision  
- Required Information

**The Site:**  
The site consists of approximately 16.14 acres. Tract H will be re-platted into Tract A, Tract B and Tract C through the Development Review Board as shown on this Site Development Plan for Subdivision.

**Proposed Use:**  
The site is zoned SU-1 IP for C-2 and IP uses/ SU-1 IP for C-2 and IP uses and Bumper Boats. The proposed use for Tracts B & C is SU-1 PRD (Planned Residential Development) for Apartments and Tract 3 SU-1 IP for C-2 and IP uses as shown on Site Development Plan for Subdivision.

**Pedestrian Ingress & Egress:**  
Public sidewalks and private trails provide important connectivity within the project as well as and out of the site. These private landscaped trails are proposed along Old Airport Road and between the apartments and the adjacent commercial site on the southern boundary of the site. The western boundary of the site shall allow for pedestrian access to Seven-Bar Loop Road.

**Vehicular Ingress & Egress:**  
The primary access to the apartments in Tract B and Tract C is from Old Airport Rd. This access is aligned with the access to site directly across Old Airport road to the north. The requirements for width, radius and design configurations comply with COA standards. This primary access will be a private easement with a public utilities easement to serve both tracts. The primary access is designed within the context of the Seven Bar Ranch Sector Development Plan design requirements. The main entrance is designed to provide a transition from the surrounding commercial activity to a village-type character within the apartment development.

**Maximum/Minimum Dwelling Units:**  
The maximum number of dwelling units and/or density shall not exceed 32 DU's per acre. The minimum number of dwelling units and/or density shall not be less than 28 DU's.

**Maximum Floor Area Ratio:**  
The maximum floor area ratio (FAR) shall be 1.0 as required by R-9 of the comprehensive zoning code.

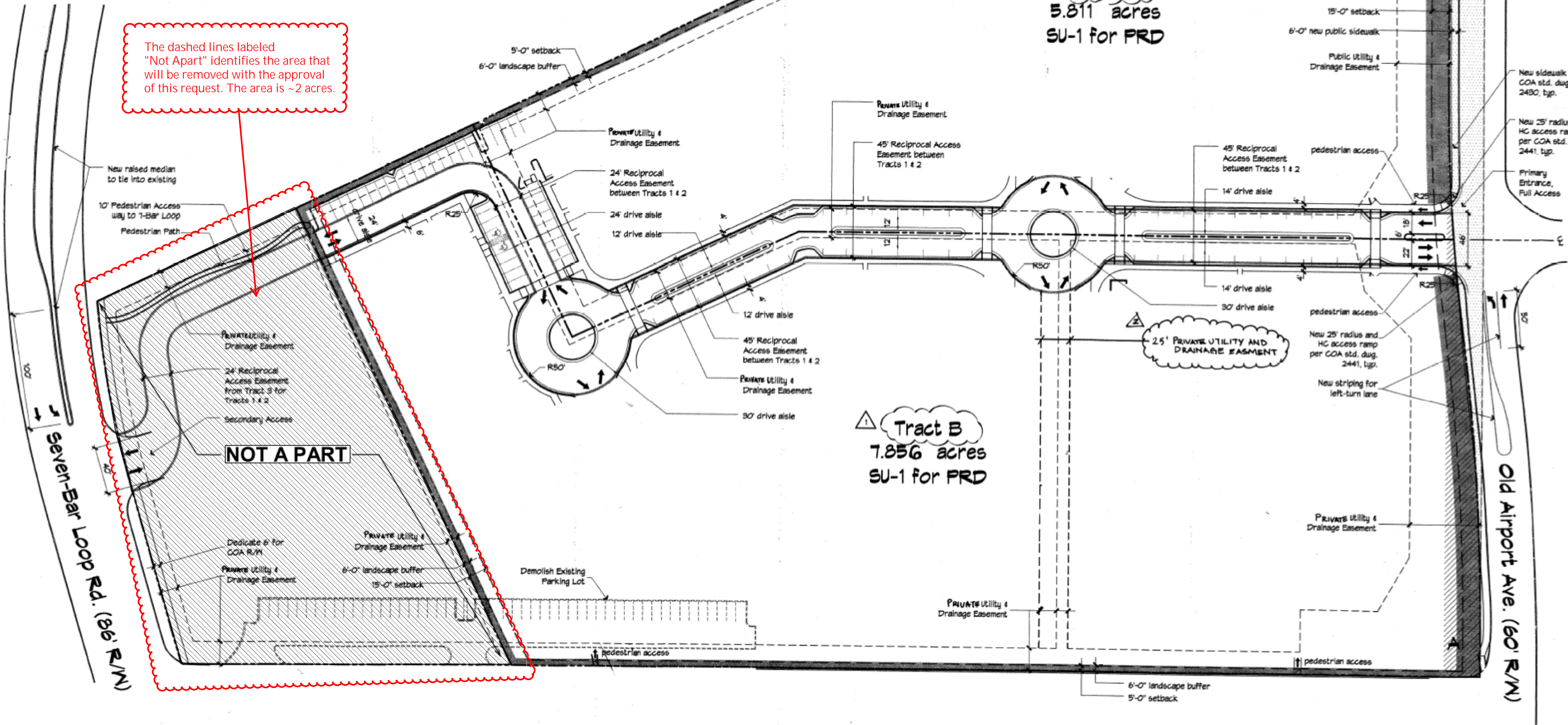
**Internal Circulation Requirements:**  
The internal circulation with a primary access off of Old Airport road meets the required street widths; radius and configurations comply with COA standards. These dimensions are shown on the illustrative Landscape & Building Layout Plan sheet 2 of 6. The internal circulation is designed with a Boulevard as the main circulation pattern completed with a landscaped median, parking and pedestrian friendly tree-lined sidewalks that provide residents with welcoming entrance to their residence. Roundabouts shall meet design requirements of the Fire and Solid Waste Departments.

**Maximum Building Height:**  
The maximum building height shall be in accordance to the height restrictions and regulations indicated in the Albuquerque Comprehensive City Zoning Code for the R-9 zone. The maximum height for Tract B and Tract C shall be 85'-10" as indicated in the Solar Study Diagram (see sheet 3 of 6).

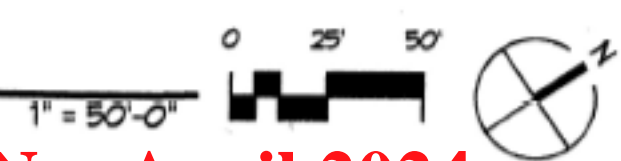
**Minimum Building Setbacks:**  
Setbacks for Tract B and Tract C shall be in accordance with the Albuquerque Comprehensive City Zoning Code for the R-9 zone.  
• Front Setback: 11 feet  
• Side Setback: 5 feet  
• Rear Setback: 15 feet

Setbacks for Tract A shall be in accordance with the Albuquerque Comprehensive City Zoning Code for the C-1 zone:  
• Front Setback: 5 feet  
• Side Setback: 15 feet  
• Rear Setback: 5 feet  
• Junction of Driveway and Sidewalk: 11 feet

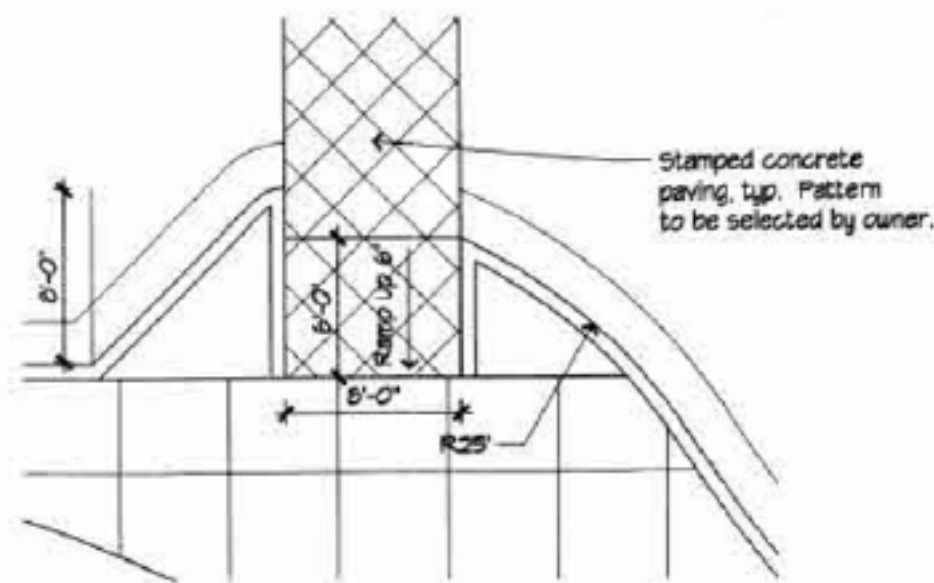
The dashed lines labeled "Not Apart" identifies the area that will be removed with the approval of this request. The area is ~2 acres.



Site Plan



**EPC MAJOR AMENDMENT TO SITE DEVELOPMENT PLAN - April 2024**  
Site Development Plan has been amended to follow the current Integrated Development Ordinance (IDO) Rules and Regulations  
The dashed area that is labeled "Not Apart" (approximately 2 acres) is no longer apart of the Site Development Plan and will follow all IDO Standards.



**1 BUMP-OUT DETAIL**  
w/ curb access ramp  
1/8" = 1'-0"

- LANDSCAPE PALETTE**
- EVERGREEN TREES**
    - 6'-8' Austrian Pine
  - LARGE SHADE TREES**
    - 2' Cal. Chinese Pistache
    - Purple Robe Locust
    - Rainwood Ash
    - Rio Grande Cottonwood (in Ponding Areas/ Exterior Trails Only)
  - ORNAMENTAL TREES**
    - 15 Gal. Flowering Pear (Along Center Strip Only)
    - Multi-Trunk Ornamental Trees
    - 15 Gal. Desert Willow
    - Forstersia (New Olive)
    - Japanese Maple (in Inner Courtyard Areas Only)
    - Vibex (Chaste) Tree
  - DESERT ACCENTS**
    - 5 Gal. Agave
    - Nolina
    - Prickly Pear
    - Red Yucca
    - Sisal
    - Yucca
  - XERIC/NATIVE SHRUBS**
    - 5 Gal. Apache Plume
    - Artemisia spp.
    - Autumn Sage
    - Bird of Paradise
    - Blue Mist Spines
    - Butterfly Bush
    - Chamaisa
    - Cotoneaster
    - Lavender
    - Hugho Pine
    - Phloxia
    - Potentilla
    - Raphiolepis
    - Rosemary
    - Russian Sage
    - Saltbrush
    - Spanish Broom
    - Three-Leaf Sumac
  - ACCENT SHRUBS (in Inner Courtyard Areas Only)**
    - 1 Gal. Manonia
    - Nandina
    - Red Twig Dogwood
    - Spreading Yew
  - PERENNIALS, WILDFLOWERS AND GROUNDCOVERS**
    - 1 Gal. Agastache
    - Blanketflower (Gallardia)
    - Catmint
    - Coneflower
    - Coneopsis
    - Creeping Rosemary
    - Creeping Thyme
    - Dwarf Plumbago (in Inner Courtyard Areas Only)
    - Gaura
    - Germander
    - Icelandic
    - Kinikinnick
    - Liriope (in Inner Courtyard Areas Only)
    - Pensamom
    - Pincushion Flower
    - Primrose
    - Red Hot Poker
    - Sedum spp.
    - Wallflower
    - Yarrow
  - ORNAMENTAL GRASSES**
    - 1 Gal. Blue Avena Grass (Helictotrichon)
    - Blue Fescue (Festuca)
    - Deergrass (Muhlenbergia)
    - Threadgrass (Scipa)
    - 5 Gal. Maidgrass (Miscanthus)
    - Regal Mist (Muhlenbergia)

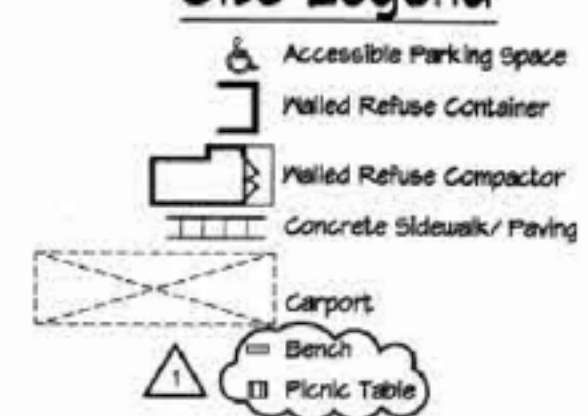
**NATIVE SEED MIX**  
Will include wildflowers not mentioned above such as Desert Marigold (Hymenoxys) and Globemallow (Sphaeralcea) as well as Native Shrubs such as Chamaisa and Apache Plume.

- SOOD
- 3/4" GREY GRAVEL WITH FILTER FABRIC
- COBBLE
- COMMERCIAL GRADE STEEL EDGE

**General Notes**

- Locations of fire hydrants shall be determined at time of building permit with guidance from the Fire Marshal.
- Refer to Landscape Design Standards in Sheet 4 of 6.

**Site Legend**



CITY OF ALBUQUERQUE  
"SOLID WASTE"  
MANAGEMENT DEPARTMENT  
APPROVED 10/24/05

**Illustrative Landscape + Layout Plan**  
1" = 50'-0"

The dashed lines labeled "Not Apart" identifies the area that will be removed with the approval of this request. The area is ~2 acres

**Dekker  
Perich  
Sabatini**

6801 Jefferson NE  
Suite 100  
Albuquerque, NM 87109  
505 761-3700  
fax 761-4222  
dps@dpsobq.com

ARCHITECT

ENGINEER

PROJECT

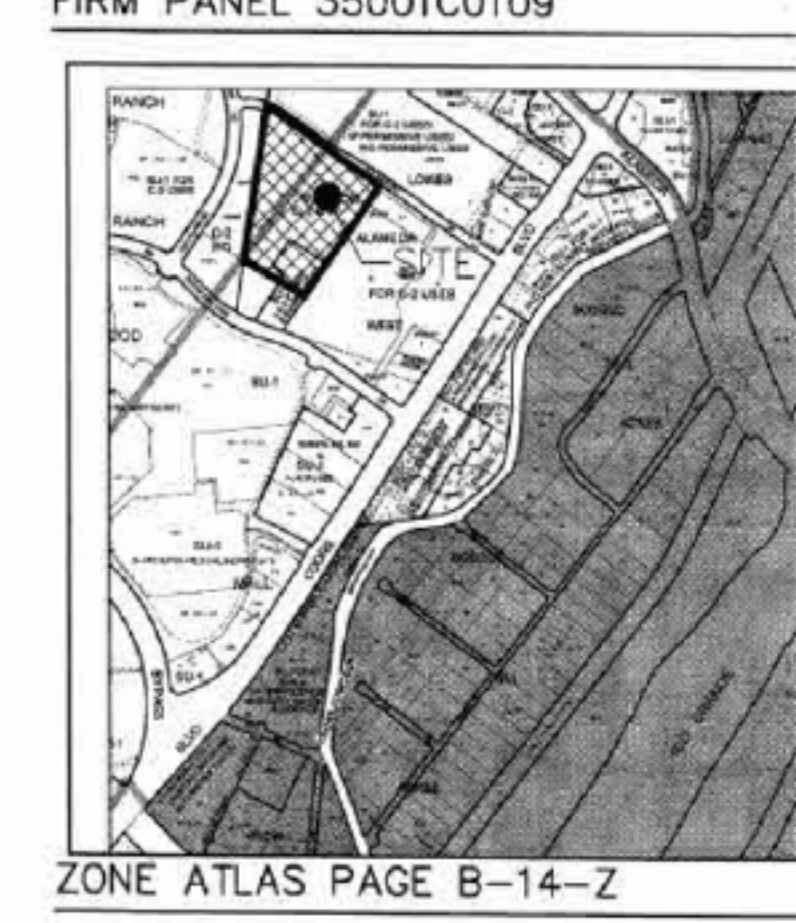
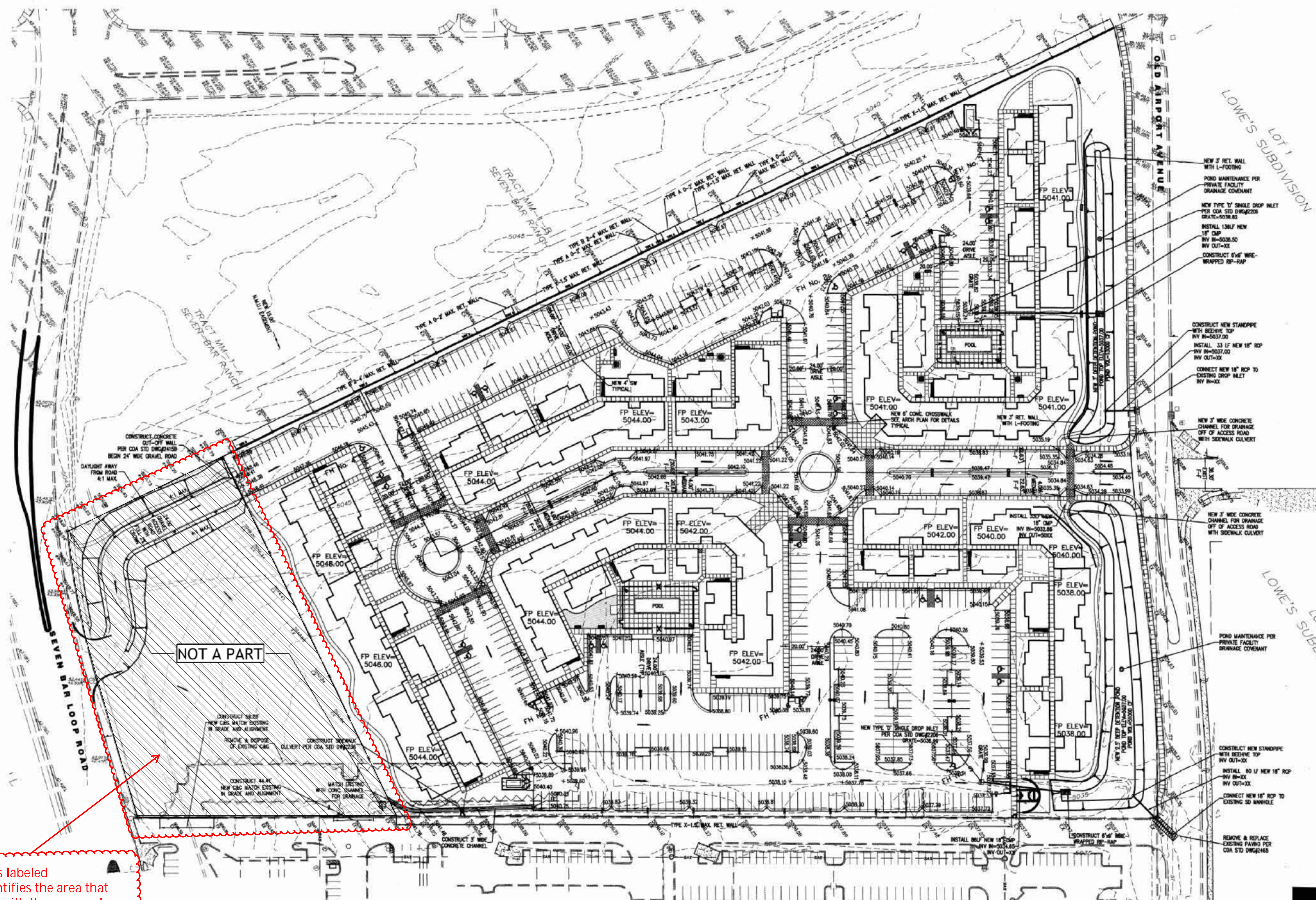
**Cottonwood Apartments  
GSL**  
Old Airport Avenue  
Albuquerque, New Mexico

REVISIONS  
10/24/05 EPC Conditions of Approval

DRAWN BY: AJT/MS  
REVIEWED BY: DIV/AJT  
DATE: October 24, 2005  
PROJECT NO.: C801B  
DRAWING NAME:

Illustrative Landscape & Building Layout Plan

SHEET NO.



FIRM PANEL 35001C0109  
 ZONE ATLAS PAGE B-14-Z

- GENERAL NOTES**
1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
  2. ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
  3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THERE TO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
  4. THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
  5. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALB. FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

Designed By  
**HUITT-ZOLLARS**  
 Huitt-Zollars, Inc.  
 333 Rio Rancho Drive NE, Suite 101 Rio Rancho  
 Rio Rancho, New Mexico 87124  
 Phone (505) 892-5141 Fax (505) 892-3259

**Dekker/Perich/Sabatini**  
 architecture • interiors • planning • engineering  
 6801 Jefferson NE, Suite 100 505 761-9700  
 Albuquerque, NM 87109 fax 761-4222

- S.O. 19 REQUIREMENTS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK IN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE SAME TIME OF APPLICATION FOR THIS PERMIT.
  2. 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.
  3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR
  4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. 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 ARTERIAL STREET USE.
  6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

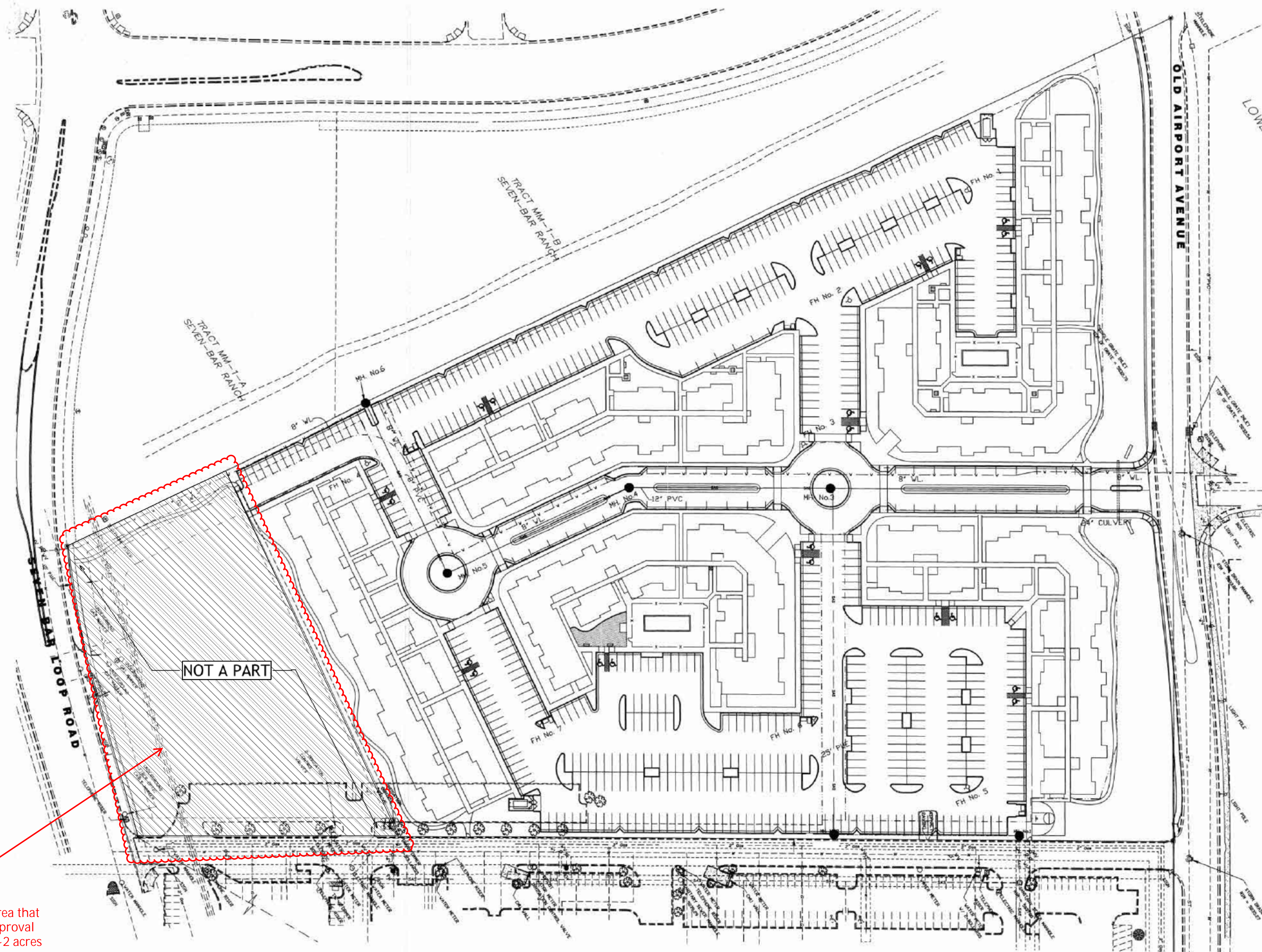
**FLOOD ZONE**  
 PER THE FEMA MAP NUMBER 35001 C0109 DATED SEPTEMBER 20, 1996 SHOWS THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AREA.

**ENGINEER'S CERTIFICATION**  
 I PERSONALLY INSPECTED THIS SITE AND NO GRADING, FILLING, OR EXCAVATION HAS OCCURRED SINCE THE PREPARATION OF THE TOPOGRAPHY SHOWN ON THIS PLAN.

The dashed lines labeled "Not Apart" identifies the area that will be removed with the approval of this request. The area is ~2 acres

**GSL - Cottonwood**  
 Albuquerque, New Mexico  
 NOVEMBER 15, 2005





**LEGEND**

---	PROPERTY LINE
- - -	NEW EASEMENT
- - - SAS	EXISTING SANITARY SEWER
- - - W	EXISTING WATER LINE
- - - S	EXISTING STORM DRAIN
□	EXISTING WATER METER
⊠	EXISTING CAP
⊠	EXISTING VALVE
⬮	EXISTING FIRE HYDRANT
○	EXISTING SANITARY SEWER MANHOLE
⊙	EXISTING STORM DRAIN
- - - SAS	PROPOSED SANITARY SEWER
- - - W	PROPOSED WATER LINE
- - - S	PROPOSED STORM DRAIN
⊠	PROPOSED VALVE
⬮	PROPOSED HYDRANT
⊠	PROPOSED CAP
□	PROPOSED WATER METER
○	PROPOSED SANITARY SEWER MANHOLE
⊙	PROPOSED STORM DRAIN
★	PROPOSED STREET LIGHT

The dashed lines labeled "Not Apart" identifies the area that will be removed with the approval of this request. The area is ~2 acres

**GSL - Cottonwood**  
Albuquerque, New Mexico  
NOVEMBER 4, 2005



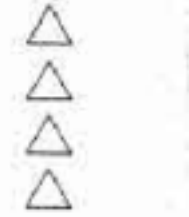
ATD IN ARD CHECKING OFFICE  
924-3511  
APPROVED WITH APPROVED  
HYDRANT(S) ONLY  
R.C. JAMES 11-30-05

Designed By:  
**HUITT-ZOLIARS**  
Huitt-Zollars, Inc.  
333 Rio Rancho Drive NE, Suite 101  
Rio Rancho, New Mexico 87124  
Phone (505) 892-5141 Fax (505) 892-3259

**Dekker/Perich/Sabatini**  
architecture • interiors • planning • engineering  
6801 Jefferson NE, Suite 100  
Albuquerque, NM 87109  
505 761-9700  
Fax 761-4222



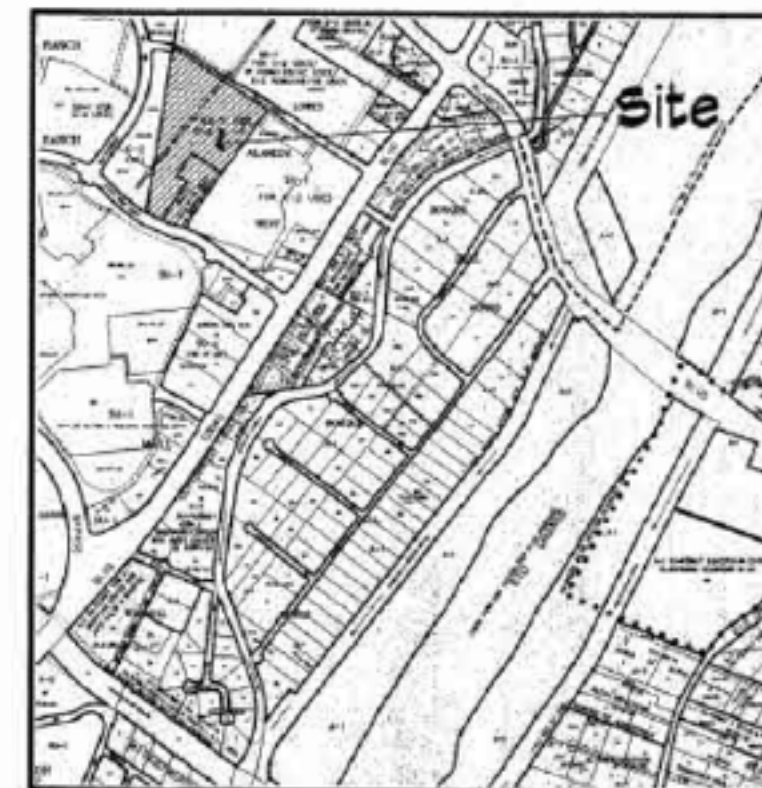
**Cottonwood Apartments  
GSL**  
Old Airport Avenue  
Albuquerque, New Mexico



DRAWN BY: ms  
REVIEWED BY: RJA, Hult-Zollars  
DATE: October 19, 2005  
PROJECT NO.: 08015  
DRAWING NAME:

Traffic Circulation  
Layout  
OCT 19 2005  
HYDROLOGY SECTION

Vicinity Map  
B-14-Z



Parking

Per EPC approved Site Development Plan for Subdivision. Parking shall be in accordance with the Albuquerque Comprehensive City Zoning Code section 14-18-3-1 (A)(24)(b). For each dwelling unit with net leasable area of less than 1000 SF, one space per bath but not less than 1.5 spaces per unit.

Tract 1	Unit type / size	Qty	Space Factor	# Spaces
	1BR/1BA (575 SF)	60	1.5	40
	2BR/1BA (650 SF)	60	1.5	40
	2BR/2BA (642 SF)	65	2.0	130
	Clubhouse (1664 SF)	1	1 per 200 SF	4
			Subtotal:	314

10% Transit Reduction per 14-18-3-1 (C)(6)(a): (32)

Total Required Parking: 281

Designated Disabled Parking incl:  
Van-accessible (NMAC Table 110b.1): 1

Tract 2	Unit type / size	Qty	Space Factor	# Spaces
	1BR/1BA (575 SF)	46	1.5	64
	1BR/1BA (650 SF)	62	1.5	93
	2BR/1BA (650 SF)	42	1.5	63
	2BR/2BA (650 SF)	65	2.0	126
	2BR/2BA (1100 SF)	96	2.0	192
	Clubhouse (1664 SF)	1	1 per 200 SF	4
			Subtotal:	482

10% Transit Reduction per 14-18-3-1 (C)(6)(a): (43)

Total Required Parking: 304

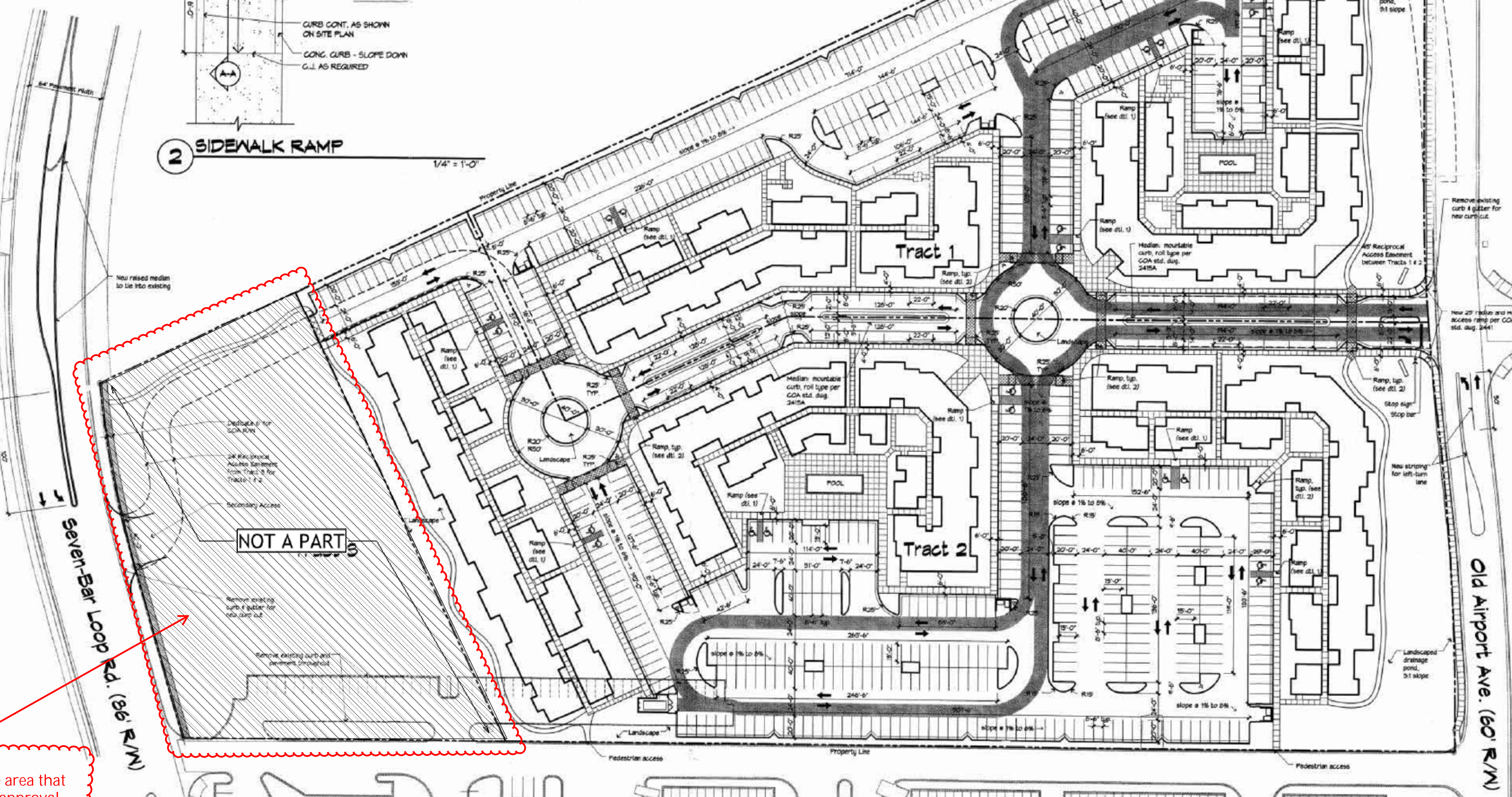
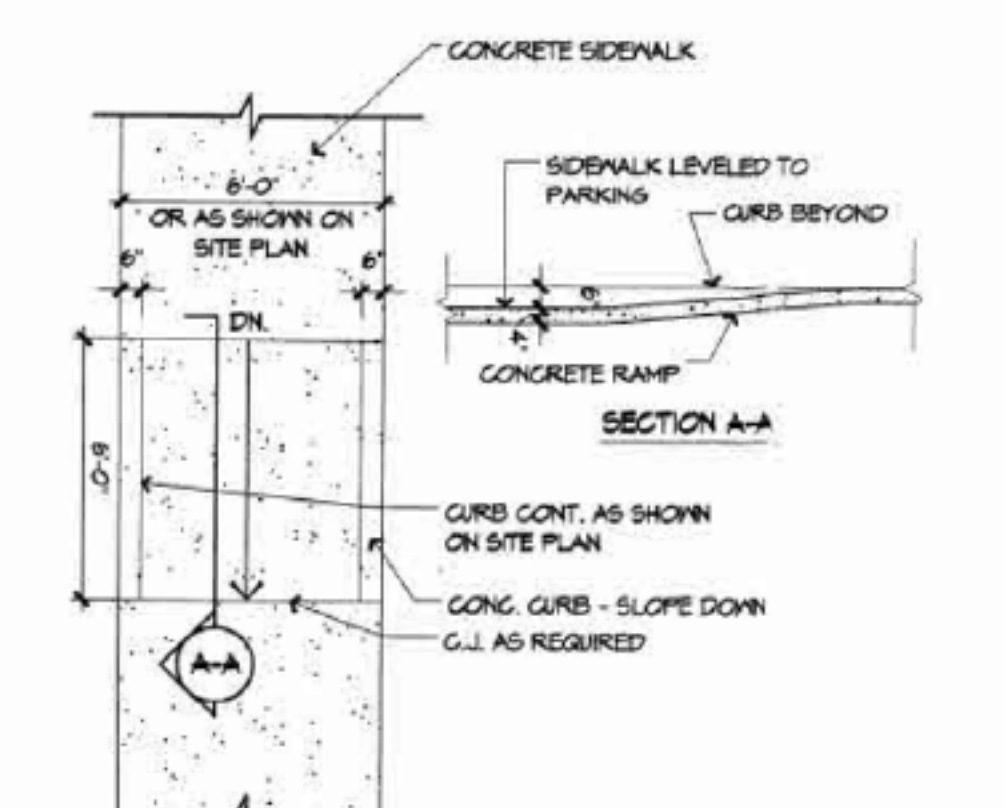
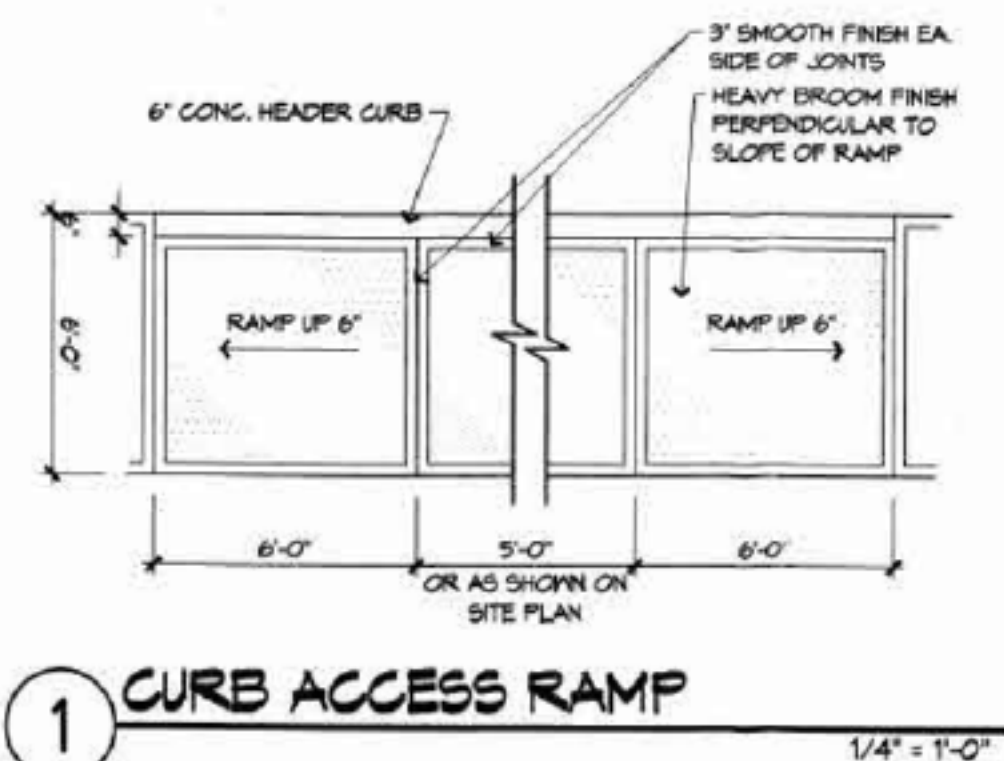
Designated Disabled Parking incl:  
Van-accessible (NMAC Table 110b.1): 2

Description

Legal Description: Tract H, Seven Bar Ranch Subdivision

Type of Development: Apartments

Size of Development:  
Tract 1 - 5.8115 acres  
Tract 2 - 1.0570 acres  
Tracts 1 & 2 - 13.6665 acres  
Tract 3 - 2.0014 acres



- Legend**
- R25, R15, R2: Landscaped Parking Aisle Island w/ 25' radius, top - conc. header curb GOA std. diag. 2415B
  - R15, R2: Landscaped Parking Aisle Island w/ 15' radius, top - conc. header curb GOA std. diag. 2415B
  - R2: Landscaped Parking Aisle Island w/ 17'-0" radius, top - conc. header curb GOA std. diag. 2415B
  - 8'-0" x 5'-0": Landscaped Parking Aisle Planter for Compact Spaces, top - conc. header curb GOA std. diag. 2415B
  - 8'-0" x 5'-0": Parking Aisle Perimeter Planter, top.
  - 8'-0" x 5'-0": Accessible Parking Space for Car: 5'-0" Access Aisle; White RTI HC Symbol; 4" solid spaced striping spaced at 45"; sloped 1% to 2%
  - 8'-0" x 5'-0": Accessible Parking Space for Van: 8'-0" Access Aisle; White RTI HC Symbol; 4" solid spaced striping spaced at 45"; sloped 1% to 2%
  - Refuse Container Enclosure (no truck access req.)
  - Compactor (truck access req.)
  - Proposed Sidewalk, top.
  - Stamped concrete paving, top. Pattern to be selected by Owner
  - Per proposed Council Ord. 7.0.1 Pedestrian Trail, top.
  - Path of Travel - Solid Waste Vehicle
  - Property Boundary
  - New Apartment Building, top.
  - Demo
  - Existing
  - New Standard Concrete Curb & Gutter per GOA std. det. 2415A
  - New Mountable Concrete Curb & Gutter per GOA std. det. 2415A
  - New Concrete Header Curb per GOA std. det. 2415B
  - Fire Lane - Paint curb red
  - New Fire Hydrant
  - Direction of Traffic Flow

The dashed lines labeled "Not Apart" identifies the area that will be removed with the approval of this request. The area is ~2 acres

Traffic Circulation Plan

TRAFFIC CIRCULATION LAYOUT APPROVED  
Signed: [Signature] 10/19/05  
Date

## POST EPC MEMORANDUM

TO: CABQ Development Facilitation Team (DFT)

FROM: William Steele, Planner

DATE: 08/16/2024

RE: PR-2024-010074, SI-2024-00320, Site Plan - EPC Major Amendment

---

The agent (Modulus Architects and Land Use Planning) for the 3601 Seven Bar Loop Rd NW Site Plan – EPC, Major Amendment zoned NR-BP, has worked with Staff to meet EPC Conditions of Approval #1 and #2. See EPC Notice of Decision (NOD) dated 04-18-2024.

The applicant provided a letter that shall be included with the DFT submittal describing how each condition has been satisfied or will be met moving forward. Updated Site Plan drawings have been provided incorporating the Conditions of Approval.

### SI-2024-00320 - Site Plan – EPC Major Amendment

1. Condition 1 has been met. The applicant has met with the Staff planner prior to submitting to the DFT for final signoff to ensure that the Conditions of Approval are addressed.
2. Condition 2 has been satisfied: The applicant has provided a Conceptual Grading and Drainage Plan with a preliminary approval by the City’s Hydrology Section. A letter was provided from the Hydrology Section stating the plans “are preliminary approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit.”

Modulus Architects and Land Use Planning, Agent for Branch and Margaret Turner, has satisfied Conditions for NOD dated April 18, 2024. The DFT can move forward with reviewing the Site Plan approved by the EPC.

*William Steele*

William Steele, Senior Planner  
Current Planning, Urban Design & Development  
City of Albuquerque Planning Department

City of Albuquerque  
Environmental Planning Commission  
Plaza Del Sol, 600 Second Street NW  
Albuquerque, NM 87102

**RE: AGENT AUTHORIZATION NOTICE – MAJOR AMENDMENT TO SITE PLAN – 3601 SEVEN BAR LOOP RD NW ALBUQUERQUE NM 87114**

To Whom It May Concern,

BRANCH TURNER & MARGARET, hereby authorizes Modulus Architects and Land Use Planning Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at 3601 SEVEN BAR LOOP RD NW ALBUQUERQUE NM 87114 and legally described as:

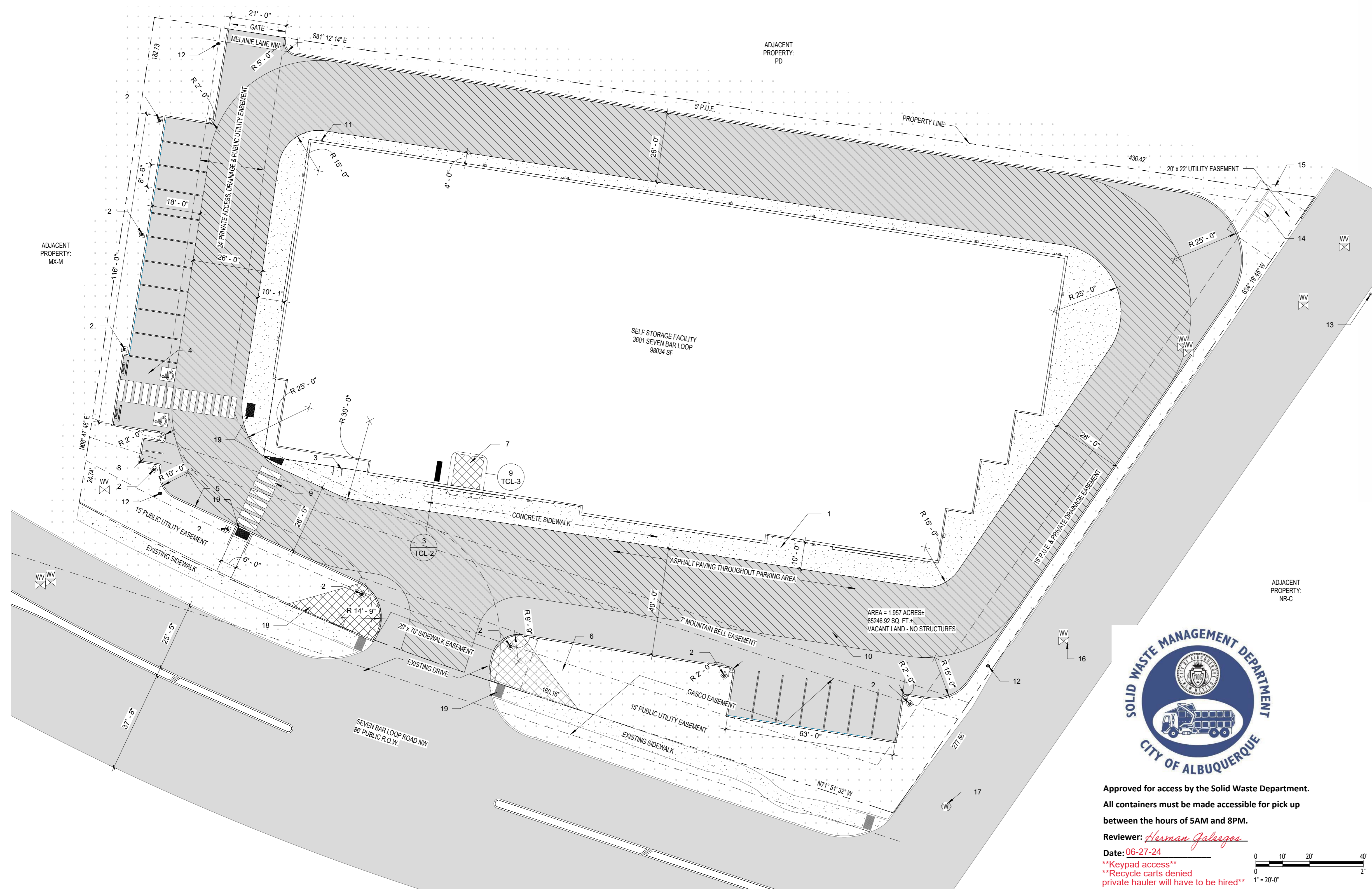
TR A PLAT OF COTTONWOOD TRACTS A THRU C (A DIVISION OF A16.1114 ACRE UNPLATTED PARCEL) CONT 1.9570 AC

This authorization is valid until further written notice from BRANCH TURNER & MARGARET or Modulus Architects and Land Use Planning Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Environmental Planning Commission and all supplemental submittals.

Sincerely,

 *Margaret Branch* 02/23/24

BRANCH TURNER & MARGARET  
2025 RIO GRANDE BLVD NW  
ALBUQUERQUE NM 87104



Approved for access by the Solid Waste Department.  
 All containers must be made accessible for pick up  
 between the hours of 5AM and 8PM.  
 Reviewer: *Arman Jalilov*  
 Date: 06-27-24  
 \*\*Keypad access\*\*  
 \*\*Recycle carts denied\*\*  
 private hauler will have to be hired\*\*



**IDO Zone Atlas**  
 May 2018

**AGIS**  
 Albuquerque Geographic Information System

Zone Atlas Page: **B-14-Z**

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Legend:  
 - Easement  
 - Escarpment  
 - Petroglyph National Monument  
 - Areas Outside of City Limits  
 - Airport Protection Overlay (APO) Zone  
 - Character Protection Overlay (CPO) Zone  
 - Historic Protection Overlay (HPO) Zone  
 - View Protection Overlay (VPO) Zone

	ASPHALT PAVING		SOLID WASTE PATH OF TRAVEL
	CONCRETE SIDEWALK		EASEMENT BOUNDARY
	LANDSCAPE AREA		PROPERTY LINE
	CLEAR SIGHT TRIANGLE		

KEYED NOTES	
1	SIDE WALK (RE: 3/TCL-2)
2	LIGHT POLE LOCATION (RE: 6/TCL-2)
3	BIKE RACK LOCATION (8 BIKE CAPACITY - RE: 7/TCL-2)
4	ACCESSIBLE PARKING (RE: 5/TCL-2)
5	NEW CONC. CURB AND GUTTER (RE: 2/TCL-2)
6	LANDSCAPE AREA RE: LANDSCAPE PLAN
7	ROLL-OUT DUMPSTER IN TRASH ROOM (RE: 7/TCL-3)
8	MOTORCYCLE PARKING
9	8' CROSSWALK (RE: 4/TCL-2)
10	PATH OF TRAVEL - SOLID WASTE
11	SITE LIGHTING (WALLPACK)
12	FIRE HYDRANT
13	FIRE HYDRANT (EXISTING)
14	ELECTRICAL RISER
15	ELECTRICAL METER
16	WATER VALVE
17	WATER MANHOLE
18	CLEAR SIGHT TRIANGLE
19	EXISTING CURB RAMP (CONSTRUCTED 2009 - COMPLIANT WITH 2010 ADA DESIGN STANDARDS)

**LEGAL DESCRIPTION:**  
 TR A PLAT OF COTTONWOOD TRACTS A THRU C (A DIVISION OF A16.1114 ACRE UNPLATTED PARCEL) (CONT 1.9570 AC)

**SITE DATA:**  
 PROPOSED USAGE: SELF STORAGE  
 ZONE: NR-BP  
 LOT AREA: 85246.92 SF (1.957 ACRES)  
 TOTAL BUILDING AREA: 32861 SF  
 ADDRESS: SEVEN BAR LP NW ALBUQUERQUE 87114

**EXECUTIVE SUMMARY:**  
 THE PROPOSED PROJECT IS A THREE STORY SELF STORAGE CENTER. THE PROJECT IS LOCATED ON SEVEN BAR LOOP, JUST EAST OF COTTONWOOD DRIVE. EACH FLOOR IS APPROXIMATELY 32,678 SF FOR A TOTAL BUILDING AREA OF 98,034 SF. THE PROPOSED USE OF THE BUILDING WILL BE A SELF-STORAGE FACILITY WHICH IS ALLOWED WITHIN NR-BP PERMISSIVE USES. THE APPROXIMATE HEIGHT OF THE BUILDING IS 36 FT.

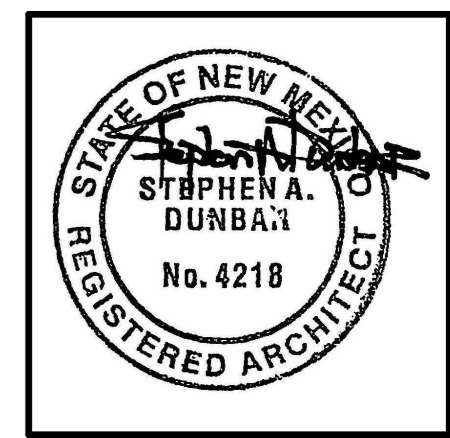
**PARKING REQUIRED:** 19  
 PARKING PROVIDED: 19  
 HC PARKING REQUIRED: 1  
 HC PARKING PROVIDED: 2  
 BICYCLE PARKING REQUIRED: 3  
 BICYCLE PARKING PROVIDED: 4

**SOLID WASTE NOTES:**  
 • SITE ACCESS SHALL BE FROM THE SOUTH ON SEVEN BAR LOOP  
 • REFUSE DRIVER WILL HAVE ACCESS TO DUMPSTER BY 5:00 AM VIA KEYPAD ACCESS  
 • MINIMUM HEIGHT CLEARANCE OF 14' 2" WILL BE PROVIDED  
 • PROPOSED PROJECT WILL NOT ALTER EXISTING TRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION

**1 TRAFFIC CIRCULATION LAYOUT**  
 SCALE: 1" = 20'-0"

REV	DATE	BY	REVISION

**MODULUS ARCHITECTS**  
**AND LAND USE PLANNING**  
 8220 SAN PEDRO DR NE SUITE 520  
 ALBUQUERQUE, NEW MEXICO 87113  
 PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE <b>DAWSON STORAGE</b>	JOB NO. 3601 SEVEN BAR LP NW ALBUQUERQUE 87114	DRAWN BY:
PROJECT MANAGER	PROJECT NUMBER	
SHEET TITLE <b>TCL PLAN</b>		

DATE 6/5/24	SHEET <b>TCL-1</b>
SCALE:	

**FORM SP: PRE-APPROVALS/SIGNATURES**

(Revised 10/26/23)

**Legal Description & Location:** 3601 SEVEN BAR LOOP RD NW ALBUQUERQUE NM 87114  
**LEGAL DESCRIPTION:** TR A PLAT OF COTTONWOOD TRACTS A THRU C (A DIVISION OF A16.1114 ACRE UNPLATTED PARCEL) CONT 1.9570 AC

**Request Description:** Self-storage

**Hydrology:**

- Sensitive Lands Analysis (5-2(C))  Approved  NA
- Grading and Drainage Plan  Approved  NA
- AMAFCA  Approved  NA
- Bernalillo County  Approved  NA
- NMDOT  Approved  NA
- MRGCD  Approved  NA

*[Signature]* 7-2-2024  
 Hydrology Department Date

**Transportation:**

- Traffic Circulations Layout (TCL)  Approved  NA
- Traffic Impact Study (TIS)  Approved  NA
- Neighborhood Impact Analysis (NIA)  Approved  NA
- Bernalillo County  Approved  NA
- MRCOG  Approved  NA
- NMDOT  Approved  NA
- MRGCD  Approved  NA

*Ernest Arroyo* 6/27/2024  
 Transportation Department Date

**Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

- Request for Availability submitted?  Yes  No  NA
- Availability Statement/Serviceability Letter Number \_\_\_\_\_
- Note: Commitment for service is required prior to application approval.

\_\_\_\_\_  
 ABCWUA Date

- Infrastructure Improvements Agreement (IIA\*)  Approved  NA
- Solid Waste Department Signature on the Plan  Approved  NA
- Fire Marshall Signature on the Plan  Approved  NA

\* Prior to **Final Site Plan** approval submittals (include a copy of the recorded IIA)

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

July 1, 2024

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

**RE: Storage Facility (1.9 Ac)  
3601 Seven Bar  
Conceptual Grading and Drainage Plans  
Engineer's Stamp Date: 06/03/24  
Hydrology File: B14D019**

Dear Mr. Bohannon:

PO Box 1293

Based upon the information provided in your submittal received 06/18/2024, the Conceptual Grading & Drainage Plans are preliminary approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit.

Albuquerque

PRIOR TO BUILDING PERMIT:

NM 87103

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) along with the Drainage Transportation Information Sheet.

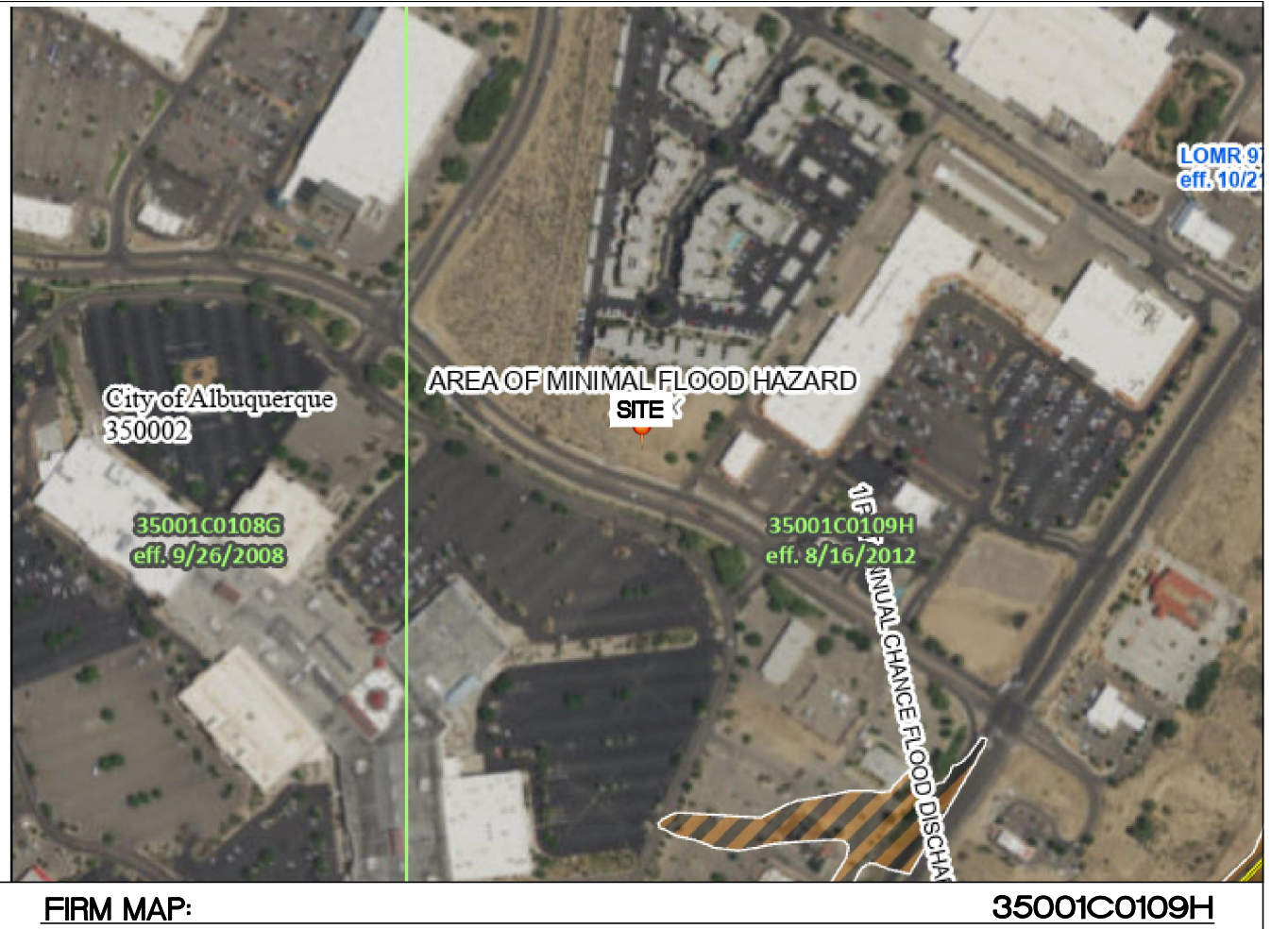
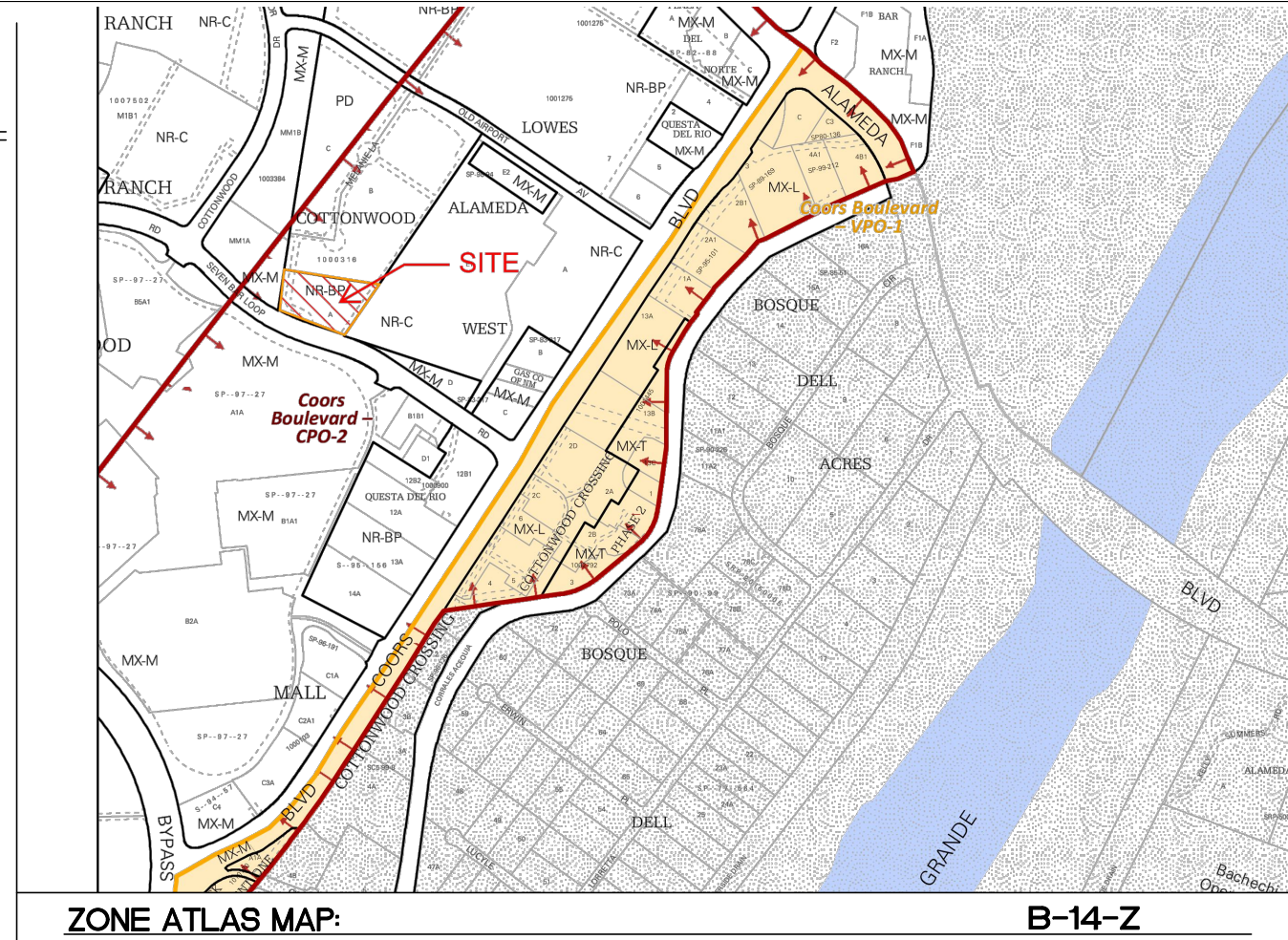
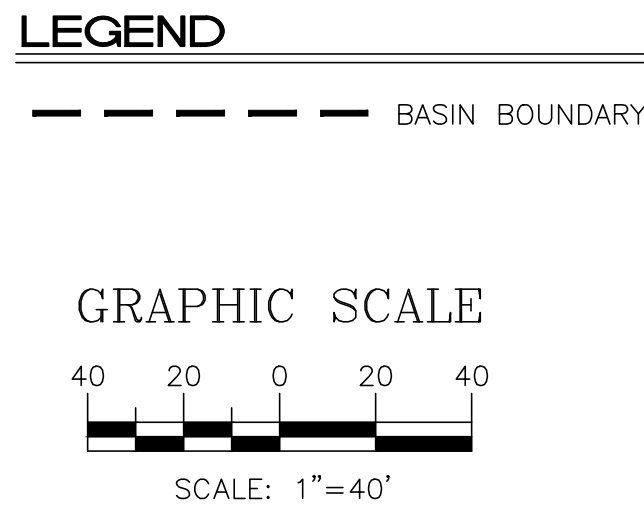
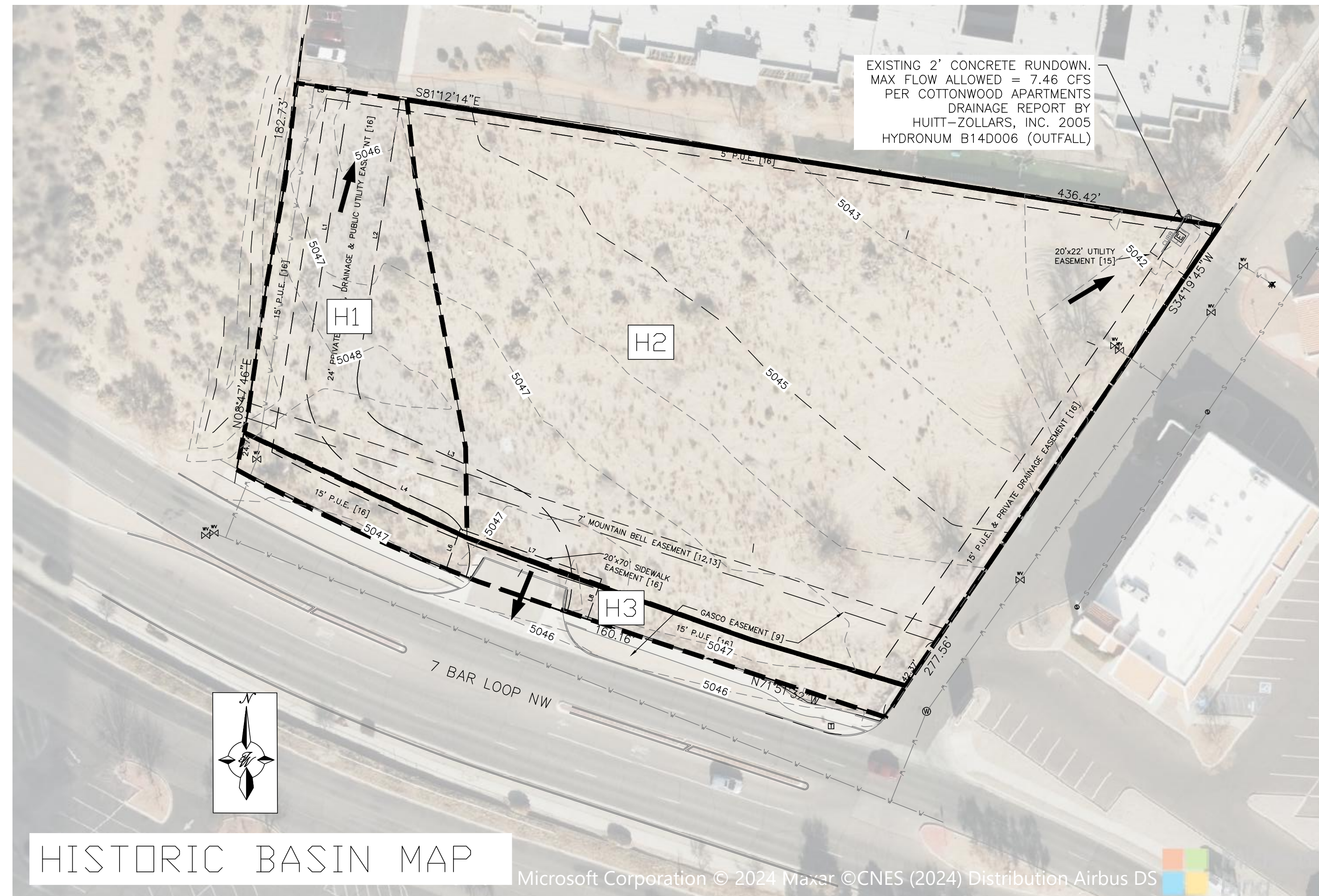
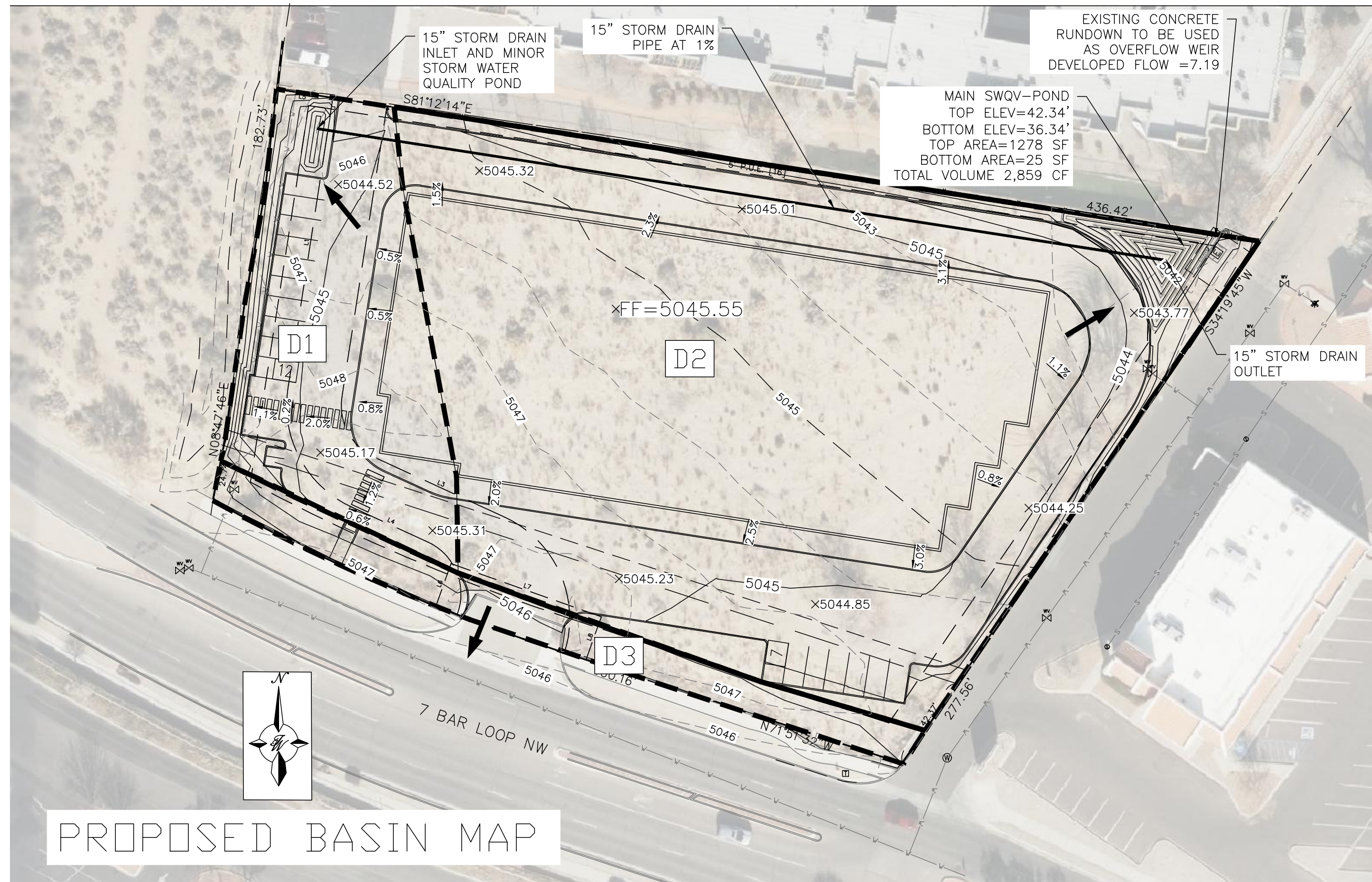
[www.cabq.gov](http://www.cabq.gov)

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](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

Sincerely,

Anthony Montoya, Jr., P.E.  
Senior Engineer, Hydrology  
Planning Department, Development Review Services



**DPM CH 6 Weighted E Method**  
Precipitation Zone 1  
7 BAR LOOP STORAGE-FACILITY  
SEVEN BAR LP NW ALBUQUERQUE 87114  
TWLCC Date 6/14/2024

**Equations:**  
Weighted E = Ea\*Aa + Eb\*Ab + Ec\*Ac + Ed  
Volume = Weighted E \* Total Area  
Flow = Qa\*Aa + Qb\*Ab + Qc\*Ac + Qd\*Ad

6 Hr Excess Precipitation, E (in.)		
Zone 1	100-Year	10-Year
Ea	0.55	0.08
Eb	0.73	0.22
Ec	0.95	0.44
Ed	2.24	1.24

Peak Discharge (cfs/acre)		
Zone 1	100-Year	10-Year
Qa	1.54	0.3
Qb	2.16	0.81
Qc	2.87	1.46
Qd	4.12	2.57

**Existing Conditions**

Basin ID	Tract	Basin Descriptions								100-Year, 6-Hr					
		Area (sf)	Area (acres)	Area (sq miles)	Treatment A (%)	Treatment A (acres)	Treatment B (%)	Treatment B (acres)	Treatment C (%)	Treatment C (acres)	Treatment D (%)	Treatment D (acres)	Weighted E (in)	Volume (ac-ft)	Flow (cfs)
H1	A	14,580	0.33	0.00052	40%	0.134	0%	0.000	60%	0.201	0%	0.000	0.790	0.022	0.78
H2	A	65,011	1.49	0.00233	80%	1.194	0%	0.000	20%	0.298	0%	0.000	0.630	0.078	2.70
H3	A	5,492	0.13	0.00020	70%	0.088	5%	0.006	20%	0.025	10%	0.013	0.836	0.009	0.27
<b>Total</b>		<b>85,083</b>	<b>1.95</b>	<b>0.00305</b>		<b>1.416</b>		<b>0.006</b>		<b>0.525</b>		<b>0.013</b>	<b>0.109</b>	<b>3.75</b>	

**Proposed Conditions**

Basin ID	Tract	Basin Descriptions								100-Year, 6-Hr					
		Area (sf)	Area (acres)	Area (sq miles)	Treatment A (%)	Treatment A (acres)	Treatment B (%)	Treatment B (acres)	Treatment C (%)	Treatment C (acres)	Treatment D (%)	Treatment D (acres)	Weighted E (in)	Volume (ac-ft)	Flow (cfs)
D1	A	14,580	0.33	0.00052	0%	0.000	0%	0.000	15%	0.050	85%	0.285	2.047	0.057	1.32
D2	A	65,011	1.49	0.00233	0%	0.000	0%	0.000	15%	0.224	85%	1.269	2.047	0.255	5.87
D3	A	5,492	0.13	0.00020	0%	0.000	0%	0.000	90%	0.113	10%	0.013	1.079	0.011	0.38
<b>Total</b>		<b>85,083</b>	<b>1.95</b>	<b>0.00305</b>		<b>0.000</b>		<b>0.000</b>		<b>0.388</b>		<b>1.566</b>	<b>0.323</b>	<b>7.563</b>	

Stormwater Quality Volume		
Total Impervious Area =	ΣArea in "Treatment D"	FT
Retainage depth = 0.42" Per DPM	0.0350	CF
Retention Volume =	0.035 x area D	CF
Area D (1.553) =	67,649	SF
Volume Required =	2368	CF
Volume Provided =	2859	CF

SWQ POND VOLUME CALCULATIONS			
ELEVATION (ft)	AREA (sf)	VOLUME (cf)	CUMULATIVE VOLUME (cf)
36.34	25	0	0
37.34	94	2,859	2859
38.34	211	152.5	3012
39.34	380	295.5	3307
40.34	608	494	3801
41.34	914	761	4562
42.34	1278	1096	5658

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**  
DATE: 7/1/2024  
BY: [Signature]  
HydroTeam # B14D019

THE APPROVAL OF THESE PLANS AND PERMITS SHALL NOT BE CONSIDERED AS A GUARANTEE OF ACCURACY OR A WARRANTY OF ANY KIND. THE CITY OF ALBUQUERQUE DOES NOT PROVIDE PROFESSIONAL ENGINEERING OR ARCHITECTURAL SERVICES. MODIFICATIONS OR CHANGES TO THESE PLANS SHALL NOT BE MADE WITHOUT THE WRITTEN APPROVAL OF THE CITY OF ALBUQUERQUE.

APPROVAL OF GRADING & DRAINAGE PLANS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN FILLED ON THE DEVELOPMENT.

**EXISTING CONDITIONS**  
THE SUBJECT SITE IS CURRENTLY VACANT WITH GROWING VEGETATION. BASED ON THE TOPOGRAPHY, RUNOFF SURFACE FLOWS SOUTH TO NORTH, WHILE A PORTION FLOWS TOWARDS THE NORTHEAST AND THE OTHER THE NORTHWEST AND A PORTION OF THE SOUTH SIDE OF THE LOT FLOWS TOWARDS 7 BAR LOOP INCLUDING THE EXISTING DRIVEWAY. PER THE COTTONWOOD APARTMENTS DRAINAGE REPORT BY HUITT-ZOLLARS, INC. 2005 (HYDRONUM:B14D006) THE SUBJECT SITE IS ALLOWED TO FREE FLOW TOWARDS THE APARTMENTS SITE TO THE NORTH VIA AN EXISTING 2" CONCRETE RUNDOWN LOCATED ON THE NORTHEAST CORNER OF THE SITE

**PROPOSED CONDITIONS**  
THE DEVELOPED FLOWS WILL SURFACE FLOW INTO TWO STORM WATER QUALITY PONDS ONE LOCATED ON THE NORTHEAST CORNER AND THE OTHER TO THE NORTHWEST CORNER OF THE SELF STORAGE FACILITY. ROUGHLY ONE-THIRD OF THE SITE (BASIN D1) WILL DRAIN TO THE DETENTION POND ON THE NORTHWEST CORNER WERE THE FLOW WILL BE PICKED UP BY A 15" STORM DRAIN PIPE. FLOW FROM BASIN D1 WILL BE CONVEYED TO THE LARGER STORMWATER QUALITY POND LOCATED ON THE NORTHEAST CORNER OF THE SITE INCLUDING THE DEVELOPED FLOW FROM BASIN D2. OVERFLOW WILL BE DIRECTED TOWARDS THE EXISTING 2 FT CONCRETE RUNDOWN JUST NORTH OF THE MAIN STORM WATER QUALITY POND. THE PROPOSED DEVELOPED FLOW IS BELOW THE ALLOWED FLOW PER THE COTTONWOOD APARTMENTS DRAINAGE REPORT BY HUITT-ZOLLARS, INC. 2005 (HYDRONUM:B14D006)

BASIN D3 WILL CONTINUE TO FLOW SOUTH WITH NEGLIGIBLE INCREASE IN FLOW DUE TO LANDSCAPING IMPROVEMENTS.

	ENGINEER'S SEAL	<b>STORAGE FACILITY 7 BAR LOOP, ALBUQUERQUE, NM</b>	DRAWN BY BF
		<b>CONCEPTUAL GRADING AND DRAINAGE PLAN</b>	DATE 06/03/2024
		5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierwestllc.com	SHEET # <b>GR-1</b>
RONALD R. BOHANNAN P.E. #7868			JOB # 2024014





**ALBUQUERQUE FIRE MARSHAL'S  
DIVISION OFFICE PLANS  
CHECKING DIVISION**

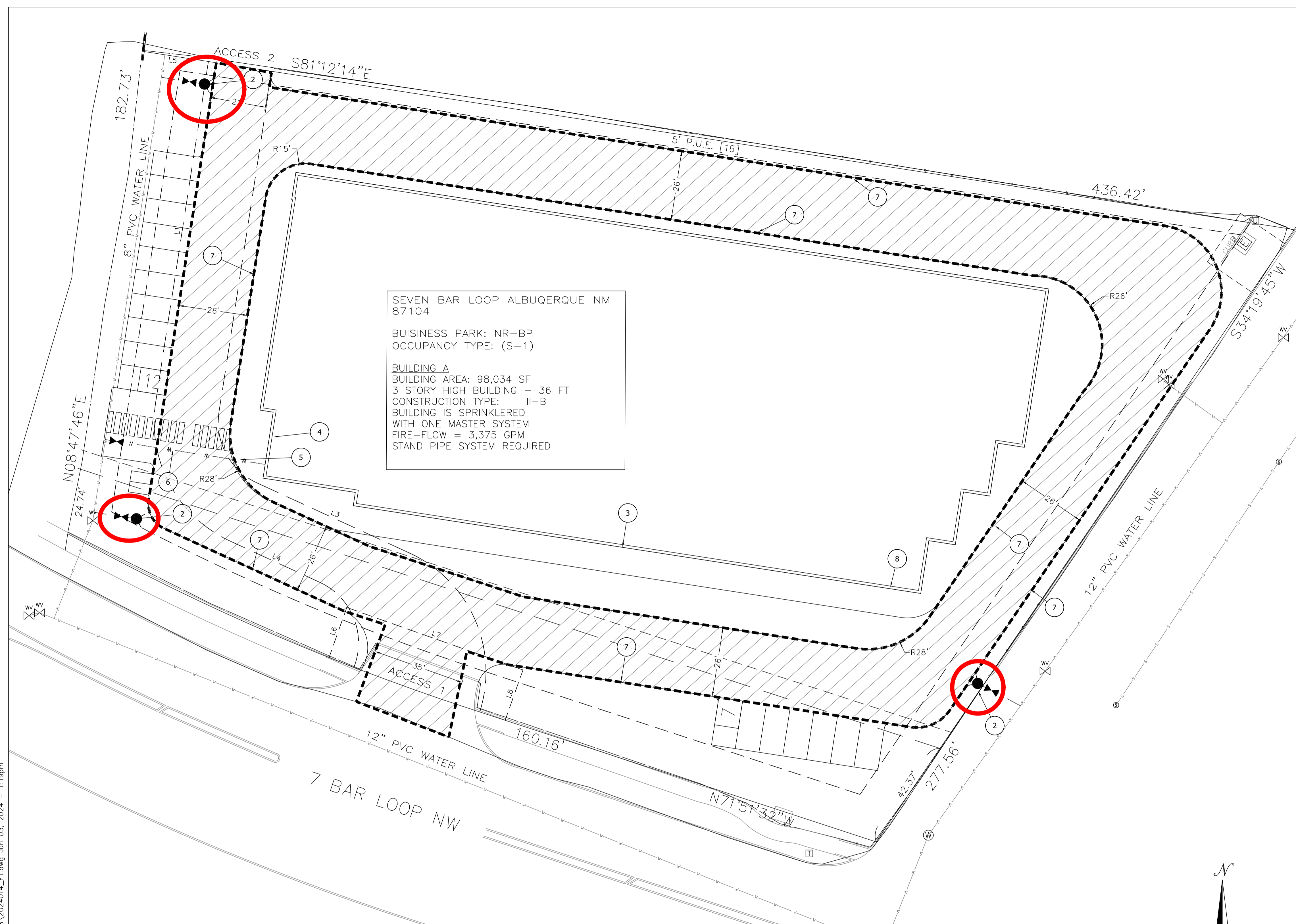
**PERMIT**  
PERMIT NUMBER: FP-24-00004  
APPROVED DATE: 06/04/24

**APPROVED**

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 90 DAYS FROM THE DATE OF APPROVAL.

**FIRE FLOW:** 3375 GPM, 4 HYDRANTS

VICINITY MAP B-14-Z



SEVEN BAR LOOP ALBUQUERQUE NM  
87104

BUSINESS PARK: NR-BP  
OCCUPANCY TYPE: (S-1)

BUILDING A  
BUILDING AREA: 98,034 SF  
3 STORY HIGH BUILDING - 36 FT  
CONSTRUCTION TYPE: II-B  
BUILDING IS SPRINKLERED  
WITH ONE MASTER SYSTEM  
FIRE-FLOW = 3,375 GPM  
STAND PIPE SYSTEM REQUIRED

**LEGAL DESCRIPTION:**  
TR A PLAT OF COTTONWOOD TRACTS A THRU C (A DIVISION OF  
A16.1114 ACRE UNPLATTED PARCEL) CONT 1.9570 AC

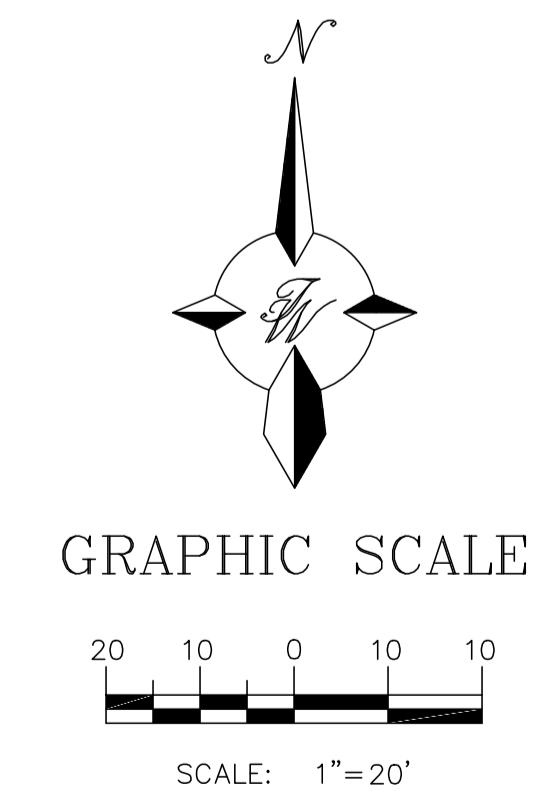
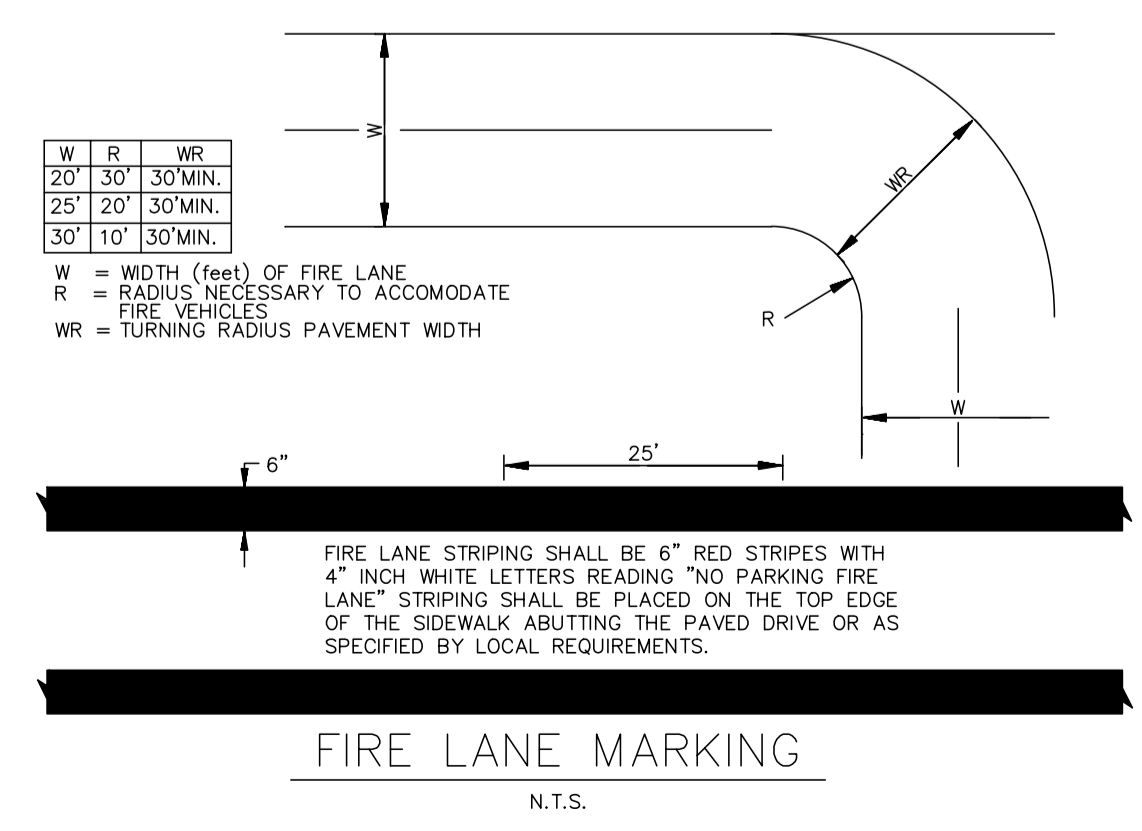
**LEGEND**

	CURB & GUTTER
	BOUNDARY LINE
	BUILDING
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	ACCESS ROAD
	NO PARKING FIRE LANE LINE
	EXISTING FIRE HYDRANT
	PROPOSED HYDRANT

- KEYED NOTES**
- ① EXISTING FIRE HYDRANT
  - ② PROPOSED FIRE HYDRANT, WITH 6" FIRE LINE AND 6" VALVE
  - ③ KNOX BOX
  - ④ FDC
  - ⑤ PIV
  - ⑥ 6" FIRE LINE
  - ⑦ FIRE LANE MARKINGS
  - ⑧ BUILDING ADDRESS LOCATION

**NOTES**

1. ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL.
2. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75000 LBS.
3. KEY BOX (KNOX BOX) SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE AND SHALL BE ILLUMINATED.
4. THERE ARE NO OVERHEAD OBSTRUCTIONS PRESENT ABOVE THE FIRE ACCESS ROAD.
5. NO BUILDING HEIGHTS EXCEED 30 FEET IN HEIGHT.
6. CLASS 1 STAND PIPE: STAND PIPE SYSTEM SHALL BE INSTALLED THROUGHOUT THE BUILDING.



	<b>STORAGE FACILITY 7 BAR LOOP, ALBUQUERQUE, NM</b>	DRAWN BY BF
	<b>FIRE ONE PLAN</b>	DATE 06/03/2024
	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	SHEET # <b>F1</b>
RONALD R. BOHANNAN P.E. #7868		JOB # 2024014