CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

March 3, 2026

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

RE: Golf Course Rd Storage
No Address
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: 10/02/26
Hydrology File: B12D012
Case # HYDR-2026-00069

Dear Mr. Bohannan:

Based upon the information provided in your submittal received 02/24/2026, the Conceptual Grading & Drainage Plan is approved.

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

Sincerely,

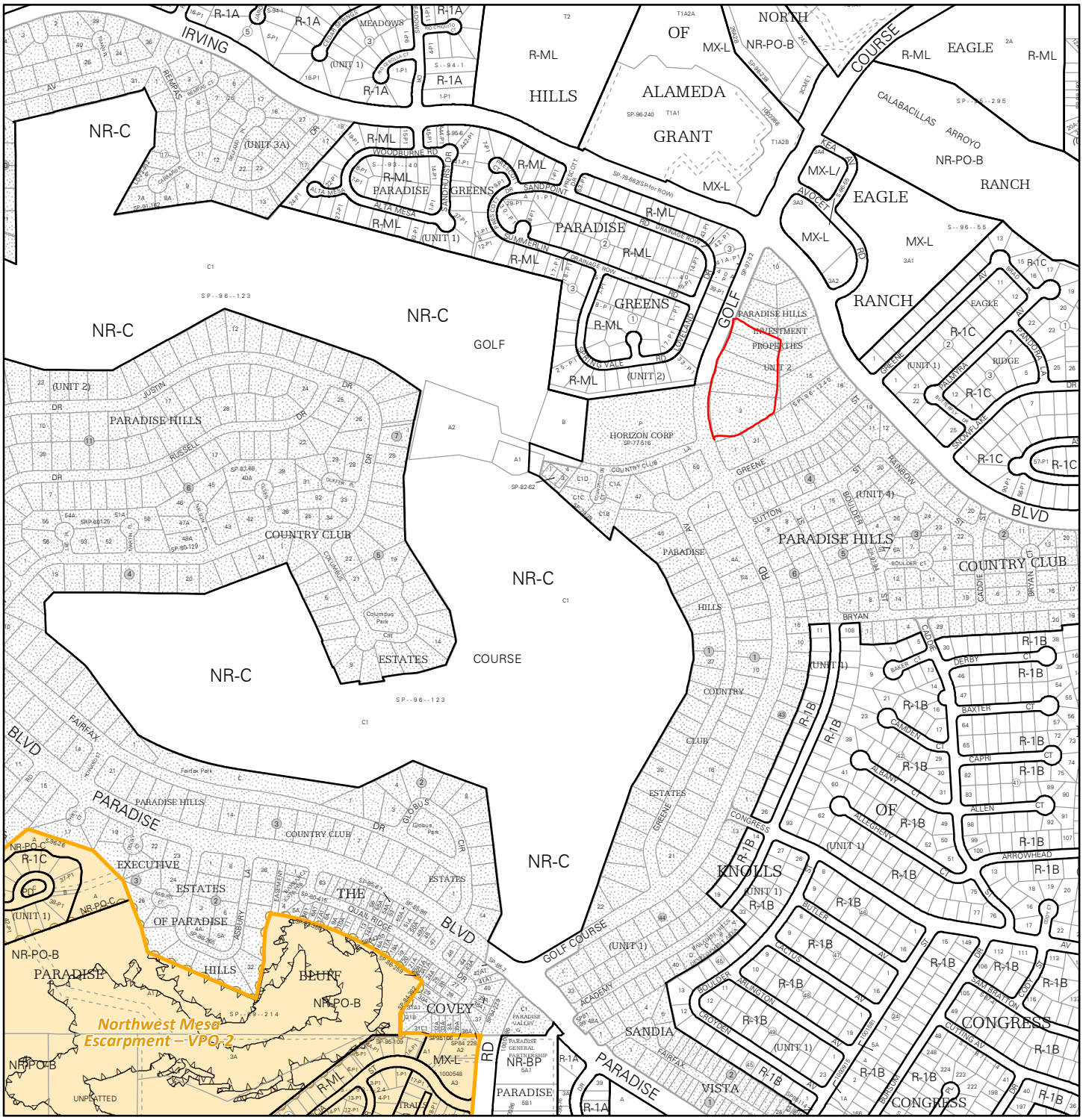
Bailey Thompson, E.I.T.
Engineer Associate, Hydrology
Planning Department, Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



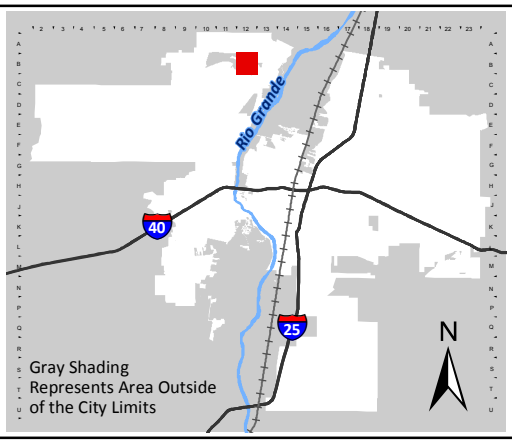
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

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

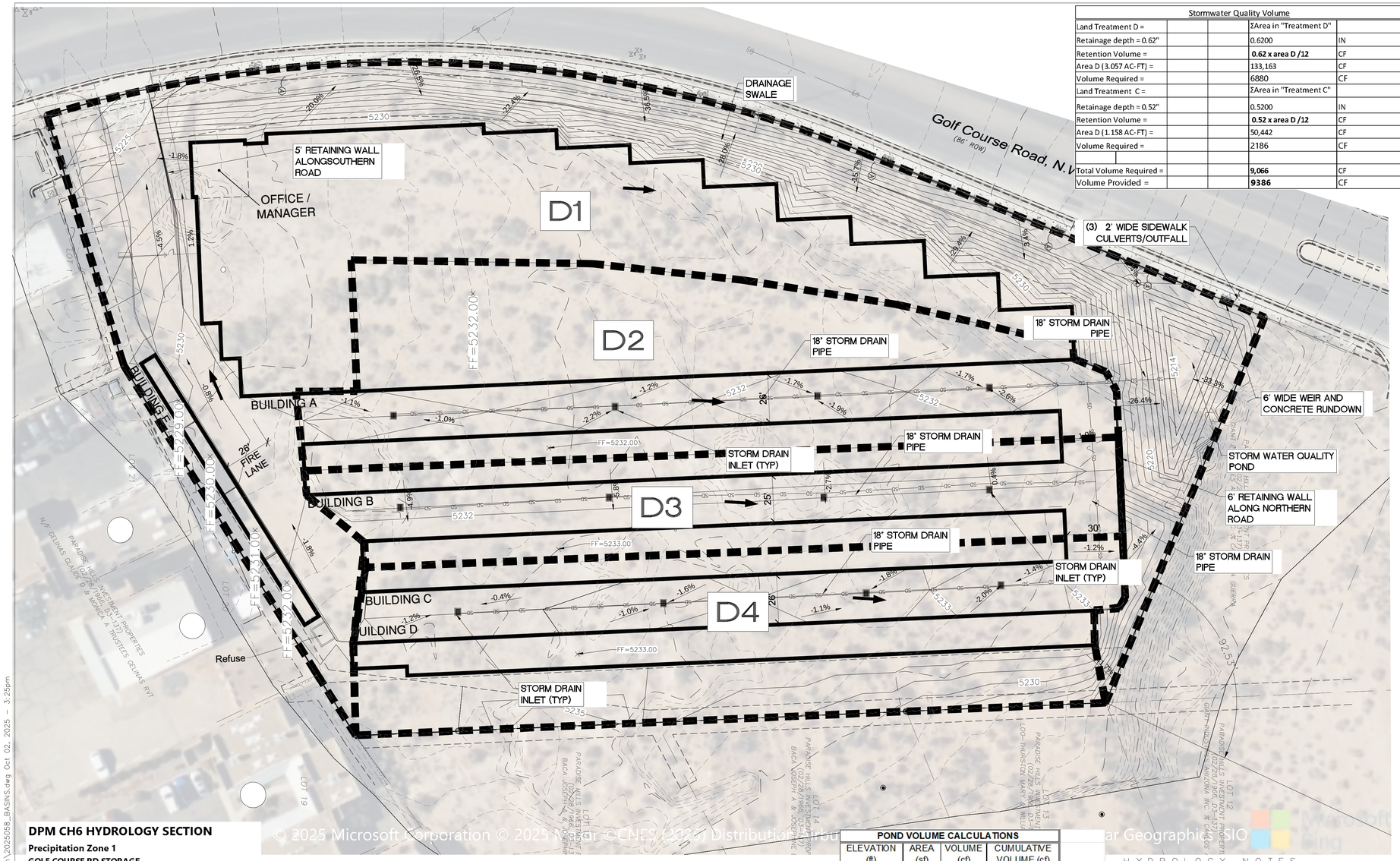


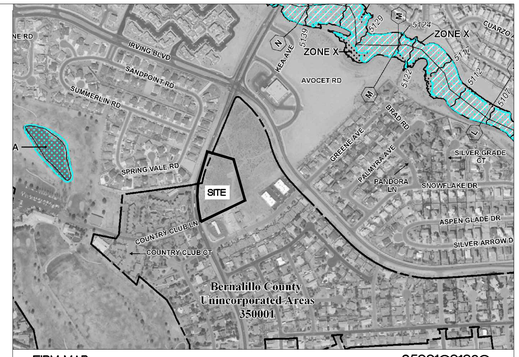
Zone Atlas Page:

B-12-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

Feet: 0 250 500 1,000





FIRM MAP: 35001C0108G

Stormwater Quality Volume				
Land Treatment D =			ΣArea in "Treatment D"	
Retainage depth = 0.62"			0.6200	IN
Retention Volume =			**0.62 x area D /12**	CF
Area D (3.057 AC-FT) =			133,163	CF
Volume Required =			6880	CF
Land Treatment C =			ΣArea in "Treatment C"	
Retainage depth = 0.52"			0.5200	IN
Retention Volume =			**0.52 x area D /12**	CF
Area D (1.158 AC-FT) =			50,442	CF
Volume Required =			2186	CF
Total Volume Required =			**9,066**	CF
Volume Provided =			**9386**	CF

LEGAL DESCRIPTION

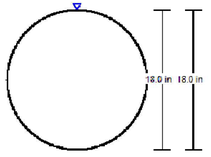
LT 3-A REPLAT FOR LOT 3-A, UNIT 2 PARADISE HILLS INVESTMENTPROPERTIES (BEING COMPRISED OF LOTS 3-7, UNIT 2 PARADISEHILLS INVESTMENT PROPERTIES) CONT 4.2145 AC

ACS BENCHMARK

A.G.R.S. MONUMENT "2-B10"
STANDARD A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=357,543.73
Y=1,527,976.48
PUBLISHED EL=5429.35 (NAVD 1929)
GROUND TO GRID FACTOR=0.99966354
DELTA ALPHA ANGLE=-0°16'30"

18" HDPE STORM PIPE CAPACITY

Project Description	
Friction Method	Manning Formula
Solve For	Discharge
Input Data	
Roughness Coefficient	0.013
Channel Slope	0.010 ft/ft
Normal Depth	18.0 in
Diameter	18.0 in
Discharge	10.50 cfs



V: 1
H: 1

GRAPHIC SCALE

30 15 0 15 30

SCALE: 1"=30'

DPM CH6 HYDROLOGY SECTION

Precipitation Zone 1
GOLF COURSE RD STORAGE
SE Corner of Golf Course Rd & Irving, Albuquerque, NM
TWLLC **Date** 10/2/2025

HYDROLOGY CALCULATION TABLES

Historic Conditions

Basin	Tract	Area	Area	Area	Treatment A		Treatment B		Treatment C		Treatment D		100-Year, 6-Hour		
ID		(sf)	(acres)	(sq miles)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs
H1	3-A	183,600	4.21	0.00659	100%	4.215	0%	0.000	0%	0.000	0%	0.000	0.550	0.193	6.49
Total		**183,600**	**4.21**	**0.00659**		**4.215**		**0.000**		**0.000**		**0.000**		**0.193**	**6.491**

Proposed Conditions

Basin	Tract	Area	Area	Area	Treatment A	Treatment B		Treatment C		Treatment D		100-Year, 6-Hour		
ID		(sf)	(acres)	(sq miles)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs
D1	3-A	82,300	1.89	0.00295	0%	0.000	0%	0.000	45%	0.850	55%	1.039	1.660	0.261	6.72
D2	3-A	39,200	0.90	0.00141	0%	0.000	0%	0.000	0%	0.000	100%	0.900	2.240	0.168	3.71
D3	3-A	23,800	0.55	0.00085	0%	0.000	0%	0.000	0%	0.000	100%	0.546	2.240	0.102	2.25
D4	3-A	38,300	0.88	0.00137	0%	0.000	0%	0.000	35%	0.308	65%	0.572	1.789	0.131	3.24
Total		**183,600**	**4.21**	**0.00659**		**0.000**		**0.000**		**1.158**		**3.057**		**0.662**	**15.918**

POND VOLUME CALCULATIONS

ELEVATION (ft)	AREA (sf)	VOLUME (cf)	CUMULATIVE VOLUME (cf)	
5214	520	0	0	
5215	932	726	726	
5216	1461	1196.5	1923	
5217	2102	1781.5	3704	
5218	2822	2462	6166	
5219	3618	3220	9386	INV
5220	4045	3831.5	13218	

POND STORAGE

ACTUAL ELEV.	H (FT)	VOLUME (CF)	Q (CFS)	VOLUME (AC-FT)
5214	0.00	0	0.00	0.0000
5215	0.00	726	0.00	0.0167
5216	0.00	1923	0.00	0.0441
5217	0.00	3704	0.00	0.0850
5218	0.00	6166	0.00	0.1416
5219	0.00	9386	0.00	0.2155
5220	1.00	13218	16.20	0.3034

Weir Equation

Q =	CLH^(3/2)	
C =	2.7	
L(FT) =	6	Length of Weir
H (Ft) =		Elevation Head
Q (CFS)=		Flow Rate

HYDROLOGY NOTES

THE PROJECT SITE IS LOCATED ON THE WEST SIDE OF ALBUQUERQUE WITHIN A UNINCORPORATED AREA, AND IS BOUNDED BY GOLF COURSE RD TO THE WEST. SINGLE FAMILY HOMES TO THE NORTH AND VACANT LANDS TO THE EAST. PER THE CITY OF ALBUQUERQUE HYDROLOGY DEPARTMENT THE SITE IS ALLOWED FREE DISCHARGE (HYDRO NUM:B12D012). A STORAGE FACILITY IS BEING PROPOSED TO BE CONSTRUCTED ON THE WESTERN TRACT (LOT 3-A) 4.21 ACRE PROPERTY.

THE SITE IS NOT LOCATED IN A 100YR FLOOD ZONE PER FEMA FIRM MAP

BASIN DATA

THE INTENT OF THIS PLAN IS TO PROVIDE COMPLETE DETENTION OF THE DEVELOPED WATER QUALITY VOLUME FOR THE 100 YEAR, 6 HR. STORM FOR ALL OF LOT 3-A. THIS GRADING PLAN WILL CONTAIN THE RUN-OFF FROM ALL BUILDINGS PER THE APPROVED SITE PLAN. THE SITE HAS BEEN GRANTED FREE DISCHARGE AS THE RUN-OFF VOLUMES HAVE BEEN ACCOUNTED FOR IN THE OVERALL MASTER DRAINAGE PLAN FOR THE ARROYO DE LAS CALABACILLAS.

Equations:

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

NOT FOR CONSTRUCTION

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

10/02/2025

RONALD R. BOHANNAN P.E. #7868

GOLF COURSE RD STORAGE
ALBUQUERQUE, NM

CONCEPTUAL GRADING AND DRAINAGE PLAN

DRAWN BY: LN
DATE: 10/02/2025
2025058_BASINS
SHEET #: **GR-1**
JOB #: 2025058

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

\\TWAS\Z_Drive\2025\2025058 Storage Units Golf Course and Irving\dwg\Construction\2025058_BASINS.dwg Oct 02, 2025 - 3:25pm