

# CITY OF ALBUQUERQUE

Planning Department  
 Alan Varela, Director



Mayor Timothy M. Keller

March 17, 2026

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

**RE: 3601 Seven Bar Loop Rd NW**  
**Grading and Drainage Plan**  
**Engineer's Stamp Date: 02/26/2026**  
**Hydrology File: B14D019**  
**Case # HYDR-2026-00074**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 02/27/2026, 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 the legal description of the property.
2. Please provide the Benchmark information (location, description and elevation) for the survey contour information provided.
3. Show finished floor and finished pad elevations for all structures.
4. Please make sure treatment areas add up to 100%

Existing Conditions		Basin Descriptions										100-Year, 6-Hr			
Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow (cfs)
					%	(acres)	%	(acres)	%	(acres)	%	(acres)			
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>

**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.

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

If you have any questions, please contact me at 505-924-3995 or [baileythompson@cabq.gov](mailto:baileythompson@cabq.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Bailey Thompson", with a long horizontal flourish extending to the right.

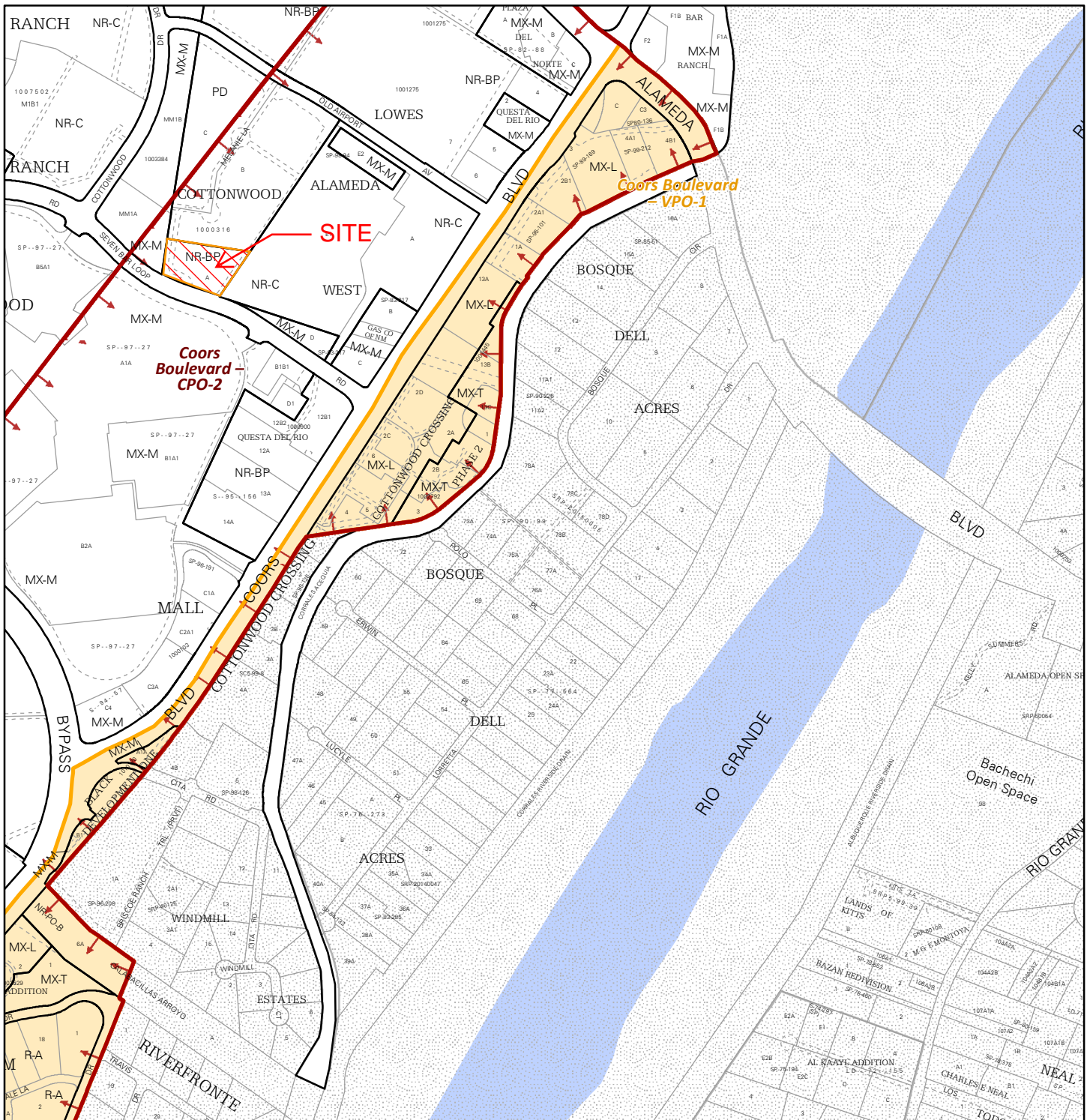
Bailey Thompson, E.I.T.  
Engineer Associate, Hydrology  
Planning Department, Development Review Services

PO Box 1293

Albuquerque

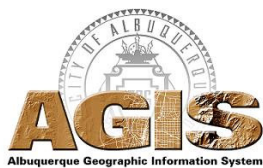
NM 87103

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

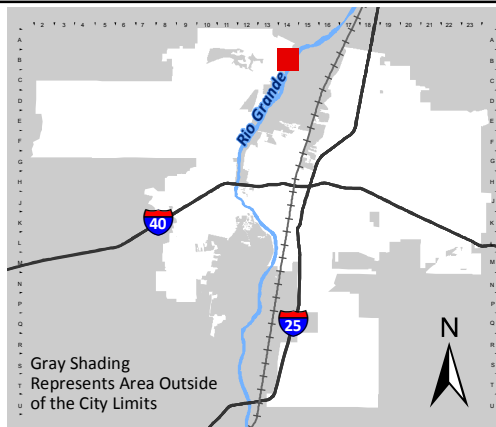


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

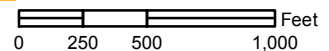


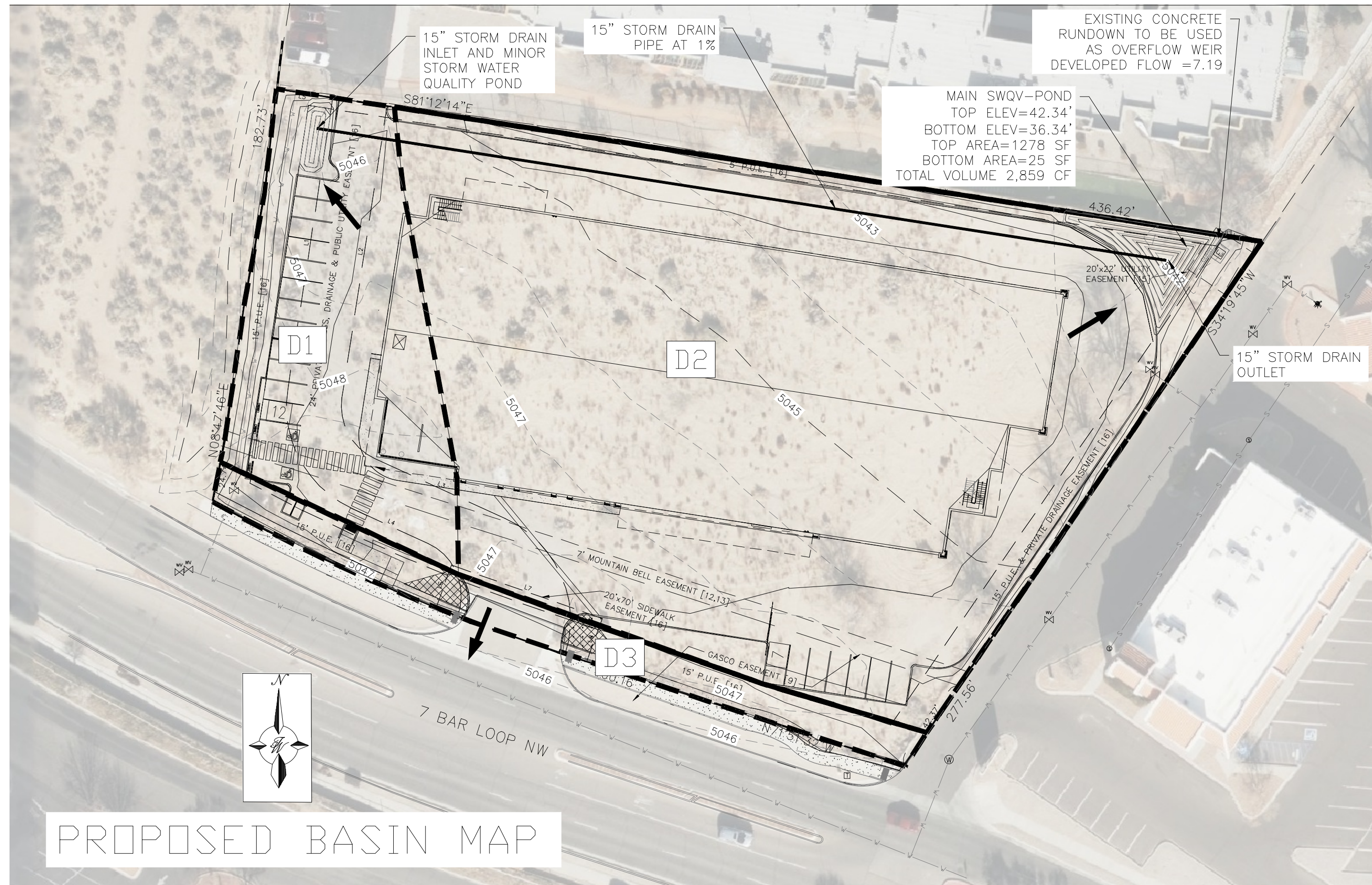
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



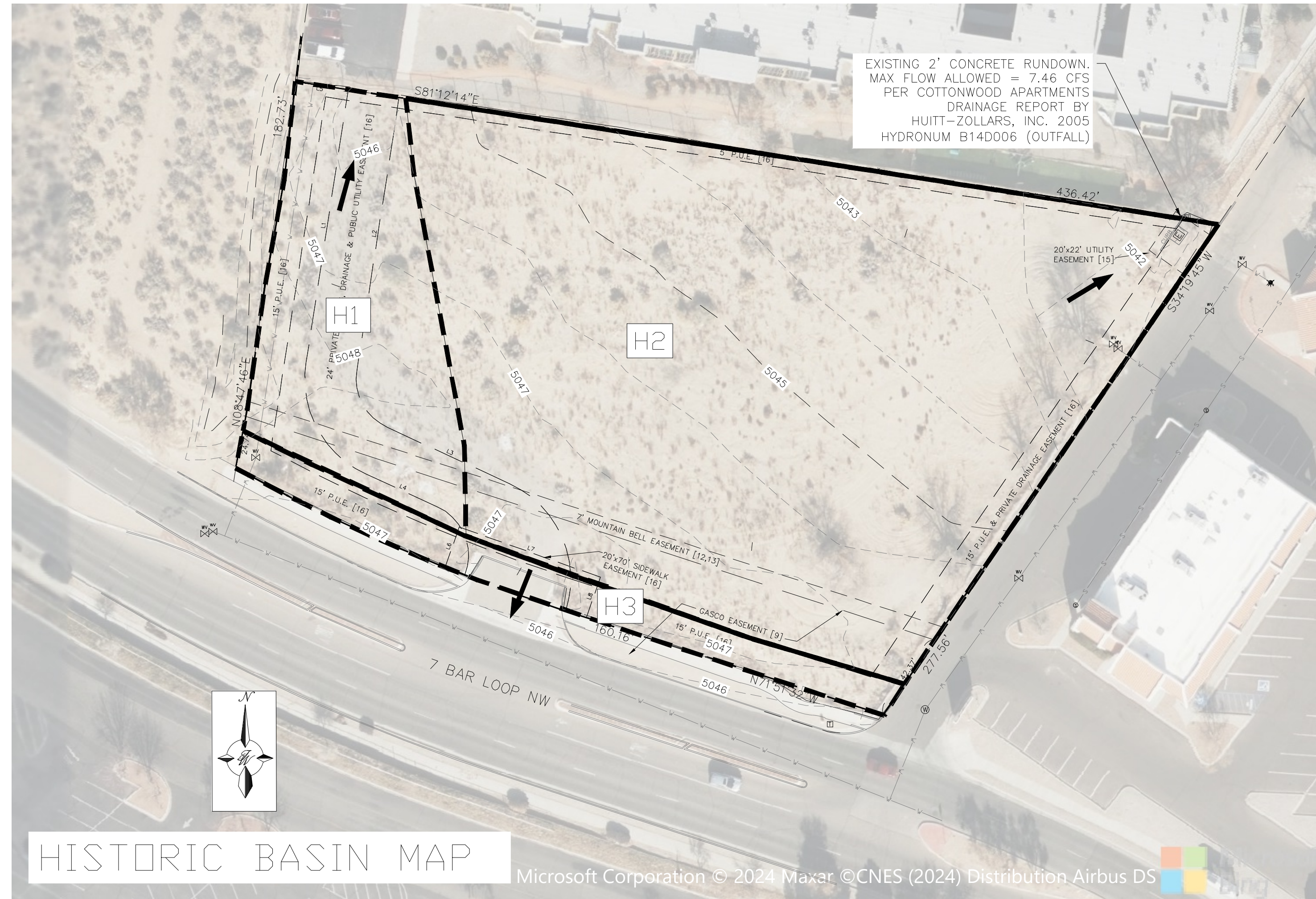
Zone Atlas Page:  
**B-14-Z**

- 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



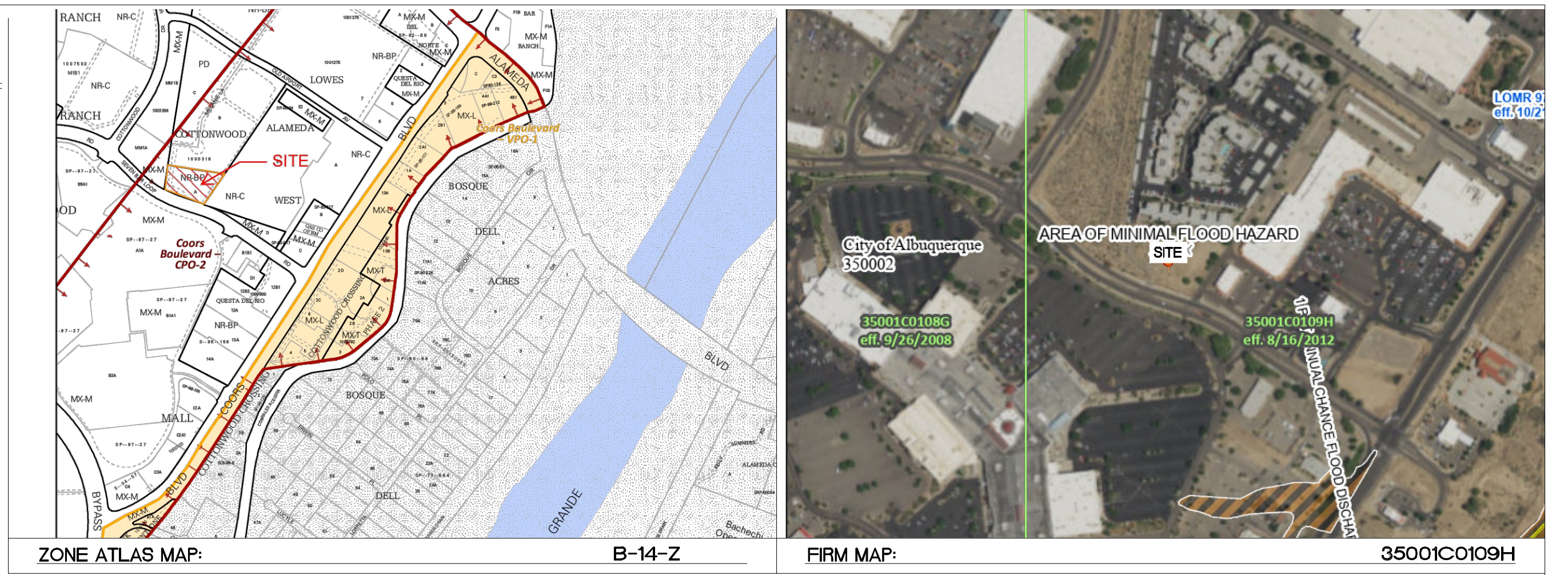
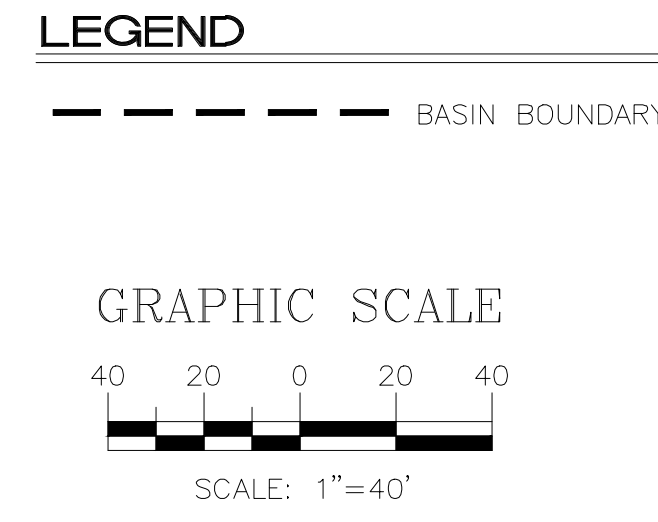


PROPOSED BASIN MAP



HISTORIC BASIN MAP

Microsoft Corporation © 2024 Maxar © CNES (2024) Distribution Airbus DS



DPM CH 6 Weighted E Method

Precipitation Zone 1  
7 BAR LOOP STORAGE-FACILITY  
SEVEN BAR LP NW ALBUQUERQUE 87114  
TWLLC Date 6/14/2024

Equations:  
Weighted E = Ea\*Aa + Eb\*Ab + Ec\*Ac + Ed\*Ad  
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 B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow (cfs)
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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 B		Treatment C		Treatment D		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 =	Area in "Treatment D"	FT
Retention depth = 0.42" Per DPM	0.0350	CF
Retention Volume =	0.035 x area D	SF
Area D (1.553) =	67,649	CF
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

EXISTING CONDITIONS

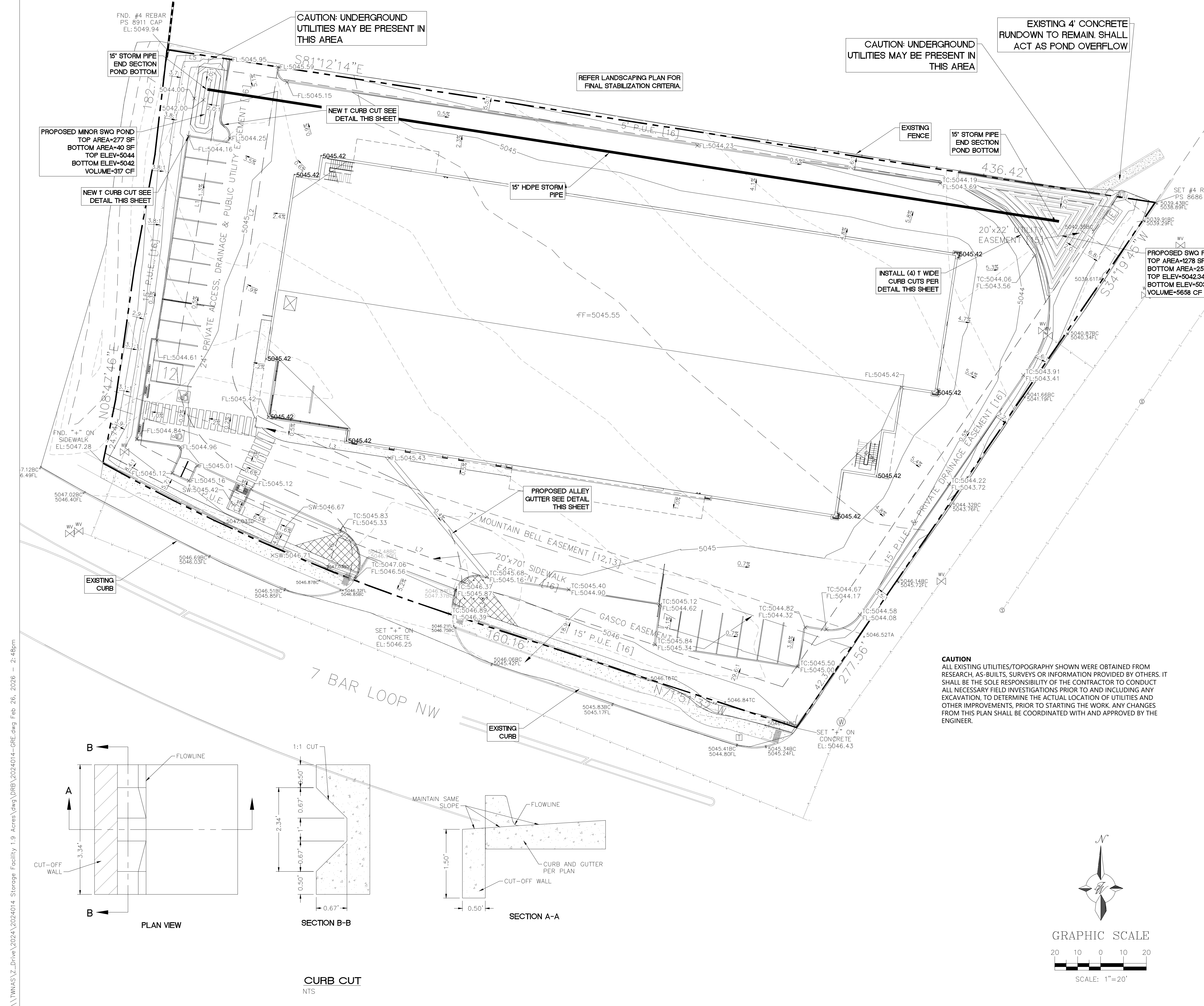
THE SUBJECT SITE IS CURRENTLY VACANT WITH GROWING VEGETATION. BASED ON THE TOPOGRAPHY, RUNOFF SURFACE FLOWS SOUTH TO NORTH, WHILE A PORTION FLOWS TOWARDS THE NORTHEAST AND THE OTHER THE NORTHWEST AND A PORTION OF THE SOUTH SIDE OF THE LOT FLOWS TOWARDS 7 BAR LOOP INCLUDING THE EXISTING DRIVEWAY. PER 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 4" 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	STORAGE FACILITY 7 BAR LOOP, ALBUQUERQUE, NM	DRAWN BY BF
	DATE 02/26/2025	DRAINAGE PLAN FOR INFO ONLY	2024014_BASINS
		TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.terrawestllc.com	SHEET # GR-0
RONALD R. BOHANNAN P.E. #7868			JOB # 2024014



**LEGEND**

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	PROPOSED SIDEWALK
	RETAINING WALL
	CONTOUR MAJOR
	CONTOUR MINOR
	SPOT ELEVATION
	FLOW ARROW
	EXISTING CONCRETE SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING SPOT ELEVATION

**SPOT ELEVATION LEGEND**

SW= TOP OF SIDEWALK  
 TC= TOP OF CURB  
 FL= FLOW LINE  
 FF= FINISHED FLOOR

**SPOT ELEVATION NOTE:**

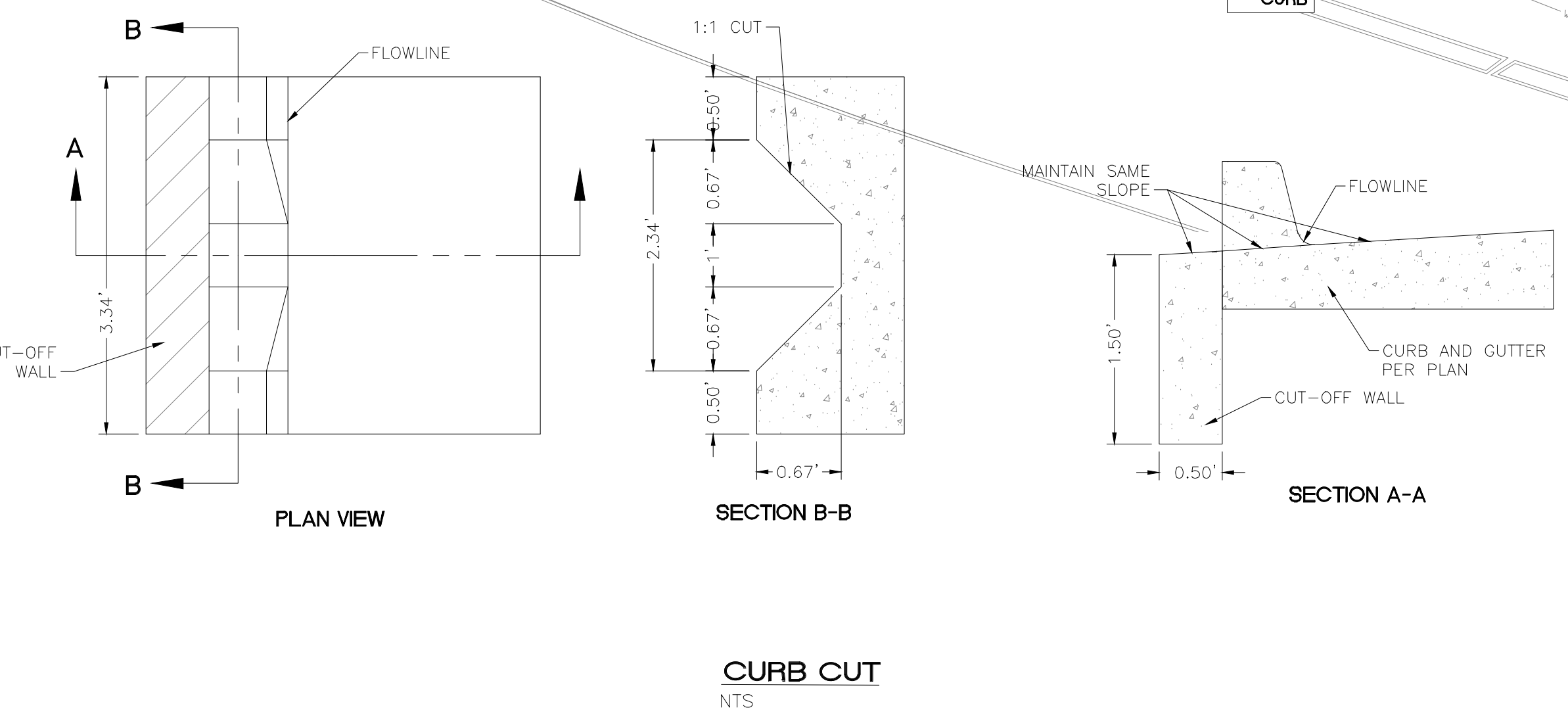
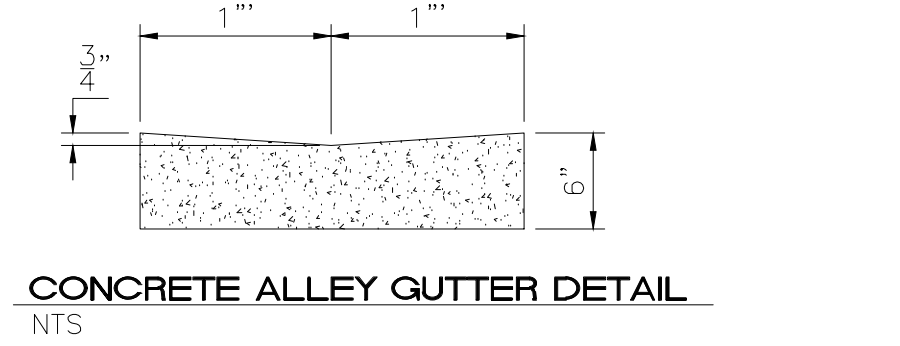
ALL PROPOSED SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.

**NOTE:**

1. REFERENCE PROJECT SITE GEOTECHNICAL REPORT BY WESTERN TECHNOLOGIES INC DATED SEPTEMBER 27, 2021 FOR CONSTRUCTION REQUIREMENTS/MINIMUMS
2. REFERENCE LANDSCAPE PLAN FOR FINAL STABILIZATION REQUIREMENTS.

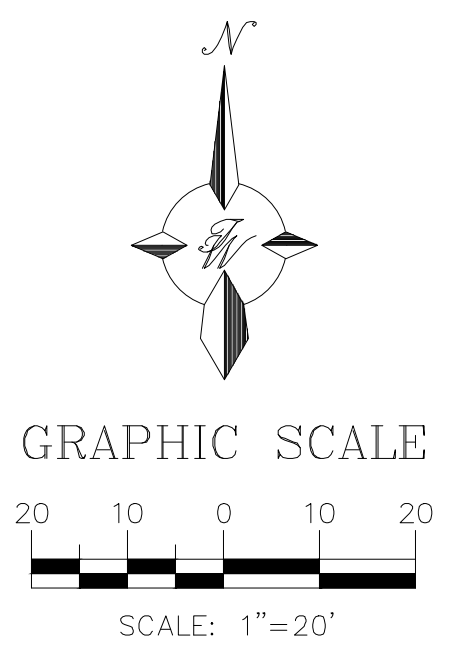
**PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR (SPECIAL ORDER 150-19)**

1. BUILD SIDEWALK CULVERT PER COA STD DWG 2236. WORK IS PERMITTED AND INSPECTED BY DMD CONSTRUCTION SERVICES DIVISION.
2. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
3. 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.
4. PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" (OR (505) 260-1990) FOR THE LOCATION OF EXISTING UTILITIES.
5. 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.
6. BACKFILL COMPACTION SHALL BE 95%.
7. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
8. WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
9. FOR EXCAVATION AND BARRICADING INSPECTIONS, CONTACT DMD CONSTRUCTION SERVICES DIVISION.



**CAUTION**

ALL EXISTING UTILITIES/TOPOGRAPHY SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILT'S, 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.



ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	<b>STORAGE FACILITY 7 BAR LOOP, ALBUQUERQUE, NM</b>	DRAWN BY BF
	<b>GRADING &amp; DRAINAGE PLAN</b>	DATE 02/26/2025
TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	SHEET # <b>GR-1</b>	JOB # 2024014

\\TINKASZ\_V\_Drive\Drive\2024\2024014 Storage Facility 1.9 Acres\dwg\DRB\2024014-GRE.dwg Feb. 26, 2025 - 2:48pm