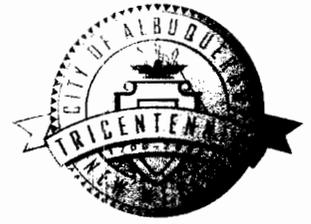


CITY OF ALBUQUERQUE



December 27, 2007

Mario G. Juarez-Infante
Wilson & Company
4900 Lang Ave. NE
Albuquerque, NM 87109

**Re: VJW Storage, Inc., 4800 McMahon Blvd. NW, Drainage & Grading Plan
Engineer's Stamp dated: 12-06-07 (A-12/D008A)**

Mr. Infante,

P.O. Box 1293
Based upon the information provided in your submittal received 12-06-07, the above referenced plan cannot be approved for Building Permit and Grading Plan until the following comments are addressed:

- Albuquerque
New Mexico 87103
www.cabq.gov
1. The Building Permit Plan that was submitted, dated 12-16-07, appears to be the same as the Approved Rough Grading Plan dated 12-16-07. Was this submittal received in error?
 2. What are the finished floor elevations of the storage units; as well as, the over all elevations for the site?
 3. Please provide the retention pond calculations.
 4. Identify what will be constructed under a work-order and what will be constructed with a building permit.
 5. Please resubmit a constructible set of plans with a scale of 1" to 20'. The submitted plans will need to be certifiable.

If you have any questions, you can contact me at 924-3982.

Sincerely,

A handwritten signature in black ink that reads "Timothy Sims".

Timothy Sims
Plan Checker - Hydrology, Planning Dept.
Development and Building Services

C: Bradley L. Bingham
file

Danny Hernandez - Chair
 Janet Salem - Vice Chair
 Tim Eichenberg - Secretary - Treasurer
 Ronald D. Brown - Assistant Secretary - Treasurer
 Daniel Lyon - Director

John P. Kelly, P.E.
 Executive Engineer



**Albuquerque
 Metropolitan
 Arroyo
 Flood
 Control
 Authority**

2600 Prospect N.E., Albuquerque, NM 87107
 Phone: (505) 884-2215 Fax: (505) 884-0214

Post-It® Fax Note		7671	Date	12-19	# of pages	1	
To		Brad Bingham		From			Lynn Mazur
Co./Dept.		Hydrology		Co.			AMAFCA
Phone #		Phone #					
Fax #		Fax #					

A-12/DO8A

December 19, 2007

Mr. Mario Juarez-Infante, P.E., C.F.M.
 Wilson & Company
 4900 Lang Ave. NE
 Albuquerque, NM 87109

Re: VIW Storage Drainage Analysis, City Project No. 771884, ZAP A-12
 Engineer's Stamp Dated December 6, 2007

Dear Mr. Juarez-Infante:

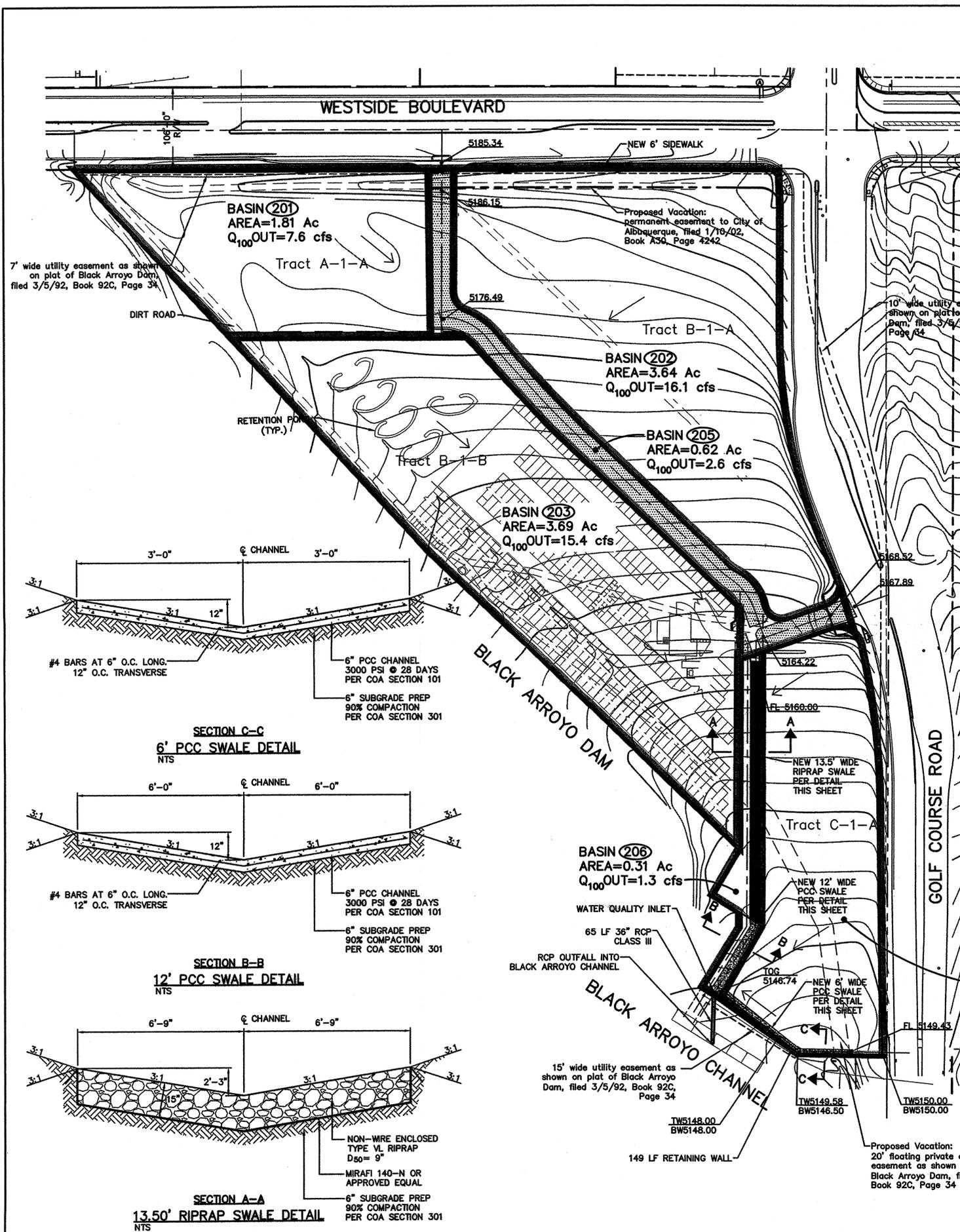
I reviewed the referenced plan and approve the drainage plan for grading. The work shown within the AMAFCA Black Arroyo Dam right-of-way was included in the Turnkey Agreement with the Calabacillas Group, LLC, dated January 16, 2007. AMAFCA will sign the plans for this work. I recommend a pre-design meeting with AMAFCA staff.

If you have any questions, please call me at 884-2215.

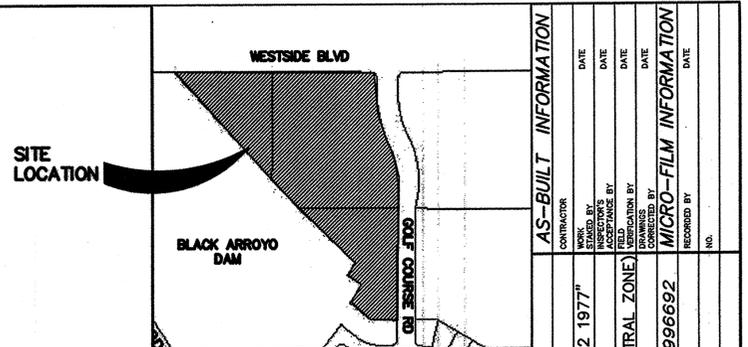
Sincerely,
 AMAFCA

Lynn M. Mazur, P.E., C.F.M.
 Development Review Engineer

Cc: Brad Bingham, City Hydrology



- LEGEND**
- PROPOSED DRAINAGE BASIN BOUNDARY
 - 5185.34 PROPOSED SPOT ELEVATION
 - FLOW DIRECTION
 - PROPOSED RETENTION POND
 - ▬ PROPOSED RIPRAP SWALE
 - ▬ PROPOSED CONCRETE SWALE
 - ▬ PROPOSED ASPHALT PAVING



EXISTING CONDITIONS:

The project site is approximately 12.3 acres of Type C, soil compacted by human activity. Site topography generally slopes north to south and is bounded by the Bernalillo County on the north, Golf Course Road on the east, Black Arroyo Channel on the south, and the Black Arroyo Dam on the west. The area lies within Precipitation Zone 1. At present there are no offsite flows that enter into the site as per the approved drainage report of Westside Boulevard Storm Drain between East Branch Channel to Seven Bar Loop Road NW by Wilson & Company dated May 22, 2006, and Golf Course Road Drainage System Analysis, prepared by Wilson & Company dated April 2006.

Surface drainage sheet flows north to south with a slope varying 3-4%. Historically, sheet flow is concentrated at the south end of the site and enters Black Arroyo Channel by overtopping the sill. Traditionally, the site discharges approximately 35.2 ft³/s.

QP-Existing = Q*AC
 QP-Existing = 2.87 ft³/s * 12.3 acre = 35.2 ft³/s

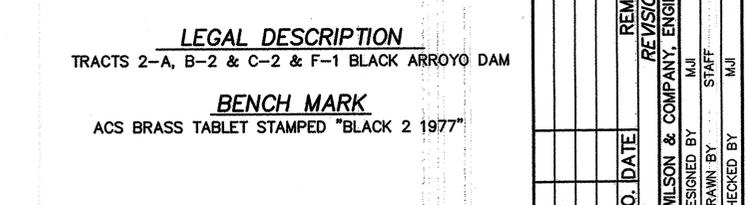
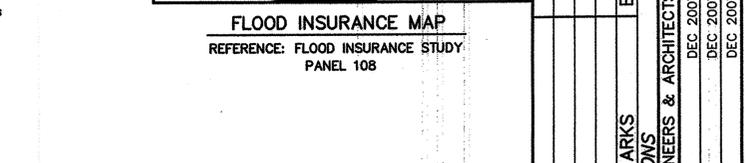
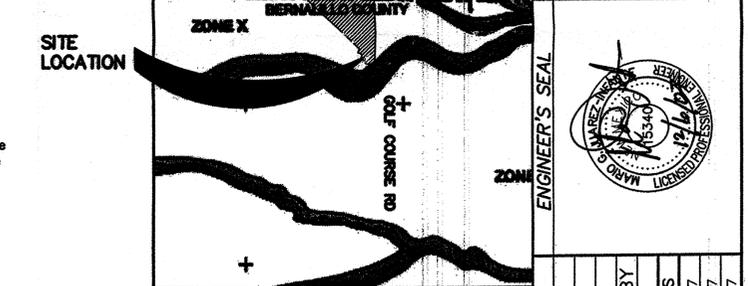
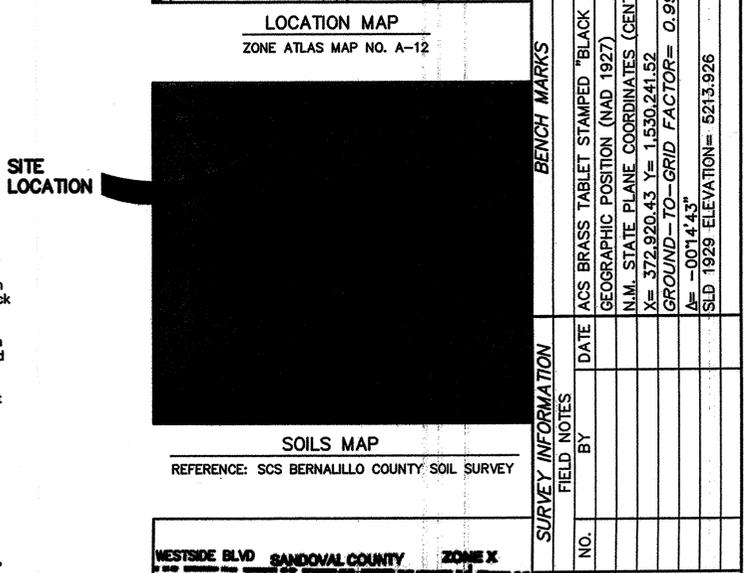
PROPOSED CONDITIONS:

The site will be re-platted into four tracts and sold individually for commercial use. The tracts are identified as Tract A-1-A, B-1-A, B-1-B, and C-1-A. Tract B-1-A will be developed as a Storage Unit, including construction of a 30' wide Private Access, Drainage, and Utility Easement. Remaining Tracts will not be graded, hence minimizing dust control as well as surface runoff, until such time the individual tracts are developed. The FEMA flood plain shown on the map hereon is in the process of being removed following construction completion of Westside Boulevard West of Golf Course Road.

This project will construct the surface conveyance swale, Black Arroyo Channel Penetration, water quality inlet, and access road connections at Westside Boulevard and Golf Course Road. The southeast quadrant of future Tract C-1-A will be filled in and sloped to drain southwest into the water quality inlet with the help of 6' wide channel as shown on plan. Other individual tracts will be required to set future building elevations and grade site to honor the existing north to south drainage pattern. Surface flows may be captured by the drainage easement and conveyed south to the water quality inlet with the help of 12' wide concrete channel as shown on plan and discharged into the Black Arroyo Channel with the help of 36" sd. Section 22.2, A.2, Table A-5. Percent Treatment D (Impervious) requires that post hydrology consider 90% impervious land treatment. Therefore, the approximate peak flow is 51.39 ft³/s.

QP-Post Dev. = Q*AB + Q*AC + Q*AD
 QP-Post Dev. = 2.03*0.615 acre + 2.87*0.615 acre + 4.37*11.07 acre = 51.4 ft³/s

All the applicable drainage analysis for channel and 36" storm drain are attached with this submittal.



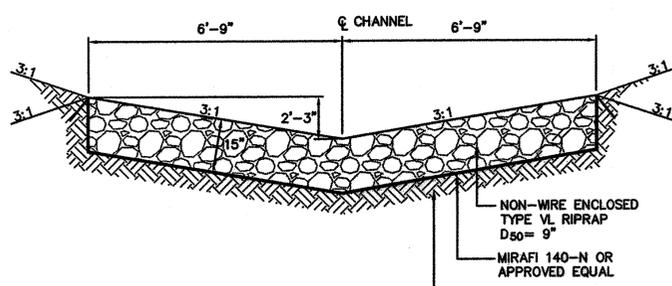
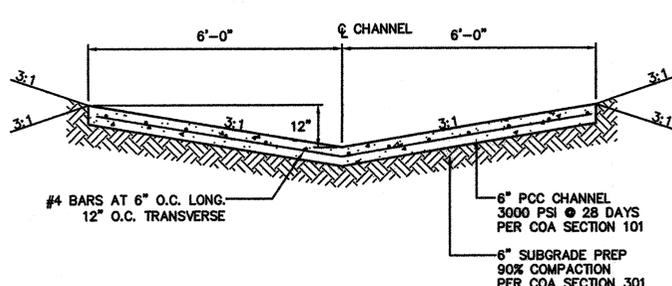
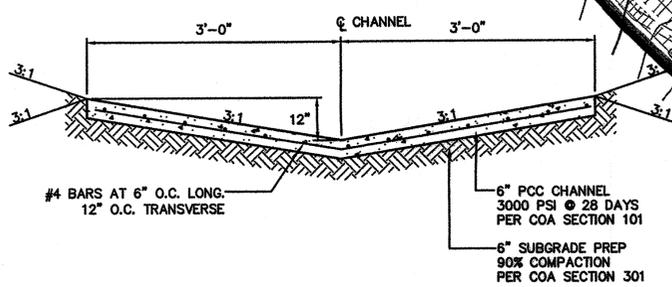
7' wide utility easement as shown on plat of Black Arroyo Dam, filed 3/5/92, Book 92C, Page 34

Proposed Vacation: permanent easement to City of Albuquerque, filed 1/16/02, Book A30, Page 4242

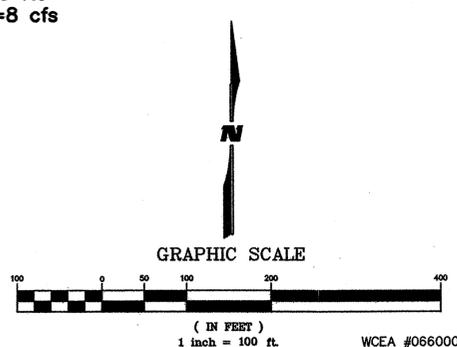
10' wide utility easement as shown on plat of Black Arroyo Dam, filed 3/5/92, Book 92C, Page 34

15' wide utility easement as shown on plat of Black Arroyo Dam, filed 3/5/92, Book 92C, Page 34

Proposed Vacation: 20' floating private drainage easement as shown on plat of Black Arroyo Dam, filed 3/5/92, Book 92C, Page 34



APPROVED FOR ROUGH GRADING
12/7/07



WILSON & COMPANY
4900 LANG AVE N.E. SUITE 200 ALBUQUERQUE, NEW MEXICO 87109 (505) 348-4000 FAX (505) 348-4072 www.wilsonco.com

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP		RECEIVED DEC 17 2007 HYDROLOGY SECTION	
VJV STORAGE INC OVERALL GRADING AND DRAINAGE PLAN			
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 7718.84	Zone Map No. A-12	Sheet 5	Of 22

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACS BRASS TABLET STAMPED "BLACK 2 1977"	DATE	NO.	BY	REVISIONS	NO. DATE
WORK STARTED BY	DATE	GEOGRAPHIC POSITION (NAD 1927)	DATE			DESIGNED BY	
ACCEPTANCE BY	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE			DRAWN BY	
DRAWING USED	DATE	X = 372,920.43 Y = 1,650,241.52	DATE			STAFF	
DRAWING BY	DATE	GROUND-TO-GRID FACTOR = 0.9996692	DATE			M/J	
RECORDED BY	DATE	A = -0014.43'	DATE			CHECKED BY	
		SLD 1929 ELEVATION = 5213.926					