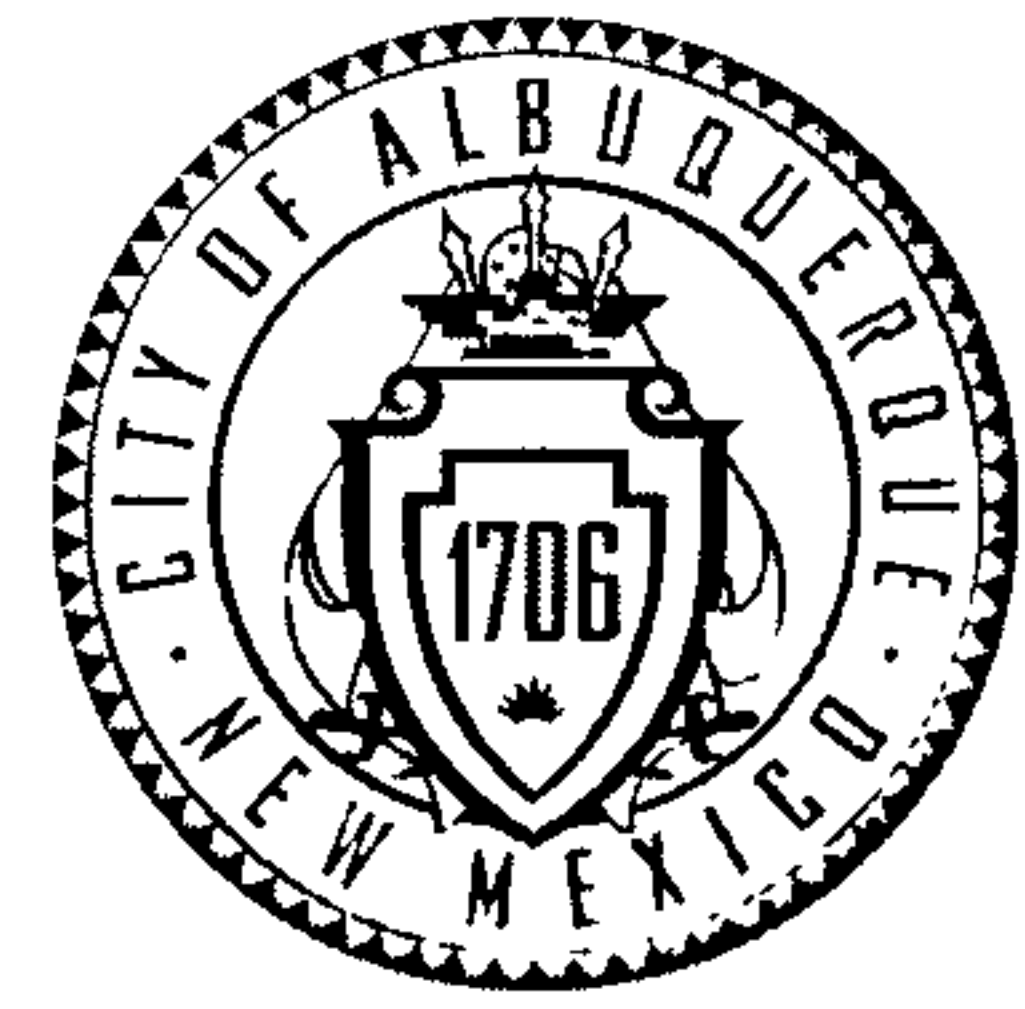


# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



February 25, 2014

Richard J. Berry, Mayor

Guy Jackson, P.E.  
Guy Jackson & Associates, LLC  
10522 Florence Ave. NE  
Albuquerque, NM 87122

RE: **Taylor Ranch Self Storage – Building H** File **D11-D009B1**  
**6971 Taylor Ranch Drive NW** (Tracts Y-2A-1-A, Y-2A-1-B and Y-2A-1-C )  
**Grading and Drainage Plan for Grading, Paving and Building Permits**  
PE Stamp: 12/02/13

Dear Mr. Jackson,

Based upon the information provided in your submittal received December 31, 2014, the above referenced Grading and Drainage Plan is approved for Grading, Paving and Building Permits.

PO Box 1293

Please attach a copy of this approved plan to the Building Permit, construction sets prior to sign-off by Hydrology.

Albuquerque

Prior to Certificate of Occupancy release, an Engineer's Certification of the As-Built grading and drainage, per the DPM checklist will be required.

New Mexico 87103

***NOTE:*** *Hydrology Section is encouraging the construction of water harvesting features in all new development. If landscaping allows it, we suggest that the landscaped areas which receive runoff be depressed to retain some rainfall on the site. If you and the architect are able to make this revision, please reflect the change on your Grading Certification plan.*

www.cabq.gov

If you have questions, please email me at [grolson@cabq.gov](mailto:grolson@cabq.gov) or telephone 505-924-3994.

Sincerely,

Gregory R. Olson, P.E.  
Senior Engineer

Orig: Drainage file D11-D009B1  
c.pdf Addressee via Email: [GJackson708@comcast.net](mailto:GJackson708@comcast.net)

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(Rev. 12/05)

PROJECT TITLE: **Building H of Phase III of Taylor Ranch Self Storage, within Homestead Hills Shopping Center, NW, Albuquerque, NM**

ZONE MAP/DRG. FILE # D-11

DRB#: 1002776 EPC#: 12EPC-40037, & 40038 WORK ORDER#: NA

LEGAL DESCRIPTION: TRACTS Y-2A-1-A, Y-2A-1-B & Y-2A-1-C  
CITY ADDRESS: 6971 Taylor Ranch Dr. NW 87120

*D11D009B1*

ENGINEERING FIRM: GUY JACKSON & ASSOCIATES, LLC  
ADDRESS: 10522 FLORENCE AVE. NE  
CITY, STATE: Albuquerque, NM

CONTACT: GUY JACKSON, PE  
PHONE: 235-1426  
ZIP CODE: 87122

OWNER: KLD Enterprises, LLC  
ADDRESS: 12231 Academy Rd. NE, STE. 301  
CITY, STATE: ABQ, NM

CONTACT: Dan Rich  
PHONE: 505-304-4516  
ZIP CODE: 87111

ARCHITECT: Juno Architects  
ADDRESS: 7925 Bosque St. NW  
CITY, STATE: Los Ranchos, de Albuquerque

CONTACT: NA  
PHONE: 505-892-8453  
ZIP CODE: 87114

SURVEYOR: Surv-Tek Inc.  
ADDRESS: 9384 Valley View Dr. NW, #100  
CITY, STATE: ALBUQUERQUE, NM

CONTACT: Russ Hugg  
PHONE: 505-897-3366  
ZIP CODE: 87114

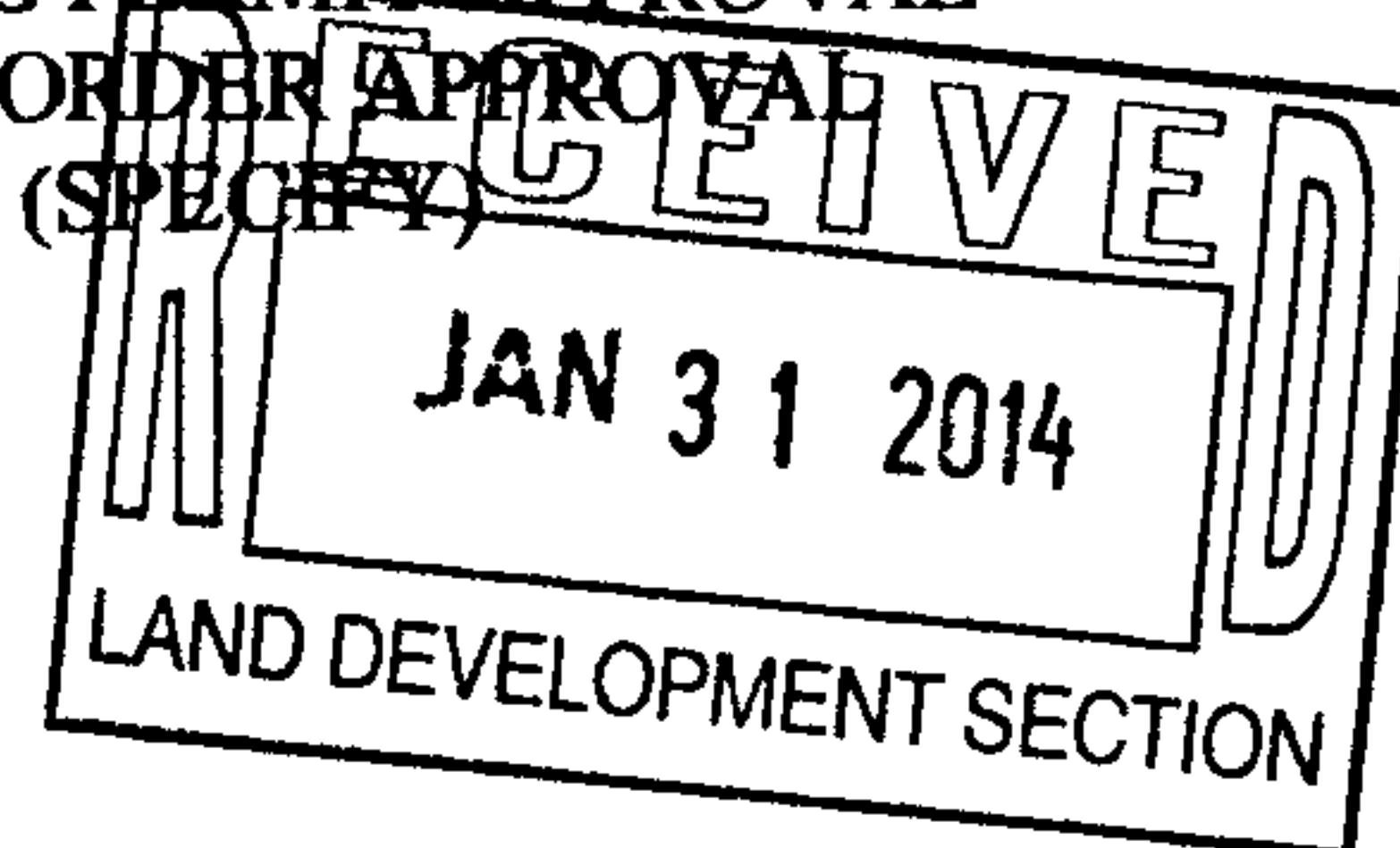
CONTRACTOR: TBD  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

TYPE OF SUBMITTAL:  
☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
☒ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT  
☐ ENGINEER/ARCHITECT CERT (TCL)  
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)  
☐ ENGINEER/ARCHITECT CERT (AA)  
☐ OTHER (SPECIFY) \_\_\_\_\_

CHECK TYPE OF APPROVAL SOUGHT:  
☐ SIA/FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
☐ S. DEV. FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ FOUNDATION PERMIT APPROVAL  
☒ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY (PERM)  
☐ CERTIFICATE OF OCCUPANCY (TEMP)  
☒ GRADING PERMIT APPROVAL  
☒ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ OTHER (SPECIFY) \_\_\_\_\_

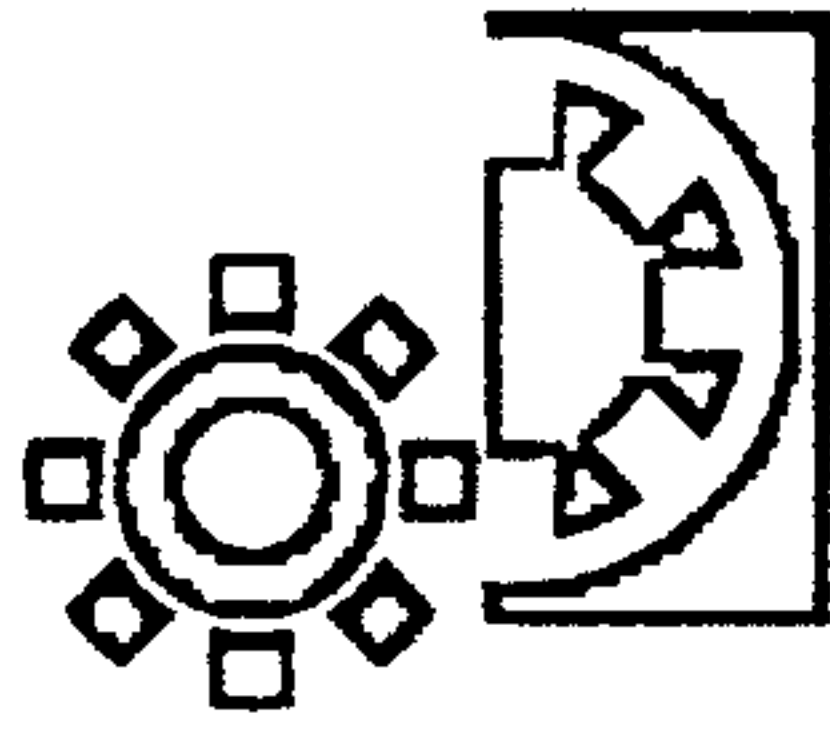
WAS A PRE-DESIGN CONFERENCE ATTENDED:  
☒ YES  
☐ NO  
☐ COPY PROVIDED



SUBMITTED BY: GUY JACKSON, PE DATE: 9-30-13

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



**GUY JACKSON**  
**AND ASSOCIATES, LLC**  
**CIVIL ENGINEERING**

January 31, 2014

Curtis Cherne, PE  
Section Head, Hydrology  
Development & Building Services  
PO Box 1293  
Albuquerque, New Mexico 87103

**Re:** Building H of Phase III of Taylor Ranch Self Storage Located Within the  
Homestead Hills Shopping Center, NW, Albuquerque, NM  
Zone Atlas page D-11. Project # 1002776

Dear Curtis:

Attached for building permit approval are the following:

- One (1) drainage information sheet
- One (1) copy each of the grading & drainage plan (C2.0 and C2.2), construction notes (CG.0) and details (C5.0) for Building H of Phase III.

Prior to our submittal and approval at EPC and subsequent Site Development plan approval and Platting actions at DRB for the referenced project, you and I met on June 13, 2012 to discuss the Phase III construction/final build out of the storage units. The approvals from the ZHE, EPC and DRB resulted in slight revisions to the site development plan to change the remaining two retail pads to self storage. As part of my *site development plan submittal to the EPC, I provided a marked-up version of the master grading & drainage plans by Issacson and Arfman (10/18/07), which clouded the two revised pad sites that are identified as Building's A & H. The plans were noted that the retail pads to storage units would include submittals to Hydrology for building permit for each Building.*

This submittal is for Building H. Building A was previously submitted to Hydrology on August 30<sup>th</sup>, 2013 and approved on September 13, 2013 by Greg Olsen, PE who is familiar with the project site. Building H's foot print was included in the small basin map for hydrology calculations shown on Sheet C-2.1 with the Building A approved submittal. Therefore, the hydrology calculations previously approved on September 13, 2013 still *hold for this Building H submittal.*

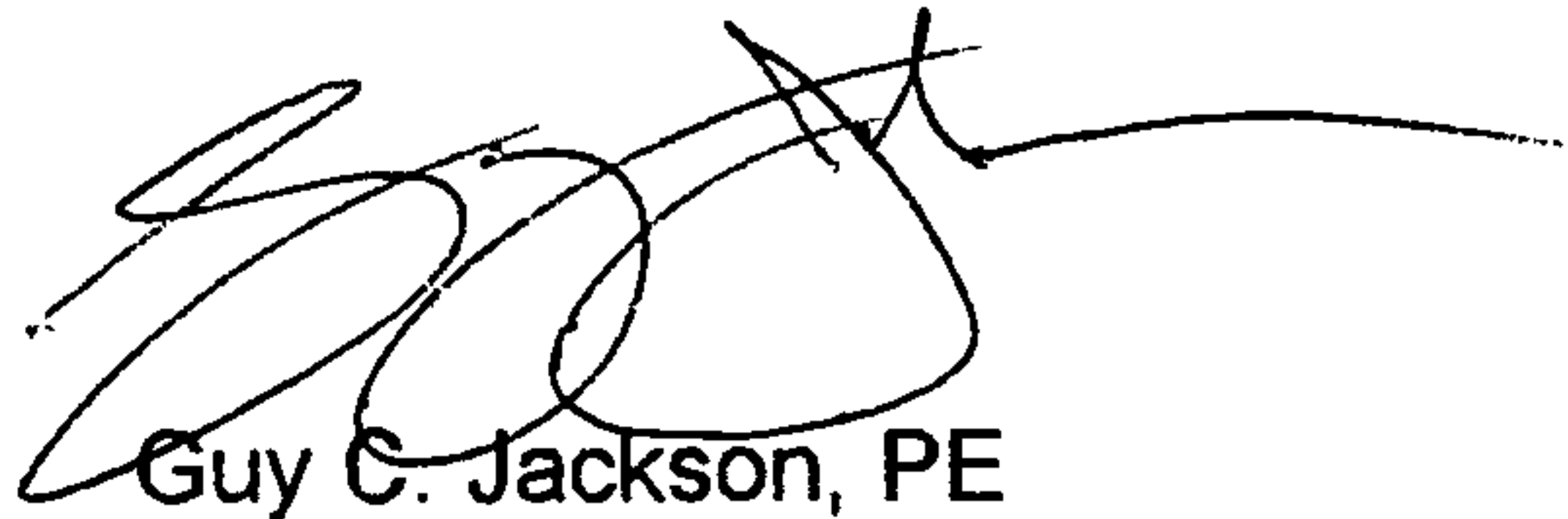
Mr. Curtis Cherne, PE

January 31, 2014

Page 2

Please contact me if you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Guy C. Jackson', with a long horizontal line extending to the right.

Guy C. Jackson, PE

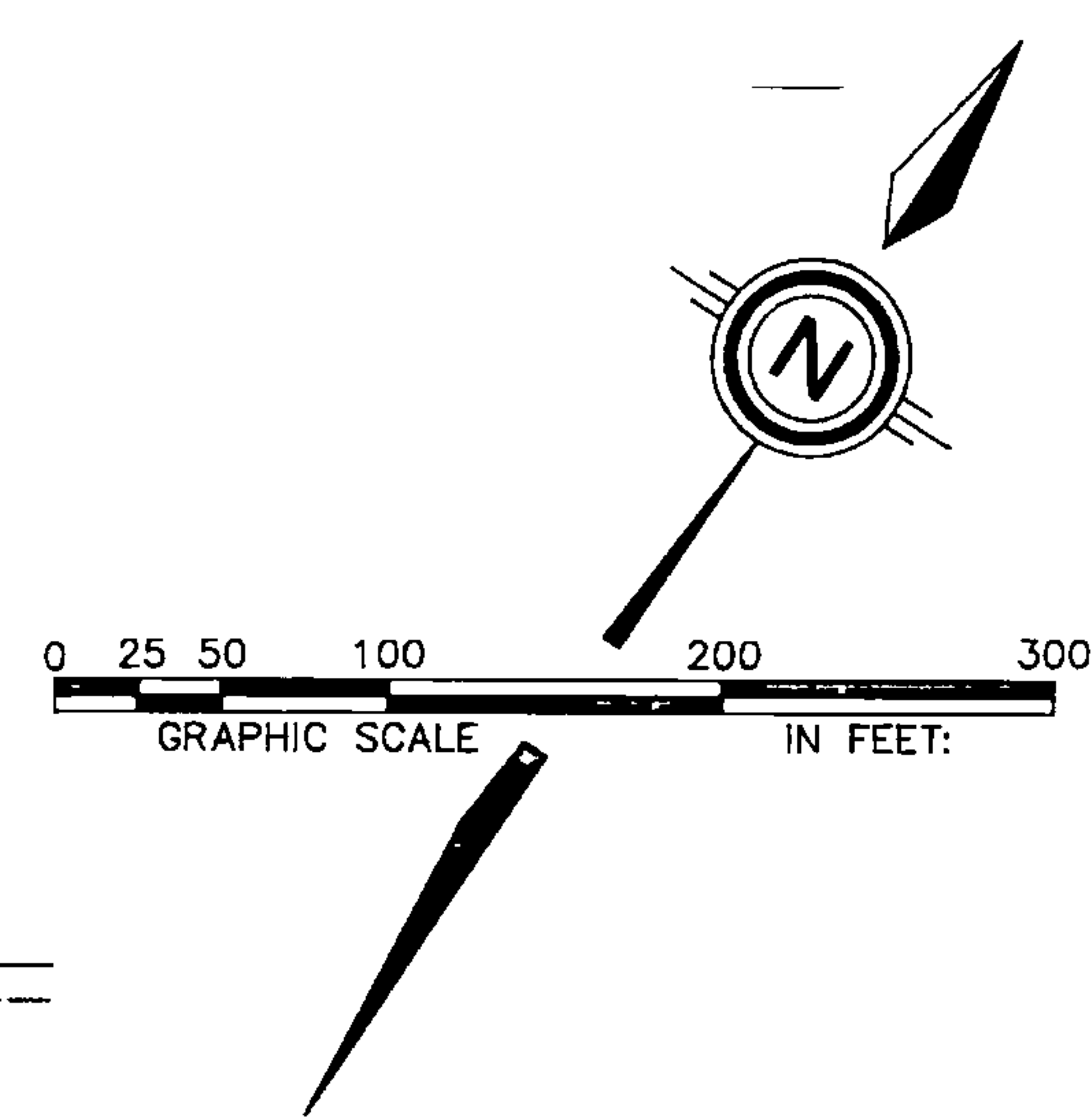
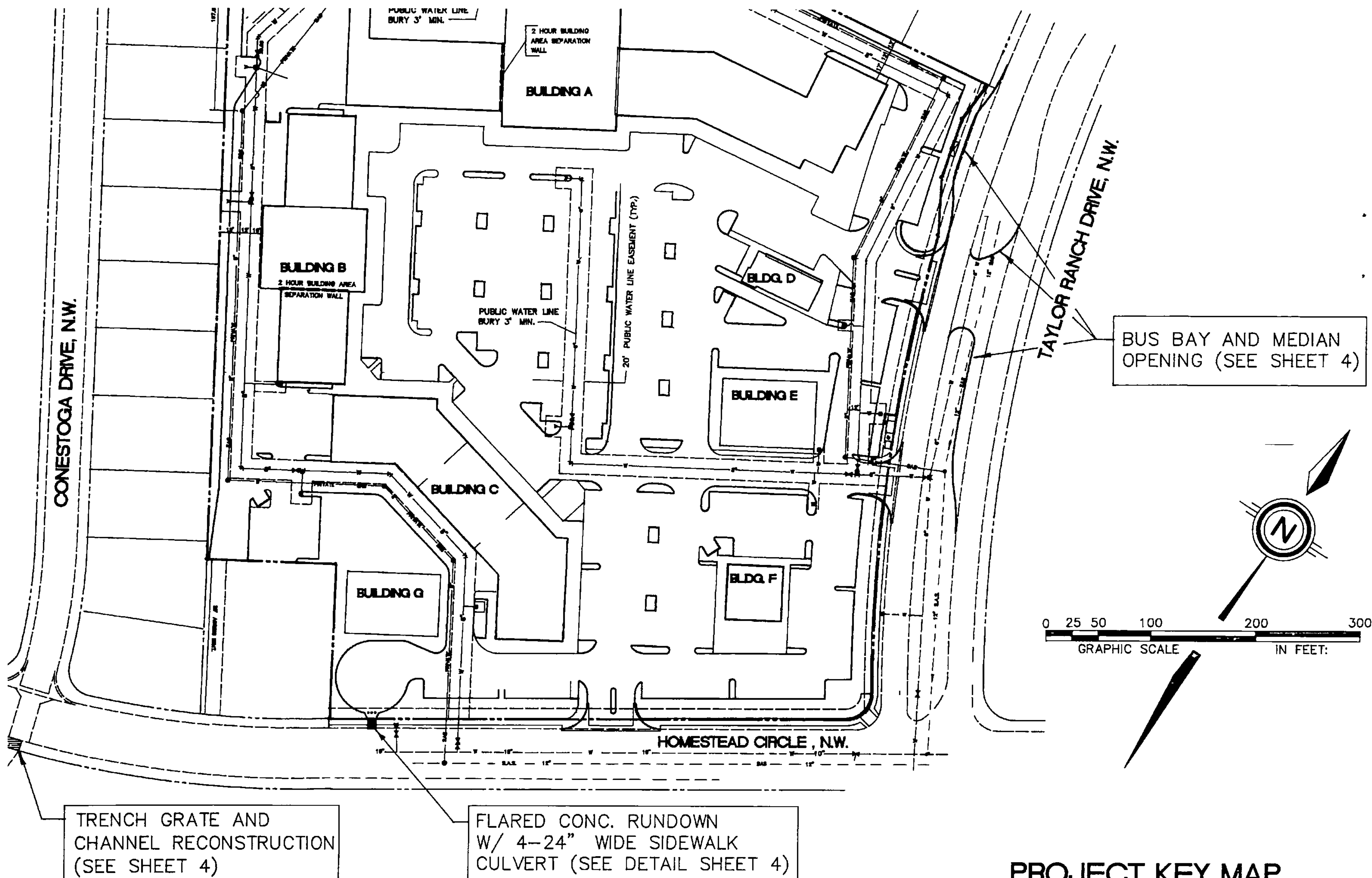
GUY JACKSON & ASSOCIATES, LLC

10522 Florence Ave. NE

Albuquerque, NM 87122

505-235-1426





PROJECT KEY MAP

*Photo Attached 2014*



5155-5187 Homestead Cir NW  
Albuquerque, NM 87120 – approximate address



Handwritten scribbles consisting of several wavy lines.

Handwritten notes and a diagram. The notes include '2011-11-11' and '2011-11-11'. Below the notes is a hand-drawn diagram of a rectangular structure with internal lines, possibly representing a building layout or a site plan.



**SW Culvert Capacity** (Std Dwg. 2236)

→ Based on **Weir formula**

Flowing Full: (6" deep)  $\pm 1.8$  cfs/ LF

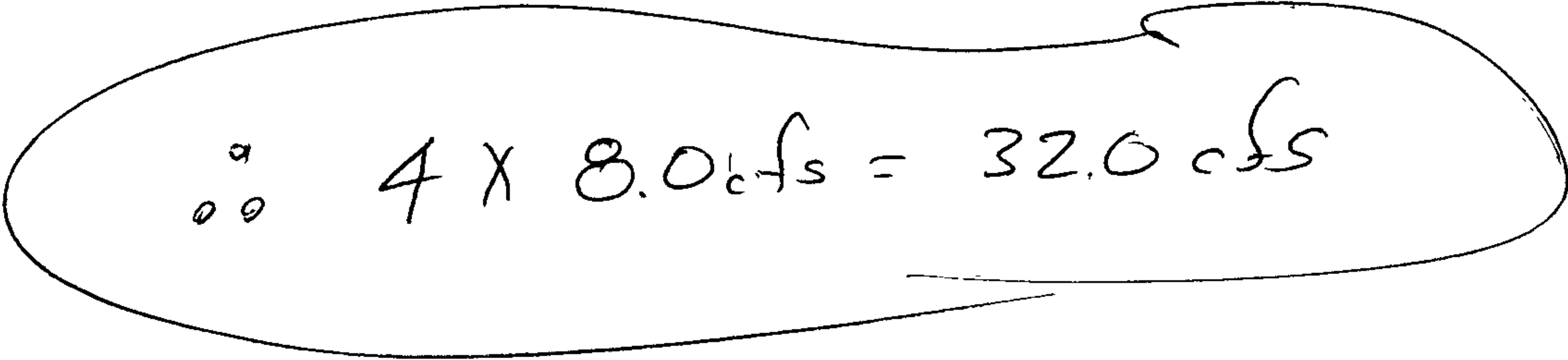
~ 24" wide = 3.6 cfs

→ Based on **Manning's formula**

Flowing Full: (6-1/8" deep)  $\pm 3.3$  cfs  $\leftarrow$  12" wide

~ 24" wide = 8.0 cfs

(May need to improve Inlet flow conditions to use Mannings)


$$4 \times 8.0 \text{ cfs} = 32.0 \text{ cfs}$$

vs.

Calcd site Discharge of 45.1

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



September 13, 2013

Richard J. Berry, Mayor

Guy Jackson, P.E.  
Guy Jackson & Associates, LLC  
10522 Florence Ave. NE  
Albuquerque, NM 87122

RE: **Taylor Ranch Self Storage – Bldg. A**  
**6971 Taylor Ranch Drive NW (Tract Y-2A-1-A )**  
**Drainage Report and Plan for Building Permit**

File **D11-D009B1**

Stamp: 8/29/13

Dear Mr. Jackson,

Based upon the information provided in your submittal received August 30, 2013, the above referenced Grading and Drainage Plan is approved for Building Permit.

Please attach a copy of this approved plan to the Building Permit, construction sets prior to sign-off by Hydrology.

Prior to Certificate of Occupancy release, an Engineer's Certification of the As-Built grading and drainage, per the DPM checklist will be required.

***NOTE:*** *Hydrology Section is encouraging the construction of water harvesting features in all new development. If landscaping allows it, we suggest that the landscaped areas which receive runoff be depressed to retain some rainfall on the site. If you and the architect are able to make this revision, please reflect the change on your Grading Certification plan.*

If you have questions, please contact me by email at [grolson@cabq.gov](mailto:grolson@cabq.gov), or telephone 505-924-3994.

Sincerely,

Gregory R. Olson, P.E.  
Senior Engineer

Orig: Drainage file D11-D009B1  
c.pdf Addressee via Email: [GJackson708@comcast.net](mailto:GJackson708@comcast.net)



**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(Rev. 12/05)

PROJECT TITLE: **Building A of Phase III of Taylor Ranch Self Storage, within Homestead Hills Shopping Center, NW, Albuquerque, NM**

ZONE MAP/DRG. FILE # D-11

DRB#: 1002776 EPC#: 12EPC-40037, & 40038 WORK ORDER#: NA

LEGAL DESCRIPTION: Tracts Y-2A-1-A, Y-2A-1-B, Y-2A-1-C D11 D00981  
Lot 2 Lands of Della P. Sanchez

CITY ADDRESS: → 230 Tehachii Trail NW 6971 Taylor Ranch DS NW 87120

ENGINEERING FIRM: GUY JACKSON & ASSOCIATES, LLC  
ADDRESS: 10522 FLORENCE AVE. NE  
CITY, STATE: Albuquerque, NM

CONTACT: GUY JACKSON, PE  
PHONE: 235-1426  
ZIP CODE: 87122

*GJackson708@comcast.net*

OWNER: KLD Enterprises, LLC  
ADDRESS: 12231 Academy Rd. NE, STE. 301  
CITY, STATE: ABQ, NM

CONTACT: Dan Rich  
PHONE: 505-304-4516  
ZIP CODE: 87111

ARCHITECT: Juno Architects  
ADDRESS: 7925 Bosque St. NW  
CITY, STATE: Los Ranchos, de Albuquerque

CONTACT: NA  
PHONE: 505-892-8453  
ZIP CODE: 87114

SURVEYOR: Surv-Tek Inc.  
ADDRESS: 9384 Valley View Dr. NW, #100  
CITY, STATE: ALBUQUERQUE, NM

CONTACT: Russ Hugg  
PHONE: 505-897-3366  
ZIP CODE: 87114

CONTRACTOR: TBD  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

**TYPE OF SUBMITTAL:**

- ☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT  
☐ ENGINEER/ARCHITECT CERT (TCL)  
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)  
☐ ENGINEER/ARCHITECT CERT (AA)  
☐ OTHER (SPECIFY) \_\_\_\_\_

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES  
☐ NO  
☐ COPY PROVIDED

**CHECK TYPE OF APPROVAL SOUGHT:**

- ☐ SIA/FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
☐ S. DEV. FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ FOUNDATION PERMIT APPROVAL  
☒ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY (PERM)  
☐ CERTIFICATE OF OCCUPANCY (TEMP)  
☒ GRADING PERMIT APPROVAL  
☒ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ OTHER (SPECIFY) \_\_\_\_\_

*PP. \$50.00*

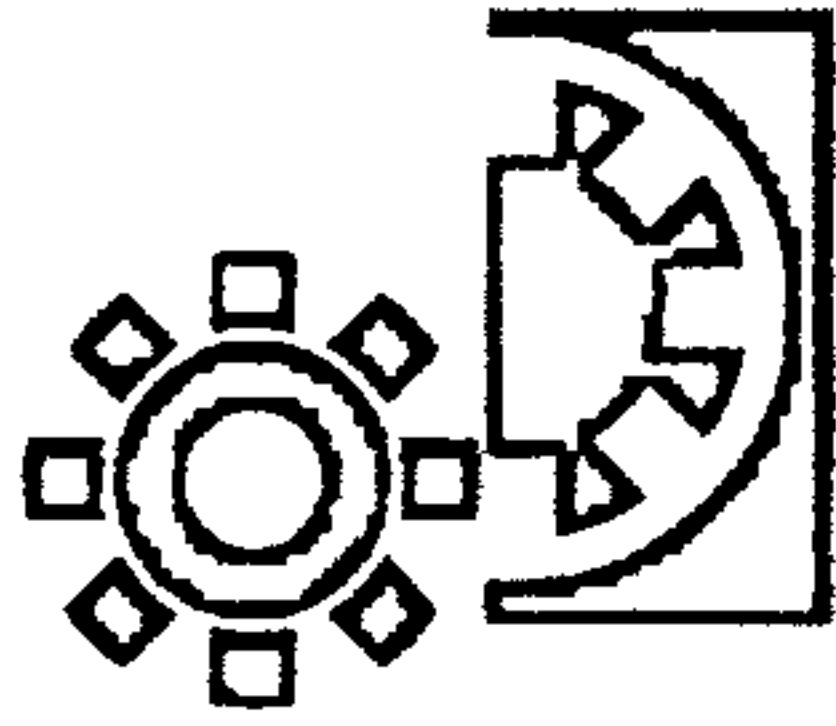


SUBMITTED BY: GUY JACKSON, PE DATE: 9-30-13

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.





**GUY JACKSON**  
**AND ASSOCIATES, LLC**  
**CIVIL ENGINEERING**

August 30, 2013

Curtis Cherne, PE  
Section Head, Hydrology  
Development & Building Services  
PO Box 1293  
Albuquerque, New Mexico 87103

**Re:** Building A of Phase III of Taylor Ranch Self Storage Located Within the  
Homestead Hills Shopping Center, NW, Albuquerque, NM  
Zone Atlas page D-11. Project # 1002776

Dear Curtis:

Attached for building permit approval are the following:

- One (1) drainage information sheet
- One (1) copy of the approved master drainage & grading plans prepared by Issacson and Arfman (10/18/07), for Phase I –III construction
- One (1) copy each of the grading & drainage plan, construction notes and details for Building A of Phase III.
- One (1) copy of the drainage calculations/spreadsheets

Prior to our submittal and approval at EPC and subsequent Site Development plan approval and Platting actions at DRB for the referenced project, you and I met on June 13, 2012 to discuss the Phase III construction/final build out of the storage units. The approvals from the ZHE, EPC and DRB resulted in slight revisions to the site development plan to change the remaining two retail pads to self storage. As part of my site development plan submittal to the EPC, I provided a marked-up version of the master grading & drainage plans by Issacson and Arfman (10/18/07), which clouded the two revised pad sites that are identified as Building's A & H. The plans were noted that the retail pads to storage units would include submittals to Hydrology for building permit.

This submittal is for Building A. Building H is currently under final design and will be submitted shortly. However, Building H's foot print has been included in the small basin map for hydrology calculations shown on Sheet C-2.1



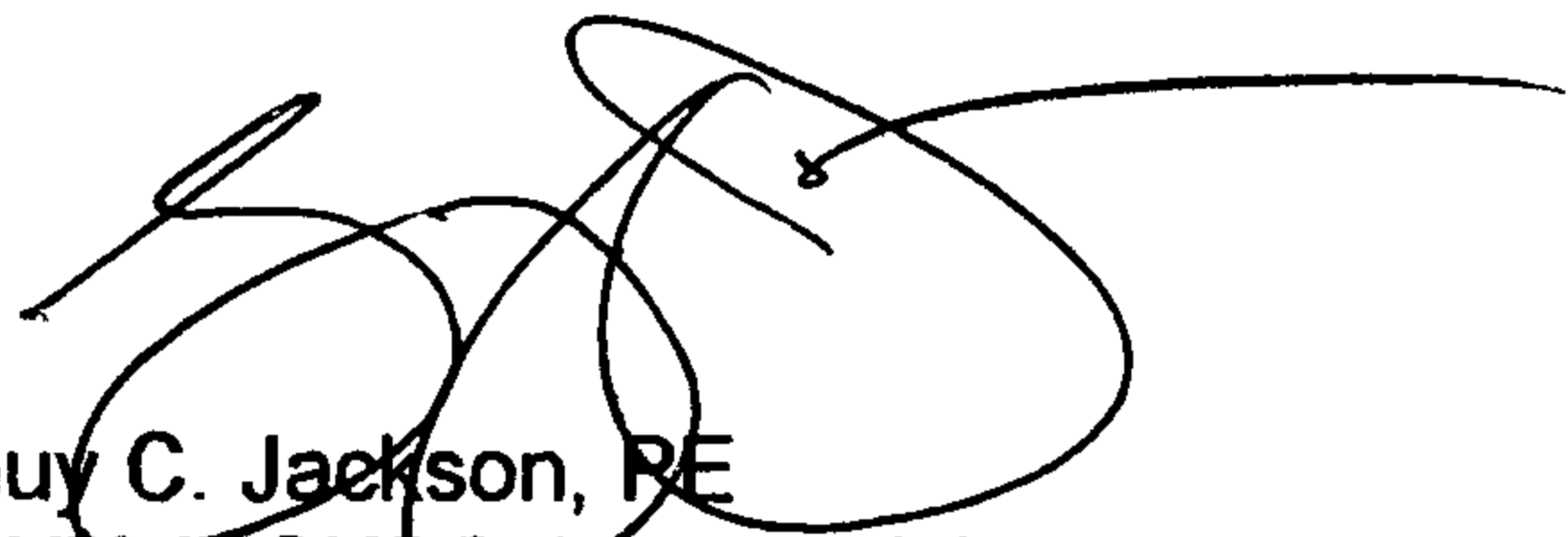
Mr. Curtis Cherne, PE

August 30, 2013

Page 2

Please contact me if you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Guy C. Jackson', with a large, sweeping flourish extending to the right.

Guy C. Jackson, PE  
GUY JACKSON & ASSOCIATES, LLC  
10522 Florence Ave. NE  
Albuquerque, NM 87122  
505-235-1426



GJA, LLC

Civil Engineering

PROJECT  
PROJECT NO.

Taylor Ranch Self Storage - Phase 3: Basins 1 &amp; 2 (2.36 AC &amp; 2.29 AC) for Building A &amp; H respectively /

DATE  
BY08/01/13  
GJA**DPM Section 22.2 - Hydrology**Part A-Watersheds less than 40 acres.  
January, 1993**INSTRUCTIONS**

- \* Spread sheet requires three input areas (dark cells):
  - Location
    - >A.1 Precipitation Zone
    - >A.3 Land Treatments
- \* Values from the tables are automatically placed using "if" statements.
- \* Table values should be checked for correctness for each use.

**SUMMARY**

Location	Basin1Dev	Basin2Dev	TOTALS			
Precipitation Zone	1	1	1	1	1	1
Land Area	2.36	2.29	0.00	0.00	0.00	4.65 acres
Excess Precipitation Volume						
>>> 100-year 6-hour (design)	0.36	0.3485	0.00	0.00	0.00	0.71 acre-ft.
10-year 6-hour	0.22	0.21	0.00	0.00	0.00	0.43 acre-ft.
2-year 6-hour	0.12	0.12	0.00	0.00	0.00	0.24 acre-ft.
100-year 24-hour	0.43	0.42	0.00	0.00	0.00	0.86 acre-ft.
Peak Discharge Rates (DPM)						
>>> Q100 (design)	9.76	9.51	0.00	0.00	0.00	19.27 cfs
Q10	6.31	6.15	0.00	0.00	0.00	12.46 cfs
Q2	3.55	3.46	0.00	0.00	0.00	7.01 cfs

CALCULATIONS FOLLOW



## INPUT AND CALCULATIONS

LOCATION	Basin1Dev	Basin2De						
>A.1 PRECIPITATION ZONE (from Table A-1)	1	1	1	1	1	1	1	
TOTALS								
>A.2 DEPTHS								
(from Table A-2)								
100-YEAR STORM (P60)	1.87	1.87	1.87	1.87	1.87	1.87	1.87	inches
100-YEAR STORM (P360)	2.20	2.20	2.20	2.20	2.20	2.20	2.20	inches
100-YEAR STORM (P1440)	2.66	2.66	2.66	2.66	2.66	2.66	2.66	inches
10-YEAR (P360) (Calculated: P360*RPF10)	1.47	1.47	1.47	1.47	1.47	1.47	1.47	inches
2-YEAR (P360) (Calculated: P360*RPF2)	0.95	0.95	0.95	0.95	0.95	0.95	0.95	inches
>A.3 LAND TREATMENTS (AI)								
TOTALS								
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	acres
Treatment B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	acres
Treatment C	0.35	0.34	0.00	0.00	0.00	0.00	0.70	acres
Treatment D	2.00	1.95	0.00	0.00	0.00	0.00	3.95	acres
Total Area	2.36	2.29	0.00	0.00	0.00	0.00	4.65	acres
>A.4 ABSTRACTIONS								
	See A.5	See A.5	See A.5	See A.5	See A.5	See A.5	See A.5	

CALCULATIONS FOLLOW



## INPUT AND CALCULATIONS (CON'T)

A.5 EXCESS PRECIPITATION 6 HOUR AND 24 HOUR (EI)							TOTALS
from Table A-8							
100-year 6-hour							
Treatment A	0.44	0.44	0.44	0.44	0.44	0.44	inches
Treatment B	0.67	0.67	0.67	0.67	0.67	0.67	inches
Treatment C	0.99	0.99	0.99	0.99	0.99	0.99	inches
Treatment D	1.97	1.97	1.97	1.97	1.97	1.97	inches
<b>WEIGHTED E (Sum Ei*Ai/A)</b>	1.82	1.82	0.44	0.44	0.44	1.82	inches
<b>VOLUME V100:6h (E*A)</b>	0.36	0.3485	0.00	0.00	0.00	0.71	acre-ft.
	15,585.08	15,179.81	0.00	0.00	0.00	30,764.89	ft^3
=====							
10-year 6-hour							
Treatment A	0.08	0.08	0.08	0.08	0.08	0.08	inches
Treatment B	0.22	0.22	0.22	0.22	0.22	0.22	inches
Treatment C	0.44	0.44	0.44	0.44	0.44	0.44	inches
Treatment D	1.24	1.24	1.24	1.24	1.24	1.24	inches
<b>WEIGHTED E (Sum Ei*Ai/A)</b>	1.12	1.12	0.08	0.08	0.08	1.12	inches
<b>VOLUME V10:6h (E*A)</b>	0.22	0.21	0.00	0.00	0.00	0.43	acre-ft.
	9,575.21	9,326.04	0.00	0.00	0.00	18,901.25	ft^3
=====							
2-year 6-hour							
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00	inches
Treatment B	0.01	0.01	0.01	0.01	0.01	0.01	inches
Treatment C	0.12	0.12	0.12	0.12	0.12	0.12	inches
Treatment D	0.72	0.72	0.72	0.72	0.72	0.72	inches
<b>WEIGHTED E (Sum Ei*Ai/A)</b>	0.63	0.63	0.00	0.00	0.00	0.63	inches
<b>VOLUME V2:6h (E*A)</b>	0.12	0.12	0.00	0.00	0.00	0.24	acre-ft.
	5,386.19	5,245.89	0.00	0.00	0.00	10,632.08	ft^3
=====							
100-year 24-hour							
<b>VOLUME V100:24h</b>							
<b>(V100-6h+Ad*P1440-P360)/12)</b>	0.43	0.42	0.00	0.00	0.00	0.86	acre-ft.
	18,928.02	18,435.68	0.00	0.00	0.00	37,363.61	ft^3
=====							

CALCULATIONS FOLLOW



## INPUT AND CALCULATIONS (CON'T)

>A.6 PEAK DISCHARGE RATE FOR SMALL WATERSHEDS (Qi) from Table A-9							
100-year						TOTALS	
Treatment A	1.29	1.29	1.29	1.29	1.29	1.29	cfs/acre
Treatment B	2.03	2.03	2.03	2.03	2.03	2.03	cfs/acre
Treatment C	2.87	2.87	2.87	2.87	2.87	2.87	cfs/acre
Treatment D	4.37	4.37	4.37	4.37	4.37	4.37	cfs/acre
Q100 (Sum Qi*Ai)	9.76	9.51	0.00	0.00	0.00	19.27	cfs
=====							
10-year							
Treatment A	0.24	0.24	0.24	0.24	0.24	0.24	cfs/acre
Treatment B	0.76	0.76	0.76	0.76	0.76	0.76	cfs/acre
Treatment C	1.49	1.49	1.49	1.49	1.49	1.49	cfs/acre
Treatment D	2.89	2.89	2.89	2.89	2.89	2.89	cfs/acre
Q10 (Sum Qi*Ai)	6.31	6.15	0.00	0.00	0.00	12.46	cfs
=====							
2-year							
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00	cfs/acre
Treatment B	0.03	0.03	0.03	0.03	0.03	0.03	cfs/acre
Treatment C	0.47	0.47	0.47	0.47	0.47	0.47	cfs/acre
Treatment D	1.69	1.69	1.69	1.69	1.69	1.69	cfs/acre
Q2 (Sum Qi*Ai)	3.55	3.46	0.00	0.00	0.00	7.01	cfs
=====							

CALCULATIONS FOLLOW

Basins  
1+2



Existing hyd. HISTORIC TOTAL SITE

GJA, LLC

Civil Engineering

PROJECT Taylor Ranch Self Storage: Total Site (10.1 Acres)  
 PROJECT NO. \_\_\_\_\_  
 DATE 08/29/13  
 BY GJA

## DPM Section 22.2 - Hydrology

Part A-Watersheds less than 40 acres.

January, 1993

### INSTRUCTIONS

- \* Spread sheet requires three input areas (dark cells):
  - Location
  - >A.1 Precipitation Zone
  - >A.3 Land Treatments
- \* Values from the tables are automatically placed using "if" statements.
- \* Table values should be checked for correctness for each use.

### SUMMARY

Location	Basin Total				TOTALS	
	0	Hist	1	1	1	1
Precipitation Zone						
Land Area		10.12	0.00	0.00	0.00	10.12 acres
Excess Precipitation Volume						
>>> 100-year 6-hour (design)		1.24	0.00	0.00	0.00	1.24 acre-ft.
10-year 6-hour		0.71	0.00	0.00	0.00	0.71 acre-ft.
2-year 6-hour		0.37	0.00	0.00	0.00	0.37 acre-ft.
100-year 24-hour		1.47	0.00	0.00	0.00	1.47 acre-ft.
Peak Discharge Rates (DPM)						
>>> Q100 (design)		35.16	0.00	0.00	0.00	35.16 cfs
Q10		20.98	0.00	0.00	0.00	20.98 cfs
Q2		10.60	0.00	0.00	0.00	10.60 cfs

CALCULATIONS FOLLOW



Existing hyd.

# INPUT AND CALCULATIONS

LOCATION		Basin Total					
		Hist					
>A.1 PRECIPITATION ZONE (from Table A-1)		1	1	1	1	1	
>A.2 DEPTHS							
(from Table A-2)							
							TOTALS
100-YEAR STORM (P60)		1.87	1.87	1.87	1.87	1.87	inches
100-YEAR STORM (P360)		2.20	2.20	2.20	2.20	2.20	inches
100-YEAR STORM (P1440)		2.66	2.66	2.66	2.66	2.66	inches
10-YEAR (P360) (Calculated: P360*RPF10)		1.47	1.47	1.47	1.47	1.47	inches
2-YEAR (P360) (Calculated: P360*RPF2)		0.95	0.95	0.95	0.95	0.95	inches
>A.3 LAND TREATMENTS (AI)							
Treatment A		0.00	0.00	0.00	0.00	0.00	acres
Treatment B		3.54	0.00	0.00	0.00	3.54	acres
Treatment C		0.51	0.00	0.00	0.00	0.51	acres
Treatment D		6.07	0.00	0.00	0.00	6.07	acres
Total Area		10.12	0.00	0.00	0.00	10.12	acres
		=====	=====	=====	=====	=====	
>A.4 ABSTRACTIONS		See A.5	See A.5	See A.5	See A.5	See A.5	

CALCULATIONS FOLLOW

Existing hyd.

## INPUT AND CALCULATIONS (CONT)

>A.5 EXCESS PRECIPITATION 6 HOUR AND 24 HOUR (EI) from Table A-8						
100-year 6-hour				TOTALS		
Treatment A	0.44	0.44	0.44	0.44	0.44	inches
Treatment B	0.67	0.67	0.67	0.67	0.67	inches
Treatment C	0.99	0.99	0.99	0.99	0.99	inches
Treatment D	1.97	1.97	1.97	1.97	1.97	inches
WEIGHTED E (Sum EI*AI/A)	1.47	0.44	0.44	0.44	1.47	inches
VOLUME V100:6h (E*A)	1.24	0.00	0.00	0.00	1.24	acre-ft.
	53,829.84	0.00	0.00	0.00	53,829.85	ft^3
=====						
10-year 6-hour						
Treatment A	0.08	0.08	0.08	0.08	0.08	inches
Treatment B	0.22	0.22	0.22	0.22	0.22	inches
Treatment C	0.44	0.44	0.44	0.44	0.44	inches
Treatment D	1.24	1.24	1.24	1.24	1.24	inches
WEIGHTED E (Sum EI*AI/A)	0.84	0.08	0.08	0.08	0.84	inches
VOLUME V10:6h (E*A)	0.71	0.00	0.00	0.00	0.71	acre-ft.
	30,954.00	0.00	0.00	0.00	30,954.01	ft^3
=====						
2-year 6-hour						
Treatment A	0.00	0.00	0.00	0.00	0.00	inches
Treatment B	0.01	0.01	0.01	0.01	0.01	inches
Treatment C	0.12	0.12	0.12	0.12	0.12	inches
Treatment D	0.72	0.72	0.72	0.72	0.72	inches
WEIGHTED E (Sum EI*AI/A)	0.44	0.00	0.00	0.00	0.44	inches
VOLUME V2:6h (E*A)	0.37	0.00	0.00	0.00	0.37	acre-ft.
	16,211.39	0.00	0.00	0.00	16,211.39	ft^3
=====						
100-year 24-hour						
VOLUME V100:24h (V100-6h+Ad*P1440-P360)/12)	1.47	0.00	0.00	0.00	1.47	acre-ft.
	63,964.26	0.00	0.00	0.00	63,964.26	ft^3
=====						

CALCULATIONS FOLLOW



Existing hyd.

# INPUT AND CALCULATIONS (CONT)

>A.6 PEAK DISCHARGE RATE FOR SMALL WATERSHEDS (QI)							
from Table A-9							
100-year					TOTALS		
Treatment A	1.29	1.29	1.29	1.29	1.29	cfs/acre	
Treatment B	2.03	2.03	2.03	2.03	2.03	cfs/acre	
Treatment C	2.87	2.87	2.87	2.87	2.87	cfs/acre	
Treatment D	4.37	4.37	4.37	4.37	4.37	cfs/acre	
Q100 (Sum QI*AI)	35.16	0.00	0.00	0.00	35.16	cfs	
=====							
10-year							
Treatment A	0.24	0.24	0.24	0.24	0.24	cfs/acre	
Treatment B	0.76	0.76	0.76	0.76	0.76	cfs/acre	
Treatment C	1.49	1.49	1.49	1.49	1.49	cfs/acre	
Treatment D	2.89	2.89	2.89	2.89	2.89	cfs/acre	
Q10 (Sum QI*AI)	20.98	0.00	0.00	0.00	20.98	cfs	
=====							
2-year							
Treatment A	0.00	0.00	0.00	0.00	0.00	cfs/acre	
Treatment B	0.03	0.03	0.03	0.03	0.03	cfs/acre	
Treatment C	0.47	0.47	0.47	0.47	0.47	cfs/acre	
Treatment D	1.69	1.69	1.69	1.69	1.69	cfs/acre	
Q2 (Sum QI*AI)	10.60	0.00	0.00	0.00	10.60	cfs	
=====							

CALCULATIONS FOLLOW

**GJA,LLC**

Civil Engineering

PROJECT | Taylor Ranch Self Storage: Total Site (10.1 Acres)  
 PROJECT NO:  
 DATE 08/29/13  
 BY GJA

## DPM Section 22.2 - Hydrology

Part A-Watersheds less than 40 acres.

January, 1993

### INSTRUCTIONS

- \* Spread sheet requires three input areas (dark cells):  
 Location  
     >A.1 Precipitation Zone  
     >A.3 Land Treaments
- \* Values from the tables are automatically placed using "if" statements.
- \* Table values should be checked for correctness for each use.

### SUMMARY

Location	Basin Total					TOTALS	
	Dev						
Precipitation Zone	1	1	1	1	1	1	
Land Area	10.12	0.00	0.00	0.00	0.00	10.12	acres
Excess Precipitation Volume							
>>> 100-year 6-hour (design)	1.52	0.0000	0.00	0.00	0.00	1.52	acre-ft.
10-year 6-hour	0.94	0.00	0.00	0.00	0.00	0.94	acre-ft.
2-year 6-hour	0.53	0.00	0.00	0.00	0.00	0.53	acre-ft.
100-year 24-hour	1.85	0.00	0.00	0.00	0.00	1.85	acre-ft.
Peak Discharge Rates (DPM)							
>>> Q100 (design)	41.53	0.00	0.00	0.00	0.00	41.53	cfs
Q10	26.76	0.00	0.00	0.00	0.00	26.76	cfs
Q2	15.04	0.00	0.00	0.00	0.00	15.04	cfs

CALCULATIONS FOLLOW



## INPUT AND CALCULATIONS

LOCATION		Basin Total						
		Dev						
>A.1 PRECIPITATION ZONE (from Table A-1)		1	1	1	1	1	1	
TOTALS								
>A.2 DEPTHS								
(from Table A-2)								
100-YEAR STORM (P60)		1.87	1.87	1.87	1.87	1.87	1.87	inches
100-YEAR STORM (P360)		2.20	2.20	2.20	2.20	2.20	2.20	inches
100-YEAR STORM (P1440)		2.66	2.66	2.66	2.66	2.66	2.66	inches
10-YEAR (P360) (Calculated: P360*RPF10)		1.47	1.47	1.47	1.47	1.47	1.47	inches
2-YEAR (P360) (Calculated: P360*RPF2)		0.95	0.95	0.95	0.95	0.95	0.95	inches
TOTALS								
>A.3 LAND TREATMENTS (AI)								
Treatment A		0.00	0.00	0.00	0.00	0.00	0.00	acres
Treatment B		0.50	0.00	0.00	0.00	0.00	0.50	acres
Treatment C		1.01	0.00	0.00	0.00	0.00	1.01	acres
Treatment D		8.61	0.00	0.00	0.00	0.00	8.61	acres
Total Area		10.12	0.00	0.00	0.00	0.00	10.12	acres
=====								
>A.4 ABSTRACTIONS		See A.5	See A.5	See A.5	See A.5	See A.5	See A.5	

CALCULATIONS FOLLOW

## INPUT AND CALCULATIONS (CON'T)

>A.5 EXCESS PRECIPITATION 6 HOUR AND 24 HOUR (EI)							TOTALS
from Table A-8							
100-year 6-hour							
Treatment A	0.44	0.44	0.44	0.44	0.44	0.44	inches
Treatment B	0.67	0.67	0.67	0.67	0.67	0.67	inches
Treatment C	0.99	0.99	0.99	0.99	0.99	0.99	inches
Treatment D	1.97	1.97	1.97	1.97	1.97	1.97	inches
<b>WEIGHTED E (Sum EI*A/A)</b>	1.81	0.44	0.44	0.44	0.44	1.81	inches
<b>VOLUME V100:6h (E*A)</b>	1.52	0.0000	0.00	0.00	0.00	1.52	acre-ft.
	66,399.30	0.00	0.00	0.00	0.00	66,399.30	ft^3
=====							
10-year 6-hour							
Treatment A	0.08	0.08	0.08	0.08	0.08	0.08	inches
Treatment B	0.22	0.22	0.22	0.22	0.22	0.22	inches
Treatment C	0.44	0.44	0.44	0.44	0.44	0.44	inches
Treatment D	1.24	1.24	1.24	1.24	1.24	1.24	inches
<b>WEIGHTED E (Sum EI*A/A)</b>	1.11	0.08	0.08	0.08	0.08	1.11	inches
<b>VOLUME V10:6h (E*A)</b>	0.94	0.00	0.00	0.00	0.00	0.94	acre-ft.
	40,759.11	0.00	0.00	0.00	0.00	40,759.11	ft^3
=====							
2-year 6-hour							
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00	inches
Treatment B	0.01	0.01	0.01	0.01	0.01	0.01	inches
Treatment C	0.12	0.12	0.12	0.12	0.12	0.12	inches
Treatment D	0.72	0.72	0.72	0.72	0.72	0.72	inches
<b>WEIGHTED E (Sum EI*A/A)</b>	0.63	0.00	0.00	0.00	0.00	0.63	inches
<b>VOLUME V2:6h (E*A)</b>	0.53	0.00	0.00	0.00	0.00	0.53	acre-ft.
	22,957.30	0.00	0.00	0.00	0.00	22,957.30	ft^3
=====							
100-year 24-hour							
<b>VOLUME V100:24h</b>							
<b>(V100-6h+Ad*P1440-P360)/12)</b>	1.85	0.00	0.00	0.00	0.00	1.85	acre-ft.
	80,773.46	0.00	0.00	0.00	0.00	80,773.46	ft^3
=====							

CALCULATIONS FOLLOW

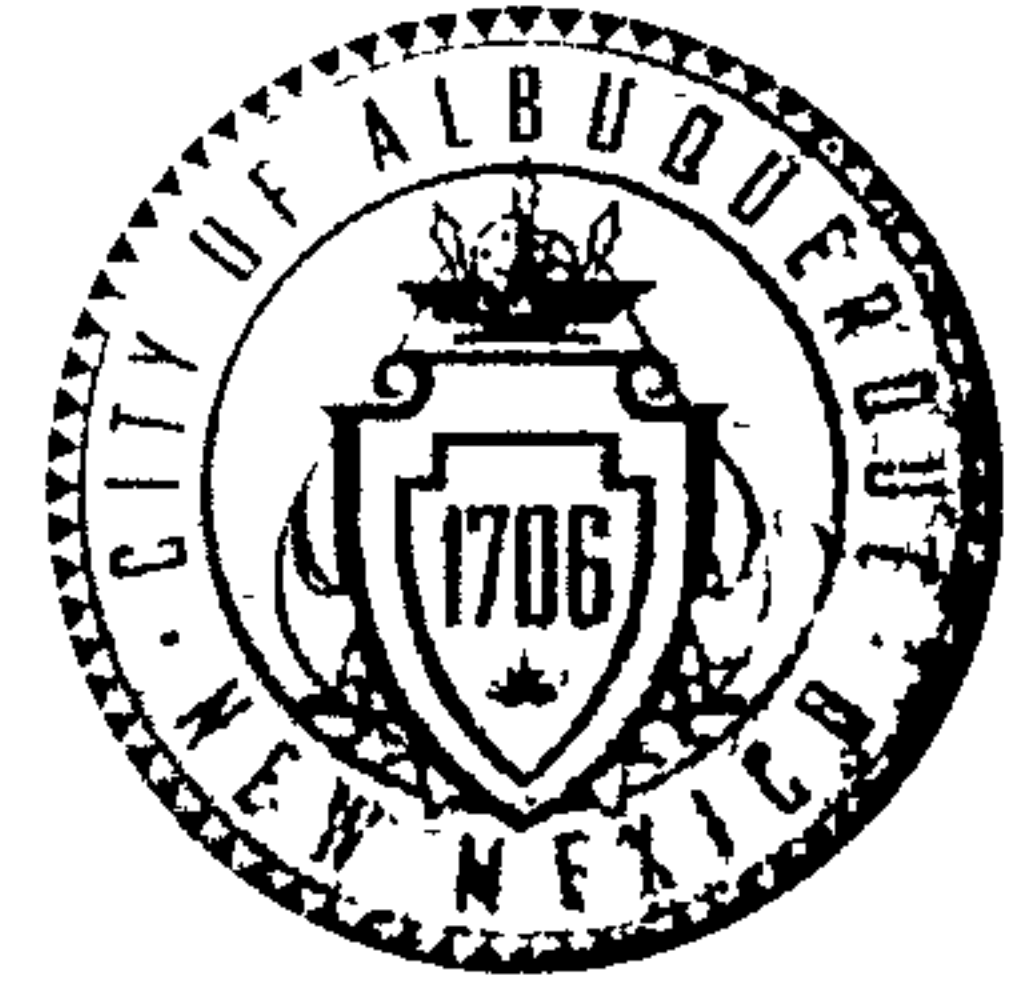


## INPUT AND CALCULATIONS (CON'T)

A.6 PEAK DISCHARGE RATE FOR SMALL WATERSHEDS (QI)							
from Table A-9							
100-year						TOTALS	
Treatment A	1.29	1.29	1.29	1.29	1.29	1.29	cfs/acre
Treatment B	2.03	2.03	2.03	2.03	2.03	2.03	cfs/acre
Treatment C	2.87	2.87	2.87	2.87	2.87	2.87	cfs/acre
Treatment D	4.37	4.37	4.37	4.37	4.37	4.37	cfs/acre
Q100 (Sum QI*AI)	41.53	0.00	0.00	0.00	0.00	41.53	cfs
=====							
10-year							
Treatment A	0.24	0.24	0.24	0.24	0.24	0.24	cfs/acre
Treatment B	0.76	0.76	0.76	0.76	0.76	0.76	cfs/acre
Treatment C	1.49	1.49	1.49	1.49	1.49	1.49	cfs/acre
Treatment D	2.89	2.89	2.89	2.89	2.89	2.89	cfs/acre
Q10 (Sum QI*AI)	26.76	0.00	0.00	0.00	0.00	26.76	cfs
=====							
2-year							
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00	cfs/acre
Treatment B	0.03	0.03	0.03	0.03	0.03	0.03	cfs/acre
Treatment C	0.47	0.47	0.47	0.47	0.47	0.47	cfs/acre
Treatment D	1.69	1.69	1.69	1.69	1.69	1.69	cfs/acre
Q2 (Sum QI*AI)	15.04	0.00	0.00	0.00	0.00	15.04	cfs
=====							

CALCULATIONS FOLLOW

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

April 8, 2009

Kevin Juno, Registered Architect  
Juno Architects  
7925 Bosque St. NW  
Albuquerque, NM 87114

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Taylor Ranch Self Storage, [D-11 / D009B1]  
5105 Homestead Circle NW  
Architect's Stamp Dated 04/08/09

PO Box 1293

Dear Mr. Juno:

Albuquerque

The TCL / Letter of Certification submitted on April 8, 2009 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

NM 87103

Sincerely,

www.cabq.gov

Nilo E. Salgado-Fernandez, P.E.  
Senior Traffic Engineer  
Development and Building Services  
Planning Department

c: Engineer  
Hydrology file  
CO Clerk



JUNO

ARCHITECTS

TRAFFIC CERTIFICATION

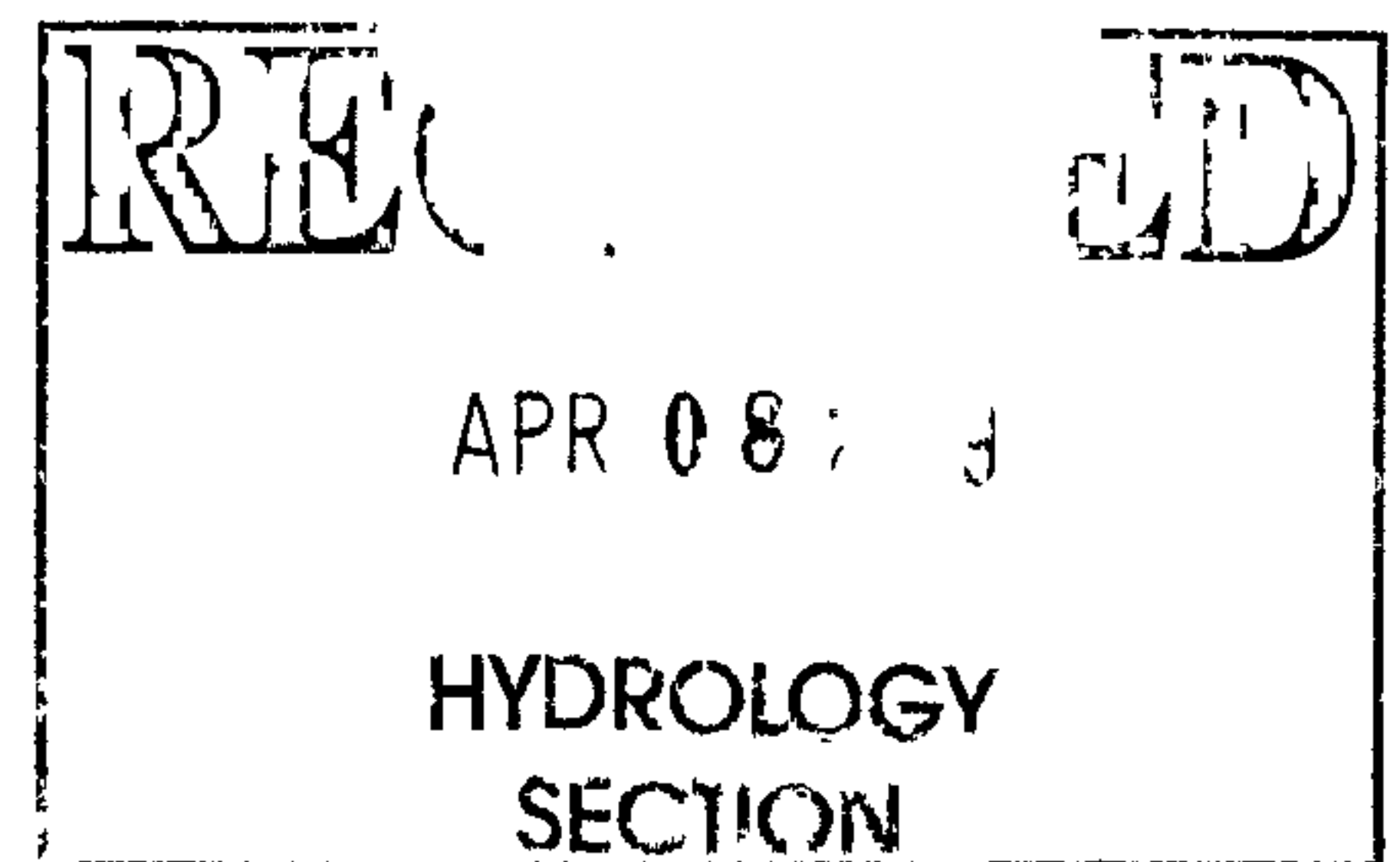
I, Kevin Juno, NMRA 1603, of the firm Juno Architects, hereby certify that the Taylor Ranch Self Storage Phase One project, located at 6971 Taylor Ranch Dr. NW, is in substantial compliance with and in accordance with the design intent of the DRB approved plan dated 10-19-07 as revised on 9-7-07 and 10-15-07. The record information edited onto the attached Amended Site Development Plan has been obtained by Kevin Juno of the firm Juno Architects. I further certify that I have personally visited the project site on March 30, 2009 and have determined by visual inspection that the survey data provide is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for a Certificate of Occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

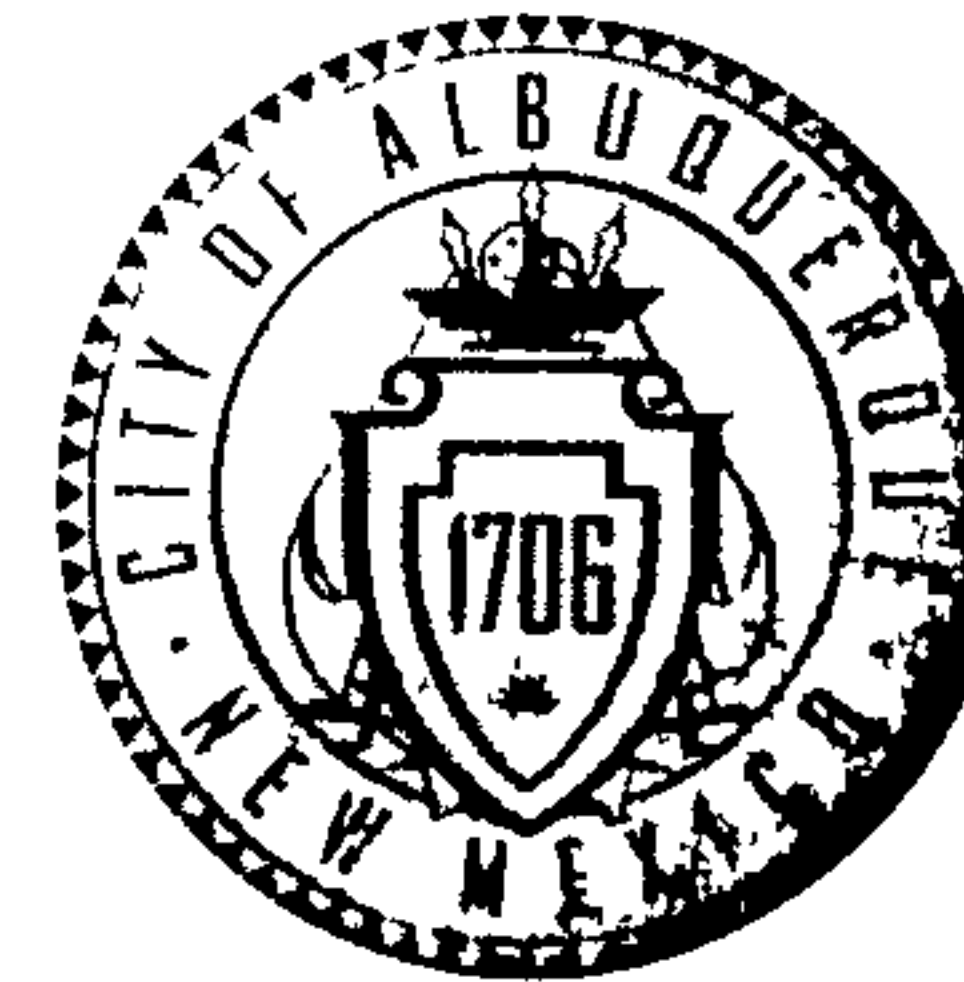


KEVIN JUNO, ARCHITECT

4-8-09



# CITY OF ALBUQUERQUE



March 2, 2009

Genevieve L. Donart, P.E.  
128 Monroe Street N.E.  
Albuquerque, NM 87108

**RE: Taylor Ranch Self Storage, (D-11/D009B1)**  
**Engineers Certification for Release of Financial Guaranty**  
**Engineers Stamp dated 02/02/2008**  
**Engineers Certification dated 02/27/2009**

Dear Ms. Donart,

Based upon your Engineer's Certification submitted on 2/27/2009, the above referenced plan is adequate and satisfies the Grading and Drainage Certification for Release of Financial Guaranty.

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

Sincerely,

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

C: Marilyn Maldonado, COA# 782261  
File

PO Box 1293

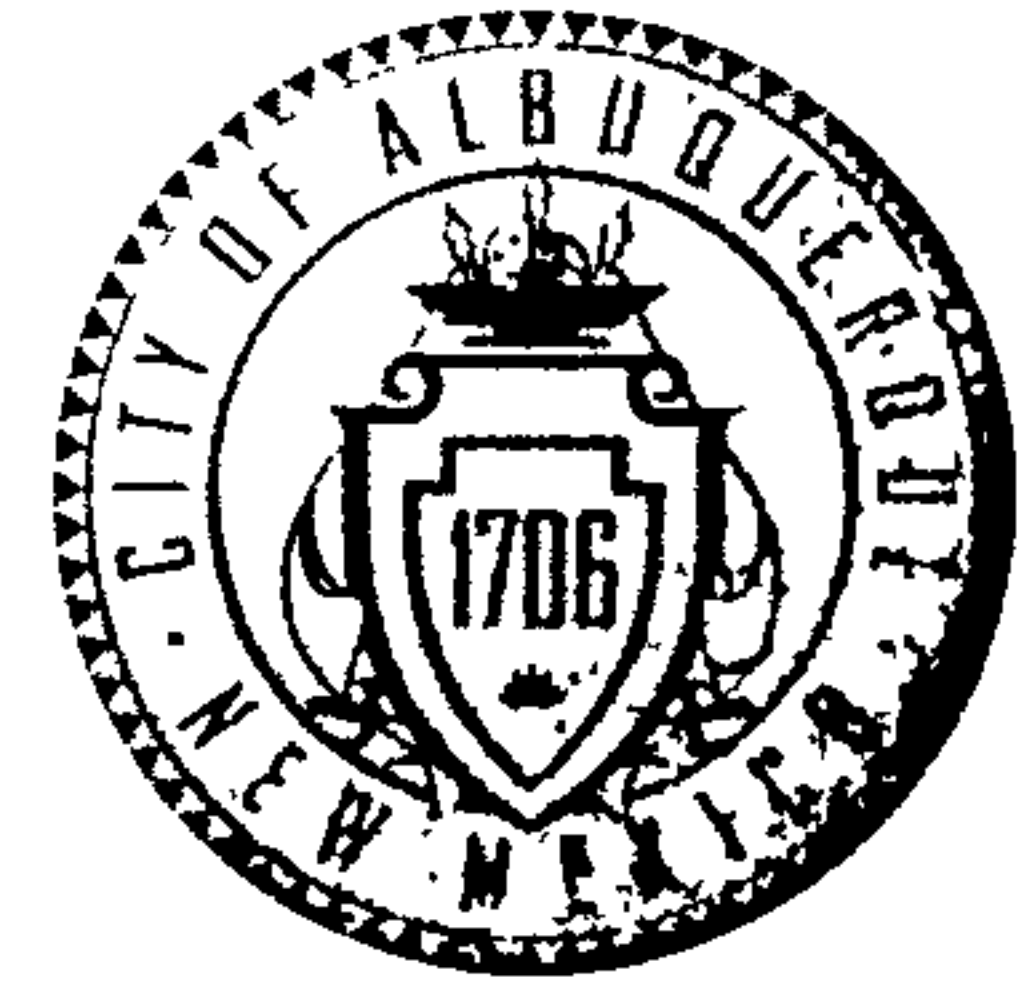
Albuquerque

NM 87103

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



# CITY OF ALBUQUERQUE



March 2, 2009

Genevieve L. Donart, P.E.  
128 Monroe Street N.E.  
Albuquerque, NM 87108

**Re: Taylor Ranch Self Storage, 5105 Homestead Circle NW,  
(D-11/D009B1)**

**Approval of Permanent Certificate of Occupancy,**

**Engineer's Stamp Dated: 02-02-08**

**Engineer's Certification Date: 02-27-09**

Dear Ms. Donart,

Based upon the information provided by our visual inspection on 2/27/09, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

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

C: CO Clerk—Katrina Sigala  
file

PO Box 1293

Albuquerque

NM 87103

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

# CITY OF ALBUQUERQUE



March 12, 2008

Genevieve L. Donart, P.E.  
Isaacson & Arfman, PA  
128 Monroe NE  
Albuquerque, NM 87108

**RE: Taylor Ranch Self Storage Grading and Drainage Plan - North  
Engineer's Stamp date 2-8-08 (D11/D009B1)**

Dear Ms. Donart,

Based upon the information provided in your submittal received 2-8-08, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

P.O. Box 1293      This project requires a National Pollutant Discharge Elimination System (NPDES) permit. You are required to send a copy of your SWPPP on a CD to the following address:

Albuquerque      Department of Municipal Development, Storm Drainage Division, P.O. Box 1293, One Civic Plaza, Rm. 301, Albuquerque, NM 87103

New Mexico 87103      Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

www.cabq.gov      If you have any questions, please call me at 924-3695.

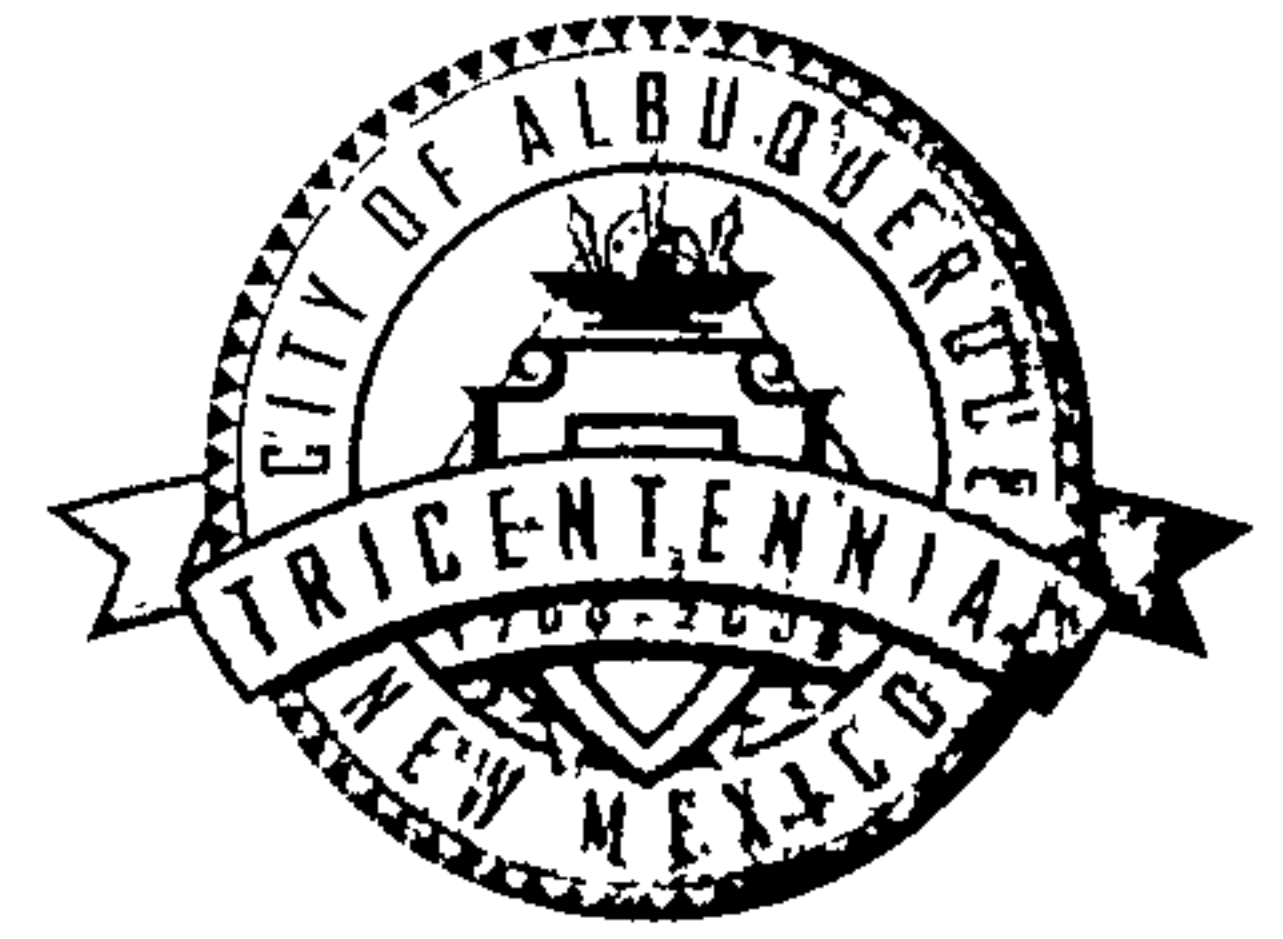
Sincerely,

Curtis A. Cherne, P.E.  
Senior Engineer, Hydrology  
Development and Building Services  
Planning Department

C: file  
Kathy Verhage, DMD



# CITY OF ALBUQUERQUE



February 6, 2008

Genevie L. Donart, P.E.  
Isaacson & Arfman, PA  
128 Monroe NE  
Albuquerque, NM 87108

**RE: Taylor Ranch Self Storage  
Grading and Drainage Plan  
Engineer's Stamp date 12-31-07 (D11/D009B1)**

Dear Ms. Donart,

Based upon the information provided in your submittal received 1-2-08, the above referenced plan is approved for Grading Permit, but cannot be approved for Building Permit until the following comments are addressed:

- Future building pad (5121.7) and finished floor (5122.2) elevations are too low. The finished floor elevation of 5122.2 is below the spot elevations to the north, 22.5 and 22.9.

-The proposed concrete dumpster pad in the far northeast corner does not have elevations as required by Note 16.

If you have any questions, please call me at 924-3695.

Sincerely,

Curtis A. Cherne, P.E.  
Senior Engineer, Hydrology  
Development and Building Services  
Planning Department

C: file

# CITY OF ALBUQUERQUE



November 7, 2007

Genevieve L. Donart, PE  
Isaacson & Arfman, PA  
128 Monroe St. NE.  
Albuquerque, NM 87108

**Re: Taylor Ranch Self Storage, 5105 Homestead Cir. NW**  
**Grading and Drainage Plan**  
**Engineer's Stamp dated 10/18/2007 (D11/D009B1)**

Dear Ms. Donart,

Based upon the information provided in your submittal received 10-19-07, the above referenced plan is approved for Building Permit and Grading permit. Once the Board has approved the plan, please submit a Mylar copy of the grading plan for my signature in order to obtain a Grading Permit.

P.O.Box 1293

Albuquerque

New Mexico 87103

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

This project will also require a National Pollutant Discharge Elimination System (NPDES) permit. Inquiries regarding this permit should be directed to Sertil Kandar at 768-3645. In addition to submitting an NOI to the EPA and preparing a SWPPP, please send a copy of their SWPPP on a CD in .pdf format to Kathy Verhage with the Department of Municipal Development Storm Drainage Division at the following address.

Department of Municipal Development  
Storm Drainage Division  
P.O. Box 1293, One Civic Plaza, Rm. 301  
Attn: Kathy Verhage  
Albuquerque, NM 87103

If you have any questions, you can contact me at 924-3977.

Sincerely,

Rudy E. Rael, Associate Engineer  
Planning Department  
Development and Building Services

C: File