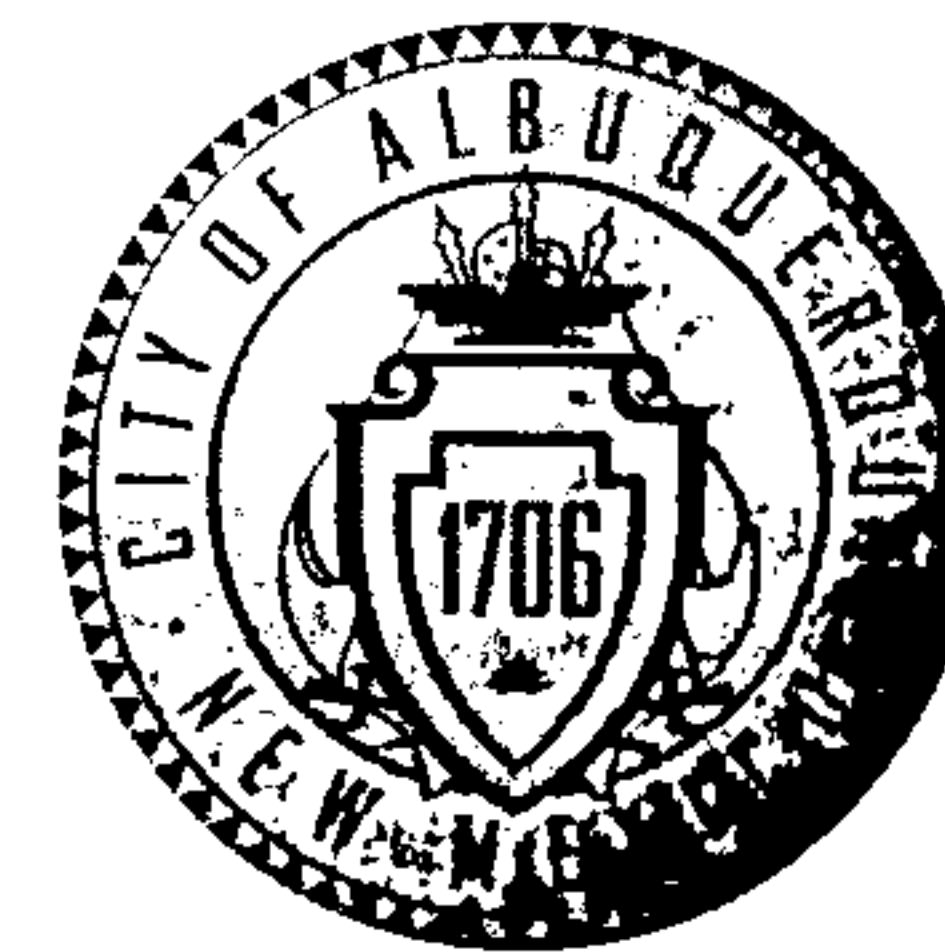


CITY OF ALBUQUERQUE



December 28, 2010

David Soule, P.E.
Rio Grande Engineering
P.O. Box 67305
Albuquerque, NM 87193

**Re: San Antonio Storage, 6300 San Antonio NE,
Permanent Certificate of Occupancy - Approved
Engineer's Stamp dated 02-23-10, (E-18/D061)
Certification dated 12-23-10**

Dear Mr. Soule,

Based upon the information provided in the Certification received 12-27-10, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

PO Box 1293

Our records indicate a Release of Financial Guarantee is not required for this project; however, the completion of the work order was a requirement for release of Certificate of Occupancy.

Albuquerque

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

NM 87103

Sincerely,

Timothy E. Sims
Plan Checker—Hydrology Section
Development and Building Services

www.cabq.gov

C: CO Clerk—Katrina Sigala
Bradley L. Bingham, P.E.
File

Sims, Timothy E.

From: Lopez, Anthony C.
Sent: Tuesday, December 28, 2010 1:23 PM
To: Sims, Timothy E.
Cc: Bingham, Brad L.
Subject: RE: San Antonio Self Storage - 6300 San Antonio

The close-out comments have been addressed, reviewed and accepted to meet the city requirements.

Now the package goes to the ABCWUA for their review and acceptance of the water and sewer.

From: Sims, Timothy E.
Sent: Monday, December 27, 2010 3:40 PM
To: Lopez, Anthony C.
Cc: Bingham, Brad L.
Subject: RE: San Antonio Self Storage - 6300 San Antonio

Thanks, when comments are addressed would you let me know the owner & engineer are awaiting their Certificate of Occupancy.

Timothy E. Sims
Plan Checker--Hydrology
505-924-3982

From: Lopez, Anthony C.
Sent: Monday, December 27, 2010 3:35 PM
To: Sims, Timothy E.
Cc: Bingham, Brad L.
Subject: RE: San Antonio Self Storage - 6300 San Antonio

Still awaiting response to the close-out comments.

From: Sims, Timothy E.
Sent: Monday, December 27, 2010 3:34 PM
To: Lopez, Anthony C.
Cc: Bingham, Brad L.
Subject: San Antonio Self Storage - 6300 San Antonio

Has the work order been accepted for this project? Please let me know either way.

Thanks,

Timothy E. Sims
Plan Checker--Hydrology
505-924-3982

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: San Antonio Storage
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: E18/D061
WORK ORDER #: _____

LEGAL DESCRIPTION: Tract 1-A, P&J subdivision
CITY ADDRESS: San antonio east of San Pedro 6300

ENGINEERING FIRM: Rio Grande Engineering
ADDRESS: PO BOX 67305
CITY, STATE: Alb

CONTACT: David Soule, PE
PHONE: (505)321-9099
ZIP CODE: 87193

OWNER: Parks Construction
ADDRESS: 7121 Washington Ave NE
CITY, STATE: Albuquerque, NM

CONTACT: Jay
PHONE: _____
ZIP CODE: 87109

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: Precision Surveys
ADDRESS: _____
CITY, STATE: _____

CONTACT: Larry Medrano
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL GRADING & DRAINAGE PLAN
____ GRADING PLAN
____ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ ENGINEERS CERTIFICATION (TCL)
____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
____ OTHER

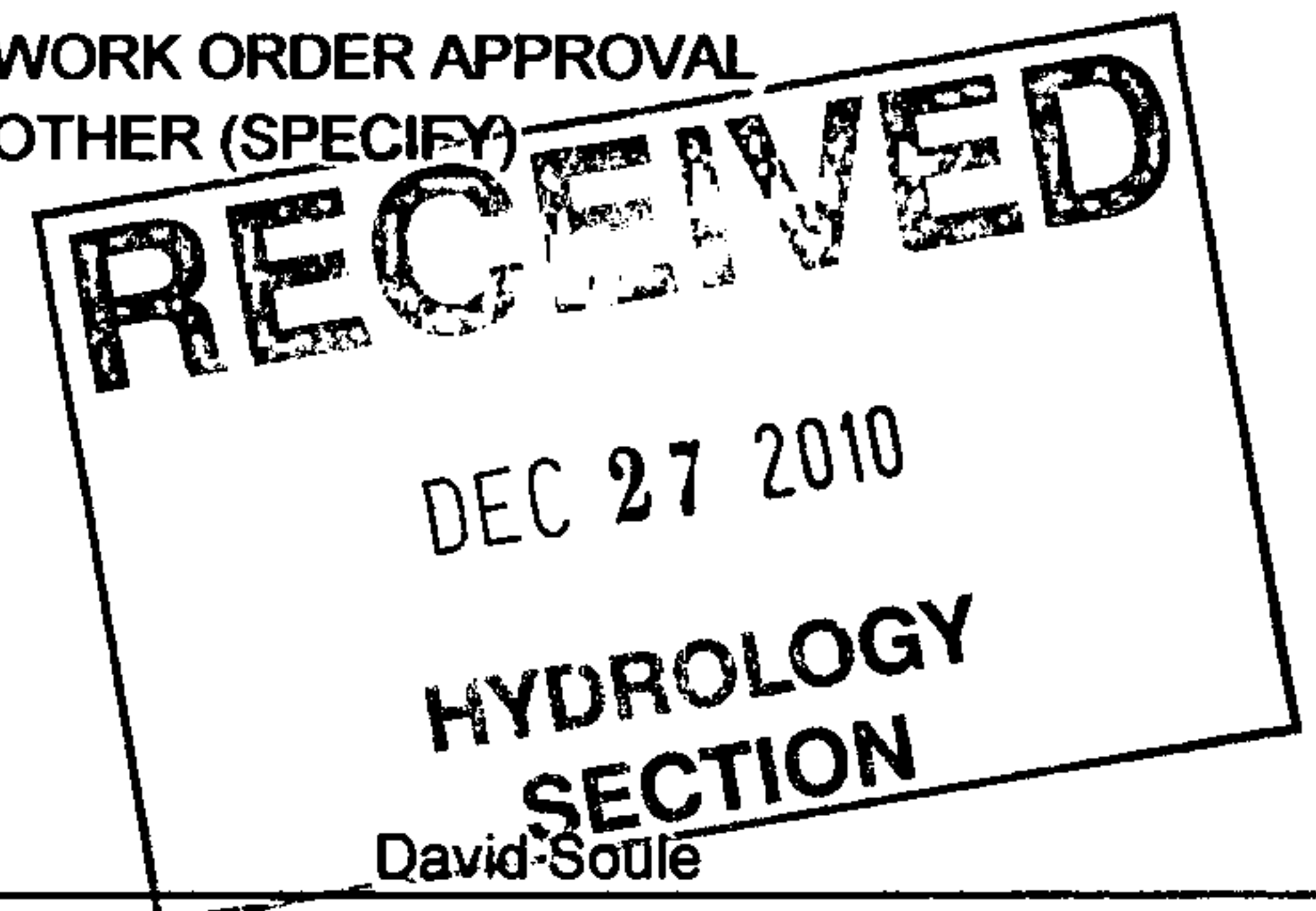
CHECK TYPE OF APPROVAL SOUGHT:

☒ SIA / FINANACIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D. APPROVAL
____ S. DEV. PLAN 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

DATE SUBMITTED: 12/27/2010 BY: David Soule



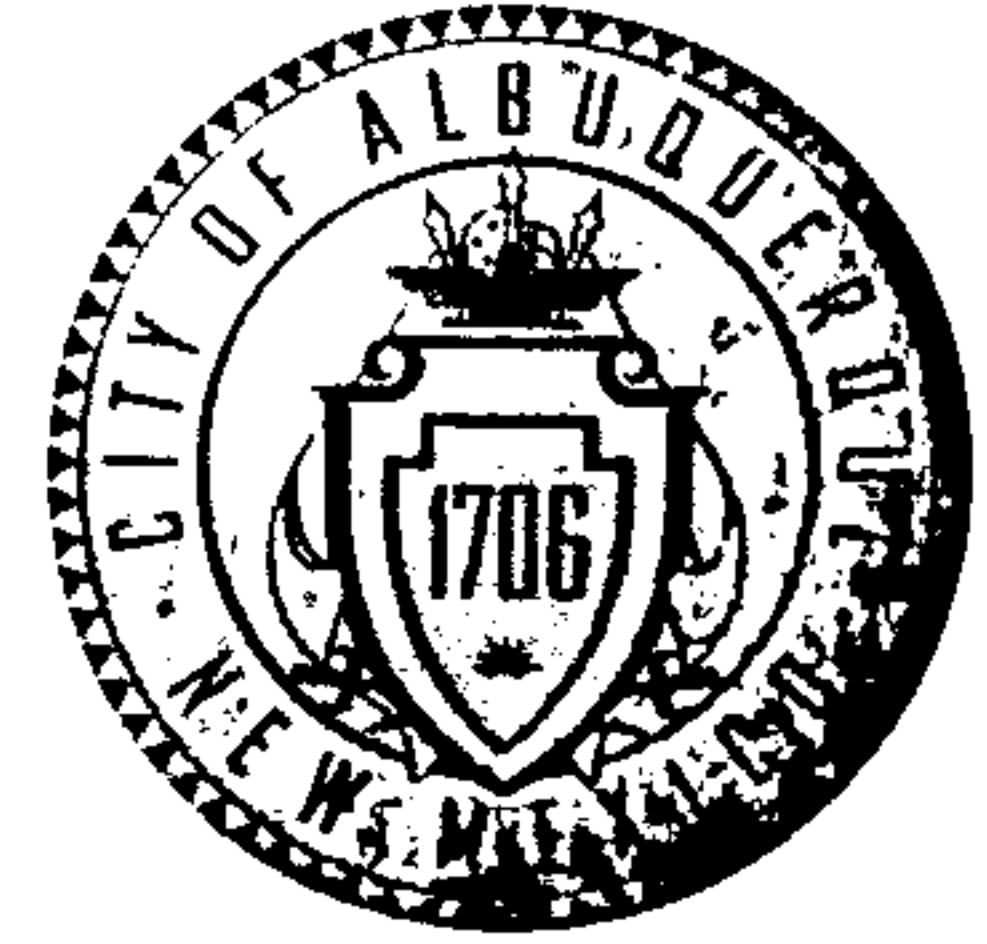
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal.

The particular nature, location and scope of the proposed development defines 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 Plans:** 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



*Planning Department
Transportation Development Services Section*

January 6, 2011

David Soule, P.E.
Rio Grande Engineering
P.O. Box 67305
Albuquerque, NM 87193

Re: Certification Submittal for a Permanent Building Certificate of Occupancy (C.O.)
for **San Antonio Storage**, [E-18 / D061]
6300 San Antonio NE
Engineer's Stamp Dated 01/06/11

Dear Mr. Soule:

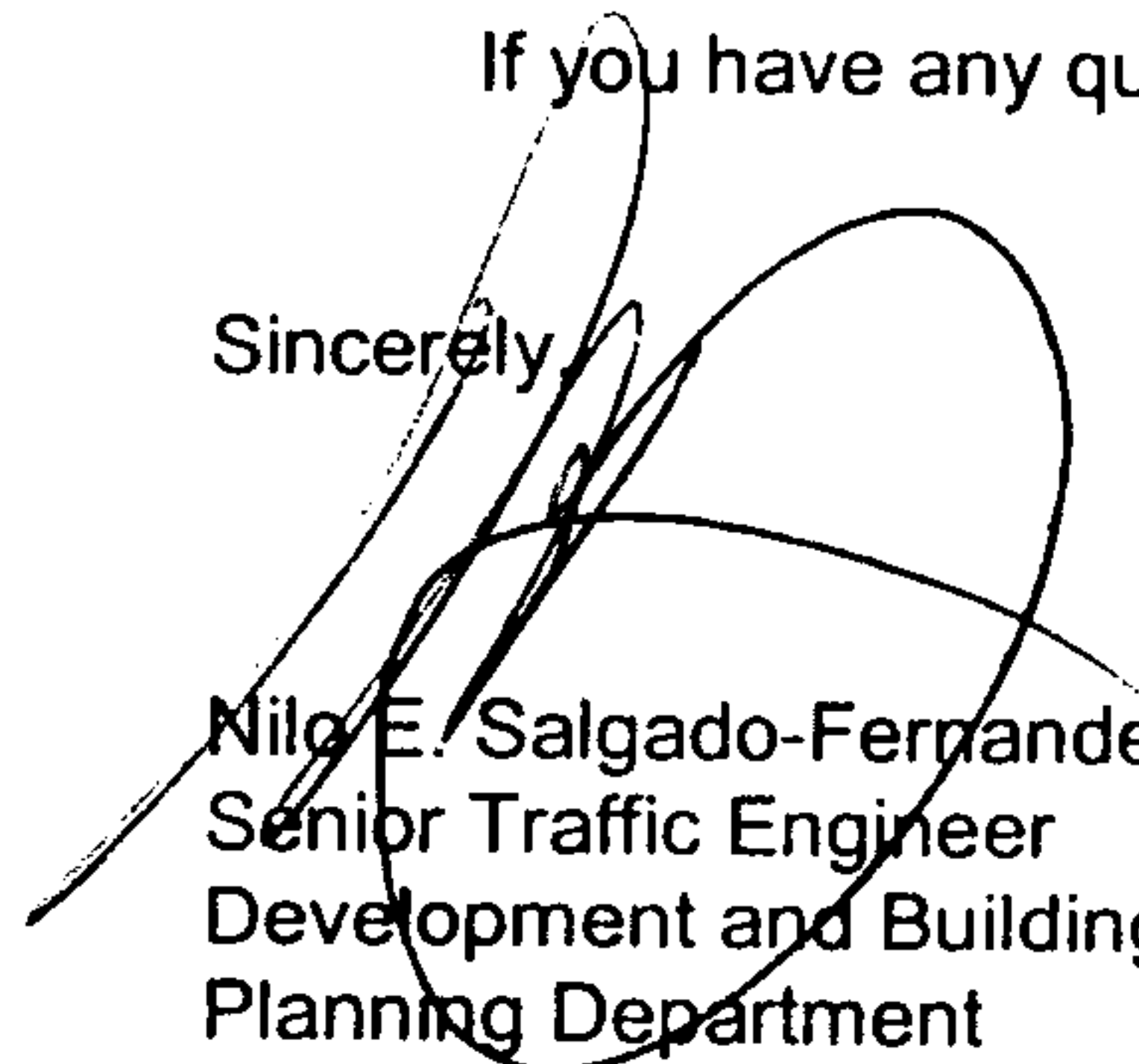
Based upon the information provided in your submittal received 01-06-11,
Transportation Development has no objection to the issuance of a Permanent Certificate
of Occupancy.

This letter serves as a "green tag" from Transportation Development for a
Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Our records indicate a 'Release of Financial Guarantee' is not required for this
project. However, the completion of the work order was a requirement for release of
certificate.

If you have any questions, please contact me at (505)924-3630.

Sincerely,


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

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 01/28/2003rd)

PROJECT TITLE: San Antonio Storage
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: E18/D061
WORK ORDER #: _____

LEGAL DESCRIPTION: Tract 1-A, P&J subdivision
CITY ADDRESS: San Antonio east of San Pedro

ENGINEERING FIRM: Rio Grande Engineering
ADDRESS: PO BOX 67305
CITY, STATE: Alb

CONTACT: David Soule, PE
PHONE: (505)321-9099
ZIP CODE: 87193

OWNER: Parks Construction
ADDRESS: 7121 Washington Ave NE
CITY, STATE: Albuquerque, NM

CONTACT: Jay
PHONE: _____
ZIP CODE: 87109

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: Lenor Armijo
ADDRESS: _____
CITY, STATE: _____

CONTACT: Lenore
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL GRADING & DRAINAGE PLAN
____ GRADING PLAN
____ EROSION CONTROL PLAN
____ ENGINEER'S CERTIFICATION (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ ENGINEERS CERTIFICATION (TCL)
____ ☒ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

☒ SIA / FINANACIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D. APPROVAL
____ S. DEV. PLAN 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:

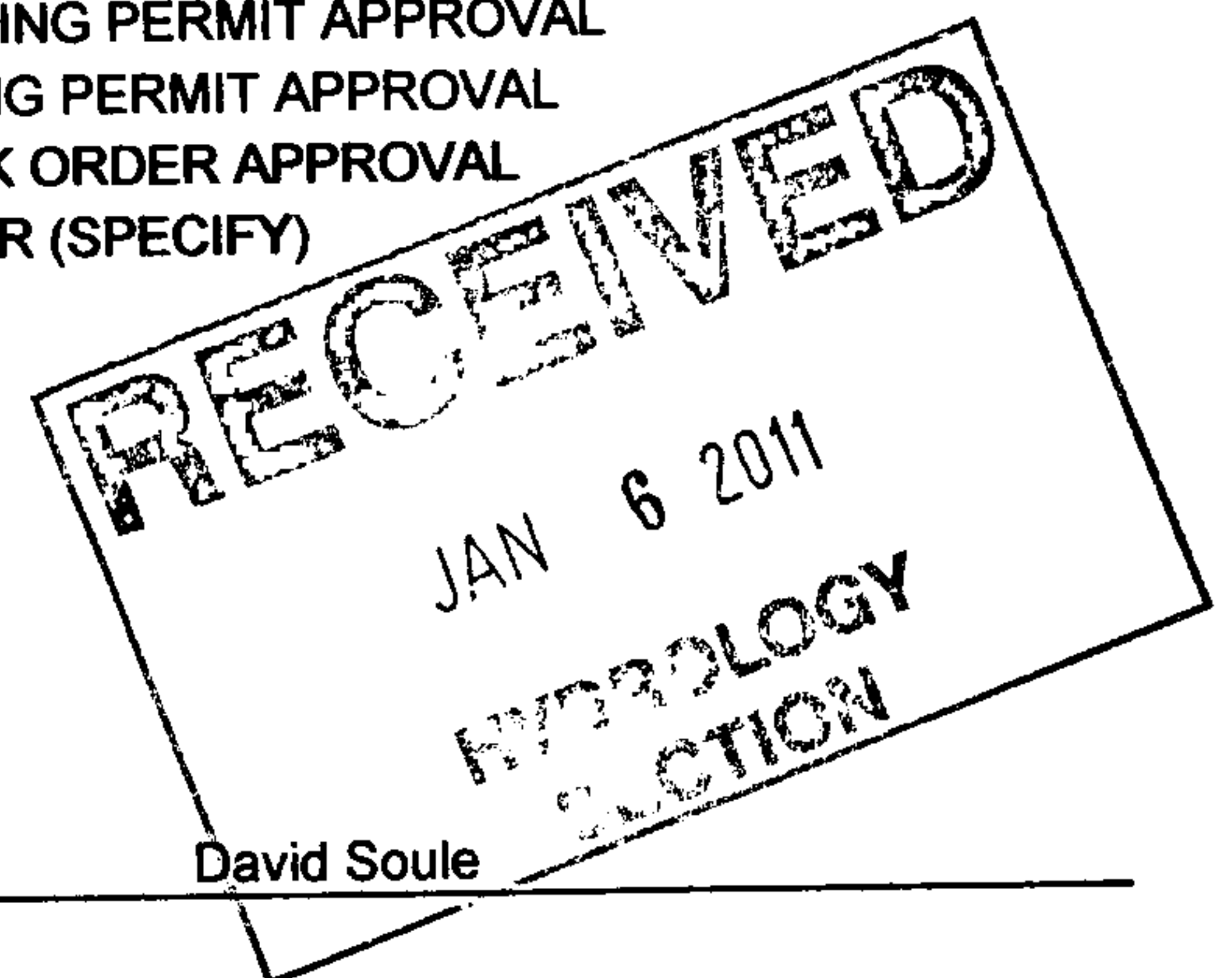
☒ YES
____ NO
____ COPY PROVIDED

DATE SUBMITTED: 1/6/2011 BY: David Soule

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal.
The particular nature, location and scope of the proposed development defines 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 Plans:** 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



DRAINAGE REPORT

For

**San Antonio Storage
Lot 1A- P&J Subdivision
Albuquerque, New Mexico**

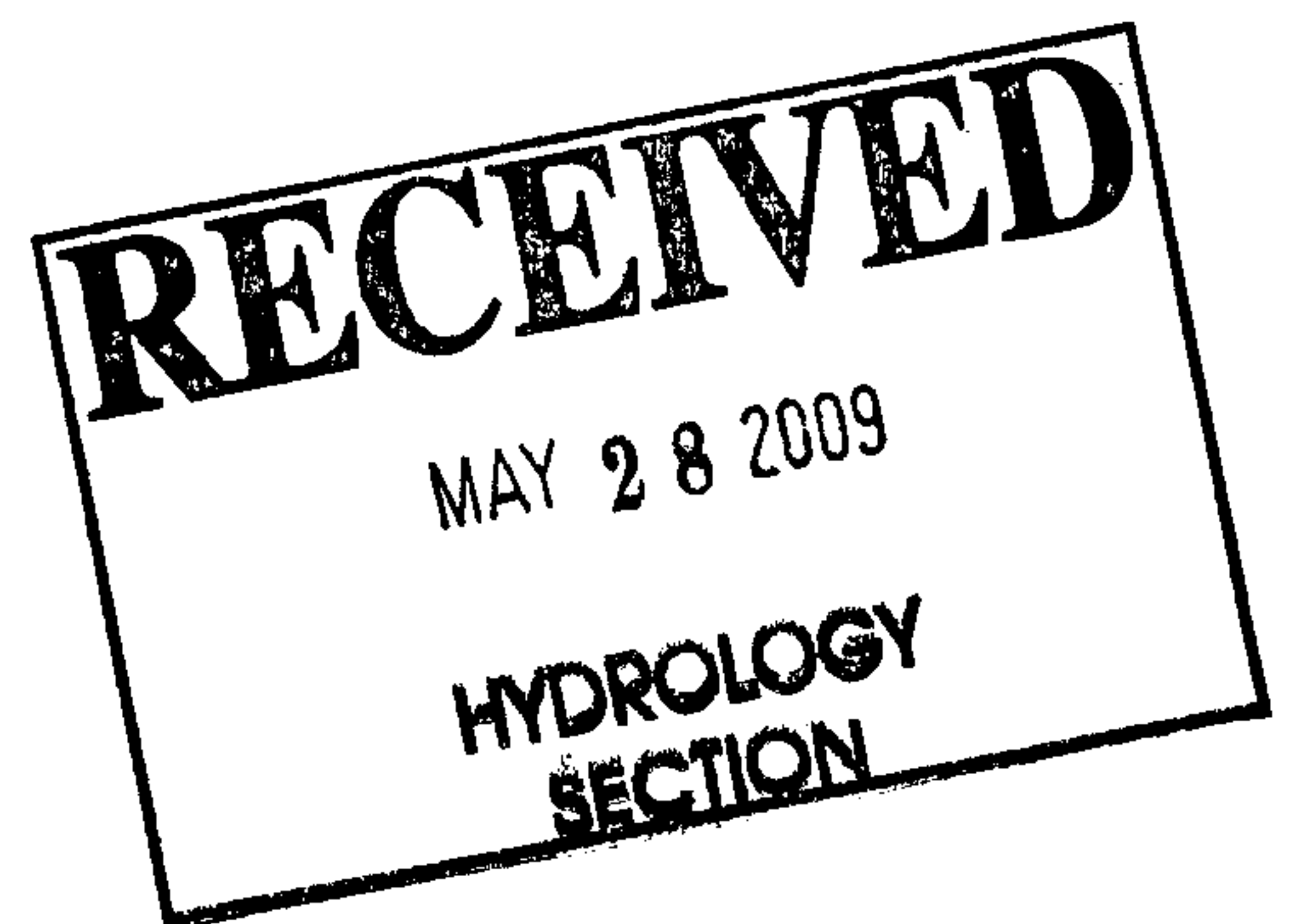
Prepared by

Rio Grande Engineering
PO Box 67305
Albuquerque, New Mexico 87193

May 2009



David Soule P.E. No. 14522



PURPOSE

The purpose of this report is to provide the Drainage Management Plan for an approximately 70,000 square foot storage facility located on the south side of San Antonio east of San Pedro. This plan was prepared in accordance with the City of Albuquerque design regulations, utilizing the City of Albuquerque's Development Process Manual drainage guidelines.

This report will demonstrate that the grading does not adversely affect the surrounding properties, nor the upstream or downstream facilities.

INTRODUCTION

Tract 1-A 3.1459 Ac
1-B 3.1458 Ac
6.29

181 x 1548 = 278640
129 x 100 = 12900
13187
265353 = 6.1

The subject of this report, as shown on the Exhibit A, is a 3.08-acre parcel of land located on the south side of San Antonio between San Pedro and Louisiana in north east Albuquerque. The legal description of this site is Lot 1A, P&J Subdivision. As shown on FIRM map35001C0137F, the entire property is located within Flood Zone X. This site is located adjacent to the concrete lined Pino Arroyo. An informal pre-design meeting was held with Bradley Bingham, PE. Based on the proximity of the arroyo and a side inlet directly adjacent to the site, the site will be allowed free discharge to the Pino Arroyo.

EXISTING CONDITIONS

The site is currently undeveloped. This site is a known Landfill. The site slopes from east to west. The site currently has a 3% general east to west grade. The site is impacted by minor offsite flow adjacent to the site. As shown in Appendix A, the upland basin discharges 5.62 cfs onto the site as sheet flow along the interfacing property line. This site currently generates a peak flow rate of 4.81 cfs in a 100-year, 6-hour event. The discharge leaves the site mainly as sheet flow upon the lot to the west.

PROPOSED CONDITIONS

The proposed improvements consist of a 70,000 square foot storage facility. Due to the nature of the site as an old land fill, there will be not detention on site. The site will be graded such that the existing drainage upstream will be accepted upon the site. This offsite flow will be directed to an opening in the wall via an earthen swale onsite. The entire site will generate a peak flow rate of 14.49 cfs. The onsite and upland flows combine to discharge 20.10 cfs from the site. The site has been graded to direct all flow to an 18' opening and 10' rundown. This rundown connects to the existing side inlet of the Pino Arroyo. As show in Appendix A, the openings and rundowns have been sized to convey the entire flow.

SUMMARY AND RECOMMENDATIONS

This project is located adjacent to the Pino Arroyo. The site accepts the current upland flow and discharges the combined developed flow to an existing side inlet of the concrete lined Pino arroyo. The free discharge design of this site is required due to its previous use as a landfill. The free discharge solution was discussed with the City Hydrologist prior to developing the plan.

The proposed site development does not adversely affect the upstream or downstream facilities. The site was designed in conformance to City of Albuquerque Drainage design policy utilizing the City of Albuquerque DPM criterion. Therefore, we request approval of the site-grading plan. Since this site encompasses more than 1 acre, a NPDES permit will be required prior to any construction activity.

Weighted E Method

Existing Basins

Basin	Area (sf)	Area (acres)									100-Year		
			Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
			%	(acres)	%	(acres)	%	(acres)	%	(acres)			
ONSITE	134251.92	3.082	100%	3.082	0%	0.000	0%	0	0%	0.000	0.530	0.136	4.81
UPLAND	156860.00	3.601	100%	3.601	0%	0.000	0%	0	0%	0.000	0.530	0.159	5.62
Total	291111.92	6.683		6.68		0.000		0		0.000		0.30	10.43

Proposed Developed Basins

Basin	Area (sf)	Area (acres)									100-Year, 6-hr.			10-day
			Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
			%	(acres)	%	(acres)	%	(acres)	%	(acres)				
ONSITE	134251.92	3.082	0%	0	0%	0.000	0%	0	100%	3.082	2.120	0.544	14.49	0.955
UPLAND	156860.00	3.601	100%	3.601	0%	0.000	0%	0	0%	0.000	0.530	0.159	5.62	0.159
Total	291111.92	6.683		3.601		0.000		0		3.082		0.704	20.10	1.11

Equations:

Weighted E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d$ / (Total Area)

Volume = Weighted D * Total Area

Flow = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

Where for 100-year, 6-hour storm

$E_a = 0.53$

$E_b = 0.78$

$E_c = 1.13$

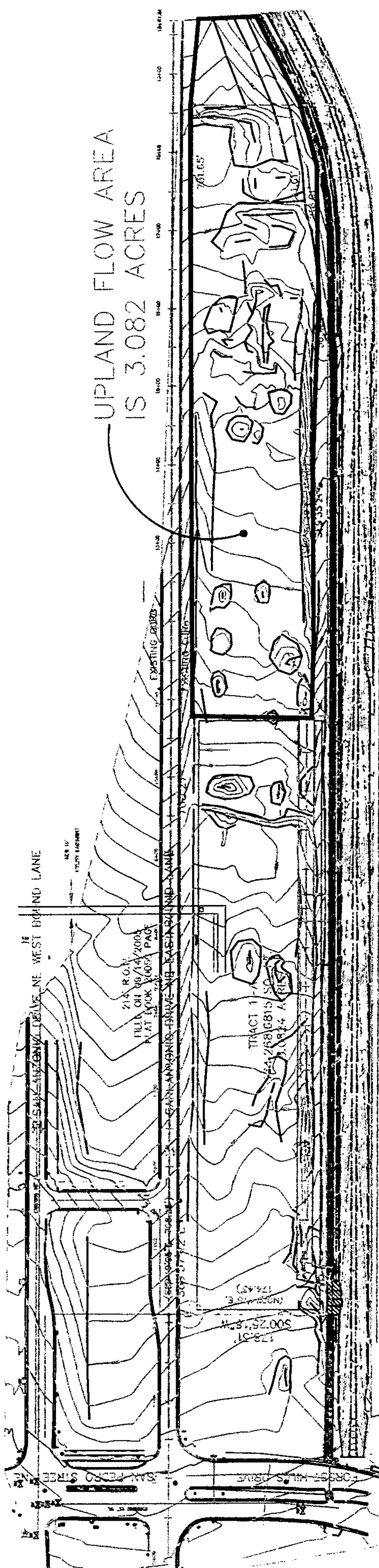
$E_d = 2.12$

$Q_a = 1.56$

$Q_b = 2.28$

$Q_c = 3.14$

$Q_d = 4.7$



Concrete Channel Entrance

Weir Equation:

$$Q = CLH^{3/2}$$

Q = 20.10 cfs

C = 2.95

H = 0.67 ft

L = Length of weir

$$L = \frac{20.10}{2.95(0.67)^{3/2}}$$

2.7

~~L = 12.52 ft~~ 12.42 13.57 (2.7)

Weir opening is 18' so OK OK

Fence opening accepting upland

Weir Equation:

$$Q = CLH^{3/2}$$

12 divide flow
Q = 5.62 cfs

C = 2.95

H = 0.5 ft

L = Length of weir

$$L = \frac{5.62}{2.95(0.5)^{3/2}}$$

L = 5.62 ft

Weir opening is 10' so OK — plan has 4'

Channel Capacity

	Top Width	Bottom Width	Depth	Area	WP	R	Slope	Q Provided	Q Required	Velocity
	(ft)	(ft)	(ft)	(ft^2)	(ft)		(%)	(cfs)	(cfs)	(ft/s)
Beginning	10	0	0.67	3.35	10.09	0.3320323	1.96	25.78	20.10	6.00

Manning's Equation:

$$Q = 1.49/n * A * R^{(2/3)} * S^{(1/2)}$$

A = Area

R = D/4

S = Slope

n = 0.013



27.76

$$6.3 \sqrt{25.76}$$

4.1 cfs/ac

CONSTRUCTION EASEMENT AND CONSTRUCTION STORAGE SITE AGREEMENT

This agreement by and between Inelda Jaramillo owner of a parcel of land identified as Tract 1-B of P & J Subdivision, and Jay Parks owner of a parcel identified as Tract 1-A of P & J Subdivision. Said parcels fall within the jurisdictional boundaries of the City of Albuquerque, New Mexico.

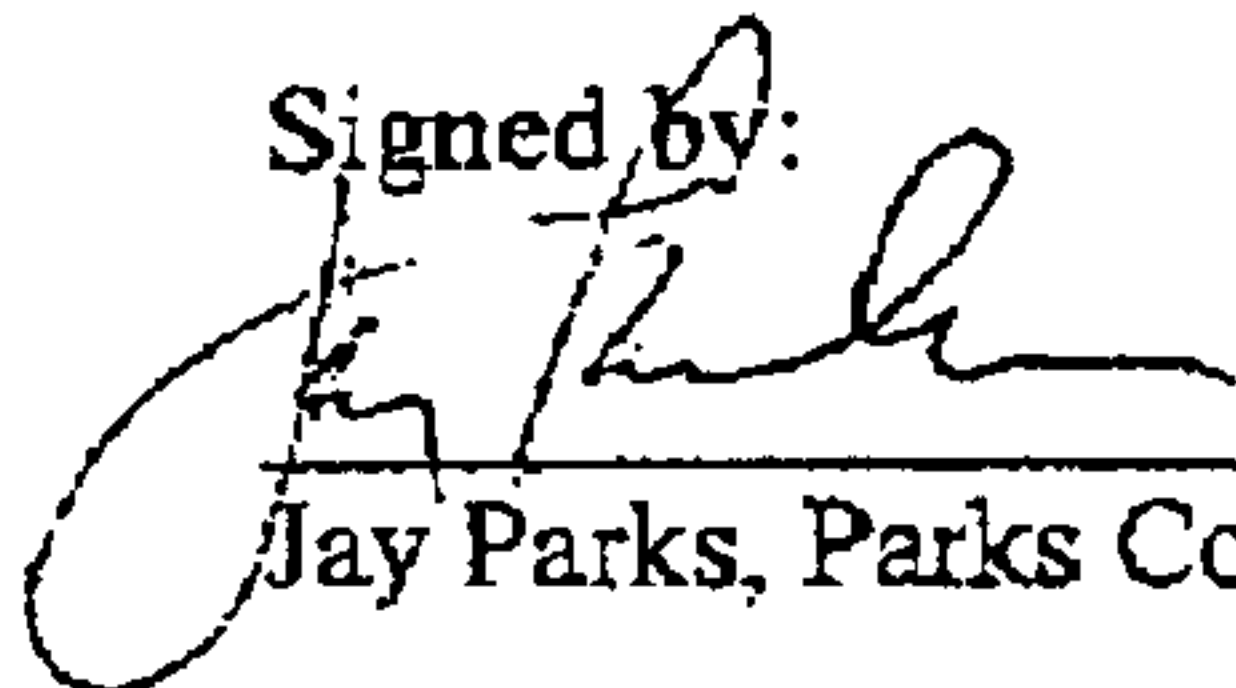
The intent of this agreement is to grant Jay Parks a temporary 20' construction easement along the common boundary line of both parcels identified. Said easement is granted for the purpose of construction of a barrier wall and grading of a drainage swale diverting stormwater runoff within the Jaramillo parcel into the adjacent Pino Arroyo.

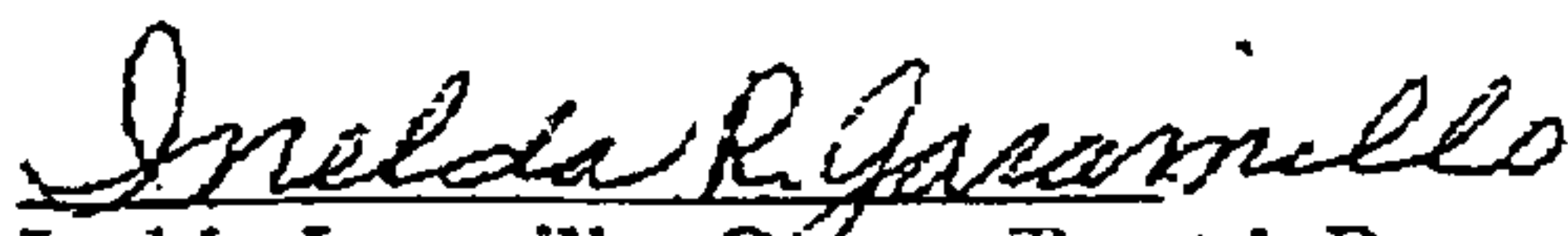
This agreement also grants to Jay Parks a temporary storage site containing 20,000 square feet, located on the Jaramillo parcel for the purpose of storage of construction materials to be used in the construction of San Antonio Self Storage. The terms for the storage site allows Jay Parks to install a temporary chainlink fence and a 20' access road for a period of (90) ninety calendar days, commencing at the time a building permit is granted by the City of Albuquerque for construction of San Antonio Self Storage.

Jay Parks agrees to pay Inelda Jaramillo a fee of (\$2,500.00) two thousand five hundred dollars for the use of said storage site and construction easement upon commencing work along the common boundary. Jay Parks will provide Inelda Jaramillo a copy of comprehensive liability insurance protecting Inelda Jaramillo from any liability during the term of this agreement. Jay Parks agrees to remove temporary fencing, storage materials, remove trash and debris created by construction activities and fine grading of the site upon termination of this agreement and the use of the site.

This agreement entered into by and between both parties on the 13 day of October, 2009. With actual construction to proceed upon the issuance of a building permit by the City of Albuquerque for San Antonio Self Storage, at which time Inelda Jaramillo will be paid the amount noted in full.

Signed by:


Jay Parks, Parks Construction


Inelda Jaramillo, Owner Tract 1-B

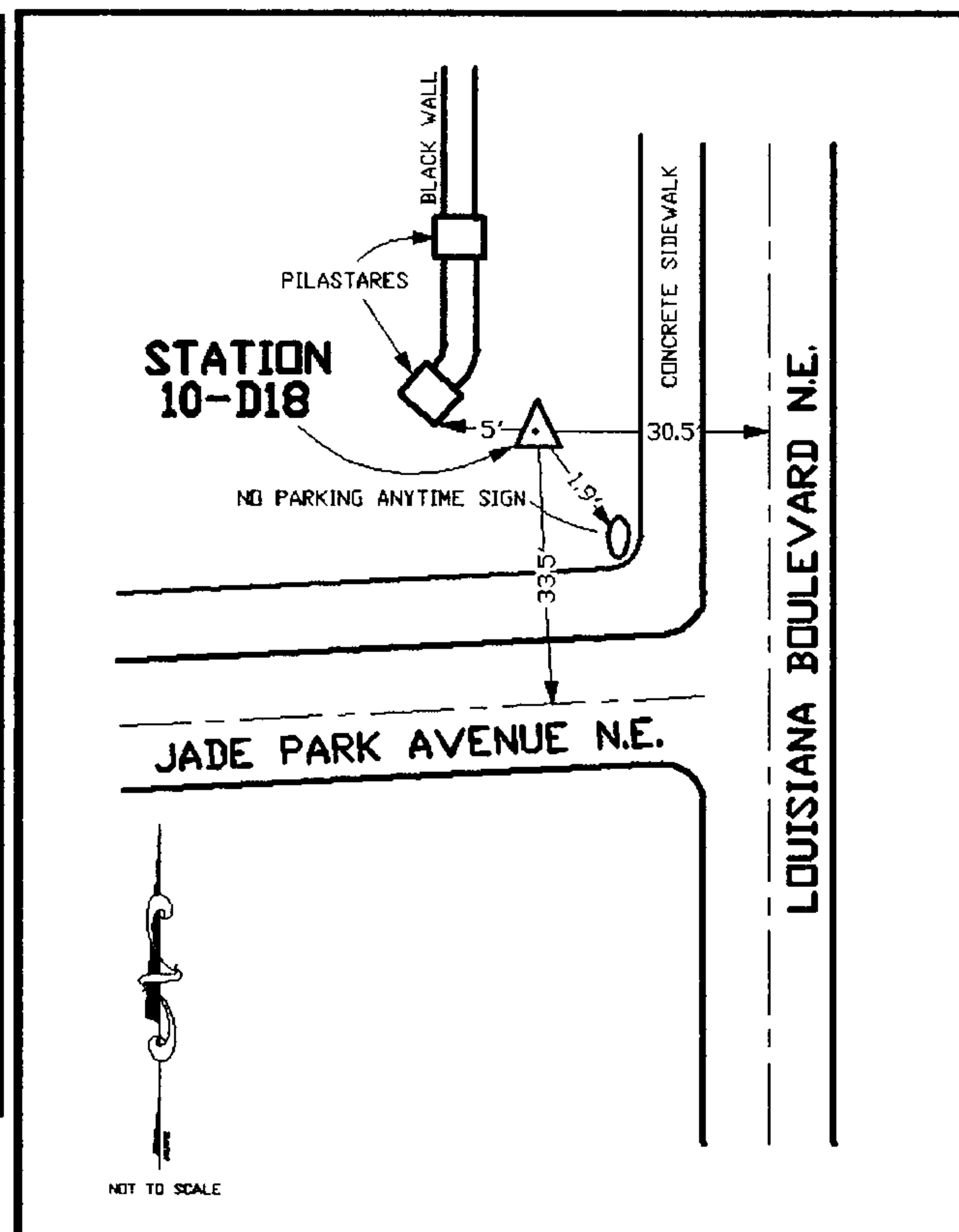
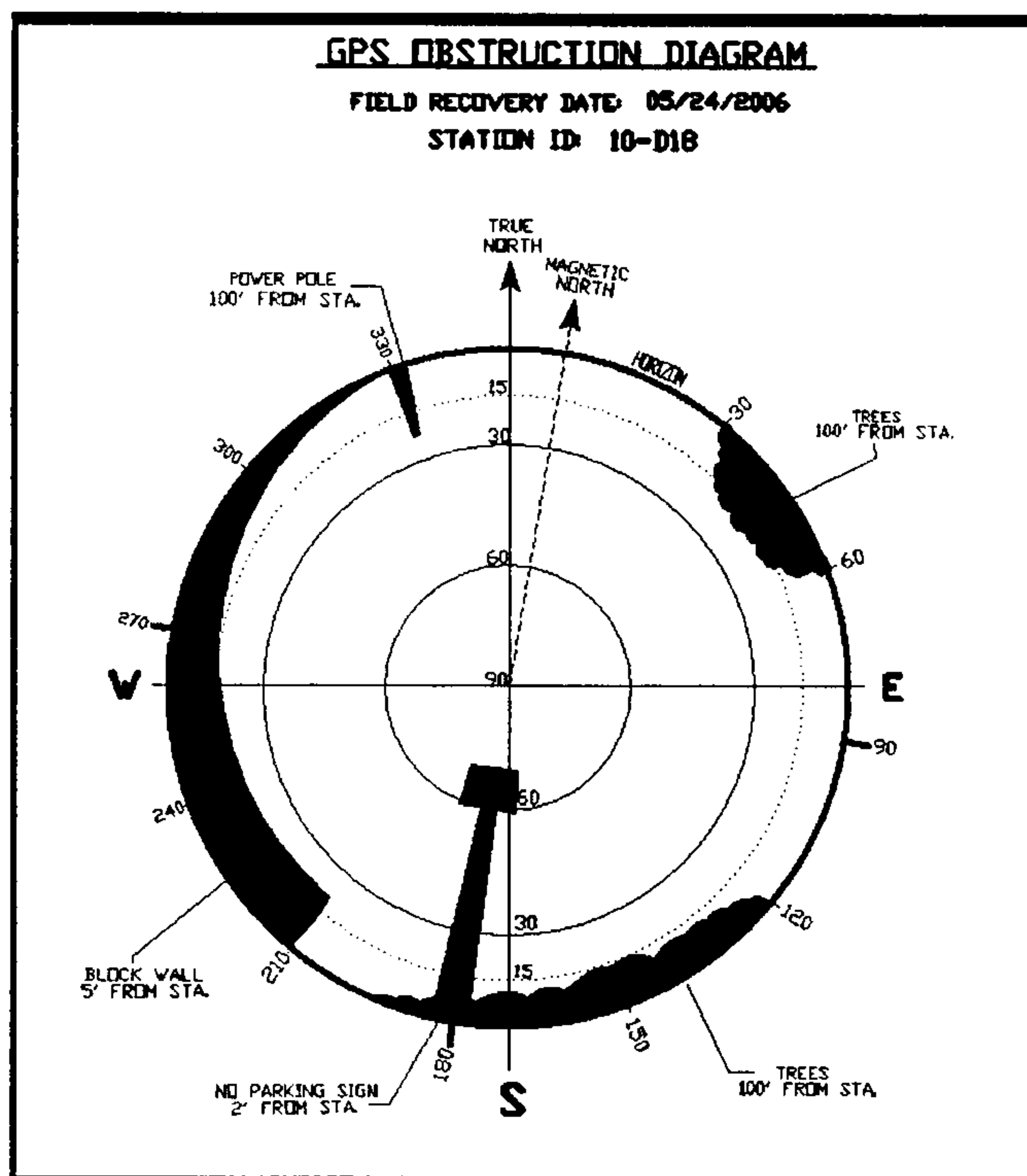


Control Station Data

Station Name: 10-D18

Status: Active

City of Albuquerque, New Mexico
 Department of Municipal Development
 Construction Services Division
 Surveying Section

**Description:**

The station is located 7.4 miles northeast of downtown Albuquerque at the intersection of Jade Park Avenue and Louisiana Boulevard NE.

To reach the station from the intersection of I-40 and Louisiana Boulevard, travel north on Louisiana Boulevard 4.7 miles to the intersection with Jade Park Avenue and the station on the left.

The station mark is a City of Albuquerque survey control brass disc stamped "10-D18 1978" set in top of a concrete post 0.3 feet below ground.

For more information contact Cliff Wilkie the Geodetic Surveyor at 505-768-3609 or Cwilkie@cabq.gov.

NAD 83 Position**Datum:** NAD 83**Projection:** New Mexico State Plane**Zone:** Central**Latitude:** 35 - 9 - 56.50272**Longitude:** 106 - 34 - 7.86924**Ellipsoidal Height (meters):** 1601.218**Order:** 1 **Class:** 1**NAVD 1988 Elevation****Datum:** NAVD 1988

Orthometric Height (US survey feet): N/A

Ground to Grid Factor: 0.999659710**Mapping Angle:** -0_11_01.11**Northing (US survey feet):** 1515749.916**Easting (US survey feet):** 1545122.187

Northing (meters): 462001.498

Easting (meters): 470954.184

N GVD 29

Concrete Channel Entrance

Weir Equation:

$$Q = CLH^{3/2}$$

Q = 29.94 cfs

C = 2.95

H = 0.67 ft

L = Length of weir

$$L = \frac{29.94}{2.95(0.67)^{3/2}}$$

L = 18.51 ft

Weir opening is 20' so OK

Fence opening accepting upland

Weir Equation:

$$Q = CLH^{3/2}$$

Q = 16.05 cfs

C = 2.95

H = 0.5 ft

L = Length of weir

$$L = \frac{16.05}{2.95(0.5)^{3/2}}$$

L = 15.65 ft

Weir opening is 20' so OK

Weighted E Method

Existing Basins

											100-Year		
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
			%	(acres)	%	(acres)	%	(acres)	%	(acres)			
ONSITE	134251.92	3.082	100%	3.082	0%	0.000	0%	0	0%	0.000	0.530	0.136	4.81
UPLAND	156860.00	3.601	100%	3.601	0%	0.000	0%	0	0%	0.000	0.530	0.159	5.62
Total	291111.92	6.683		6.68		0.000		0		0.000		0.30	10.43

Proposed Developed Basins

											100-Year, 6-hr.			10-day
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
			%	(acres)	%	(acres)	%	(acres)	%	(acres)				
ONSITE	134251.92	3.082	0%	0	8%	0.247	0%	0	92%	2.835	2.013	0.517	13.89	0.895
UPLAND	156860.00	3.601	0%	0	10%	0.360	0%	0	90%	3.241	1.986	0.596	16.05	1.028
Total	291111.92	6.683		0		0.607		0		6.076		1.113	29.94	1.92

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Where for 100-year, 6-hour storm

Ea= 0.53	Qa= 1.56
Eb= 0.78	Qb= 2.28
Ec= 1.13	Qc= 3.14
Ed= 2.12	Qd= 4.7

Channel Capacity

from Site to Side Inlet

	Top Width	Bottom Width	Depth	Area	WP	R	Slope	Q Provided	Q Required	Velocity
	(ft)	(ft)	(ft)	(ft^2)	(ft)		(%)	(cfs)	(cfs)	(ft/s)
Beginning	10	0	1	5.00	10.20	0.4902903	1.96	49.89	29.95	5.99

Manning's Equation:

$$Q = 1.49/n * A * R^{2/3} * S^{1/2}$$

A = Area

R = D/4

S = Slope

n = 0.013

