CITY OF ALBUQUERQUE

July 9, 2008

Celia S. Tomlinson, P.E.
Rhombus P.A. Inc.
10325 Karen Ave NE
Albuquerque, NM 87111

Re: Global Storage, 3501 Coors Blvd. NW,
Request for Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 6/22/07 (G-11/D056)
Certification dated 6/30/08

Ms. Tomlinson,

Based upon the information provided in your submittal received 7/07/08, 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
Development and Building Services

C: CO Clerk—Katrina Sigala
File

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: GLOBAL STORAGE ZONE MAP: G-11 / D056
DRB#: NA EPC#: NA WORK ORDER#: NA

LEGAL DESCRIPTION: TRACT A-37-1-A NORTHEAST UNIT TOWN OF ATRISCO GRANT
CITY ADDRESS: 3501 COORS BLVD. NW ALBUQUERQUE, NM

ENGINEERING FIRM: RHOMBUS CONTACT: CELIA TOMLINSON
ADDRESS: 10325 KAREN AVE. NE PHONE: 275-1362
CITY, STATE: ALBUQUERQUE, NM 87111 ZIP CODE: 87111

OWNER: SUJAY THAKUR CONTACT: SUJAY THAKUR
ADDRESS: 7701 BRIDGE BLVD SW PHONE: 975-2433
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87121

ARCHITECT: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

SURVEYOR: RHOMBUS SURVEYING CONTACT: CLYDE KING
ADDRESS: 2620-B SAN MATEO BLVD NE PHONE: 881-6690
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87110

CONTRACTOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

TYPE OF SUBMITTAL:
- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL G & D PLAN
- ____ GRADING PLAN
- ____ EROSION CONTROL PLAN
- ✓ ENGINEER'S CERT (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT
- ____ ENGINEER'S CERT (TCL)
- ____ ENGINEER'S CERT (DRB SITE PLAN)
- ____ 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)

RECEIVED
JUL 07 2008
HYDROLOGY SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:
- NA YES
- ____ NO
- ____ COPY PROVIDED

DATE SUBMITTED: Celia S. Tomlinson BY: 6-30-2008
CELIA S. TOMLINSON

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 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 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.

CITY OF ALBUQUERQUE

July 13, 2006

James L. Hewitt Jr., P.E.
Rhombus, P.A., Inc.
2620 San Mateo Blvd. NE Suite B
Albuquerque, NM 87110

Re: Global Storage Grading and Drainage Plan
Engineer's Stamp dated 6-23-06 (G11/D56)

Dear Mr. Hewitt,

Based upon the information provided in your submittal dated 6-26-06, the above referenced plan is approved for Building Permit and SO19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions feel free to call the Municipal Development Department Hydrology Section at 768-3654 (Charles Caruso).

Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

C: file
Charles Caruso, DMD
Antoinette Baldonado, Excavation and Barricading
Edward Elwell, Street/Storm Drain Maintenance

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE

January 12, 2009

James Hewitt, Jr., P.E.,
Hewitt Engineering & Environmental Consultant
5615 Creggs Street NW
Albuquerque, NM 87120

Re: Certification Submittal for Final Building Certificate of Occupancy for Global Storage Office Complex, 3501 Coors Blvd NW
Engineer's Certification dated 02-11-09 (G11-D056)

Dear Mr. Hewitt:

Based upon the information provided in your submittal received 02-11-09, the above referenced certification is approved for release of permanent Certificate of Occupancy by Transportation Development.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: CO Clerk
File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: Global Storage Office Complex ZONE MAP: G-11
DRB#: 07DRB-00591 EPC#: 1003993 WORK ORDER#: 790981

LEGAL DESCRIPTION: Tract A-37-1-A, Town of Atrisco Grant, Northeast Unit
CITY ADDRESS: 3501 Coors Blvd., NW

ENGINEERING FIRM: RHOMBUS P.A., Inc. CONTACT: Celia Tomlinson, PE
ADDRESS: 2620 San Mateo Blvd., NE Suite B PHONE: 881-6690
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

OWNER: Sujay K. Thakur CONTACT: Sujay Thakur
ADDRESS: 7701 Bridge Blvd., SW PHONE: 975-2433
CITY, STATE: Albuquerque, NM ZIP CODE:

ARCHITECT: Peter Butterfield CONTACT: Peter Butterfield
ADDRESS: 13013 Glenwood Hills Ct., NE PHONE: 298-3099
CITY, STATE: Albuquerque, NM ZIP CODE:

SURVEYOR: RHOMBUS P.A., Inc. CONTACT: Celia Tomlinson, PE
ADDRESS: 2620 San Mateo Blvd., NE Suite B PHONE: 881-6690
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

CONTRACTOR: C.J. Mead Construction Co., Inc. CONTACT: Skip Mead
ADDRESS: P.O. Box 952 PHONE: 269-3020
CITY, STATE: Edgewood, NM ZIP CODE: 87015

TYPE OF SUBMITTAL:
- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL G & D PLAN
- ____ GRADING PLAN
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERT (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT
- ✓ ENGINEER'S CERT (TCL)
- ____ ENGINEER'S CERT (DRB SITE PLAN)
- ____ 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

DATE SUBMITTED: February 11, 2009 BY:

RECEIVED
FEB 17 2009
HYDROLOGY

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 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 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.

HEWITT ENGINEERING & ENVIRONMENTAL
CONSULTANTS

5615 CREGGS STREET, N.W. ALBUQUERQUE, N.M. 87120
(505) 899-3195

City of Albuquerque
Planning Department
P.O. Box 1293
Albuquerque, New Mexico 87103

February 11, 2009

FILE: PROJECT # 1003993
07DRB-00591 DRB Site Development Plan
COA Work Order # 790981

ATTN: Ms. Kristal Metro, PE CFM, Chief Traffic Engineer, Planning Department

RE: ENGINEER'S CERTIFICATION OF SITE DEVELOPMENT PLAN IN LIEU OF TRAFFIC CIRCULATION LAYOUT FOR THE GLOBAL STORAGE OFFICE COMPLEX CONSTRUCTED AT 3501 COORS BLVD., NW

Dear Ms. Metro:

Transmitted herewith is one (1) copy of the City of Albuquerque, Planning Department, Development Review Board (DRB) approved Site Development Plan for the Global Storage Office Complex (i.e., offices and indoor/outdoor self-storage units) constructed at 3501 Coors Blvd., NW, Albuquerque, New Mexico. Per the request of the DRB, this Site Development Plan was submitted and approved in lieu of a Traffic Circulation Layout Plan.

For your information, as the "Engineer of Record" for the subject project, I prepared Site Development, Grading and Drainage, Traffic Circulation Layout, and Site Utility Plans under contract to Rhombus P.A., Inc. Per the request of the DRB, the Site Development and Traffic Circulation Layout Plans were excluded from the architectural plan set to eliminate duplication of traffic engineering related information.

I hereby certify that this project (Global Storage Office Complex, City Of Albuquerque) is in substantial compliance with, and in accordance with, the design intent of the approved Site Development Plan dated June 6, 2007. I further certify that I visited the project site on January 5, 2009 and that the record information edited onto the approved Site Development Plan is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for certificate of occupancy.

For your information, the record information presented on the DRB approved Site Development Plan is not necessarily complete and is only intended to verify substantial compliance of the traffic aspects of the project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Should you have any questions regarding this matter, do not hesitate to contact me at (505) 899-3195.

Sincerely,
Hewitt Engineering & Environmental Consultants (HEEC)

James L. Hewitt, Jr., PE
Principal Engineer

Cc: C. Tomlinson
S. Thakur

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

January 8, 2009

James Hewitt, Jr., P.E.,
Hewitt Engineering & Environmental Consultant
5615 Creggs Street NW
Albuquerque, NM 87120

Re: Certification Submittal for Final Building Certificate of Occupancy for Global Storage Office Complex, [G-11 / D056]
3501 Coors Blvd. NW
Engineer's Stamp Dated 01/06/09

Dear Mr. Hewitt:

The TCL / Letter of Certification submitted on January 6, 2009 is **not sufficient** for acceptance by this office for final Certificate of Occupancy (C.O.) until the following items are addressed:

- ***AA will need to be approved (disapproved on 12/02/08).***
- ***Specify the correct date on letter for approved Site Plan (correct June 6, 2007 not June 4, 2007).***
- ***Identify on Site Plan what has been approved by work order and what is being requested for Final C.O.***

***A* 120-day Temporary C.O. *has been issued* for the Storage Units and the Office building (only).**

Once the Administrative Amendment is approved it will need to be included with the submittal, which may have redlined comments, initialled and dated by the designer-of-record.

When all items are addressed you can resubmit acceptable package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please call 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

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

G-11/D054

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Global Storage Office Complex ZONE MAP: ~~G-11-Z~~
DRB#: 07DRB-00591 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract A-37-1-A, Northeast Unit, Town of Atrisco Grant
CITY ADDRESS: 3501 Coors Blvd., NW

ENGINEERING FIRM: RHOMBUS P.A. Inc. CONTACT: J. Hewitt
ADDRESS: 2620 San Mateo Blvd. Suite B, NE PHONE: 899-3195
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

OWNER: Sujay Thakur (Global Storage) CONTACT: Sujay Thakur
ADDRESS: 3501 Coors Blvd., NW PHONE: 975-2433
CITY, STATE: Albuquerque, NM ZIP CODE: 87120

ARCHITECT: Peter Butterfield CONTACT: P. Butterfield
ADDRESS: 13013 Glenwood Hills Ct., NE PHONE: 298-6320
CITY, STATE: Albuquerque, NM ZIP CODE: 87111

SURVEYOR: RHOMBUS P.A. Inc. CONTACT: Clyde King
ADDRESS: 2620 San Mateo Blvd, NE Suite B PHONE: 884-6690
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

CONTRACTOR: C.J. Mears CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:
_____ DRAINAGE REPORT
_____ DRAINAGE PLAN 1st SUBMITTAL
_____ DRAINAGE PLAN RESUBMITTAL
_____ CONCEPTUAL G & D PLAN
_____ GRADING PLAN
_____ EROSION CONTROL PLAN
_____ ENGINEER'S CERT (HYDROLOGY)
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT
✓ ENGINEER'S CERT (TCL)
_____ ENGINEER'S CERT (DRB SITE PLAN)
_____ OTHER (SPECIFY)
Storage Units and Leasing office only.

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

RECEIVED
JAN 06 2009
HYDROLOGY SECTION

DATE SUBMITTED: January 6, 2009 BY: _____

Suite A

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 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 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.

Should you have any questions regarding this matter, do not hesitate to contact me at (505) 899-3195.

Sincerely,
Hewitt Engineering & Environmental Consultants (HEEC)

James L. Hewitt, Jr., PE
Principal Engineer

Cc: C. Tomlinson
S. Thakur

HEWITT ENGINEERING & ENVIRONMENTAL
CONSULTANTS

5615 CREGGS STREET, N.W. ALBUQUERQUE, N.M. 87120
(505) 898-3195

City of Albuquerque
Planning Department
P.O. Box 1293
Albuquerque, New Mexico 87103

January 6, 2009

FILE: PROJECT # 1003993
07DRB-00591 DRB Site Development Plan

ATTN: Mr. Timothy E. Sims, Planning Department

RE: ENGINEER'S CERTIFICATION OF SITE DEVELOPMENT PLAN IN LIEU OF TRAFFIC CIRCULATION LAYOUT FOR THE GLOBAL STORAGE OFFICE COMPLEX CONSTRUCTED AT 3501 COORS BLVD., NW

Dear Mr. Sims:

Transmitted herewith is one (1) copy of the City of Albuquerque, Planning Department, Development Review Board (DRB) approved Site Development Plan for the Global Storage Office Complex (i.e., offices and indoor/outdoor self-storage units) constructed at 3501 Coors Blvd., NW, Albuquerque, New Mexico. Per the request of the DRB, this Site Development Plan was submitted and approved in lieu of a Traffic Circulation Layout Plan.

For your information, as the "Engineer of Record" for the subject project, I prepared Site Development, Grading and Drainage, Traffic Circulation Layout, and Site Utility Plans under contract to Rhombus P.A., Inc. Per the request of the DRB, the Site Development and Traffic Circulation Layout Plans were excluded from the architectural plan set to eliminate duplication of traffic engineering related information.

I hereby certify that this project (Global Storage Office Complex, City Of Albuquerque) is in substantial compliance with, and in accordance with, the design intent of the approved Site Development Plan dated June 4, 2007. I further certify that I visited the project site on January 5, 2009 and that the record information edited onto the approved Site Development Plan is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for certificate of occupancy.

For your information, the record information presented on the DRB approved Site Development Plan is not necessarily complete and is only intended to verify substantial compliance of the traffic aspects of the project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Metro, Kristal D.

From: Terry O. Brown [tobe@swcp.com]
Sent: Wednesday, December 10, 2008 5:58 PM
To: Metro, Kristal D.
Cc: Sujay Thakur
Subject: FW: Property on the West Side of Coors Blvd. North of Sequoia Rd. - Request for Access

Krystal,

Below is the e-mail that I sent to Richard Dourte earlier in an attempt to get the City to send a letter (worded similar to below) to Tony Abbo to get his take on the requested access on Coors Blvd north of Sequioa Rd. As per our conversation with Richard Dourte last week, I am sending you the suggested wording so that you will consider such a letter to Mr. Abbo.

Please call me if you have questions or if you need additional information.

Best Regards,

Terry O. Brown, P.E.
P. O. Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 - Office
(505) 212-0267 - FAX
(505) 270-4192 - Cell
e-mail: *tobe@swcp.com*

From: tobe@swcp.com
To: jhartmann@cabq.gov; tloyd@cabq.gov
CC: sujaythakur@hotmail.com; rdourte@cabq.gov
Subject: Property on the West Side of Coors Blvd. North of Sequoia Rd. - Request for Access
Date: Sat, 27 Sep 2008 13:59:59 -0600

Tony / John,

As discussed in our meeting with you at the Transportation Development offices on Tuesday morning, following the suggested text of a letter to Mr. Abbo regarding the request for a right-in, right-out, left-in unsignalized access on Coors Blvd. north of Sequoia Rd. We had suggested at the meeting that Richard Dourte my send the letter to Tony, so I have added his name at the bottom. Please review and consider sending the letter to Mr. Abbo. Of course, you may edit it to your satisfaction.

Dear Mr. Abbo:

There is a request to the City of Albuquerque by a developer to approve a right-turn-in, right-turn-out, left-turn-in access on the west side of Coors Boulevard 400 feet north of Sequoia Rd. Based on the 1989 Roadway Exchange Memorandum of Agreement, the segment of Coors Boulevard south of St. Joseph's Drive falls under City of Albuquerque jurisdiction, and the segment of Coors Boulevard north of St. Joseph's Drive falls under the jurisdiction of the New Mexico Department of

Transportation.

The City of Albuquerque considers the approved Coors Corridor Plan to be the governing document for access on Coors Boulevard. As such, there are two sections of the Coors Corridor Plan that would apply to the current request. On page 17 under Policy Three (Control of Access and Driveways), it states "*Driveways shall not be permitted within 400 feet on the approach to a major signalized intersection and within 150 feet on the departure site. The intent of this policy is to limit the number of allowable driveways and to encourage the use of shared driveway access between property owners. Driveways shall be spaced no less than approximately 300 feet apart. In a typical quarter-mile segment, no more than three driveways shall be permitted per side of the corridor.*" Also on page 22 under Policy Four (Medians), it states, "*Median openings will be permitted only at the major 1/2 mile signalized intersections. The medians shall be built to a 28 foot width to provide an area for dual left turn lanes at major intersections, landscaping, drainage and other necessary improvements. All other median cuts shall be closed when the midpoint of level-of-service 'D' is reached in that segment of roadway.* ***In exceptional cases, as determined by the traffic engineer in consultation with the city planner, directional medium cuts may be permitted if the additional cut is in the public interest and will relieve a safety or capacity problem.***"

The requested access currently appears to meet the intent of the Coors Corridor Plan in that the proposed driveway is located more than 400 feet north of Sequoia Rd., it is at least 300 feet from the nearest adjacent driveway, and, if approved, there would be no more than three driveways along the west side of Coors between Sequoia Rd. and St. Joseph's Drive. Also, the developer is proposing that this access be shared with the property owner immediately on the south side of his development.

Since this request is located in a segment of Coors Boulevard that is under City of Albuquerque jurisdiction, I request your concurrence that the subject request be evaluated and approved solely through the City of Albuquerque review process. Therefore, the request will be evaluated based on an access justification study demonstrating the benefit of the access to adjacent major intersections and compliance with the approved Coors Corridor Plan. Additionally, the access justification study will need to demonstrate that the calculated southbound queue length on Coors Boulevard at Sequoia Rd. will not block the proposed access based on 95th percentile confidence levels. The access justification study will consider full development of the vacant property immediately south of the requesting party, and the driveway will be required to be shared between the two developments.

Also, it should be noted that the Coors corridor Plan is currently being revised and updated. However, the updated plan has not yet been approved and the timeframe of approval is not known. To date, the changes proposed to the Coors Corridor Plan do not impact any of the elements related to access. The changes proposed merely deal with landscaping and views (i.e., building height restrictions).

Based on the above information, would you please submit a written concurrence that you have no objection to the proposal at this access request be evaluated and approved solely by the city of Albuquerque review process.

Thank you for your consideration. If you have questions please call me.

Best regards,

~~Richard Dourte~~ Krystal Metro

Please call me if you have questions or if you need additional information.

Best Regards,

Terry O. Brown, P.E.
P. O. Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 - Office
(505) 212-0267 - FAX
(505) 270-4192 - Cell
e-mail: *tobe@swcp.com*

CITY OF ALBUQUERQUE

July 12, 2007

James L. Hewitt Jr., P.E.
Rhombus P.A., Inc.
262 San Mateo Blvd. NE, Suite B
Albuquerque, NM 87110

Re: Global Storage Office Complex, Engineer's Stamp dated 6-22-07
Lot 14 Block 9 of the East Central Business Addition (G11/D56)

Dear Mr. Hewitt,

Based upon the information provided in your submittal received on June 23, 2007, the above referenced plan is approved for Building Permit. **This approval specifically excludes the improvements within the Coors Blvd. right-of-way**. Those infrastructure elements must be installed under a separate, public work order approved through the DRC process.

Please attach a copy of this letter and the approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist, as well as completion of the afore mentioned public work order, will be required.

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 or need additional information, feel free to contact me at 924-3990.

Sincerely,

Jeremy Hoover, P.E., C.F.M.
Senior Engineer
Hydrology Section
Development and Building Services

cc: file (G11/D56)

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Supplemental Hydrologic and Hydraulic Information
For
Tract A-37-1-A
Northeast Unit, Town of Atrisco Grant

City of Albuquerque, New Mexico

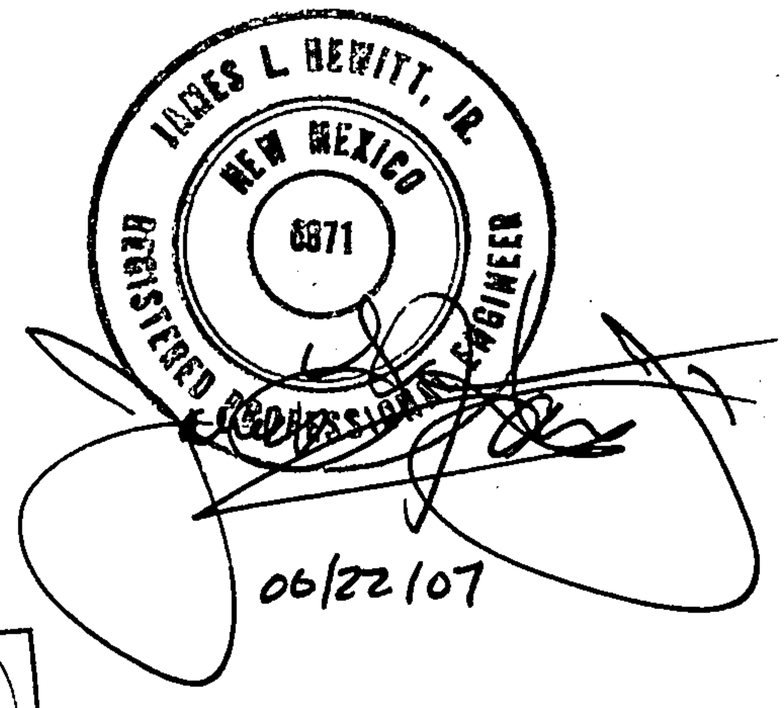
June 22, 2007

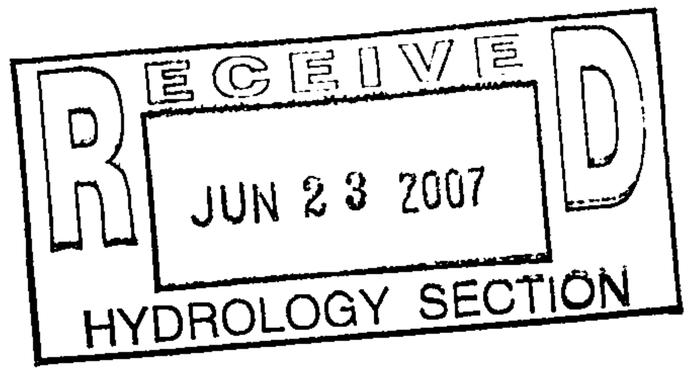
Prepared for:

Mr. Sujay Thakur, Managing Director
Global Storage
7701 Bridge Blvd., SW
Albuquerque, New Mexico 87121

Prepared by:

RHOMBUS P.A., INC.
2620 San Mateo, Blvd. NE, Suite B
Albuquerque, New Mexico 87110
Tel (505) 881-6690 Fax (505) 881-6896
Email: rhombus@nmia.com





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List of Appendices

Appendix

1.0 General Information

1.1 Purpose

This report provides supplemental hydrologic and hydraulic analyses for the proposed development of Tract A-37-1-A, Northeast Unit, Town of Atrisco Grant, Albuquerque, New Mexico (Zone Map G-11-Z). Tract A-37-1 (Figure 1) is bounded on the north by the Via de Paz subdivision, on the south by undeveloped Tract A-36-A, on the east by Coors Blvd, NW, and on the west by Atrisco Drive, NW.

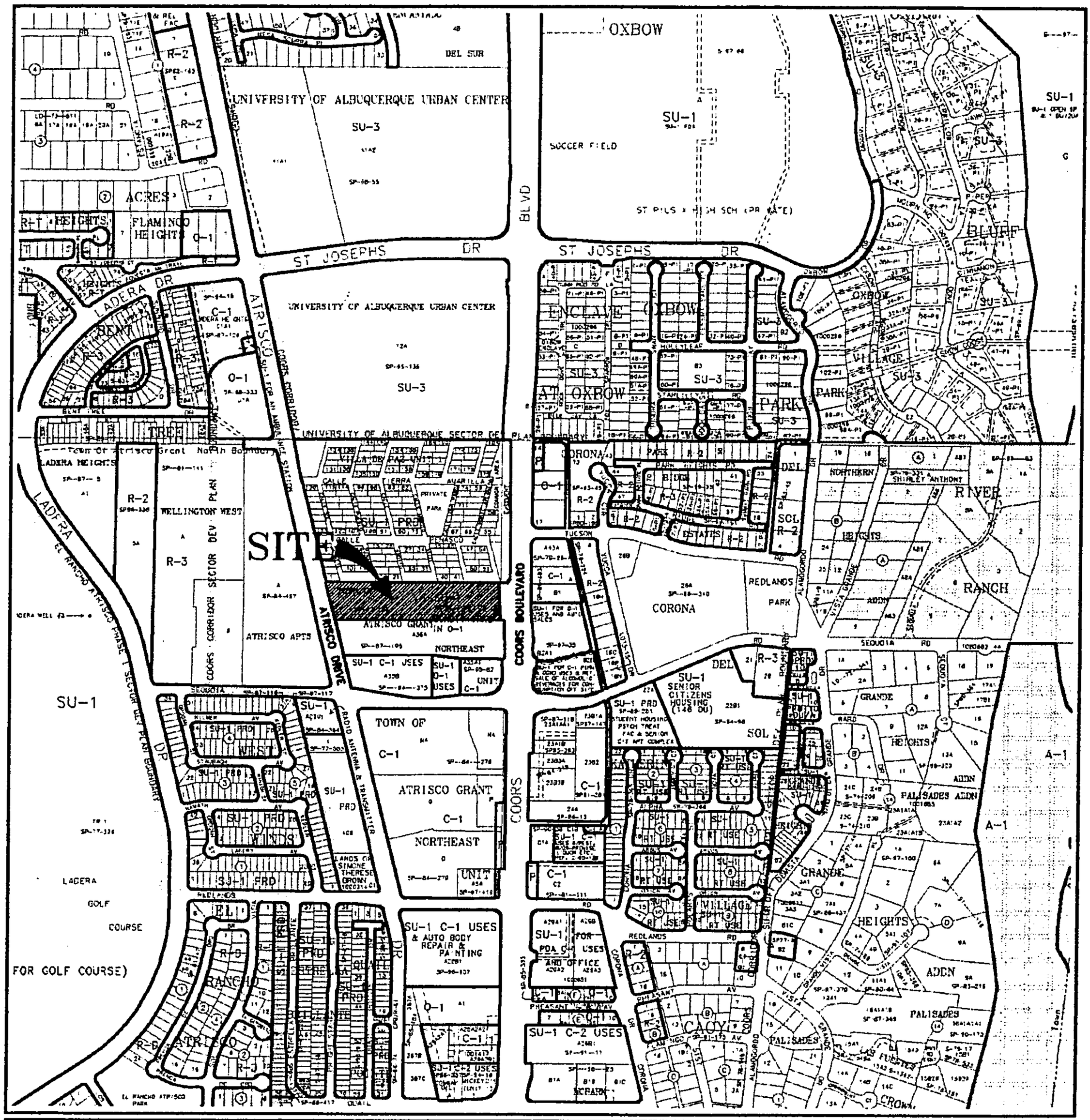
Hydrologic analyses for the Tract A-37-1-A 'Existing' and 'Post Development' conditions at are provided on the accompanying grading and drainage plan (Appendix A). As noted on the accompanying grading and drainage plan, storm water runoff from one small off-site drainage basin is discharged onto Tract A-37-1-A from a pipe outlet through the southern perimeter wall of the Via de Paz subdivision. A hydrologic analysis for the "Via de Paz" offsite drainage basin 'Fully Developed' condition is also provided on the accompanying grading and drainage plan.

The hydrologic analyses presented herein (as well as the analyses presented on the accompanying grading and drainage plan) were based on the methods and criteria set forth in the latest revision of the **City of Albuquerque, Development Process Manual (DPM) - Volume 2, Section 22.2 - Hydrology**. The principal design storm used for all of these analyses was the 100-year, 6-hour event.

Storm water runoff from the west half of Coors Blvd and from adjacent parcels along the west side of Coors Blvd (between Ladera Road and Sequoia Road, NW) is intercepted by beehive grates installed in the crown of each of the existing storm drain manholes along the west side of Coors Blvd. These storm drain manholes are connected to the existing 36-inch diameter storm drain along the west side of Coors Blvd.

The Tract A-37-1-A, 'Existing' condition, and the "Via de Paz" offsite drainage basin, 'Fully Developed' condition, storm water runoff is intercepted by the existing storm drain manhole located near the southeast corner of Tract A-37-1-A. This manhole also intercepts the 'Fully Developed' condition storm water runoff from the southeast corner of the Via de Paz subdivision and the 'Existing' condition storm water runoff from the west half of Coors Blvd that originates from the area between this manhole and the next manhole (about 290 ft) to the north.

Storm water runoff from the Atrisco Drive right-of-way and adjacent parcels (from about 1,600 ft north of the Sequoia Road/Atrisco Drive intersection) is currently intercepted by combination storm inlets at the Sequoia Road/Atrisco Drive intersection. These storm inlets are connected to the existing 24-in storm drain in Sequoia Road.


SITE
UNIVERSITY OF ALBUQUERQUE URBAN CENTER
SU-3
SU-1
SOCCER FIELD
ST PIUS X HIGH SCH (PRIVATE)
OXBOW
ENCLAVE AT OXBOW
BLUFF VILLAGE PARK
RIVER RANCH
ST JOSEPHS DR
BLVD
ATRISCO DRIVE
COORS BOULEVARD
COORS
ATRISCO GRANT NORTHEAST
ATRISCO APTS
WELLINGTON WEST
COORS CORRIDOR SECTOR DEV PLAN
LADERA EL RANCHO ATRISCO PHASE I SECTOR DEV PLAN BOUNDARY
LADERA GOLF COURSE
FOR GOLF COURSE)
LADERA HEIGHTS
FLAMINGO HEIGHTS
ACRES
TREE
BENT
WEST
WINDS
RANCHO
CORONA
REDLANDS PARK
SENIOR CITIZENS HOUSING (148 DU)
STUDENT HOUSING PSYCH TREAT FAC & SENIOR CIT APT COMPLEX
VILLAGE
CANYON
PALISADES
GRANDE HEIGHTS ADDN
PALISADES ADDN
SU-1 C-1 USES & AUTO BODY REPAIR & PAINTING
SU-1 C-2 USES
SU-1 PRD
SU-1 PDA C-1 USES AND OFFICE
SU-1 FOR C-1 USES AND AUTO SALES
SU-1 C-1 USES
SU-1 O-1 USES
SU-1 SENIOR CITIZENS HOUSING (148 DU)
SU-1 FOR PRD
SU-1 FOR C-1 USES
SU-1 FOR O-1 USES
R-2
R-3
R-T
C-1
O-1
A-1
SCL
DEL
SOL
TOWN OF ATRISCO GRANT NORTHEAST
UNIVERSITY OF ALBUQUERQUE SECTOR DEV PLAN
Town of Atrisco Grant North Boundary
RADIO ANTENNA & TRANSMITTER
LANDS OF SIMONE THERESE BROWN
EL RANCHO ATRISCO PARK
QUAIL
PHEASANT
SEQUOIA RD
REDLANDS RD
ALAMOGORDO
DOMINGO
GRANDE
VISTA
WARD
TUCSON
CORONA
DEL SUR
ESTANCIA
CALLE SIERRA
AVARILLA
PRIVATE PARK
ATRISCO
ALAMEDA
PASEO DEL NORTE
Interstate 25
Interstate 40
Rio Grande
NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS.
GRAPHIC SCALE IN FEET
250 0 750 1000
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2004
Zone Atlas Page
G-11-Z
FIGURE 1. LOCATION MAP

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The Tract A-37-1-A, 'Post Development' condition, and the "Via de Paz" off-site drainage basin, 'Fully Developed' condition, storm water runoff will be discharged onto the west half of Coors Blvd. This runoff will be intercepted by the existing storm drain manhole near the southeastern corner of Tract A-37-1-A and a proposed Double "D" storm inlet to be constructed at this location. The 'Fully Developed' condition storm water runoff from the southeast corner of the Via de Paz subdivision and the 'Existing' condition storm water runoff from the west half of Coors Blvd (from the area between this manhole and the next manhole to the north) will also be intercepted by the existing storm drain manhole and the proposed Double "D" storm inlet. The beehive grate in the crown of this manhole will be replaced with a standard vented manhole cover and the manhole rim and cover will be adjusted to match the finished grade of the proposed site entrance to be constructed at the southeast corner of Tract A-37-1-A. The proposed Double "D" storm inlet will be connected directly to the existing storm drain manhole.

The City of Albuquerque, Planning Department, Development and Building Services Division, Hydrology Section has confirmed that the storm drains in Coors Blvd and Sequoia Road have sufficient capacity to accept the 'Post Development' condition storm water runoff from Tract A-37-1-A.

The purpose of the supplemental hydrologic and hydraulic analyses presented herein is to confirm that the proposed Double "D" storm inlet will have sufficient capacity to accept the 'Post Development' condition peak flow from Tract A-37-1-A, the 'Fully Developed' condition peak flow from the "Via de Paz" off-site drainage basin, the 'Existing' condition peak flow from the west half of the Coors Blvd (from the area between the storm drain manhole described herein and the next manhole to the north), and the 'Fully Developed' condition peak flow from the southeast corner of the Via de Paz subdivision.

The hydrologic analyses presented herein were performed to derive peak flows and runoff volumes for the 'Existing' condition storm water runoff from the west half of Coors Blvd (from the area between the manhole described herein and the next manhole to the north) and the 'Fully Developed' condition storm water runoff from the southeast corner of the Via de Paz subdivision.

The hydraulic analysis presented herein was performed to confirm that the proposed Double "D" storm inlet will have sufficient capacity to accept the 'Post Development' condition peak flow from Tract A-37-1-A, the 'Fully Developed' condition peak flow from the "Via de Paz" off-site drainage basin, the 'Existing' condition peak flow from the west half of Coors Blvd (from the area between the storm drain manhole described herein and the next manhole to the north), and the 'Fully Developed' condition peak flow from the southeast corner of the Via de Paz subdivision.

The results from the hydrologic analyses are presented in Section 2. The results from the hydraulic analysis are presented in Section 3.

1.2 Location and Description:

Tract A-37-1-A is located at 3501 Coors Blvd, NW and is currently undeveloped and undisturbed. Tract A-37-1-A encompasses a land area of 4.22-acres. Tract A-37-1 is bounded on the north by the Via de Paz subdivision, on the south by undeveloped Tract A-36-A, on the east by Coors Blvd, NW, and on the west by Atrisco Drive, NW. Coors Blvd and Atrisco Drive are principal arterial and collector roadways, respectively. Sidewalks, curbs, and gutters are not present along the west side of Coors Blvd or along the east side of Atrisco Drive.

The width of the Coors Blvd right-of-way, adjacent to Tract A-37-1-A, ranges from about 165 to 170 ft. The Coors Blvd arterial asphalt paved roadway adjacent to Tract A-37-1-A is a six-lane, divided highway. The width of the Coors Blvd roadway section adjacent to Tract A-37-1-A ranges from about 82 to 83 ft and is offset about 24 to 30 ft east of the center of the right-of-way.

The width of the Atrisco Drive right-of-way, adjacent to Tract A-37-1-A, is 100 ft. The Atrisco Drive arterial asphalt paved roadway adjacent to Tract A-37-1-A is striped as a two-lane roadway with a painted median and two 6-ft bicycle lanes. The width of the Atrisco Drive roadway adjacent to Tract A-37-1-A is about 44 ft and is offset about 13.33 ft west of the center of the right-of-way. Two very high pressure gas mains (i.e., 12-inch and 20-inch diameter pipe) are located within the east half of the Atrisco Drive right-of-way (adjacent to Tract A-37-1-A).

A temporary 24-ft wide asphalt pavement was constructed within the east half of the Atrisco Drive right-of-way during the construction of a 36-inch water transmission pipeline (i.e., the San Juan Chama Drinking Water Project Transmission Pipeline #3 West Side Project) in Atrisco Drive between Ladera Road and Sequoia Road NW . This temporary pavement remains in place between the northern boundary of the Via de Paz subdivision and the Sequoia Road/Atrisco Drive intersection. This temporary pavement and is offset about 20 ft east of the center of the right-of-way.

Temporary improvements to be constructed along the Coors Blvd frontage of Tract A-37-1-A will include adjustments to the existing storm drain manhole, the Double "D" storm inlet, a 35-ft wide arterial asphalt pavement roadway connection (with 30-ft return radii temporary asphalt curbs), and a 150-ft arterial asphalt pavement deceleration taper (with temporary asphalt curb).

Future permanent (i.e., deferred) improvements to be constructed along the Coors Blvd frontage of Tract A-37-1-A will include a 6-ft setback sidewalk, standard curb and gutter, a Double 'A' storm inlet, a 12-ft southbound traffic lane, a 6-ft bicycle lane, and a private entrance with standard curb returns and handicap ramps, and arterial asphalt pavements.

Permanent improvements to be constructed along the Atrisco Drive frontage of Tract A-37-1-A include a 6-ft sidewalk, standard curb and gutter, a private entrance with standard curb returns, and arterial asphalt pavements.

Tract A-37-1-A is zoned SU-1 for O-1 and Indoor/Outdoor Storage uses.

On March 15, 2007, the City of Albuquerque, Environmental Planning Commission (EPC) granted conditional approval of the Site Development Plan for Building Permit application for 44,800 sq. ft. of proposed Outdoor Self-Storage Units, 18,800 sq. ft. of proposed Indoor Document Storage, and 8,470 sq. ft. of proposed Office Space to be located on Tract A-37-1-A. As shown on the accompanying grading and drainage plan, the proposed Outdoor Self-Storage Units will be located on the western two thirds of Tract A-37-1-A. The proposed Document Storage and Office Space will be combined within a single building that will be located on the eastern third of Tract A-37-1-A.

1.3 Summary of Findings

The supplemental hydrologic and hydraulic analyses presented in this report reveal that the proposed Double "D" storm inlet has sufficient capacity to accept the 'Post Development' condition peak flow from Tract A-37-1-A, the 'Fully Developed' condition peak flow from the "Via de Paz" off-site drainage basin, the 'Existing' condition peak flow from the west half of Coors Blvd (from the area between the storm drain manhole described herein and the next manhole to the north), and the 'Fully Developed' condition peak flow from the southeast corner of the Via de Paz subdivision.

2.0 Hydrologic Analyses

Hydrologic analyses were performed to derive the following:

- 'Existing' and 'Post Development' condition peak flows and runoff volumes from Tract A-37-1-A,
- 'Fully Developed' condition peak flow from the "Via de Paz" off-site drainage basin,
- 'Existing' condition peak flow and runoff volume from the west half of the Coors Blvd (in the area between the existing storm drain manhole near the southeast corner of Tract A-37-1-A and the next manhole to the north), and
- 'Fully Developed' condition peak flow and runoff volume from the southeast corner of the Via de Paz subdivision.

The hydrologic analyses of the 'Existing' and 'Post Development' on-site conditions at Tract A-37-1-A are provided on the accompanying grading and drainage plan (Appendix A). As noted on the accompanying grading and drainage plan, storm water runoff from one small off-site drainage basin is discharged onto Tract A-37-1-A from a pipe outlet through the southern perimeter wall of the Via de Paz subdivision. A hydrologic analysis for the "Via de Paz" offsite drainage basin 'Fully Developed' condition is also provided on the accompanying grading and drainage plan.

The hydrologic analyses presented herein (as well as the analyses presented on the accompanying grading and drainage plan) were based on the methods and criteria set forth in the latest revision of the **City of Albuquerque, Development Process Manual (DPM) - Volume 2, Section 22.2 - Hydrology**. The principal design storm used for all of these analyses was the 100-year, 6-hour event.

As noted on the accompanying grading and drainage plan, the 'Existing' and 'Post Development' condition peak flows from Tract A-37-1-A are 12.1 and 16.6 ft^3/sec, respectively. The 'Existing' and 'Post Development' condition runoff volumes from Tract A-37-1-A are 15,174 and 26,115 ft^3, respectively.

As noted on the accompanying grading and drainage plan, the 'Fully Developed' condition peak flow and runoff volume from the "Via de Paz" offsite drainage basin are 2.3 ft^3/sec and 3,663 ft^3, respectively.

The hydrologic analysis of the 'Existing' condition for the west half of Coors Blvd (for the area between the existing storm drain manhole near the southeast corner of Tract A-37-1-A and the next manhole to the north) is included in Appendix B. The 'Existing' condition peak flow and runoff volume from the west half of the Coors Blvd (in the area between the

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manhole described herein and the next manhole to the north) are 2.7 ft^3/sec and 4,000 ft^3, respectively.

The hydrologic analysis of the 'Fully Developed' condition for the southeast corner of the Via de Paz subdivision is included in Appendix C. The 'Fully Developed' condition peak flow and runoff volume from the southeast corner of the Via de Paz subdivision are 4.3 ft^3/sec and 6,828 ft^3, respectively.

The combined 'Existing' condition peak flow and runoff volume from Tract A-37-1-A, 'Fully Developed' condition peak flow and runoff volume from the "Via de Paz" offsite drainage basin, 'Existing' condition peak flow and runoff volume from the west half of Coors Blvd (in the area between the storm drain manhole described herein and the next manhole to the north), 'Fully Developed' condition peak flow and runoff volume from the southeast corner of the Via de Paz subdivision that will be intercepted by the storm drain manhole and the proposed Double "D" storm inlet described herein are about 21.4 ft^3/sec and 29,665 ft^3, respectively.

The combined 'Post Development' condition peak flow and runoff volume from Tract A-37-1-A, 'Fully Developed' condition peak flow and runoff volume from the "Via de Paz" offsite drainage basin, 'Existing' condition peak flow and runoff volume from the west half of Coors Blvd (in the area between the storm drain manhole described herein and the next manhole to the north), 'Fully Developed' condition peak flow and runoff volume from the southeast corner of the Via de Paz subdivision that will be intercepted by the storm drain manhole and the proposed Double "D" storm inlet described herein are about 25.9 ft^3/sec and 40,606 ft^3, respectively.

3.0 Hydraulic Analysis

A hydrologic analysis was performed to derive the capacity of the proposed Double "D" storm inlet. The hydraulic analysis is included in Appendix D.

The hydraulic analysis reveals that the proposed Double "D" storm inlet has sufficient capacity to intercept the 'Post Development' condition peak flow from Tract A-37-1-A, the 'Fully Developed' condition peak flow from the "Via de Paz" offsite drainage basin, the 'Existing' condition peak flow from the west half of Coors Blvd (in the area between the storm drain manhole described herein and the next manhole to the north), and the 'Fully Developed' condition peak flow from the southeast corner of the Via de Paz subdivision.

4.0 References

City of Albuquerque, Development Process Manual - Volume 2, Section 22.2 - Hydrology, January 1993.

City of Albuquerque, Standard Specifications for Public Works Construction, January 1993.

Richards, Dennis L., Simons, Li & Associates, Inc., Hydraulics Microcomputer Program - FHWA Urban Drainage Design Programs, HY-22 – DRAINAGE OF HIGHWAY PAVEMENTS, October 1997, Version 2.0.

U.S. Department of Transportation, Federal Highway Administration, 1984, Hydraulic Engineering Circular No. 12 – Drainage of Highway Pavements, March 1984.

/DRC Drainage Analysis01.DOC

Appendix A

Tract A-37-1-A
Grading and Drainage Plan

AERIAL PHOTO

HYDROLOGIC ANALYSIS
OFFSITE BASIN & SOUTH EAST CORNER - VIA DE PAZ SUBDIVISION

Appendix B

Hydrologic Analysis
Coors Blvd 'Existing' Condition

LOCATION DESCRIPTION

The portion of the west half of the Coors Blvd., NW right-of-way in the area between the existing storm drain manhole near the southeast corner of Tract A-37-1-A and the next manhole to the north (i.e., about 290 ft), City of Albuquerque, New Mexico.

FLOOD HAZARD ZONE

The west half of the Coors Blvd. right-of-way in the area between the subject storm drain manhole and the next manhole to the north (i.e., about 290 ft) is located in Flood Hazard Zone X (i.e., Areas determined to be outside 500-year floodplain) designated on the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Map Panel No. 35001C0327E (November 19, 2003).

DRAINAGE ANALYSIS

REFERENCE: City of Albuquerque, Development Process Manual -Vol. 2, Section 22.2 - Hydrology, January, 1993.

Principal Design Storm: 100-year 6-hour event

Precipitation Zone 1 (Table A-1)

Excess Precipitation (Table A-8):
$E_1 = 0.44$ in (Land Treatment 'A'), $E_2 = 0.67$ in (Land Treatment 'B')
$E_3 = 0.99$ in (Land Treatment 'C'), & $E_4 = 1.97$ in (Land Treatment 'D')

Peak Discharge (Table A-9):
$Q_{P1} = 1.29$ ft^3 /sec-acre (Land Treatment 'A')
$Q_{P2} = 2.03$ ft^3 /sec-acre (Land Treatment 'B')
$Q_{P3} = 2.87$ ft^3 /sec-acre (Land Treatment 'C')
$Q_{P4} = 4.37$ ft^3 /sec-acre (Land Treatment 'D')

On-Site 'Existing' Condition (West Half of Coors Blvd. right-of-way):
Total Area = 31,440 ft^2 x 1 acre/43,560 ft^2 =0.72 acres
54.78 % Land Treatment 'C', 45.22 % Land Treatment 'D' (Table A-4)

Weighted E $= ((E_3 \times 0.33 \text{ acres}) + (E_4 \times 0.40 \text{ acres}))/0.72 \text{ acres}$
$= 1.53$ in

$V_{360} = (1.53 \text{ in} \times 0.72 \text{ acres}) \times 1 \text{ ft}/12 \text{ in}$
$= 0.09$ acre-ft x 43,560 ft^2 /acre
$= 4{,}000$ ft^3

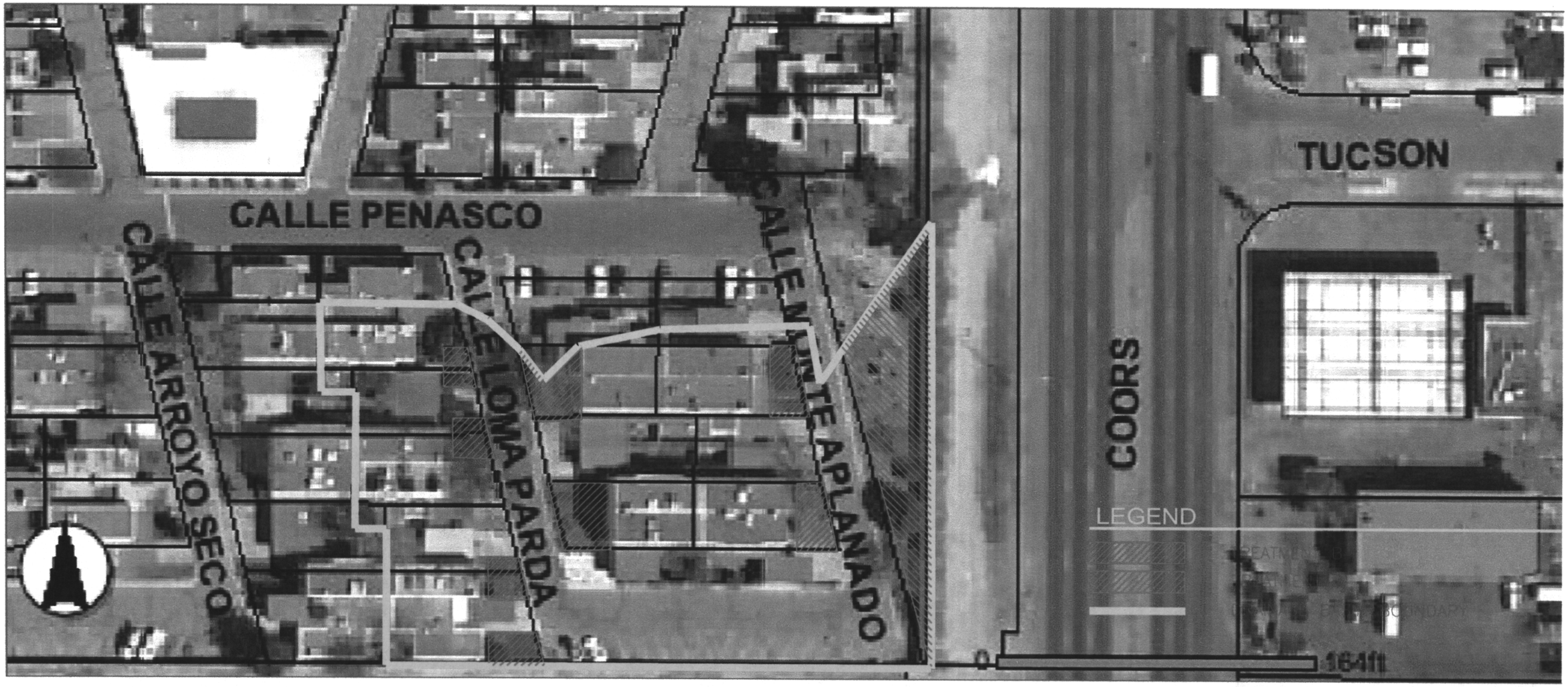
Total $Q_P = (Q_{P3} \times 0.33 \text{ acres}) + (Q_{P4} \times 0.40 \text{ acres})$
$= 2.66$ ft^3 /sec

Appendix C

Hydrologic Analysis
Southeast Corner Via de Paz Subdivision
'Fully Developed' Condition

AERIAL PHOTO

HYDROLOGIC ANALYSIS
OF SOUTH EAST CORNER - VIA DE PAZ SUBDIVISION



LOCATION DESCRIPTION
The southeast corner of the Via de Paz subdivision, City of Albuquerque, New Mexico.

FLOOD HAZARD ZONE
The southeast corner of the Via de Paz subdivision is located in Flood Hazard Zone X (i.e., Areas determined to be outside 500-year floodplain) designated on the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Map Panel No. 35001C0327E (November 19, 2003).

DRAINAGE ANALYSIS
REFERENCE: City of Albuquerque, Development Process Manual -Vol. 2, Section 22.2 - Hydrology, January, 1993.

Principal Design Storm: 100-year 6-hour event

Precipitation Zone 1 (Table A-1)

Excess Precipitation (Table A-8):
E_1 = 0.44 in (Land Treatment 'A'), E_2 = 0.67 in (Land Treatment 'B')
E_3 = 0.99 in (Land Treatment 'C'), & E_4 = 1.97 in (Land Treatment 'D')

Peak Discharge (Table A-9):
Q_{P1} = 1.29 ft^3 /sec-acre (Land Treatment 'A')
Q_{P2} = 2.03 ft^3 /sec-acre (Land Treatment 'B')
Q_{P3} = 2.87 ft^3 /sec-acre (Land Treatment 'C')
Q_{P4} = 4.37 ft^3 /sec-acre (Land Treatment 'D')

On-Site 'Fully Developed' Condition (SE Corner Via de Paz subdivision):
Total Area = 46,341 ft^2 x 1 acre/43,560 ft^2 = 1.06 acres
9.10 % Land Treatment 'B', 8.54 % Land Treatment 'C', 82.36 % Land Treatment 'D' (Table A-4)

Weighted E = ((E_2 x 0.10 acres) + (E_3 x 0.09 acres) + (E_4 x 0.88 acres))/1.06 acres
= 1.77 in

V_{360} = (1.77 in x 1.06 acres) x 1 ft/12 in
= 0.16 acre-ft x 43,560 ft^2 /acre
= 6,828 ft^3

Total Q_P = (Q_{P2} x 0.10 acres) + (Q_{P3} x 0.09 acres) + (Q_{P4} x 0.88 acres)
= 4.29 ft^3 /sec

Appendix D

Hydraulic Analysis
Proposed Double "D" Storm Inlet

FHWA Urban Drainage Design Programs, HY-22

DRAINAGE OF HIGHWAY PAVEMENTS

Developed by:
Simons, Li & Associates, Inc.
Tempe, Arizona 85282

October 1997
Version 2.0

****
***** FHWA URBAN DRAINAGE DESIGN PROGRAMS *****
***** ROADWAY DRAINAGE DESIGN *****
****

DESIGNER: J. Hewitt

DATE: 06-22-2007

PROJECT: Global Storage

PROJECT NO.: 05-C2-33

INLET NO.: 1

STATION: 0+00

DRAINAGE AREA: 6.54Acres

DESIGN FREQUENCY: 100Years

ROADWAY & DISCHARGE DATA

Cross-Slope	Sx (ft/ft)	Sw (ft/ft)	n	W (ft)	a (in)
Composite	0.023	0.044	0.016	2.08	0.00

INLET INTERCEPTION

Inlet Type * Sag *	L (ft)	W (ft)	T (ft)	d (ft)	Qi (cfs)
P-1-7/8	6.67	2.08	37.38	0.90	25.90

CITY OF ALBUQUERQUE

June 30, 2006

James Hewitt, P.E..
Rhombus P.A. Inc.
2620 San Mateo Blvd. NE Ste B
Albuquerque, NM 87110

Re: 3501 Coors Blvd. NW, A-37-1 North East Unit, Traffic Circulation Layout Engineer's Stamp dated 06-23-06 (G11-D56)

Dear Mr. Hewitt,

Based upon the information provided in your submittal received 02-17-06, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Due to the zoning on this project this site will need to be reviewed by DRB.
2.

If you have any questions, you can contact me at 924-3991

Sincerely,

Wilfred Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services
C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 14, 1998

Raul A. Rivera, P.E.
Rivera Engineering
2624 Valencia Dr. NE
Albuquerque, New Mexico 87110

RE: Grading and Drainage Plan for Sal Project, Tract A-37-1, Town of Atrisco Grant (G11/D56), Engineer's Stamp Dated 11/9/98.

Dear Mr. Rivera:

It appears that the submittal of November 9, 1998 is not complete, therefore it cannot be fully reviewed. Each resubmittal must be complete. All information on the Grading and Drainage plan, including the engineer's stamp, must on a reproducible Mylar (not written on the blueline). Not all of my previous comments were sufficiently addressed. Prior to Plat or Site Development Plan approval by the DRB, the following issues must be resolved:

1. Since this site is adjacent to both Coors and Atrisco, the ultimate street grades and improvements for these streets must be identified on this plan. All permanent street and drainage improvements adjacent to this site must be included on the Infrastructure List. The above referenced plan does not identify the required permanent improvements in either Atrisco Drive or Coors. The grading plan must show how your site relates to both the interim and the permanent street grades.

2. With respect to drainage, is this site in compliance with the approved Master Drainage Plan for the SAD 198 project? This plan does not provide any information regarding in runoff in Atrisco. Please identify any required drainage improvements in Atrisco.

3. The City cannot authorize your proposal to plug the existing 6" pipe. Off-site flows must be addressed with this plan.

4. Per the D.P.M. checklist, all existing rights-of-way and easements adjacent to the site must be shown and labeled on the plan.

If you have any questions regarding these comments, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Daniel Yu, Owner
File

CITY OF
Albuquerque

August 18, 1998

Raul A. Rivera, P.E.
Rivera Engineering
2624 Valencia Dr. NE
Albuquerque, New Mexico 87110

RE: ***Grading and Drainage Plan for Sal Project, Tract A-37-1, Town of Atrisco Grant (G11/D56), Engineer's Stamp Dated 7/24/98.***

Dear Mr. Rivera:

It is unclear what this plan was submitted for. Please check which approvals you are seeking on the Drainage Information Sheet. Prior to plan approval, the following comments must be addressed:

1. Since this site part of the SAD 198 project, the developed runoff must be in compliance with the approved Master Drainage Plan. Development of Phase 1 is in compliance, however, the calculated fully developed runoff of 15.7 cfs is higher than the allowable discharge rate of 13 cfs, or 3.09 cfs/acre. Therefore, ponding may be required when the east portion of this site is developed.

2. According to City Transportation, street improvements are required on Atrisco adjacent to this site. The ultimate street grades and all improvements for Atrisco must be identified on this plan. Are temporary drainage measures required?

3. The plan does not show a one foot water block on the driveways to prevent street flows in Atrisco from entering the site. This is required.

4. What are the consequences of plugging the 6" PVC pipe which drains from the site to the north? This will not be allowed if it will adversely impact the adjacent property.

5. Provide spot elelvations, or a detail, to show how the runoff from the parking lot is intercepted by the berm.

If you have any questions regarding these comments, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Daniel Yu, Owner
File

CITY OF
Albuquerque

July 1, 1998

Raul A. Rivera, P.E.
Rivera Engineering
2624 Valencia Dr. NE
Albuquerque, New Mexico 87110

RE: ***Grading and Drainage Plan for Sal Project, Tract A-37-1, Town of Atrisco Grant (G11/D56) Submitted for Preliminary Plat Approval and Site Development Plan Approval, Engineer's Stamp Dated 6/8/98.***

Dear Mr. Rivera:

Prior to approval for Preliminary Plat action or Site Development approval, the above referenced plan must be updated to address the following comments:

1. If this plan is for a plat action, please provide a copy of the proposed plat. If this Lot is to be divided into two Lots, then a cross-lot drainage easement must be provided to drain Phase 1 through Phase 2. Provide the DRB case number for this project.

2. The plan must address downstream capacity. Where are the existing "beehive" inlet and storm drain located in Coors? How does the runoff reach this inlet? Was the existing storm drain sized to accept the developed runoff from this site? Is this site part of a Master Drainage Plan?

3. The plan must show all existing elevations adjacent to this site. It appears that the site to the north drains onto the Phase 2 area through the 6" PVC pipe. It also appears that runoff from the Atrisco right-of-way enters the site. All off-site flows must be addressed.

4. Since this site is adjacent to both Coors and Atrisco, the ultimate street grades and improvements for these streets must be identified on this plan. Street and drainage improvements adjacent to this site must be on the Infrastructure List.

5. The plan shows an existing curb and gutter along Atrisco and also calls out an existing dirt road. What improvements are proposed in Atrisco? Is access to the proposed development to be taken from Atrisco? It doesn't appear that the driveways are located within the access easement. Is a one foot water block provided for each driveway? Does the proposed sidewalk tie into an existing sidewalk in Atrisco? Where is the 200' curb and gutter to be?

6. The access easements shown on the plan are unclear. Is this easement 30' wide or 18' wide? It appears that the proposed channel is located within the access easement. Will Phase 2 have access on Coors? Per the D.P.M. checklist, all existing rights-of-way and easements adjacent to the site must be shown and labeled on the plan. Also show the proposed drainage easement.

7. Is the proposed drainage channel to be privately maintained? An Agreement and Covenant will be required to identify maintenance for this channel. Is erosion protection to be provided? The side slopes must be at least 3:1 for an unlined channel. Show the easement limits on the channel section. How does the on-site runoff enter the proposed channel?

8. Curbs are called out on the Phase 1 plan. Is asphalt paving proposed? Is landscaping proposed around the perimeter of the curb? Provide proposed elevations for this area. Are the elevations noted the top of curb or the asphalt elevations?

9. With respect to the runoff calculations, calculate the proposed developed runoff for the entire site. Is downstream capacity provided?

10. Please revise the erosion control notes per the D.P.M.

11. Is this site located within a FEMA floodplain?

If you have any questions regarding these comments, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Andrew Garcia, City Hydrology
Daniel Yu, Owner
File