CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

March 12, 2025

Mark H. Burak, P.E.
1512 Sagebrush Trail SE
Albuquerque, NM 87123

RE: North Coors Self Storage
615 Coors Blvd NW
Permanent C.O. – Accepted
Engineer's Certification Date: 02/11/2025
Engineer's Stamp Date: 01/07/20
Hydrology File: J10D047

Dear Mr. Burak:

Based on the Certification received 3/6/2025 and the site visit on 3/12/2025, this letter serves as a "green tag" from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

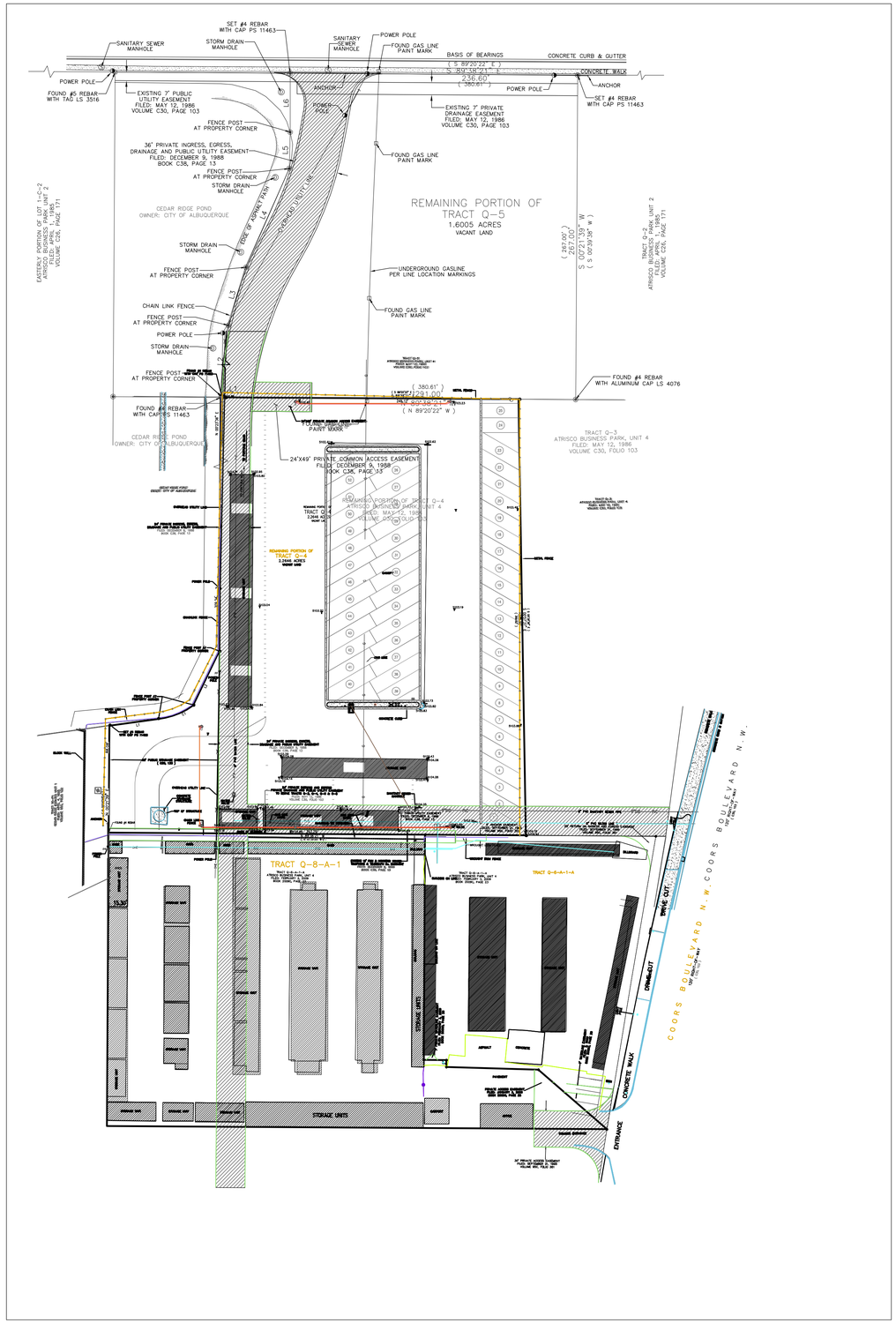
Anthony Montoya, Jr., P.E., CFM
Senior Engineer, Hydrology
Planning Department, Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



Site Location - As shown by the Vicinity Map (Zone Atlas Map J-10), the proposed 2.2646 acre RV storage facility is located on a single parcel west of Coors Boulevard and south of Fortuna Road on Albuquerque's west side. At present, the site is undeveloped and drains roughly from south to north.

Legal Description - Portion of Tract Q-4, Atrisco Business Park Unit 4, City of Albuquerque, New Mexico.

Benchmark - Basis of elevation is from City of Albuquerque bench mark "23-J11" with elevation stamped 5,095.705 feet, NAVD 1988.

Flood Zone - As shown by Panel 329H of 825 of the National Flood Insurance Program Flood Insurance Rate Maps (FIRM) for the City of Albuquerque, New Mexico, dated August 16, 2012, this site does not lie within a designated flood hazard zone.

Existing Conditions - Currently, the project site is relatively flat and drains from north to south across the fully developed property. Near the southwest portion, a 78-inch diameter RCP storm drain traverses through the site to discharge into the Cedar Ridge Pond. A single Type C 8-foot diameter storm drain manhole is on the property in this area. A large flat top concrete cover with inlet allows localized runoff to enter the storm drain. Almost all of the existing storage unit complex does drain to this inlet. Two other locations show that the storage unit complex discharges onto the subject property.

Proposed Grading - The Grading and Drainage Plan shows 1) historical and as-built grades indicated by spot elevations and contours; 2) the limit of existing and as-built improvements. The ensuing area will be graded and lined with gravel to flow south and west to the historical drainage outfall points within the existing storm drain system. All runoff is to be collected and contained within the subject property and discharged to the existing storm drain. To obtain a positive slope of at least one-half percent, the existing flat top concrete inlet was removed and replaced with a new grated manhole lid inlet. To provide delineation of the storage unit spaces, a 18-inch concrete estate curb is proposed along the entrances to each space. Two elevated concrete curb islands will be constructed to delineate the limits of the internal RV storage area.

Water and sewer are to be extended to existing facilities as shown on the Plan.

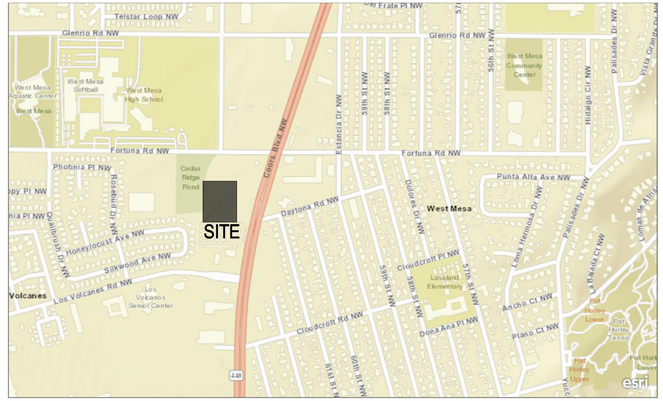
Hydrologic Methods - The drainage basin map shows three offsite and seven separate onsite subbasins A-H to assess peak flow rates at various points around the project site culminating at either the existing storm drain inlet. The calculations which appear hereon analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The process outlined in the DPM, Chapter 6 was used to quantify the peak flow rates and volumes. As shown by these calculations, the fully developed improvements will result in an increase in runoff generated by the site. Downstream capacity is sufficient to carry the entire peak runoff generated by the design storm.

The subject property will increase the existing peak runoff by about three cubic feet per second as shown on the calculations assuming 100% treatment D for all offsite basins and treatment C for all onsite basins. A spreadsheet for Precipitation Zone 1 is included on this plan. This spreadsheet outlines the peak runoff and volume generated for each subbasin for existing and proposed fully developed conditions.

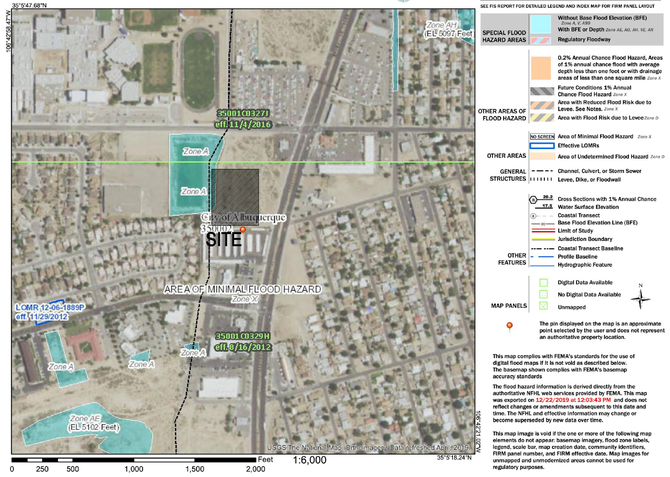
Erosion Control Measures - The contractor shall ensure that no soil erodes from the site into public right-of-way or onto private property. This can be achieved by constructing temporary berms at the property lines and wetting the soil to keep it from blowing. The contractor shall promptly lean up any material excavated within the public right-of-way so that the excavated material is not susceptible to being washed down the street. The contractor shall secure "Topsoil Disturbance Permits" prior to beginning construction.

CONSTRUCTION NOTES:

1. Two working days prior to any excavation, contractor must contact line locating service at 765-1234 for location of existing utilities.
2. Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all potential obstructions. Should a conflict exist, the contractor shall notify the Engineer so that the conflict can be resolved with a minimum amount of delay.
3. All work on this project shall be performed in accordance with applicable federal, state, and local laws, rules and regulations concerning construction safety and health.
4. All construction within public right-of-way shall be performed in accordance with applicable City of Albuquerque standards and procedures.
5. If any utility lines, pipelines, or underground utility lines are shown on these drawings, they are shown in an approximate manner only, and such lines may exist where none are shown. If any such existing lines are shown, the location is based upon information provided by the owner of said utility, and the information may be incomplete or may be obsolete by the time construction commences. The Engineer has undertaken no field verification of the location, depth, size, or type of existing utility lines, pipelines, or underground utility lines, and makes no representation pertaining thereto, and assumes no responsibility or liability therefore. The contractor shall inform itself of the location of any utility line, pipeline, or underground utility line in or near the area of the work in advance of and during excavation work. The contractor is responsible for any and all damage caused by its failure to locate, identify, and preserve any and all existing utilities, pipelines, and underground utility lines. In planning and conducting excavation, the contractor shall comply with the state statutes, municipal and local ordinances, rules and regulations, if any, pertaining to the location of these lines and facilities.
6. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.
7. Maintenance of these facilities shall be the responsibility of the owner of the property served.



VICINITY MAP J-10Z



FEMA FIRM 329H

Mark H. Burak, P.E.
1512 Sagebrush Trail SE
Albuquerque, New Mexico, 87123
(505) 235-2256
mburak@comcast.net

MARK H. BURAK STATE OF NEW MEXICO NO. 10987 REGISTERED PROFESSIONAL ENGINEER 02/11/2025

NORTH COORS SELF STORAGE
AS-BUILT CONDITIONS
Albuquerque New Mexico

Weller Project No: 1803
Drawn By: M. MEANS
Checked By: M. BURAK
Date: 02/11/2025

NOTES / MAPS

Sheet No. C100
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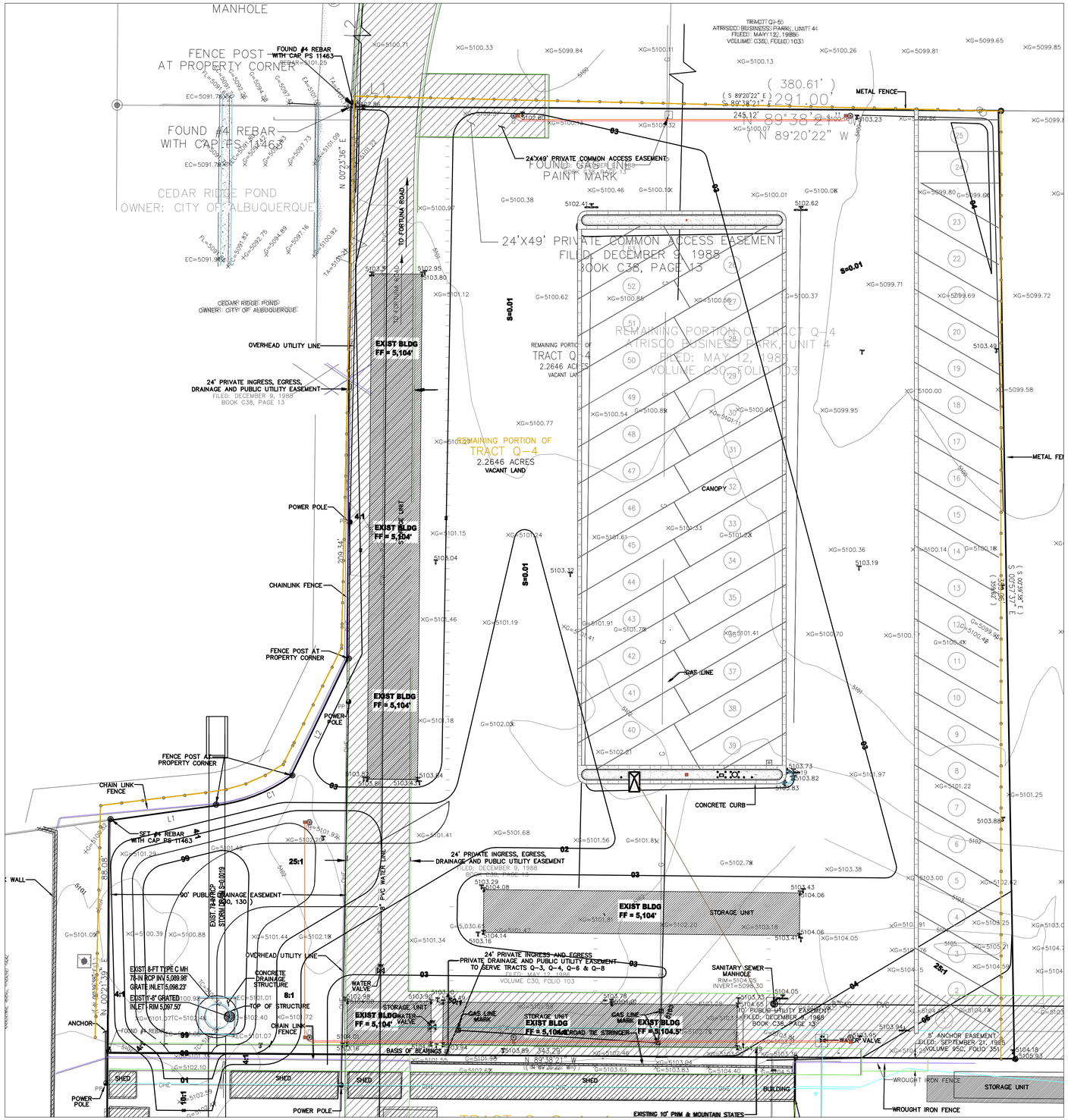
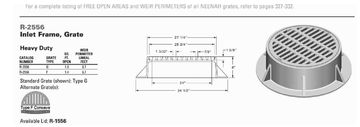


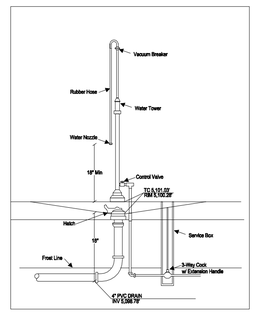
GRADING PLAN

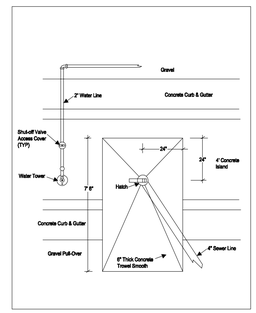
TRAPEZOIDAL CHANNEL					
Normal depth and critical depth parameters					
Internal Inverted Crown Near Inlet					
Input variables:			**Output Parameters:**		
Discharge	6.42	cfs	**Normal depth**	**0.37**	ft
Channel slope	0.00500	ft/ft	Normal velocity	0.94	fps
Manning's n	0.035		Froude number	0.38	
Bottom width	0	ft	Critical Depth	0.26	ft
Left side slope	50	H:1	EGL Depth	0.38	ft
Right side slope	50	H:1	Scour Depth	0.75	ft
			Superelevation	0.00	ft
Curve Radius	1000	ft	Freeboard	2.02	ft
			Channel Depth	2.39	ft
			Sequent Depth	**0.23**	ft
Note: Freeboard = (2+0.025(velocity)(depth)^(1/3))					BURAK



NEENAH GRATED INLET DETAIL

RECTANGULAR GRATE DROP INLET					
SUMP CONDITION					
NEENAH 2556 Grated Manhole Cover					
Flow depth, y.....	0.25	feet			
Grate open area, A.....	1.50	sq.ft.			
Grate Perimeter, P...	6.70	feet	Weir flow.....	2.50	cfs
Clogging percentage...	0.5	%	Orifice flow....	4.01	cfs
				6.5	cfs
1. Orifice condition depends on bar config., grate size, depth.					
2. Equations from FHWA HEC-12 dated March, 1984.					BURAK





SANITARY DUMP STATION DETAILS

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mburak@comcast.net

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AS-BUILT CONDITIONS
Albuquerque New Mexico

Weller Project No:	1803
Drawn By:	M. MEANS
Checked By:	M. BURAK
Date:	02/11/2025
Sheet No.	C101
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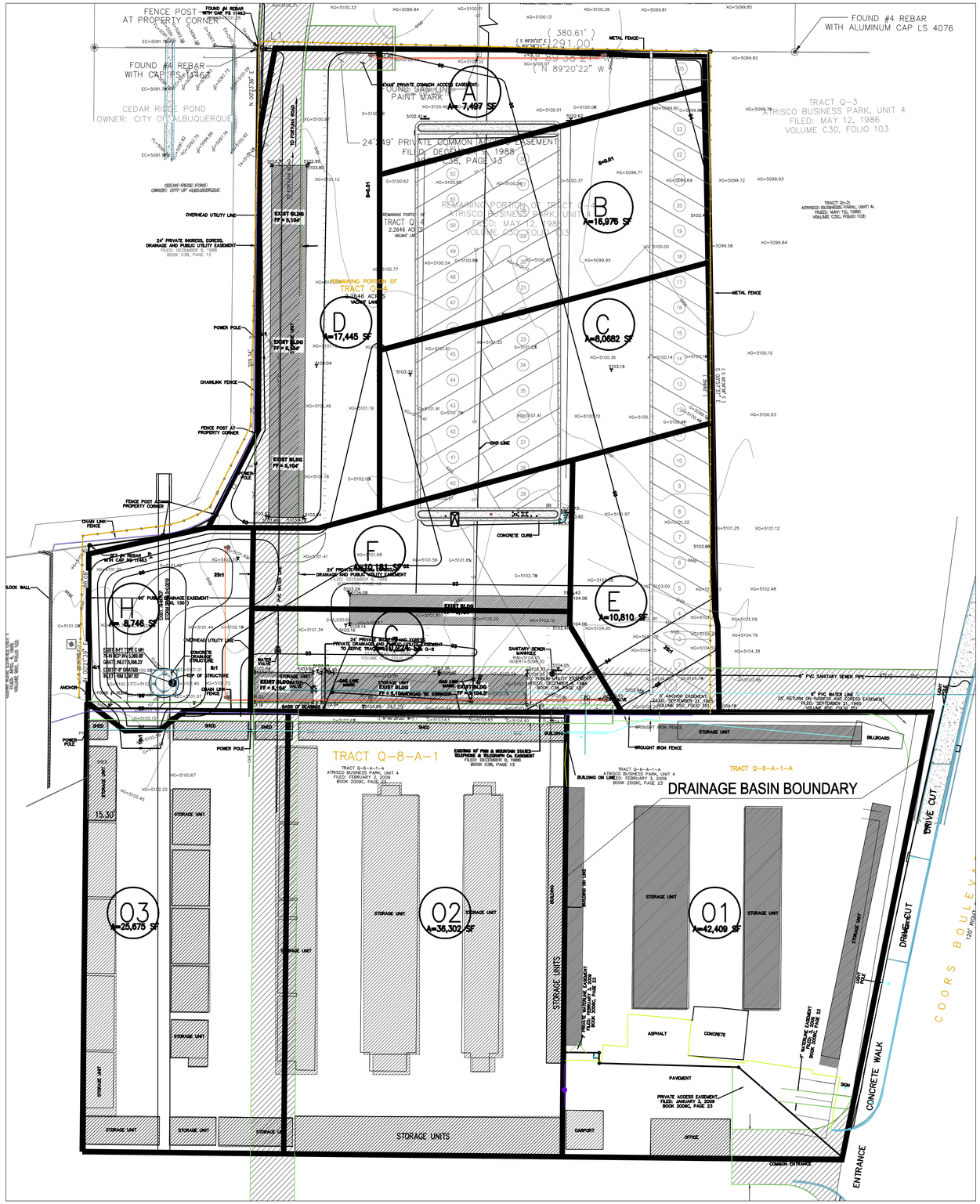
GRADING PLAN



GRADING PLAN

0 15 30 60
SCALE: 1" = 30'

N

Hydrologic Calculations - COA DPM 22.2 (100-Year, 6-Hour Storm)						North Coors Self Storage - Phase 4					
Burak Consulting						February 2025					
Precipitation Zone 1	(DPM Ch6 Table 6.2	P60 1.69	P360 2.17	P1440 2.49	P4days 3.12	P10days 3.9	Precipitation Zone 1	(DPM Ch6 Table 6.2	P60 1.69	P360 2.17	P1440 2.49	P4days 3.12	P10days 3.9
Excess Precipitation	(DPM Ch6 Table 6.7)	0.55 inches-A		0.73 inches-B	0.95 inches-C	2.24 inches-D	Excess Precipitation	(DPM Ch6 Table 6.7)	0.55 inches-A		0.73 inches-B	0.95 inches-C	2.24 inches-D
Peak Discharge	(DPM Ch6 Table 6.8)	1.54 cfs/ac-A		2.16 cfs/ac-B	2.87 cfs/ac-C	4.12 cfs/ac-D	Peak Discharge	(DPM Ch6 Table 6.8)	1.54 cfs/ac-A		2.16 cfs/ac-B	2.87 cfs/ac-C	4.12 cfs/ac-D

Drainage Areas	*Land Treatments - Existing Conditions* A	Percent A	B	Percent B	C	Percent C	D	Percent D	Area (sf)	*Land Treatments - Fully Developed Conditions* A	Percent A	B	Percent B	C	Percent C	D	Percent D	Area (sf)	Drainage Areas
Offsite 1	0.00	0%	0.00	0%	0.00	0%	0.97	100%	42,409	0.00	0%	0.00	0%	0.00	0%	0.97	100%	42,409	Offsite 1
Offsite 2	0.00	0%	0.00	0%	0.00	0%	0.83	100%	36,302	0.00	0%	0.00	0%	0.00	0%	0.83	100%	36,302	Offsite 2
Offsite 3	0.00	0%	0.00	0%	0.00	0%	0.59	100%	25,675	0.00	0%	0.00	0%	0.00	0%	0.59	100%	25,675	Offsite 3
									104,386									104,386	
Basin A	0.17	100%	0.00	0%	0.00	0%	0.00	0%	7,497	0.00	0%	0.00	0%	0.17	97%	0.01	3%	7,497	Basin A
Basin B	0.39	100%	0.00	0%	0.00	0%	0.00	0%	16,976	0.00	0%	0.00	0%	0.39	100%	0.00	0%	16,976	Basin B
Basin C	0.36	100%	0.00	0%	0.00	0%	0.00	0%	15,784	0.00	0%	0.00	0%	0.36	100%	0.00	0%	15,784	Basin C
Basin D	0.40	100%	0.00	0%	0.00	0%	0.00	0%	17,445	0.00	0%	0.00	0%	0.28	70%	0.12	30%	17,445	Basin D
Basin E	0.25	100%	0.00	0%	0.00	0%	0.00	0%	10,810	0.00	0%	0.00	0%	0.25	100%	0.00	0%	10,810	Basin E
Basin F	0.23	100%	0.00	0%	0.00	0%	0.00	0%	10,181	0.00	0%	0.00	0%	0.20	85%	0.04	15%	10,181	Basin F
Basin G	0.23	100%	0.00	0%	0.00	0%	0.00	0%	10,224	0.00	0%	0.00	0%	0.13	55%	0.11	45%	10,224	Basin G
Basin H	0.20	100%	0.00	0%	0.00	0%	0.00	0%	8,746	0.00	0%	0.00	0%	0.20	100%	0.00	0%	8,746	Basin H
									97,663									97,663	

Discharge	*Peak Flow Rate - Existing Conditions* A	B	C	D	100 yr Q (cfs)	*Peak Flow Rate - Developed Conditions* A	B	C	D	100 yr Q (cfs)	Discharge
Offsite 1	0.00	0.00	0.00	4.01	4.0	0.00	0.00	0.00	4.01	4.0	Offsite 1
Offsite 2	0.00	0.00	0.00	3.43	3.4	0.00	0.00	0.00	3.43	3.4	Offsite 2
Offsite 3	0.00	0.00	0.00	2.43	2.4	0.00	0.00	0.00	2.43	2.4	Offsite 3
					9.9					9.9	
Basin A	0.27	0.00	0.00	0.00	0.3	0.00	0.00	0.00	0.48	0.5	Basin A
Basin B	0.60	0.00	0.00	0.00	0.6	0.00	0.00	1.12	0.00	1.1	Basin B
Basin C	0.56	0.00	0.00	0.00	0.6	0.00	0.00	1.04	0.00	1.0	Basin C
Basin D	0.62	0.00	0.00	0.00	0.6	0.00	0.00	0.80	0.49	1.3	Basin D
					2.0					4.0	
Basin E	0.38	0.00	0.00	0.00	0.4	0.00	0.00	0.71	0.00	0.7	Basin E
Basin F	0.36	0.00	0.00	0.00	0.4	0.00	0.00	0.57	0.14	0.7	Basin F
Basin G	0.36	0.00	0.00	0.00	0.4	0.00	0.00	0.37	0.44	0.8	Basin G
Basin H	0.31	0.00	0.00	0.00	0.3	0.00	0.00	0.58	0.00	0.6	Basin H
			Total.....		3.14			Total		6.19	

Volume	*Runoff Volume - Existing Conditions* Six Hour Storm Event				100 yr V (cu-ft)	*Runoff Volume - Developed Conditions* Six Hour Storm Event				100 yr V (cu-ft)	Volume
Offsite 1	0	0	0	7,916	7,916	0	0	0	7,916	7,916	Offsite 1
Offsite 2	0	0	0	6,776	6,776	0	0	0	6,776	6,776	Offsite 2
Offsite 3	0	0	0	4,793	4,793	0	0	0	4,793	4,793	Offsite 3
					19,485					19,485	
Basin A	344	0	0	0	344	0	0	576	42	618	Basin A
Basin B	778	0	0	0	778	0	0	1,344	0	1,344	Basin B
Basin C	723	0	0	0	723	0	0	1,250	0	1,250	Basin C
Basin D	800	0	0	0	800	0	0	967	977	1,944	Basin D
Basin E	495	0	0	0	495	0	0	856	0	856	Basin E
Basin F	467	0	0	0	467	0	0	685	285	970	Basin F
Basin G	469	0	0	0	469	0	0	445	859	1,304	Basin G
Basin H	401	0	0	0	401	0	0	692	0	692	Basin H
					4,075					8,285	

Volume	*Runoff Volume - Existing Conditions* Ten Day Storm Event	100 yr / 10 day V (cu-ft)	*Runoff Volume - Developed Conditions* Ten Day Storm Event	100 yr / 10 day V (cu-ft)	Volume
Offsite 1		14,030		12,970	Offsite 1
Offsite 2		12,010		11,102	Offsite 2
Offsite 3		8,494		7,852	Offsite 3
Basin A		344		644	Basin A
Basin B		778		1,344	Basin B
Basin C		723		1,250	Basin C
Basin D		800		2,567	Basin D
Basin E		495		856	Basin E
Basin F		467		1,152	Basin F
Basin G		469		1,852	Basin G
Basin H		401		692	Basin H
		4,476		10,358	

HYDROLOGIC CALCULATIONS

Mark H. Burak, P.E.
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Albuquerque, New Mexico, 87123
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NORTH COORS SELF STORAGE
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HYDROLOGY

Sheet No. C102
SHEET OF