

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 4, 2024

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

RE: Lobo Logistics
7800 La Morada Place NW
Grading and Drainage Plan
Engineer's Stamp Date: 10/31/24
Hydrology File: H10D038

Dear Mr. Soule:

Based upon the information provided in your submittal received 10/31/2024, the Grading and Drainage Plan is approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 505-924-3420) 14 days prior to any earth disturbance.

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

Sincerely,

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

Weighted E Method												
Basin	Area	Area	Treatment A	Treatment B	Treatment C	Treatment D	100-Year, 6-hr.		24 hour			
	(sf)	(acres)	% (acres)	% (acres)	% (acres)	% (acres)	Weighted E	Volume	Flow	Volume		
ALLOWED	112487.00	2.582	0%	0	20% 0.516	0%	80% 2.066	1.938	0.417	9.63	0.555	
PROPOSED	112487.00	2.582	0%	0	0% 0.000	97%	2.5049	3%	0.077	0.889	0.213	
COMPARISON												

Equations:

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

Volume = Weighted D * Total Area

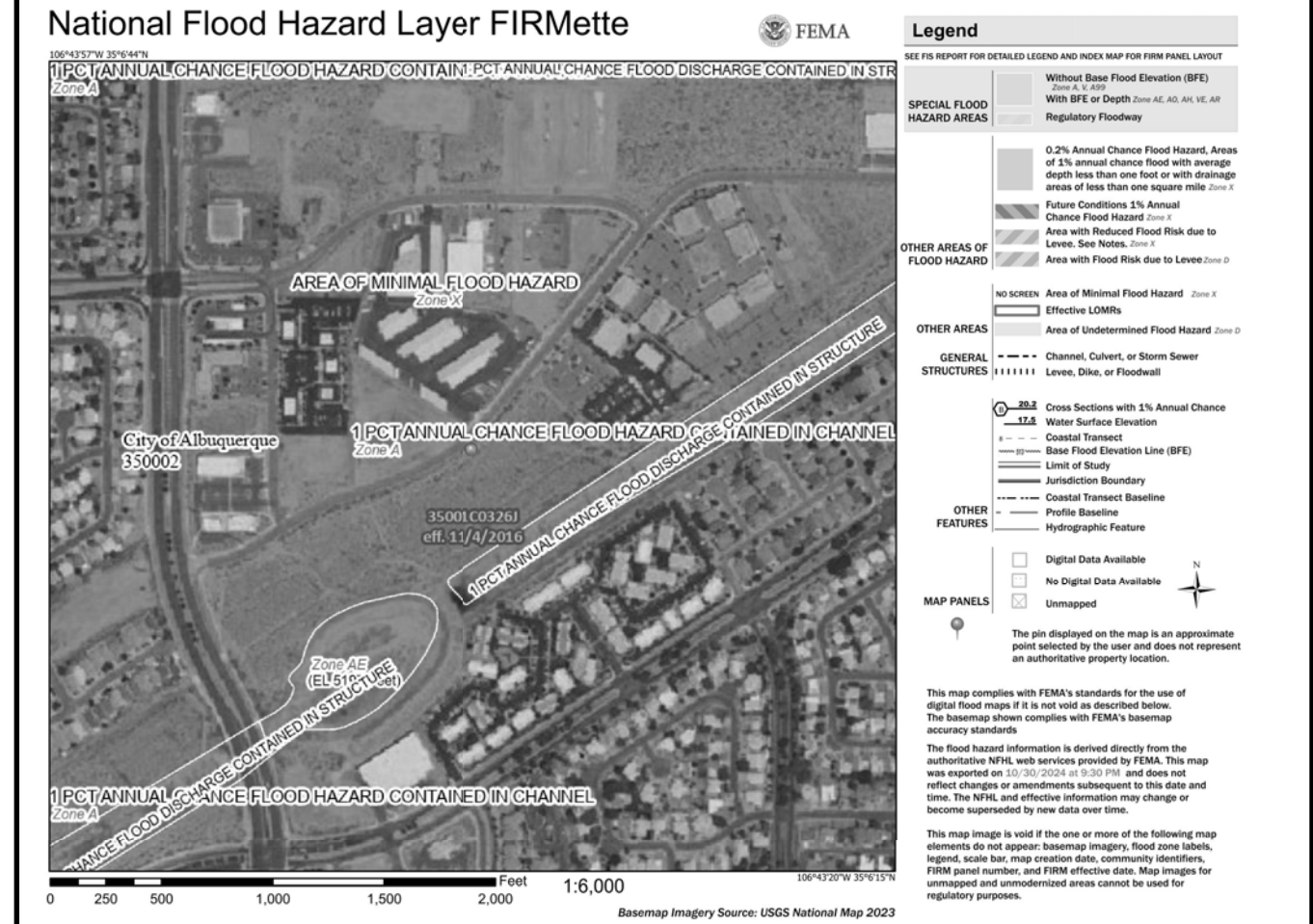
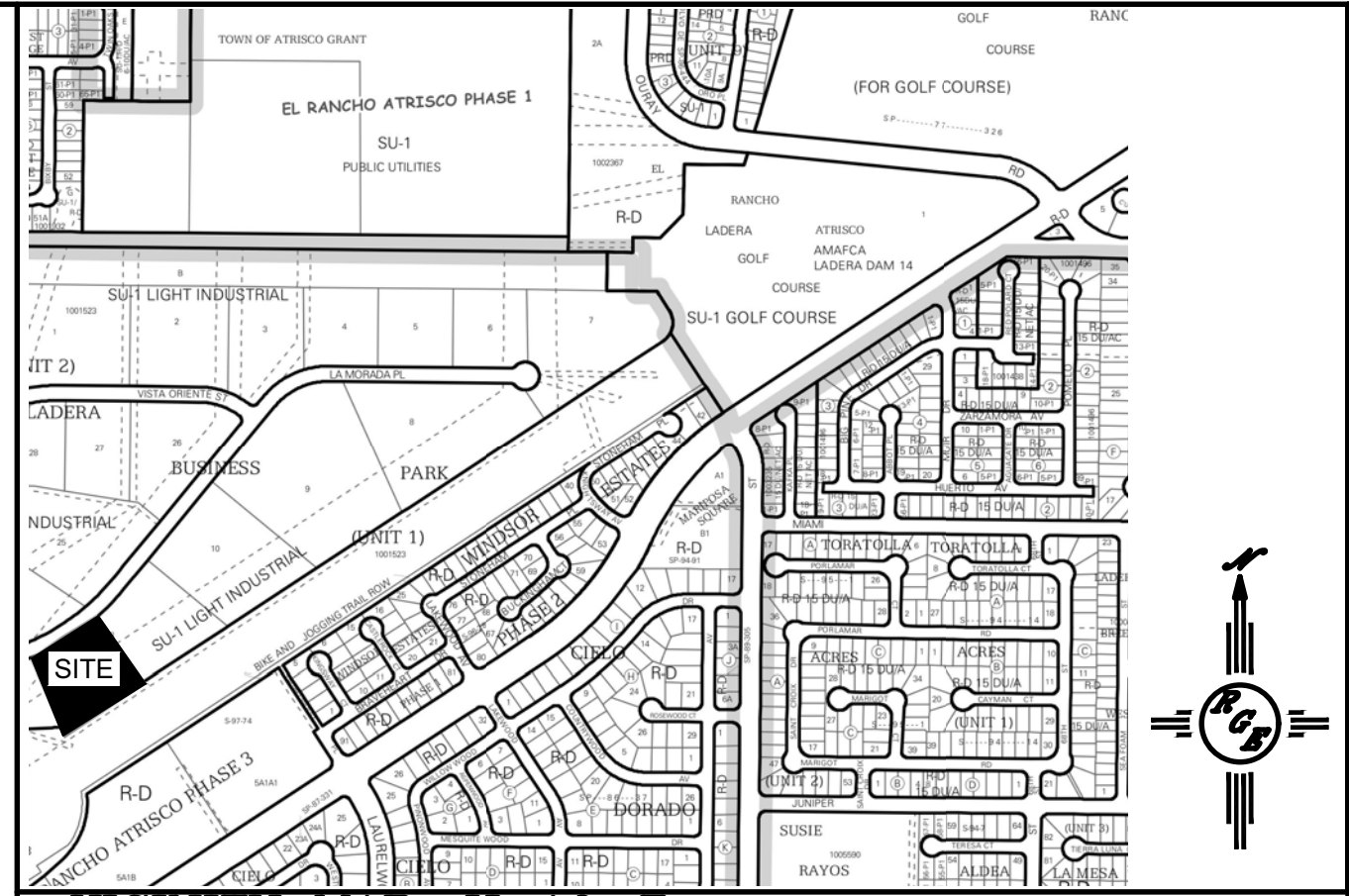
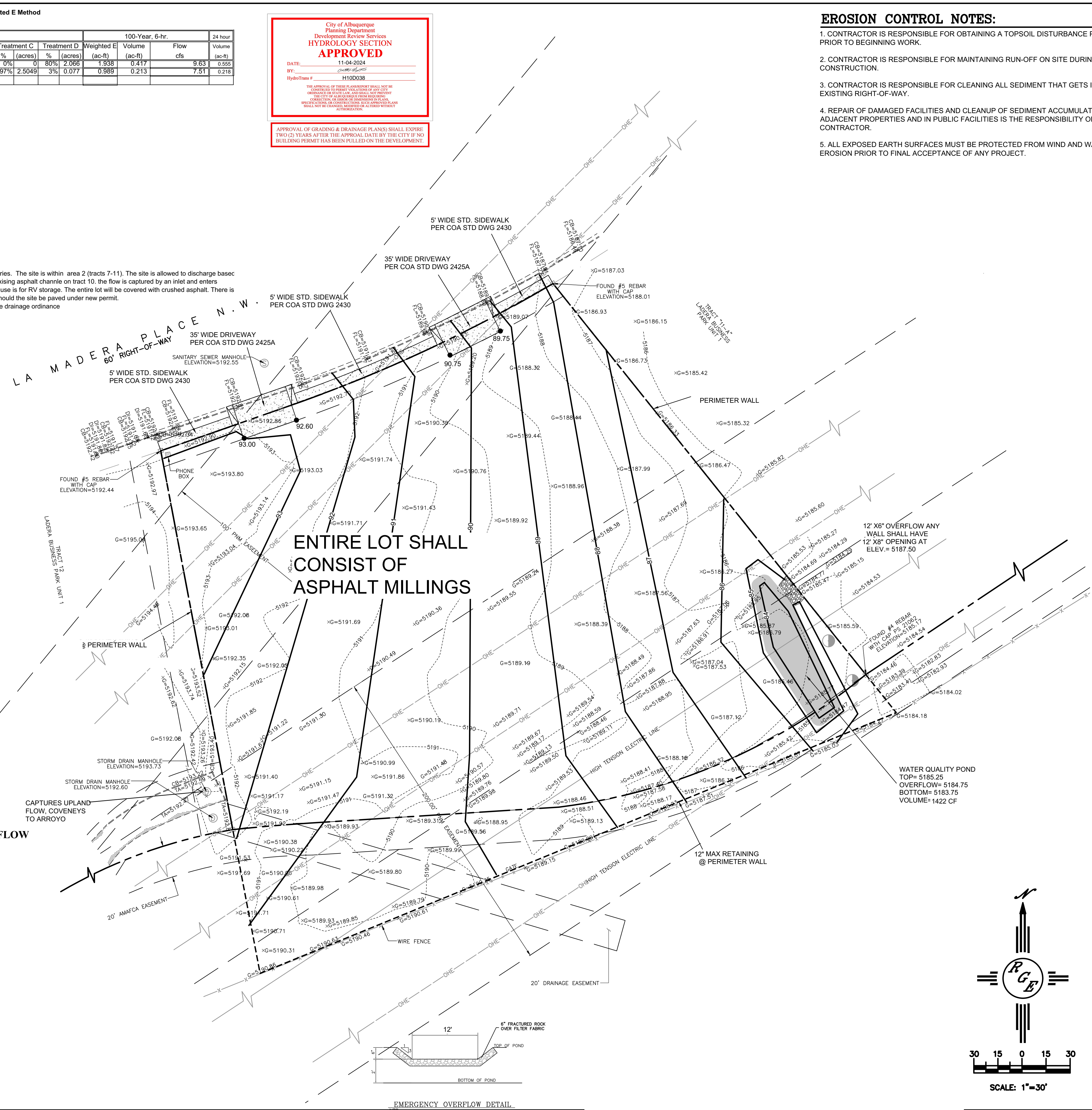
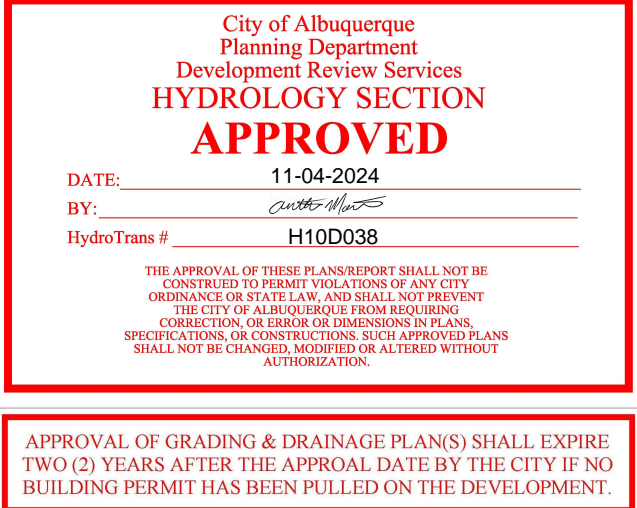
Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Where for 100-year, 6-hour storm- zone 1
Ea= 0.55
Eb= 0.73
Ec= 0.95
Ed= 2.24
Qa= 1.54
Qb= 2.16
Qc= 2.87
Qd= 4.12

ONSITE Conditions	VOLUME	
FIRST FLUSH WATER QUALITY	REQUIRED	PROVIDED
	(CF)	(CF)
WATER QUALITY	118	1422
FLOOD CONTROL	0	1422

Narrative


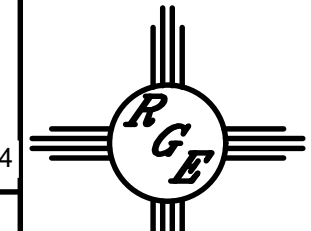
This site is within the Ladera Business Park Master Drainage plan boundaries. The site is within area 2 (tracts 7-11). The site is allowed to discharge basec upon 80% D and 20%B. the flow is to drain to adjacent lot and enter the existing asphalt channel on tract 10, the flow is captured by an inlet and enters the Mirehaven channel at the east end of the development. The proposed use is for RV storage. The entire lot will be covered with crushed asphalt. There is minor impervious on site. We propose to construct a pond for future use should the site be paved under new permit. The plan conforms to the master drainage plan and the city of Albuquerque drainage ordinance



FIRM MAP: LEGAL DESCRIPTION: TRACT 11-C LADERA BUSINESS PARK UNIT 1 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

- NOTES:
- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 - ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
 - ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
 - SURVEY INFORMATION PROVIDED BY HARRIS SURVEYING USING NAVD DATUM 1988.
 - LONG TERM MAINTENANCE OF ALL PONDS, SWALES AND OVERFLOWS IS REQUIRED

LEGEND	
-----XXXX-----	EXISTING CONTOUR
-----XXXX-----	EXISTING INDEX CONTOUR
-----XXXX-----	PROPOSED CONTOUR
-----XXXX-----	PROPOSED INDEX CONTOUR
• XXXX	EXISTING SPOT ELEVATION
● XXXX	PROPOSED SPOT ELEVATION
-----	BOUNDARY
-----	ADJACENT BOUNDARY
=====	EXISTING CURB AND GUTTER
-----	PROPOSED RETAINING WALL
-----	PROPOSED PONDING

ENGINEER'S SEAL  10/31/24 DAVID SOULE P.E. #14522	TRACT 11-C LADERA BUSINESS PARK UNIT 1 LA MORADA PLACE NW GRADING AND DRAINAGE PLAN  Rio Grande Engineering P.O. BOX 33924 ALBUQUERQUE, NM 87199 (505) 321-9099	DRAWN BY DEM DATE 10-31-24 La Madera Place.dwg SHEET # C1 JOB #