CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

November 12, 2024

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

RE: Lobo Logistics
7850 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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

City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: LOBO LOGISTICS Hydrology File # _____
Legal Description: TRACT 11C LADERA BUSINESS PARK
City Address, UPC, OR Parcel: UNADDRESSED ON LA MORADA PLACE NW

Applicant/Agent: RIO GRANDE ENGINEERING Contact: DAVID
Address: PO BOX 93924 ALB NM 87199 Phone: 505.321.9099
Email: DAVID@RIO GRANDE ENGINEERING.COM

Applicant/Owner: LOBO LOGISTICS Contact: _____
Address: _____ Phone: _____
Email: _____

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) _____ ☐ RESIDENCE
☐ DFT SITE ☑ ADMIN SITE

RE-SUBMITTAL: ☑ YES ☐ NO

DEPARTMENT: ☐ TRANSPORTATION ☑ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☑ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)_____

TYPE OF APPROVAL SOUGHT:

- ☑ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ OTHER (SPECIFY)_____

DATE SUBMITTED: 10/31/24

REV. 09/13/23

Weighted E Method

Basin	Area	Area	Treatment A		Treatment B		Treatment C		Treatment D		100-Year, 6-hr. Weighted E	Volume	Flow	24 hour Volume
	(sf)	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	(ac-ft)	(ac-ft)	cfs	(ac-ft)
ALLOWED	112487.00	2.582	0%	0	20%	0.516	0%	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	0.989	0.213	7.51	0.218
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 Qa= 1.54
Eb= 0.73 Qb= 2.16
Ec= 0.95 Qc= 2.87
Ed= 2.24 Qd= 4.12

ONSITE Conditons
FIRST FLUSH WATER QUALITY VOLUME

	REQUIRED (CF)	PROVIDED (CF)
WATER QUALITY	118	1422
FLOOD CONTROL	0	1422

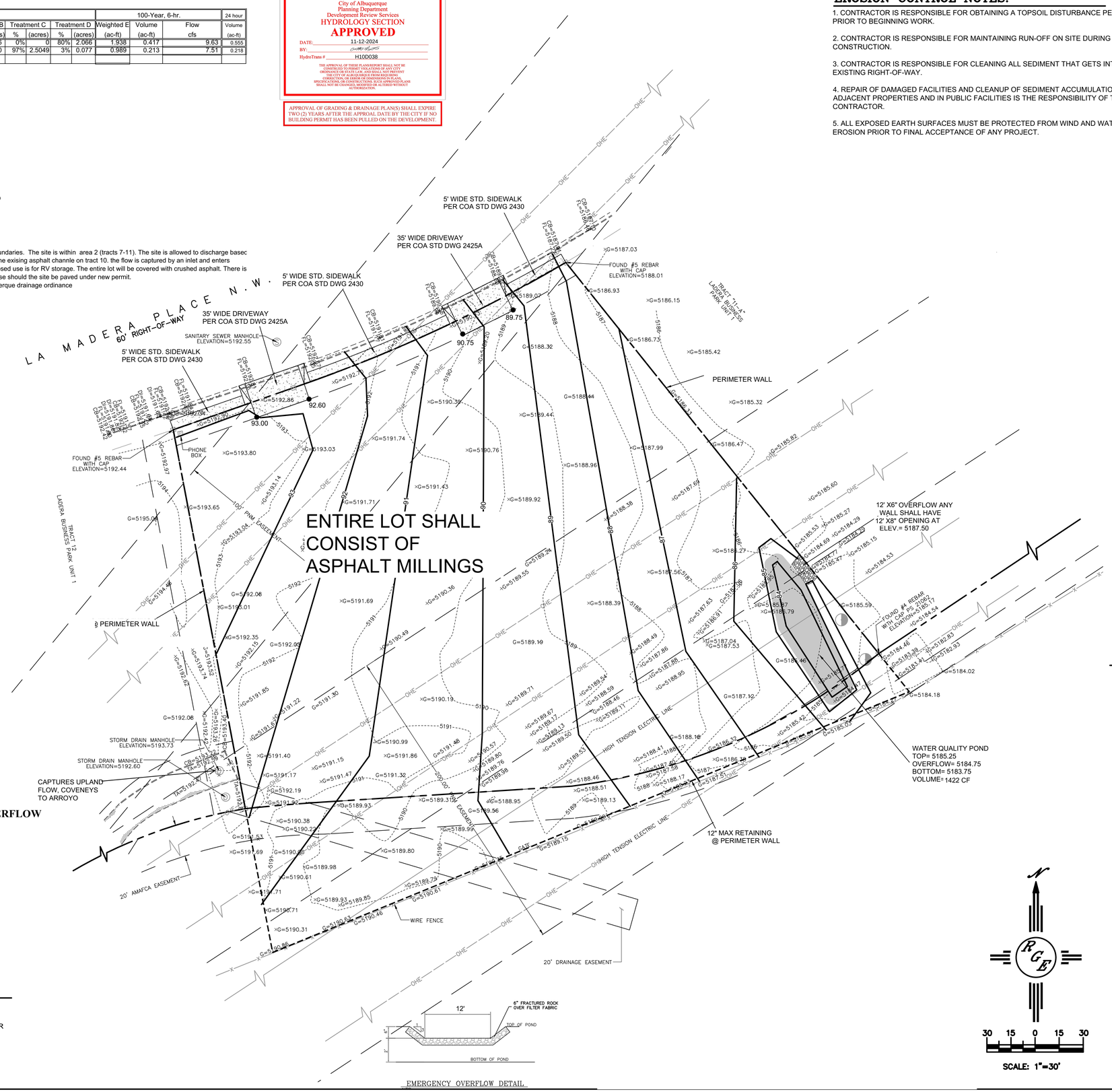
Narrative

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 exising asphalt channle 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 site master drainage plan and the city of Albuquerque drainage ordinance

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 11-12-2024
BY:
HydroTrans # H10D038

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS, CORRECTION, OR ERROR OR OMISSION ON PLANS, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.



OPENING AND OVERFLOW

Weir Equation:

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

Q= 9.62 total allowed
C = 2.95
H = 0.5 ft
L = Length of weir=10

Q=2.95x12x.5^(1.5)

Q allowable = 12.51 ft > Q required=9.62 therfore ok

CAUTION:

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

EMERGENCY OVERFLOW DETAIL

EROSION CONTROL NOTES:

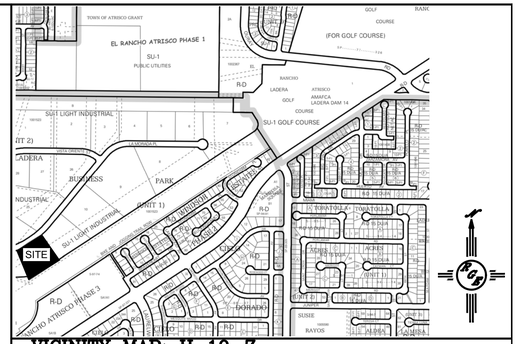
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

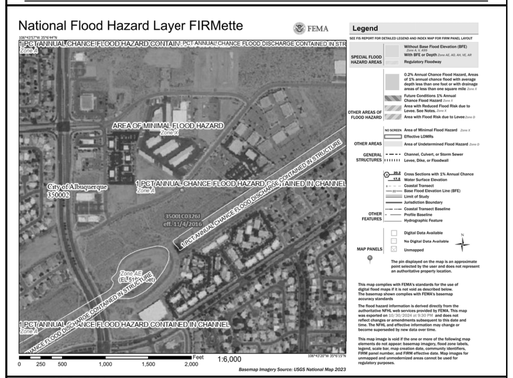
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.

4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



VICINITY MAP: H-10-Z



FIRM MAP:

LEGAL DESCRIPTION:

TRACT 11-C LADERA BUSINESS PARK UNIT 1
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOTES:

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

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BOUNDARY
- ADJACENT BOUNDARY
- EXISTING CURB AND GUTTER
- PROPOSED RETAINING WALL
- PROPOSED PONDING

ENGINEER'S SEAL
DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER
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
PO BOX 93924
ALBUQUERQUE, NM 87199
(505) 321-9099

DRAWN BY DEM
DATE 10-31-24
La Madera Place.dwg
SHEET # C1
JOB #