

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 24, 2023

Jesus Lopez, P.E.
Smith Engineering
2201 San Pedro Dr. NE, Building 4, Suite 200
Albuquerque, NM 87110

RE: Loma Linda CC Gym Addition
Tr 2-A-1 Plat of Tracts 1-A & 2-A-1 Cactus/Shalit Parcel
1512 Yale Blvd SE ABQ NM 87106
Grading & Drainage Plan
Engineer's Stamp Date: 2/7/2023
Hydrology File: L16D025

Dear Mr. Lopez:

PO Box 1293

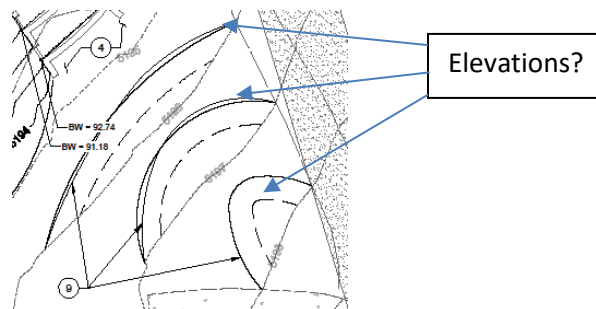
Based upon the information provided in your resubmittal received 4/12/2023, the Grading plan is **not approved** for the Building Permit. The following comments need to be addressed for approval of the above referenced project.

Albuquerque

NM 87103

www.cabq.gov

1. Please add vicinity map, FIRM map and bench mark on the plan.
2. Sheet C-103, Grading Note #1: Change sheet C-105 to C-106. Note #9: Fix the discrepancies between sheet C-103 & sheet C-104.
3. Add proposed contour elevations on the stormwater quality retention area on sheets C104 & C-104.



4. Sheet C-107: The required SWQV should be $17,500 \text{ sf} \times 0.42'' / 12''/\text{ft} = 612.5 \text{ cf}$. Thus, the provided SWQV of 406 cf needs to be enlarged to 621.5 cf or more.
5. Provide erosion and sediment control plan for the stormwater quality retention area, cutting slopes, stormwater quality pond and roadside swale.

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

If you have any questions, please contact me at 505-924-3695 or tchen@cabq.gov.

Sincerely,

A handwritten signature in blue ink that reads 'Tiequan Chen'. The signature is fluid and cursive, with the first name 'Tiequan' and the last name 'Chen' clearly distinguishable.

Tiequan Chen, P.E.
Principal Engineer, Hydrology
Planning Department, Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

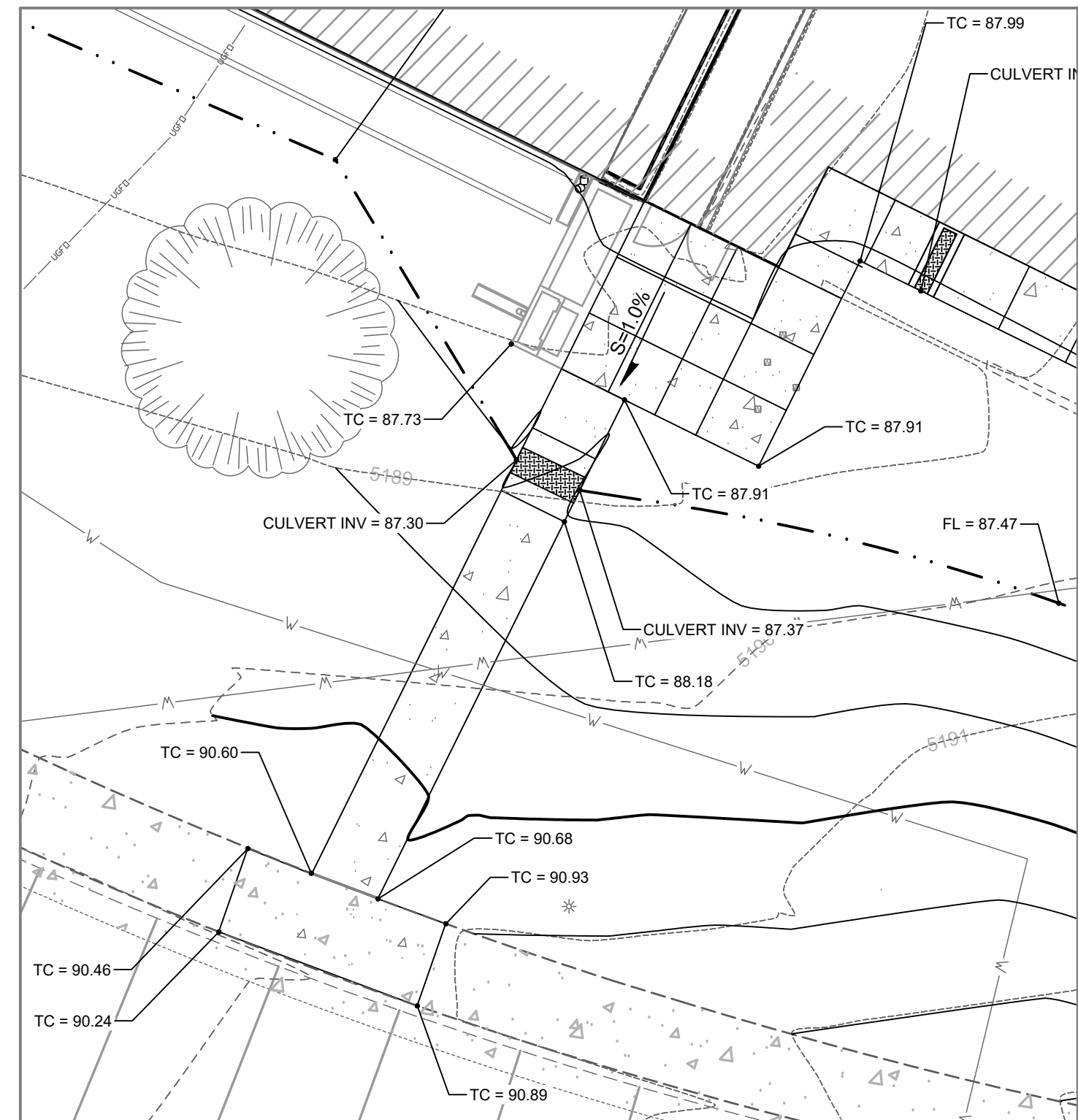
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



SCALE: 1" = 10'



CONTRACTOR TO PROVIDE CONCRETE JOINT LAYOUT FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF CONCRETE.

EXPANSION JOINTS SHALL BE PLACED AT ALL CHANGES IN GRADE AND AT LOCATIONS FOR ISOLATION AND NOT TO EXCEED 50-FEET IN SPACING.

CONTROL (CONTRACTION) JOINTS SHALL BE PLACED TO PROVIDE A STONE WITH DIMENSIONS TO NOT EXCEED 1.5:1 (L:W).

CONTRACTOR SHALL INDICATE WHERE PROPOSED CONSTRUCTION JOINTS ARE IN THE JOINT LAYOUT PLAN.

ALL JOINTS ARE TO BE SEALED. EXPANSION SHEETS SHALL HAVE FILLER, BACKER AND SEALANT.

ITEMS TO BE REMOVED PER REMOVAL SHEETS NOT SHOWN ON PLAN FOR CLARITY PURPOSES.

PROPOSED UTILITIES NOT SHOWN FOR CLARITY PURPOSES. SEE CIVIL UTILITY SHEETS FOR DETAILS.

SEE LANDSCAPING DRAWINGS FOR GROUNDCOVER PLAN AND LAYOUT.

1. ROADSIDE SWALE PER DETAIL 9 ON SHEET C-105.
2. GRADE AT UNIFORM SLOPE TO MATCH NEW SIDEWALK.
3. EXISTING SIDEWALK, PROTECT IN PLACE.
4. GRADE UNIFORMLY TO MATCH EXISTING GROUND.
5. GRADE AROUND TREE TO MATCH EXISTING PRIOR TO CANOPY. HAND TRENCH IF NECESSARY TO AVOID ROOT DAMAGE.
6. NOT USED.
7. INSTALL 20' WIDE BASECOURSE EMERGENCY FIRE ACCESS ROAD BASECOURSE AND SUBGRADE INSTALLATION PER COA SPECIFICATION 301 AND 302.
8. MATCH EXISTING SIDEWALK ELEVATION AT NEAREST CONCRETE JOINT PROTECT EXISTING CURB IN PLACE
9. STORMWATER QUALITY RETENTION AREA, SEE DETAIL 7 ON SHEET C-106.
10. INSTALL 20' WIDE CURB CUT AND THE NEW BASECOURSE ACCESS ROAD.
11. PROTECT IN-PLACE EXISTING ASPHALT PATH. THE NEW BASECOURSE ACCESS ROAD TO ASPHALT EDGES.

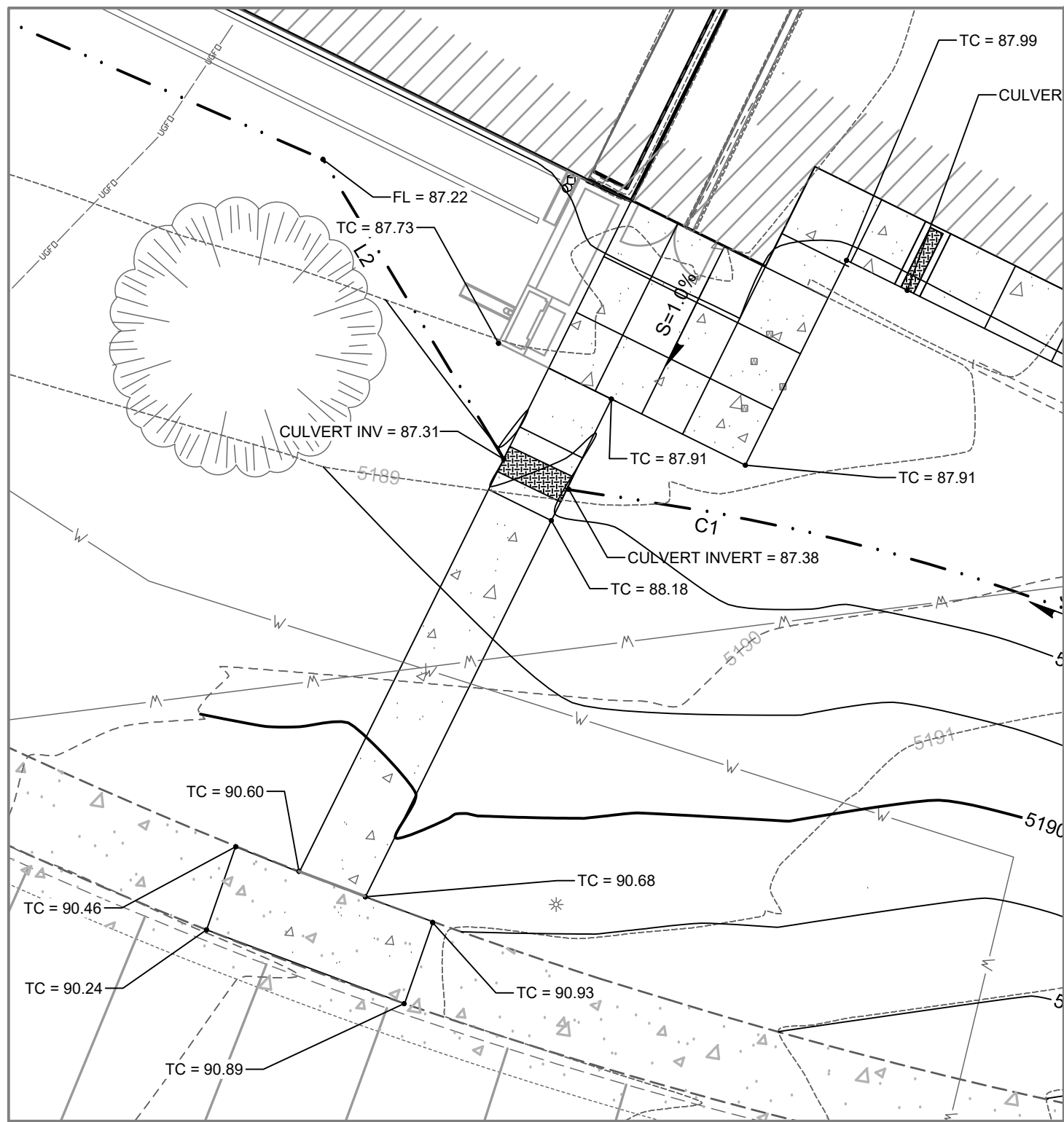
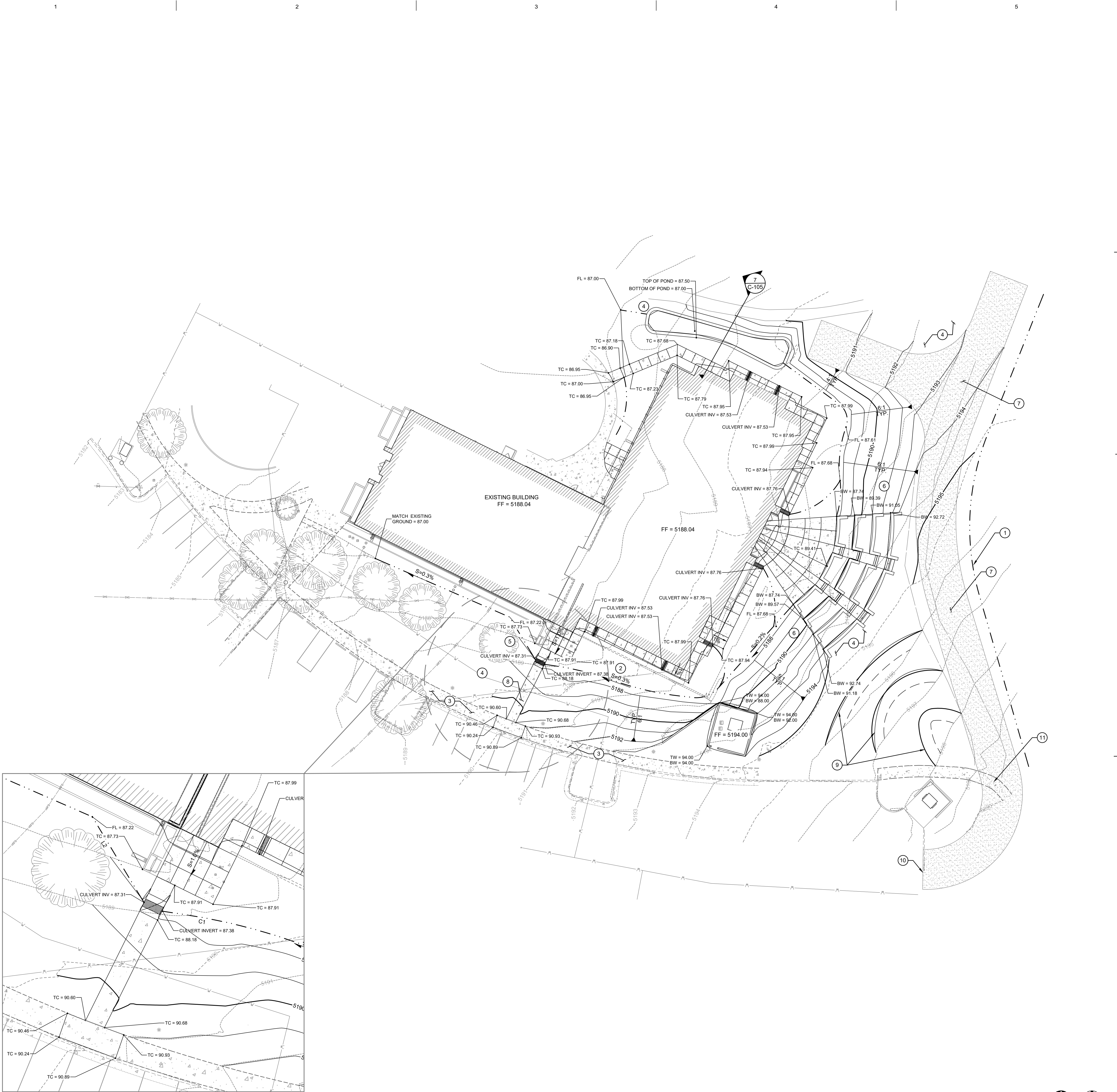
EARTHWORK CALCULATIONS
INCLUDE A 1.25 FILL FACTOR

TOP	TOP OF PLATE
TSW	TOP OF SIDEWALK
TC	TOP OF CONCRETE
TA	TOP OF ASPHALT
FL	FLOW LINE
INV	INVERT
X-EP	EXISTING EDGE OF PAVEMENT

 CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

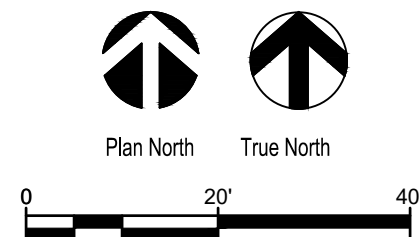
DRAWING TITLE: SITE GRADING

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
PERMIT SET	City Project No. 502093	Zone Map No. L-16-Z	DWG. C-103	Sheet 07 of 108



ENLARGED SIDEWALK PLAN

SCALE: 1" = 10'



GENERAL NOTES

1. CONTRACTOR TO PROVIDE CONCRETE JOINT LAYOUT FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF CONCRETE.
2. EXPANSION JOINTS SHALL BE PLACED AT ALL CHANGES IN GRADE AND AT LOCATIONS FOR ISOLATION AND NOT TO EXCEED 50-FEET IN SPACING.
3. CONTROL (CONTRACTION) JOINTS SHALL BE PLACED TO PROVIDE A STONE WITH DIMENSIONS TO NOT EXCEED 1.5:1 (L:W).
4. CONTRACTOR SHALL INDICATE WHERE PROPOSED CONSTRUCTION JOINTS ARE IN THE JOINT LAYOUT PLAN.
5. ALL JOINTS ARE TO BE SEALED. EXPANSION JOINTS SHALL HAVE FILLER, BACKER AND SEALANT.
6. ITEMS TO BE REMOVED PER REMOVAL SHEETS NOT SHOWN ON PLAN FOR CLARITY PURPOSES.
7. PROPOSED UTILITIES NOT SHOWN FOR CLARITY PURPOSES. SEE CIVIL UTILITY SHEETS FOR DETAILS.
8. SEE LANDSCAPING DRAWINGS FOR GROUND COVER PLAN AND LAYOUT.

GRADING NOTES

1. ROADSIDE SWALE PER DETAIL 9 ON SHEET C-105.
2. GRADE AT UNIFORM SLOPE TO MATCH NEW SIDEWALK.
3. EXISTING SIDEWALK, PROTECT IN PLACE.
4. GRADE UNIFORMLY TO MATCH EXISTING GROUND.
5. GRADE AROUND TREE TO MATCH EXISTING PRIOR TO CANOPY. HAND TRENCH IF NECESSARY TO AVOID ROOT DAMAGE.
6. PROVIDE SMOOTH TRANSITION FROM AMPHITHEATER STEPS TO SIDE SLOPES. SEE LANDSCAPING DRAWINGS FOR DETAILS.
7. INSTALL 20" WIDE BASECOURSE EMERGENCY FIRE ACCESS ROAD BASECOURSE AND SUBGRADE INSTALLATION PER COA SPECIFICATION 301 AND 302.
8. MATCH EXISTING SIDEWALK ELEVATION AT NEAREST CONCRETE JOINT. PROTECT EXISTING CURB IN PLACE.
9. STORMWATER QUALITY RETENTION AREA, SEE DETAIL 8 ON SHEET C-105.
10. INSTALL 20" WIDE CURB CUT AND TIE NEW BASECOURSE ACCESS ROAD.
11. PROTECT IN-PLACE EXISTING ASPHALT PATH. TIE NEW BASECOURSE ACCESS ROAD TO ASPHALT EDGES.

EARTHWORK			
CUT	2,045	CY	
FILL	100	CY	
NET	1,945	CY (CUT)	

EARTHWORK CALCULATIONS
INCLUDE A 1.25 FILL FACTOR

LEGEND

TOP	TOP OF PLATE
TSW	TOP OF SIDEWALK
TC	TOP OF CONCRETE
TA	TOP OF ASPHALT
FL	FLOW LINE
INV	INVERT
X-EP	EXISTING EDGE OF PAVEMENT

SEC JOB # 119613-03

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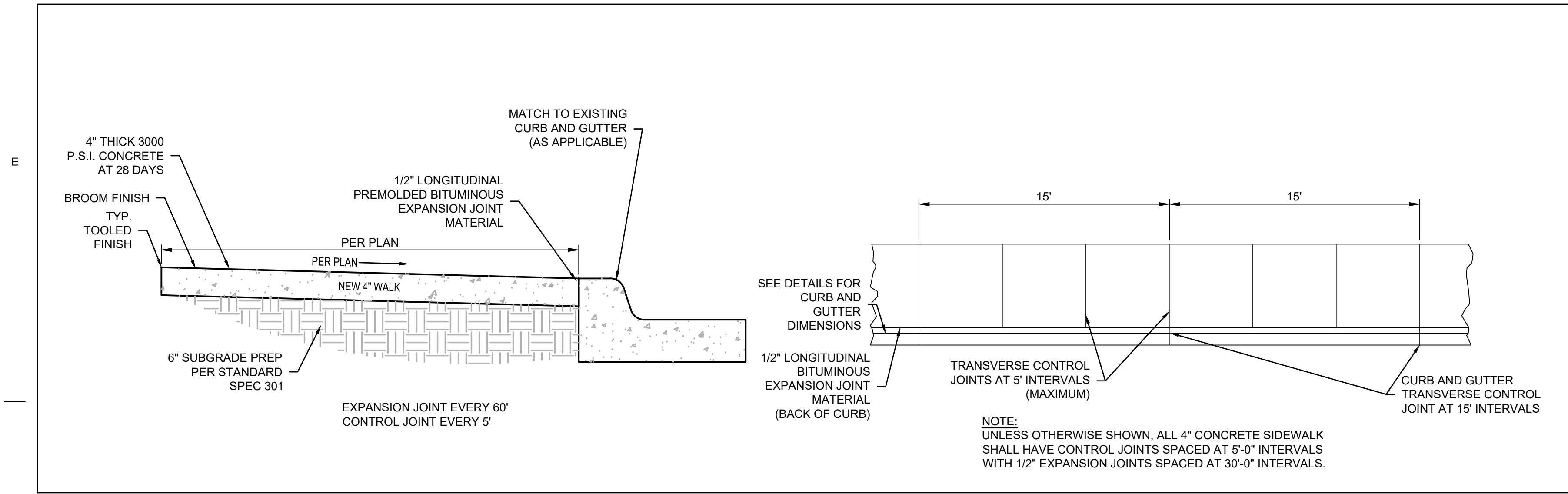
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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

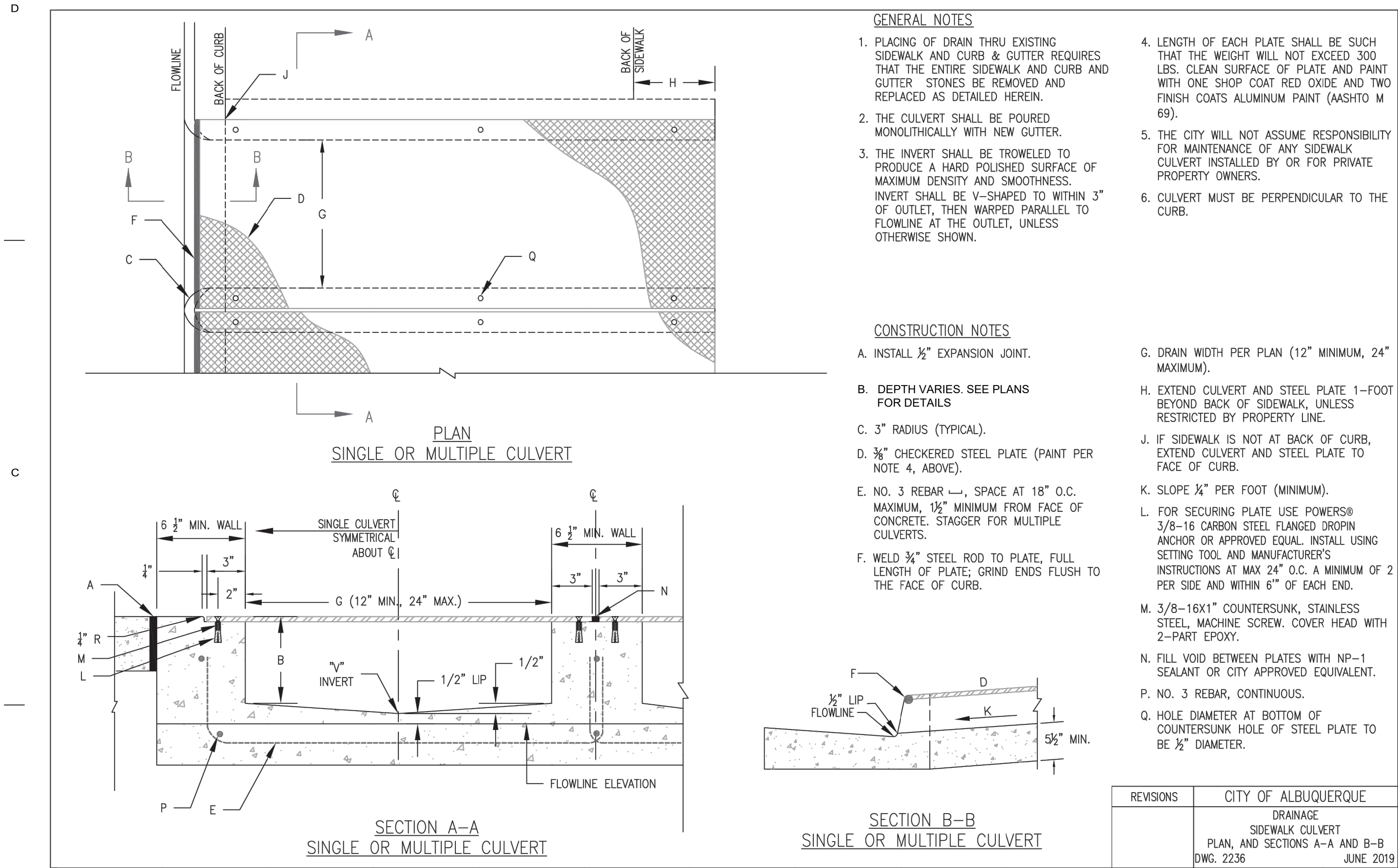
PROJECT TITLE: LOMA LINDA COMMUNITY CENTER GYM ADDITION

DRAWING TITLE: SITE GRADING ADDITIVE ALTERNATE 1

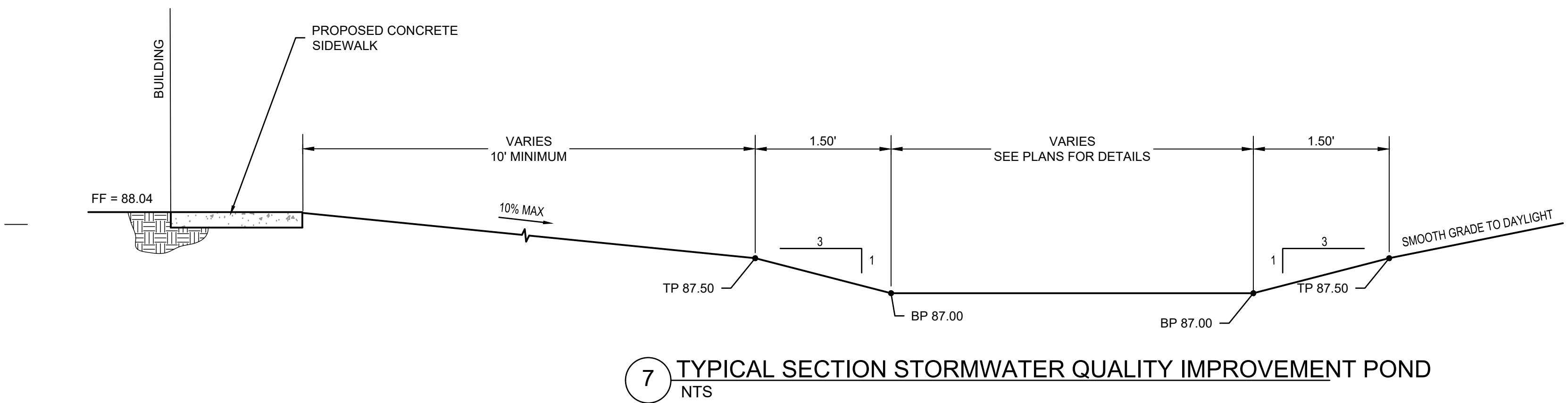
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
PERMIT SET	City Project No. 502093	Zone Map No. L-16-Z	DWG. C-104	Sheet 08 of 108



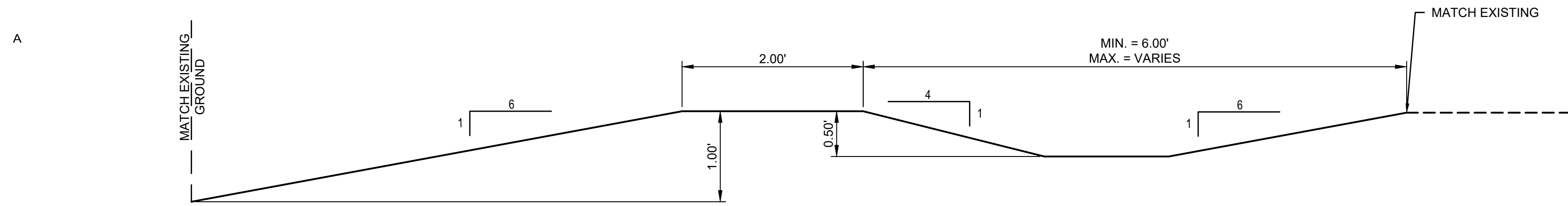
3 4-INCH THICK SIDEWALK DETAIL NTS



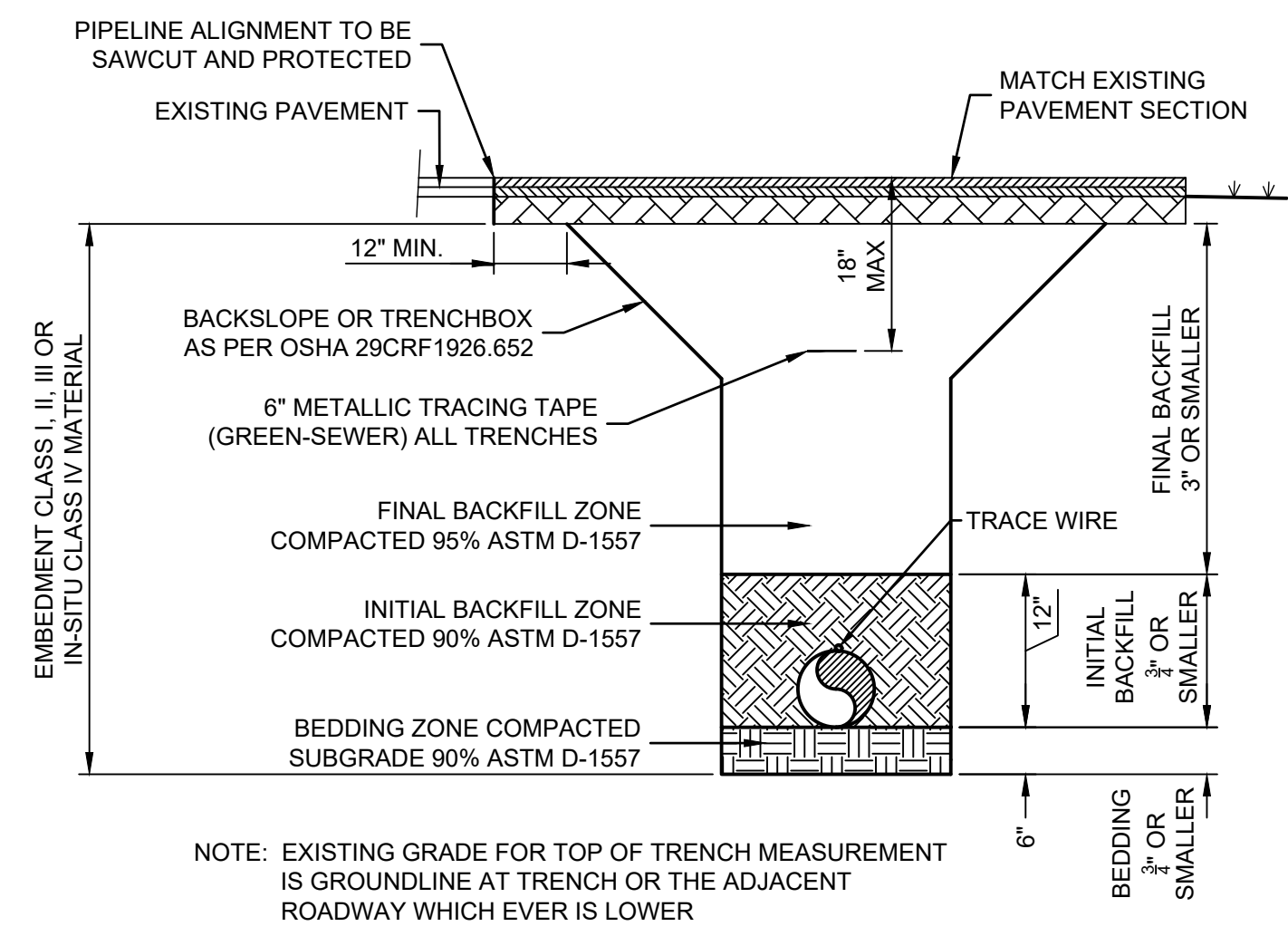
6 COA - SIDEWALK CULVERT NTS



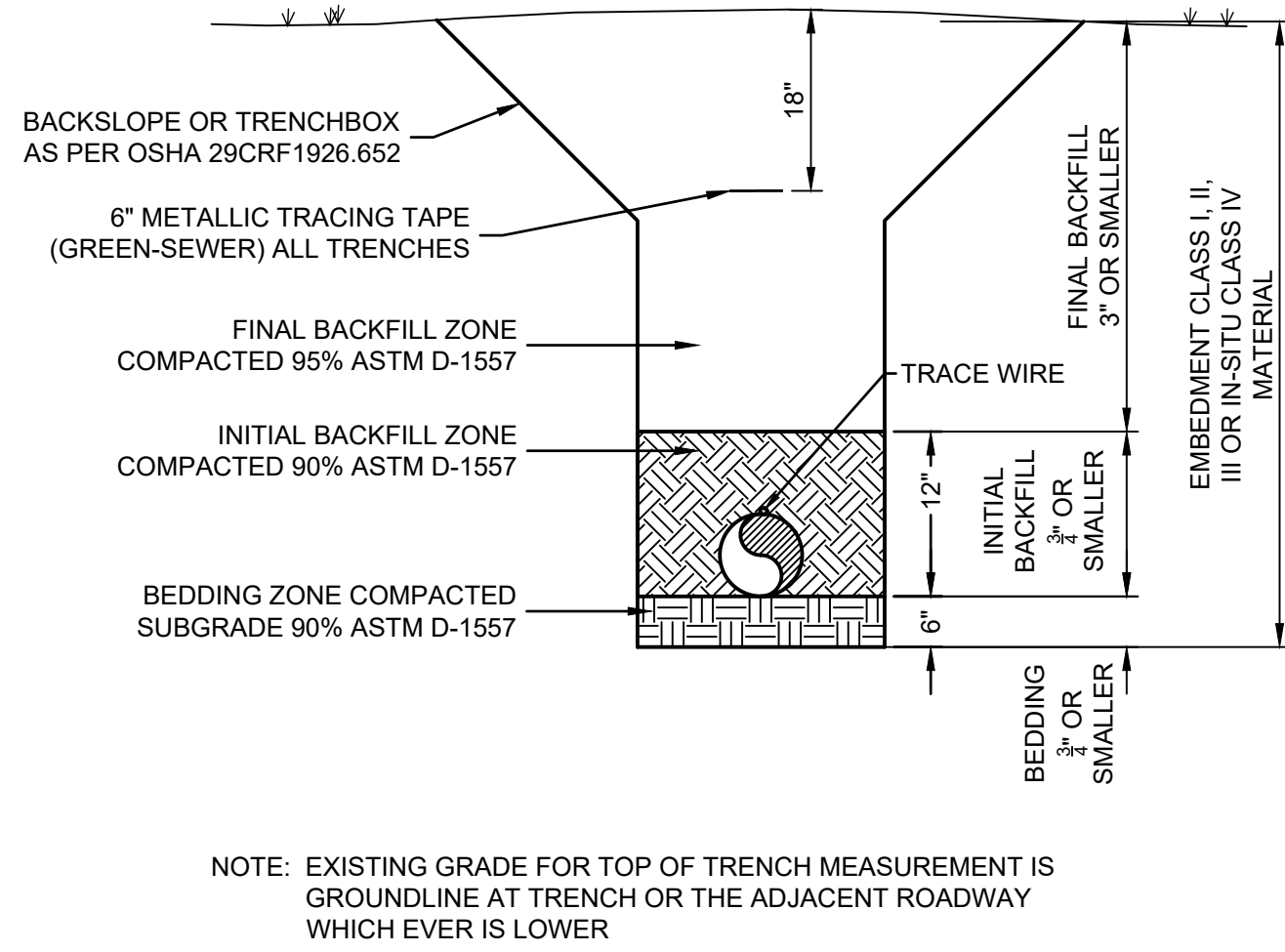
7 TYPICAL SECTION STORMWATER QUALITY IMPROVEMENT POND NTS



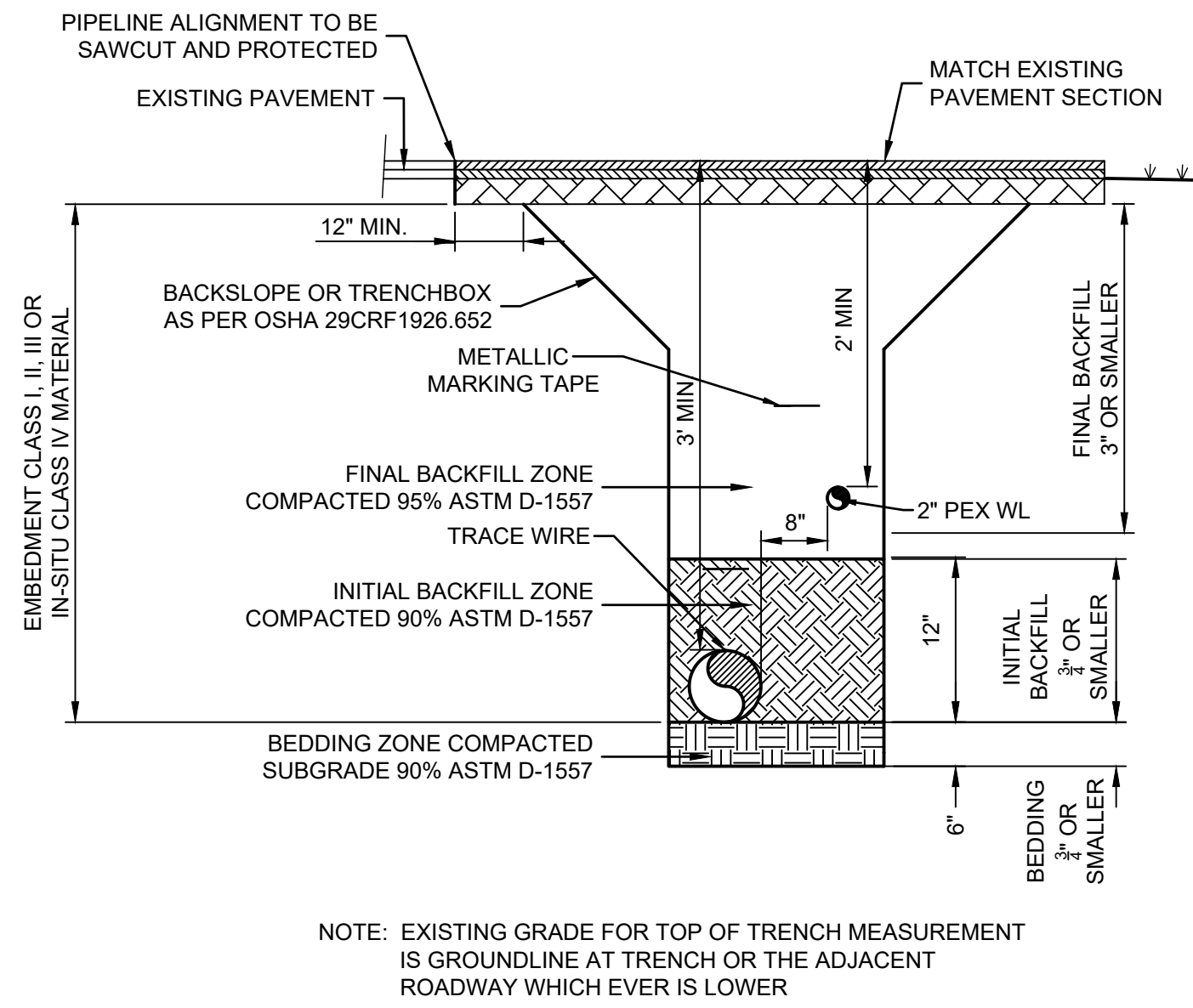
8 TYPICAL SECTION: STORMWATER QUALITY SEDIMENT BERM NTS



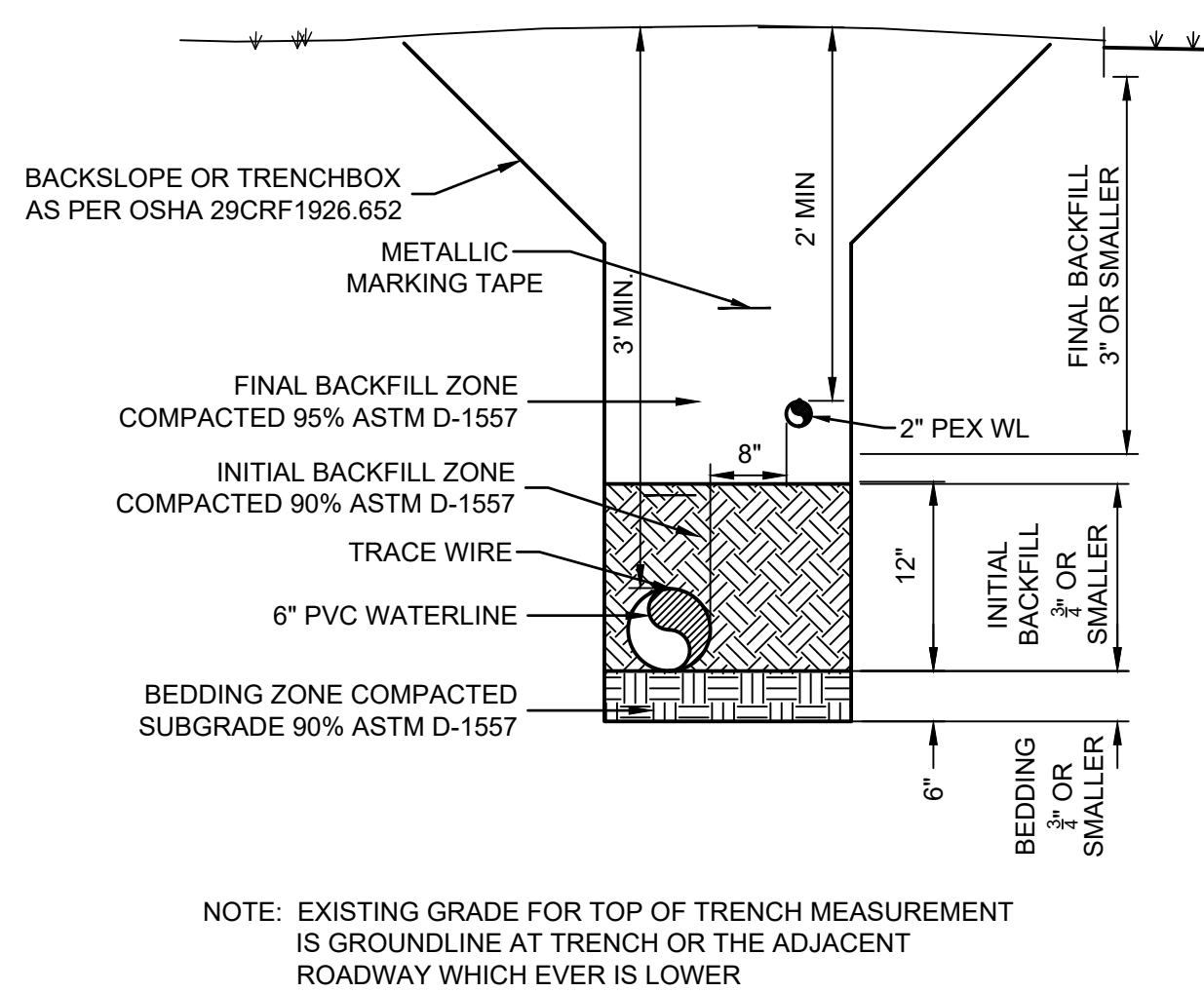
1 SEWER PIPE TRENCH SECTION PAVED AREAS NTS



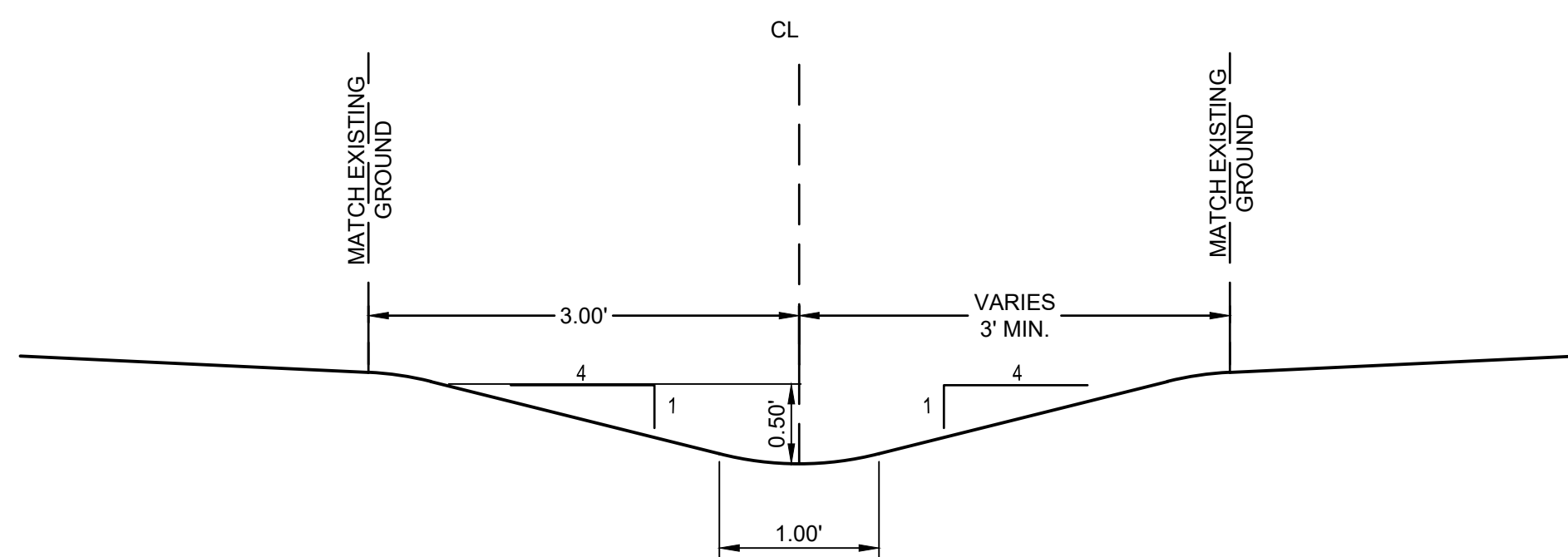
2 SEWER PIPE TRENCH SECTION UNSURFACED AREAS NTS



4 WATER PIPE TRENCH SECTION PAVED AREAS NTS



5 WATER PIPE TRENCH SECTION UNSURFACED AREAS NTS



9 TYPICAL SECTION: ROADSIDE SWALE NTS

CONTRACTOR	DATE
WORK BY	DATE
INSPECTED BY	DATE
FIELD	DATE
VERIFICATION BY	DATE
CONNECTED BY	DATE
RECORDED BY	DATE
NO.	

CONTRACTOR	DATE
WORK BY	DATE
INSPECTED BY	DATE
FIELD	DATE
VERIFICATION BY	DATE
CONNECTED BY	DATE
RECORDED BY	DATE
NO.	



REVISIONS	By
No.	Date
1	07 FEBRUARY 2023
2	07 FEBRUARY 2023
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99	07 FEBRUARY 2023
100	07 FEBRUARY 2023

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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

PROJECT TITLE:
LOMA LINDA COMMUNITY CENTER GYM ADDITION

DRAWING TITLE:
CIVIL DETAILS AND CROSS SECTIONS

Design Review Committee

City Engineer Approval

Last Design Update

Mo./Day/Yr.

Mo./Day/Yr.

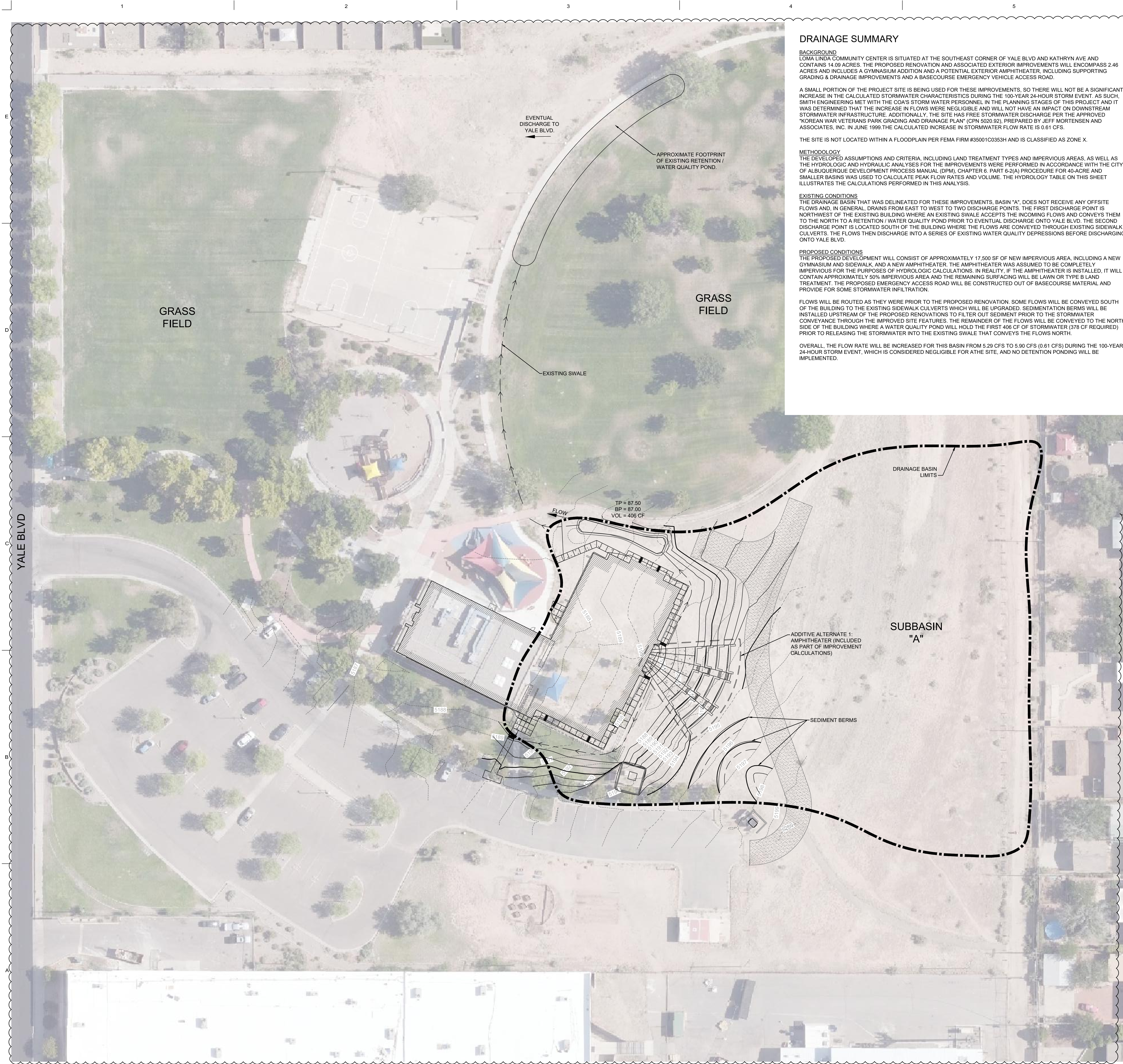
PERMIT SET

City Project No.
502093

Zone Map No.
L-16-Z

DWG.
C-106

Sheet
10 of 108



DRAINAGE SUMMARY

BACKGROUND
LOMA LINDA COMMUNITY CENTER IS SITUATED AT THE SOUTHEAST CORNER OF YALE BLVD AND KATHRYN AVE AND CONTAINS 14.09 ACRES. THE PROPOSED RENOVATION AND ASSOCIATED EXTERIOR IMPROVEMENTS WILL ENCOMPASS 2.46 ACRES AND INCLUDES A GYMNASIUM ADDITION AND A POTENTIAL EXTERIOR AMPHITHEATER, INCLUDING SUPPORTING GRADING & DRAINAGE IMPROVEMENTS AND A BASECOURSE EMERGENCY VEHICLE ACCESS ROAD.

A SMALL PORTION OF THE PROJECT SITE IS BEING USED FOR THESE IMPROVEMENTS, SO THERE WILL NOT BE A SIGNIFICANT INCREASE IN THE CALCULATED STORMWATER CHARACTERISTICS DURING THE 100-YEAR 24-HOUR STORM EVENT. AS SUCH, SMITH ENGINEERING MET WITH THE COA'S STORM WATER PERSONNEL IN THE PLANNING STAGES OF THIS PROJECT AND IT WAS DETERMINED THAT THE INCREASE IN FLOWS WERE NEGLIGIBLE AND WILL NOT HAVE AN IMPACT ON DOWNSTREAM STORMWATER INFRASTRUCTURE. ADDITIONALLY, THE SITE HAS FREE STORMWATER DISCHARGE PER THE APPROVED "KOREAN WAR VETERANS PARK GRADING AND DRAINAGE PLAN" (CPN 5020.92), PREPARED BY JEFF MORTENSEN AND ASSOCIATES, INC. IN JUNE 1999. THE CALCULATED INCREASE IN STORMWATER FLOW RATE IS 0.61 CFS.

THE SITE IS NOT LOCATED WITHIN A FLOODPLAIN PER FEMA FIRM #35001C0353H AND IS CLASSIFIED AS ZONE X.

METHODOLOGY
THE DEVELOPED ASSUMPTIONS AND CRITERIA, INCLUDING LAND TREATMENT TYPES AND IMPERVIOUS AREAS, AS WELL AS THE HYDROLOGIC AND HYDRAULIC ANALYSES FOR THE IMPROVEMENTS WERE PERFORMED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM), CHAPTER 6, PART 6-2(A) PROCEDURE FOR 40-ACRE AND SMALLER BASINS WAS USED TO CALCULATE PEAK FLOW RATES AND VOLUME. THE HYDROLOGY TABLE ON THIS SHEET ILLUSTRATES THE CALCULATIONS PERFORMED IN THIS ANALYSIS.

EXISTING CONDITIONS
THE DRAINAGE BASIN THAT WAS DELINEATED FOR THESE IMPROVEMENTS, BASIN "A", DOES NOT RECEIVE ANY OFFSITE FLOWS AND, IN GENERAL, DRAINS FROM EAST TO WEST TO TWO DISCHARGE POINTS. THE FIRST DISCHARGE POINT IS NORTHWEST OF THE EXISTING BUILDING WHERE AN EXISTING SWALE ACCEPTS THE INCOMING FLOWS AND CONVEYS THEM TO THE NORTH TO A RETENTION / WATER QUALITY POND PRIOR TO EVENTUAL DISCHARGE ONTO YALE BLVD. THE SECOND DISCHARGE POINT IS LOCATED SOUTH OF THE BUILDING WHERE THE FLOWS ARE CONVEYED THROUGH EXISTING SIDEWALK CULVERTS. THE FLOWS THEN DISCHARGE INTO A SERIES OF EXISTING WATER QUALITY DEPRESSIONS BEFORE DISCHARGING ONTO YALE BLVD.

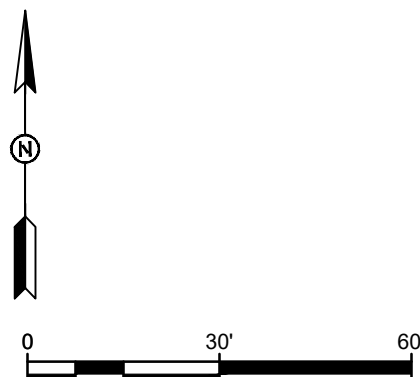
PROPOSED CONDITIONS
THE PROPOSED DEVELOPMENT WILL CONSIST OF APPROXIMATELY 17,500 SF OF NEW IMPERVIOUS AREA, INCLUDING A NEW GYMNASIUM AND SIDEWALK, AND A NEW AMPHITHEATER. THE AMPHITHEATER WAS ASSUMED TO BE COMPLETELY IMPERVIOUS FOR THE PURPOSES OF HYDROLOGIC CALCULATIONS. IN REALITY, IF THE AMPHITHEATER IS INSTALLED, IT WILL CONTAIN APPROXIMATELY 50% IMPERVIOUS AREA AND THE REMAINING SURFACING WILL BE LAWN OR TYPE B LAND TREATMENT. THE PROPOSED EMERGENCY ACCESS ROAD WILL BE CONSTRUCTED OUT OF BASECOURSE MATERIAL AND PROVIDE FOR SOME STORMWATER INFILTRATION.

FLOWS WILL BE ROUTED AS THEY WERE PRIOR TO THE PROPOSED RENOVATION. SOME FLOWS WILL BE CONVEYED SOUTH OF THE BUILDING TO THE EXISTING SIDEWALK CULVERTS WHICH WILL BE UPGRADED. SEDIMENTATION BERMS WILL BE INSTALLED UPSTREAM OF THE PROPOSED RENOVATIONS TO FILTER OUT SEDIMENT PRIOR TO THE STORMWATER CONVEYANCE THROUGH THE IMPROVED SITE FEATURES. THE REMAINDER OF THE FLOWS WILL BE CONVEYED TO THE NORTH SIDE OF THE BUILDING WHERE A WATER QUALITY POND WILL HOLD THE FIRST 406 CF OF STORMWATER (378 CF REQUIRED) PRIOR TO RELEASING THE STORMWATER INTO THE EXISTING SWALE THAT CONVEYS THE FLOWS NORTH.

OVERALL, THE FLOW RATE WILL BE INCREASED FOR THIS BASIN FROM 5.29 CFS TO 5.90 CFS (0.61 CFS) DURING THE 100-YEAR 24-HOUR STORM EVENT, WHICH IS CONSIDERED NEGLIGIBLE FOR THE SITE, AND NO DETENTION FONDING WILL BE IMPLEMENTED.

Project:		Loma Linda Community Center	
Total Basin Area (ac):		2.46	
CoA Precipitation Zone:		2	
100yr 24hr Depth (inches):		2.59	
100yr 6hr Depth (inches):		2.29	
Land Treatment Type	E (inches)	Q (cfs/ac)	
A	0.62	1.71	
B	0.80	2.36	
C	1.03	3.05	
D	2.33	4.34	
EXISTING CONDITIONS			
A	1.34	0.16	5.29
B	0.66		
C	0.43		
D	0.03		
TOTAL	2.46		
PROPOSED CONDITIONS			
A	1.34	0.32	5.90
B	0.47		
C	0.25		
D	0.40		
TOTAL	2.46		
SQWV REQ:		378 CF	
SQWV PROVIDED:		406 CF	

- TABLE VALUES OBTAINED FROM COA DPM CHAPTER 6
- SMITH ENGINEERING MET WITH COA STORM WATER PERSONNEL ON 8/12/21. AFTER DISCUSSING THE PROJECT, IT WAS DETERMINED THAT THE INCREASE IN FLOWS WILL NOT HAVE A NEGATIVE IMPACT ON THE DOWNSTREAM STORMWATER INFRASTRUCTURE AND DETENTION IS NOT REQUIRED FOR THIS PROJECT.



SEC JOB # 119613-03

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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

PROJECT TITLE: LOMA LINDA COMMUNITY CENTER GYM ADDITION

DRAWING TITLE: DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	
PERMIT SET	City Project No. 502093	Zone Map No. L-16-Z	DWG. C-107	Sheet 11 of 108