

# CITY OF ALBUQUERQUE

Planning Department  
David Campbell, Director



Mayor Timothy M. Keller

December 4, 2018

Matt Satches, P.E.  
Bohannon Huston, Inc.  
7500 Jefferson St NE  
Albuquerque, NM 87109

**RE: Westgate Community Center  
10001 DeVargas Rd SW  
Conceptual Grading and Drainage Plan  
Engineer's Stamp Date: 11/30/18  
Hydrology File: M09D030**

Dear Mr. Satches:

PO Box 1293

Based on the submittal received on 12/3/18, the Grading and Drainage Plan cannot be approved until the following corrections are made:

Albuquerque

Prior to Site Plan:

NM 87103

1. Specify Std Dwg 2260 for the ribbon channels.
2. Because Pond 4 retains more than the 100-yr, 10day volume for the contributing area, it doesn't need an emergency spillway (the channel out to DeVargas). This should be removed as it conflicts with the proposed and future built-outs of DeVargas and its sidewalk.
3. Correct the grading around the SE corner of Pond 4, especially the 5160' contour.

www.cabq.gov

Prior to Building Permit (For information):

4. Provide hydraulic calculations for the riprap swale along the north side of the project and the concrete rundowns into ponds 2 and 3.
5. Include a note that *no work shall be allowed in the public ROW without an approved Work Order*.
6. Will the basin B-2 area be used for staging? It needs to be reseeded if so; specify reseeding per section 1012 for all disturbed areas.
7. Depress the landscaping in the parking islands to provide additional water quality and allow water to enter the islands instead of ponding/ backing up in the parking spots.

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8. Additional comments may be provided at Building Permit, based on the outcome of the above remarks and level of detail shown on plans.

Prior to Certificate of Occupancy (For Information):

9. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision*, will be required.
10. City acceptance and close-out of the public Work Order will be required, unless a financial guarantee has been posted.

If you have any questions, please contact me at 924-3695 or [dpeterson@cabq.gov](mailto:dpeterson@cabq.gov).

Sincerely,

Dana M. Peterson  
Senior Engineer, Planning Dept.  
Development Review Services

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335  
[www.bhinc.com](http://www.bhinc.com)  
voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

## CLIENT/COURIER TRANSMITTAL

To: City of Albuquerque Hydrology  
Planning Department  
600 2nd St. NW  
Albuquerque, NM 87102

Requested by: Matt Satches

Date: 11-30-2018

Time Due: ☒ This A.M.  
☐ This P.M.  
☐ Rush \_\_\_\_\_  
☐ By Tomorrow

Phone: 505-924-3695

Job No.: 20191064

Job Name: Westgate Community Center

### DELIVERY VIA

☒ Courier ☐ Federal Express  
☐ Mail ☐ UPS  
☐ Other

### PICK UP

Item: \_\_\_\_\_

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	C-001 Drainage Management Plan
2	1	C-100 Overall Grading and Drainage Plan
3	1	C-101 Grading and Drainage Plan: South
4	1	C-102 Grading and Drainage Plan: East
5	1	C-103 Grading and Drainage Plan: West
6	1	Drainage and Transportation Information Sheet
7	1	Printed Copy of Emailed Submittal
8	1	Re-Submittal Letter

### COMMENTS / INSTRUCTIONS

Please find attached our Hydrology Re-Submittal for the Westgate Community Center. We are requesting COA Hydrology Site Plan for Building Permit Approval

REC'D BY: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_



# 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: \_\_\_\_\_

November 28, 2018

Mr. Dana Peterson, PE  
Senior Engineer  
Planning Department  
600 2nd St NW  
Albuquerque, NM 87102

Re: Westgate Community Center: M09D030  
COA Hydrology Site Plan for Building Permit Approval Re-Submittal

Dear Mr. Peterson:

Enclosed for your review is a copy of the Westgate Community Center Drainage Management Plan and Grading Plan. Below is a brief description of how the comments from your response letter (dated 11/21/2018) were addressed:

1. Future public improvements (i.e. new curb & gutter, etc.) are now shown along DeVargas Rd with approximate future spot elevations. The grading has been modified to ensure that at the time these improvements are constructed, the ponds function as originally intended. The Drainage Management Plan shows how Pond 3 varies during proposed and future conditions. Under both conditions, the pond has enough capacity.
2. There is now 1 FT of freeboard within Pond 1. See the Drainage Management Plan for Top of Pond Elevation, Overflow Weir Invert, and Maximum Water Surface Elevation.  
The Overflow Weir is now sized for the 100 YR Storm Event. The concrete ribbon channel located to the east of the building is also sized for the 100 YR Storm Event. See the Drainage Management Plan for calculations.
3. The sidewalk culvert/channel located within Pond 3 has been removed.
4. The volume for the pond in Basin A-3 (Pond 4) is now provided.  
The sidewalk culvert located within Pond 4 has now been removed as well. During large storm events, Pond 4 will overflow into the concrete ribbon channel and then discharge through a curb opening constructed with the asphalt trail at the southeast corner of the site.

With this submittal, we are requesting City of Albuquerque Hydrology Site Plan for Building Permit Approval. If you have any questions or require further information, please feel free to contact me.

Sincerely,



Matt Satches, PE  
Engineer  
Community Development & Planning

MHS/Enclosures

Engineering ▲  
Spatial Data ▲  
Advanced Technologies ▲



PROPOSED DRAINAGE NARRATIVE

INTRODUCTION:

WESTGATE COMMUNITY CENTER IS LOCATED NORTH OF DEVARGAS ROAD, EAST OF SNOW VISTA CHANNEL AND WEST OF 98TH STREET. THE PURPOSE OF THIS SUBMITTAL IS TO PROVIDE A DRAINAGE MANAGEMENT PLAN FOR THE DEVELOPMENT OF THE WESTGATE COMMUNITY CENTER AND REQUEST DRB SITE PLAN FOR BUILDING PERMIT APPROVAL.

EXISTING CONDITIONS:

THE SITE IS CURRENTLY UNDEVELOPED AND FREE DISCHARGES TO THE SOUTH INTO DEVARGAS ROAD. THE SITE CURRENTLY DRAINS FROM NORTHWEST TO SOUTHWEST. THE SITE IS BORDERED TO THE WEST BY THE SNOW VISTA CHANNEL. THIS CHANNEL AND THE WESTGATE SITE, ARE NOT LOCATED WITHIN A FEMA DESIGNATED FLOOD ZONE (FEMA FIRM MAP #35001C0336H).

SITE HISTORY:

SEVERAL DRAINAGE REPORTS AND STUDIES HAVE INCLUDED THE SITE WITHIN THEIR ANALYSIS. SAD 222 DRAINAGE REPORT PREPARED BY THE LARKIN GROUP DATED 9/12/2000 STATES THAT THE INFRASTRUCTURE WITHIN THE TOWER/SAGE DRAINAGE BASIN WAS INITIALLY SIZED PRIOR TO THE ADOPTION OF AHMO. SINCE THE ADOPTION OF AHMO, IT WAS FOUND THAT THE RUNOFF CONTRIBUTING TO INFRASTRUCTURE WITHIN THE TOWER/SAGE DRAINAGE BASIN, INCLUDING THE 98TH STREET STORM DRAIN, WAS MORE THAN INITIALLY THOUGHT. THE STORM DRAIN WITHIN 98TH STREET WAS SIZED TO CARRY RUNOFF GENERATED WITHIN THE 98TH STREET RIGHT OF WAY. THE PROPERTY OWNERS ALONG THE WEST EDGE OF 98TH STREET BETWEEN TOWER ROAD AND DEVARGAS ROAD ARE NOT INCLUDED WITHIN THE ANALYSIS OF SAD 222 AS THEY WILL MANAGE THEIR OWN RUNOFF ONSITE. THE AMOLE HUBBELL DRAINAGE MANAGEMENT PLAN FINAL FACILITIES REPORT DATED 7/22/1999 NOTES SIMILAR DRAINAGE ISSUES WITHIN THE TOWER/SAGE DRAINAGE BASIN. PER THE REPORT, THE CITY OF ALBUQUERQUE HAS RESTRICTED NEW DEVELOPMENT TO A RUNOFF RATE OF 1.29 CFS/ACRE. THIS WAS PROPOSED TO ALLEVIATE THE ISSUES DOWNSTREAM OF THE SITE. A NEW AMOLE HUBBELL DRAINAGE REPORT PREPARED BY WILSON & CO DATED 3/26/14 REANALYZED THE AGING 1999 REPORT. THIS NEWER REPORT DESCRIBES THE SITE'S RUNOFF AS DISCHARGING AT THE NORTHWEST CORNER OF 98TH STREET AND DEVARGAS ROAD AS ANALYSIS POINT SV16 AT A RATE OF 181 CFS. THIS ANALYSIS POINT INCLUDES THE TRAILER PARK TO THE EAST AS WELL AS PROPERTY ALONG THE WESTERN SIDE OF 98TH STREET. THE SAD 222 REPORT PREVIOUSLY STATED THAT THESE PROPERTIES WILL MANAGE THEIR OWN RUNOFF ONSITE. THESE ARE CONTRADICTING STATEMENTS. FURTHER ANALYSIS OF THE AS-BUILT OF SAD 222 SHOW THAT THE STORM DRAIN WITHIN 98TH STREET WAS DESIGNED TO HAVE A CAPACITY OF 59.30 CFS. THIS FLOW IS SIGNIFICANTLY LESS THAN THE 181 CFS THAT THE 2014 AMOLE HUBBELL DRAINAGE REPORT DESCRIBES.

THE STORM DRAIN WITHIN 98TH STREET IS UNDER CAPACITY AND CANNOT HANDLE DEVELOPED FLOWRATES FROM THE WESTGATE COMMUNITY CENTER SITE. AFTER MEETING WITH COA HYDROLOGY ON 8/7/2018 AND RESEARCHING THE AFOREMENTIONED REPORTS AND AS-BUILTS, IT WAS DETERMINED THAT THE SITE WILL BE REQUIRED TO RETAIN THE 100 YEAR - 6 HOUR STORM EVENT ONSITE.

METHODOLOGY:

THE HYDROLOGIC ANALYSIS PROVIDED WITH THIS DRAINAGE MANAGEMENT PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 22.2 OF THE DPM. THE SITE IS LOCATED WITHIN PRECIPITATION ZONE 1. LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ON THE SITE CONDITIONS.

PROPOSED CONDITIONS:

PER THE EXISTING DRAINAGE REPORTS AND CAPACITY OF THE STORM DRAIN WITHIN 98TH STREET, THE SITE MUST RETAIN THE 100 YEAR - 6 HOUR STORM EVENT ONSITE.

THE SITE IS DIVIDED INTO 2 LARGE BASINS GENERALLY SEPARATING THE SITE NORTH AND SOUTH.

BASIN A IS LOCATED ON THE SOUTH PORTION OF THE SITE. THIS BASIN DRAINS FROM NORTH TO SOUTH AND CONTAINS A PORTION OF THE PROPOSED BUILDING AS WELL AS THE PARKING LOT SOUTH OF THE BUILDING. THE 100YR - 6HR VOLUME FOR SUB-BASINS A1 AND A2 IS APPROXIMATELY 29,147 CF. POND 2 AND POND 3 ARE LOCATED ALONG THE SOUTHERN PROPERTY LINE. THESE PONDS ARE SIZED TO RETAIN THE VOLUME FROM SUBBASIN A1 AND A2. POND 2 IS UNDERSIZED FOR THE SUBBASIN. OVERFLOW FROM THIS POND CONTINUES INTO POND 3. SUBBASIN A3 IS A SMALL BASIN ON THE EAST SIDE OF THE SITE THAT IS SELF CONTAINED WITHIN POND 4. POND 4 IS SIZED FOR THE 100 YR - 10 DAY STORM EVENT. SUBBASIN A4 IS WITHIN THE PROPOSED PUBLIC SIDEWALK ACCESS EASEMENT. THIS SUBBASIN IS NOT RETAINED ONSITE, BUT DISCHARGES APPROXIMATELY 0.82 CFS INTO DEVARGAS ROAD.

BASIN B IS LOCATED ON THE NORTH PORTION OF THE SITE. THIS BASIN IS PRIMARILY UNDEVELOPED AND WILL CONTINUE TO BE UNDEVELOPED. SUBBASINS B1 AND B2 DISCHARGE TO THE SOUTHEAST INTO POND 1. SUBBASIN B3 DISCHARGES TO THE NORTH AND EAST OF THE EXISTING BUILDING INTO POND A AS WELL. THE 100 YR - 6 HR VOLUME FOR BASIN B IS APPROXIMATELY 32,176 CF. UNDER A LARGE STORM EVENT, A CONCRETE RIBBON CHANNEL WILL MITIGATE ANY OVERFLOW FROM POND 1 TO THE EAST OF THE PROPOSED BUILDING. SEE CAPACITY CALCULATIONS THIS SHEET FOR MORE INFORMATION.

FIRST FLUSH VOLUME IS RETAINED WITHIN THE 100 YR - 6 HR STORM EVENT.

SEE POND TABLE THIS SHEET FOR MORE INFORMATION

CONCLUSION:

THE SITE RETAINS THE 100 YEAR-6 HOUR STORM EVENT. THEREFORE, WE ARE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE HYDROLOGY REQUIREMENTS AND REQUEST SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL.

LEE GAMESKY ARCHITECTS P.C.

2412 MILES ROAD SE  
ALBUQUERQUE, NM 87106  
505.842.8865 FAX 842.1693  
lee@gamm.com

WESTGATE COMMUNITY CENTER

10001 De Vargas Road SW, Albuquerque, New Mexico 87121

PROJECT ARCHITECT:  
LEE GAMESKY, AIA

Project #:  
Date: 30 NOVEMBER 2018

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
DRB PROJECT NO.:

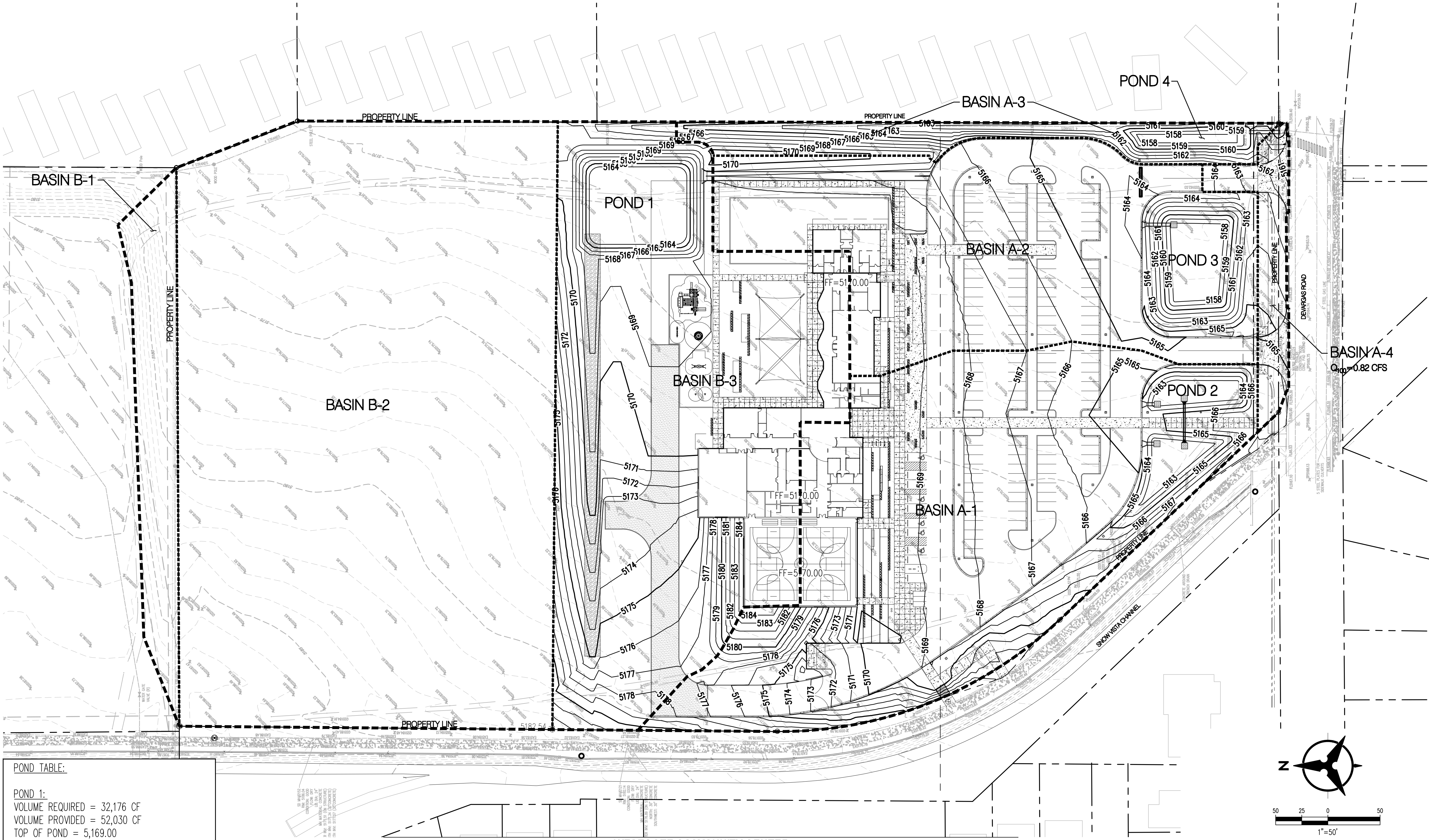
DRAINAGE MANAGEMENT PLAN

By: JPW

Sheet: Of:

SITE DEVELOPMENT PLAN

C-001



POND TABLE:

POND 1:  
VOLUME REQUIRED = 32,176 CF  
VOLUME PROVIDED = 52,030 CF  
TOP OF POND = 5,169.00  
MAX WATER SURFACE ELEVATION = 5,167.75  
EMERGENCY OVERFLOW ELEVATION = 5,168.00

POND 2:  
VOLUME REQUIRED = 16,246 CF  
VOLUME PROVIDED = 9,585 CF  
TOP OF POND = 5,164.55  
MAX WATER SURFACE ELEVATION = 5,164.55\*  
\* POND OVERFLOWS TO POND 3

POND 3: (PROPOSED)  
VOLUME REQUIRED = 19,562 CF  
VOLUME PROVIDED = 33,669 CF  
TOP OF POND = 5,163.00  
MAX WATER SURFACE ELEVATION = 5,161.25

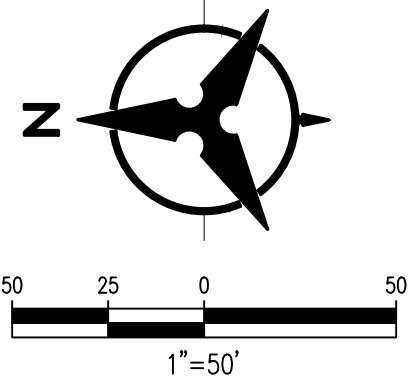
POND 3: (FUTURE)  
VOLUME REQUIRED = 19,562 CF  
VOLUME PROVIDED = 24,651 CF  
TOP OF POND = 5,162.00  
MAX WATER SURFACE ELEVATION = 5,161.25

POND 4:  
VOLUME REQUIRED (100YR-10DAY) = 1,321 CF  
VOLUME PROVIDED = 3,185 CF  
TOP OF POND = 5,160.00  
MAX WATER SURFACE ELEVATION = 5,159.20

WESTGATE COMMUNITY CENTER											
Existing Developed Conditions Basin Data Table											
This table is based on the DPM Section 22.2, Zone: 1											
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr)	Q(100yr)	V(100yr)	V <sub>(100yr-6hr)</sub>	V <sub>(100yr-24hr)</sub>
			A	B	C	D	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)
EXISTING BASIN A	232346	5.33	100.0%	0.0%	0.0%	0.0%	1.29	6.88	0.44	8519	8519
EXISTING BASIN B	347850	7.99	100.0%	0.0%	0.0%	0.0%	1.29	10.30	0.44	12755	12755
TOTAL	580196	13.32	-	-	-	-	-	17.18	-	21274	21274

Proposed Developed Conditions Basin Data Table												
This table is based on the DPM Section 22.2, Zone: 1												
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr) (cfs/ac.)	Q(100yr) (CFS)	V(100yr) (inches)	V <sub>(100yr-6hr)</sub> (CF)	V <sub>(100yr-10day)</sub> (CF)	FIRST FLUSH (CF)
CURRENT ONSITE BASINS												
BASIN A1	119824	2.75	0.0%	0.0%	35.0%	65.0%	3.85	10.58	1.63	16246	25787	2207
BASIN A2	87265	2.00	0.0%	0.0%	20.0%	80.0%	4.07	8.15	1.77	12901	21453	1978
BASIN A3	16007	0.37	0.0%	0.0%	100.0%	0.0%	2.87	1.05	0.99	1321	1321	0
BASIN A4	9262	0.21	0.0%	0.0%	35.0%	65.0%	3.85	0.82	1.63	1256	1993	171
BASIN B1	18833	0.43	0.0%	0.0%	100.0%	0.0%	2.87	1.24	0.99	1554	1554	0
BASIN B2	207317	4.76	0.0%	0.0%	100.0%	0.0%	2.87	13.66	0.99	17104	17104	0
BASIN B3	121700	2.79	0.0%	0.0%	65.0%	35.0%	3.40	9.49	1.33	13519	18737	1207
TOTAL	580208	13.32	-	-	-	-	-	44.99	-	63899	122470	5562

Concrete Rundown										
Rundown #	Basin ID	Rundown Type	Actual Flow (Q100)	Min Weir** Length ft	Weir Opening Width ft	Weir Opening Height ft	Channel Height ft	Channel Width ft	Minimum Slope	Capacity* CFS
R1	B	Rectang	24.4	10.00	14.00	1.00	0.67	8.00	0.50%	29.92
Weir Eq: Q=2.65L(h <sup>1.5</sup> ) - ** Capacity Based on Manning's Eq w/ N=0.013 - *										



LEGEND

- PROPERTY LINE
- LIMITS OF GRADING
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED MAJOR-BASIN
- PROPOSED SUB-BASIN

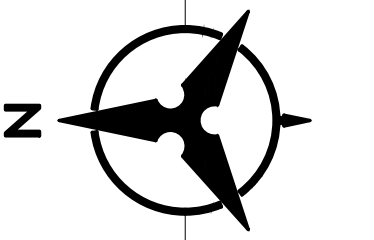
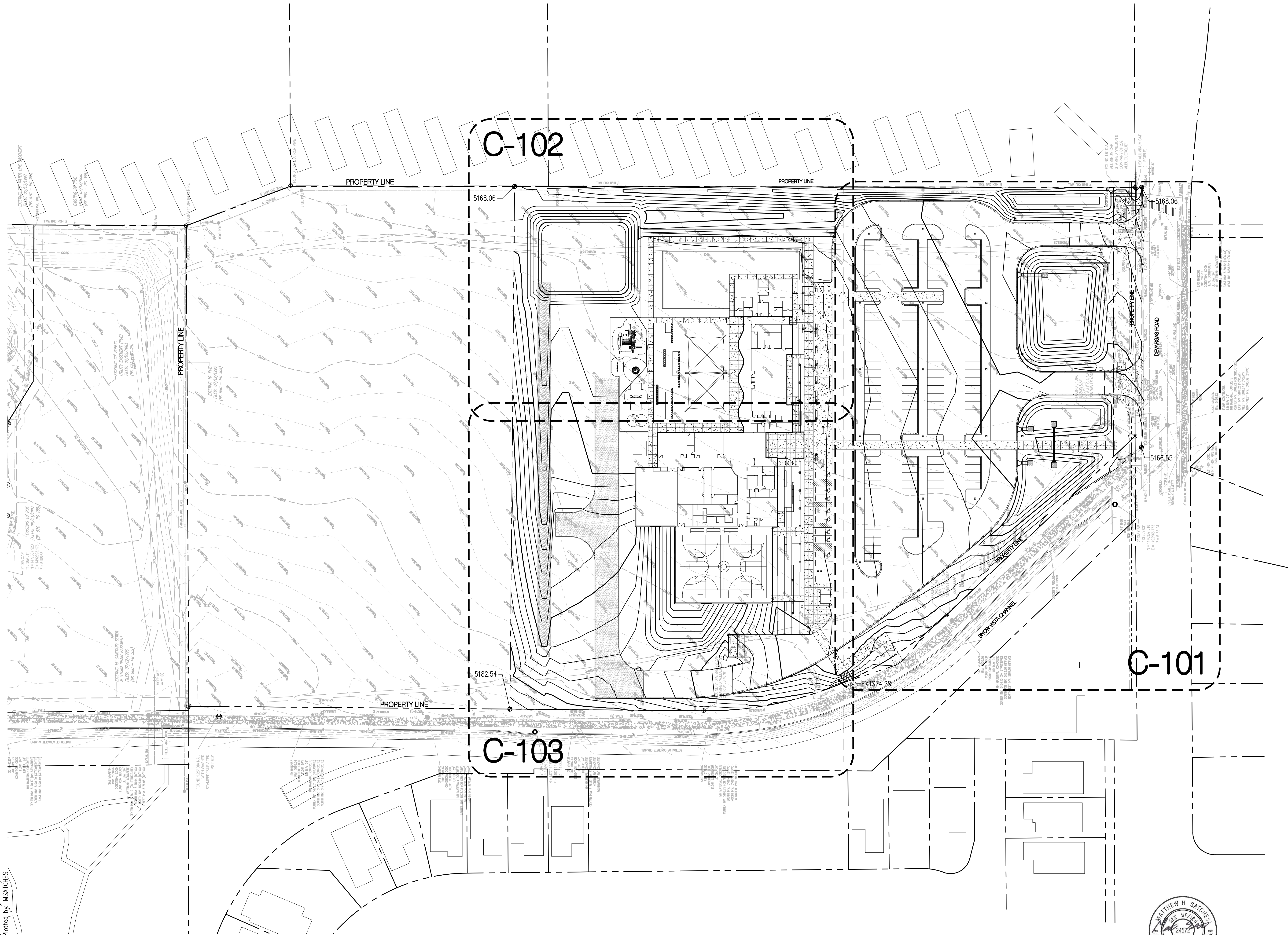


NOT FOR CONSTRUCTION





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Wed, 28-Nov-2018 - 8:59pm, Plotted by: MSATCHES



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1"=50'

### LEGEND

- PROPERTY LINE
- LIMITS OF GRADING
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING GROUND SPOT ELEVATION
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED FINISHED GRADE SPOT ELEVATION  
TC=TOP OF CURB,  
FL=FLOW LINE,  
TS=TOP OF SIDEWALK  
TG=TOP OF GRATE, FGH=FINISH GROUND HIGH, FGL=FINISH GROUND LOW
- PROPOSED CURB & GUTTER
- DIRECTION OF FLOW
- WATER BLOCK/GRADE BREAK
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLETS
- SWALE FLOWLINE
- TOP OF BERM
- GRADE BREAK

LEE GAMELSKY ARCHITECTS P.C.

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lee@lgamm.com

### WESTGATE COMMUNITY CENTER

10001 De Vargas Road SW, Albuquerque, New Mexico 87121

PROJECT ARCHITECT:  
LEE GAMELSKY, AIA

Project #:  
Date: 30 NOVEMBER 2018

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
DRB PROJECT NO.:

### OVERALL GRADING AND DRAINAGE PLAN

By: JPW

Sheet: Of:

SITE DEVELOPMENT PLAN

C-100



NOT FOR CONSTRUCTION

**Bohannon & Huston**  
www.bhinc.com 800.877.5332



MATCHLINE C-102

1. INSTALL CONCRETE RIBBON CHANNEL
2. INSTALL CONCRETE CURB OPENING
3. INSTALL RIP-RAP SWALE
4. INSTALL EMERGENCY OVERFLOW WEIR
5. INSTALL STORM DRAIN
6. INSTALL STORM DRAIN END SECTION
7. RETAINING WALL
8. INSTALL LANDSCAPED BERM
9. INSTALL RIP-RAP PAD
10. RETENTION POND

	PROPERTY LINE
	LIMITS OF GRADING
-5025	EXISTING INDEX CONTOUR
-5024	EXISTING INTERMEDIATE CONTOUR
EX5025.25	EXISTING GROUND SPOT ELEVATION
-5025	PROPOSED INDEX CONTOUR
-5024	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED FINISHED GRADE SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE, TS=TOP OF SIDEWALK TG=TOP OF GRATE, FGH=FINISH GROUND HIGH, FGL=FINISH GROUND LOW
	PROPOSED CURB & GUTTER
	DIRECTION OF FLOW
	WATER BLOCK/GRADE BREAK
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLETS
	SWALE FLOWLINE
	TOP OF BERM
	GRADE BREAK
EX.XX	FUTURE SPOT ELEVATION

2412 MILES ROAD SE  
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505.842.8865 FAX 842.1693  
lee@lganm.com

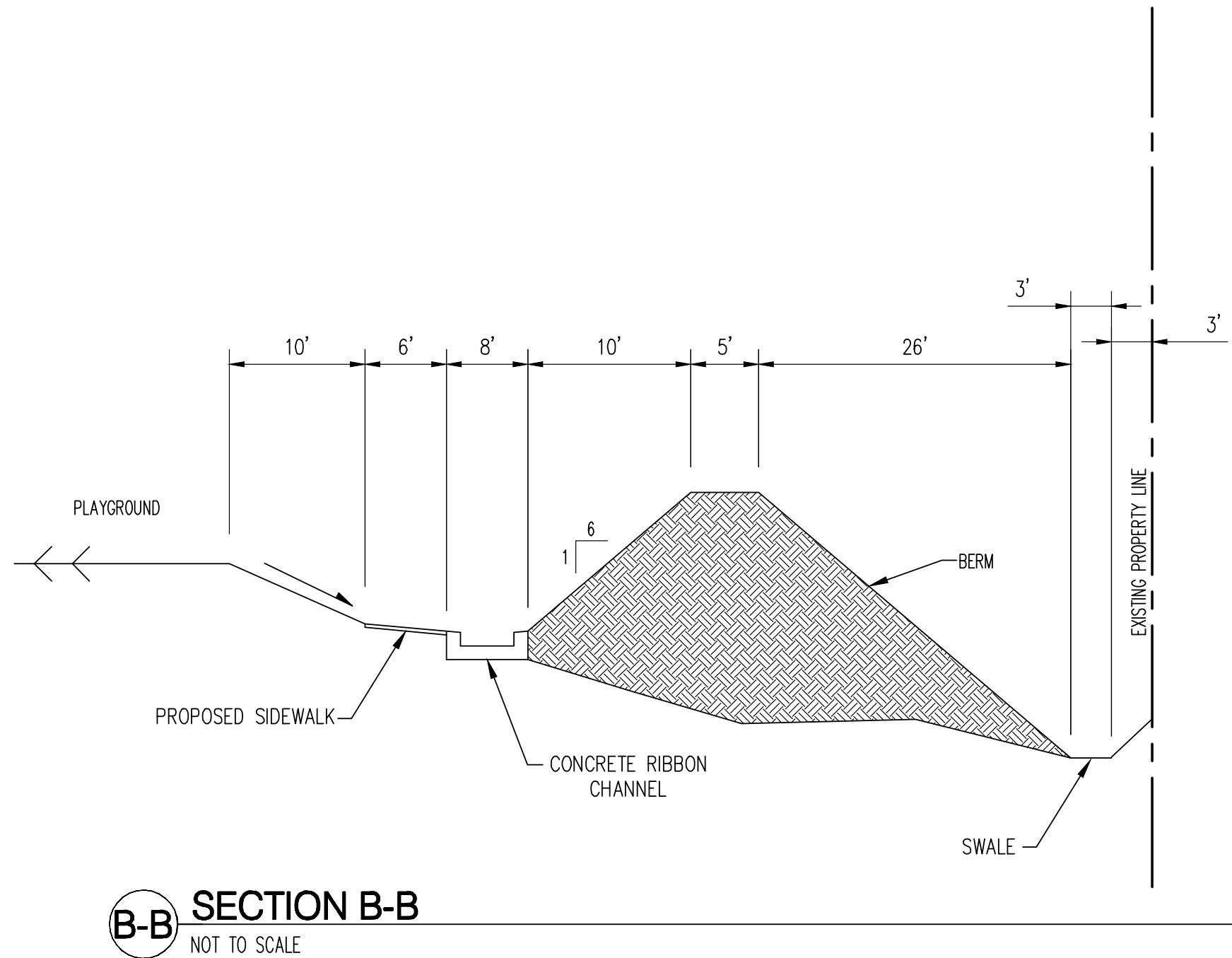
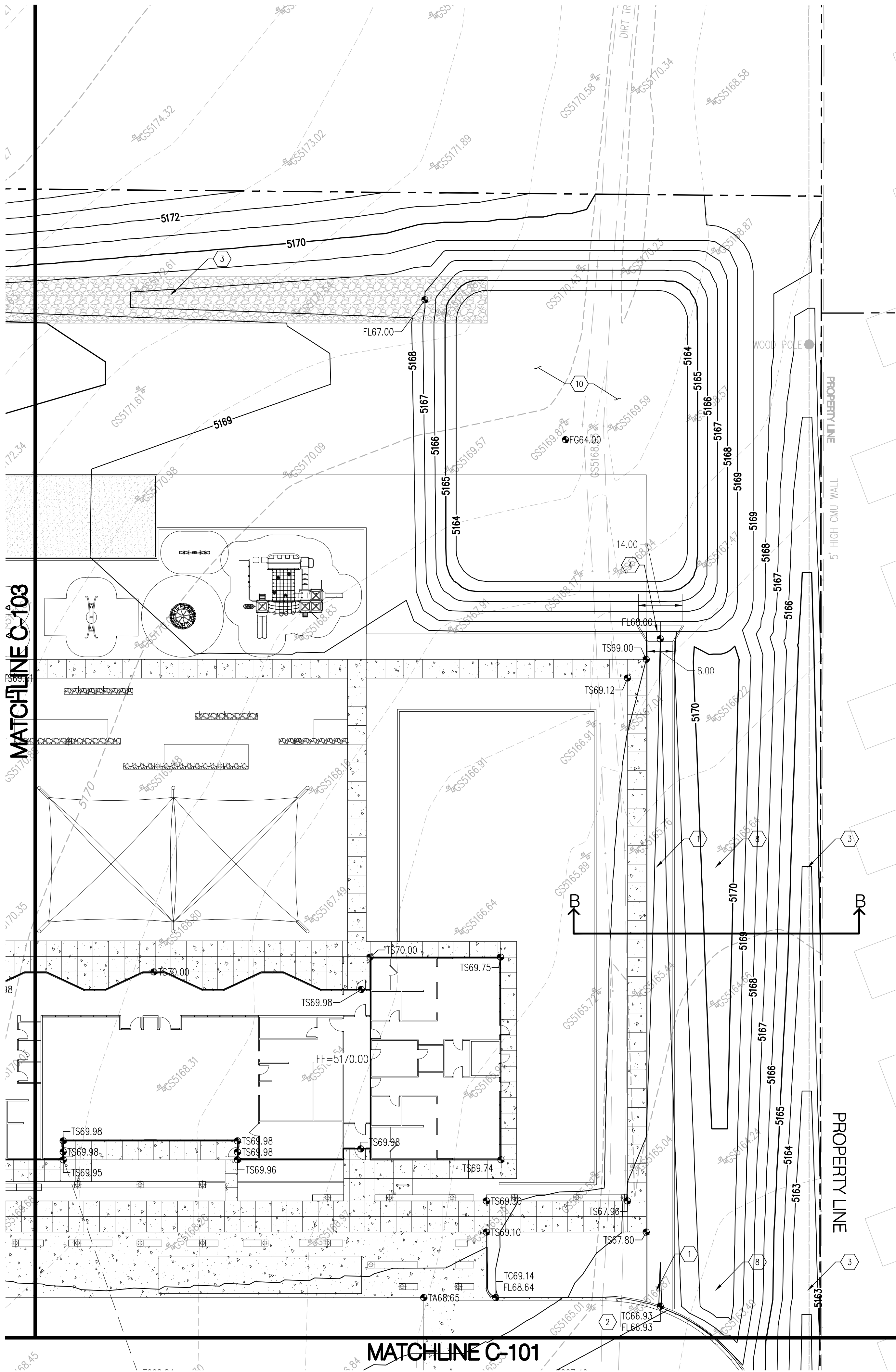
By: JPW	Sheet: Of:
SITE DEVELOPMENT PLAN	0 101

**Bohannon**  **Huston**  
www.bhinc.com 800.877.5332

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Wed, 28-Nov-2018 - 7:00:pm, Plotted by: MSATCHES



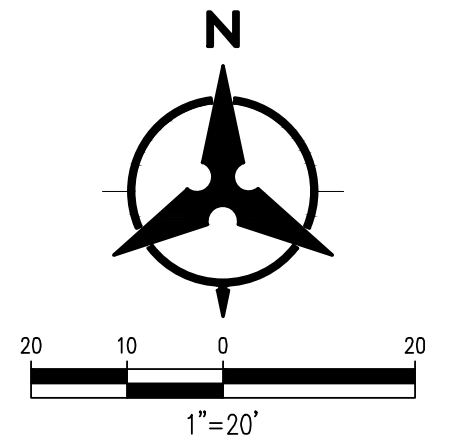
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Wed, 28-Nov-2018 - 7:00pm. Plotted by: MSATCHES



#### GRADING KEYED NOTES\*

1. INSTALL CONCRETE RIBBON CHANNEL
2. INSTALL CONCRETE CURB OPENING
3. INSTALL RIP-RAP SWALE
4. INSTALL EMERGENCY OVERFLOW WEIR
5. INSTALL STORM DRAIN
6. INSTALL STORM DRAIN END SECTION
7. RETAINING WALL
8. INSTALL LANDSCAPED BERM
9. INSTALL RIP-RAP PAD
10. RETENTION POND

\*NOT ALL KEYED NOTES ARE USED ON THIS SHEET



#### LEGEND

---	PROPERTY LINE
---	LIMITS OF GRADING
---	EXISTING INDEX CONTOUR
---	EXISTING INTERMEDIATE CONTOUR
EX5025.25	EXISTING GROUND SPOT ELEVATION
---	PROPOSED INDEX CONTOUR
---	PROPOSED INTERMEDIATE CONTOUR
---	PROPOSED FINISHED GRADE SPOT ELEVATION
---	TC=TOP OF CURB, FL=FLOW LINE, TS=TOP OF SIDEWALK, TG=TOP OF GRATE, FGH=FINISH GROUND HIGH, FGL=FINISH GROUND LOW
---	PROPOSED CURB & GUTTER
S=2.0%	DIRECTION OF FLOW
---	WATER BLOCK/GRADE BREAK
---	PROPOSED STORM DRAIN LINE
---	PROPOSED STORM DRAIN MANHOLE
---	PROPOSED STORM DRAIN INLETS
---	SWALE FLOWLINE
---	TOP OF BERM
---	GRADE BREAK
XXX	FUTURE SPOT ELEVATION

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#### WESTGATE COMMUNITY CENTER

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PROJECT ARCHITECT:  
LEE GAMESKY, AIA

Project #:  
Date: 30 NOVEMBER 2018

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DRB PROJECT NO.:

#### GRADING AND DRAINAGE - EAST

By: JPW

Sheet: Of:

SITE DEVELOPMENT PLAN

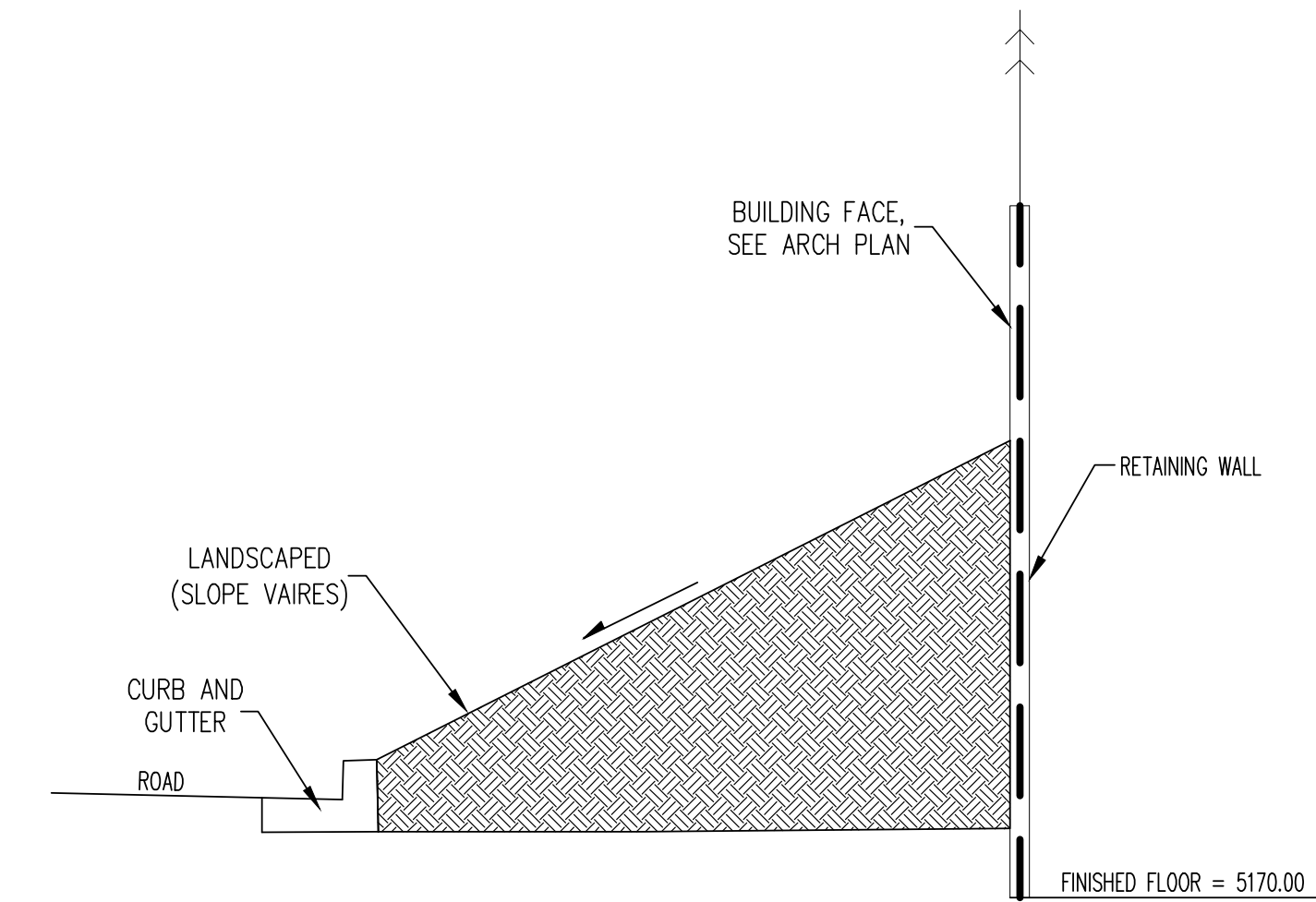
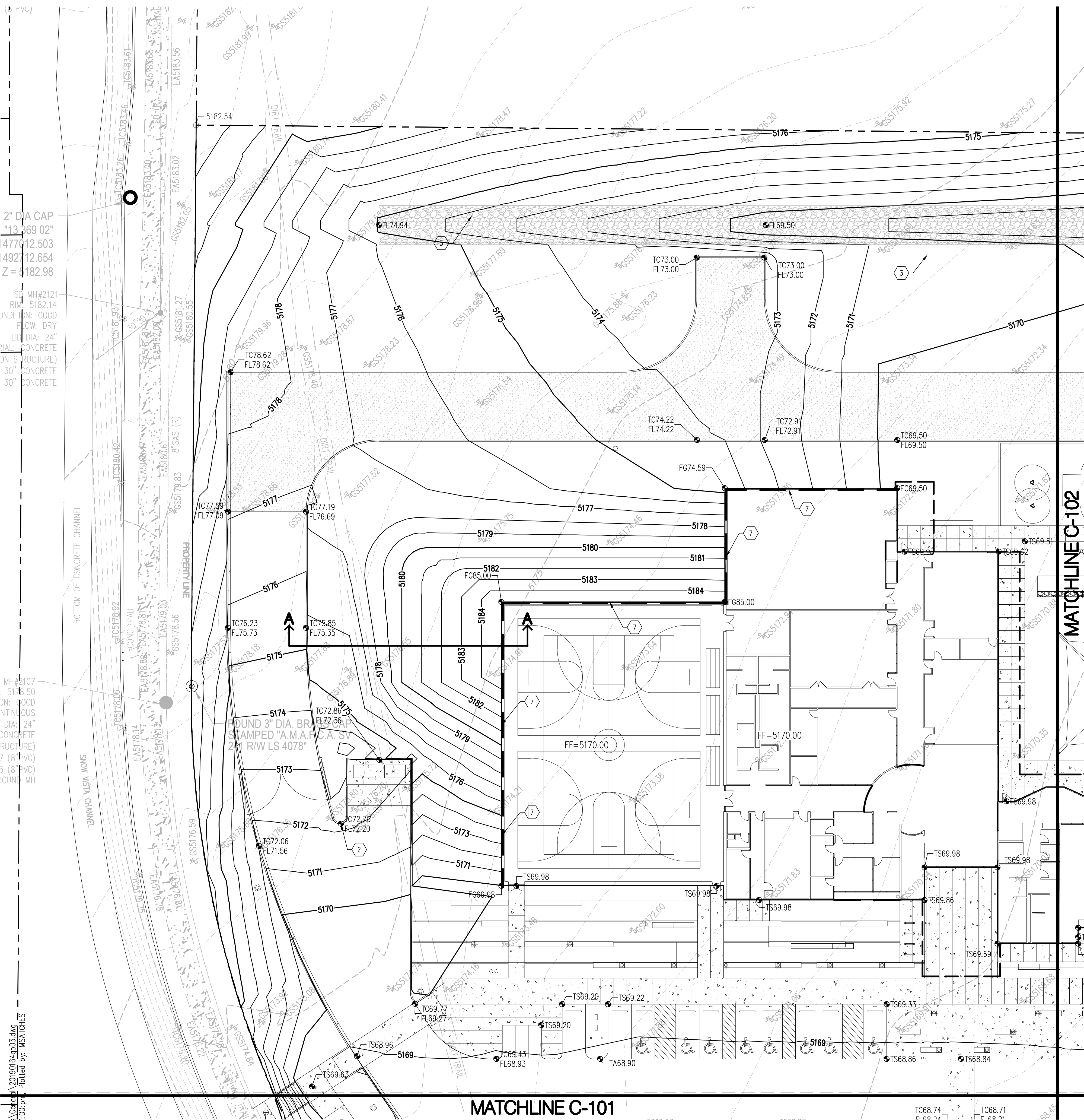
C-102



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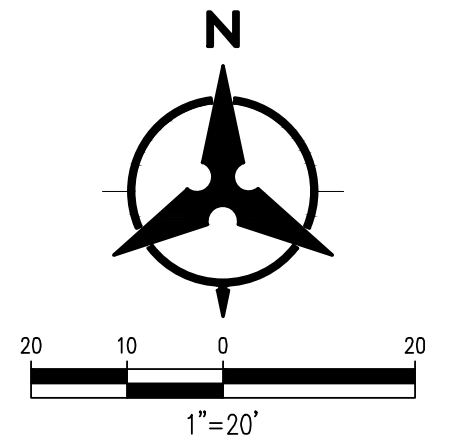


**A-A RETAINING WALL DETAIL**  
NOT TO SCALE

## GRADING KEYED NOTES\*

1. INSTALL CONCRETE RIBBON CHANNEL
2. INSTALL CONCRETE CURB OPENING
3. INSTALL RIP-RAP SWALE
4. INSTALL EMERGENCY OVERFLOW WEIR
5. INSTALL STORM DRAIN
6. INSTALL STORM DRAIN END SECTION
7. RETAINING WALL
8. INSTALL LANDSCAPED BERM
9. INSTALL RIP-RAP PAD
10. RETENTION POND

\*NOT ALL KEYED NOTES ARE USED ON THIS SHEET



## LEGEND

---	PROPERTY LINE
---	LIMITS OF GRADING
- - - 5025 - - -	EXISTING INDEX CONTOUR
- - - 5024 - - -	EXISTING INTERMEDIATE CONTOUR
• EX5025.25	EXISTING GROUND SPOT ELEVATION
— 5025 —	PROPOSED INDEX CONTOUR
— 5024 —	PROPOSED INTERMEDIATE CONTOUR
PROPOSED FINISHED GRADE SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE, TS=TOP OF SIDEWALK TG=TOP OF GRATE, FGH=FINISH GROUND HIGH, FGL=FINISH GROUND LOW	
=====	PROPOSED CURB & GUTTER
	DIRECTION OF FLOW
---	WATER BLOCK/GRADE BREAK
=====	PROPOSED STORM DRAIN LINE
•	PROPOSED STORM DRAIN MANHOLE
■	PROPOSED STORM DRAIN INLETS
---	SWALE FLOWLINE
---	TOP OF BERM
~~~~~	GRADE BREAK
• XXX	FUTURE SPOT ELEVATION

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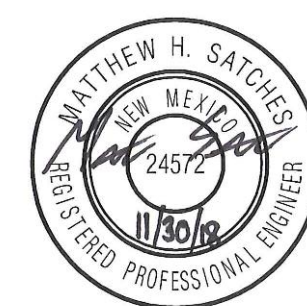
GRADING AND DRAINAGE - WEST

By: JPW

SITE DEVELOPMENT PLAN

Sheet: Of:

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