

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

January 3, 2022

James Lopez, P.E.
Wilson & Company Inc.
4401 Masthead St NE, Suite 150
Albuquerque, NM, 87109

**RE: New Mexico United Locker Room
5601 University Blvd. SE
Grading and Drainage Plan
Engineer's Stamp: None
Hydrology File: R15D002A**

Mr. Lopez,

Based upon the information provided in your submittal received 11/23/2021, the Grading and Drainage Plan can't be approved for Building Permit until the following comments are addressed:

Prior to approval of the final G&D Plan for Building Permit

1. Please ensure the Grading and Drainage plan is stamped and signed by a NM Professional Engineer.
2. Please provide calculations for the required Storm Water Quality Volume (SWQV) and include on your plan where this volume will be ponded.
3. The narrative describes flows captured by an existing ditch, but does not provide for the capacity of the ditch or where these flows ultimately will be detained/retained. You must demonstrate downstream capacity of flows leaving the site or ponding capacity if retained/detained onsite.
4. You provide overall existing basin calculations, but then only provide calculations for new sub-basins in the proposed conditions. As the new design reconfigures the flow characteristics with the new basins crossing existing basin lines, you must provide total overall total existing and proposed calculations so we can compare existing versus proposed.
5. There has been a new submittal for a new storage building at the northeast corner of the field within Basin 101. Please coordinate with Scott McGee on his design and Grading and Drainage plan for this work so it can be incorporated with your overall site layout. I have also informed him to coordinate with you.

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Prior to Certificate of Occupancy

6. An engineer's Certification will be required for each building with site improvements complete according to the approved plan.

If you have any questions, please contact me at 924-3986 or earmijo@cabq.gov.

Sincerely,



Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
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 6/2018)

New Mexico United Locker

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

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

Legal Description: TR 13 BULK LAND PLAT OF MESA DEL SOL TRACTS 1-15CONT

City Address: 5601 University Blvd SE, Albuquerque, NM, 87105

Applicant: Wilson & Compnay, Inc., Engineers & Architects Contact: James Lopez, PE

Address: 4401 Masthead St NE Albuquerque, NM 87109

Phone#: (505)-730-8013 Fax#: (505)-348-4055 E-mail: Jelopez@wilsonco.com

Other Contact: _____ Contact: _____

Address: _____

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

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT _____ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

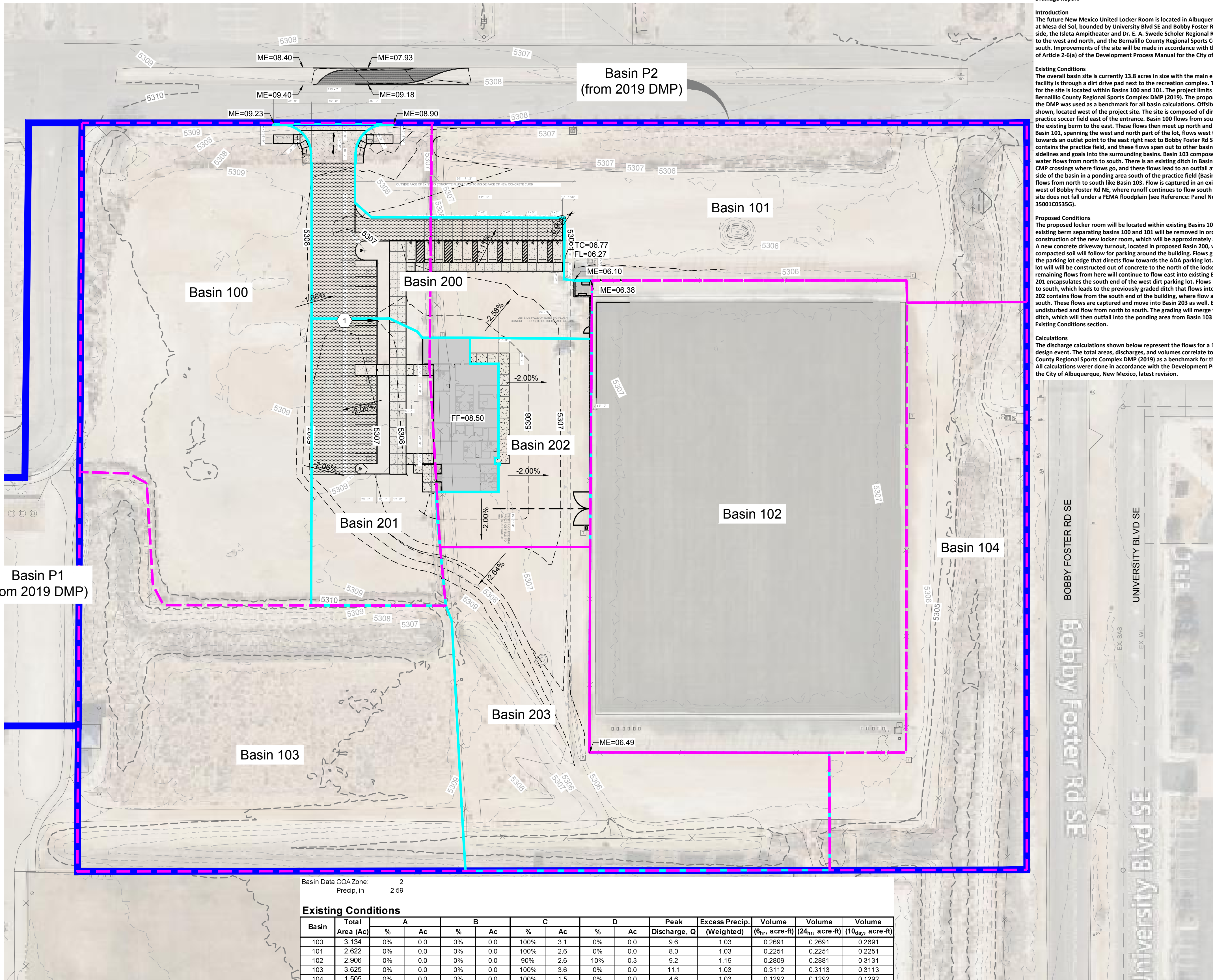
DATE SUBMITTED: 11/22/21 By: James Lopez, PE

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

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Basin Data CQA Zone: 2
Precip. in: 2.59

Existing Conditions

Basin	Total Area (Ac)	%	A	Ac	%	B	Ac	%	C	Ac	%	D	Ac	Peak Discharge, Q	Excess Precip. (Weighted)	Volume (6 _{hr} , acre-ft)	Volume (24 _{hr} , acre-ft)	Volume (10 _{day} , acre-ft)
100	3.134	0%	0.0	0.0	0%	0.0	0.0	100%	3.1	0%	0.0	0.0	0.0	9.6	1.03	0.2691	0.2691	0.2691
101	2.622	0%	0.0	0.0	0%	0.0	0.0	100%	2.6	0%	0.0	0.0	0.0	8.0	1.03	0.2251	0.2251	0.2251
102	2.906	0%	0.0	0.0	0%	0.0	0.0	90%	2.6	10%	0.3	0.0	0.0	9.2	1.16	0.2809	0.2881	0.3131
103	3.625	0%	0.0	0.0	0%	0.0	0.0	100%	3.6	0%	0.0	0.0	0.0	11.1	1.03	0.3112	0.3113	0.3113
104	1.505	0%	0.0	0.0	0%	0.0	0.0	100%	1.5	0%	0.0	0.0	0.0	4.6	1.03	0.1292	0.1292	0.1292
Total	13.6													42.4	5.28	1.2155	1.2228	1.2478

Proposed Conditions

Basin	Total Area (Ac)	%	A	Ac	%	B	Ac	%	C	Ac	%	D	Ac	Peak Discharge, Q	Excess Precip. (Weighted)	Volume (6 _{hr} , acre-ft)	Volume (24 _{hr} , acre-ft)	Volume (10 _{day} , acre-ft)
200	0.678	0%	0	0	0%	0	0	64%	0.4	36%	0.2	0.0	0.0	2.4	1.50	0.0847	0.0908	0.1118
201	0.868	0%	0	0	0%	0	0	70%	0.6	30%	0.3	0.0	0.0	3.0	1.42	0.1027	0.1092	0.1315
202	0.455	0%	0	0	0%	0	0	94%	0.4	6%	0.0	0.0	0.0	1.4	1.11	0.0420	0.0427	0.0451
203	1.398	0%	0	0	0%	0	0	100%	1.4	0%	0.0	0.0	0.0	4.3	1.03	0.1200	0.1200	0.1200
Total	3.4													11.1	5.06	0.3495	0.3628	0.4084

A1 GRADING PLAN
SCALE: 1" = 50'

Drainage Report

Introduction

The future New Mexico United Locker Room is located in Albuquerque, New Mexico at Mesa del Sol, bounded by University Blvd SE and Bobby Foster Rd SE on the east side, the Isleta Amphitheater and Dr. E. A. Swede Scholer Regional Recreation Complex to the west and north, and the Bernalillo County Regional Sports Complex to the south. Improvements of the site will be made in accordance with the latest revision of Article 2-6(a) of the Development Process Manual for the City of Albuquerque.

Existing Conditions

The overall basin site is currently 13.8 acres in size with the main entryway to the facility is through a dirt drive pad next to the recreation complex. The area disturbed for the site is located within Basins 100 and 101. The project limits were based on the Bernalillo County Regional Sports Complex DMP (2019). The proposed Basin P2 from the DMP was used as a benchmark for all basin calculations. Offsite Basin P1 was also shown, located west of the project site. The site is composed of dirt lots and the practice soccer field east of the entrance. Basin 100 flows from south to north along the existing berm to the east. These flows then meet up north and go into Basin 101. Basin 101, spanning the west and north part of the lot, flows west to east. Flows go towards an outlet point to the east right next to Bobby Foster Rd SE. Basin 102 contains the practice field, and these flows span out to other basins from the sidelines and goals into the surrounding basins. Basin 103 composes of dirt, and water flows from north to south. There is an existing ditch in Basin 103, with two 24" CMP crossings where flows go, and these flows lead to an outfall at the southeastern side of the basin in a ponding area south of the practice field (Basin 102). Basin 104 flows from north to south like Basin 103. Flow is captured in an existing ditch to the west of Bobby Foster Rd NE, where runoff continues to flow south offsite. The project site does not fall under a FEMA Floodplain (see Reference: Panel No. 35001C0555H & 35001C0535G).

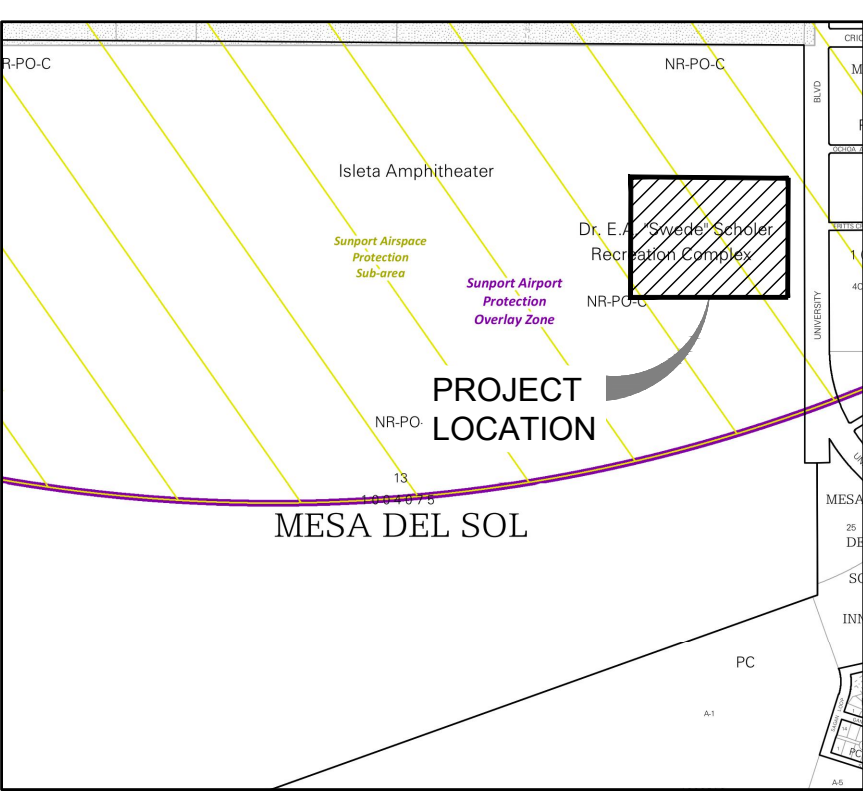
Proposed Conditions

The proposed locker room will be located within existing Basins 100 and 101. The existing berm separating basins 100 and 101 will be removed in order to allow construction of the new locker room, which will be approximately 8000 square feet. A new concrete driveway turnout, located in proposed Basin 200, will be made, and compacted soil will follow for parking around the building. Flows go east, meeting at the parking lot edge that directs flow towards the ADA parking lot. The ADA parking lot will be constructed out of concrete to the north of the locker room. The remaining flows from here will continue to flow east into existing Basin 101. Basin 201 encapsulates the south end of the west dirt parking lot. Flows move from north to south, which leads to the previously graded ditch that flows into Basin 203. Basin 202 contains flow from the south end of the building, where flow also moves north to south. These flows are captured and move into Basin 203 as well. Basin 203 will be undisturbed and flow from north to south. The grading will merge with the existing ditch, which will then outfall into the ponding area from Basin 103 mentioned in the Existing Conditions section.

Calculations

The discharge calculations shown below represent the flows for a 100-year 6-hour design event. The total areas, discharges, and volumes correlate to the Bernalillo County Regional Sports Complex DMP (2019) as a benchmark for the existing flows. All calculations were done in accordance with the Development Process Manual for the City of Albuquerque, New Mexico, latest revision.

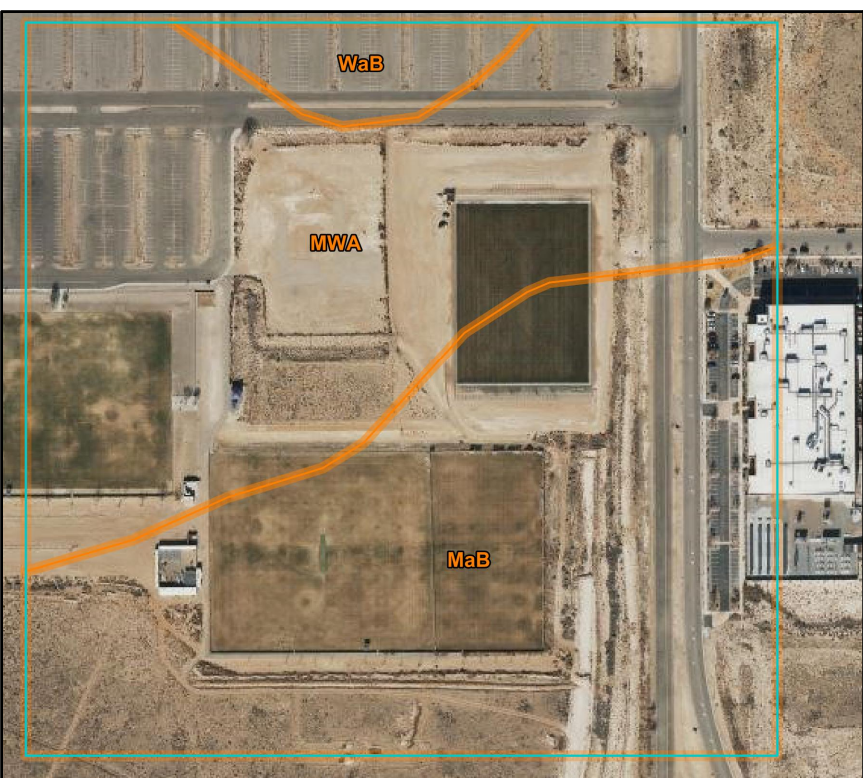
MAPS



LOCATION MAP
ZONE ATLAS MAP R-15-Z

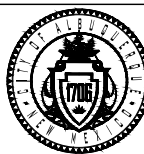


FLOOD INSURANCE MAP
REFERENCE: PANEL NO. 35001C0555H & 35001C0535G

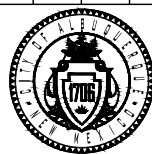


SOILS MAP
REFERENCE: BERNALILLO COUNTY

WILSON & COMPANY
4401 MASTHEAD ST. NE, SUITE 150
ALBUQUERQUE, NM 87109
PHONE: 505-348-4000
FAX: 505-348-4072
www.wilsonco.com



CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DEVELOPMENT DIVISION



TITLE:
NM UNITED LOCKER ROOM
GRADING PLAN

Design Review Committee

City Engineer Approval

Last Design Update

City Project No.

Zone Map No.
R-15-Z

Sheet
2

Of
6

						ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
								FIELD NOTES					
								NO.		BY		DATE	
												CONTRACTOR	
												WORK	
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