

CITY OF ALBUQUERQUE



Planning Department
Suzanne Lubar, Director

Mayor Richard J. Berry

March 8, 2016

Scott McGee, PE
Scott M. McGee PE, LLC
9700 Tanoan Dr. NE
Albuquerque, NM 87111

**RE: APS Career Enrichment Center
807 Mountain Rd. NE
Requested for 30-Temporary C. O. - Accepted
Engineers Stamp Date 12/3/14 (J15D001)
Certification dated: 3-2-16**

Dear Mr. McGee,

PO Box 1293

Based on the Certification received 3/3/2016, the site is released for a 30-day Temporary Release of Occupancy by Hydrology. However, before a permanent CO can be accepted the following comments must be addressed.

Albuquerque

New Mexico 87103

- On the north side of the building the existing steel plate has not been extended to the new curb face.
- On the drawings there is a roof drain called out on the south side of the building. That area is behind a locked enclosed area and I was unable to verify the roof drain.
- There is an existing manhole south of the new pond with the cover tipped up presenting a hazard.

www.cabq.gov

If you have any questions, you can contact me at 924-3686 or Totten Elliott at 924-3982.

Sincerely,

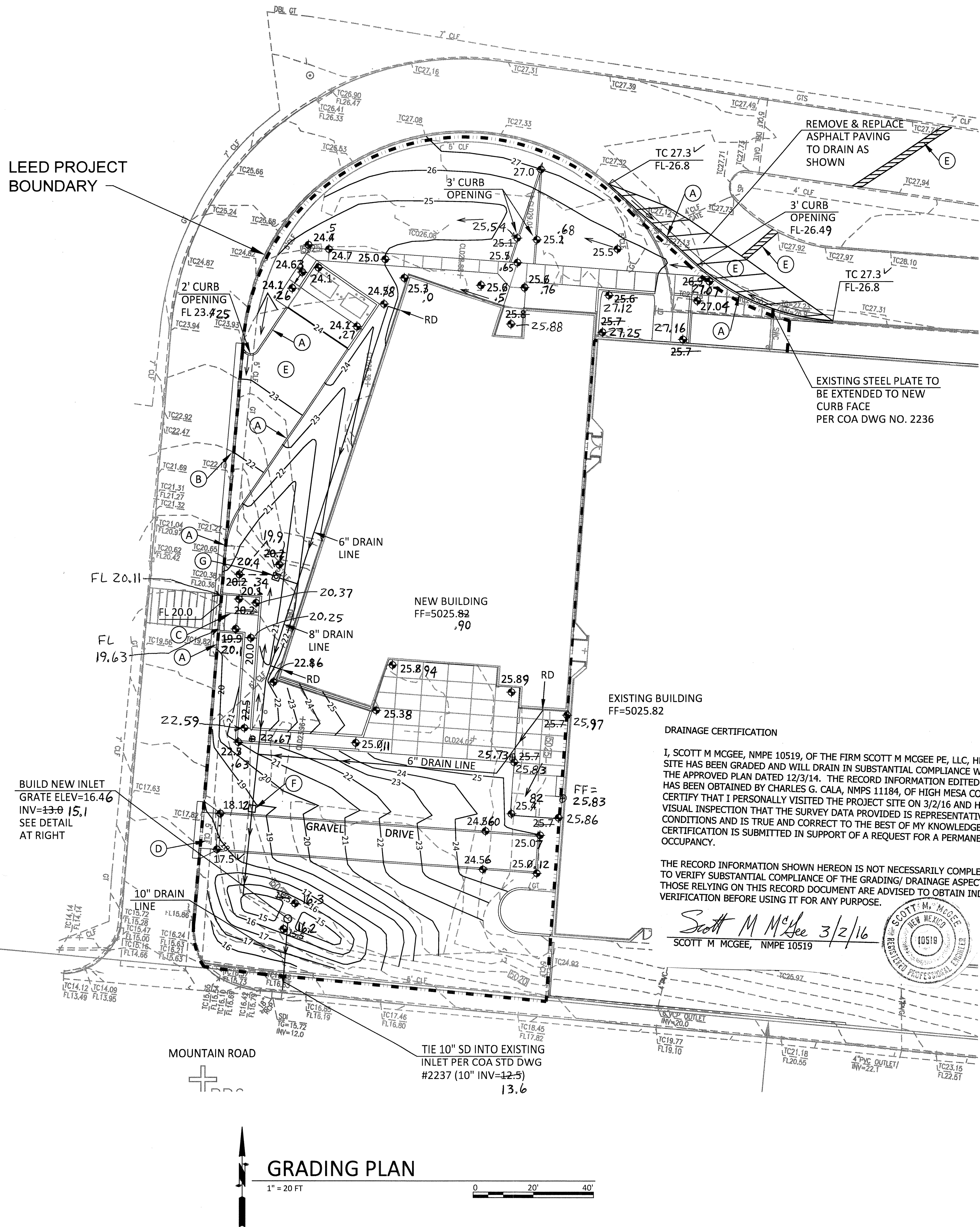
Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

TE/RH

C: e-mail, Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker, Lois

GRADING NOTE

ALL PROPOSED GRADES SHOWN ON LANDSCAPE AREAS REPRESENT FINISH GRADE. SUBGRADE SHALL BE 4" LOWER TO ALLOW FOR XERIC LANDSCAPE SURFACING TO BE INSTALLED BY OTHERS.



LEGEND

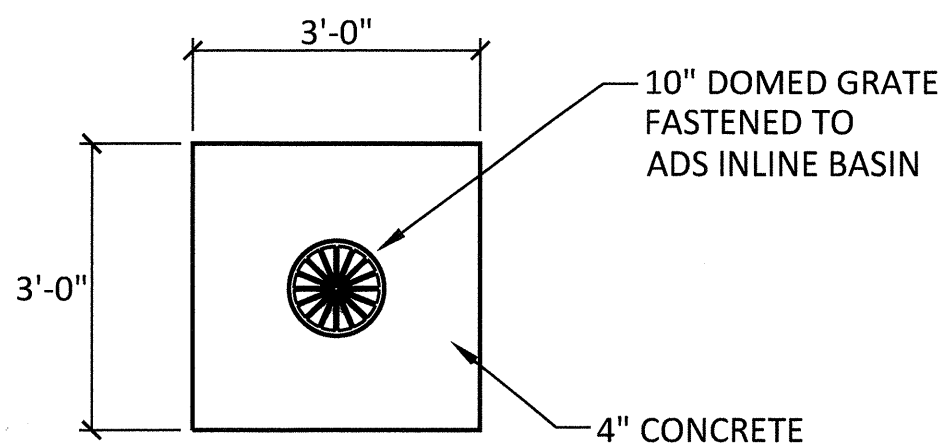
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- TC
FL
TOP OF CURB
FLOW LINE
- FF = 5025.82
FINISH FLOOR ELEVATION
- 25.4
SPOT ELEVATION
- LEED BOUNDARY
- X 24.8
AS-BUILT ELEVATION

KEYED NOTES

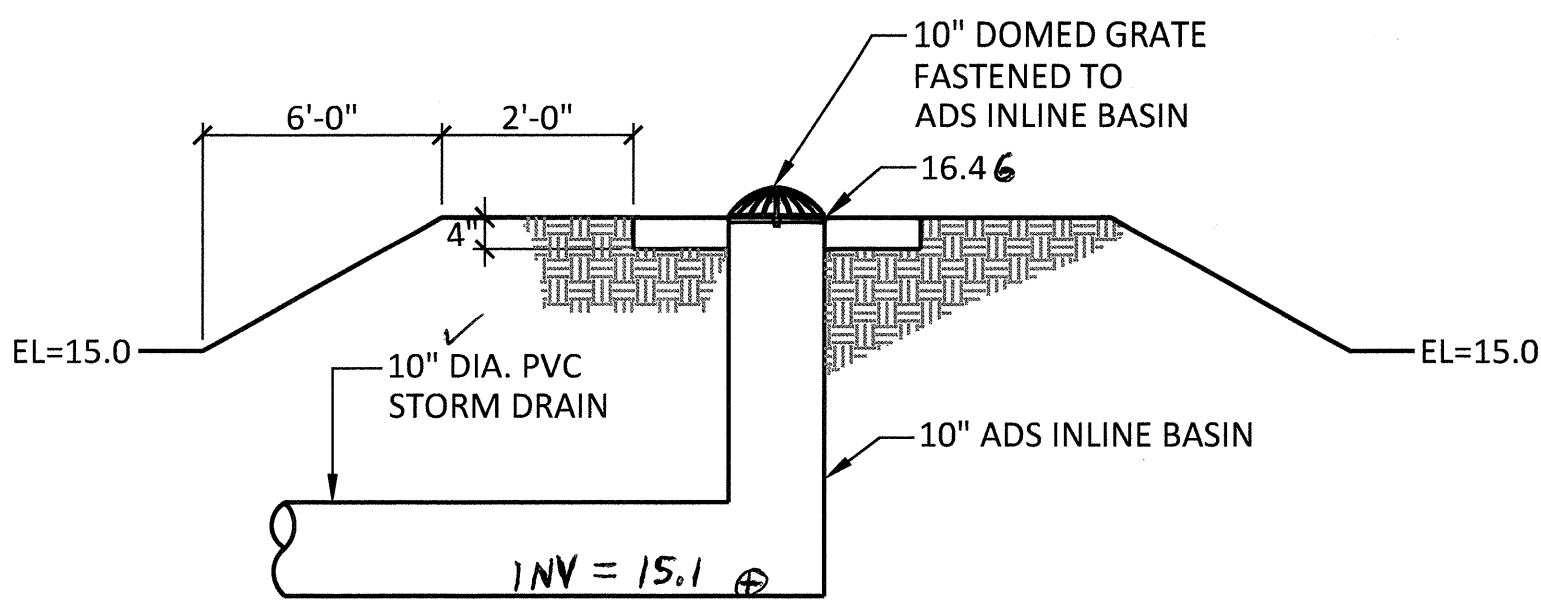
- BUILD NEW 6" HIGH MEDIAN CURB & GUTTER PER COA STD DWG NO. 2415B.
- BUILD NEW 2' WIDE CONCRETE ALLEY GUTTER PER COA STD DWG NO. 2411.
- BUILD NEW CURB ACCESS AT MAXIMUM 2% SLOPE AS SHOWN WITH TACTILE WARNING STRIP PER ADA.
- BUILD NEW 13' WIDE BY 5' DEEP DRIVEPAD WITH 3' FLARES PER COA STD DWG NO. 2425.
- PLACE 3" ASPHALT PAVEMENT OVER 6" AGGREGATE BASE COURSE OVER COMPACTED SUBGRADE.
- BUILD NEW 8" ADS INLINE DRAIN BASIN WITH DOMED GRATE.
- BUILD NEW 8" ADS DRAIN BASIN WITH DOMED GRATE AND 8" CONNECTOR PIPE TO ROOF DRAIN LINE AS SHOWN.

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR

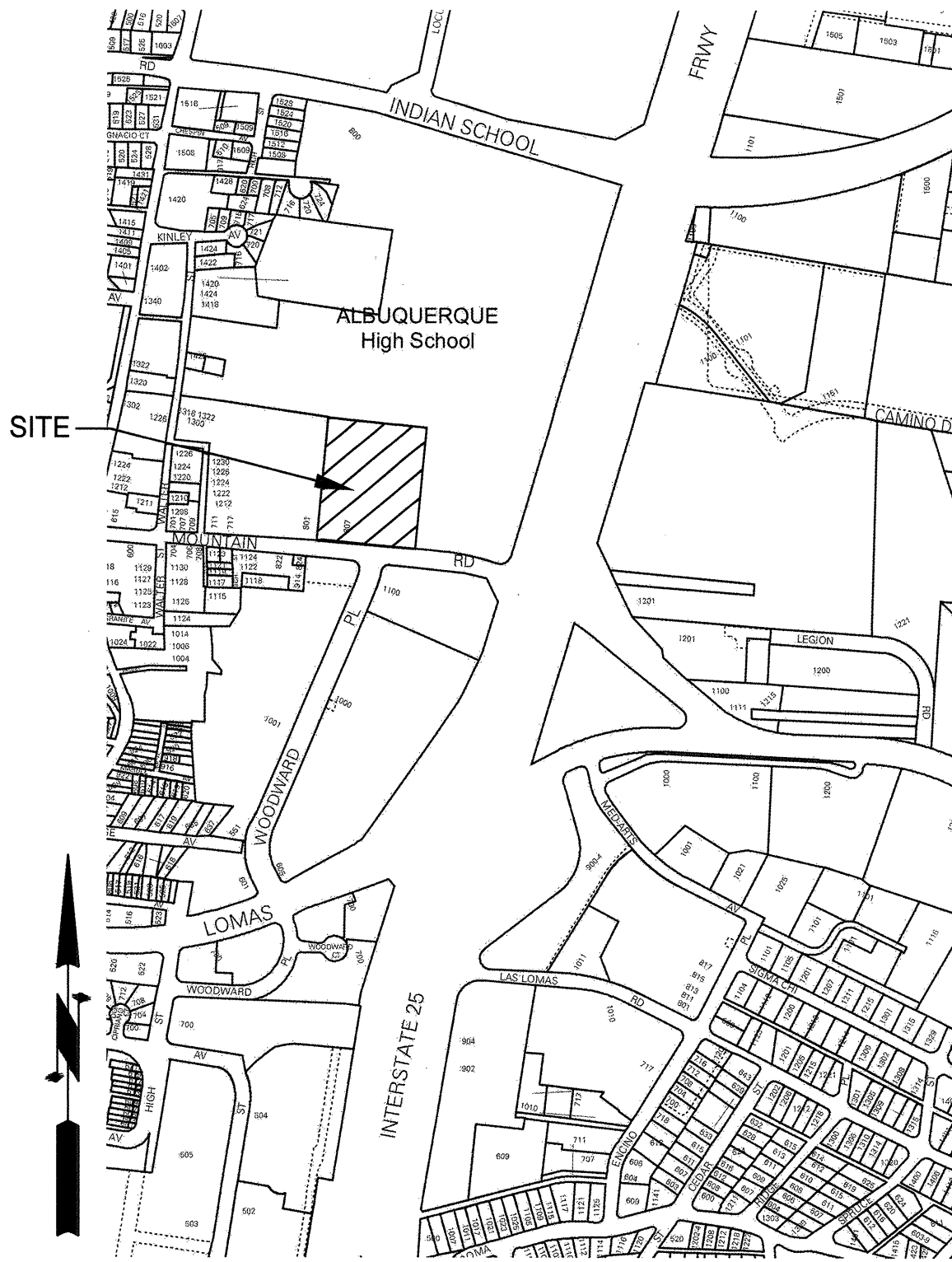
- An excavation permit will be required before beginning any work within City Right-Of-Way.
- All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
- Two working days prior to any excavation, the contractor must contact the line locating service, New Mexico One Call 260-1990, (NM one call "811") for the location of existing utilities.
- Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
- Backfill compaction shall be according to traffic/street use.
- Maintenance of the facility shall be the responsibility of the owner of the property being served.
- Work on arterial streets shall be performed on a 24-hour basis.



1 INLET PLAN NTS



2 INLET SECTION NTS



VICINITY MAP

J-15

DRAINAGE

LEGAL: A southerly portion of the tract BOARD OF EDUCATION (aka Career Enrichment Center)

AREA: LEED boundary portion of site this project -- 0.77 acres (33,525 sf)

BENCHMARK: ACS brass disk "9-J15 1990" set on the north side of Lomas Blvd NE approximately 244' west of Legion Road NE.
ELEV= 5093.057 (NAVD 1988)

TBM: a #5 rebar with cap as shown in the northwest corner of the site.
ELEV= 5026.87 (NAVD 1988)

SURVEYOR: High Mesa Consulting Group dated March, 2013

FLOOD HAZARD: From FEMA Panel 35001C0332G (09/26/2008), this site is identified as being within Zone 'X' which is outside the 0.2% annual chance floodplain.

EXISTING CONDITIONS: The site is an existing school facility. The land west of the existing building to the existing asphalt access road is the area of the site affected. This area is presently four portable classroom buildings, dirt/gravel surfacing, and asphalt walkways that slope down from northeast to southwest.

FIRST FLUSH: $Q=(0.44-0.10)(18,295)/12= 518$ CF
This volume will be provided in the detention pond located at the SW corner of the site as the storage depth of 1.4' provides 532 CF storage volume.

OFFSITE FLOWS: A portion of the existing building roof (6,000 SF), discharges runoff north which then flows west and passes through a curb opening north of the building. This drainage continues west through the landscaped area north of the addition.

PROPOSED IMPROVEMENTS: The proposed addition is a 20,900 sf (2-story) building addition located adjacent to the west side of the existing building.

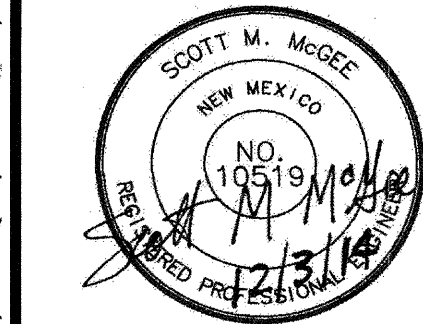
DRAINAGE APPROACH: The proposed drainage plan will follow historic flow paths and the approved Grading Plan. Building roof runoff will discharge to the west and south sides of the building. Site runoff will discharge in two different ways. The refuse access drive will surface flow south. The proposed roof area will discharge below grade and be piped to the proposed detention pond. Depressed landscape areas will convey surface flow along the west and south sides of the building to proposed area drains. The pond will discharge through a piped connection to an existing drop inlet on the north side of Mountain Road.

HYDROLOGY: For precipitation Zone 2 with 62% C & 38% D land treatment
Existing $Q=(0.477)(3.14)+(0.293)(4.70)= 2.9$ CFS

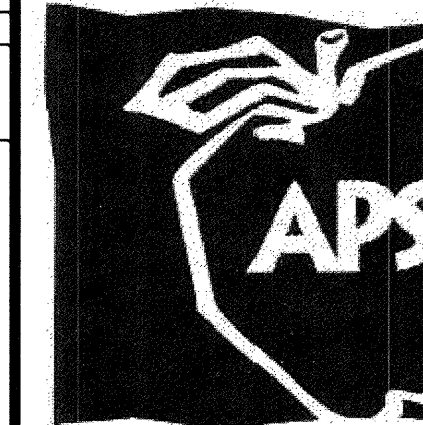
The proposed building, impervious plaza area, and walks are 55% of the area with the balance of the site considered as land treatment type 'C'. A subsequent APS project will landscape this site with 100% xeric surfacing. Proposed $Q=(0.35)(3.14)+(0.42)(4.70)= 3.1$ CFS

This minor runoff increase (0.2 CFS) will not have an adverse impact on downstream drainage facilities.

LEE GAMESKY ARCHITECTS P.C.
2412 MILES ROAD SE
ALBUQUERQUE, NM 87106
505.842.8865 FAX 842.1693
office@lganm.com



ALBUQUERQUE PUBLIC SCHOOLS
CAREER ENRICHMENT CENTER
807 MOUNTAIN RD. NE
ALBUQUERQUE, NEW MEXICO 87102



MARK	DATE	DESCRIPTION

DATE: 12/08/2014
LGA PROJECT NO: 13-06-APS
APS PROJECT NO: 592.5107.31131

CAD DWG FILE:
MG-1401_C101_C102.DWG
DRAWN BY: CB
CHKD BY: SMM
COPYRIGHT:
LEE GAMESKY ARCHITECTS P.C.

GRADING PLAN

C-101



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: APS CAREER ENRICHMENT CENTER Building Permit #: _____ City Drainage #: J-15-D001
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: _____
City Address: 807 MOUNTAIN RD NE
Engineering Firm: SMMPE, LLC Contact: SCOTT MCGEE
Address: 9700 TANCAN DR NE
Phone#: 263-2905 Fax#: _____ E-mail: scottmcmgee@gmail.com
Owner: APS Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Architect: LEE GAMELSKY Contact: LEE GAMELSKY
Address: 2412 MILES RD SE
Phone#: 239-8368 Fax#: _____ E-mail: _____
Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

CHECK 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
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: 3/3/16 By: SCOTT MCGEE

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____