

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

December 21, 2018

Åsa Nilsson-Weber, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E
Albuquerque, NM 87108

**RE: Manzano High School Gym
12200 Lomas Blvd NE
Request for Certificate of Occupancy – Permanent
Hydrology Final Inspection - Approved
Engineer's Stamp Date 6/8/16 (K22D020)
Certification Dated: 12/17/18**

Dear Ms. Nilsson-Weber:

PO Box 1293

Based on the submittal received on 12/18/18, this certification is approved in support of Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, you can contact me at 924-3695 or dpeterson@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development and Review Services

C: Email Fox, Debi; Tena, Victoria; Sandoval, Darlene; Costilla, Michelle



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Manzano High School Gymnasium Building Permit #: _____ Hydrology File #: K22D020

DRB#: _____ EPC#: _____ Work Order#: 1401

Legal Description: Unplatted Lands of APS also known as Manzano High School, City of Albuquerque, New Mexico

City Address: 12200 Lomas Blvd. NE - Albuquerque, NM 87112

Applicant: Isaacson & Arfman, PA Contact: Åsa Nilsson-Weber

Address: 128 Monroe Street NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax#: _____ E-mail: asaw@iacivil.com

Other Contact: Studio Southwest Architects, Inc. Contact: Richard Braun

Address: 2101 Mountain Road NW - Albuquerque, NM 87104

Phone#: (505) 843-9639 Fax#: _____ E-mail: _____

TYPE OF DEVELOPMENT: _____ PLAT _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY

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?

☐ 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) _____

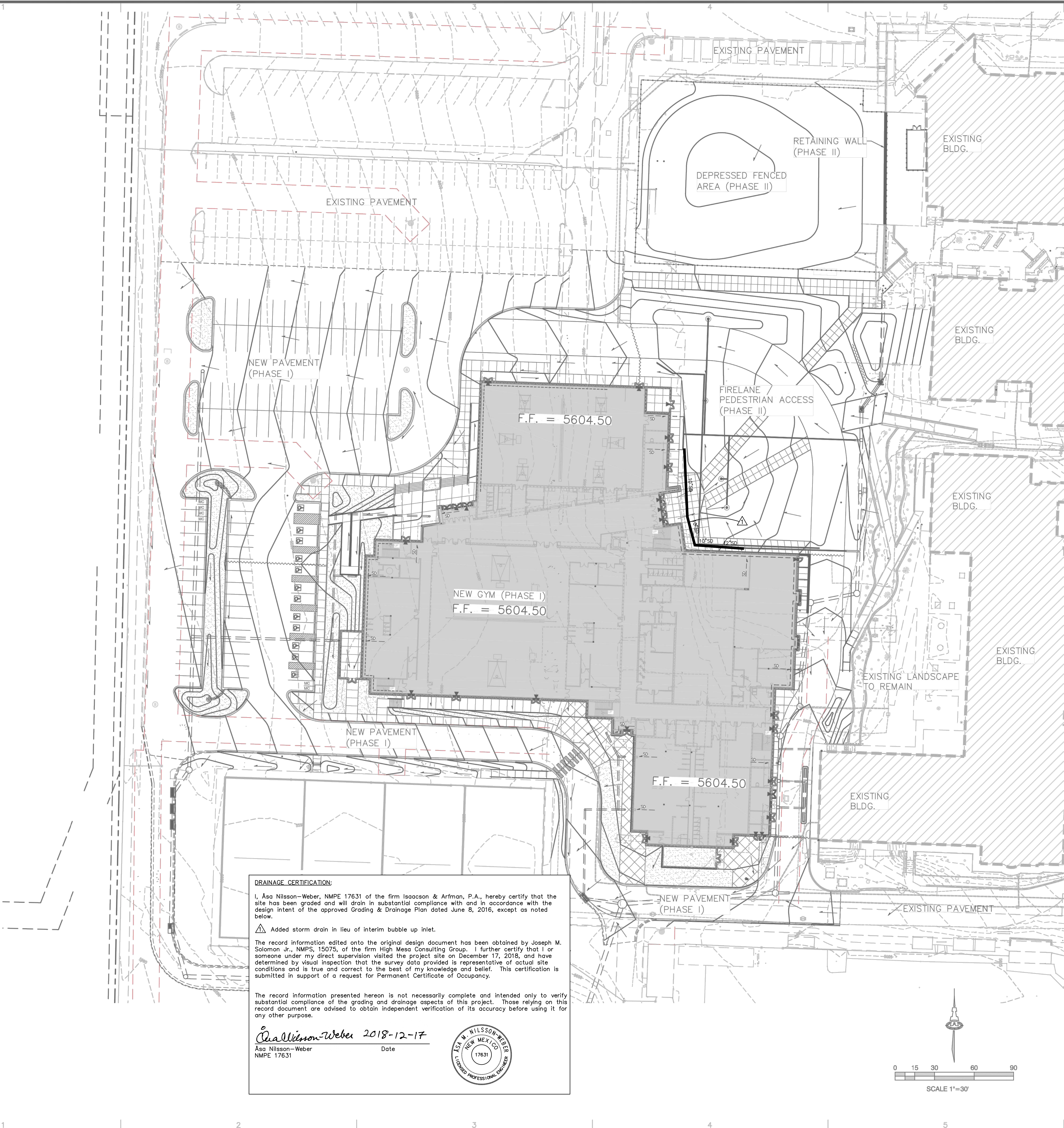
IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DATE SUBMITTED: December 18, 2018 By: Åsa Nilsson-Weber

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



DRAINAGE CERTIFICATION:

I, Asa Nilsson-Weber, NMPE 17631 of the firm Isaacson & Arfman, P.A., hereby certify that the site has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved Grading & Drainage Plan dated June 8, 2016, except as noted below.

Added storm drain in lieu of interim bubble up inlet.

The record information edited onto the original design document has been obtained by Joseph M. Solomon Jr., NMPS, 15075, of the firm High Mesa Consulting Group. I further certify that I or someone under my direct supervision visited the project site on December 17, 2016, and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Permanent Certificate of Occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Asa Nilsson-Weber 2018-12-17
Asa Nilsson-Weber Date
NMPE 17631

Asa M. Nilsson-Weber
NEW MEXICO
17631
PROFESSIONAL ENGINEER

VICINITY MAP K-22

SITE

PROJECT DATA

PROPERTY: THE SITE IS A PORTION OF A FULLY DEVELOPED APS SCHOOL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP K-22. THE SITE IS BOUND TO THE EAST BY SCHOOL FACILITIES, TO THE SOUTH BY SPORTS FIELDS, TO THE WEST BY DEVELOPED RETAIL PROPERTIES AND TO THE NORTH BY LOMAS BLVD.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE CONSTRUCTION OF A NEW GYM BUILDING WITH ASSOCIATED ASPHALT PAVED PARKING, PEDESTRIAN WALKS, DRAINAGE IMPROVEMENTS, AND LANDSCAPING.

LEGAL: UNPLATTED LANDS OF APS ALSO KNOWN AS MANZANO HIGH SCHOOL, CITY OF ALBUQUERQUE, NEW MEXICO.

ADDRESS: 12200 LOMAS BLVD NE, ALBUQUERQUE, NM 87112

BENCHMARK: AN ACS BRASS DISK STAMPED "3-J22 1979". SET FLUSH WITH THE GROUND. THE STATION IS LOCATED IN NE INTERSECTION OF LOMAS BOULEVARD NE AND CHELWOOD PARK BLVD NE. ELEVATION = 5667.46 FEET (NAVD 1988)

FLOOD HAZARD: THE PROPERTY SURVEYED HEREON HAS A ZONE X DESIGNATION WHICH IS FURTHER DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" BASED UPON REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAPS, PANEL 359 OF 825, DATED SEPTEMBER 26, 2008.

DRAINAGE PLAN CONCEPT: THE PROPOSED IMPROVEMENTS WILL DISCHARGE TO THE ON-SITE STORM DRAIN SYSTEM PER THE "AMENDMENT TO DRAINAGE MASTER PLAN FOR MANZANO HIGH SCHOOL", PREPARED BY WILSON & COMPANY, DATED 04-20-16.

THE AMENDMENT INCLUDES THE ANALYSIS OF STORM RUNOFF DIRECTED WEST FROM THE PROPOSED GYMNASIUM AND FUTURE CLASSROOM EXPANSION WITH A DETENTION POND WEST OF THE EXISTING SOCCER FIELD.

THE STORM DRAIN SYSTEM SERVING THE NEW GYMNASIUM WAS ANALYZED BY WILSON & CO. TO CONVEY FULLY DEVELOPED RUNOFF WHICH WILL BE DETAINED WITHIN A PROPOSED DETENTION POND ALONG THE WEST EDGE OF THE PROPERTY. THIS POND WILL ALSO INCLUDE RETENTION FOR THE FIRST FLUSH STORM RUNOFF.

WILSON ENGINEERING IS PREPARING CONSTRUCTION DOCUMENTS FOR ALL STORM DRAIN IMPROVEMENTS EXCEPT FOR THOSE AREAS WHICH CANNOT BE CONSTRUCTED UNTIL THE EXISTING GYM IS DEMOLISHED (SEE CG-501 FOR STORM DRAIN IMPROVEMENTS INCLUDED AS PART OF THIS PROJECT.)

ENGINEER: ASA M. NILSSON-WEBER, P.E., NMPE 17631
ISAACSON & ARFMAN, P.A.
128 MONROE NE, 87109
TELEPHONE: (505) 268-8828

SURVEYOR: CHARLES G. CALA, JR., NMPS 11184
HIGH MESA CONSULTING GROUP
6010-B MIDWAY PARK BLVD. NE, 87109
TELEPHONE: (505) 345-4250

FIRST FLUSH

STORMWATER CONTROL MEASURES ARE REQUIRED TO PROVIDE MANAGEMENT OF "FIRST FLUSH" (DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.34" [0.44" LESS 0.1" FOR INITIAL ABSTRACTION] OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM).

PER COORDINATION WITH A.P.S. AND PER THE APPROVED AMENDMENT TO DRAINAGE MASTER PLAN FOR MANZANO HIGH SCHOOL, PREPARED BY WILSON & COMPANY, DATED 04-20-16, WILSON ENGINEERING, UNDER SEPARATE CONTRACT, WILL BE PROVIDING ALL CALCULATIONS, DESIGN AND CONSTRUCTION COORDINATION FOR THE STORM DRAIN IMPROVEMENTS AND FIRST FLUSH RETENTION FOR THE PROPOSED GYMNASIUM, PARKING IMPROVEMENTS AND FUTURE CLASSROOM BUILDING.

SITE KEY

STUDIO

SW ARCHITECTS

STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 fax 505.843.9683
Web Site: www.studioswarch.com
E-Mail: mail@studioswarch.com

© 2009, Studio Southwest Architects, Inc.
Duplication or reproduction by any means without the express written consent of Studio Southwest Architects, Inc. is a violation of Federal and International law. The information contained on this document is the intellectual property of Studio Southwest, Inc. and all rights therein are Reserved. For exceptions, refer to the Owner-Architect Agreement.

CONSULTANTS

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isactel.com
2091 CG-101.dwg Jun 08, 2016

MANZANO HIGH SCHOOL GYMNASIUM

LOMAS BLVD
ALBUQUERQUE, NM

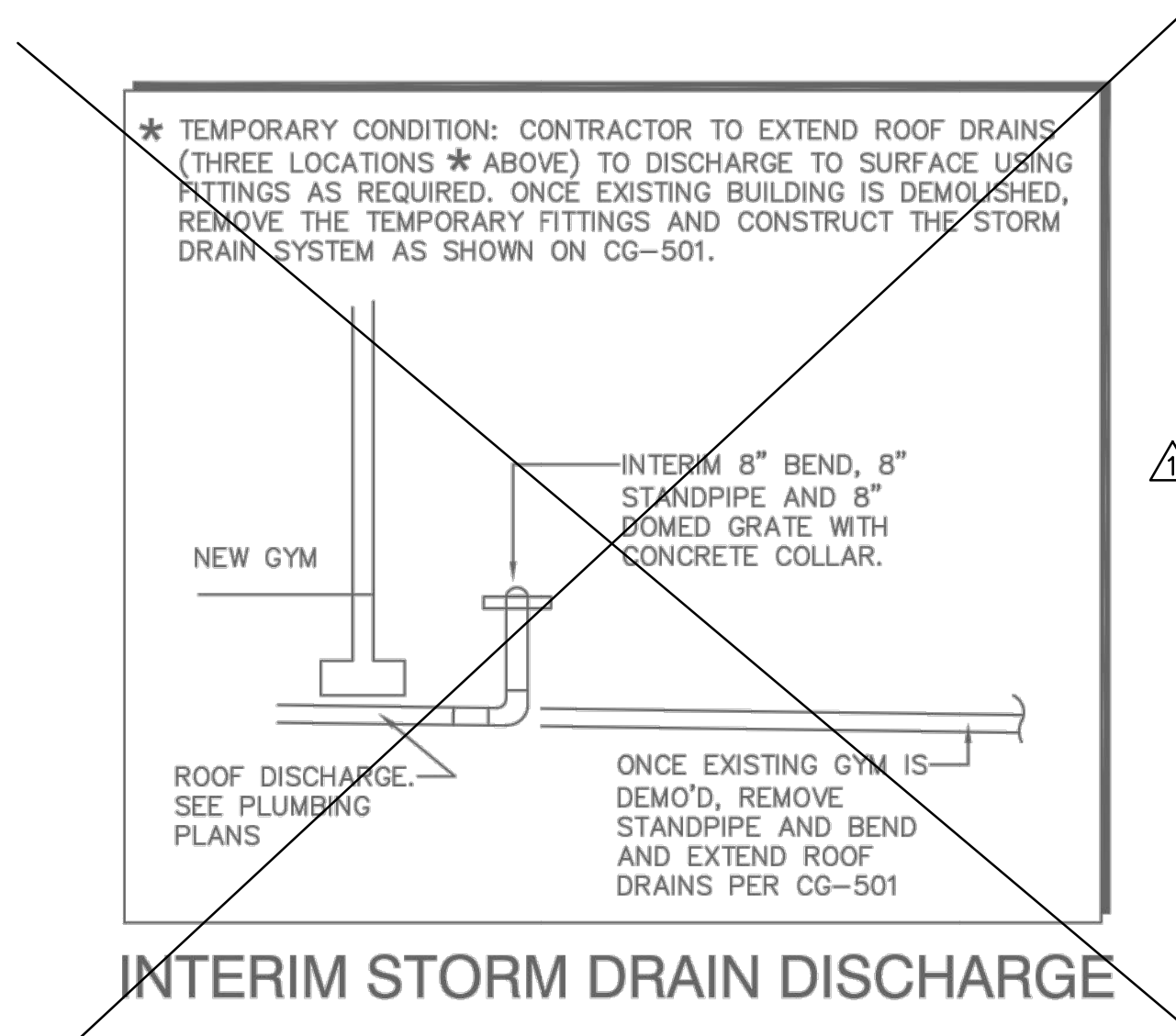
Key Plan

NTS

MARK	DATE	DESCRIPTION
ISSUE:		PERMIT
PROJECT NO:		1401
CAD DWG FILE:		
DRAWN BY:		
CHECKED BY:		ANW
DATE:		APRIL 1, 2016

OVERALL GRADING AND DRAINAGE PLAN

CG-100

[illegible]

MANZANO HIGH
SCHOOL
GYMNASIUM
LOMAS BLVD
ALBUQUERQUE, NM

CG-101

MATCHLINE - SEE CG-102

DRAINAGE CERTIFICATION:

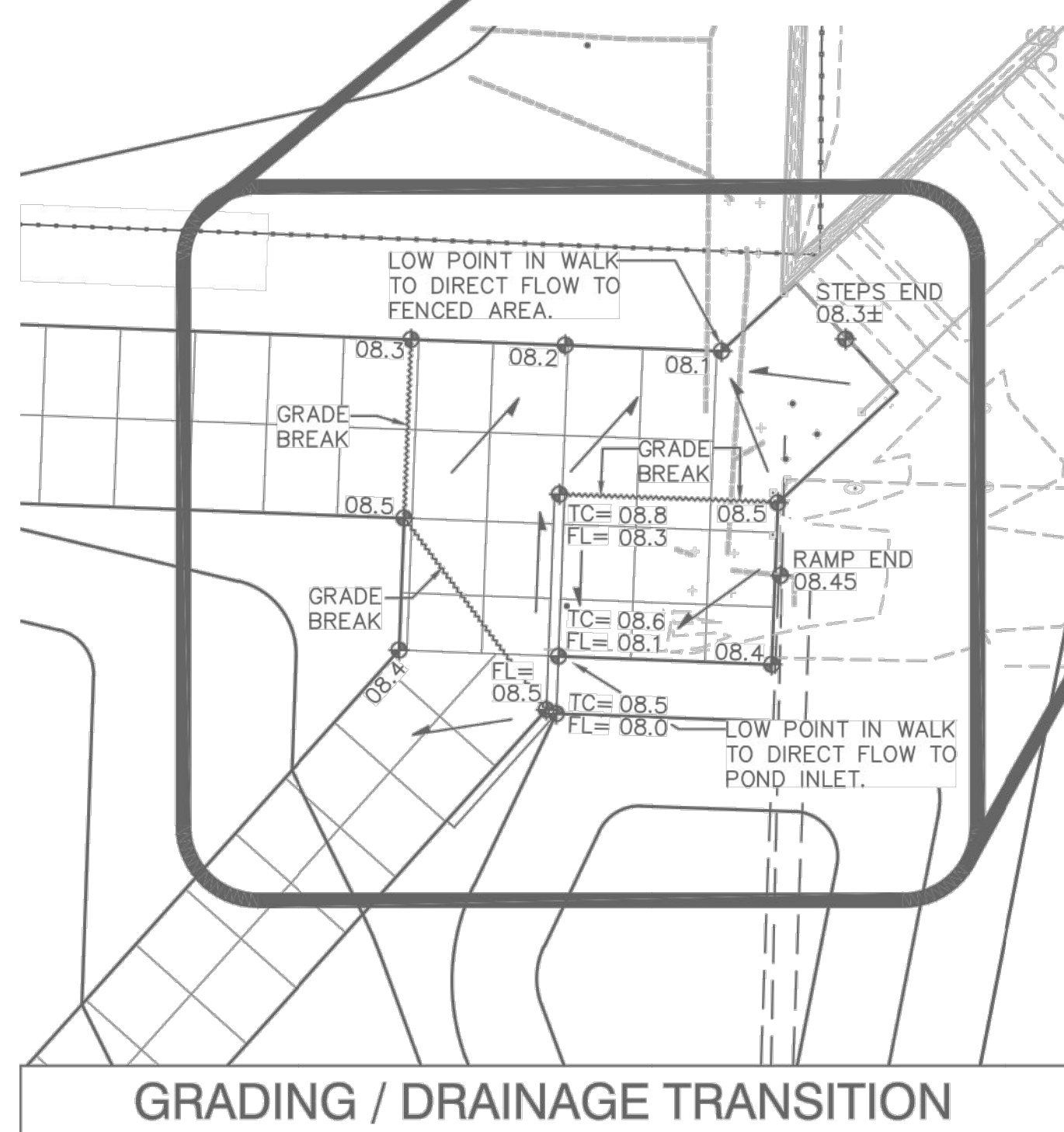
I, Asa Nilsson-Weber, NMPE 17631 of the firm Isaacson & Arfman, P.A., hereby certify that the site has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved Grading & Drainage Plan dated June 8, 2016, except as noted below.

Added storm drain in lieu of interim bubble up inlet.

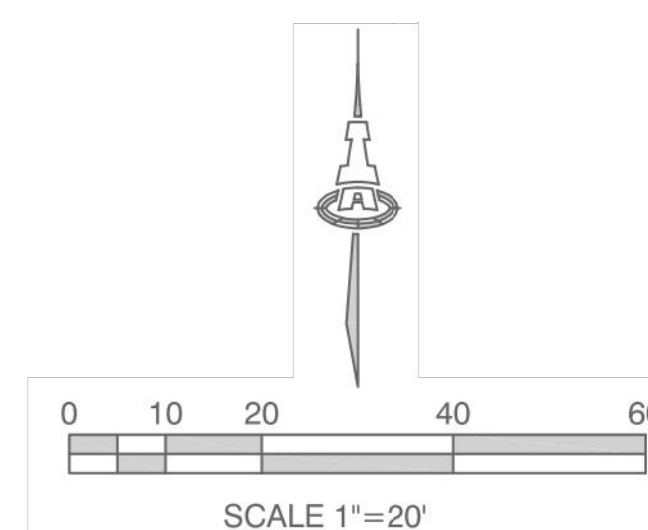
The record information edited onto the original design document has been obtained by Joseph M. Solomon Jr., NMPS, 15075, of the firm High Mesa Consulting Group. I further certify that I or someone under my direct supervision visited the project site on December 17, 2018, and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Permanent Certificate of Occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Asa Nilsson-Weber 2018-12-17
Asa Nilsson-Weber Date
NMPE 17631



GRADING / DRAINAGE TRANSITION

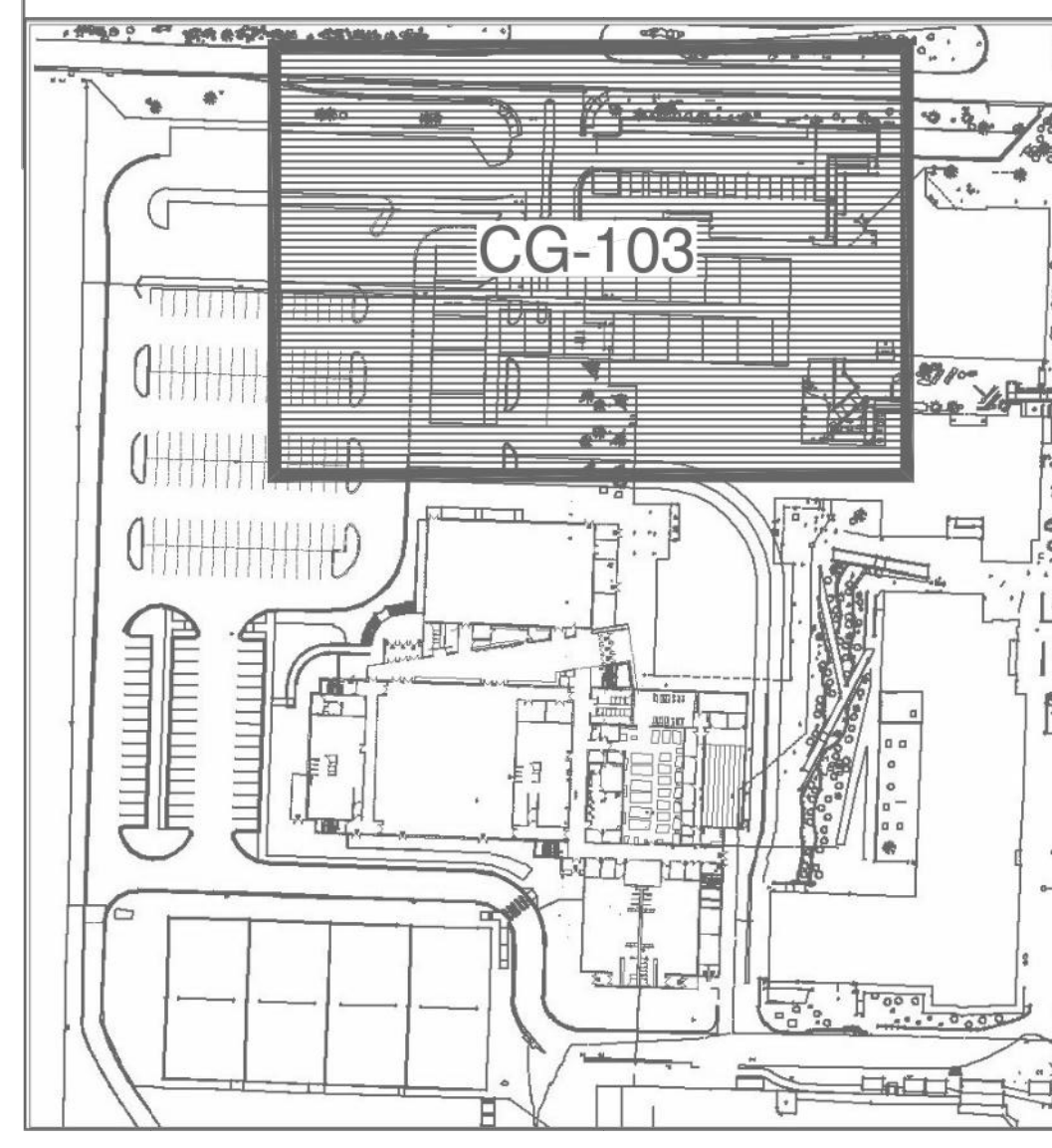
**KEYED NOTES**

THE FOLLOWING KEYED NOTES ARE FOR USE ON SHEETS CG-101, CG-102 AND CG-103. NOT ALL NOTES ARE REFERENCED ON EACH SHEET.

1. CONSTRUCT NEW PAVEMENT, CURB AND GUTTER, SIDEWALKS AT ELEVATIONS SHOWN. SEE PAVING PLAN (CP-101) FOR ADDITIONAL INFORMATION.
2. TO ENSURE READABILITY, NOT ALL PAVEMENT SPOT ELEVATIONS SHOW ADJACENT TOP OF CURB / TOP OF WALK ELEVATION. TEXT SHOWN WITHIN FLOWLINE REPRESENTS FLOWLINE ELEVATION. ADD 0.5' TYPICAL FOR TOP OF ADJACENT CURB OR WALK ELEVATIONS UNLESS NOTED.
3. TRANSITIONS BETWEEN NEW AND EXISTING PAVEMENT SHALL BE SMOOTH.
4. SLOPE WITHIN HANDICAP PARKING AREA TO MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION.
5. CONSTRUCT 1:12 (MAX.) SIDEWALK RAMP. SEE SHEET CP-501 PAVING DETAILS. TOP OF ASPHALT TO BE FLUSH WITH TOP OF CONCRETE EDGE FOR ADA COMPLIANCE.
6. SITE PEDESTRIAN ACCESS RAMP (1:12 MAX.) WITH RETAINING WALLS. SEE ARCHITECTURAL.
7. SITE EXTERIOR STAIRS/STEPS. SEE ARCHITECTURAL.
8. PORTION OF SITE STORM DRAIN SYSTEM TO BE INSTALLED PRIOR TO THIS PROJECT UNDER SEPARATE CONTRACT (BY OTHERS) SEE CG-501 FOR ADDITIONAL INFORMATION.
9. PROPOSED ROOF DISCHARGE LOCATION. SEE CG-501 FOR CONTINUATION.
10. CONSTRUCT EXTENDED STEM WALL TO ACHIEVE GRADE DIFFERENCE. SEE ARCHITECTURAL.
11. CONSTRUCT RETAINING STEM WALL TO ACHIEVE GRADE DIFFERENCE. SEE ARCHITECTURAL.
12. ONE-HALF FOOT DESIGN CONTOURS (0.5' INCREMENTS) SHOWN DASHED TO CLARIFY GRADING CONCEPT. SEE LEGEND FOR ADDITIONAL INFORMATION.
13. INSTALL COBBLE EROSION PROTECTION THIS AREA. NOTE: PER A.P.S. STANDARDS, ALL ROCK EROSION PROTECTION WITHIN THE SCHOOL SITE IS TO BE 6" AVG. DIA. ROUNDED ROCK EMBEDDED IN CONCRETE. NO LOOSE COBBLE SWALES OR EROSION PROTECTION SHALL BE ALLOWED ON A.P.S. DISTRICT PROPERTIES.
14. TYPICAL FOR LANDSCAPE: DEPRESS LANDSCAPING TO PROVIDE SHALLOW WATER HARVESTING BASIN. NOTE: NO WATER HARVESTING SHALL OCCUR WITHIN 10' OF BUILDINGS.
15. CONSTRUCT SITE STORM DRAIN SYSTEM THIS AREA AS PART OF PHASE II (FOLLOWING THE REMOVAL OF THE EXISTING GYM BUILDING) SEE CG-501 FOR ADDITIONAL INFORMATION.
16. PROVIDE 18" WIDE OPENING IN CURB AT FLOWLINE ELEVATION SHOWN. SEE CG-501 FOR DETAIL.
17. CONSTRUCT SITE RETAINING WALL TO ACHIEVE REQUIRED GRADE DIFFERENCE AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION INCLUDING GUARDRAILS WHERE REQUIRED.
18. CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER AT ELEVATIONS SHOWN.
19. CONSTRUCT 8" HIGH HEADER CURB TO DEFLECT UPSTREAM FLOW SOUTH TO PROPOSED POND. SEE ENLARGED DETAIL THIS SHEET FOR ADDITIONAL INFORMATION.

LEGEND

- EXISTING CONTOUR
- 02- PROPOSED 1' CONTOUR
- 02.5- PROPOSED 0.5' CONTOUR
- 03.8 PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 5604.50 FINISH FLOOR ELEVATION
- INV= INVERT ELEVATION
- FL= FLOWLINE ELEVATION
- PROPOSED STORM DRAIN
- ~~~~~ PROPOSED GRADE BREAK

SITE KEY

STUDIO
SW
ARCHITECTS

STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 fax 505.843.9683
Web Site: www.studioswarch.com
E-Mail: mail@studioswarch.com

© 2009, Studio Southwest Architects, Inc.
Duplication or reproduction by any means without the express written consent of Studio Southwest Architects, Inc. is a violation of Federal and International law. The information contained on this document is the intellectual property of Studio Southwest, Inc. and all rights therein are reserved. For exceptions, refer to the Owner-Architect Agreement.

CONSULTANTS

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isacil.com
2091 CG-101.dwg Jun 08, 2016

Architect

Engineer



MANZANO HIGH SCHOOL GYMNASIUM
LOMAS BLVD
ALBUQUERQUE, NM

Key Plan

MARK	DATE	DESCRIPTION
ISSUE:		PERMIT
PROJECT NO:		1401
CAD DWG FILE:		
DRAWN BY:		
CHECKED BY:	ANW	
DATE:	APRIL 1, 2016	
SHEET TITLE		

GRADING AND DRAINAGE PLAN
3 OF 3

CG-103