

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 25, 2021

Asa Nilsson-Weber, P.E.
Isaacson & Arfman, Inc.
128 Monroe St. NE
Albuquerque, NM 87108

RE: Wilson Pool & Park
1100 Cardenas Dr. SE
Permanent C.O. - Approved
Engineer's Certification Date: 6/18/21
Engineer's Stamp Date: 4/16/20
Hydrology File: L18D050A

Dear Ms. Nilsson-Weber:

PO Box 1293

Based on the certification received 6/21/21 and a site visit on 6/24/21, this certification is approved for Permanent Certificate of Occupancy by Hydrology.

Albuquerque

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

NM 87103

Sincerely,

www.cabq.gov

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

CITY PROJECT

Project Title: Wilson Pool & Park Building Permit #: _____ Hydrology File #: L18D050A
DRB#: _____ **EPC#:** _____ **Work Order#:** 369090
Legal Description: 15 NWLY Portion of Wilson Park, Virginia Place Addition
City Address: 1100 Cardenas Drive SE - Albuquerque, NM 87108

Applicant: Isaacson & Arfman, Inc. **Contact:** Åsa Nilsson-Weber or
Bryan J. Bobrick
Address: 128 Monroe Street NE - Albuquerque, NM 87108
Phone#: (505) 268-8828 **Fax#:** _____ **E-mail:** asaw@iacivil.com
bryanb@iacivil.com
Owner: City of Albuquerque **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: June 18, 2021 **By:** Åsa Nilsson-Weber

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Cardenas Drive S.E.

58.3

DRAINAGE CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY:

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 04/16/2020.

1. The retaining wall at the southwest corner was not demolished.
2. Minor modifications to grades in this area to preserve existing water meter pad grades.
3. No sump graded in grass area due to maintenance issues with standing water in grass.
4. Ramp eliminated.

The record information edited onto the original design document has been obtained by David Acosta, NMRPS 21082, of the firm Construction Survey Technologies, Inc. I further certify that I visited the project site on June 17, 2021, 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 Building Permit.

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

06/18/2021

Asa Nilsson-Weber, NMPE 17631 Date



S.O.19 : NOTICE TO CONTRACTORS

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

1. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. 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.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL '811' OR (505) 260-1990, FOR THE LOCATION OF EXISTING UTILITIES.
4. 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.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC / STREET USE.
6. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
8. CONTRACTOR MUST CONTACT AUGIE ARMIJO AT (505) 857-8607 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE AN INSPECTION.

APPROVAL	NAME	DATE
INSPECTOR		

SECTION A-A

PROPERTY: THE SITE IS A FULLY DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP L-18. THE SITE IS BOUND TO THE EAST BY SAN PEDRO DRIVE NE, TO THE WEST BY CARDENAS DR. NE, TO THE NORTH BY AN ANDERSON AVE. NE AND TO THE SOUTH BY WILSON MIDDLE SCHOOL.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE DEMOLITION OF THE WEST PARKING LOT TO BE REPLACED WITH LANDSCAPING, UPDATED POOL FACILITIES WITH ASSOCIATED STORAGE BUILDING, COVERED RECREATIONAL AREA AND LANDSCAPING. AN UPDATED STAIR / ADA COMPLIANT RAMP WILL BE INSTALLED TO ACCESS THE TENNIS COURTS TO THE SOUTH.

LEGAL: 15 NWLY PORTION OF WILSON PARK, VIRGINIA PLACE ADDITION.

ADDRESS: 1100 CARDENAS DR SE, 87108

BENCHMARK: STATION 'G.2', A BRASS DISK SET IN TOP OF A CONCRETE POST FLUSH WITH GROUND LOCATED AT THE INTERSECTION OF LOUISIANA BLVD. AND GIBSON BLVD S.E., IN THE CENTER MEDIAN. ELEVATION = 5337.43 (NAVD 1988).

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPOSED PROJECT.

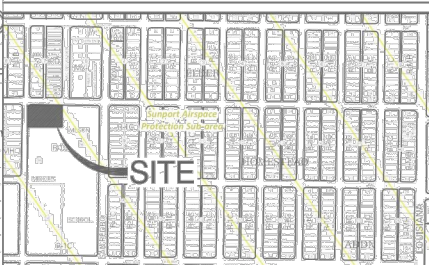
FLOOD HAZARD: PER BERNAILLO COUNTY FIRM MAP #35001C0354H, EFFECTIVE DATE 08/16/2012, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT:

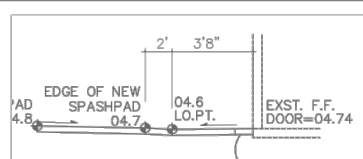
THE DEMOLITION OF THE EXISTING KIDDIE POOL AND WEST PARKING LOT WILL RESULT IN A NET REDUCTION OF STORMWATER DISCHARGE. HISTORIC FLOW PATTERNS WILL REMAIN WITH THE SITE DRAINING TO CARDENAS DR. AND ANDERSON AVE. SE.

SURVEYOR: RIO GRANDE SURVEYING CO., REX J. VOGLER (NMLPS 10466).

VICINITY MAP L-18



SECTION A-A



WALKS FROM SPASH PAD TO EXISTING STORAGE

LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED 1.0' CONTOUR
- PROPOSED 0.5' CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW DIRECTION
- FINISH FLOOR ELEVATION
- NEUTRAL (NO SLOPE) TRENCH DRAIN SECTION



CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

WILSON POOL & PARK

GRADING & DRAINAGE PLAN 1 OF 2

Design Review Committee City Engineer Approval

City Project No. 369090 Zone Map No. L-18

Me./Day/Yr. Me./Day/Yr.

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100% FOR REVIEW SUBMITTAL
DATE: 04/17/2020

WILSON POOL & PARK

PROJECT# 369090

RECORD DRAWINGS
DATE: XXXX/2020

