

# 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](mailto:earmijo@cabq.gov).

NM 87103

Sincerely,

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

Address: 128 Monroe Street NE - Albuquerque, NM 87108 Bryan J. Bobrick

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.

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) 280-1990, 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 BERNALILLO 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).

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.

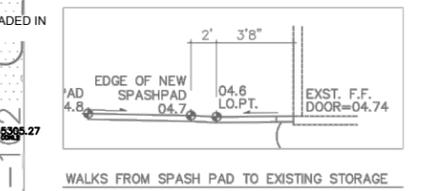
*Asa Nilsson-Weber*  
Asa Nilsson-Weber, NMPE 17631 Date 06/18/2021



VICINITY MAP L-18



SECTION A-A



**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	Me./Day/Yr.	Me./Day/Yr.
City Project No. 369090	Zone Map No. L-18	Sheet CG101	

**AS-BUILT INFORMATION**

CONTRACTOR	DATE

**BENCH MARKS**

NO.	DATE

**SURVEY INFORMATION**

NO.	DATE

**ENGINEER'S SEAL**

*Fred C. Arfman*  
FRED C. ARFMAN  
7322  
NEW MEXICO  
REGISTERED PROFESSIONAL ENGINEER  
04-16-20

**REVISIONS**

NO.	DATE	REMARKS	BY

**DESIGNED BY:** BB/B  
**DRAWN BY:** BB/B  
**CHECKED BY:** FCA

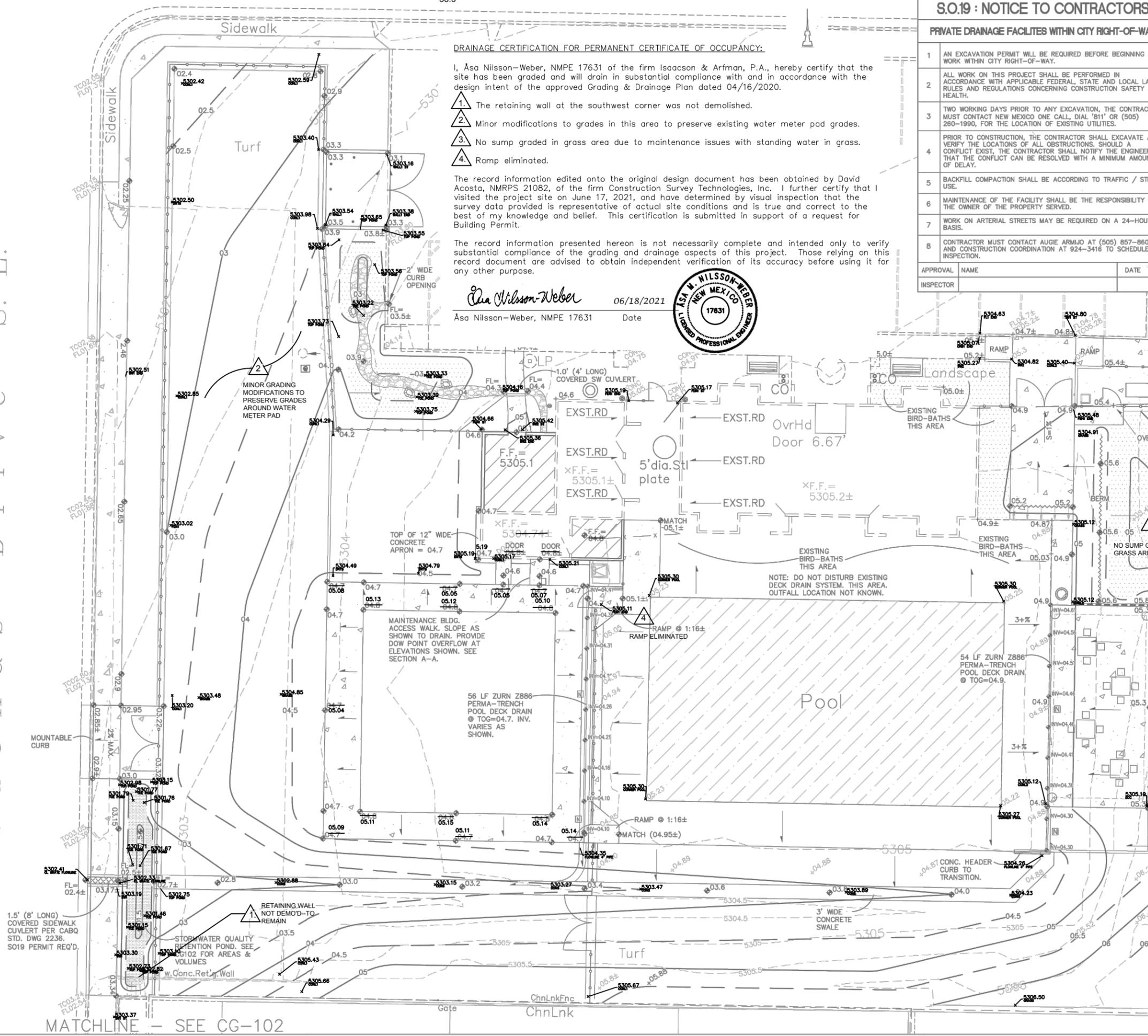
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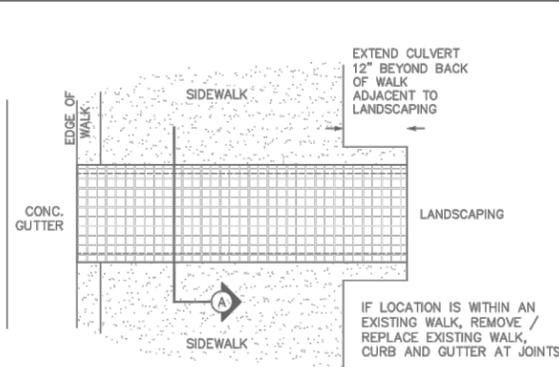
100% FOR REVIEW SUBMITTAL  
DATE: 04/17/2020

WILSON POOL & PARK

PROJECT# 369090

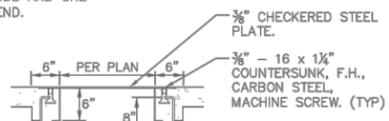
RECORD DRAWINGS  
DATE: XXXX/2020





WELD 1/8" THICK, 3/8" MIN. DIAMETER OVER ALL SCREWS. COMPLETELY COVER SCREW HEADS. GRIND EDGES SMOOTH.

FOR SECURING PLATE USE 1"x5" S.S. ROD ANCHOR, "RED HEAD MULTI-SET II SRM-38 ANCHOR" OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS AT MAX. 24" O.C., A MINIMUM OF 2 PER SIDE AND ONE WITHIN 6" OF EACH END.



USE NO. 3 DEFORMED BAR DOWELS. SPACED DOWELS AT 18" O.C. MAXIMUM. 1-1/2" MINIMUM FROM FACE OF CONCRETE

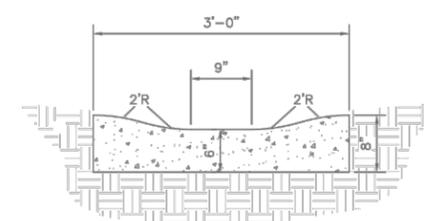
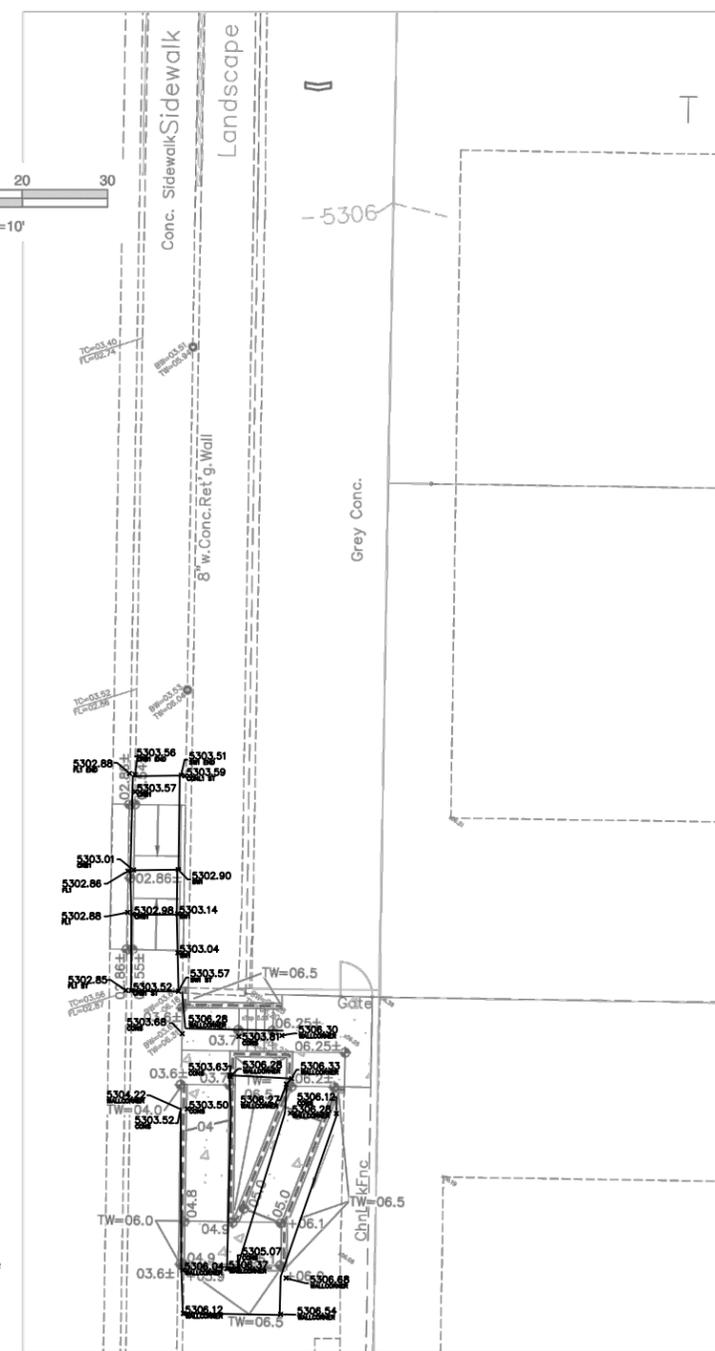
**COVERED SIDEWALK CULVERT**

CONSTRUCT PER COA STD. DWG 2236 WITH MODIFICATIONS PER THIS DETAIL

SECTION A

SCALE: N.T.S.

MATCHLINE - SEE CG-101



1. SEALED CONTROL JOINTS @ 4' MIN.

**3' WIDE CONCRETE SWALE**

IN LANDSCAPING SCALE: N.T.S.

CALCULATIONS: 2342 Wilson Pool Revisions : April 14, 20

Based on Drainage Design Criteria for City of Albuquerque  
Section 22.2, DPM, Vol 2, dated Jan., 1993  
100-YEAR, 6-HOUR STORM

AREA OF SITE: 52623 SF = 1.21 ACRE

**HISTORIC FLOWS:**

Area	SF	%
Area A	0	0%
Area B	15787	30%
Area C	5262	10%
Area D	31574	60%
Total	52623	100%

**DEVELOPED FLOWS:**

Area	SF	%	EXCESS PRECIP:
Area A	0	0%	Precip. Zone 3
Area B	18681	36%	Ea = 0.66
Area C	6210	12%	Eb = 0.92
Area D	27732	53%	Ec = 1.29
Total	52623	100%	Ed = 2.36

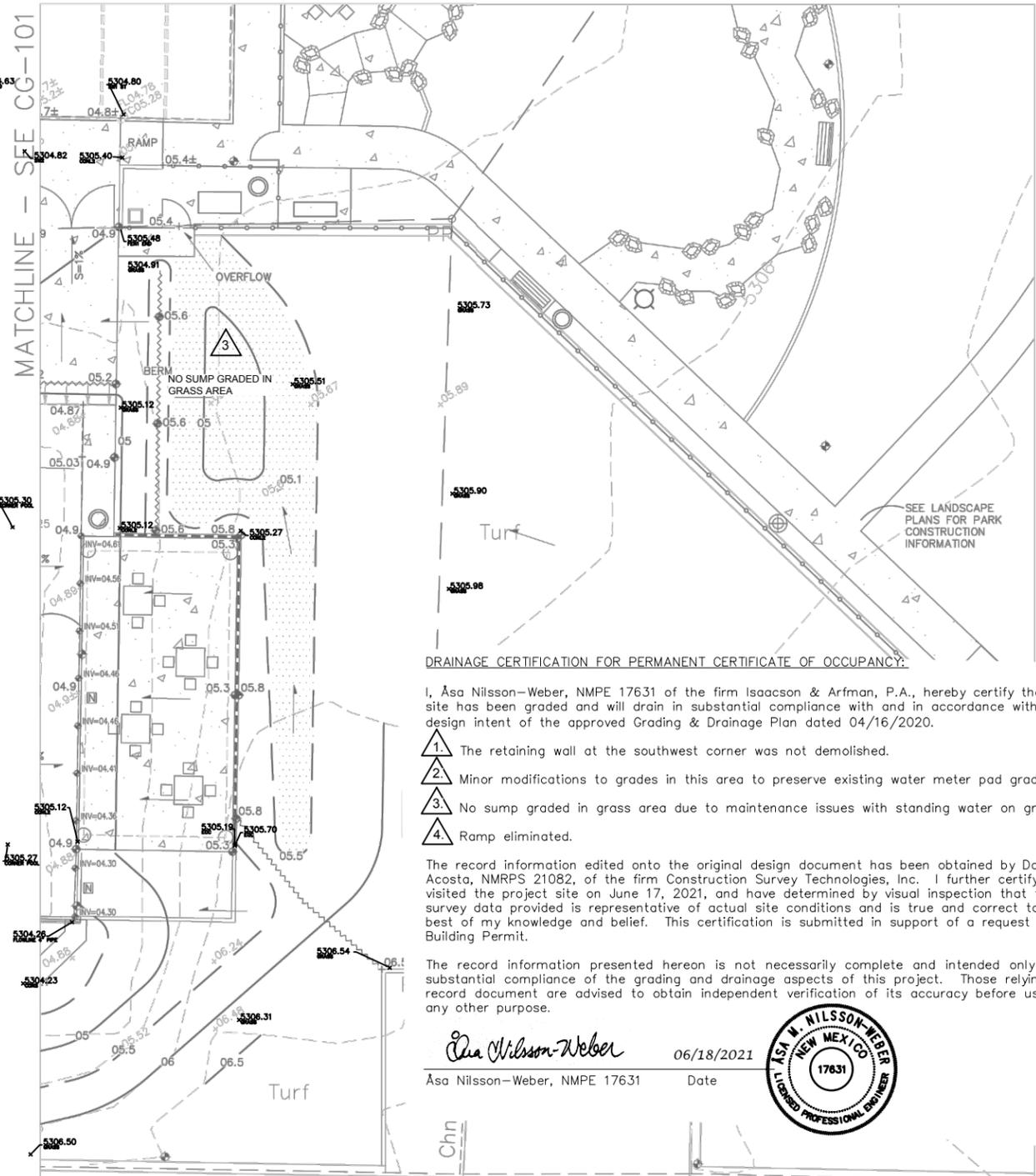
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)  
Weighted E =  $\frac{EaA + EbB + EcC + EdD}{Aa + Ab + Ac + Ad}$

Hist. E = 1.82 in. Dev. E = 1.72 in.

On-Site Volume of Runoff:  $V_{360} = E^3 A / 12$

Hist.  $V_{360} = 7986$  CF Dev.  $V_{360} = 7554$  CF

On-Site Peak Discharge Rate:  $Q_p = Q_{pA}A + Q_{pB}B + Q_{pC}C + Q_{pD}D / 43,560$   
For Precipitation Zo 3  
 $Q_{pA} = 1.87$   $Q_{pB} = 2.60$   $Q_{pC} = 3.45$   $Q_{pD} = 5.02$   
Hist.  $Q_p = 5.0$  CFS Dev.  $Q_p = 4.8$  CFS



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*Asa Nilsson-Weber*  
Asa Nilsson-Weber, NMPE 17631 Date 06/18/2021



**STORMWATER QUALITY REQUIREMENTS**

STORMWATER QUALITY CONTROL MEASURES ARE REQUIRED TO PROVIDE MANAGEMENT OF 'FIRST FLUSH'. COA HYDROLOGY CURRENTLY HAS THREE CATEGORIES RELATING TO STORMWATER QUALITY VOLUME REQUIREMENTS:

- NEW CONSTRUCTION: STORMWATER QUALITY VOLUME BASED ON 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.
- EXISTING CONSTRUCTION: EXISTING IMPERVIOUS AREA TO REMAIN IS EXEMPT.
- REDEVELOPMENT: EXISTING IMPERVIOUS AREA THAT IS BEING REDEVELOPED (REMOVED/REPLACED) IS SUBJECT TO A REDUCED RATE OF 0.26"/SF.

THE IMPERVIOUS AREA FOR THIS PROPOSED REDEVELOPED PROPERTY IS = 27,715 SF.

BECAUSE THIS PROPERTY WAS PREVIOUSLY FULLY DEVELOPED, ONLY THE REDEVELOPED IMPERVIOUS WILL REQUIRE STORMWATER QUALITY RETENTION. THE REQUIRED FIRST FLUSH RETENTION VOLUME = 0.26" \* NEW TYPE 'D' AREA: 0.26/12 \* (4,927 SF) = 107 CF.

A 12" DEEP STORMWATER RETENTION POND WILL BE CONSTRUCTED AT THE OUTFALL OF THE PROPOSED VALLEY GUTTER.

WEST WQ POND

Contour	Area	Volume
5302.5	206	
5301.5	33	120 CF
POND VOLUME =		120 CF

THE WEST WATER QUALITY POND WILL CAPTURE 120 CF OF STORMWATER BEFORE OVERFLOWING TO THE COVERED SIDEWALK CULVERT.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL									
CONTRACTOR	DATE	NO.	BY	NO.	DATE										
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CITY OF ALBUQUERQUE  
STRATEGIC PLANNING AND DESIGN  
PARKS AND RECREATION DEPARTMENT

WILSON POOL & PARK  
**GRADING & DRAINAGE PLAN 2 OF 2**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 369090 Zone Map No. L-18 Sheet CG102

100% FOR REVIEW SUBMITTAL DATE: 04/17/2020  
WILSON POOL & PARK PROJECT# 369090 RECORD DRAWINGS DATE: XX/XX/2020