CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director

Mayor Timothy M. Keller

October 25, 2018

Genny Donart, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E
Albuquerque, NM, 87108

RE: Broadstone Northpoint Townhomes
9100 San Mateo Blvd NE
Engineer's Stamp Date: 09/16/16
Engineer's Certification Dated 10/18/18
Hydrology File: B18D001C
CPN #786480

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Dear Ms. Donart:

Based on the information provided in your submittal received 10/22/18 and site visit on 10/24/18, the Engineer's Certification **is not** approved for ROFG/SIA for Hydrology. The following comments need to be addressed for approval of the above referenced project (please note that these were on the punch list after the walkthrough a few months back):

1. There are some several erosion problems along the channel which are undermining the concrete slabs. (See the photos below.)

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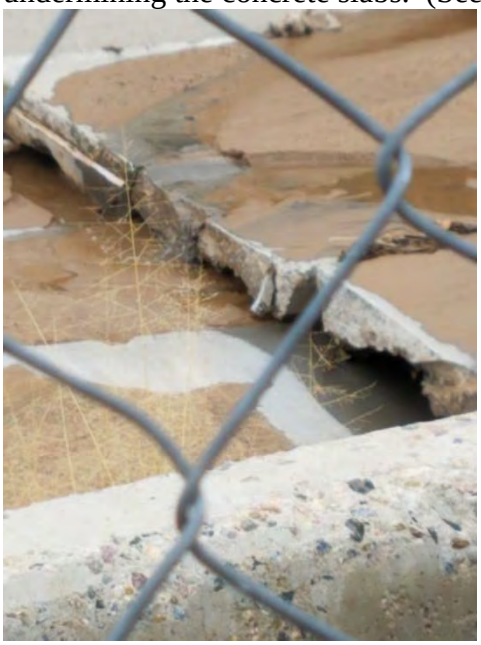
2. The other issue as to due to with the low flows in the bottom are entering between the slabs and flowing underneath them and out falling right at the pipes. This is also undermining the concrete slabs. (See the photos below.)



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If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Broadstone Northpoint Apts Building Permit #: _____ Hydrology File #: B18D001C

DRB#: _____ EPC#: _____ Work Order#: 786480

Legal Description: A Portion of Tract 1, North I-25 Corporate Center

City Address: Northwest Corner of San Mateo & Modesto NE

Applicant: Isaacson & Arfman, PA Contact: Genny Donart

Address: 128 Monroe Street NE - Albuquerque, NM 87108

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

Other Contact: ORB Architects Contact: _____

Address: _____

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

TYPE OF DEVELOPMENT: ___ PLAT ___ RESIDENCE ___ DRB SITE _X_ ADMIN SITE

Check all that Apply:

DEPARTMENT:

_X_ HYDROLOGY/ DRAINAGE

___ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

_X_ 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?

IS THIS A RESUBMITTAL?: ___ Yes _X_ No

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

_X_ 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

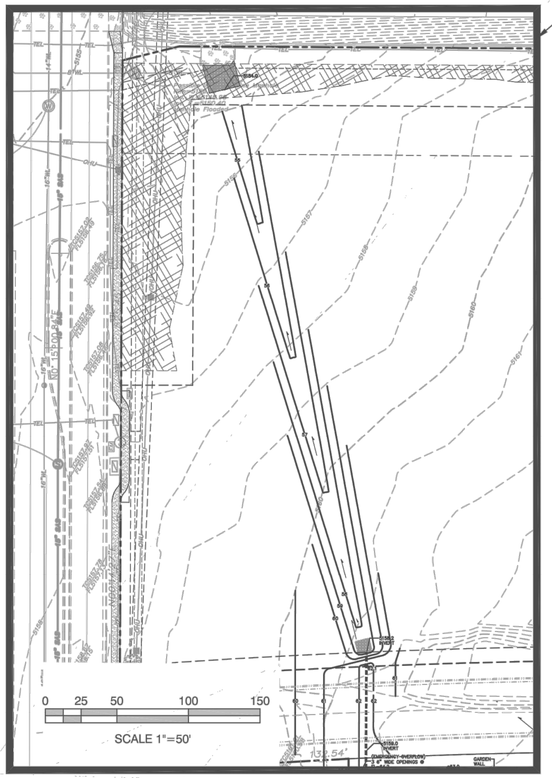
___ FLOODPLAIN DEVELOPMENT PERMIT

___ OTHER (SPECIFY) _____

DATE SUBMITTED: October 18, 2018 By: Genny Donart

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



KEYED NOTES

THESE NOTES ARE REFERENCED ON SHEETS CG1.1, CG1.2, CG1.3 AND CG1.4. NOT ALL NOTES ARE USED ON EACH SHEET.

1. SPOT ELEVATIONS WITHIN GUTTER AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
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3. SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION OF PUBLIC STORM SEWER SYSTEM WITHIN PUBLIC DRAINAGE EASEMENT THIS AREA.
4. CONSTRUCT PAVING, CURBS, WALKS AT ELEVATIONS SHOWN. SEE PAVING PLAN, PAVING DETAILS AND ARCHITECTURAL SITE DETAILS FOR ADDITIONAL INFORMATION. NOTE THAT PAVEMENT SLOPES AND CROSS-SLOPES VARY THROUGHOUT TO ACHIEVE GRADES NECESSARY FOR ADA COMPLIANT PEDESTRIAN ACCESS; POSITIVE DRAINAGE; STREET STORMWATER CAPACITIES; PIPE COVERAGE; ETC. CONSTRUCT TO ELEVATIONS SHOWN.
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14. CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG5.2 AND CG5.3 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
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16. POOL AREA GRADES SHOWN FOR GENERAL INFORMATION ONLY. POOL CONTRACTOR TO PROVIDE FINAL DESIGN GRADES / DECK DRAINS ETC.
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28. CONSTRUCT SITE GARDEN WALL TO ACHIEVE GRADE DIFFERENCE THIS AREA (MAX. 1.5' RETAINING). SEE ARCHITECTURAL PLAN FOR EXTENTS AND DETAILS.

DRAINAGE CERTIFICATION

I, Fred C. Arfman, NMPE 7322, Genevieve L. Donart NMPE 15088 or Åsa Nilsson-Weber, NMPE 17631 of the firm Isaacson & Arfman, P.A., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated August 24, 2016; Grading And Drainage Plan CG1.1-CG1.4. The record information edited onto the original design document has been obtained by Russ P. Hugg, NMPS 9750, of the firm Surv-Tek, Inc. I further certify that I or someone under my direct supervision have personally visited the project site at various times as documented below 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 Certification of Occupancy for those individual buildings listed below.

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.

GENEVIEVE L. DONART NEW MEXICO 15088 LICENSED PROFESSIONAL ENGINEER
Genevieve L. Donart NMPE 15088

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
Fred C. Arfman NMPE 7322

PHASE / BUILDING NO	CERTIFICATION	DATE	PHASE / BUILDING NO	CERTIFICATION	DATE	PHASE / BUILDING NO	CERTIFICATION	DATE	PHASE / BUILDING NO	CERTIFICATION	DATE
PH 1/ BLDGS 1 & 2	Genevieve L. Donart	10/24/17	PH 1/ BLDG 7	Genevieve L. Donart	05/22/18	BLDING 11	Genevieve L. Donart	08/17/18			
PH 1/ BLDGS 4,20 &24	Genevieve L. Donart	11/21/17	BLDG 9	Genevieve L. Donart	06/28/18	BLDING 18	Fred C. Arfman	10.09.18			
PH 1/ BLDGS 3, 6, 21 &22	Genevieve L. Donart	02/13/18	BLDG 8	Genevieve L. Donart	07/10/18	BLDING 15	Genevieve L. Donart	10/11/18			
PH 1/ BLDGS 19	Fred C. Arfman	05/18	BLDG 10	Genevieve L. Donart	7/24/18	BLDING 16	Genevieve L. Donart	10/18/18			
BLDG 5	Genevieve L. Donart	04/18/18	BLDGS 12, 13 & 14	Genevieve L. Donart	08/17/18						

LEGEND

79	PROPOSED CONTOUR – 1' INCREMENT
75.5	PROPOSED CONTOUR – 0.5' INCREMENT
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	GRADE BREAK / SLOPE TRANSITION
	DEEPENED/RETAINING BUILDING STEMWALL
15	BUILDING NUMBER
	FINISH FLOOR GRADE TRANSITION

BROADSTONE NORTHPOINT

NWC SAN MATEO AND MODESTO NE
Albuquerque, New Mexico

Office of Rich Barber Architecture, LLC
ORB
WorldHQ@ORBArch.com

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 08.24.16

TITAN DEVELOPMENT

ALLIANCE RESIDENTIAL COMPANY

REVISIONS

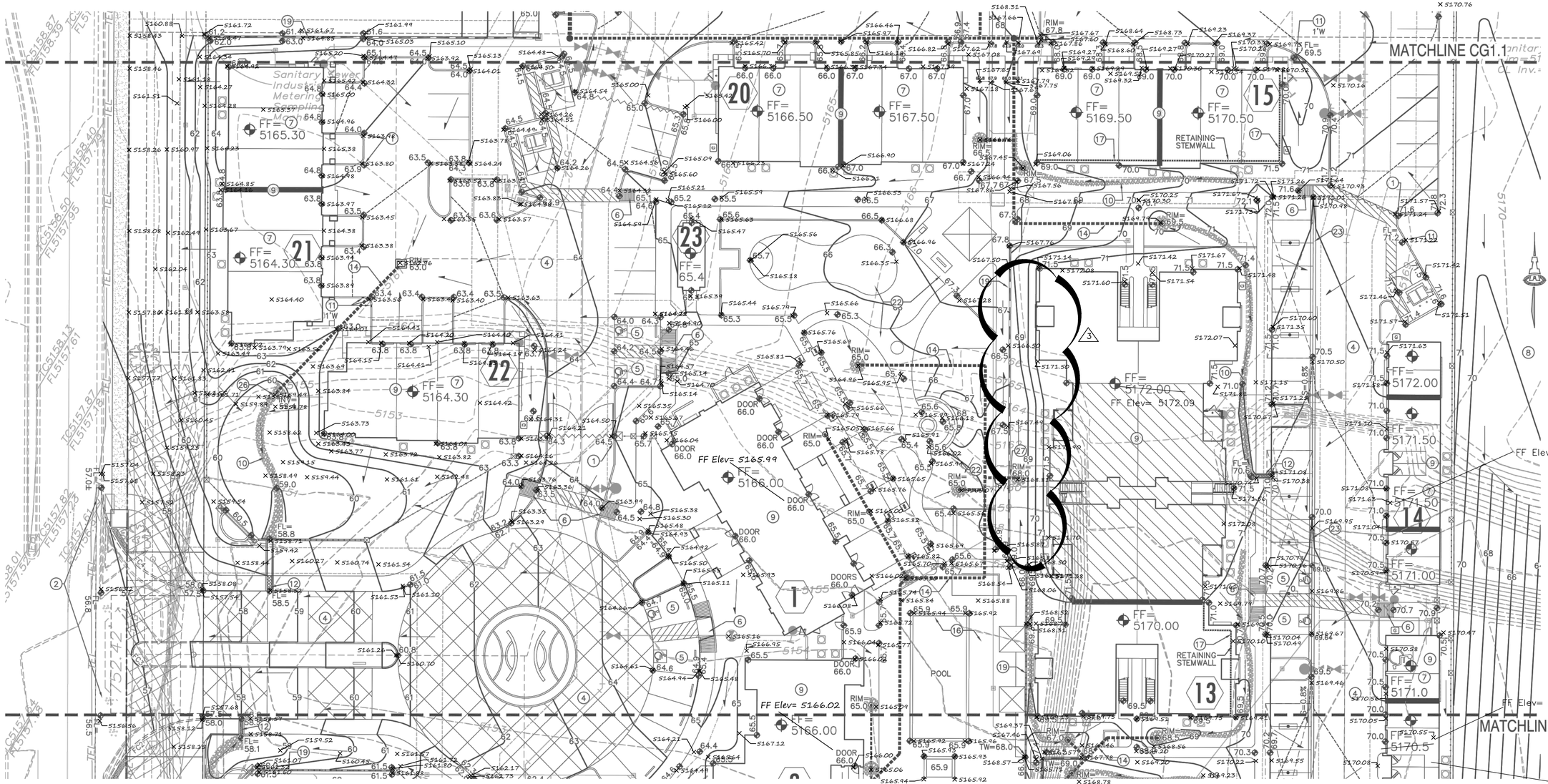
SECOND CITY SUBMITTAL

DATE: AUGUST 24, 2016 ORB # 15-212

CG1.1

GRADING AND DRAINAGE PLAN - 1 OF 4

FILE:M:\PROJECTS\2100-2199\2129\2129 BUILDING PERMIT\2129 CG-10X.dwg USER:Bryan DATE:Aug. 25 2016 TIME: 01:54 pm



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3 BUILDING 13:

INLETS TO BE INSTALLED AND FUNCTIONAL PRIOR TO BUILDING 15 CERTIFICATION.

LEGEND

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- 75.5 — PROPOSED CONTOUR – 0.5' INCREMENT
- 78.3 — PROPOSED SPOT ELEVATION
- FLOW ARROW
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BROADSTONE NORTHPOINT

NWC SAN MATEO AND MODESTO NE
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The Office of Rich Barber Architecture, LLC
ORB
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FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 08-24-16

TITAN DEVELOPMENT
ALLIANCE RESIDENTIAL COMPANY

REVISIONS

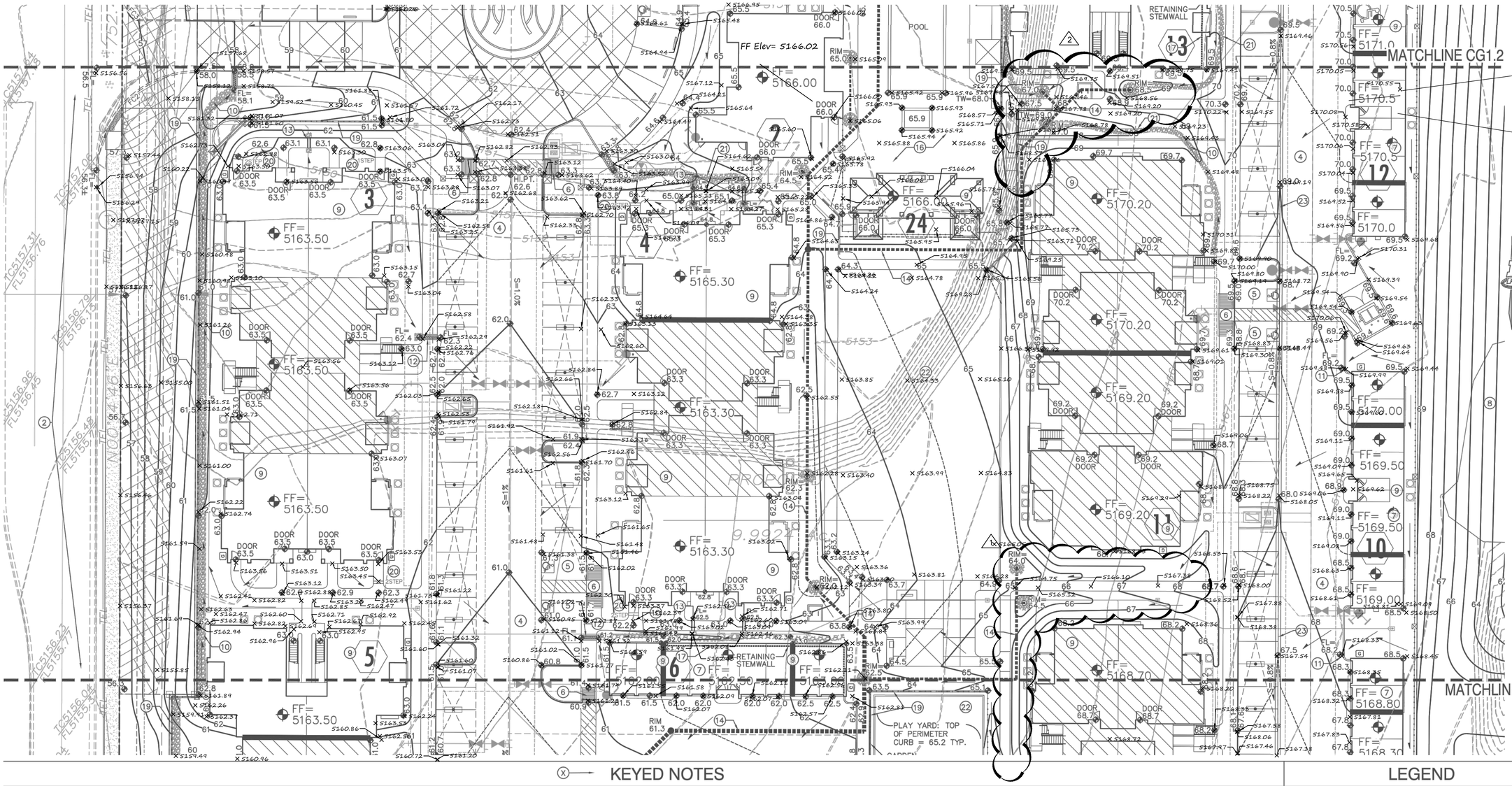
SECOND CITY SUBMITTAL

DATE: AUGUST 24, 2016 ORB # 15-212

CG1.2

GRADING AND DRAINAGE PLAN - 2 OF 4

FILE:M:\PROJECTS\2100-2199\2129\DWG\2129 BUILDING PERMIT\2129 CG-10X.dwg USER:Bryan DATE:Aug. 25 2016 TIME: 01:55 pm



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BUILDING 11:

1 SIDEWALK AND INLETS TO BE INSTALLED AND FUNCTIONAL PRIOR TO BUILDING 15 CERTIFICATION.

BUILDING 13:

2 SIDEWALK AND INLETS TO BE INSTALLED AND FUNCTIONAL PRIOR TO BUILDING 15 CERTIFICATION.

GLP 08.17.18

LEGEND

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SCALE 1"=20'

BROADSTONE NORTHPOINT

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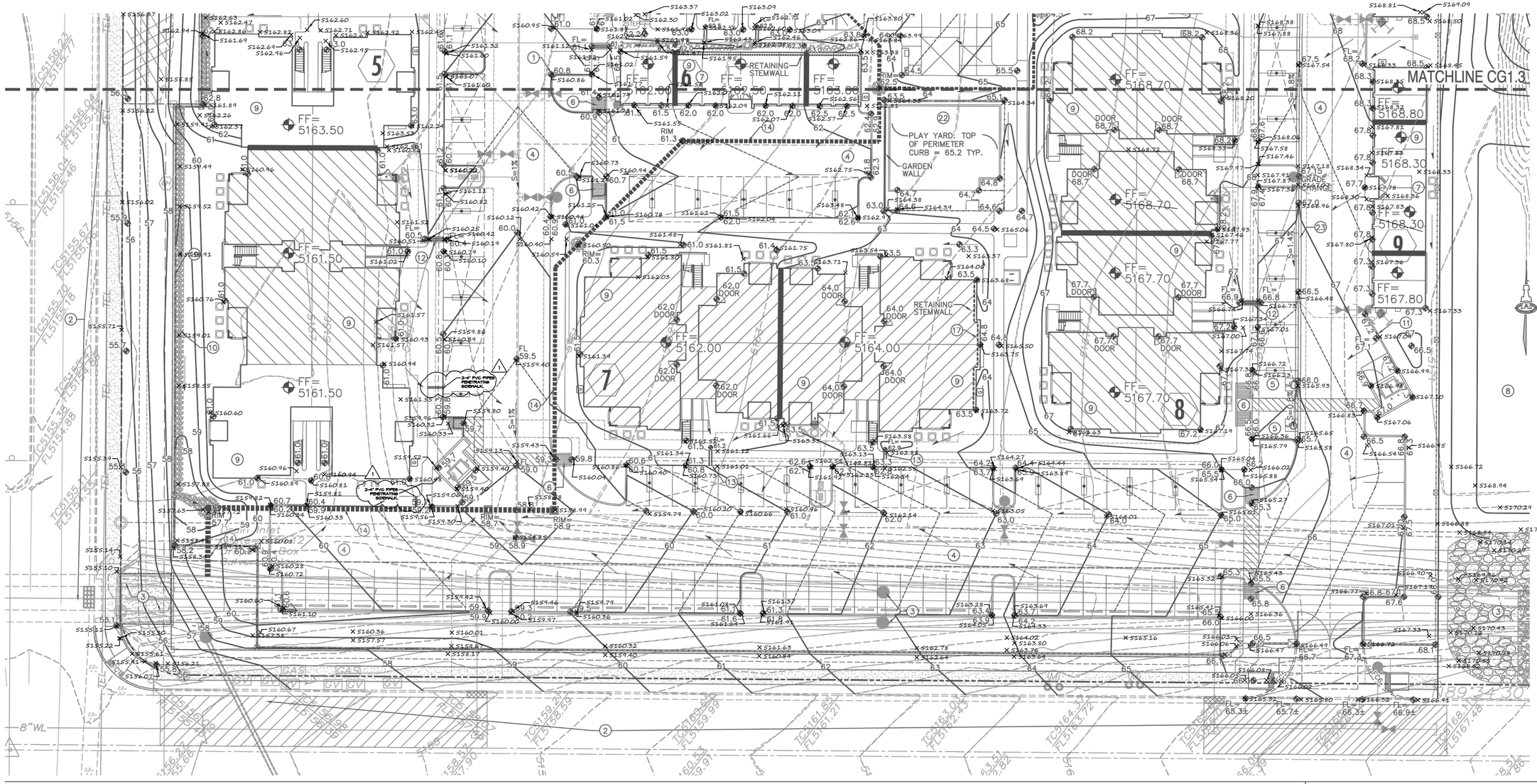
DATE: AUGUST 24, 2016 ORB # 15-212

CG1.3

GRADING AND DRAINAGE PLAN - 3 OF 4

FILE:M:\PROJECTS\2100-2199\2129\DWG\2129 BUILDING PERMIT\2129 CG-10X.dwg USER:Bryan DATE:Aug. 25 2016 TIME: 01:55 pm



KEYED NOTES

THESE NOTES ARE REFERENCED ON SHEETS CG1.1, CG1.2, CG1.3 AND CG1.4. NOT ALL NOTES ARE USED ON EACH SHEET.

1. SPOT ELEVATIONS WITHIN GUTTER AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
2. SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION WITHIN R.O.W. INCLUDING NEW ACCESS DRIVES WITH CONCRETE VALLEY GUTTER, HANDICAP RAMPS, PUBLIC SIDEWALKS, ETC. GRADES SHOWN FOR INFORMATION ONLY.
3. SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION OF PUBLIC STORM SEWER SYSTEM WITHIN PUBLIC DRAINAGE EASEMENT THIS AREA.
4. CONSTRUCT PAVING, CURBS, WALKS AT ELEVATIONS SHOWN. SEE PAVING PLAN, PAVING DETAILS AND ARCHITECTURAL SITE DETAILS FOR ADDITIONAL INFORMATION. NOTE THAT PAVEMENT SLOPES AND CROSS-SLOPES VARY THROUGHOUT TO ACHIEVE GRADES NECESSARY FOR ADA COMPLIANT PEDESTRIAN ACCESS; POSITIVE DRAINAGE; STREET STORMWATER CAPACITIES; PIPE COVERAGE; ETC. CONSTRUCT TO ELEVATIONS SHOWN.
5. SLOPES WITHIN HANDICAP PARKING AREAS TO BE ADA COMPLIANT. MAX. SLOPE = 2% IN ANY DIRECTION.
6. CONSTRUCT ADA COMPLAINT ACCESS RAMP. 1:12 MAX. SLOPE, 2% MAX. CROSS-SLOPE.
7. F.F. ELEVATION WITHIN UNITS WITH GARAGES REFERENCES TOP OF CONCRETE STEP AT BACK OF GARAGE. GRADE AT GARAGE DOOR SHOWN 6" BELOW F.F. TO ACCOMMODATE 4" STEP AND PAD SLOPE. TYPICAL.
8. OFF-SITE GRADING THIS AREA TO PROVIDE FOR TEMPORARY DESILTATION PONDS AND BERMS AS REQUIRED TO ROUTE OFF-SITE FLOW AROUND DEVELOPMENT.
9. BUILDING ROOF DISCHARGE TO BE RELEASED TO ALL SIDES. PROVIDE CONCRETE SPLASH BLOCK (O.E) AT DOWNSPOUT LOCATIONS (TYPICAL).
10. PROVIDE 3' WIDE FRACTURED FACE ROCK SWALE AT GRADES SHOWN. SEE CG5.1 FOR ADDITIONAL INFORMATION..
11. PROVIDE OPENING IN CURB TO PASS FLOW (SEE PLAN FOR BOTTOM WIDTH). INSTALL 3'X3' ROCK EROSION PROTECTION (DEPRESS TO PREVENT BLOCKING OF FLOW) WITHIN LANDSCAPE AREA. SEE DETAIL SHEET CG5.1.
12. CONSTRUCT 18" WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236. SEE DETAIL SHEET CG5.1 FOR ADDITIONAL CONSTRUCTION INFORMATION.
13. INSTALL TWO 4" DIA. PVC PIPE DRAINS @ 2% SLOPE THROUGH SIDEWALK. GRADE LANDSCAPE TO DIRECT FLOW TO OPENING. SEE DETAIL SHEET CG5.1.
14. CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG5.2 AND CG5.3 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
15. NOT USED.
16. POOL AREA GRADES SHOWN FOR GENERAL INFORMATION ONLY. POOL CONTRACTOR TO PROVIDE FINAL DESIGN GRADES / DECK DRAINS ETC.
17. CONSTRUCT RETAINING STEMWALL TO ACHIEVE EXTERIOR GRADES SHOWN. SEE ARCHITECTURAL.
18. CONSTRUCT DEEPENED STEMWALL THIS AREA TO ACHIEVE EXTERIOR GRADES SHOWN. SEE ARCHITECTURAL.
19. CONSTRUCT SITE RETAINING WALL TO ACHIEVE GRADE DIFFERENCE THIS AREA. SEE ARCHITECTURAL PLAN FOR EXTENTS AND DETAILS. STRUCTURAL / WEEPHOLE DESIGN BY OTHERS.
20. CONSTRUCT 6" STEP(S) PER PLAN. SEE ARCHITECTURAL.
21. EROSION CONTROL (MIN. 6" AVG. DIA. ANGULAR FACED ROCK) TO BE INSTALLED ON ALL SIDE SLOPES > 3:1 AND TO LIMITS SHOWN HATCHED. SEE GENERAL NOTES.
22. COORDINATE LANDSCAPING FEATURE GRADES I.E. MOW CURBS, PLAYFIELD, PLAYGROUND, PUTTING GREEN, ETC. WITH LANDSCAPE ARCHITECT WHILE MAINTAINING CLEAR DRAINAGE PATHS SHOWN.
23. CONSTRUCT CONCRETE ALLEY GUTTER AT FLOWLINE ELEVATIONS SHOWN. SEE PAVING PLAN.
24. NOT USED
25. CONSTRUCT ESTATE CURB THIS AREA TO PASS SHEETFLOW TO LANDSCAPING AND STORM DRAIN INLETS. SEE PAVING PLAN.
26. CONSTRUCT STORM DRAIN OUTLET WITH END SECTION. SEE CG5.1 FOR DETAIL.
27. CONSTRUCT STORM DRAIN PRIOR TO RETAINING WALL PLACEMENT.
28. CONSTRUCT SITE GARDEN WALL TO ACHIEVE GRADE DIFFERENCE THIS AREA (MAX. 1.5' RETAINING). SEE ARCHITECTURAL PLAN FOR EXTENTS AND DETAILS.

LEGEND

- 79 — PROPOSED CONTOUR – 1' INCREMENT
- 75.5 — PROPOSED CONTOUR – 0.5' INCREMENT
- 78.3 — PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF= 5171.00 — FINISH FLOOR ELEVATION
- ROCK EROSION CONTROL
- PROPOSED STORM DRAIN (SEE CG-501)
- FL= — FLOWLINE ELEVATION
- INV= — INVERT ELEVATION
- RETAINING WALL
- GRADE BREAK / SLOPE TRANSITION
- DEEPENED/RETAINING BUILDING STEMWALL
- 15 — BUILDING NUMBER
- FINISH FLOOR GRADE TRANSITION

BROADSTONE NORTHPOINT

NWC SAN MATEO AND MODESTO NE
Albuquerque, New Mexico

Office of Rich Barber Architecture, LLC
ORB
WorldHQ@ORBArch.com

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 08.24.16

TITAN DEVELOPMENT

ALLIANCE RESIDENTIAL COMPANY

REVISIONS

1. Added PVC pipe penetration. GLD 04/20/18

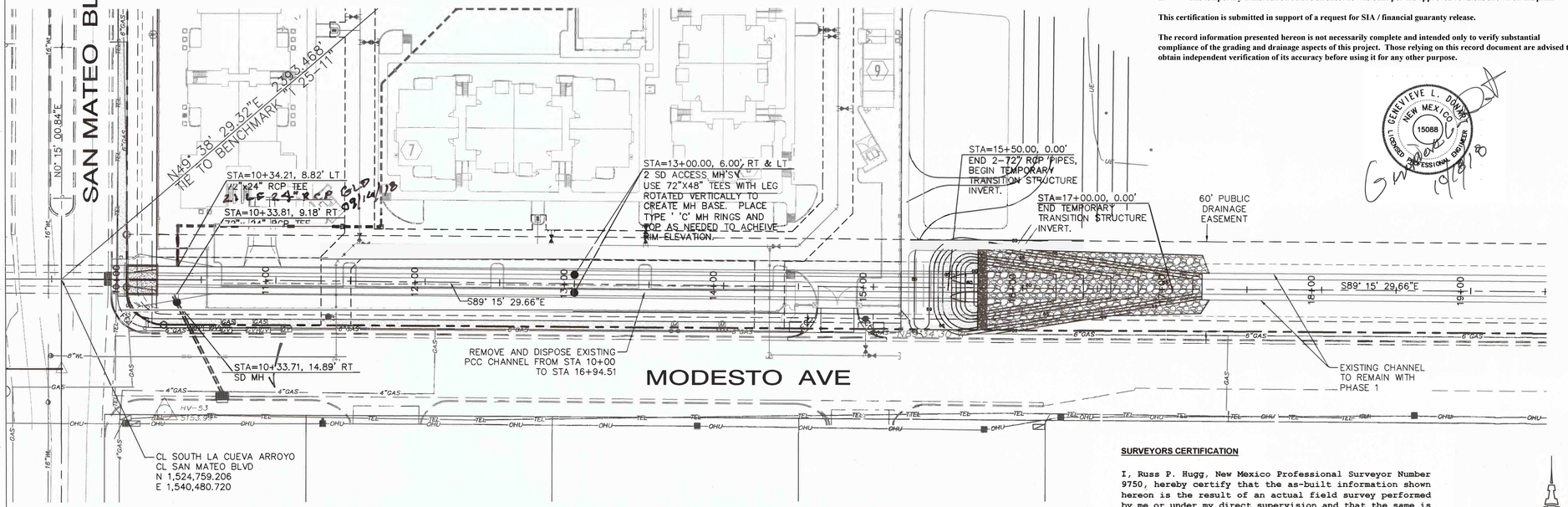
SECOND CITY SUBMITTAL

DATE: AUGUST 24, 2016 ORB # 15-212

CG1.4

GRADING AND DRAINAGE PLAN - 4 OF 4

FILE:M:\PROJECTS\2100-2199\2129\DWG\2129 BUILDING PERMIT\2129 CG-10X.dwg USER:Bryan DATE:Aug. 25 2016 TIME: 01:55 pm



DRAINAGE CERTIFICATION

I, Genevieve L. Donart, NMPE #15088, of the firm Isaacson & Arfman, P.A., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved public work order plan dated 09/16/2016. The record information edited onto the original design document has been obtained by Russ Hugg NMPS #9750, of the firm Surv-Tek, Inc. I further certify that I have personally visited the project site on 12/01/17 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 with the following exception:

1. The temporary transition structure on sheet 16 was built per the approved revisions shown on the plan.

This certification is submitted in support of a request for SIA / financial guaranty release.

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.

GENEVIEVE L. DONART NEW MEXICO 15088 LICENSED PROFESSIONAL ENGINEER

12/19/18

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
9/7 2018

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

STORM DRAIN GENERAL NOTES

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED STORM DRAINS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, INLET AND MANHOLE COLLARS, MANHOLES, WATER QUALITY FEATURES, EROSION CONTROL FEATURES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.

B. MINIMUM COVER FOR STORM DRAIN PIPES SHALL BE 12", UNLESS OTHERWISE NOTED.

C. STORM DRAINS SHALL BE INSTALLED AFTER COMPLETION OF THE SITE ROUGH GRADING.

D. STORM DRAINS SHALL BE INSTALLED PRIOR TO SURFACE IMPROVEMENTS SUCH AS PAVEMENT, SIDEWALKS, AND LANDSCAPING.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTIONS TO ROOF DOWNSPOUTS AND ALL NECESSARY FITTINGS. FITTING COSTS SHALL BE INCIDENTAL.

F. TRENCHING, BORING, AND JACKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 700 / NMAPWA SPEC. SECT. 700 / LOCAL UTILITY COMPANY SPECIFICATIONS. ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY PER ASTM D-1557.

G. ALL INLET AND AREA DRAIN RINGS & GRATES, MANHOLE RINGS & COVERS, AND OTHER SURFACE ITEMS FOR THE STORM DRAINS SHALL BE ADJUSTED TO FINISHED GRADE, UNLESS OTHERWISE NOTED ON THE PLANS.

H. ALL STORM DRAIN CROSSINGS OF WATER AND SEWER LINES SHALL HAVE 18" MIN CLEARANCE. IF 18" CLEARANCE IS NOT POSSIBLE, CONTACT THE ENGINEER AND / OR ARCHITECT IMMEDIATELY.

I. RCP PIPES, PP PIPES, CONCRETE INLETS, MANHOLES, AND CLEANOUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 900.

J. HDPE PIPE SHALL BE ADS N-12 (WATERTIGHT) OR ENGINEER APPROVED EQUIVALENT. HDPE PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

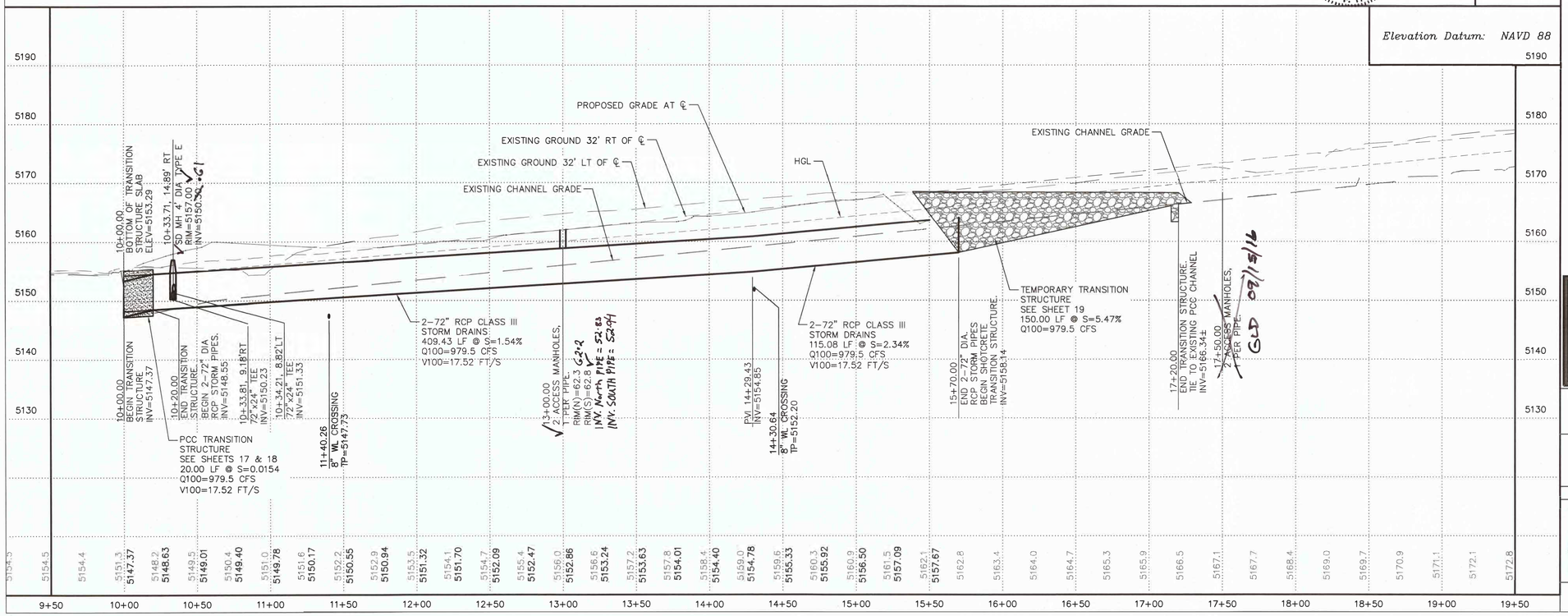
K. PVC PIPES SHALL BE PVC SDR-35, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

L. STORM DRAINS SHALL BE INSTALLED AT INVERTS AND SLOPES SPECIFIED ON THE PLANS. THE PIPE SHALL DRAIN AT A CONSTANT SLOPE BETWEEN FITTINGS AND MANHOLES. THE PIPE SHALL DRAIN TOWARD THE OUTLET AT ALL LOCATIONS.

SCALES:
1"=40' HOR.
1"=10' VERT.

SOUTH LA CUEVA ARROYO

Elevation Datum: NAVD 88



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2129 CP-301.dwg Sep 09,2016

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BROADSTONE NORTHPOINTE APARTMENTS
SOUTH LA CUEVA ARROYO
STORM DRAIN PLAN & PROFILE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	M_DA Y / Y R M_DAY/YR.
APPROVED OCT 03 2016 DESIGN REVIEW COMMITTEE	APPROVED JAN 17 2017 CITY ENGINEER		

City Project No.	Zone Map No.	Sheet	Of
786480	B-18	16	26

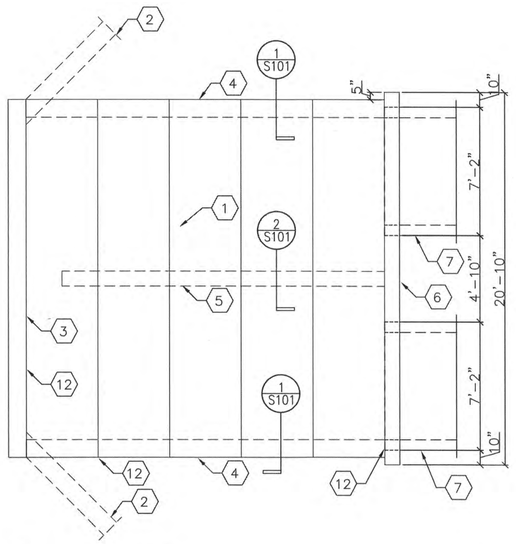
SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
GENEVIEVE L. DONART NEW MEXICO 15088 LICENSED PROFESSIONAL ENGINEER
12/19/18

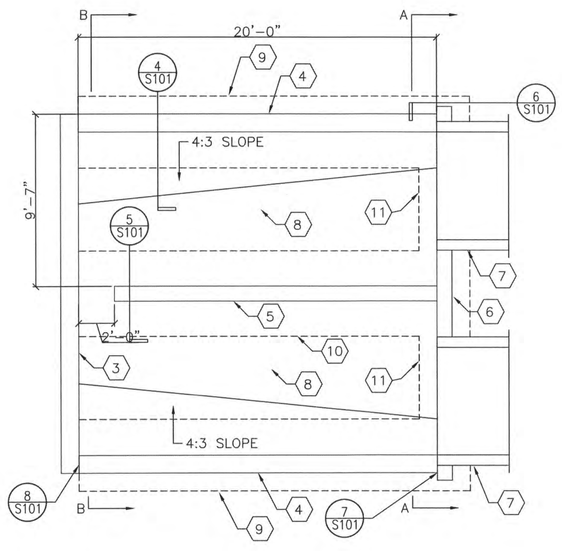
NO.	DATE	REMARKS	BY
		DESIGN	
		DESIGNED BY FCA	DATE 06/2016
		DRAWN BY DEC/GLD/FCA	DATE 06/2016
		CHECKED BY FCA	DATE 06/2016

AS-BUILT INFORMATION
CONTRACTOR SALLS BROTHERS
WORK SHOWN BY SURV-TEK DATE 9/17
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY SURV-TEK DATE 5/17
DRAWING CORRECTED BY SURV-TEK DATE 9/17
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

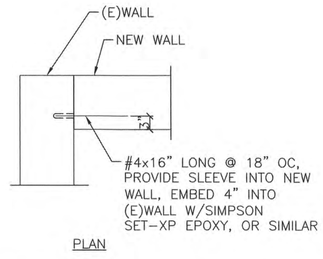
BENCH MARKS
Albuquerque Control Survey Monument "125-11"
New Mexico State Plane Coordinates, Central
Zone (NAD83) as published:
Y= 1,526,309.141
X= 1,542,232.560
Ground to grid factor= 0.999665711
Delta Alpha= -00°11'21.89"
Elevation= 5209.617 (NAVD88)



2 S101 ROOF PLAN
SCALE: 1/4" = 1'-0"

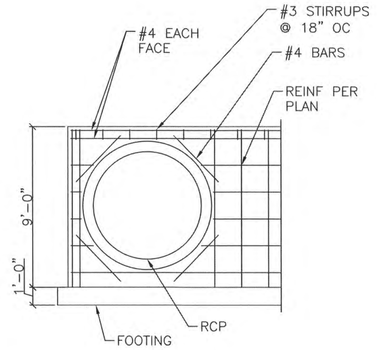


1 S101 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

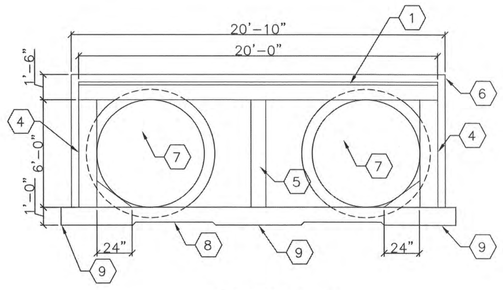


PLAN

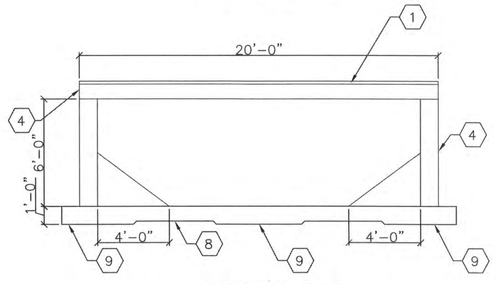
8 S101 CORNER CONNECTION
SCALE: 3/4" = 1'-0"



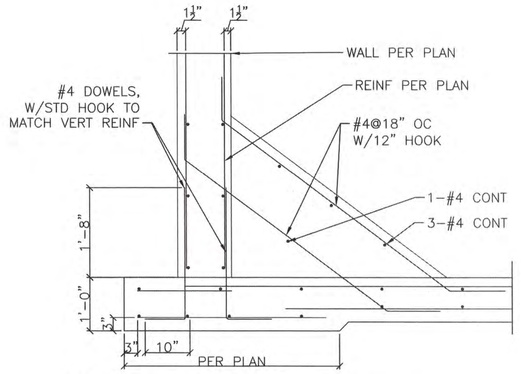
9 S101 HEAD WALL REINFORCEMENT
SCALE: 3/4" = 1'-0"



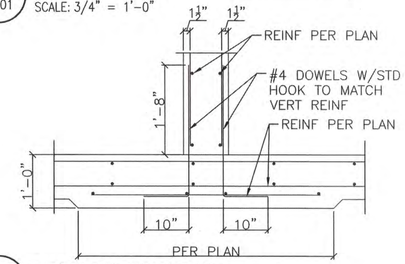
SECTION A-A



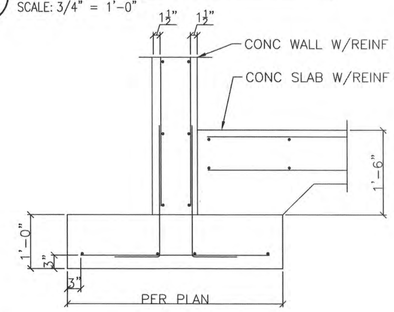
SECTION B-B



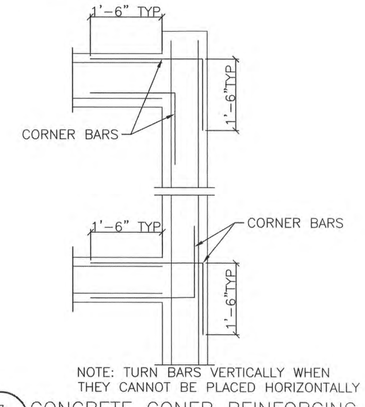
4 S101 EXTERIOR FOOTING
SCALE: 3/4" = 1'-0"



5 S101 INTERIOR FOOTING
SCALE: 3/4" = 1'-0"



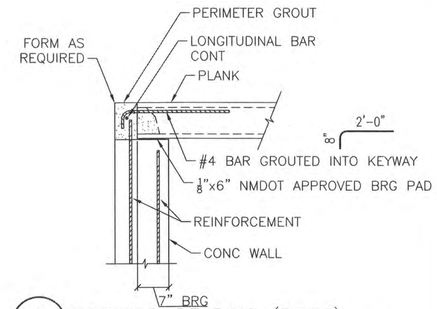
6 S101 HEAD WALL FOOTING
SCALE: 3/4" = 1'-0"



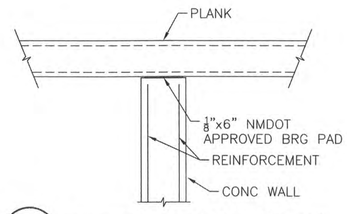
NOTE: TURN BARS VERTICALLY WHEN THEY CANNOT BE PLACED HORIZONTALLY

7 S101 CONCRETE CONER REINFORCING
SCALE: 3/4" = 1'-0"

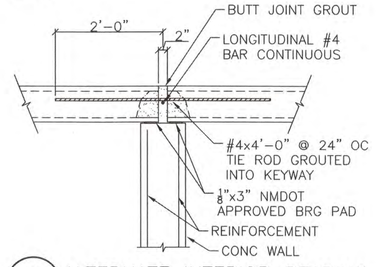
KEYED NOTES
1. 8" DEEP x 48" WIDE PRECAST HOLLOW CORE PANELS WITH 2" CONCRETE TOPPING.
2. EXISTING WING WALLS TO BE REMOVED.
3. EXISTING BOX CULVERT TO REMAIN.
4. 12" CONCRETE WALL WITH #4@18" OC VERTICAL AND #4@16" OC HORIZONTAL, EACH FACE.
5. 10" CONCRETE WALL WITH #4@18" OC VERTICAL AND #4@18" OC HORIZONTAL, EACH FACE.
6. 10" CONCRETE HEAD WALL WITH #4@18" OC VERTICAL AND #4@18" OC HORIZONTAL, EACH FACE
7. 6' DIAMETER RCP.
8. 10" THICK CONCRETE SLAB ON GRADE WITH #4@18" OC EACH WAY, TOP AND BOTTOM.
9. 4'-0" WIDE x 12" THICK CONTINUOUS FOOTING WITH BOTTOM REINFORCING; #4@18" OC TRANSVERSE AND 4-#4 LONGITUDINAL, TOP REINFORCING; #4@18" OC TRANSVERSE AND 2-#4 LONGITUDINAL.
10. 4'-9" WIDE x 12" THICK CONTINUOUS FOOTING WITH #4@18" TRANSVERS AND 4-#4 LONGITUDINAL.
11. 4'-0" WIDE x 12" THICK CONTINUOUS FOOTING WITH #4@18" OC TRANSVERSE AND 4-#4 LONGITUDINAL.
12. PROVIDE NP-1 SEALANT, OR EQUIVALENT, AT ALL JOINTS, TYPICAL.



1 S101 EXTERIOR BEARING (ROOF)
SCALE: 3/4" = 1'-0"



2 S101 INTERIOR BEARING (ROOF)
SCALE: 3/4" = 1'-0"



3 S101 ALTERNATE INTERIOR BEARING
SCALE: 3/4" = 1'-0"

NHSE
nob hill structural engineering, llc
309 washington st se
albuquerque, nm 87108
office: 505.234.6861
www.nhse.pro

REVISIONS		
MARK	DATE	DESCRIPTION

ISSUE DATE: 6/10/16
PROJECT NO: 1612
DRAWN BY: SA
CHK'D BY: SA
SHEET TITLE

CULVERT PLAN AND DETAILS

SHEET NO.

S-101

SERGIO ACOSTA NEW MEXICO 18684 PROFESSIONAL ENGINEER

CHANNEL DETAILS
Sheet 17 Of 26

DESIGN CRITERIA

1. CODES
   A. 2012 INTERNATIONAL BUILDING CODE
   B. ASCE 7–10, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
   C. ACI 318–11, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

2. OCCUPANCY CATEGORY PER IBC TABLE 1604.5: I (ONE)

3. DEAD LOADS
   A. ACTUAL WEIGHT OF COMPONENTS

4. LIVE LOADS
   ROOF: 500 PSF, SOIL & TRAFFIC

5. SNOW LOADS
   GROUND SNOW LOAD Pg = 20 PSF
   EXPOSURE FACTOR Ce = 1.0
   THERMAL FACTOR Ct = 1.0
   IMPORTANCE FACTOR I = 1.0
   FLAT ROOF SNOW LOAD Pf = 20 PSF
   SLOPED ROOF SNOW LOAD Ps = NA
   RAIN ON SNOW SURCHARGE = NA

6. WIND LOADS
   BASIC WIND SPEED = 90 MPH
   EXPOSURE C
   IMPORTANCE FACTOR I = 1.0
   INTERNAL PRESSURE COEFFICIENT GCpi = +/–0.18

7. SEISMIC LOADS
   IMPORTANCE FACTOR I = 1.0
   MAPPED SPECTRAL ACCELERATION PARAMETERS
      Ss = 0.45
      Sl = 0.13
   SOIL SITE CLASS = C
   DESIGN SPECTRAL ACCELERATION PARAMETERS
      Sds = 0.36
      Sdl = 0.15
   SEISMIC DESIGN CATEGORY = C
   BASIC SEISMIC FORCE RESISTING SYSTEM: BEARING WALLS, ORDINARY CONCRETE REINFORCED SHEAR WALLS
   RESPONSE MODIFICATION FACTOR R = 4.0
   SEISMIC RESPONSE COEFFICIENT Cs = 0.09
   ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

CONCRETE

1. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: 4000 PSI

2. FORM SIDES OF FOOTINGS, WALLS AND GRADE BEAMS. NEAT FORMING IS NOT PERMITTED.

4. CHAMFER EXPOSED EDGES OF CONCRETE 3/4" UNLESS NOTED OTHERWISE.

5. EMBEDDED PIPES, CONDUITS AND SLEEVES: SEE TYPICAL DETAILS FOR PERMITTED EMBEDS IN CONCRETE MEMBERS. SUBMIT ANY PROPOSED EMBEDS NOT CONFORMING TO TYPICAL DETAILS FOR REVIEW BY THE ENGINEER. PROPOSED EMBEDS MAY REQUIRE ADDITIONAL REINFORCING AS SPECIFIED BY THE ENGINEER. PROVIDE ANY ADDITIONAL REINFORCING AT NO COST TO OWNER.

CONCRETE REINFORCING

1. FABRICATE AND PLACE REINFORCING IN ACCORDANCE WITH ACI 318, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, AND ACI 315, DETAILS AND DETAILING OF CONCRETE REINFORCEMENT.
2. MATERIAL
   A. REINFORCING SHOWN ON THE DRAWINGS TO BE WELDED: ASTM A706 GRADE 60 WELDABLE REINFORCING.
   B. ALL OTHER REINFORCING: ASTM A615 GRADE 60.
3. DO NOT TACK WELD OR WELD REINFORCING UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL REINFORCING TO THE ENGINEER AND THE CITY OF ALBUQUERQUE, DESIGN/REVIEW SECTION CONSTRUCTION ENGINEER, ATTN: MOHAMMAD ABADI.

EARTH MOVING

1. GEOTECHNICAL REPORT: THE PROJECT GEOTECHNICAL REPORT WAS PREPARED BY X8e/VINYARD, INC., PROJECT NUMBER 15–1–065, DATED NOVEMBER 23, 2015.

2. DESIGN ALLOWABLE BEARING PRESSURE: 3000 PSF.

3. MINIMUM BEARING DEPTH BELOW FINISH GRADE FOR FROST FOR EXTERIOR FOOTINGS: 18".

4. ENGINEERED FILL:
   A. IMPORTED FILL SHALL CONFORM TO THE FOLLOWING:
      (1) GRADATION (ASTM C136) — PERCENT PASSING BY WEIGHT

4"	100
1"	90–100
NO. 4 SIEVE	70–100
NO. 200 SIEVE	10–100

      (2) PLASTICITY INDEX OF 10 OR LESS.
      (3) IMPORTED FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.

5. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS UNTIL CONCRETE HAS REACHED DESIGN STRENGTH. wHERE RETAINING WALLS ARE ATTACHED TO PERMANENT STRUCTURE ABOVE THE FOUNDATIONS, DO NOT PLACE BACKFILL BEHIND THE WALLS UNTIL PERMANENT STRUCTURE IS IN PLACE AND ATTACHED TO WALLS, OR DESIGN AND PROVIDE TEMPORARY BRACING FOR THE WALLS UNTIL PERMANENT STRUCTURE IS IN PLACE AND ATTACHED TO WALLS.

GENERAL

1. CONSTRUCTION DOCUMENTS
   A. IF THERE ARE DISCREPANCIES BETWEEN PLANS, DETAILS, GENERAL NOTES AND SPECIFICATIONS, USE THE MOST STRINGENT REQUIREMENTS.
   B. SPECIFIC NOTES AND DETAILS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
   C. DETAILS DESIGNATED "TYPICAL" APPLY IN ALL SIMILAR CONDITIONS UNLESS SPECIFIC DETAILS ARE SHOWN.
   D. WHERE NO SPECIFIC DETAILS ARE SHOWN, PROVIDE CONSTRUCTION TO MATCH CONSTRUCTION DETAILED FOR SIMILAR CONDITIONS ON THE PROJECT. CONFIRM DETAILS WITH ENGINEER BEFORE CONSTRUCTION.

2. DIMENSIONS
   A. DO NOT SCALE DRAWINGS FOR CONSTRUCTION DIMENSIONS.
   B. VERIFY ALL DIMENSIONS IN THE FIELD. NOTIFY ENGINEER OF ANY DISCREPANCIES.

3. PROJECT COORDINATION
   A. COORDINATE STRUCTURAL WORK WITH REQUIREMENTS SHOWN ON ARCHITECTURAL, MECHANICAL, ELECTRICAL, CIVIL AND OTHER PROJECT DRAWINGS.
   B. NOT ALL STRUCTURAL WORK IS SHOWN ON STRUCTURAL DRAWINGS. PROVIDE WORK SHOWN ON ALL PROJECT DRAWINGS.

4. SUBMITTALS
   A. ANY WORK THAT IS FABRICATED OR INSTALLED BEFORE REQUIRED SUBMITTALS FOR THAT WORK ARE SUBMITTED AND REVIEWED IS AT CONTRACTOR'S RISK AND MAY BE REQUIRED TO BE MODIFIED OR REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
   B. POORLY EXECUTED SUBMITTALS WILL NOT BE REVIEWED BUT WILL BE REJECTED.
   C. REVIEW OF SUBMITTALS IS FOR GENERAL CONFORMANCE WITH DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. SUBMITTAL REVIEW DOES NOT RELIEVE CONTRACTOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
   D. DEVIATIONS FROM THE CONTRACT DOCUMENTS SHOWN ON SUBMITTALS
      (1) ON AN ATTACHED SEPARATE SHEET, PREPARED ON CONTRACTOR'S LETTERHEAD, SPECIFICALLY NOTE ON SUBMITTALS ANY ITEMS DEVIATING FROM THE CONTRACT DOCUMENTS OR PREVIOUSLY REVIEWED SUBMITTALS, AND REQUEST APPROVAL.
      (2) ONLY DEVIATIONS THAT ARE SPECIFICALLY NOTED AS APPROVED IN THE ENGINEER'S REVIEW ARE APPROVED FOR INCORPORATION INTO THE WORK. DEVIATIONS THAT ARE NOTED AS "NOT APPROVED", AND DEVIATIONS THAT ARE NOT COMMENTED ON, ARE NOT APPROVED FOR INCORPORATION INTO THE WORK.

5. CHANGES TO THE CONTRACT DOCUMENTS
   A. CHANGES TO THE CONTRACT DOCUMENTS THAT DO NOT AFFECT THE PROJECT COST OR SCHEDULE MAY BE ISSUED BY THE ENGINEER OF RECORD BY ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS (ASI), RESPONSES TO REQUESTS FOR INFORMATION (RFI), COMMENTS ON SUBMITTALS, OR BY OTHER WRITTEN DOCUMENT.
   B. CHANGES TO THE CONTRACT DOCUMENTS WILL NOT BE ISSUED VERBALLY, BY PHONE OR IN PERSON. DO NOT INCORPORATE ANY CHANGES TO THE CONTRACT DOCUMENTS THAT HAVE BEEN ISSUED VERBALLY WITHOUT WRITTEN DOCUMENTATION.
   C. CHANGES TO THE CONTRACT DOCUMENTS THAT AFFECT THE PROJECT COST OR SCHEDULE CAN ONLY BE ISSUED IN WRITING BY THE OWNER. THE ENGINEER DOES NOT HAVE AUTHORITY TO ISSUE CHANGES THAT AFFECT PROJECT COST OR SCHEDULE.
   D. IF ENGINEER ISSUES ANY CHANGE TO THE CONTRACT DOCUMENTS THAT THE CONTRACTOR BELIEVES AFFECTS THE PROJECT COST OR SCHEDULE, DO NOT PROCEED WITH THE CHANGE. NOTIFY THE OWNER AND ENGINEER OF THE PROPOSED CHANGE AND IMPACT ON COST AND SCHEDULE.
   E. ANY WORK DONE ON A CHANGE THAT IMPACTS PROJECT COST OR SCHEDULE, THAT HAS NOT BEEN ISSUED IN WRITING BY THE OWNER, IS AT CONTRACTOR'S RISK. CONTRACTOR MAY NOT BE PAID FOR THIS WORK, AND THE WORK MAY BE REQUIRED TO BE MODIFIED OR REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.

6. CONSTRUCTION
   A. THE STRUCTURE SHOWN ON THE DRAWINGS IS DESIGNED TO BE STABLE IN THE FINAL CONFIGURATION. DESIGN AND PROVIDE TEMPORARY BRACING, SHORING AND OTHER SUPPORTS AS REQUIRED FOR STABILITY DURING CONTRUCTION. DO NOT DAMAGE OR OVERSTRESS PERMANENT ELEMENTS WITH TEMPORARY BRACING, SHORING OR OTHER SUPPORTS.
   B. USE CONSTRUCTION SEQUENCES THAT WILL NOT RESULT IN DAMAGE TO PERMANENT COMPONENTS FROM THERMAL STRESSES DURING CONSTRUCTION.
   C. DO NOT CUT, NOTCH OR MODIFY SHOP–FABRICATED STRUCTURAL MEMBERS IN THE FIELD UNLESS SHOWN ON DRAWINGS OR SUBMITTED AND APPROVED BY ENGINEER.

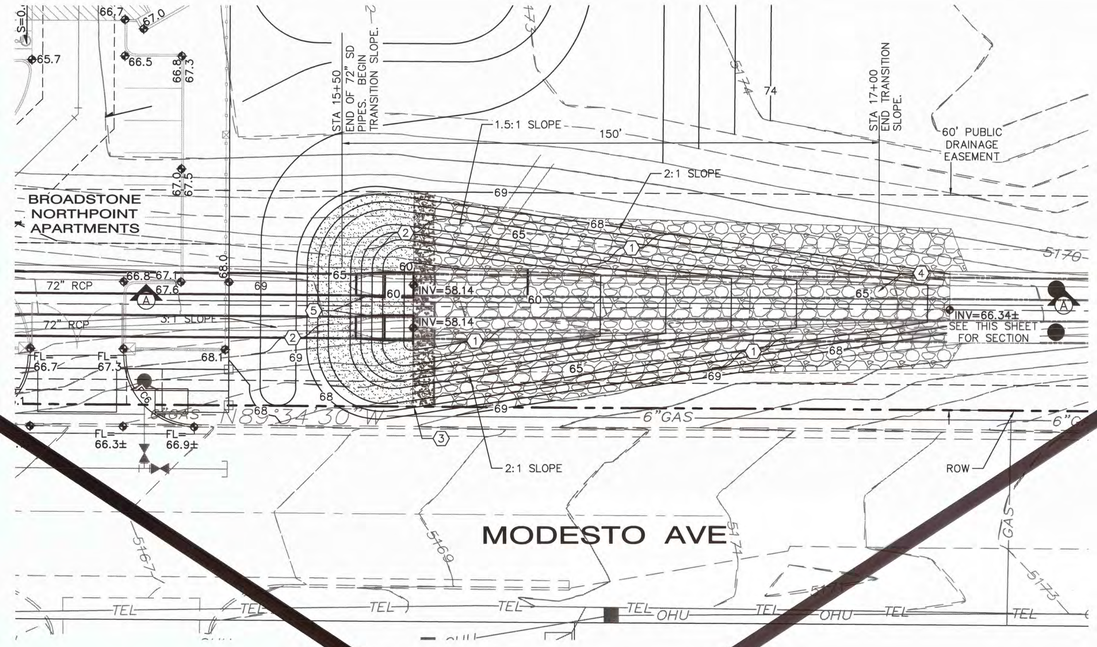
NHSE
nob hill structural engineering, llc
309 washington st se
albuquerque, nm 87108
office: 505.234.6861
www.nhse.pro

REVISIONS

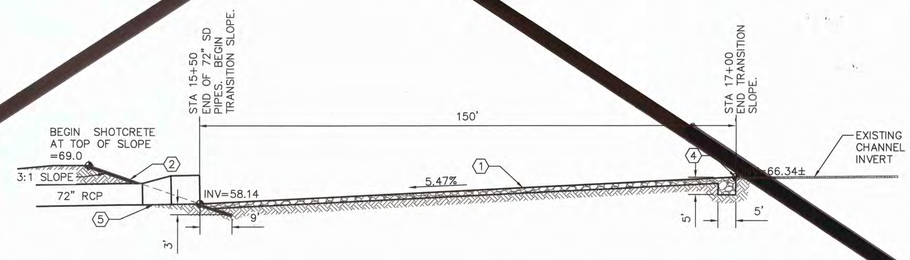
MARK	DATE	DESCRIPTION

ISSUE DATE: 6/10/16
PROJECT NO: 1612
DRAWN BY: SA
CHK'D BY: SA
SHEET TITLE
GENERAL NOTES
SHEET NO.
S-001

SERGIO ACOSTA NEW MEXICO 18664 PROFESSIONAL ENGINEER 9.9.16



TEMPORARY TRANSITION STRUCTURE DETAIL
PLAN VIEW



TEMPORARY TRANSITION STRUCTURE DETAIL
SECTION A-A

⬡ KEYED CONSTRUCTION NOTES

1. 3' THICK, 15" MEAN DIA. BROKEN CONCRETE OR RIPRAP OVER 12" TYPE 2 GRAVEL FILTER MATERIAL AND 12" SUBGRADE COMPACTED TO 95% MIN.
2. 7" THICK SHOTCRETE (OPTION #1), OR 18" THICK GROUTED RIPRAP (OPTION #2), OR 18" THICK GROUTED BROKEN CONCRETE (OPTION #3)
3. NOT USED.
4. SAWCUT EXISTING CONCRETE CHANNEL. REMOVE & DISPOSE OF CONCRETE DOWNSTREAM.
5. 84" TO 72" RCP TRANSITION WITH AN ECCENTRIC CONE & 8 LF OF 84" RCP SD. TO BE REMOVED WHEN FUTURE PHASES EXTEND THE 72" SD UPSTREAM.

AS BUILT DRAWING

AS-BUILT INFORMATION
CONTRACTOR SALLY BROTHERS
WORK STAKED BY SARV-TEL DATE 2/17
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY SARV-TEL DATE 5/17
DRAWINGS REVISED BY SARV-TEL DATE 9/17
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
Albuquerque Control Survey Monument "125-11"
New Mexico State Plane Coordinates, Central Zone (NAD83) as published:
Y= 1,526,309.141
X= 1,542,232.560
Ground to grid factor= 0.999665711
Delta Alpha= -00°11'21.89"
Elevation= 5209.617 (NAVD88)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
GENEVIEVE L. DONGE
NEW MEXICO
15088
LICENSED PROFESSIONAL ENGINEER
09/16/16

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY FCA	DATE 06/2016
		DRAWN BY DEC/GLD/FCA	DATE 06/2016
		CHECKED BY FCA	DATE 06/2016

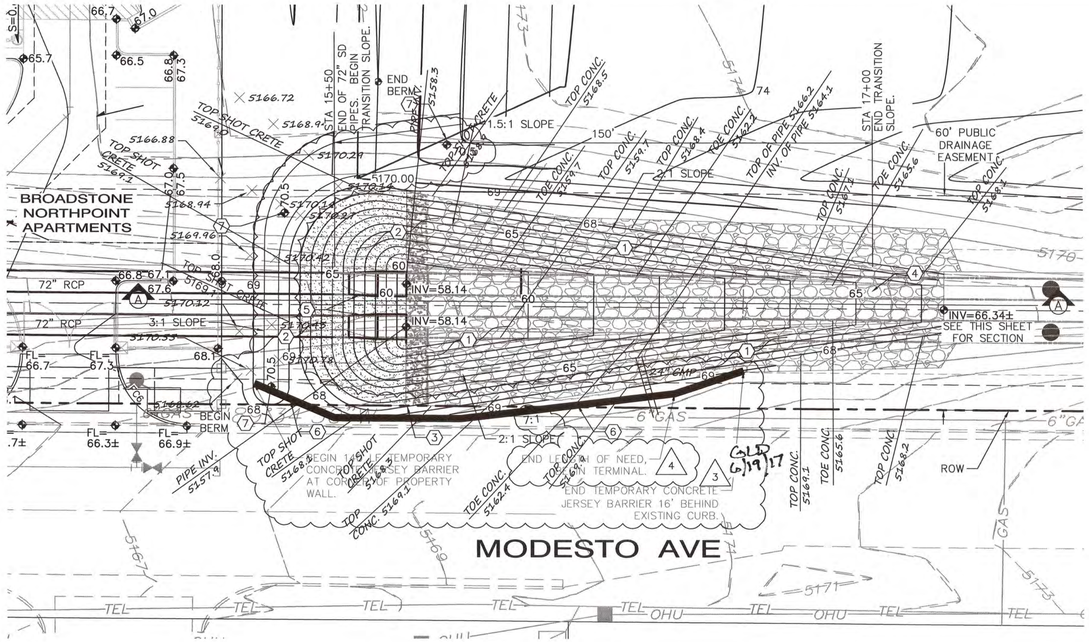
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
P-502.dwg Sep 09,2016

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

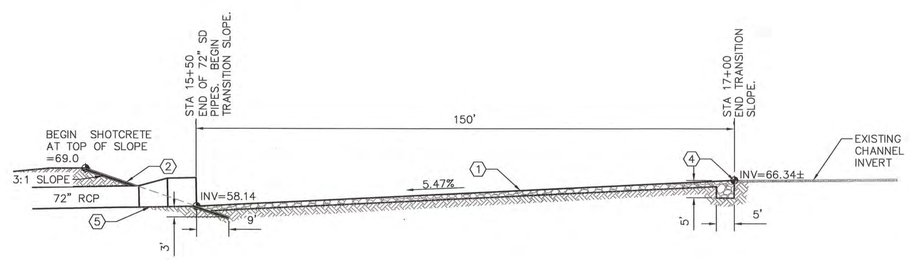
BROADSTONE NORTHPOINTE APARTMENTS
CHANNEL DETAILS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
APPROVED OCT 03 2016 DESIGN REVIEW COMMITTEE	APPROVED JAN 17 2017 CITY ENGINEER			

City Project No. 786480 | Zone Map No. B-18 | Sheet 19 Of 26



TEMPORARY TRANSITION STRUCTURE DETAIL
PLAN VIEW



TEMPORARY TRANSITION STRUCTURE DETAIL
SECTION A-A

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
9/7, 2018

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

KEYED CONSTRUCTION NOTES

1. 3' THICK, 15" MEAN DIA. ~~BROKEN CONCRETE OR~~ RIPRAP OVER 12" TYPE 2 GRAVEL FILTER MATERIAL, OR (12" THICK MINIMUM SIZE 3 SQ. FT. SLABS OF OVERLAPPING BROKEN CONCRETE PLACED TO KEEP THE OVERLAP ON THE DOWNSTREAM END, THEREBY PREVENTING STORM WATER FROM RELOCATING THE SLABS. EITHER OPTION TO BE PLACED OVER 12" TYPE 2 GRAVEL FILTER MATERIAL) AND 12" SUBGRADE COMPACTED TO 95% MIN. (1)
2. 7" THICK SHOTCRETE (OPTION #1), OR 18" THICK GROUTED RIPRAP (OPTION #2), OR 18" THICK GROUTED BROKEN CONCRETE (OPTION #3) — Rev GLD 11/8/16
3. NOT USED.
4. SAWCUT EXISTING CONCRETE CHANNEL. REMOVE & DISPOSE OF CONCRETE DOWNSTREAM.
5. 84" TO 72" RCP TRANSITION WITH AN ECCENTRIC CONE & 8 LF OF 84" RCP SD. TO BE REMOVED WHEN FUTURE PHASES EXTEND THE 72" SD UPSTREAM.
6. INSTALL 140 LF OF TEMPORARY CONCRETE JERSEY BARRIERS BETWEEN CURB AND TEMPORARY TRANSITION STRUCTURE AS SHOWN IN PLAN VIEW. — GLD 6/19/17
7. 18" HIGH BERM FOR FREEBOARD.

AS BUILT DRAWING

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2129 CP-502.dwg Aug 08,2018

SURVEY INFORMATION
FIELD NOTES

AS-BUILT INFORMATION
CONTRACTOR: SALLS BROTHERS — DATE: 4/18
WORK BY: SHAW-TEK — DATE: 4/18
INSPECTOR'S ACCEPTANCE BY: ITA — DATE: 4/18
FIELD VERIFICATION BY: ITA — DATE: 4/18
DRAWING CORRECTED BY: ITA — DATE: 4/18
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
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Elevation= 5209.617 (NAVD88)

ENGINEER'S SEAL
GENEVIEVE L. DOMINGUEZ NEW MEXICO 15088 REGISTERED PROFESSIONAL ENGINEER
09/12/18

NO.	DATE	REVISIONS / REMARKS	BY
1	11/07/16	CLARIFY BROKEN CONCRETE NOTE	GLD
2	3/4/17	CLARIFY BROKEN CONCRETE NOTE	GLD
3	6/19/17	ADD FREEBOARD & JERSEY BARRIERS	GLD
4	6/27/17	MODIFY JERSEY BARRIERS	BY

DESIGN — DESIGNED BY FCA — DATE 06/2016
DRAWN BY DEC/GLD/FCA — DATE 06/2016
CHECKED BY FCA — DATE 06/2016

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BROADSTONE NORTHPOINTE APARTMENTS
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DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.

City Project No. 786480 | Zone Map No. B-18 | Sheet 19-R Of 26