

# 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 – Buildings Number 17  
Request for Permanent C.O. – Accepted  
Engineer's Certification Dated 10/23/18  
Hydrology File: B18D001C**

Dear Ms. Donart:

PO Box 1293

Based on the Certification received 10/23/18, site visit on 10/24/18, this certification is approved in support of Permanent Release of Occupancy by Hydrology for Buildings Number 17.

Albuquerque

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

NM 87103

Sincerely,

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

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 #:** 2016-00608 **Hydrology File #:** B18D001C

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**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 ☒ ADMIN SITE

Check all that Apply:

### DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY **BLDG 17**

### 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

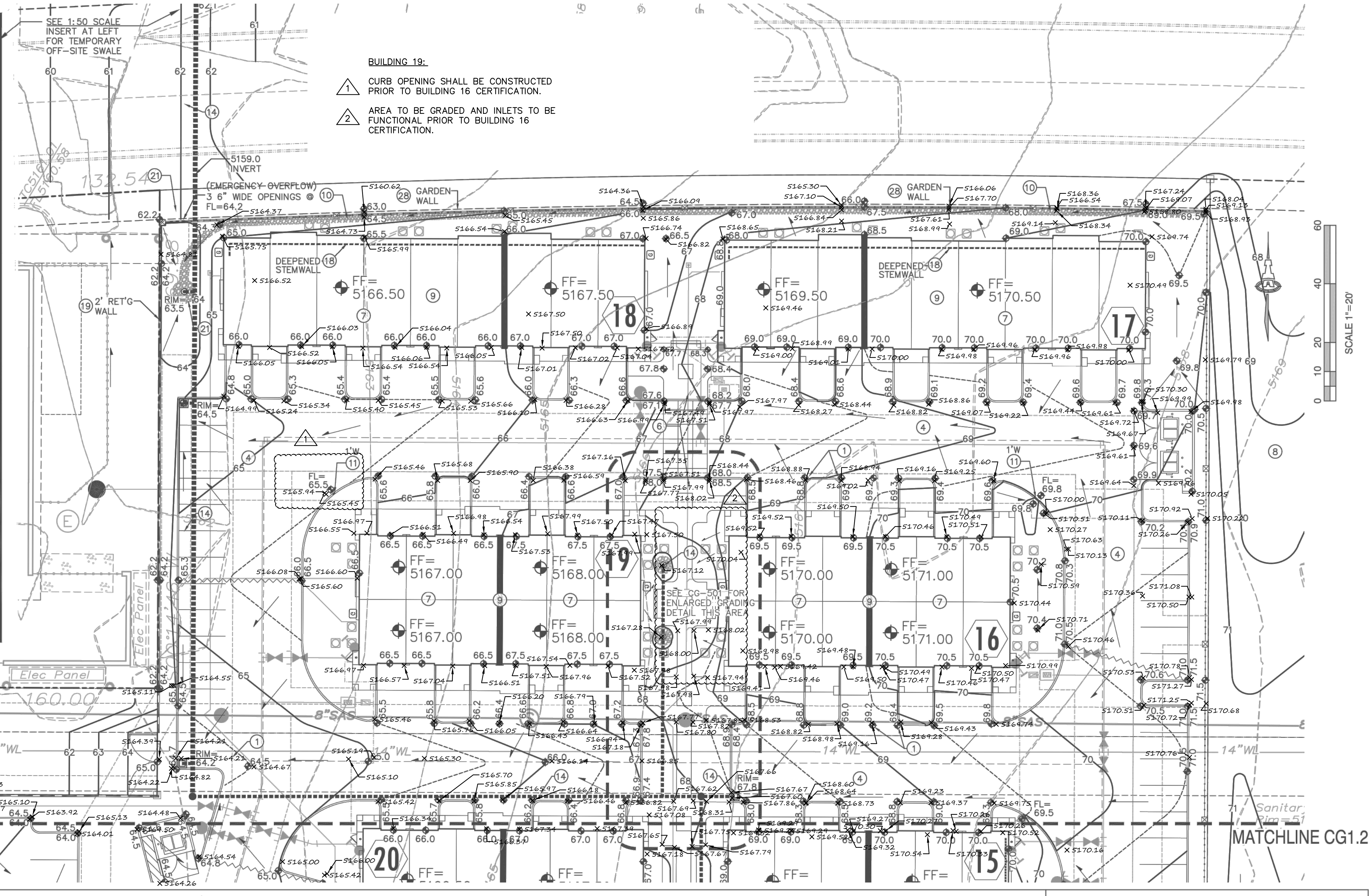
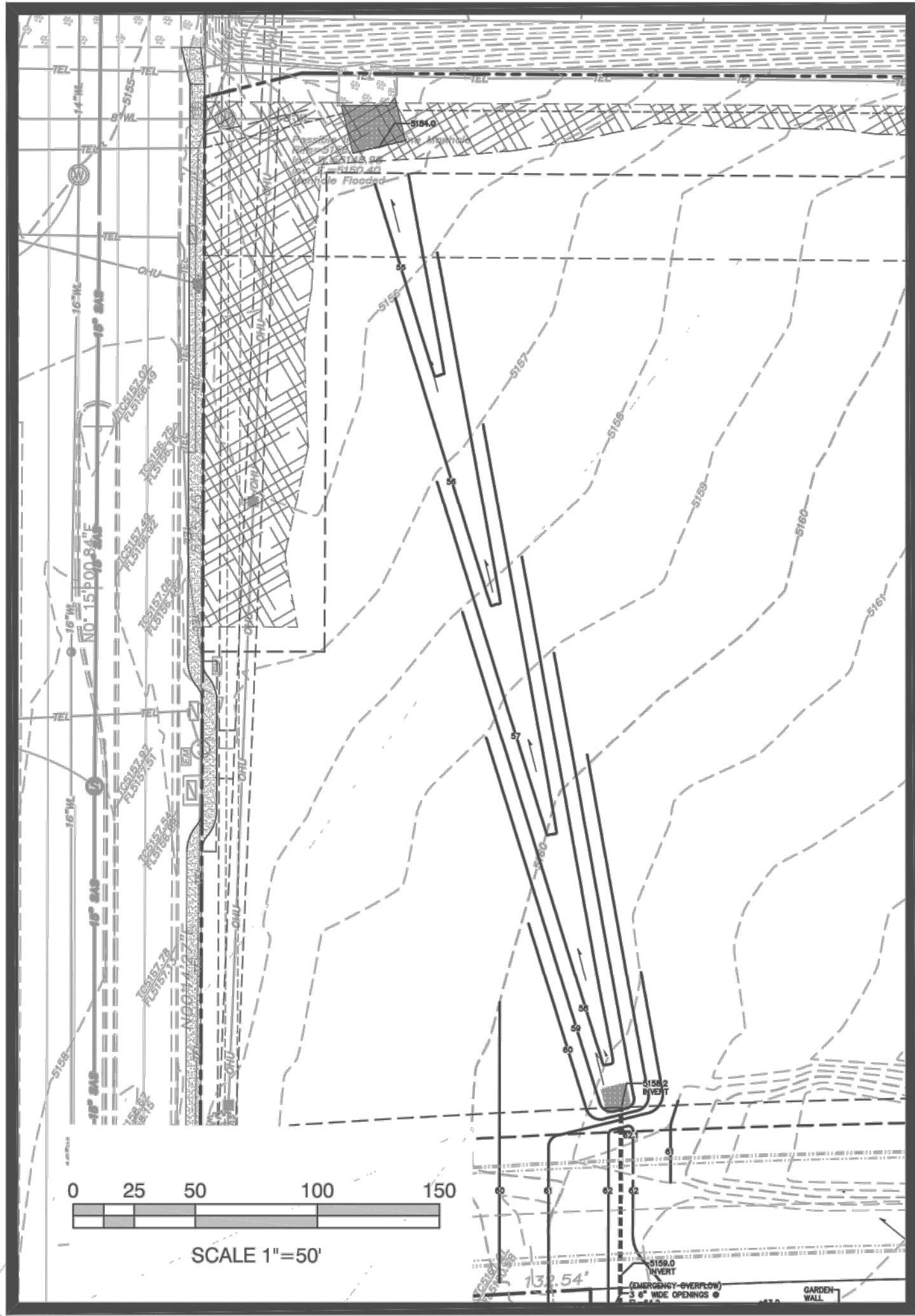
**DATE SUBMITTED:** October 22, 2018 **By:** Genny Donart

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_





**BROADSTONE NORTHPOINT**  
NWC SAN MATEO AND MODESTO NE  
Albuquerque, New Mexico

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

FRED C. ARFMAN  
NEW MEXICO  
7322  
LICENSED PROFESSIONAL ENGINEER  
08/21/16

**TITAN**  
DEVELOPMENT  
**ALLIANCE**  
RESIDENTIAL COMPANY

**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.

- SPOT ELEVATIONS WITHIN GUTTER AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
- 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.
- SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION OF PUBLIC STORM SEWER SYSTEM WITHIN PUBLIC DRAINAGE EASEMENT THIS AREA.
- 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.
- SLOPES WITHIN HANDICAP PARKING AREAS TO BE ADA COMPLIANT. MAX. SLOPE = 2% IN ANY DIRECTION.
- CONSTRUCT ADA COMPLAINT ACCESS RAMP. 1:12 MAX. SLOPE, 2% MAX. CROSS-SLOPE.
- 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.
- OFF-SITE GRADING THIS AREA TO PROVIDE FOR TEMPORARY DESILTATION PONDS AND BERMS AS REQUIRED TO ROUTE OFF-SITE FLOW AROUND DEVELOPMENT.
- BUILDING ROOF DISCHARGE TO BE RELEASED TO ALL SLOPS. PROVIDE CONCRETE SPLASH BLOCK (O.E) AT DOWNSPOUT

LOCATIONS (TYPICAL).

- PROVIDE 3' WIDE FRACTURED FACE ROCK SWALE AT GRADES SHOWN. SEE CG5.1 FOR ADDITIONAL INFORMATION.
- 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.
- CONSTRUCT 18" WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236. SEE DETAIL SHEET CG5.1 FOR ADDITIONAL CONSTRUCTION INFORMATION.
- INSTALL TWO 4" DIA. PVC PIPE DRAINS @ 2% SLOPE THROUGH SIDEWALK. GRADE LANDSCAPE TO DIRECT FLOW TO OPENING. SEE DETAIL SHEET CG5.1.
- CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG5.2 AND CG5.3 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
- NOT USED.
- POOL AREA GRADES SHOWN FOR GENERAL INFORMATION ONLY. POOL CONTRACTOR TO PROVIDE FINAL DESIGN GRADES / DECK DRAINS ETC.
- CONSTRUCT RETAINING STEMWALL TO ACHIEVE EXTERIOR GRADES SHOWN. SEE ARCHITECTURAL.
- CONSTRUCT DEEPENED STEMWALL THIS AREA TO ACHIEVE EXTERIOR GRADES SHOWN. SEE ARCHITECTURAL.
- CONSTRUCT SITE RETAINING WALL TO ACHIEVE GRADE DIFFERENCE THIS AREA. SEE ARCHITECTURAL PLAN FOR EXTENTS AND DETAILS. STRUCTURAL / WEEPHOLE DESIGN BY OTHERS.
- CONSTRUCT 6" STEP(S) PER PLAN. SEE ARCHITECTURAL.

**KEYED NOTES**

21. EROSION CONTROL (MIN. 6" AVG. DIA. ANGULAR FACED ROCK) TO BE INSTALLED ON ALL 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  
78.5  
78.3  
FF= 5171.00  
ROCK EROSION CONTROL  
PROPOSED STORM DRAIN (SEE CG-501)  
FLOWLINE ELEVATION  
INVERT ELEVATION  
RETAINING WALL  
GRADE BREAK / SLOPE TRANSITION  
DEEPENED/RETAINING BUILDING STEMWALL  
BUILDING NUMBER  
FINISH FLOOR GRADE TRANSITION

PROPOSED CONTOUR - 1' INCREMENT  
PROPOSED CONTOUR - 0.5' INCREMENT  
PROPOSED SPOT ELEVATION  
FLOW ARROW  
FINISH FLOOR ELEVATION  
ROCK EROSION CONTROL  
PROPOSED STORM DRAIN (SEE CG-501)  
FLOWLINE ELEVATION  
INVERT ELEVATION  
RETAINING WALL  
GRADE BREAK / SLOPE TRANSITION  
DEEPENED/RETAINING BUILDING STEMWALL  
BUILDING NUMBER  
FINISH FLOOR GRADE TRANSITION

**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/21/16
2	REVISIONS	
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50	REVISIONS	

SECOND CITY SUBMITTAL

DATE: AUGUST 24, 2016 ORB # 15-212

**CG1.1**

GRADING AND DRAINAGE  
PLAN - 1 OF 4