

CITY OF ALBUQUERQUE



Tim Keller, Mayor

December 7, 2017

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 Numbers 4, 20 & 24
Request for Permanent C.O. – Accepted for the following:
Building Permits – 2016-00027, 2016-00605 & 2016-00873
Engineer's Certification Dated 11/21/17
Hydrology File: B18D001C**

PO Box 1293

Dear Ms. Donart:

Albuquerque

Based on the Certification received 12/6/17 and site visit on 12/6/17, the site is acceptable for a Permanent Certificate of Occupancy by Hydrology for Buildings Numbers 4, 20 & 24.

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

NM 87103

Sincerely,

www.cabq.gov

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 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ **Contact:** _____

Address: _____

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

Owner: _____ **Contact:** _____

Address: _____

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

Architect: _____ **Contact:** _____

Address: _____

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

Other Contact: _____ **Contact:** _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☒ **ENGINEER** ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY Bldgs 4, 20, & 24
☐ 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
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

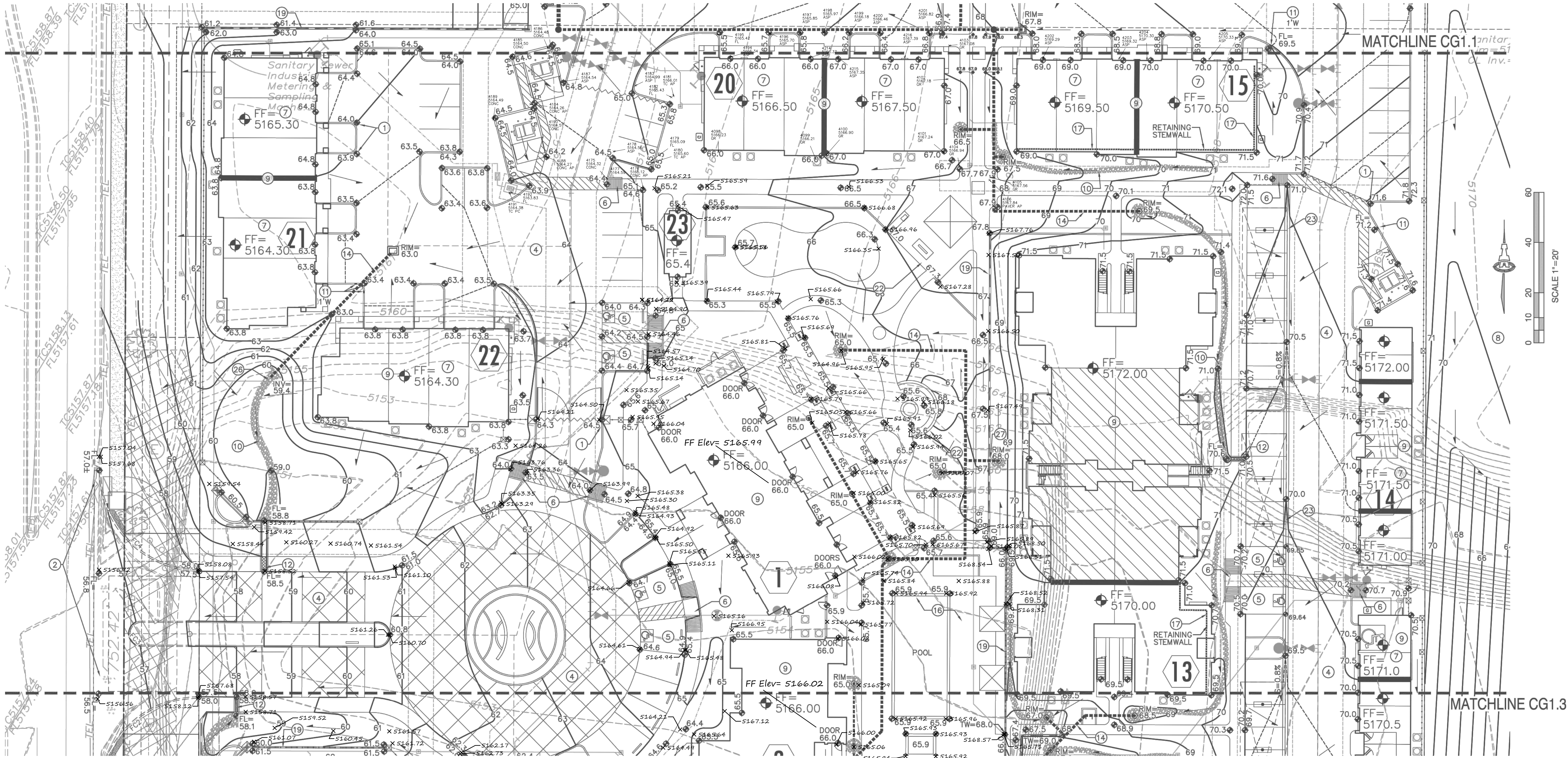
IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: December 6, 2017 By: Genny Donart

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



Fred C. Arfman
NMPE 7322



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.
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- BUILDING ROOF DISCHARGE TO BE RELEASED TO ALL SIDES. 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..
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- 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.

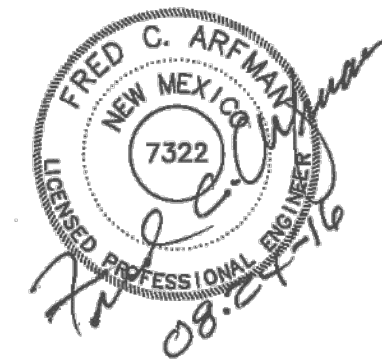
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- CONSTRUCT STORM DRAIN PRIOR TO RETAINING WALL PLACEMENT.
- CONSTRUCT SITE GARDEN WALL TO ACHIEVE GRADE DIFFERENCE THIS AREA (MAX. 1.5' RETAINING). SEE ARCHITECTURAL PLAN FOR EXTENTS AND DETAILS.

LEGEND

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| | 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 |

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

Office of Rich Barber
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WorldHQ@ORBArch.com



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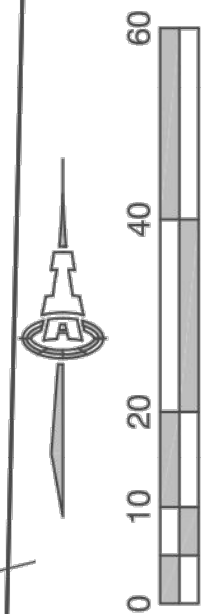
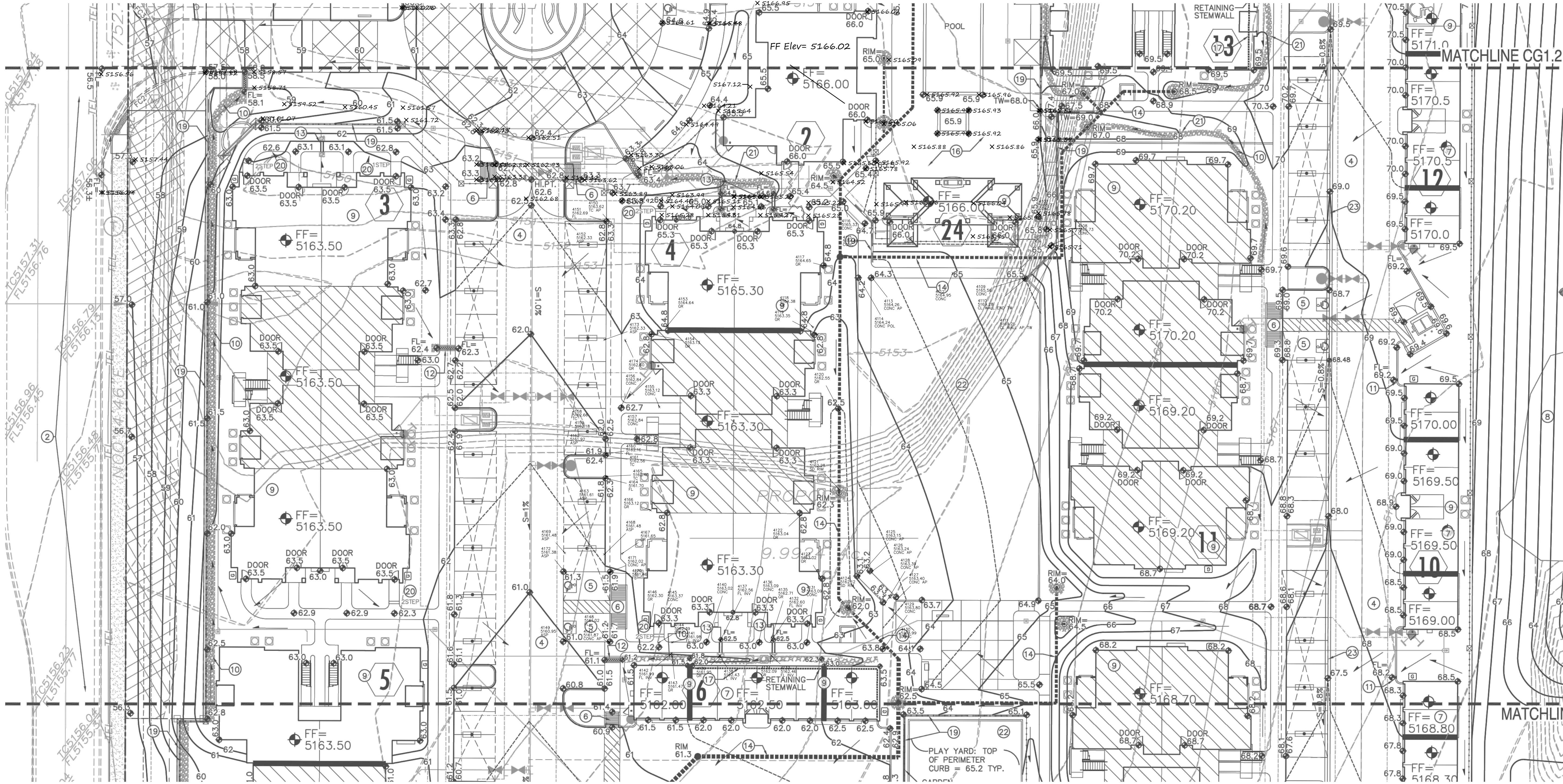
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DATE: AUGUST 24, 2016 ORB # 15-212

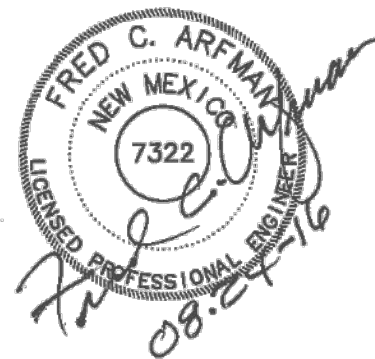
CG1.2

GRADING AND DRAINAGE
PLAN - 2 OF 4



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

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| | 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 |

Contractor must verify all dimensions at project before proceeding with this work.
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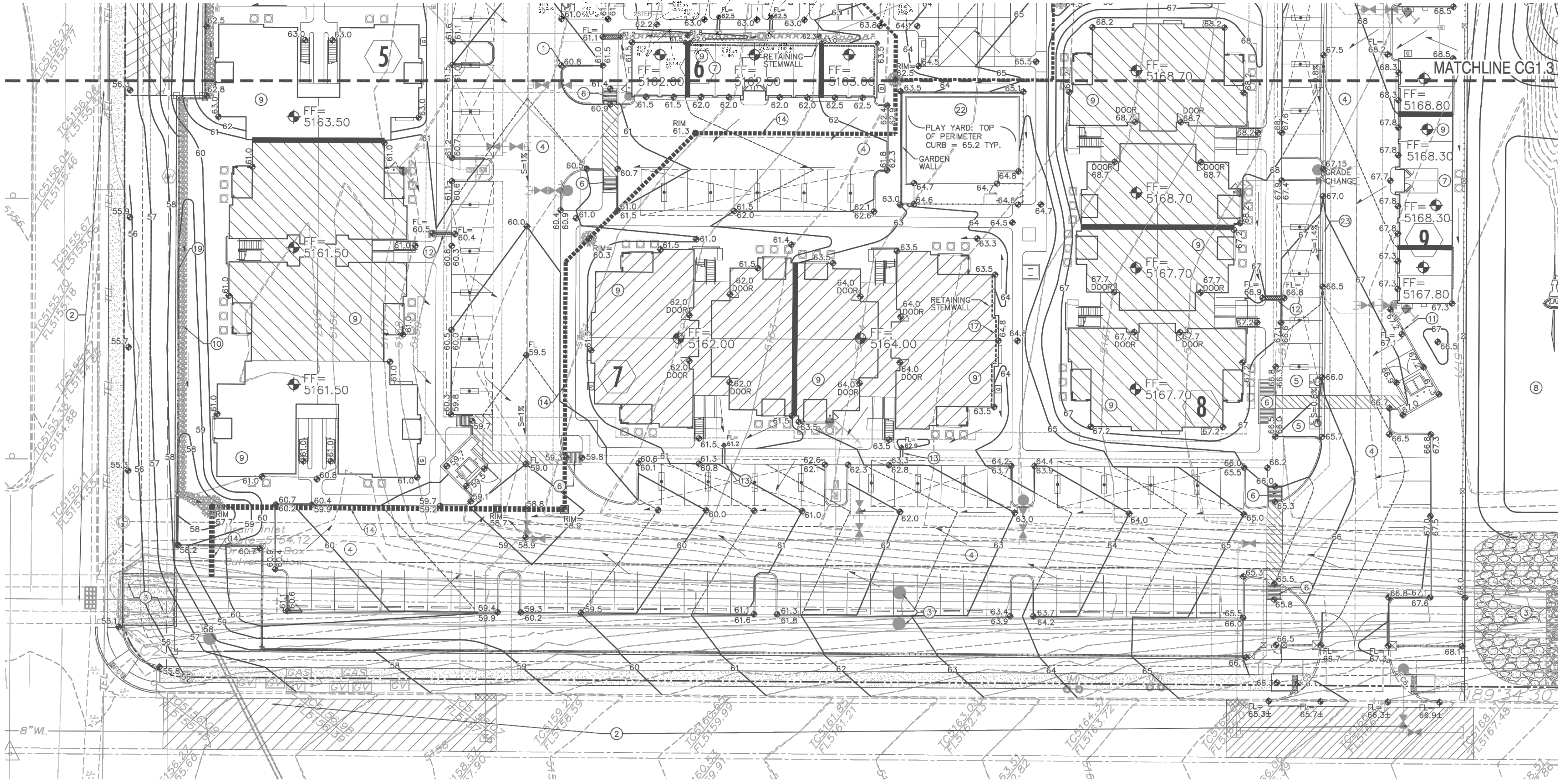
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DATE: AUGUST 24, 2016 ORB # 15-212

CG1.3

GRADING AND DRAINAGE
PLAN - 3 OF 4



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LEGEND

- 79 PROPOSED CONTOUR - 1' INCREMENT
- 75.5 PROPOSED CONTOUR - 0.5' INCREMENT
- 78.3 PROPOSED SPOT ELEVATION
- FF= 5171.00 FLOW ARROW
- 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

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SECOND CITY SUBMITTAL

DATE: AUGUST 24, 2016 ORB # 15-212

CG1.4

GRADING AND DRAINAGE
PLAN - 4 OF 4