

# CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

April 20, 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 5  
Request for Permanent C.O. – Accepted  
Engineer's Certification Dated 04/20/18  
Hydrology File: B18D001C**

PO Box 1293

Dear Ms. Donart:

Albuquerque

Based on the Certification received 04/19/18 and site visit on 04/19/18, the site is acceptable for a Permanent Certificate of Occupancy by Hydrology for Buildings Number 5.

NM 87103

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

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

×

**CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

☐ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY Bldg. 5

**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) \_\_\_\_\_

☐ 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

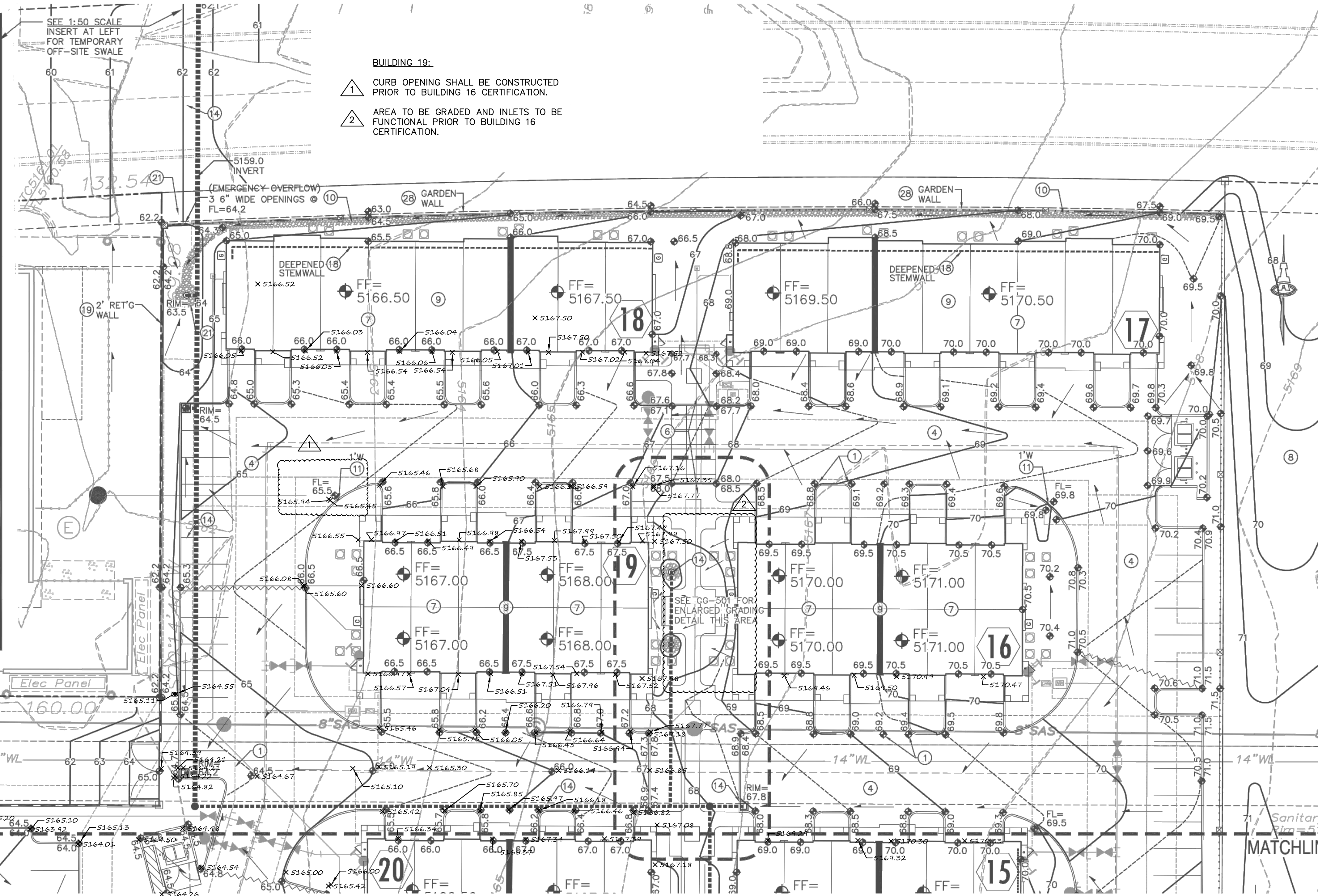
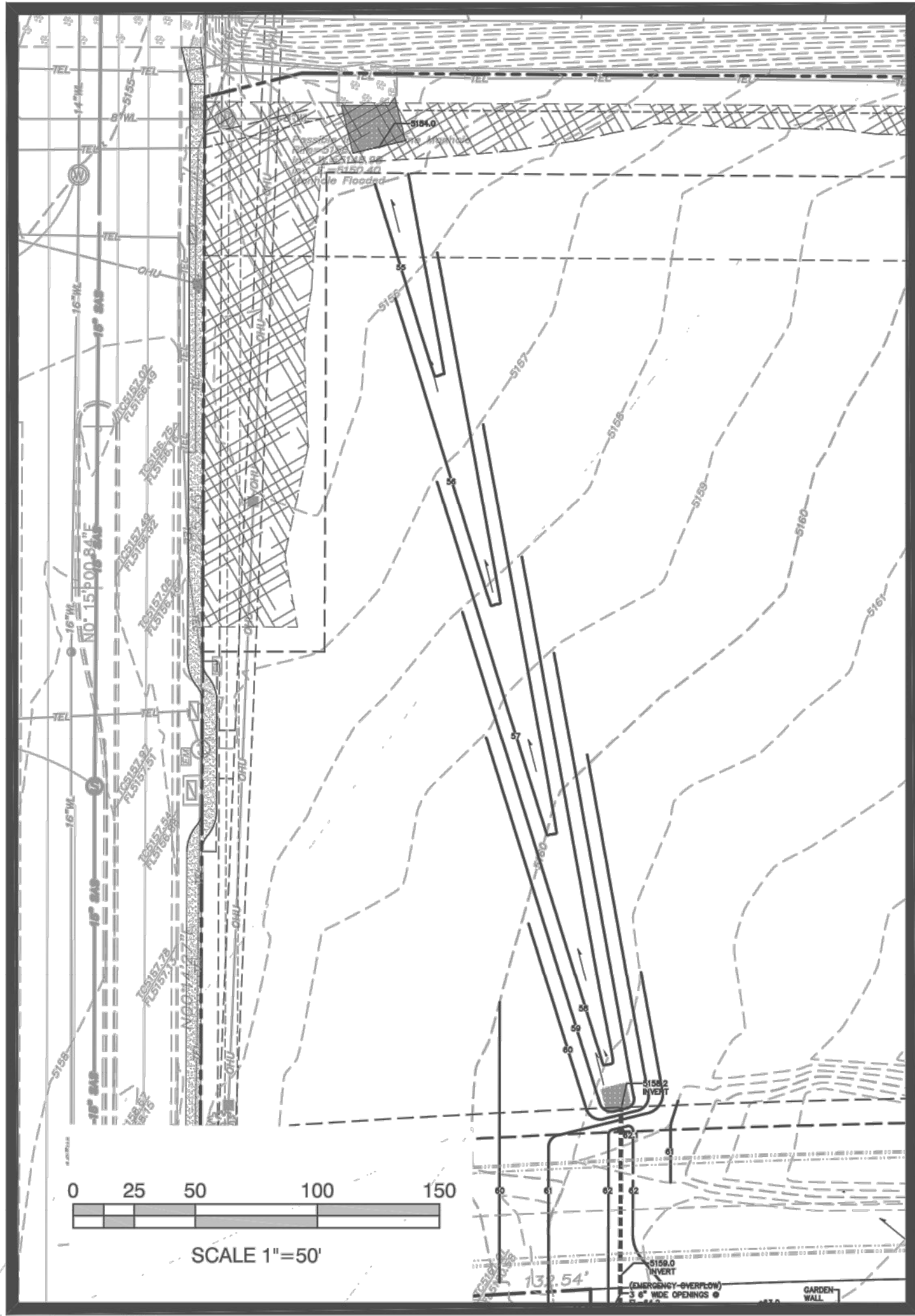
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: April 18, 2018 By: Genevieve L. Donart

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

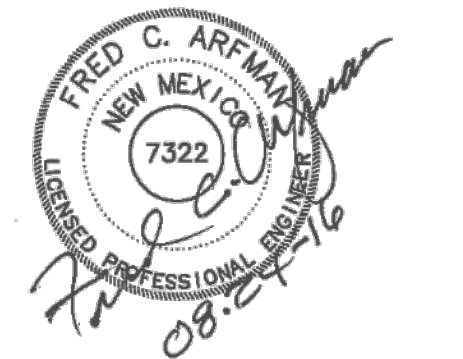




SCALE 1"=20'

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

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



**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.
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- 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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## LOCATIONS (TYPICAL).

- PROVIDE 3' WIDE FRACTURED FACE ROCK SWALE AT GRADES SHOWN. SEE CG5.1 FOR ADDITIONAL INFORMATION..
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- NOT USED.
- POOL AREA GRADES SHOWN FOR GENERAL INFORMATION ONLY. POOL CONTRACTOR TO PROVIDE FINAL DESIGN GRADES / DECK DRAINS ETC.
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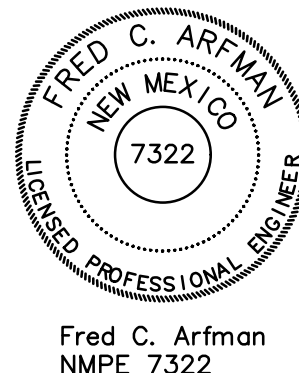
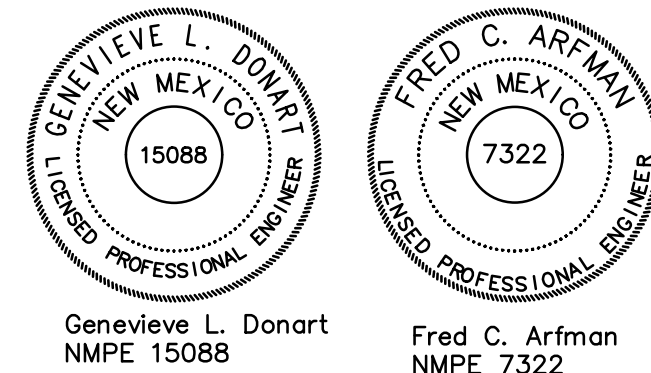
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- CONSTRUCT STORM DRAIN OUTLET WITH END SECTION. SEE CG5.1 FOR DETAIL.
- CONSTRUCT STORM DRAIN PRIOR TO RETAINING WALL PLACEMENT.
- CONSTRUCT SITE GARDEN WALL TO ACHIEVE GRADE DIFFERENCE THIS AREA (MAX. 1.5' RETAINING). SEE ARCHITECTURAL PLAN FOR EXTENTS AND DETAILS.

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 / BLDGS 4, 20 & 24	Genevieve L. Donart	11/21/17									
PH 1 / BLDGS 3, 6, & 22	Genevieve L. Donart	07/19/18									
PH 1 / BLDG 19	Fred C. Arfman	08/10									
BLDG 5	Genevieve L. Donart	01/10/18									

## 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 Survt-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.



## 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)
- FLOWLINE ELEVATION
- INVERT ELEVATION
- RETAINING WALL
- GRADE BREAK / SLOPE TRANSITION
- DEEPENED/RETAINING BUILDING STEMWALL
- BUILDING NUMBER
- FINISH FLOOR GRADE TRANSITION

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## REVISIONS

- REVISION 1
- REVISION 2
- REVISION 3
- REVISION 4
- REVISION 5
- REVISION 6
- REVISION 7
- REVISION 8
- REVISION 9
- REVISION 10

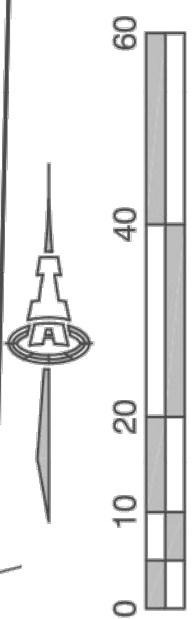
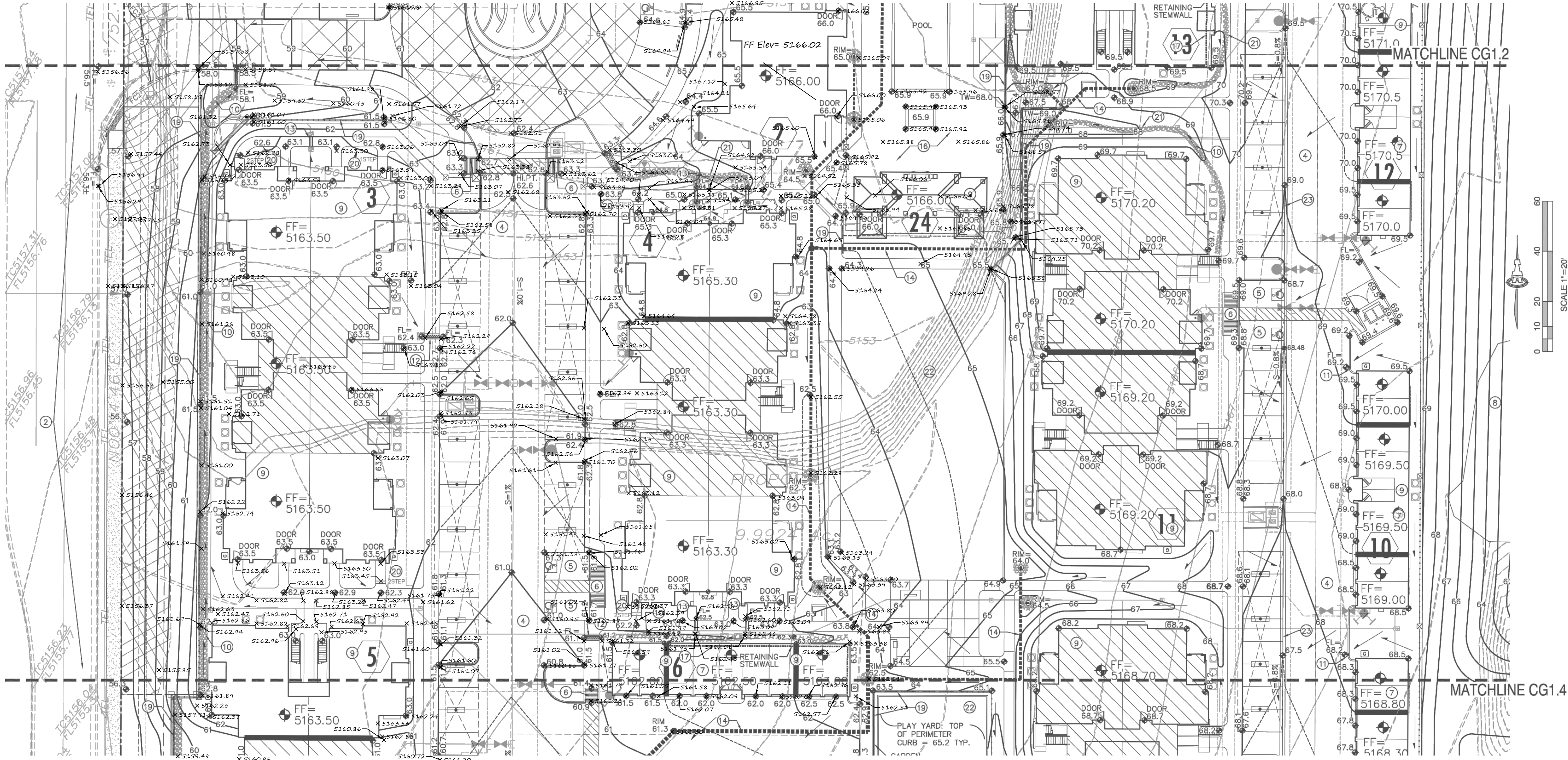
## SECOND CITY SUBMITTAL

DATE: AUGUST 24, 2016 ORB # 15-212

**CG1.1**

GRADING AND DRAINAGE  
PLAN - 1 OF 4





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

Office of Rich Barber  
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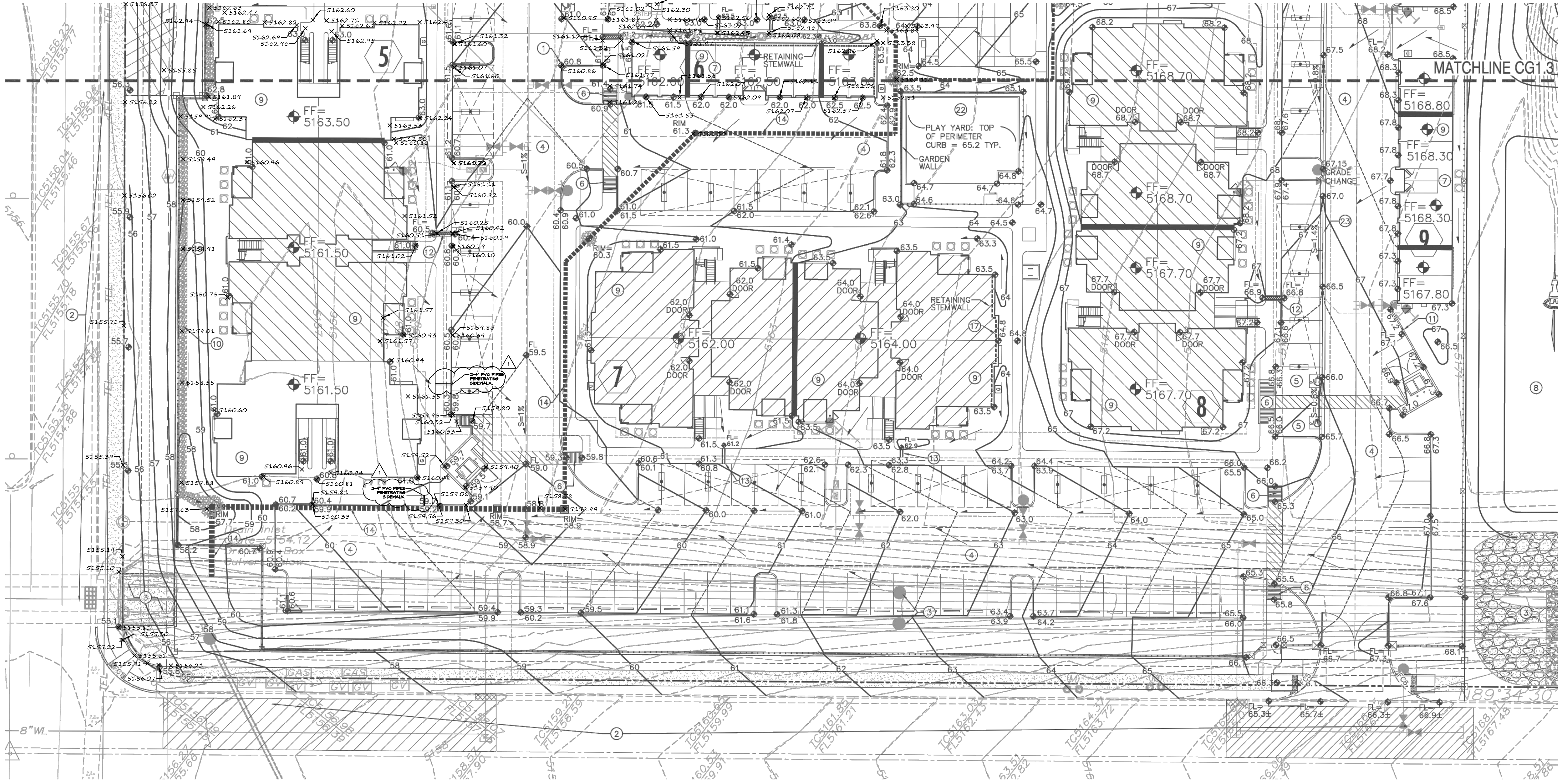
- |  |                                      |
|--|--------------------------------------|
|  | PROPOSED CONTOUR - 1' INCREMENT      |
|  | PROPOSED CONTOUR - 0.5' INCREMENT    |
|  | PROPOSED SPOT ELEVATION              |
|  | FLOW ARROW                           |
|  | FINISH FLOOR ELEVATION               |
|  | ROCK EROSION CONTROL                 |
|  | PROPOSED STORM DRAIN (SEE CG-501)    |
|  | FLOWLINE ELEVATION                   |
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|  | BUILDING NUMBER                      |
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<b>REVISIONS</b>	
<b>SECOND CITY SUBMITTAL</b>	
DATE: AUGUST 24, 2016	ORB # 15-212

# CG1.3

GRADING AND DRAINAGE  
PLAN - 3 OF 4





# BROADSTONE NORTHPOINT

NWC SAN MATEO AND MODESTO NE  
Albuquerque, New Mexico

Office of Rich Barber  
**ORB** Architecture, LLC  
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## LEGEND

- |  |                                      |
|--|--------------------------------------|
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## REVISIONS

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