CITY OF ALBUQUERQUE

TOB WELL

October 8, 2018

Genny Donart, PE Isaacson & Arfman, PA 128 Monroe St NE Albuquerque, NM 87108

Re: Broadstone Northpoint Apartments

9100 San Mateo NE - Building 18

Request for Permanent C.O. - Accepted Engineers Stamp Date 8/24/16 (B18D001C)

Certification dated: 10-4-18

Dear Ms. Donart,

Based upon the information provided in your submittal received 10/4/2018, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology. This letter serves as a "green tag" from Hydrology Development for a <u>Permanent</u>

Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque If you have any questions, you can contact me at 924-3995 or Totten Elliott at 924-3982.

NM 87103

Sincerely,

www.cabq.gov

PO Box 1293

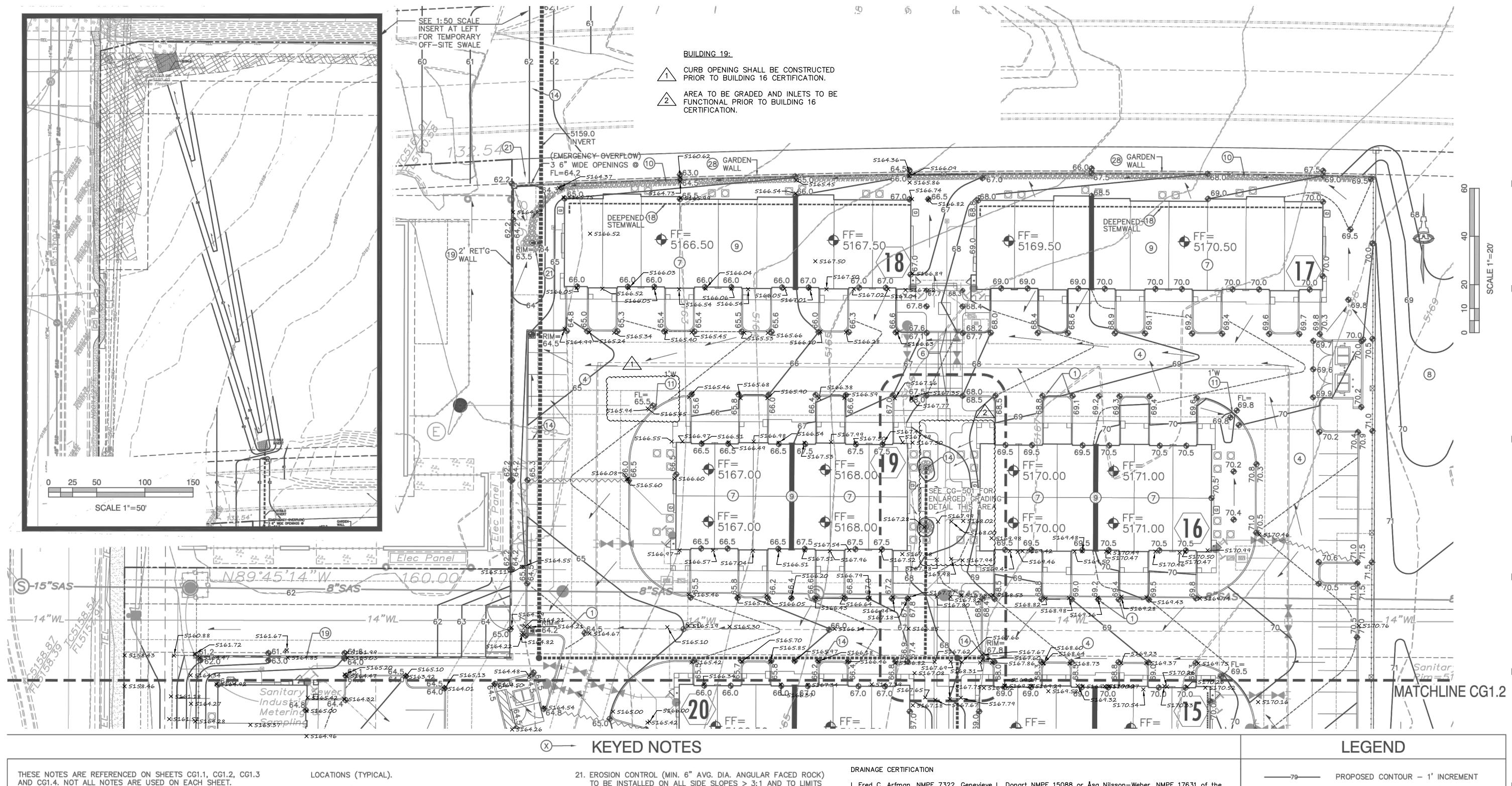
Renée C. Brissette, P.E. CFM

Senior Engineer, Hydrology

Planning Department

TE/RB

C: email, Michelle Costilla; Fox, Debi; Tena, Victoria; Sandoval, Darlene M.



- 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.
- 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.
- 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.
- 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

- 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
- 20. CONSTRUCT 6" STEP(S) PER PLAN. SEE ARCHITECTURAL.

- TO BE INSTALLED ON ALL SIDE SLOPES > 3:1 AND TO LIMITS
- 22. COORDINATE LANDSCAPING FEATURE GRADES I.E. MOW CURBS, PLAYFIELD, PLAYGROUND, PUTTING GREEN, ETC. WITH LANDSCAPE ARCHITECT WHILE MAINTAINING CLEAR DRAINAGE PATHS SHOWN.

SHOWN HATCHED. SEE GENERAL NOTES.

- 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.

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 NMPE 15088



Fred C. Arfman NMPE 7322

PHASE / BUILDING NO CERTIFICATION DATE CERTIFICATION CERTIFICATION CERTIFICATION BUILDING NO BUILDING NO BUILDING NO Sminos 2 - 18/17/18 05/22/18 BLDING 11 Fenerieva L. Dat BLDGS 1 & 2 Generic VE DU 10/24/17 BLDG 7 General L. Do Jennia 2 Ful C. Cephine 10.04.18 BLDGS 4,20 BLDGS 3, 6, 21 Deventors 6, 502/13/18 BLDG 8 Tro C. Cuffman 032718 BLDG 10 BLDGS 19 BLDGS 12, 13 officialis

PROPOSED CONTOUR - 0.5' INCREMENT PROPOSED SPOT ELEVATION

FLOW ARROW

ROCK EROSION CONTROL PROPOSED STORM DRAIN (SEE CG-501) FLOWLINE ELEVATION

FINISH FLOOR ELEVATION

INVERT ELEVATION RETAINING WALL

BUILDING NUMBER

GRADE BREAK / SLOPE TRANSITION *====== DEEPENED/RETAINING BUILDING STEMWALL



FINISH FLOOR GRADE TRANSITION

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Contractor must verify all dimensions at

project before proceeding with this work.

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Albuquerque, New Mexico

World HQ @ ORB Arch.com

SECOND CITY SUBMITTAL

DATE: AUGUST 24, 2016

GRADING AND DRAINAGE PLAN - 1 OF 4



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

		2016-00607
		nter
City Address: Northwest Corner of San Mated		
Applicant: Isaacson & Arfman, PA Address: 128 Monroe Street NE - Albuquerqu		Contact: Genny Donart
		E-mail: gennyd@iacivil.com
		Contact:
Address:		
		E-mail:
TYPE OF DEVELOPMENT: PLAT Check all that Apply:	RESIDENCI	E DRB SITE _X ADMIN SITE
DEPARTMENT: _X HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION		PE OF APPROVAL/ACCEPTANCE SOUGHT: BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY BLDG 18
TYPE OF SUBMITTAL: X ENGINEER ARCHITECT CERTIFICATION PAD CERTIFICATION CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE REPORT DRAINAGE MASTER PLAN FLOODPLAIN DEVELOPMENT PERMIT A ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) TRAFFIC IMPACT STUDY (TIS) STREET LIGHT LAYOUT OTHER (SPECIFY) PRE-DESIGN MEETING? IS THIS A RESUBMITTAL?: YesX_ NO DATE SUBMITTED: October 4, 2018	PPLIC	
COA STAFF:		TAL RECEIVED:

FEE PAID:____