## CITY OF ALBUQUERQUE



October 24, 2018

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

Re: **Broadstone Northpoint Apartments** 9100 San Mateo NE - Building 16 Request for Permanent C.O. - Accepted Engineers Stamp Date 8/24/16 (B18D001C)

Certification dated: 10-11-18

Dear Ms. Donart,

Based upon the information provided in your submittal received 10/19/2018, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by PO Box 1293 Hydrology. This letter serves as a "green tag" from Hydrology Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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

NM 87103 Sincerely,

Albuquerque

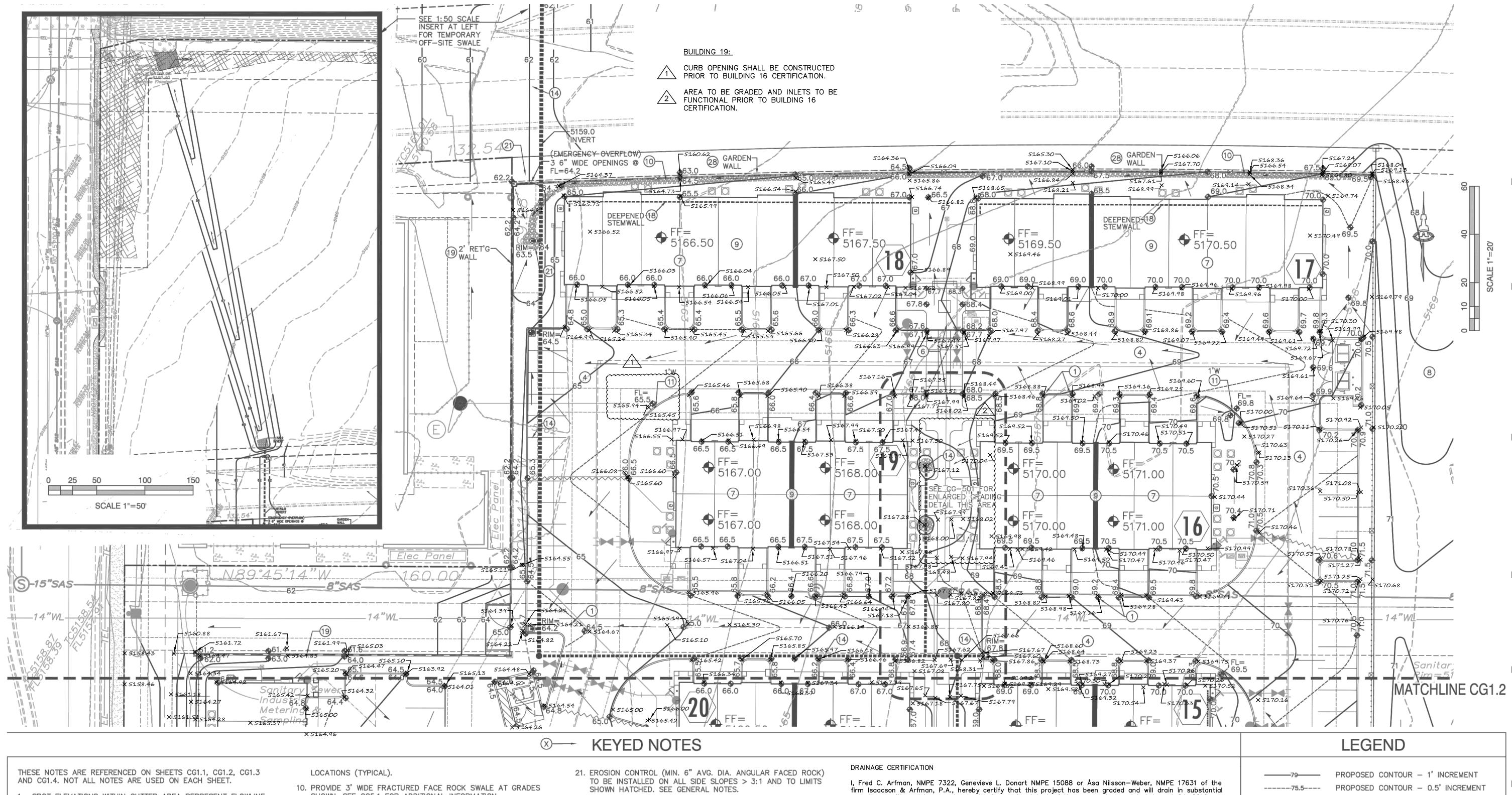
www.cabq.gov

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

Renée Bressett

TE/RB C: email,

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



Albuquerque, New Mexico



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- 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

- 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.

- 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

BLDGS 4,20

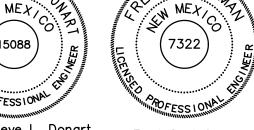
BLDGS 19

- 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.

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

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



FINISH FLOOR GRADE TRANSITION

BUILDING NUMBER

REVISIONS SECOND CITY SUBMITTAL

Contractor must verify all dimensions at

project before proceeding with this work.

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instruments of service and shall remain the property of the Architect whether the project for which they are made is executed or not. These drawings and specifications shall not be used by anyone on any other

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DATE: AUGUST 24, 2016

GRADING AND DRAINAGE PLAN - 1 OF 4

PHASE / BUILDING NO CERTIFICATION DATE CERTIFICATION CERTIFICATION CERTIFICATION BUILDING NO BUILDING NO BUILDING NO Smine 2 - 18/17/18 BLDGS 1 & 2 Generic VE DU 10/24/17 BLDG 7 Jeneviewa L. Dat General L. DD Jennia 2 Ful C. Ceffere 10.04.18 1/21/17 BLDG 9 BLDGS 3, 6, 21 Deventors 6, 502/13/18 BLDG 8 Garaine 5 10/11/18 07/10/11 BLDING 15 Severiede L. 20/10/18/18/ Tind C. Clipman 032718 BLDG 10 BLDGS 12, 13 04/19/25 BLDGS & 14



# City of Albuquerque

### Planning Department

#### Development & Building Services Division

### DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Broadstone Northpoint Apts  DRB#:			
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 Address: 128 Monroe Street NE - Albuquerqu		Con	
Phone#: (505) 268-8828			
Other Contact: ORB Architects			
Address:			
Phone#:			nail:
TYPE OF DEVELOPMENT: PLAT			
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 A  ELEVATION CERTIFICATE  CLOMR/LOMR  TRAFFIC CIRCULATION LAYOUT (TCL)  TRAFFIC IMPACT STUDY (TIS)  STREET LIGHT LAYOUT  OTHER (SPECIFY)	PPLIC	BUILDING PERMIT CERTIFICATE OF OF PRELIMINARY PLAT SITE PLAN FOR SUITE PLAN FOR BLITE PLAN FOR BLITE PLAN FOR BLITE FINAL PLAT APPRO	T APPROVAL B'D APPROVAL DG. PERMIT APPROVAL DVAL INANCIAL GUARANTEE MIT APPROVAL APPROVAL PPROVAL RTIFICATION
PRE-DESIGN MEETING?		_ FLOODPLAIN DEVE _ OTHER (SPECIFY) _	LOPMENT PERMIT
IS THIS A RESUBMITTAL?: YesX_ No  DATE SUBMITTED: October 18, 2018	By: <u>Genny Dona</u>	ırt	
COA STAFF:	ELECTRONIC SUBMITT	AL RECEIVED:	

FEE PAID:\_\_\_\_