

# CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

November 3, 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 – Phase 1 (Buildings Numbers 1 & 2)  
Request for Permanent C.O. – Accepted for the following:  
Building Permits – 2016-00602 & 2016-00601  
Engineer's Certification Dated 10/24/17  
Hydrology File: B18D001C**

PO Box 1293

Dear Ms. Donart:

Albuquerque

Based on the Certification received 10/30/17 and site visit on 11/02/17, the site is acceptable for a Permanent Certificate of Occupancy by Hydrology for Buildings Numbers 1 & 2.

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

NM 87103

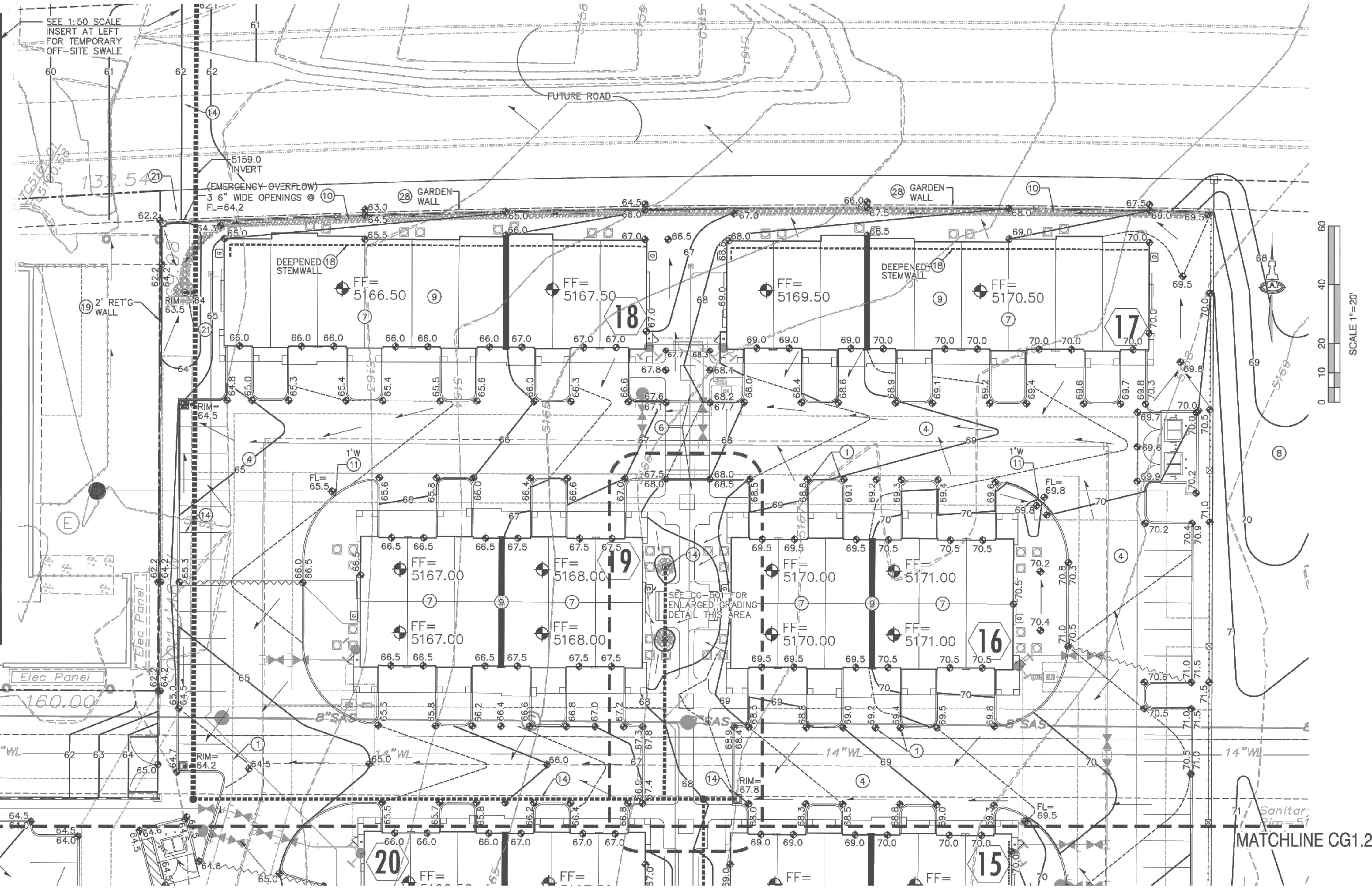
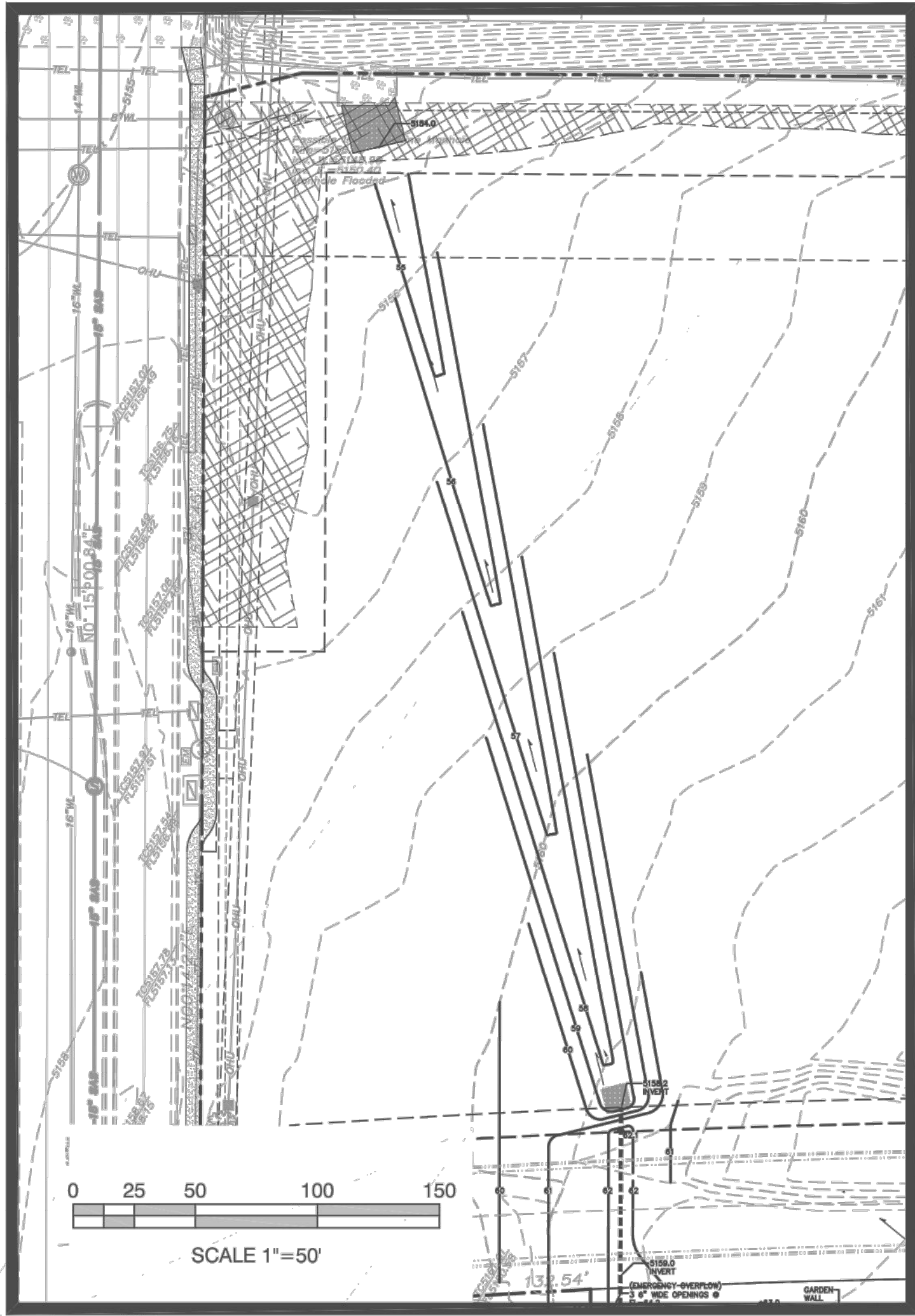
Sincerely,

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

*Renée C. Brissette*

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





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

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



**TITAN**  
DEVELOPMENT

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  - 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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  - 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.
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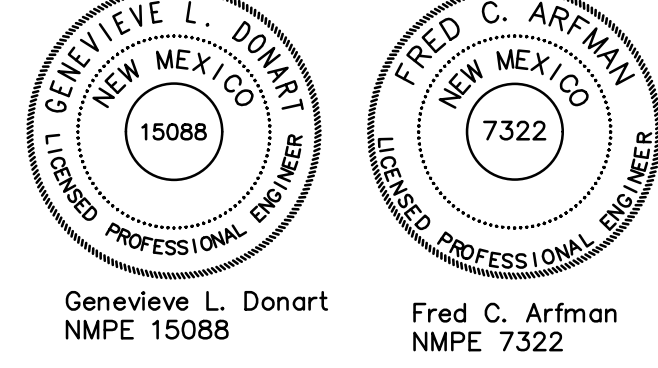
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PHASE / BUILDING NO	CERTIFICATION	DATE	PHASE / BUILDING NO	CERTIFICATION	DATE	PHASE / BUILDING NO	CERTIFICATION	DATE	PHASE / BUILDING NO	CERTIFICATION	DATE
PH 1 / BLDGS 1 & 2	Genevieve L. Donart	10/24/17									

**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 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.



### LEGEND

- 79 PROPOSED CONTOUR - 1' INCREMENT
- 75.5 PROPOSED CONTOUR - 0.5' INCREMENT
- 78.3 PROPOSED SPOT ELEVATION
- FF= 5171.00 FLOWLINE ELEVATION
- FL= INVERT ELEVATION
- INV= RETAINING WALL
- GRADE BREAK / SLOPE TRANSITION
- DEEPEENED/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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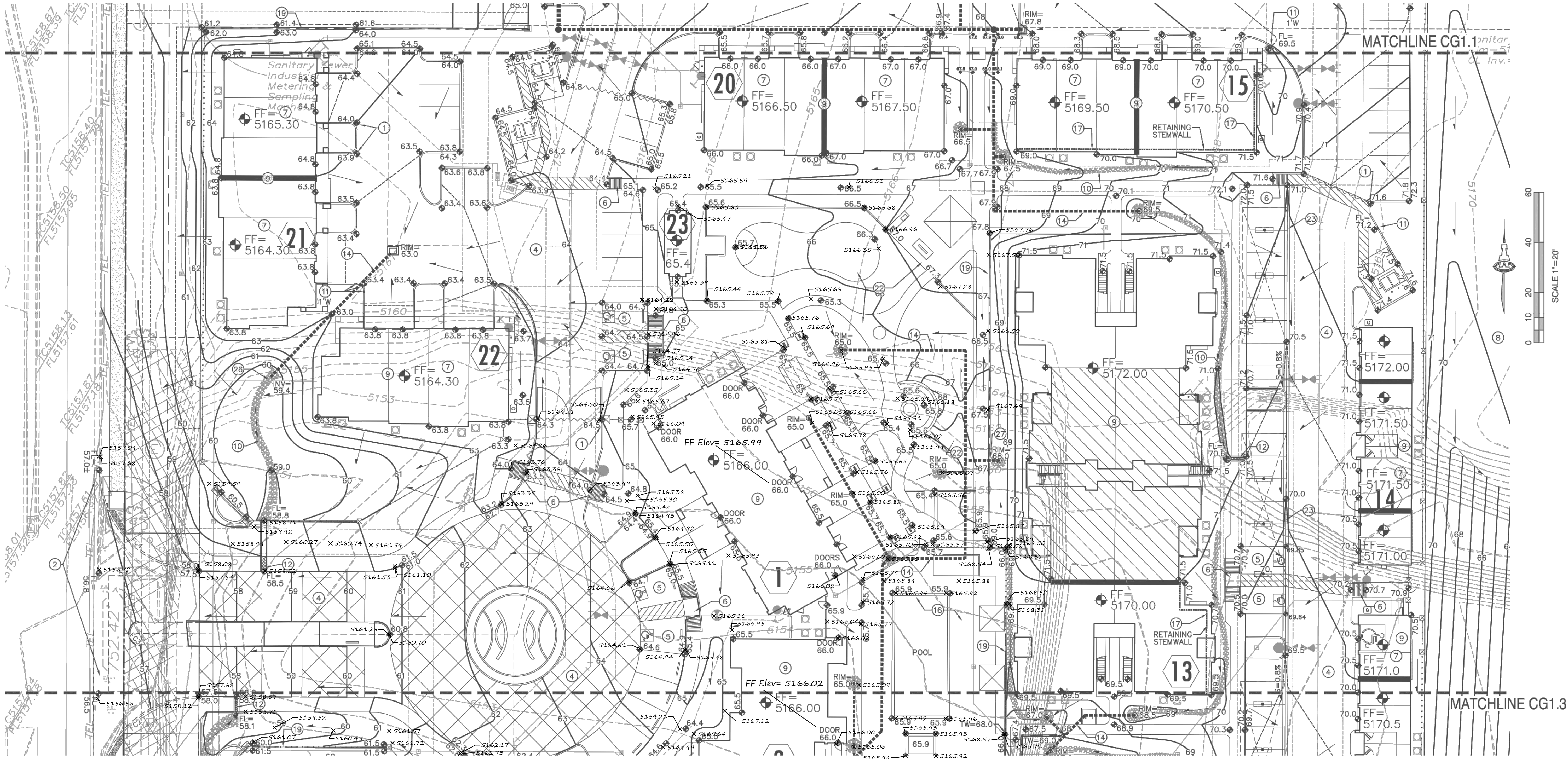
**SECOND CITY SUBMITTAL**

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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08-21-16

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LEGEND

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	FLOW ARROW
	FINISH FLOOR ELEVATION
	ROCK EROSION CONTROL
	PROPOSED STORM DRAIN (SEE CG-501)
	FLOWLINE ELEVATION
	INVERT ELEVATION
	RETAINING WALL
	GRADE BREAK / SLOPE TRANSITION
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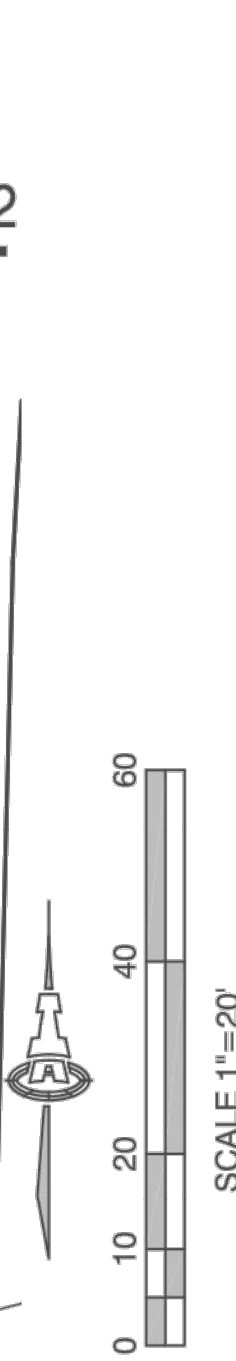
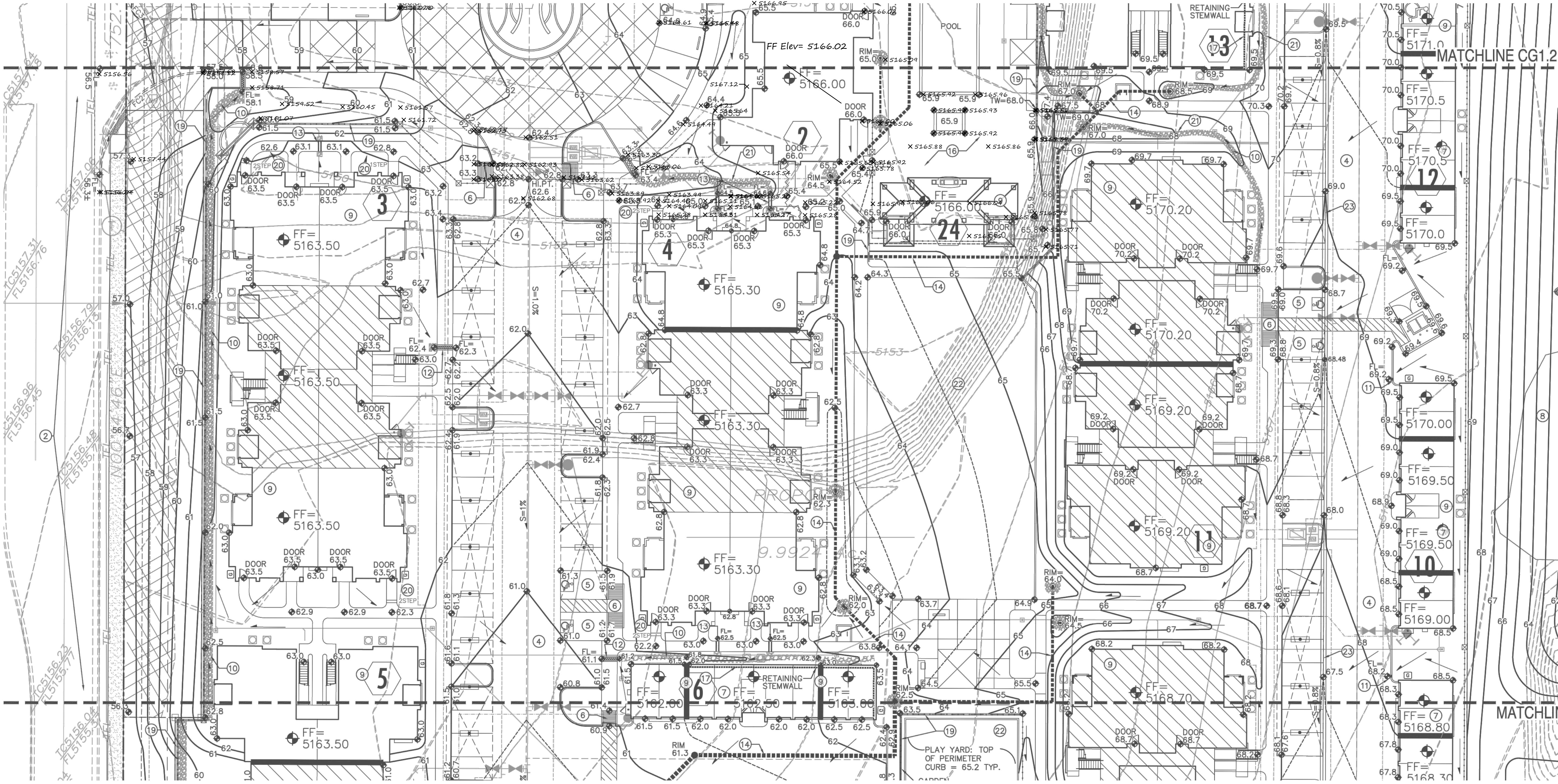
SECOND CITY SUBMITTAL

DATE: AUGUST 24, 2016      ORB # 15-212

CG1.2

GRADING AND DRAINAGE  
PLAN - 2 OF 4





BROADSTONE  
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LEGEND

79

75.5

78.3

FF= 5171.00

FL=

INV=

15

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FLOW ARROW

FINISH FLOOR ELEVATION

ROCK EROSION CONTROL

PROPOSED STORM DRAIN (SEE CG-501)

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DATE: AUGUST 24, 2016 ORB # 15-212

CG1.3

GRADING AND DRAINAGE  
PLAN - 3 OF 4