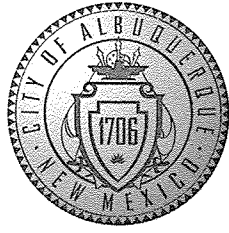


CITY OF ALBUQUERQUE



5

August 28, 2012

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

**Re: Broadstone Santa Monica Place, Wall Permit
Grading and Drainage Plan
Engineer's Stamp dated 08-09-2012 (D18/D054)**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 08-09-2012, the above referenced submittal is approved for Grading and Wall Permit. Please attach a copy of the approved plans to the construction sets prior to sign-off by Hydrology.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: e-mail

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Santa Monica Place Tracts 1-4 ZONE MAP/DRG.FILE# D-18 / D054
DRB#: EPC#: WORK ORDER#:

LEGAL DESCRIPTION: Tracts 2, Santa Monica Place
CITY ADDRESS: Santa Monica Ave. & San Pedro Blvd

ENGINEERING FIRM: ISAACSON AND ARFMAN CONTACT: Åsa Nilsson-Weber
ADDRESS: 128 MONROE N.E. PHONE: 268-8828
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108

OWNER: Titan Development CONTACT: Kurt Browning
ADDRESS: 6300 Riverside Plaza Lane NW - #200 PHONE:
CITY, STATE: Albuquerque, NM ZIP CODE: 87120

ARCHITECT: NA CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

SURVEYOR: Surv-Tek, Inc. CONTACT: Russ P. Hugg.
ADDRESS: PHONE: 897-3366
CITY, STATE: ZIP CODE:

CONTRACTOR: N/A CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

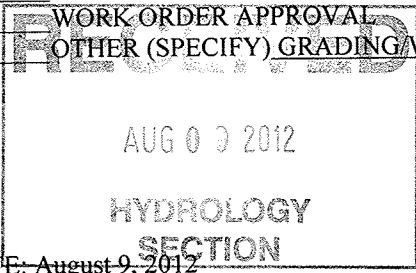
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
<input type="checkbox"/> DRAINAGE REPORT	<input type="checkbox"/> SIA/FINANCIAL GUARANTEE RELEASE
<input type="checkbox"/> DRAINAGE PLAN 1 st SUBMITTAL	<input type="checkbox"/> PRELIMINARY PLAT APPROVAL
<input type="checkbox"/> DRAINAGE PLAN RESUBMITTAL	<input type="checkbox"/> S. DEV. PLAN FOR SUB'D APPROVAL
<input type="checkbox"/> CONCEPTUAL G & D PLAN	<input type="checkbox"/> S. DEV. FOR BLDG. PERMIT APPROVAL
<input type="checkbox"/> GRADING PLAN	<input type="checkbox"/> SECTOR PLAN APPROVAL
<input type="checkbox"/> EROSION CONTROL PLAN	<input type="checkbox"/> FINAL PLAT APPROVAL
<input type="checkbox"/> ENGINEER'S CERT (HYDROLOGY)	<input type="checkbox"/> FOUNDATION PERMIT APPROVAL
<input type="checkbox"/> CLOMR/LOMR	<input type="checkbox"/> BUILDING PERMIT APPROVAL
<input type="checkbox"/> TRAFFIC CIRCULATION LAYOUT	<input type="checkbox"/> CERTIFICATE OF OCCUPANCY (PERM)
<input type="checkbox"/> ENGINEER/ARCHITECT CERT (TCL)	<input type="checkbox"/> CERTIFICATE OF OCCUPANCY (TEMP)
<input type="checkbox"/> ENGINEER/ARCHITECT CERT (DRB S.P.)	<input type="checkbox"/> GRADING PERMIT APPROVAL
<input type="checkbox"/> ENGINEER/ARCHITECT CERT (AA)	<input type="checkbox"/> PAVING PERMIT APPROVAL
<input checked="" type="checkbox"/> OTHER (SPECIFY) SUPPLEMENTAL INFO.	<input type="checkbox"/> WORK ORDER APPROVAL
	<input checked="" type="checkbox"/> OTHER (SPECIFY) GRADING/WALL PERMIT

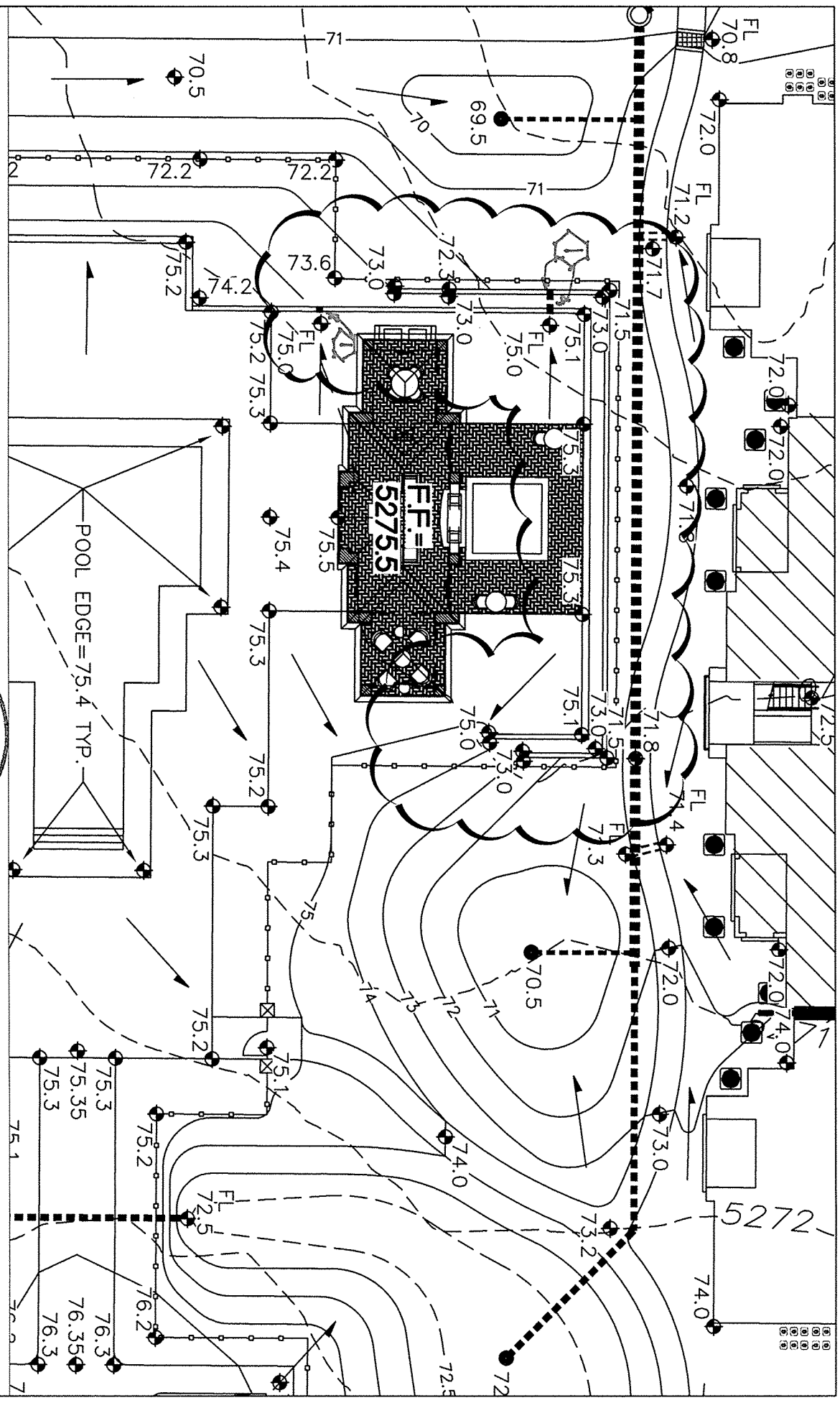
WAS A PRE-DESIGN CONFERENCE ATTENDED:
☒ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: Fred C. Arfman, PE DATE: August 9, 2012
Isaacson & Arfman, P.A.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

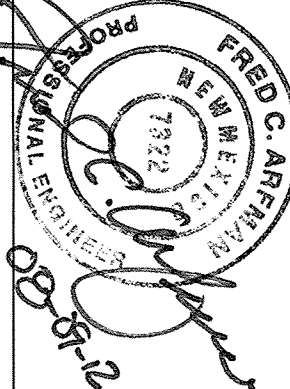
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.





①: PROVIDE 4" DIA DRAIN PIPE THROUGH WALLS, TURN OF PIPE TO BE 4" BELOW FINISH GRADE.

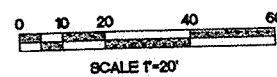
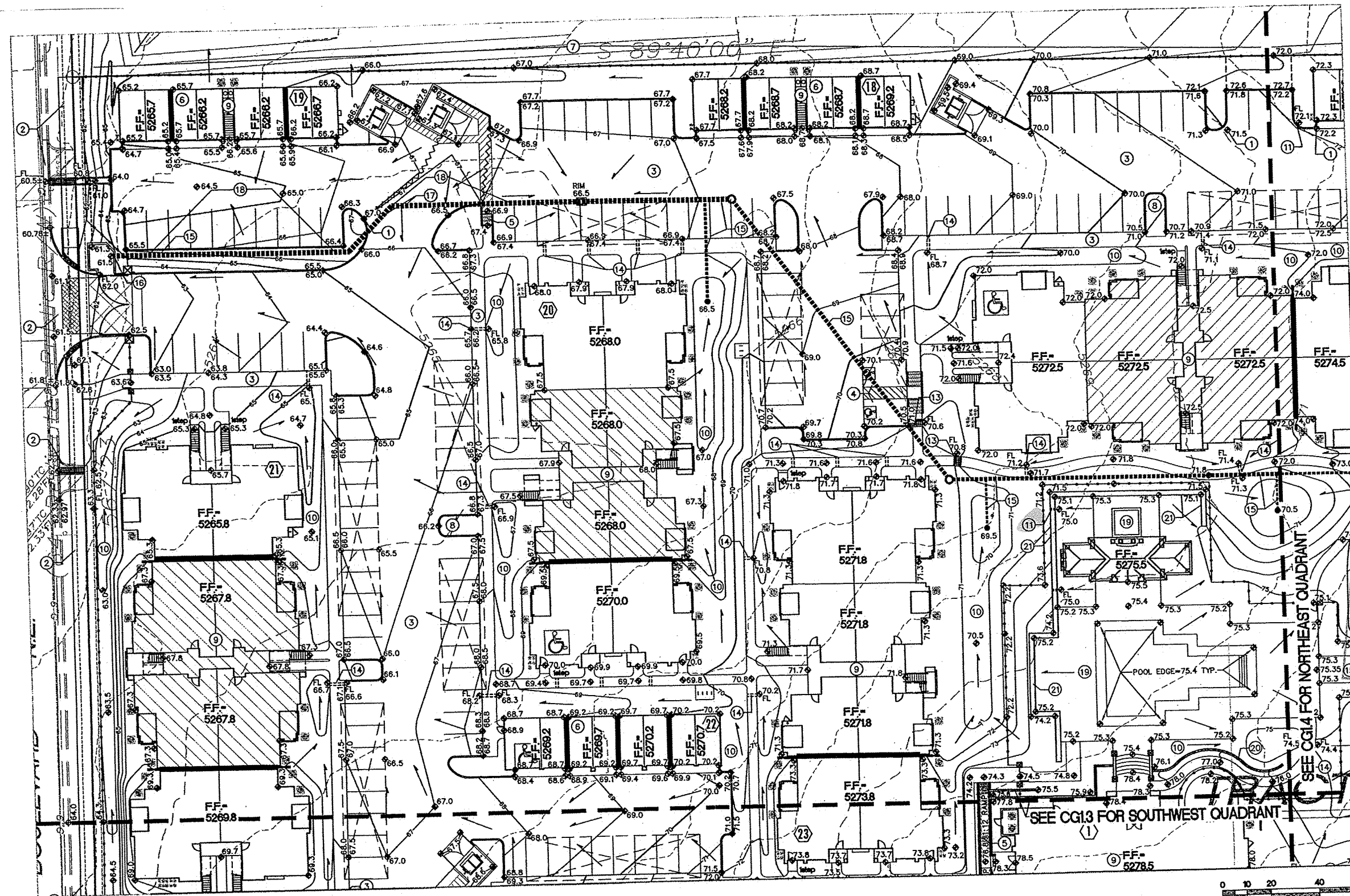
BROADSTONE SANTA MONICA EXHIBIT





ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isaafi.com

D19/2054



KEYED NOTES

- THESE NOTES ARE REFERENCED ON SHEETS CG1.2, CG1.3, CG1.4 AND CG1.5. NOT ALL NOTES ARE USED ON EACH SHEET.
- SPOT ELEVATION LABELS 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, CONCRETE VALLEY GUTTER, HANDICAP RAMP, PUBLIC SIDEWALKS, COVERED SIDEWALK CULVERTS, ETC. GRADES SHOWN FOR INFORMATION ONLY. PROVIDE SMOOTH TRANSITION.
 - 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 TO ACHIEVE PEDESTRIAN ACCESS, STREET CAPACITIES, PIPE COVERAGE, ETC.
 - SLOPES WITHIN HANDICAP PARKING AREAS TO MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION.
 - CONSTRUCT HANDICAP ACCESS RAMP. SEE ARCHITECTURAL FOR DETAILS.
 - GARAGE F.F. ELEVATION REFERENCES TOP OF CONCRETE STEP AT BACK OF EACH GARAGE UNIT. GRADE AT OVERHEAD DOOR. BE 6" BELOW F.F. TO ACCOMMODATE 4" STEP AND 2" FT PAD SLOPE. GRADES SHOWN AT 3" ASPHALT APRON OUTSIDE GARAGE DOORS TO BE CONSTRUCTED TO ELEVATIONS SHOWN. PROVIDE SMOOTH TRANSITION.
 - SEE OFF-SITE GRADING PLAN FOR GRADING CONTINUATION INCLUDING SWALES, DESILTATION / DETENTION PONDS AND DIRT BORROW AREAS.
 - DEPRESS LANDSCAPING WITHIN PARKING ISLANDS MAX. 6" BELOW TOP OF CURB (TYPICAL FOR ALL PARKING ISLANDS) TO CONTAIN STORMWATER. FLOW IN EXCESS OF AREA CAPACITY OVERFLOW AT LOW POINT.
 - BUILDING ROOF DISCHARGE TO BE RELEASED TO ALL SIDES. PROVIDE CONCRETE SPLASH BLOCK AT ALL DOWNSPOUT LOCATIONS.
 - PROVIDE DEFINED SWALE THIS AREA. TOP OF GRADE = FINISH ELEVATIONS SHOWN LESS LANDSCAPE MATERIAL THICKNESS. INTEGRATE WITH LANDSCAPING.
 - PROVIDE 12" WIDE OPENING IN CURB TO PASS FLOW. SEE CGS.2 FOR DETAIL.
 - PROVIDE 24" WIDE OPENING IN CURB TO PASS FLOW. SEE CGS.2 FOR DETAIL.
 - CONSTRUCT 2" WIDE CONCRETE SIDEWALK CULVERT. SEE CGS.2 FOR DETAIL.
 - INSTALL TWO 4" DIA. ADS N-12 PIPES THROUGH SIDEWALK. SEE DETAIL SHEET CGS.2 FOR ADDITIONAL INFORMATION. WHERE ADJACENT TO PAVEMENT, MATCH GUTTER FLOWLINE AT OUTLET. PROVIDE SWALE WITHIN LANDSCAPE TO DIRECT FLOW TO OPENING.
 - CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CGS.1 FOR SIZES / SLOPES / INLET INFORMATION. WHERE ADJACENT TO PAVEMENT, MATCH GUTTER FLOWLINE AT OUTLET. PROTECTED PIPE INVERTS IN PEDESTRIAN AREAS WILL BE PROTECTED BY OWNER APPROVED DECORATIVE GRATE UNLESS NOTED ON DETAILS.
 - CONSTRUCT STORM DRAIN OUTFALL STRUCTURE. SEE CGS.2 FOR DETAIL.
 - NOTE: STORM DRAIN CROSSES PUBLIC UTILITY MAINS THIS AREA.
 - GRADES THIS AREA REFLECT MINIMUM 18" COVER OVER PROPOSED STORM DRAIN AS WELL AS WATERLOCKS / SWALES TO PROVIDE EMERGENCY OVERFLOW. CONSTRUCT TO ELEVATIONS SHOWN.
 - POOL AREA GRADES SHOWN FOR GENERAL INFORMATION ONLY. POOL CONTRACTOR TO PROVIDE FINAL DESIGN GRADES / DECK DRAINS ETC.
 - CONSTRUCT GARDEN WALL TO RETAIN GRADE DIFFERENCE < 30" THIS AREA.
 - CONSTRUCT POOL SEATING / RETAINING WALL (DESIGN BY OTHERS). THIS AREA TO ACHIEVE GRADE DIFFERENCE SHOWN. FOR SIZES / SLOPES / INLET INFORMATION. WHERE ADJACENT TO PAVEMENT, MATCH GUTTER FLOWLINE AT OUTLET. PROTECTED PIPE INVERTS IN PEDESTRIAN AREAS WILL BE PROTECTED BY OWNER APPROVED DECORATIVE GRATE UNLESS NOTED ON DETAILS.

LEGEND

- 7.0 — PROPOSED CONTOUR - 1' INCREMENT
- - - 7.5 - - PROPOSED CONTOUR - 0.5' INCREMENT
- 78.3 PROPOSED SPOT ELEVATION
- FF=XXXXXX FLOW ARROW
- 78.3± EXISTING ELEVATION (±) TO MATCH. PROVIDE SMOOTH TRANSITION.
- ROCK EROSION CONTROL
- GRADE BREAK
- PROPOSED STORM DRAIN (SEE CGS.1)

**BROADSTONE
SANTA MONICA**
6401 SANTA MONICA AVENUE
Albuquerque, New Mexico

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



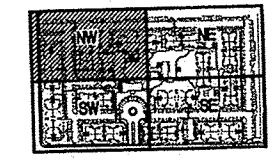
**TITAN
DEVELOPMENT**

**ALLIANCE
RESIDENTIAL COMPANY**

**ISAACSON &
ARFMAN, P.A.**
Consulting Engineering Associates
P.O. Box 104-0512 www.isaah.com

AUG 16 2012

HYDROLOGY
SECTION
SHEET KEY



Contractor must verify all dimensions of project before proceeding with this work.

Do not reproduce these drawings without written permission from the author. Any reproduction without written permission is strictly prohibited. The user of these drawings assumes all liability for any errors or omissions. The user of these drawings warrants that they are not being used for any purpose other than that for which they were prepared. The user of these drawings warrants that they are not being used for any purpose other than that for which they were prepared.

© 2012 Isaacson, LLC 2011

REVISIONS

△	
△	
△	
△	
△	
△	

DATE: FEBRUARY 22, 2012 ORB # 11-218

CG1.2

GRADING AND DRAINAGE PLAN
NW QUADRANT

