

CITY OF ALBUQUERQUE



September 22, 2016

Asa Nilsson-Weber, P.E.
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

**Re: Coronado Villa Retirement Community
6900 San Vicente Ave. NE
Permanent CO – Accepted
Engineer's Stamp dated: 1-14-15 (D18D054C)
Certification dated: 9-20-16**

Dear Ms. Nilsson-Weber,

Based upon the information provided in your submittal received 9/21/2016, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

TE/RH

C: email, Cordova, Camille C.; Connor, Miranda, Rachel; Sandoval, Darlene M.;
Blocker, Lois

I, Fred C. Arfman, NMPE No. 7322 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 01-14-15. The record information edited onto the original design document has been obtained by Brian Martinez, NMRPS 18374 of the firm Cartesian Surveys. I further certify that I or a member of my firm under my direct supervision have visited the project site on 09-18-16 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 Certificate of Occupancy.

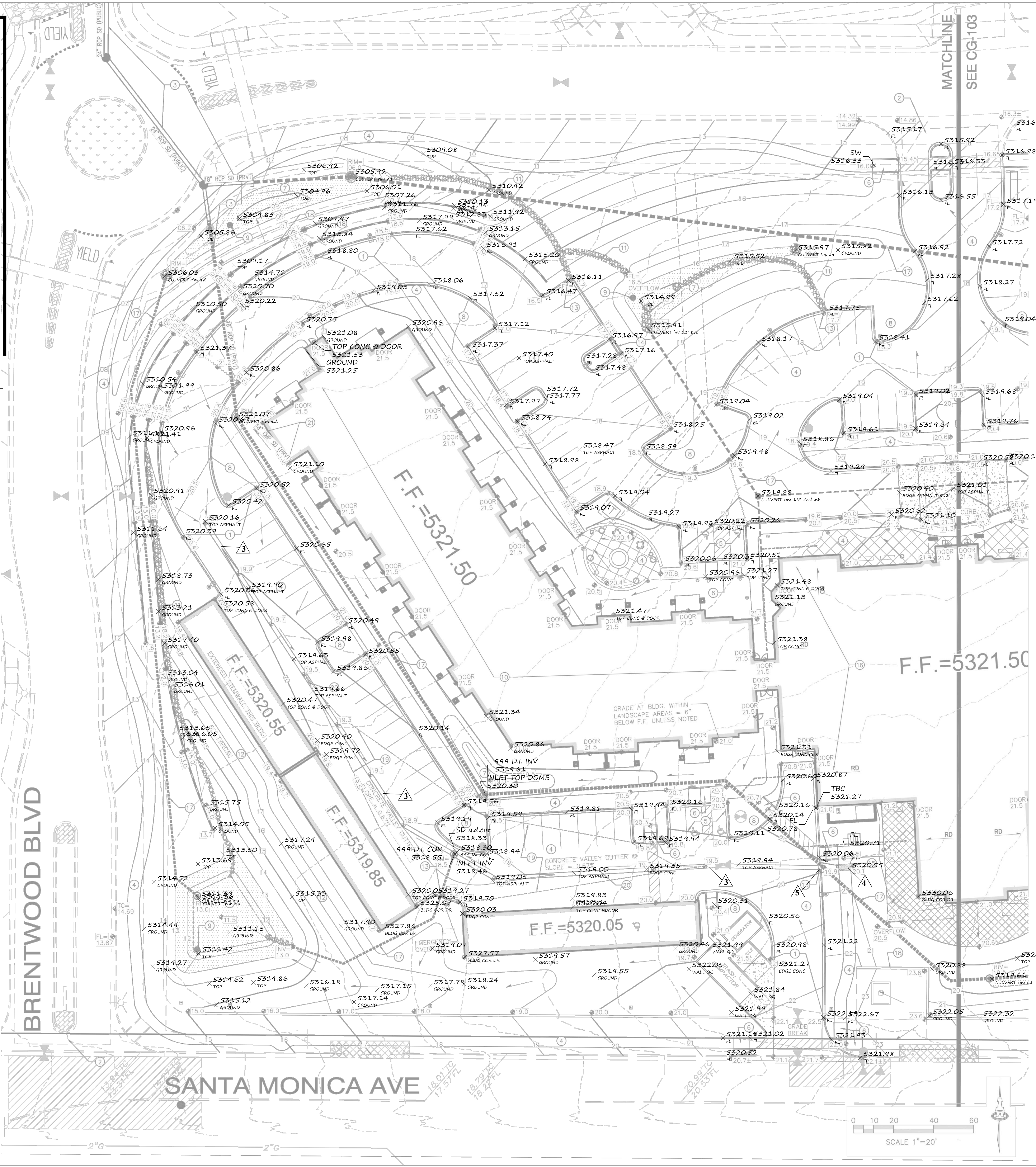
AREAS OF MODIFICATION BETWEEN APPROVED DRAINAGE GRADING PLAN AND AS-BUILT

- 1 8" PVC sidewalk drain pipe installed in lieu of sidewalk culvert (CG-103)
- 2 Sump inlet with dome grate installed at storm drain bend (CG-103)
- 3 Concrete alley gutters not constructed @ owner's direction (CG-102 and CG-103)
- 4 Sidewalk culvert not constructed @ owner's direction (CG-102)
- 5 Curb cut not required

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.



Fred C. Arfman, NMPE No. 7322 DATE



KEYED NOTES

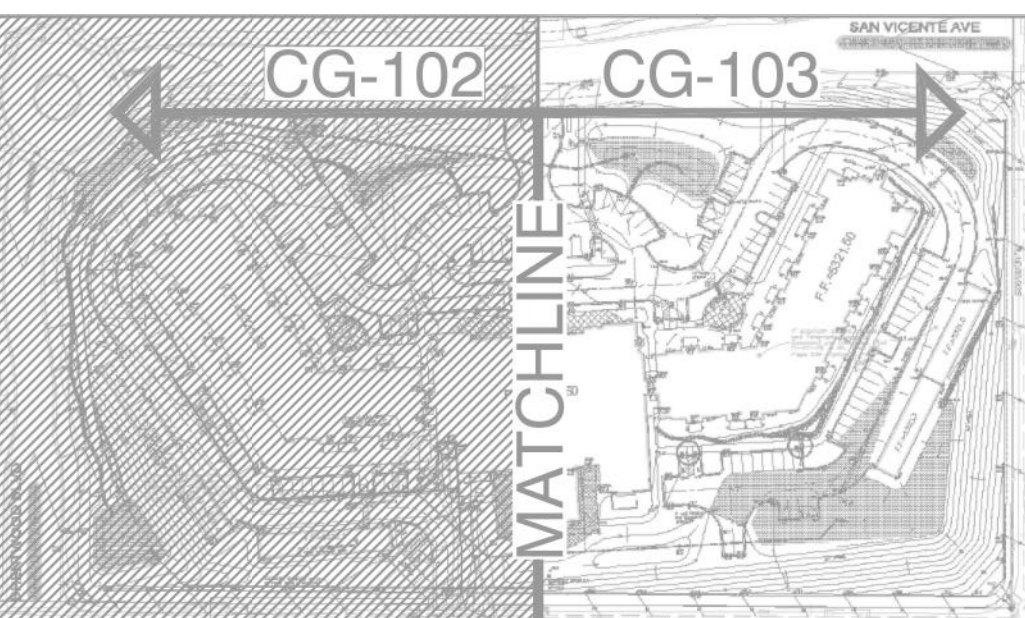
THESE NOTES ARE REFERENCED ON SHEETS CG-102 AND CG-103. NOT ALL NOTES ARE USED ON EACH SHEET.

1. SPOT ELEVATION LABELS WITHIN GUTTER AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
2. SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION OF NEW ACCESS DRIVES WITH CONCRETE VALLEY GUTTER AND RAMPS. SEE SHEET CG-103 FOR SIDEWALK GRADES AND TYPICAL SECTIONS FOR PERIMETER SIDEWALKS ALONG PUBLIC STREETS.
3. SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION OF STORM DRAIN SYSTEM THIS AREA.
4. CONSTRUCT PAVING, CURB & GUTTER, AND 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 STORMWATER CAPACITIES, PIPE COVERAGE, ETC.
5. SLOPES WITHIN HANDICAP PARKING AREAS TO MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION.
6. CONSTRUCT HANDICAP ACCESS RAMP TO ADA STANDARDS. SEE SHEET CG-501 FOR DETAILS.
7. CONSTRUCT RETENTION POND TO ELEVATIONS SHOWN TO CAPTURE FIRST FLUSH RUNOFF.
8. DEPRESS LANDSCAPING. NOTE: DO NOT DEPRESS LANDSCAPING WITHIN 10' OF ANY STRUCTURE.
9. CONSTRUCT PERCOLATION PIT. SEE DETAIL SHEET CG-501.
10. BUILDING ROOF DISCHARGE SHALL BE RELEASED TO ALL SIDES.
11. CONSTRUCT DRAINAGE SWALE WITH EROSION PROTECTION INTEGRATED WITH LANDSCAPING THIS AREA. SEE DETAIL SHEET CG-501.
12. SLOPE AT 4:1 MAX. (5:1 TYPICAL).
13. PROVIDE 2' WIDE OPENING IN CURB TO PASS FLOW.
14. 1' WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL THROUGH PARKING ISLAND TO PASS FLOW.
15. CONSTRUCT 18" WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT PER DETAIL ON SHEET CG-501.
16. BUILDING ROOF DISCHARGE SHALL BE PIPED TO STORM DRAIN.
17. CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG-501 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
18. CONSTRUCT RETAINING WALL (MAX. 5' RETAINING) TO ACHIEVE GRADE DIFFERENCE THIS AREA. STRUCTURAL / WEEPHOLE DESIGN BY OTHERS.
19. 0.5' CONTOURS ARE PROVIDED THIS AREA TO CLARIFY DRAINAGE CONCEPT.
20. CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER AT ELEVATIONS SHOWN.
21. REMOVE & DISPOSE 18" CMP PIPE AND STANDPIPE INSTALLED WITH PUBLIC WORK ORDER.
22. CONSTRUCT PCC RUNDOWN PER DETAIL ON SHEET CG-501.

LEGEND

- 78 PROPOSED CONTOUR - 1' INCREMENT
- 75.5 PROPOSED CONTOUR - 0.5' INCREMENT
- 78.3 PROPOSED SPOT ELEVATION
- 78.3 FLOW ARROW
- F.F.=XXXX.XX FINISH FLOOR ELEVATION
- 78.3± EXISTING ELEVATION (±) TO MATCH. PROVIDE SMOOTH TRANSITION.
- ROCK EROSION CONTROL
- GRADE BREAK
- PROPOSED STORM DRAIN (SEE CG5.1)
- FL= FLOWLINE ELEVATION
- INV= INVERT ELEVATION
- RETAINING WALL
- 'FIRST FLUSH' RETENTION POND
- 5328.28 AS-BUILT INFORMATION

SITE KEY



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

2051 CG-101.dwg Jan 14, 2015

Coronado Villa Retirement Community

CAMERON GENERAL CONTRACTORS

GRADING & DRAINAGE PLAN - WEST

Date:	No. / Revision:	Date:	Job No.
9/10/14	AS-BUILT INFORMATION	09.21.16	2051
Drawn By:			CG-102
Chk By:			SH. OF



SAN VICENTE AVE

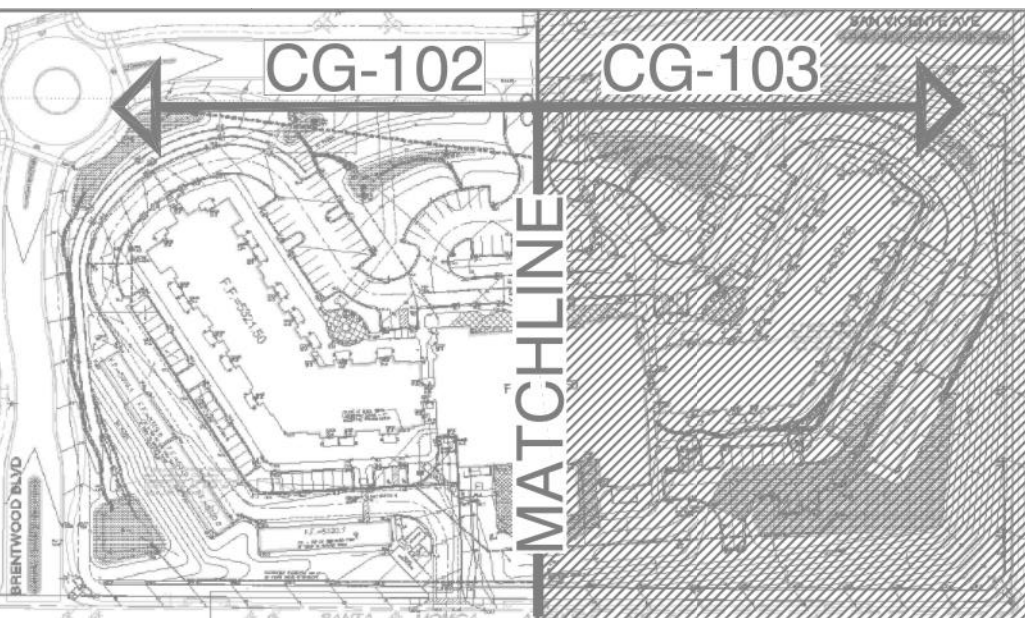
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2051 CG-101.dwg Jan 14, 2015

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Coronado Villa Retirement Community
CAMERON GENERAL CONTRACTORS

GRADING & DRAINAGE PLAN - EAST

Date: 9/10/14	No. Revision: AS-BUILT INFORMATION	Date: 09.21.16	Job No. 2051
Drawn By:			CG-103
Old By: FCA			SH. OF

