

CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

February 12, 2018

Genny Donart, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E.
Albuquerque, NM, 87108

RE: Village at Avalon Apartments
601 90th Street NW – Buildings Numbers 1, 2, 3, 7, 9, & 10
Request for Permanent C.O. – Accepted for the following:
Building Permits – 2016-00356, -00355, -00354, -00315, -00313, -02300
Engineer's Certification Dated 02/08/18
Hydrology File: K09D040

PO Box 1293

Dear Ms. Donart:

Albuquerque

Based on the Certification received 02/09/18 and site visit on 02/09/18, the site is acceptable for a Permanent Certificate of Occupancy by Hydrology for Buildings Numbers 1, 2, 3, 7, 9, & 10.

NM 87103

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

www.cabq.gov

Sincerely,

Renée C. Brissette

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



City of Albuquerque

Planning Department
Development & Building Services Division

BUILDING PERMIT #:

BP-2016-00313
BP-2016-00315
BP-2016-00354
BP-2016-00355
BP-2016-00356
BP-2016-02300

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: _____
City Address: _____

Engineering Firm: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Architect: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

____ HYDROLOGY/ DRAINAGE
____ TRAFFIC/ TRANSPORTATION
____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

____ **ENGINEER** ARCHITECT CERTIFICATION final
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ DRAINAGE MASTER PLAN
____ DRAINAGE REPORT
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ EROSION & SEDIMENT CONTROL PLAN (ESC)
____ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY
____ PRELIMINARY PLAT APPROVAL
____ SITE PLAN FOR SUB'D APPROVAL
____ SITE PLAN FOR BLDG. PERMIT APPROVAL
____ FINAL PLAT APPROVAL
____ SIA/ RELEASE OF FINANCIAL GUARANTEE
____ FOUNDATION PERMIT APPROVAL
____ GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ PRE-DESIGN MEETING
____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ____ Yes ____ No

DATE SUBMITTED: 02/08/18

By: Genny Donart, Isaacson & Arfman, P.A.

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ____

1. SPOT ELEVATIONS WITHIN CUTTER AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALL ELEVATIONS.
2. SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION WITH R.O.W. GRADES IN R.O.W. ARE SHOWN FOR INFORMATION ONLY.
3. CONSTRUCT PAVING, CURBS, WALKS AT ELEVATIONS SHOWN. USE PAVING PLAN AND SITE DETAILS FOR ADDITIONAL INFORMATION. NOTE: PAVEMENT SLOPES AND CROSS-SLOPES VARY THROUGHOUT THE SITE. E.A. COMPLIANT PEDESTRIAN ACCESS, STREET STORMWATER CAPACITIES, PIPE COVERAGE, ETC. SEE LEGEND FOR 1" AND 0.5" CONTOUR LINE TYPES PROVIDED TO CLARIFY DRAINAGE CONCEPT.
4. SLOPES WITHIN HANDICAP PARKING ARE TO BE ADA COMPLIANT. MAX. SLOPE = 2% IN ANY DIRECTION.
5. CONSTRUCT ADA COMPLIANT HANDICAP ACCESS RAMP.
6. GARAGE UNIT GRADES REFLECT TOP OF PAD ELEVATION AT BACK AND FRONT OF INDIVIDUAL UNIT. UNITS SET IN BOTH DIRECTIONS AS NOTED.
7. GRADE OFF-SITE @ MAX. 5:1 SLOPE AND CONSTRUCT TEMPORARY SWALES, DESILTATION PONDS, AND OVERTOWS TO ROUTE UNDESIRABLES, AND AROUND THE PROPOSED DEVELOPMENT. LETTER FROM OFF-SITE PROPERTY OWNER(S) GIVING PERMISSION TO GRADE WILL BE PROVIDED TO COA HYDROLOGY FOR THEIR FILES. SEE CG-100 FOR EXTENT OF OFF-SITE GRADING.
8. GRADE FIRST FLUSH RETENTION BASIN (F.F. BASIN) AS DEFINED BY HATCH [_____] SEE SHEET CG-503 FOR FIRST FLUSH VOLUME. CALCULUS. NOTE: GRADING OF F.F. BASINS MAY BE INSPECTED AS PART OF ENGINEER'S CERTIFICATION FOR CERT. OF OCCUPANCY. DURING LANDSCAPING, F.F. BASINS MAY BE SEAMLESSLY INTEGRATED INTO LANDSCAPING BUT MUST MAINTAIN REQUIRED TOP AND BOTTOM ELEVATION AND VOLUMES.
9. CONSTRUCT PERCOLATION TRENCH.
10. ROOF DISCHARGE TO BE RELEASED VIA DOWNSPOUTS AT LOCATIONS SHOWN. SEE CG-501 AND CG-502 FOR ADDITIONAL INFORMATION.
11. CONSTRUCT F.F. ROCK WALL (3' TO 5' WIDE) TO PASS CONCENTRATED FLOW.
12. PROVIDE 1' WIDE CURB OPENING. PROVIDE 3' x 3' x 12" DEEP ANGULAR ROCK EROSION PROTECTION AT OUTFALL (DO NOT BLOCK FLOWLINE).
13. PROVIDE 2' WIDE CURB OPENING. PROVIDE 5' x 3' x 12" DEEP ANGULAR ROCK EROSION PROTECTION AT OUTFALL (DO NOT BLOCK FLOWLINE).
14. PROVIDE 2' WIDE X 6" HIGH (MIN.) OPENING THROUGH WALL AT FINISHED ELEVATION SHOWN TO PASS FLOW. WALL DESIGN BY OTHERS.
15. CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEETS CG-501 AND CG-502 FOR SIZE / SLOPE / INLET / MATERIAL.
16. CONSTRUCT COVERED SIDEWALK CULVERT (WIDTH PER PLAN) PER C.O.A. STD. DWG. 2236 AND DETAIL SHEET CG-503.
17. POOL GRASSES ARE PROVIDED FOR INFORMATION ONLY. CONTRACTOR TO PROVIDE FINAL DESIGN GRADES / DECK DRAINS ETC.
18. SEE ARCHITECTURAL PLANS FOR EXTENDED / RETAINING STEMMALLS TO ACHIEVE GRADES SHOWN.
19. CONSTRUCT SITE RETAINING WALL THIS AREA (RETAINING HEIGHT VARIES). TOP OF GRADE ELEVATIONS (EACH SIDE) ARE PROVIDED. STRUCTURAL DESIGN BY OTHERS.
20. EROSION CONTROL (MIN. 12" DEEP 6" AVG. DIA. ANGULAR FACED ROCK) TO BE INSTALLED ON ALL SIDE SLOPES > 3:1 AND AS SHOWN HATCHED. OWNER'S OPTION: USE LANDSCAPE BOULDERS / GARDEN RETAINING TO FLATTEN SLOPES.
21. CONCRETE STEPS WITH HANDRAILS. SEE ARCHITECTURAL.

PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.

	PROPOSED CONTOUR - 1' INCREMENT
	PROPOSED CONTOUR - 0.5' INCREMENT
	PROPOSED SPOT ELEVATION
	FLOW ARROW
	ROOF DISCHARGE (SEE CG-501)
F.F.=XXXX.XX	FINISH FLOOR ELEVATION
	EXISTING ELEVATION (±) TO MATCH. PROVIDE SMOOTH TRANSITION.
	ROCK EROSION CONTROL
	PERCOLATION TRENCH
	PROPOSED STORM DRAIN (SEE CG-501)
FL=	FLOWLINE ELEVATION
INV=	INVERT ELEVATION
	RETAINING WALL

2121-55-1011.mg Dec 09, 2015

100

2000

M:\PROJETS\2100-2159\2121\DWG\2121 CG-101.dwg, 12/5/2015 1:34:42 PM, BJB

THESE NOTES ARE REFERENCED ON SHEETS CG-102 AND CG-103.
NOT ALL NOTES ARE USED ON EACH SHEET. UNDERLINED NOTES
INDICATE ASSOCIATED DETAIL ON SHEET CG-503. SEE
ARCHITECTURAL FOR SITE AND PAVING DETAILS.

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FL=	FLOWLINE ELEVATION
INV=	INVERT ELEVATION
	RETAINING WALL

'FIRST FLUSH' RETENTION BASIN

REVISIONS

2 ADDENDUM 002

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DRAINAGE

REVIEWED BY

DATE _____

DATE _____

PROJECT NO. _____

DRAWING NAME

GRADING

DRAINAG

1.05

101

SHEET NO. _____

CG-1

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11 of 132

