

CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

October 5, 2017

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 #8
Request for Permanent C.O. – Accepted for the following:
Building Permits - 2016-00314
Engineer's Certification Dated 10/03/17
Hydrology File: K09D040**

PO Box 1293

Dear Ms. Donart:

Albuquerque

Based on the Certification received 10/03/17 and site visit on 10/04/17, the site is acceptable for a Permanent Certificate of Occupancy by Hydrology for Buildings #8.

NM 87103

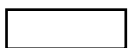
If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

www.cabq.gov

Sincerely,

Reneé C. Brissette

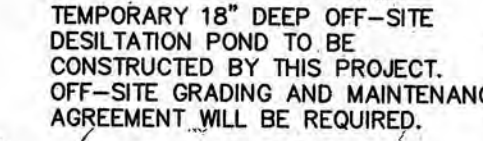
Reneé C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department



October 3, 2017

Genevieve Donart, Isaacson & Arfman, P.A.

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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.

1. SPOT ELEVATIONS 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 WITHIN R.O.W. GRADES IN R.O.W. ARE SHOWN FOR INFORMATION ONLY.
3. CONSTRUCT PAVING, CURBS, WALKS AT ELEVATIONS SHOWN. SEE PAVING PLAN FOR ADDITIONAL INFORMATION. NOTE: PAVEMENT SLOPES AND CROSS-SLOPES VARY THROUGHOUT TO ACHIEVE ADA 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 AREAS 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 STEP IN BOTH DIRECTIONS AS NOTED.
7. GRADE OFF-SITE @ MAX. 5:1 SLOPE AND CONSTRUCT TEMPORARY SWALES, DRAINAGE PONDS, AND OVERTOWS TO ROUTE UNDEVELOPED FLOW 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 HYDROLOGIST. SEE SHEET CG-503 FOR FIRST FLUSH VOLUME CALCULATIONS. NOTE: GRADING OF F.F. BASINS WILL BE INSPECTED AS PART OF ENGINEER'S CERTIFICATION FOR CERT. OF OCCUPANCY. DURING LANDSCAPING, F.F. BASINS MAY BE GENTLYLY INGRADED INTO LANDSCAPE BUT MUST MAINTAIN REQUIRED TOP AND BOTTOM ELEVATION AND VOLUME.
9. CONSTRUCT PERCOLATION TRENCH.
10. ROOF DISCHARGE TO BE RELEASED VIA DOWNSPOUTS AT LOCATION SHOWN. SEE CG-501 AND CG-502 FOR ADDITIONAL INFORMATION.
11. CONSTRUCT F.F. ROCK SWALE (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 FLOWLINE 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 CURVE (WIDTH PER PLAN) PER C.O.A. STD. DWG. 2236 AND DETAIL SHEET CG-503.
17. POOL GRADES ARE PROVIDED FOR INFORMATION ONLY. CONTRACTOR TO PROVIDE FINAL DESIGN GRADES / DECK DRAINS ETC.
18. SEE ARCHITECTURAL PLANS FOR EXTENDED / RETAINING STEMWALLS TO ACHIEVE GRADES SHOWN.
19. CONSTRUCT STEP 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 @ 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

REVISIONS	
△	ADDENDUM 002
△	
△	
△	
△	
△	

DRAWING NAME

**GRADING AND
DRAINAGE PLAN
2 OF 2**

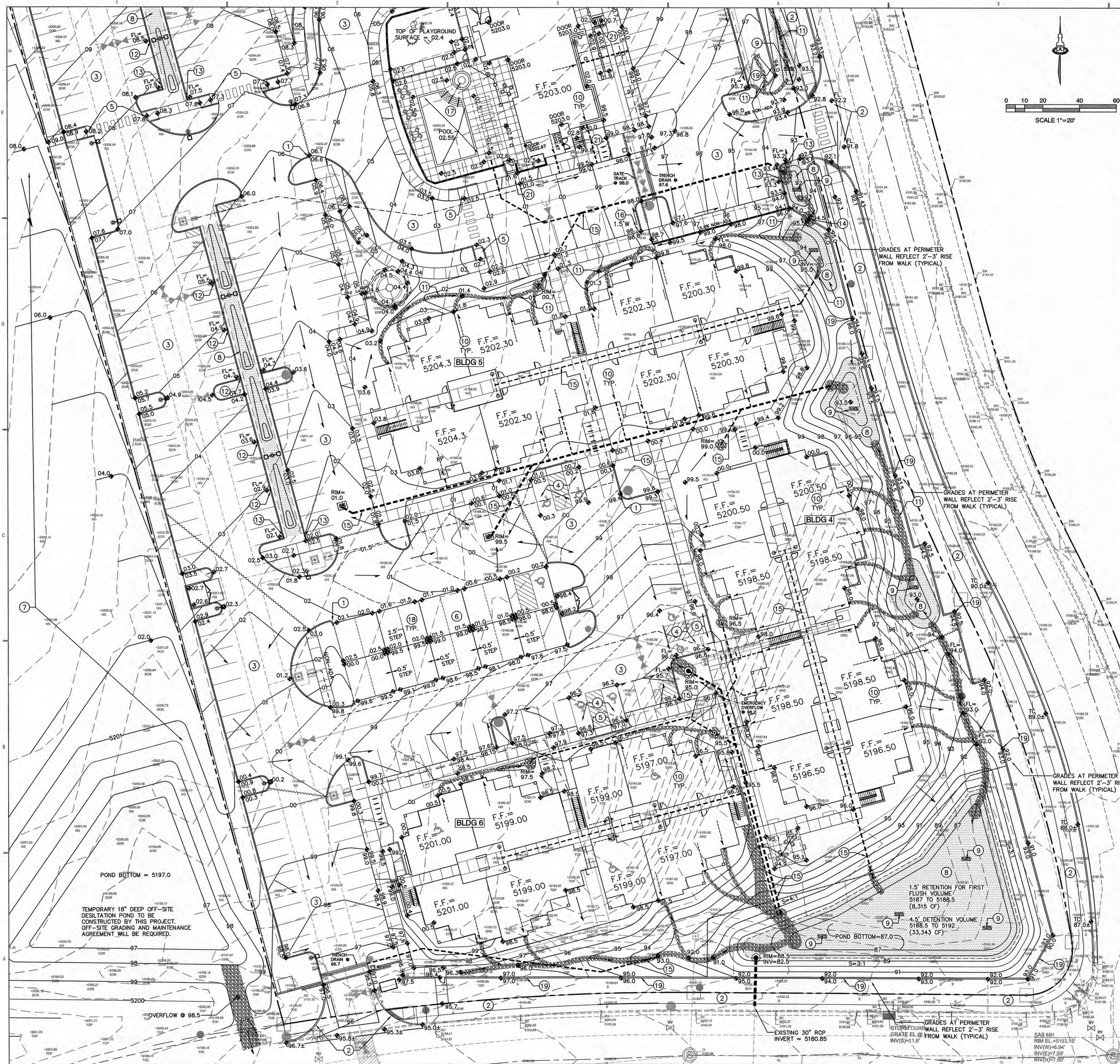
SHEET NO

CG-102



ISAACSON & ARFMAN, P.A.
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Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iaacrivm.com

2121 CG-011.dwg Dec 09,2015

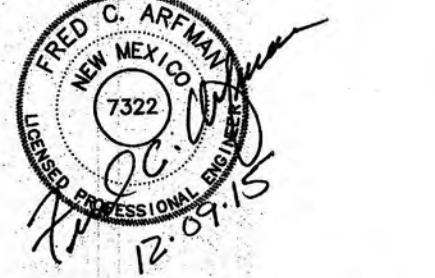


**DEKKER
PERICH
SABATINI**

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
505.761.9700 / DPSDESIGN.ORG

ARCHITECT

SEAL



PROJECT

VILLAGE AT AVALON
601 90th STREET NW
ALBUQUERQUE, NEW MEXICO

REVISIONS

- ADDENDUM 002
- 2" W/DEEP LEADED. OLD
- FF. BASINS REMOVED. 9/19/17
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-

DRAWN BY

REVIEWED BY

DATE

PROJECT NO

15-0074

DRAWING NAME

STORM DRAIN

2 OF 2

CG-502

SHEET NO

CG-502

2121 CG-501.dwg

Dec 09, 2015

ISAACSON & ARFMAN, P.A.
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128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isaacson.com
2121 CG-501.dwg Dec 09, 2015

