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.

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

NM 87103

Sincerely,

www.cabq.gov

Renée 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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06.81

06/24/

05.13

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•5203.89 EOR

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•5201.0 EOR

•5200.75 EOR

05.11

•5202.94 EOR

(6203.00)

I, Genevieve L. Donart, NMPE #15088, 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 12/09/2015. The record information edited onto the original design document has been obtained by John Gallegos, of the firm Consulting Surveying Technology Integration.

I further certify that I have personally visited the project site on the date noted 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. 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.

This certification is submitted in support of a request for Certificate of Occupancy for the following buildings:

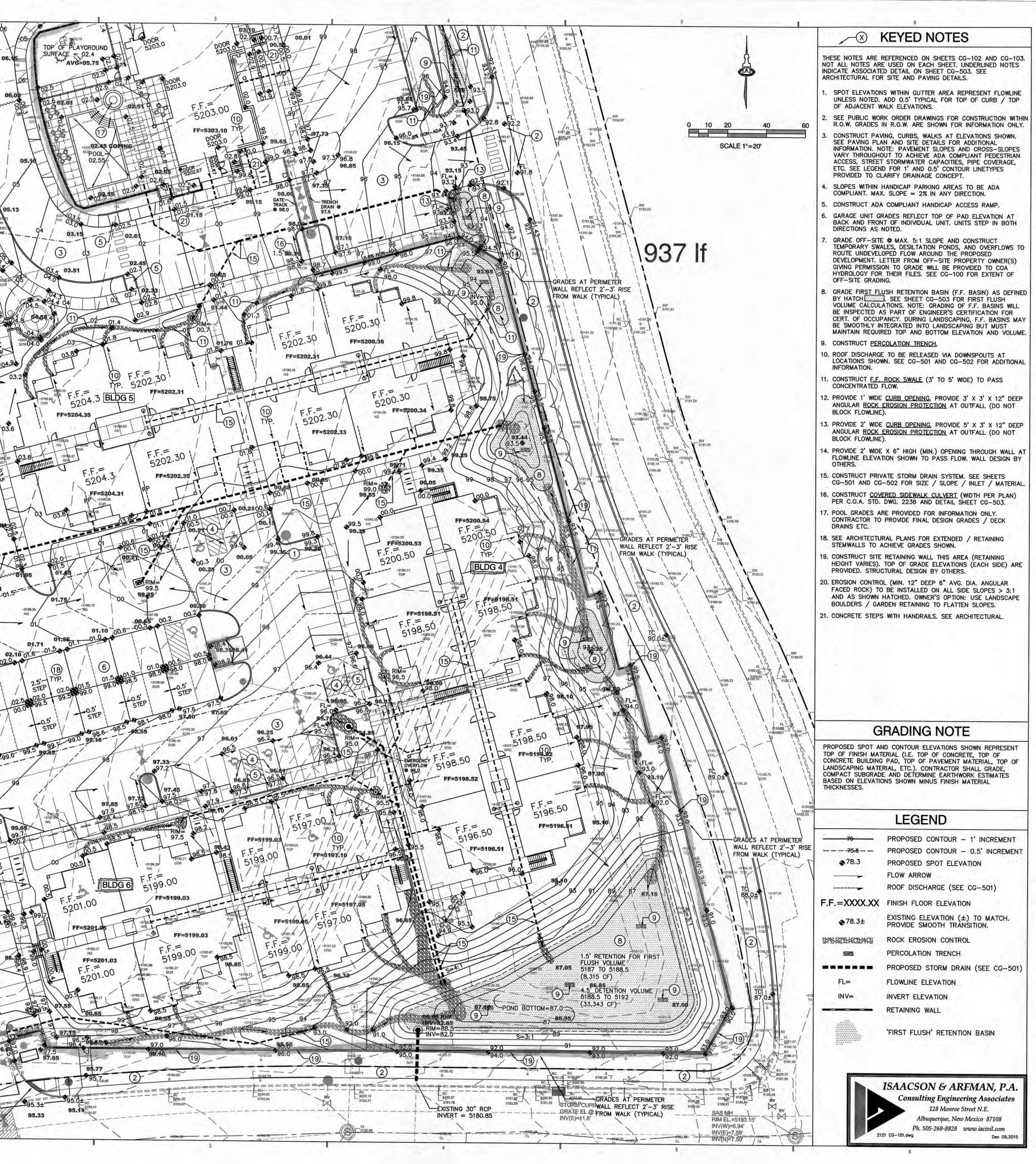
| Bldg # | Permit # (BP-2016-XX) | Certifying Engineer's Signature | Date Certified | Excep- |
|----------------|--------------------------|---------------------------------|-------------------|--------|
| 1 | -00356 | | | |
| 2 | -00355 | | | |
| 3 | -00354 | | | 1 |
| 4 | -00353 | Gave viewel. Det | 919/17 | 1 |
| 5 | -00352 | Contray your Sof | cj. 1. | |
| 6 | -00351 | Souviere L. Dt | 9/19/17 | |
| 7 Clubhouse | -00315 | | 1.1.1.1.1 | |
| 8 S. Garage | -00314 | Sponners L. De | 10/3/17 | |
| 9 N. Garage | -00313 | | 7-1-1- | |
| 10 Maint. | -02300 | 4 | | |

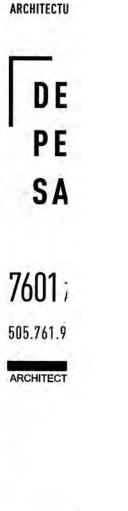


97.22 .5200.25 POND BOTTOM = 5197.0 96.83 TEMPORARY 18" DEEP OFF-SITE DESILTATION POND TO BE CONSTRUCTED BY THIS PROJECT. OFF-SITE GRADING AND MAINTENANCE AGREEMENT WILL BE REQUIRED 97.33

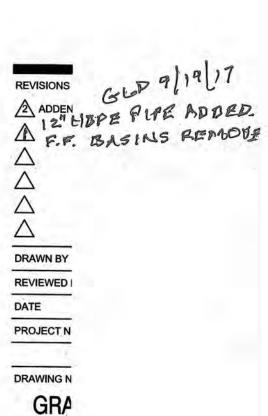
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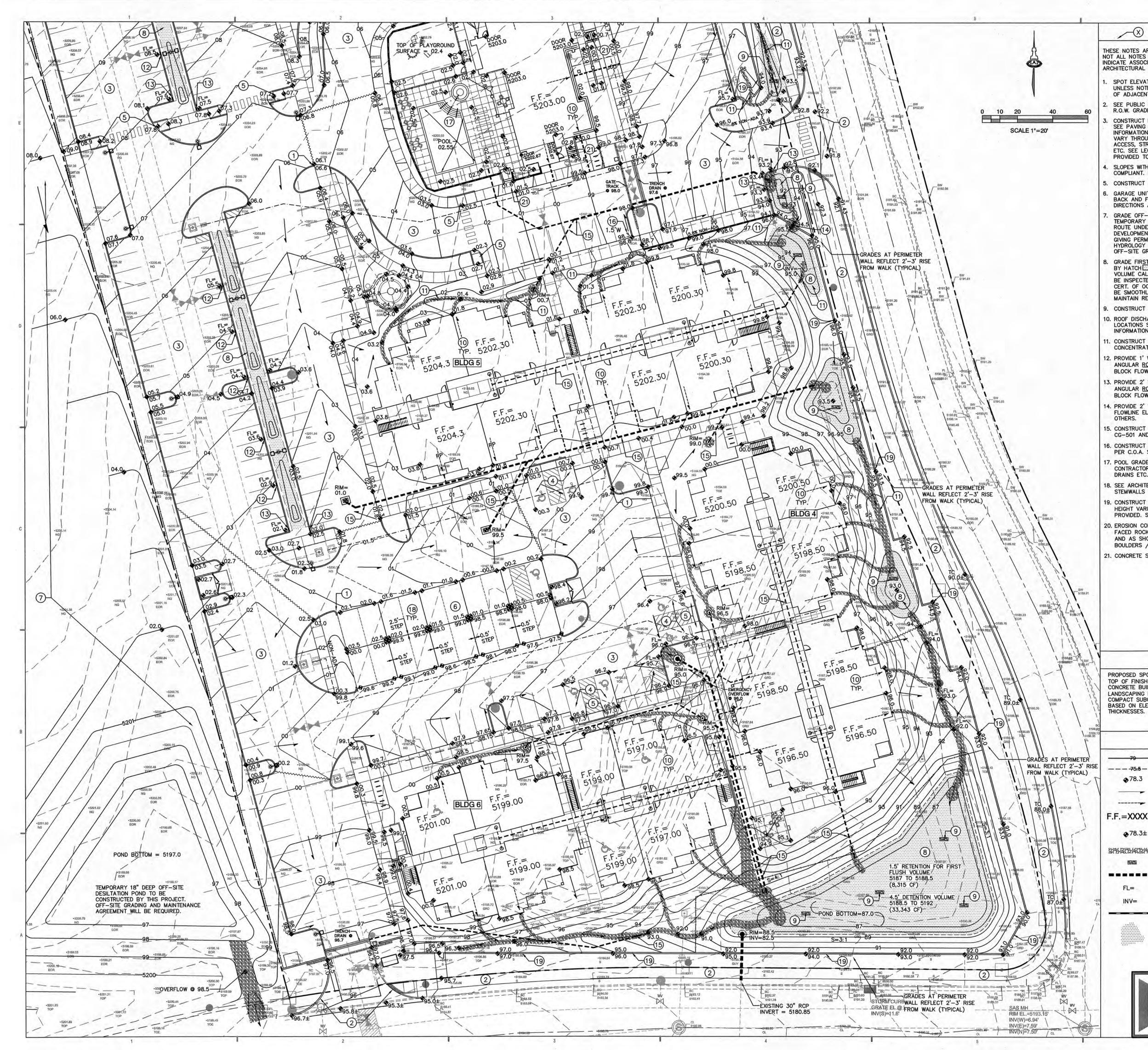






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SHEET NO



KEYED NOTES

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.

- I. SPOT ELEVATIONS 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. GRADES IN R.O.W. ARE SHOWN FOR INFORMATION ONLY.
- CONSTRUCT PAVING, CURBS, WALKS AT ELEVATIONS SHOWN. SEE PAVING PLAN AND SITE DETAILS 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 LINETYPES PROVIDED TO CLARIFY DRAINAGE CONCEPT.
- SLOPES WITHIN HANDICAP PARKING AREAS TO BE ADA
- COMPLIANT. MAX. SLOPE = 2% IN ANY DIRECTION. 5. CONSTRUCT ADA COMPLIANT HANDICAP ACCESS RAMP.
- 5. 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, DESILTATION PONDS, AND OVERFLOWS 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.
- 9. CONSTRUCT PERCOLATION TRENCH,
- 10. ROOF DISCHARGE TO BE RELEASED VIA DOWNSPOUTS AT LOCATIONS SHOWN. SEE CG-501 AND CG-502 FOR ADDITIONAL INFORMATION.
- 1. CONSTRUCT <u>E.F. ROCK SWALE</u> (3' TO 5' WIDE) TO PASS CONCENTRATED FLOW.
- 12. PROVIDE 1' WIDE <u>CURB OPENING</u>. PROVIDE 3' X 3' X 12" DEEP ANGULAR <u>ROCK EROSION PROTECTION</u> AT OUTFALL (DO NOT BLOCK FLOWLINE).
- 13. PROVIDE 2' WIDE <u>CURB OPENING</u>. PROVIDE 5' X 3' X 12" DEEP ANGULAR <u>ROCK EROSION PROTECTION</u> 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 <u>COVERED SIDEWALK CULVERT</u> (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 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.

GRADING NOTE

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

LEGEND

PROPOSED CONTOUR - 1' INCREMENT 79 PROPOSED CONTOUR - 0.5' INCREMENT €78.3 PROPOSED SPOT ELEVATION FLOW ARROW ROOF DISCHARGE (SEE CG-501) -----F.F.=XXXX.XX FINISH FLOOR ELEVATION EXISTING ELEVATION (\pm) TO MATCH. PROVIDE SMOOTH TRANSITION. €78.3± ROCK EROSION CONTROL PERCOLATION TRENCH BORDS PROPOSED STORM DRAIN (SEE CG-501) FLOWLINE ELEVATION FL= INVERT ELEVATION INV= RETAINING WALL 'FIRST FLUSH' RETENTION BASIN

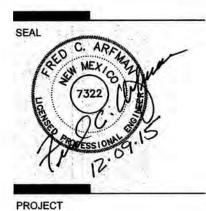
> ISAACSON & ARFMAN, P.A. Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque, New Mexico 87108 Ph. 505-268-8828 www.iacivil.com 2121 CG-101.dwg Dec 09,2015



DEKKER PERICH SABATINI

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

ARCHITECT



VILLAGE AT AVALON 601 90th STREET NW

| | VISIONS ADDENDUM 002 | | | | |
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| DRAWN BY | | | | | |
| REVIEWED BY | FCA | | | | |
| DATE | 12/09/2018 | | | | |
| PROJECT NO | 15-0074 | | | | |
| DRAWING NAME | | | | | |
| GRADIN | G AND | | | | |
| | E PLAN | | | | |

2 OF 2

CG-102

SHEET NO

