

CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

December 21, 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 #5
Request for Permanent C.O. – Not Accepted
Building Permit - 2016-00352
Engineer's Certification Dated 12/18/17
Hydrology File: K09D040**

PO Box 1293

Dear Ms. Donart:

Albuquerque

Based on the Certification received 12/19/17 and site visit on 12/20/17, the site **is not** acceptable for a Permanent Certificate of Occupancy by Hydrology. The following comments need to be addressed for acceptance for Permanent C.O. of the above referenced project:

NM 87103

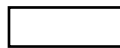
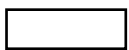
1. According to the Grading Plan Keyed Note #14 and your August 18, 2017 deficiency notation #11, there was to be provided a 2 feet wide x 6 inch high (min) opening through wall at flowline elevation shown to pass flow. This has yet to be done.

www.cabq.gov

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

Sincerely,

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



December 18, 2017

Genevieve Donart, Isaacson & Arfman, P.A.



- ### 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.
- SPOT ELEVATIONS WITHIN CUTTER 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.
 - CONSTRUCT ADA COMPLIANT HANDICAP ACCESS RAMP.
 - GARAGE UNIT GRADES REFLECT TOP OF PAD ELEVATION AT BACK AND FRONT OF INDIVIDUAL UNIT. UNITS STEP IN BOTH DIRECTIONS AS NOTED.
 - 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) GRANTING PERMISSION TO GRADE WILL BE PROVIDED TO CGA HYDROLOGY FOR THEIR FILES. SEE CG-100 FOR EXTENT OF OFF-SITE GRADING.
 - GRADE FIRST FLUSH RETENTION BASIN (F.F. BASIN) AS DEFINED BY HATCH. 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 SMOOTHLY INTEGRATED INTO LANDSCAPING BUT MUST MAINTAIN REQUIRED TOP AND BOTTOM ELEVATION AND VOLUME.
 - CONSTRUCT PERCOLATION TRENCH.
 - ROOF DISCHARGE TO BE RELEASED VIA DOWNSPOUTS AT LOCATIONS SHOWN. SEE CG-501 AND CG-502 FOR ADDITIONAL INFORMATION.
 - CONSTRUCT F.F. ROCK SWALE (3' TO 5' WIDE) TO PASS CONCENTRATED FLOW.
 - PROVIDE 1' WIDE CURB OPENING. PROVIDE 3' X 3' X 12" DEEP ANGULAR ROCK EROSION PROTECTION AT OUTFALL (DO NOT BLOCK FLOWLINE).
 - PROVIDE 2' WIDE CURB OPENING. PROVIDE 5' X 3' X 12" DEEP ANGULAR ROCK EROSION PROTECTION AT OUTFALL (DO NOT BLOCK FLOWLINE).
 - PROVIDE 2' WIDE X 6" HIGH (MIN.) OPENING THROUGH WALL AT FLOWLINE ELEVATION SHOWN TO PASS FLOW. WALL DESIGN BY OTHERS.
 - CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEETS CG-501 AND CG-502 FOR SIZE / SLOPE / INLET / MATERIAL.
 - CONSTRUCT COVERED SIDEWALK CULVERT (WIDTH PER PLAN) PER C.O.A. STD. DWG. 2236 AND DETAIL SHEET CG-503.
 - POOL GRADES ARE PROVIDED FOR INFORMATION ONLY. CONTRACTOR TO PROVIDE FINAL DESIGN GRADES / DECK DRAINS ETC.
 - SEE ARCHITECTURAL PLANS FOR EXTENDED / RETAINING STEMMWALLS TO ACHIEVE GRADES SHOWN.
 - CONSTRUCT SITE RETAINING WALL THIS AREA (RETAINING HEIGHT VARIES). TOP OF GRADE ELEVATIONS (EACH SIDE) ARE PROVIDED. STRUCTURAL DESIGN BY OTHERS.
 - 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.
 - 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 THICKNESSES.

- ### LEGEND
- 79- PROPOSED CONTOUR - 1" INCREMENT
 - 75.5- PROPOSED CONTOUR - 0.5" INCREMENT
 - 78.3- PROPOSED SPOT ELEVATION
 - Flow Arrow
 - Roof Discharge (SEE CG-501)
 - F.F.=XXXX.XX FINISH FLOOR ELEVATION
 - 78.3± 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
 - 'FIRST FLUSH' RETENTION BASIN

DRAINAGE CERTIFICATION

I, Genevieve L. Donart, NMPE #15088, of the firm Isaacson & Arman, 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-tions
1	-00356			
2	-00355			
3	-00354			
4	-00353	Genevieve L. Donart	9/19/17	
5	-00352	Genevieve L. Donart	12/15/17	
6	-00351	Genevieve L. Donart	9/19/17	
7 Clubhouse	-00315			
8 S. Garage	-00314	Genevieve L. Donart	10/3/17	
9 N. Garage	-00313			
10 Maint.	-02300			



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

ARCHITECTURE
**DE
PE
SA**
7601
505.761.9
ARCHITECT

SEAL
PROJECT

REVISIONS
G.D. 9/19/17
12" PIPE PIPE ADDED
F.F. BASINS REMOVED

DRAWN BY
REVIEWED
DATE
PROJECT N

DRAWING N
**GRA
DRAI**

SHEET NO