

CITY OF ALBUQUERQUE



April, 20, 2018

Genevieve L. Donart
Issac & Arfman, P.A.
128 Monroe Street NE
Albuquerque, NM 87108

Re: Broadstone Northpoint Apartment, 9100 San Mateo NE Building 105
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 08-31-16 (B18-D001C)
Certification dated 04-18-18

Dear Mr. Donart,

Based upon the information provided in your submittal received 04-19-2018, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

EG\RM via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Broadstone Northpoint Apartments Building Permit #: 2016-00026 City Drainage #: B18D001C
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: A Portion of Tract 1, North I-25 Corporate Center
City Address: Northwest Corner of San Mateo and Modesto NE

Engineering Firm: Isaacson & Arfman, P.A. Contact: Genny Donart, P.E.
Address: 128 Monroe Street NE - Albuquerque, NM 87108
Phone#: (505) 268-8828 Fax#: _____ E-mail: gennyd@iacivil.com

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

Architect: ORB Architects 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

☐ 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) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

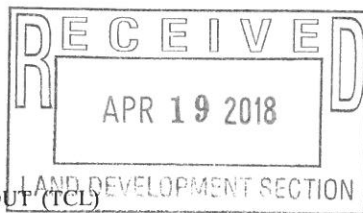
DATE SUBMITTED: April 18, 2018 By: Genevieve L. Donart

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY Bldg. 5

☐ 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) _____



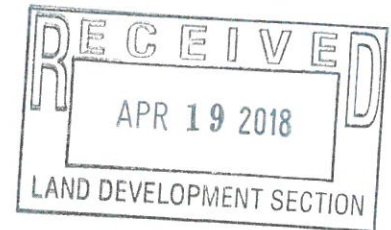
COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



Date: April 18, 2018

Project: Broadstone Northpoint Apartments

Subject: Rolling TCL Certification: Building 5



TRAFFIC CERTIFICATION

I, Genevieve L. Donart, PE, NMPE No. 15088, of the firm Isaacson & Arfman, P.A., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB approved plan dated June 21,216 with the exceptions listed below.

1. Repair patching in the parking in front of Bldg 5 to be completed prior to final certification of the site.
2. Curb at the west end of the parking area south of Bldg 5 was left open for landscaping access. This curb to be in place prior to final certification of the site.

The record information edited onto the original design document has been obtained by Russ Hugg NMPLS No. 9750 of the firm Surv-Tek, Inc. I further certify that I or someone under my direct supervision visited the project site on March 17, 2018 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 for Bldg 5 only.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those

relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



Genevieve L Donart, NMPE No. 15088

