

CITY OF ALBUQUERQUE



February 16, 2018

Genevieve L. Donart, R.A.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

**Re: Broadstone Northpoint Apartment, 9100 San Mateo NE. Buildings 3, 6, 21
& 22
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 8-31-16 (B18D001C)
Certification dated 2-13-18**

Dear Mr. Donart,

Based upon the information provided in your submittal received 2-14-18,
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

MA/RM via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

BLDG PERMIT #s:

Bldg 3 2016-00028
Bldg 6 2016-00025
Bldg 21 2016-00604
Bldg 22 2016-00603

Project Title: Broadstone Northpoint Apartments 3,6,21 & 22 Building Permit #: see list above 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: February 13, 2018

By: Genny Donart

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY Bldgs 3, 6, 21, & 22

☐ 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

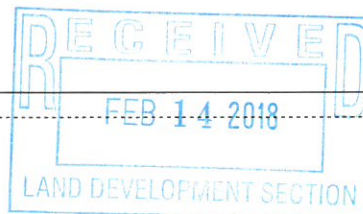
☐ WORK ORDER APPROVAL

☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING

☐ OTHER (SPECIFY) _____

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____





Date: February 13, 2018

Project: Broadstone Northpoint Apartments

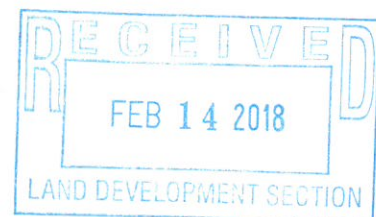
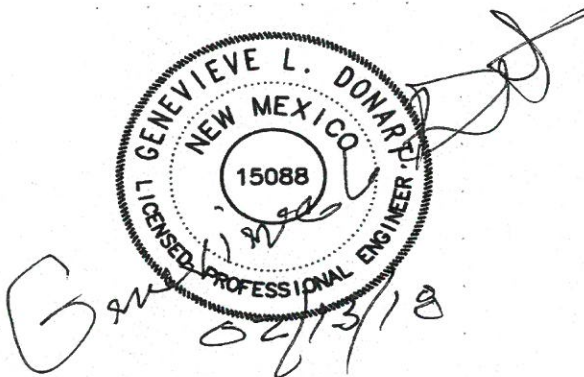
Subject: Rolling TCL Certification: Buildings 3, 6, 21, & 22

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, 2016. 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 February 13, 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.

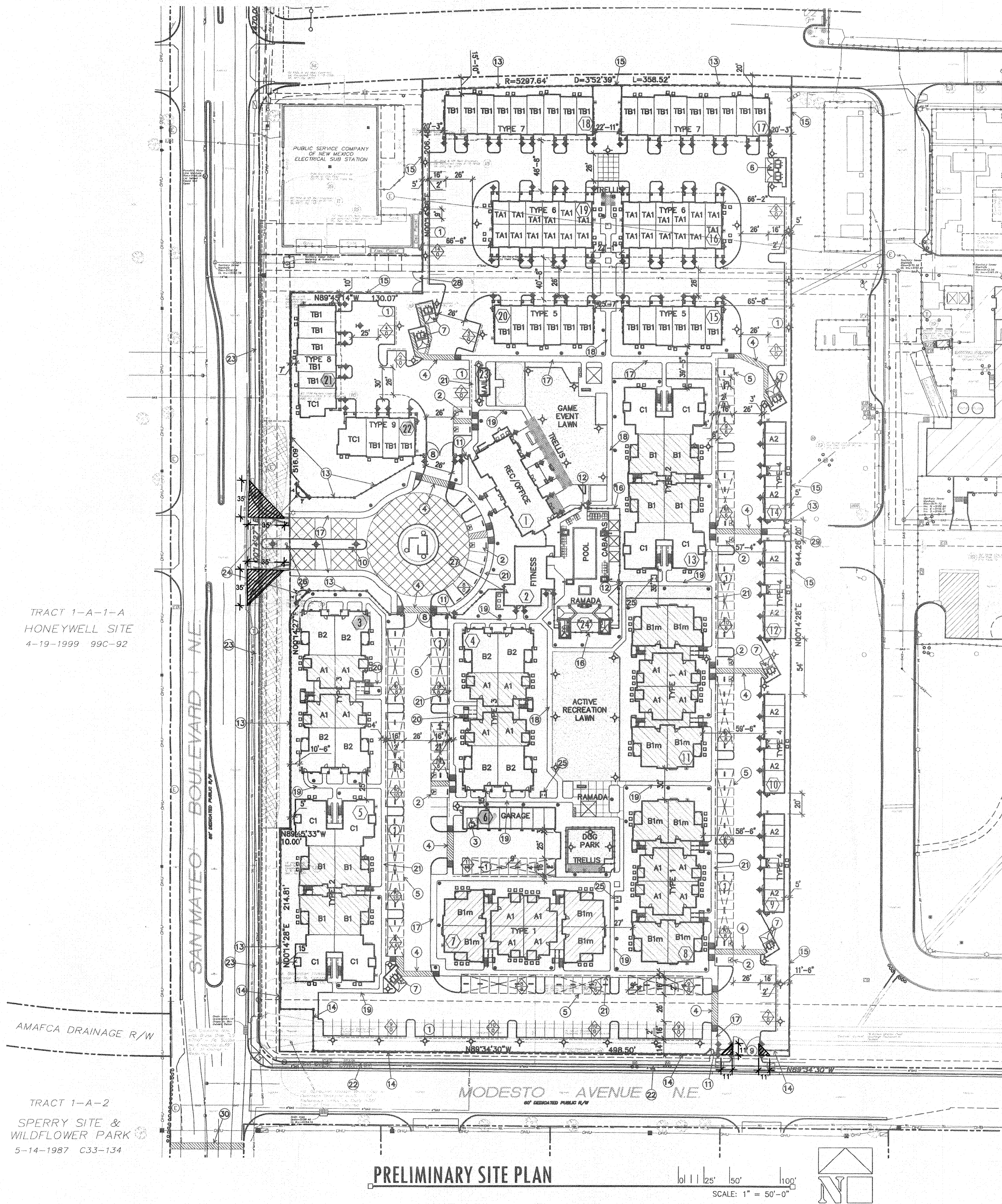
This certification is submitted in support of a request for Permanent Certificate of Occupancy.

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

FILE: I:\Orb\ORB Job Files\15-22_Titan_Northpoint\15212 A110 Site Plan.dwg USER: jco DATE: Jan, 27 2016 TIME: 03:48 pm



DEVELOPMENT DATA

NET SITE AREA:

9.9924 ACRES (435,267 S.F.)

ZONING:

CURRENT: SU-2/SU-1 FOR HDR

BUILDING HEIGHT:

PROVIDED: 37 FEET

DENSITY:

PROPOSED: 22.42 DU/ACRE

SETBACKS PROVIDED:

	SIDE (N)	REAR (W)	SIDE (S)	FRONT (E)
BUILDINGS	15'	5'	67'	5'
PARKING	NA	5'	14'	38'

UNIT MIX		UNIT TYPE										UNITS/BLDG	NO. BLDGS	TOTAL UNITS
		A1	A2	B1	B1m	B2	B2.2	C1	TA1	TA1	TC1			
LIVABLE	738	983	1,105	1,085	1,088	1,197	1,314	879	1,242	1,559				
STOR/GAR	23	247	21	21	40	21	30	290	501	501				
PAT/BAL	68	15	90	90	90	90	58	56	56	130				
BLDG TYPE 1	12											24	3	72
BLDG TYPE 2		12										20	2	40
BLDG TYPE 3	12					4	4					20	2	40
BLDG TYPE 4		2										2	4	8
BLDG TYPE 5											6	6	2	12
BLDG TYPE 6								12				12	2	24
BLDG TYPE 7									9			9	2	18
BLDG TYPE 8										5	1	6	1	6
BLDG TYPE 9											3	1	4	4
TOTAL	60	8	24	36	8	8	16	24	38	2		19	224	

MINIMUM ON-LOT USABLE OPEN SPACE REQUIRED AND PROVIDED

	SF REQ. PER DU	# OF DU'S	TOTAL SF REQUIRED	TOTAL SF PROVIDED
1 BEDROOM	400	92	36,800	
2 BEDROOM	500	114	57,000	
3 BEDROOM	600	18	10,800	
PROVIDED SITE OPEN SPACE				180,184
PROVIDED BALCONY PRIVATE OPEN SPACE				15,716
TOTAL (excess of 91,300 SF)		224	104,600	195,900

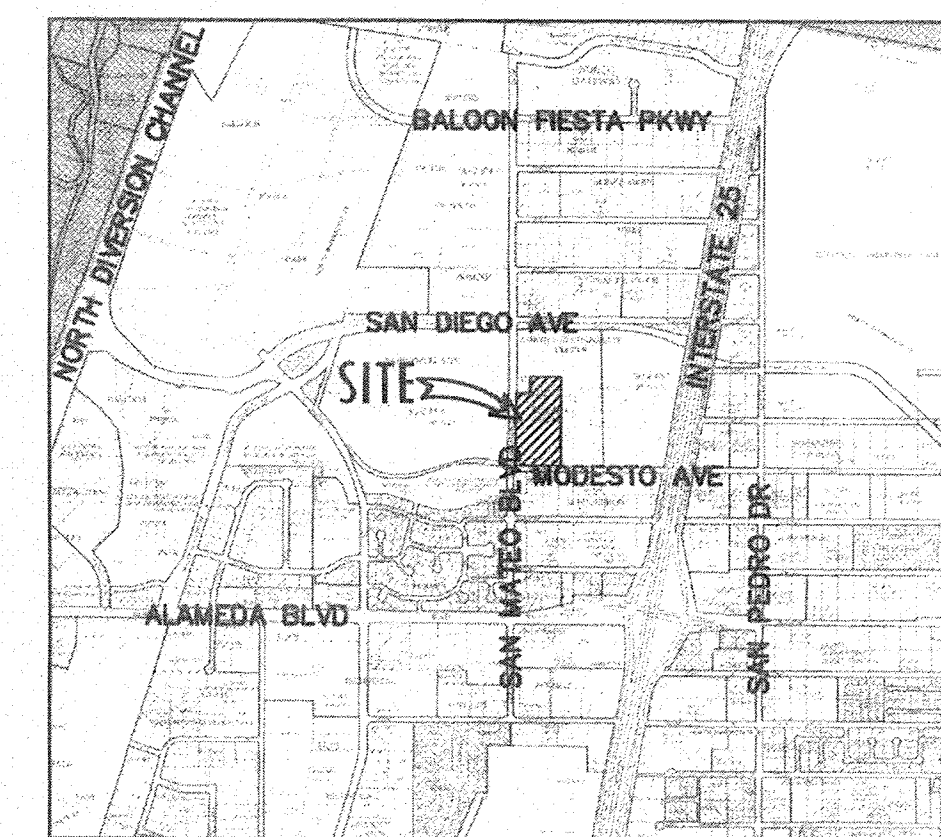
PARKING SPACE REQUIREMENTS		PARKING RATIO REQUIRED	PARKING SPACES
UNIT A1, A2, TA1 < 1,000 SF	92 - 1 BR / 1 BATH	1.5 / 1	138
UNIT B1, B2, TB1 > 1,000 SF	114 - 2 BR / 2 BATH	2 / 2	228
UNIT C1 > 1,000 SF	16 - 3 BR / 2 BATH	2 / 2	32
UNIT TC1 > 1,000 SF	2 - 3 BR / 3 BATH	2 / 3	6
PARKING SPACES REQUIRED			404
TRANSIT REDUCTION (10%)			-40
Total Parking Spaces Required			364
OPEN PARKING PROVIDED			120
CARPORT PARKING PROVIDED			122
GARAGE PARKING PROVIDED			143
TANDEM OPEN (Provided but NIC in parking codes)			46
Total Parking Provided			385
Accessible Parking Required			12
OPEN ACCESSIBLE PARKING PROVIDED			8
CARPORT ACCESSIBLE PARKING PROVIDED			4
GARAGE ACCESSIBLE PARKING PROVIDED			1
Total Accessible Parking Provided			13
Bicycle Parking Required (1 SPACE FOR EVERY 2 DWELLING UNITS)			112
GARAGE BICYCLE RACK			103
Total Bicycle Parking Provided			113

LEGEND

- DENOTES PROPERTY LINE
- ① BUILDING NUMBER
- TYPE 2 BUILDING TYPE
- 10 NO. OF PARKING SPACES
- 8 NO. OF COVERED SPACES
- Ⓜ DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT

LIGHTING LEGEND

- Ⓜ TYPE 'SA'. 18' TALL POLE LIGHT.
- Ⓜ TYPE 'SB'. 12' TALL POLE LIGHT.
- Ⓜ TYPE 'SC'. 8' TALL POST TOP LIGHT.
- Ⓜ TYPE 'SD'. 42" HIGH BOLLARD LIGHT.
- Ⓜ TYPE 'SE'. CARPORT LIGHT.
- Ⓜ TYPE 'SF'. WALL SCONCE AT +5'-6" B.O.F. ADA COMPLIANT.
- Ⓜ TYPE 'SG'. FLUORESCENT UPLIGHT.



VICINITY MAP

NOT TO SCALE

KEYNOTES ①

- 9'x16' PARKING SPACE WITH 2' OVERHANG, TYPICAL, SEE DETAIL 01/A2.
- 11'x18' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 05/A2.
- ACCESSIBLE GARAGE SPACE.
- ACCESSIBLE DRIVEWAY CROSSING MARKING.
- INDICATES LOCATION OF CARPORT PARKING STRUCTURE, SEE DET 06/A2.
- DOUBLE TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 13/A2.
- SINGLE TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 07/A2.
- ELECTRONIC ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 28/A3.
- RESIDENT ONLY REMOTE CONTROL ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 28/A3.
- GATE CONTROL BOX AND SITE DIRECTORY MAP, SEE DETAIL 17/A3. PROVIDE KEY BOX FOR FIRE DEPARTMENT ACCESS.
- PEDESTRIAN ENTRY GATE, SEE DETAIL 23/A3.
- POOL GATE, SEE DETAIL 24/A3.
- WROUGHT IRON PERIMETER VIEW FENCE, SEE DETAIL 18 & 19/A3.
- CMU/WROUGHT IRON COMBO PERIMETER FENCE, SEE DETAIL 27/A3.
- CMU PERIMETER WALL, SEE DETAIL 16/A3.
- WROUGHT IRON POOL FENCE, SEE DETAIL 19/A3.
- 6' SIDEWALK CONNECTING TO EACH BUILDING AND TO PUBLIC WAYS.
- 5' SIDEWALK, MAIN INTERIOR CONNECTION.
- 4' SIDEWALK, TYPICAL ON SITE.
- 3'-6" SIDEWALK AT STAIR APPROACH, TYPICAL.
- 6' SIDEWALK, TYPICAL AT PARKING, SEE DETAIL 09/A2.
- 6' SIDEWALK DETACHED 4' FROM STREET CURB AT MODESTO AVE.
- 6' SIDEWALK DETACH 6' FROM STREET CURB AT SAN MATEO BLVD.
- MONUMENT SIGN, SEE DETAIL 29/A3.
- BICYCLE PARKING RACK FOR 6 BICYCLES, SEE DETAIL 30/A3.
- FLAG POLE.
- POOL EQUIPMENT AT FITNESS BLDG.
- EASEMENT ACCESS GATE.
- FUTURE PEDESTRIAN GATE CONNECTION TO FUTURE COMMERCIAL DEVELOPMENT TO THE EAST.
- POTENTIAL STREET CROSSING WITH ENHANCED PAVING TO BE COORDINATED WITH CITY OF ALBUQUERQUE PARKS AND RECREATION DEPARTMENT.

GENERAL NOTES

- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER.
- LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHURUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

PROJECT NUMBER: 1000310

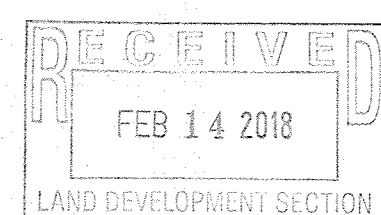
Application Number: 15EPC-40072

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 1/15/11, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ☒ Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>Ryan M. Miller</i> Traffic Engineering, Transportation Division	4/6/16 Date
<i>Christy Colson</i> ABCWA	04/06/16 Date
<i>Carol S. Demore</i> Parks and Recreation Department	4-6-16 Date
<i>John D.</i> City Engineer	8-31-16 Date
<i>John D.</i> Solid Waste Management	2-1-16 Date
<i>John D.</i> DRB Chairperson, Planning Department	8-31-16 Date



DATE: JANUARY 27, 2016 ORB # 15-212

A1 of 18

SITE PLAN
PRELIMINARY