

CITY OF ALBUQUERQUE



May 30, 2018

Genny Donart P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

Re: Broadstone Northpoint Apartments, Building 7
9100 San Mateo Blvd NE, 87113
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 6-21-16 (B18-D001C)
Certification dated 5-24-18

Dear Ms. Donart,

Based upon the information provided in your submittal received 5-22-18, 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 Ernie Gomez at (505) 924-3981.

Sincerely,

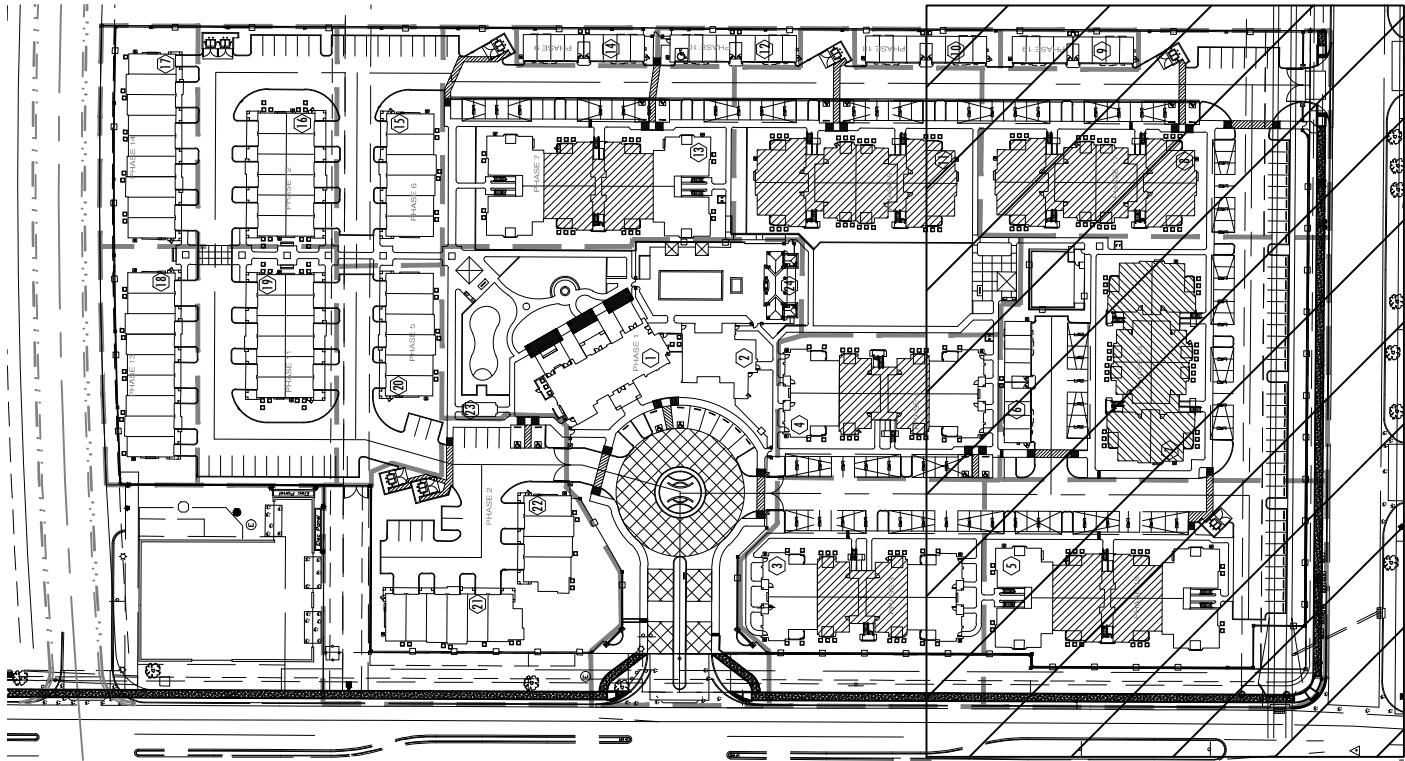
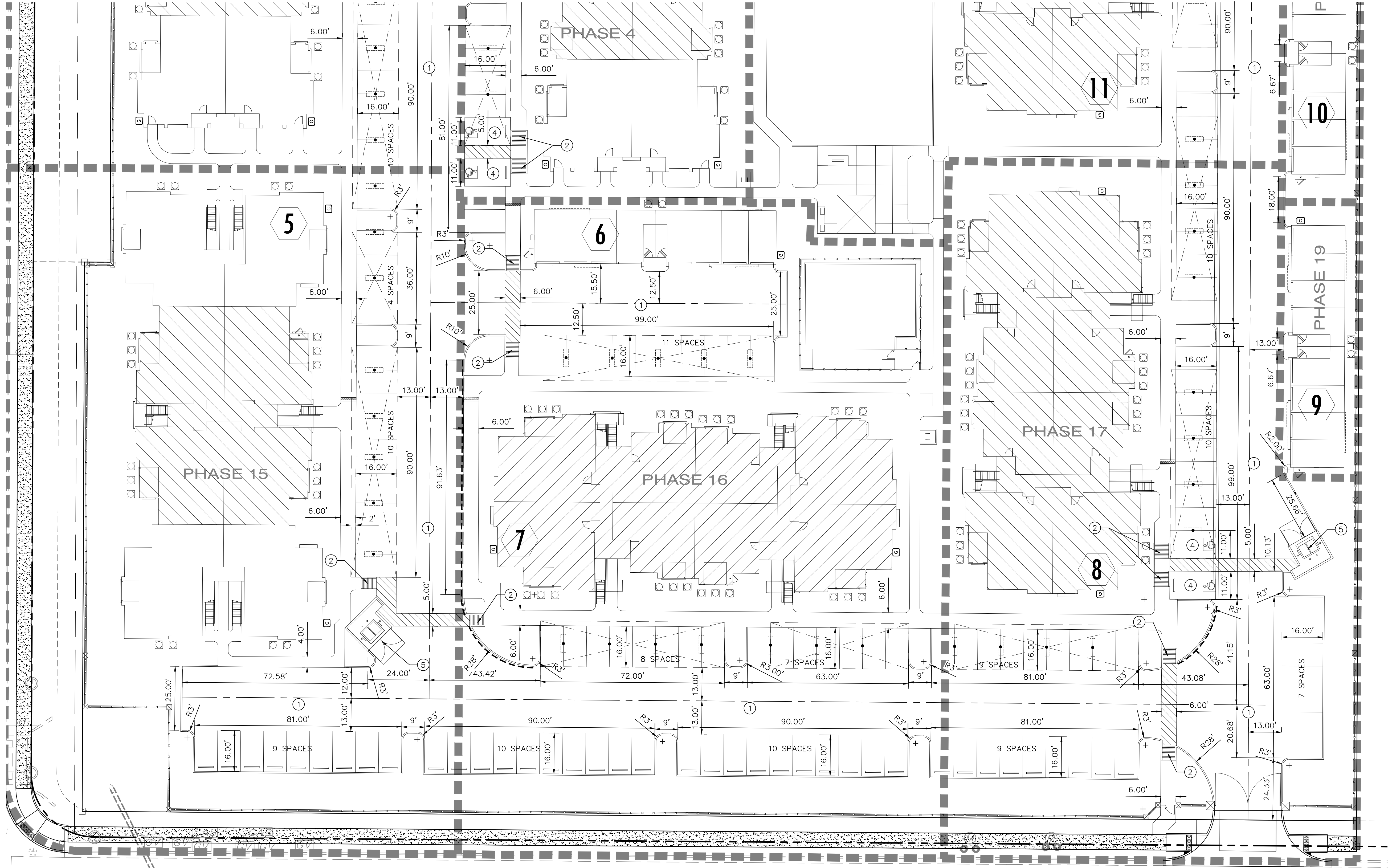
Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

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FILE:M:\PROJECTS\2100-2199\2129\DWG\2129 BUILDING PERMIT\2129 CP-102.dwg USER:Justin DATE:Jun, 23 2016 TIME: 09:29 am



TRAFFIC CONTROL SHEET KEY

LEGEND

- 4" WIDE PAINTED (BLUE) PARKING STRIPES, 3' ON CENTER.
- PAINT CURB RED & STENCIL WHITE TEXT "FIRE LANE NO PARKING", 4" HIGH LETTERS, 1/2" STROKE.

CENTERLINE CONTROL

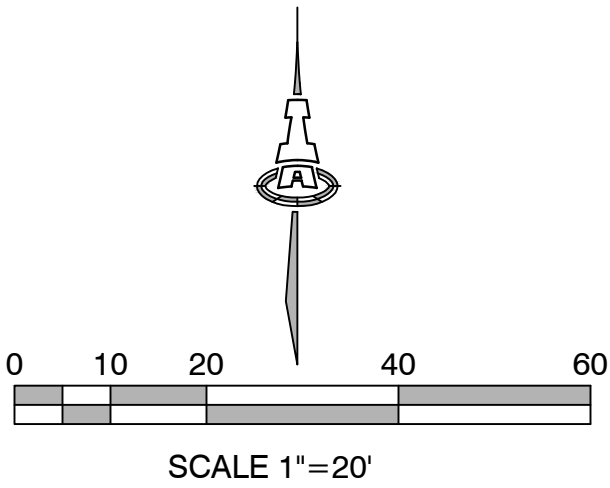
SEE SITE PAVING PLAN FOR CENTERLINE CONTROL COORDINATES AND BEARING-DISTANCES.

KEYED NOTES

- PAVED AREAS, SEE PAVING PLAN FOR LIMITS AND TYPE OF PAVING.
- ADA RAMP, SEE DETAIL ON ARCHITECTURAL PLANS.
- ACCESSIBLE PARKING SIGN, SEE DETAIL ON ARCHITECTURAL PLANS.
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- DOUBLE TRASH ENCLOSURE.
- ADA ACCESSIBLE RAMP WITH TRUNCATED DOME MATS, SEE PUBLIC WORK ORDER DRAWINGS.

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BROADSTONE NORTHPOINT

NWC SAN MATEO AND MODESTO NE
Albuquerque, New Mexico

Office of Rich Barber
ORB
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ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Marrow Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isacell.com
2129 CP-102.dwg Jun 23, 2016

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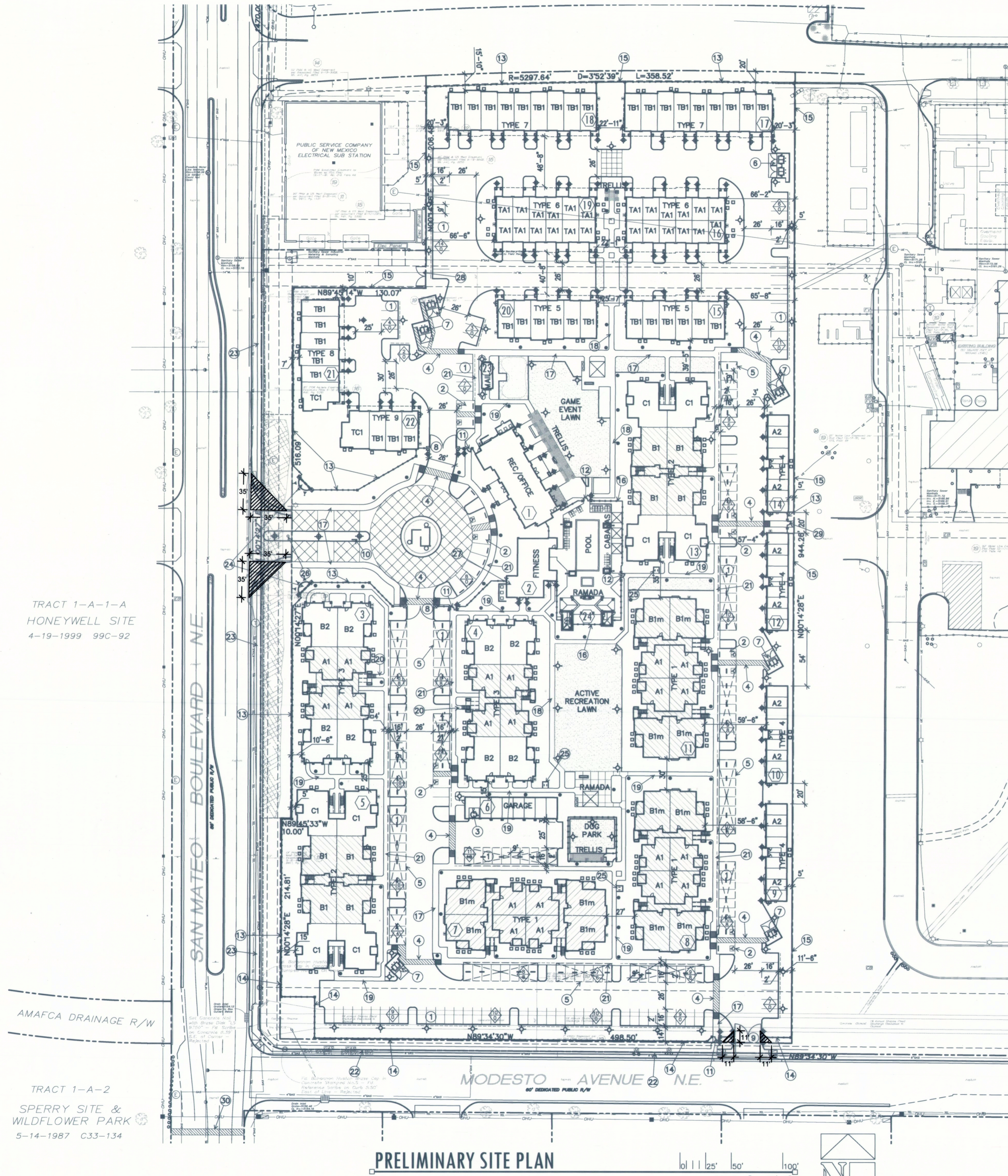
DATE: JUNE 21, 2016

ORB # 15-212

CP1.4

SOUTH TRAFFIC CONTROL PLAN

FILE: \\Orb\ORB Job Files\15-212_Titan_Northpoint\CAD Files\Preliminary\15212 A110 Site Plan.dwg USER: jga 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	B2.1	B2.2	C1	TA1	TB1	TC1			
LIVABLE	738	983	1,106	1,095	1,088	1,197	1,314	879	1,242	1,559				
STOR/GAR	23	247	21	21	40	21	30	290	501	501	130			
PAT/BAL	68	15	90	90	90	90	59	56						
BLDG TYPE 1	12											24	3	72
BLDG TYPE 2	12											20	2	40
BLDG TYPE 3	12											20	2	40
BLDG TYPE 4		2										2	4	8
BLDG TYPE 5												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	1	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

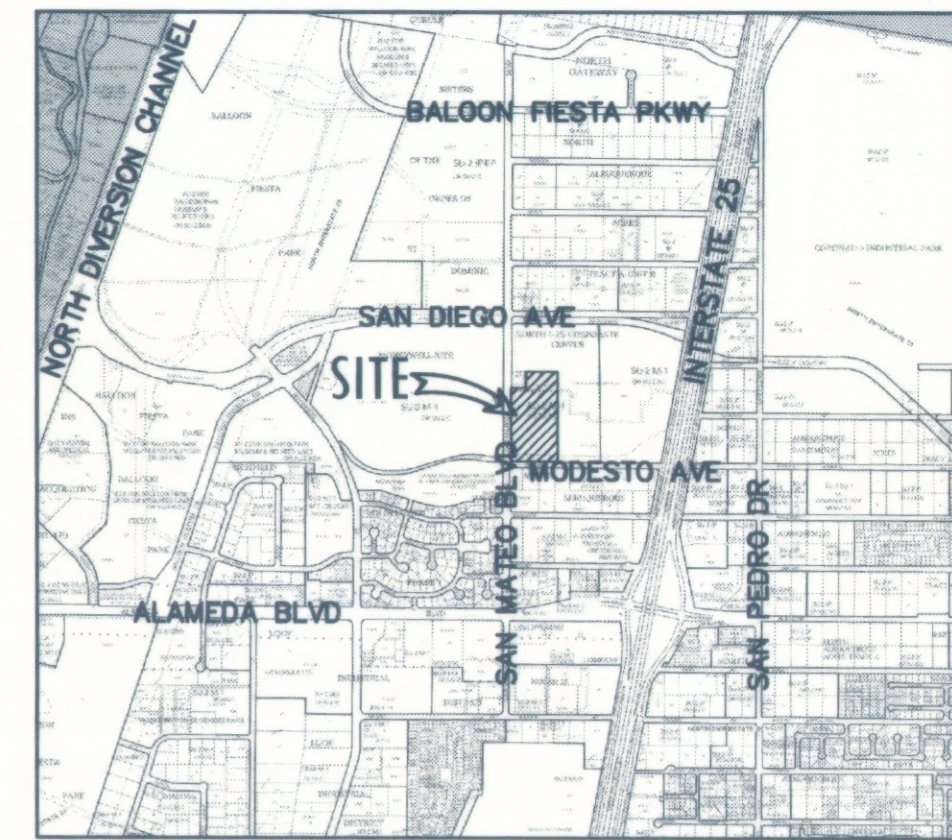
PARKING SPACE REQUIREMENTS			PARKING RATIO REQUIRED	PARKING SPACES
UNIT A1, A2, TA1 < 1,000 SF	92 – 1 BR / 1 BATH	1.5 / 1		
UNIT B1, B2, TB1 > 1,000 SF	114 – 2 BR / 2 BATH	2 / 2	228	
UNIT C1 > 1,000 SF	16 – 3 BR / 2 BATH	2 / 2	32	
UNIT TC1 > 1,000 SF	2 – 3 BR / 3 BATH	2 / 3	6	
PARKING SPACES REQUIRED				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				112
(1 SPACE FOR EVERY 2 DWELLING UNITS)				
GARAGE				103
BICYCLE RACK				10
Total Bicycle Parking Provided				113

LEGEND

- DENOTES PROPERTY LINE
- ① BUILDING NUMBER
- TYPE 2 BUILDING TYPE
- NO. OF PARKING SPACES
- 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 PARKING.
- 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.
- 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.
- CEASEMENT 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 SHRUBBERY 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: 15EP-40072

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 1/15/16 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:

Ronald Williams 4/6/16
Traffic Engineering, Transportation Division Date

Wendy Calver 04/06/16
ABCWA Date

Carl S. Dumont 4-6-16
Parks and Recreation Department Date

John 8-31-16
City Engineer Date

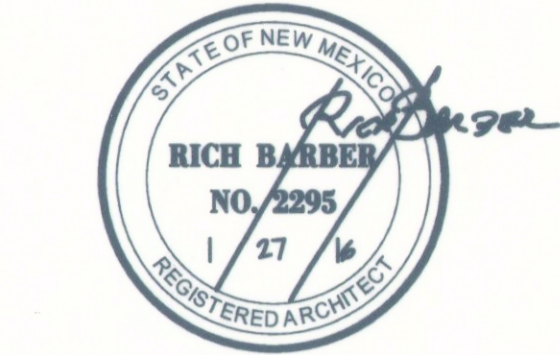
John 2-1-16
Solid Waste Management Date

John 8-31-16
DRB Chairperson, Planning Department Date

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Albuquerque, New Mexico

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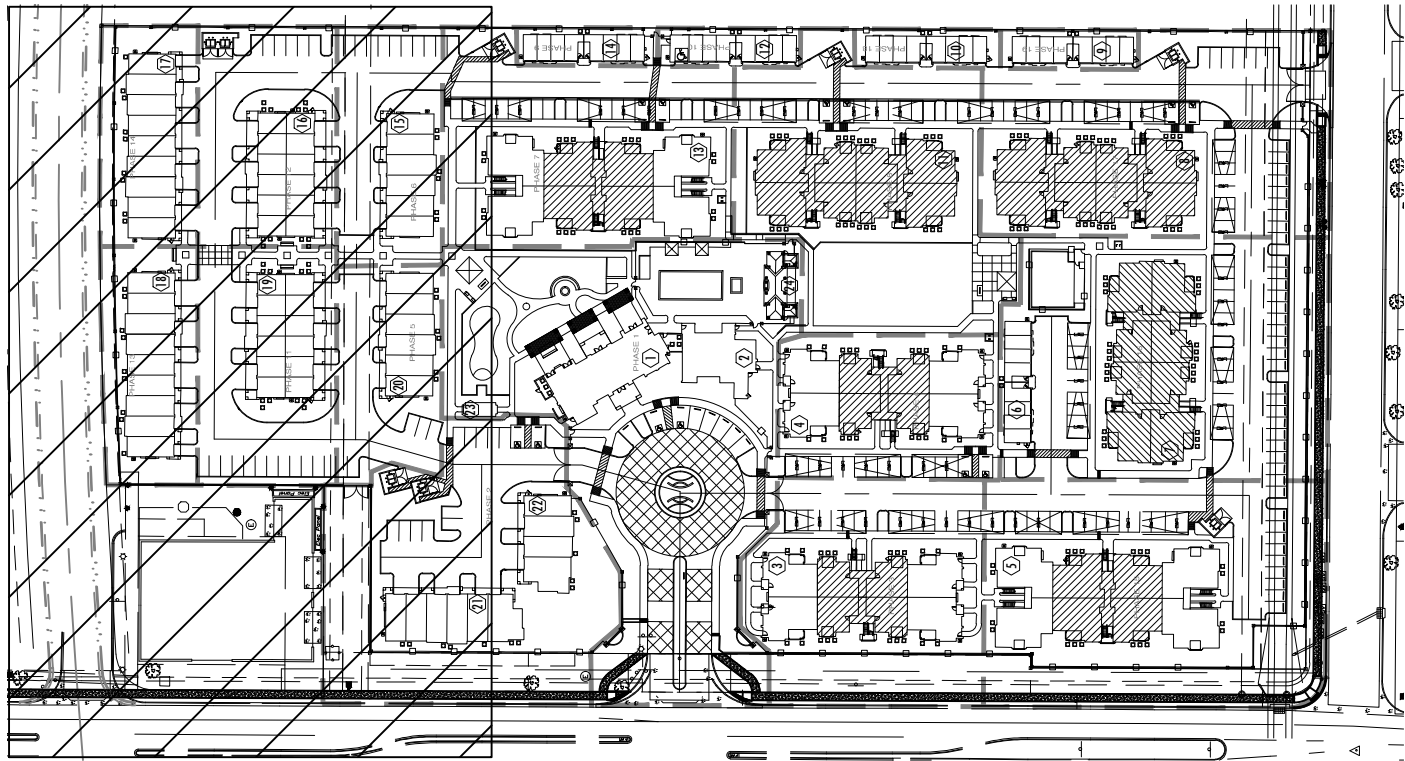


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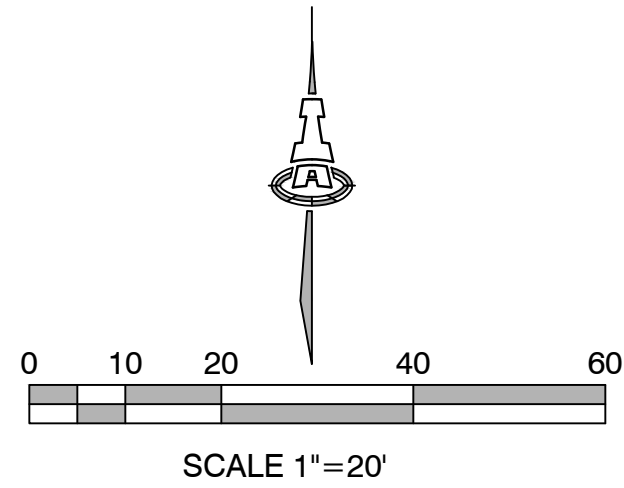
SEE SITE PAVING PLAN FOR CENTERLINE
CONTROL COORDINATES AND
BEARING-DISTANCES.

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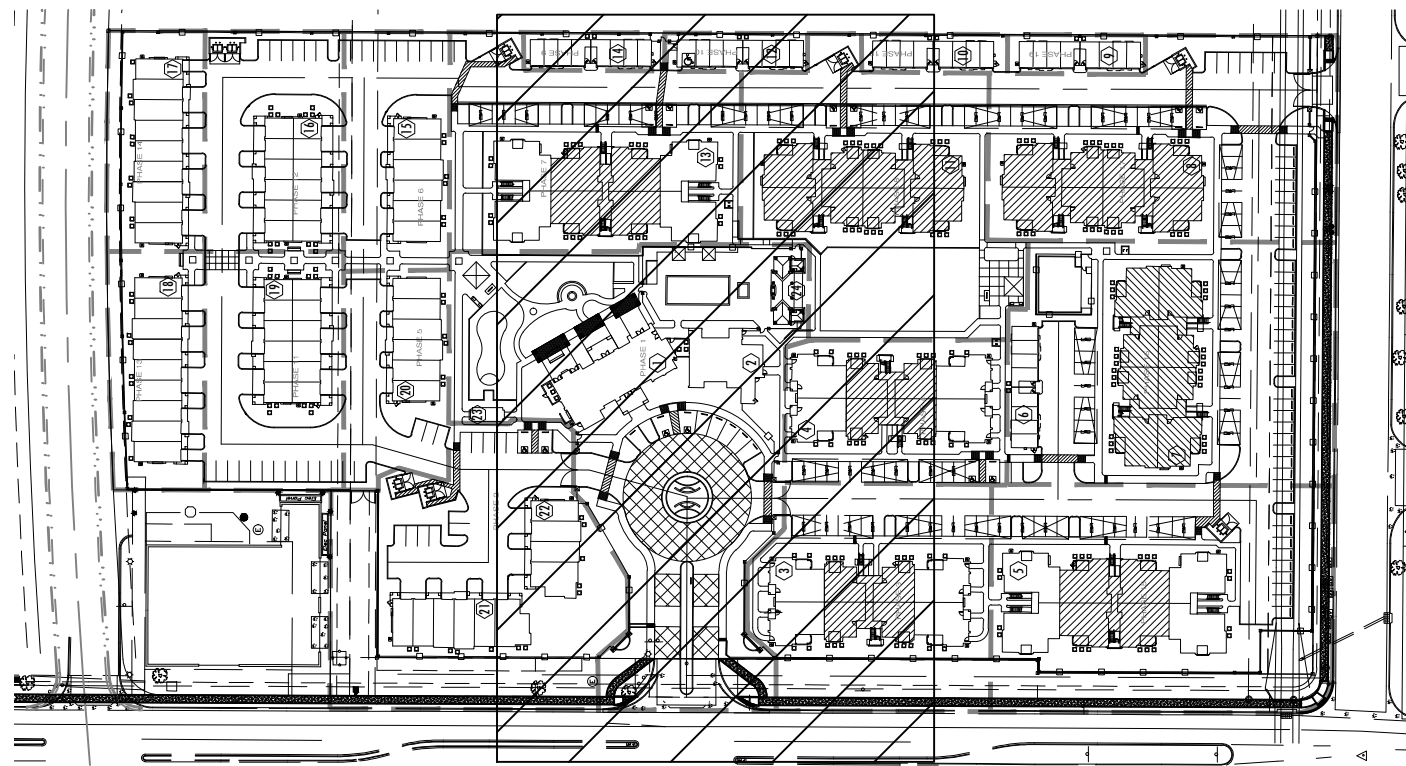
FIRST CITY SUBMITTAL

DATE: JUNE 21, 2016

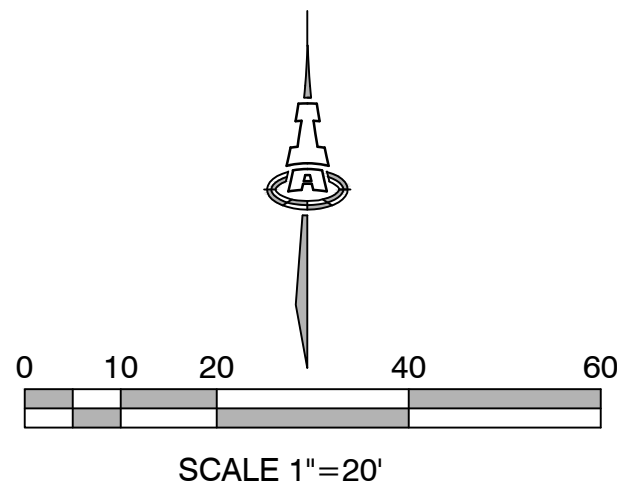
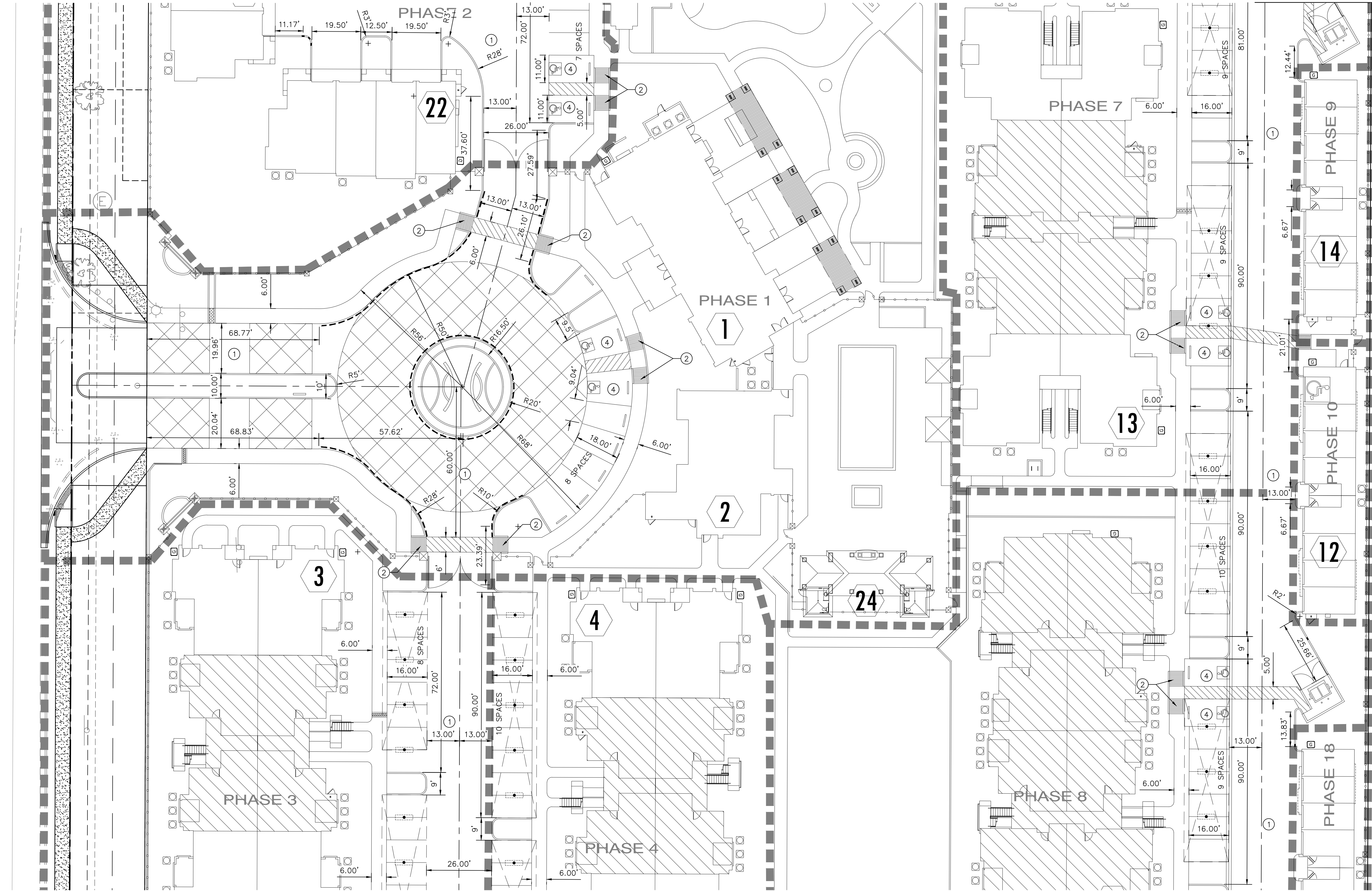
ORB # 15-212

CP1.2

NORTH TRAFFIC CONTROL PLAN

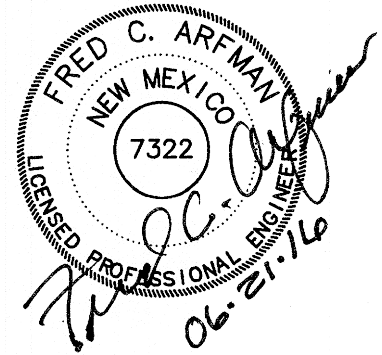


TRAFFIC CONTROL SHEET KEY



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Albuquerque, New Mexico

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DATE: JUNE 21, 2016	ORB # 15-212

CP1.3

MIDDLE TRAFFIC CONTROL PLAN

LEGEND

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City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Broadstone Northpoint Apartments Building Permit #: 2016-00024 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) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY Bldg. 7

☐ 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) _____



IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: May 24, 2018 By: Genevieve L. Donart

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



Date: April 18, 2018

Project: Broadstone Northpoint Apartments

Subject: Rolling TCL Certification: Building 7



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 with the exceptions listed below.

1. Repair patching in the parking in front of Bldg 7 to be completed 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 7 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

