

CITY OF ALBUQUERQUE



July 11, 2018

Fred Arfman, P.E.
Isaacson & Arfman P.A.
128 Monroe ST. NE
Albuquerque, NM 87108

**Re: Broadstone Northpoint Townhomes,
9100 San Mateo Blvd NE _ Building # 8
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 6-21-16 (B18-D001C)
Certification dated 7-09-18**

Dear Mr. Arfman

Based upon the information provided in your submittal received 07-09-18, 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 or me at (505)924-3991.

Sincerely,

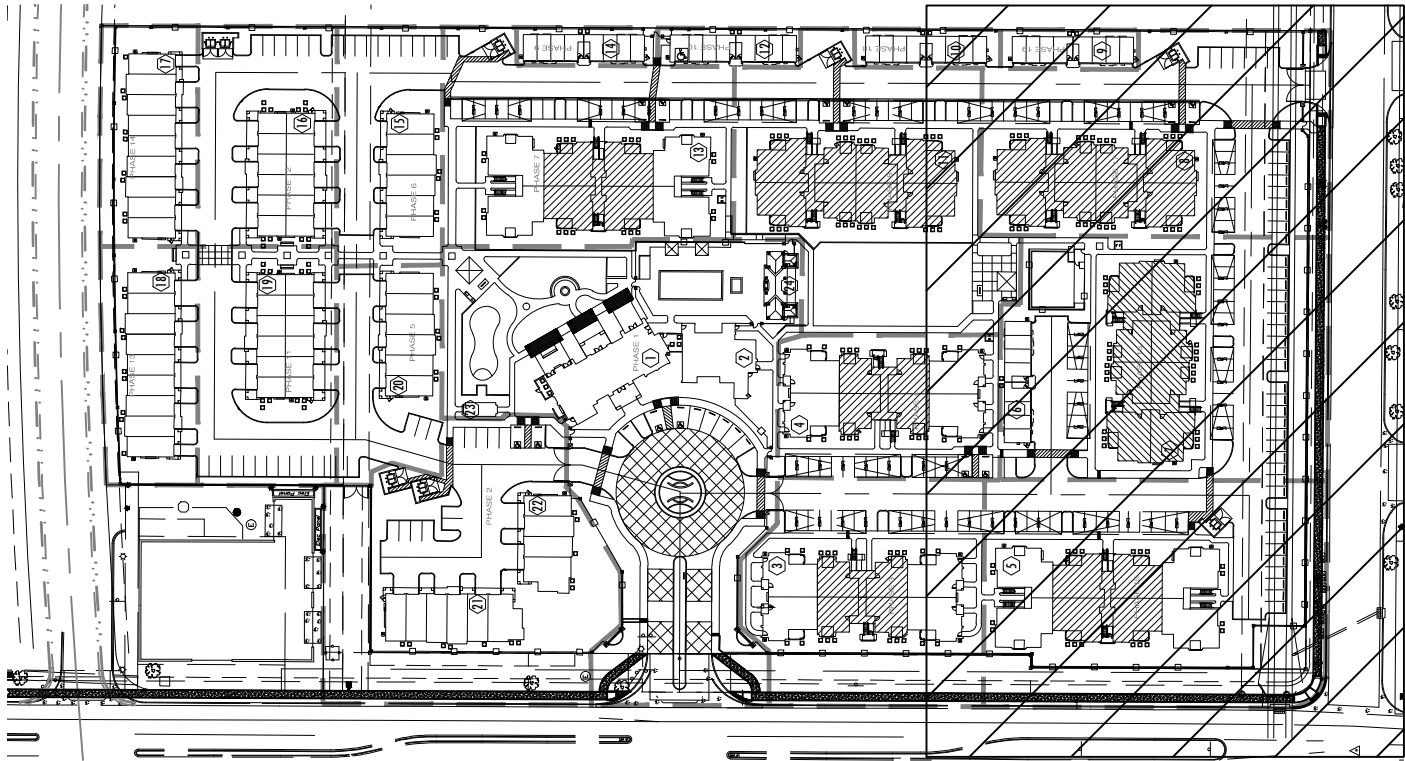
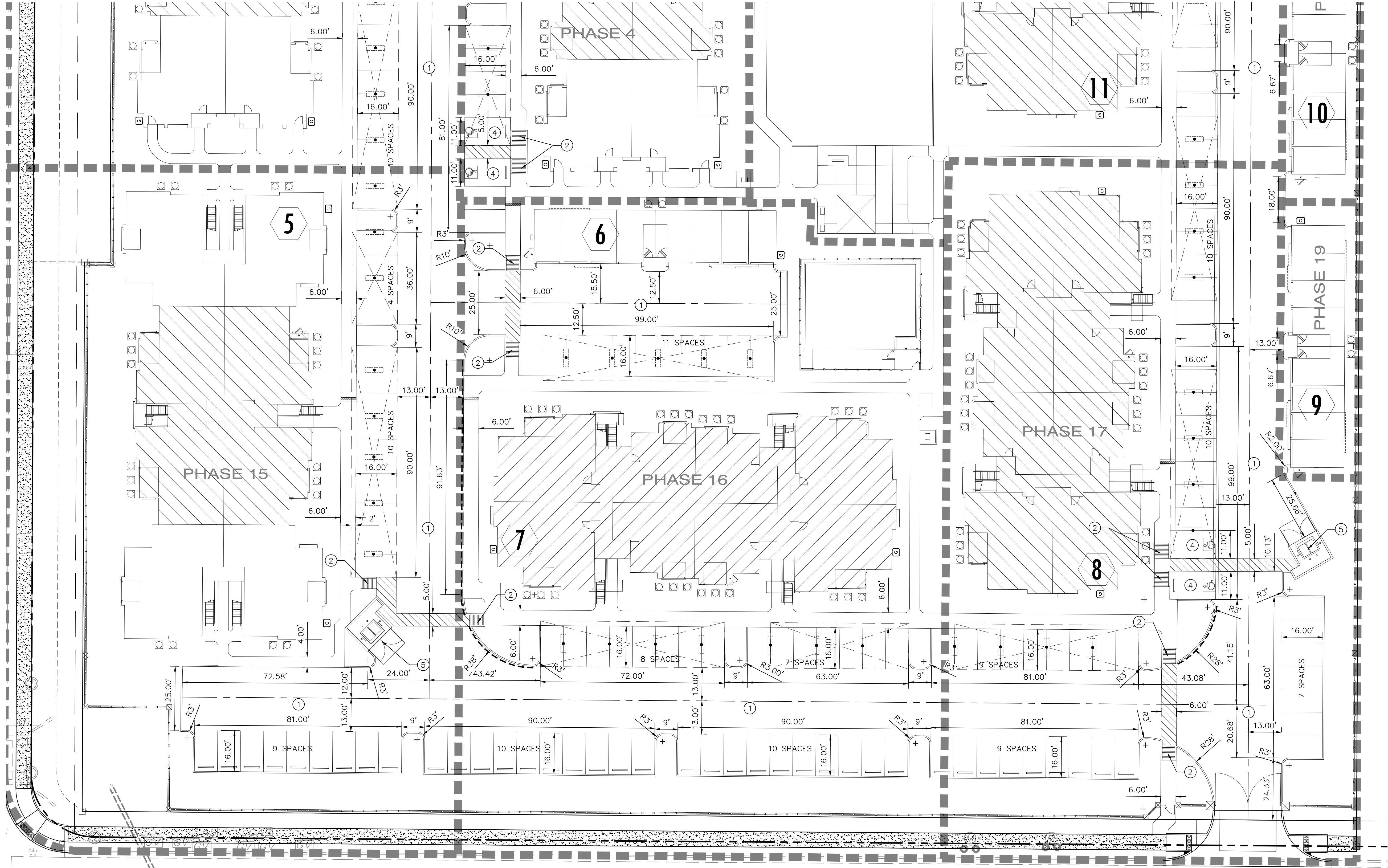
Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

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

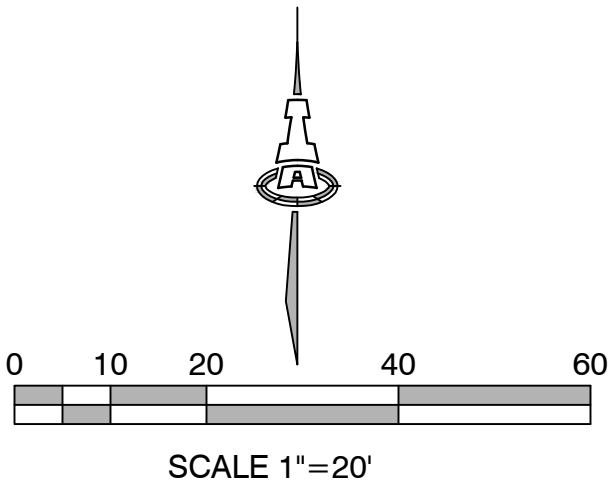
SEE SITE PAVING PLAN FOR CENTERLINE CONTROL COORDINATES AND BEARING-DISTANCES.

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.
- ACCESSIBLE PARKING STALL, SEE DETAILS ON ARCHITECTURAL PLANS.
- SINGLE TRASH ENCLOSURE.
- DOUBLE TRASH ENCLOSURE.
- ADA ACCESSIBLE RAMP WITH TRUNCATED DOME MATS, SEE PUBLIC WORK ORDER DRAWINGS.

GENERAL NOTES

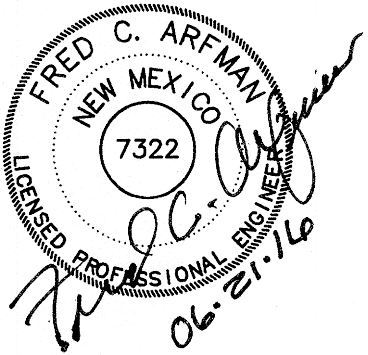
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- COORDINATE PAIRS ARE NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE.
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BROADSTONE NORTHPOINT

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

Contractor must verify all dimensions at project before proceeding with this work.
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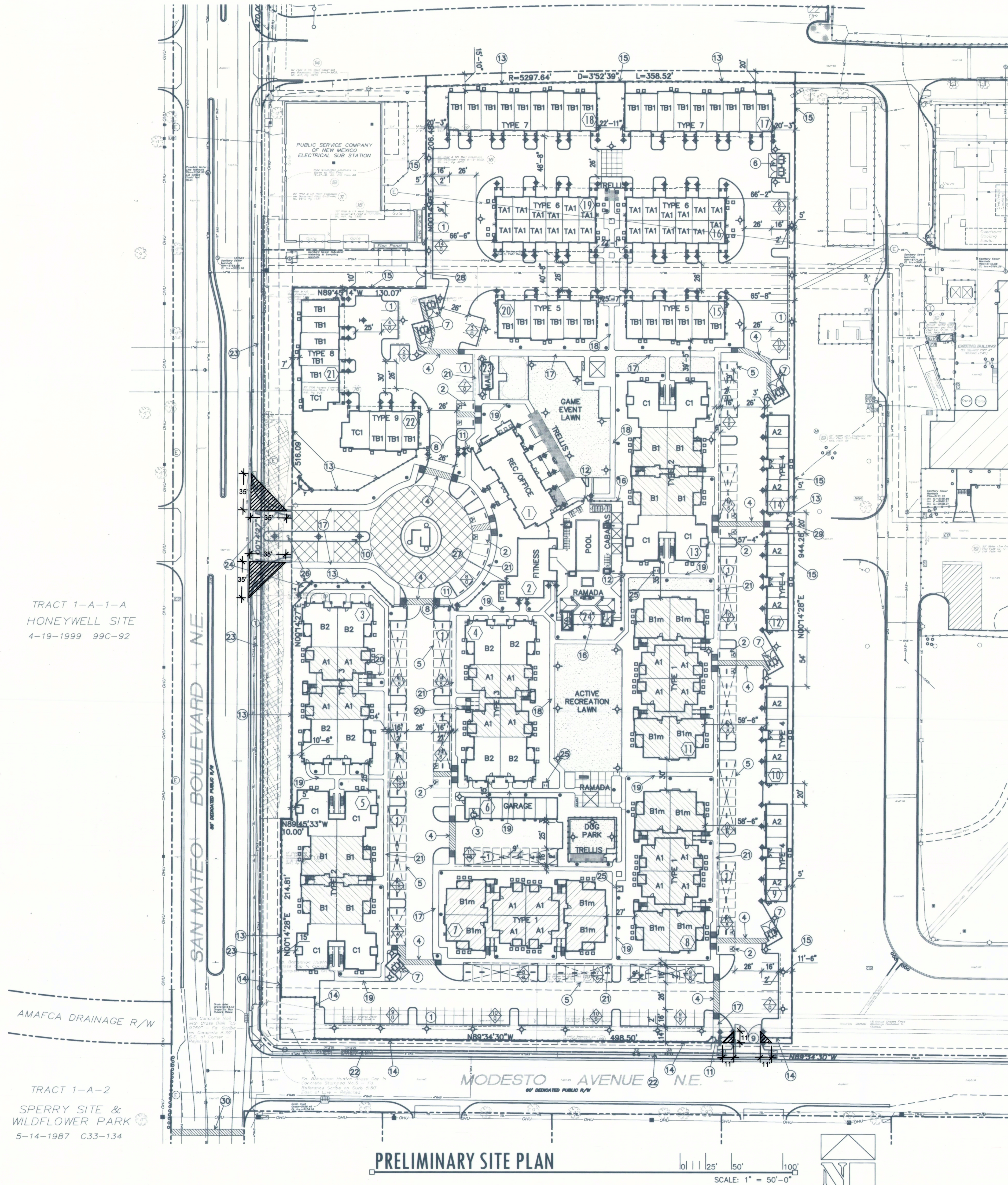
FIRST CITY SUBMITTAL

DATE: JUNE 21, 2016 ORB # 15-212

CP1.4

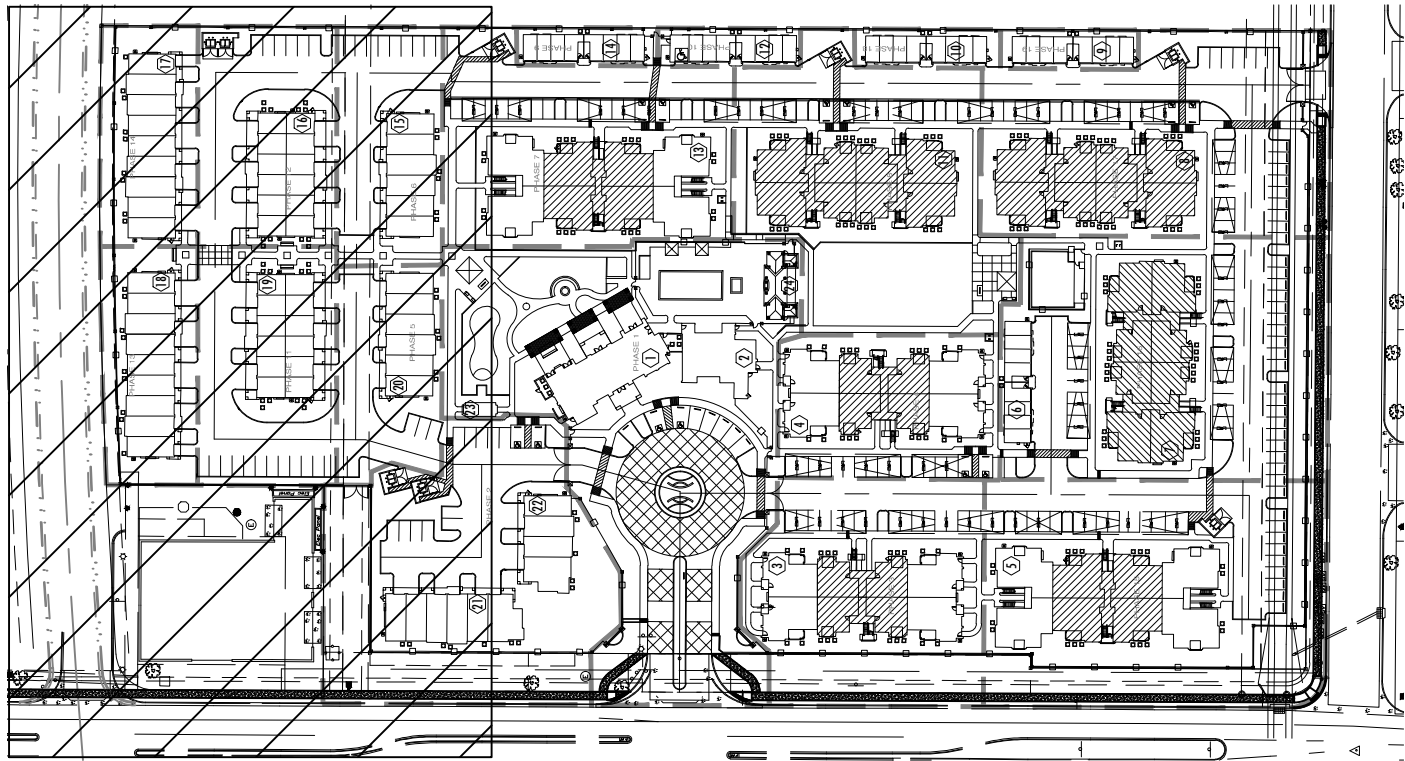
SOUTH TRAFFIC CONTROL PLAN

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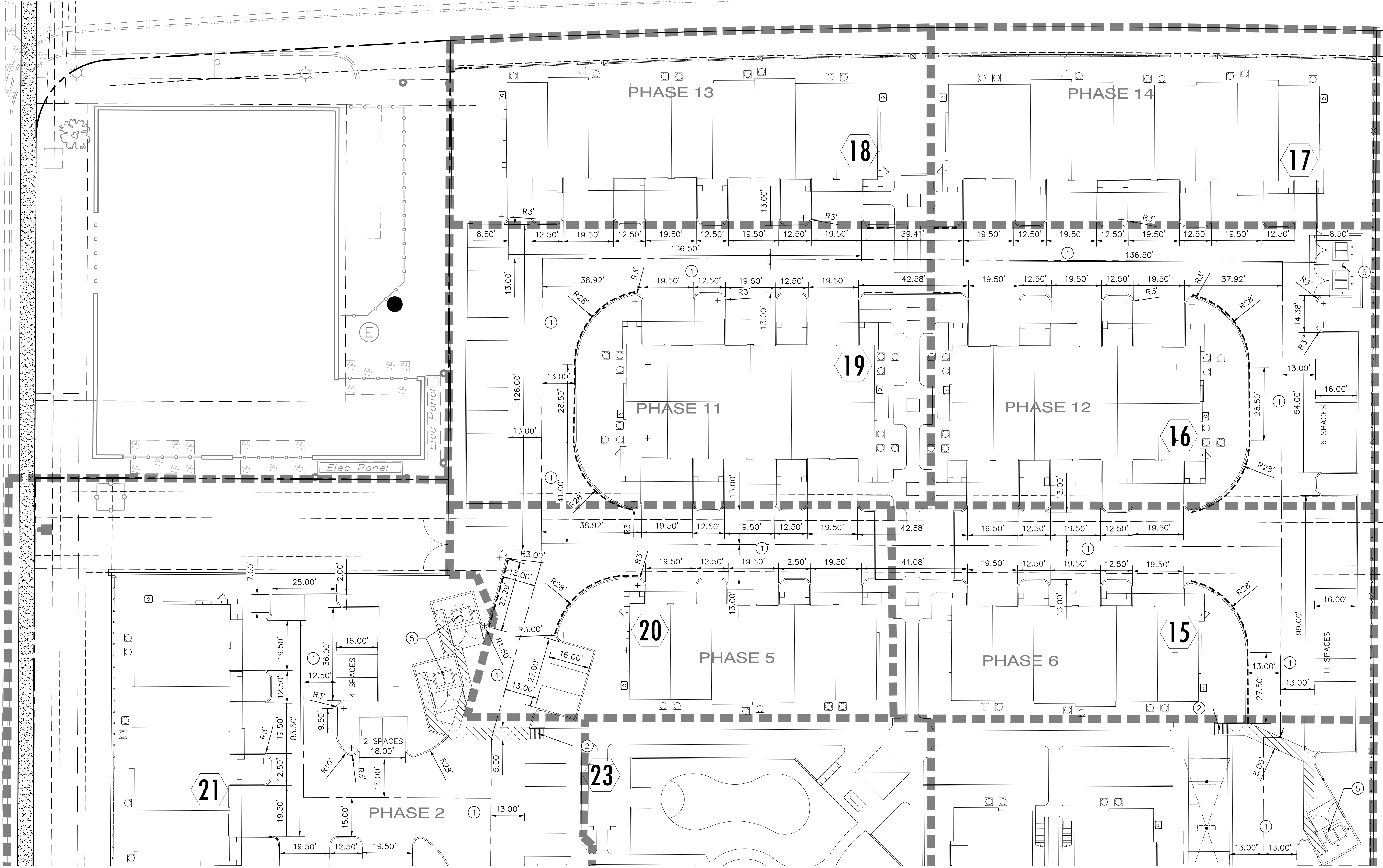


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TRAFFIC CONTROL SHEET KEY



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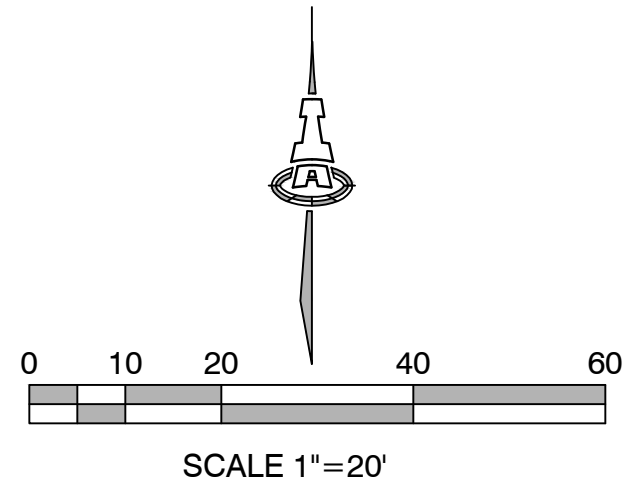
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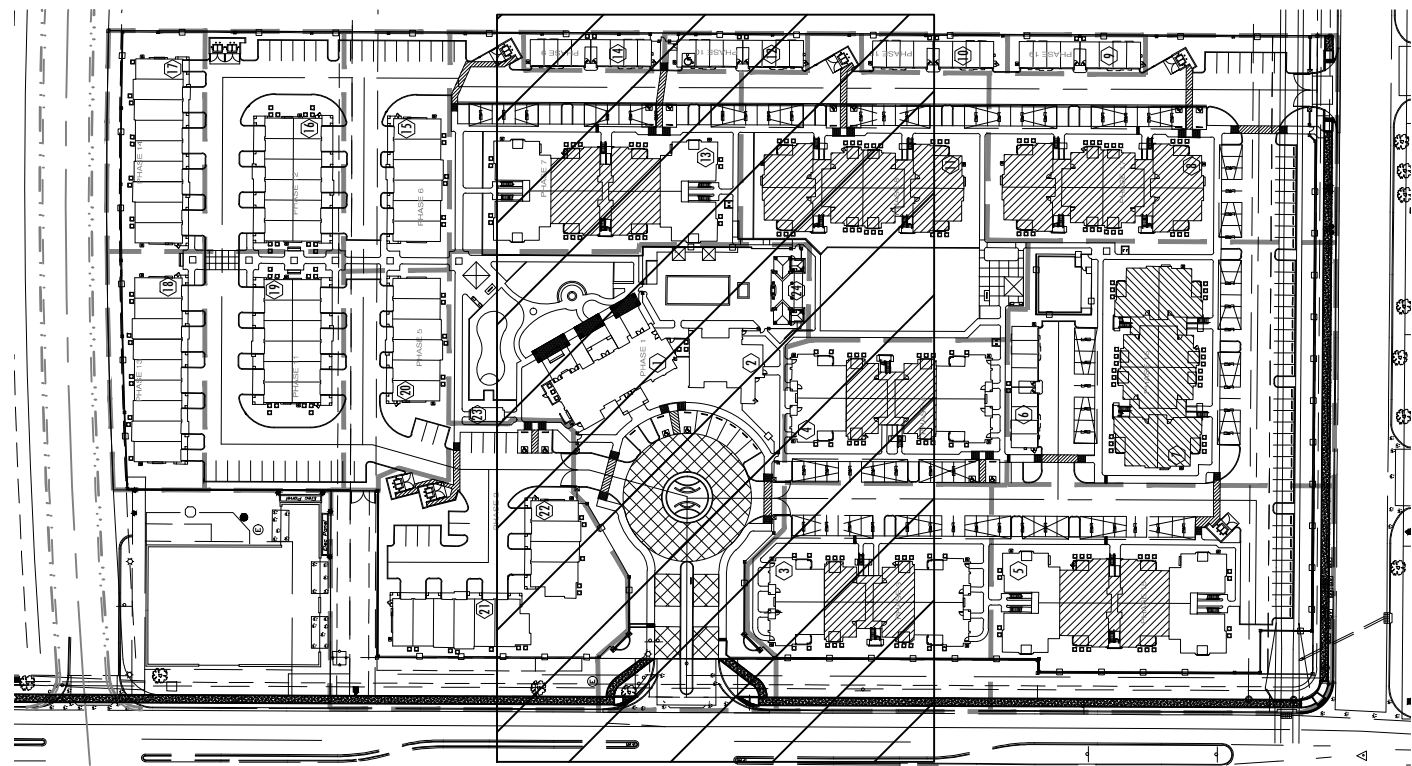
DATE: JUNE 21, 2016 ORB # 15-212

CP1.2

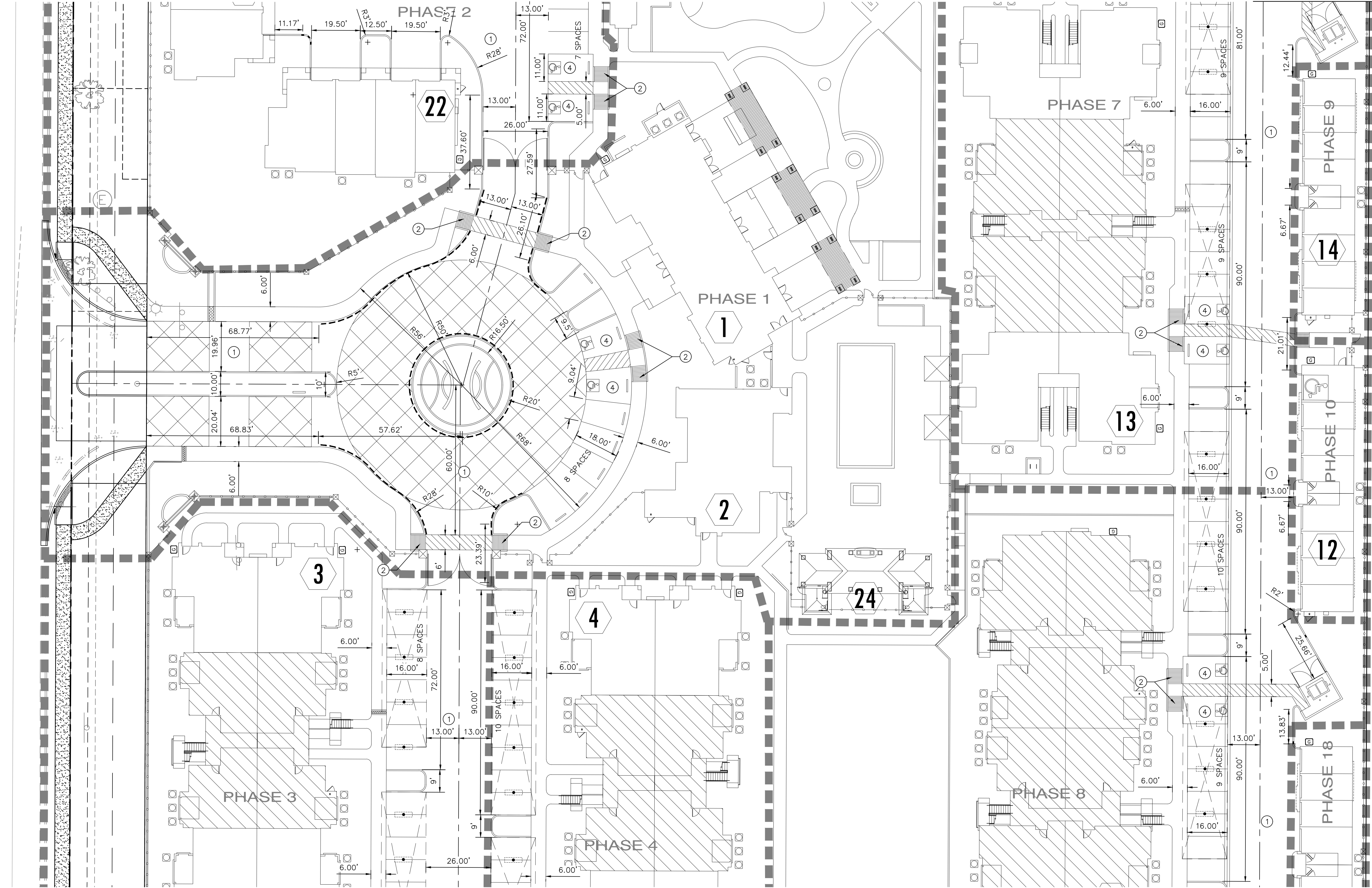
NORTH TRAFFIC CONTROL PLAN

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



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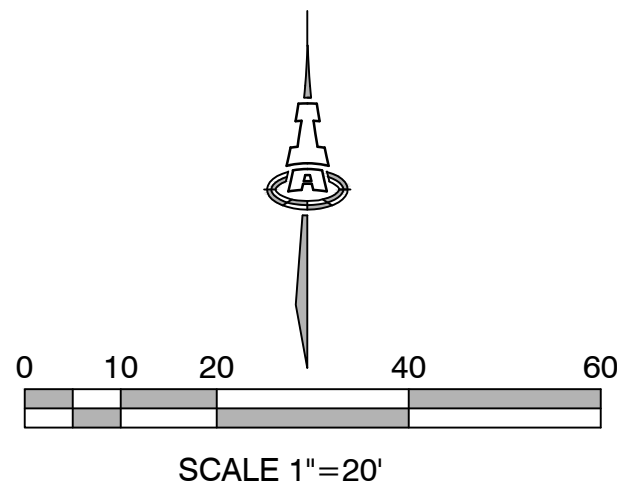
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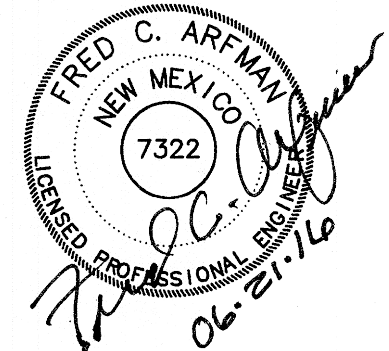
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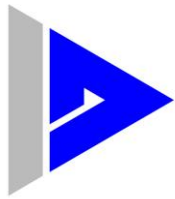
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FIRST CITY SUBMITTAL

DATE: JUNE 21, 2016 ORB # 15-212

CP1.3

MIDDLE TRAFFIC CONTROL PLAN



Date: July 10, 2018

Project: Broadstone Northpoint Apartments

Subject: Rolling TCL Certification: Building 8.

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 July 9, 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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Broadstone Northpoint Apts **Building Permit #:** 2016-00652 **Hydrology File #:** B18D001C
DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: A Portion of Tract 1, North I-25 Corporate Center

City Address: Northwest Corner of San Mateo & Modesto NE

Applicant: Isaacson & Arfman, PA **Contact:** Genny Donart

Address: 128 Monroe Street NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 **Fax#:** _____ **E-mail:** gennyd@iacivil.com

Other Contact: ORB Architects **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ PLAT _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

Check all that Apply:

DEPARTMENT:

_____ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

_____ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY **Bldg. 8**

TYPE OF SUBMITTAL:

☒ **ENGINEER** ARCHITECT CERTIFICATION
_____ PAD CERTIFICATION
_____ CONCEPTUAL G & D PLAN
_____ GRADING PLAN
_____ DRAINAGE REPORT
_____ DRAINAGE MASTER PLAN
_____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
_____ ELEVATION CERTIFICATE
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT (TCL)
_____ TRAFFIC IMPACT STUDY (TIS)
_____ STREET LIGHT LAYOUT
_____ OTHER (SPECIFY) _____
_____ PRE-DESIGN MEETING?

_____ 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
_____ FLOODPLAIN DEVELOPMENT PERMIT
_____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DATE SUBMITTED: July 11, 2018 **By:** Genny Donart

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____