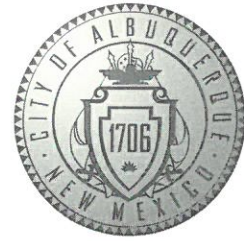


# CITY OF ALBUQUERQUE



September 20, 2018

Genny Donart, P.E.  
Isaacson & Arfman, PA  
128 Monroe Street NE  
Albuquerque, NM 87108

**Re: Broadstone Northpoint Apartments  
9100 San Mateo NE- Building 11  
Request for Certificate of Occupancy  
Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 06-21-2016 (B18-D001C)  
Certification dated 08-17-18

Dear Ms. Donart,

Based upon the information provided in your submittal received 09-18-18, 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.

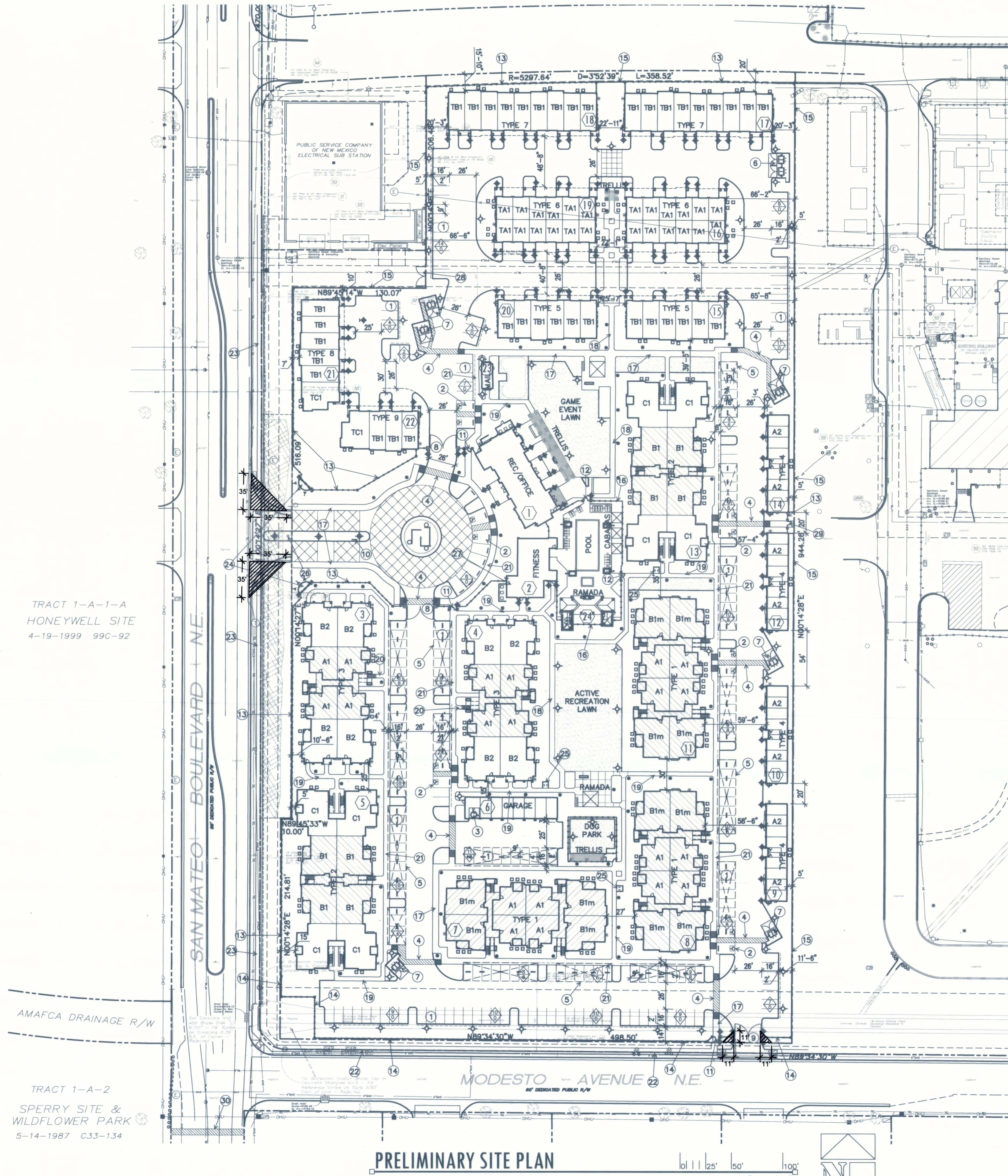
If you have any questions, please contact me at 505- 9243675.

Sincerely,

Mojgan Maadandar  
Associate Engineer, Planning Dept.  
Development Review Services

MM via: email  
C: CO Clerk, File

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.)

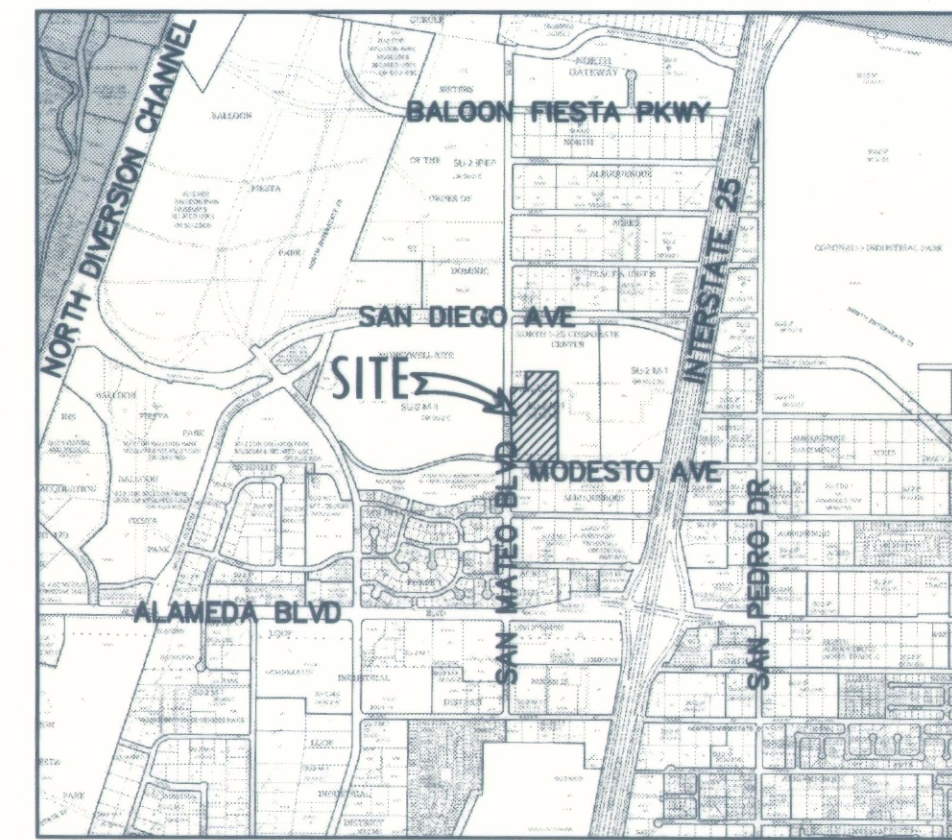
**ZONING:**  
CURRENT: SU-2/SU-1 FOR HDR

**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'       |



VICINITY MAP  
NOT TO SCALE

| UNIT MIX    |     |     |       |       |       |       |       |     |       |       |     | UNITS/BLDG | NO. BLDGS | TOTAL UNITS |
|-------------|-----|-----|-------|-------|-------|-------|-------|-----|-------|-------|-----|------------|-----------|-------------|
|             | A1  | A2  | B1    | B1m   | B2    | B2.1  | B2.2  | C1  | TA1   | TA1   | TC1 |            |           |             |
| LIVABLE     | 738 | 983 | 1,105 | 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   |     |            |           |             |
| PAT/BAL     | 68  | 15  | 90    | 90    | 90    | 90    | 59    | 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     |     | 5          | 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<br>RATIO<br>REQUIRED | PARKING<br>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   | 138                          |                   |
| UNIT C1 > 1,000 SF                              | 16 – 3 BR / 2 BATH  | 2 / 2   | 228                          |                   |
| 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.

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:**

|                                                                        |                  |
|------------------------------------------------------------------------|------------------|
| <i>Ronald Williams</i><br>Traffic Engineering, Transportation Division | 4/6/16<br>Date   |
| <i>Wally Calver</i><br>ABCWA                                           | 04/06/16<br>Date |
| <i>Carl S. Dumont</i><br>Parks and Recreation Department               | 4-6-16<br>Date   |
| <i>Wally Calver</i><br>City Engineer                                   | 8-31-16<br>Date  |
| <i>Wally Calver</i><br>Solid Waste Management                          | 2-1-16<br>Date   |
| <i>Wally Calver</i><br>DRB Chairperson, Planning Department            | 8-31-16<br>Date  |

# BROADSTONE NORTHPOINT

NWC SAN MATEO AND MODESTO NE  
Albuquerque, New Mexico

Office of Rich Barber  
**ORB**  
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WorldHQ@ORBArch.com



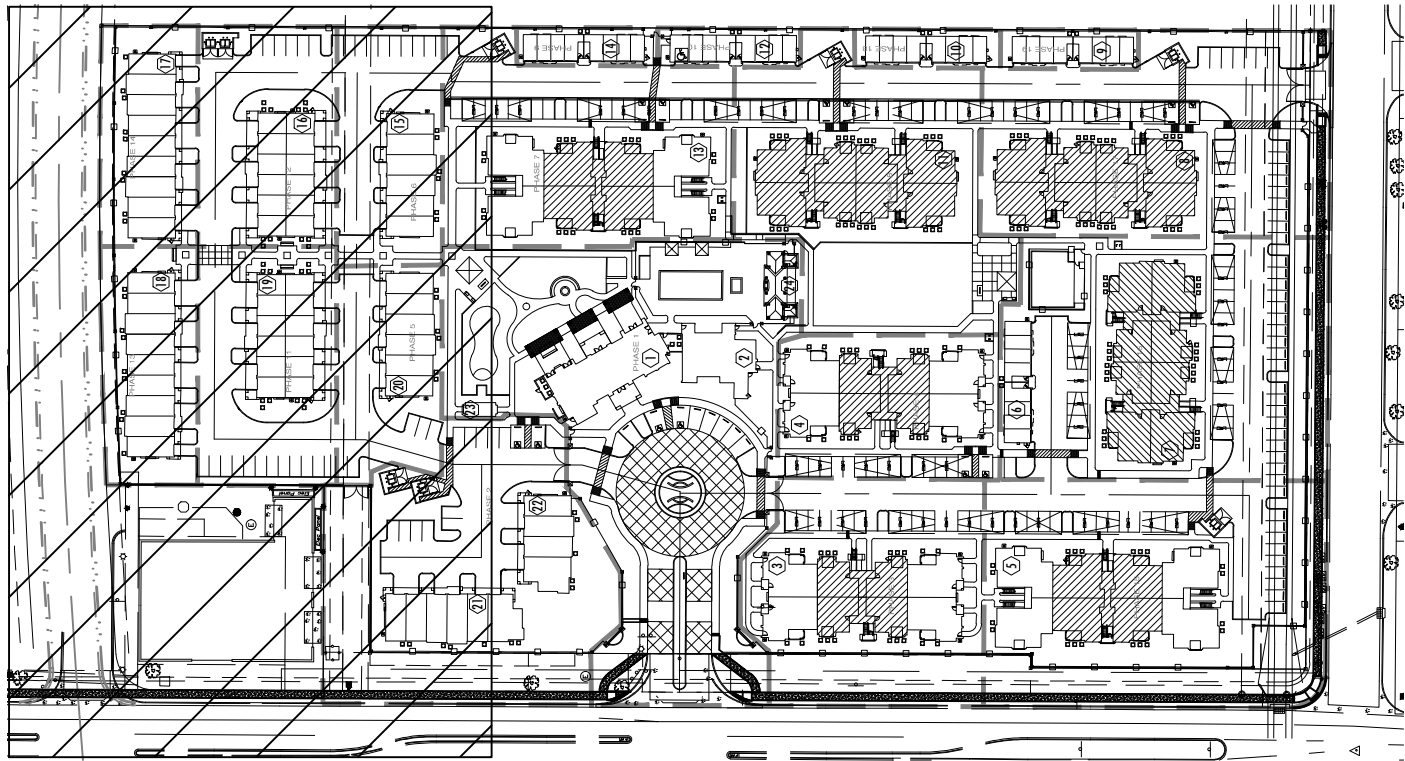
**TITAN**  
DEVELOPMENT

**ALLIANCE**  
RESIDENTIAL COMPANY

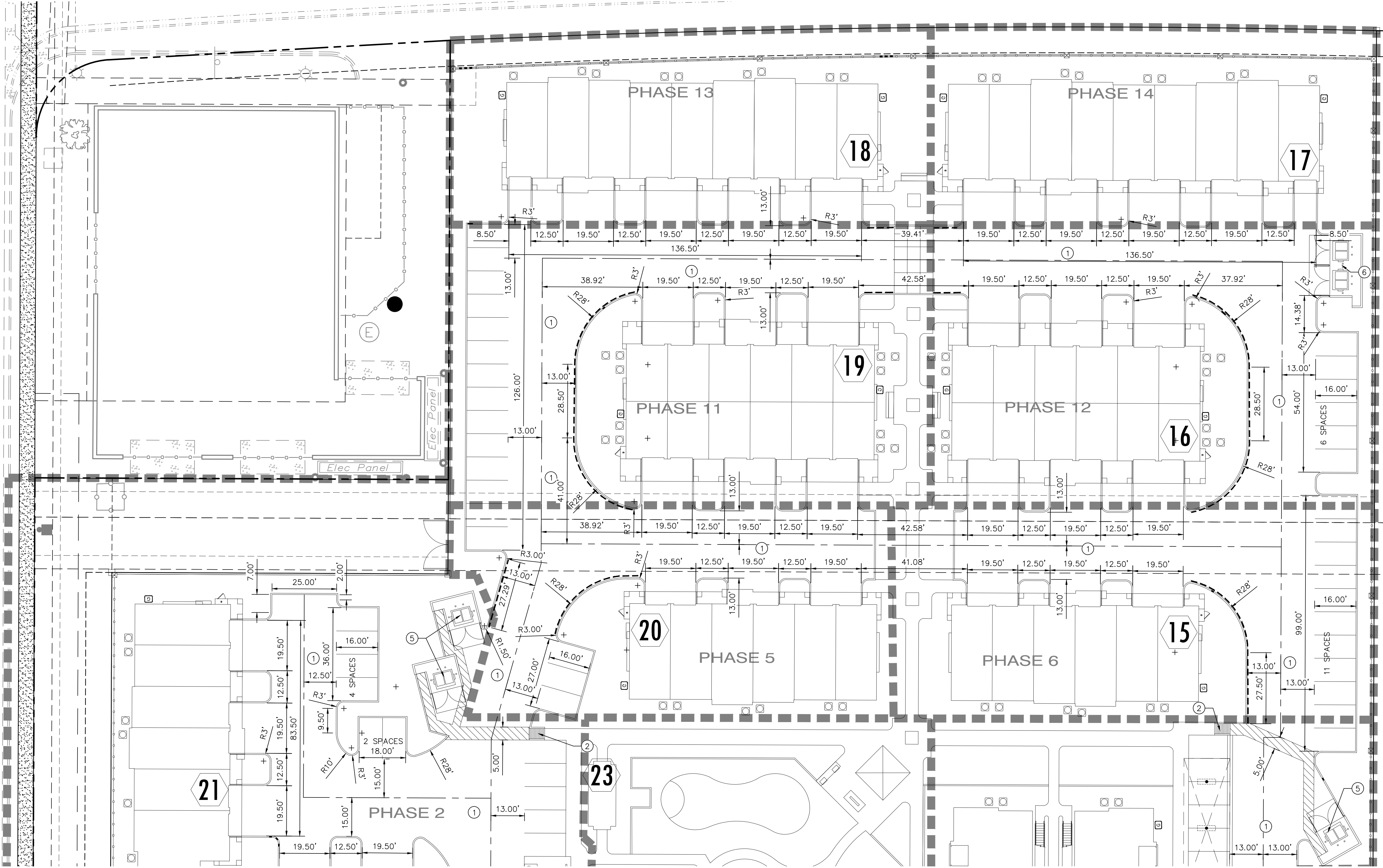
- KEYNOTES**
- 9'x16' PARKING SPACE WITH 2' OVERHANG, TYPICAL, SEE DETAIL 01/A2.
  - 11'x18' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 05/A2.
  - ACCESSIBLE GARAGE SPACE.
  - ACCESSIBLE DRIVEWAY CROSSING PARKING.
  - INDICATES LOCATION OF CARPORT PARKING STRUCTURE, SEE DET 06/A2.
  - DOUBLE 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.
  - 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.
  - 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.

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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

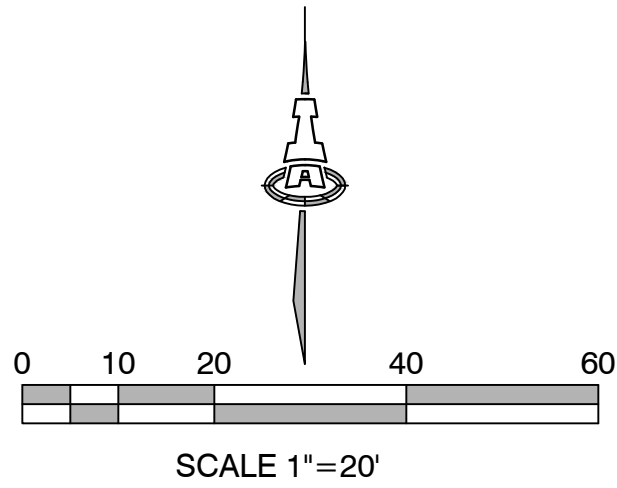
SEE SITE PAVING PLAN FOR CENTERLINE CONTROL COORDINATES AND BEARING-DISTANCES.

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.

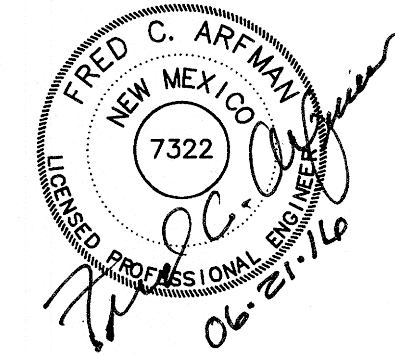
GENERAL NOTES

- BASIS OF BEARINGS: PLAT OF LOTS 1-4, SANTA MONICA PLACE; (BK. 2012C, PG. 0002; REC. 01-06-2012).
- COORDINATE PAIRS ARE NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE.
- SEE ARCHITECTURAL DETAIL SHEET, A1.20 FOR SITE STRIPING AND ACCESSIBILITY DETAILS.
- ALL STANDARD PARKING SPACES ARE 9'-0" WIDE BY 16'-0" DEEP UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE PARKING STALLS ARE 11'-0" WIDE BY 18'-0" DEEP.
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NWC SAN MATEO AND MODESTO NE  
Albuquerque, New Mexico

Office of Rich Barber  
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**TITAN** DEVELOPMENT  
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128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 www.isacell.com  
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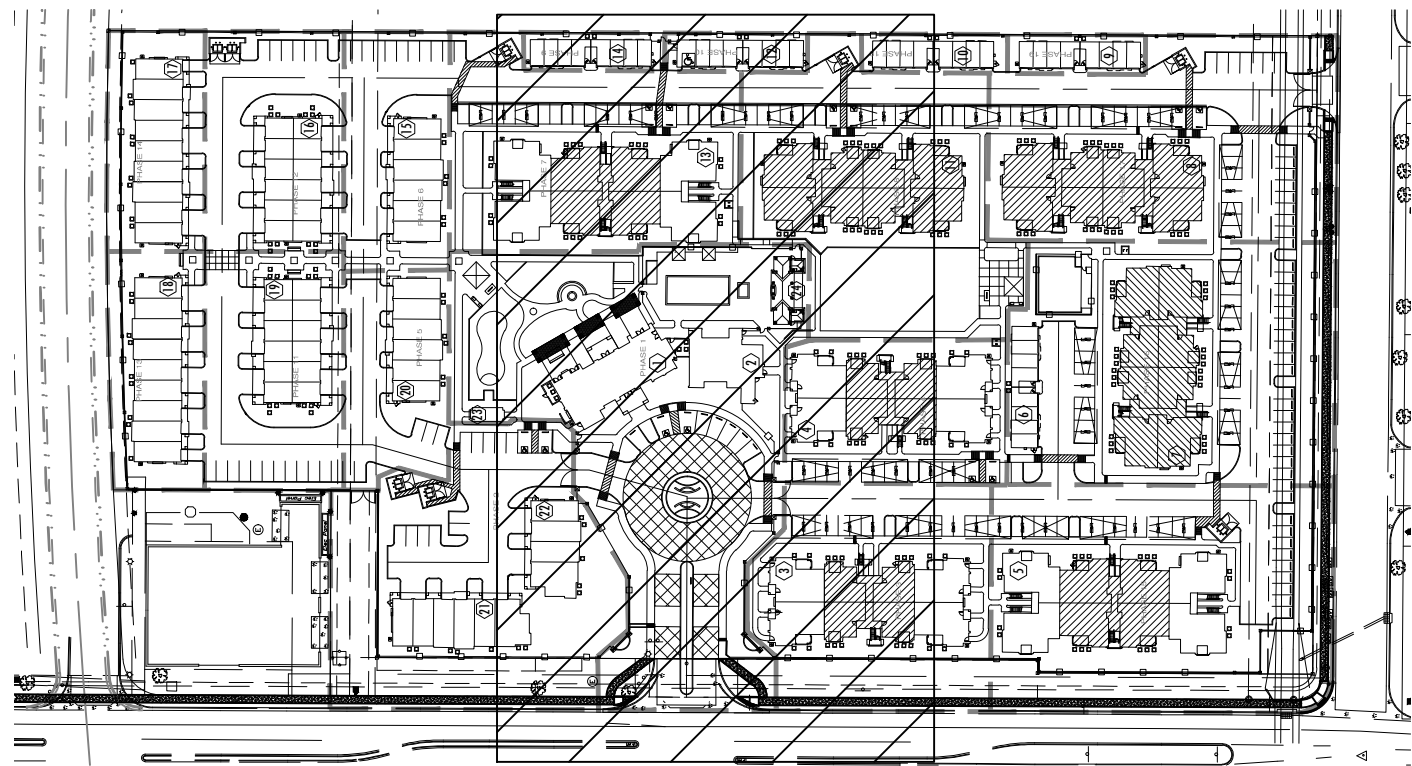
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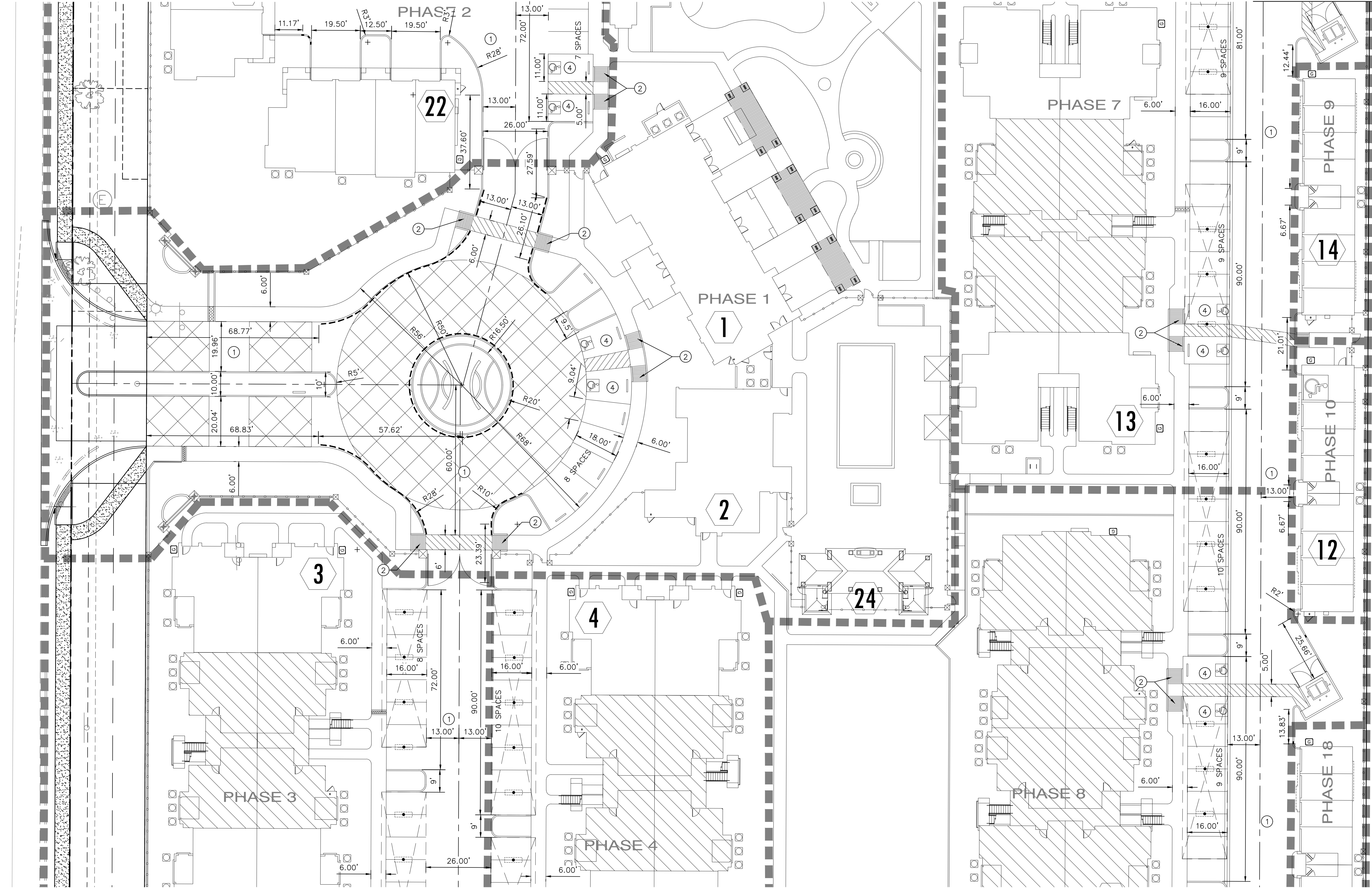
DATE: JUNE 21, 2016 ORB # 15-212

**CP1.2**

NORTH TRAFFIC CONTROL PLAN



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

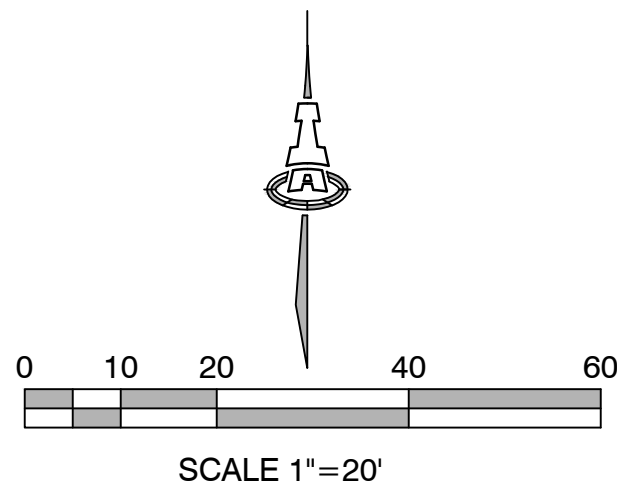
SEE SITE PAVING PLAN FOR CENTERLINE CONTROL COORDINATES AND BEARING-DISTANCES.

KEYED NOTES

- PAVED AREAS, SEE PAVING PLAN FOR LIMITS AND TYPE OF PAVING.
- ADA RAMP, SEE DETAIL ON ARCHITECTURAL PLANS.
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- 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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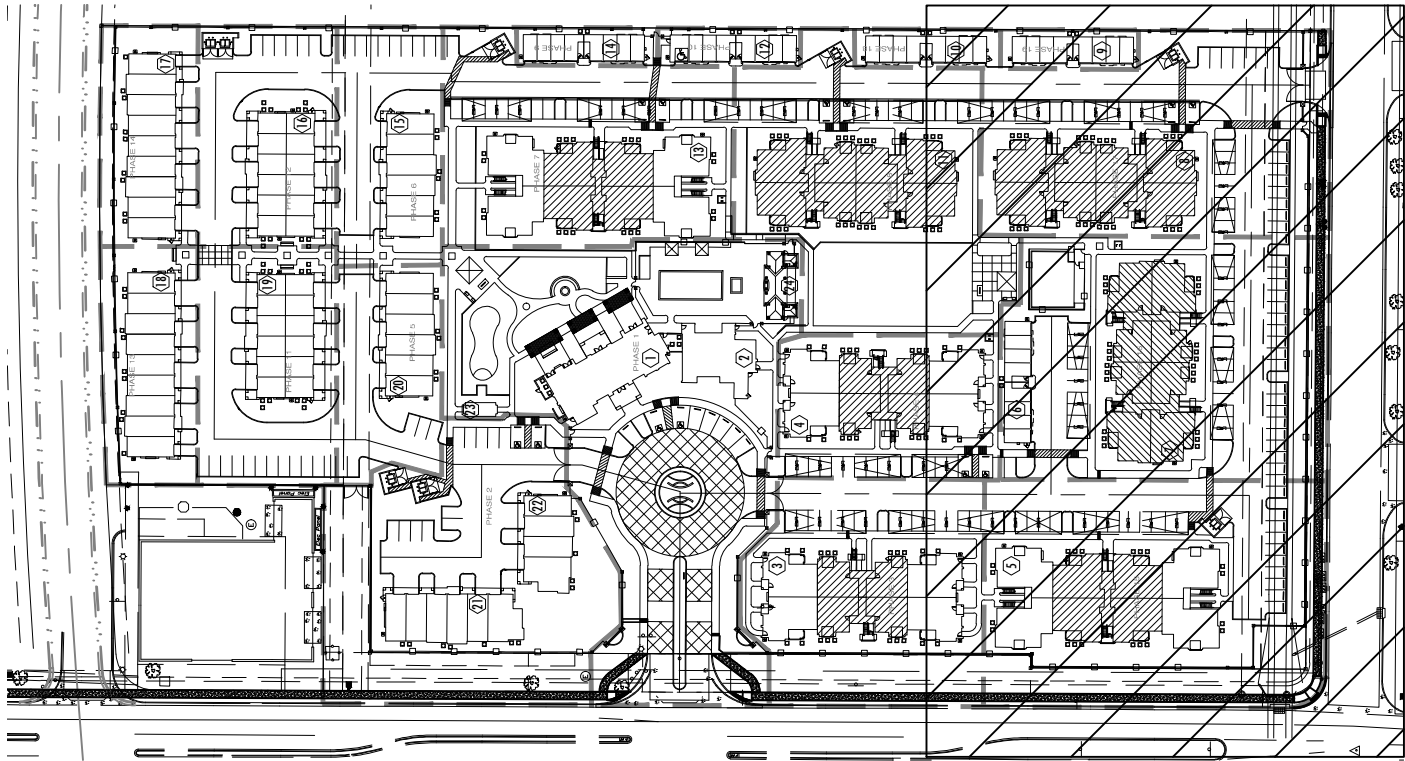
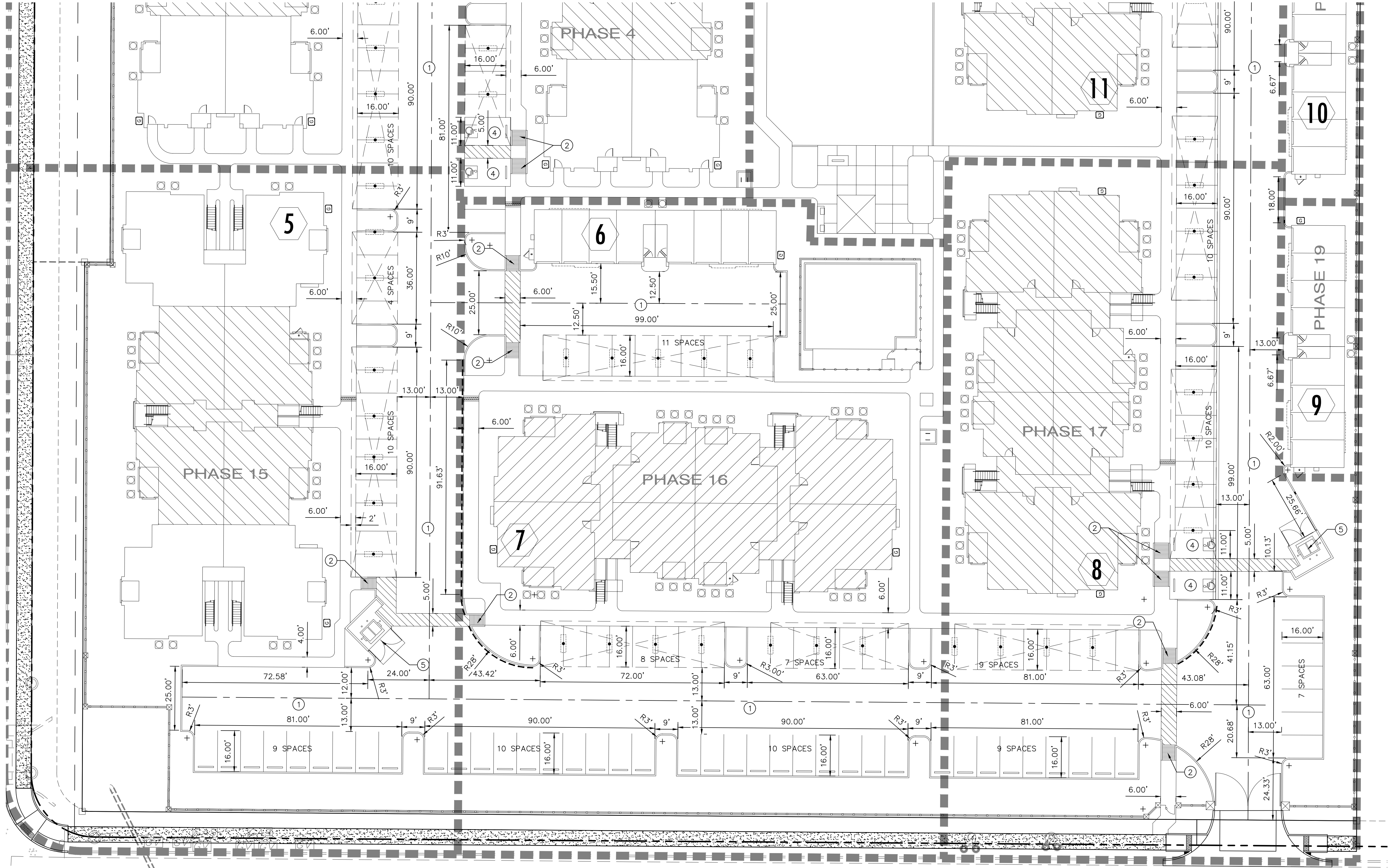
DATE: JUNE 21, 2016 ORB # 15-212

CP1.3

MIDDLE TRAFFIC CONTROL PLAN

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TRAFFIC CONTROL SHEET KEY

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### CENTERLINE CONTROL

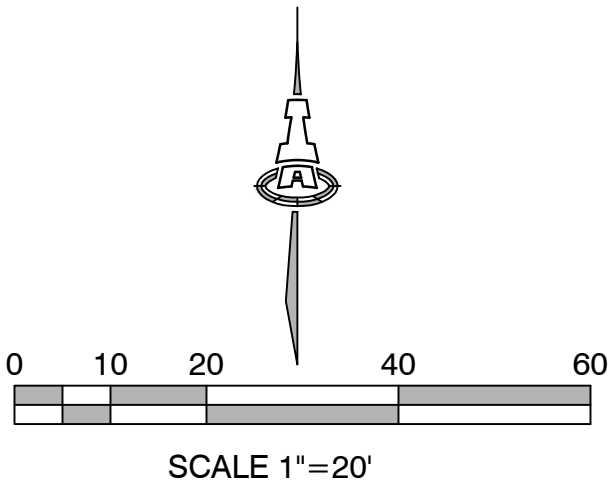
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### KEYED NOTES

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DATE: JUNE 21, 2016 ORB # 15-212

# CP1.4

SOUTH TRAFFIC CONTROL PLAN