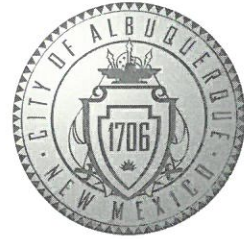


CITY OF ALBUQUERQUE



October 16, 2018

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

**Re: Broadstone Northpoint Apartments
9100 San Mateo NE- Building 15
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 06-21-2016 (B18-D001C)
Certification dated 10-11-18**

Dear Ms. Donart,

Based upon the information provided in your submittal received 10-11-2018, 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) 924-3675.

Sincerely,

Mojgan Maadandar
Associate Engineer, Planning Dept.
Development Review Services

MM via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Broadstone Northpoint Apts **Building Permit #:** 2016-00645 **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 15**

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

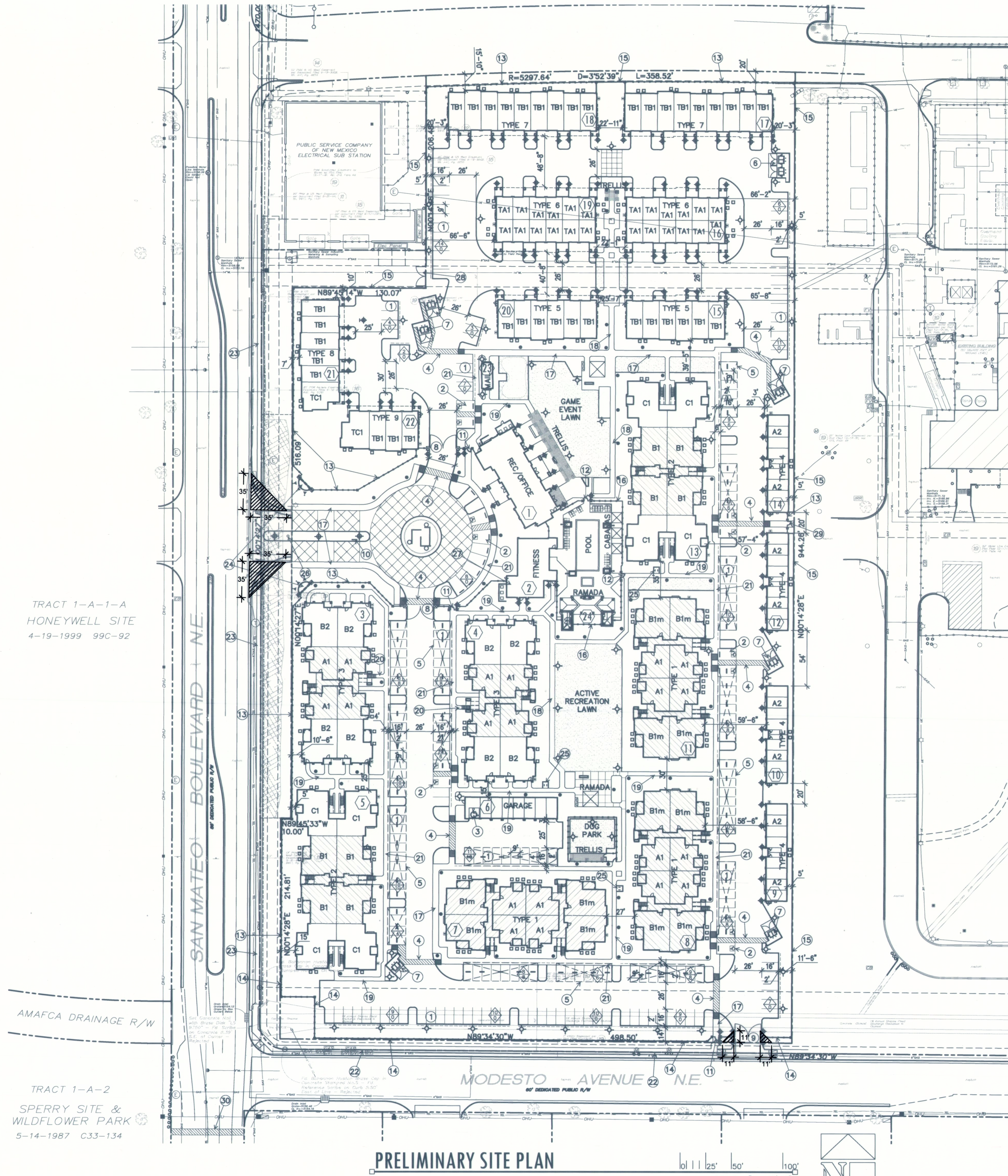
DATE SUBMITTED: October 11, 2018 **By:** Genny Donart

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

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'

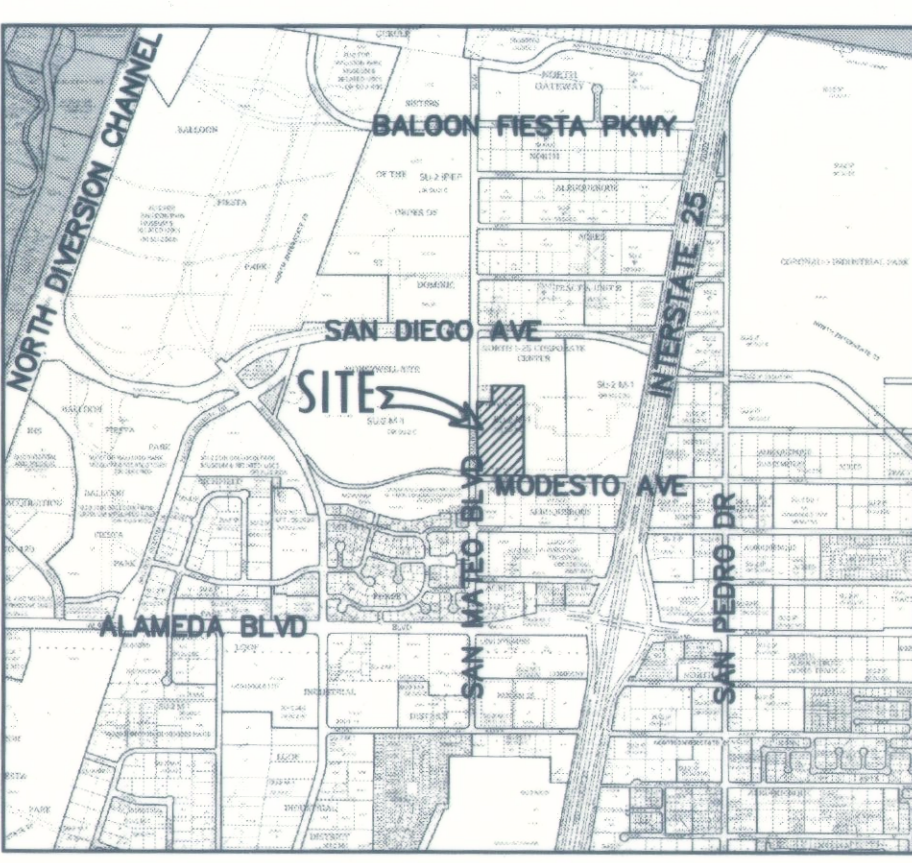
UNIT MIX												
	UNIT TYPE								UNITS/BLDG	NO. BLDGS	TOTAL UNITS	
	A1	A2	B1	B1m	B2.1	B2.2	C1	TA1				
LIVABLE	738	983	1,105	1,095	1,088	1,197	1,314	879	1,242	1,559		
STOR/GAR	23	247	21	21	21	40	21	30	290	501		
PAT/BAL	68	15	90	90	90	90	59	56	56	130		
BLDG TYPE 1	12								24	3	72	
BLDG TYPE 2		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	6	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
UNIT B1, B2, TB1 > 1,000 SF	114 - 2 BR / 2 BATH	2 / 2
UNIT C1 > 1,000 SF	16 - 3 BR / 2 BATH	2 / 2
UNIT TC1 > 1,000 SF	2 - 3 BR / 3 BATH	2 / 3
PARKING SPACES REQUIRED		404
TRANSIT REDUCTION (10%)		-40
Total Parking Spaces Required		364
OPEN PARKING PROVIDED		120
CARPORIT 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
CARPORIT 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 BICYCLE RACK		103
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

- 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.
- BASEMENT 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:

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

BROADSTONE NORTHPOINT
NWC SAN MATEO AND MODESTO NE
Albuquerque, New Mexico

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WorldHQ@ORBArch.com

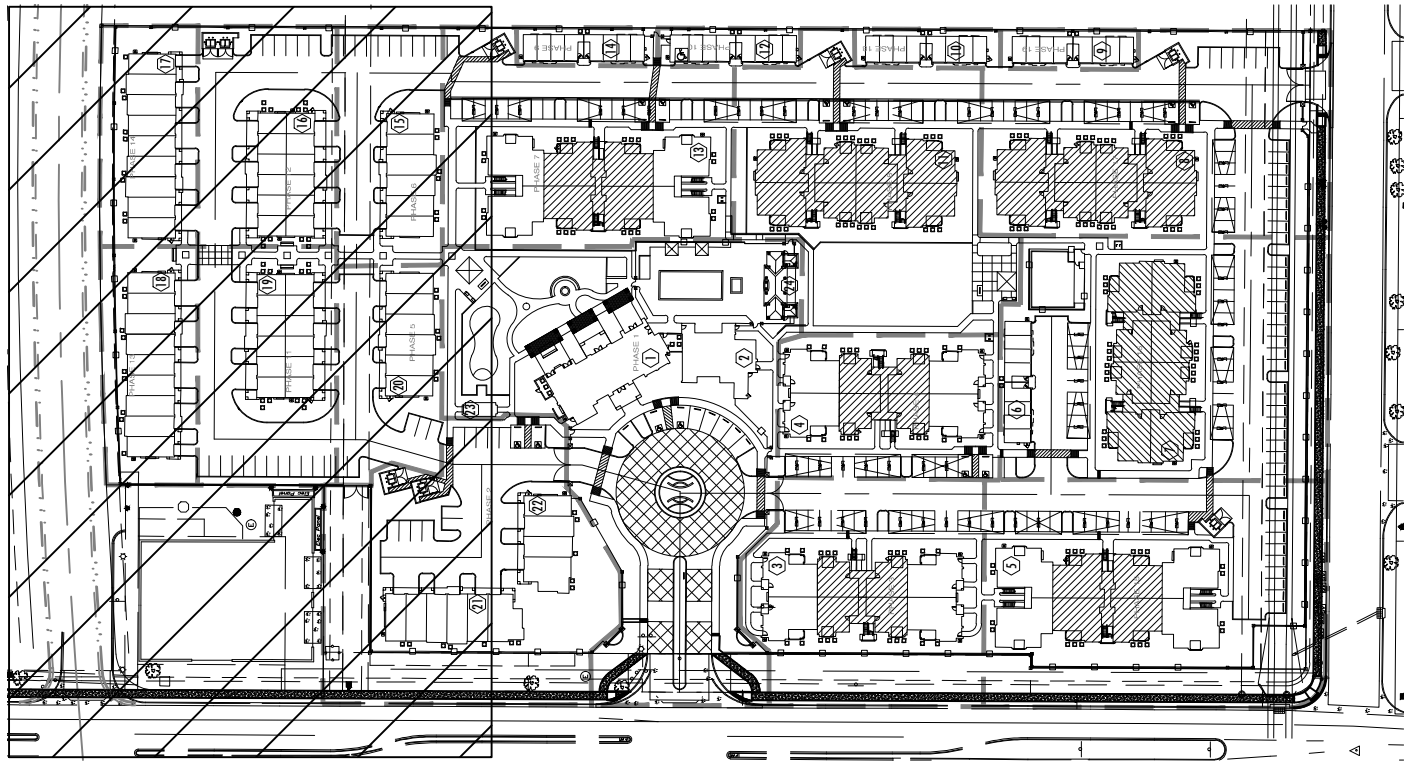


TITAN DEVELOPMENT

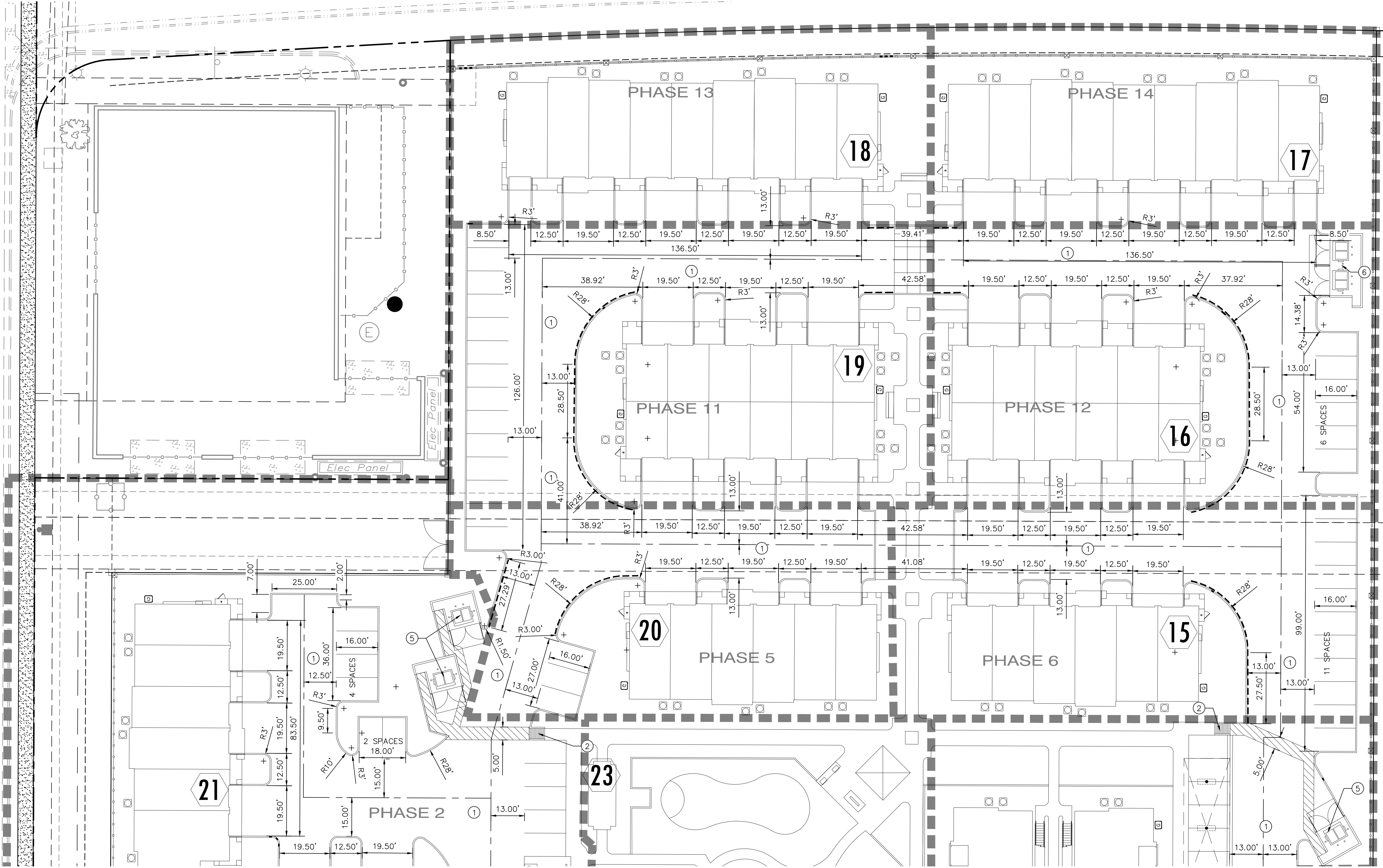
ALLIANCE RESIDENTIAL COMPANY

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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

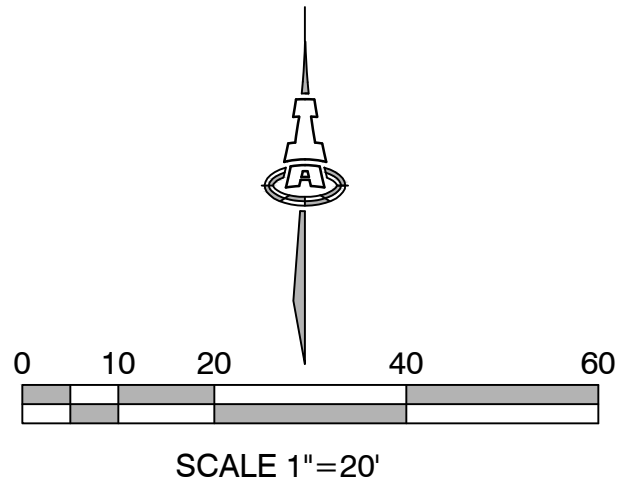
SEE SITE PAVING PLAN FOR CENTERLINE CONTROL COORDINATES AND BEARING-DISTANCES.

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.
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NWC SAN MATEO AND MODESTO NE
Albuquerque, New Mexico

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DEVELOPMENT

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RESIDENTIAL COMPANY

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isacell.com
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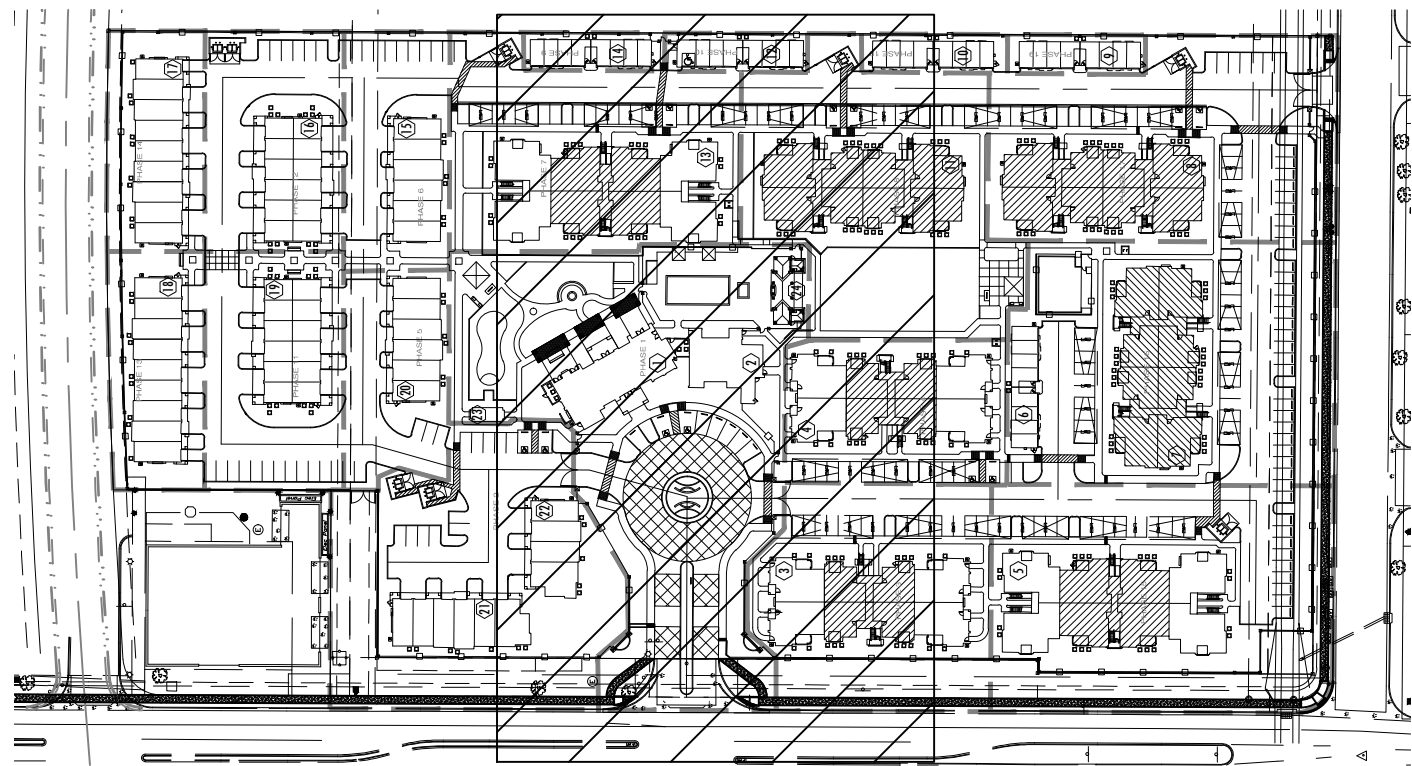
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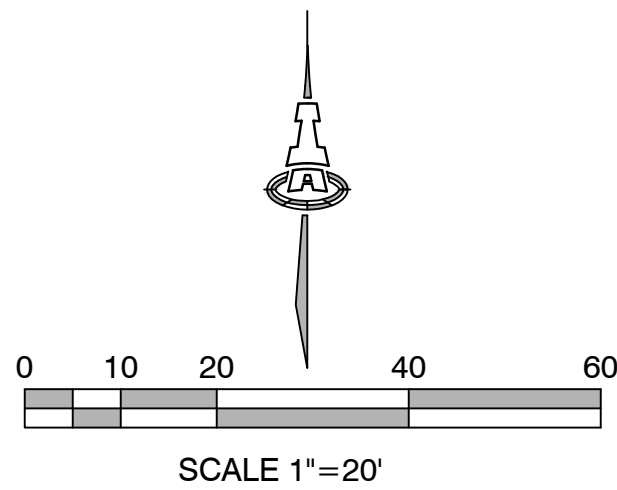
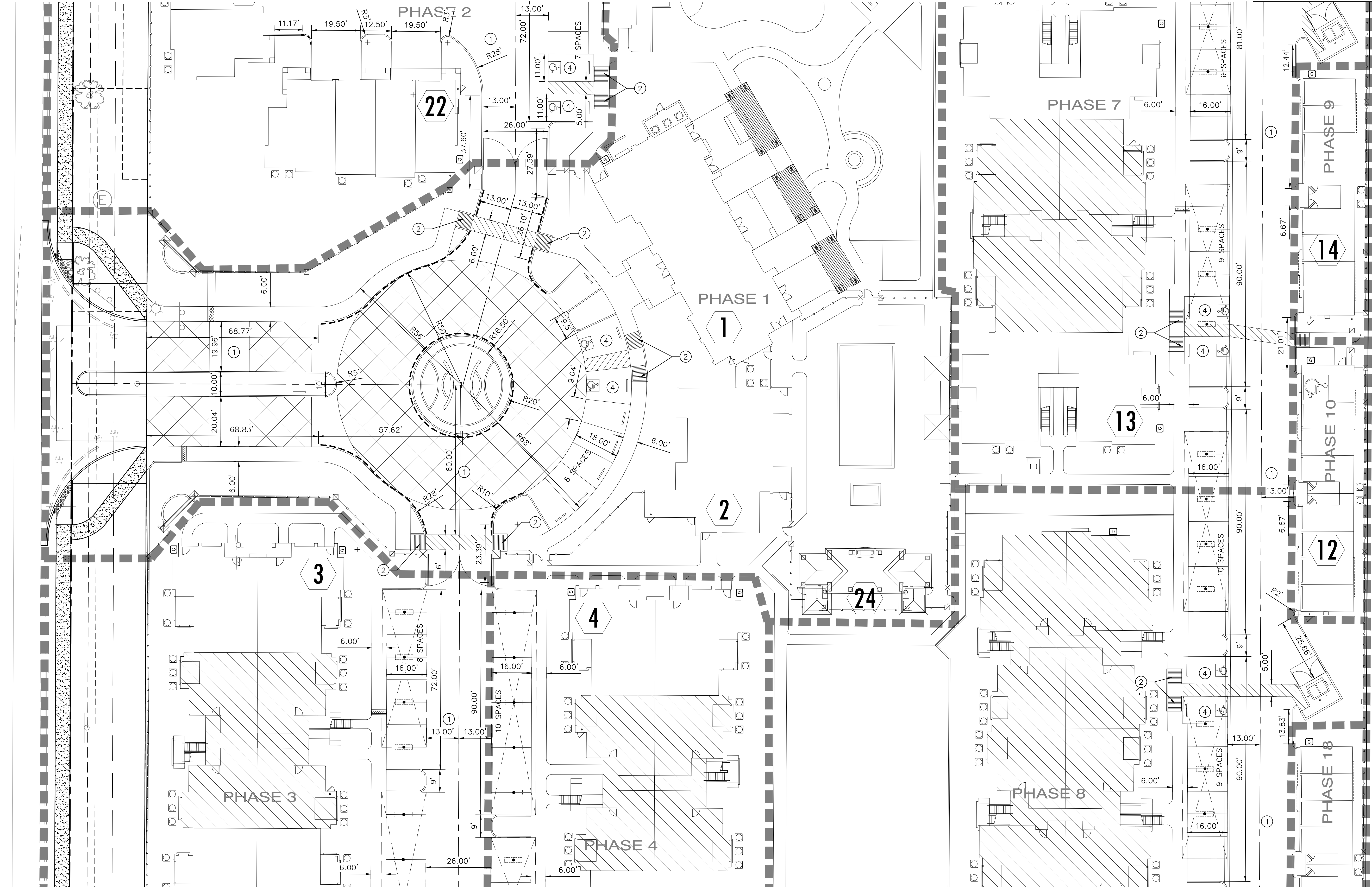
DATE: JUNE 21, 2016 ORB # 15-212

CP1.2

NORTH TRAFFIC CONTROL PLAN

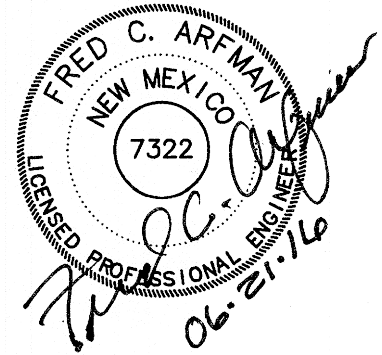


TRAFFIC CONTROL SHEET KEY



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DATE: JUNE 21, 2016	ORB # 15-212

CP1.3

MIDDLE TRAFFIC CONTROL PLAN

LEGEND

- 4" WIDE PAINTED (BLUE) PARKING STRIPES, 3' ON CENTER.
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CENTERLINE CONTROL

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

KEYED NOTES

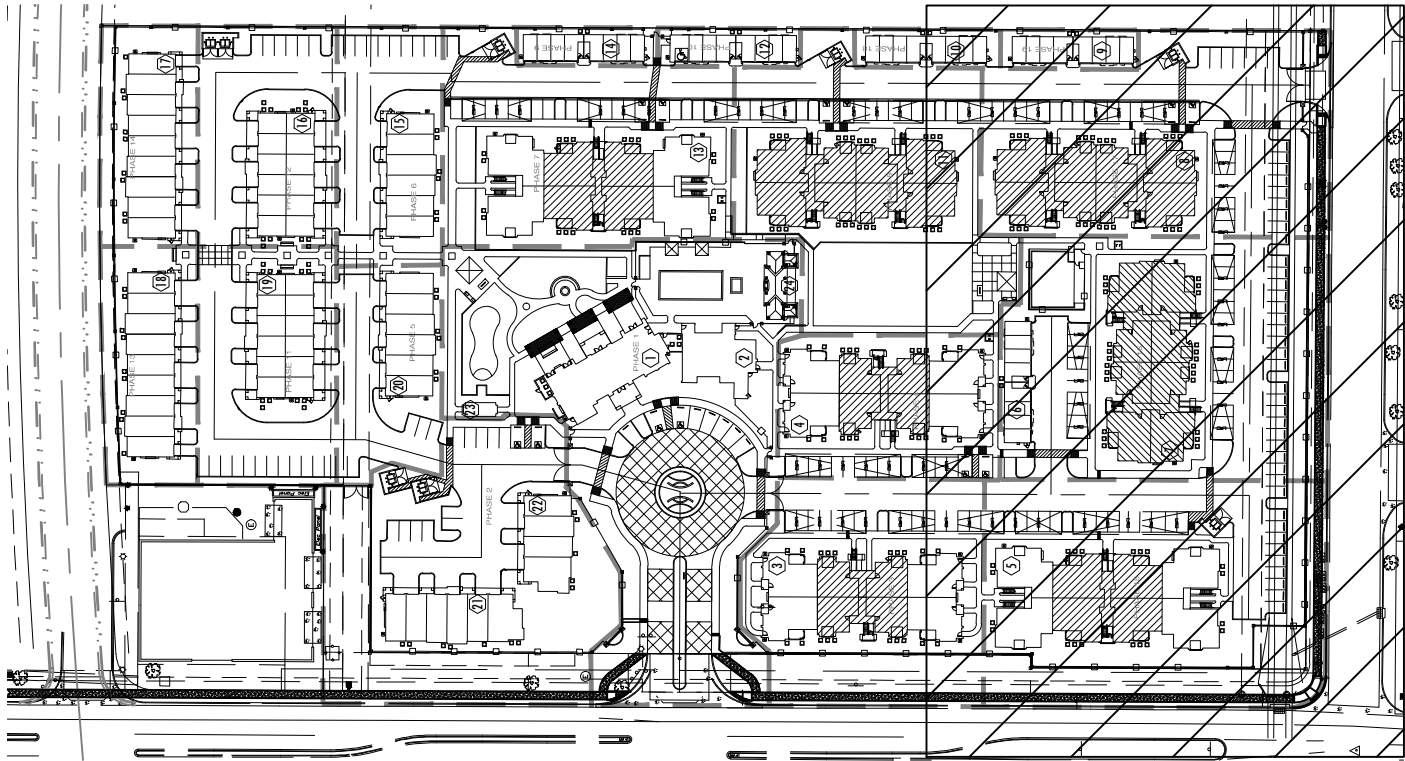
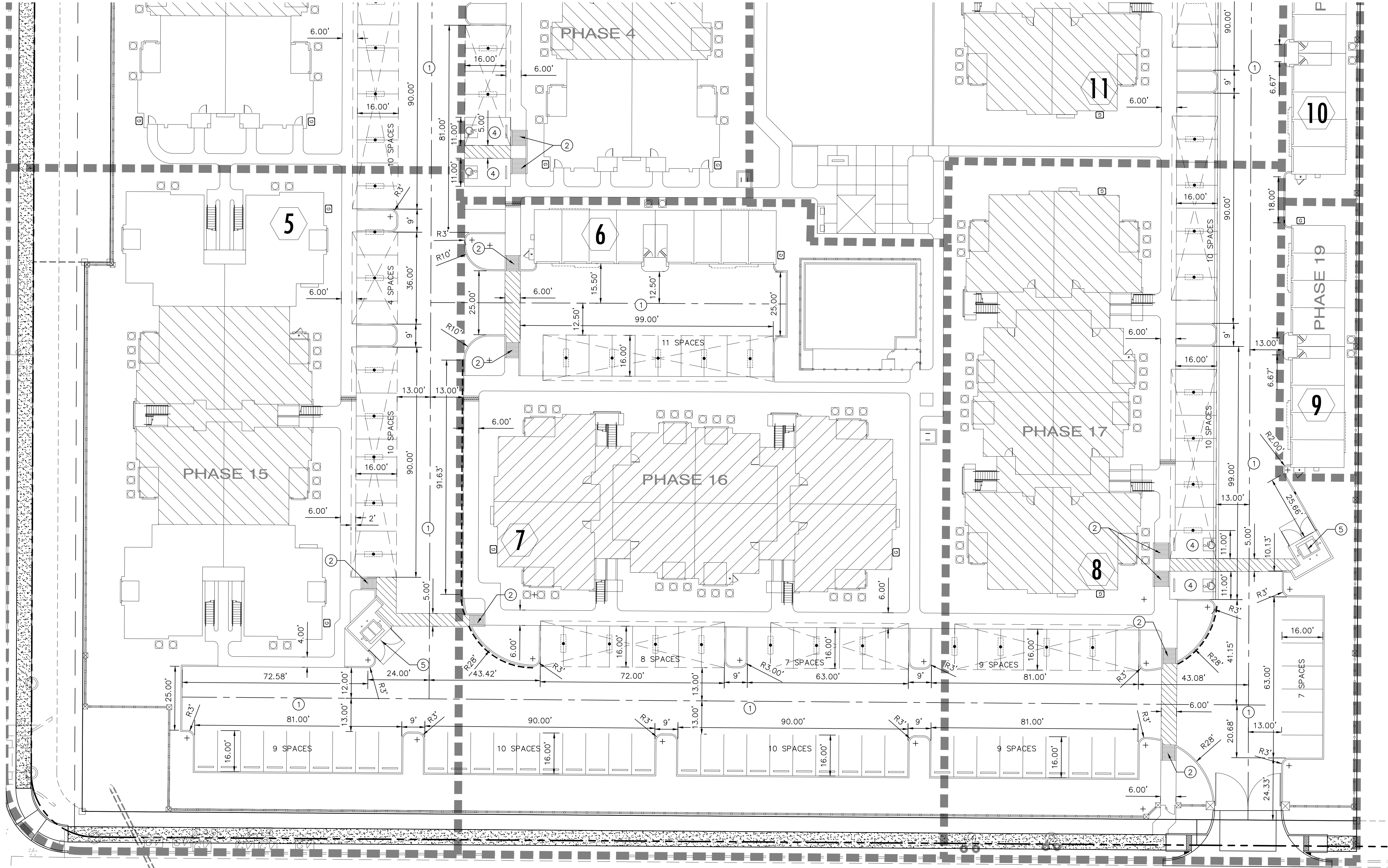
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GENERAL NOTES

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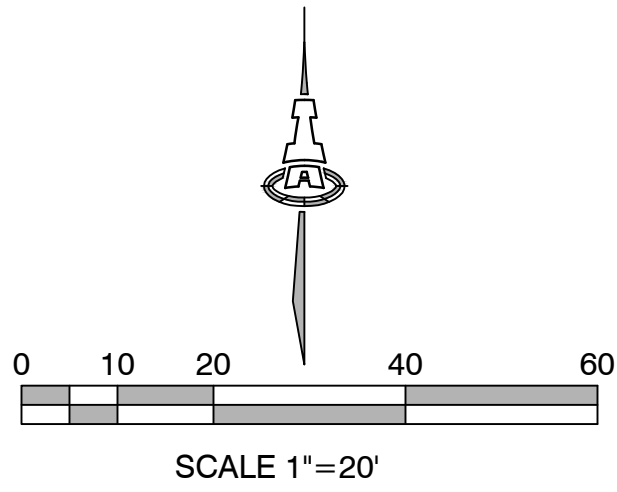
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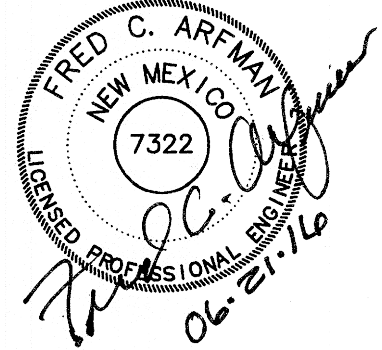
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BROADSTONE NORTHPOINT

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CP1.4

SOUTH TRAFFIC CONTROL PLAN