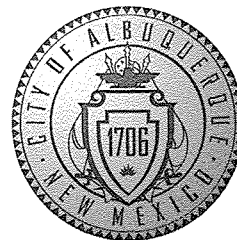


CITY OF ALBUQUERQUE



June 13, 2013

Fred Arfman, PE
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

**Re: Broadstone Santa Monica, 6401 Santa Monica NE,
Buildings 4, 5 and 6
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 4-10-12, (N9/D012)
Certification dated: 6-07-13**

Dear Mr. Steffen,

Based upon the information provided in the Certification received 06-10-13, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

PO Box 1293 Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records.
This certification can be e-mailed to me at: ccherne@cabq.gov or tsims@cabq.gov.

Albuquerque

If you have any questions, you can contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

New Mexico 87103

Curtis A. Cherne, P.E.
Principal Engineer—Hydrology Section
Development and Building Services

www.cabq.gov

RR/CC
C: CO Clerk—Katrina Sigala
e-mail



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Broadstone Santa Monica Building Permit #: _____ City Drainage #: D-18/D054
DRB#: 1003916 EPC#: _____ Work Order#: 689983
Legal Description: Tract 2, Santa Monica Place
City Address: 6401 Santa Monica Ave. NE

Engineering Firm: Isaacson & Arfman, P.A. Contact: Fred C. Arfman
Address: 128 Monroe Street NE, Albuquerque, NM 87108
Phone#: 268-8828 Fax#: N/A E-mail: freda@iacivil.com

Owner: Broadstone Santa Monica, LLC Contact: Kurt Browning
Address: 6300 Riverside Plaza Lane NW, Suite 200, Albuquerque, NM 87120
Phone#: 889-3061 Fax#: _____ E-mail: kbrowning@titan-development.com

Architect: ORB Architecture, LLC Contact: Richard Barber
Address: _____
Phone#: (602) 957-4530 Fax#: _____ E-mail: rab@orbarch.com

Surveyor: Surv-Tek, Inc. Contact: Russ Hugg
Address: 9384 Valley View Drive NW, Albuquerque, NM 87114
Phone#: 897-3366 Fax#: 897-3377 E-mail: hugg@swcp.com

Contractor: Alliance Residential Company Contact: Kim Weisenburger
Address: 2415 E. Camelback Road, Suite 600, Phoenix, AZ 85016
Phone#: (602) 522-5763 Fax#: _____ E-mail: kburger@allresco.com

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

RECEIVED
JUN 10 2013

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

Yes _____ No _____ Copy Provided _____

DATE SUBMITTED: 06-07-13 By: Fred C. Arfman, PE

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

D

CITY OF ALBUQUERQUE



May 22, 2013

Fred Arfman, PE
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

**Re: Broadstone Santa Monica, 6401 Santa Monica NE,
Buildings 26 & 27
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 4-10-12, (D18/D054)
Certification dated: 5-15-13**

Dear Mr. Arfman,

Based upon the information provided in the Certification received 05-15-13, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.


PO Box 1293 Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records.
This certification can be e-mailed to me at: ccherne@cabq.gov or tsims@cabq.gov.

Albuquerque If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

New Mexico 87103

www.cabq.gov

Sincerely,


Shahab Biazar, P.E.
Senior Engineer—Hydrology Section
Development and Review Services

RR/SB
C: CO Clerk—Katrina Sigala
e-mail



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Broadstone Santa Monica Building Permit #: _____ City Drainage #: D-18/D054
DRB#: 1003916 EPC#: _____ Work Order#: 689983
Legal Description: Tract 2, Santa Monica Place
City Address: 6401 Santa Monica Ave. NE

Engineering Firm: Isaacson & Arfman, P.A. Contact: Fred C. Arfman
Address: 128 Monroe Street NE, Albuquerque, NM 87108
Phone#: 268-8828 Fax#: N/A E-mail: freda@iacivil.com

Owner: Broadstone Santa Monica, LLC Contact: Kurt Browning
Address: 6300 Riverside Plaza Lane NW, Suite 200, Albuquerque, NM 87120
Phone#: 889-3061 Fax#: _____ E-mail: kbrowning@titan-development.com

Architect: ORB Architecture, LLC Contact: Richard Barber
Address: _____
Phone#: (602) 957-4530 Fax#: _____ E-mail: rab@orbarch.com

Surveyor: Surv-Tek, Inc. Contact: Russ Hugg
Address: 9384 Valley View Drive NW, Albuquerque, NM 87114
Phone#: 897-3366 Fax#: 897-3377 E-mail: hugg@swcp.com

Contractor: Alliance Residential Company Contact: Kim Weisenburger
Address: 2415 E. Camelback Road, Suite 600, Phoenix, AZ 85016
Phone#: (602) 522-5763 Fax#: _____ E-mail: kburger@allresco.com

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

Yes _____ No _____ Copy Provided _____

DATE SUBMITTED: 05-15-13

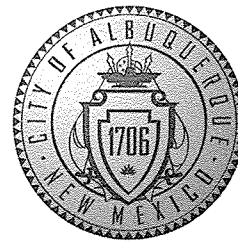
By: Fred C. Arfman, PE

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

RECEIVED
MAY 15 2013

CITY OF ALBUQUERQUE



May 10, 2013

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

**Re: Broadstone Santa Monica Place, 6401 Santa Monica Ave NE
Building #24
Request for Permanent C.O. - Accepted
Engineer's Stamp dated 4-10-12 (D18/D054)
Certification dated 5-9-13**

Dear Mr. Arfman,

PO Box 1293

Based upon the information provided in the Certification received 5-10-13, the above referenced Certification is acceptable for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

As mentioned in the previous letter, the rundown and pipe coming from the catch basin to the rundown is to be installed. Per my conversation with you on 5-10-13, it has been built.

New Mexico 87103

Also mentioned in the previous letter, the offsite area needs to be certified prior to issuing future CO's.

If you have any questions, you can contact me at 924-3986.

www.cabq.gov

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

C: e-mail



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Broadstone Santa Monica, Phase 2 (#24) Building Permit #: _____ City Drainage #: D-18/D054

DRB#: 1003916 EPC#: _____ Work Order#: 689983

Legal Description: Tract 2, Santa Monica Place

City Address: 6401 Santa Monica Ave. NE

Engineering Firm: Isaacson & Arfman, P.A. Contact: Fred C. Arfman

Address: 128 Monroe Street NE, Albuquerque, NM 87108

Phone#: 268-8828 Fax#: N/A E-mail: freda@iacivil.com

Owner: Broadstone Santa Monica, LLC Contact: Kurt Browning

Address: 6300 Riverside Plaza Lane NW, Suite 200, Albuquerque, NM 87120

Phone#: 889-3061 Fax#: _____ E-mail: kbrowning@titan-development.com

Architect: ORB Architecture, LLC Contact: Richard Barber

Address: _____

Phone#: (602) 957-4530 Fax#: _____ E-mail: rab@orbarch.com

Surveyor: Surv-Tek, Inc. Contact: Russ Hugg

Address: 9384 Valley View Drive NW, Albuquerque, NM 87114

Phone#: 897-3366 Fax#: 897-3377 E-mail: hugg@swcp.com

Contractor: Alliance Residential Company Contact: Kim Weisenburger

Address: 2415 E. Camelback Road, Suite 600, Phoenix, AZ 85016

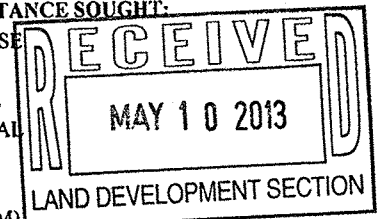
Phone#: (602) 522-5763 Fax#: _____ E-mail: kburger@allresco.com

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
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- ☒ ENGINEER'S CERT (HYDROLOGY)
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- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
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- ☐ ENGINEER'S CERT (ESC)
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- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
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- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: Yes ☐ No ☐ Copy Provided ☐

DATE SUBMITTED: 05-08-13 By: Fred C. Arfman, PE

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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