CITY OF ALBUQUERQUE

December 3, 2013

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

Re: Broadstone Santa Monica, 6401 Santa Monica NE,
Buildings 19, 21 & 22
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 4-10-12, (D18/D054)
Certification dated: 12-2-13

Dear Mr. Arfman,

Based upon the information provided in the Certification received 12/2/13, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

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: sbiazar@cabq.gov or tsims@cabq.gov.

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

Sincerely,

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

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

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

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, BLDGS 19, 21 & 22, PHASE 14 + BLDG 22

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)
- X 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
- X 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 DEC 02 2013 LAND DEVELOPMENT SECTION

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

DATE SUBMITTED: 12-02-13 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 followin

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
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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

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services

Richard J. Berry, Mayor

October 10, 2013

Mr. Fred Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, New Mexico 87108

RE: **Broadstone Santa Monica** - 6401 Santa Monica NE **D18-D054**
Phases 10 & 12 - Buildings 15, 16 and 17
Request for Permanent C.O. – **Accepted**
Engineer's Stamp dated: 4-10-2012, (D18/D054)
Certification dated: 10-08-2013 - Phases 10 & 12; Buildings 15, 16 and 17

Dear Mr. Arfman:

Based upon the information provided in your Certification plan received 10-09-2013, the above referenced Certification is acceptable for release of a Permanent Certificate of Occupancy by Hydrology, for Phases 10 & 12 – Buildings 15, 16 and 17 of this project.

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: GROlson@cabq.gov .

If you have questions, please email me at grolson@cabq.gov or phone 505-924-3994.

Sincerely,

10/10/13

Gregory R. Olson, P.E.
Senior Engineer
Development and Building Services

Orig: Drainage file **D18/D054**
c.pdf Addressee via Email FredA@IAcivil.com
C: CO Clerk—Katrina Sigala
Francis Connor
Tim Sims, PLN/Hydrology

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

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, BLDGS ~~16, 17 & 18~~ 15, 16 & 17 AO

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)
- X 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)

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- ____ GRADING CERTIFICATION
- ____ SO-19 APPROVAL
- ____ ESC PERMIT APPROVAL
- ____ ESC CERT. ACCEPTANCE
- ____ OTHER (SPECIFY)

RECEIVED
OCT 09 2013
LAND DEVELOPMENT SECTION

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

DATE SUBMITTED: 10-08-13 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, anc 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 followin

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
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3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
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CITY OF ALBUQUERQUE

September 12, 2013

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

Re: Broadstone Santa Monica, 6401 Santa Monica Ave NE, Bldgs 9, 12, 13 and 14

Request for Permanent C.O. –Accepted

Engineer's Stamp dated: 4-10-12, (D18/D054)

Certification dated: 9-6-13

Dear Mr. Arfman,

Based upon the information provided in the Certification received 9-9-13, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

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

C: CO Clerk—Katrina Sigala
File
Address via e—mail

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Cherne, Curtis

From: Åsa Weber [asaw@iacivil.com]
Sent: Thursday, September 12, 2013 1:31 PM
To: Cherne, Curtis
Cc: Fred Arfman
Subject: Broadstone Santa Monica--D-18/D054
Attachments: image001.png

Re: Broadstone Santa Monica; D-18/D054
Engineer's Cert Submittal for Permanent Certificate of Occupancy

Curtis,

The submittal Fred Arfman provided should include a CO approval request for buildings 9, 12, 13 and 14.

Thank you.

Åsa Nilsson-Weber, P.E.
Principal / Vice President

Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828
Fax: (505)268-2632
asaw@iacivil.com

CONFIDENTIALITY STATEMENT and CONTENT NOTIFICATION: This message and any accompanying attachment(s) contain information which may be confidential or privileged and is intended only for the individual or entity named above. It is prohibited to disclose, copy, or distribute the contents of this message. If you received this message in error, please notify us immediately.

Recipient acknowledges that any attached electronic files may not contain all of the information on the approved construction documents and are not intended to be relied upon as a replacement for the approved construction document(s). This information is provided to the user as a courtesy by I&A for this project only and shall not be used for any other purpose without the express written consent of Isaacson & Arfman, PA.

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)
- X 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)

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- ___ SO-19 APPROVAL
- ___ ESC PERMIT APPROVAL
- ___ ESC CERT. ACCEPTANCE
- ___ OTHER (SPECIFY)

RECEIVED SEP 09 2013 LAND DEVELOPMENT SECTION

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

DATE SUBMITTED: 09-06-13 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 followin

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Steve Larson 400-392-3096

Site Supv

CITY OF ALBUQUERQUE

November 8, 2013

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

Re: Broadstone Santa Monica, 6401 Santa Monica NE,
Buildings 18, 20 & 23
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 4-10-12, (D18/D054)
Certification Date: 11-06-13

Dear Mr. Arfman,

Based upon the information provided in the Certification received 11-06-13, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology for Buildings 18, 20, & 23.

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: sbiazar@cabq.gov.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: CO Clerk—Katrina Sigala
E-mail

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

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, PHASE II & III, BLDG(S) 18, 20 & 23

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
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- ____ GRADING PLAN
- ____ EROSION & SEDIMENT CONTROL PLAN (ESC)
- X ENGINEER'S CERT (HYDROLOGY)
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- ____ ENGINEER'S CERT (TCL)
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- ____ SO-19
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- ____ GRADING CERTIFICATION
- ____ SO-19 APPROVAL
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- ____ ESC CERT. ACCEPTANCE
- ____ OTHER (SPECIFY)

RECEIVED
NOV 06 2013
LAND DEVELOPMENT SECTION

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

DATE SUBMITTED: 11-06-13 By: Fred C. Arfman, PE FCA
FOR: ISAACSON & ARFMAN, PA

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 followin

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Lopez, Anthony

From: Rodriguez, Jason T.
Sent: Friday, April 05, 2013 2:56 PM
To: Lopez, Anthony
Subject: Broadstone Project 689983

Hi Anthony I just viewed the DVD on the pipe there are no deficiencies with the three segments so it's a pass on the pipe only. As for the culverts I will wait for a response on the warranty.

Thanks

Jason C.O.A.

Lopez, Anthony

From: Rodriguez, Jason T.
Sent: Monday, April 08, 2013 12:30 PM
To: Lopez, Anthony
Cc: 'FRED ARFMAN'; 'carlos@sundancemech.com'
Subject: RE: Broadstone Project 689983

OK that's good with me

From: Lopez, Anthony
Sent: Monday, April 08, 2013 11:49 AM
To: Rodriguez, Jason T.
Cc: 'FRED ARFMAN'; 'carlos@sundancemech.com'
Subject: RE: Broadstone Project 689983

The contractor has no problem giving the City a two (2) years warranty for the sidewalk culvert.

He has full confidence that the new sidewalk culvert is of a quality construction item.

Therefore, it is my recommendation that we allow the contractor to provide a two (2) year warranty for the sidewalk culvert, as compromised.

From: Rodriguez, Jason T.
Sent: Monday, April 08, 2013 11:34 AM
To: Lopez, Anthony
Cc: 'FRED ARFMAN'; 'carlos@sundancemech.com'
Subject: RE: Broadstone Project 689983

It is because of note #8 that compels me to stay to the standard; the property owner should get the minimum that is required. In this case as we talked it was a trade to have a compromise. Then I am recommending the culvert be replaced with the minimum standard.
Thanks
Jason

From: Lopez, Anthony
Sent: Friday, April 05, 2013 3:19 PM
To: Rodriguez, Jason T.
Cc: FRED ARFMAN; carlos@sundancemech.com
Subject: RE: Broadstone Project 689983

Please read General Note #8, on Standard Drawing 2236, whereby the City is NOT responsible for maintenance of the sidewalk culvert.
So the warranty is not an issue.

From: Rodriguez, Jason T.
Sent: Friday, April 05, 2013 2:56 PM
To: Lopez, Anthony
Subject: Broadstone Project 689983

Hi Anthony I just viewed the DVD on the pipe there are no deficiencies with the three segments so it's a pass on the pipe only. As for the culverts I will wait for a response on the warranty.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services

Richard J. Berry, Mayor

August 16, 2013

Mr. Fred Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, New Mexico 87108

RE: **Broadstone Santa Monica** - 6401 Santa Monica NE **D18-D054**
Phase 7 - Buildings 10 and 11
Request for Permanent C.O. – **Accepted**
Engineer's Stamp dated: 4-10-2012, (D18/D054)
Certification dated: 08-16-2013 - Phase 7, Bldgs. 10 & 11

Dear Mr. Arfman:

Based upon the information provided in your Certification plan received 08-16-2013, the above referenced Certification is acceptable for release of a Permanent Certificate of Occupancy by Hydrology, for Phase 7 – Buildings 10 & 11 of this building project.

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: GROlson@cabq.gov .

If you have questions, please email me at grolson@cabq.gov or phone 505-924-3994.

Sincerely,

8/16/13

Gregory R. Olson, P.E.
Senior Engineer
Development and Building Services

Orig: Drainage file **D18/D054**
c.pdf Addressee via Email FredA@IAcivil.com
C: CO Clerk—Katrina Sigala

PO Box 1293
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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

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City Address: 6401 Santa Monica Ave. NE

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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

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- ____ DRAINAGE PLAN 1st SUBMITTAL
- ____ DRAINAGE PLAN RESUBMITTAL
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- ____ EROSION & SEDIMENT CONTROL PLAN (ESC)
- X 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
- X 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)

Phase 7 Bldgs. 10 & 11 MO

RECEIVED AUG 16 2013 LAND DEVELOPMENT SECTION

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

DATE SUBMITTED: Auguist 16, 2013 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, anc 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 followin

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

CITY OF ALBUQUERQUE

June 26, 2013

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

Re: Broadstone Santa Monica, 6401 Santa Monica NE,
Building 25
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 4-10-12, (N9/D012) D18/D054/10
Certification dated: 6-20-13

Dear Mr. Arfman,

Based upon the information provided in the Certification received 06-26-13, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

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 rrael@cabq.gov.

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

Sincerely,

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

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

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE

June 18, 2013

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

Re: Broadstone Santa Monica, 6401 Santa Monica NE,
Buildings 7 & 8
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 6-19-12, (N9/D012)
Certification dated: 6-14-13

Dear Mr. Arfman,

Based upon the information provided in the Certification received 06-14-13, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

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 rrael@cabq.gov.

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

Sincerely,

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

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

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

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~~) D18/D054
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.

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.

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

Sincerely,

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

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

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

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)
- X 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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- ____ 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 followin

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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.

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.

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

Sincerely,

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

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

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

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)
- X ENGINEER'S CERT (HYDROLOGY)
- ____ CLOMR/LOMR
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- ____ ENGINEER'S CERT (TCL)
- ____ ENGINEER'S CERT (DRB SITE PLAN)
- ____ ENGINEER'S CERT (ESC)
- ____ SO-19
- ____ OTHER (SPECIFY)

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- ____ 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 followin

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
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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 17, 2013

Fred C. Arfman, P.E. freda@iacivil.com
Isaacson & Arfman, P.A.
128 Monroe Street N.E.
Albuquerque, NM 87108

Re: Broadstone Santa Monica, Buildings 26 & 27
Request for Permanent C.O. – Not Accepted
Engineer's Stamp dated: 04-10-12, (D18/D054)
Certification dated: 05-15-13

Dear Mr. Arfman,

Based upon the information provided in the Certification received 05-15-13, the above referenced Certification is not acceptable for release of a Permanent Certificate of Occupancy by Hydrology. The following comments need to be addressed before a CO is given for phase 3.

1. Include certification language and seal on sheets CG.1 and CG.2
2. The berm along Derickson Ave does not appear to be compacted to the specified 90% compaction.
3. There is a low spot at the construction entrance allowing flows to enter Derickson Ave. instead of flowing to the inlet at the NW pond. There is also a high spot just to the west of the entrance.

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

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Hydrology Dept.
Planning, BRS

C: email

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

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,

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.

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.

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.

Sincerely,

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

C: e-mail

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

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
- ____ DRAINAGE PLAN 1st SUBMITTAL
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL G & D PLAN
- ____ GRADING PLAN
- ____ EROSION & SEDIMENT CONTROL PLAN (ESC)
- X 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
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- ____ S. DEV. PLAN FOR SUB'D APPROVAL
- ____ S. DEV. FOR BLDG. PERMIT APPROVAL
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- ____ FINAL PLAT APPROVAL
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- ____ BUILDING PERMIT APPROVAL
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- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ GRADING CERTIFICATION
- ____ SO-19 APPROVAL
- ____ ESC PERMIT APPROVAL
- ____ ESC CERT. ACCEPTANCE
- ____ OTHER (SPECIFY)

RECEIVED
MAY 10 2013
LAND DEVELOPMENT SECTION

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 followin

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
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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

CITY OF ALBUQUERQUE

April 25, 2013

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

Re: Broadstone Santa Monica, 6401 Santa Monica NE,
Recreation Area and Office
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 4-10-12, (D18/D054)
Certification dated: 4-19-13

Dear Mr. Arfman,

Based upon the information provided in the Certification received 04-25-13, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

Before any other Certificate of Occupancies can be issued, the off site area needs to be certified. Also, in the NW corner of this site the rundown and pipe coming from the catch basin to the rundown need to be installed and working properly.

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.

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

Sincerely,

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

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

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

December 5, 2013

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

Re: **Certification for Permanent Building Certificate of Occupancy (C.O.)**
Broadstone Santa Monica (D18-D054) **Phase 13(bldg 22) & 14 (bldg 19, 21)**
6401 Santa Monica Avenue NE
Engineer's Stamp Dated 12-02-13
Certification Dated 12-02-13

Dear Mr. Arfman:

Based upon the information provided in your submittal received 12-02-13, 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)924-3630.

Sincerely,

Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

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, PH 13: BLDG 22, PHASE 14: BLDGS 19 & 21

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:

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- ____ DRAINAGE PLAN 1st SUBMITTAL
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL G & D PLAN
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- ____ CLOMR/LOMR
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- ____ WORK ORDER APPROVAL
- ____ GRADING CERTIFICATION
- ____ SO-19 APPROVAL
- ____ ESC PERMIT APPROVAL
- ____ ESC CERT. ACCEPTANCE
- ____ OTHER (SPECIFY)

RECEIVED
DEC 02 2013
LAND DEVELOPMENT SECTION

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

DATE SUBMITTED: 12-02-13 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 followin

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

TRAFFIC CERTIFICATION

I, FRED C. ARFMAN, NMPE NO 7322, OF THE FIRM ISAACSON & ARFMAN, PA, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE TCL APPROVED PLAN DATED MAY 18, 2012; SHEETS CP1.2 – CP1.5, ATTACHED. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY FRED C. ARFMAN OF THE FIRM ISAACSON & ARFMAN, PA. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON (SEE DATE IN CERTIFICATION BLOCK) AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE ATTACHED PLAN PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS FOR THE DESIGNATED PHASE IDENTIFIED ON THE ACCOMPANYING COLORED PHASING PLAN AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATION OF OCCUPANCY.

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FRED C. ARFMAN
NEW MEXICO
7322
PROFESSIONAL ENGINEER

RECEIVED
DEC 02 2013
LAND DEVELOPMENT SECTION

Phase/Building Number	Certification: Fred C. Arfman, NMPE No. 7322	Date	Notes
P1 / REC/OFFICE FITNESS	Fred C. Arfman	04.19.13	NO PARKING SIGNS ADDED
P2 / BLDG 24	Fred C. Arfman	05-08-13	SIGNS IN PLACE SITE VISIT: 05-08
P3 / BLDGS 26 & 27	Fred C. Arfman	05-15-13	N/A
PHASES 4 & 5 BLDGS: 4,5,6 & 8	Fred C. Arfman	06-04-13	
PHASE 6 BLDG 6 7	Fred C. Arfman	06-14-13	N/A
PHASE 15 BLDG 25	Fred C. Arfman	06-20-13	N/A
PHASE 8 BLDGS 10 & 11	Fred C. Arfman	08-16-13	N/A
PHASES 7 & 9 BLDG 9, 14, 12 & 13	Fred C. Arfman	09-06-13	N/A
PHASES 10 & 12 BLDGS 16, 17 & 18	Fred C. Arfman	10-08-13	N/A
PHASES 11 & 13 BLDGS 18, 20 & 23	Fred C. Arfman	11-13-13	N/A
PHASE 13 - BLDG 22 PHASE 14 - BLDGS 19 & 21	Fred C. Arfman	12-02-13	RESTRIP X-WG & CURB REPLACE

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

August 22, 2013

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

Re: **Certification for Permanent Building Certificate of Occupancy (C.O.)**
Broadstone Santa Monica, (D18-D054) – **Phase 8 (Buildings 10 & 11)**
6401 Santa Monica Avenue NE
Engineer's Stamp Dated 06-14-13
Certification Dated 08-16-13

Dear Mr. Arfman:

Based upon the information provided in your submittal received 08-16-13, 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)924-3630.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

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 (BLDG 10 & 11)

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)
- X 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
- X 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 AUG 16 2013 LAND DEVELOPMENT SECTION

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

DATE SUBMITTED: AUG. 16, 2013 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 followin

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
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TRAFFIC CERTIFICATION

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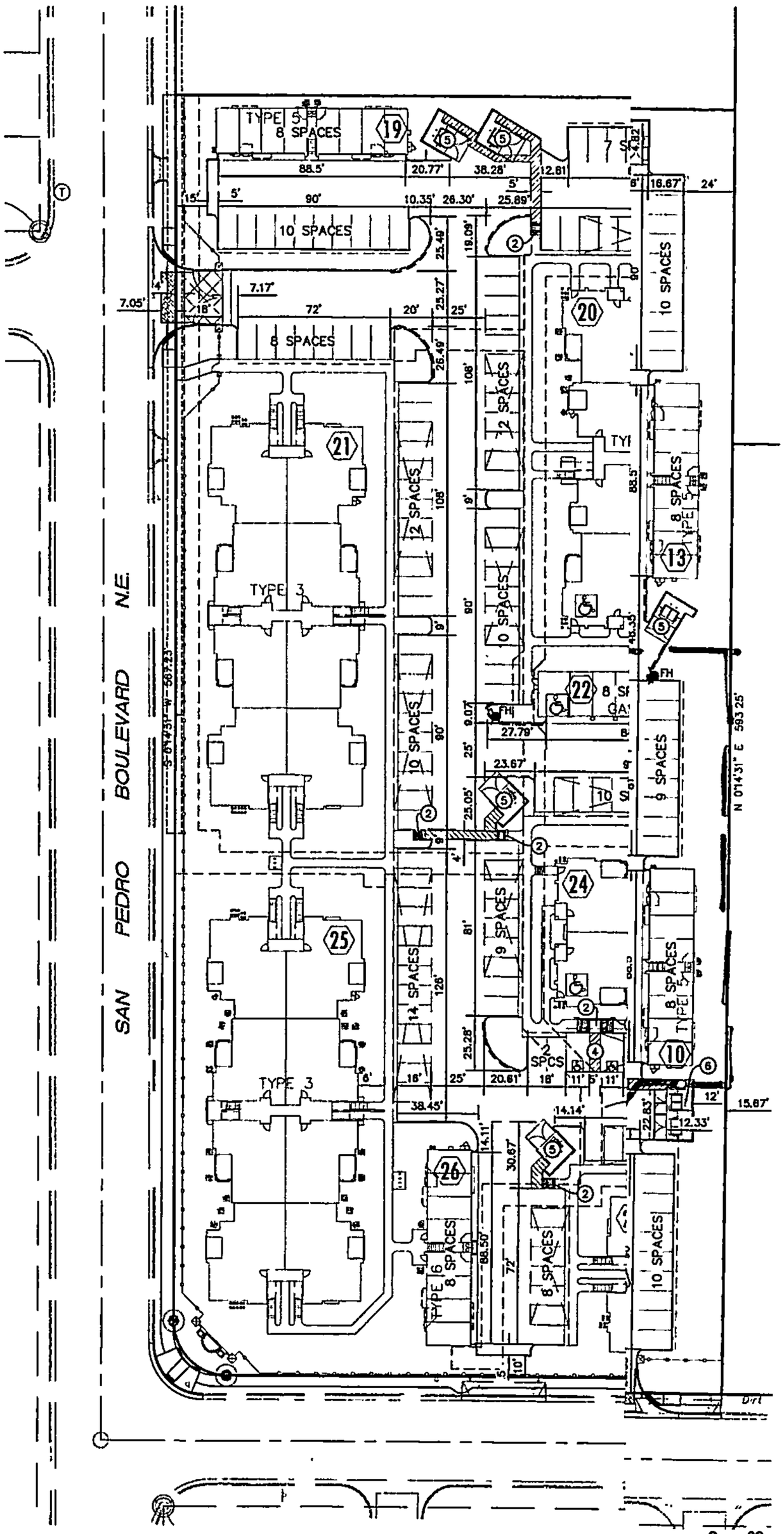
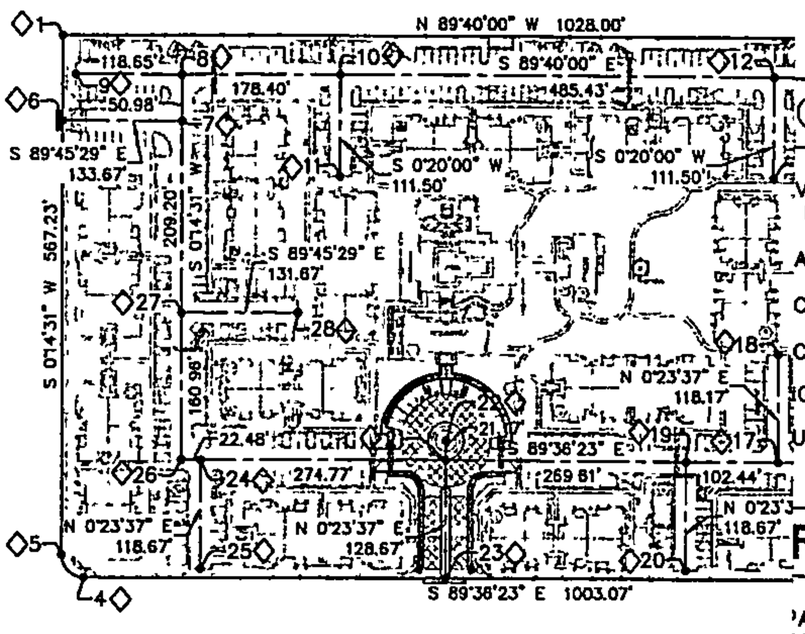
FRED C. ARFMAN
NEW MEXICO
7322
PROFESSIONAL ENGINEER

RECEIVED
AUG 16 2013
LAND DEVELOPMENT SECTION

Phase/Building Number	Certification: Fred C. Arfman, NMPE No. 7322	Date	Notes
P1 / REC/OFFICE FITNESS	Fred C. Arfman	04.19.13	NO PARKING SIGNS ADDED
P2 / BLDG 24	Fred C. Arfman	05-08-13	SIGNS IN PLACE SITE VISIT 05-08
P3 / BLDGS 26 & 27	Fred C. Arfman	05-15-13	N/A
PHASES 4 & 5 BLDGS: 4,5,6 & 8	Fred C. Arfman	06-04-13	
PHASE 6 BLDG 6 7	Fred C. Arfman	06-14-13	N/A
PHASE 15 BLDG 25	Fred C. Arfman	06-20-13	N/A
PHASE 8 BLDGS 10 & 11	Fred C. Arfman	08-16-13	N/A





NMSP COORDINATE PAIR/BEARING-DIST

0 20 40 80 120

SCALE 1"=40'

KEYED NOTES

VED AREAS, SEE PAVING PLAN FOR LIMITS AND TYPE PAVING.

A RAMP, SEE DETAIL 08/A1.20.

CESSIBLE PARKING SIGN, SEE DETAIL 04/A1.20.

CESSIBLE PARKING STALL, SEE DETAILS 03 & 05/A1.20.

GLE TRASH ENCLOSURE.

UBLE TRASH ENCLOSURE.

PARKING SPACE TABLE

	STANDARD	ACCESSIBLE
ARKING SPACES REQUIRED:	510	16
ARKING SPACES PROVIDED:	532	16
ICYCLE SPACES REQUIRED:	140	
ICYCLE SPACES PROVIDED:	141	

BROADSTONE SANTA MONICA

6401 SANTA MONICA AVENUE NE
Albuquerque, New Mexico

Office of Rich Barber Architecture, LLC
ORB

WorldHQ@ORBArch.com

RECEIVED
AUG 16 2013
LAND DEVELOPMENT SECTION

TITAN DEVELOPMENT

ALLIANCE RESIDENTIAL COMPANY

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Ph. 505-268-8828 www.iacnet.com
1900 CP-201.dwg May 02,2012

LEGEND

- PCC HIGH DENSITY PAVERS
- PCC COLORED PAVING
- 4" WIDE PAINTED (BLUE) PARKING STRIPES, 3' ON CENTER.
- PAINT CURB RED & PAINT TEXT "FIRE LANE NO PARKING"
- XX NMSPC (SEE TABLE)

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

Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are instruments of service and shall remain the property of the Architect whether the project for which they are made is executed or not. These drawings and specifications shall not be used by anyone on any other projects, for additions to this project, or for completion of this project by others except by the expressed written permission of the Architect.

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REVISIONS

DATE FEBRUARY 23, 2012 ORB # 11-218

CP1.2

PAVEMENT LAYOUT & TRAFFIC CONTROL PLAN

FILE:M:\CAD FILES\1900-1999\1900\dwg\1900 CP-201.dwg USER:Simenson DATE:May, 02 2012 TIME: 03:06 pm

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

June 17, 2013

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

Re: **Certification for Permanent Building Certificate of Occupancy (C.O.)**
Broadstone Santa Monica, [D-18/D054] – **Phase 6 (Building 7)**
6401 Santa Monica Avenue NE
Engineer's Stamp Dated 06/14/13

Dear Mr. Arfman:

Based upon the information provided in your submittal received 06-14-13, 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)924-3630.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

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, BLDG 7

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
- X TRAFFIC CIRCULATION LAYOUT (TCL)
- ____ ENGINEER'S CERT (TCL)
- ____ ENGINEER'S CERT (DRB SITE PLAN)
- ____ ENGINEER'S CERT (ESC)
- ____ SO-19
- ____ OTHER (SPECIFY)

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- ____ PRELIMINARY PLAT APPROVAL
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- ____ 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: 06-14-13 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 followin

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RECEIVED
JUN 14 2013
LAND DEVELOPMENT SECTION

TRAFFIC CERTIFICATION

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FRED C. ARFMAN
NEW MEXICO
7322
PROFESSIONAL ENGINEER

Phase/Building Number	Certification: Fred C. Arfman, NMPE No. 7322	Date	Notes
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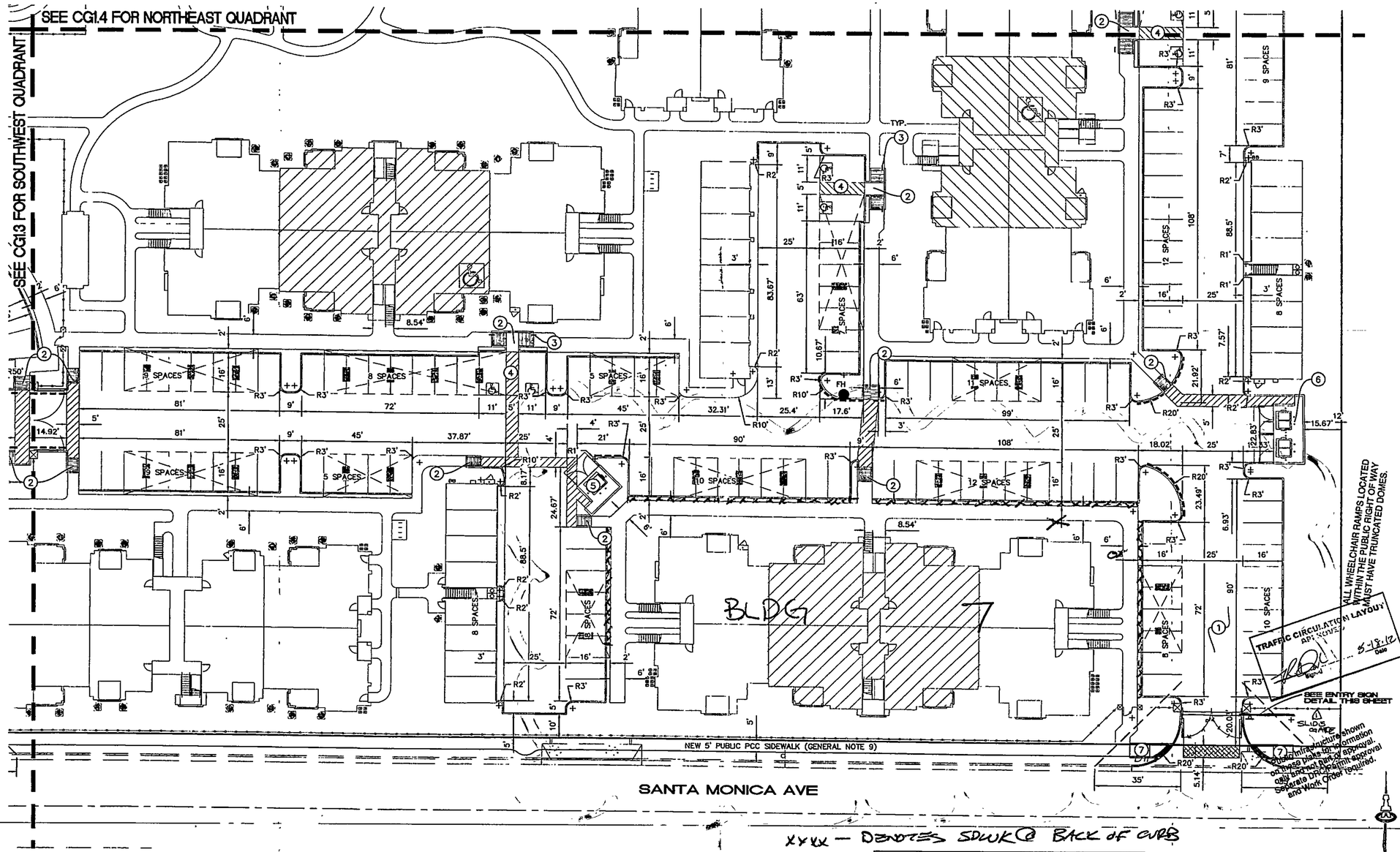
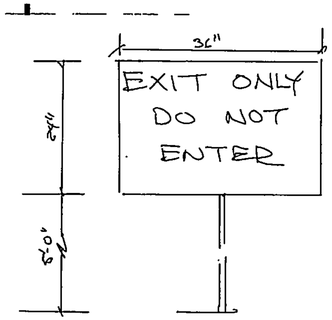
P2 / BLDG 24	Fred C. Arfman	05-08-13	SIGNS IN PLACE SITE VISIT: 05-08
P3 / BLDGS 26 & 27	Fred C. Arfman	05-15-13	N/A
PHASES 4 & 5 BLDGS: 4, 5, 6 & 8	Fred C. Arfman	06-04-13	
PHASE 6 BLDGS 7	Fred C. Arfman	06-14-13	N/A



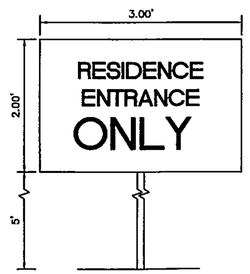
XXXX — DENOTES SDWK @ BACK OF CURB



SAN PEDRO DR. (ONLY) △1

SIGN DETAIL

SCALE: NTS. (1" = 10")



SANTA MONICA AVE (ONLY) △1

ENTRY SIGN DETAIL

SCALE: 1"=1'-0"

GENERAL NOTES

1. BASIS OF BEARINGS: PLAT OF LOTS 1–4, SANTA MONICA PLACE; (BK. 2012C, PG. 0002; REC: 01-06-2012).
2. COORDINATE PAIRS ARE NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE.
3. SEE ARCHITECTURAL DETAIL SHEET, A1.20 FOR SITE STRIPING AND ACCESSIBILITY DETAILS.
4. ALL STANDARD PARKING SPACES ARE 9'–0" WIDE BY 18'–0" DEEP UNLESS OTHERWISE NOTED.
5. ALL ACCESSIBLE PARKING STALLS ARE 11'–0" WIDE BY 20'–0" DEEP.
6. ALL DIMENSIONING IS TO FACE OF CURB/EDGE OF TURNDOWN SIDEWALKS/ENTRANCE OF PARKING STALLS.
7. REMOVE ALL UNUSED CURB CUTS WITHIN THE PUBLIC ROW AND REPLACE WITH COA STD CURB & GUTTER AND PCC SIDEWALKS AS SHOW ON THE PUBLIC WORK ORDER DRAWINGS NO. 689983.
8. ALL IMPROVEMENTS SHOWN IN THE PUBLIC ROW TO BE CONSTRUCTED PER PUBLIC WORK ORDER DRAWINGS NO. 689983.
9. ALL ONSITE SIDEWALKS ARE 4' IN WIDTH UNLESS OTHERWISE NOTED/DIMENSIONED.

SCALE 1"=20'

ⓧ KEYED NOTES

1. PAVED AREAS, SEE PAVING PLAN FOR LIMITS AND TYPE OF PAVING.
2. ADA RAMP, SEE DETAIL 08/A1.20.
3. ACCESSIBLE PARKING SIGN, SEE DETAIL 04/A1.20.
4. ACCESSIBLE PARKING STALL, SEE DETAILS 03 & 05/A1.20.
5. SINGLE TRASH ENCLOSURE.
6. DOUBLE TRASH ENCLOSURE.
7. ADA ACCESSIBLE RAMP WITH TRUNCATED DOME MATS, SEE PUBLIC WORK ORDER DRAWINGS NO. 689983.

PARKING SPACE TABLE

	STANDARD	ACCESSIBLE
TOTAL PARKING SPACES REQUIRED:	510	16
TOTAL PARKING SPACES PROVIDED:	532	16
TOTAL BICYCLE SPACES REQUIRED:	140	
TOTAL BICYCLE SPACES PROVIDED:	141	

BROADSTONE SANTA MONICA

6401 SANTA MONICA AVENUE NE
Albuquerque, New Mexico

Office of Rich Barber Architects, LLC
ORB
WorldHQ@ORBArch.com

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
05-17-12
05-15-12

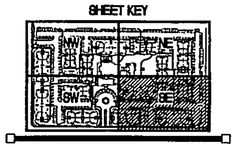
TITAN DEVELOPMENT
ALLIANCE RESIDENTIAL COMPANY

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Ph. 505-268-8828 www.iacivil.com
1900 CP-202.dwg May 17,2012

LEGEND

- PCC HIGH DENSITY PAVERS
- PCC COLORED PAVING
- 4" WIDE PAINTED (BLUE) PARKING STRIPES, 3' ON CENTER.
- PAINT CURB RED & PAINT TEXT "FIRE LANE NO PARKING"

SHEET KEY



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

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© ORB Architects, LLC 2011

REVISIONS
△1 GUDE GATE (SANTA MONICA AVE) 05-18-12
△
△
△
△
△

DATE: FEBRUARY 23, 2012 ORB # 11-218

CP1.5

TRAFFIC CONTROL LAYOUT PLAN
SE QUADRANT

FILE:M:\CAD FILES\1900-1999\1900\dwg\1900 CP-202.dwg USER:Simenson DATE:May, 17 2012 TIME: 02:22 pm

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

September 9, 2013

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

Re: **Certification for Permanent Building Certificate of Occupancy (C.O.)**
Broadstone Santa Monica, (D18-D054) **Phase 7 & 9 (Buildings 9, 12, 13 & 14)**
6401 Santa Monica Avenue NE
Engineer's Stamp Dated 09-06-13
Certification Dated 09-06-13

Dear Mr. Arfman:

Based upon the information provided in your submittal received 09-09-13, 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)924-3630.

Sincerely,

Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

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)
- X 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
- X 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 SEP 09 2013 LAND DEVELOPMENT SECTION

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

DATE SUBMITTED: 09-06-13 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 followin

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

TRAFFIC CERTIFICATION

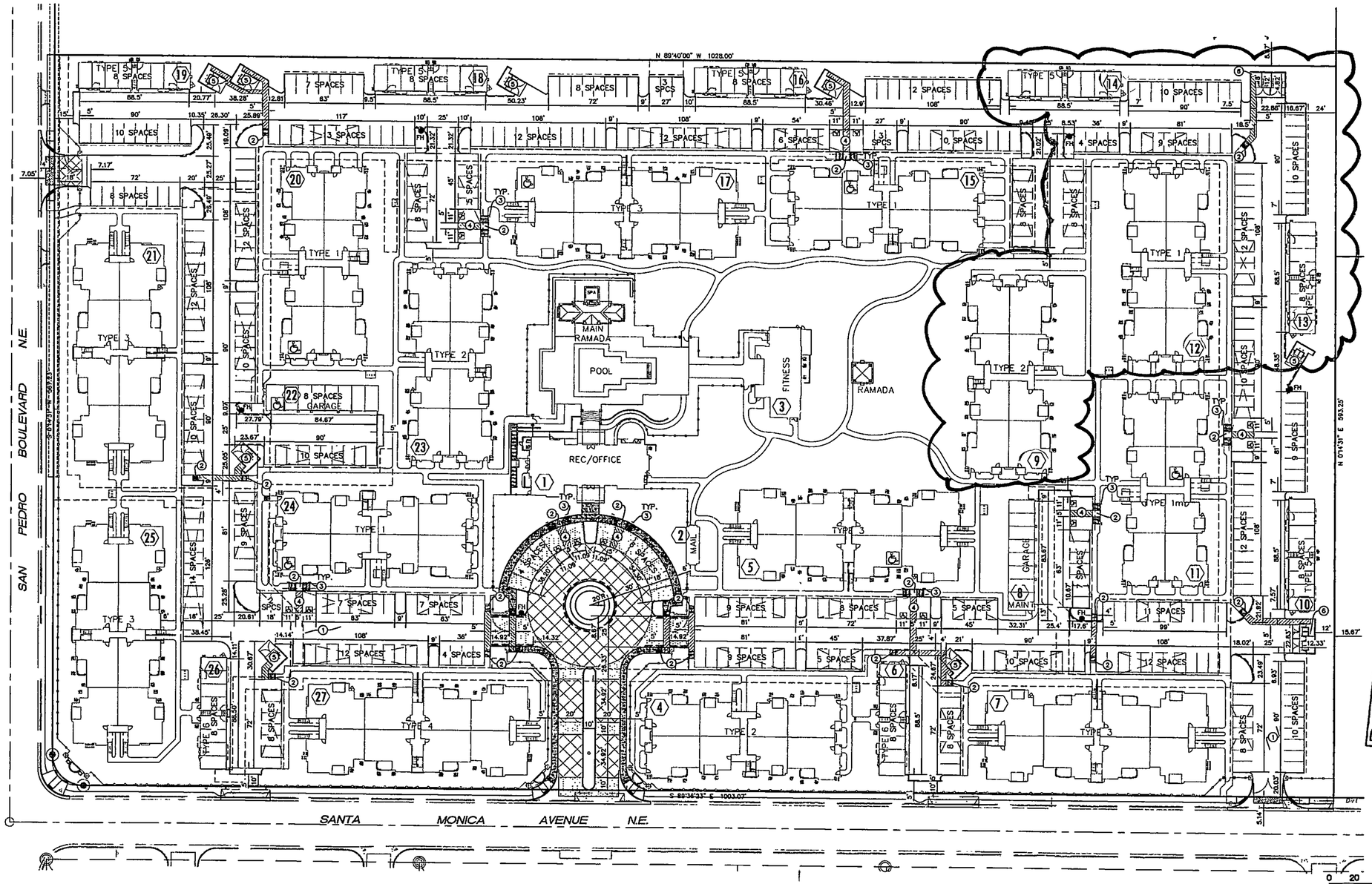
I, FRED C. ARFMAN, NMPE NO 7322, OF THE FIRM ISAACSON & ARFMAN, PA, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE TCL APPROVED PLAN DATED MAY 18, 2012; SHEETS CP1.2 – CP1.5, ATTACHED. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY FRED C. ARFMAN OF THE FIRM ISAACSON & ARFMAN, PA. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON (SEE DATE IN CERTIFICATION BLOCK) AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE ATTACHED PLAN PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS FOR THE DESIGNATED PHASE IDENTIFIED ON THE ACCOMPANYING COLORED PHASING PLAN AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATION OF OCCUPANCY.

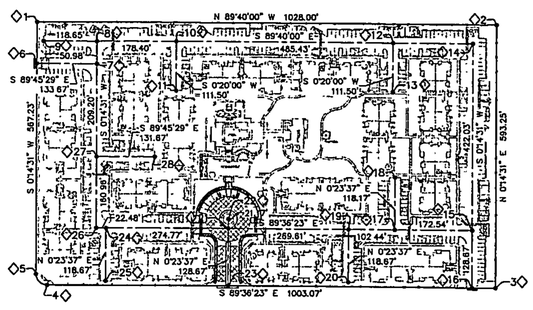
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

FRED C. ARFMAN
NEW MEXICO
7322
PROFESSIONAL ENGINEER

RECEIVED
SEP 0 9 2013
LAND DEVELOPMENT SECTION

Phase/Building Number	Certification: Fred C. Arfman, NMPE No. 7322	Date	Notes
P1 / REC/OFFICE FITNESS	Fred C. Arfman	04.19.13	NO PARKING SIGNS ADDED
P2 / BLDG 24	Fred C. Arfman	05-08-13	SIGNS IN PLACE SITE VISIT: 05-08
P3 / BLDGS 26 & 27	Fred C. Arfman	05-15-13	N/A
PHASES 4 & 5 BLDGS: 4, 5, 6 & 8	Fred C. Arfman	06-04-13	
PHASE 6 BLDG 7	Fred C. Arfman	06-14-13	N/A
PHASE 15 BLDG 25	Fred C. Arfman	06-20-13	N/A
PHASE 8 BLDGS 10 & 11	Fred C. Arfman	08-16-13	N/A
PHASES 7 & 9 BLDG 9, 14, 12 & 13	Fred C. Arfman	09-06-13	N/A





NMSP COORDINATE PAIR/BEARING-DISTANCE EXHIBIT

SCALE: 1"=150'

BROADSTONE SANTA MONICA

6401 SANTA MONICA AVENUE NE
Albuquerque, New Mexico

Office of Rich Barber Architecture, LLC
ORB
WorldHQ@ORBArch.com

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
05-02-12

TITAN DEVELOPMENT
ALLIANCE RESIDENTIAL COMPANY

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Ph 505-268-8828 www.iacivil.com
1900 CP-201.dwg May 02,2012

RECEIVED
SEP 09 2013
LAND DEVELOPMENT SECTION

LEGEND

- PCC HIGH DENSITY PAVERS
- PCC COLORED PAVING
- 4" WIDE PAINTED (BLUE) PARKING STRIPES, 3' ON CENTER.
- PAINT CURB RED & PAINT TEXT "FIRE LANE NO PARKING"
- XX NMSPC (SEE TABLE)

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

Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are instruments of service and shall remain the property of the Architect whether the project for which they are made is executed or not. These drawings and specifications shall not be used by anyone on any other projects, for additions to this project, or for completion of this project by others except by the expressed written permission of the Architect.
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NMSP COORDINATE TABLE

NMSP COORDINATE TABLE		
Point #	Northing	Easting
1	1515291.08	1543067.93
2	1515285.10	1544095.92
3	1514691.85	1544093.41
4	1514698.74	1543090.37
5	1514723.85	1543085.54
6	1515197.39	1543087.54
7	1515196.82	1543201.20
8	1515247.80	1543201.42
9	1515248.49	1543082.77
10	1515246.76	1543379.81
11	1515135.26	1543379.17
12	1515243.94	1543885.23
13	1515132.44	1543884.58
14	1515242.90	1544043.24

NMSP COORDINATE TABLE		
Point #	Northing	Easting
15	1514820.86	1544041.46
16	1514692.21	1544040.91
17	1514822.07	1543888.93
18	1514940.23	1543869.74
19	1514822.77	1543766.49
20	1514704.11	1543765.68
21	1514824.62	1543496.89
22	1514845.79	1543497.03
23	1514695.96	1543496.01
24	1514826.51	1543222.12
25	1514707.85	1543221.31
26	1514826.66	1543199.64
27	1514967.62	1543200.32
28	1514967.07	1543331.49

COORDINATE/CONTROL POINTS:

POINTS ARE SITUATED AT THE ACCESS ISLE CENTERLINE INTERSECTION, CENTERLINE INTERSECTION OR THE ENTRIES WITH THE PROJECT BOUNDARY AND AT THE DEAD-END ACCESS ISLE CENTERLINE INTERSECTION WITH THE FACE OF CURB AT THE ISLE TERMINUS

GENERAL NOTES

1. BASIS OF BEARINGS: PLAT OF LOTS 1-4, SANTA MONICA PLACE; (BK. 2012C, PG. 0002; REC: 01-06-2012).
2. COORDINATE PAIRS ARE NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE.
3. SEE ARCHITECTURAL SITE PLAN, A1. FOR ALL RADII DIMENSIONING OF PAVING/ CURB RADII.
4. SEE ARCHITECTURAL DETAIL SHEET, A1.20 FOR SITE STRIPING AND ACCESSIBILITY DETAILS.
5. ALL STANDARD PARKING SPACES ARE 9'-0" WIDE BY 18'-0" DEEP UNLESS OTHERWISE NOTED.
6. ALL ACCESSIBLE PARKING STALLS ARE 11'-0" WIDE BY 20'-0" DEEP.
7. ALL DIMENSIONING IS TO FACE OF CURB/EDGE OF TURNDOWN SIDEWALKS/ENTRANCE OF PARKING STALLS.

⊗ KEYED NOTES

1. PAVED AREAS, SEE PAVING PLAN FOR LIMITS AND TYPE OF PAVING.
2. ADA RAMP, SEE DETAIL 08/A1.20.
3. ACCESSIBLE PARKING SIGN, SEE DETAIL 04/A1.20.
4. ACCESSIBLE PARKING STALL, SEE DETAILS 03 & 05/A1.20.
5. SINGLE TRASH ENCLOSURE.
6. DOUBLE TRASH ENCLOSURE.

PARKING SPACE TABLE

	STANDARD	ACCESSIBLE
TOTAL PARKING SPACES REQUIRED:	510	16
TOTAL PARKING SPACES PROVIDED:	532	16
TOTAL BICYCLE SPACES REQUIRED:	140	
TOTAL BICYCLE SPACES PROVIDED:	141	

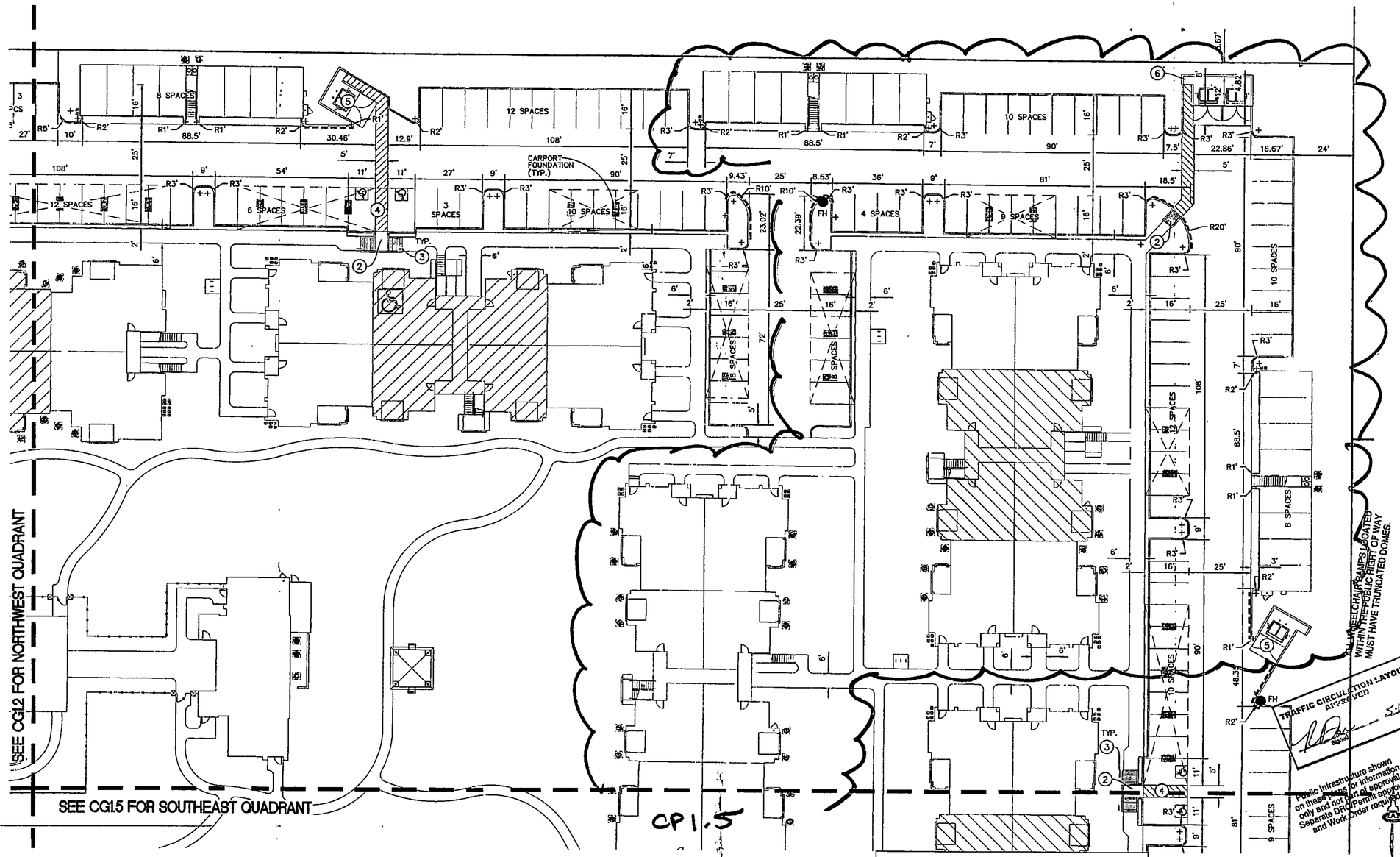
REVISIONS

DATE: FEBRUARY 23, 2012 ORB # 11-218

CP1.2

PAVEMENT LAYOUT & TRAFFIC CONTROL PLAN

FILE:N:\CAD FILES\1900-1999\1900\dwg\1900 CP-201.dwg USER:Simonson DATE:May, 02 2012 TIME: 03:06 pm



BROADSTONE SANTA MONICA

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Albuquerque, New Mexico

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ORB
WorldHQ@ORBArch.com

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
05-17-12
05-18-12

TITAN DEVELOPMENT

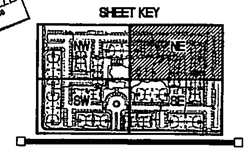
ALLIANCE RESIDENTIAL COMPANY

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Ph. 505-268-8828 www.iacha.com
1900 CP-202.dwg May 17,2012

LEGEND

- PCC HIGH DENSITY PAVERS
- PCC COLORED PAVING
- 4" WIDE PAINTED (BLUE) PARKING STRIPES, 3' ON CENTER.
- PAINT CURB RED & PAINT TEXT "FIRE LANE NO PARKING"

SHEET KEY



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GENERAL NOTES

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7. REMOVE ALL UNUSED CURB CUTS WITHIN THE PUBLIC ROW AND REPLACE WITH COA STD CURB & GUTTER AND PCC SIDEWALKS AS SHOW ON THE PUBLIC WORK ORDER DRAWINGS NO. 689983.
8. ALL IMPROVEMENTS SHOWN IN THE PUBLIC ROW TO BE CONSTRUCTED PER PUBLIC WORK ORDER DRAWINGS NO. 689983.
9. ALL ONSITE SIDEWALKS ARE 4' IN WIDTH UNLESS OTHERWISE NOTED/DIMENSIONED.

RECEIVED
SEP 09 2013
LAND DEVELOPMENT SECTION

ⓧ KEYED NOTES

1. PAVED AREAS, SEE PAVING PLAN FOR LIMITS AND TYPE OF PAVING.
2. ADA RAMP, SEE DETAIL 08/A1.20.
3. ACCESSIBLE PARKING SIGN, SEE DETAIL 04/A1.20.
4. ACCESSIBLE PARKING STALL, SEE DETAILS 03 & 05/A1.20.
5. SINGLE TRASH ENCLOSURE.
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PARKING SPACE TABLE

	STANDARD	ACCESSIBLE
TOTAL PARKING SPACES REQUIRED:	510	16
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TOTAL BICYCLE SPACES REQUIRED:	140	
TOTAL BICYCLE SPACES PROVIDED:	141	

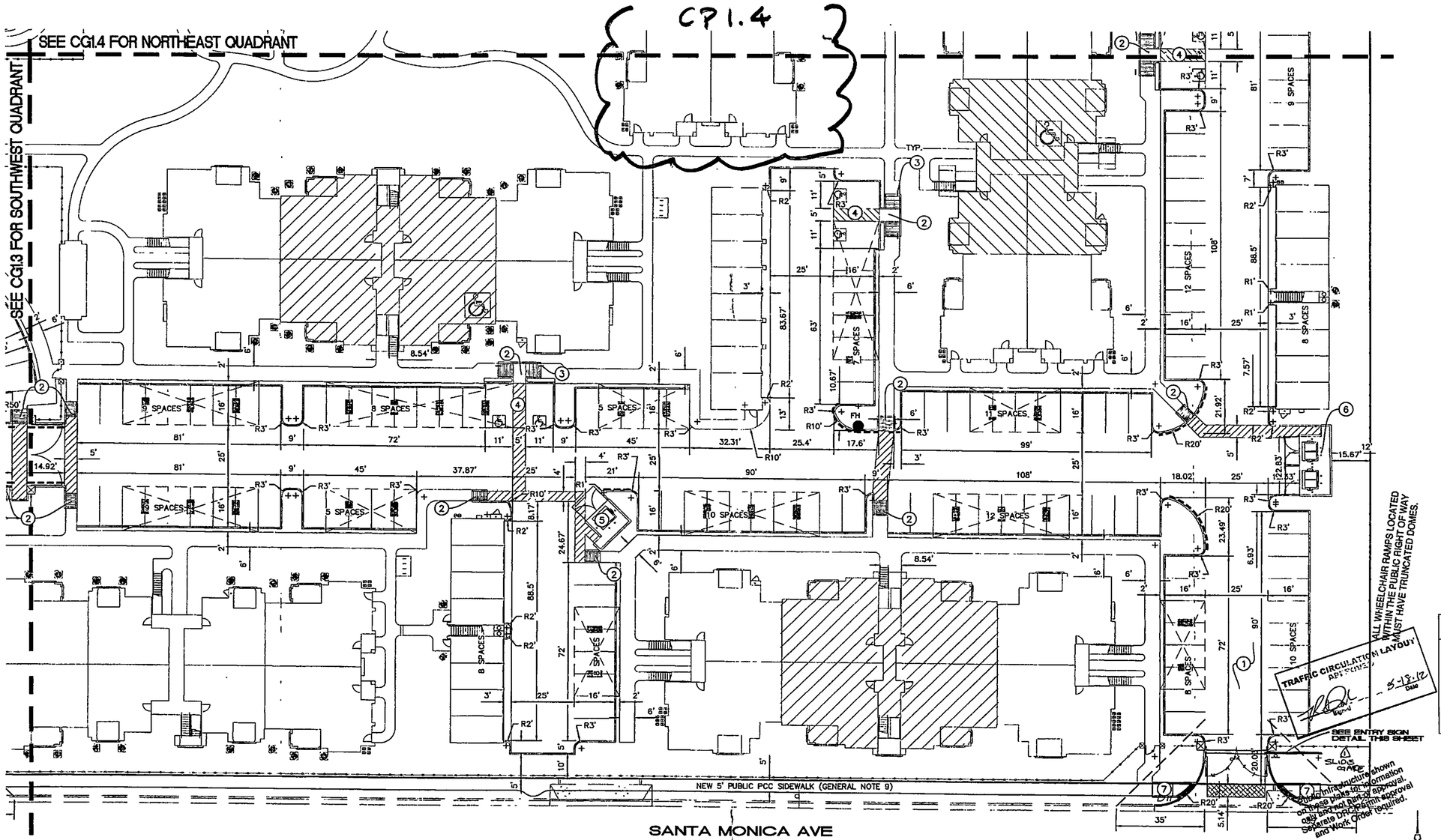
REVISIONS

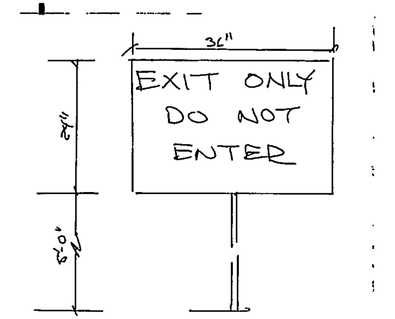
DATE. FEBRUARY 23, 2012 ORB # 11-218

CP1.4

TRAFFIC CONTROL LAYOUT PLAN
NE QUADRANT

FILE:M:\CAD FILES\1900-1999\1800\dwg\1900 CP-202.dwg USER:Simonson DATE:May, 17 2012 TIME: 02:22 pm

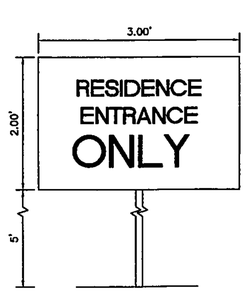




SAN PEDRO DR. (ONLY)

SIGN DETAIL

SCALE: NTS. (1" = 10")



SANTA MONICA AVE (ONLY)

ENTRY SIGN DETAIL

SCALE: 1"=1'-0"

RECEIVED
SEP 0 9 2013
LAND DEVELOPMENT SECTION

GENERAL NOTES

1. BASIS OF BEARINGS: PLAT OF LOTS 1–4, SANTA MONICA PLACE; (BK. 2012C, PG. 0002; REC: 01–06–2012).
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6. ALL DIMENSIONING IS TO FACE OF CURB/EDGE OF TURNDOWN SIDEWALKS/ENTRANCE OF PARKING STALLS.
7. REMOVE ALL UNUSED CURB CUTS WITHIN THE PUBLIC ROW AND REPLACE WITH COA STD CURB & GUTTER AND PCC SIDEWALKS AS SHOW ON THE PUBLIC WORK ORDER DRAWINGS NO. 689983.
8. ALL IMPROVEMENTS SHOWN IN THE PUBLIC ROW TO BE CONSTRUCTED PER PUBLIC WORK ORDER DRAWINGS NO. 689983.
9. ALL ONSITE SIDEWALKS ARE 4' IN WIDTH UNLESS OTHERWISE NOTED/DIMENSIONED.

0 10 20 40 60

SCALE 1"=20'

KEYED NOTES

1. PAVED AREAS, SEE PAVING PLAN FOR LIMITS AND TYPE OF PAVING.
2. ADA RAMP, SEE DETAIL 08/A1.20.
3. ACCESSIBLE PARKING SIGN, SEE DETAIL 04/A1.20.
4. ACCESSIBLE PARKING STALL, SEE DETAILS 03 & 05/A1.20.
5. SINGLE TRASH ENCLOSURE.
6. DOUBLE TRASH ENCLOSURE.
7. ADA ACCESSIBLE RAMP WITH TRUNCATED DOME MATS, SEE PUBLIC WORK ORDER DRAWINGS NO. 689983.

PARKING SPACE TABLE

	STANDARD	ACCESSIBLE
TOTAL PARKING SPACES REQUIRED:	510	16
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05-7-12 05-18-12

TITAN DEVELOPMENT

ALLIANCE RESIDENTIAL COMPANY

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Ph. 505-268-8828 www.iacivil.com
1900 CP-202.dwg May 17,2012

LEGEND

- PCC HIGH DENSITY PAVERS
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- 4" WIDE PAINTED (BLUE) PARKING STRIPES, 3' ON CENTER.
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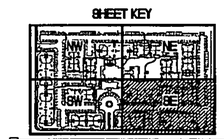
SHEET KEY



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REVISIONS

1 GUIDE GATE (SANTA MONICA AVE) 05-18-12

DATE: FEBRUARY 23, 2012 ORB # 11-218

CP1.5

TRAFFIC CONTROL LAYOUT PLAN
SE QUADRANT

FILE:W:\CAD FILES\1900-1999\1900\dwg\1900 CP-202.dwg USER:Simerson DATE:May, 17, 2012 TIME: 02:22 pm

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

June 6, 2013

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

Re: **Certification for Permanent Building Certificate of Occupancy (C.O.)**
Broadstone Santa Monica, [D-18/D054] – ***PHASE 4 & 5 (bldg's 4,5,6&8)***
6401 Santa Monica Avenue NE
Engineer's Stamp Dated 06/04/13

Dear Mr. Arfman:

Based upon the information provided in your submittal received 06-05-13, 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)924-3630.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

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 (PHASES 4&5) BLDGS 4,5,6&8

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
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- ____ CLOMR/LOMR
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- ____ ENGINEER'S CERT (TCL)
- ____ ENGINEER'S CERT (DRB SITE PLAN)
- ____ ENGINEER'S CERT (ESC)
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- ____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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- ____ PRELIMINARY PLAT APPROVAL
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- ____ S. DEV. FOR BLDG. PERMIT APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
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- ____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
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- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ GRADING CERTIFICATION
- ____ SO-19 APPROVAL
- / ESC PERMIT APPROVAL
- ____ ESC CERT. ACCEPTANCE
- / OTHER (SPECIFY)

RECEIVED
JUN 05 2013
LAND DEVELOPMENT SECTION

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

DATE SUBMITTED: 06-04-13 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, anc 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 followin

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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

TRAFFIC CERTIFICATION

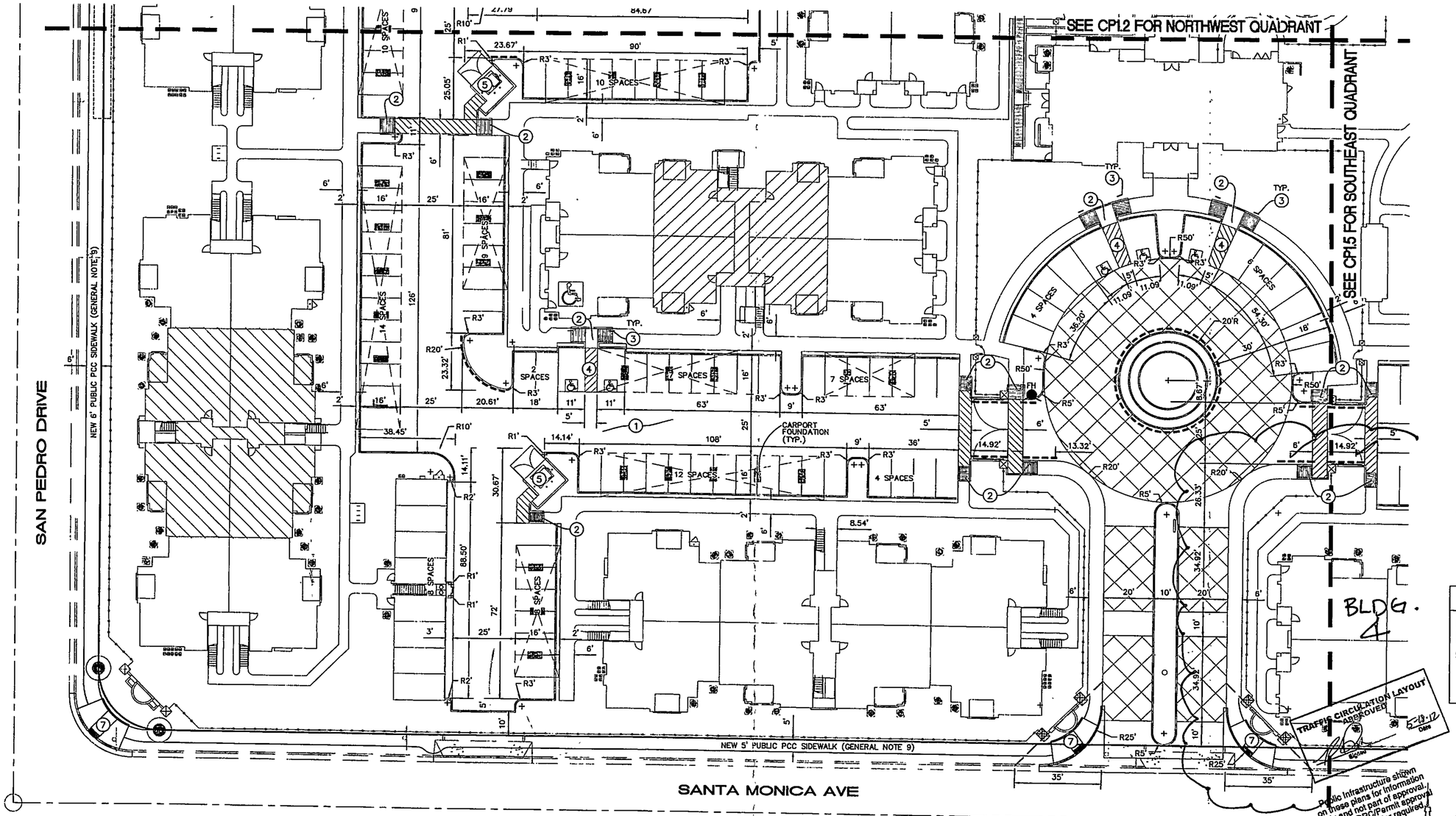
I, FRED C. ARFMAN, NMPE NO 7322, OF THE FIRM ISAACSON & ARFMAN, PA, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE TCL APPROVED PLAN DATED MAY 18, 2012; SHEETS CP1.2 – CP1.5, ATTACHED. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY FRED C. ARFMAN OF THE FIRM ISAACSON & ARFMAN, PA. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON (SEE DATE IN CERTIFICATION BLOCK) AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE ATTACHED PLAN PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS FOR THE DESIGNATED PHASE IDENTIFIED ON THE ACCOMPANYING COLORED PHASING PLAN AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATION OF OCCUPANCY.

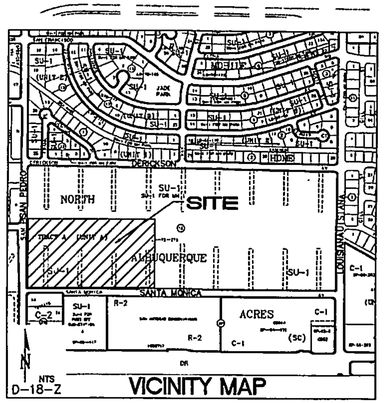
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

FRED C. ARFMAN
NEW MEXICO
7322
PROFESSIONAL ENGINEER

RECEIVED
JUN 0 5 2013
LAND DEVELOPMENT SECTION

Phase/Building Number	Certification: Fred C. Arfman, NMPE No. 7322	Date	Notes
P1 / REC/OFFICE FITNESS	Fred C. Arfman	04.19.13	NO PARKING SIGNS ADDED
P2 / BLDG 24	Fred C. Arfman	05-08-13	SIGNS IN PLACE SITE VISIT: 05-08
P3 / BLDGS 26 & 27	Fred C. Arfman	05-15-13	N/A
PHASES 4 & 5 BLDGS: 4,5,6 & 8	Fred C. Arfman	06-04-13	SITE OBSERVATION 06-04-13





RECEIVED
JUN 05 2013
LAND DEVELOPMENT SECTION

GENERAL NOTES

1. BASIS OF BEARINGS: PLAT OF LOTS 1-4, SANTA MONICA PLACE; (BK. 2012C, PG. 0002; REC: 01-06-2012).
2. COORDINATE PAIRS ARE NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE.
3. SEE ARCHITECTURAL DETAIL SHEET, A1.20 FOR SITE STRIPING AND ACCESSIBILITY DETAILS.
4. ALL STANDARD PARKING SPACES ARE 9'-0" WIDE BY 18'-0" DEEP UNLESS OTHERWISE NOTED.
5. ALL ACCESSIBLE PARKING STALLS ARE 11'-0" WIDE BY 20'-0" DEEP.
6. ALL DIMENSIONING IS TO FACE OF CURB/EDGE OF TURNDOWN SIDEWALKS/ENTRANCE OF PARKING STALLS.
7. REMOVE ALL UNUSED CURB CUTS WITHIN THE PUBLIC ROW AND REPLACE WITH COA STD CURB & GUTTER AND PCC SIDEWALKS AS SHOW ON THE PUBLIC WORK ORDER DRAWINGS NO. 689983.
8. ALL IMPROVEMENTS SHOWN IN THE PUBLIC ROW TO BE CONSTRUCTED PER PUBLIC WORK ORDER DRAWINGS NO. 689983.
9. ALL ONSITE SIDEWALKS ARE 4' IN WIDTH UNLESS OTHERWISE NOTED/DIMENSIONED.

KEYED NOTES

1. PAVED AREAS, SEE PAVING PLAN FOR LIMITS AND TYPE OF PAVING.
2. ADA RAMP, SEE DETAIL 08/A1.20.
3. ACCESSIBLE PARKING SIGN, SEE DETAIL 04/A1.20.
4. ACCESSIBLE PARKING STALL, SEE DETAILS 03 & 05/A1.20.
5. SINGLE TRASH ENCLOSURE.
6. DOUBLE TRASH ENCLOSURE.
7. ADA ACCESSIBLE RAMP WITH TRUNCATED DOME MATS, SEE PUBLIC WORK ORDER DRAWINGS NO. 689983.

PARKING SPACE TABLE

	STANDARD	ACCESSIBLE
TOTAL PARKING SPACES REQUIRED:	510	16
TOTAL PARKING SPACES PROVIDED:	532	16
TOTAL BICYCLE SPACES REQUIRED:	140	
TOTAL BICYCLE SPACES PROVIDED:	141	

BROADSTONE SANTA MONICA

6401 SANTA MONICA AVENUE NE
Albuquerque, New Mexico

Office of Rich Barber Architecture, LLC
ORB
WorldHQ@ORBArch.com

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
05-17-12
05-17-12

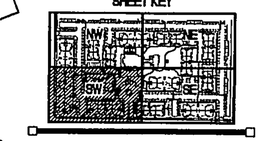
TITAN DEVELOPMENT
ALLIANCE RESIDENTIAL COMPANY

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Ph. 505-264-4214 www.iaclvl.com
1900 CP-202.dwg May 17,2012

LEGEND

- PCC HIGH DENSITY PAVERS
- PCC COLORED PAVING
- 4" WIDE PAINTED (BLUE) PARKING STRIPES, 3' ON CENTER.
- PAINT CURB RED & PAINT TEXT "FIRE LANE NO PARKING"

SHEET KEY



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

Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are instruments of service and shall remain the property of the Architect whether the project for which they are made is executed or not. These drawings and specifications shall not be used by anyone on any other projects, for additions to this project, or for completion of this project by others except by the expressed written permission of the Architect.

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REVISIONS

DATE: FEBRUARY 23, 2012 ORB # 11-218

CP1.3

TCL CERT (PAS 4+5)

TRAFFIC CONTROL LAYOUT PLAN
SW QUADRANT

FILE:W:\CAD FILES\1900-1999\1900\dwg\1900 CP-202.dwg USER:Simerson DATE:May 17 2012 TIME: 02:22 pm

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

May 10, 2013

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

Re: **Certification for Permanent Building Certificate of Occupancy (C.O.)**
Broadstone Santa Monica, [D-18/D054] – ***PHASE 2 (bldg 24)***
6401 Santa Monica Avenue NE
Engineer's Stamp Dated 05/08/13

Dear Mr. Arfman:

Based upon the information provided in your submittal received 05-09-13, 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)924-3630.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Albuquerque - Making History 1706-2006

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Broadstone Santa Monica, PA-2; BLOCK 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
____ DRAINAGE PLAN 1st SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ EROSION & SEDIMENT CONTROL PLAN (ESC)
____ ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
X 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
MAY 0 9 2013
LAND DEVELOPMENT SECTION

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

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

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RECEIVED
MAY 0 9 2013
LAND DEVELOPMENT SECTION

FRED C. ARFMAN
NEW MEXICO
7322
PROFESSIONAL ENGINEER

Phase/Building Number	Certification: Fred C. Arfman, NMPE No. 7322	Date	Notes
P1 / REC/OFFICE FITNESS	Fred C. Arfman	04.19.13	NO PARKING SIGNS ADDED
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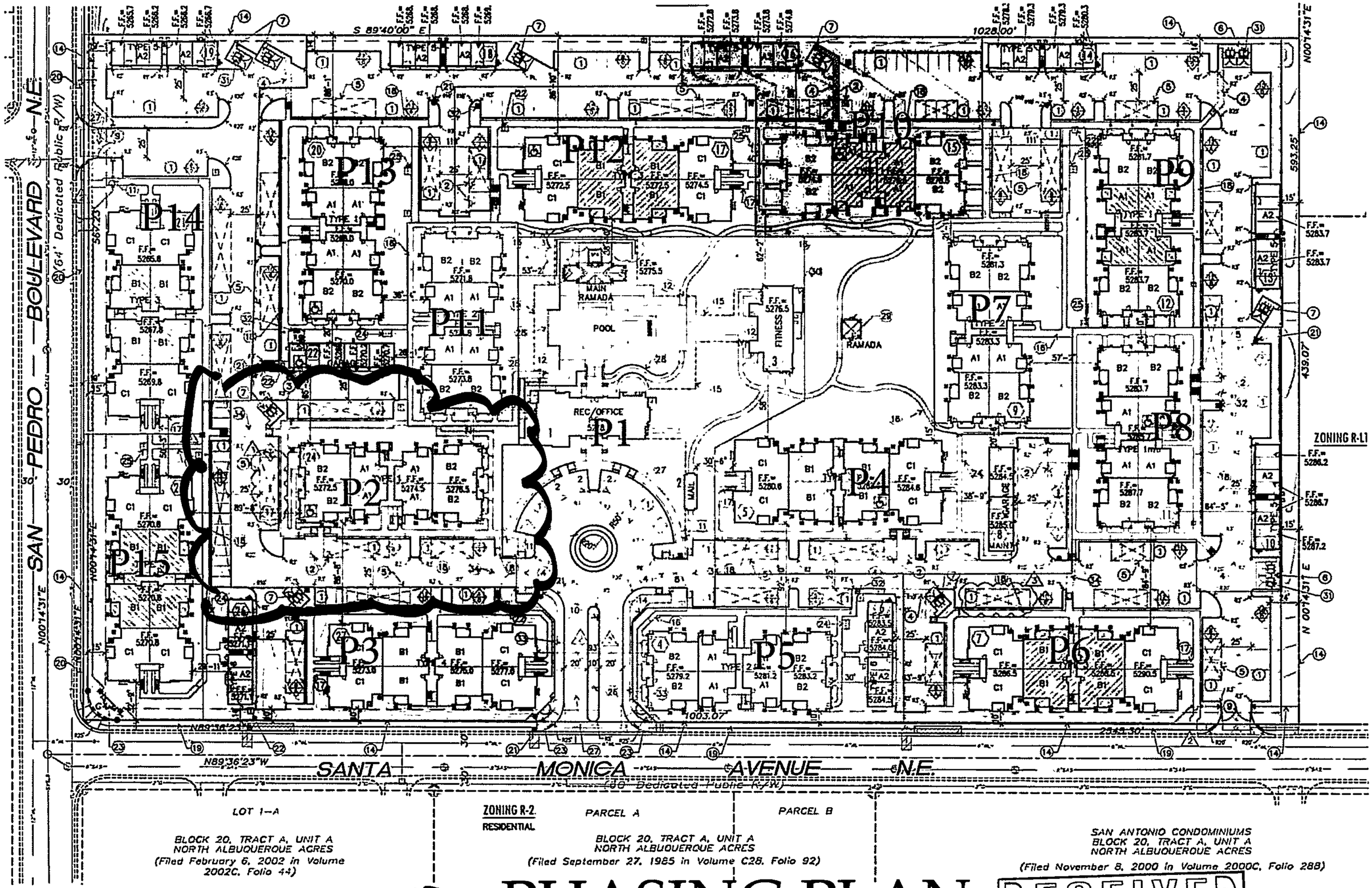

05-08-13

PHASING PLAN

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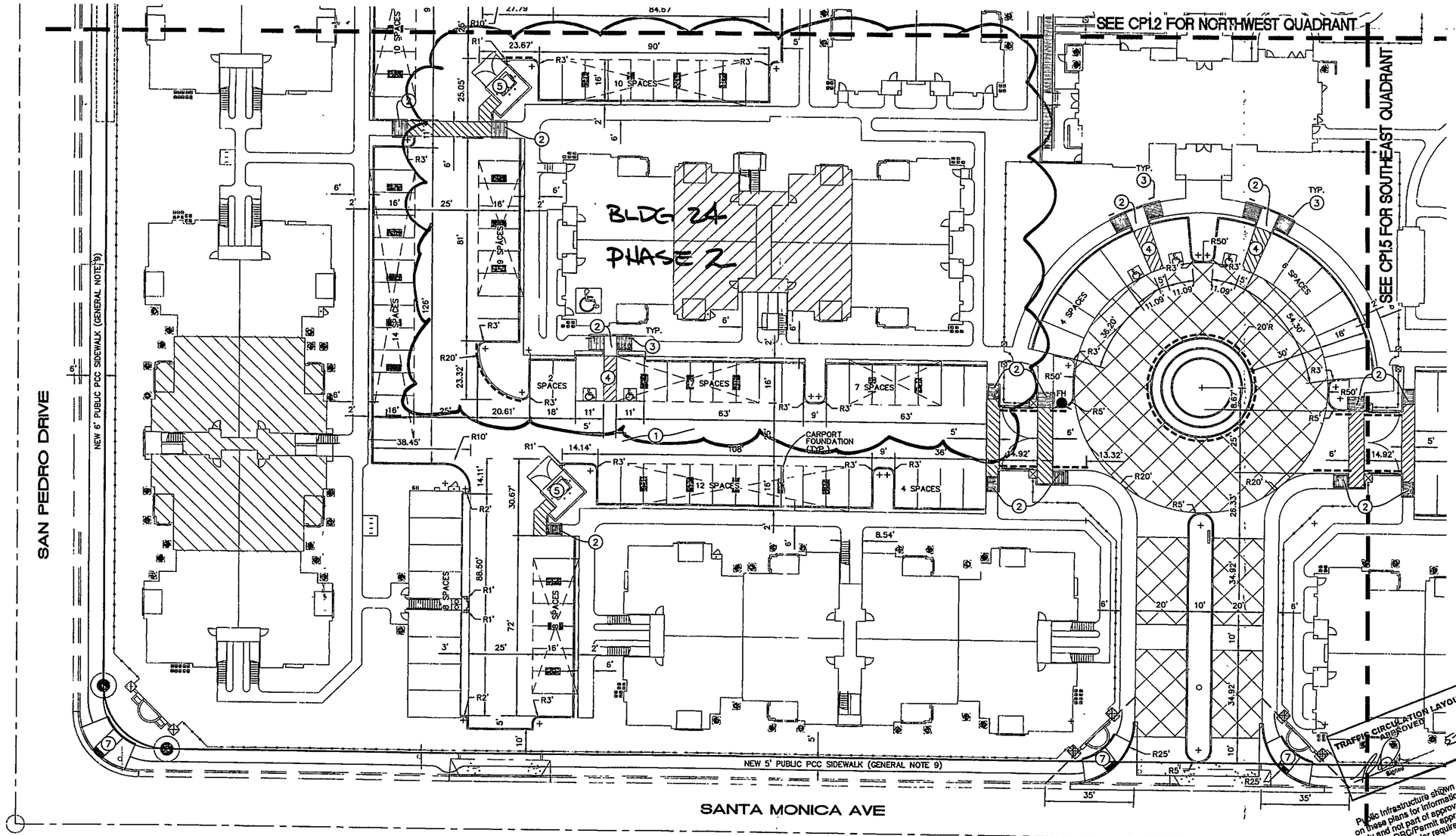
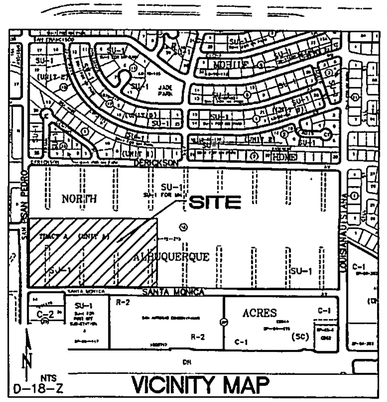
MAY 09 2013
LAND DEVELOPMENT SECTION





RECEIVED
MAY 09 2013
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0 10 20 40 60
SCALE 1"=20'

ⓧ KEYED NOTES

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2. ADA RAMP, SEE DETAIL 08/A1.20.
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BROADSTONE SANTA MONICA

6401 SANTA MONICA AVENUE NE
Albuquerque, New Mexico

Office of Rich Barber Architect, LLC
ORB
WorldHQ@ORBArch.com

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
05-17-12
05-17-12

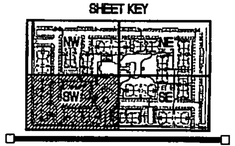
TITAN DEVELOPMENT
ALLIANCE RESIDENTIAL COMPANY

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Ph. 505-268-8828 www.iacivil.com
1900 CP-202.dwg May 17,2012

LEGEND

- PCC HIGH DENSITY PAVERS
- PCC COLORED PAVING
- 4" WIDE PAINTED (BLUE) PARKING STRIPES, 3' ON CENTER.
- PAINT CURB RED & PAINT TEXT "FIRE LANE NO PARKING"

SHEET KEY



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

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REVISIONS

DATE: FEBRUARY 23, 2012 ORB # 11-218

CP1.3

TRAFFIC CONTROL LAYOUT PLAN
SW QUADRANT

FILE:W:\CAD FILES\1900-1999\1900\dwg\1900 CP-202.dwg USER:Simmson DATE:May, 17 2012 TIME: 02:22 pm

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

May 16, 2013

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

Re: **Certification for Permanent Building Certificate of Occupancy (C.O.)**
Broadstone Santa Monica, [D-18/D054] – ***PHASE 3 (bldg's 26&27)***
6401 Santa Monica Avenue NE
Engineer's Stamp Dated 05/15/13

Dear Mr. Arfman:

Based upon the information provided in your submittal received 05-15-13, 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)924-3630.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

June 27, 2013

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

Re: **Certification for Building Certificate of Occupancy (C.O.)**
Broadstone Santa Monica, [D-18/D054] – **Phase 15 (Building 25)**
6401 Santa Monica Avenue NE
Engineer's Stamp Dated 06/20/13

Dear Mr. Arfman:

Based upon the information provided in your submittal received 06-26-13, 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)924-3630.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

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, BLDG 25

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)
- X 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
- X 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 26 2013

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

DATE SUBMITTED: 06-21-13 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, anc 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 followin

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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

TRAFFIC CERTIFICATION

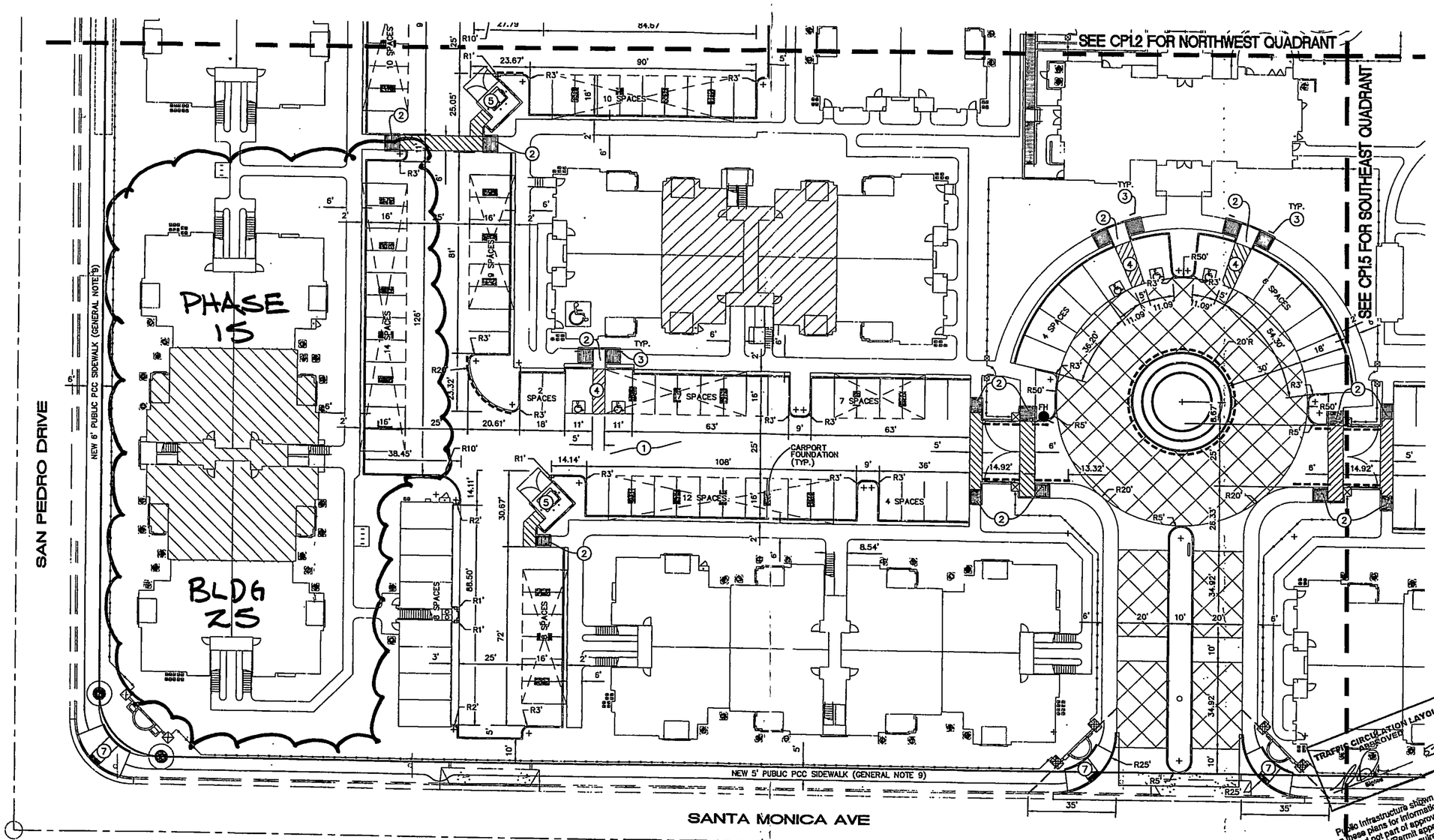
I, FRED C. ARFMAN, NMPE NO 7322, OF THE FIRM ISAACSON & ARFMAN, PA, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE TCL APPROVED PLAN DATED MAY 18, 2012; SHEETS CP1.2 – CP1.5, ATTACHED. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY FRED C. ARFMAN OF THE FIRM ISAACSON & ARFMAN, PA. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON (SEE DATE IN CERTIFICATION BLOCK) AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE ATTACHED PLAN PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS FOR THE DESIGNATED PHASE IDENTIFIED ON THE ACCOMPANYING COLORED PHASING PLAN AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATION OF OCCUPANCY.

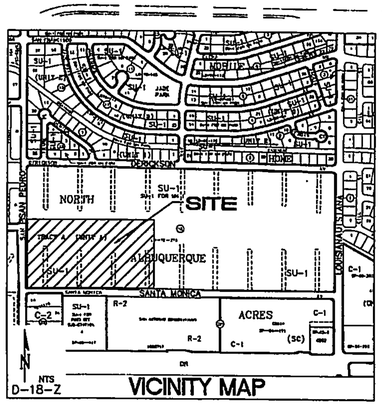
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

FRED C. ARFMAN
NEW MEXICO
7322
PROFESSIONAL ENGINEER

RECEIVED
JUN 28 2013

Phase/Building Number	Certification: Fred C. Arfman, NMPE No. 7322	Date	Notes
P1 / REC/OFFICE FITNESS	Fred C. Arfman	04.19.13	NO PARKING SIGNS ADDED
P2 / BLDG 24	Fred C. Arfman	05-08-13	SIGNS IN PLACE SITE VISIT: 05-08
P3 / BLDGS 26 & 27	Fred C. Arfman	05-15-13	N/A
PHASES 4 & 5 BLDGS: 4, 5, 6 & 8	Fred C. Arfman	06-04-13	
PHASE 6 BLDG 6 7	Fred C. Arfman	06-14-13	N/A
PHASE 15 BLDG 25	Fred C. Arfman	06-20-13	N/A





RECEIVED
JUN 26 2013

GENERAL NOTES

1. BASIS OF BEARINGS: PLAT OF LOTS 1-4, SANTA MONICA PLACE; (BK. 2012C, PG. 0002; REC: 01-06-2012).
2. COORDINATE PAIRS ARE NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE.
3. SEE ARCHITECTURAL DETAIL SHEET, A1.20 FOR SITE STRIPING AND ACCESSIBILITY DETAILS.
4. ALL STANDARD PARKING SPACES ARE 9'-0" WIDE BY 18'-0" DEEP UNLESS OTHERWISE NOTED.
5. ALL ACCESSIBLE PARKING STALLS ARE 11'-0" WIDE BY 20'-0" DEEP.
6. ALL DIMENSIONING IS TO FACE OF CURB/EDGE OF TURNDOWN SIDEWALKS/ENTRANCE OF PARKING STALLS.
7. REMOVE ALL UNUSED CURB CUTS WITHIN THE PUBLIC ROW AND REPLACE WITH COA STD CURB & GUTTER AND PCC SIDEWALKS AS SHOW ON THE PUBLIC WORK ORDER DRAWINGS NO. 689983.
8. ALL IMPROVEMENTS SHOWN IN THE PUBLIC ROW TO BE CONSTRUCTED PER PUBLIC WORK ORDER DRAWINGS NO. 689983.
9. ALL ONSITE SIDEWALKS ARE 4' IN WIDTH UNLESS OTHERWISE NOTED/DIMENSIONED.

SCALE 1"=20'

KEYED NOTES

1. PAVED AREAS, SEE PAVING PLAN FOR LIMITS AND TYPE OF PAVING.
2. ADA RAMP, SEE DETAIL 08/A1.20.
3. ACCESSIBLE PARKING SIGN, SEE DETAIL 04/A1.20.
4. ACCESSIBLE PARKING STALL, SEE DETAILS 03 & 05/A1.20.
5. SINGLE TRASH ENCLOSURE.
6. DOUBLE TRASH ENCLOSURE.
7. ADA ACCESSIBLE RAMP WITH TRUNCATED DOME MATS, SEE PUBLIC WORK ORDER DRAWINGS NO. 689983.

PARKING SPACE TABLE

	STANDARD	ACCESSIBLE
TOTAL PARKING SPACES REQUIRED:	510	16
TOTAL PARKING SPACES PROVIDED:	532	16
TOTAL BICYCLE SPACES REQUIRED:	140	
TOTAL BICYCLE SPACES PROVIDED:	141	

BROADSTONE SANTA MONICA

6401 SANTA MONICA AVENUE NE
Albuquerque, New Mexico

Office of Rich Barber Architecture, LLC
ORB
WorldHQ@ORBArch.com

FRED C. ARFMAN NEW MEXICO 7322 PROFESSIONAL ENGINEER
05-17-12

TITAN DEVELOPMENT
ALLIANCE RESIDENTIAL COMPANY

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Ph. 505-268-8828 www.iacivil.com
1900 CP-202.dwg May 17,2012

LEGEND

- PCC HIGH DENSITY PAVERS
- PCC COLORED PAVING
- 4" WIDE PAINTED (BLUE) PARKING STRIPES, 3' ON CENTER.
- PAINT CURB RED & PAINT TEXT "FIRE LANE NO PARKING"

SHEET KEY

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

Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are instruments of service and shall remain the property of the Architect whether the project for which they are made is executed or not. These drawings and specifications shall not be used by owners on any other projects, for additions to this project, or for completion of this project by others except by the expressed written permission of the Architect.
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REVISIONS

DATE: FEBRUARY 23, 2012 ORB # 11-218

CP1.3

TRAFFIC CONTROL LAYOUT PLAN
SW QUADRANT

FILE:M:\CAD FILES\1900-1999\1900\dwg\1900 CP-202.dwg USER:Simonson DATE:May, 17 2012 TIME: 02:22 pm

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

April 19, 2013

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

Re: **Certification for Permanent Building Certificate of Occupancy (C.O.)**
Broadstone Santa Monica, [D-18/D054] – ***PHASE I (Rec/office fitness)***
6401 Santa Monica Avenue NE
Engineer's Stamp Dated 04/19/13

Dear Mr. Arfman:

Based upon the information provided in your submittal received 04-19-13, 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)924-3630.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Albuquerque - Making History 1706-2006

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#: _____ EPC#: _____ Work Order#: _____
Legal Description: TRACT 2, SANTA MONICA PLACE
City Address: 6401 SANTA MONICA AVE.

Engineering Firm: ISAACSON & ARFMAN, P.A. Contact: FRED ARFMAN
Address: 128 MONROE ST. NE, ABQ, NM 87108
Phone#: (505) 268-8828 Fax#: _____ E-mail: FRED@IACIVIL.COM

Owner: BROADSTONE SANTA MONICA LLC Contact: KURT BROWNING
Address: 6300 RIVERSIDE PLAZA
Phone#: (505) 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 HUGGO
Address: 9384 VALLEY VIEW DR.
Phone#: (505) 897-3366 Fax#: _____ E-mail: HUGGO@SWCP.COM

Contractor: ALLIANCE RESIDENTIAL COMPANY Contact: KIM WEISENBURGER
Address: 2415 E. CAMELBACK RD. STE 600
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)
X 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
X 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
APR 19 2013
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes ____ No ____ Copy Provided
DATE SUBMITTED: 04-19-13 By: FRED C. ARFMAN

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, anc 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 followin

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
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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

TRAFFIC CERTIFICATION

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FRED C. ARFMAN
NEW MEXICO
7322
PROFESSIONAL ENGINEER

RECEIVED
APR 19 2013
LAND DEVELOPMENT SECTION

Phase/Building Number	Certification: Fred C. Arfman, NMPE No. 7322	Date	Notes
P1 / REC/OFFICE FITNESS	Fred C. Arfman	04.19.13	NO PARKING SIGNS ADDED

Salgado-Fernandes, Nilo E.

From: Fred Arfman [freda@iacivil.com]
Sent: Friday, April 19, 2013 12:43 PM
To: Salgado-Fernandes, Nilo E.
Subject: Broadstone Santa Monica
Attachments: image001.jpg; DOC041913-001.pdf; DOC041913-002.pdf

Nilo,

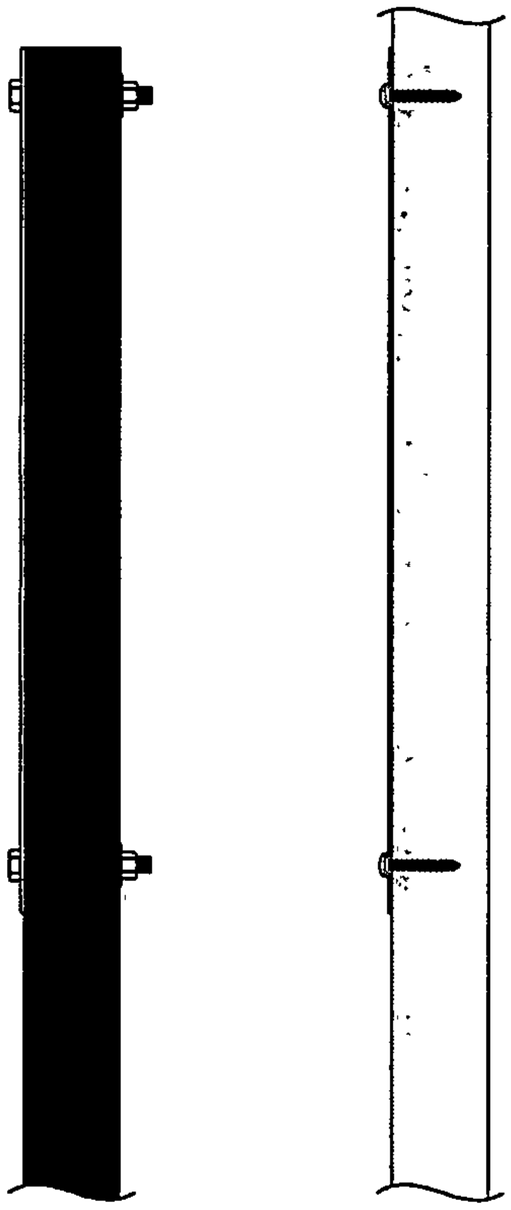
I have attached the "Fire Lane" sign detail that will be modified to reflect AFD and not "Phoenix Fire Code" and the Fire Marshal's approval of the 100' dia. turnaround in the center island per your request and files. Both of the attached have been approved by the FM office (see red stamps). They are being provided to support our initial Traffic Plan submitted to your office on the morning of 04-19-13.

Thanks,

Fred

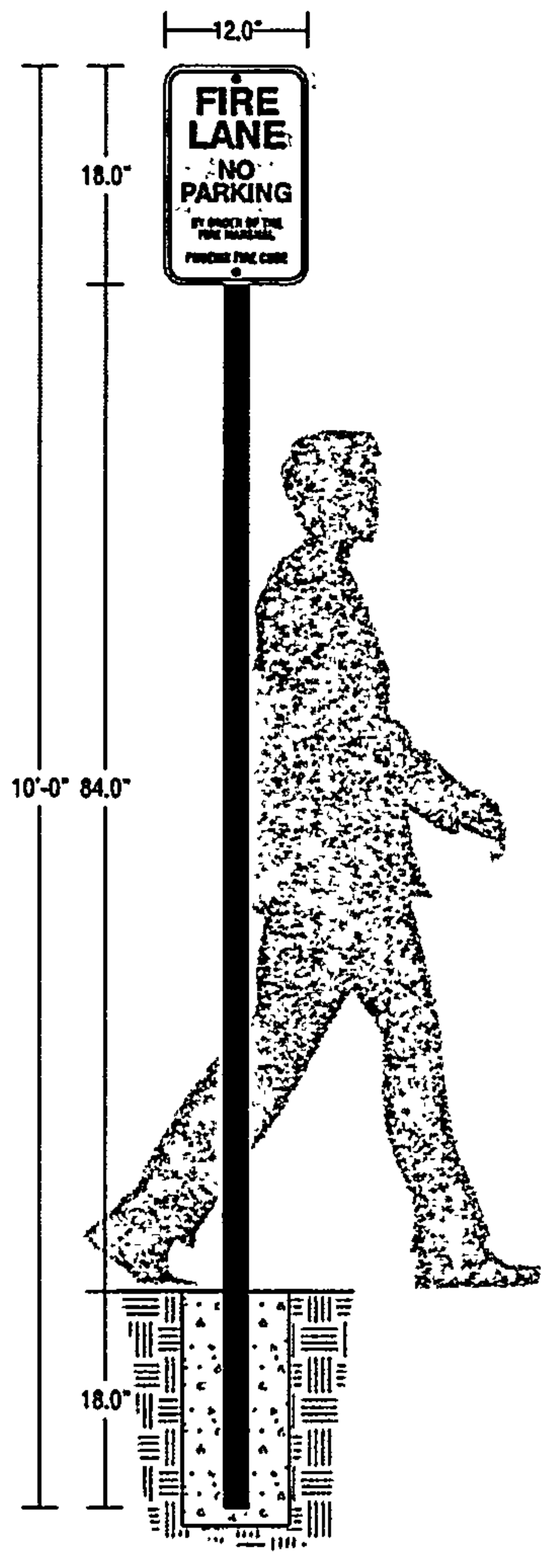
Fred C. Arfman, P.E.
Principal/ President
Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828
Fax: (505)268-2632
freda@iacivil.com

SIGN TYPE	Fire Lane Signs
F.3	Presentation Drawing - Original 01/21/13



F3.02 S/F Post Mount
Qty: 4 / @ Install

F3.03 S/F Wall/Deer Mount
Qty: 2 / @ Install



C Installation Detail
SCALE: 3/4" = 1'-0"

APPROVED	CLIENT SIGNATURE	DATE	COMPANY	Alliance Residential	SH	JOB	66810
			PROJECT	Broadstone Camelback	DB	DRAWING	F301bh
APPROVED	LANDLORD SIGNATURE	DATE	ADDRESS	2625 E. Camelback Road	PM	DATE	01/25/13
			CITY STATE	Phoenix, AZ 85016	BH	SHEET	F3.10

OFFICE
IOWED

PANEL
MATERIAL
.080 Aluminum sheeted with Reflective Vinyl
SHEETING
3M 4090 White Diamond Grade Reflective Vinyl
FINISHING
1.5" Radius Corners
.5" Holes Centered Top and Bottom

LETTERING
PROCESS
Cut Vinyl Applied
or
Screen Printed
COLORS
Transparent Red Vinyl (3M-1172)
or
Transparent Red Screen Ink
SIZES
As Noted Per PHX Fire Code

ATTACHMENT
HARDWARE
Mechanical Fasteners per PHX Fire Code
FOR POST MOUNTED
3/8" x 2.75" Through Bolt
FOR WALL/DOOR MOUNTED
Screw Appropriate to Wall Surface

POST
MATERIAL
2"x2"x10' Aluminum Square Tube
With Cap
COLORS
Painted to match (DE6217 Ancient Earth)
Satin Finish
INSTALLATION
Direct Burial 18" Deep
With Concrete Infill

F3.81 D/F Post Mou
Qty: 8 / ⊖ Install

(A) Elevation Detail
SCALE: 3" = 1'-0"

(B) Side Detail
SCALE: 3" = 1'-0"

TRADEMARK

3732 E. University Dr., Phoenix, AZ 85034 602.272.5055 trademarkvisual.com
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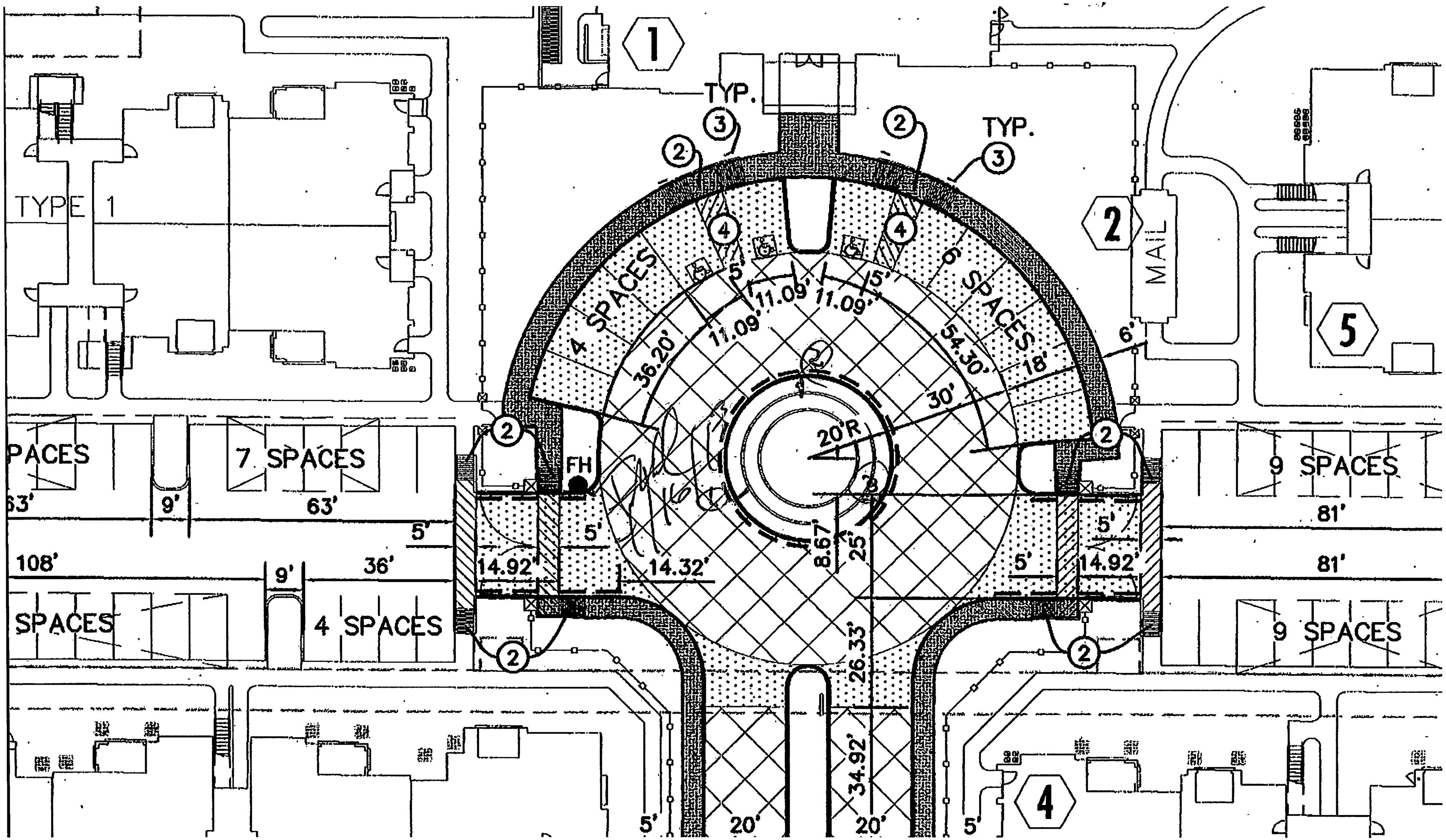
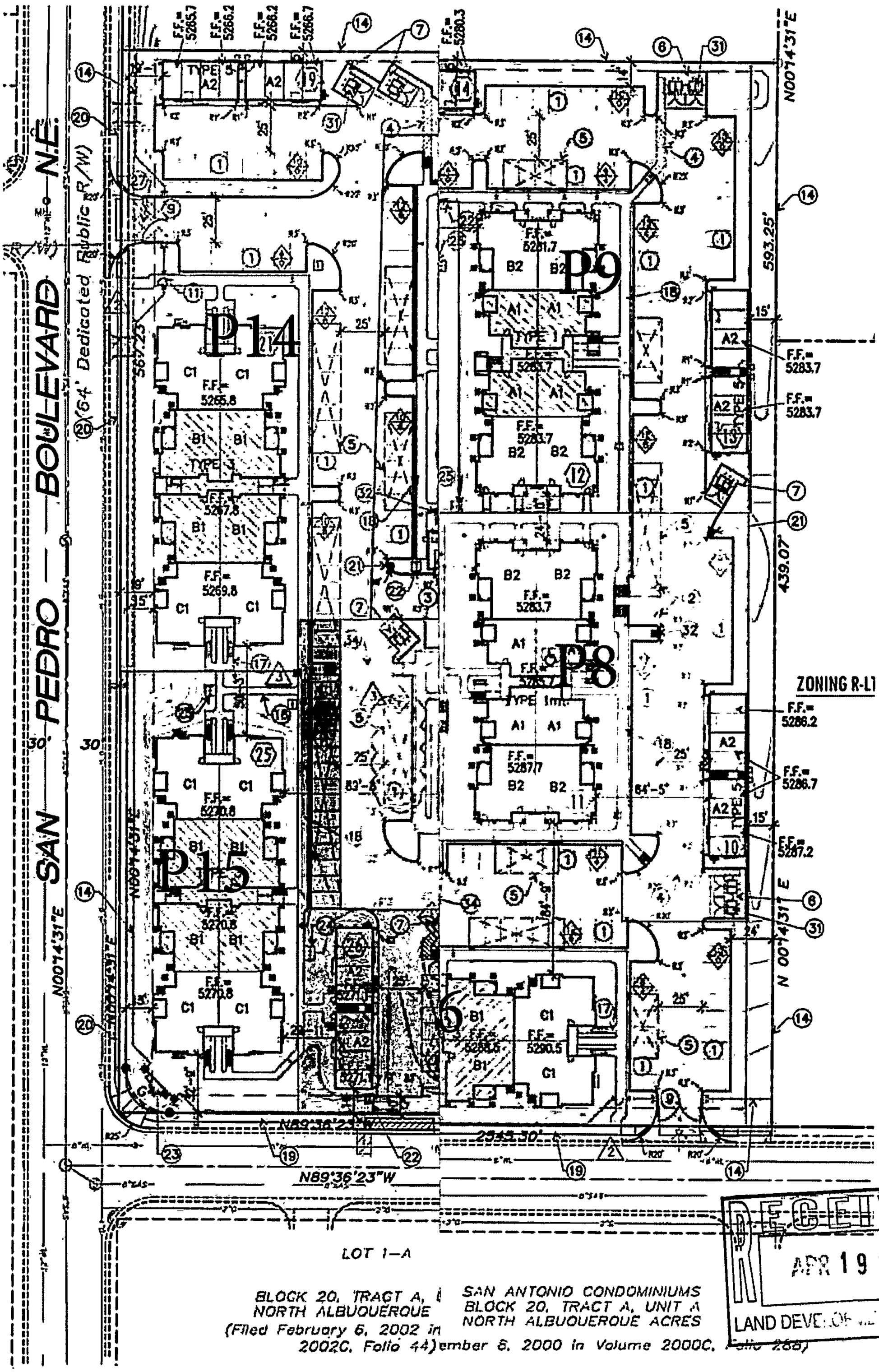
AFD PLANS CHECKING
924-3611
APPROVED/DISAPPR
SIGNATURE & DAT


TYPE 1
1
TYP.
3
2
TYP.
3
2
4
4
4 SPACES
5'
11.09'
11.09'
11.09'
5'
6 SPACES
36.20'
54.30'
18'
6'
30'
20'R
2
MAIL
5
2
FH
PACES
7 SPACES
63'
9'
63'
5'
108'
9'
36'
SPACES
4 SPACES
5'
14.92'
14.32'
8.67'
25'
5'
5'
14.92'
9 SPACES
81'
81'
9 SPACES
2
2
26.33'
34.92'
5'
20'
20'
5'
4



BLOCK 20, TRACT A, UNIT A
NORTH ALBUQUERQUE ACRES
(Filed February 6, 2002 in Volume 2000C, Folio 288)

SAN ANTONIO CONDOMINIUMS
BLOCK 20, TRACT A, UNIT A
NORTH ALBUQUERQUE ACRES
(Filed February 6, 2002 in Volume 2002C, Folio 44)

RECEIVED
APR 19 2013
LAND DEVELOPMENT SECTION

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

November 14, 2013

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

Re: **Certification for Permanent Building Certificate of Occupancy (C.O.)**
Broadstone Santa Monica, (D18-D054) **Phase 11 & 13 (Buildings 18, 20& 23)**
6401 Santa Monica Avenue NE
Engineer's Stamp Dated 11-13-13
Certification Dated 11-13-13

Dear Mr. Arfman:

Based upon the information provided in your submittal received 11-13-13, 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)924-3630.

Sincerely,

Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

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, BLDGS 18, 20 & 23 (PHASES 11 & 13)

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
- X 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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- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D APPROVAL
- ____ S. DEV. FOR BLDG. PERMIT APPROVAL
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- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ GRADING CERTIFICATION
- ____ SO-19 APPROVAL
- ____ ESC PERMIT APPROVAL
- ____ ESC CERT. ACCEPTANCE
- ____ OTHER (SPECIFY)

RECEIVED
NOV 13 2013
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes ____ No ____ Copy Provided
DATE SUBMITTED: 11-13-13 By: Fred C. Arfman, PE

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FRED C. ARFMAN
NEW MEXICO
7322
PROFESSIONAL ENGINEER

RECEIVED
NOV 13 2013
LAND DEVELOPMENT SECTION

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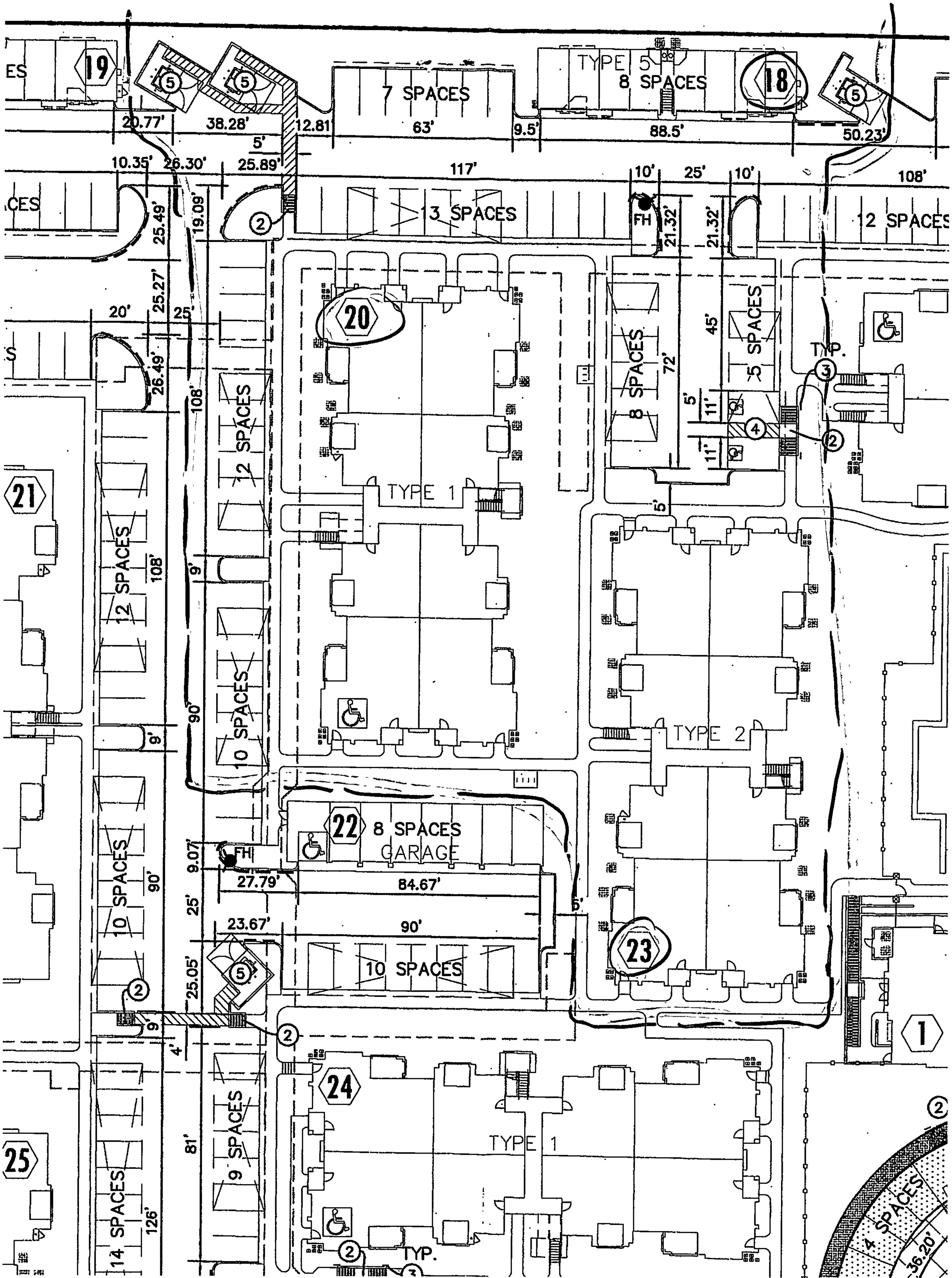
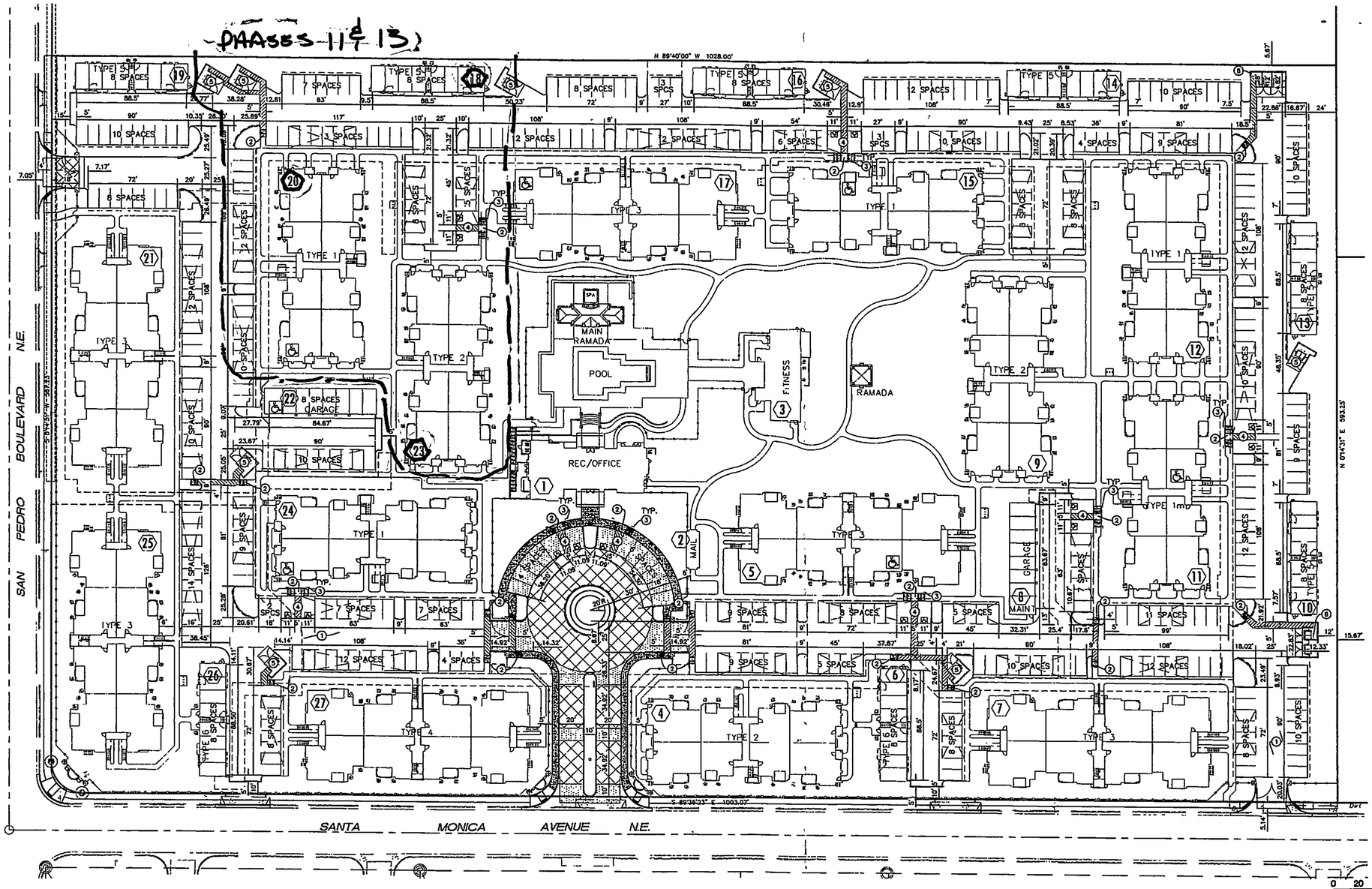
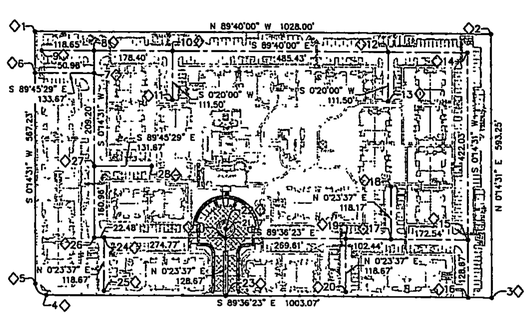
PHASE 6 BLDG 7	Fred C. Arfman	06-14-13	N/A
PHASE 15 BLDG 25	Fred C. Arfman	06-20-13	N/A
PHASE 8 BLDGS 10 & 11	Fred C. Arfman	08-16-13	N/A
PHASES 7 & 9 BLDG 9, 14, 12 & 13	Fred C. Arfman	09-06-13	N/A
PHASES 10 & 12 BLDGS 16, 17 & 18	Fred C. Arfman	10-08-13	N/A
PHASES 11 & 13 BLDGS 18, 20 & 23	Fred C. Arfman	11-13-13	N/A


19
5
5
7 SPACES
TYPE 5
8 SPACES
18
5
20.77'
38.28'
12.81
63'
9.5'
88.5'
50.23'
5'
10.35'
26.30'
25.89'
117'
10'
25'
10'
108'
13 SPACES
12 SPACES
FH
21.32'
21.32'
25.49'
19.09'
2
25.27'
20'
25'
20
26.49'
108'
12 SPACES
8 SPACES
72'
45'
5 SPACES
TYP.
3
4
2
11'
11'
5'
21
12 SPACES
108'
9'
TYPE 1
5'
10 SPACES
90'
9'
TYPE 2
22
8 SPACES
GARAGE
FH
9.07'
27.79'
84.67'
10 SPACES
90'
25'
23.67'
90'
5'
23
5
25.05'
2
9'
2
1
4'
24
9 SPACES
81'
TYPE 1
25
14 SPACES
126'
2
TYP.
3
4 SPACES
36.20'

PHASES 11 & 13



SCALE 1"=40'



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SCALE: 1"=150'

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8	1515247.80	1543201.42
9	1515248.49	1543082.77
10	1515248.76	1543379.81
11	1515135.28	1543379.17
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13	1515132.44	1543864.58
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22	1514845.79	1543497.03
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25	1514707.85	1543221.31
26	1514825.66	1543189.64
27	1514987.62	1543200.32
28	1514987.07	1543331.49

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TOTAL BICYCLE SPACES PROVIDED:	141	

BROADSTONE SANTA MONICA

6401 SANTA MONICA AVENUE NE
Albuquerque, New Mexico

Office of Rich Barber Architecture, LLC
ORB
WorldHQ@ORBArch.com

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 05.09.12

TITAN DEVELOPMENT

ALLIANCE RESIDENTIAL COMPANY

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Ph. 505-268-4438 www.iaarfed.com
1900 CP-201.dwg Mar 07,2012

RECEIVED NOV 13 2013 LAND DEVELOPMENT SECTION

LEGEND

- PCC HIGH DENSITY PAVERS
- PCC COLORED PAVING
- 4" WIDE PAINTED (BLUE) PARKING STRIPES, 3' ON CENTER.
- PAINT CURB RED & PAINT TEXT "FIRE LANE NO PARKING"
- XX NMSPC (SEE TABLE)

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

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REVISIONS

DATE: FEBRUARY 23, 2012 ORB # 11-218

CP1.2

PAVEMENT LAYOUT & TRAFFIC CONTROL PLAN

FILE:M:\CAD FILES\1900-1999\1900\dwg\1900 CP-201.dwg USER:Justin DATE:Mar, 07 2012 TIME: 03:23 pm

15

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

October 9, 2013

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

CLB 10/14/13

Re: **Certification for Permanent Building Certificate of Occupancy (C.O.)**
Broadstone Santa Monica, (D18-D054) **Phase 10 & 12 (Buildings 16, 17 & ~~18~~)** and 15
6401 Santa Monica Avenue NE
Engineer's Stamp Dated 10-08-13
Certification Dated 10-08-13

Dear Mr. Arfman:

Correction 10/14/13 CLB

Based upon the information provided in your submittal received 10-09-13, 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)924-3630.

Sincerely,

Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

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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, BLDGS 16, 17 & 18

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
- X 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
- X 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
OCT 09 2013
LAND DEVELOPMENT SECTION

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

DATE SUBMITTED: 10-08-13 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 followin

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

TRAFFIC CERTIFICATION

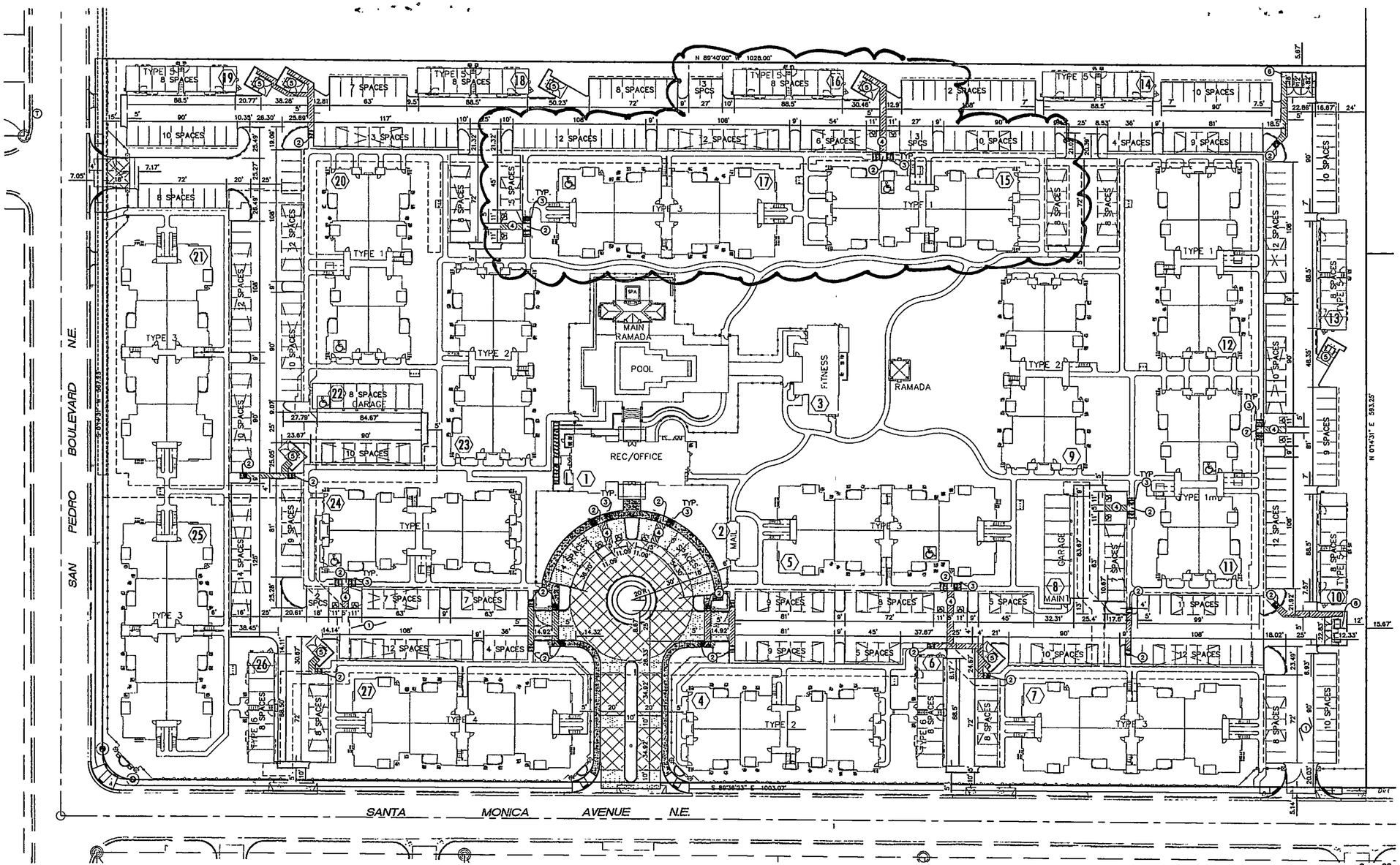
I, FRED C. ARFMAN, NMPE NO 7322, OF THE FIRM ISAACSON & ARFMAN, PA, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE TCL APPROVED PLAN DATED MAY 18, 2012; SHEETS CP1.2 – CP1.5, ATTACHED. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY FRED C. ARFMAN OF THE FIRM ISAACSON & ARFMAN, PA. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON (SEE DATE IN CERTIFICATION BLOCK) AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE ATTACHED PLAN PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS FOR THE DESIGNATED PHASE IDENTIFIED ON THE ACCOMPANYING COLORED PHASING PLAN AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATION 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.

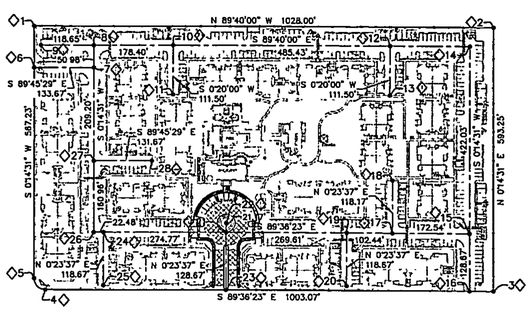
FRED C. ARFMAN
NEW MEXICO
7322
PROFESSIONAL ENGINEER

RECEIVED
OCT 09 2013
LAND DEVELOPMENT SECTION

Phase/Building Number	Certification: Fred C. Arfman, NMPE No. 7322	Date	Notes
P1 / REC/OFFICE FITNESS	Fred C. Arfman	04.19.13	NO PARKING SIGNS ADDED
P2 / BLDG 24	Fred C. Arfman	05-08-13	SIGNS IN PLACE SITE VISIT: 05-08
P3 / BLDGS 26 & 27	Fred C. Arfman	05-15-13	N/A
PHASES 4 & 5 BLDGS: 4, 5, 6 & 8	Fred C. Arfman	06-04-13	
PHASE 6 BLDG 6 7	Fred C. Arfman	06-14-13	N/A
PHASE 15 BLDG 25	Fred C. Arfman	06-20-13	N/A
PHASE 8 BLDGS 10 & 11	Fred C. Arfman	08-16-13	N/A
PHASES 7 & 9 BLDG 9, 14, 12 & 13	Fred C. Arfman	09-06-13	N/A
PHASES 10 & 12 BLDGS 16, 17 & 15	Fred C. Arfman	REV: 10-11-13 10-08-13	N/A



SCALE 1"=40'



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1900 CP-201.dwg Mar 07,2012

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REVISIONS

DATE: FEBRUARY 23, 2012 ORB# 11-218

CP1.2

PAVEMENT LAYOUT & TRAFFIC CONTROL PLAN

FILE:M:\CAD FILES\1900-1999\1900\dwg\1900 CP-201.dwg USER:Austin DATE:Mar, 07 2012 TIME: 02:23 pm