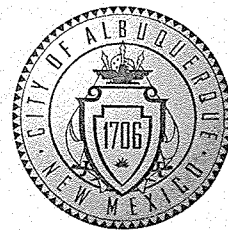


CITY OF ALBUQUERQUE



**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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Broadstone Santa Monica, PH-2, BLDG 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

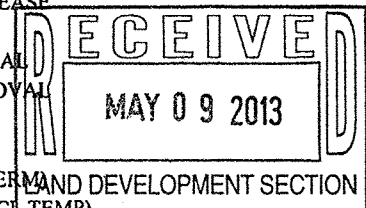
Phone#: (602) 522-5763 Fax#: _____ E-mail: kburger@allresco.com

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
- ☒ 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 (PERMANENT)
- ☐ CERTIFICATE OF OCCUPANCY (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: 05-08-13 By: Fred C. Arfman, PE

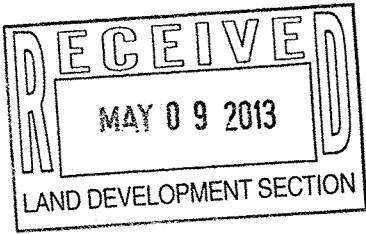
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based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

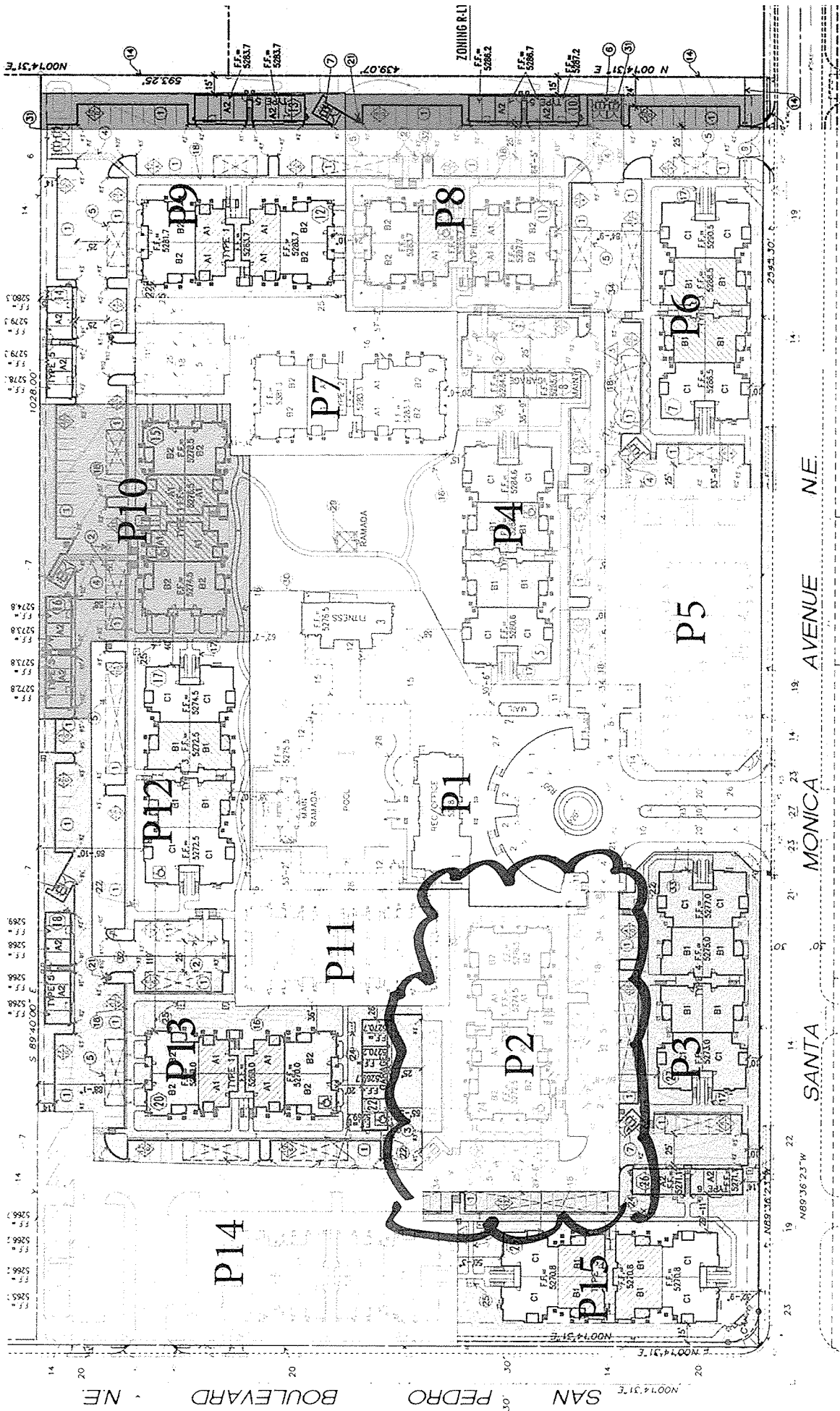
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for 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.

[illegible]



05-08-13 PHASING PLAN

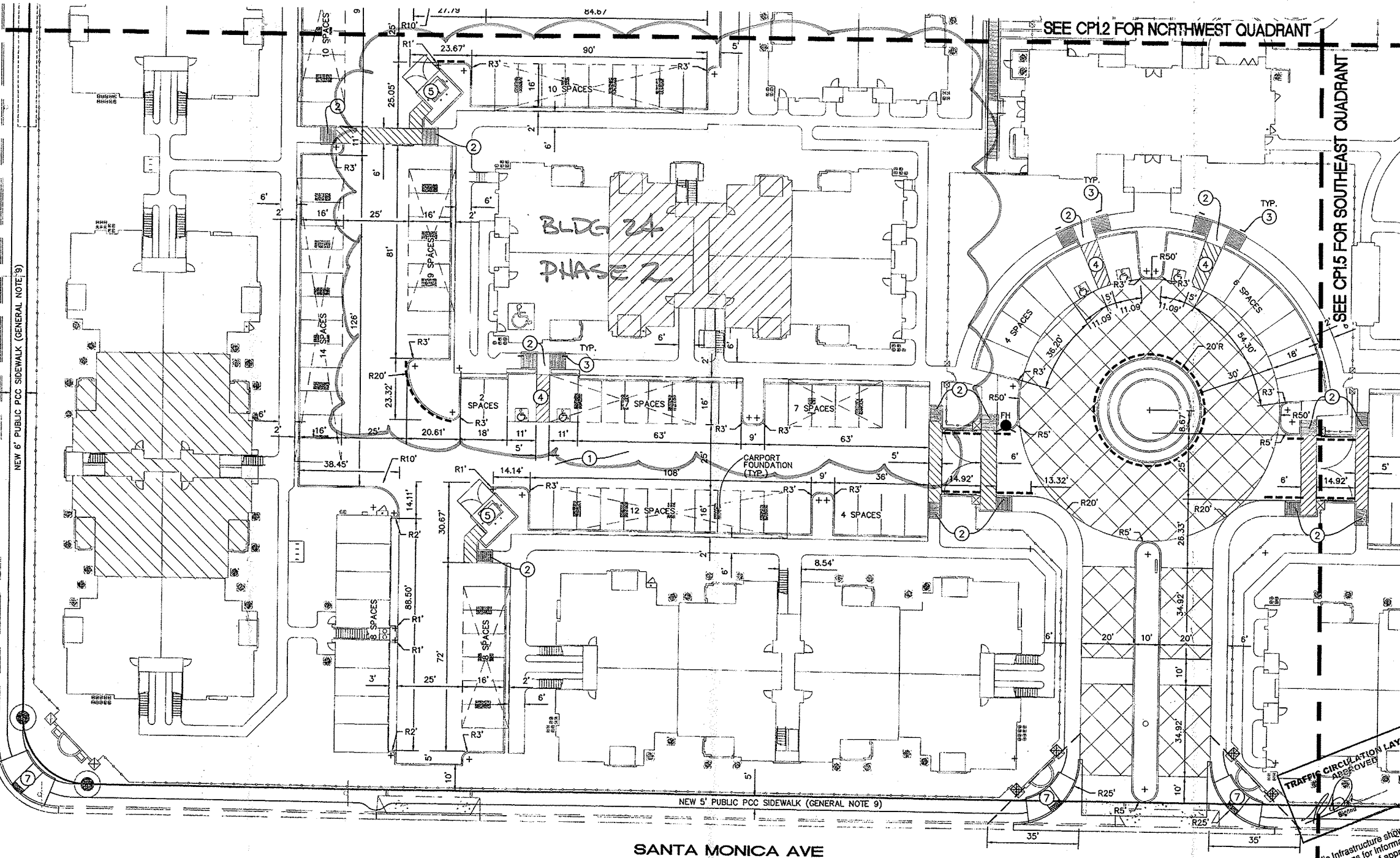
MAY 09 2013

LAND DEVELOPMENT SECTION

20, Foto 288)

SAN PEDRO DRIVE

NEW 6' PUBLIC PCC SIDEWALK (GENERAL NOTE 9)



SANTA MONICA AVE

SEE CP1.2 FOR NORTHWEST QUADRANT

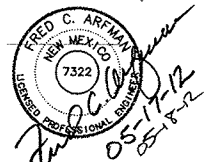
SEE CP1.5 FOR SOUTHEAST QUADRANT

**BROADSTONE
SANTA MONICA**

6401 SANTA MONICA AVENUE NE
Albuquerque, New Mexico

Office of Rich Barber
ORB
Architecture, LLC

WorldHQ@ORBArch.com



TITAN
DEVELOPMENT

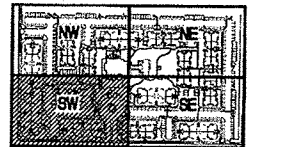
ALLIANCE
RESIDENTIAL COMPANY

**ISAACSON &
ARFMAN, P.A.**
Consulting Engineering Associates
P.O. Box 268-8278 Albuquerque, NM 87106
1800 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 completed or not. These drawings and specifications shall not be used by anyone on any other project, for additions to this project or for completion of this project by others except by the expressed written permission of the Architect.

© ORB Architecture, LLC 2011

REVISIONS

△	
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△	
△	
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DATE: FEBRUARY 23, 2012 ORB # 11-218

CP1.3

TRAFFIC CONTROL LAYOUT PLAN
SW QUADRANT

GENERAL NOTES

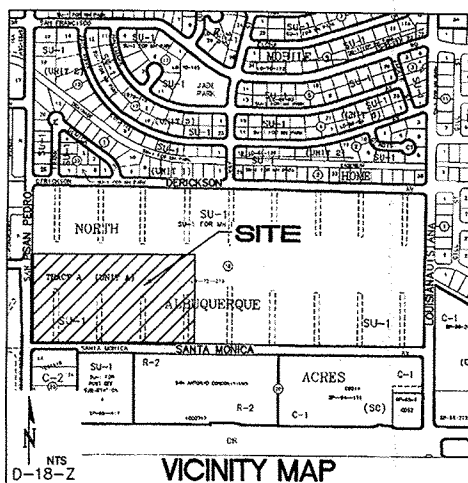
- BASIS OF BEARINGS: PLAT OF LOTS 1-4, SANTA MONICA PLACE; (BK. 2012C, PG. 0002; REC. 01-06-2012).
- COORDINATE PAIRS ARE NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE.
- SEE ARCHITECTURAL DETAIL SHEET, A1.20 FOR SITE STRIPING AND ACCESSIBILITY DETAILS.
- ALL STANDARD PARKING SPACES ARE 9'-0" WIDE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

KEYED NOTES

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

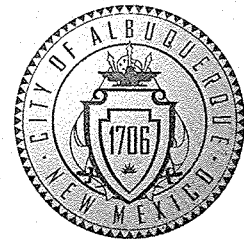
PARKING SPACE TABLE

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



RECEIVED
MAY 09 2013
LAND DEVELOPMENT SECTION

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
☒ 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 ☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL ☐ ESC PERMIT APPROVAL
☐ WORK ORDER APPROVAL ☐ ESC CERT. ACCEPTANCE
☐ GRADING CERTIFICATION ☐ OTHER (SPECIFY) _____

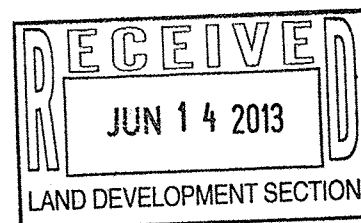
WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

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 following:

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



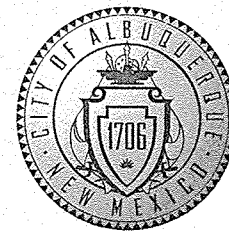
TRAFFIC CERTIFICATION

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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[illegible]

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

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.

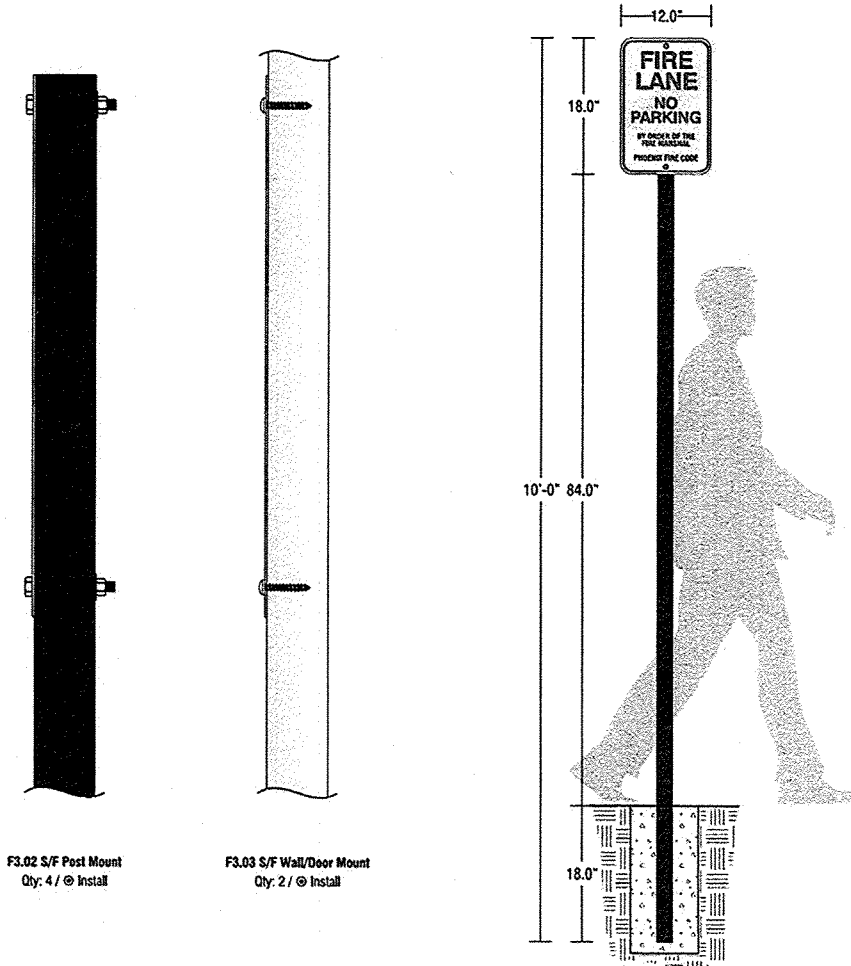
Thanks,

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

4/19/2013

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



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

OFFICE APPROVED 	APPROVED: CLIENT SIGNATURE	DATE	COMPANY	SJR	JOB
	APPROVED: LANDLORD SIGNATURE	DATE	PROJECT	DB	DRAWING
			ADDRESS	PM	DATE
			CITY/STATE	BH	SHEET

Alliance Residential
Broadstone Camelback
2625 E. Camelback Road
Phoenix, AZ 85016

66810
F301bh
01/25/13
F3.10



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 III)
 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

F3.01 D/F Post Mou
 Qty: 8 / @ Install

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

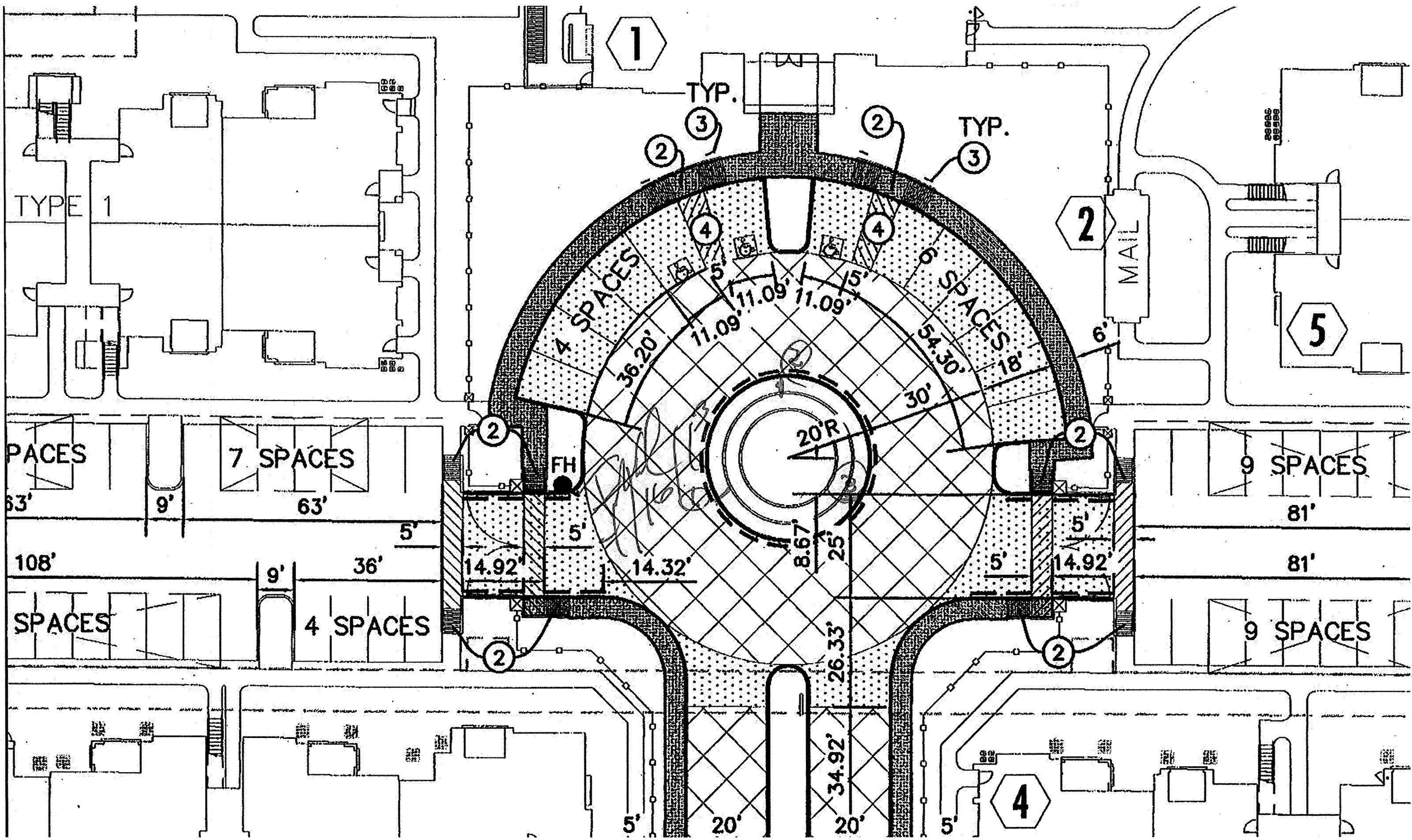
B Side Detail
 SCALE: 3" = 1'-0"

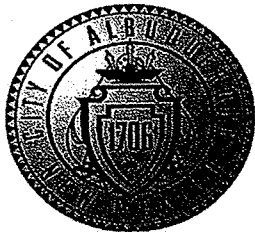
TRADEMARK

3737 E. University Dr., Phoenix, AZ 85034 602.272.5655 trademark@usall.com © 2013 Trademark Visual Inc. RVC 20479

AFD PLANS CHECKING
 924-3611

APPROVED/DISAPPR
 SIGNATURE & DATE





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

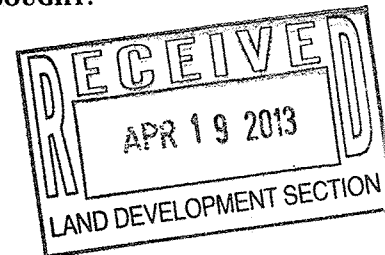
Project Title: BROADSTONE SANTA MONICA Building Permit #: _____ City Drainage #: D-18/0054
 DRB#: _____ EPC#: _____ Work Order#: _____
 Legal Description: TRACT 2, SANTA MONICA PLACE
 City Address: 6401 SANTA MONICA AVE.
 Engineering Firm: ISAACSON & ARFMAN, P.A. Contact: FRED ARFMAN
 Address: 128 MONROE ST. N.E., APO, NM 87106
 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 HUGG
 Address: 9384 VALLEY VIEW DR.
 Phone#: (505) 897-3366 Fax#: _____ E-mail: HUGG@SWCP.COM
 Contractor: ALLIANCE RESIDENTIAL COMPANY Contact: KIM WEISENBURGER
 Address: 2415 E. CAMELBACK RD. STE 600
 Phone#: (602) 522-5763 Fax#: _____ E-mail: KBURGER@ALLRES.CO.COM

TYPE OF SUBMITTAL:

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



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

Yes _____ No _____ Copy Provided _____

DATE SUBMITTED: 04-19-13

By: FRED C. ARFMAN

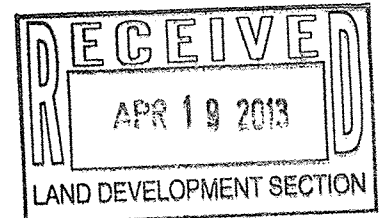
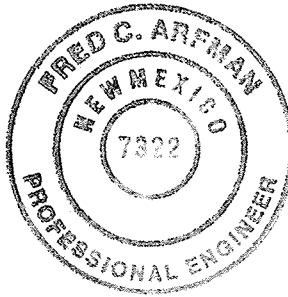
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based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

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

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.

[illegible]

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

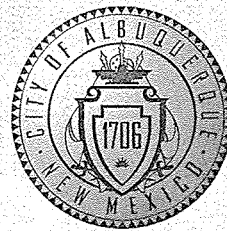
PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



25, 2013

Arfman, PE
Jackson & Arfman, PA
8 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

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