

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,

Milo 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)

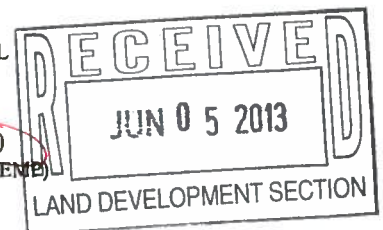
Project Title: Broadstone Santa Monica Building Permit #: _____ City Drainage #: D-18/D054
DRB#: 1003916 EPC#: _____ Work Order#: 689983
Legal Description: Tract 2, Santa Monica Place
City Address: 6401 Santa Monica Ave. NE (PHASES 4&5) BLDGS 4,5,6&8
Engineering Firm: Isaacson & Arfman, P.A. Contact: 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
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

Yes _____ No _____ Copy Provided _____

DATE SUBMITTED: 06-04-13

By: Fred C. Arfman, PE

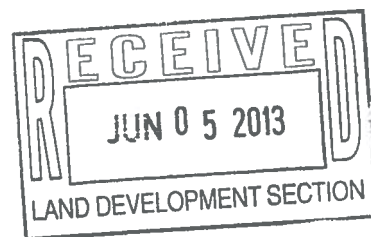
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based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

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

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Broadstone Santa Monica (Phase III) 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, 3LDGS 26427
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: 05-15-13 By: Fred C. Arfman, PE

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

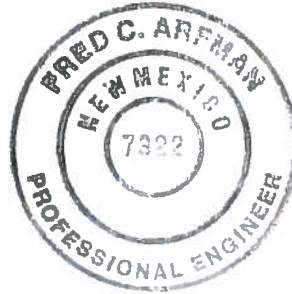
1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. Drainage Report: Required for subdivision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

RECEIVED
MAY 15 2013

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



May 11, 2012

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

**Re: Santa Monica Place, 6401 Santa Monica Avenue NE,
Traffic Circulation Layout
Engineer's Stamp dated 03-07-12 (D18-D054)**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 05-01-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

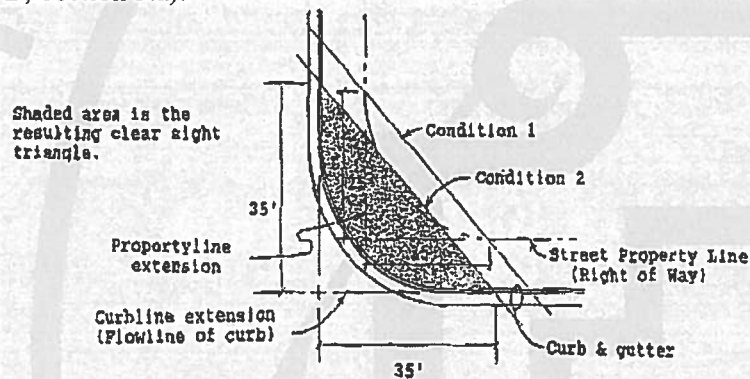
1. List radii for all curves shown.
2. Include a copy of detail sheet A1.20.
3. Please show a vicinity map and include the legal description on the plan.
4. Define width of all sidewalk, existing and proposed.
5. Please include two copies of the traffic circulation layout at the next submittal.
6. Indicate what items are being built under the City work order process.
7. All ramps located within City right of way must have truncated domes.
8. Provide a copy of the standard carport detail.
9. All unused curb cuts must be removed and replaced with standard curb & gutter and sidewalk per City standards.
10. The proposed fencing may interfere with the sight distance of the intersection. Please provide a sight distance exhibit (see the *Development Process Manual*, Chapter 23, Part B, Section 5.a).

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



If you have any questions, you can contact me at 924-3991.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristal D. Metro".

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

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: Santa Monica Place Tracts 1-4 ZONE MAP/DRG. FILE# D-18-7 10054
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tracts 2, Santa Monica Place
 CITY ADDRESS: Santa Monica Ave. & San Pedro Blvd - 6401 Santa Monica

ENGINEERING FIRM: ISAACSON AND ARFMAN CONTACT: Åsa Nilsson-Weber
 ADDRESS: 128 MONROE N.E. PHONE: 268-8828
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108

OWNER: Del Rey Investments c/o Titan Dev. Co. CONTACT: Kurt Browning
 ADDRESS: 6300 Riverside Plaza Lane NW - #200 PHONE: _____
 CITY, STATE: Albuquerque, NM ZIP CODE: 87120

ARCHITECT: ORB Architects CONTACT: Rich Barber
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Surv-Tek, Inc. CONTACT: Russ P. Hugg
 ADDRESS: _____ PHONE: 897-3366
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: N/A CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER/ARCHITECT CERT (TCL)
- ☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
- ☐ ENGINEER/ARCHITECT CERT (AA)
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL 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
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

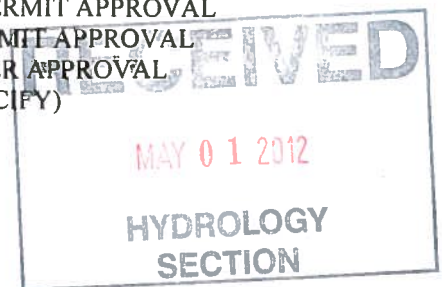
PE PLAT

SUBMITTED BY: Fred C. Arfman, PE
 Isaacson & Arfman, P.A.

DATE: May 1, 2012

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 define 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.



CITY OF ALBUQUERQUE



May 18, 2012

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

Re: 6401 Santa Monica Ave. NE, Broadstone Development, Engineer Stamp
dated May 18, 2012, (D18/D054)

Dear Mr. Arfman,

The TCL submittal received May 18, 2012 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

PO Box 1293

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Albuquerque

NM 87103

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

www.cabq.gov

Sincerely,

Richard Dourte, P.E.
City Engineer, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Broadstone Santa Monica ZONE MAP/DRG. FILE# D-18-2 0054
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 2, Santa Monica Place
CITY ADDRESS: Santa Monica Ave. & San Pedro Blvd

ENGINEERING FIRM: ISAACSON AND ARFMAN CONTACT: Asa Nilsson-Weber
ADDRESS: 128 MONROE N.E. PHONE: 268-8828
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108

OWNER: Titan Development CONTACT: Kurt Browning
ADDRESS: 6300 Riverside Plaza Lane NW - #200 PHONE: 289-3061
CITY, STATE: Albuquerque, NM ZIP CODE: 87120

ARCHITECT: ORB ARCHITECTURE CONTACT: RICK BARBER
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Surv-Tek, Inc. CONTACT: Russ P. Hugg
ADDRESS: _____ PHONE: 897-3366
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: ALLIANCE RESIDENTIAL CO. CONTACT: KEITH COLEMAN
ADDRESS: _____ PHONE: (602) 778-2832
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (RESUBMITTAL)
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL 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
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: FRED ARFMAN, PE
Isaacson & Arfman, P.A.

DATE: MAY 8, 2012

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 define 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.

15 3:40 PM
17 MAY 2012
RECEIVED
APR 18 2012

CITY OF ALBUQUERQUE



May 11, 2012

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

**Re: Santa Monica Place, 6401 Santa Monica Avenue NE,
Traffic Circulation Layout
Engineer's Stamp dated 03-07-12 (D18-D054)**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 05-01-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

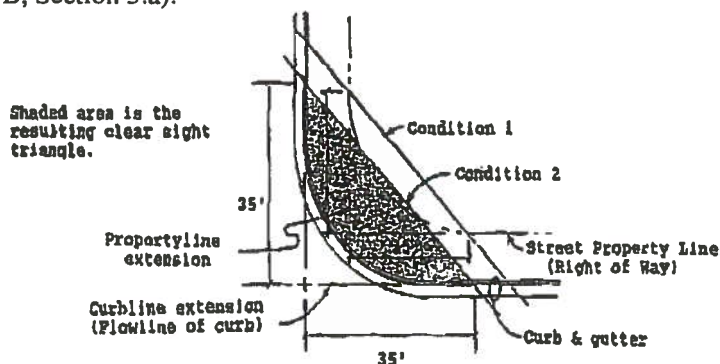
1. List radii for all curves shown.
2. Include a copy of detail sheet A1.20.
3. Please show a vicinity map and include the legal description on the plan.
4. Define width of all sidewalk, existing and proposed.
5. Please include two copies of the traffic circulation layout at the next submittal.
6. Indicate what items are being built under the City work order process.
7. All ramps located within City right of way must have truncated domes.
8. Provide a copy of the standard carport detail.
9. All unused curb cuts must be removed and replaced with standard curb & gutter and sidewalk per City standards.
10. The proposed fencing may interfere with the sight distance of the intersection. Please provide a sight distance exhibit (see the *Development Process Manual*, Chapter 23, Part B, Section 5.a).

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



If you have any questions, you can contact me at 924-3991.

Sincerely,

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

C: File

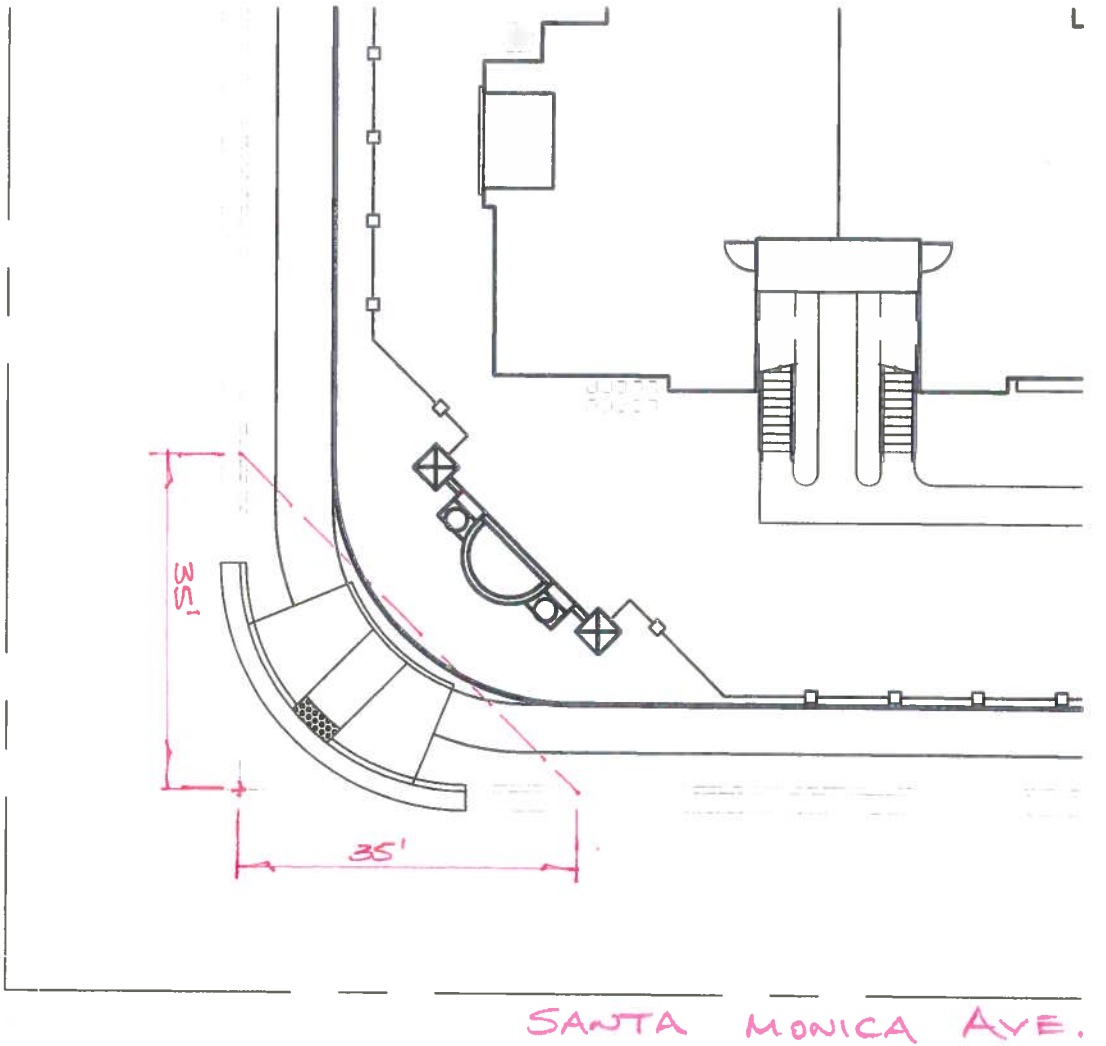
RECEIVED
APR 17 2012

1 of 4



SITE DISTANCE EXHIBIT

SAN PEDRO DR



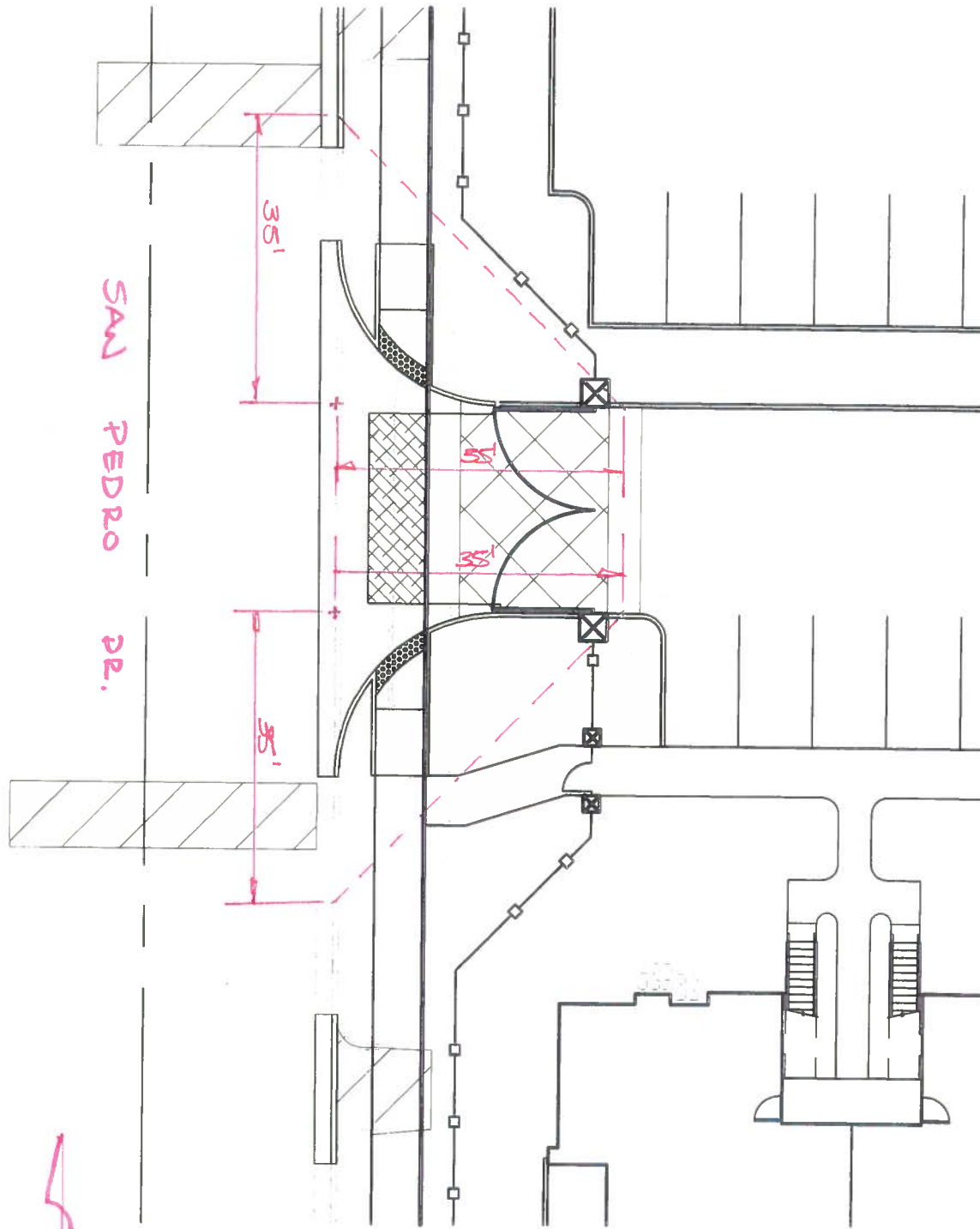
SANTA MONICA AVE.

1" = 20'

3 of 4

1"=20'

SW



SANTA MONICA AVE.

