

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.

PO Box 1293

If you have any guestions, please contact me at (505)924-3630.

Albuquerque

Sincerel

New Mexico 87103

Milo/E//salgado-Fèrnandez, P.E.

Senior Traffic Engineer

Development and Bullding Services

Planning Department

www.cabq.gov

Engineer

Hydrology file CO Clerk



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 485)	0LDGS 4.5,678
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, S	uite 200. Albuquerque, NA	M 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.	W	Contact: Russ Hugg
Address: 9384 Valley View Drive NW, Albud	uerque, NM 87114	
Phone#: 897-3366 Fax#: 897		E-mail: hugg@swcp.com
Contractor Alliance Regidential Company		Contact: Kim Weisenburger
Contractor: Alliance Residential Company Address: 2415 E. Camelback Road, Suite 6	00 Phoenix AZ 85016	
Phone#: (602) 522-5763 Fax#:	00, 1 1100mx, 7 to 000.0	E-mail: kburger@allresco.com
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROV	AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARAN	
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APP	
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D	APPROVAL SECTION
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERM	
GRADING PLAN	SECTOR PLAN APPROVA	
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL	JUN 0 5 2013
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUP	ANCY (PERM)
CLOMR/LOMR	CERTIFICATE OF OCCUP	
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT A BUILDING PERMIT APPR	OVAL
ENGINEER'S CERT (TCL)	GRADING PERMIT APPR	
ENGINEER'S CERT (DRB SITE PLAN)	PAVING PERMIT APPROV	
ENGINEER'S CERT (ESC)	WORK ORDER APPROVA	
SO-19	GRADING CERTIFICATION	
OTHER (SPECIFY)		7
WAS A PRE-DESIGN CONFERENCE ATTENDED:		Copy Provided
DATE SUBMITTED: 06-09-13	By: Fred C. Arfman, PE	
	ment of the little and a second and have a decimal	age submitted. The particular nature location, and

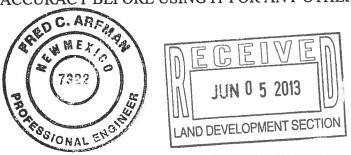
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following levels of submittal may be required based on the following levels of submittal may be required based on the following levels of submittal may be required based on the following levels of submittal may be required based on the following levels of submittal may be required based on the following levels of submittal may be required for approval of Site Development Plans greater than five (5) acres and Sector Plans Drainage Plans: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more

4. Eroslon and Sedlment 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.



Phase/Building	Certification: Fred C. Arfman, NMPE No. 7322	Date	Notes
Number			5484
PI RECOFFICE	Fred C. Cupman	04.19.13	PIENS YOURD
P2/3LD624	Fro C. Clefson	05-08-13	SIGNS IN PLACE SITEVISIT:05-09
P3/BLD65 7627 PHASES 455 BLDGS: 4.5,648	FreOC. Coffman	05-15-13	N/A
DHASES 455 BLDGS: 4,5,698	Find C. arkman	06-04-13	SITE 0855 VATION 06-04-13



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.

PO Box 1293

If you have any questions, please contact me at (505)924-3630.

Albuquerque

Singlerery

New Mexico 87103

Nilo E. Salgado-Felnandez, P.E.

Senior Traffic Engirleer

Development and Building Services

Planning Department

www.cabq.gov

c: Engineer

Hydrology file CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013) City Drainage #: D-18/D054 Project Title: Broadstone Santa Monica Building Permit #: 689983 Work Order#: DRB#: 1003916 EPC#: Legal Description: Tract 2, Santa Monica Place 6401 Santa Monica Ave. NE City Address: Engineering Firm: Isaacson & Arfman, P.A 128 Monroe Street NE, Albuquerque, NM 87108 freda@iacivil.com Phone#: Contact: Kurt Browning Broadstone Santa Monica, LLC Owner: 6300 Riverside Plaza Lane NW, Suite 200, Albuquerque, NM 87120 Address: E-mail:kbrowning@titan-development.com Phone#: Contact: Richard Barber ORB Architecture, LLC Architect: Address: E-mail: rab@orbarch.com (602) 957-4530 Phone#: Contact: Russ Hugg Surv-Tek, Inc. Surveyor: 9384 Valley View Drive NW, Albuquerque, NM 87114 Address: E-mail: hugg@swcp.com Fax#: 897-3377 Phone#: Contact: Kim Weisenburger Alliance Residential Company 2415 E. Camelback Road, Suite 600, Phoenix, AZ 85016 E-mail: kburger@allresco.com (602) 522-5763 CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT: TYPE OF SUBMITTAL: SIA/FINANCIAL GUARANTEE RELEASE **DRAINAGE REPORT** PRELIMINARY PLAT APPROVAL DRAINAGE PLAN 1st SUBMITTAL S. DEV. PLAN FOR SUB'D APPROVAL DRAINAGE PLAN RESUBMITTAL S. DEV. FOR BLDG. PERMIT APPROVAL CONCEPTUAL G & D PLAN SECTOR PLAN APPROVAL **GRADING PLAN** FINAL PLAT APPROVAL **EROSION & SEDIMENT CONTROL PLAN (ESC)** CERTIFICATE OF OCCUPANCY (PERM) **ENGINEER'S CERT (HYDROLOGY)** CERTIFICATE OF OCCUPANCY (TCL TEMP) CLOMR/LOMR FOUNDATION PERMIT APPROVAL TRAFFIC CIRCULATION LAYOUT (TCL) BUILDING PERMIT APPROVAL ENGINEER'S CERT (TCL) SO-19 APPROVAL GRADING PERMIT APPROVAL ENGINEER'S CERT (DRB SITE PLAN) **ESC PERMIT APPROVAL** PAVING PERMIT APPROVAL **ENGINEER'S CERT (ESC) ESC CERT. ACCEPTANCE** WORK ORDER APPROVAL SO-19 OTHER (SPECIFY) GRADING CERTIFICATION OTHER (SPECIFY) Copy Provided WAS A PRE-DESIGN CONFERENCE ATTENDED: DATE SUBMITTED: 05-15-13 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 levels of submittal may be required based on the following levels of submittal may be required based on the following levels of submittal may be required based on the following levels of submittal may be required based on the following levels of submittal may be required based on the following levels of submittal may be required based on the following levels of submittal may be required based on the following levels of submittal may be required based on the following levels of submittal may be required based on the following levels of submittal may be required based on the following levels of submittal may be required based on the following levels of submittal may be required based on the following levels of submittal may be required based on the following levels of submittal may be required based on the following levels of submittal may be required based on the following levels of submittal may be required based on the following levels of submittal may be required based on the following levels of submittal may be required based on the following levels of submittal may be required based on the following levels of submittal may be required by the following levels of submittal may be required based on the following levels of submittal may be required based on the following levels of submittal may be required by the following levels of submittal may be required by the following levels of submittal may be required by the following levels of submittal may be required by the following levels of submittal may be required by the following levels of submittal may be required by the following levels of submittal may be required by the following levels of submittal may be required by the following levels of su

2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres

Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more

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

MAY 1 5 2013

TRAFFIC CERTIFICATION

I, FRED C. ARFMAN, NMPE NO 7322, OF THE FIRM IS ACSON & 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.



Phase/Building Number	Certification: Fred C. Arfman, NMPE No. 7322	Date	Notes
P1 RECOFFICE	Fre C. Cufyman	04.19.13	PI FARKING SIGNS ADDED
	Fred C. Cuffman	05-08-13	SKNS IN PLACE SITEVISIT:05-08
PZ/BLD6524 P3/BLD652627	FreDC. Coffman	05-15-13	N/A
		1	
		â	

May 11, 2012

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

e: Santa Monica Place, 6401 Santa Monica Avenue NE,

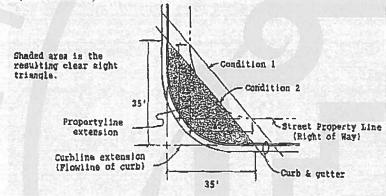
Traffic Circulation Layout

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).



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

ALB I ALB I

PO Box 1293

NM 87103

Albuquerque

www.cabq.gov

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

PROJECT TITLE: Santa Monica Place Tracts 1-4 DRB#: EPC#:	ZONE MAP/DRG.FILE# <u>D-18-</u> Do54. WORK ORDER#:
2.01.	World Order
LEGAL DESCRIPTION: Tracts 2, Santa Monica Place	
CITY ADDRESS: Santa Monica Ave. & San Pedro Blvd	- 6401 Santa Marica
1003916	
ENGINEERING FIRM: ISAACSON AND ARFMAN	CONTACT: <u>Åsa Nilsson-Weber</u>
ADDRESS: 128 MONROE N.E.	PHONE: <u>268-8828</u>
CITY, STATE: ALBUQUERQUE, NM	ZIP CODE: <u>87108</u>
OWNER: Del Rey Investments c/o Titan Dev. Co.	CONTACT: Kurt Browning
ADDRESS: 6300 Riverside Plaza Lane NW - #200	PHONE:ZIP CODE: 87120
CITY, STATE: Albuquerque, NM	ZIP CODE: <u>87120</u>
A DOLLITECT, ODD. A relations	CONTACT: Bish Danker
ARCHITECT: ORB Architects	CONTACT: Rich Barber
ADDRESS:	PHONE:ZIP CODE:
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:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1 st SUBMITTAL	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION CONTROL PLAN	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	FOUNDATION PERMIT APPROVAL
CLOMR/LOMR	BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT	CERTIFICATE OF OCCUPANCY (PERM)
ENGINEER/ARCHITECT CERT (TCL)	CERTIFICATE OF OCCUPANCY (TEMP)
ENGINEER/ARCHITECT CERT (DRB S.P.)	GRADING PERMIT APPROVAL
ENGINEER/ARCHITECT CERT (AA)	PAVING PERMIT APPROVAL
OTHER (SPECIFY)	WORK ORDER APPROVAL
	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED: 75	MAY 0 1 2012
YES YES	PLAN 0 2 CO. C.
NO DES	HYDROLOGY
COPY PROVIDED	HYDROLOGI
_ COLLINOAIDED	SECTION
SUBMITTED BY: Fred C. Arfman, PE	DATE: May 1, 2012

Isaacson & Arfman, P.A.
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.



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 <u>Drainage and Transportation Information Sheet</u> 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 <u>Drainage and Transportation Information Sheet</u> 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.

Sincerely,

www.cabq.gov

Richard Dourte, P.E.

City Engineer, Planning Dept.

Development and Building Services

C:

File

DRAINAGE and TRANSPORTATION INFORMATION __EET (Rev. 12/05)

PROJECT TITLE: Broadstone Santa Monica DRB#: EPC#:	ZONE MAP/DRG.FILE# D-18-Z DO54 WORK ORDER#:
LEGAL DESCRIPTION: Tract 2, Santa Monica Place CITY ADDRESS: Santa Monica Ave. & San Pedro Blvd	
ENGINEERING FIRM: <u>ISAACSON AND ARFMAN</u> ADDRESS: <u>128 MONROE N.E.</u> CITY, STATE: <u>ALBUQUERQUE, NM</u>	CONTACT: <u>Åsa Nilsson-Weber</u> PHONE: <u>268-8828</u> ZIP CODE: <u>87108</u>
OWNER: <u>Titan Development</u> ADDRESS: <u>6300 Riverside Plaza Lane NW - #200</u> CITY, STATE: <u>Albuquerque</u> , <u>NM</u>	CONTACT: <u>Kurt Browning</u> PHONE: <u>少多マー30い</u> ZIP CODE: 87120
ARCHITECT: 6PS ARCHITECURE ADDRESS: CITY, STATE:	CONTACT: RICH BARBER PHONE: ZIP CODE:
SURVEYOR: Surv-Tek, Inc. ADDRESS: CITY, STATE:	CONTACT: Russ P. Hugg, PHONE: 897-3366 ZIP CODE:
CONTRACTOR: NA ALLANCE RESIDENTIAL CO. ADDRESS: CITY, STATE:	CONTACT: KETTH COLEMAN PHONE: (602) 778-2832 ZIP CODE:
TYPE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN 1 ^{SI} 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	APR 1 2012
SUBMITTED BY: FRED ARFINAN, PE Isaacson & Arfman, P.A.	DATE: 14 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.

CITY OF ALBUQUERO

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:

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.

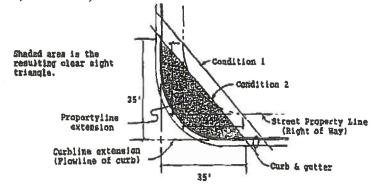
•6. Indicate what items are being built under the City work order process.

•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).



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



PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



Albuquerque - Making History 1 -06-2006

M:\CAD FILES\1900-1999\1900\dwg\1900 CX-Cl.dwg, 5/14/2012 11:44:29 AM, thor

L MONICA

ITE DISTANCE **EXHIBIT**





UR

