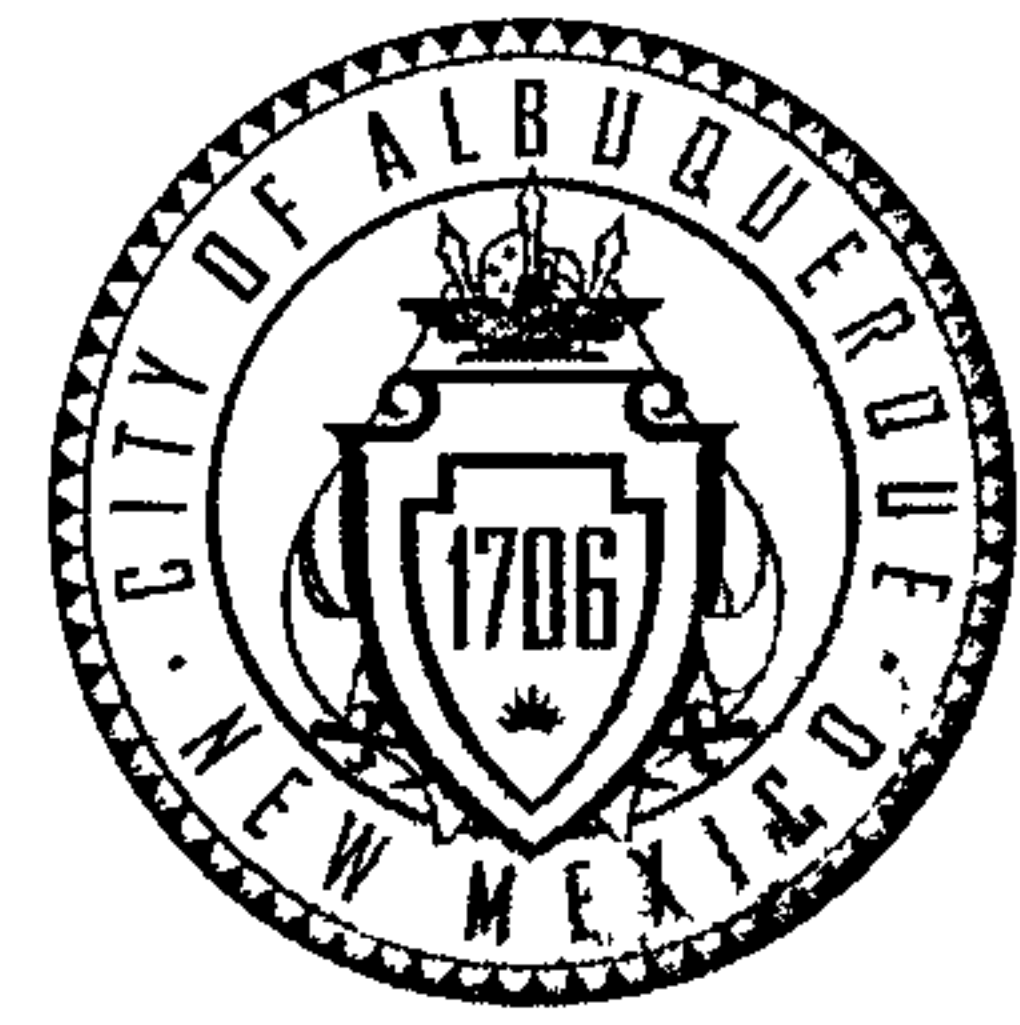


CITY OF ALBUQUERQUE



June 1, 2016

Asa Nilsson-Weber, P.E.
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

**Re: Broadstone Promenade Phase 18, 20 & 21
7400 San Pedro Dr. NE
Permanent CO – Accepted
Engineer's Stamp dated: 5-26-15 (D18D054A)
Certification dated: 5-26-16**

Dear Ms. Nilsson-Weber,

Based upon the information provided in your submittal received 5/27/2016, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

Albuquerque

Sincerely,

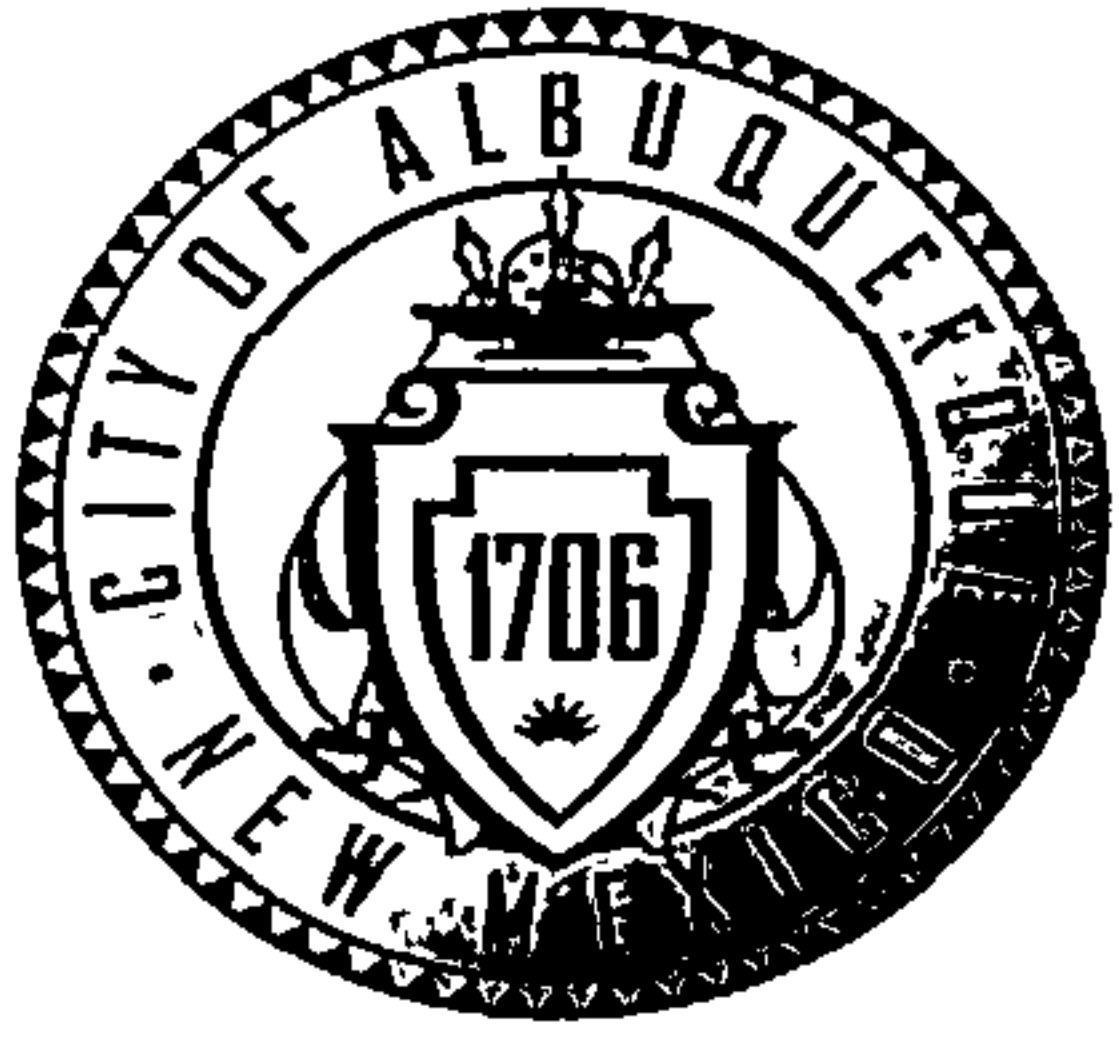
New Mexico 87103

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

TE/RH

C: email, Cordova, Camille C.; Connor, Miranda, Rachel; Sandoval, Darlene M.;
Blocker, Lois



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Broadstone Promenade, Tract 1, Santa Monica Place Building Permit #: _____ City Drainage #: D18-D054A

DRB#: _____ EPC#: _____ Work Order#: 689984

Legal Description: Tract 1, Santa Monica Place

City Address: _____

Engineering Firm: Isaacson & Arfman, P.A. Contact: Asa Nilsson-Weber

Address: 128 Monroe Street NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax#: _____ E-mail: asaw@iacivil.com

Owner: DRI TSM, LLC - c/o Titan Development Company Contact: Kurt Browning

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

Phone#: (505) 998-0163 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: Surv-Tek, Inc. Contact: Russ P. Hugg

Address: 9384 Valley View Drive - Albuquerque, NM 87114

Phone#: (505) 897-3366 Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☒ **ENGINEER ARCHITECT CERTIFICATION PHASES 18, 20 & 21 BLDGS 15, 17 & 18**

☐ CONCEPTUAL G & D PLAN

☒ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ TRAFFIC IMPACT STUDY (TIS)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: May 27, 2016

By: Asa Nilsson-Weber

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY FINAL

☐ PRELIMINARY PLAT APPROVAL

☐ SITE PLAN FOR SUB'D APPROVAL

☐ SITE PLAN FOR BLDG. PERMIT APPROVAL

☐ FINAL PLAT APPROVAL

☐ SIA/ RELEASE OF FINANCIAL GUARANTEE

☐ FOUNDATION PERMIT APPROVAL

☐ GRADING PERMIT APPROVAL

☐ SO-19 APPROVAL

☐ PAVING PERMIT APPROVAL

☐ GRADING/ PAD GRADING DEVELOPMENT SECTION

☐ WORK ORDER APPROVAL

☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING

☐ OTHER (SPECIFY) _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

CITY OF ALBUQUERQUE



May 16, 2016

Asa Nilsson-Weber, P.E.
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

**Re: Broadstone Promenade Phase 17
7400 San Pedro Dr. NE
Permanent CO – Accepted
Engineer's Stamp dated: 5-26-15 (D18D054A)
Certification dated: 5-12-16**

Dear Ms. Nilsson-Weber,

Based upon the information provided in your submittal received 5/13/2016, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

Albuquerque

Sincerely,

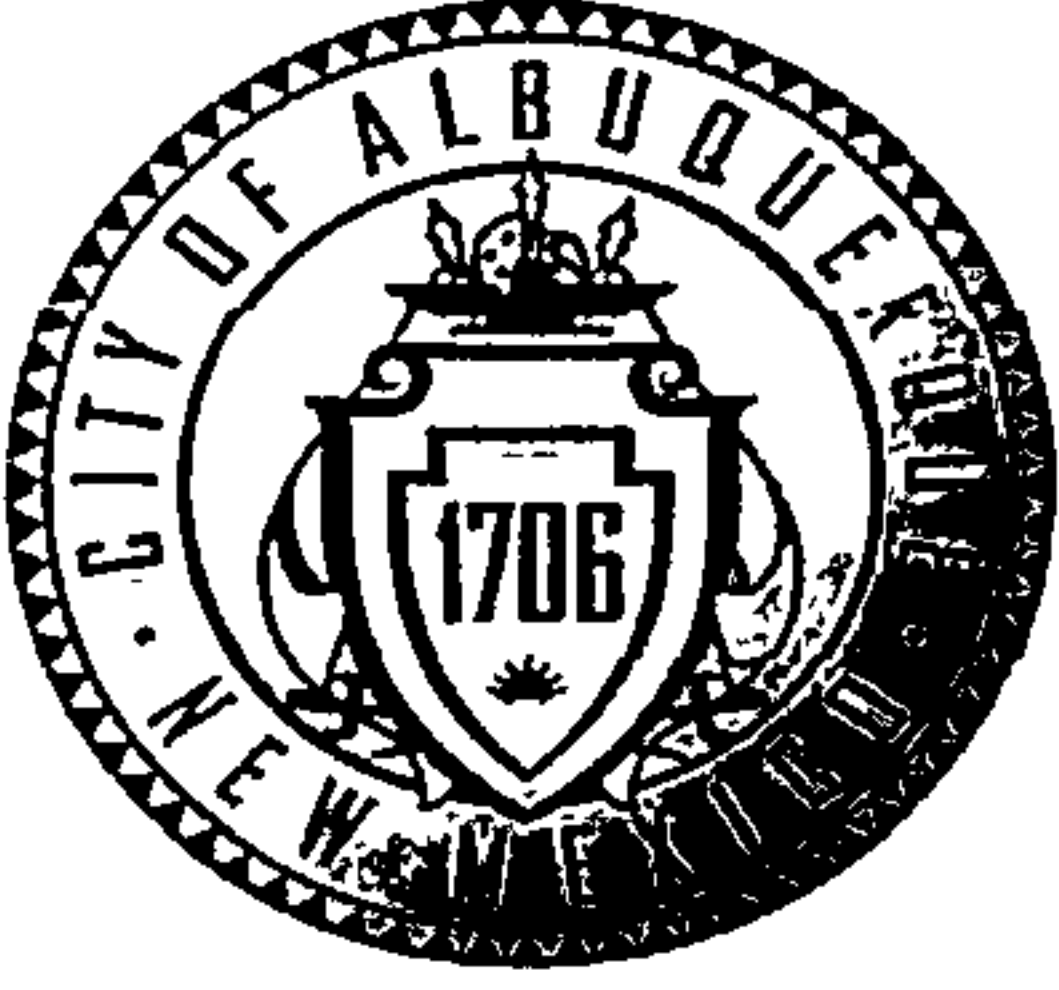
New Mexico 87103

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

TE/RH

C: email, Cordova, Camille C.; Connor, Miranda, Rachel; Sandoval, Darlene M.;
Blocker, Lois



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Broadstone Promenade, Tract 1, Santa Monica Place Building Permit #: _____ City Drainage #: D18-D054A

DRB#: _____ EPC#: _____ Work Order#: 689984

Legal Description: Tract 1, Santa Monica Place

City Address: _____

Engineering Firm: Isaacson & Arfman, P.A. Contact: Asa Nilsson-Weber

Address: 128 Monroe Street NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax#: _____ E-mail: asaw@iacivil.com

Owner: DRI TSM, LLC - c/o Titan Development Company Contact: Kurt Browning

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

Phone#: (505) 998-0163 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: Surv-Tek, Inc. Contact: Russ P. Hugg

Address: 9384 Valley View Drive - Albuquerque, NM 87114

Phone#: (505) 897-3366 Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:

☒ ENGINEER ARCHITECT CERTIFICATION **PHASE 17, BLDG 14**

☐ CONCEPTUAL G & D PLAN

☐ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ TRAFFIC IMPACT STUDY (TIS)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

☐ PRELIMINARY PLAT APPROVAL

☐ SITE PLAN FOR SUB'D APPROVAL

☐ SITE PLAN FOR BLDG. PERMIT APPROVAL

☐ FINAL PLAT APPROVAL

☐ SIA/ RELEASE OF FINANCIAL GUARANTEE

☐ FOUNDATION PERMIT APPROVAL

☐ GRADING PERMIT APPROVAL

☐ SO-19 APPROVAL

☐ PAVING PERMIT APPROVAL

☐ GRADING/ PAD CERTIFICATION

☐ WORK ORDER APPROVAL

☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: May 12, 2016 By: Asa Nilsson-Weber

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

CITY OF ALBUQUERQUE



April 26, 2016

Asa Nilsson-Weber, P.E.
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

**Re: Broadstone Promenade Phase 16
7400 San Pedro Dr. NE
Permanent CO – Accepted
Engineer's Stamp dated: 5-26-15 (D18D054A)
Certification dated: 4-25-16**

Dear Ms. Nilsson-Weber,

Based upon the information provided in your submittal received 4/25/2016, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

Albuquerque

Sincerely,

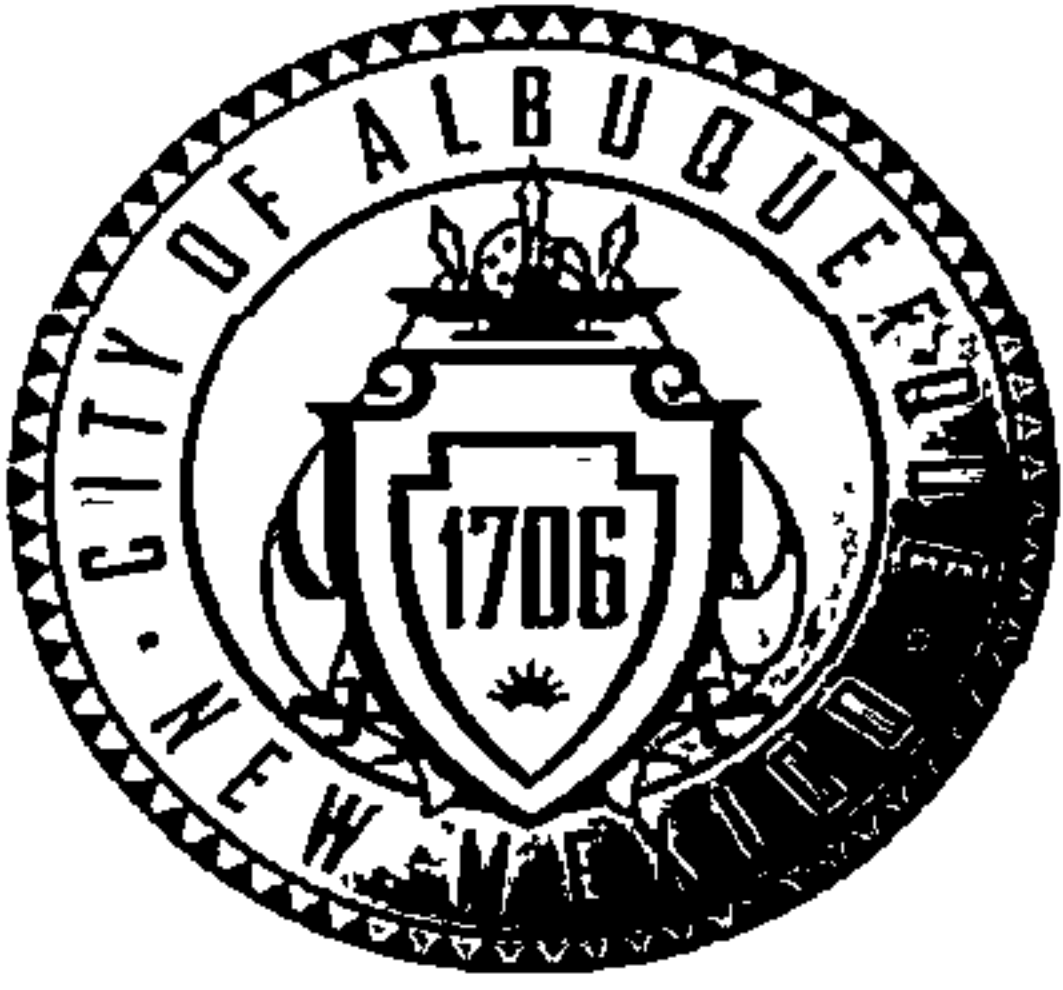
New Mexico 87103

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

TE/RH

C: email, Cordova, Camille C.; Connor, Miranda, Rachel; Sandoval, Darlene M.;
Blocker, Lois



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Broadstone Promenade, Tract 1, Santa Monica Place Building Permit #: _____ City Drainage #: D18-D054A

DRB#: _____ EPC#: _____ Work Order#: 689984

Legal Description: Tract 1, Santa Monica Place

City Address: _____

Engineering Firm: Isaacson & Arfman, P.A. Contact: Asa Nilsson-Weber

Address: 128 Monroe Street NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax#: _____ E-mail: asaw@iacivil.com

Owner: DRI TSM, LLC - c/o Titan Development Company Contact: Kurt Browning

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

Phone#: (505) 998-0163 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: Surv-Tek, Inc. Contact: Russ P. Hugg

Address: 9384 Valley View Drive - Albuquerque, NM 87114

Phone#: (505) 897-3366 Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☒ ENGINEER ARCHITECT CERTIFICATION **PHASE 16, BLDG 13**

- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY

- ☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ EAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: April 25, 2016 By: Asa Nilsson-Weber

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



Asa Weber <asaw@iacivil.com>

D18D054A BROADSTONE PROMENADE GRD CERT BLDG 13; PH 161 message

Asa Weber <asaw@iacivil.com>

Mon, Apr 25, 2016 at 1:43 PM

To: PLNDRS@cabq.gov

Cc: "Bob Finch, Alliance" <bfinch@allresco.com>, Brian Patterson <bpatterson@titan-development.com>, John Addison <jaddison@allresco.com>

Please see attached for Grading Cert for Bldg 13; Ph 16.

Thank you.

Åsa Nilsson-Weber, P.E.

Principal / Vice President

Isaacson & Arfman, P.A.

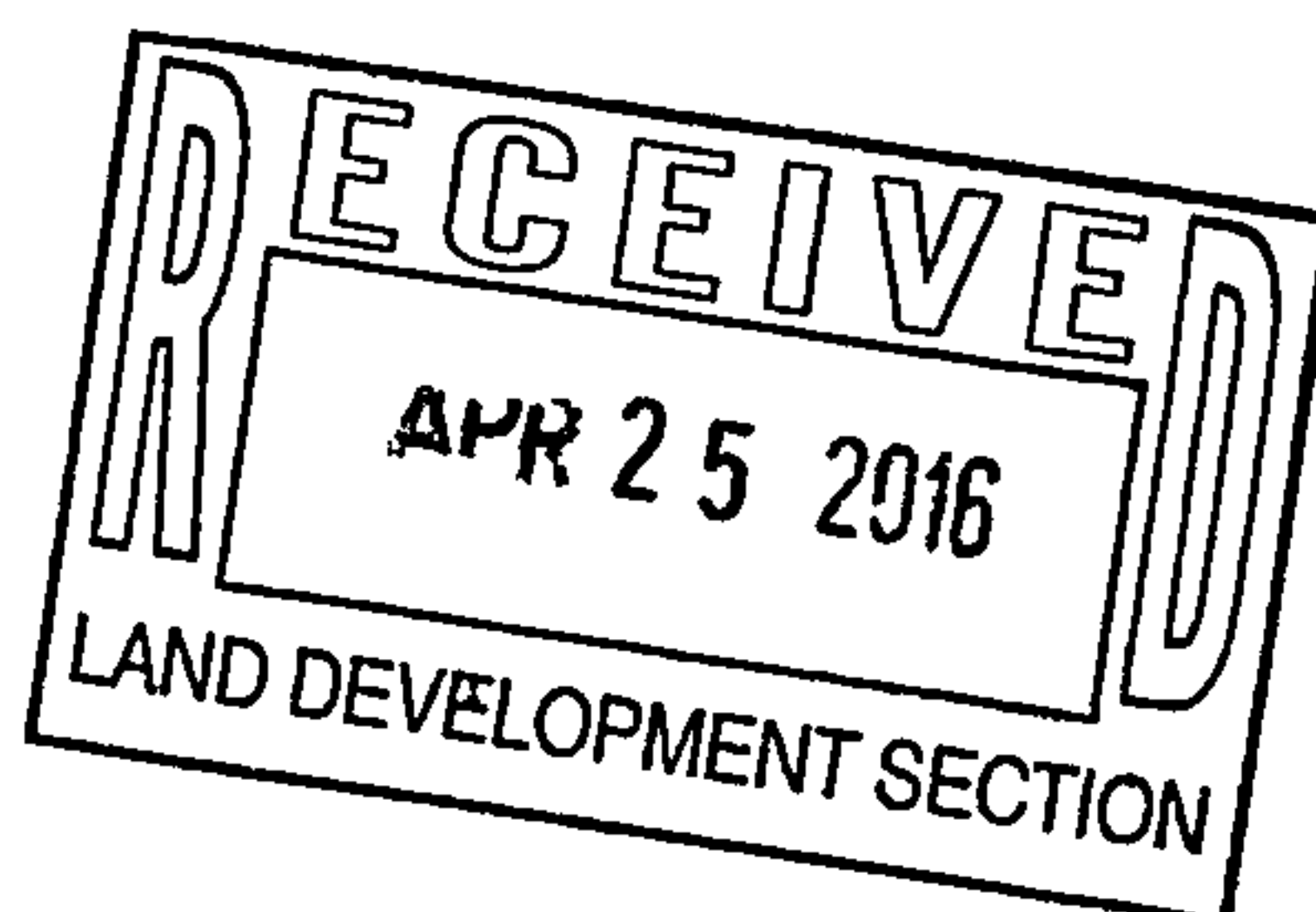
128 Monroe St. N.E.

Albuquerque, NM 87108

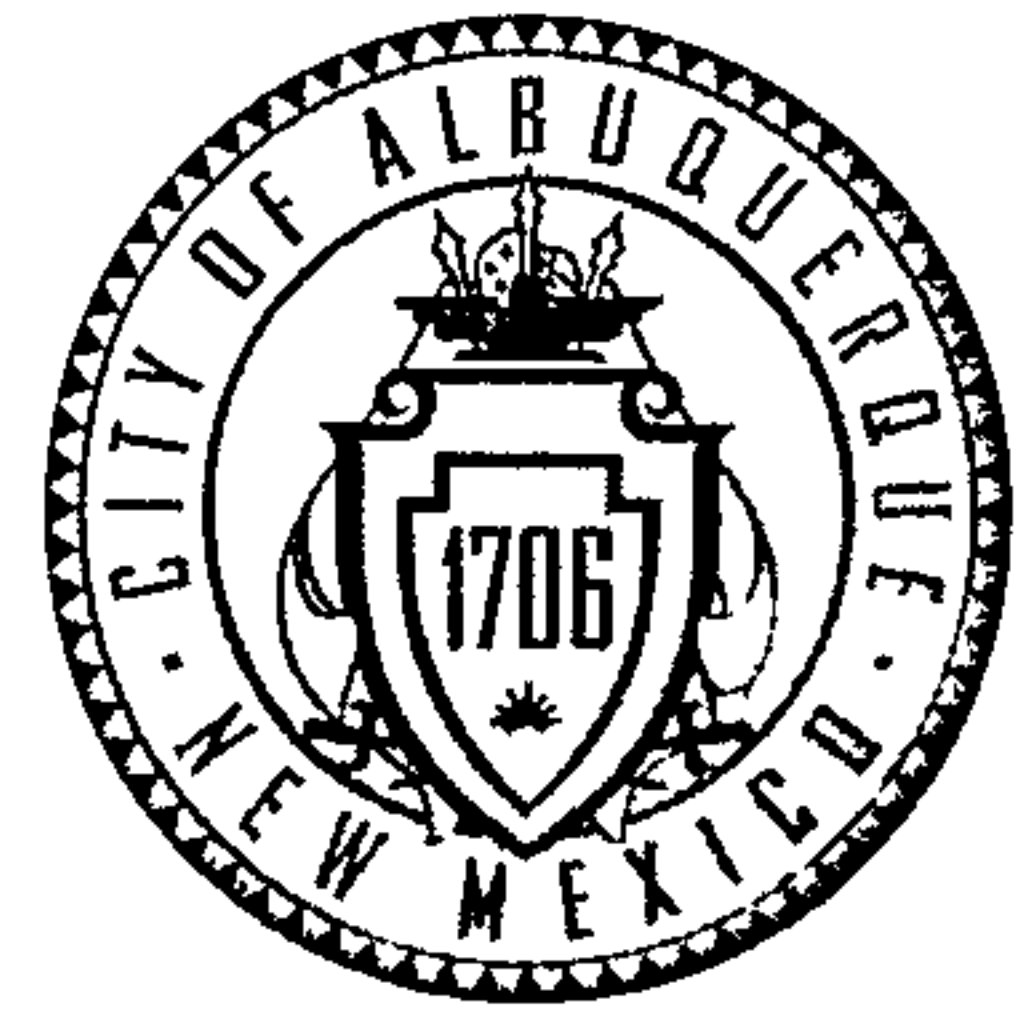
Phone: (505)268-8828

asaw@iacivil.com



D18D054A - BROADSTONE PROMENADE GRD CERT PHASE 16 BLDG13 2016 04-25.pdf
3759K

CITY OF ALBUQUERQUE



March 24, 2016

Asa Nilsson-Weber, P.E.
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

**Re: Broadstone Promenade Phase 15 & 12
7400 San Pedro Dr. NE
Permanent CO – Accepted
Engineer's Stamp dated: 5-26-15 (D18D054A)
Certification dated: 3-23-16**

Dear Ms. Nilsson-Weber,

Based upon the information provided in your submittal received 3/24/2016, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

Albuquerque

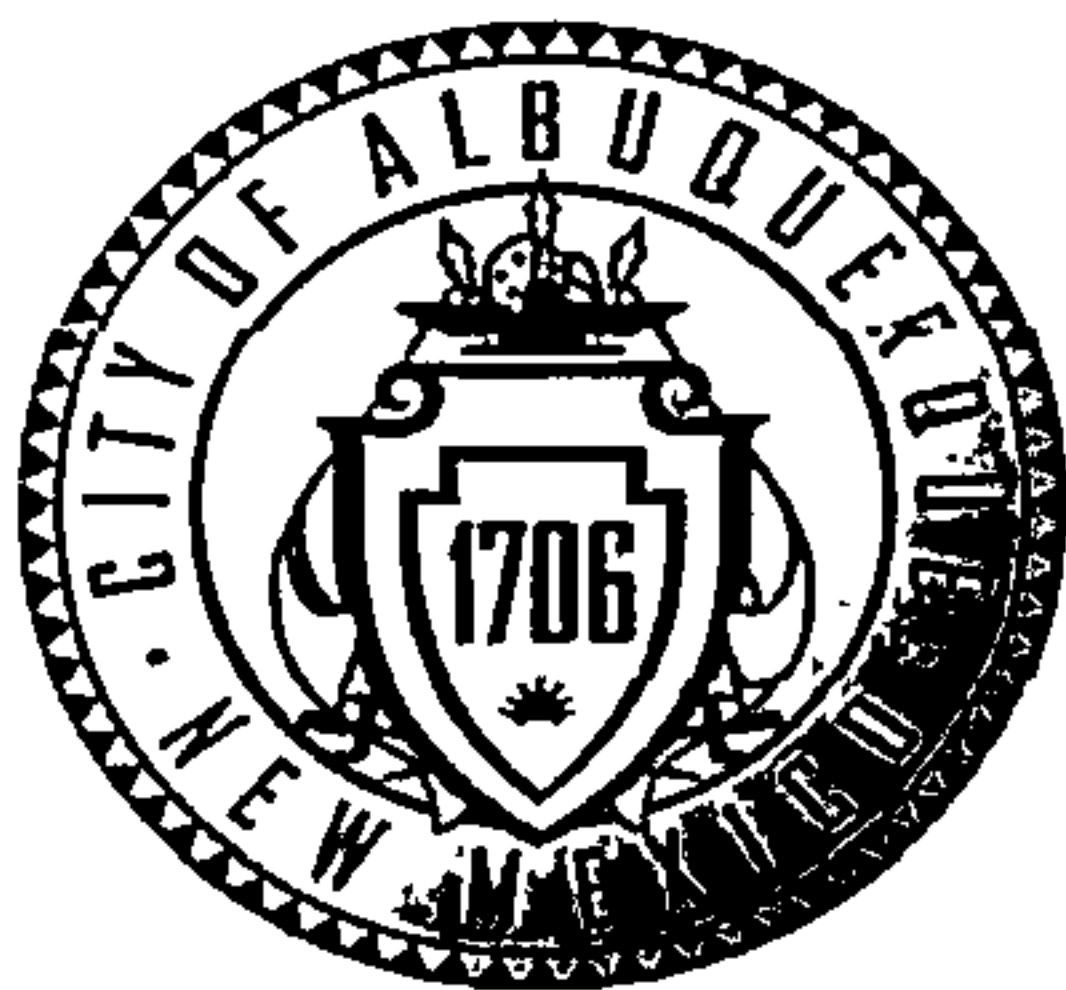
Sincerely,

New Mexico 87103

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

TE/RH
C: email,
Cordova, Camille C.; Connor, Miranda, Rachel; Sandoval, Darlene M.; Blocker,
Lois



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Broadstone Promenade, Tract 1, Santa Monica Place Building Permit #: _____ City Drainage #: D18-D054A

DRB#: _____ EPC#: _____ Work Order#: 689984

Legal Description: Tract 1, Santa Monica Place

City Address: _____

Engineering Firm: Isaacson & Arfman, P.A. Contact: Asa Nilsson-Weber

Address: 128 Monroe Street NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax#: _____ E-mail: asaw@iacivil.com

Owner: DRI TSM, LLC - c/o Titan Development Company Contact: Kurt Browning

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

Phone#: (505) 998-0163 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: Surv-Tek, Inc. Contact: Russ P. Hugg

Address: 9384 Valley View Drive - Albuquerque, NM 87114

Phone#: (505) 897-3366 Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:

☒ ENGINEER ARCHITECT CERTIFICATION **PHASE 15, BLDG 12**

☐ CONCEPTUAL G & D PLAN

☐ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ TRAFFIC IMPACT STUDY (TIS)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

☐ PRELIMINARY PLAT APPROVAL

☐ SITE PLAN FOR SUB'D APPROVAL

☐ SITE PLAN FOR BLDG. PERMIT APPROVAL

☐ FINAL PLAT APPROVAL

☐ SIA/ RELEASE OF FINANCIAL GUARANTEE

☐ FOUNDATION PERMIT APPROVAL

☐ GRADING PERMIT APPROVAL

☐ SO-19 APPROVAL

☐ PAVING PERMIT APPROVAL

☐ GRADING/ PAD CERTIFICATION

☐ WORK ORDER APPROVAL

☐ CLOMR/LOMR

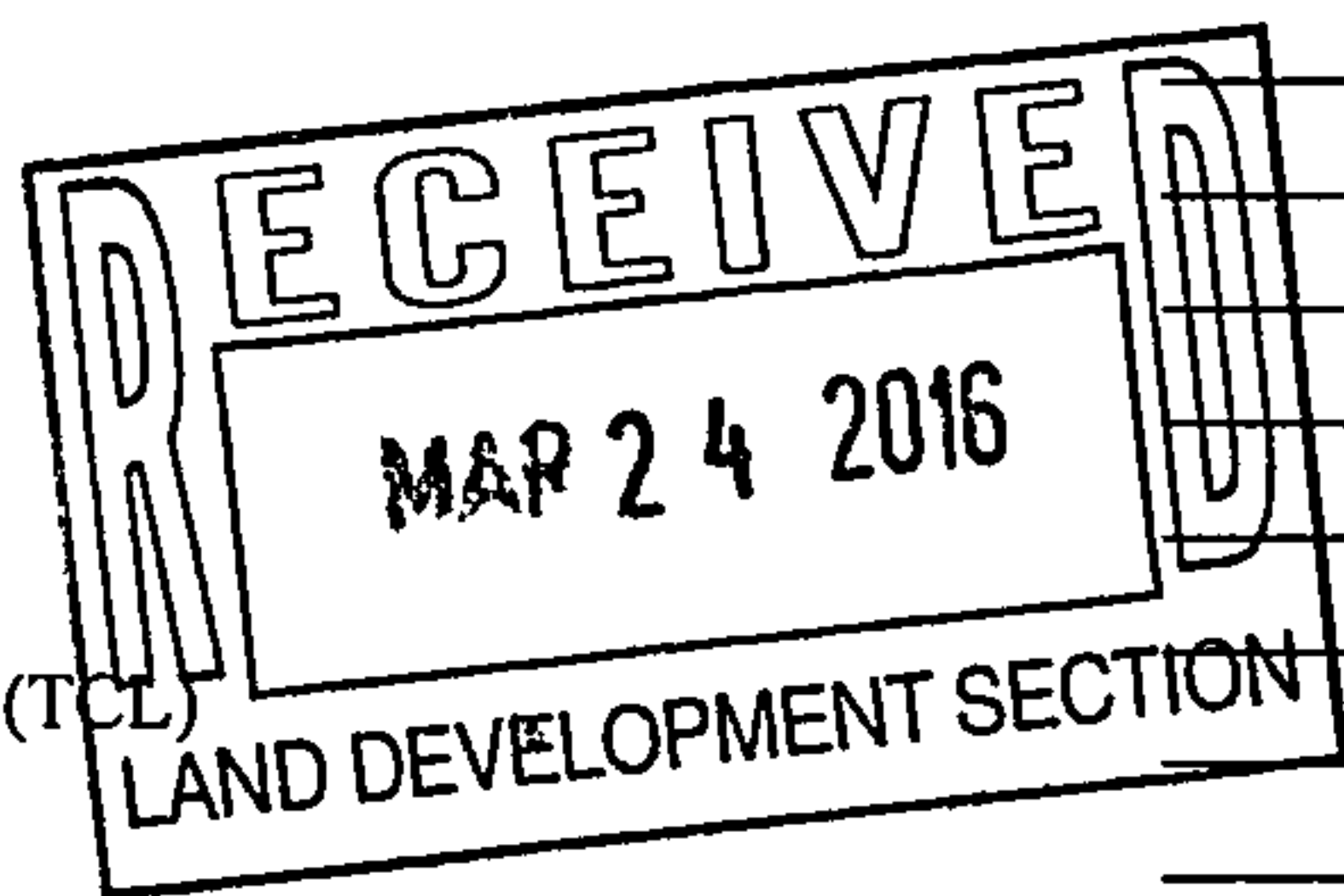
☐ PRE-DESIGN MEETING

☐ OTHER (SPECIFY) _____

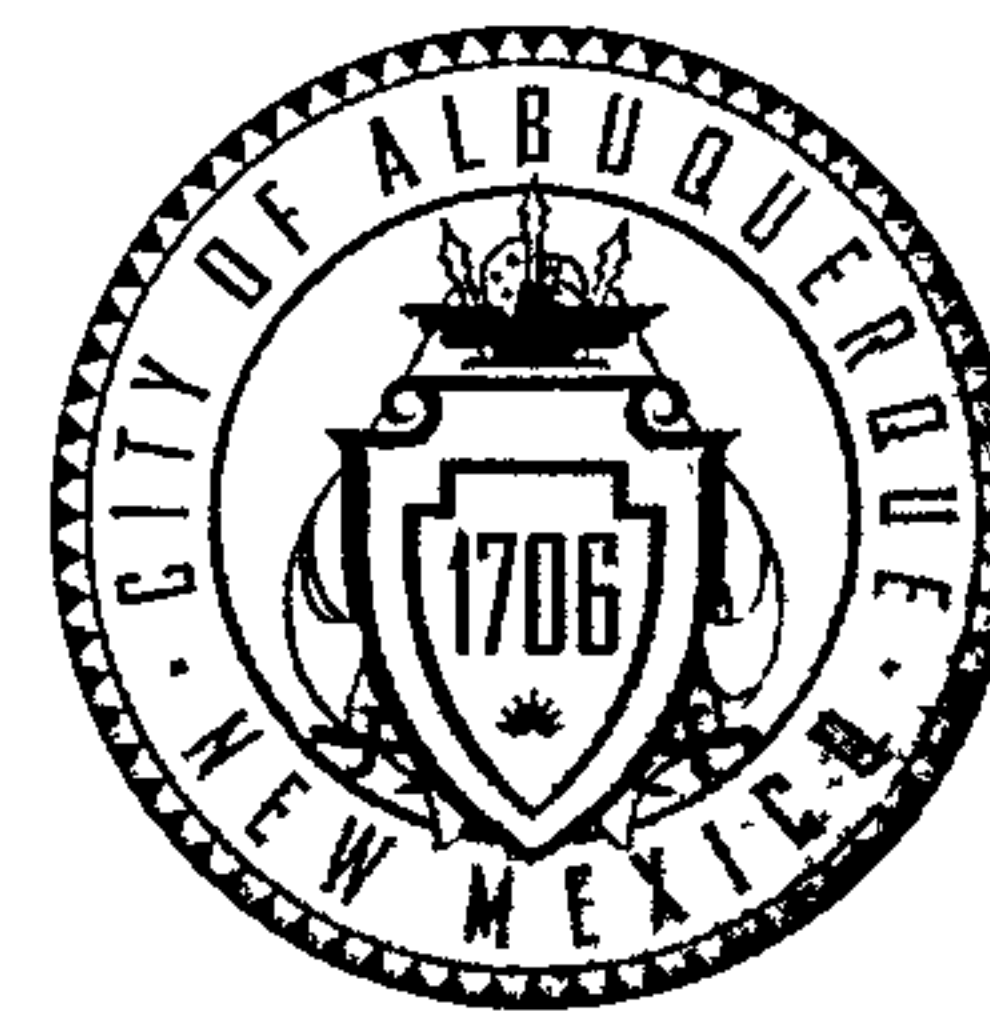
IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: March 24, 2016 By: Asa Nilsson-Weber

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



CITY OF ALBUQUERQUE



March 7, 2016

Asa Nilsson-Weber, P.E.
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

**Re: Broadstone Promenade Phase 19 & 14
7400 San Pedro Dr. NE
Permanent CO – Accepted
Engineer's Stamp dated: 5-26-15 (D18D054A)
Certification dated: 2-19-16**

Dear Ms. Nilsson-Weber,

Based upon the information provided in your submittal received 2/19/2016, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

Albuquerque

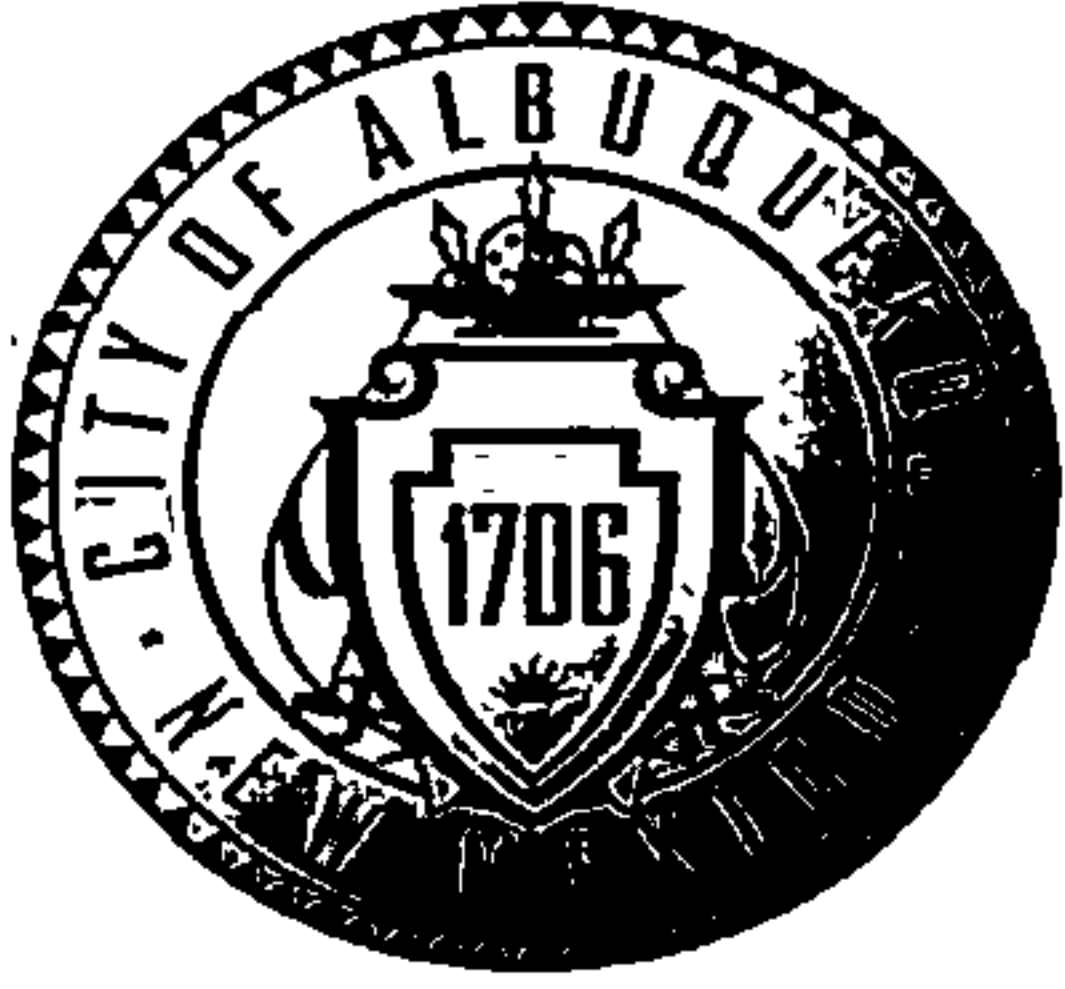
Sincerely,

New Mexico 87103

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

C: TE/RH
email
Cordova, Camille C.; Connor, Miranda, Rachel; Sandoval, Darlene M.; Blocker, Lois



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Broadstone Promenade, Tract 1, Santa Monica Place Building Permit #: _____ City Drainage #: D18-D054A

DRB#: _____ EPC#: _____ Work Order#: 689984

Legal Description: Tract 1, Santa Monica Place

City Address: _____

Engineering Firm: Isaacson & Arfman, P.A. Contact: Asa Nilsson-Weber

Address: 128 Monroe Street NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax#: _____ E-mail: asaw@iacivil.com

Owner: DRI TSM, LLC - c/o Titan Development Company Contact: Kurt Browning

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

Phone#: (505) 998-0163 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: Surv-Tek, Inc. Contact: Russ P. Hugg

Address: 9384 Valley View Drive - Albuquerque, NM 87114

Phone#: (505) 897-3366 Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☒ **ENGINEER** ARCHITECT CERTIFICATION **PHASE 14, BLDG 11**
PHASE 19, BLDG 16

- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: February 19, 2016 By: Asa Nilsson-Weber

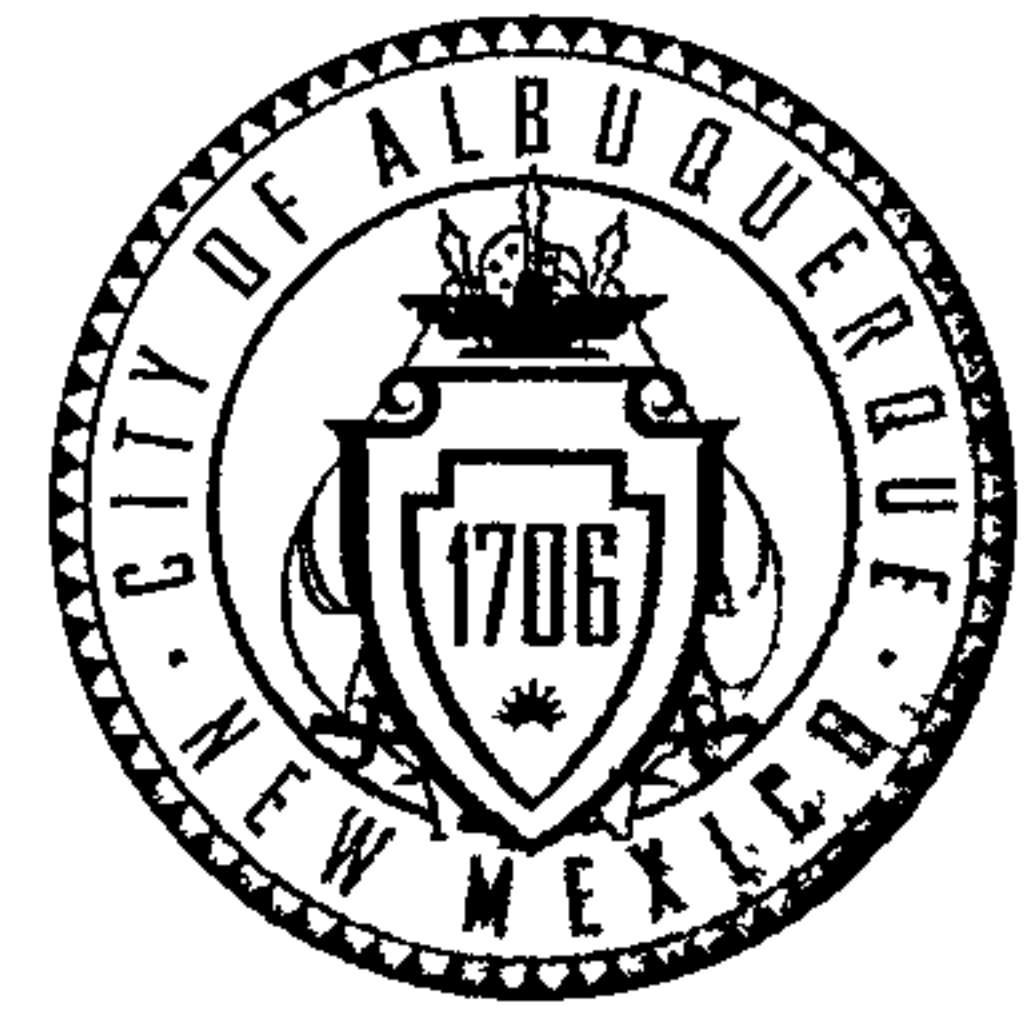
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

CITY OF ALBUQUERQUE



February 4, 2016

Asa Nilsson-Weber, P.E.
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

**Re: Broadstone Promenade Phase 12
6400 San Pedro Dr. NE
Permanent CO – Accepted
Engineer's Stamp dated: 5-26-15 (D18D054A)
Certification dated: 2-4-16**

Dear Ms. Nilsson-Weber,

Based upon the information provided in your submittal received 2/3/2016, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

Albuquerque

Sincerely,

New Mexico 87103

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

C: TE/RH
email
Cordova, Camille C.; Connor, Miranda, Rachel; Sandoval, Darlene M.; Blocker, Lois



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Broadstone Promenade, Tract 1, Santa Monica Place Building Permit #: _____ City Drainage #: D18-D054A

DRB#: _____ EPC#: _____ Work Order#: 689984

Legal Description: Tract 1, Santa Monica Place

City Address: _____

Engineering Firm: Isaacson & Arfman, P.A. Contact: Asa Nilsson-Weber

Address: 128 Monroe Street NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax#: _____ E-mail: asaw@iacivil.com

Owner: DRI TSM, LLC - c/o Titan Development Company Contact: Kurt Browning

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

Phone#: (505) 998-0163 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: Surv-Tek, Inc. Contact: Russ P. Hugg

Address: 9384 Valley View Drive - Albuquerque, NM 87114

Phone#: (505) 897-3366 Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☒ **ENGINEER** ARCHITECT CERTIFICATION **PHASE 12, BLDG 9**

- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: February 3, 2016 By: Asa Nilsson-Weber

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

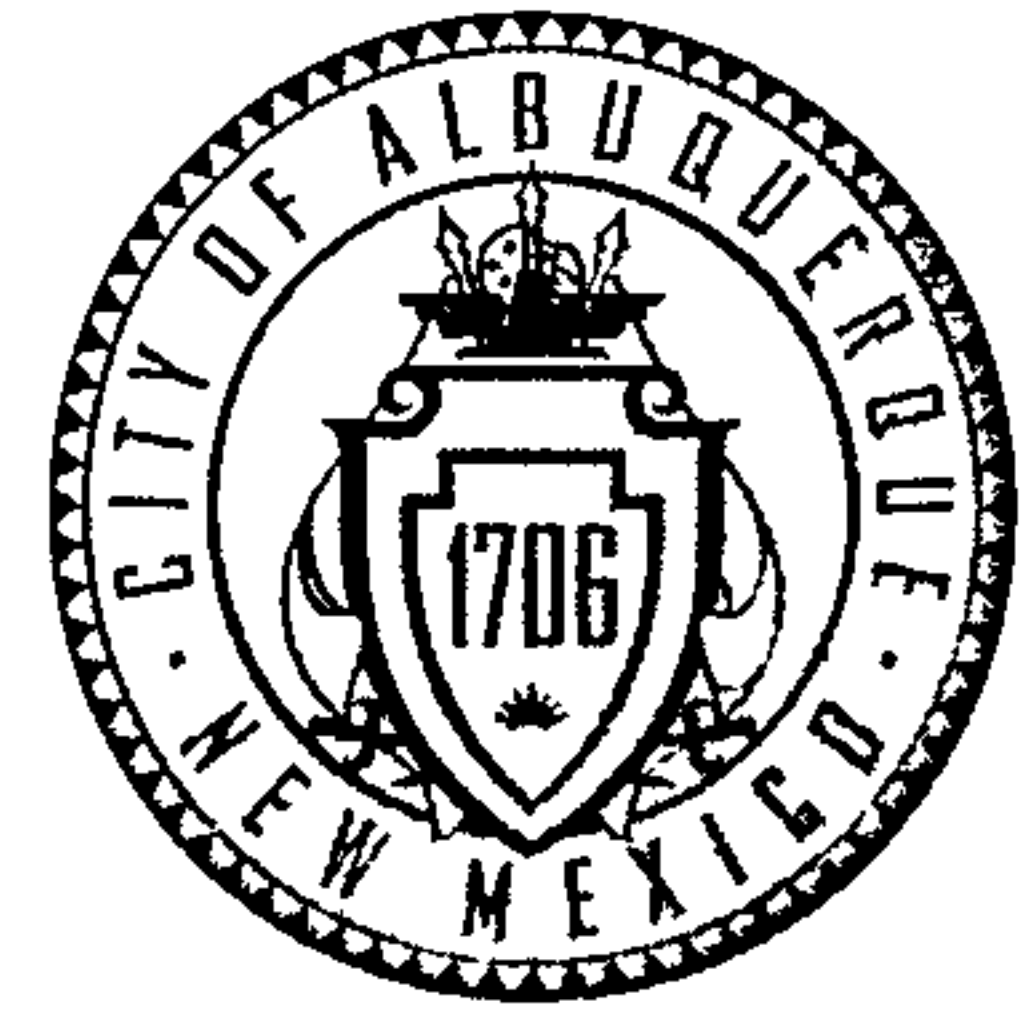
- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY

- ☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD/ CERTIFICATION
☐ LAND DEVELOPMENT SECTION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

CITY OF ALBUQUERQUE



January 26, 2016

Asa Nilsson-Weber, P.E.
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

**Re: Broadstone Promenade Phase 13
6400 San Pedro Dr. NE
Permanent CO – Accepted
Engineer's Stamp dated: 5-26-15 (D18D054A)
Certification dated: 1-25-16**

Dear Ms. Nilsson-Weber,

Based upon the information provided in your submittal received 1/25/2016, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

Albuquerque

New Mexico 87103

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

C: TE/RH
email
Cordova, Camille C.; Connor, Miranda, Rachel; Sandoval, Darlene M.; Barreras,
Gary S.; Blocker, Lois



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Broadstone Promenade, Tract 1, Santa Monica Place Building Permit #: _____ City Drainage #: D18-D054A

DRB#: _____ EPC#: _____ Work Order#: 689984

Legal Description: Tract 1, Santa Monica Place

City Address: _____

Engineering Firm: Isaacson & Arfman, P.A. Contact: Asa Nilsson-Weber

Address: 128 Monroe Street NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax#: _____ E-mail: asaw@iacivil.com

Owner: DRI TSM, LLC - c/o Titan Development Company Contact: Kurt Browning

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

Phone#: (505) 998-0163 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: Surv-Tek, Inc. Contact: Russ P. Hugg

Address: 9384 Valley View Drive - Albuquerque, NM 87114

Phone#: (505) 897-3366 Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☒ **ENGINEER** ARCHITECT CERTIFICATION **PHASE 13, BLDG 10**

☐ CONCEPTUAL G & D PLAN

☐ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ TRAFFIC IMPACT STUDY (TIS)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY

- ☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR AND DEVELOPMENT SECTION

☐ PRE-DESIGN MEETING

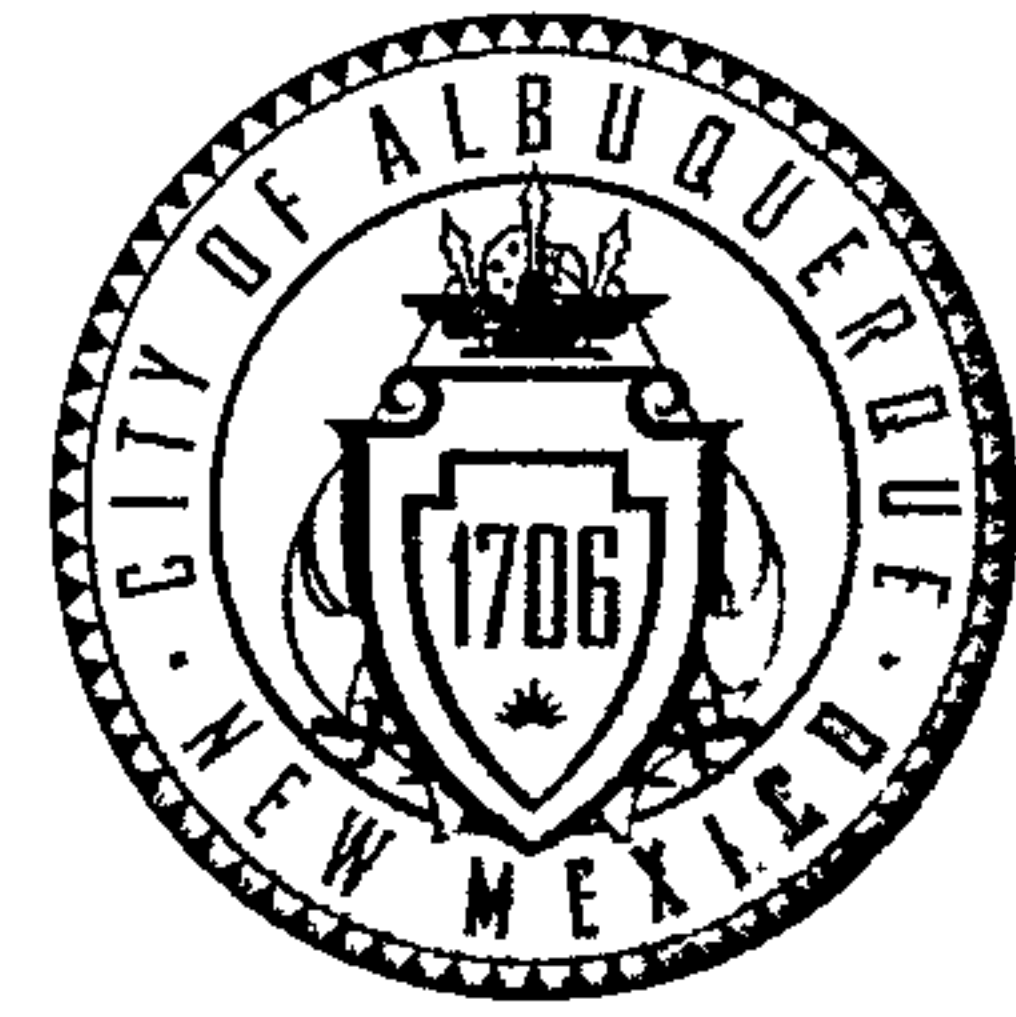
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: January 25, 2016 By: Asa Nilsson-Weber

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

CITY OF ALBUQUERQUE



January 8, 2016

Asa Nilsson-Weber, P.E.
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

**Re: Broadstone Promenade Phase 10
6400 San Pedro Dr. NE
Permanent CO – Accepted
Engineer's Stamp dated: 5-26-15 (D18D054A)
Certification dated: 1-7-16**

Dear Ms. Nilsson-Weber,

Based upon the information provided in your submittal received 1/7/2016, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3696 or Totten Elliott at 924-3982.

Albuquerque

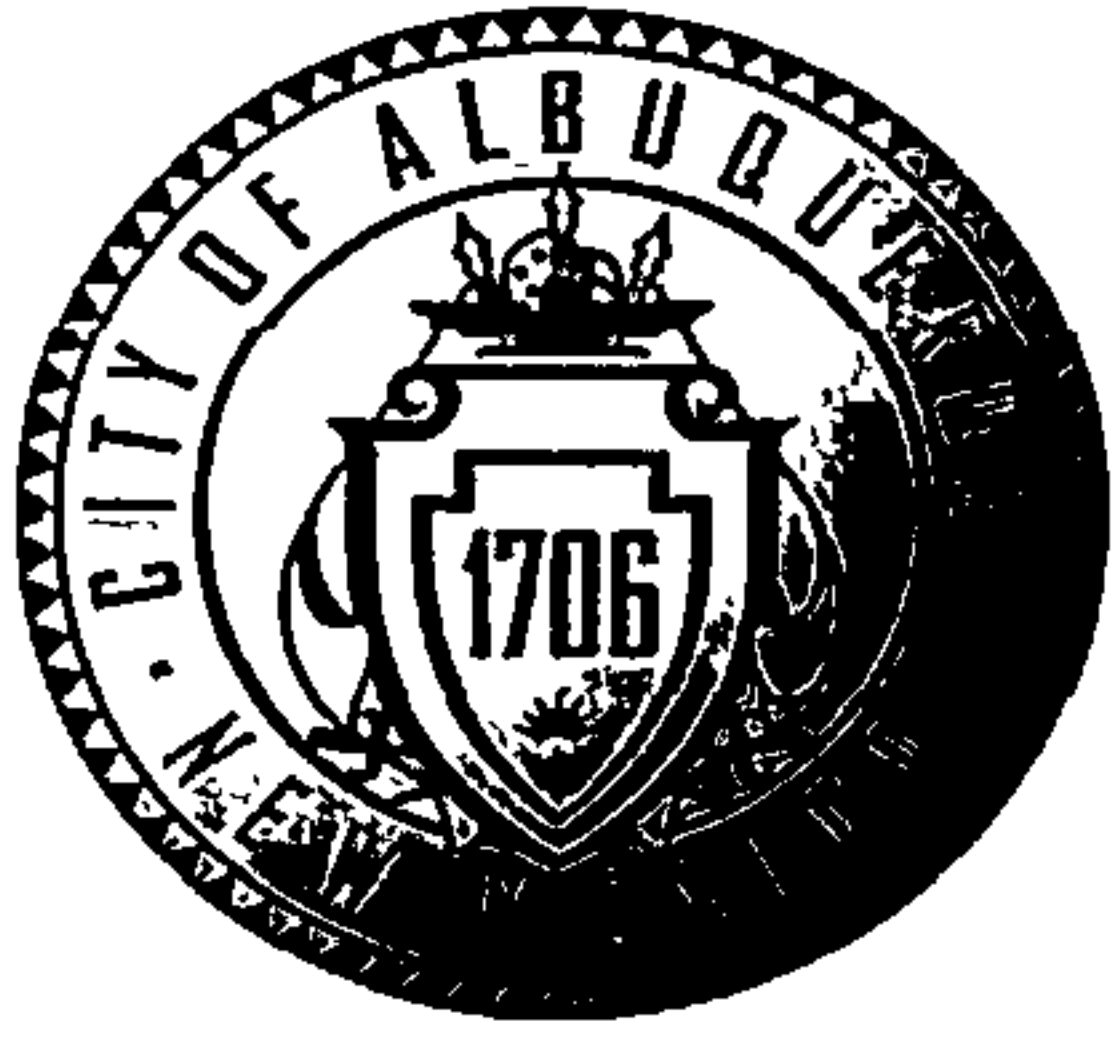
Sincerely,

New Mexico 87103

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

C: TE/RH
email
Cordova, Camille C.; Connor, Miranda, Rachel; Sandoval, Darlene M.; Barreras,
Gary S.; Blocker, Lois



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Broadstone Promenade, Tract 1, Santa Monica Place Building Permit #: _____ City Drainage #: D18-D054A
DRB#: _____ EPC#: _____ Work Order#: 689984
Legal Description: Tract 1, Santa Monica Place
City Address: _____

Engineering Firm: Isaacson & Arfman, P.A. Contact: Asa Nilsson-Weber
Address: 128 Monroe Street NE - Albuquerque, NM 87108
Phone#: (505) 268-8828 Fax#: _____ E-mail: asaw@iacivil.com

Owner: DRI TSM, LLC - c/o Titan Development Company Contact: Kurt Browning
Address: 6300 Riverside Plaza Lane NW, Suite 200 - Albuquerque, NM 87120
Phone#: (505) 998-0163 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: Surv-Tek, Inc. Contact: Russ P. Hugg
Address: 9384 Valley View Drive - Albuquerque, NM 87114
Phone#: (505) 897-3366 Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☒ ENGINEER ARCHITECT CERTIFICATION **PHASE 10, BLDG 8**

- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: January 7, 2016

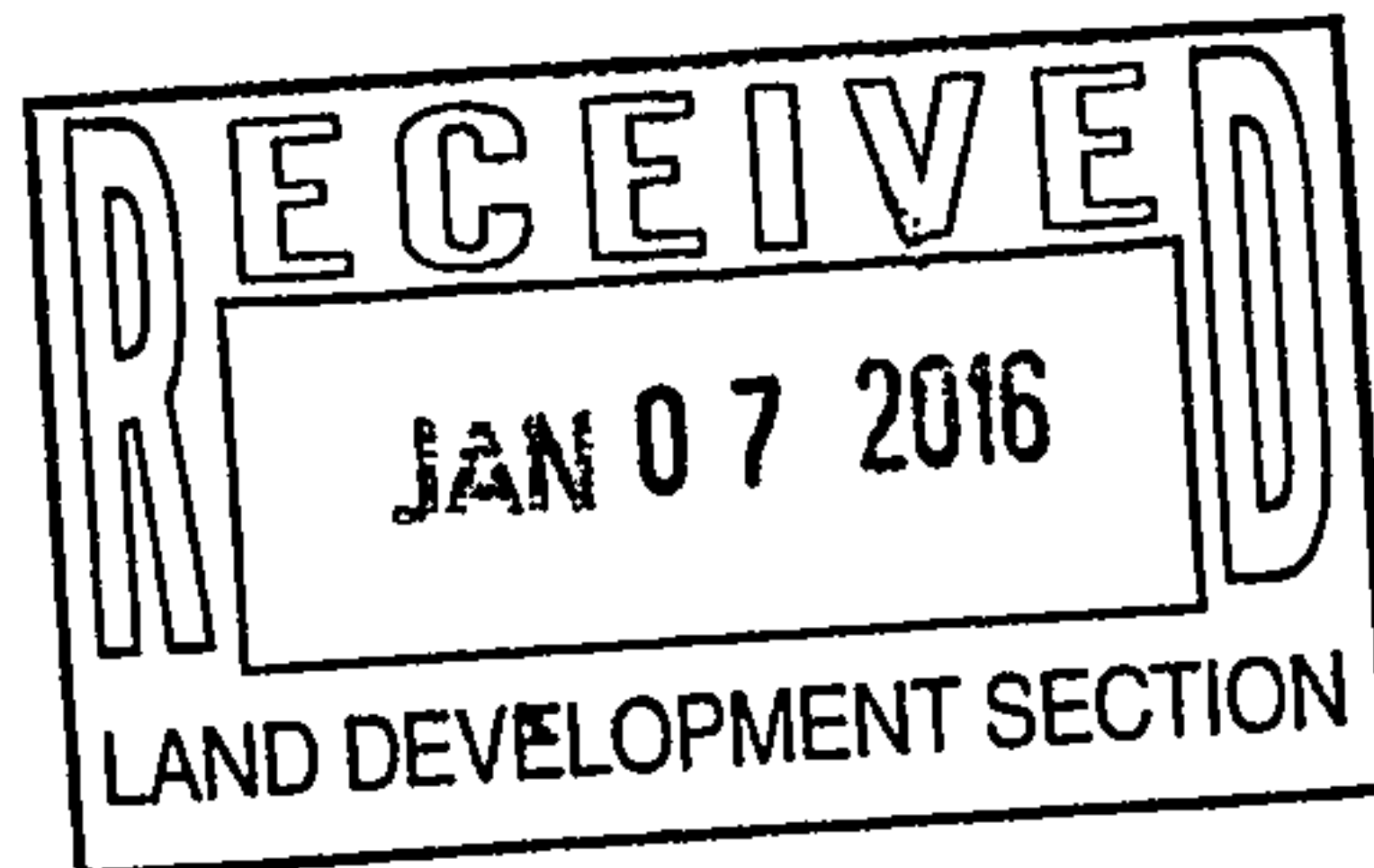
By: Asa Nilsson-Weber

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY

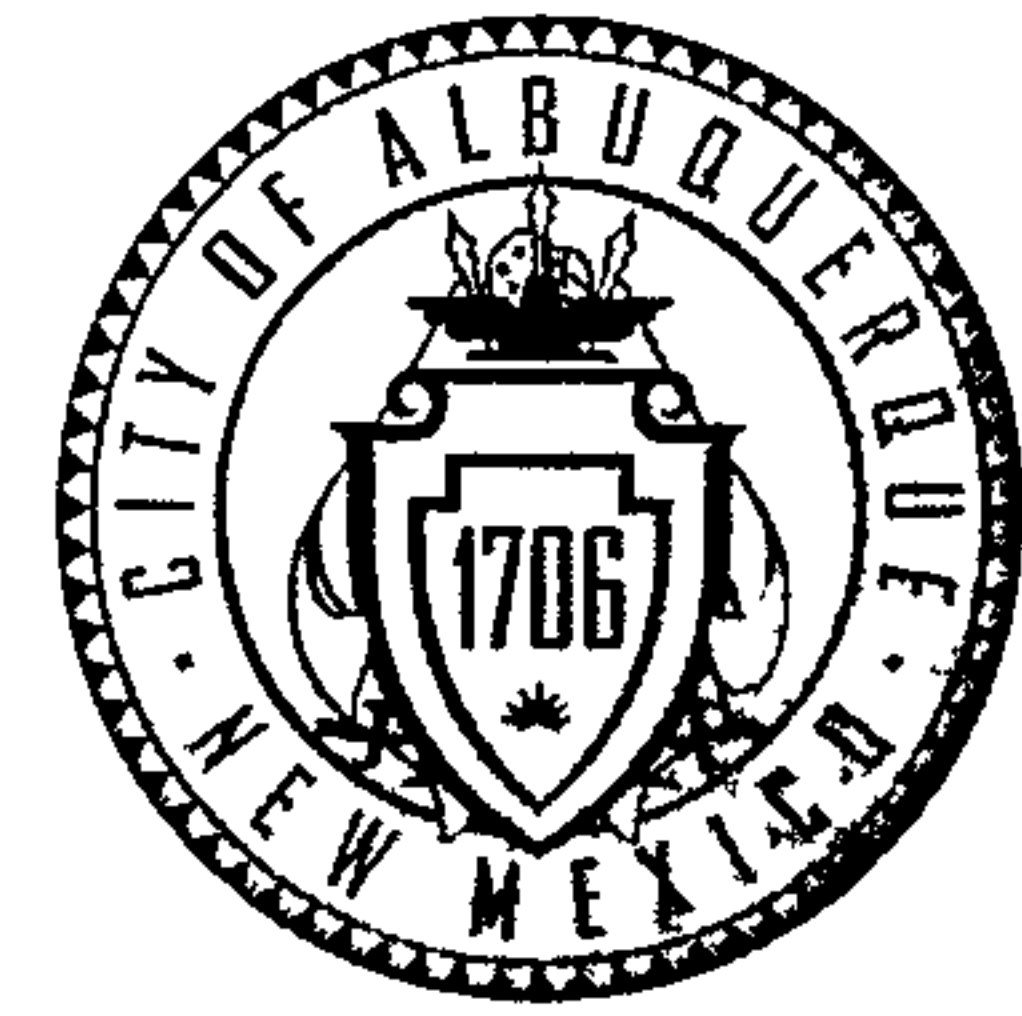
- ☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

CITY OF ALBUQUERQUE



December 24, 2015

Asa Nilsson-Weber, P.E.
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

**Re: Broadstone Promenade Phase 11
6400 San Pedro Dr. NE
Permanent CO – Accepted
Engineer's Stamp dated: 5-26-15 (D18D054A)
Certification dated: 12-22-15**

Dear Ms. Nilsson-Weber,

Based upon the information provided in your submittal received 12/23/2015, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3696 or Totten Elliott at 924-3982.

Albuquerque

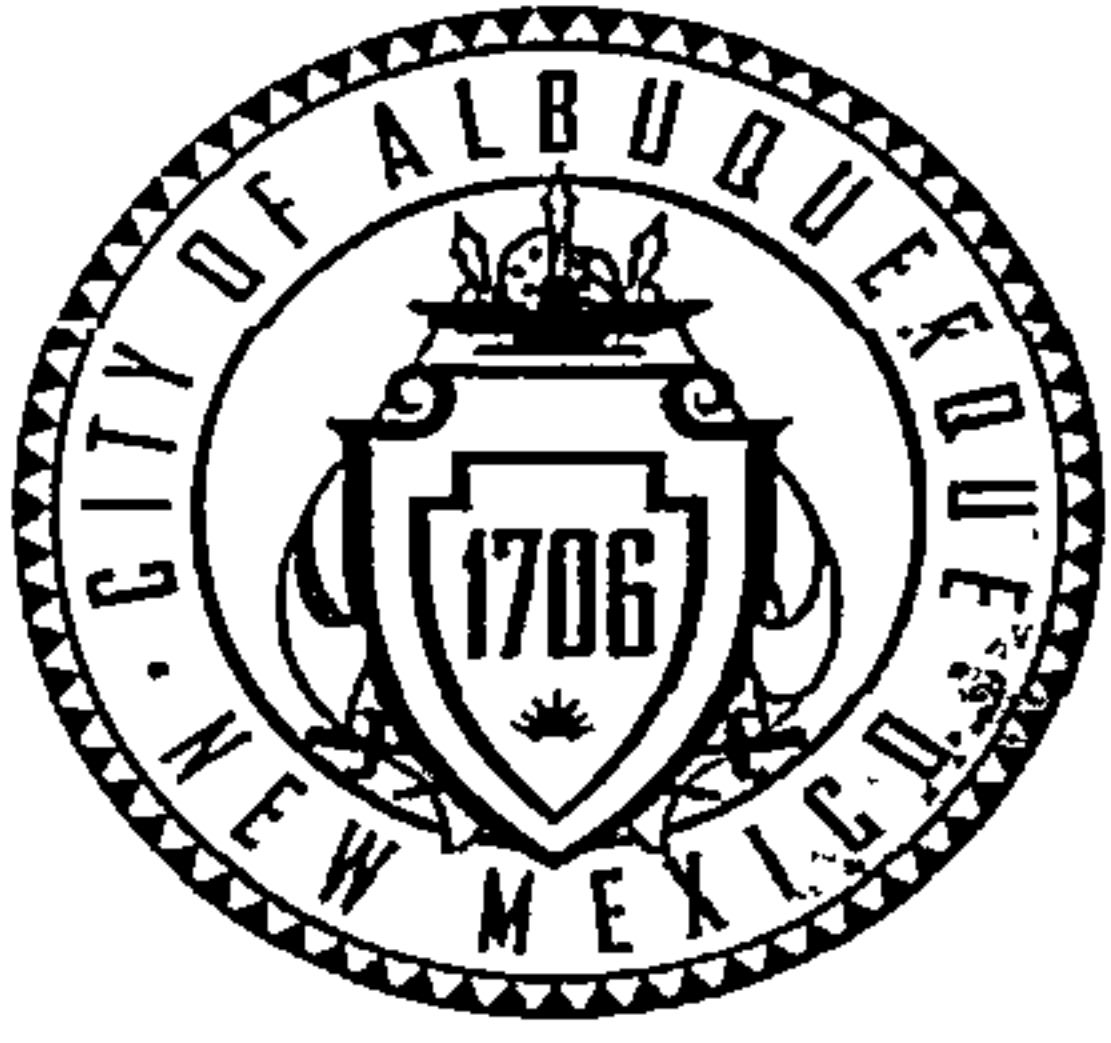
Sincerely,

New Mexico 87103

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

C: TE/RH
email
Cordova, Camille C.; Connor, Francis; Miranda, Rachel; Sandoval, Darlene M.



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Broadstone Promenade, Tract 1, Santa Monica Place Building Permit #: _____ City Drainage #: D18-D054A

DRB#: _____ EPC#: _____ Work Order#: 689984

Legal Description: Tract 1, Santa Monica Place

City Address: _____

Engineering Firm: Isaacson & Arfman, P.A. Contact: Asa Nilsson-Weber

Address: 128 Monroe Street NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax#: _____ E-mail: asaw@iacivil.com

Owner: DRI TSM, LLC - c/o Titan Development Company Contact: Kurt Browning

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

Phone#: (505) 998-0163 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: Surv-Tek, Inc. Contact: Russ P. Hugg

Address: 9384 Valley View Drive - Albuquerque, NM 87114

Phone#: (505) 897-3366 Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☒ ENGINEER ARCHITECT CERTIFICATION **PHASE 11, BLDG 7**

- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

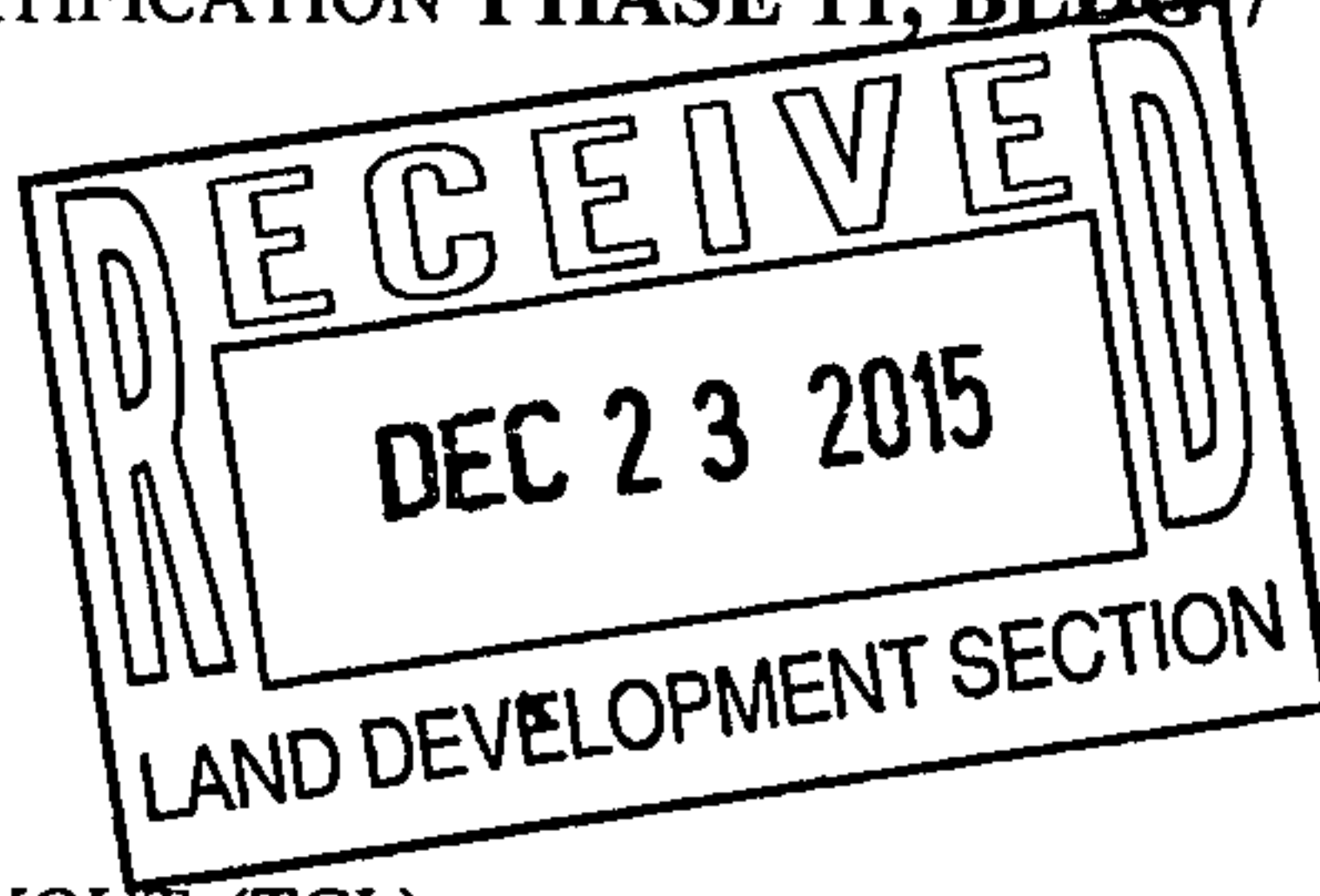
DATE SUBMITTED: December 23, 2015 By: Asa Nilsson-Weber

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY

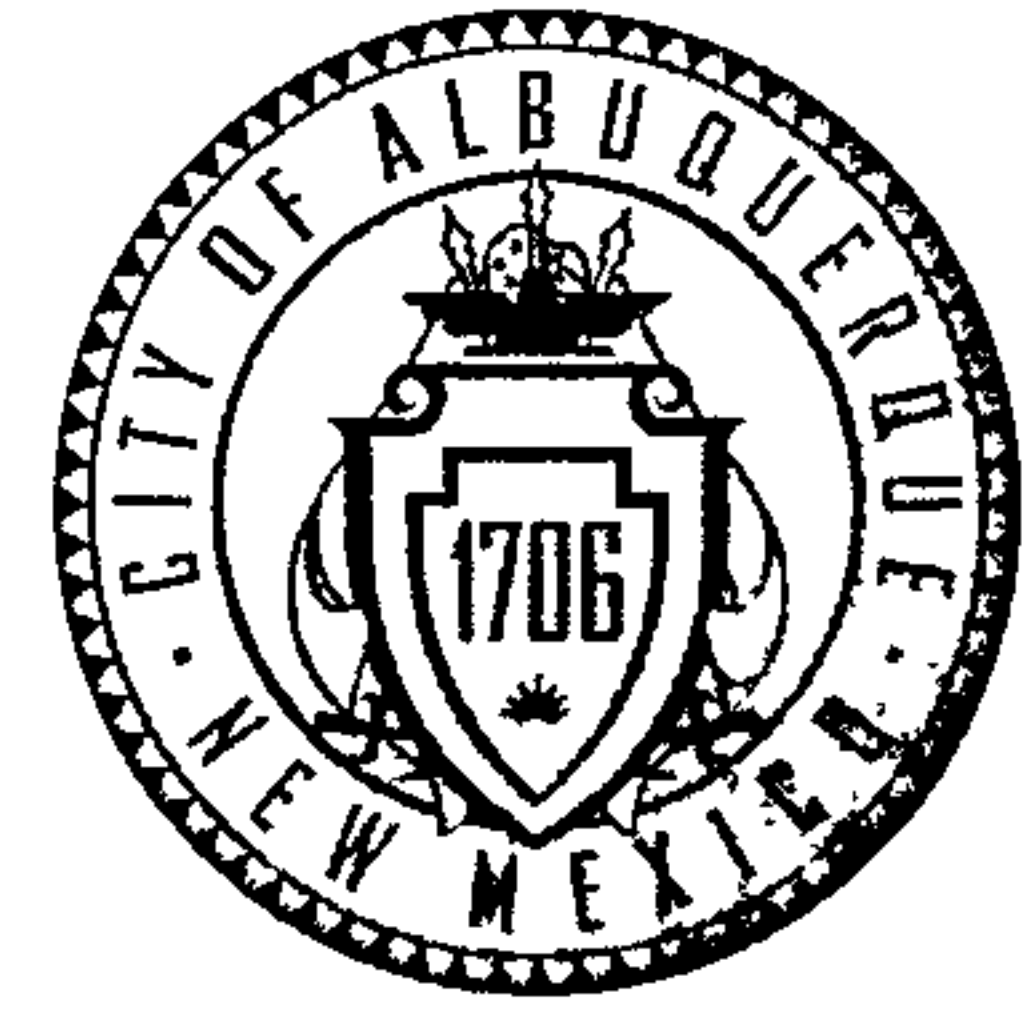
- ☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

CITY OF ALBUQUERQUE



December 23, 2015

Asa Nilsson-Weber, P.E.
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

**Re: Broadstone Promenade Phase 2, building 23
6400 San Pedro Dr. NE
Grading and Drainage Plan
Permanent CO – Accepted
Engineer's Stamp dated: 5-26-15 (D18D054A)
Certification dated: 12-14-15**

Dear Ms. Nilsson-Weber,

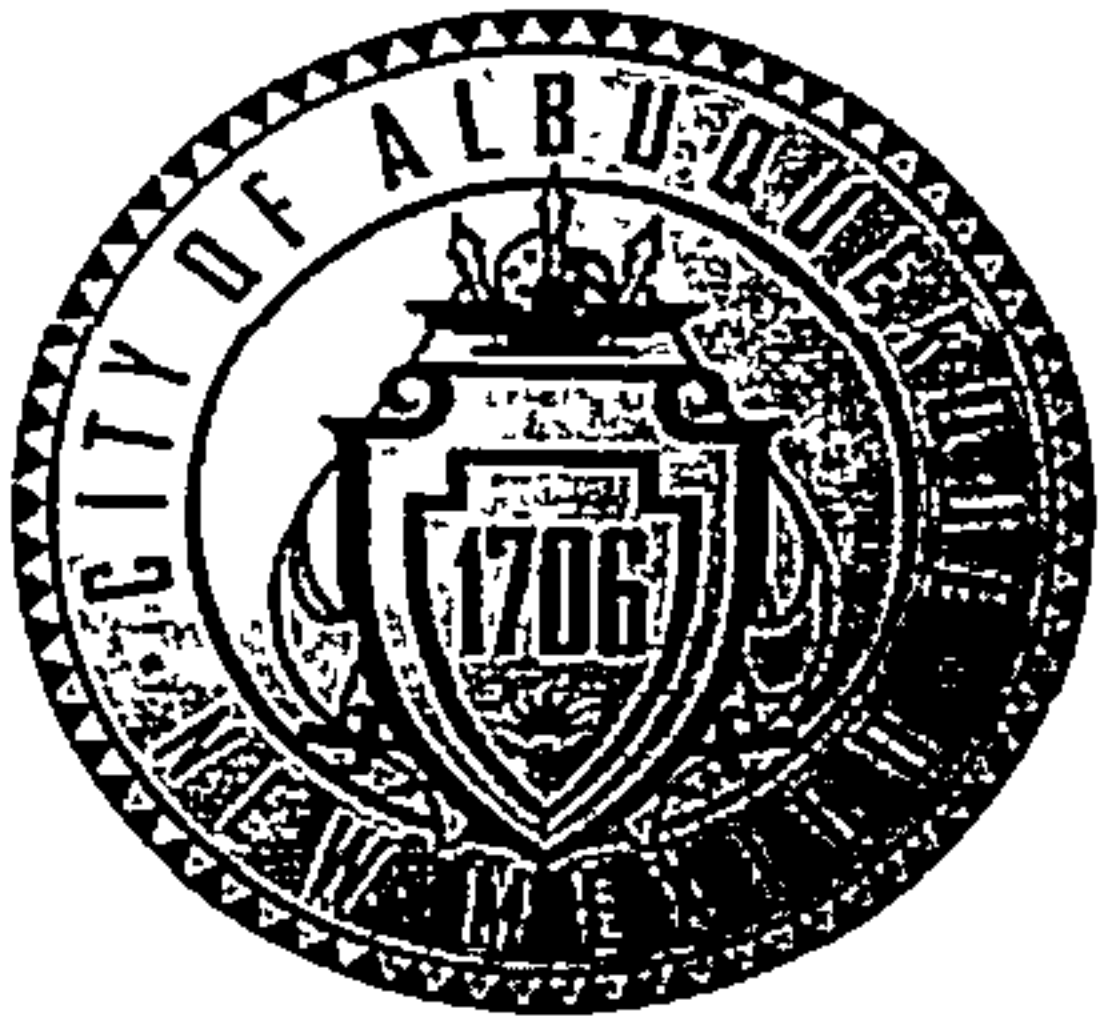
Based upon the information provided in your submittal received 12/23/2015, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3696 or Totten Elliott at 924-3982.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

TE/RH
C: email
Cordova, Camille C.; Connor, Francis; Miranda, Rachel; Sandoval, Darlene M.



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Broadstone Promenade, Tract 1, Santa Monica Place Building Permit #: _____ City Drainage #: D18-D054A
DRB#: _____ EPC#: _____ Work Order#: 689984
Legal Description: Tract 1, Santa Monica Place
City Address: _____

Engineering Firm: Isaacson & Arfman, P.A. Contact: Asa Nilsson-Weber
Address: 128 Monroe Street NE - Albuquerque, NM 87108
Phone#: (505) 268-8828 Fax#: _____ E-mail: asaw@iacivil.com

Owner: DRI TSM, LLC - c/o Titan Development Company Contact: Kurt Browning
Address: 6300 Riverside Plaza Lane NW, Suite 200 - Albuquerque, NM 87120
Phone#: (505) 998-0163 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: Surv-Tek, Inc. Contact: Russ P. Hugg
Address: 9384 Valley View Drive - Albuquerque, NM 87114
Phone#: (505) 897-3366 Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:

☒ ENGINEER ARCHITECT CERTIFICATION **PHASE 2, BLDG 23**

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

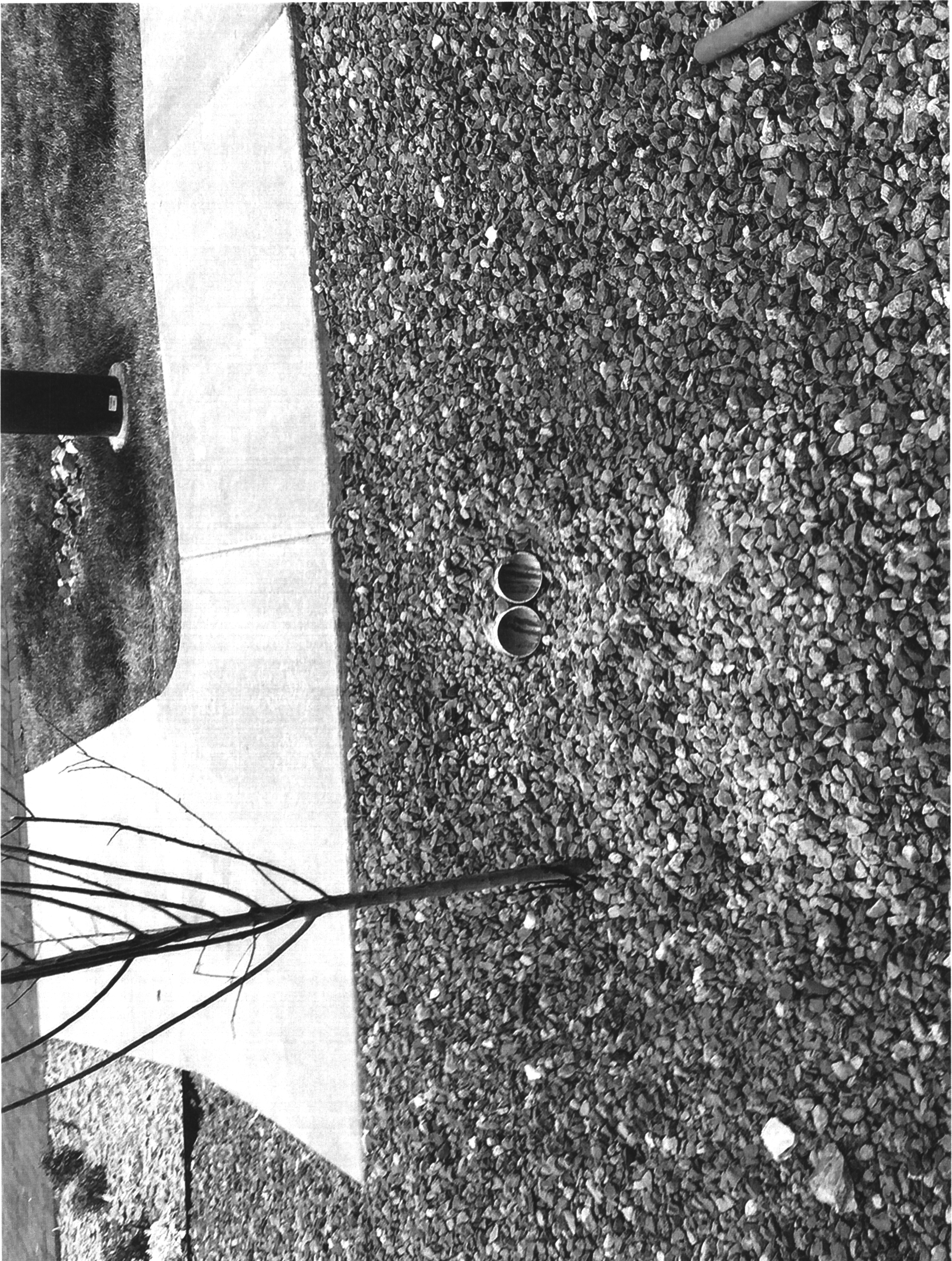
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

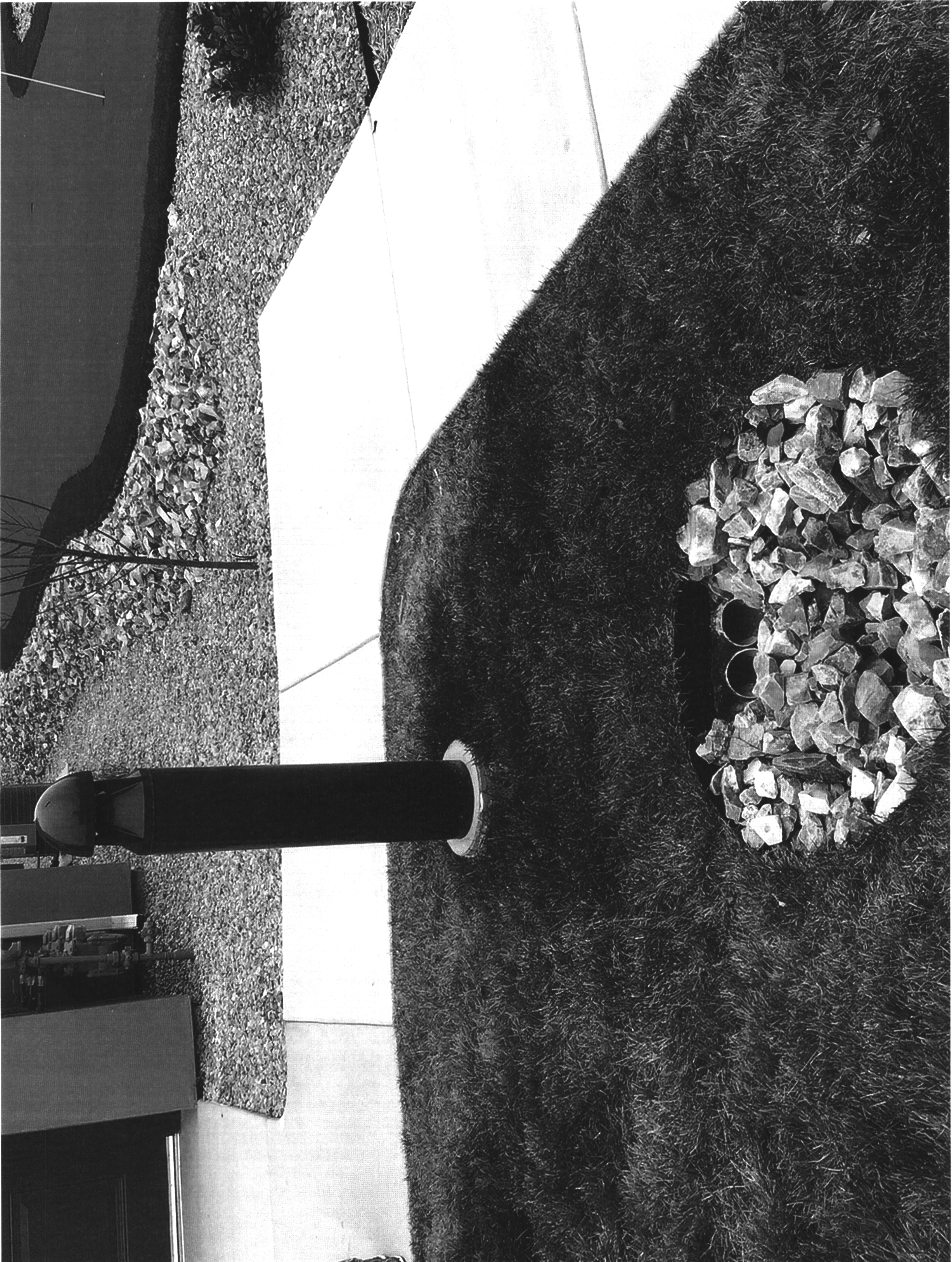
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: December 23, 2015 By: Asa Nilsson-Weber

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____





CITY OF ALBUQUERQUE



December 16, 2015

Asa Nilsson-Weber, P.E.
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

**Re: Broadstone Promenade Phase 2
6400 San Pedro Dr. NE
Grading and Drainage Plan
Permanent CO – Not Accepted
Engineer's Stamp dated: 5-26-15 (D18D054A)
Certification dated: 12-14-15**

Dear Ms. Nilsson-Weber,

Based on the Certification received 12/15/2015, the Phase 2/Building 23 site cannot be accepted for release of Certificate of Occupancy by Hydrology until the following comments are addressed:

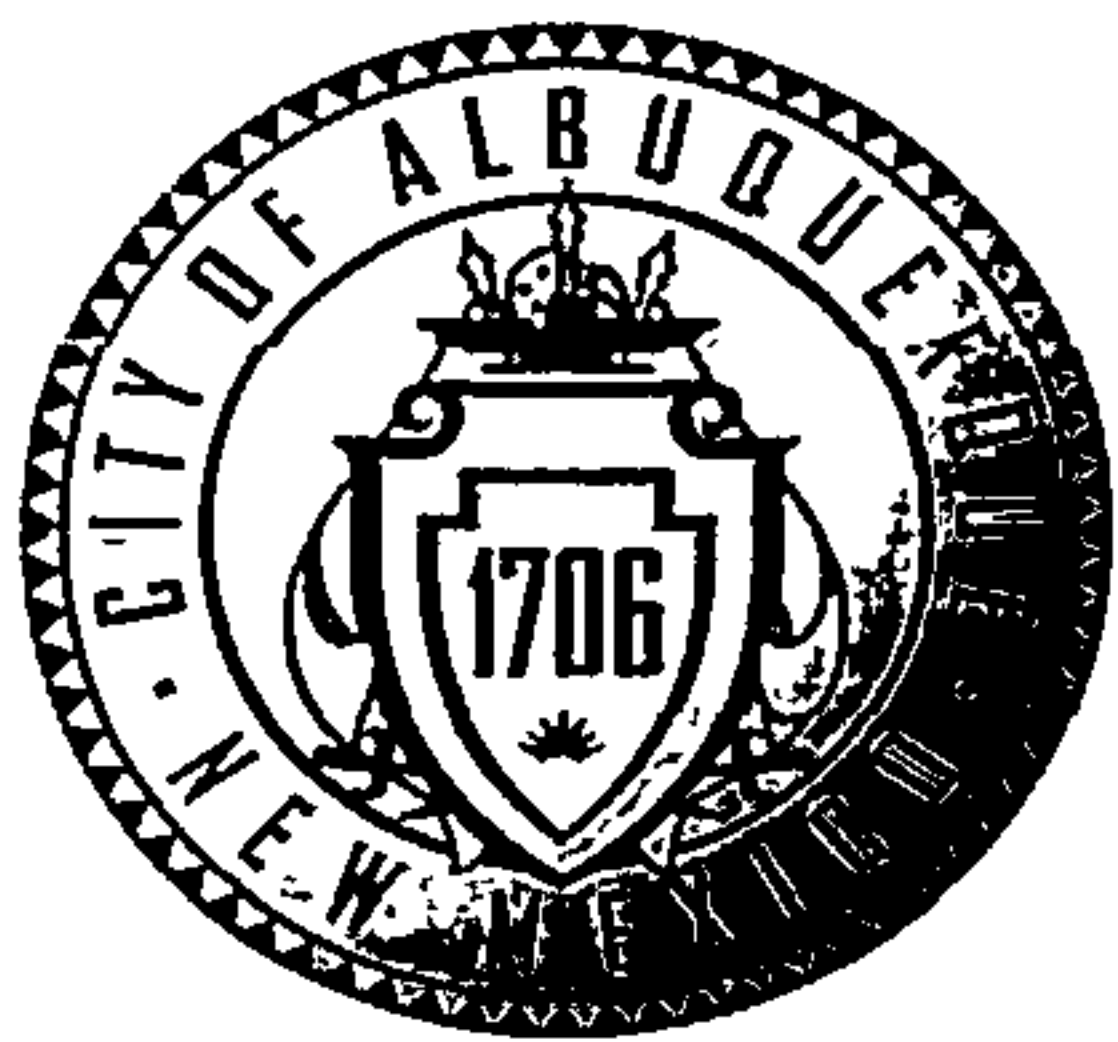
- When the CO PERM for Phase 2/Fitness Building & Pool Area was approved 8-26-15 the sidewalk culvert was overlooked. It is located at the SW corner of building 20.

If you have any questions, you can contact me at 924-3696 or Totten Elliott at 924-3982.

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Department
Development and Review Services

C: TE/AC
email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Broadstone Promenade, Tract 1, Santa Monica Place Building Permit #: _____ City Drainage #: D18-D054A

DRB#: _____ EPC#: _____ Work Order#: 689984

Legal Description: Tract 1, Santa Monica Place

City Address: _____

Engineering Firm: Isaacson & Arfman, P.A. Contact: Asa Nilsson-Weber

Address: 128 Monroe Street NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax#: _____ E-mail: asaw@iacivil.com

Owner: DRI TSM, LLC - c/o Titan Development Company Contact: Kurt Browning

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

Phone#: (505) 998-0163 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: Surv-Tek, Inc. Contact: Russ P. Hugg

Address: 9384 Valley View Drive - Albuquerque, NM 87114

Phone#: (505) 897-3366 Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:

☒ **ENGINEER** ARCHITECT CERTIFICATION **PHASE 2, BLDG 23**

- ☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ CONCEPTUAL G & D PLAN

☐ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ TRAFFIC IMPACT STUDY (TIS)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

☐ PRE-DESIGN MEETING

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: December 15, 2015

By: Asa Nilsson-Weber

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



Asa Weber <asaw@iacivil.com>

D18D054A Broadstone Promenade Grading Cert Phase 2; Bldg 231 message

Asa Weber <asaw@iacivil.com>

Tue, Dec 15, 2015 at 8:45 AM

To: PLNDRS@cabq.gov

Cc: "Elliott, Stanice" <staniceelliott@cabq.gov>, Gabriel Asbury <gasbury@allresco.com>, John Addison <jaddison@allresco.com>, Brian Patterson <bpatterson@titan-development.com>

Please see attached for grading certification for Building 23 (pool ramada building); Phase 2.

Phase 2 was certified and approved in August, but Building 23 has not been signed off for CO.

Asa Nilsson-Weber, P.E.

Principal / Vice President

Isaacson & Arfman, P.A.

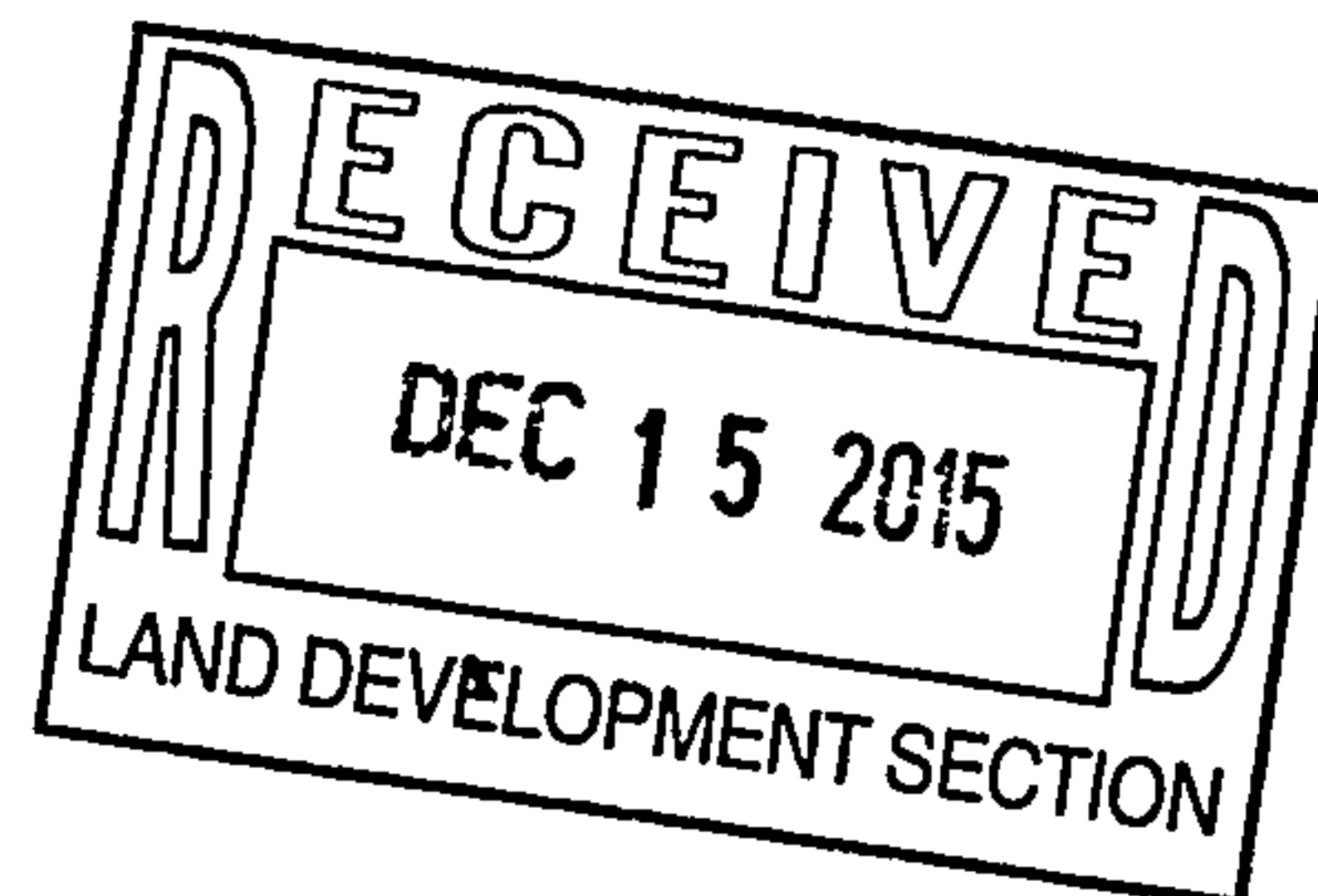
128 Monroe St. N.E.

Albuquerque, NM 87108

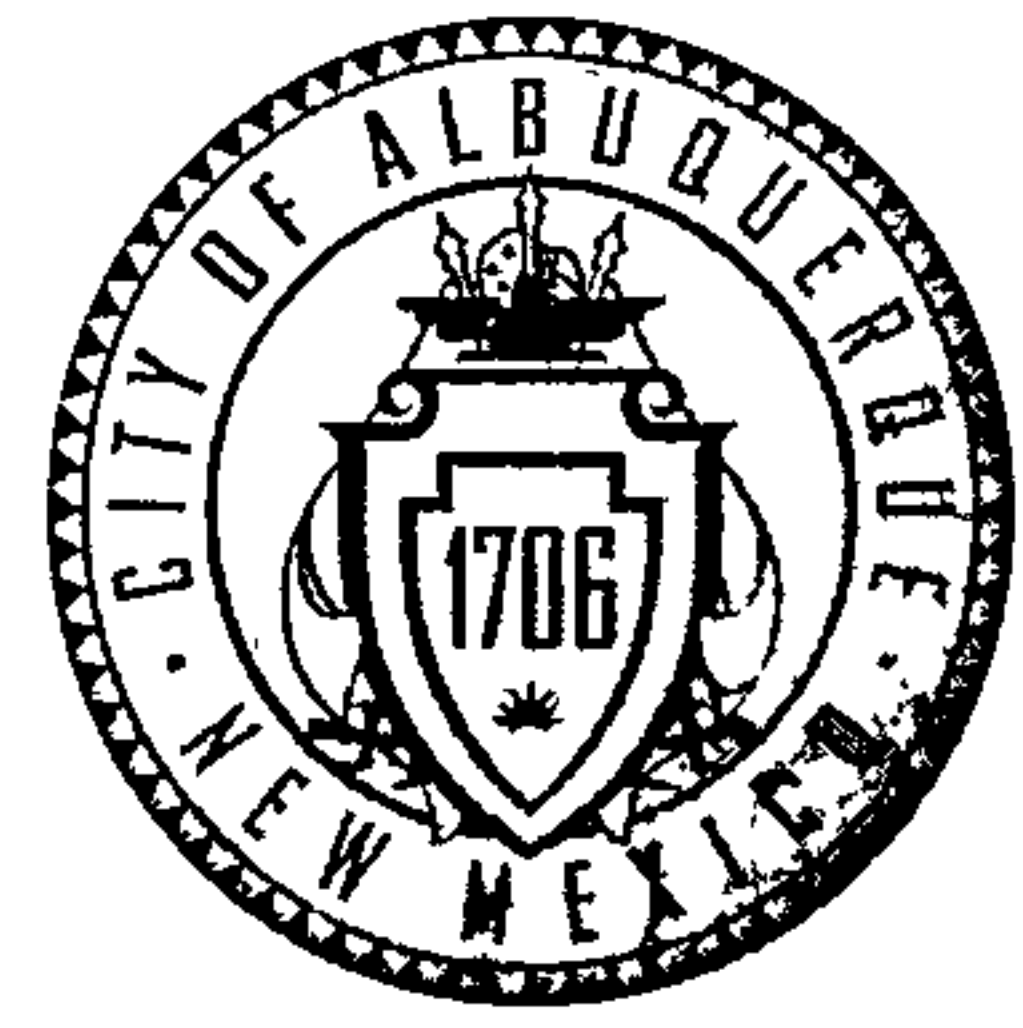
Phone: (505)268-8828

asaw@iacivil.com



D18D054A - BROADSTONE PROMENADE GRD CERT PHASE2; BLDG 23 2015 12-14.pdf
5779K

CITY OF ALBUQUERQUE



December 3, 2015

Asa Nilsson-Weber, P.E.
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

Re: **Broadstone Promenade Phase ⁸ and 9**
6400 San Pedro Dr. NE
Grading and Drainage Plan
Permanent CO – Accepted
Engineer's Stamp dated: 5-26-15 (D18D054A)
Certification dated: 12-2-15

Dear Ms. Nilsson-Weber,

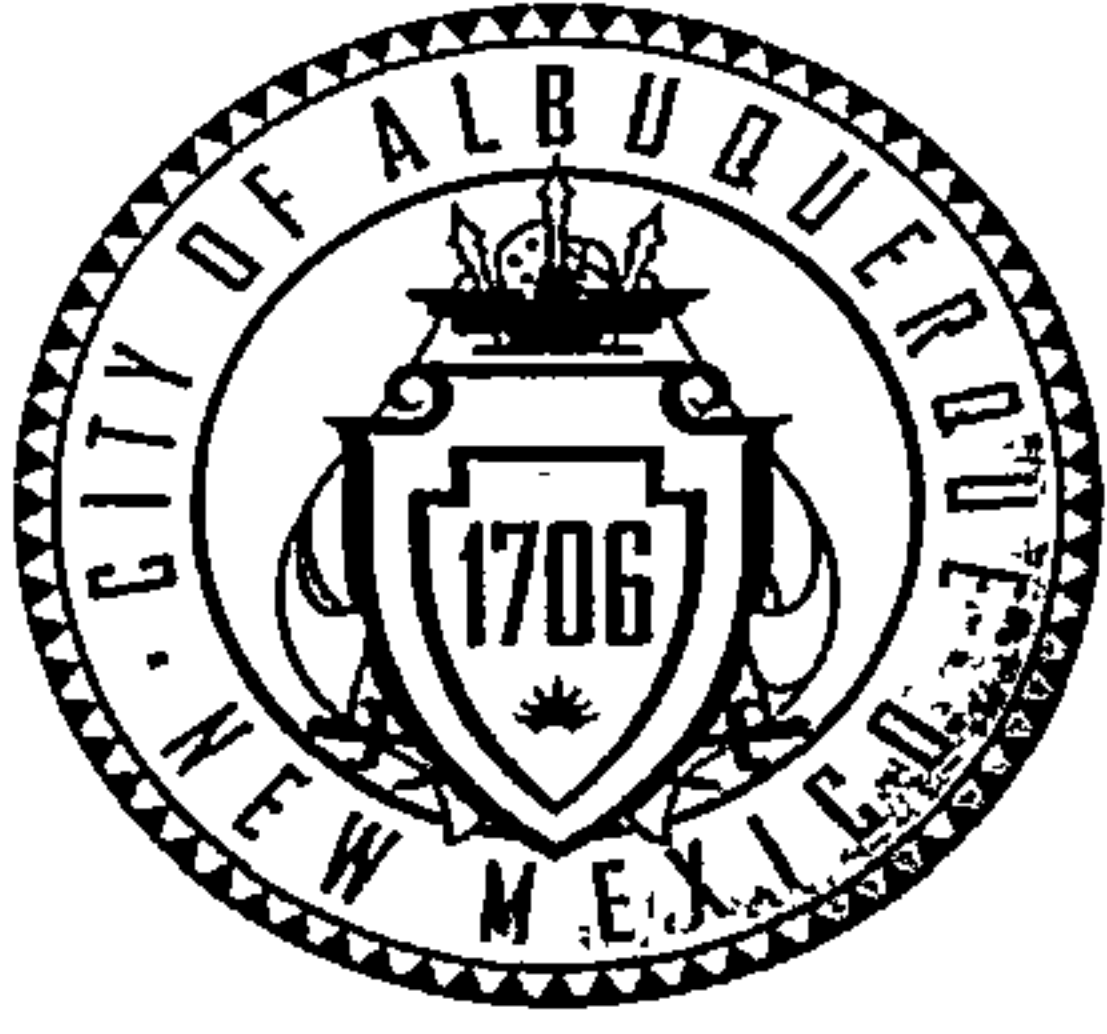
Based upon the information provided in your submittal received 12/2/2015, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3696 or Totten Elliott at 924-3982.

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Department
Development and Review Services

TE/AC
C: email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Broadstone Promenade, Tract 1, Santa Monica Place Building Permit #: _____ City Drainage #: D18-D054A

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract 1, Santa Monica Place

City Address: _____

Engineering Firm: Isaacson & Arfman, P.A. Contact: Asa Nilsson-Weber

Address: 128 Monroe Street NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax#: _____ E-mail: asaw@iacivil.com

Owner: DRI TSM, LLC - c/o Titan Development Company Contact: Kurt Browning

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

Phone#: (505) 998-0163 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

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

Address: 9384 Valley View Drive - Albuquerque, NM 87114

Phone#: (505) 897-3366 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

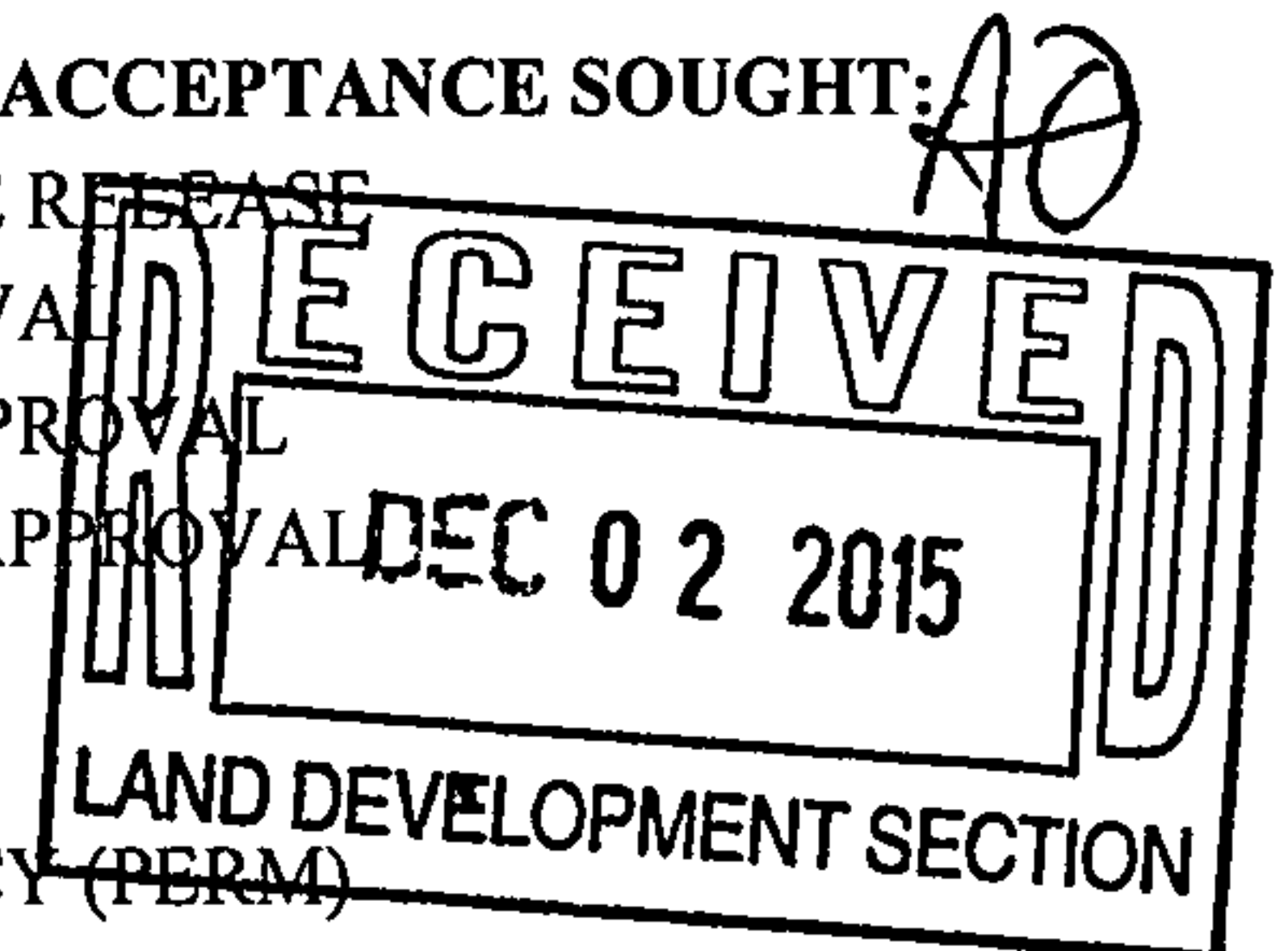
Phone#: _____ Fax#: _____ E-mail: _____

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) **BLDGS 5 & 6**
- ☐ CLOMR/LOMR **PHASES 8 & 9**
- ☐ 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: December 2, 2015 By: Asa Nilsson-Weber

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 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



Asa Weber <asaw@iacivil.com>

Broadstone Promenade Grading Cert Bldgs 5 & 6; Phases 8 & 9 - D18D054A

1 message

Asa Weber <asaw@iacivil.com>

Wed, Dec 2, 2015 at 3:18 PM

To: PLNDRS@cabq.gov

Cc: "Elliott, Stanice" <staniceelliott@cabq.gov>, Brian Patterson <bpatterson@titan-development.com>, Gabriel Asbury <gasbury@allresco.com>, John Addison <jaddison@allresco.com>

Please see attached for Grading Certification for the referenced project/buildings. We will deliver copies this afternoon.

Thank you.

Asa Nilsson-Weber, P.E.

Principal / Vice President

Isaacson & Arfman, P.A.

128 Monroe St. N.E.

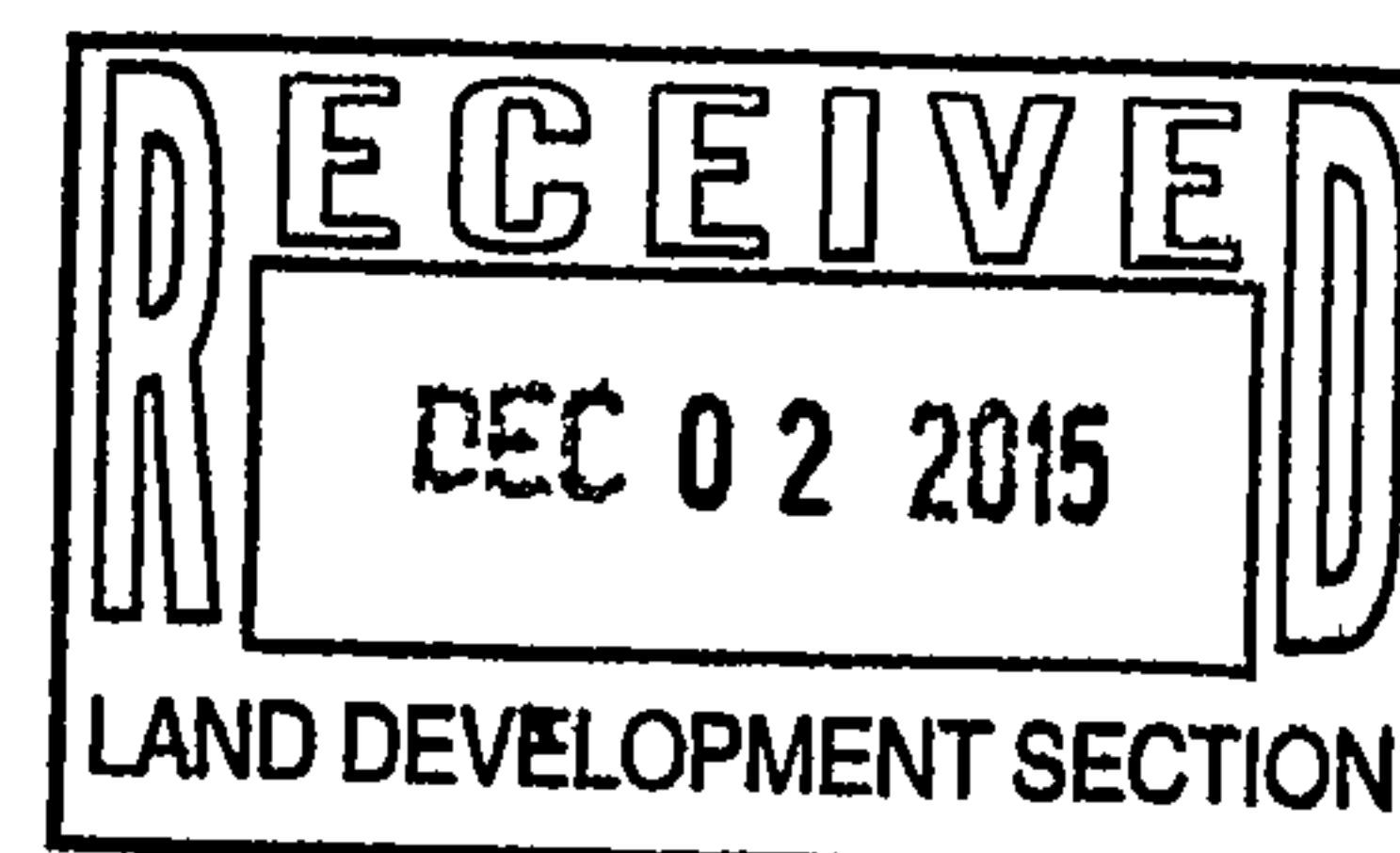
Albuquerque, NM 87108

Phone: (505)268-8828

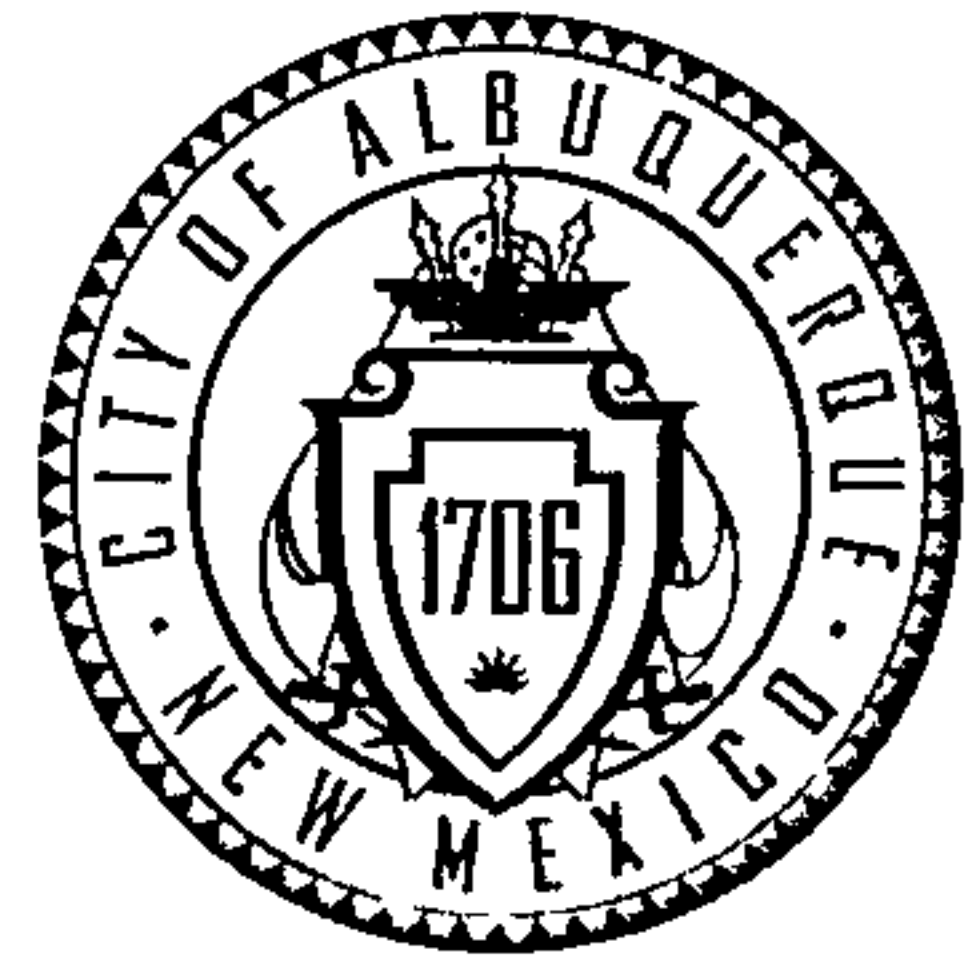
asaw@iacivil.com

**BROADSTONE PROMENADE GRD CERT PHASES 8&9; BLDGS 5&6 2015 12-02.pdf**

5684K



CITY OF ALBUQUERQUE



November 12, 2015

Asa Nilsson-Weber, P.E.
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

**Re: Broadstone Promenade Phase 7
6400 San Pedro Dr. NE
Grading and Drainage Plan
Permanent CO – Accepted
Engineer's Stamp dated: 5-26-15 (D18D054A)
Certification dated: 11-10-15**

Dear Ms. Nilsson-Weber,

PO Box 1293

Based upon the information provided in your submittal received 11/10/2015, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

NM 87103

Sincerely,

Rita Harmon, P.E.
Senior Engineer,
Planning Department

www.cabq.gov

C: TE/RH
email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Broadstone Promenade, Tract 1, Santa Monica Place Building Permit #: _____ City Drainage #: D18-D054A

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract 1, Santa Monica Place

City Address: _____

Engineering Firm: Isaacson & Arfman, P.A. Contact: Asa Nilsson-Weber/Genny Donart

Address: 128 Monroe Street NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax#: _____ E-mail: asaw@iacivil.com/gennyd@iacivil.com

Owner: DRI TSM, LLC - c/o Titan Development Company Contact: Kurt Browning

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

Phone#: (505) 998-0163 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

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

Address: 9384 Valley View Drive - Albuquerque, NM 87114

Phone#: (505) 897-3366 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

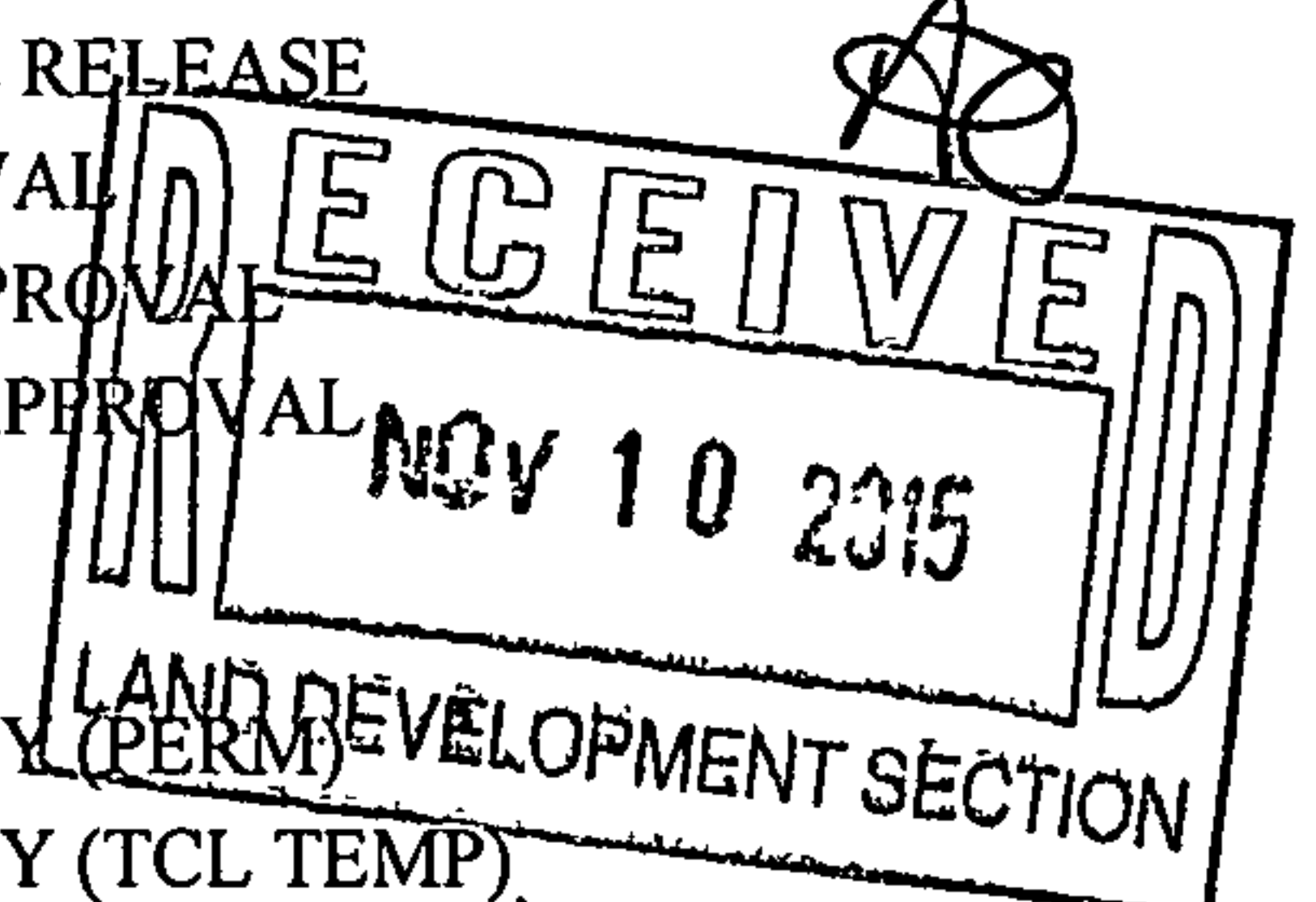
Phone#: _____ Fax#: _____ E-mail: _____

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) **BLDG 4 -**
- ☐ CLOMR/LOMR **PHASE 7**
- ☐ 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: November 10, 2015 By: Asa Nilsson-Weber

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 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
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Åsa Weber <asaw@iacivil.com>

Broadstone Santa Monica Grdg Cert Bldg 4; Phase 7

1 message

Åsa Weber <asaw@iacivil.com>

Tue, Nov 10, 2015 at 1:59 PM

To: PLNDRS@cabq.gov

Cc: Gabriel Asbury <gasbury@allresco.com>, John Addison <jaddison@allresco.com>, Brian Patterson <bpatterson@titan-development.com>, Kurt Browning <kbrowning@titan-development.com>, "Harmon Rita T." <rharmon@cabq.gov>, "Elliott, Stanice" <staniceelliott@cabq.gov>

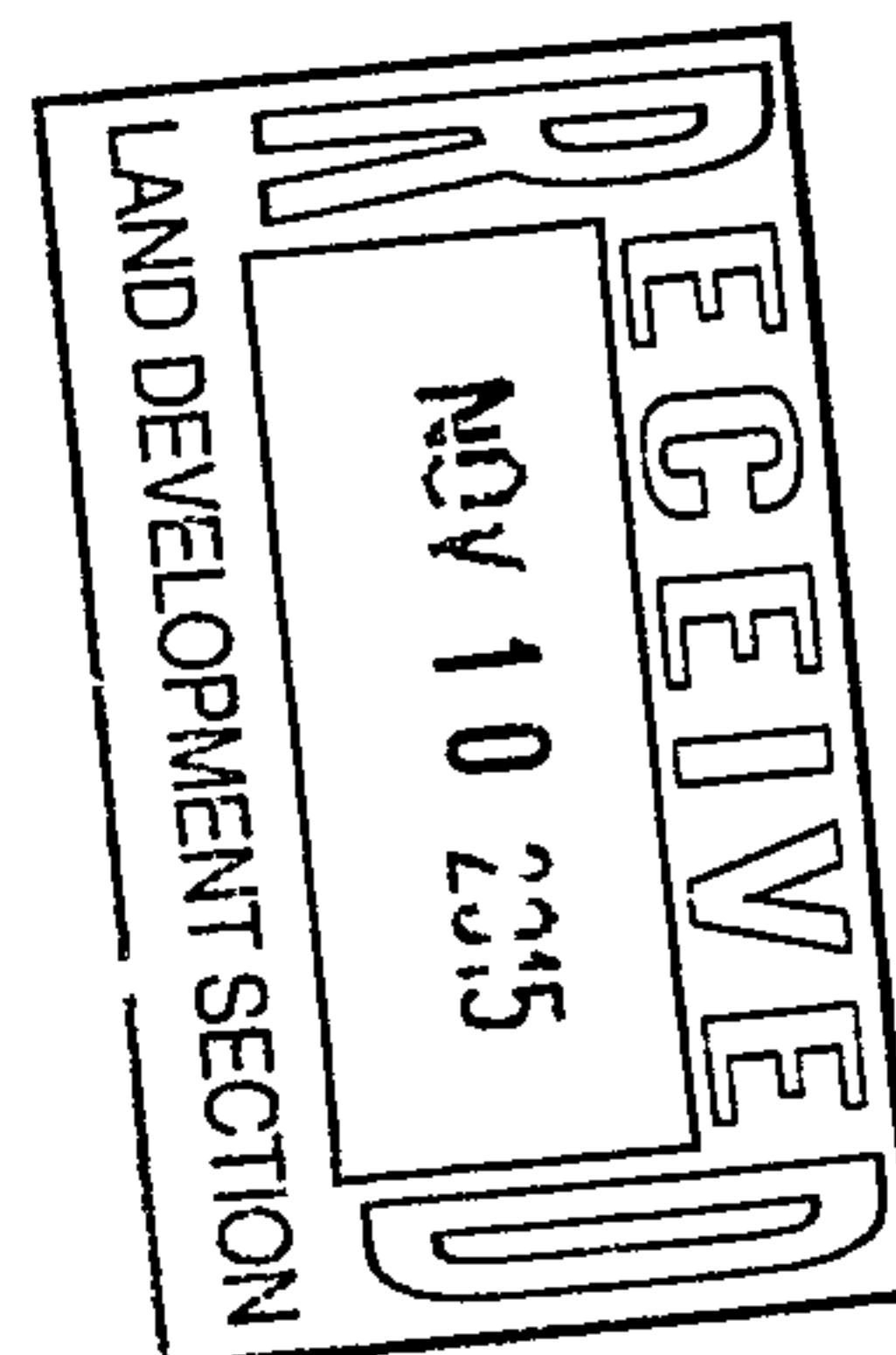
Please see attached for Grading Certification for Building 4; Phase 7.

We will deliver submittal shortly.

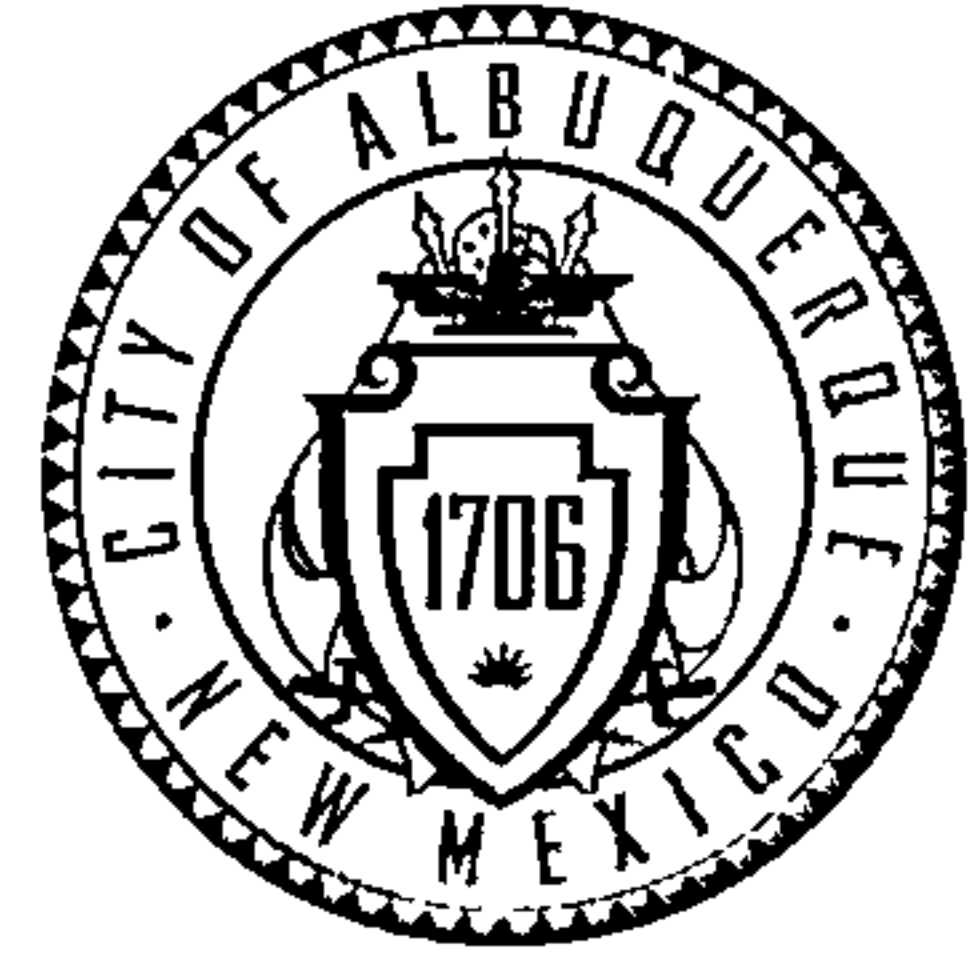
Thank you.

Åsa Nilsson-Weber, P.E.
Principal / Vice President
Isaacson & Arfman, P.A.
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828

asaw@iacivil.com

 **BROADSTONE PROMENADE PHASE 7 BLDG 4 GRADING CERT 11-10-15.pdf**
3941K

CITY OF ALBUQUERQUE



November 3, 2015

Asa Nilsson-Weber, P.E.
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

**Re: Broadstone Promenade Phase 6
6400 San Pedro Dr. NE
Grading and Drainage Plan
Permanent CO – Accepted
Engineer's Stamp dated: 5-26-15 (D18D054A)
Certification dated: 10-28-15**

Dear Ms. Nilsson-Weber,

Based upon the information provided in your submittal received 10/29/2015, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

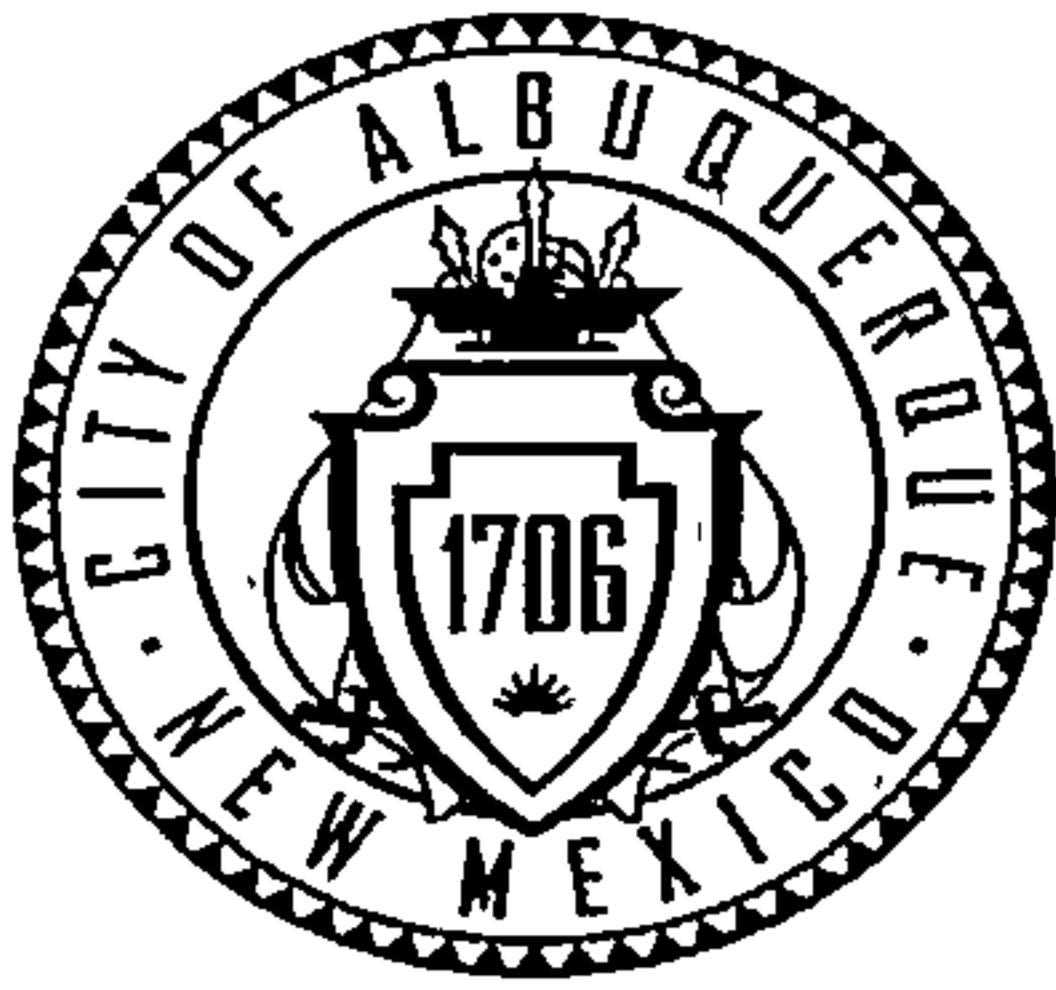
- Make sure swale north of building #2 has positive drainage toward pond at NW corner of building.

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

Sincerely,

Rita Harmon, P.E.
Senior Engineer,
Planning Department

C: TE/RH
email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Broadstone Promenade, Tract 1, Santa Monica Place Building Permit #: _____ City Drainage #: D18-D054A

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract 1, Santa Monica Place

City Address: _____

Engineering Firm: Isaacson & Arfman, P.A. Contact: Asa Nilsson-Weber/Genny Donart

Address: 128 Monroe Street NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax#: _____ E-mail: asaw@iacivil.com/gennyd@iacivil.com

Owner: DRI TSM, LLC - c/o Titan Development Company Contact: Kurt Browning

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

Phone#: (505) 998-0163 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

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

Address: 9384 Valley View Drive - Albuquerque, NM 87114

Phone#: (505) 897-3366 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

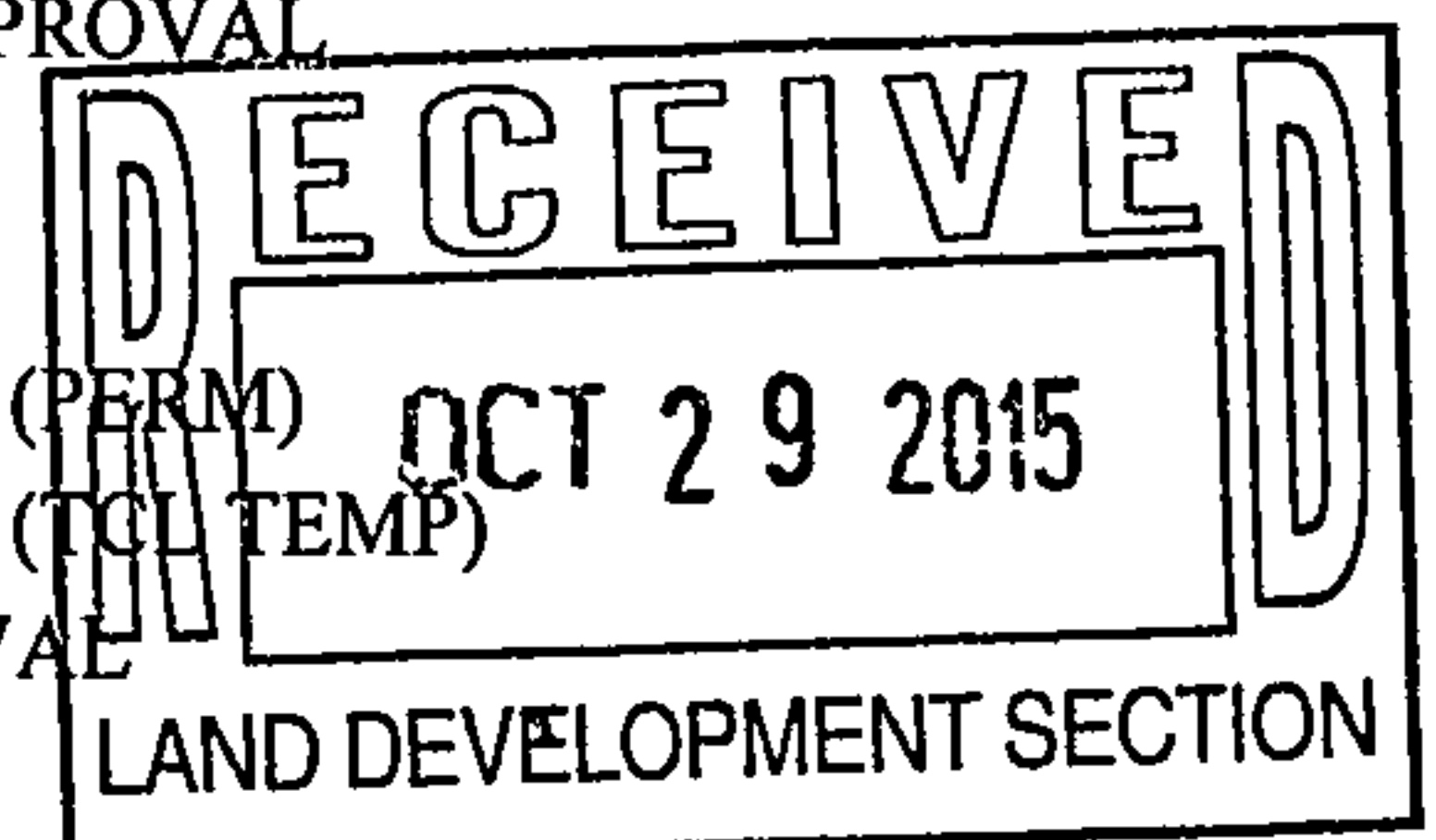
Phone#: _____ Fax#: _____ E-mail: _____

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) **PHASE 6**
- ☐ 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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- ☐ 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: October 29, 2015 By: Asa Nilsson-Weber

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 defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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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



Asa Weber <asaw@iacivil.com>

Broadstone Promenade Bldg 2 Cert

1 message

Asa Weber <asaw@iacivil.com>

Wed, Oct 28, 2015 at 5:02 PM

To: PLNDRS@cabq.gov

Cc: John Addison <jaddison@allresco.com>, Brian Patterson <bpatterson@titan-development.com>, Gabriel Asbury <gasbury@allresco.com>

Please disregard previous email—use this attachment. Please see attached for Grading Certification with request for permanent CO for Building 2. Submittal will be delivered first thing tomorrow morning.

Asa Nilsson-Weber, P.E.

Principal / Vice President

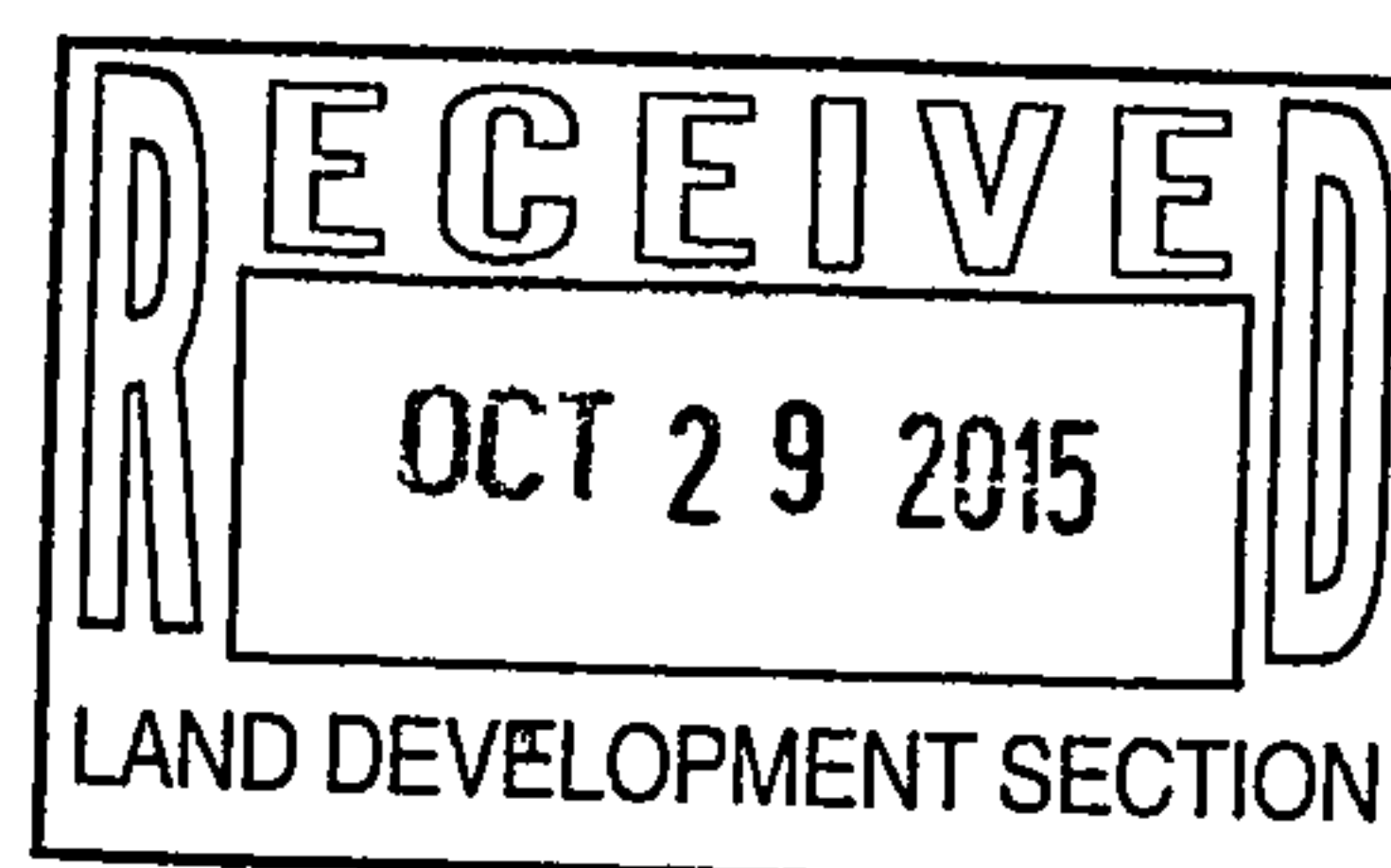
Isaacson & Arfman, P.A.

128 Monroe St. N.E.

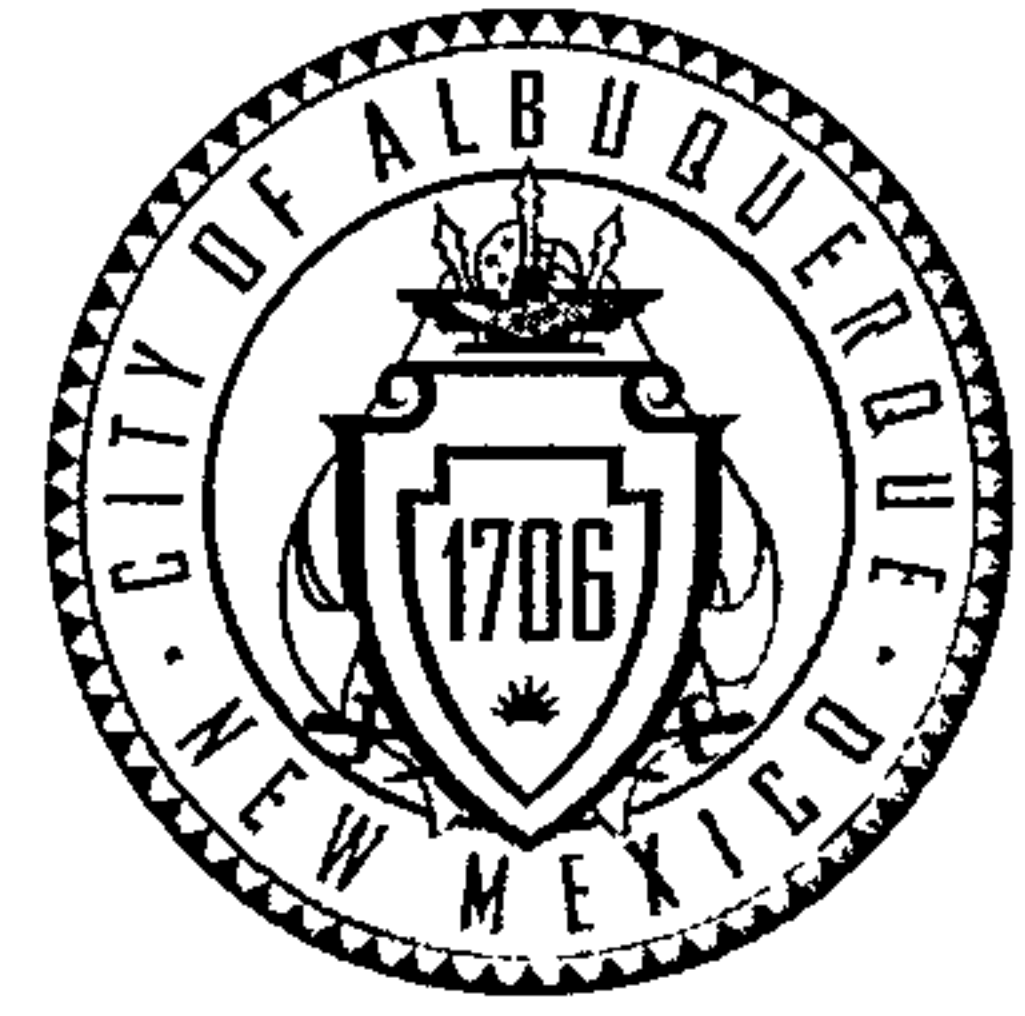
Albuquerque, NM 87108

Phone: (505)268-8828

asaw@iacivil.com

**BROADSTONE PROMENADE PHASE 6 BLDG 2 GRADING CERT 10-28-15.pdf**
3881K

CITY OF ALBUQUERQUE



October 2, 2015

Asa Nilsson-Weber, P.E.
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

**Re: Broadstone Promenade Phase 4
6400 San Pedro Dr. NE
Grading and Drainage Plan
Permanent CO – Accepted
Engineer's Stamp dated: 5-26-15 (D18D054A)
Certification dated: 9-28-15**

Dear Ms. Nilsson-Weber,

Based upon the information provided in your submittal received 9/29/2015, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

Sincerely,

Rita Harmon, P.E.
Senior Engineer,
Planning Department

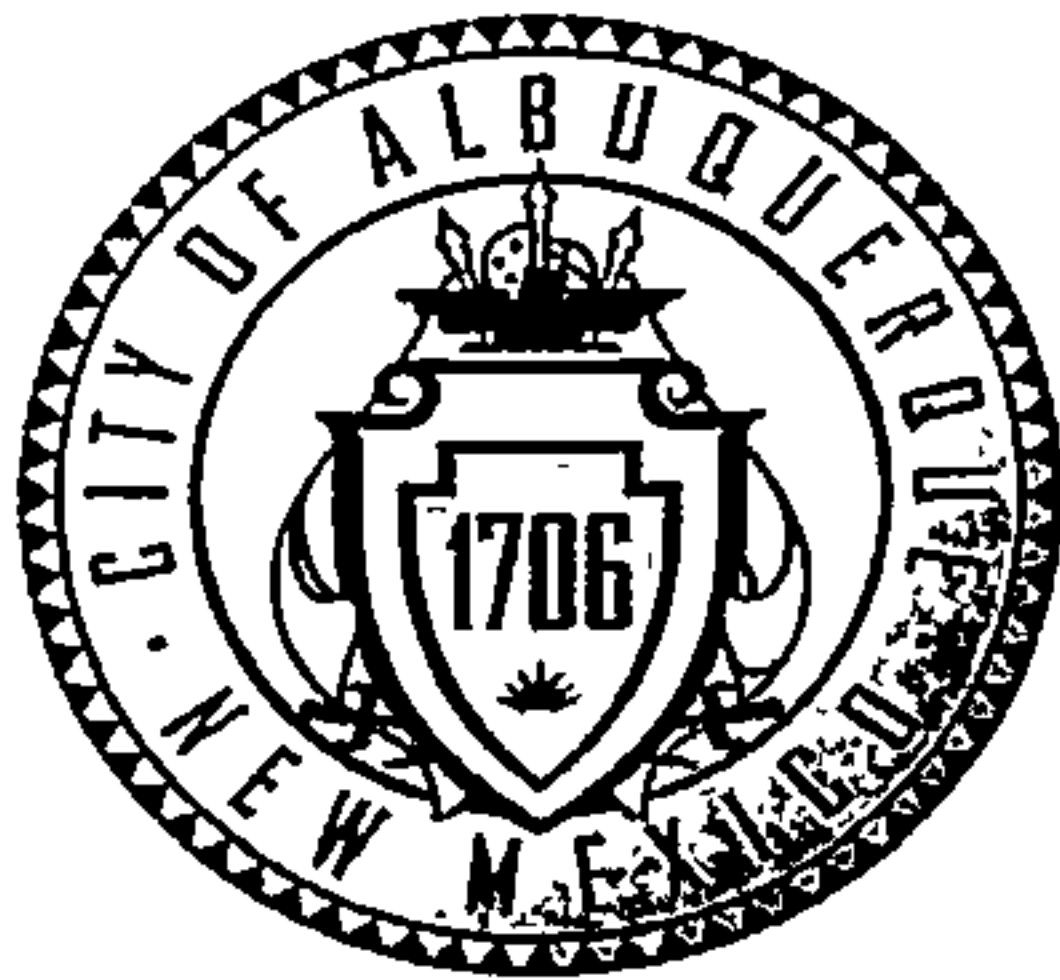
PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

C: TE/RH
email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Broadstone Promenade, Tract 1, Santa Monica Place Building Permit #: _____ City Drainage #: D18-D054A

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract 1, Santa Monica Place

City Address: _____

Engineering Firm: Isaacson & Arfman, P.A. Contact: Asa Nilsson-Weber/Genny Donart

Address: 128 Monroe Street NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax#: _____ E-mail: asaw@iacivil.com/gennyd@iacivil.com

Owner: DRI TSM, LLC - c/o Titan Development Company Contact: Kurt Browning

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

Phone#: (505) 998-0163 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

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

Address: 9384 Valley View Drive - Albuquerque, NM 87114

Phone#: (505) 897-3366 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

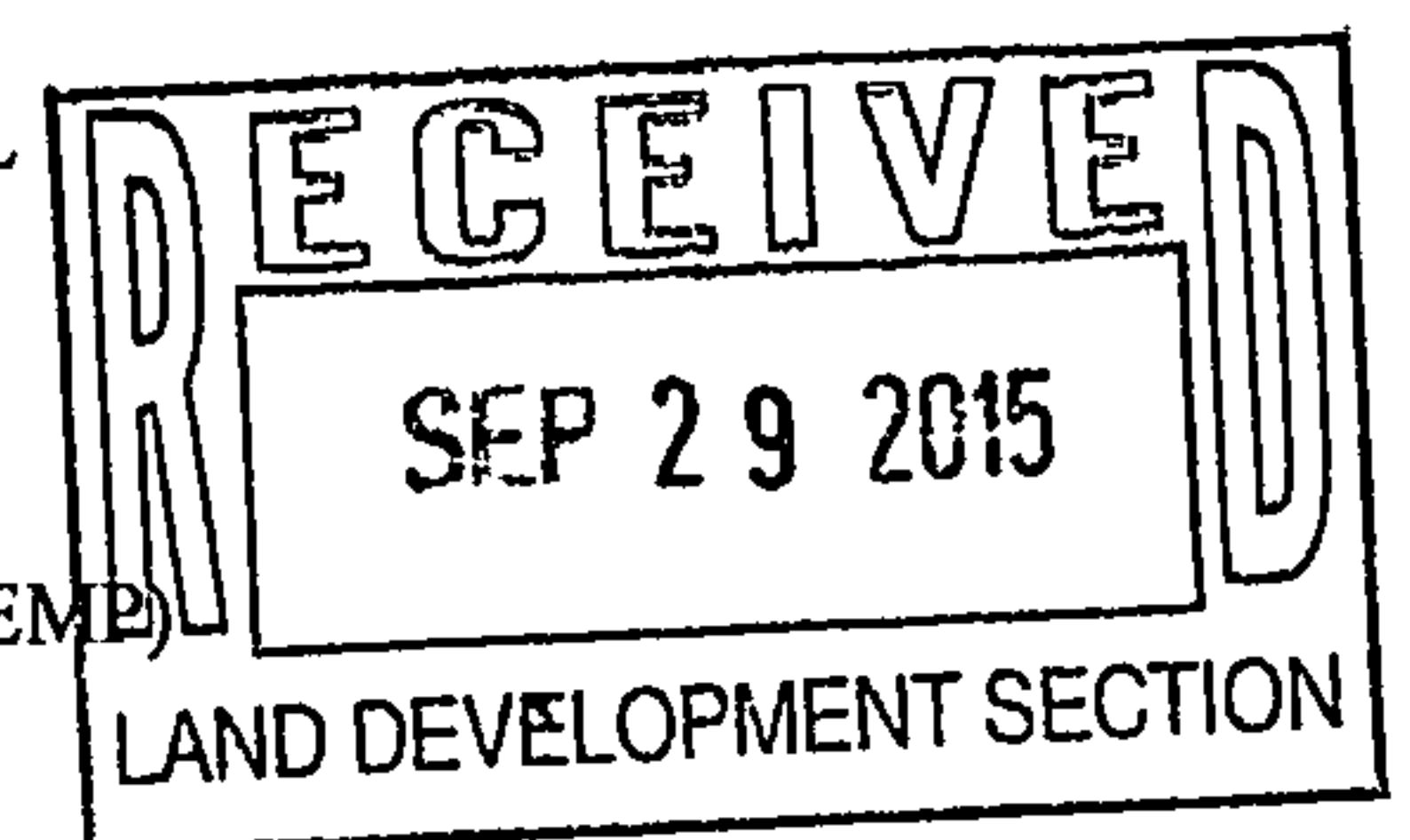
Phone#: _____ Fax#: _____ E-mail: _____

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) Phase 4
- ☐ 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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- ☐ 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: September 29, 2015 By: Genevieve Donart
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 defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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Genny Donart <gennyd@iacivil.com>

Broadstone Promenade Phase 4 certifications

1 message

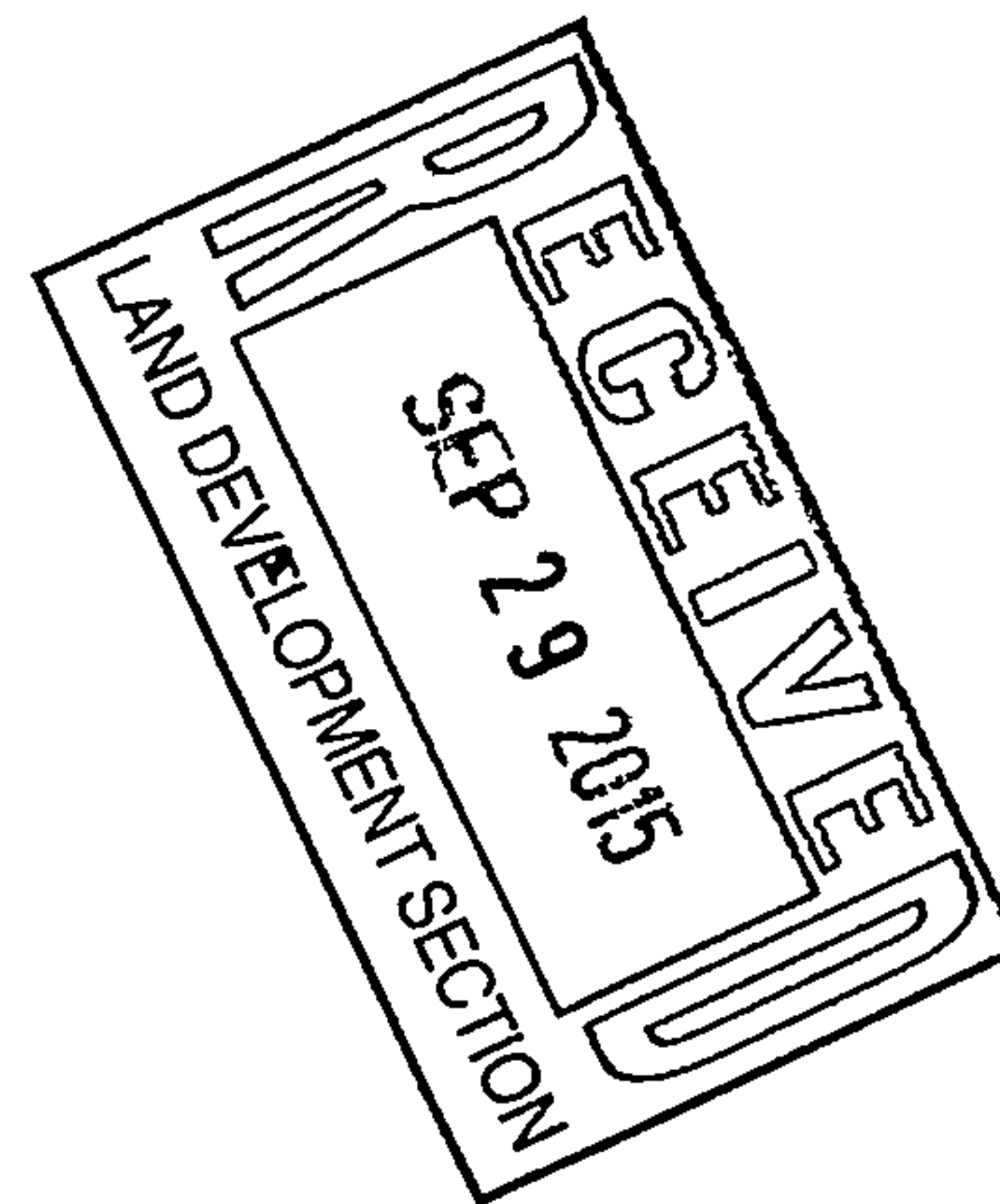
Genny Donart <gennyd@iacivil.com>

Tue, Sep 29, 2015 at 11:26 AM

To: — PDF Submittals <PLNDRS@cabq.gov>

Cc: John Addison <jaddison@allresco.com>, Gabriel Asbury <gasbury@allresco.com>, Åsa Nilsson-Weber <AsaW@iacivil.com>

Attached are the grading and TCL certifications for Bldg 3, Broadstone Promenade (aka Phase 4)

**Genny Donart, P.E.
Registered Engineer**Isaacson & Arfman, P.A.
Consulting Engineering Associates128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8842
gennyd@iacivil.com

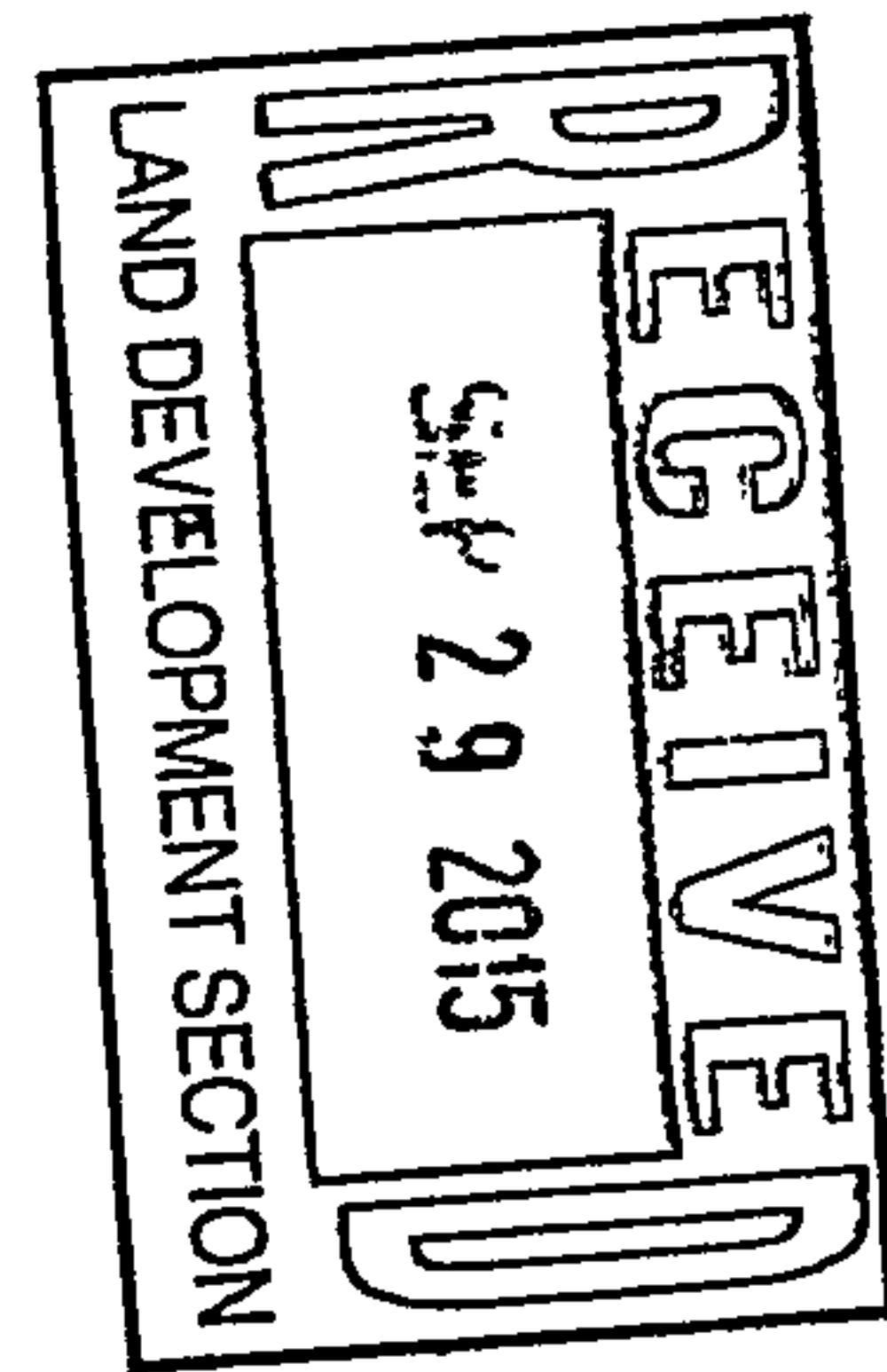
CONFIDENTIALITY STATEMENT and CONTENT NOTIFICATION : This message and any accompanying attachment(s) contain information which may be confidential or privileged and is intended only for the individual or entity named above. It is prohibited to disclose, copy, or distribute the contents of this message.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

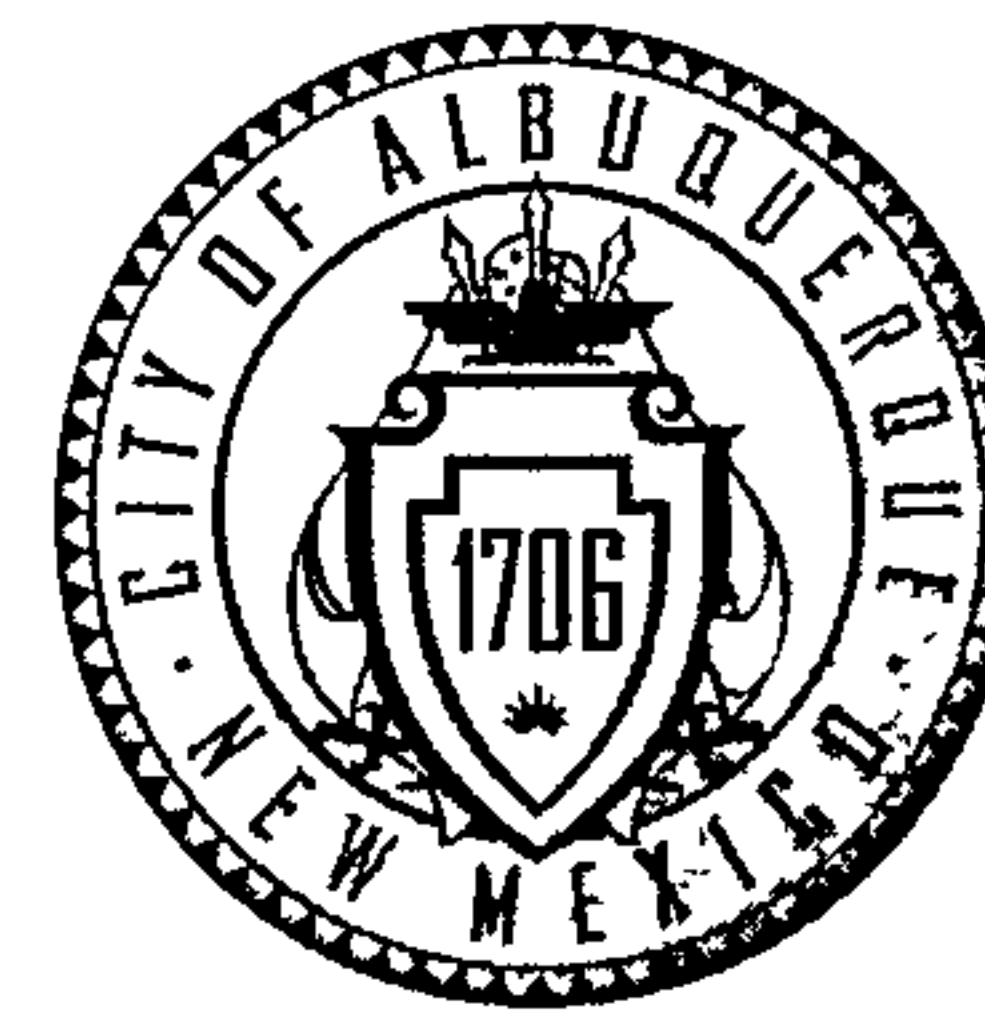
This information is provided to the user as a courtesy by I&A for this project only and shall not be used for any other purpose without the express written consent of Isaacson & Arfman, PA.

3 attachments**2025 TCL - 3-PHASE 4.pdf**
10602K**BROADSTONE PROMENADE PHASE 4 GRADING CERT 09-29-15.pdf**
6685K

 **D18D054A_Drainage & Transportation Info Sheet_Phase 4.pdf**
290K



CITY OF ALBUQUERQUE



September 16, 2015

Asa Nilsson-Weber, P.E.
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

**Re: Broadstone Promenade Phases 3 & 5
6400 San Pedro Dr. NE
Grading and Drainage Plan
Permanent CO – Accepted
Engineer's Stamp dated: 5-26-15 (D18D054A)
Certification dated: 9-10-15**

Dear Ms. Nilsson-Weber,

Based upon the information provided in your submittal received 9/11/2015, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

Sincerely,

Rita Harmon, P.E.
Senior Engineer,
Planning Department

C: TE/RH
email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Broadstone Promenade, Tract 1, Santa Monica Place Building Permit #: _____ City Drainage #: D18-D054A

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract 1, Santa Monica Place

City Address: _____

Engineering Firm: Isaacson & Arfman, P.A. Contact: Asa Nilsson-Weber/Genny Donart

Address: 128 Monroe Street NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax#: _____ E-mail: asaw@iacivil.com/gennyd@iacivil.com

Owner: DRI TSM, LLC - c/o Titan Development Company Contact: Kurt Browning

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

Phone#: (505) 998-0163 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

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

Address: 9384 Valley View Drive - Albuquerque, NM 87114

Phone#: (505) 897-3366 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

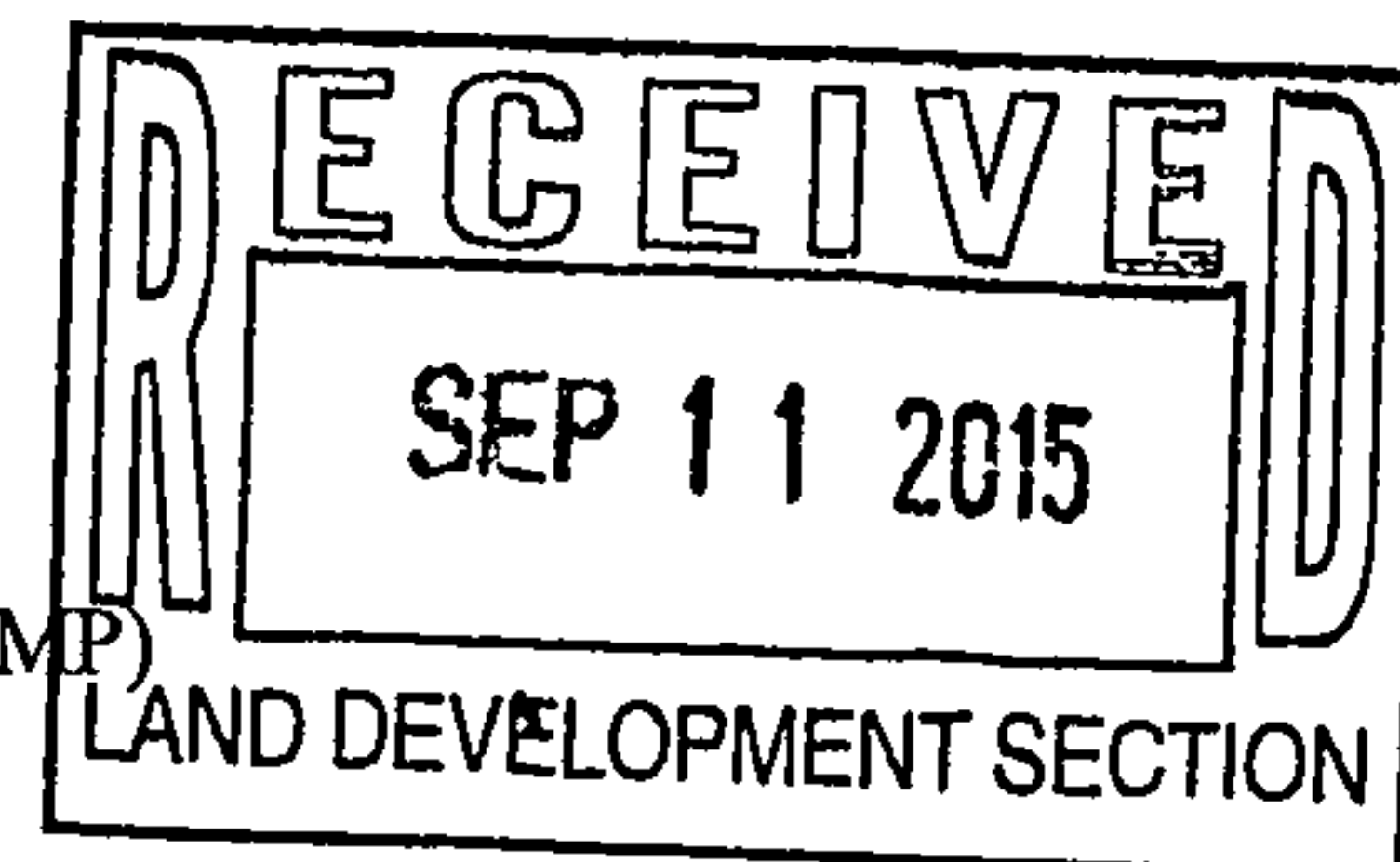
Phone#: _____ Fax#: _____ E-mail: _____

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) Phases 3&5
☐ 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: September 10, 2015 By: Genevieve Donart
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 defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

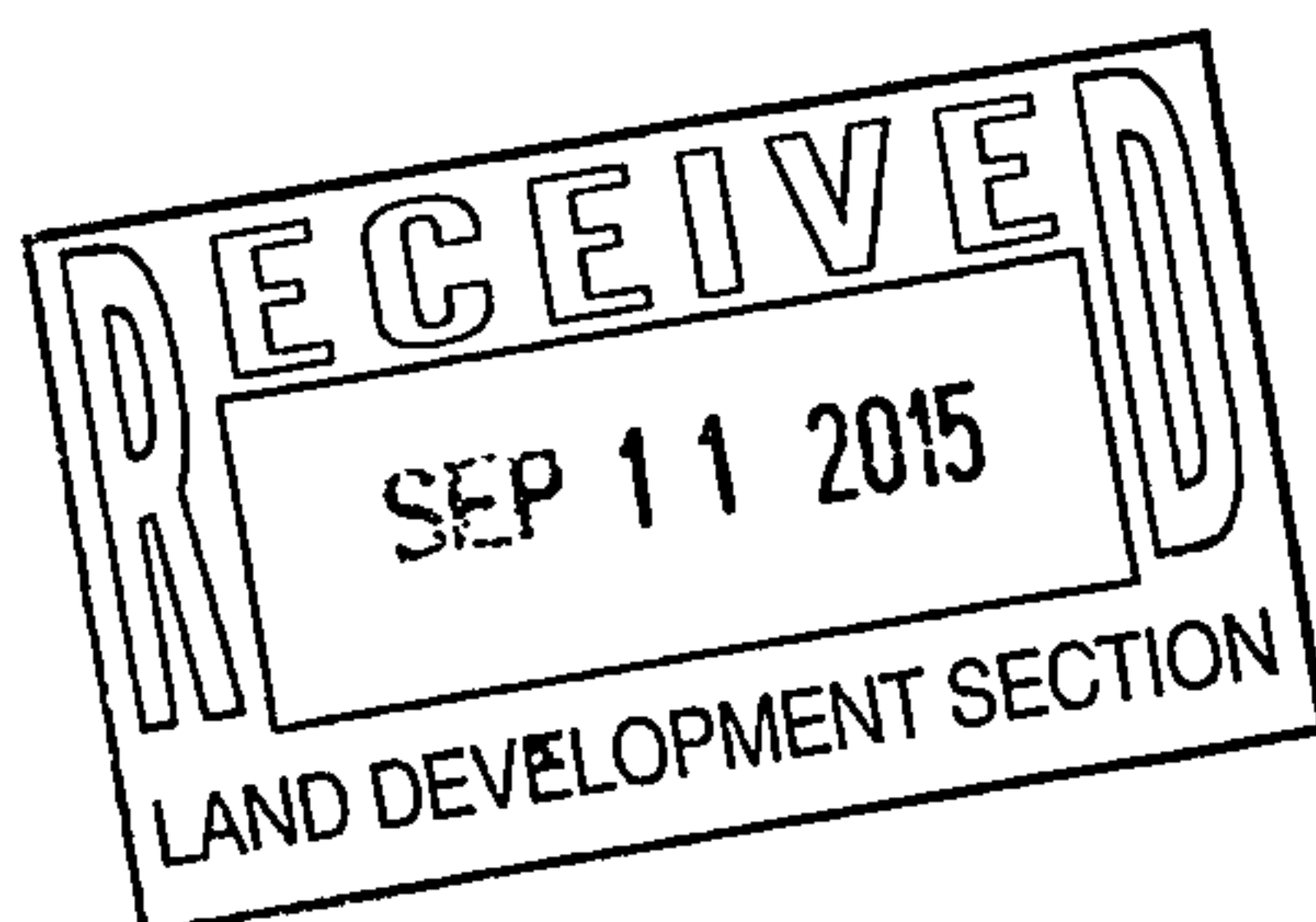
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
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Ruth Lozano

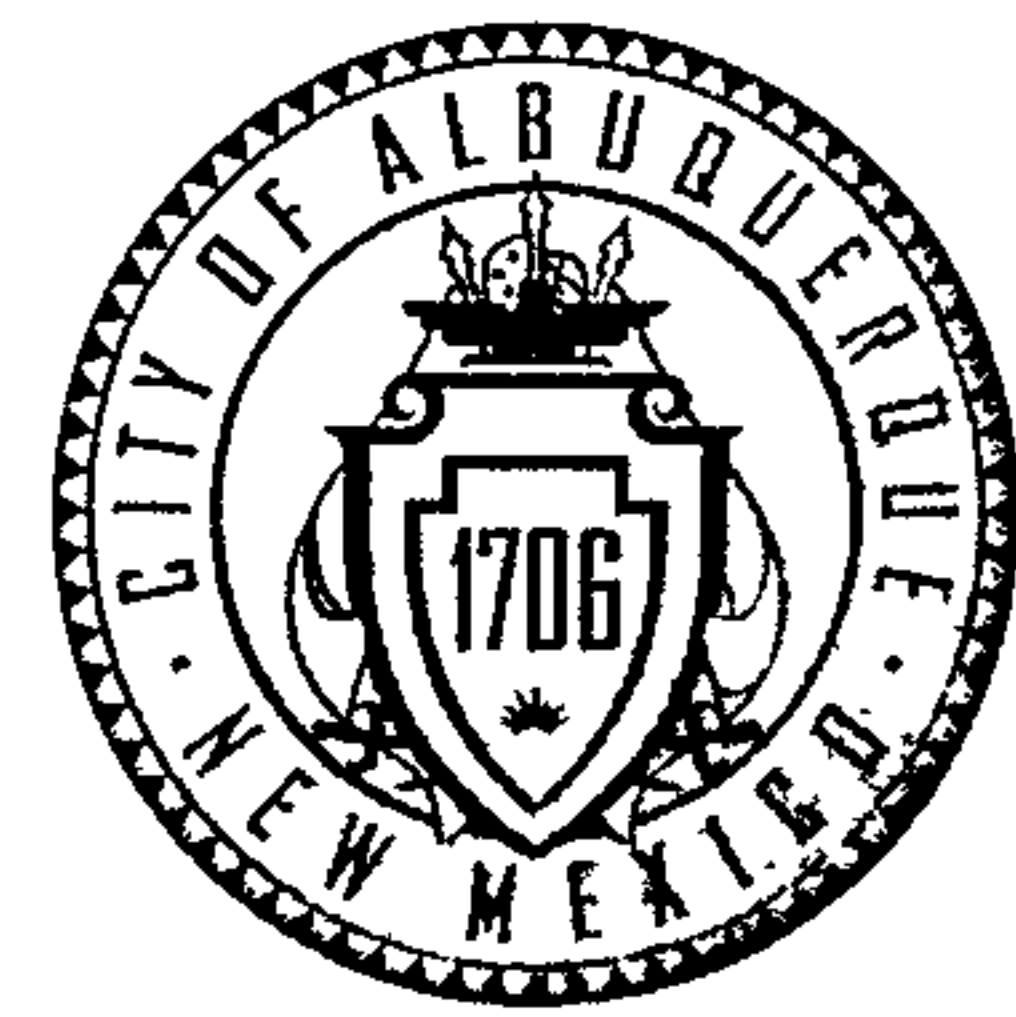
From: Ruth Lozano <ruthl@iacivil.com>
Sent: Thursday, September 10, 2015 5:01 PM
To: plndrs@cabq.gov
Subject: Broadstone Promenade certifications for Phase 3 & 5
Attachments: 2025 CG1.1 THRU CG1.3 GLD CERT 09-10-15.pdf; Broadstone Promenade 2015-09-10 Grdg & TCL Cert Phs 3&5.pdf; 2025 TCL CERT LETTER PHASES 3&5.pdf

Attached are the Broadstone Promenade grading & TCL certs for Phases 3 & 5

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



CITY OF ALBUQUERQUE



August 26, 2015

Asa Nilsson-Weber, PE
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

**Re: Broadstone Promenade Phase 2
Grading and Drainage Plan
Engineer's Stamp dated: 5-26-15 (D18D054A)
Certification dated: 8-25-15**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 8/26/2015, the above referenced Certification is acceptable for building permit.

If you have any questions, you can contact me at 924-3986 or Totten Elliott at 924-3982.

PO Box 1293

Albuquerque

New Mexico 87103

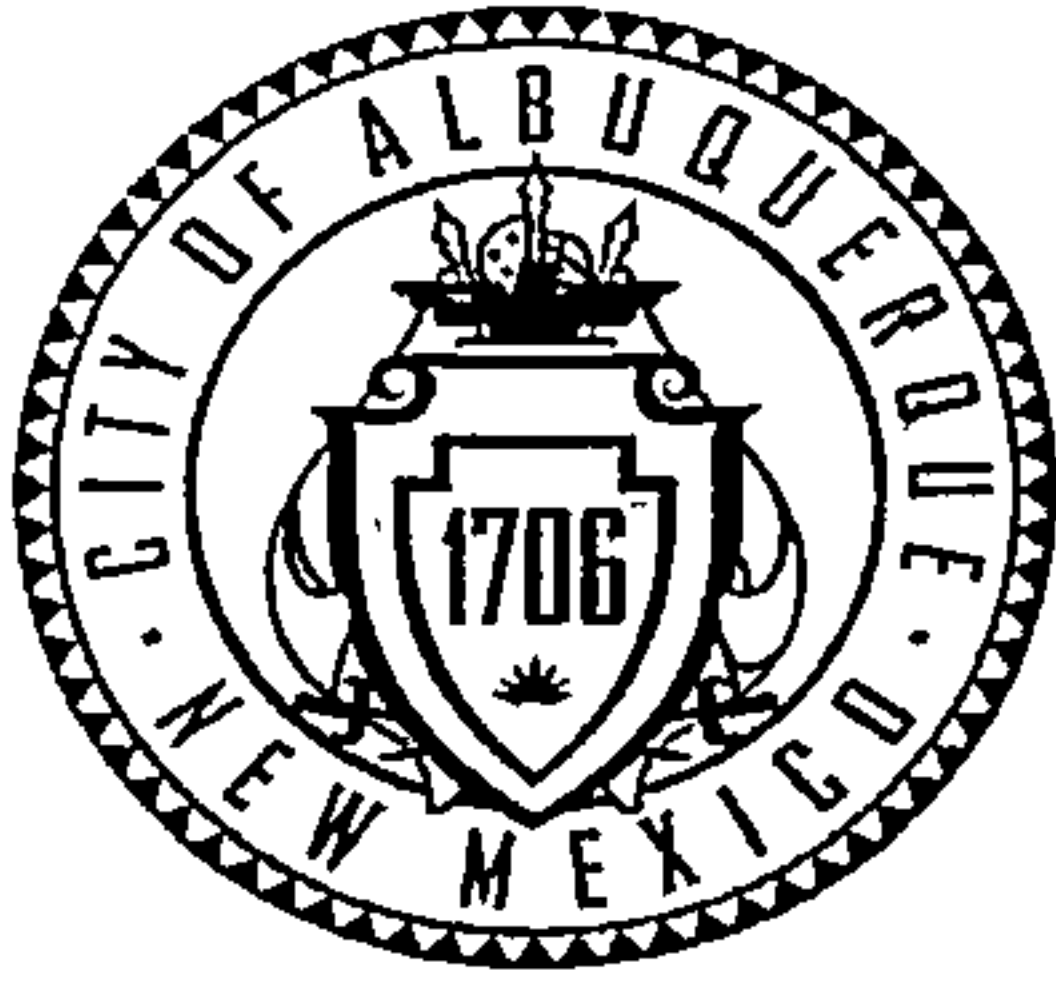
www.cabq.gov

Sincerely,

Rita Marmon, P.E.
Senior Engineer, Planning Dept.
Development and Review Services

TE/RH

C: email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Broadstone Promenade, Tract 1, Santa Monica Place Building Permit #: _____ City Drainage #: D18-D054A

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract 1, Santa Monica Place

City Address: _____

Engineering Firm: Isaacson & Arfman, P.A. Contact: Asa Nilsson-Weber

Address: 128 Monroe Street NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax#: _____ E-mail: asaw@iacivil.com

Owner: DRI TSM, LLC - c/o Titan Development Company Contact: Kurt Browning

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

Phone#: (505) 998-0163 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

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

Address: 9384 Valley View Drive - Albuquerque, NM 87114

Phone#: (505) 897-3366 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

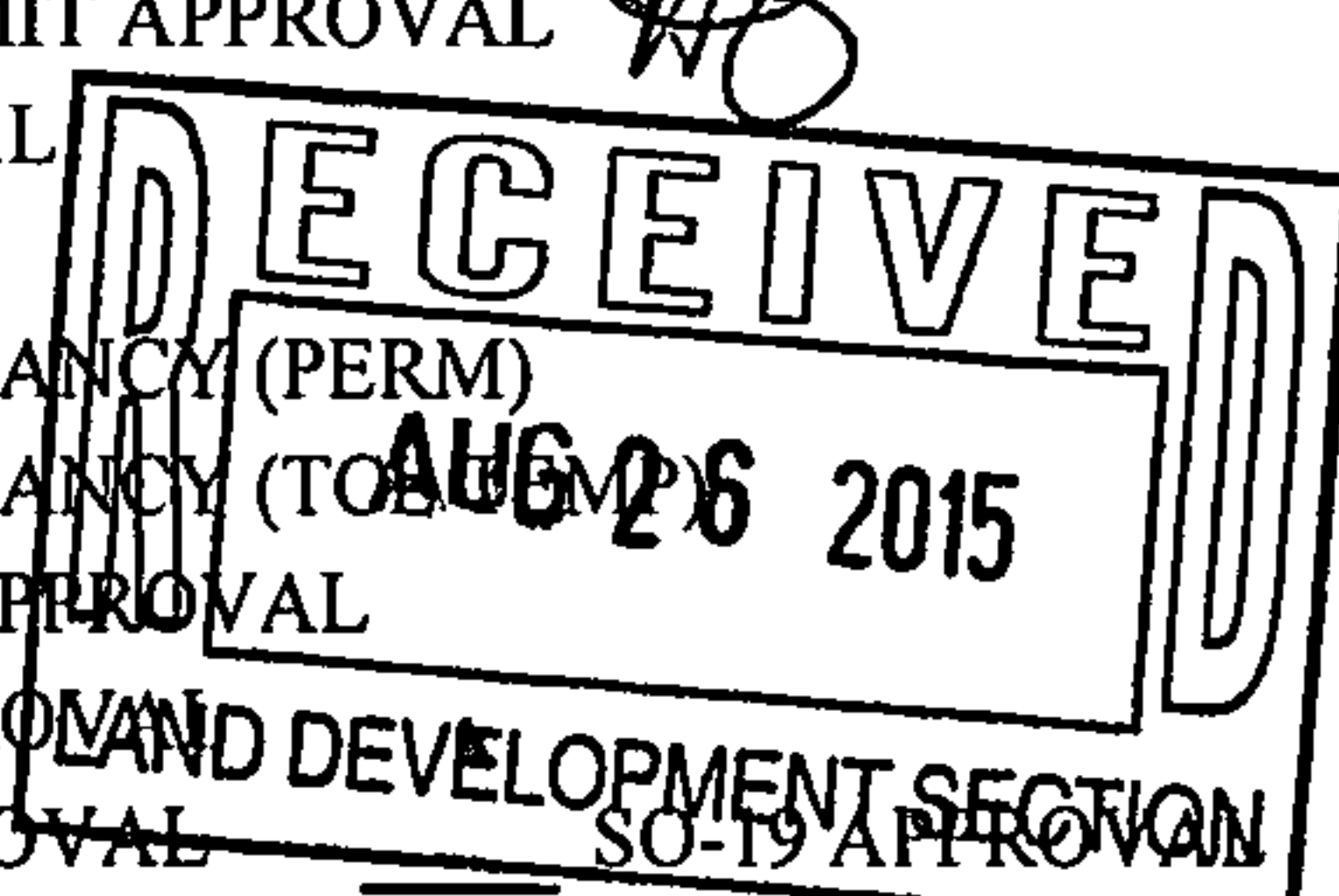
Phone#: _____ Fax#: _____ E-mail: _____

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) Phase 2
- ☐ 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
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- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
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- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



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

DATE SUBMITTED: August 26, 2015 By: Asa Nilsson-Weber

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 defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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Asa Nilsson-Weber

From: Asa Nilsson-Weber <asaw@iacivil.com>
Sent: Wednesday, August 26, 2015 2:02 PM
To: 'plndrs@cabq.gov'
Subject: Broadstone Promenade--G&D Cert Phase 2
Attachments: 2025 CG1.3 CERT 08-25-15-FCA RED LINE.pdf; 2025 CG1.2 CERT 08-25-15-FCA RED LINE.pdf; 2025 CG1.1 CERT 08-25-15.pdf

All,

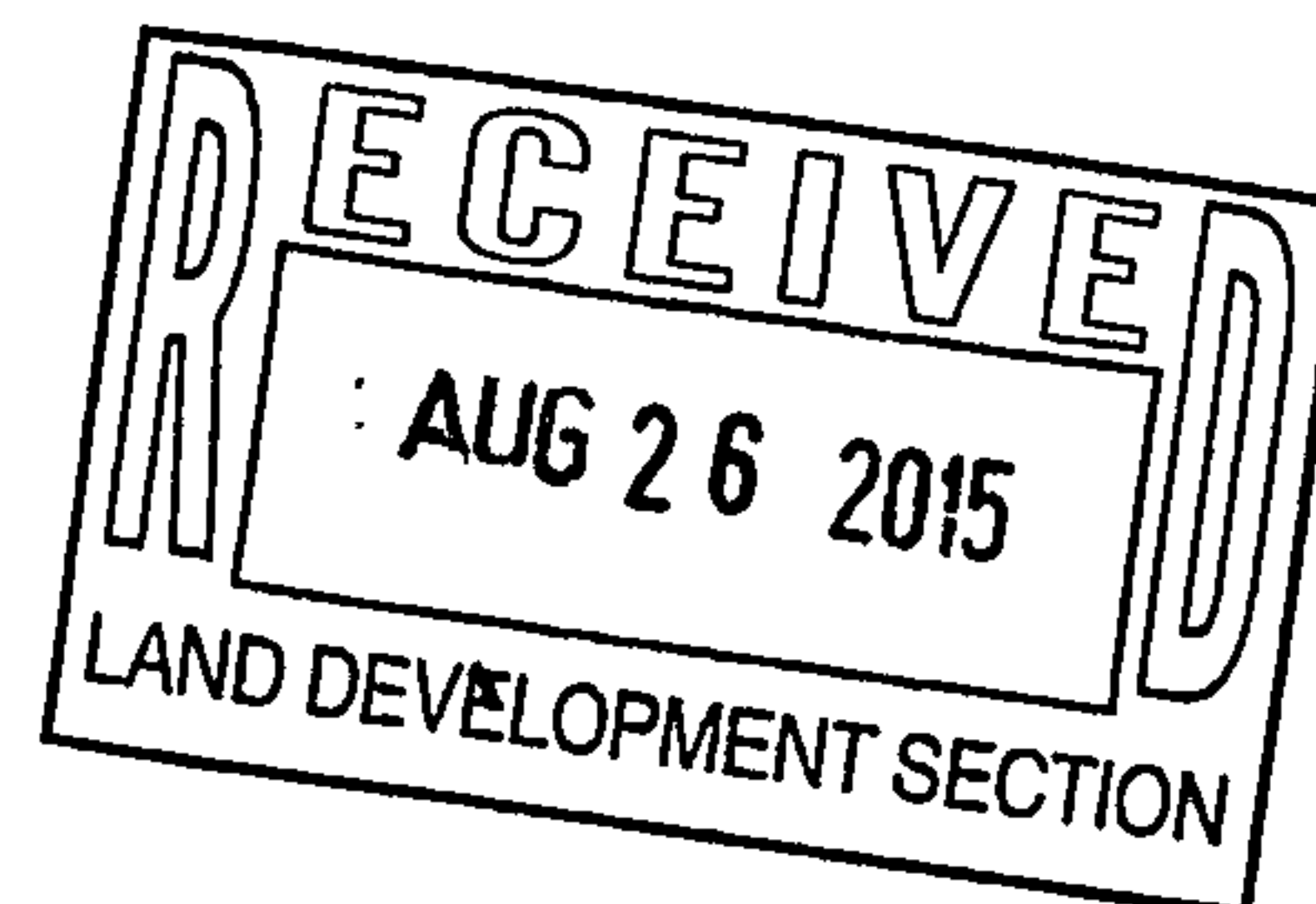
Please see attached for g&d cert for Phase 2. We will deliver submittal this afternoon.

Thank you.

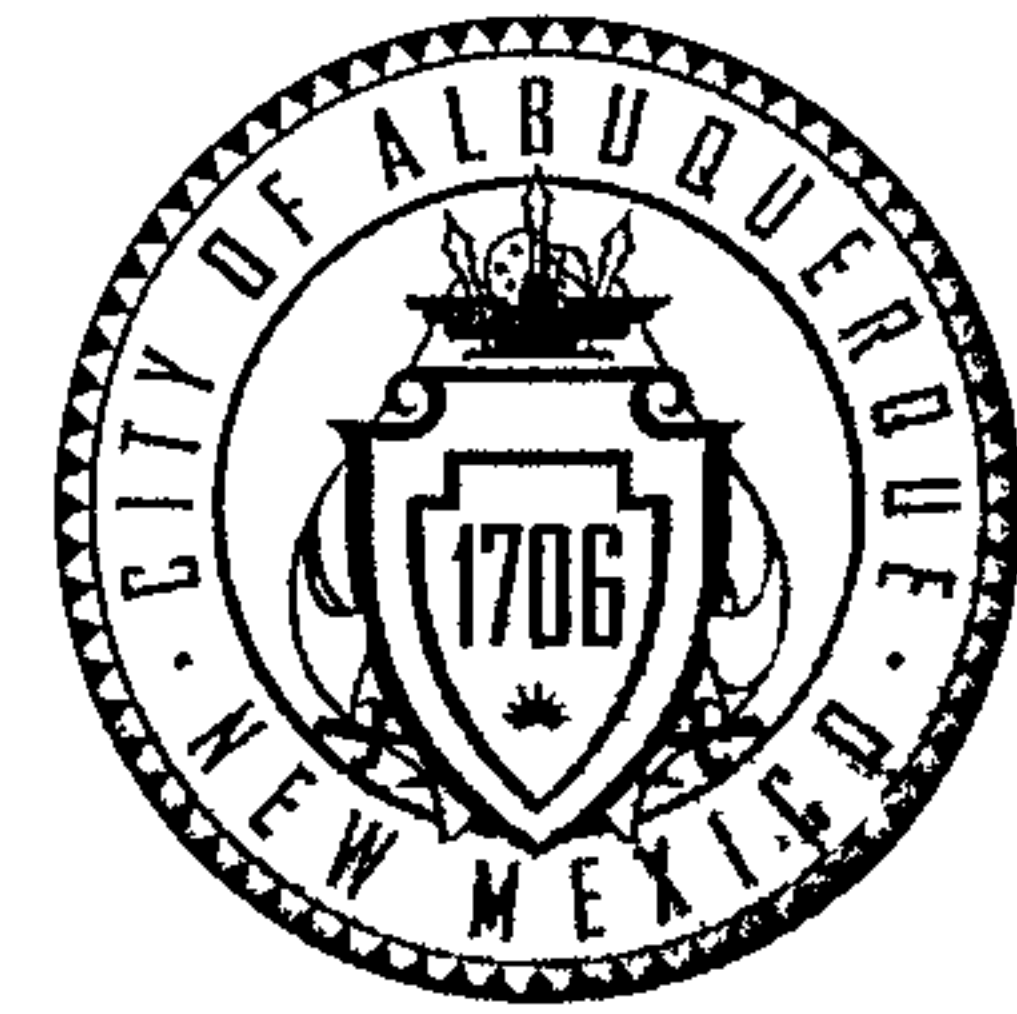
Asa Nilsson-Weber, P.E.
Principal / Vice President



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



CITY OF ALBUQUERQUE



August 19, 2015

Asa Nilsson-Weber, PE
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

**Re: Broadstone Promenade, Tract 1, Santa Monica Place
Grading and Drainage Plan
Permanent CO – Accepted
Engineer's Stamp dated: 5-26-15 (D18D054A)
Certification dated: 8-17-15**

Dear Ms. Nilsson-Weber,

Based upon the information provided in your submittal received 8/17/2015, the above referenced Certification is acceptable for the release of a permanent Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

Albuquerque

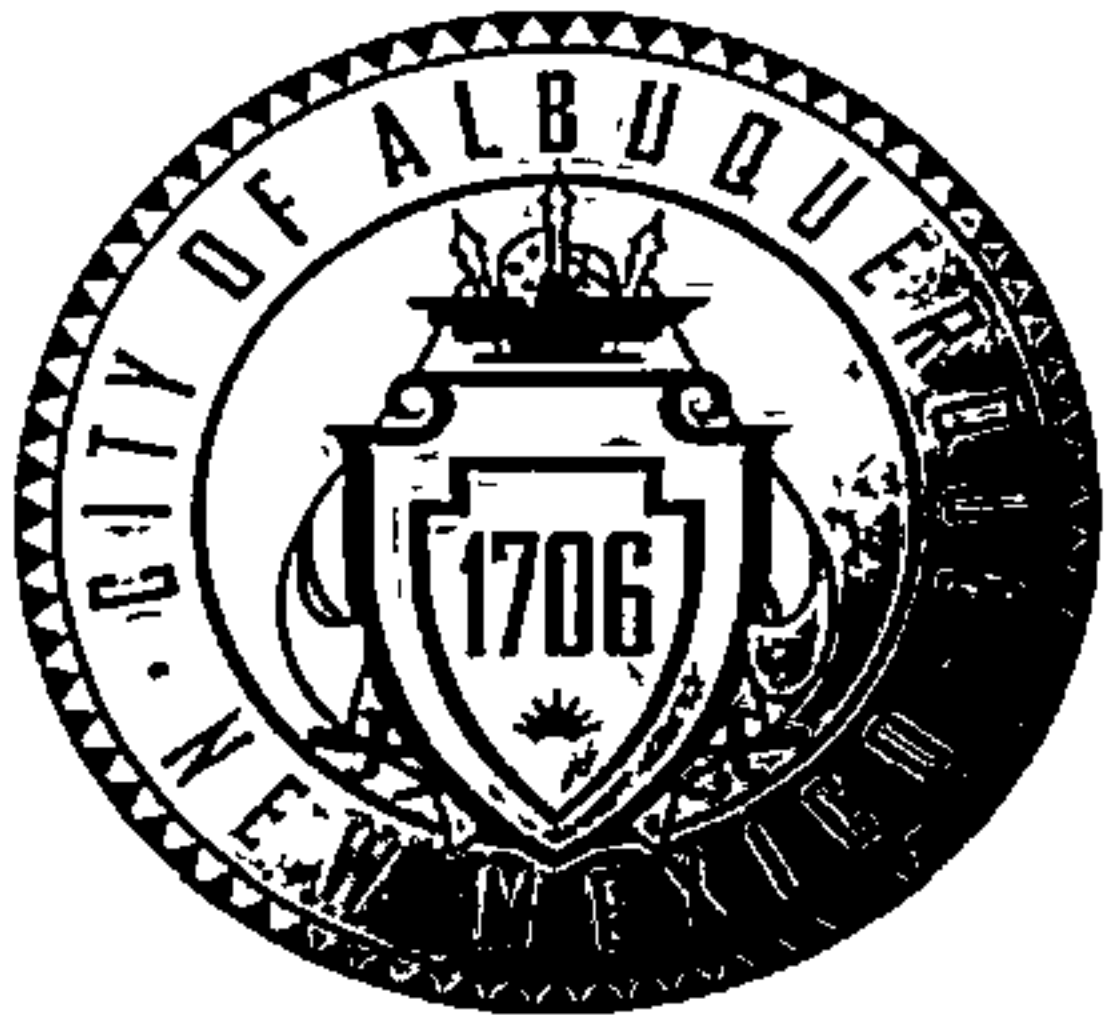
New Mexico 87103

www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

C: TE/RH
CO Clerk
E File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Broadstone Promenade, Tract 1, Santa Monica Place Building Permit #: _____ City Drainage #: D18-D054A

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract 1, Santa Monica Place

City Address: _____

Engineering Firm: Isaacson & Arfman, P.A. Contact: Asa Nilsson-Weber

Address: 128 Monroe Street NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax#: _____ E-mail: asaw@iacivil.com

Owner: DRI TSM, LLC - c/o Titan Development Company Contact: Kurt Browning

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

Phone#: (505) 998-0163 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

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

Address: 9384 Valley View Drive - Albuquerque, NM 87114

Phone#: (505) 897-3366 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

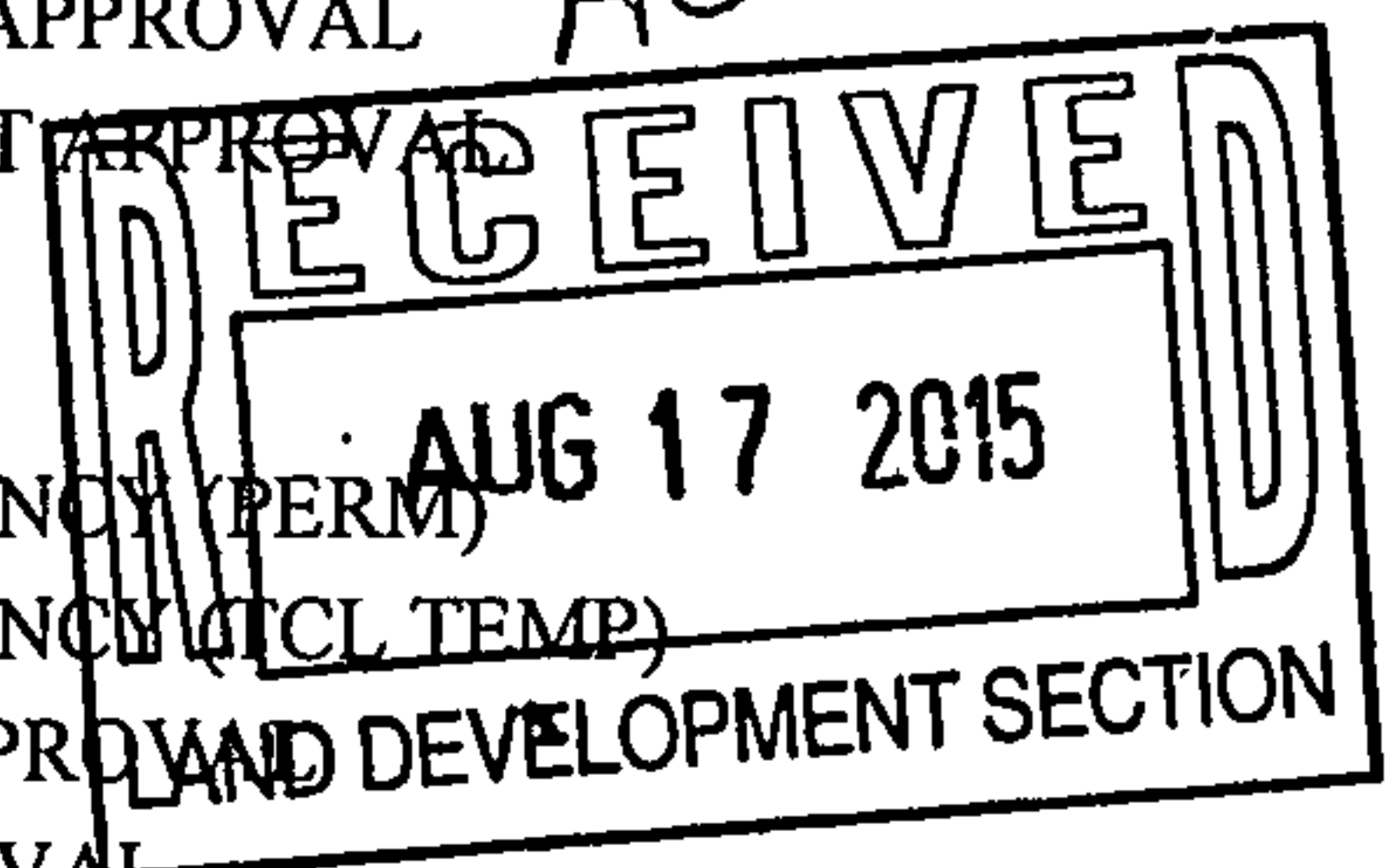
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

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- ☐ 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) _____

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- ☐ 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: August 17, 2015 By: Asa Nilsson-Weber

Isaacson & Arfman, P.A.

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Asa Nilsson-Weber

From: Asa Nilsson-Weber <asaw@iacivil.com>
Sent: Monday, August 17, 2015 3:37 PM
To: Monica Ortiz (mortiz@cabq.gov)
Cc: John Addison; Brian Patterson; 'Kurt Browning'; Fred Arfman; Bryan Bobrick
Subject: Broadstone Santa Monica

This message contains attachments delivered via ShareFile.

- 2025 CG1.1 AND CG1.2 CERT 08-17-15.pdf (3.4 MB)
- 2025 TCL - 1.pdf (4.9 MB)
- 2025 TCL - 2.pdf (3.8 MB)
- 2025 TCL CERT LETTER PHASE 1.pdf (365.4 kB)

Download the attachments by [clicking here](#).

Hi Monica,

Please see attached for the TCL cert and G&D cert for Phase 1 of this project (Building No. 1—Office). Ruth will deliver the submittal this afternoon.

Please let me know if you have any questions.

Thanks.

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



Isaacson & Arfman, P.A.

Consulting Engineering Associates

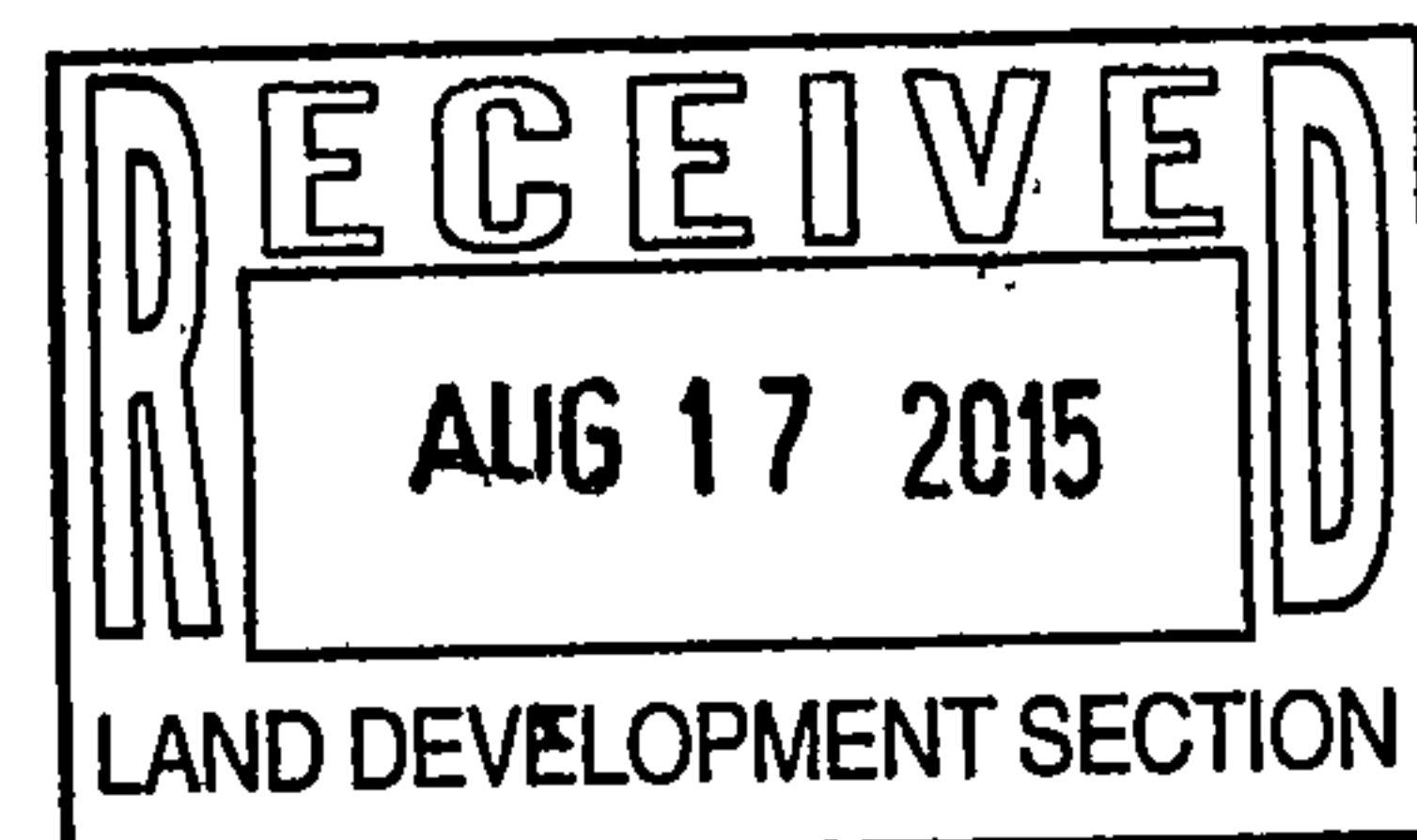
128 Monroe St. N.E.

Albuquerque, NM 87108

Phone: (505)268-8828

Fax: (505)268-2632

asaw@iacivil.com



Cherne, Curtis

From: Will Carter <wcarter@titan-development.com>
Sent: Wednesday, July 09, 2014 2:39 PM
To: Cherne, Curtis
Subject: RE: drainage easement agreemant for Broadstone Promenade at Santa Monica

Curtis,

That will work for me.

Thank you,

Will

From: Cherne, Curtis [<mailto:CCherne@cabq.gov>]
Sent: Wednesday, July 09, 2014 2:38 PM
To: Will Carter
Subject: drainage easement agreemant for Broadstone Promenade at Santa Monica

Will,
Per our conversation, I would like to revisit the drainage easement width on Tract 3 when that site develops. Usually, the minimum width for a storm drain is 20 feet.

Curtis

Cherne, Curtis

From: Will Carter <wcarter@titan-development.com>
Sent: Wednesday, July 09, 2014 2:09 PM
To: Cherne, Curtis
Subject: FW: Broadstone Promenade

Curtis,

I found the below if it helps. Thank you for the help!

Will Carter
Project Manager



TEXAS | 9601 McAllister Fwy. Suite 1120 | San Antonio, TX 78216 | O 210.338.5220
NEW MEXICO | 6300 Riverside Plaza NW Suite 200 | Albuquerque, NM 87120 | O 505.998.0163
wcarter@titan-development.com | www.titan-development.com

From: Åsa Weber [mailto:asaw@iacivil.com]
Sent: Friday, April 11, 2014 2:58 PM
To: Kurt Browning
Cc: Will Carter; Josh Rogers; 'Fred Arfman'
Subject: RE: Broadstone Promenade

All,

I met with Allan and Curtis regarding the easement issue and the potential of extending the 8" WL for a future loop through the east development (I covered up "DR Horton"). Allan agreed that the waterline extension east would work and be beneficial for a future loop connection for the east development.

Regarding the easement issue, Allan explained that it was the attorney that advised against installing the waterline in the City easement under the franchise agreement. Apparently, the City has the right to demand that lines be relocated and the Water Authority has to pay for the relocation. For the Paseo del Norte project, this forced utility relocation happened and the Water Authority spent \$6 million...

So, now we're back to having separate easements.

- 15'-18' easement granted to COA for the storm drain and also granted to ABCWUA as a surface easement
- 10' easement granted to the ABCWUA for the waterline and also granted to COA as a surface easement.

Curtis is OK with this arrangement, and I called Wilfred before I went to the City and he is also OK with it.

I will update the easement drawing and send to Russ before I leave today.

Please let me know if you have questions.

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

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From: Kurt Browning [<mailto:kbrowning@titan-development.com>]
Sent: Friday, April 11, 2014 12:14 PM
To: Åsa Weber
Cc: Will Carter; Josh Rogers; Fred Arfman
Subject: Re: Broadstone Promenade

I would like to sit in and the layout is strictly conceptual. Need to take DRH name off if it.

Kurt Browning
Chief Development Officer
Titan Development

Sent from my iPhone

On Apr 11, 2014, at 10:25 AM, "Åsa Weber" <asaw@iacivil.com> wrote:

Will/Kurt,

Fred and I discussed the potential extension of the 8" WL to the east in the storm drain easement, and we think it could be beneficial since it would save one WL connection in Derickson or Santa Monica w/ associated pavement cut. So we would have one connection in Louisiana off the 12" WL and then connect to the 8" WL stub from Broadstone Promenade.

I'll try to set up a meeting with Allan to confirm this will be acceptable. I noticed that one of the emails you sent for the east development said "confidential". Would it be OK to show this exhibit to Allan or not?

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

<image003.png> 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

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