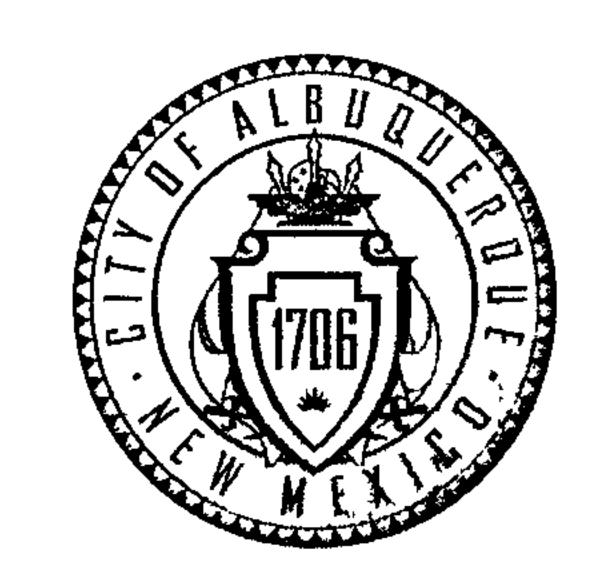
June 1, 2016



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.

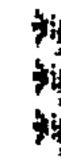
www.cabq.gov

Senior Engineer, Planning Dept. Development Review Services

TE/RH

C: email,

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





COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: ____

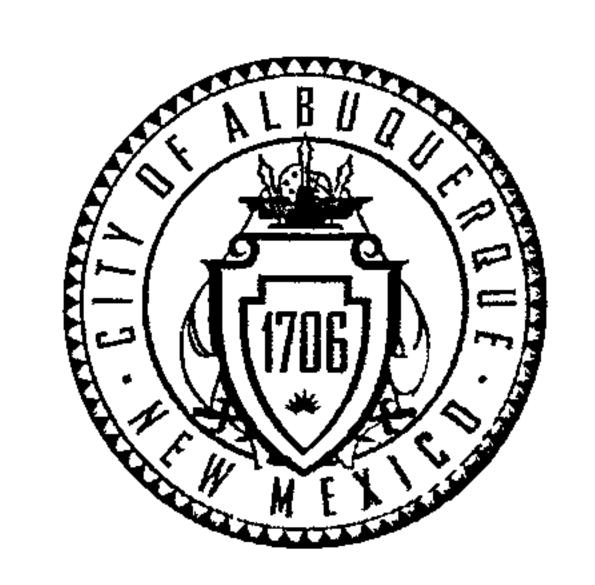
City of Albuquerque

Planning Department

Development & Building Services Division

DRB#: EPC#:	Work Order#: <u>689984</u>
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 - Albuquerq	
Phone#: (505) 998-0163 Fax#:	E-mail:
Architect:	Contact:
Address:	
Phone#:	E-mail:
Other Contact: Surv-Tek, Inc.	Contact: Russ P. Hugg
Address: 9384 Valley View Drive - Albuquerque, NM 87114	T? + *1-
Phone#: (505) 897-3366 Fax#:	E-mail:
Check all that Apply: DEPARTMENT:	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT: BUILDING PERMIT APPROVAL X CERTIFICATE OF OCCUPANCY FINAL
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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.

www.cabq.gov

Development Review Services

TE/RH

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

Blocker, Lois

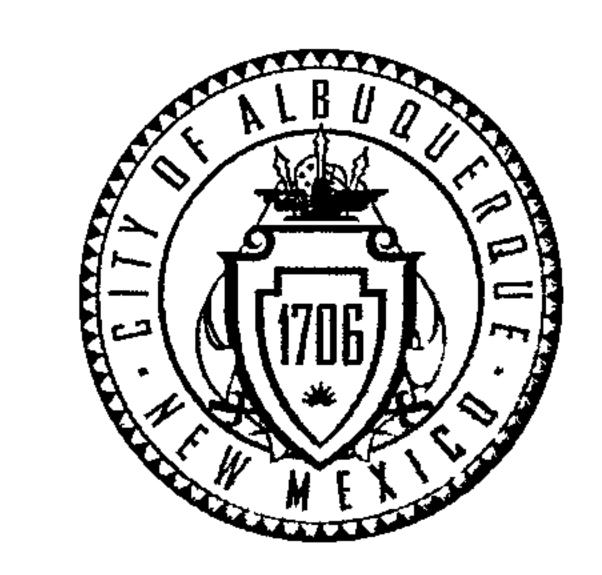


Planning Department

Development & Building Services Division

	City Drainage #: D18-D054/
DRB#: Legal Description: Tract 1, Santa Monica Place	Work Order#: <u>689984</u>
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	Comaci. Itass i . i lagg
Phone#: (505) 897-3366 Fax#:	E-mail:
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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.

www.cabq.gov

Senior Engineer, Planning Dept.

Development Review Services

TE/RH

C: email,

Cordova, Camille C.; Connor, Miranda, Rachel; Sandoval, Darlene M.;

Blocker, Lois



COA STAFF:

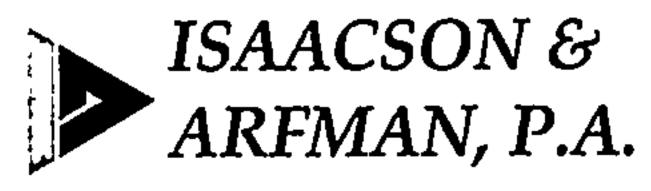
ELECTRONIC SUBMITTAL RECEIVED: ____

City of Albuquerque

Planning Department

Development & Building Services Division

Project Title: Broadstone Promenade, Tract 1, Santa Monica Place EPC#: Legal Description: Tract 1, Santa Monica Place		Work Ord	 	ty Drainage #: _689984	D18-D054A
City Address:	<u> </u>				
Engineering Firm: Isaacson & Arfman, P.A.	(Contact:	Asa N	lilsson-Webe	r
Address: 128 Monroe Street NE - Albuquerque, NM 87108 Phone#: (505) 268-8828 Fax#:		Cil. (20046	Diacivil com	
Phone#: (505) 268-8828 Fax#:		E-man: e	asavve	giacivil.com	
Owner: DRI TSM, LLC - c/o Titan Development Company	•	Contact:	Kurt E	Browning	<u>-</u>
Address: 6300 Riverside Plaza Lane NW, Suite 200 - Albuquerque,	NM .87120	·			
Phone#: (505) 998-0163 Fax#:		E-mail; _	<u>.</u>		
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: _			
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EROSION & SEDIMENT CONTROL PLAN (ESC)	WORK ORDER	AD DE AE	TOPM	IENT SECTION	4
OTHER (SPECIFY)	PRE-DESIGN MI				
IS THIS A RESUBMITTAL?: YesX No		** * <i>J</i>		•	
DATE SUBMITTED: April 4, 2016 By: Asa Nilsso	n-Weber				



Consulting Engineering Associates

Asa Weber <asaw@iacivil.com>

D18D054A BROADSTONE PROMENADE GRD CERT BLDG 13; PH 16

1 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.

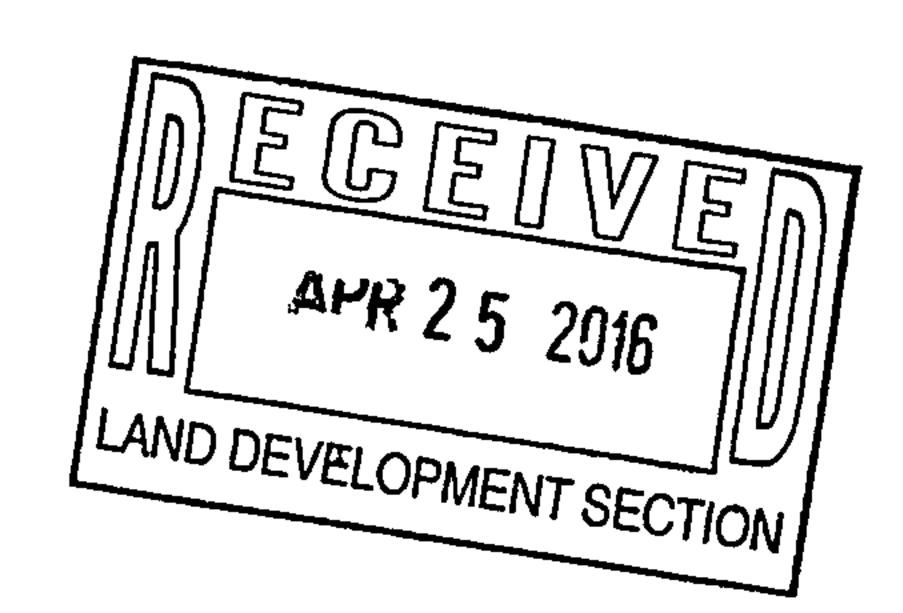
Thank you.

Åsa Nilsson-Weber, P.E.

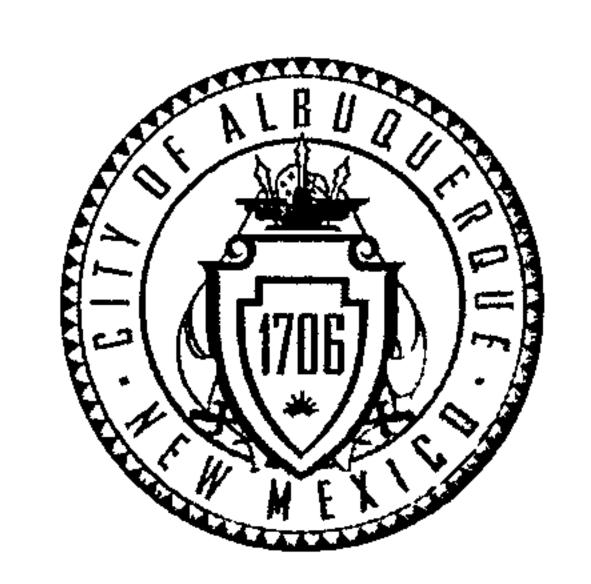
Principal / Vice President Isaacson & Arfman, P.A. 128 Monroe St. N.E. Albuquerque, NM 87108 Phone: (505)268-8828

asaw@iacivil.com

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



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.

www.cabq.gov

Development Review Services

TE/RH

C: email,

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

Lois

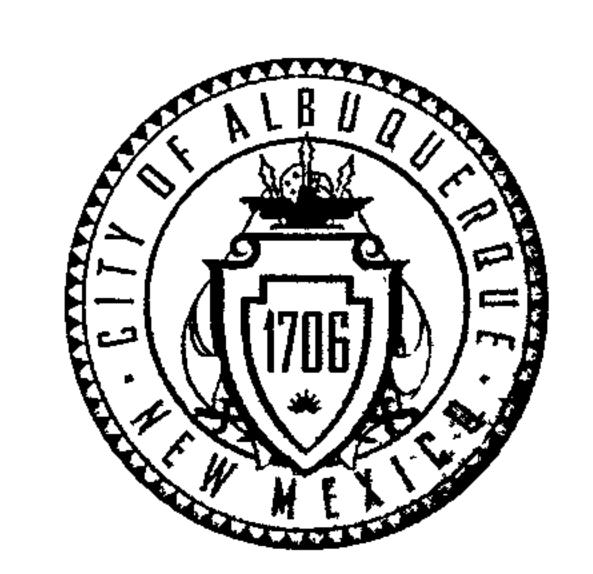


Planning Department

Development & Building Services Division

Project Title: Broadstone Promenade, Tract 1, DRB#:	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 - Albuquerqu	ue, NM 87108
Phone#: (505) 268-8828 Fax#	#: E-mail: asaw@iacivil.com
Owner: DRI TSM, LLC - c/o Titan Developme	ent Company Contact: Kurt Browning
Address: 6300 Riverside Plaza Lane NW, Su	
Phone#: (505) 998-0163 Fax#	
Architect:	Contact:
Address:	Contact.
Phone#:	#: E-mail:
Other Contact: Surv-Tek, Inc. Address: 9384 Valley View Drive - Albuquerq	Contact: Russ P. Hugg
Address: 9384 Valley View Drive - Albuquerq Phone#: (505) 897-3366	
	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT: BUILDING PERMIT APPROVAL X CERTIFICATE OF OCCUPANCY
DEPARTMENT: X HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL YPE OF SUBMITTAL: X ENGINEER ARCHITECT CERTIFICATION P CONCEPTUAL G & D PLAN	BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY PRELIMINARY PLAT APPROVAL SITE PLAN FOR SUB'D APPROVAL SITE PLAN FOR BLDG. PERMIT APPROVAL FINAL PLAT APPROVAL
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DEPARTMENT: X HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL TYPE OF SUBMITTAL: X ENGINEER ARCHITECT CERTIFICATION P CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE MASTER PLAN DRAINAGE REPORT CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) TRAFFIC IMPACT STUDY (TIS)	BUILDING PERMIT APPROVAL X 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
DEPARTMENT: X HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL TYPE OF SUBMITTAL: X ENGINEER ARCHITECT CERTIFICATION P 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 (EXCEPTION OF CONTROL PLAN (EXCEPTION	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
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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.

www.cabq.gov

Development Review Services

TE/RH

C: email

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

Lois



Planning Department

Development & Building Services Division

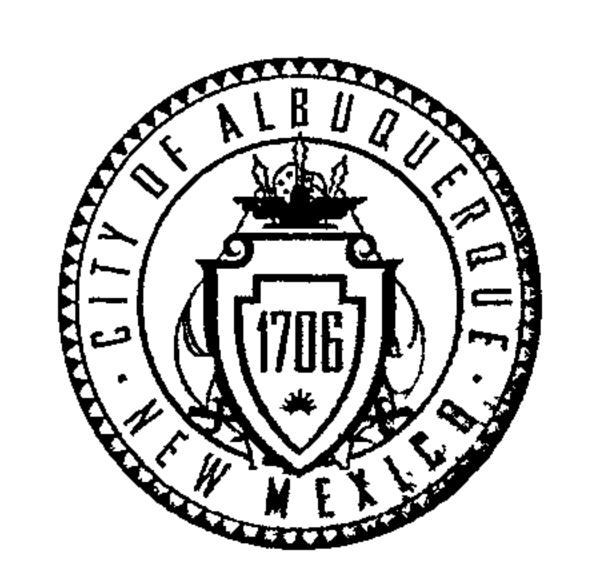
DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Broadstone Promenade, Tract 1, Santa Monica Place Building Pe	ermit #: City Drainage #: _D18-D054A
DRB#: EPC#:	Work Order#: <u>689984</u>
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 871	20
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:
TRAFFIC CIRCULATION LAYOUT TCLL X HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL X CER X ENGINEER ARCHITECT CERTIFICATION PHASE 14, BLDG 11 PHASE 19, BLDG 16 SITE CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE MASTER PLAN TRAFFIC CIRCULATION LAYOUT (TCL) TRAFFIC CIRCULATION LAYOUT (TCL) TRAFFIC IMPACT STUDY (TIS) WOR WOR WOR WOR REPORT CONTROL PLAN (ESC.)	TYPE OF APPROVAL/ACCEPTANCE SOUGHT: LDING PERMIT APPROVAL TIFICATE OF OCCUPANCY LIMINARY PLAT APPROVAL E PLAN FOR SUB'D APPROVAL E PLAN FOR BLDG. PERMIT APPROVAL AL PLAT APPROVAL E RELEASE OF FINANCIAL GUARANTEE ENDATION PERMIT APPROVAL ADING PERMIT APPROVAL ENDATION PE
OTHER (SPECIFY) PRE-	DESIGN MEETING
IS THIS A RESUBMITTAL?: YesX No	IER (SPECIFY)
DATE SUBMITTED: February 19, 2016 By: Asa Nilsson-Weber	

ELECTRONIC SUBMITTAL RECEIVED: ____

COA STAFF:

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

TE/RH

C: email

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

Albuquerque - Making History 1706-2006



Planning Department Development & Building Services Division

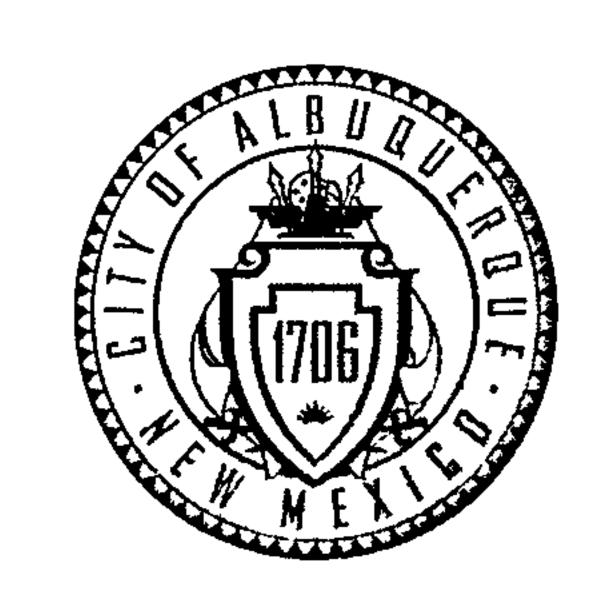
DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

DRB#:	Work Order#: 689984
	Work Order#. 009904
Legal Description: Tract 1, Santa Monica Place	
City Address:	· · · · · · · · · · · · · · · · · ·
	Contact: Asa Nilsson-Weber
Address: 128 Monroe Street NE - Albuquerque, NM 87108	To the control of the
Phone#: (505) 268-8828 Fax#:	E-mail: asaw@iacivil.com
Owner: DRI TSM, LLC - c/o Titan Development Company Address: 6300 Riverside Plaza Lane NW, Suite 200 - Albuquerque, NM 87120	Contact: Kurt Browning
	E-mail:
1 Holles, 1000, 000 0100	
Architect:	Contact:
Address:	
Phone#: Fax#:	E-mail:
Other Contact: Surv-Tek, Inc.	Contact: Russ P. Hugg
Address: 9384 Valley View Drive - Albuquerque, NM 87114	
	E-mail:
X HYDROLOGY/ DRAINAGE BUILDING PER TRAFFIC/ TRANSPORTATION X CERTIFICATE	PERMES APPROVAL RMIT APPROVAL F. S. D. 3 2016 MIT APPROVAL DLARBITE VALUE PNIENT SECTION APPROVAL
OTHER (SPECIFY) PRE-DESIGN MOTHER (SPECIS THIS A RESUBMITTAL?: YesXNo	MEETING CIFY)
DATE SUBMITTED: February 3, 2016 By: Asa Nilsson-Weber	

ELECTRONIC SUBMITTAL RECEIVED: ____

COA STAFF:

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

Rita Harmon, P.E.

Sincerely,

www.cabq.gov

Senior Engineer, Planning Dept.

Development Review Services

TE/RH

email

Cordova, Camille C.; Connor, Miranda, Rachel; Sandoval, Darlene M.; Barreras,

Gary S.; Blocker, Lois

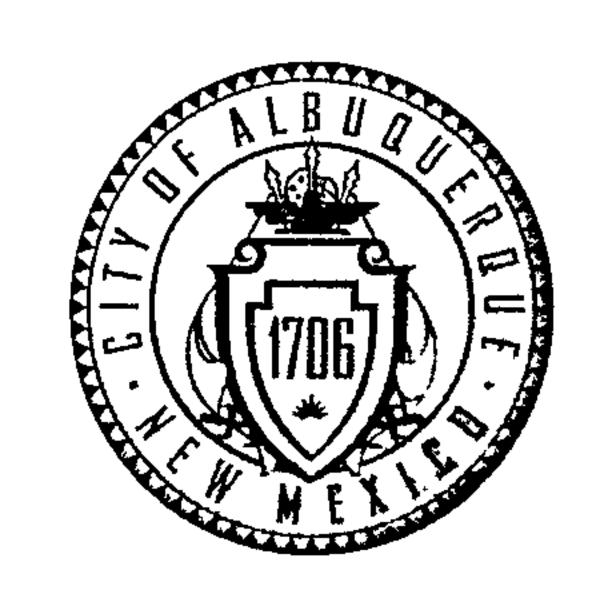


Planning Department

Development & Building Services Division

DRB#:	ilding Permit #:	ork Ord	City Drainage #: _D18-Deer#: 689984
Legal Description: Tract 1, Santa Monica Place		nk Olu	CI #. 003304
City Address:			
Engineering Firm: Isaacson & Arfman, P.A.	Co	ntact:	Asa Nilsson-Weber
Address: 128 Monroe Street NE - Albuquerque, NM 87108			
Phone#: (505) 268-8828 Fax#:	E-r	mail: 2	saw@iacivil.com
Owner: DRI TSM, LLC - c/o Titan Development Company	Co	ntact:	Kurt Browning
Address: 6300 Riverside Plaza Lane NW, Suite 200 - Albuquerque, N	· · · · · · · · · · · · · · · · · · ·	_	
hone#: (505) 998-0163 Fax#:		nail:	
Architect:		ntact:	
		maci.	-
Address: Phone#: Fax#:	F_r	nail:	
		_	
Other Contact: Surv-Tek, Inc.	Co	ntact: _	Russ P. Hugg
Address: 9384 Valley View Drive - Albuquerque, NM 87114 hone#: (505) 897-3366 Fax#:		nail:	·
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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.

www.cabq.gov

Senior Engineer, Planning Dept.

Development Review Services

TE/RH

C: email

Cordova, Camille C.; Connor, Miranda, Rachel; Sandoval, Darlene M.; Barreras, Gary S.; Blocker, Lois



COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: ____

City of Albuquerque

Planning Department

Development & Building Services Division

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:
TYPE OF SUBMITTAL: X 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) PRELIMINAL SITE PLAN I SITE PLAN I SIA/ RELEAS FOUNDATIO GRADING P SO-19 APPRI PAVING PER GRADING/P WORK ORDE	RMIT APPROVAL AD CERTIFICATION
EROSION & SEDIMENT CONTROL PLAN (ESC) CLOMR/LON OTHER (SPECIFY) PRE-DESIGN OTHER (SPE	
IS THIS A RESUBMITTAL?: YesX_ No	
DATE SUBMITTED: January 7, 2016 By: <u>Åsa Nilsson-Weber</u>	

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.

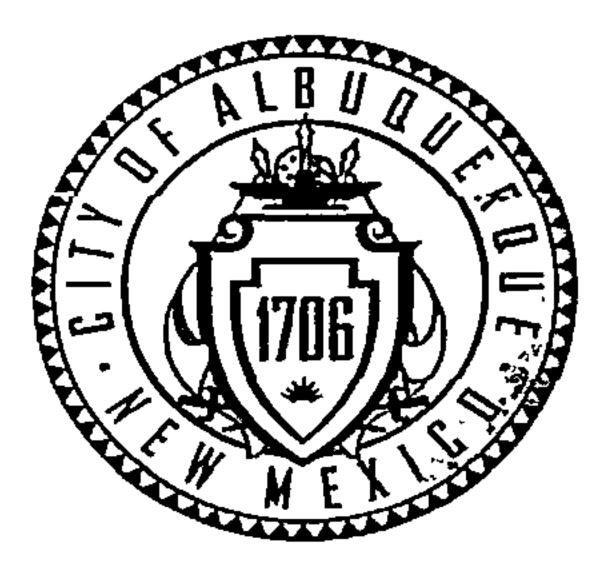
www.cabq.gov

Senior Engineer, Planning Dept. Development Review Services

TE/RH

C: email

Cordova, Camille C.; Connor, Francis; Miranda, Rachel; Sandoval, Darlene M.



COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: ____

City of Albuquerque

Planning Department

Development & Building Services Division

DRB#: EPC#: EPC#: Legal Description: Tract 1, Santa Monica Place	Work Order#: 689984
Legal Description: Tract 1 Santa Monica Place	· · · · · · · · · · · · · · · · · · ·
Legal Description. Tract 1, Santa Monica r lace	
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	<u> </u>
Phone#: (505) 897-3366 Fax#:	E-mail:
X ENGINEER ARCHITECT CERTIFICATION PHASE 11, BLDG7 — CONCEPTUAL G & D PLAN — GRADING PLAN — DRAINAGE MASTER PLAN — DRAINAGE REPORT — CLOMR/LOMR — TRAFFIC CIRCUIT ATION LAYOUT (TCL) — SITE PLAN F — SITE PLAN F — SITE PLAN F — SIA/ RELEAS — FOUNDATIO — GRADING PI — SO-19 APPROPRIED	
TRAFFIC IMPACT STUDY (TIS) WORK ORDEI	R APPROVAL
EROSION & SEDIMENT CONTROL PLAN (ESC) —— CLOMR/LOM	1R
OTHER (SPECIFY) PRE-DESIGN N	MEETING CIFY)
IS THIS A RESUBMITTAL?: YesX_No	
DATE SUBMITTED: December 23, 2015 By: Asa Nilsson-Weber	



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

PO Box 1293

Hydrology.

Sincerely,

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

Albuquerque

New Mexico 87103

www.cabq.gov

Rita Harmon, P.E.

Senior Engineer, Planning Dept. Development Review Services

TE/RH

C: email

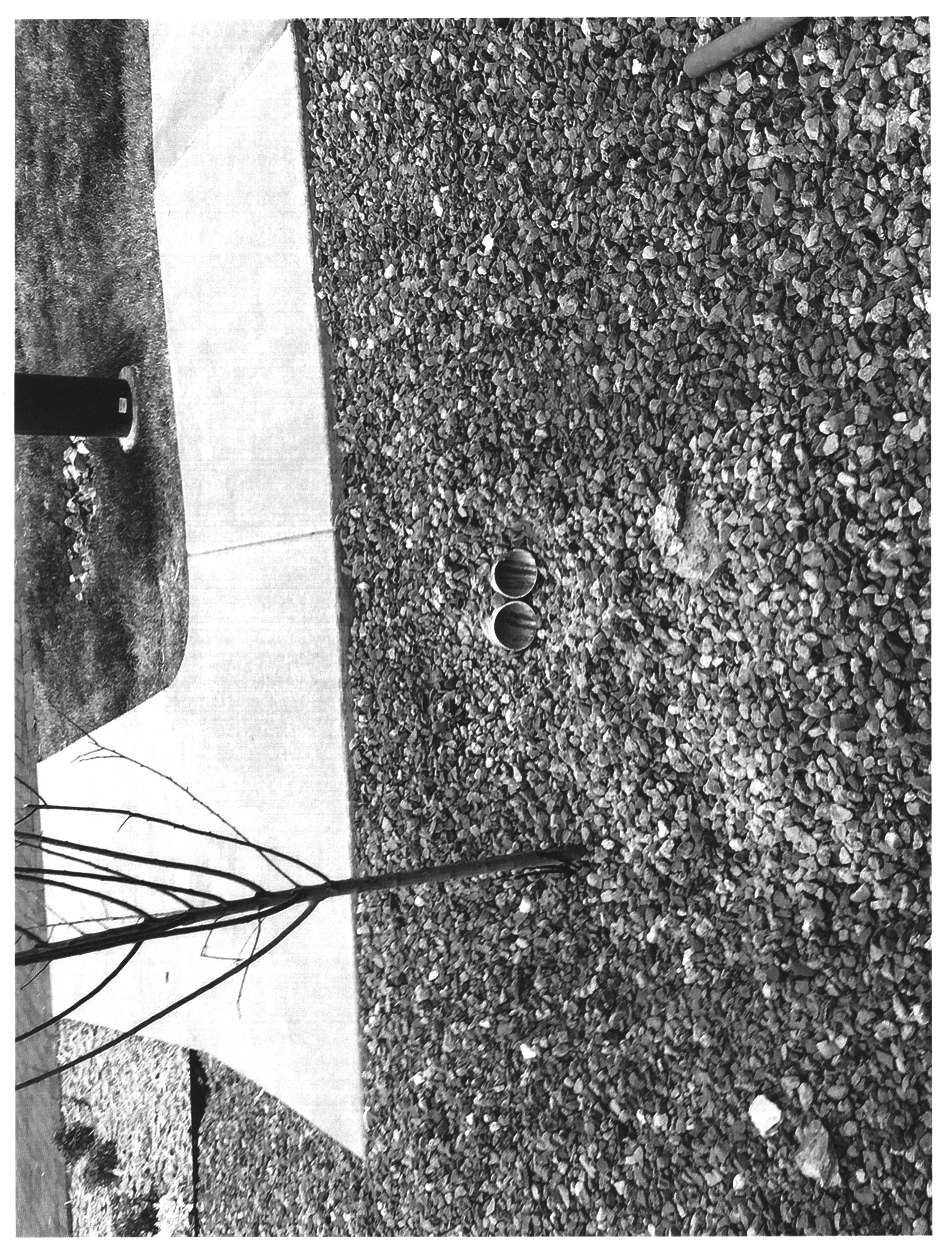
Cordova, Camille C.; Connor, Francis; Miranda, Rachel; Sandoval, Darlene M.

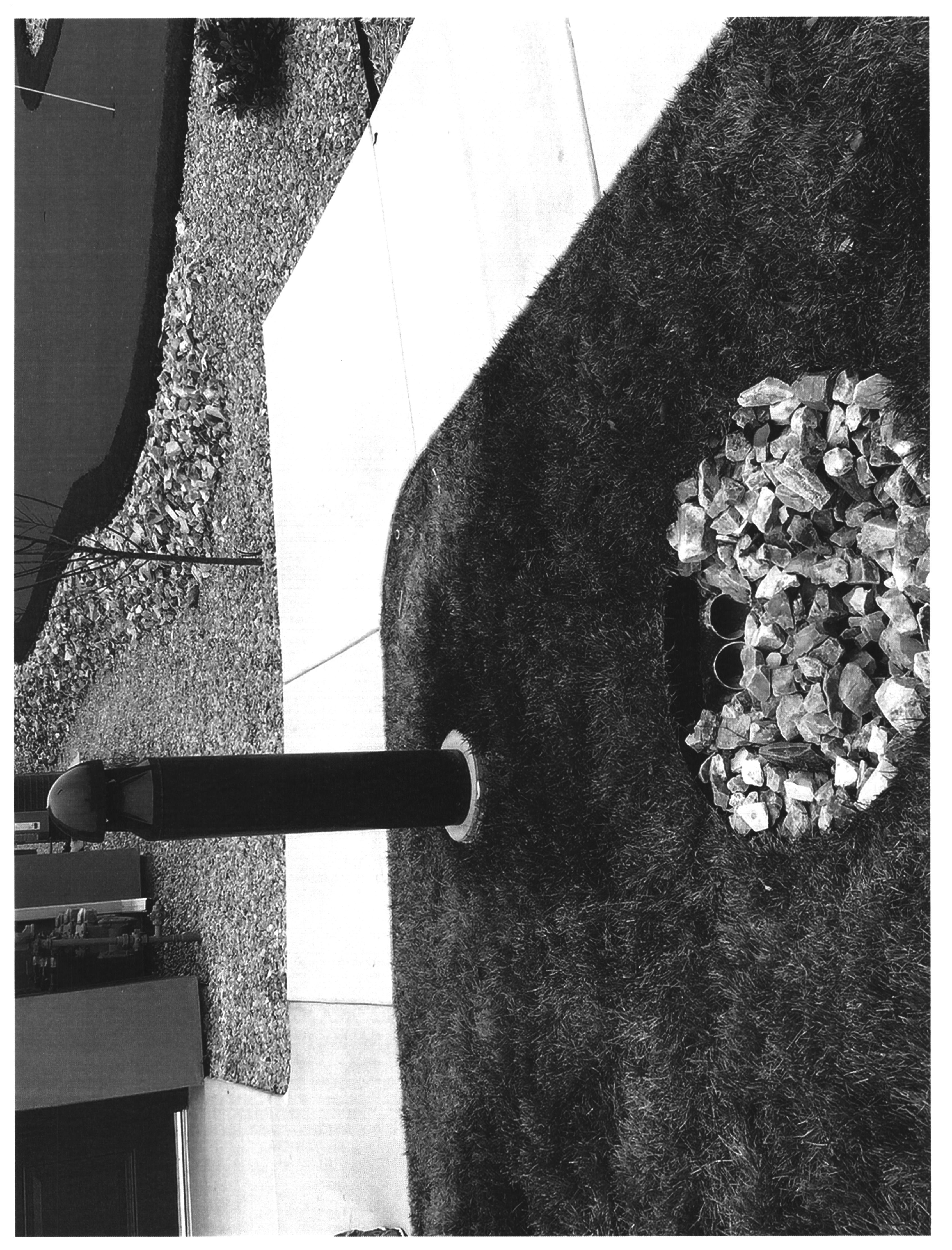


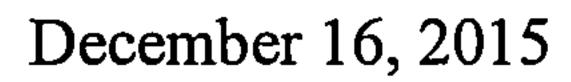
Planning Department

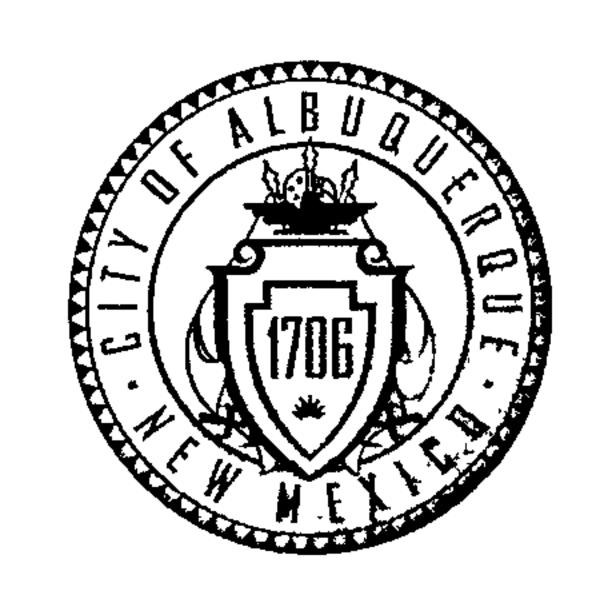
Development & Building Services Division

DRB#:			City Drainage #: D18-D054
Legal Description: Tract 1, Santa Monica Place	_ Work C	rder#:	689984
City Address:	<u> </u>		
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	v@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:	-		
Address:	_ Contact:		
Phone#:	E-mail:	<u> </u>	
	— L-IIIAII.		
Other Contact: Surv-Tek, Inc.	_ Contact:	Rus	s P. Hugg
Address: 9384 Valley View Drive - Albuquerque, NM 87114			
Phone#: (505) 897-3366 Fax#:	_ E-mail:		
TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL TYPE OF SUBMITTAL: X ENGINEER ARCHITECT CERTIFICATION PHASE 2, BLDG 23 CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE MASTER PLAN BUILDING I X CERTIFICA PRELIMINA SITE PLAN SITE PLAN FINAL PLA FOUNDATION FOUNDATION	PERMIT AND PERMIT AND PERMIT AND PERMIT AND PERMIT AND PERMIT APPROVAGE OF FINAL PERMIT AND PERMIT APPROVAGE OF FINAL PERM	PPROVICUPAN APPR D APP 3. PER ANCLA	NCY OVAL PROVAL MIT APPROVAL AL GUARANTEE
— DRAINAGE REPORT CLOMR/LOMR CLOMR/LOMR CLOMR/LOMR	PERMIT A	PPROV	'AL
TRAFFIC CIRCULATION LAYOUT (TIGL) TRAFFIC IMPACT STUDY (TIS) TRAFFIC IMPACT STUDY (TIS) WORK ORDER SO-19 APPR PAVING PE GRADING/ II WORK ORDER			
TRAFFIC IMPACT STUDY (TIS) AND DEVELOR WORK ORDER			TION
WORK ORISE		ML	
EROSION & SEDIMENT CONTROL PLANT (ESC)			
EROSION & SEDIMENT CONTROL PLAN (ESC) OTHER (SPECIFY) PRE-DESIGN	MEETING		
EROSION & SEDIMENT CONTROL PLAN (ESC) OTHER (SPECIFY)			









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:

Albuquerque

PO Box 1293

• 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.

New Mexico 87103

www.cabq.gov

Abiel Carrillo, P.E.

Sincerely

Principal Engineer, Planning Department

Development and Review Services

TE/AC email

 \mathbf{C} :



COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: ____

City of Albuquerque

Planning Department

Development & Building Services Division

Project Title: Broadstone Promenade, Tract 1, Santa Monica Plac	ce Building Permit #: City Drainage #: D18-D054A
DRB#: EPC#:	Work Order#: <u>689984</u>
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	Contact. Asa Misson-vebei
Phone#: (505) 268-8828 Fax#:	E-mail: asaw@iacivil.com
	D-Man. acaveanorem.
Owner: DRI TSM, LLC - c/o Titan Development Company	Contact: Kurt Browning
Address: 6300 Riverside Plaza Lane NW, Suite 200 - Albuquero	ue, 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:
MS4/ EROSION & SEDIMENT CONTROL TYPE OF SUBMITTAL: X ENGINEER ARCHITECT CERTIFICATION PHASE 2, BLDG 23	CERTIFICATE OF OCCUPANCY PRELIMINARY PLAT APPROVAL
	SITE PLAN FOR SUB'D APPROVAL SITE PLAN FOR BLDG. PERMIT APPROVAL
CONCEPTUAL G & D PLAN	FINAL PLAT APPROVAL
GRADING PLAN	SIA/ RELEASE OF FINANCIAL GUARANTEE
DRAINAGE MASTER PLAN DRAINAGE DEPORT	FOUNDATION PERMIT APPROVAL
DRAINAGE REPORT DEC 1 5 2015 CLOMR/LOMR]]
	SO-19 APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	ON PAVING PERMIT APPROVAL GRADING/ PAD CERTIFICATION
TRAFFIC IMPACT STUDY (TIS)	WORK ORDER APPROVAL
EROSION & SEDIMENT CONTROL PLAN (ESC)	CLOMR/LOMR
OTHER (SPECIFY)	PRE-DESIGN MEETING OTHER (SPECIFY)
IS THIS A RESUBMITTAL?: YesX_ No	
DATE SUBMITTED: December 15, 2015 By: Asa Ni	lsson-Weber



Asa Weber <asaw@iacivil.com>

D18D054A Broadstone Promenade Grading Cert Phase 2; Bldg 23

1 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.

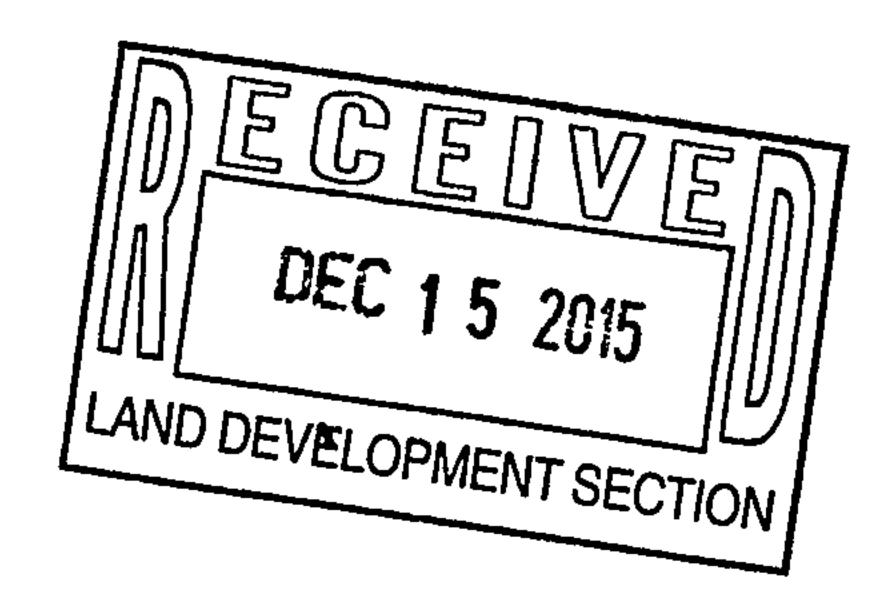
Phase 2 was certified and approved in August, but Building 23 has not been signed off for CO.

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 PHASE2; BLDG 23 2015 12-14.pdf 5779K



December 3, 2015

Re:

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

Broadstone Promenade Phase 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.

PO Box 1293

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

Albuquerque

New Mexico 87103

www.cabq.gov

Abiel Carrillo, P.E.

Sincerely,

Principal Engineer, Planning Department

Development and Review Services

TE/AC

C:

email



Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Broadstone Promenade, Tract 1, Santa Mo	nica 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 87	7108	
Phone#: (505) 268-8828 Fax#:	. <u>-</u> .	E-mail: asaw@iacivil.com
Owner: DRI TSM, LLC - c/o Titan Development Comp	any	Contact: Kurt Browning
Address: 6300 Riverside Plaza Lane NW, Suite 200 - A	Ibuquerque, 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 8	7114	
Phone#: (505) 897-3366 Fax#:		E-mail:
Contractor:		Contact:
Address:		
Phone#: Fax#:		E-mail:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROV	AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARAN	TEE REFERSE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPI	ROVANIEGENVEN
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D	A PPRINVAII
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERM	IT APPROVALUEC 0 2 2015
GRADING PLAN	SECTOR PLAN APPROVAL	
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL	LAND DEVELOPMENT SECTION
X ENGINEER'S CERT (HYDROLOGY) BLDGS 5 & 6 PHASES 8 & 9	X CERTIFICATE OF OCCUPA	
CLOMR/LOMR	CERTIFICATE OF OCCUPA	ANCY (TCL TEMP)
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT AP	PROVAL
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPRO	
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO	
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROV	
SO-19	WORK ORDER APPROVAL	
OTHER (SPECIFY)	GRADING CERTIFICATION	N OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No Co	opy Provided
DATE SUBMITTED: <u>December 2, 2015</u>	By: <u>Åsa Nilsson-Weber</u> Isaacson & Afrman, 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.

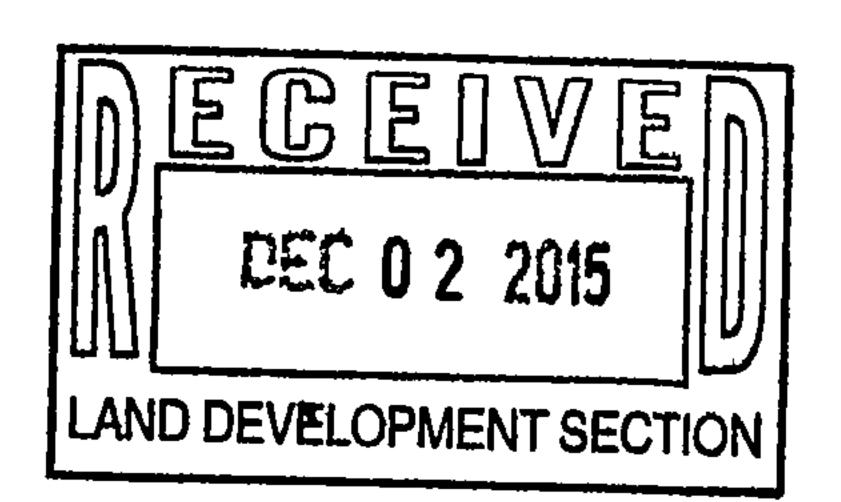
Thank you.

Åsa Nilsson-Weber, P.E.

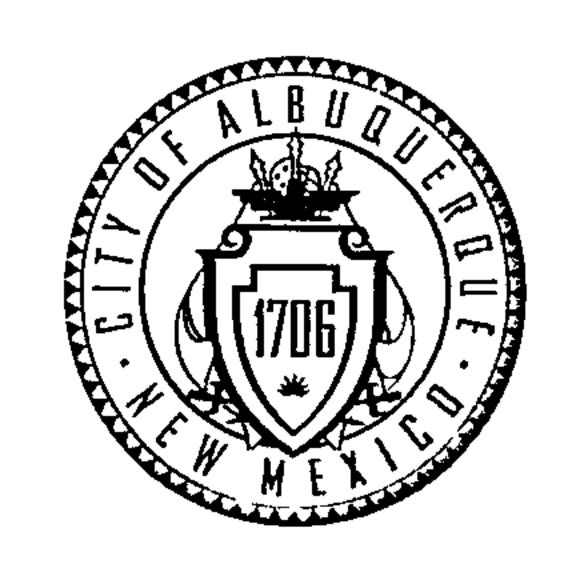
Principal / Vice President Isaacson & Arfman, P.A. 128 Monroe St. N.E. Albuquerque, NM 87108 Phone: (505)268-8828

asaw@iacivil.com

BROADSTONE PROMENADE GRD CERT PHASES 8&9; BLDGS 5&6 2015 12-02.pdf 5684K



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,

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

www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer,
Department

Planning Department

TE/RH

C: email



Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Broadstone Promenade, Tract 1, Santa N	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:	. <u> </u>	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:	CHECK TYPE OF APPROVA	AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARAN	TEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPROVAL 5 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
DRAINAGE PLAN RESUBMITTAL S. DEV. PLAN FOR SUB'D APPROVALED UP LE II VI E II		
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL	
GRADING PLAN	SECTOR PLAN APPROVAL	
EROSION & SEDIMENT CONTROL PLAN (ESC) FINAL PLAT APPROVAL		
X ENGINEER'S CERT (HYDROLOGY) BLDG 4 -		
CLOMR/LOMR PHASE 7	CLOMR/LOMR PHASE 7 CERTIFICATE OF OCCUPANCY (TCL TEMP)	
TRAFFIC CIRCULATION LAYOUT (TCL)	TCL) FOUNDATION PERMIT APPROVAL	
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPROVAL	
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO	VAL SO-19 APPROVAL
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVA	AL ESC PERMIT APPROVAL
SO-19	WORK ORDER APPROVAL	ESC CERT. ACCEPTANCE
OTHER (SPECIFY)	GRADING CERTIFICATION	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No Co	py Provided
DATE SUBMITTED: November 10, 2015	By: <u>Åsa Nilsson-Weber</u>	

Isaacson & Afrman, 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 Santa Monica Grdg Cert Bldg 4; Phase 7

1 message

Asa 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 "kom">"kom, "Harmon Rita T." "kom, "Bota T." "kom, "ho

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

We will deliver submittal shortly.

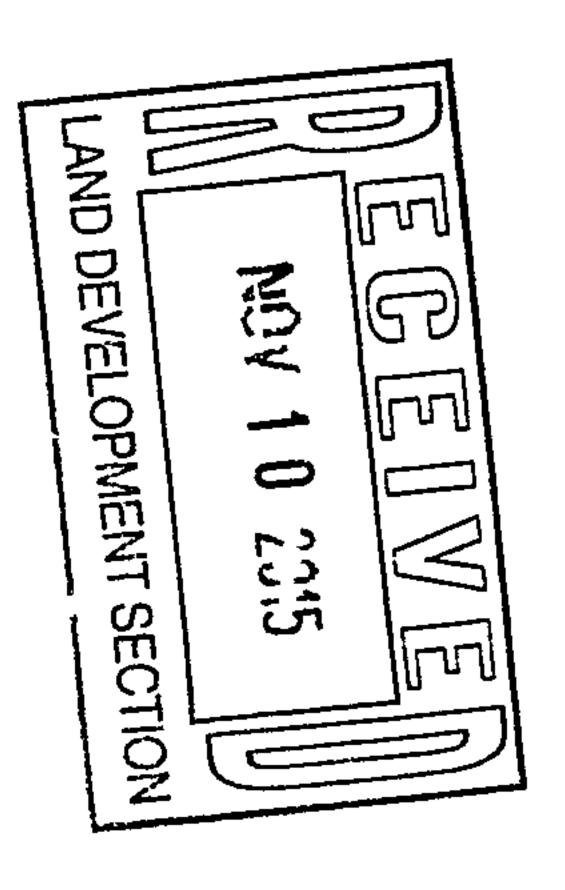
Thank you.

Åsa Nilsson-Weber, P.E.

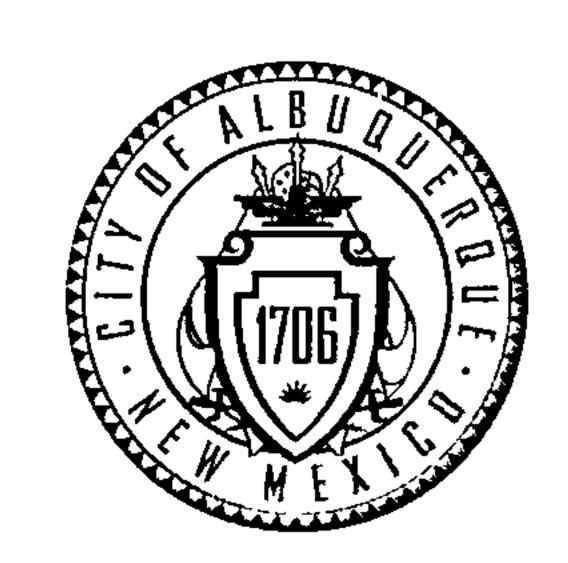
Principal / Vice President Isaacson & Arfman, P.A. 128 Monroe St. N.E. Albuquerque, NM 87108 Phone: (505)268-8828

asaw@iacivil.com





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,

PO Box 1293

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.

Albuquerque

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.

NM 87103

www.cabq.gov

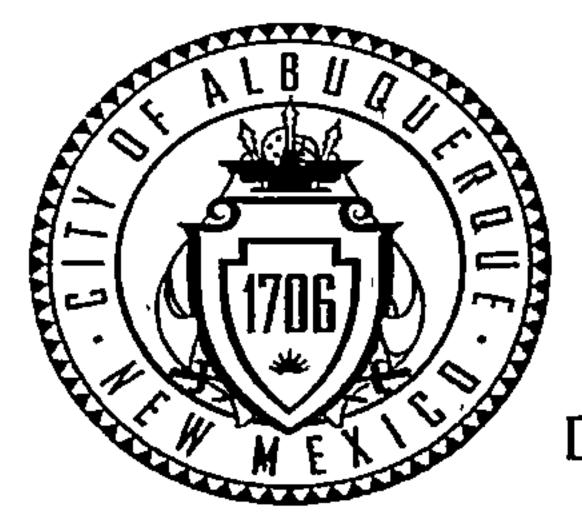
Sincerely,

Rita Harmon, P.E.

Senior Engineer,

Planning Department

TE/RH email



Planning Department

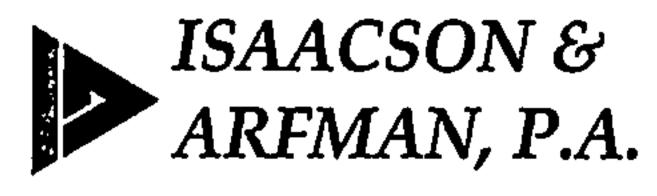
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2013)

Project Title: Broadstone Promenade, Tract 1, Santa M	Nonica 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 Donar
Address: 128 Monroe Street NE - Albuquerque, NM 8	"
Phone#: (505) 268-8828 Fax#:	E-mail: asaw@iacivil.com/gennyd@iacivil.com
Owner: DRI TSM, LLC - c/o Titan Development Com	pany 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:	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1st 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 & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL
X ENGINEER'S CERT (HYDROLOGY) PHASE 6	X CERTIFICATE OF OCCUPANCY (PERM) OCT 2 0 2015
CLOMR/LOMR	CERTIFICATE OF OCCUPANCY (PERM) OCT 2 9 2015 CERTIFICATE OF OCCUPANCY (TCLITEMP) FOUNDATION PERMIT APPROVAL.
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT APPROVAL
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPROVAL LAND DEVELOPMENT SECTION
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROVAL SO-19 APPROVAL
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVAL ESC PERMIT APPROVAL
SO-19	WORK ORDER APPROVAL ESC CERT. ACCEPTANCE
OTHER (SPECIFY)	GRADING CERTIFICATION OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No Copy Provided
DATE SUBMITTED: October 29, 2015	By: Åsa Nilsson-Weber

Isaacson & Afrman, 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



Consulting Engineering Associates

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 qasbury@allresco.com

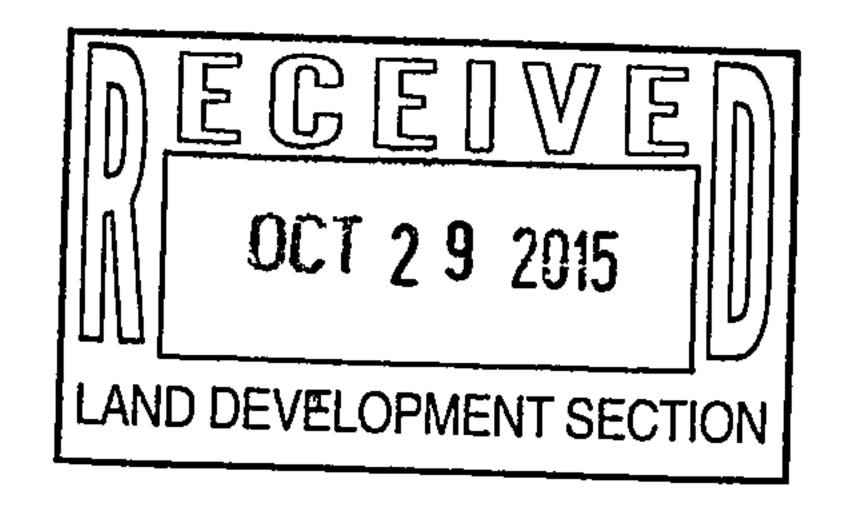
Please disregard previous email—use this attachment. Please see attached for Grading Certification with request for permanent CO for Building 2. Submittal will be delivered first thing tomorrow morning.

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 6 BLDG 2 GRADING CERT 10-28-15.pdf 3881K



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

PO Box 1293 Hydrology.

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,

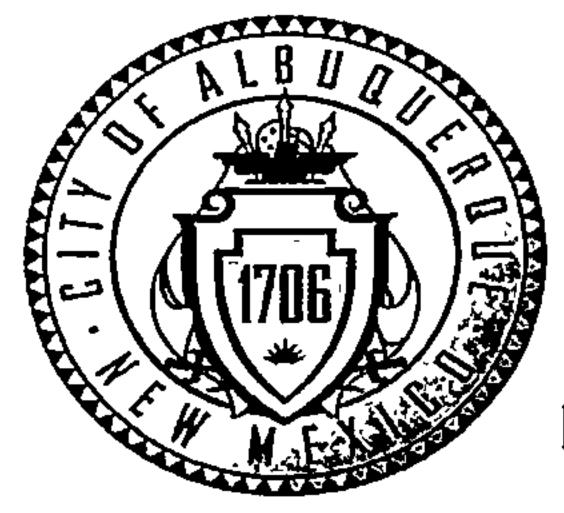
Rita Harmon, P.E. Senior Engineer,

Planning Department

TE/RH

 \mathbf{C}

email



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	1 87108	
Phone#: (505) 268-8828 Fax#:		E-mail: asaw@iacivil.com/gennyd@iacivil.com
Owner: DRI TSM, LLC - c/o Titan Development Co	mpany	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, NI	N 87114	
Phone#: (505) 897-3366 Fax#:		E-mail:
Contractor:		Contact:
Address:		
Phone#: Fax#:		E-mail:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROV	AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARAN	TEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APP	ROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D	APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERM	IT APPROVAL TO TO TO TO TO
GRADING PLAN	SECTOR PLAN APPROVA	
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL	ANCY (DEDM)
X ENGINEER'S CERT (HYDROLOGY) Phase 4	X CERTIFICATE OF OCCUPA	ANCY (PERM)
CLOMR/LOMR	CERTIFICATE OF OCCUPA	ANCY (TCL TEMP) L
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT A	PPROVAL LAND DEVELOPMENT SECTION
X ENGINEER'S CERT (TCL)	BUILDING PERMIT APPRO	OVAL
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO	OVAL SO-19 APPROVAL
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROV	AL ESC PERMIT APPROVAL
SO-19	WORK ORDER APPROVA	L ESC CERT. ACCEPTANCE
OTHER (SPECIFY)	GRADING CERTIFICATIO	N OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No C	opy Provided
DATE SUBMITTED: September 29, 2015	By: <u>Genevieve Donart</u>	<u> </u>
Requests for approvals of Site Development Plans and/or Subdivi	sion Plats shall be accompanied by a drainage	ge submittal. The particular nature, location, and

- 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



Genny Donart <gennyd@iacivil.com>

Broadstone Promenade Phase 4 certifications

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

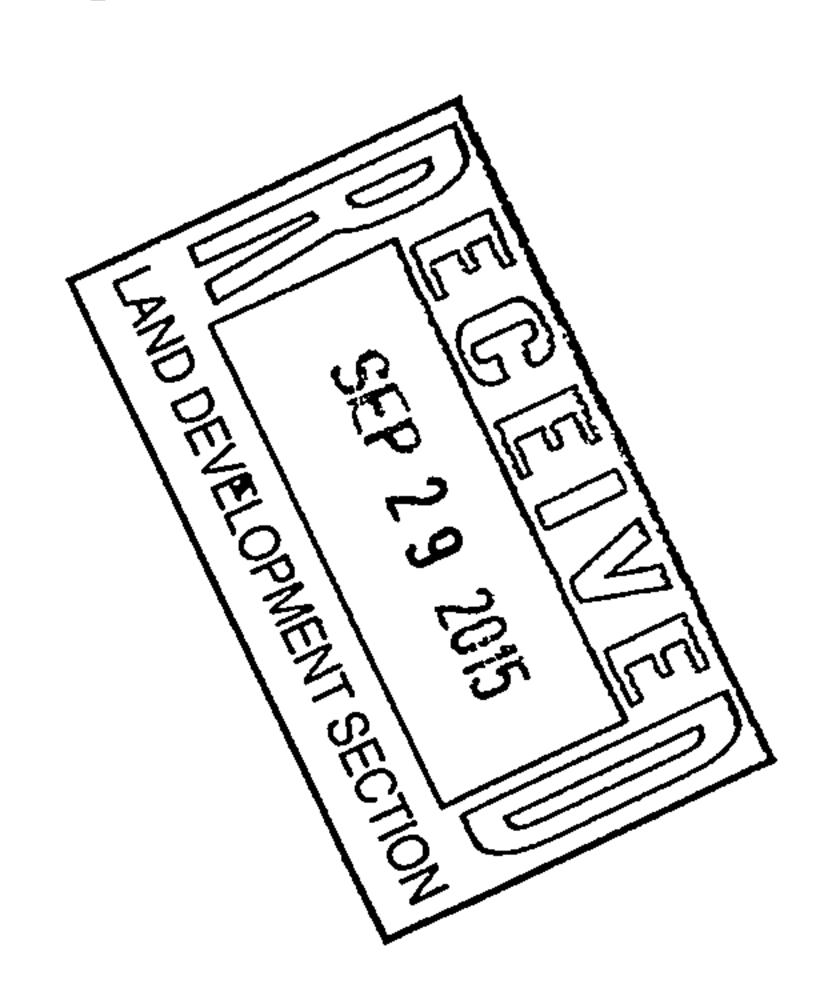
Attached are the grading and TCL certifications for Bldg 3, Broadstone Promenade (aka Phase 4)

Genny Donart, P.E. Registered Engineer



Isaacson & Arfman, P.A. Consulting Engineering Associates

128 Monroe St. N.E. Albuquerque, NM 87108 Phone: (505)268-8842 gennyd@iacivil.com



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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



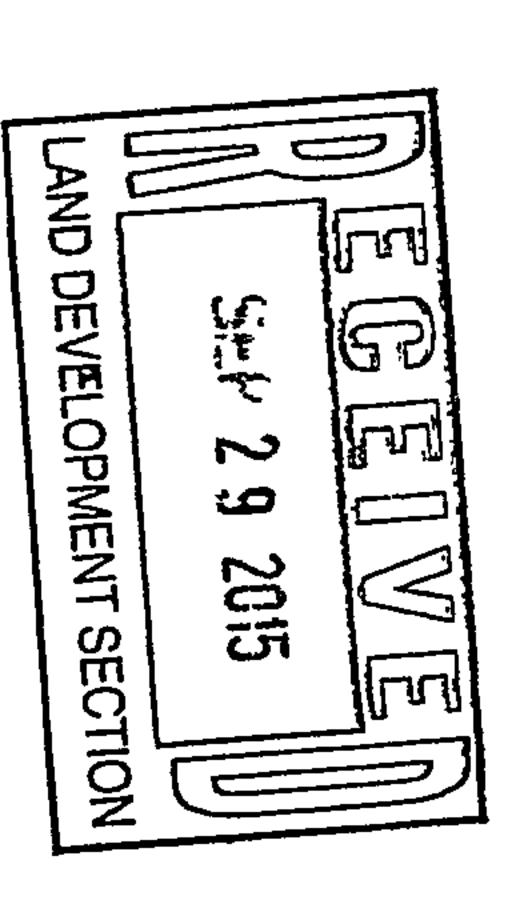
2025 TCL - 3-PHASE 4.pdf 10602K



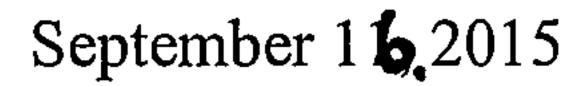
BROADSTONE PROMENADE PHASE 4 GRADING CERT 09-29-15.pdf

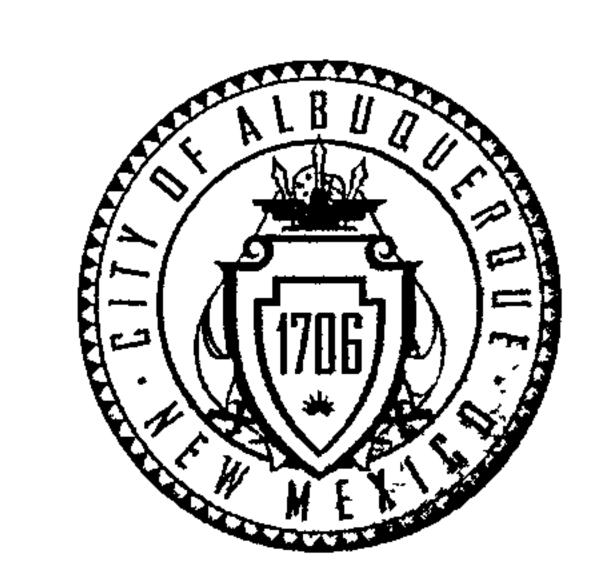
6685K





CITY OF ALBUQUERQUE





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.

Albuquerque

PO Box 1293

New Mexico 87103

r marring s

~www.cabq.gov

Sincerely,

Rita Harmon, P.E. Senior Engineer,

Planning Department

TE/RH : email



Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Broadstone Promenade, Tr	act 1, Santa Mo	onica Place Building Permit #:	City Drainage #: D18-D054A
DRB#:	EPC#:		Work Order#:
Legal Description: Tract 1, Santa Monica	Place		
City Address:	✓		
Engineering Firm: Isaacson & Arfman, i	ΡΔ		Contact: Asa Nilsson-Weber/Genny Donart
Address: 128 Monroe Street NE - Albuc	· · · · · · · · · · · · · · · · · · ·	7108	Contact. Tiod Philosoff Probably Donard
Phone#: (505) 268-8828	Fax#:		E-mail: asaw@iacivil.com/gennyd@iacivil.com
		·	
Owner: DRI TSM, LLC - c/o Titan Deve	•	_	Contact: Kurt Browning
Address: 6300 Riverside Plaza Lane N		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 - Albu	aueraue NM 8	37114	_ Contact. Itagg
Phone#: (505) 897-3366	Fax#:		E-mail:
<u></u>			
Contractor:			Contact:
Address:			
Phone#:	Fax#:		E-mail:
TYPE OF SUBMITTAL:		CHECK TYPE OF APPROV	AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT		SIA/FINANCIAL GUARAN	ITEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL		PRELIMINARY PLAT APP	ROVAL
DRAINAGE PLAN RESUBMITTAL		S. DEV. PLAN FOR SUB'D	APPROVAL
CONCEPTUAL G & D PLAN		S. DEV. FOR BLDG. PERM	
GRADING PLAN		SECTOR PLAN APPROVA	
EROSION & SEDIMENT CONTROL I	PLAN (ESC)	FINAL PLAT APPROVAL	ANCY (DEDAY) SEP 1 1 2015
X ENGINEER'S CERT (HYDROLOGY)	Phases 3&5	X CERTIFICATE OF OCCUPA	ANCY (PERM)
CLOMR/LOMR		CERTIFICATE OF OCCUPA	ANCY (TCL TEMP)
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT AI	PPROVAL LAND DEVELOPMENT SECTI
ENGINEER'S CERT (TCL)		BUILDING PERMIT APPRO	OVAL
ENGINEER'S CERT (DRB SITE PLAN	4)	GRADING PERMIT APPRO	OVAL SO-19 APPROVAL
ENGINEER'S CERT (ESC)		PAVING PERMIT APPROV	AL ESC PERMIT APPROVAL
SO-19		WORK ORDER APPROVA	L ESC CERT. ACCEPTANCE
OTHER (SPECIFY)		GRADING CERTIFICATIO	N OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTE	NDED:	Yes No Co	opy Provided
DATE SUBMITTED: September 10, 2015	_	By: Genevieve Donart	- -
5 <u>Doptointooi 10, 2013</u>	11 ~	Isaacson & Afrman, P.A.	4 1, 1 mm 1 1 1 1 1 1

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

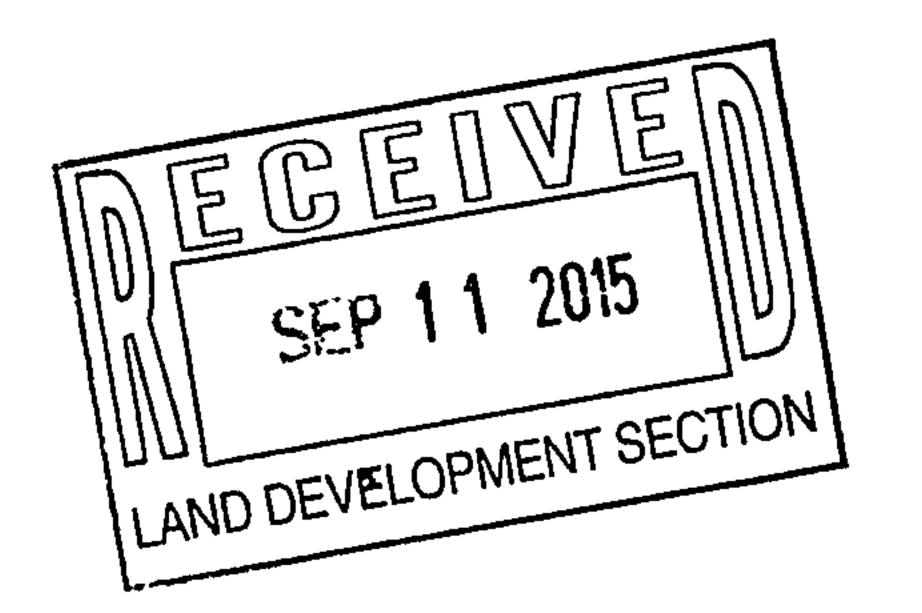
Grdg & TCL Cert Phs 3&5.pdf; 2025 TCL CERT LETTER PHASES 3&5.pdf

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

Ruth Lozano Office Manager

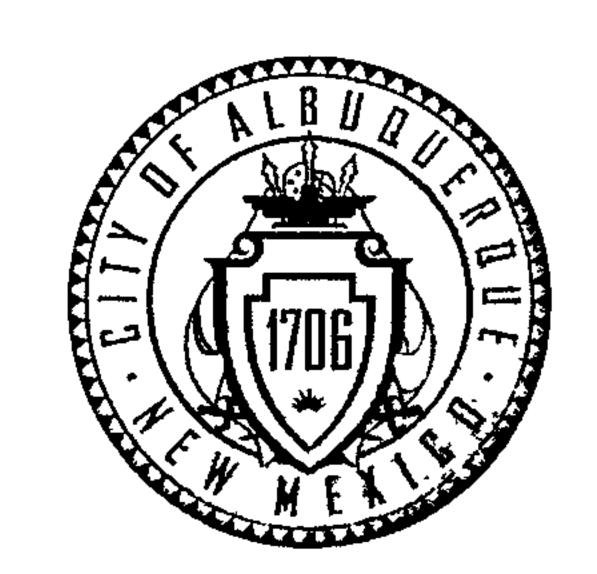
Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828

Fax: (505)268-2632



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

Rita Marmon, P.E.
Senior Engineer, P.

Sincerely

Senior Engineer, Planning Dept.

Development and Review Services

New Mexico 87103

TE/RH

C:

email

www.cabq.gov



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: <u>asaw@iacivil.com</u>
Owner: DRI TSM, LLC - c/o Titan Development Company	Contact: Kurt Browning
Address: 6300 Riverside Plaza Lane NW, Suite 200 - Albuquerque, NM 871	· · · · · · · · · · · · · · · · · · ·
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: CHECK TYPE OF	APPROVAL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT SIA/FINANCIAL	GUARANTEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL PRELIMINARY	PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL S. DEV. PLAN FO	OR SUB'D APPROVAL
CONCEPTUAL G & D PLAN S. DEV. FOR BL	DG. PERMIT APPROVAL
GRADING PLANSECTOR PLAN A	APPROVAL DE COLE DE COLE
EROSION & SEDIMENT CONTROL PLAN (ESC) FINAL PLAT AP	PROVAL III LE LE I V F 同
X ENGINEER'S CERT (HYDROLOGY) Phase 2 X CERTIFICATE O	F OCCUPANCY (PERM)
CLOMR/LOMRCERTIFICATE O	FOCCUPANCY (TOBUENE)S 2015
TRAFFIC CIRCULATION LAYOUT (TCL) FOUNDATION	DED MIT A PROBLEM I A I
ENGINEER'S CERT (TCL) BUILDING PERM	MIT APPROVAL DEVELOPMENT SEGMAN
ENGINEER'S CERT (DRB SITE PLAN) GRADING PERM	AIT APPROVAL SO-TO APPROVAN
ENGINEER'S CERT (ESC) PAVING PERMI	T APPROVAL ESC PERMIT APPROVAL
SO-19 WORK ORDER A	APPROVAL ESC CERT. ACCEPTANCE
OTHER (SPECIFY) GRADING CERT	TIFICATION OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED: Yes No	Copy Provided
DATE SUBMITTED: August 26, 2015 By: Asa Nilsson-Weber	
Isaacson & Afrman	, P.A.

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

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.

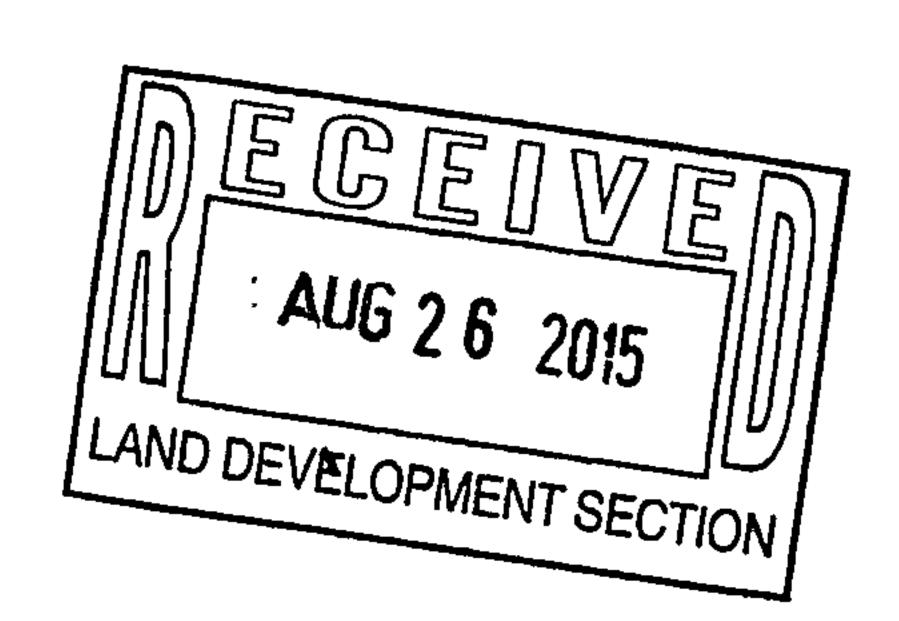
Åsa Nilsson-Weber, P.E. Principal / Vice President

Isaacson & Arfman, P.A.

Consulting Engineering Associates

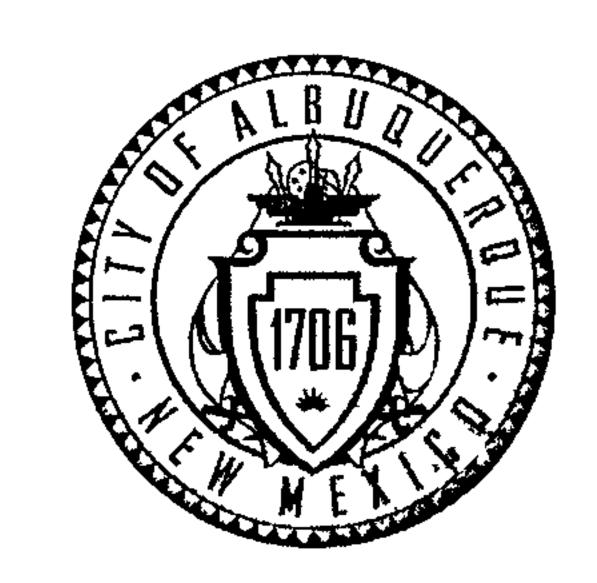
128 Monroe St. N.E. Albuquerque, NM 87108 Phone: (505)268-8828

Fax: (505)268-2632 asaw@iacivil.com



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

TE/RH
C: CO Clerk
E File

Albuquerque - Making History 1706-2006



Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Broadstone Promenade, Tract 1, Santa N	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 Com	pany	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:	CHECK TYPE OF APPROVA	AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARAN	TEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPR	ROVAL AD VOI FIED APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D	
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMI	- 11~\ \ \-\ \ \
GRADING PLAN	SECTOR PLAN APPROVAL	
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL X CERTIFICATE OF OCCUPA	Mach Aug 17 2015
X ENGINEER'S CERT (HYDROLOGY) CLOMR/LOMR	CERTIFICATE OF OCCUPA	NAMERIAL TEMPS
TRAFFIC CIRCULATION LAYOUT (TCL)	FOI NIDATION PERMIT AP	PROMAND DEVELOPMENT SECTION
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPRO	VAI
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO	
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVA	
SO-19	WORK ORDER APPROVAL	
OTHER (SPECIFY)	GRADING CERTIFICATION	
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No Co	py Provided
DATE SUBMITTED: August 17, 2015	By: <u>Åsa Nilsson-Weber</u> Isaacson & Afrman P A	

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

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

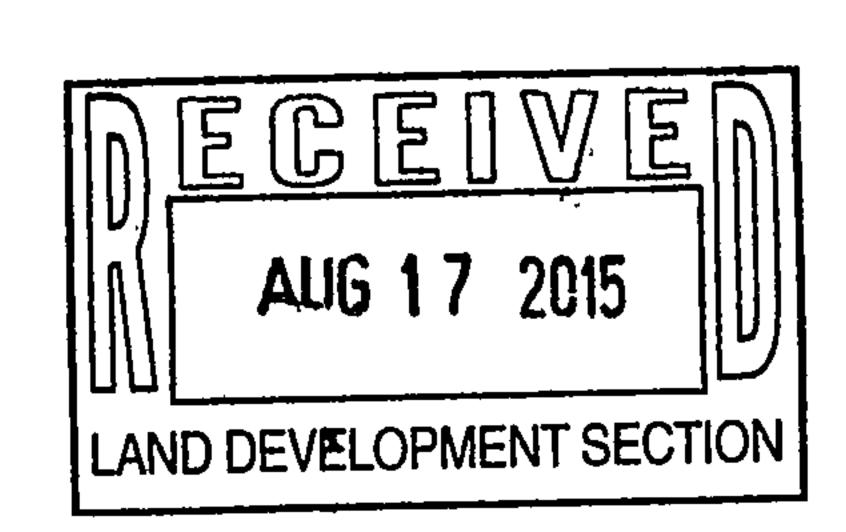


Isaacson & Arfman, P.A.

Consulting Engineering Associates

128 Monroe St. N.E.

Albuquerque, NM 87108 Phone: (505)268-8828 Fax: (505)268-2632 asaw@iacivil.com



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: Asa 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
- ullet 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.

asaw@iacivil.com

Albuquerque, NM 87108 Phone: (505)268-8828 Fax: (505)268-2632

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

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, "Asa 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?

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

<image003.png>Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108

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