

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

August 27, 2015

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

**Re: Broadstone Promenade, Tract 1, Santa Monica Place, Bldg. #19
Certificate of Occupancy – Transportation Development
Engineer's/Architect's Stamp dated 6-19-14 (D18-D054A)
Certification dated 8-26-15**

Dear Ms. Nilsson-Weber,

Based upon the information provided in your submittal received 8-26-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Gary Sandoval at (505) 924-3675 or me at (505) 924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\ via: email
C: CO Clerk, 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: _____

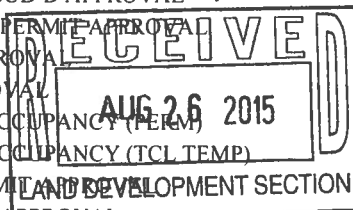
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEER'S CERT (TCL) Phase 2
- ☐ 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
- ☐ 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: 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:

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



Isaacson & Arfman, P.A. Consulting Engineering

Thomas O. Isaacson, PE (Ret.) & LS (Ret.) * Fred C. Arfman, PE * Åsa Nilsson-Weber, PE

Project: Broadstone Promenade
San Pedro Blvd, NE

Subject: Rolling TCL Certification; Building No(s): 19

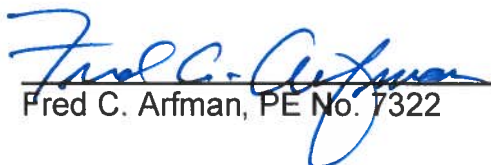
TRAFFIC CERTIFICATION

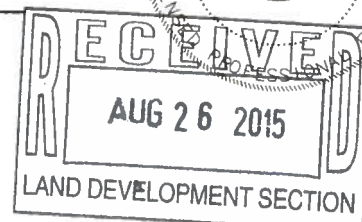
I, Fred C. Arfman, PE, NMPE No. 7322, of the firm Isaacson & Arfman, PA, hereby certify that the portion of the site as identified and dated on the attached TCL plan is in substantial compliance with and in accordance with the design intent of the TCL Plan dated June 19, 2014. The record information edited onto the original design document has been obtained by Russ Hugg of the firm of Surv-Tek, Inc. I further certify that I or someone under my direct supervision has personally visited the project on August 26, 2015, and have determined by visual observations that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for a Permanent Certificate of Occupancy.

Areas of modification:

1. Sidewalk between buildings 1 and 20 was realigned to the west.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

 08.26.15
Fred C. Arfman, PE No. 7322 Date



SAN PEDRO BLVD

DERICKSON AVE

PHASE A

PHASE B

BROADSTONE PROMENADE

6400 SAN PEDRO DRIVE NE
Albuquerque, New Mexico

Office of Rich Barber
ORB
Architecture, LLC
WorldHQ@ORBArch.com



TITAN
DEVELOPMENT

ALLIANCE
RESIDENTIAL COMPANY

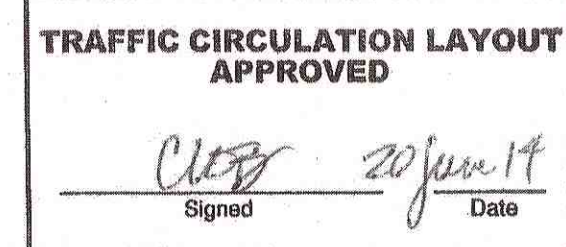
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Ph. 505-268-8828 www.isaacson.com
2025 CP 1.1.dwg Jun 19, 2014

Point	X	Y	Point	X	Y
1	1543067.9333	1515291.0778	16	1543609.5935	1515680.7531
2	1543069.4858	1515658.8550	17	1543609.3200	1515633.7538
3	1543094.6310	1515683.7491	18	1543897.8801	1515632.0750
4	1544097.5754	1515677.9141	19	1543897.2700	1515487.5503
5	1544095.9172	1515285.0971	20	1544012.3783	1515631.4089
6	1543068.9932	1515542.1587	21	1544092.3180	1515630.9438
7	1543200.6586	1515541.6030	22	1544011.2373	1515361.0911
8	1543207.6586	1515541.5734	23	1543896.6392	1515361.7578
9	1543208.8252	1515541.5685	24	1543897.1819	1515455.0504
10	1543201.0576	1515636.1291	25	1543788.9432	1515362.3843
11	1543084.4120	1515636.8077	26	1543754.7137	1515329.0829
12	1543201.0851	1515642.6291	27	1543459.7070	1515330.7992
13	1543580.1306	1515640.4238	28	1543460.2858	1515430.2975
14	1543579.6041	1515549.9254	29	1543206.7751	1515332.2707
15	1543609.3578	1515640.2538			

COORDINATE/CONTROL POINTS:

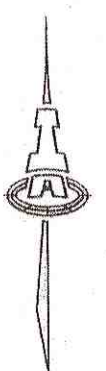
POINTS ARE SITUATED AT THE ACCESS ISLE CENTERLINE INTERSECTION, CENTERLINE INTERSECTION OR THE ENTRIES WITH THE PROJECT BOUNDARY AND AT THE DEAD-END ACCESS ISLE CENTERLINE INTERSECTION WITH THE FACE OF CURB AT THE ISLE TERMINUS

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



LANDSCAPING/CLEAR SIGHT NOTE:

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

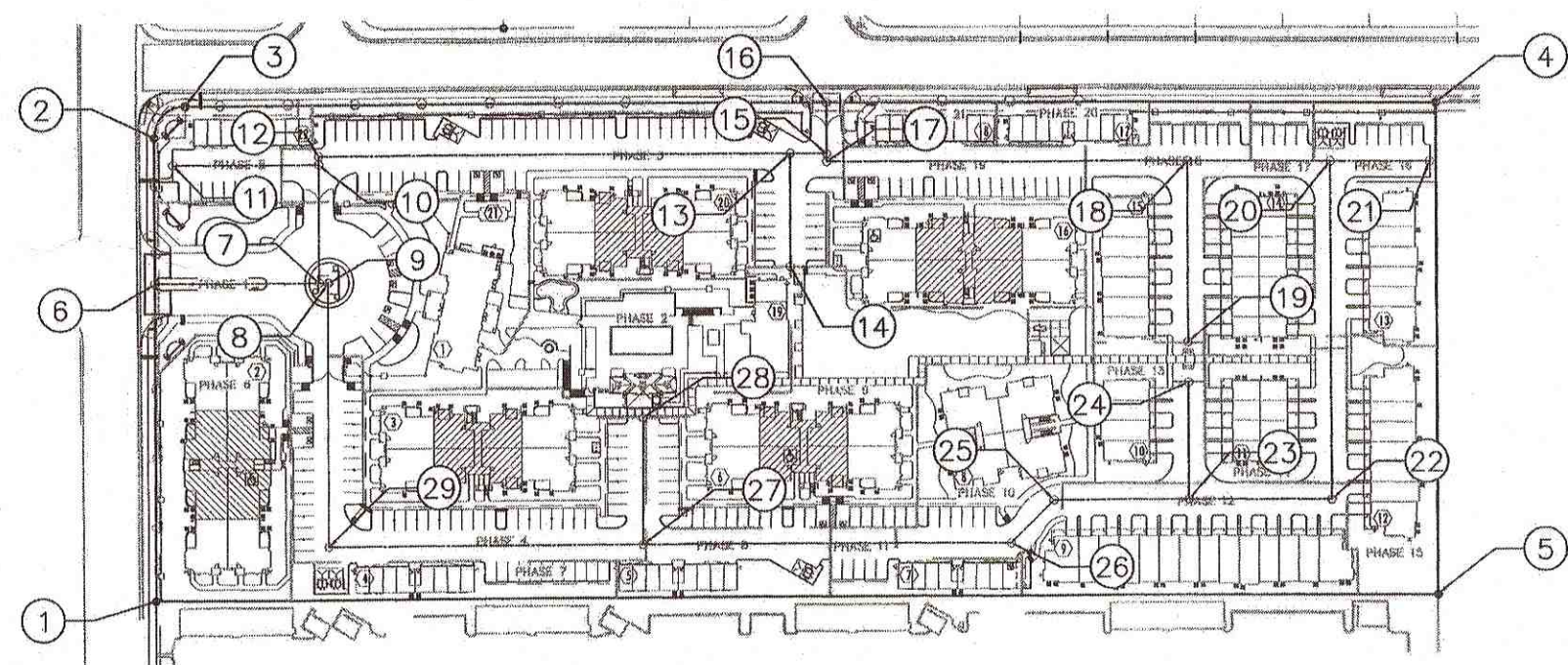


SCALE 1"=40'

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NMSP COORDINATE TABLE



NMSP COORDINATE PAIR/BEARING-DISTANCE EXHIBIT

SCALE: 1"=150'

KEYED NOTES

- ENTRANCE VALLEY GUTTER & PAVING BY PUBLIC WORK ORDER.
- PCC PINNED CURB, SEE DETAIL SHEET CP5.1.
- 6' COLORED PCC SIDEWALK, COLOR PER ARCHITECTURAL PLANS.
- HEADER CURB (COLORED), SEE DETAIL SHEET CP5.1.
- REFUSE ENCLOSURE W/ SET PAVING PER ARCHITECTURAL.
- 6' CONCRETE SIDEWALK, SEE DETAIL SHEET CP5.1.
- 6' CONCRETE SIDEWALK W/ TURN-DOWN EDGE, PER ARCHITECTURAL.
- ADA RAMP, SEE ARCHITECTURAL PLANS.

PHASING NOTES

PHASE A PAVING, SIDEWALKS, RAMPS, DUMPSTERS SHALL BE CONSTRUCTED PRIOR TO CERTIFICATION FOR THE FOLLOWING BUILDINGS (PHASES):
BUILDING NOS. 1-5, 19-22 (PHASES 1-8)

PHASE B PAVING, SIDEWALKS, RAMPS, DUMPSTERS SHALL BE CONSTRUCTED PRIOR TO CERTIFICATION FOR THE FOLLOWING BUILDINGS (PHASES):
BUILDING NOS. 6-18 (PHASES 9-21)

LEGEND

- CONCRETE PAVERS, SEE CONCRETE PAVERS SECTION SHEET CP5.1.
- LIGHT DUTY ASPHALT, SEE PAVEMENT SECTION SHEET CP5.1.
- HEAVY DUTY ASPHALT, SEE PAVEMENT SECTION SHEET CP5.1.
- CONCRETE PAVING, SEE PCC PAVEMENT SECTION SHEET CP5.1.
- BUILDING PHASE LINE
- PHASE 2
- PAVING CONSTRUCTION PHASE LINE
- PHASE A

GENERAL NOTES

- CONTRACTOR SHALL COORDINATE WITH OWNER FOR ALLOWABLE STAGING AREAS DURING CONSTRUCTION.
- FOR DRAINAGE DETAILS, SEE CIVIL DRAWINGS AND SPECIFICATIONS.
- FOR IRRIGATION DETAILS, SEE IRRIGATION DRAWINGS AND SPECIFICATIONS.
- FOR ADDITIONAL INFORMATION ON SITE FEATURES SEE ARCHITECTURAL SITE PLAN.

PARKING SPACE TABLE

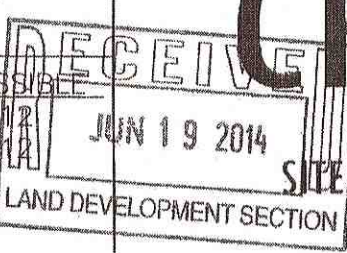
	STANDARD	ACCESSIBLE
TOTAL PARKING SPACES REQUIRED:	331	
TOTAL PARKING SPACES PROVIDED:	357	
TOTAL BICYCLE SPACES REQUIRED:	90	
TOTAL BICYCLE SPACES PROVIDED:	120	

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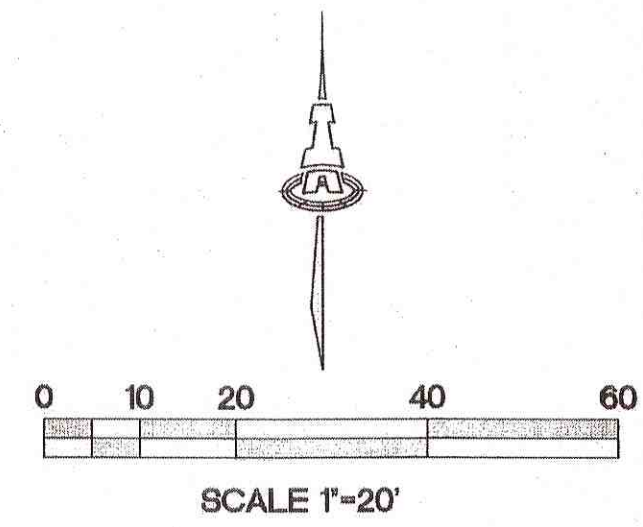
DATE: JUNE, 2014 ORB # 13-220

CP1.1

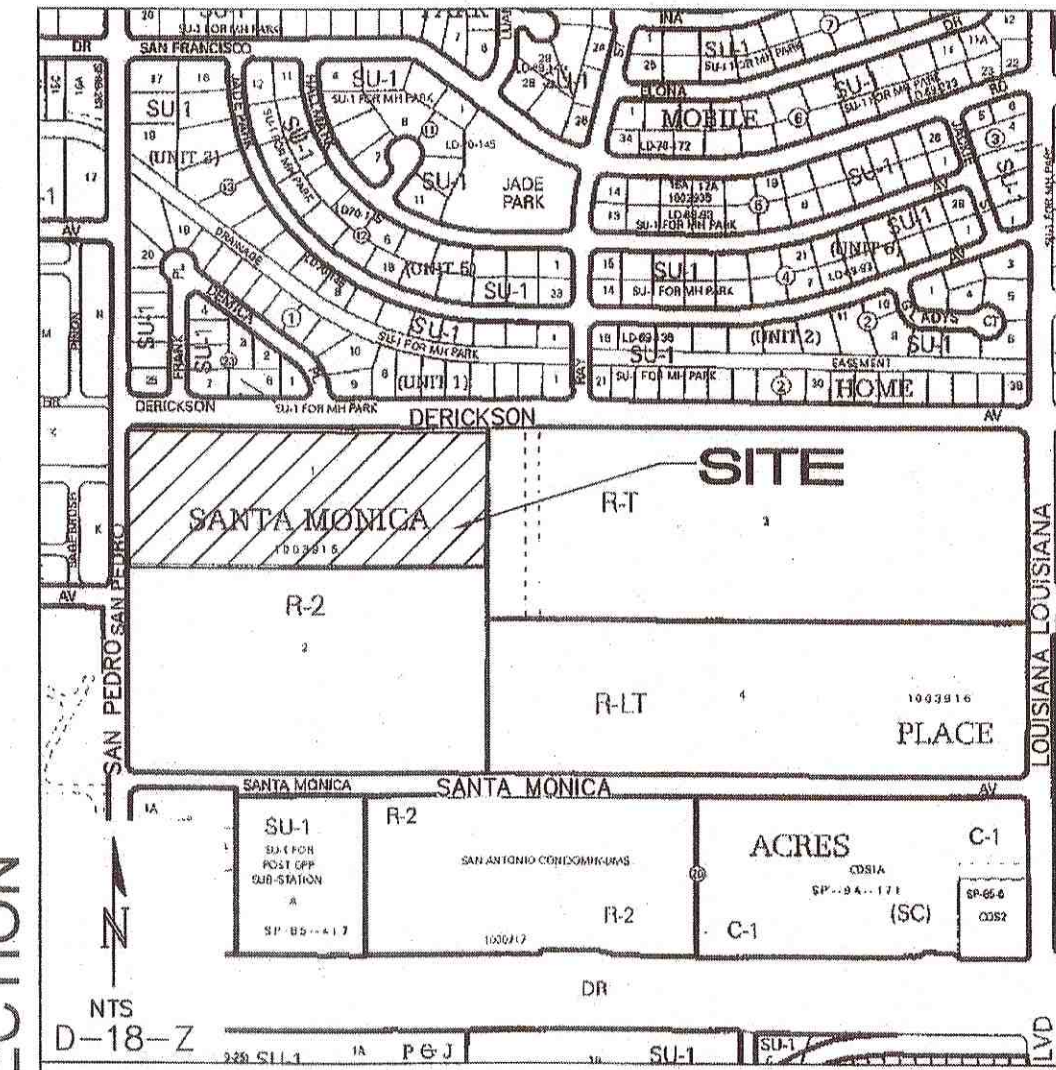


SAN PEDRO DR NE

DERICKSON AVE NE

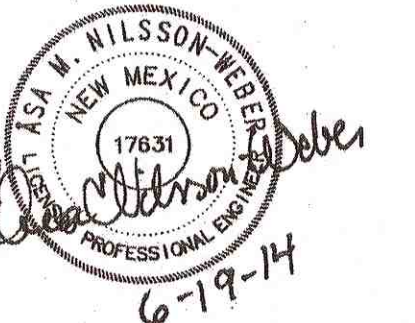


VICINITY MAP



BROADSTONE PROMENADE
6400 SAN PEDRO DRIVE NE
Albuquerque, New Mexico

Office of Rich Barber
ORB Architecture, LLC
WorldHQ@ORBArch.com



TITAN DEVELOPMENT
ALLIANCE RESIDENTIAL COMPANY

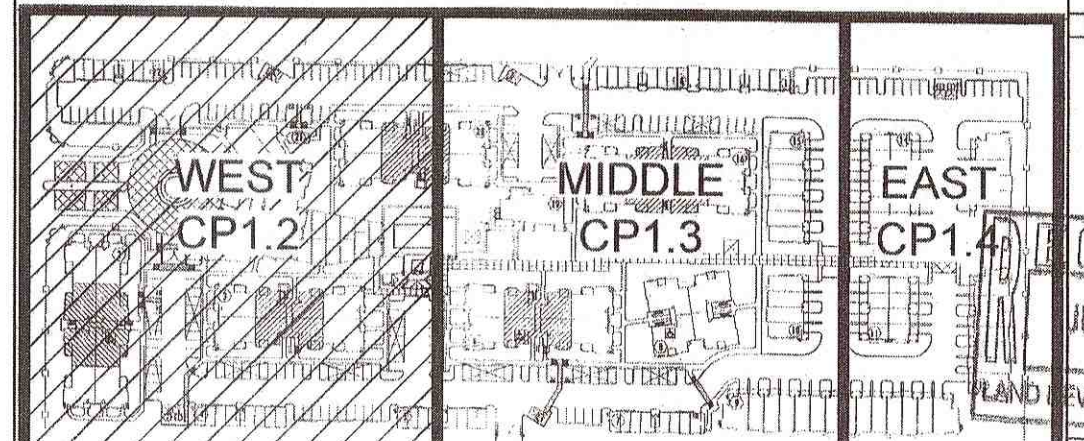
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
PH: 505-268-8828 www.isaacson.com
2025 CP 1.2 THRU 1.4.dwg Jun 19, 2014

- GENERAL NOTES**
- BASIS OF BEARINGS: PLAT OF LOTS 1-4, SANTA MONICA PLACE; (BK. 2012C, PG. 0002; REC: 01-06-2012).
 - COORDINATE PAIRS ARE NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE.
 - SEE ARCHITECTURAL DETAIL SHEET, A1.20 FOR SITE STRIPING AND ACCESSIBILITY DETAILS.
 - ALL STANDARD PARKING SPACES ARE 9'-0" WIDE BY 16'-0" DEEP UNLESS OTHERWISE NOTED.
 - ALL ACCESSIBLE PARKING STALLS ARE 11'-0" WIDE BY 18'-0" DEEP.
 - ALL DIMENSIONING IS TO FACE OF CURB/EDGE OF TURNDOWN SIDEWALKS/ENTRANCE OF PARKING STALLS.
 - REMOVE ALL UNUSED CURB CUTS WITHIN THE PUBLIC ROW AND REPLACE WITH COA STD CURB & GUTTER AND PCC SIDEWALKS AS SHOWN ON THE PUBLIC WORK ORDER DRAWINGS.
 - ALL IMPROVEMENTS SHOWN IN THE PUBLIC ROW TO BE CONSTRUCTED PER PUBLIC WORK ORDER DRAWINGS.
 - ALL ONSITE SIDEWALKS ARE 4' IN WIDTH UNLESS OTHERWISE NOTED/DIMENSIONED.

- KEYED NOTES**
- PAVED AREAS, SEE PAVING PLAN FOR LIMITS AND TYPE OF PAVING.
 - ADA RAMP, SEE DETAIL ON ARCHITECTURAL PLANS.
 - ACCESSIBLE PARKING SIGN, SEE DETAIL ON ARCHITECTURAL PLANS.
 - ACCESSIBLE PARKING STALL, SEE DETAILS ON ARCHITECTURAL PLANS.
 - SINGLE TRASH ENCLOSURE.
 - DOUBLE TRASH ENCLOSURE.
 - ADA ACCESSIBLE RAMP WITH TRUNCATED DOME MATS, SEE PUBLIC WORK ORDER DRAWINGS.

- LEGEND**
- 4" WIDE PAINTED (BLUE) PARKING STRIPES, 3' ON CENTER.
 - PAIN CURB RED & STENCIL WHITE TEXT "FIRE LANE NO PARKING", 4" HIGH LETTERS, 1/2" STROKE.

TRAFFIC CONTROL SHEET KEY



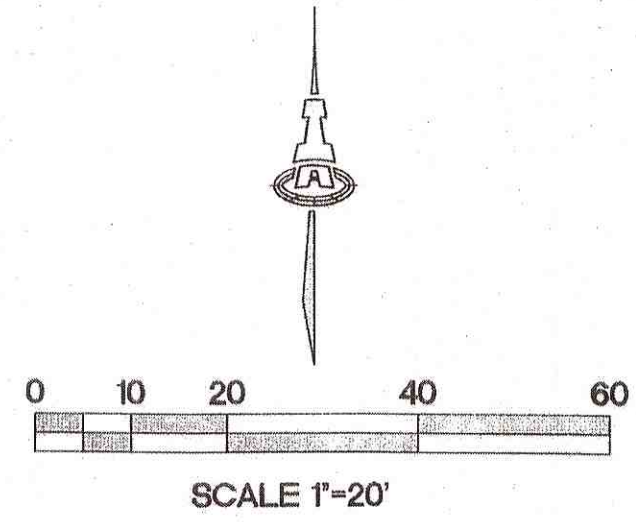
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DATE: JUNE, 2014 ORB # 13-220

CP1.2

WEST TRAFFIC CONTROL LAYOUT



GENERAL NOTES

- A. BASIS OF BEARINGS: PLAT OF LOTS 1-4, SANTA MONICA PLACE; (BK. 2012C, PG. 0002; REC. 01-06-2012).
- B. COORDINATE PAIRS ARE NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE.
- C. SEE ARCHITECTURAL DETAIL SHEET, A1.20 FOR SITE STRIPING AND ACCESSIBILITY DETAILS.
- D. ALL STANDARD PARKING SPACES ARE 9'-0" WIDE BY 16'-0" DEEP UNLESS OTHERWISE NOTED.
- E. ALL ACCESSIBLE PARKING STALLS ARE 11'-0" WIDE BY 18'-0" DEEP.
- F. ALL DIMENSIONING IS TO FACE OF CURB/EDGE OF TURNDOWN SIDEWALKS/ENTRANCE OF PARKING STALLS.
- G. REMOVE ALL UNUSED CURB CUTS WITHIN THE PUBLIC ROW AND REPLACE WITH COA STD CURB & GUTTER AND PCC SIDEWALKS AS SHOWN ON THE PUBLIC WORK ORDER DRAWINGS.
- H. ALL IMPROVEMENTS SHOWN IN THE PUBLIC ROW TO BE CONSTRUCTED PER PUBLIC WORK ORDER DRAWINGS.
- I. ALL ONSITE SIDEWALKS ARE 4' IN WIDTH UNLESS OTHERWISE NOTED/DIMENSIONED.

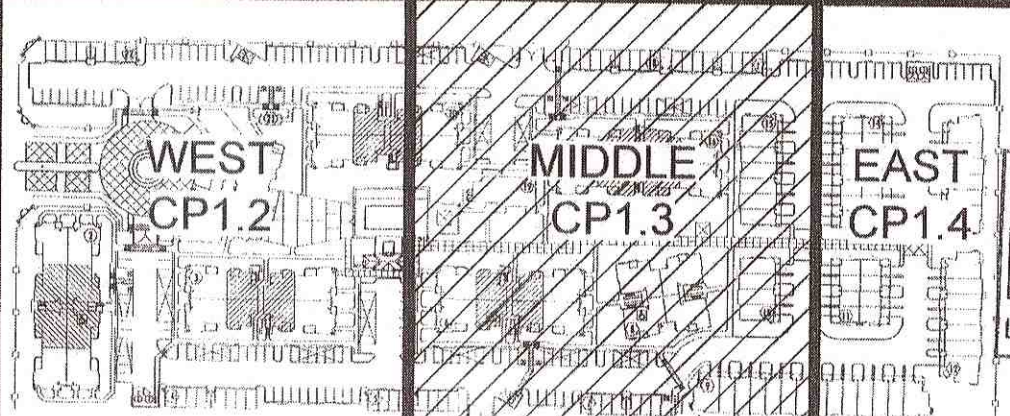
KEYED NOTES

- 1. PAVED AREAS, SEE PAVING PLAN FOR LIMITS AND TYPE OF PAVING.
- 2. ADA RAMP, SEE DETAIL ON ARCHITECTURAL PLANS.
- 3. ACCESSIBLE PARKING SIGN, SEE DETAIL ON ARCHITECTURAL PLANS.
- 4. ACCESSIBLE PARKING STALL, SEE DETAILS ON ARCHITECTURAL PLANS.
- 5. SINGLE TRASH ENCLOSURE.
- 6. DOUBLE TRASH ENCLOSURE.
- 7. ADA ACCESSIBLE RAMP WITH TRUNCATED DOME MATS, SEE PUBLIC WORK ORDER DRAWINGS.

LEGEND

- 4" WIDE PAINTED (BLUE) PARKING STRIPES, 3' ON CENTER.
- PAINT CURB RED & STENCIL WHITE TEXT "FIRE LANE NO PARKING", 4" HIGH LETTERS, 1/2" STROKE.

TRAFFIC CONTROL SHEET KEY



BROADSTONE PROMENADE
6400 SAN PEDRO DRIVE NE
Albuquerque, New Mexico

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DATE: JUNE, 2014 ORB # 13-220

CP1.3
JUN 19 2014
CONTROL LAYOUT

SEE CP1.2 FOR WEST SECTION

SEE CP1.4 FOR EAST SECTION