March 23, 2021

Rich Barber, R.A. ORB LLC 7500 Jefferson St NE Albuquerque, NM 87106

Re: Broadstone Highlands North Block

310 Mulberry St. NE

Request for Certificate of Occupancy

Transportation Development Final Inspection

Engineer's/Architect's Stamp dated 7-13-19 (K15D034A)

Certification dated 2-23-21

Dear Mr. Barber,

Based upon the information provided in your submittal received 2-26-21, Transportation Development has no objection to the issuance of a <u>Permanent Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>Permanent Certificate of Occupancy</u> to be issued by the Building and Safety Division.

If you have any questions, please contact Ernie Gomez at (505) 924-3981.

Sincerely,

Jeanne Wolfenbarger, P.E.

Jeanne Wolfenbarger

Traffic Engineer, Planning Dept.

Development Review Services

Ernie Gomez

Plan Checker, Planning Dept.

Development Review Services

EG via: email

C: CO Clerk, File

TRAFFIC CIRCULATION LAYOUT CERTIFICATION I,MICHAEL J. BALASKOVITS, NMPE 18187, OF THE FIRM BOHANNAN HUSTON INC. HEREBY CERTIFY THAT THE TRAFFIC AND PEDESTRIAN REATED IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN DATED 07/15/2018. I FURTHUR CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 02/11/2021 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SITE INFORMATION SHOWN ON THIS DRAWING 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 REQUEST FOR A PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD

DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS
ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE. MICHAEL J. BALASKOVITS, NMPE 18187 DATE

LIGHTING LEGEND

- -CI LED POLE LIGHT, +15' T.O.F. TYPE AS SHOWN ON PLAN.
- LED CARPORT LIGHT. TYPE 'OP'.
- I LED WALL MINE WALL PACK, +10" B.O.F. TYPE "MP"
- LED WALL SCONCE DECORATIVE, +6' B.O.F. TYPE 'WS'

LEGEND

- PROPERTY LINE BUILDING NUMBER

- TRANSFORMER LOCATION
- WATER METER LOCATION FIRE HYDRANT
- GAS METER LOCATION
- REMOTE F.D.C. LOCATION

DEVELOPMENT DATA

NET SITE AREA:

2.3939 ACRES (104,278 S.F.)

ZONING AND LAND USE:

LAND USE: MULTI-FAMILY RESIDENTIAL

BUILDING HEIGHT

ALLOWED: 65'-0" PROPOSED: 17'-6" / 63'-5"

DENSITY -

PROPOSED: 92 D.U./2.39 AC = 38.49 DU/ACRE

SETBACKS:

					UNIT A	NX					
	UNIT TYPE										
	51	11	A2	A3	81	82	83	84	BLDG	NO. BLDGS	TOTAL
LIVABLE PAT/BAL	615	992	692	771	1,091	950	1,108	1,010			
KDING 1	8		38	8		12	14	4	84	- 1	84
EDING 385					2				2	2	4
LDING 486		2			7.4.				2	2	4
TOTAL	8	4	38		4	12	14	4		4	92

	SF REQ.	# CF	AREA S.F.		
	PER DU	DU's	REQUIRED	PROVIDED	
STUDIO 1 BEDROOM 2 BEDROOM	200 200 250	8 50 34	1,800 10,000 8,500		
	TOTAL RE	COUPED	20,100		
DROUND LEVEL	OPEN SPACE			11,830	
BALCONY PRIVA	ITE OPEN SP	ACE		7,076	
TOTAL PROVIDE	D (ALLOWED	SOK RED.	UC-MS-PT)	19,006	

PARKING SPACE	REQUIREMENTS	
	PARKING RATIO REQUIRED	SPACE
REQUIRED 1 PARKING SPACE PER (ALLOWED 50% REDUCTION)	D.U. 1 x 92	46
"STREET PARKING AT COPPER AVE. (PREV "STREET PARKING AT COPPER AVE. (PREV "STREET PARKING AT COPPAR ST.	PARKING AT COPPER AVE.	46 34 33 106
Accessil OPEN ACCE CARPORT ACCE GRANAE ACCE	ple Purking Required SSBLE PARKING PROVIDED SSBLE PARKING PROVIDED SSBLE PARKING PROVIDED ble Purking Provided	
YOU OF REQUIRED PARKING (VENICA) BICY		3 4





KEYNOTES ①

- ACTIVITES OF YEAR WITH 2' OVERHAMS,
 SEE CETAL OI/ALIZO, TYPICAL.

 "IT HE'S ACCESSED EMMORIES SPACE WITH 2' OVERHAMS,
 SEE CETAL OI/ALIZO, TYPICAL.

 "IT HE'S ACCESSED EMMORIES SPACE WITH 2' OVERHAMS,
 SEE CETAL OI/ALIZO.

 SEE CETAL OI/ALIZO.

 CASSINGE DEPOSITION OF STRUCTURE, SEE CETA OI/ALIZO.

 CASSINGE DEPOSITION WITH 15 C. TO CAMPACTIOS SURFOCIORED BY
 E' DAM WILL PAINTED DI MATTO BURGORECE DE L'OI ALIZO.

 CASSINGE DEPOSITION WITH 15 C. TO CAMPACTIOS SURFOCIORED BY
 E' DAM WILL PAINTED DI MATTO BURGORECE DE L'OI ALIZO.

 CASSINGE DE CETAL 28/ALIZO.

 PRESCRIPTO OILY PRIMOTE CONTINO. EMBET GATE. COMPREDE FOR
 REC CONTAINMENT ACCESS, SEE CETAL 28/ALIZO.

 POSICORTI SEE CETAL 28/ALIZO.

 POSICORTI SEE CETAL 28/ALIZO.

 ONOL GATE. SEE CETAL 28/ALIZO.

 ONOL GATE. SEE CETAL 28/ALIZO.

 ONOL GATE. SEE CETAL 28/ALIZO.

- COMP. SEE SELIKE 24/ALZI.

 AND PERMETER WALL SEE DETAB. 16/A1.21.

 WROUGHT PRON POOK, FENCE, SEE DETAB. 19/A1.21.
 CAUL POOK WALL, SEE DETAB. 16/A1.21.

 5' SEDEWALK CONNECTING TO PUBLIC WAYS, GRAY CONCRETE COLOR.

- COURT.

 4' SOCIMALY, TYPICAL ON SITE, GRAY CONCRETE COLOR.

 5' SOCIMALY, TYPICAL AT PARRIMO AREA, GRAY CONCRETE
 COLOR, SEE DETAL 08/A1.20.

 6' EXTERIOR SOCIMALY AROUND SITE, GRAY CONCRETE COLOR.

 5' SOCIMALY AT STAIR APPROACH, GRAY CONCRETE COLOR.

 7' SOCIMALY AT STAIR APPROACH, GRAY CONCRETE COLOR.

 7'PSCAL.
- BICYCLE PARKING RACK FOR 4 BICYCLES, SEE DET. 4/AL14
- BOYCLE PARRIER RACE FOR 4 BICYCLES, SEE DET 4/AL14. CAUB RETAINING BUILL VIPE FUNDE ABOVEL, SEE DET 1/AL12. CAUB RETAINING BUILL VIPE FUNDE ABOVEL, SEE DET 1/AL12. CAUB RETAINING BUILLING BUILLIN

- 27. ELECTRICAL COLUMNINT, PER ELECTRICAL.
 28. ENTRY MONUMENT SIGN, PER DETAIL 29/A1.21
 29. ACCESSIBLE RAMP, PER DETAIL 8/A1.20
 30. POOL LIFT, PER DET. 43/A1.22
 31. 5'x8' MOTORCYCLE PARKING SPACE.

5. POOL SPA AND EQUIPMENT SHALL BE SUBMITTED AND REVIEWED UNDER SEPARATE PERMIT.

ER: PR-2018-001333

PROJECT NUMBER Application Number: 51 -2018 -000 69

ts an Infrastructure List required? () Yes (Link) If yes, then a set of approved DRC plans with a work order is required for any or or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL



MA

4/22/K 10-16-18 Nzelie

8/24/2018 22-AUG-2018

10-16-18

Contractor must verify all dimensions a

BROADSTONE

HIGHLANDS NORTH

NWC CEDAR ST AND COPPER AVE ALBUQUERQUE, NEW MEXICO

eanioot,

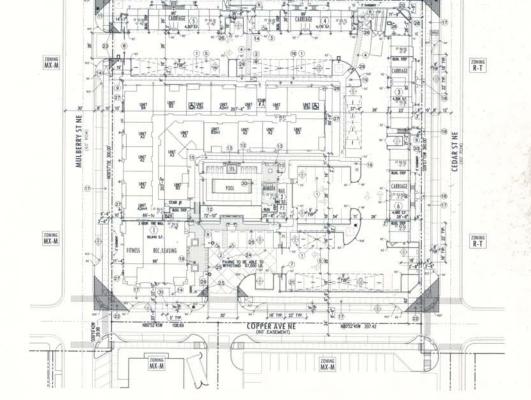
WorldHQ@ORBArch.com

ALLIANCE RESIDENTIAL COMPANY

REVISIONS

DRB SUBMITTAL

SITE PLAN



SITE PLAN

TIJERAS AVE NE



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Work Order#:
Contact: E-mail: Contact:
Contact: E-mail: Contact:
E-mail: E-mail:
E-mail: E-mail:
E-mail: E-mail:
SIDENCE DRB SITE ADMIN SITE
GY/DRAINAGE
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 FLOODPLAIN DEVELOPMENT PERMIT OTHER (SPECIFY)

FEE PAID: