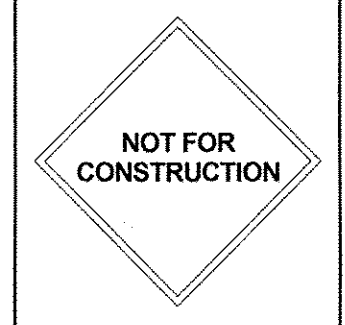


SITE DEVELOPMENT PLAN
1" = 50'-0"

DRAWINGS

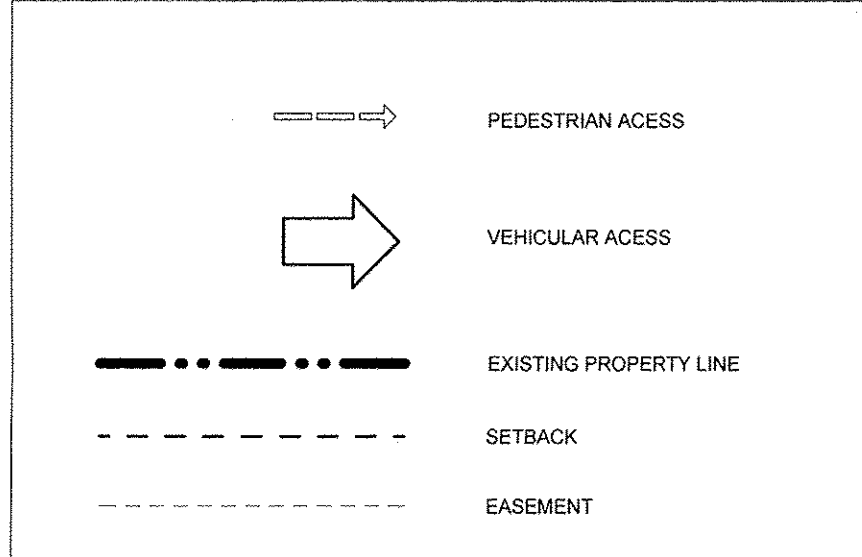
SPSD1	SITE PLAN FOR SUBDIVISION
SPSD2	CONCEPTUAL GRADING + DRAINAGE PLAN
SPSD3	SUBDIVISION DESIGN STANDARDS



SHEET KEYED NOTES

- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE TO BE ELIMINATED
- EXISTING ROADWAY
- PROPOSED DRIVEWAY
- MINIMUM BUILDING SETBACK, SOUTH (FRONT): 15'-0" FROM PROPERTY LINE
- MINIMUM BUILDING SETBACK, WEST (SIDE): 25'-0" FROM PROPERTY LINE
- MINIMUM BUILDING SETBACK, ALL OTHER SIDES: 5'-0" FROM PROPERTY LINE
- EXISTING POWER POLE
- PROPOSED MONUMENT SIGN, LIMITED TO 20 SF PER SIGN FACE, WITH A MAXIMUM HEIGHT OF 8 FEET
- 20'-0" EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY DOCUMENT FILED NOVEMBER 9, 1970 IN BOOK MISC. 194, PAGE 100
- 10'-0" P.N.M. & MTN. BELL EASEMENT GRANTED BY PLAT FILED JULY 22, 1986 IN VOLUME C31, FOLIO 15
- 10'-0" OVERHEAD EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY DOCUMENT FILED JUNE 16, 1987 IN BOOK MISC. 499-A, PAGES 889-890 AND 10' P.N.M. & MTN. BELL EASEMENT GRANTED BY PLAT FILED JANUARY 27, 1989 IN VOLUME C38, FOLIO 102
- 10'-0" OVERHEAD EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY DOCUMENT FILED JUNE 16, 1987 IN BOOK MISC. 499-A, PAGES 889-890
- 5'-0" OVERHEAD EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY DOCUMENT FILED JUNE 16, 1987 IN BOOK MISC. 499-A, PAGE 905
- 20'-0" EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY DOCUMENT FILED JUNE 16, 1987 IN BOOK MISC. 499-A, PAGE 905
- 10'-0" POWER & COMMUNICATION EASEMENT GRANTED BY PLAT FILED JANUARY 27, 1989, VOLUME C38, FOLIO 102

SITE PLAN LEGEND



SITE INFORMATION

LEGAL DESCRIPTION
LOT 1A, BLOCK 2, SUNPORT PARK + LOT 2A1, BLOCK 2, SUNPORT PARK

TOTAL SITE AREA: 10.69 ACRES
LOT 1A: 10.1 ACRES
LOT 2A1: 0.59 ACRES

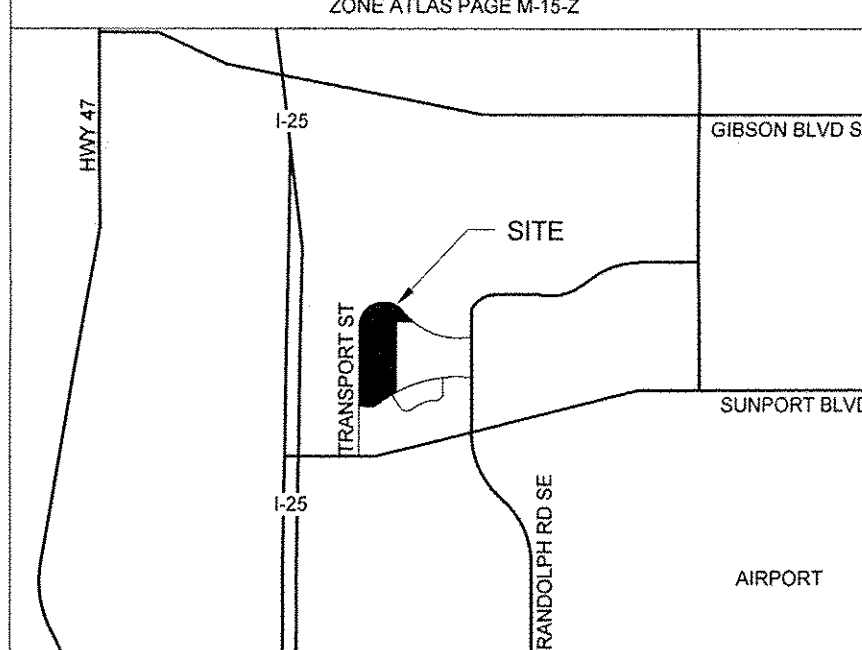
EXISTING ZONING: IP
PROPOSED ZONING: SU-1 FOR IP PERMISSIVE USES AND MULTI-FAMILY HOUSING DEVELOPMENT.

MINIMUM BUILDING SETBACKS: SEE SHEET KEYED NOTES.

MAXIMUM BUILDING HEIGHT: STRUCTURE HEIGHT UP TO 26 FEET IS PERMITTED AT ANY LEGAL LOCATION. THE HEIGHT AND WIDTH OF THE STRUCTURE OVER 26 FEET SHALL FALL WITHIN 45° ANGLE PLANES DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH INTERNAL BOUNDARY OF THE PREMISES AND EACH ADJACENT PUBLIC RIGHT-OF-WAY CENTERLINE, OR DRAINAGEWAY RIGHT-OF-WAY CENTERLINE. TO PROTECT SOLAR ACCESS, A STRUCTURE OVER 26 FEET MAY NOT EXCEED THE NORTHERN BOUNDARY OF THESE 45° PLANES, BUT MAY BE SITED IN ANY OTHER DIRECTION WITHIN PLANES DRAWN AT A 60° ANGLE FROM THE SAME BOUNDARIES OR CENTERLINE.

MAXIMUM TOTAL DWELLING UNITS: 235 UNITS MAXIMUM (LESS THAN 22 DWELLING UNITS PER ACRE, CALCULATED ON THE BASIS OF GROSS ACREAGE, WITHOUT REGARD TO SETBACKS OR EASEMENTS).

VICINITY MAP



PROJECT NUMBER: 1009573

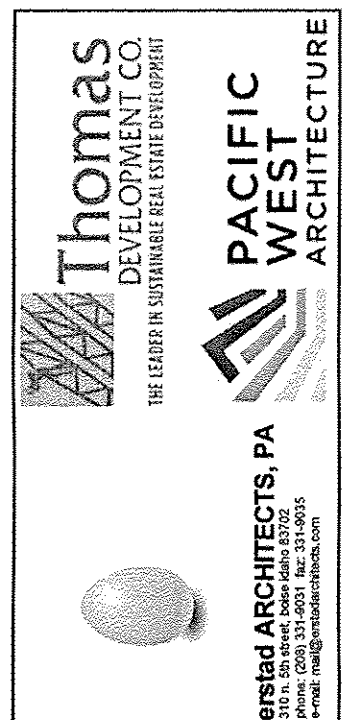
APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i>	1/17/18
Traffic Engineer, Transportation Division	Date
<i>[Signature]</i>	1/17/18
ABC/WJA	Date
<i>[Signature]</i>	1/17/18
Parks & Recreation Department	Date
<i>[Signature]</i>	1/17/2018
City Engineer	Date
N/A	Date
Environmental Health Department (conditional)	Date
N/A	Date
Solid Waste Management	Date
<i>[Signature]</i>	1.17.18
DRB Chairperson, Planning Department	Date



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SOTOGRADE HOUSING
2900 Transport Street SE

revision:

no.	desc.	date
1	START COMMENTS	12.20.16
2	COND. OF APPROVAL	01.23.17

project: 160804
date: 12.1.16
drawn: CW / CK
checked: AE

SITE PLAN FOR SUBDIVISION
SPSD1

NOT FOR CONSTRUCTION

Thomas DEVELOPMENT CO
PACIFIC WEST ARCHITECTURE
erstad ARCHITECTS, PA

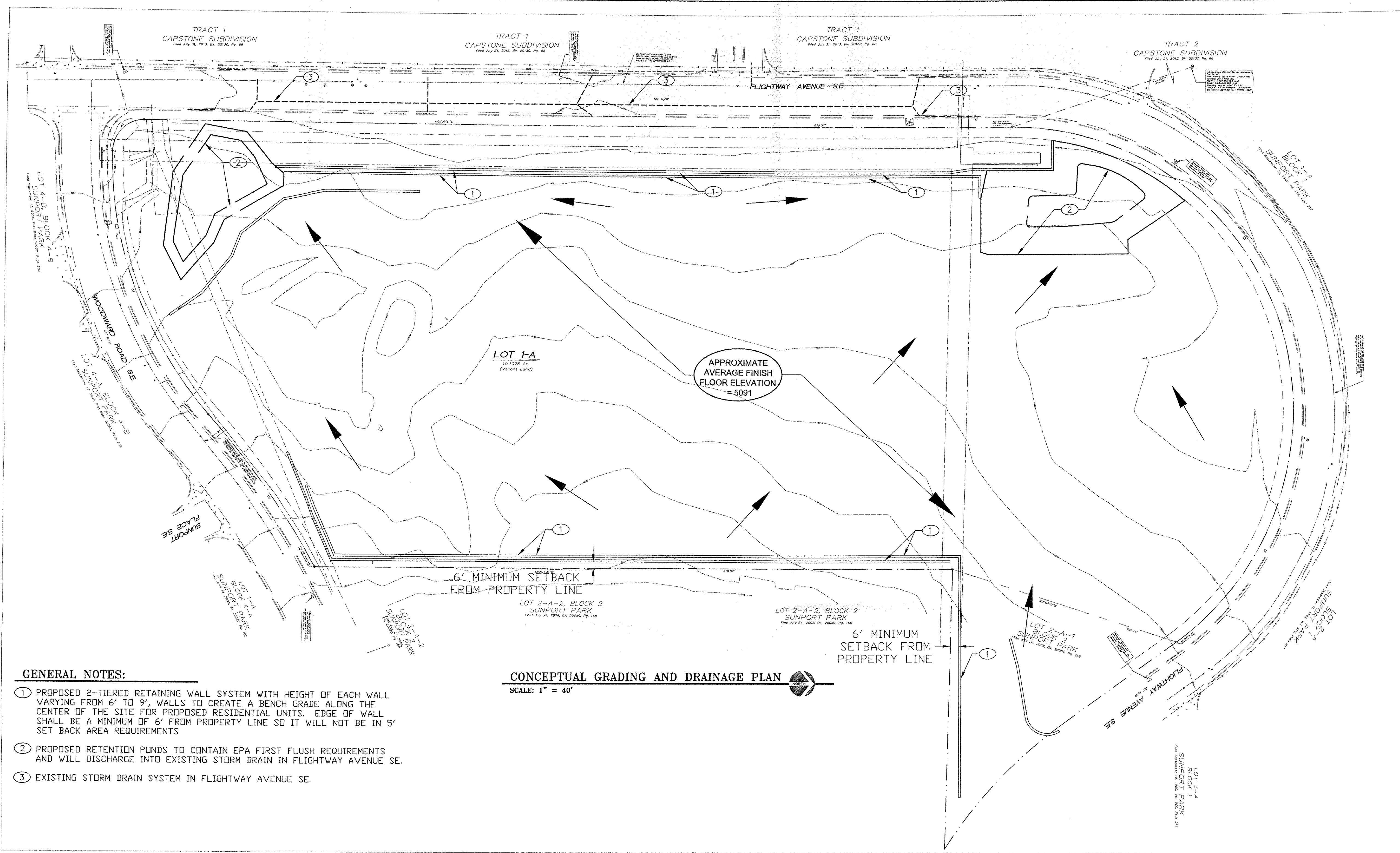
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2900 Transport Street SE

revision: no. desc. date

project: 160804
date: 12.1.16
drawn: Author
checked: Checker

CONCEPTUAL GRADING + DRAINAGE PLAN
SPSD2



GENERAL NOTES:

- ① PROPOSED 2-TIERED RETAINING WALL SYSTEM WITH HEIGHT OF EACH WALL VARYING FROM 6' TO 9', WALLS TO CREATE A BENCH GRADE ALONG THE CENTER OF THE SITE FOR PROPOSED RESIDENTIAL UNITS. EDGE OF WALL SHALL BE A MINIMUM OF 6' FROM PROPERTY LINE SO IT WILL NOT BE IN 5' SET BACK AREA REQUIREMENTS
- ② PROPOSED RETENTION PONDS TO CONTAIN EPA FIRST FLUSH REQUIREMENTS AND WILL DISCHARGE INTO EXISTING STORM DRAIN IN FLIGHTWAY AVENUE SE.
- ③ EXISTING STORM DRAIN SYSTEM IN FLIGHTWAY AVENUE SE.

CONCEPTUAL GRADING AND DRAINAGE PLAN

SCALE: 1" = 40'

EXISTING CONDITIONS

THE SITE IS BOUNDED ON THE SOUTH BY WOODWARD ROAD SE ON THE WEST BY TRANSPORT STREET SE AND THE NORTH BY FLIGHTWAY AVENUE SE AND THE EAST BY LOT 2-A-2, BLOCK 2 SUNPORT PARK (SEE ATTACHED VICINITY MAP M-15). THE PARCEL'S LEGAL DESCRIPTION IS LOT 1-A AND LOT 2-A-1, BLOCK 2, SUNPORT PARK, ALBUQUERQUE, NEW MEXICO FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 21, 1990 IN MAP BOOK 90C, FOLIO 195. LOT 1A CONTAINS APPROXIMATELY 10.1 ACRES AND LOT 2A1 CONTAINS APPROXIMATELY 0.59 ACRES. AS PART OF THIS DEVELOPMENT LOT 1A AND LOT 2A1 WILL BE REPLATTED AND COMBINED FOR A TOTAL ACREAGE OF 10.69ACRES.

PER RECENT SITE VISITS DONE AS PART OF PREPARING THIS DRAINAGE PLAN THE EXISTING SITE IS UNDEVELOPED WITH NATIVE GRASSES AND MINIMAL DISTURBANCE BY OVERHEAD UTILITIES. THE AREA IS RELATIVELY STEEP WITH SLOPES FROM 6% TO 10% IN AN EAST TO WEST DIRECTION.

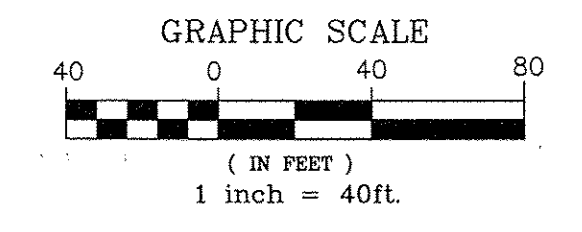
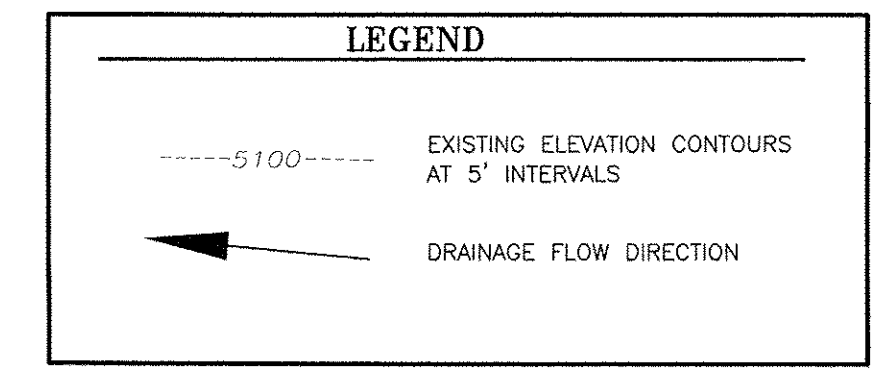
THIS SITE LIES WITH A MASTER DRAINAGE PLAN KNOWN AS SUNPORT PARK - PHASE 1, DATED 1996. IN PARTICULAR THE MAJORITY OF THE SITE LIES WITH DRAINAGE BASINS A-4, A-5 AND A-9, AND A SMALL PORTION WITHIN DRAINAGE BASIN-A-2. A STORMDRAIN SYSTEM WAS CONSTRUCTED ALONG THE WEST BOUNDARY OF THIS SITE ON TRANSPORT STREET SE THAT ACCEPTS THE FLOW FROM THIS SITE ALONG WITH OTHER ADJACENT AREAS THAT DRAIN INTO FLIGHTWAY AVENUE SE AND WOODWARD ROAD SE. DRAINAGE BASINS A-2, A-4 AND A-5 ALLOWS A DISCHARGE RATE OF 3.4CF5/ACRE AND DRAINAGE BASIN A-9 ALLOWS A DISCHARGE RATE OF 3.85CF5/ACRE.

PROPOSED CONDITIONS

THE PROPOSAL FOR REPLATTING OF THIS SITE CONSIST OF VACATING THE LOT LINE BETWEEN LOT 1-A AND LOT 2-A-1 IN ORDER TO CREATE ONE LEGAL TRACT FOR THIS MULTI-FAMILY RESIDENTIAL COMPLEX.

DUE TO THE RELATIVELY STEEP 6% TO 10% EAST TO WEST SLOPES THE SITE WILL BE GRADED TO CREATE A RELATIVELY FLAT BENCH SLOPE ALONG THE CENTER OF THE PROPERTY FOR THE COMPLEX BY USING STEPPED RETAINING WALLS THAT VARY IN OVERALL HEIGHT FROM 12' TO 17' ALONG THE EAST AND WEST SIDES OF THIS DEVELOPMENT.

INTERNAL PAVED VEHICULAR CIRCULATION AND PARKING WILL BE PROVIDED FOR THE DEVELOPMENT TO SERVE THE MULTI-FAMILY COMPLEX. DRAINAGE FROM THE UNITS WILL BE DISCHARGED INTO THE INTERNAL PAVED CIRCULATION AND DISCHARGED TO TWO NEW DRAINAGE PONDING AREAS, ONE AT THE NORTHWEST CORNER OF THE SITE AND THE OTHER AT THE SOUTHWEST CORNER OF THE SITE. EACH POND WILL BE RECEIVING ABOUT 50% OF THE SITE DRAINAGE. THE INTENT OF EACH OF THE NEW DRAINAGE PONDS IS TO CAPTURE THE FIRST FLUSH REQUIREMENTS WHICH IS THE 90TH PERCENTILE STORM EVENT (FIRST 0.44 INCHES) ALONG WITH ADDITIONAL FLOW NECESSARY TO REDUCE THE PEAK FLOW DISCHARGE AS PER THE MASTER DRAINAGE PLAN. THE ALLOWABLE PEAK FLOW FOM THIS DEVELOPMENT WILL THEN BE DISCHARGED INTO THE EXISTING STORM DRAIN SYSTEM IN FLIGHTWAY AVENUE SE.



CONSULTANTS
APPLIED ENGINEERING AND SURVEYING, INC.
CIVIL ENGINEERING, LAND PLANNING AND SURVEYING

DESIGN STANDARDS

IP USES:

Per City of Albuquerque Zoning Code
No changes proposed.

R-2 USES:

Multi-Family Housing Design Standards:

1. PURPOSE AND INTENT

- To provide aesthetic and design consistency throughout the site, to promote safety, and to ensure compatibility with neighboring properties.
- To define basic requirements as defined in the City of Albuquerque Zoning Code.
- To define requirements above and beyond the basic requirements of the City of Albuquerque Zoning Code, specifically above and beyond the basic requirements of the R-2 zone district.

2. DENSITY

- Density shall be limited to ensure compatibility with the surrounding neighborhood.
- For basic requirements, see City of Albuquerque Zoning Code Section 14-16-2-11(F).
- Additional requirements:
 - Density shall be further limited to 235 dwelling units maximum (less than 22 dwelling units per acre, calculated on the basis of gross acreage, without regard to setbacks and easements).

3. SETBACKS

- Setbacks are required in order to provide a buffer to neighboring properties and rights-of-way.
- For basic requirements, see City of Albuquerque Zoning Code Section 14-16-2-11(E).
- Additional requirements and clarifications:
 - Front yard shall be defined as that along Woodward Road SE. All other boundaries shall be considered side yards.
 - The westerly property line (the straight portion along Transport Street SE, not including the transition to curve at north end) shall have an increased setback of 25-foot minimum.

4. BUILDING HEIGHT

- Building height shall be limited in order to promote compatibility and ensure solar access to neighboring properties.
- For basic requirements, see City of Albuquerque Zoning Code Section 14-16-2-11(C).

5. VEHICULAR ACCESS AND PARKING

- Vehicular access and parking shall be regulated in order to promote pedestrian safety, avoid conflicts between vehicles and pedestrians, and to provide adequate emergency vehicle access.
- For basic requirements, see City of Albuquerque Zoning Code Section 14-16-3-1.
- Additional requirements:
 - Parking rows shall not exceed 20 continuous spaces before being broken with a landscape island.
 - A van-accessible parking space shall be provided for each designated Type A accessible unit, and for the community building.
 - Gated entrances shall have a 20-foot drive lane on both sides of the keypad island.
 - Primary subdivision entrance, if gated, shall allow for visitor parking and turn-around, outside of gates.

6. BICYCLE PARKING

- Bicycle parking is required in order to promote alternative forms of transportation.
- For basic requirements, see City of Albuquerque Zoning Code Sections 14-16-3-1(B) and (G).
- Additional requirements:
 - Bicycle parking shall be provided in an amount equal to 1 space per dwelling unit.

7. PEDESTRIAN CIRCULATION

- Pedestrian circulation is regulated in order to provide and encourage safe and convenient access throughout the development, and to and from surrounding streets.
- For basic requirements, see City of Albuquerque Zoning Code Section 14-16-3-1(H).
- Additional requirements:
 - An accessible route shall be provided to all accessible units, to all public use spaces, to all common use spaces, and to site amenities (such as mail centers and dumpsters).
 - Pedestrian access shall be provided at vehicular access points.
 - Pedestrian access shall also be provided along the western side of the property, for improved pedestrian circulation.

8. OPEN SPACE

- Open space is regulated in order to satisfy visual, psychological, and recreational needs for light and air.
- For basic requirements, see City of Albuquerque Zoning Code Section 14-16-2-11(H).

9. SCREENING, WALLS, AND FENCES

- Screening, walls, and fences are regulated in order to enhance the aesthetics of the development, and ensure they are well-integrated into the overall project design.
- Basic requirements:
 - See City of Albuquerque Zoning Code Section 14-16-3-19.
 - Within five feet of public street right-of-way, no wall shall exceed 3 feet in height above the abutting grade on the street side.
 - Parking areas must be screened from the public right-of-way (through the use of walls or evergreen landscaping) in accordance with City of Albuquerque Zoning Code Section 14-16-3-1(F)(4).
- Additional requirements:
 - FREE-STANDING PERIMETER WALLS**
 - Free-standing perimeter walls over 4-feet in height shall be solid (stucco over CMU, or split-face block, etc.) for approximately 2/3 of their total height, with the upper 1/3 being an open metal railing.
 - SOLID WASTE ENCLOSURE WALLS**
 - Solid-waste enclosure walls shall meet all standards set forth in City of Albuquerque Solid Waste Enclosure Specifications.

10. LIGHTING & SECURITY

- Lighting is regulated in order to enhance safety and to avoid visual nuisances both on- and off-site.
- For basic requirements, see City of Albuquerque Zoning Code Section 14-16-3-9.
- Additional requirements:
 - Lighting fixtures shall conform to the requirements of the State of New Mexico Night Sky Protection Act.
 - All free-standing lights throughout the site shall be of a consistent design style.
 - Free-standing light poles shall be limited to 20-feet in height.

11. LANDSCAPING

- Landscaping is regulated in order to provide relief from the built environment, enhance site experience and aesthetics, and to provide a consistent, attractive streetscape.
- For basic requirements, see City of Albuquerque Zoning Code Section 14-16-3-10.
- Additional requirements:
 - The landscape buffer along the westerly property line (the straight portion along Transport Street SE, not including the transition to curve at north end) shall have an increased minimum width of 10-feet.
 - Native, semi-native, or drought-tolerant plants shall be used.
 - Low water-use irrigation systems shall be used.
 - A minimum of 50% of shrubs installed shall be 5-gallon.
 - A minimum of 3 shrubs and 3 ground cover plantings shall be installed per tree.

12. ARCHITECTURAL DESIGN

- Architectural design is regulated in order to ensure a minimum level of aesthetic interest and design quality.
- Context: The site is surround by vacant land to the east, hotels to the south (across Woodward Road SE), industrial/business uses to the north (across Flightway Ave SE), and multi-family student housing to the west (across Transport Street SE).
- Architectural Style: The style of all buildings shall be modern, with references to appropriate southwest details, massing, and materials.
- Additional requirements:
 - Scale, massing, and articulation:
 - Building facades shall be multi-faceted. In no case shall a building shape be confined to a straight rectangle. Building shape variations shall be required at a ratio of not less than the number of bedrooms situated on the ground floor plane.
 - Materials and Colors:
 - Building facades shall utilize not less than three different building materials.
 - Changes in building materials may also satisfy the requirements for shape changes if the materials are not in the same plane.
 - Exterior building materials exposed to the elements shall be low maintenance.
 - Building facades shall be multi-colored. Each building façade shall include not less than two distinct colors. Colors may be from the same hue family, but shall be distinct from each other.
 - Preferred materials include stucco, textured cement board, and face-treated (split- or ground-face, etc.) concrete masonry units. The following materials are not acceptable:
 - Vinyl or plastic siding
 - Plain concrete masonry units
 - Reflective, colored, or patterned glazing

- City of Albuquerque Zoning Code Section 14-16-3-18(D)2 shall apply:
 - Major facades greater than 100 feet in length shall break up building mass by including at least two of the following architectural features:
 - Wall plane projections or recesses of at least 2 feet in depth, occurring at least every 100 feet and extending at least 25% of the length of the façade.
 - A vertical change in color, texture, or material occurring every 50 linear feet and extending at least 20% of the length of the façade.
 - An offset, reveal, pilaster, or projecting element, no less than two feet in width and projecting from the façade by at least six inches and repeating at minimum intervals of 30 feet.
 - Three dimensional cornice or base treatments.
 - Art such as murals or sculpture to be coordinated through the City Arts Program.
 - A change in visible roof plan or parapet height for every 100 feet in length, however, each distinct roof plane does not have to equal 100 feet in length.
 - Any other treatment that meets the intent of this section and that meets the approval of the Planning Director or his designee.

13. SIGNAGE

- Signage is regulated in order to create a sense of arrival and avoid visual nuisances.
- For basic requirements, see City of Albuquerque Zoning Code Section 14-16-3-5.
- Additional requirements:
 - Signage shall be governed according to City of Albuquerque Zoning Code 14-16-3-5, subsection (D)(7).
 - Monument signs shall be limited to 20 square feet per sign face, with a maximum height of 8 feet.

14. SUSTAINABILITY

- Sustainable measures are regulated in order to minimize environmental impact.
- Requirements:
 - Recycling bins shall be provided throughout the project.

15. PROCESS

- SITE DEVELOPMENT PLANS FOR BUILDING PERMIT** shall be delegated to the Development Review Board and shall be consistent with the Design Standards established by the **SITE DEVELOPMENT PLAN FOR SUBDIVISION**.
- Prior to obtaining a building permit, a landfill gas assessment report shall be submitted to and approved by the Albuquerque Environmental Health Department.

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**SUBDIVISION
DESIGN
STANDARDS
SPSD3**