



SUBDIVISION		Supplemental Form (SF)		S Z ZONING & PLANNING	
<input checked="" type="checkbox"/>	Major subdivision action				Annexation
<input type="checkbox"/>	Minor subdivision action				
<input type="checkbox"/>	Vacation	V			Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/>	Variance (Non-Zoning)				
SITE DEVELOPMENT PLAN		P			Adoption of Rank 2 or 3 Plan or similar
<input checked="" type="checkbox"/>	for Subdivision				Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/>	for Building Permit				
<input type="checkbox"/>	Administrative Amendment (AA)				
<input type="checkbox"/>	Administrative Approval (DRT, URT, etc.)				
<input type="checkbox"/>	IP Master Development Plan	D			Street Name Change (Local & Collector)
<input type="checkbox"/>	Cert. of Appropriateness (LUCC)	L A	APPEAL / PROTEST of...		
STORM DRAINAGE (Form D)					Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/>	Storm Drainage Cost Allocation Plan				

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

PDF copy of the completed application along with all the plans and documents being submitted must be emailed to (PLNDRS@cabq.gov) prior to processing this application. **(Zipped files and files over 9 Megabytes will not get delivered via email, Therefore, PDF files must be provided on a CD)**

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West, LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com
 APPLICANT: Camel Rock Development LLC & Skarsgard Gordon & Patience Pye PHONE: 602-954-9850
 ADDRESS: 11512 Beringer Ave NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: Jim.Achen@transwestern.com
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Site Development Plan For Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lot 028, 029, 030, 5A Block: Blk II Unit: _____
 Subdiv/Addn/TBKA: North Albuquerque Acres
 Existing Zoning: SU-2 C-1 or SU-2 RC Proposed zoning: Same MRGCD Map No _____
 Zone Atlas page(s): D-18-Z UPC Code: 101806331350210530, 101806330748810503, 101806332348810504, 101806334148810505

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
ZHE-1011440, 1003128, 1010675, 1000366, 1004937

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? _____
 No. of existing lots: 5 No. of proposed lots: 2 Total site area (acres): 4.07 acres +/-
 LOCATION OF PROPERTY BY STREETS: On or Near: Paseo Del Norte
 Between: San Pedro Dr. NE and Palomas Ave NE
 Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐ Review Date: _____

SIGNATURE [Signature] DATE 4/6/2018
 (Print Name) Ronald R. Bohannon Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/>	All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/>	All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/>	All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/>	AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/>	Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/>	Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/>	F.H.D.P. density bonus				Total
<input type="checkbox"/>	F.H.D.P. fee rebate				\$ _____
		Hearing date _____			

Project # _____

Staff signature & Date _____

☐ SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)

- ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **10 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Copy of the document delegating approval authority to the DRB
- ___ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ___ Proposed Infrastructure List (Figure 18)
- ___ Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Completed Site Plan for Subdivision Checklist
- ___ 6 copies of the Infrastructure List, if relevant to the site plan
- ___ Traffic Impact Study (TIS) form with required signature
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application
- ___ Grading and Drainage Plan/Drainage Report Submittal to Hydrology
- ___ **(Grading and Drainage Plan/Drainage Report must be submitted to Hydrology prior to DRB application submittal. Grading and Drainage plans may have to be approved prior to DRB approval.)**

 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)

- ☒ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- ☒ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **10 copies**
- ☒ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
(Folded to fit into an 8.5" by 14" pocket.) **10 copies** for DRB public hearings
- ☒ Solid Waste Management Department signature on Site Plan
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter briefly describing, explaining, and justifying the request
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Copy of the document delegating approval authority to the DRB
- ☒ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ☒ Proposed Infrastructure List (Figure 18)
- ☒ Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☒ Sign Posting Agreement
- ☒ Completed Site Plan for Building Permit Checklist
- ☒ 6 copies of the Infrastructure List, if relevant to the site plan
- ☒ Traffic Impact Study (TIS) form with required signature
- ☒ Copy of Site Plan with Fire Marshal's stamp
- ☒ Fee (see schedule)
- ☒ List any original and/or related file numbers on the cover application
- ☒ Grading and Drainage Plan/Drainage Report Submittal to Hydrology

(Grading and Drainage Plan/Drainage Report must be submitted to Hydrology prior to DRB application submittal. Grading and Drainage plans may have to be approved prior to DRB approval.)

☐ AMEND SITE DEV PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10) Maximum Size: 24" x 36"

- Planner signature / date
- Project #:

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property, which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____ To _____.

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

_____, 4-12-18
(Applicant or Agent) (Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

TW

TIERRA WEST, LLC

April 5, 2018

Ms. Kym Dicome, Chairwoman
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: REQUEST FOR SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
PORTION OF LOT 5-A, 28, 29, AND 30 OF BLOCK II
NORTH ALBUQUERQUE ACRES
ZONE ATLAS PAGE D-18-Z**

Dear Ms. Dicome:

Tierra West, LLC, on behalf of our client, Camel Rock Development LLC, & Skarsgard Gordon L & Patience Pye, requests approval of a Site Development Plan for Building Permit to allow apartments for age-restricted housing. The property is located on the northeast corner of San Pedro Drive and Palomas Avenue, NE and falls within the North I-25 Sector Development Plan with a zoning designation of SU-2 C-1 or SU-2 RC on approximately 4.07 acres.

The subject property is currently compromised of a portion of Lots 5-A, 28, 29 and 30 for which a Site Development Plan for Subdivision has been approved by the Environmental Planning Commission to reconfigure into five (5) Lots (this proposed subdivision also includes Lots 31 and 32). The owner has been working with DRB to amend the Site Plan for Subdivision to two lots as well as the plat and SIA. This Site Development Plan for Building Permit is for the east lot of the project which proposes development of age restricted single family apartments on the easterly lot; commercial use on the westerly lot will be addressed by a separate site development plan by others. A variance and conditional use has been granted for the project and the approval is attached to the application. The Fire One sheet has been approved by the Fire Marshall office and the availability request has been submitted to the ABCWUA on March 27, 2018. A grading and drainage report was submitted to Hydrology on April 5, 2018. The Solid Waste Department has also approved the Site Development Plan for Building Permit. The previous Site Plan for Subdivision and subsequent platting action addressed the Traffic Impact Study and major public infrastructure for the development.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



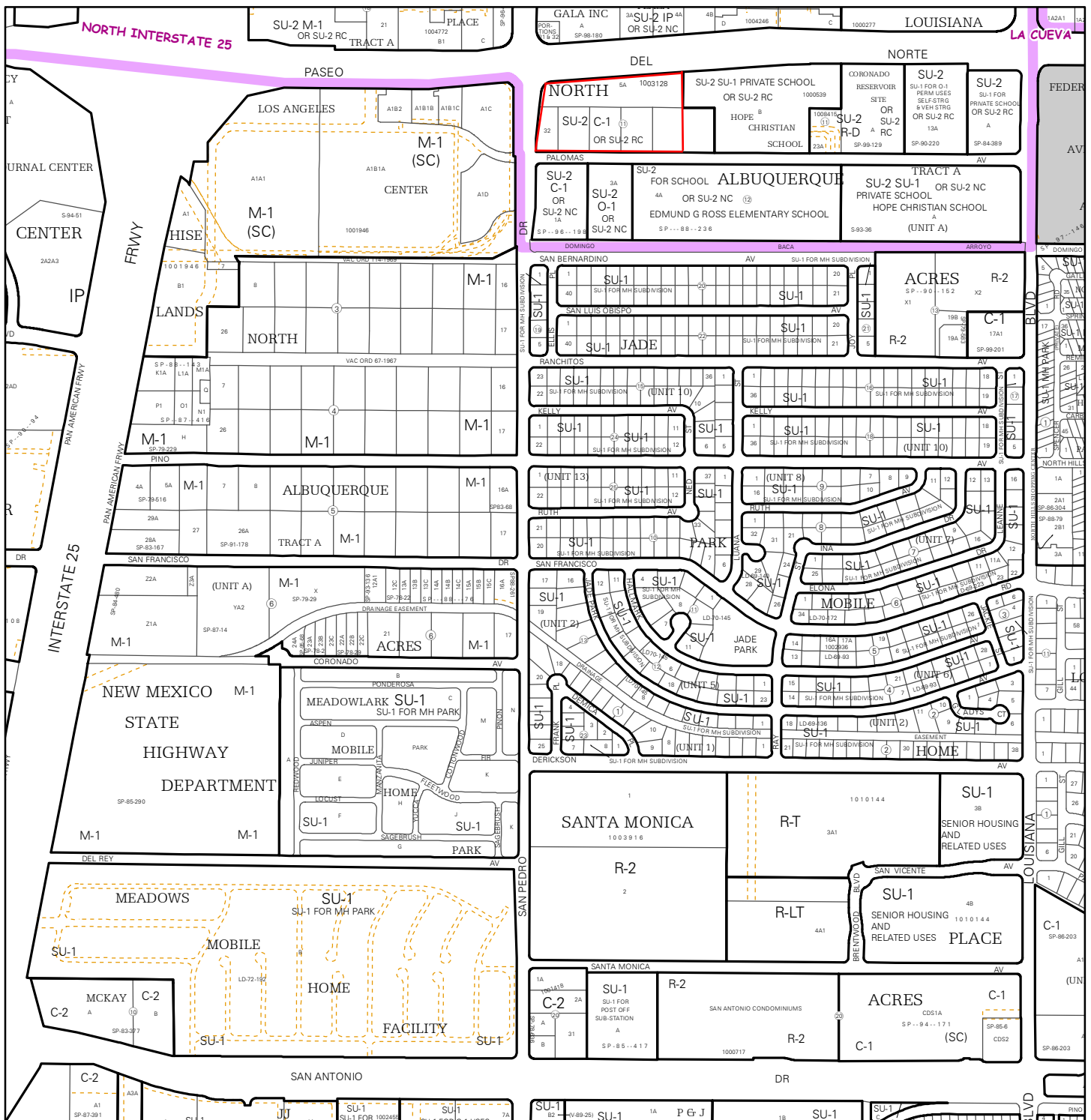
Ronald. R. Bohannon, P.E.

Enclosure/s

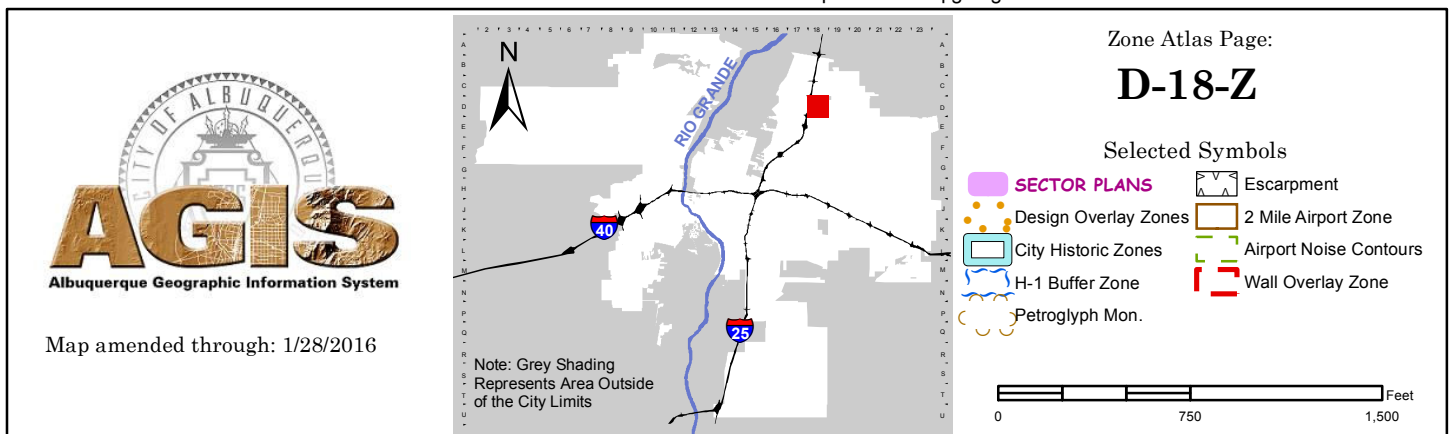
cc: Jim Achen

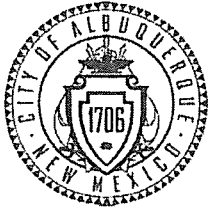
JN: 2017086
RRB/jh/jg

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com



For more current information and details visit: <http://www.cabq.gov/gis>





Tim Keller, Mayor
Sarita Nair, CAO

City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
David S. Campbell, Director

DATE: March 23, 2018

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s):

Agent: Tierra West, LLC
Applicant: Camel Rock Development, LLC and Skarsgard Gordan and Patience Pye
Legal Description: Lot 5-A Block II Plat of Lot 5-A-Block II 028, 029, 030 North Albuquerque Acres Tract A
Zoning: SU-2 C-1 or SU-2 RC
Acreage: Approximately 5.6 acres
Zone Atlas Page(s): D-18-7

CERTIFICATE OF NO EFFECT: ☒ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☒ No

SUPPORTING DOCUMENTATION:

N/A

SITE VISIT: Site inspection conducted March 22, 2018

RECOMMENDATIONS:

CERTIFICATE OF NO EFFECT ISSUED - ref O-07-72 Section 4B(2): property has been disturbed through previous land use/development

SUBMITTED BY:

Ethan Kalosky, MA
Cultural Resource Specialist
Acting City Archaeologist
Parametrix

3/23/18
Date

SUBMITTED TO:

Russell Brito, Planning Manager
City of Albuquerque Planning Department

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Tierra West, LLC DATE OF REQUEST: 04/05/18 ZONE ATLAS PAGE(S): D-18-Z

CURRENT:

ZONING SU-2 C-1 or SU-2 RC

LEGAL DESCRIPTION:

LOT OR TRACT # _____ BLOCK # _____
Lot 5-A 28, 29 & 30

PARCEL SIZE (AC/SQ. FT.) 4.07 +/-

SUBDIVISION NAME North Albuquerque Acres

REQUESTED CITY ACTION(S):

ANNEXATION ☐

ZONE CHANGE ☐: From _____ To _____

SECTOR, AREA, FAC, COMP PLAN ☐

AMENDMENT (Map/Text) ☐

SUBDIVISION* ☐

BUILDING PERMIT ☒

BUILDING PURPOSES ☐

SITE DEVELOPMENT PLAN:

AMENDMENT ☐

ACCESS PERMIT ☐

OTHER ☐

*includes platting actions

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF

ACTION:

NO CONSTRUCTION/DEVELOPMENT ☐

NEW CONSTRUCTION ☒

EXPANSION OF EXISTING DEVELOPMENT ☐

OF UNITS: 175

BUILDING SIZE: _____ (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE [Signature]
(To be signed upon completion of processing by the Traffic Engineer)

DATE 4/5/18

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☒ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☒

Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature]
TRAFFIC ENGINEER

DATE 04-05-18

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS

-FINALIZED

-SUBMITTED

TRAFFIC ENGINEER
DATE

April 2, 2018

Ms. Kym Dicome, Chairwoman
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
LT 5-A BLK II PLAT OF LOT 5-A BLK II 28, 29, 30
NORTH ALBUQUERQUE ACRES TRACT A
ZONE ATLAS PAGE D-18-Z**

Dear Chairwoman Dicome:

The purpose of the letter is to authorize Tierra West, LLC to act as agent on behalf of Camel Rock Development LLC & Skarsgard Gordon & Patience Pye pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

James R. Achen Sr

Print Name

J. Achen Sr

Signature

Managing Member

Title

4-6-18

Date

FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Overture Senior

AGIS MAP # D-18-Z

LEGAL DESCRIPTIONS: Lot 28, 29, 30, 5A Blk II North Albuquerque Acres

 DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd Floor Plaza del Sol) on 4-6-2018 (date).


Applicant/Agent Tierra West, LLC

4/6/18
Date

Hydrology Division Representative

Date

 X **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor, Plaza del Sol) on 3-27-2018 (date).


Applicant/Agent Tierra West, LLC

4/6/18
Date

Utilities Division Representative

Date

PROJECT # _____

Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), approval of a Wireless Telecommunication Facility (WTF), or Administrative Approvals (AA) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text:
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660.
A facilitated meeting request must be received by ADR by: April 16, 2018.
6. *****NEW*** Public Hearing Information** - Hearing Date, Start Time and Location.

Neighborhood Notification Checklist

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Notification Inquiry Email" outlining any affected Neighborhood and/or Homeowner Associations.

*Note: If your ONC Correspondence is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 768-3334 or ONC@cabq.gov.

Thank you for your cooperation on this matter.

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Mobile Phone	Phone	Email
West La Cueva NA	Michael	Gonzales	8201 La Milpita Street NE	Albuquerque	NM	87113	5057203956	5057977283	michaelnmi@msn.com
West La Cueva NA	Terry	Daughton	8309 Calle Soquelle NE	Albuquerque	NM	87113	8478632679		terryinalgonquin@gmail.com



TIERRA WEST, LLC

April 6, 2018

Terry Daughton
West La Cueva NA
8309 Calle Soquelle NE
Albuquerque, NM 87113

**RE: REQUEST FOR SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
PORTION OF LOT 5-A, 28, 29, AND 30 OF BLOCK II
NORTH ALBUQUERQUE ACRES
ZONE ATLAS PAGE D-18-Z**

Dear Terry Daughton:

Please find enclosed a request to the Development Review Board dated April 6, 2018. This request is for approval of a Site Development Plan for Building Permit to build an apartment building for age-restricted housing. The property is located on the northeast corner of San Pedro Drive and Palomas Avenue NE. The site is zoned SU-2 C-1 or SU-2 RC on approximately 4.07 acres. We will be submitting the DRB application into the City of Albuquerque to be heard at the DRB public hearing on May 2, 2018.

Please Note: Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternate Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: April 16, 2018.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannon, P.E.

Enclosure/s

cc: Michael Gonzales, West La Cueva NA
Jim Achen

JN: 2017086

RRB/jh/jg

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com



TIERRA WEST, LLC

April 6, 2018

Mr. Michael Gonzales
West La Cueva NA
8201 La Milpita Street NE
Albuquerque, NM 87113

**RE: REQUEST FOR SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
PORTION OF LOT 5-A, 28, 29, AND 30 OF BLOCK II
NORTH ALBUQUERQUE ACRES
ZONE ATLAS PAGE D-18-Z**

Dear Mr. Gonzales:

Please find enclosed a request to the Development Review Board dated April 6, 2018. This request is for approval of a Site Development Plan for Building Permit to build an apartment building for age-restricted housing. The property is located on the northeast corner of San Pedro Drive and Palomas Avenue NE. The site is zoned SU-2 C-1 or SU-2 RC on approximately 4.07 acres. We will be submitting the DRB application into the City of Albuquerque to be heard at the DRB public hearing on May 2, 2018.

Please Note: Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternate Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: April 16, 2018.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannon, P.E.

Enclosure/s

cc: Terry Daughton, West La Cueva NA
Jim Achen

JN: 2017086

RRB/jh/jg

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100
fax (505) 858-1118
tierrawestllc.com



TIERRA WEST, LLC

April 6, 2018

Terry Daughton
West La Cueva NA
8309 Calle Soquelle NE
Albuquerque, NM 87113

**RE: REQUEST FOR SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
PORTION OF LOT 5-A, 28, 29, AND 30 OF BLOCK II
NORTH ALBUQUERQUE ACRES
ZONE ATLAS PAGE D-18-Z**

Dear Terry Daughton:

Please find enclosed a request to the Development Review Board dated April 6, 2018. This request is for approval of a Site Development Plan for Building Permit to build an apartment building for age-restricted housing. The property is located on the northeast corner of San Pedro Drive and Palomas Avenue NE. The site is zoned SU-2 C-1 or SU-2 RC on approximately 4.07 acres. We will be submitting the DRB application into the City of Albuquerque to be heard at the DRB public hearing on May 2, 2018.

Please Note: Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternate Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: April 16, 2018.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannon, P.E.

Enclosure/s

cc: Michael Gonzales, West La Cueva NA
Jim Achen

JN: 2017086

RRB/jh/jg

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118
tierrawestllc.com



TIERRA WEST, LLC

April 6, 2018

Mr. Michael Gonzales
West La Cueva NA
8201 La Milpita Street NE
Albuquerque, NM 87113

**RE: REQUEST FOR SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
PORTION OF LOT 5-A, 28, 29, AND 30 OF BLOCK II
NORTH ALBUQUERQUE ACRES
ZONE ATLAS PAGE D-18-Z**

Dear Mr. Gonzales:

Please find enclosed a request to the Development Review Board dated April 6, 2018. This request is for approval of a Site Development Plan for Building Permit to build an apartment building for age-restricted housing. The property is located on the northeast corner of San Pedro Drive and Palomas Avenue NE. The site is zoned SU-2 C-1 or SU-2 RC on approximately 4.07 acres. We will be submitting the DRB application into the City of Albuquerque to be heard at the DRB public hearing on May 2, 2018.

Please Note: Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternate Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: April 16, 2018.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannon, P.E.

Enclosure/s

cc: Terry Daughton, West La Cueva NA
Jim Achen

JN: 2017086


RRB/jh/jg

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118
tierrawestllc.com

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.

 4/6/18
Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- ☒ A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan
- ☒ B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 – SITE PLAN

A. General Information

- ☒ 1. Date of drawing and/or last revision
- ☒ 2. Scale:
 - 1.0 acre or less 1" = 10'
 - 1.0 - 5.0 acres 1" = 20'
 - Over 5 acres 1" = 50'
 - Over 20 acres 1" = 100'
 - [other scales, if approved by staff]
- ☒ 3. Bar scale
- ☒ 4. North arrow
- ☒ 5. Vicinity map
- ☒ 6. Signature Block (for DRB site dev. plans)
- ☒ 7. Property lines (clearly identify)
- ☒ 8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
- ☒ 9. Phases of development including location and square footages of structures, circulation, parking and landscaping
- ☒ 10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

- ☒ 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- ☒ 2. Dimensions and square footage of each structure
- ☒ 3. Proposed use of each structure
- ☒ 4. Walls, fences, and screening: indicate height, length, color and materials
- ☒ 5. Loading facilities
- ☒ 6. Conceptual site lighting (indicate general location & maximum height)
- ☒ 7. Location of refuse container and enclosure
- ☒ 8. Site amenities including patios, benches, tables (indicating square footage of patios/ plazas)

2. Parking and Circulation

- ☒ A. Parking layout with spaces numbered per aisle and totaled.
 - ☒ 1. **Location and typical dimensions**, including handicapped spaces
 - ☒ 2. **Calculations:** spaces required: 200 provided: 200
Handicapped spaces (included in required total) required: 8 provided: 8
Motorcycle spaces (in addition to required total) required: 5 provided: 5
- ☒ B. Bicycle parking & facilities
 - ☒ 1. Bicycle racks, spaces required: 88 provided: 88
 - ☐ 2. Bikeways and other bicycle facilities, if applicable
- ☒ C. Public Transit
 - ☒ 1. Bus facilities, including routes, bays and shelters existing or required
- ☒ D. Pedestrian Circulation
 - ☒ 1. Location and dimensions of all sidewalks and pedestrian paths
 - ☒ 2. Location and dimension of drive aisle crossings, including paving treatment
 - ☒ 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk
- ☒ E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)
 - ☒ 1. Ingress and egress locations, including width and curve radii dimensions
 - ☒ 2. Drive aisle locations, including width and curve radii dimensions
 - ☒ 3. End aisle locations, including width and curve radii dimensions
 - ☒ 4. Location & orientation of refuse enclosure, with dimensions
 - ☒ 5. Curb cut locations and dimensions
 - ☒ 6. Existing and proposed street widths, right-of-way widths and curve radii
 - ☒ 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - ☒ 8. Location of traffic signs and signals related to the functioning of the proposal
 - ☒ 9. Identify existing and proposed medians and median cuts

3. Phasing – This is required information if phasing of project is anticipated

- ☐ Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff

- ☒ 1. Scale - must be same as scale on sheet #1 - Site Plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Property Lines
- ☒ 5. Existing and proposed easements
- ☒ 6. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
- ☒ 7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
- ☒ 8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
- ☒ 9. Identify location and size (SF) of all landscaping areas, including:
 - A. Type, location and size of trees (common and/or botanical names)
 - B. Type and location of all ground cover material (organic/inorganic)
 - C. Existing vegetation, indicating whether it is to be preserved or removed
 - D. Ponding areas either for drainage or landscaping/recreational use
 - E. Turf area – only 20% of landscaped area can be high water-use turf
- ☐ 10. Landscape calculation table:
 - A. Required and Provided Landscape Area – square footage and percent
 - B. Required and Provided Trees (street, parking lot, screening, etc.)
- ☒ 11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
- ☒ 12. Verification of adequate sight distance
- ☒ 13. Provide a plant list of shrubs, grasses, and perennials

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

The Conceptual Grading and Drainage Plan provides the Planning Commission and DRB with an understanding of site topography and how it relates to adjacent property. The City Engineer or her/his designee may waive or allow adjustments to the Conceptual Grading and Drainage Plan requirements for sites that are already developed or are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

A. General Information

- ☒ 1. Scale - must be same as Sheet #1 - Site Plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Property Lines
- ☒ 5. Building footprints
- ☒ 6. Location of Retaining walls

B. Grading Information

- ☒ 1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
- ☒ 2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
- ☒ 3. Identify whether ponding is required
- ☒ 4. Indicate Finished Floor Elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- ☒ 5. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change.
- ☒ 6. In addition to the above, the following must be provided for DRB applications:
 - A. Conceptual onsite drainage system
 - B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

- ☒ 1. Fire hydrant locations, existing and proposed.
- ☒ 2. Distribution lines
- ☒ 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- ☒ 4. Existing water, sewer, storm drainage facilities (public and/or private).
- ☒ 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

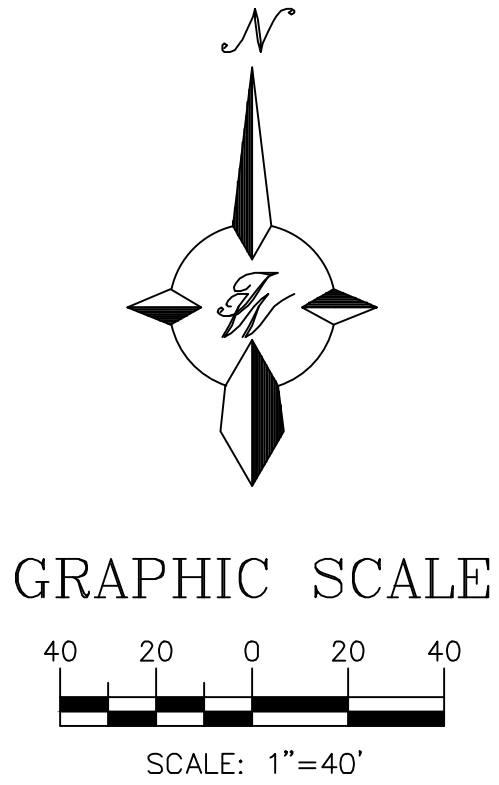
- ☒ 1. Scale (minimum of 1/8" or as approved by Planning Staff)
- ☒ 2. Bar Scale
- ☒ 3. Detailed Building Elevations for each facade
 - ☒ a. Identify facade orientation (north, south, east, & west)
 - ☒ b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)
 - ☒ c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
 - ☒ d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
- ☒ 4. Dimensions, colors and materials of Refuse Enclosure
- ☒ 5. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage

- ☒ 1. Site location(s)
- ☒ 2. Sign elevations to scale
- ☒ 3. Dimensions, including height and width
- ☒ 4. Sign face area - dimensions and square footage clearly indicated
- ☒ 5. Lighting
- ☒ 6. Materials and colors for sign face and structural elements
- ☒ 7. Verification of adequate sight distance

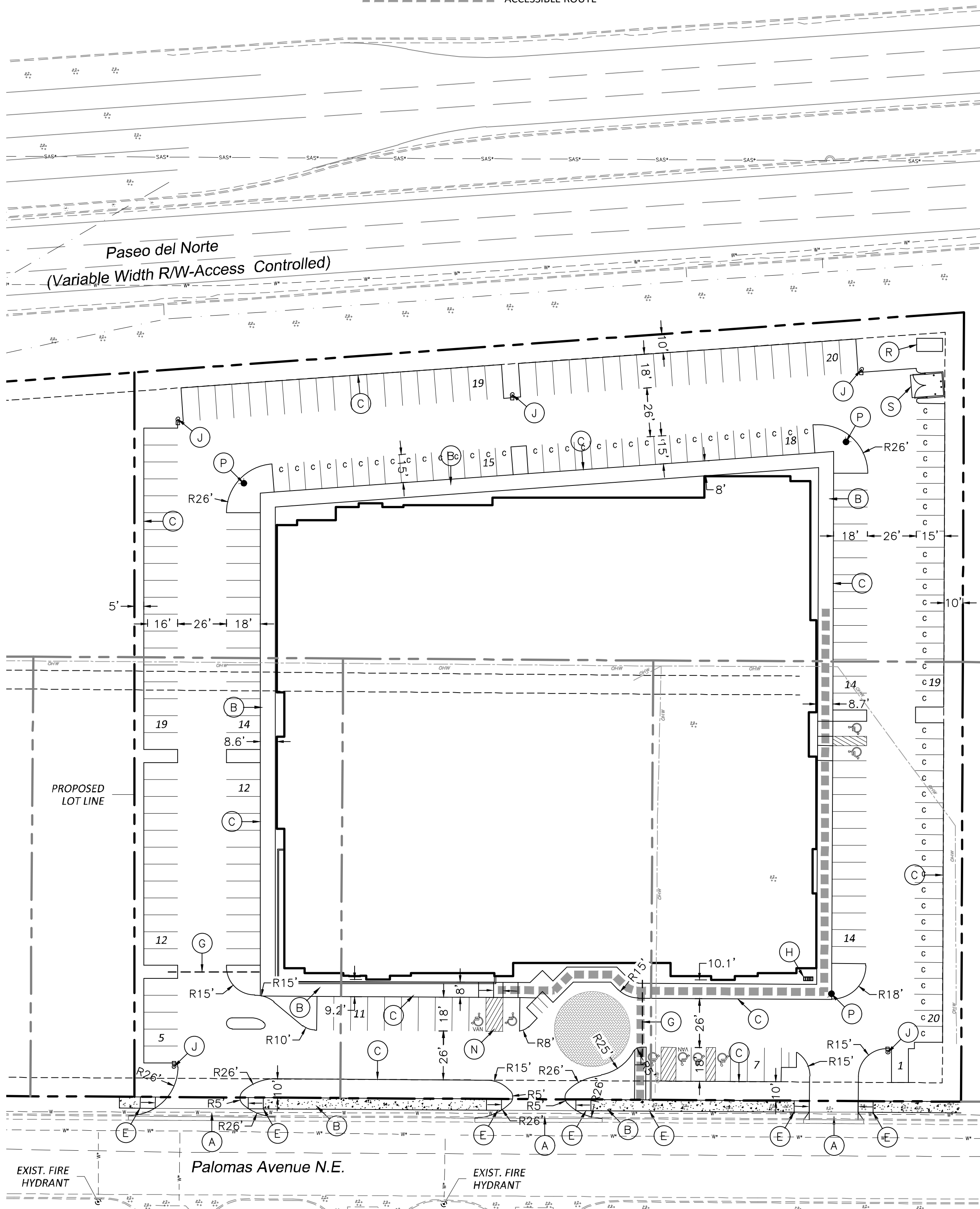
GENERAL NOTES:

- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER INCLUDING THAT WITHIN THE CITY RIGHT-OF-WAY.
- ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
- THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
- NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
- THERE ARE NO TRANSIT FACILITIES ADJACENT TO OR WITHIN CLOSE PROXIMITY TO THE SITE.
- LANDSCAPING, FENCING 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 THE CLEAR SIGHT TRIANGLE.



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- BUILDING
- SIDEWALK
- RETAINING WALL
- EXISTING STREET LIGHTS
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- PROPOSED ASPHALT
- PROPOSED PARKING LOT LIGHT
- ACCESSIBLE ROUTE



SITE DATA

LEGAL DESCRIPTION: PORTION OF LOT 5-A, 028, 029, AND 030 OF BLOCK 11 NORTH ALBUQUERQUE ACRES TRACT A, UNIT A

ZONING:SU-2 C-1 OR SU-2 RC

SITE AREA: 4.07 ACRES

PROPOSED USE:
SINGLE-FAMILY APARTMENTS (AGE-RESTRICTED)

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
THREE DRIVEWAY ENTRANCES WILL PROVIDE VEHICULAR ACCESS FROM PALOMAS AVENUE, ONE OF WHICH (EASTERLY ACCESS) IS FOR EMERGENCY VEHICLES ONLY. PEDESTRIAN ACCESS WILL BE PROVIDED TO PALOMAS AVENUE AT A POINT ADJACENT TO THE MIDDLE DRIVEWAY, PER PLAN.

INTERNAL CIRCULATION REQUIREMENTS :
SOUTHERLY PARKING AREA IS ACCESSIBLE TO VISITORS AND RESIDENTS WHILE REMAINDER OF PARKING AREAS ARE GATE CONTROLLED. KNOX BOXES WILL PROVIDE ACCESS FOR EMERGENCY VEHICLES AT ALL GATES.

MAXIMUM BUILDING HEIGHT ALLOWED:
65 FEET (5 STORIES)

MINIMUM BUILDING SETBACK:
15' MIN.; SIDE- 5' MIN.; REAR-5' MIN. (GOVERNED BY NORTH I-25 SDP, REGIONAL COMMERCIAL)

MAXIMUM TOTAL DWELLING UNITS:
200 DU (50 DU/AC)

NONRESIDENTIAL USES MAXIMUM FLOOR AREA RATIO:
N/A

PHASING:
NONE PROPOSED

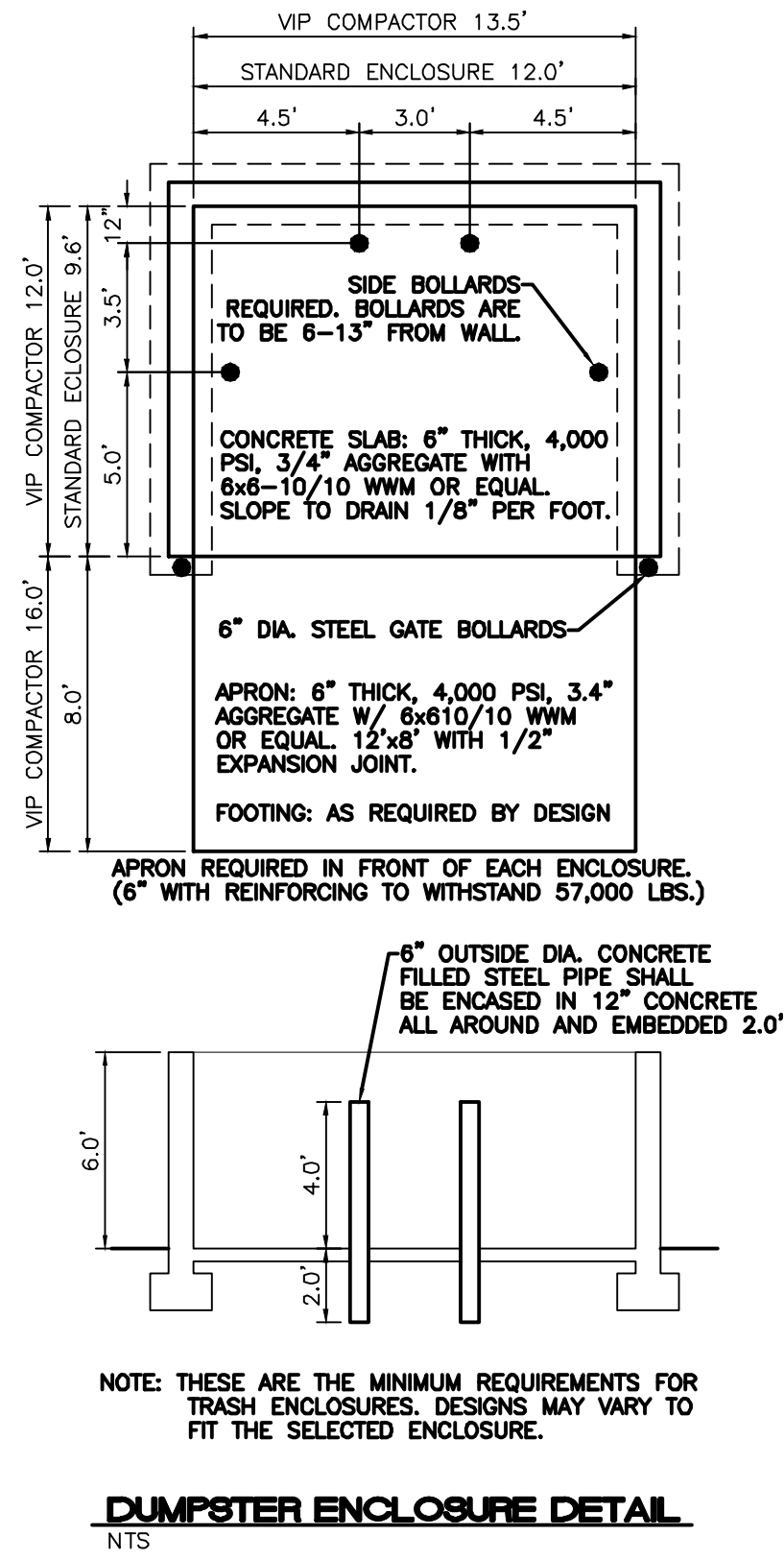
STRUCTURE LOCATIONS:
EXISTING SINGLE-STORY STRUCTURE ONSITE TO BE DEMOLISHED. PROPOSED STRUCTURE PER SITE PLAN

STRUCTURE ELEVATIONS AND DIMENSIONS:
BUILDING AREA: 158,984 SF
SEE SHEET A1 FOR STRUCTURE ELEVATIONS

PARKING FACILITIES:
PARKING REQUIRED: 200 SPACES (PER ZHE VARIANCE)
TOTAL PROVIDED: 200 SPACES
HC PARKING REQUIRED: 8 SPACES (2 VAN ACCESSIBLE)
HC PARKING PROVIDED: 8 SPACES (2 VAN ACCESSIBLE)
MOTORCYCLE PARKING REQUIRED: 5 SPACES
MOTORCYCLE PARKING PROVIDED: 5 SPACES

LOADING FACILITIES:
PASSENGER DROP OFF AT MAIN ENTRANCE

NON AUTO TRANSPORTATION
NO PUBLIC TRANSPORTATION ROUTE ADJACENT TO SITE

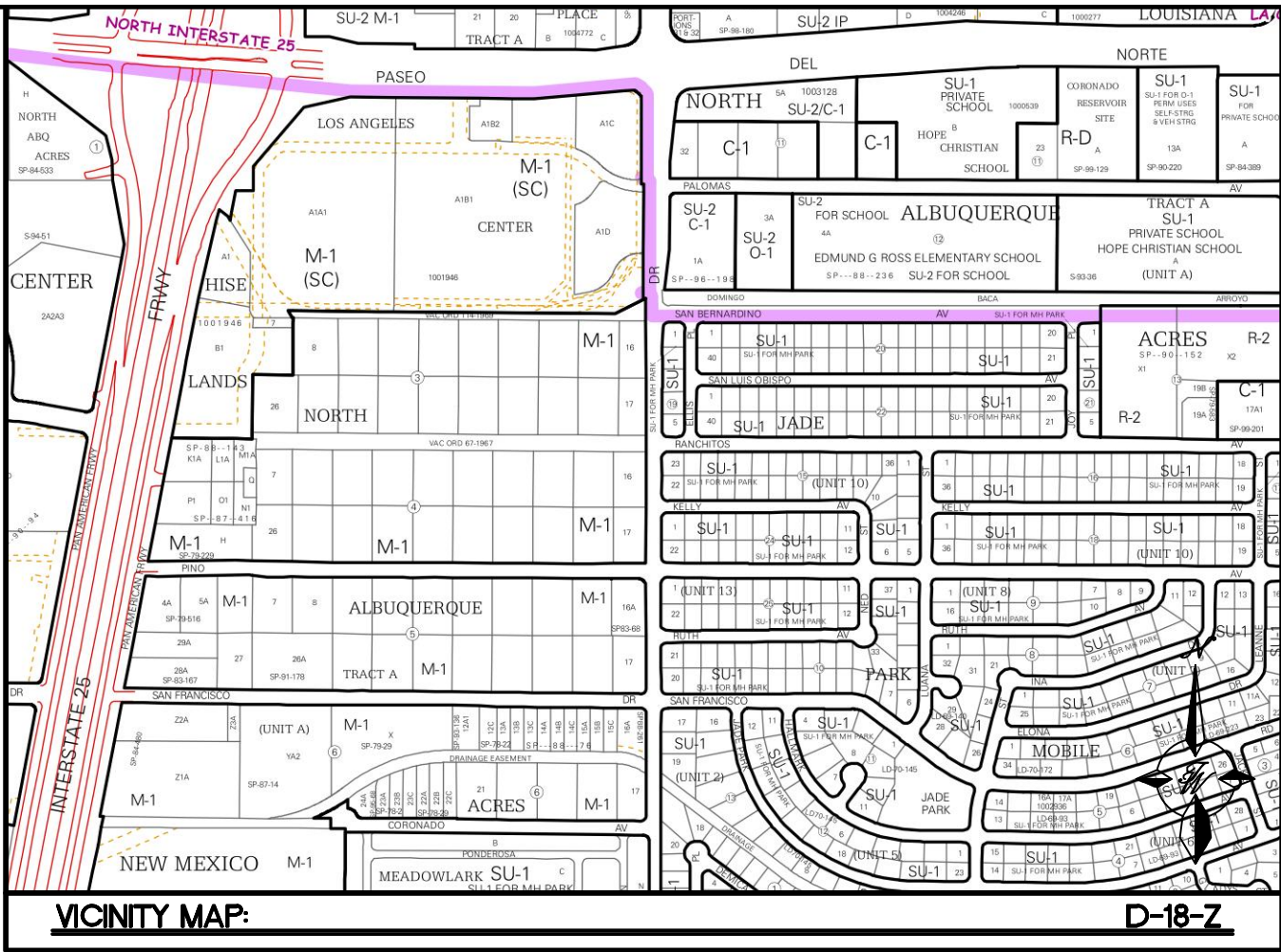


KEYED NOTE:

- A 6' VALLEY GUTTER PER COA STD DWG #2420
- B SIDEWALK PER COA STD DWG #2430
- C 6" STANDARD CURB AND GUTTER PER COA STD DWG #2415B
- D ZERO CURB WITH TRUNCATED DOMES
- E UNIDIRECTIONAL HC RAMP PER DETAIL ON SHEET C5
- F HANDICAP PARKING SIGN PER DETAIL SHEET C5
- G GATES PER DETAIL SHEET C6
- H BIKE RACK (SEE DETAIL SHEET C5)
- I RETAINING WALLS (SEE GRADING PLAN SHEET C2)
- J SITE LIGHTING
- K CROSSWALK STRIPING
- L CURB STOP (SEE DETAIL SHEET C5)
- M MOTORCYCLE PARKING SIGN (SEE DETAIL SHEET C5)
- N ACCESSIBLE PARKING PER ADA STANDARDS (SEE DETAIL SHEET C5)
- O STOP SIGN
- P PROPOSED FIRE HYDRANT
- Q ADA RAMP (SEE DETAIL "A" SHEET C6)
- R MONUMENT SIGN (SEE DETAIL SHEET A2.2)
- S TRASH ENCLOSURE PER DETAIL SHEET C6

INDEX TO DRAWINGS

- C1. SITE PLAN FOR BUILDING PERMIT
- C2. GRADING AND DRAINAGE PLAN
- C3. MASTER UTILITY PLAN
- C4. DETAILS SHEET
- L1. LANDSCAPING PLAN
- A1-A4. BUILDING ELEVATIONS



LEGAL DESCRIPTION

PORTION OF LOT 5-A, 028, 029, AND 030 OF BLOCK 11 NORTH ALBUQUERQUE ACRES TRACT A, UNIT A

PROJECT NUMBER:

APPLICATION NUMBER:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 4/06/18, 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 DRG 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:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

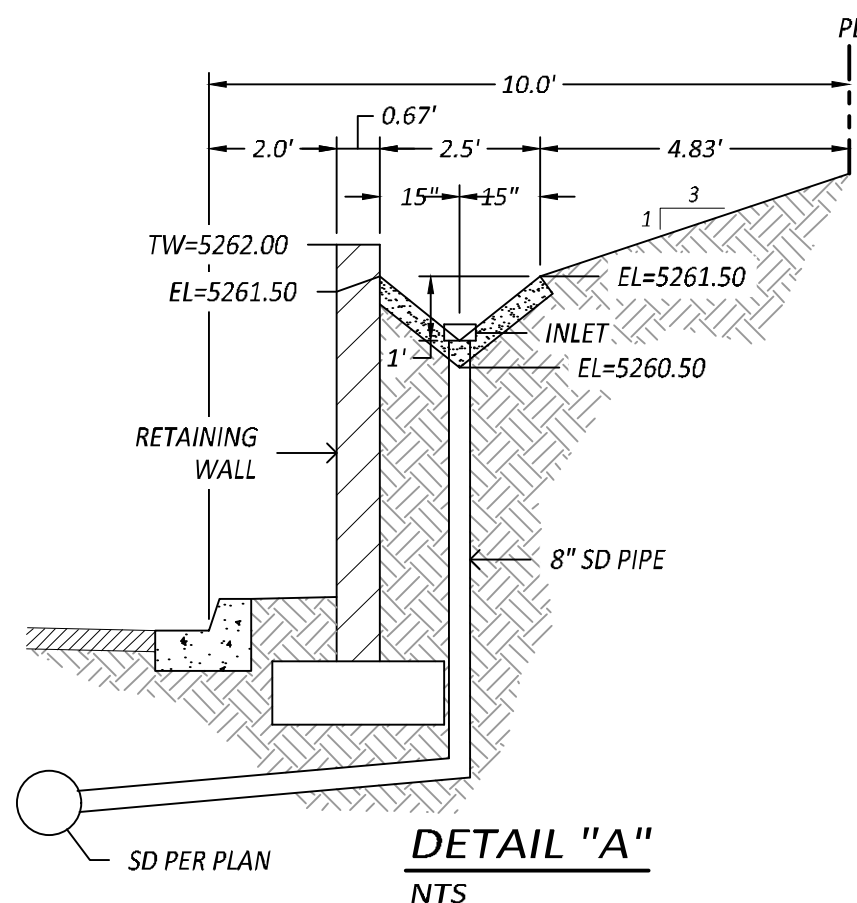
ENGINEER'S SEAL	OVERTURE SENIOR ACTIVE ADULT	DRAWN BY DY
	SITE PLAN FOR BUILDING PERMIT	DATE 4/06/18
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2017086-SPB
		SHEET # C1
		JOB # 2017086

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

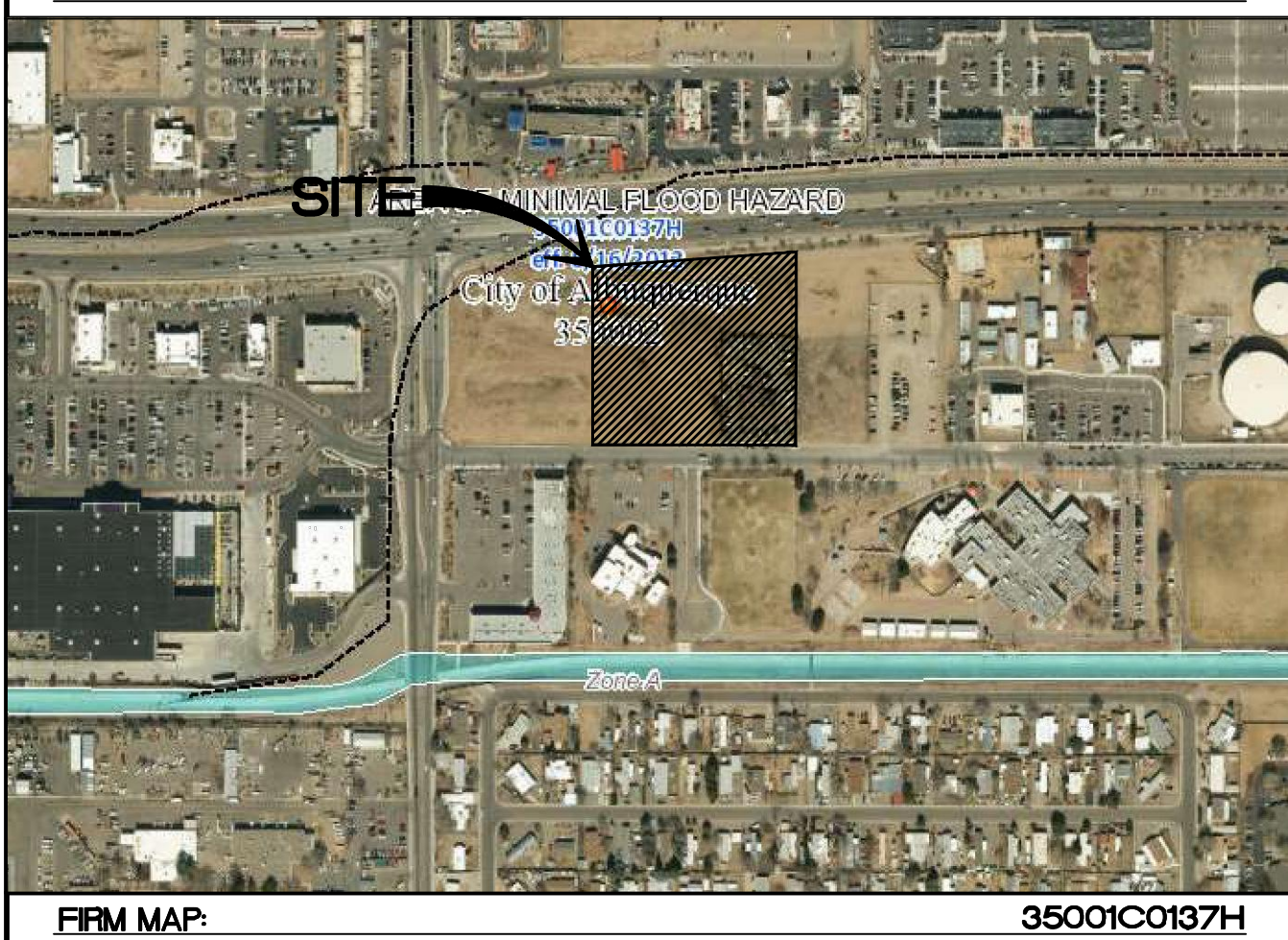
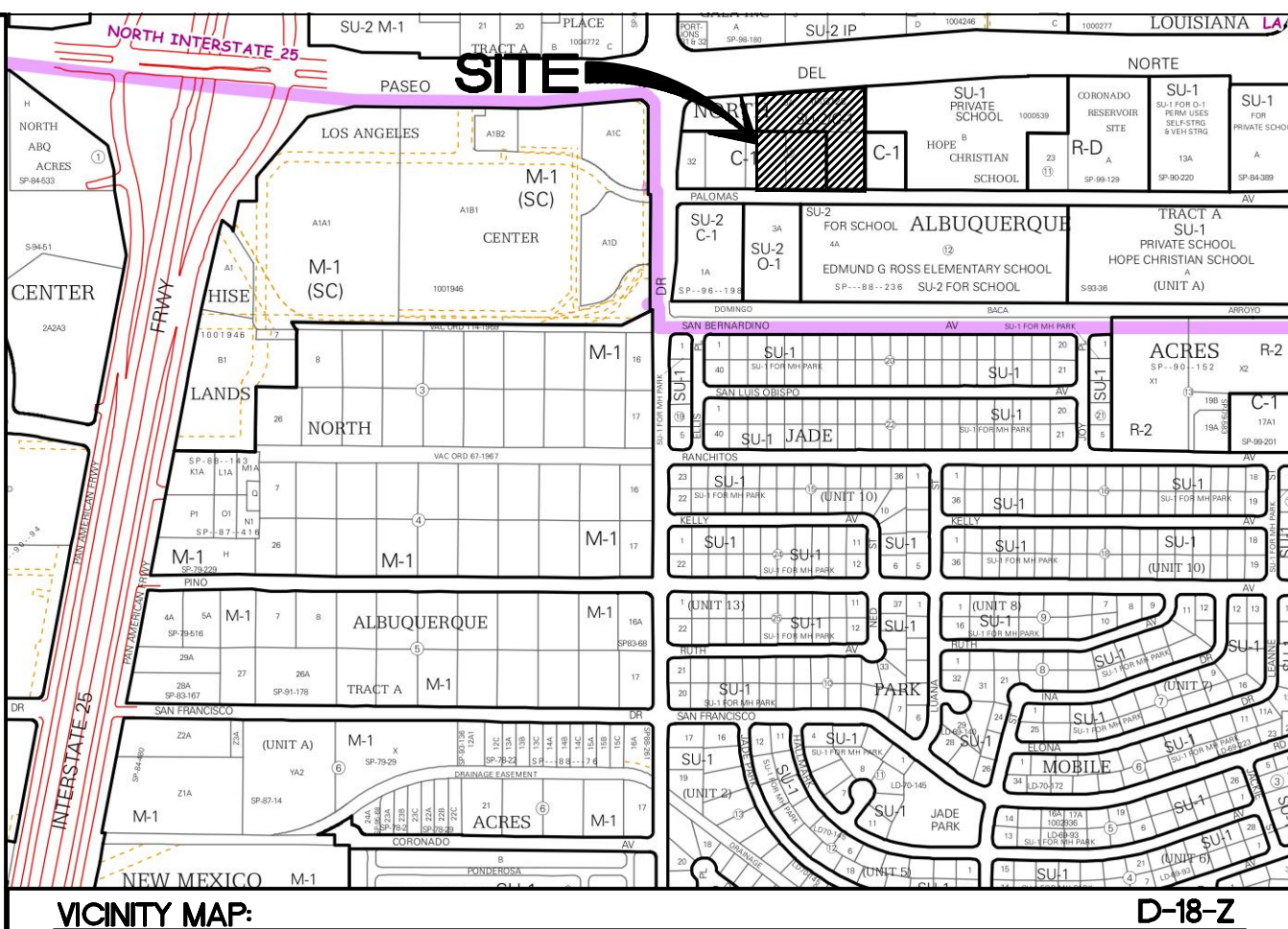
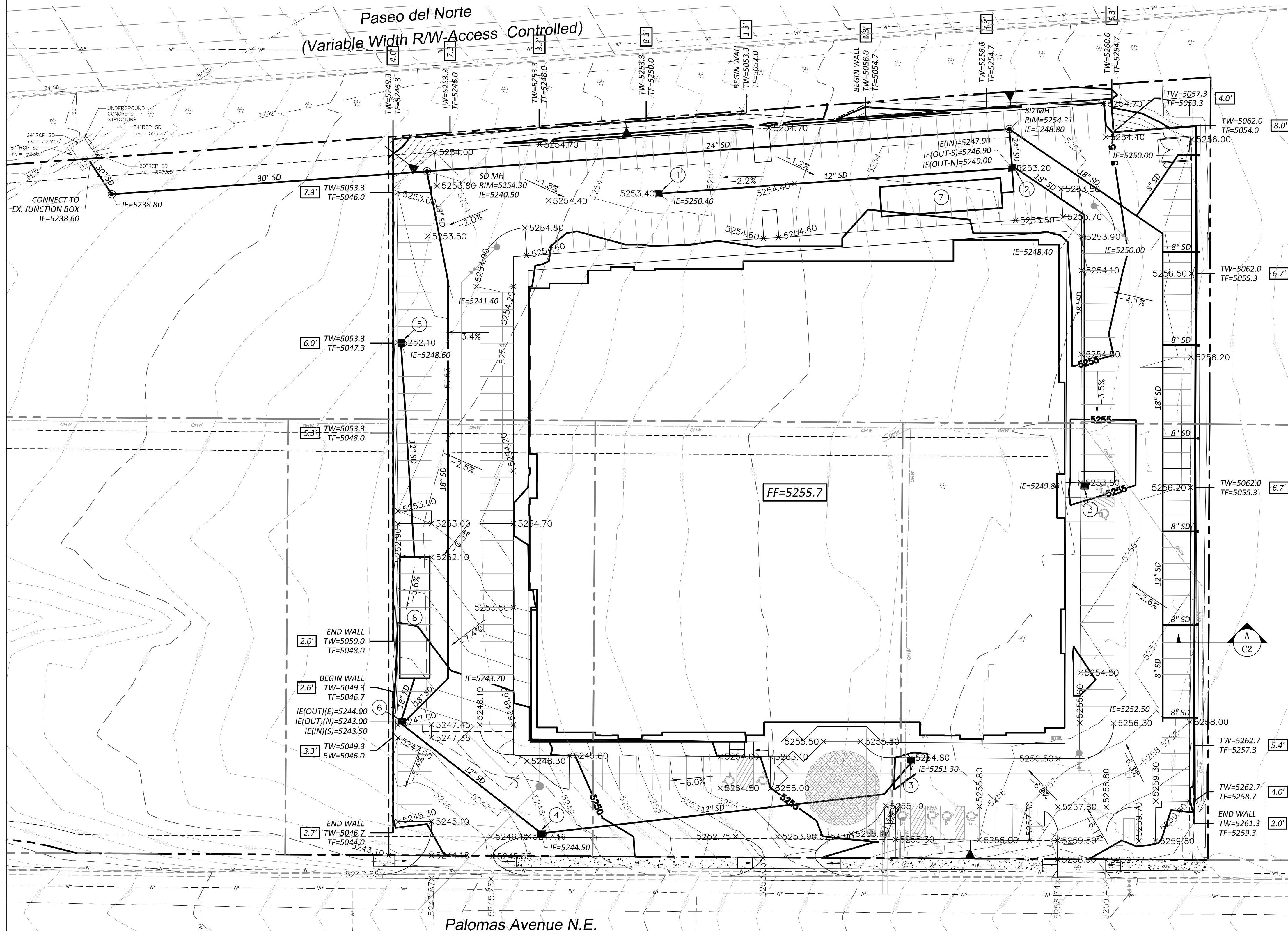
KEYED NOTE:

- 1 NYLOPLAST CATCH BASIN W/ 18" DROP IN GRATE
- 2 NYLOPLAST CATCH BASIN W/ 24" DROP IN GRATE & BIO SNOOT (SOUTH OUTLET)
- 3 NYLOPLAST CATCH BASIN W/ 2'X2' CURB INLET, STANDARD GRATE
- 4 NYLOPLAST CATCH BASIN W/ 2'X3' CURB INLET, DIAGONAL GRATE
- 5 NYLOPLAST CATCH BASIN W/ 2'X2' CURB INLET, STANDARD GRATE & BIO SNOOT
- 6 NYLOPLAST CATCH BASIN W/ 2'X2' CURB INLET, STANDARD GRATE & BIO SNOOT (NORTH OUTLET)
- 7 UNDERGROUND STORM RETENTION SYSTEM (2,240 CUBIC FOOT STORAGE REQUIRED). STORMTECH DC-780 OR EQUAL. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL BY ENGINEER PRIOR TO ORDERING MATERIAL (NORTH UNDERGROUND STORAGE)
- 8 UNDERGROUND STORM RETENTION SYSTEM (1,465 CUBIC FOOT STORAGE REQUIRED). STORMTECH DC-780 OR EQUAL. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL BY ENGINEER PRIOR TO ORDERING MATERIAL (SOUTH UNDERGROUND STORAGE)



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING SPOT ELEVATION

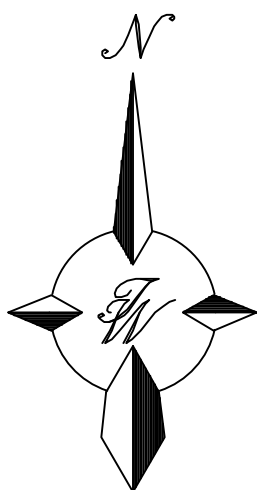


NOTICE TO CONTRACTORS

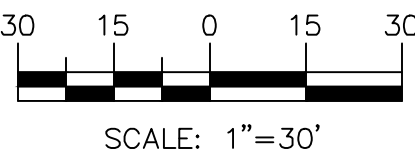
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED. 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



GRAPHIC SCALE

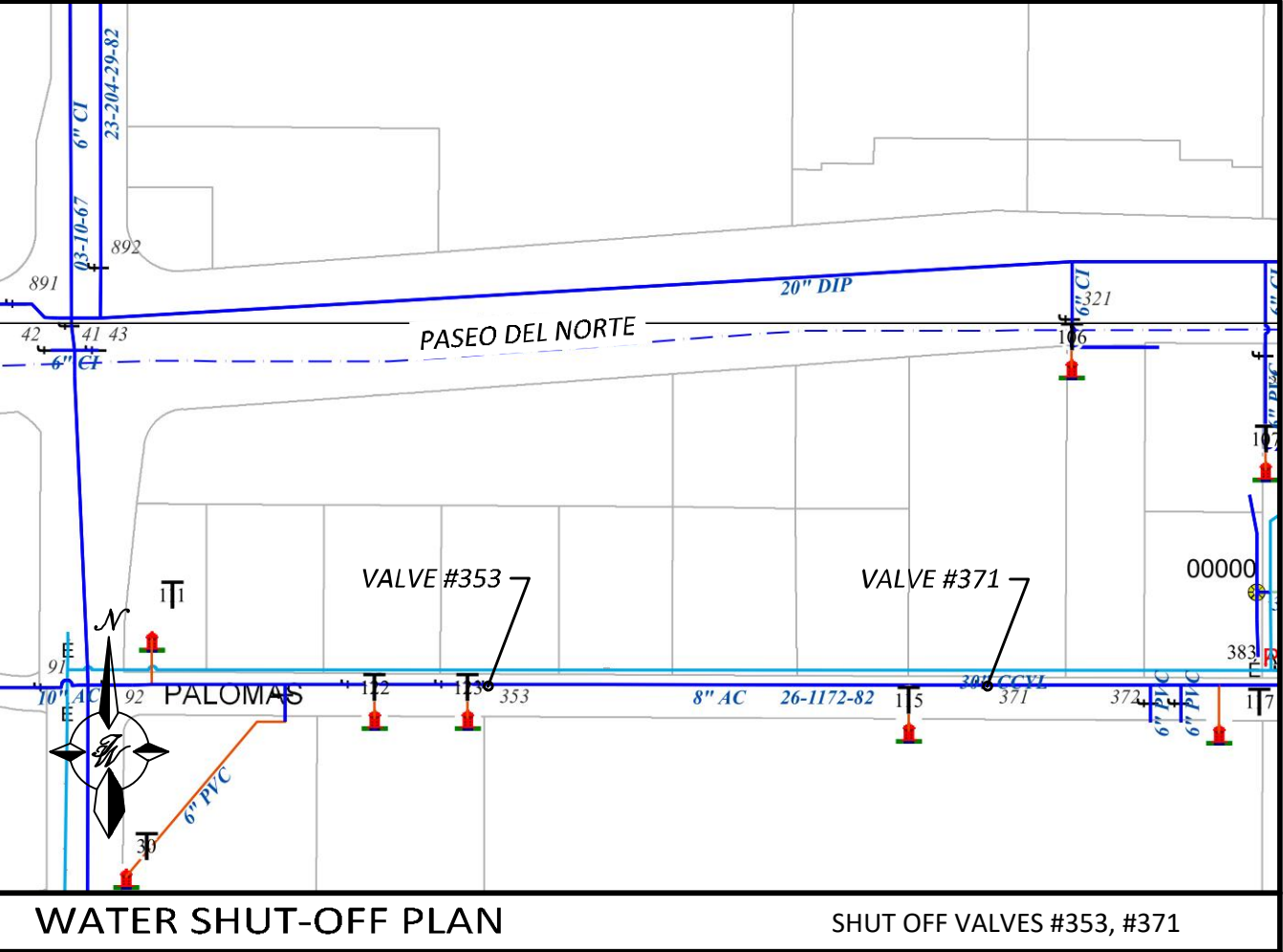


ENGINEER'S SEAL	OVERTURE SENIOR ACTIVE ADULT	DRAWN BY DY
	GRADING AND DRAINAGE PLAN	DATE 4/06/18
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierawestllc.com	2017086-GRB
		SHEET # C2
		JOB # 2017086

GENERAL UTILITY NOTES:

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
7. ALL EX. SD INLETS AND MH SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. REFERENCE ARCHITECTURAL PLANS FOR LIGHTING POWER ROUTING.

CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

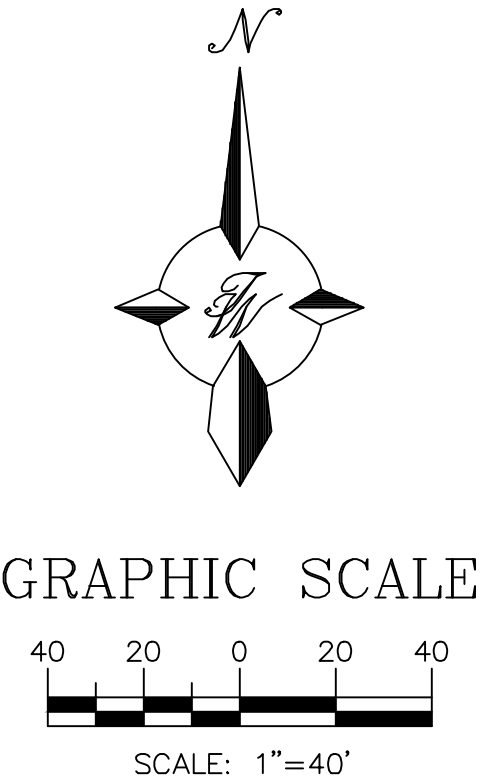


WATER SHUTOFF NOTES:

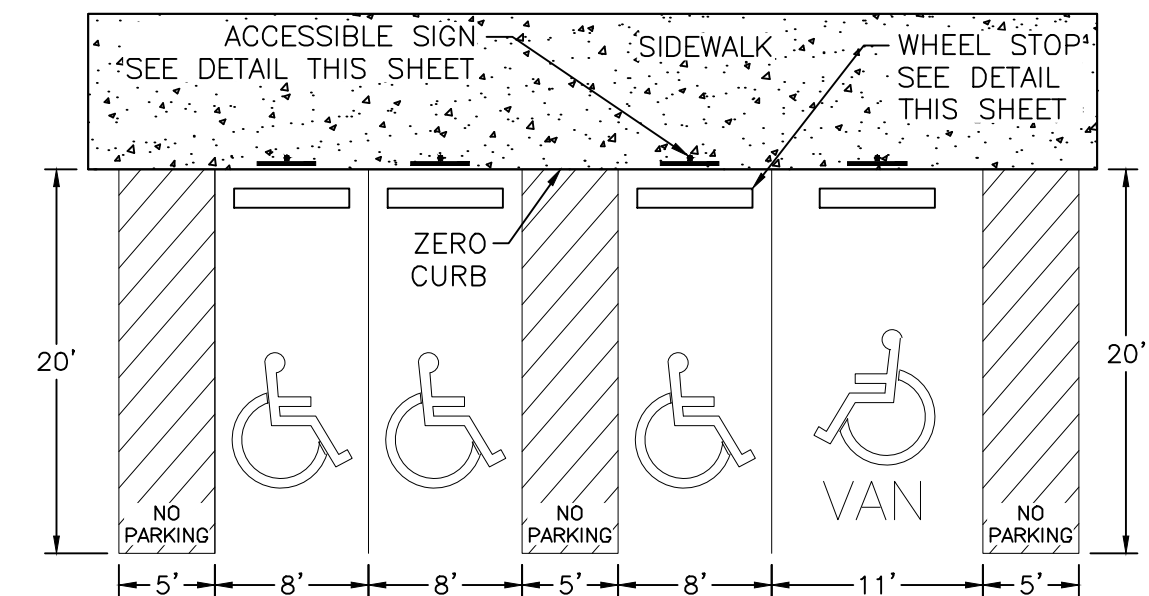
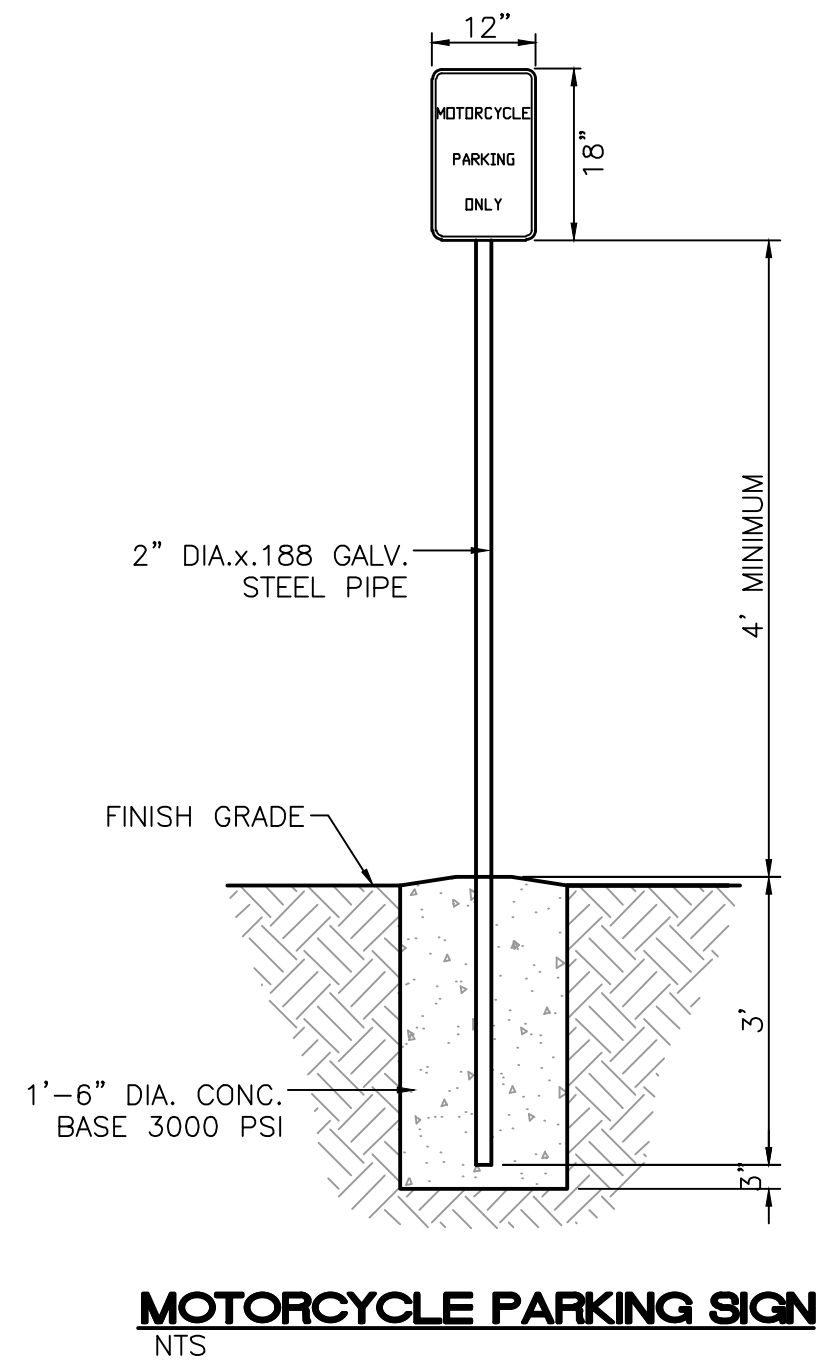
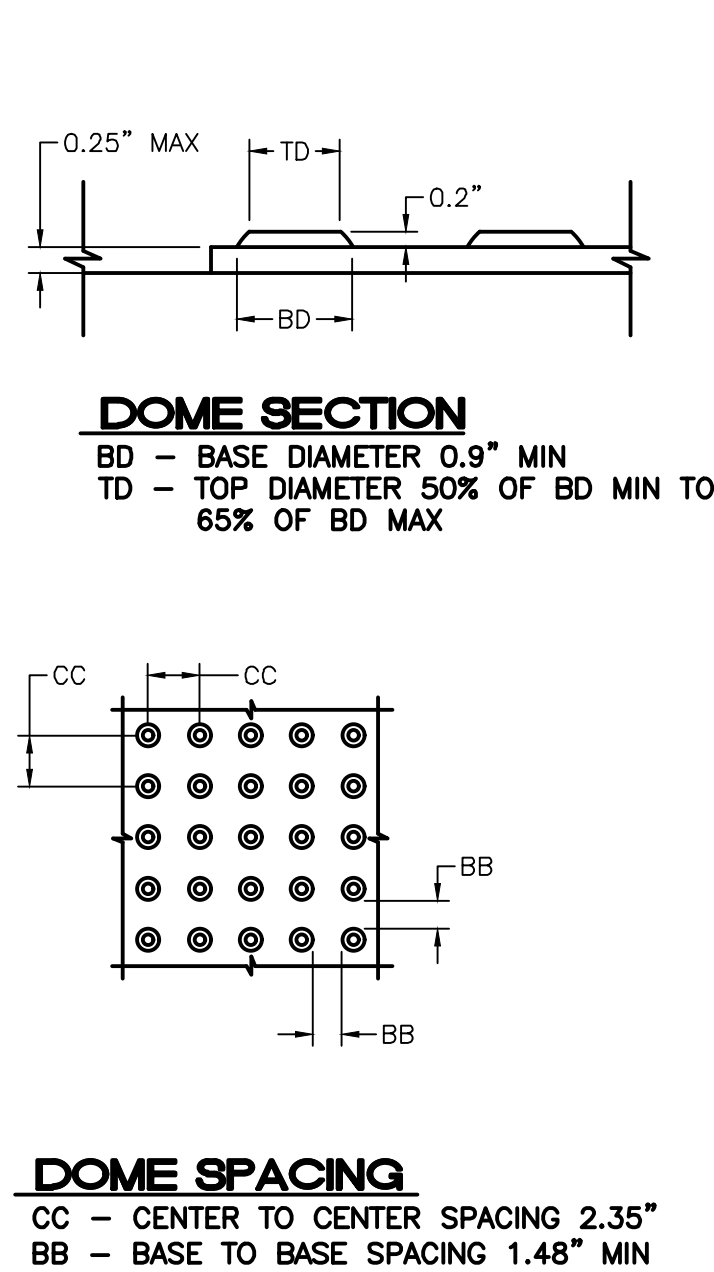
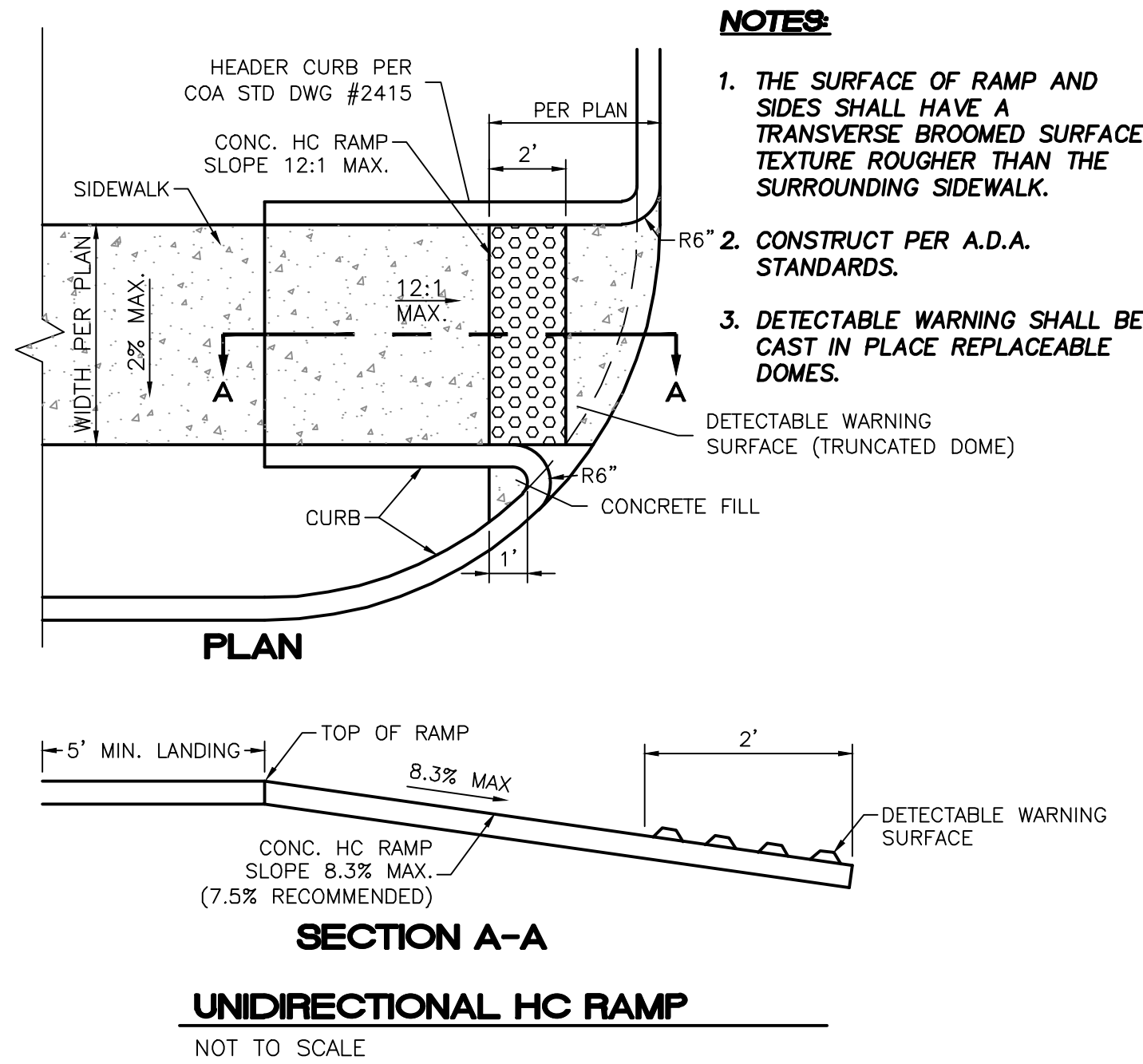
1. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE.
2. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK.
3. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES.
4. SHUTOFF REQUEST MUST BE MADE ONLINE AT (<http://abcwua.org/content/view/463/729/>)
5. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
6. ALL WATERLINES TO BE PVC, UNLESS OTHERWISE NOTED.
7. SHUT-OFF VALVES INDICATED IN THE ABOVE PLAN. TO BE DONE ONLY IN THE EVENT OF EMERGENCY. CONNECTION TO EXISTING WATER LINE TO BE PRESSURIZED.

LEGEND

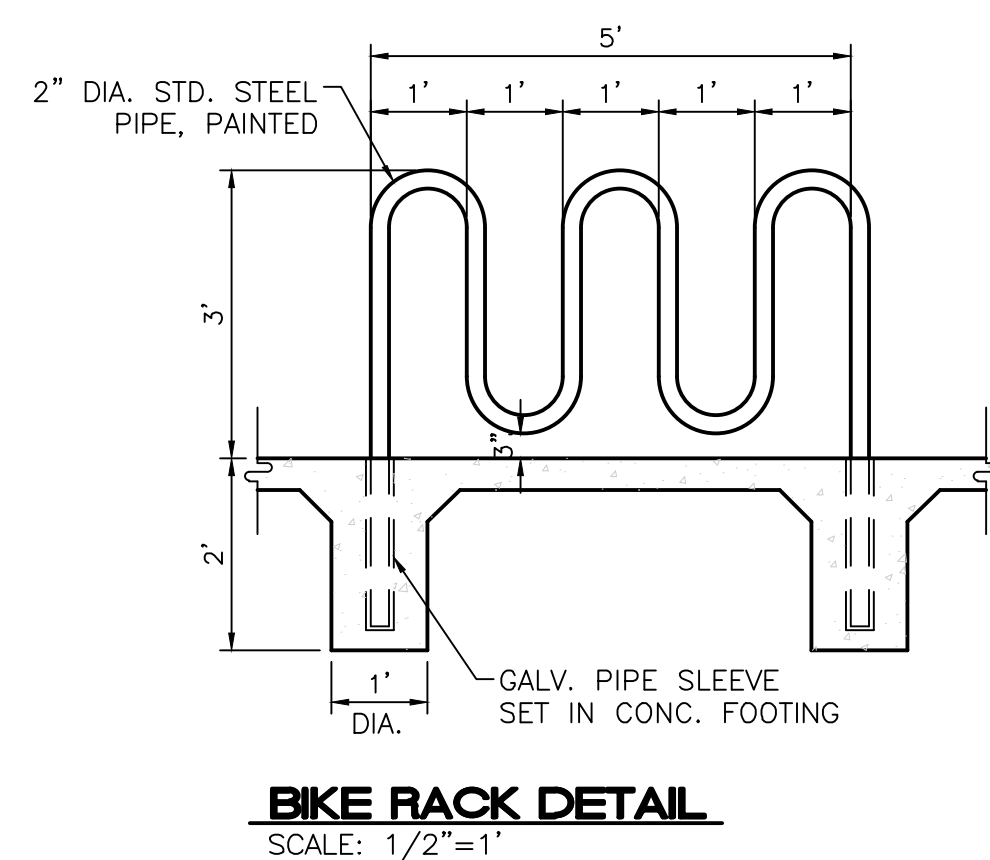
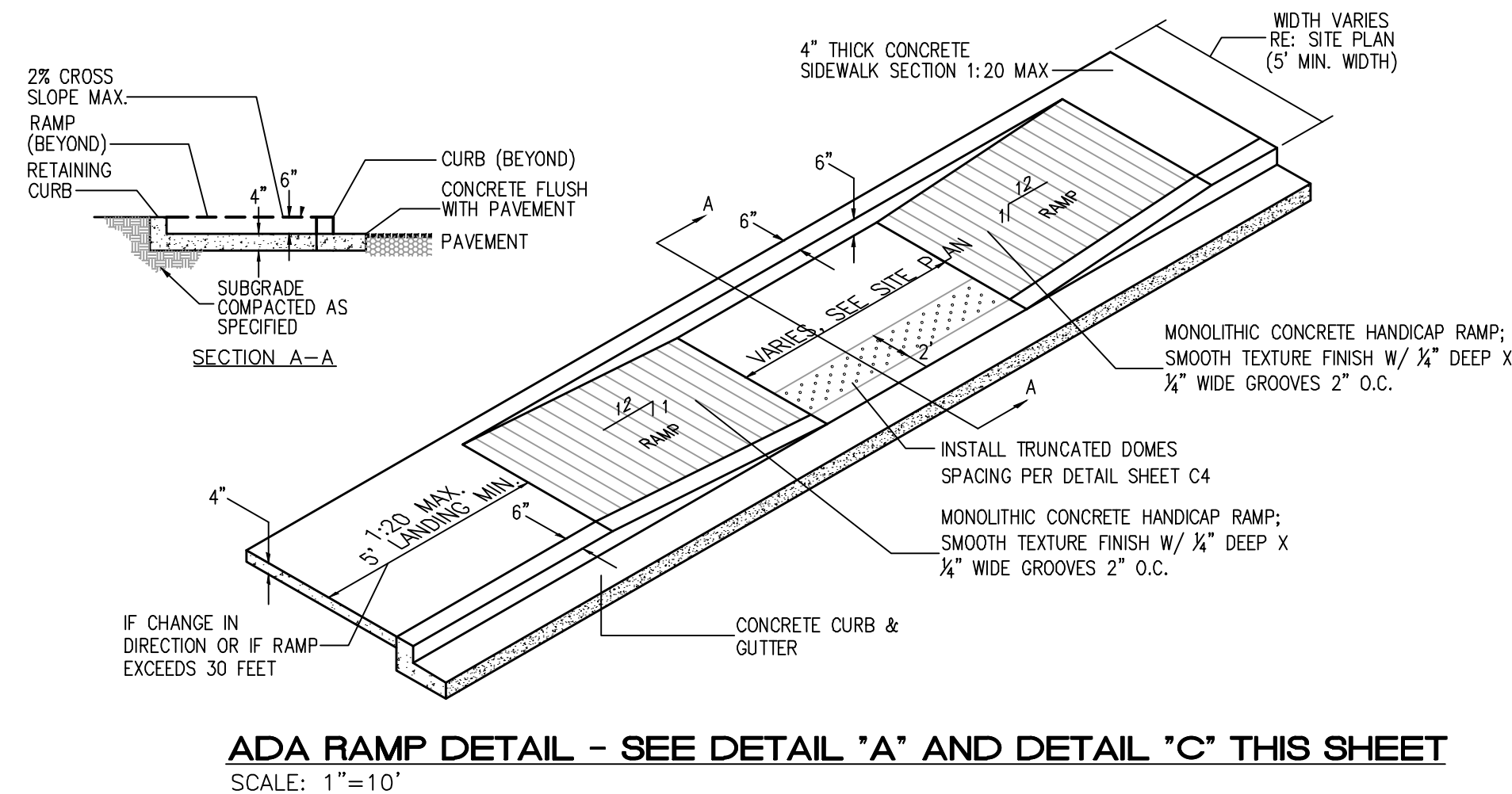
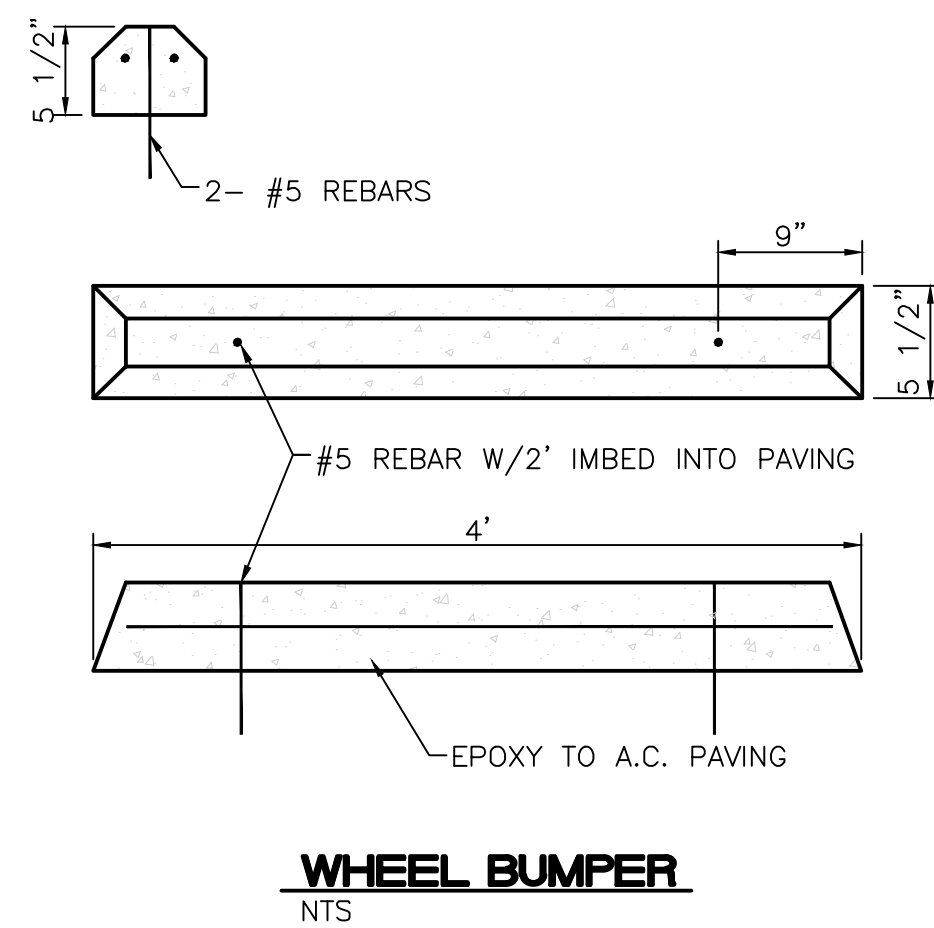
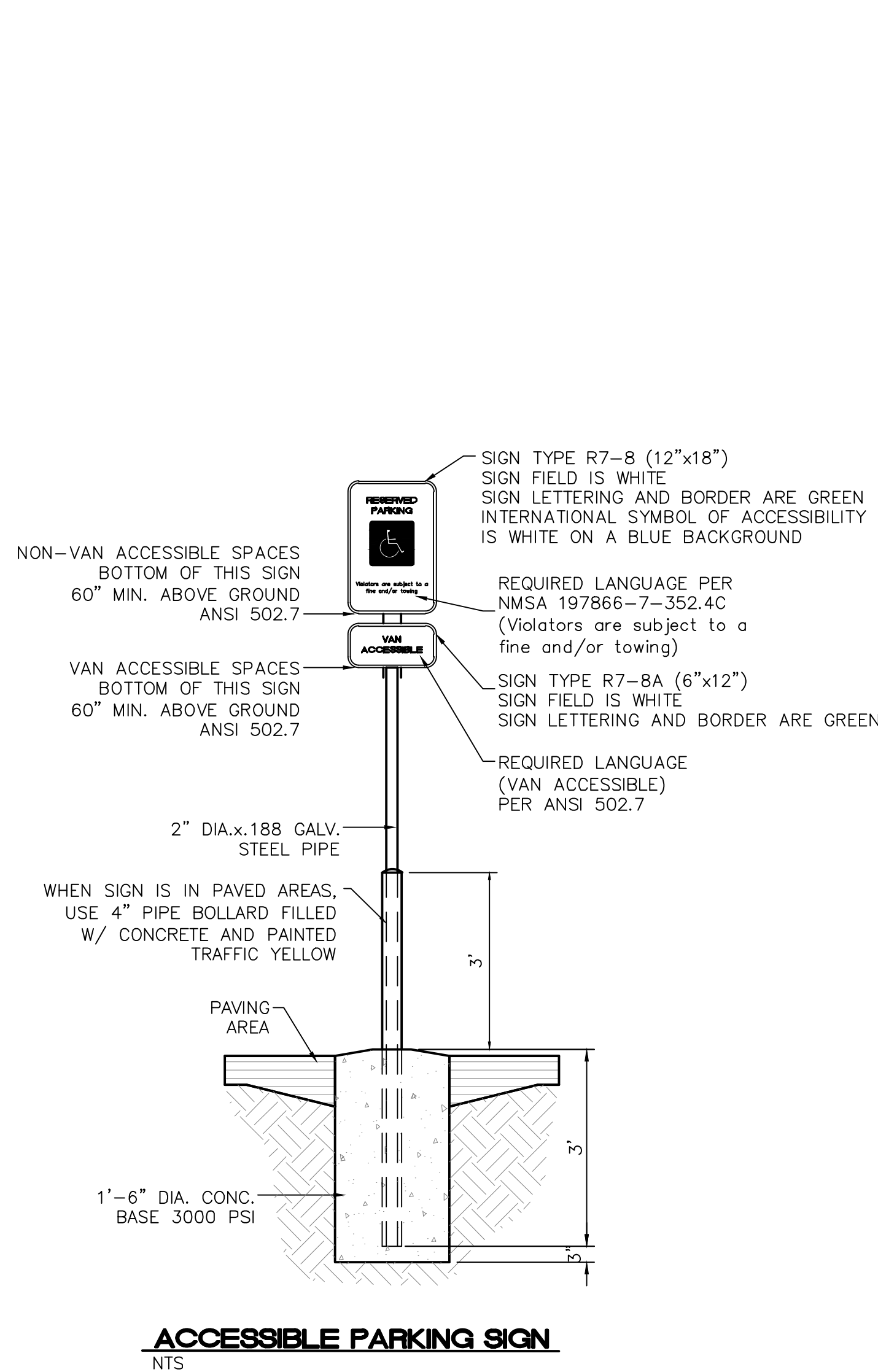
- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- RETAINING WALL
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- 36" SD STORM SEWER LINE
- 8" SAS SANITARY SEWER LINE
- 8" WL WATERLINE
- DOUBLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING INLET
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND UTILITIES
- EXISTING GAS
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE



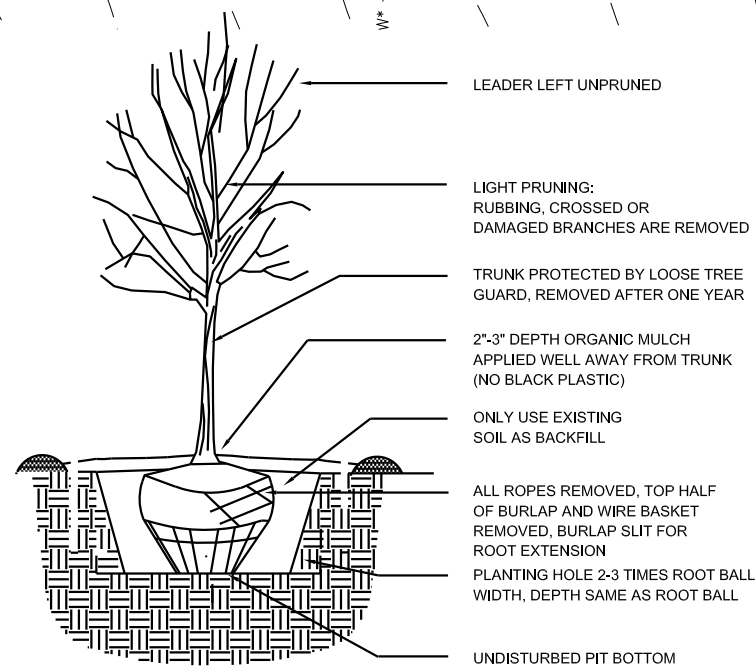
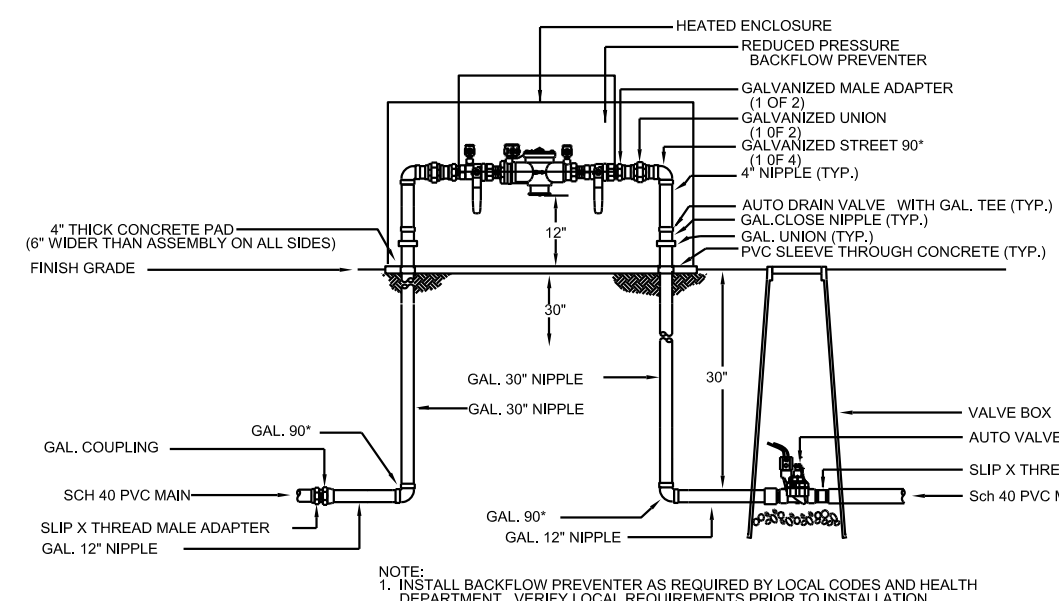
ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	OVERTURE SENIOR ACTIVE ADULT MASTER UTILITY PLAN	DRAWN BY DY
		DATE 4/06/18
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2017086-MUB
		SHEET # C3 JOB # 2017086











- NOTES:
- 1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
 - 2) Parking space lines and diagonal striping to be painted blue.
 - 3) Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed.






ENGINEER'S SEAL	OVERTURE SENIOR ACTIVE ADULT DETAILS	DRAWN BY DY
		DATE 4/06/18
		2017086-DETAILS
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C4
		JOB # 2017086



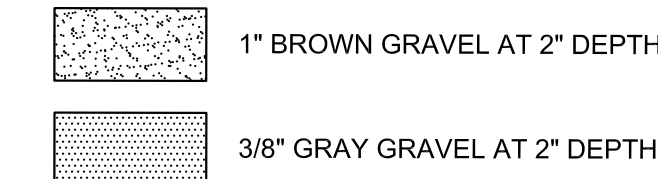
PLANT LEGEND							
Qty.	Symbol	Scientific Name Common Name	Installed	Mature	Landscape	Water	Drip
			Size	Height/Spread			
7		Quercus Texas Red Oak	2" B&B	50'/45'	50 sf=350 sf	Medium	6-2 gpt
5		Ulmus Lacebark Elm	2" B&B	50'/20'	50 sf=250 sf	Medium	6-2 gpt
5		Fraxinus Autumn Purple Ash	2" B&B	40'/40'	50 sf=250 sf	Medium + 6-2 gpt	
7		Gleditsia triacanthos inermis Honeylocust	2" B&B	50'/45'	50 sf=350 sf	Medium	6-2 gpt
6		Pistacia chinensis Chinese Pistache	2" B&B	30'/35'	50 sf=300 sf	Medium + 6-2 gpt	
1		Acer Japanese Maple	2" B&B	30'/35'	50 sf=50 sf	Medium + 6-2 gpt	
2		Pinus Bosnian Pine	6' HT.	15'/8'	50 sf=100 sf	Medium	6-2 gpt
5		Pinus nigra Austrian Pine	6' HT.	65'/25'	50 sf=250 sf	Medium	6-2 gpt

Shrubs/Groundcovers							
7		Buddleia davidii Butterfly Bush	1-Gal	6'/6"	64 sf=448 sf	Medium	2-2 gph
8		Caryopteris clandonensis Blue Mist	1-Gal	3'/3"	15 sf=120 sf	Medium	2-2 gph
49		Vauquelinia Rosewood	5-Gal	15'/15"	100 sf=4900 sf	Low	2-2 gph
27		Ericameria laricifolia 'Aguirre' Turpentine Bush	5-Gal	4'/4"	30 sf=810 sf	Low	2-1 gph
10		Salvia greggii Cherry Sage	1-Gal	2'/3"	15 sf=150 sf	Medium	2-1 gph
30		Juniperus sabinia 'Buffalo' Buffalo Juniper (female)	5-Gal	1'/12"	80 sf=2400 sf	Low +	2-2 gph
4		Prunus besseyi Sand Cherry	5-Gal	4'/4"	15 sf=60 sf	Medium	2-2 gph
4		Viburnum Burkwood Viburnum	5-Gal	6'/6"	64 sf=256 sf	Medium+	2-2 gph
4		Rosa Knockout Rose	5-Gal	3'/3"	15 sf=60 sf	Medium+	2-2 gph
6		Lagerstroemia Crape Myrtle	5-Gal	15'/20"	100 sf=600 sf	Medium+	2-2 gph
9		Chamabattiera Fernbush	5-Gal	5'/6"	64 sf=576 sf	Medium+	2-2 gph
18		Hesperaloe parviflora Red Yucca	5-Gal	3'/4"	20 sf=360 sf	Low	2-2 gph
7		Ilex Dwarf Burford Holly	5-Gal	4'/4"	20 sf=140 sf	Medium+	2-1 gph
7		Lavandula Lavender	1-Gal	3'/3"	12 sf=84 sf	Medium	2-2 gph
13		Rhus aromatica Gro Low Sumac	5-Gal	2'/6"	64 sf=832 sf	Low +	2-2 gph
17		Spirea Dwarf Red Spirea	5-Gal	3'/3"	15 sf=255 sf	Medium+	2-2 gph
16		Potentilla fruticosa Shrubby Cinquefoil	5-Gal	3'/3"	10 sf=160 sf	Medium+	2-2 gph
3		Yucca baccata Datil	5-Gal	6'/3"	25 sf=75 sf	Medium+	2-2 gph
11		Nandina Heavenly Bamboo	5-Gal	8'/5"	20 sf=220 sf	Medium+	2-2 gph
7		Rosmarinus officinalis Rosemary	5-Gal	6'/6"	30 sf=210 sf	Low +	2-2 gph
18		Raphiolepis India Hawthorn	5-Gal	4'/4"	20 sf=360 sf	Medium	2-2 gph
4		Hibiscus Rose of Sharon	5-Gal	10'/10"	30 sf=240 sf	Medium+	2-2 gph

Grasses						
142		Calamagrotis Karl Foerster Grass	1-Gal	3/2"	10 sf=1420 sf	Medium 2-2 gph
15		Muhlenbergia Deer Grass	5-Gal	4/4"	20 sf=300 sf	Low+ 2-2 gph
7		Muhlenbergia Regal Mist Grass	1-Gal	3/3"	15 sf=105 sf	Medium 2-2 gph

Total Landscape Coverage=17,041 SF

MATERIALS LEGEND



SITE DATA

GROSS LOT AREA (4.07 acres)	177.515 SF
LESS BUILDING(S)	71.443 SF
NET LOT AREA	106.072 SF
REQUIRED LANDSCAPE	
15% OF NET LOT AREA	15.910 SF
PROPOSED LANDSCAPE	22.225 SF
PERCENT OF NET LOT AREA	20 %
HIGH WATER USE TURF	
MAX. 20% OF LANDSCAPE AREA	SF
PROPOSED HIGH WATER USE TURF	SF
PERCENT OF LANDSCAPE AREA	%
REQUIRED STREET TREES	
1 PER 30 L.F. OF STREET FRONTAGE	13
PROVIDED STREET TREES	13
REQUIRED PARKING LOT TREES	
1 PER 10 SPACES	
221 SPACES/10	22
PROVIDED PARKING LOT TREES	22
TOTAL TREE REQUIRED/PROVIDED	35/38
(2' cal or 6' hi)	

REQUIRED LANDSCAPE COVERAGE
75% LIVE VEGETATIVE MATERIAL
(22,225 SF PROPOSED LANDSCAPE)
PROVIDED GROUND COVER COVERAGE
PERCENT GROUND COVER COVERAGE
OF REQUIRED LANDSCAPE AREAS

NOTE

MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW)
TO BE MAINTAINED BY PROPERTY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION
SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER
PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY
OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE
AND WATER WASTE ORDINANCE 6-1-1.
PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN.
75% LIVE GROUNDCOVER OF LANDSCAPE AREAS
AT MATURITY PER ORDINANCE 14-16-3-10
(SEE CALCULATIONS PROVIDED ABOVE)

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL
MULCH AT 2"-3" DEPTH

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE
OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE
C.O.A LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

NO PARKING SPACE SHALL BE MORE THEN 100'
FROM A TREE.

STREET TREES TO CONFORM TO STREET TREE ORDINANCE
6-6-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS
ORDINANCE 14-16-3-10.

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS,

(AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA.

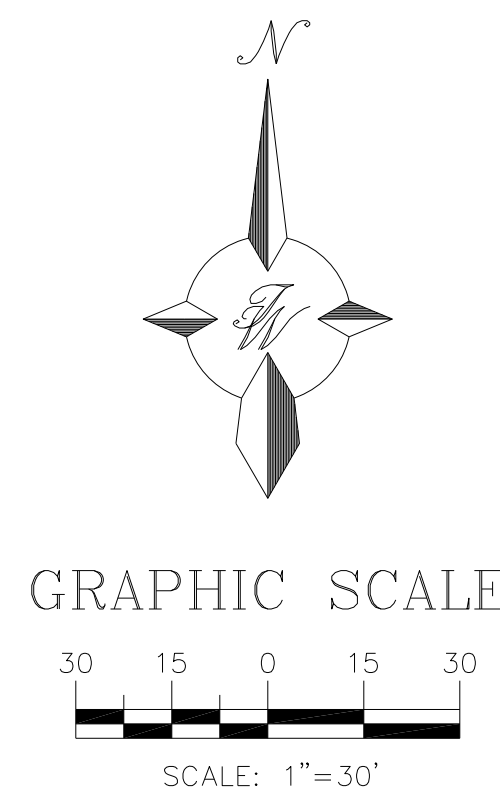
IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.

STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA. CLEAR-SIGHT TRIANGLE REQUIREMENTS MUST BE MET.

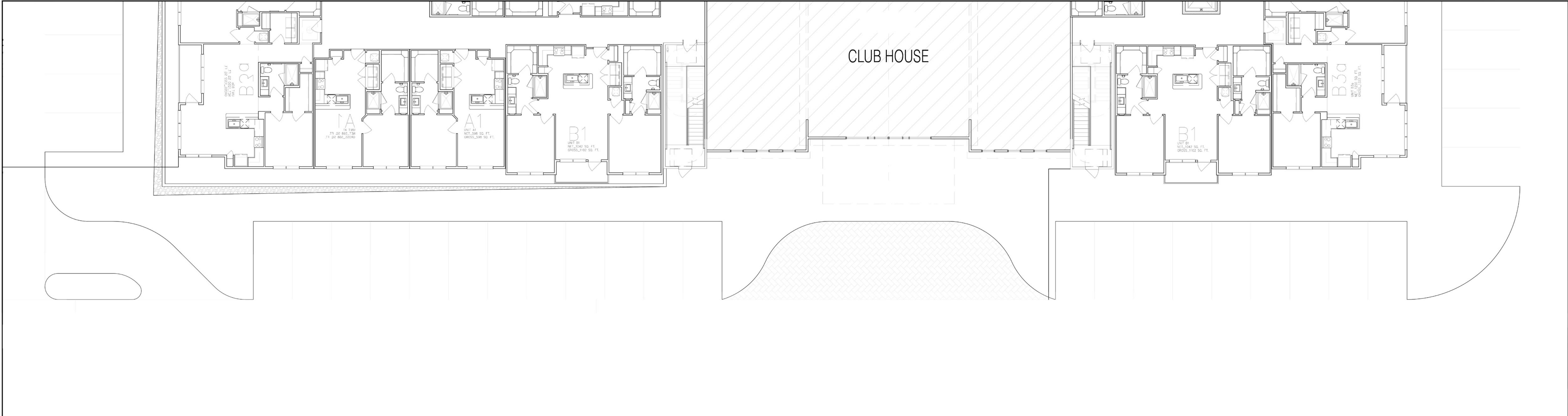
TREES IN PROXIMITY OF DUMPSTER TO BE MAINTAINED TO ALLOW
FOR TRUCK ACCESS WITHOUT DAMAGE TO TRUCK OR TREES

IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES:
ESTABLISHMENT AND SUMMER:
1 HOUR/4 DAYS A WEEK
SPRING:
1 HOUR/2-3 DAYS A WEEK
FALL:
1 HOUR/2-3 DAYS A WEEK
WINTER:
1 HOUR/2 DAYS PER MONTH



ENGINEER'S SEAL	OVERTURE SENIOR ACTIVE ADULT	DRAWN BY JC
	CONCEPTUAL LANDSCAPE PLAN	DATE 1/31/18
		OVERTURE SENIOR ACTIVE ADULT FACILITY
		SHEET # L1
RONALD R. BOHANNAN P.E. #7868	 <i>TERRA WEST, LLC</i> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	JOB # 2017086



SOUTH ELEVATION

PASEO DEL NORTE - SENIOR ACTIVE ADULT
Albuquerque, New Mexico - GREYSTAR DEVELOPMENT GROUP

Meeks + Partners
ARCHITECTURE
LANDPLANNING
16000 MEMORIAL DRIVE SUITE #100 - HOUSTON, TX 77079
281-558-8787 - 281-558-3337 - www.meekspartners.com
CONCEPTUAL DESIGN

M
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03.23.2018

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EAST ELEVATION

PASEO DEL NORTE - SENIOR ACTIVE ADULT

Albuquerque, New Mexico - GREYSTAR DEVELOPMENT GROUP

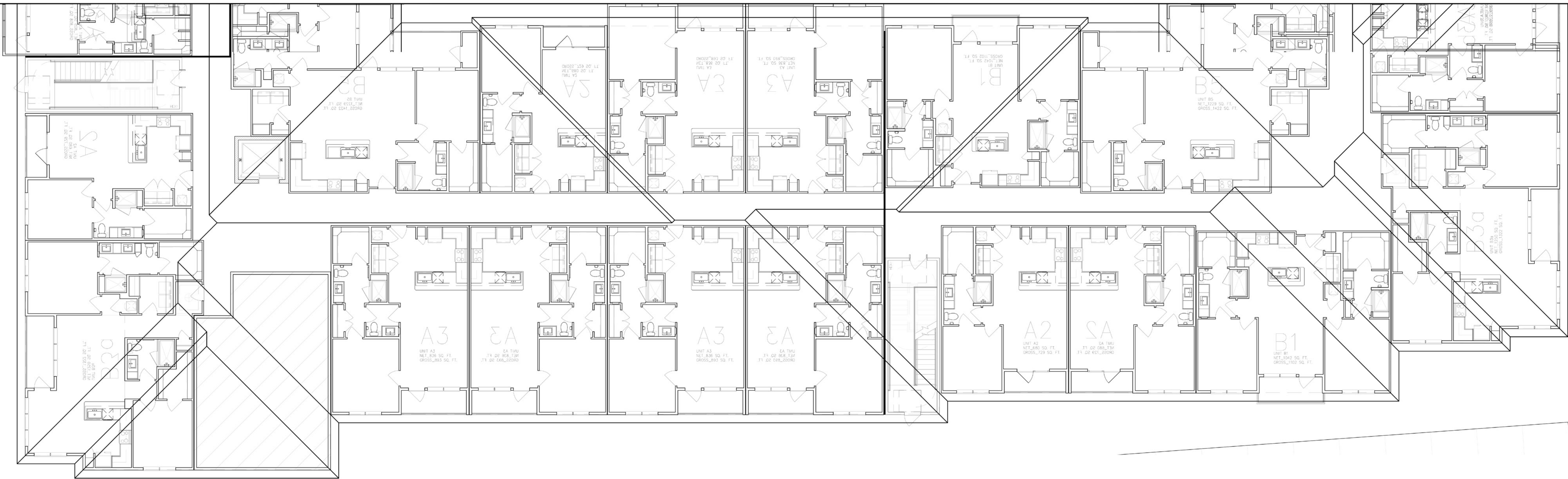
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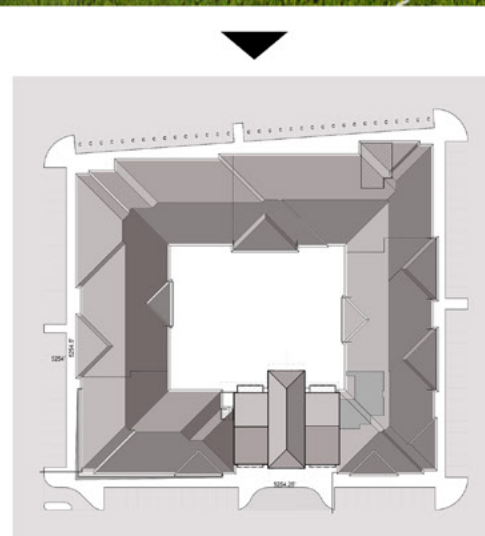
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NORTH ELEVATION

PASEO DEL NORTE - SENIOR ACTIVE ADULT Albuquerque, New Mexico - GREYSTAR DEVELOPMENT GROUP



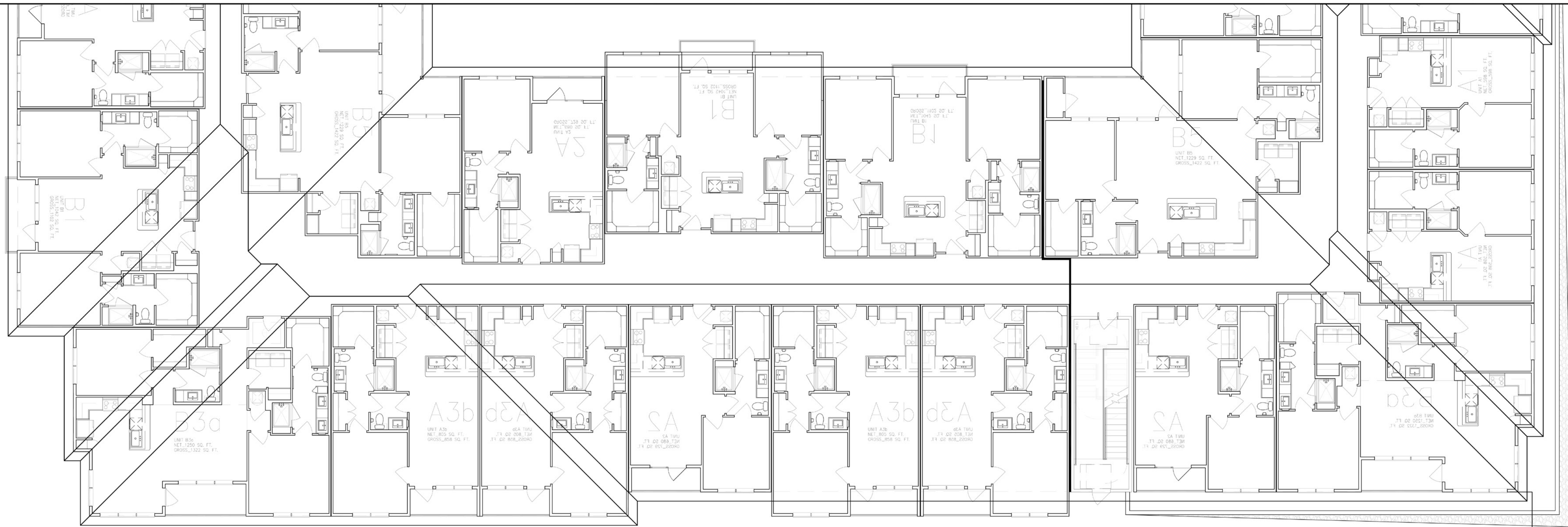
KEY PLAN NTS



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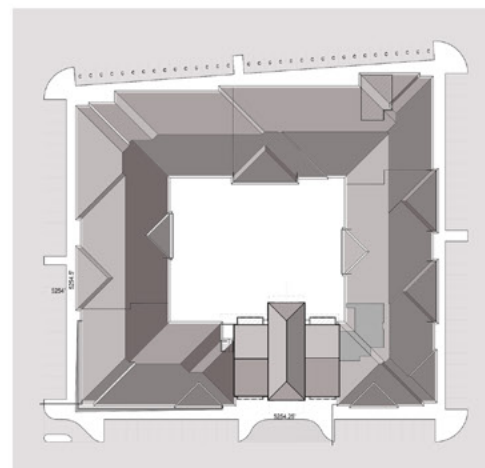
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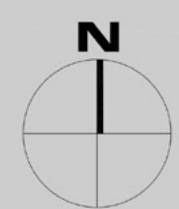
WEST ELEVATION

PASEO DEL NORTE - SENIOR ACTIVE ADULT

Albuquerque, New Mexico - GREYSTAR DEVELOPMENT GROUP



KEY PLAN NTS



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