



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

| Administrative Decisions | Decisions Requiring a Public Meeting or Hearing | Policy Decisions |
|---|---|--|
| <input type="checkbox"/> Archaeological Certificate (Form P3) | <input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1) | <input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z) |
| <input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L) | <input type="checkbox"/> Master Development Plan (Form P1) | <input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L) |
| <input type="checkbox"/> Alternative Signage Plan (Form P3) | <input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L) | <input type="checkbox"/> Amendment of IDO Text (Form Z) |
| <input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3) | <input type="checkbox"/> Demolition Outside of HPO (Form L) | <input type="checkbox"/> Annexation of Land (Form Z) |
| <input type="checkbox"/> WTF Approval (Form W1) | <input type="checkbox"/> Historic Design Standards and Guidelines (Form L) | <input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z) |
| | <input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2) | <input type="checkbox"/> Amendment to Zoning Map – Council (Form Z) |
| | | |
| | | Appeals |
| | | <input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A) |

APPLICATION INFORMATION

| | | |
|---|-----------|---------------------------------------|
| Applicant: OPTUMCARE | | Phone: 714.878.2794 |
| Address: 9900 BREN ROAD EAST | | Email: jason_engel@uhg.com |
| City: MINNETONKA | State: MN | Zip: 55343 |
| Professional/Agent (if any): STEVEN GARCIA: LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING | | Phone: 951.522.3784 |
| Address: 1300 DOVE STREET, SUITE 100 | | Email: STEVEN.GARCIA@LITTLEONLINE.COM |
| City: NEWPORT BEACH | State: CA | Zip: 92660 |
| Proprietary Interest in Site: | | List all owners: OPTUMCARE |

BRIEF DESCRIPTION OF REQUEST

MINOR AMENDMENT TO PREVIOUS APPROVED SITE PLAN FROM 2016, REQUEST IS TO UTILIZE AN EXISTING "EMERGENCY ENTRANCE/GATE" AS A PUBLIC ENTRANCE DURING NORMAL OPERATING HOURS. DESIGN OF GATE TO REMAIN AS IS.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

| | | |
|--|--|--|
| Lot or Tract No.: TRACT 2 | Block: | Unit: |
| Subdivision/Addition: CAPSTONE SUBDIVISION | MRGCD Map No.: | UPC Code: |
| Zone Atlas Page(s): M-15-Z | Existing Zoning: SU-1 | Proposed Zoning: NO CHANGE PROPOSED |
| # of Existing Lots: 1 | # of Proposed Lots: NO CHANGE PROPOSED | Total Area of Site (acres): 8.35 ACRES |

LOCATION OF PROPERTY BY STREETS

| | | |
|---|------------------------|----------------------|
| Site Address/Street: 2901 TRANSPORT ST SE | Between: INTERSTATE 25 | and: MULBERRY ST. SE |
|---|------------------------|----------------------|

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

| | |
|-----------------------------|---|
| Signature: | Date: 2/22/2023 |
| Printed Name: STEVEN GARCIA | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |

FOR OFFICIAL USE ONLY

| Case Numbers | Action | Fees | Case Numbers | Action | Fees |
|--------------|--------|------|--------------|--------|------|
| | | | | | |
| | | | | | |
| | | | | | |

| | |
|-----------------------|-----------------|
| Meeting/Hearing Date: | Fee Total: |
| Staff Signature: | Date: Project # |

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS**_ ARCHAEOLOGICAL CERTIFICATE**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Archaeological Compliance Form with property information section completed
- ___ 6) Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

_ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

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- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request

_ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

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- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

approval stamp on approved site plan

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request

_ ACCELERATED EXPIRATION OF SITE PLAN

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- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 6) Site Plan to be Expired

_ ALTERNATIVE SIGNAGE PLAN

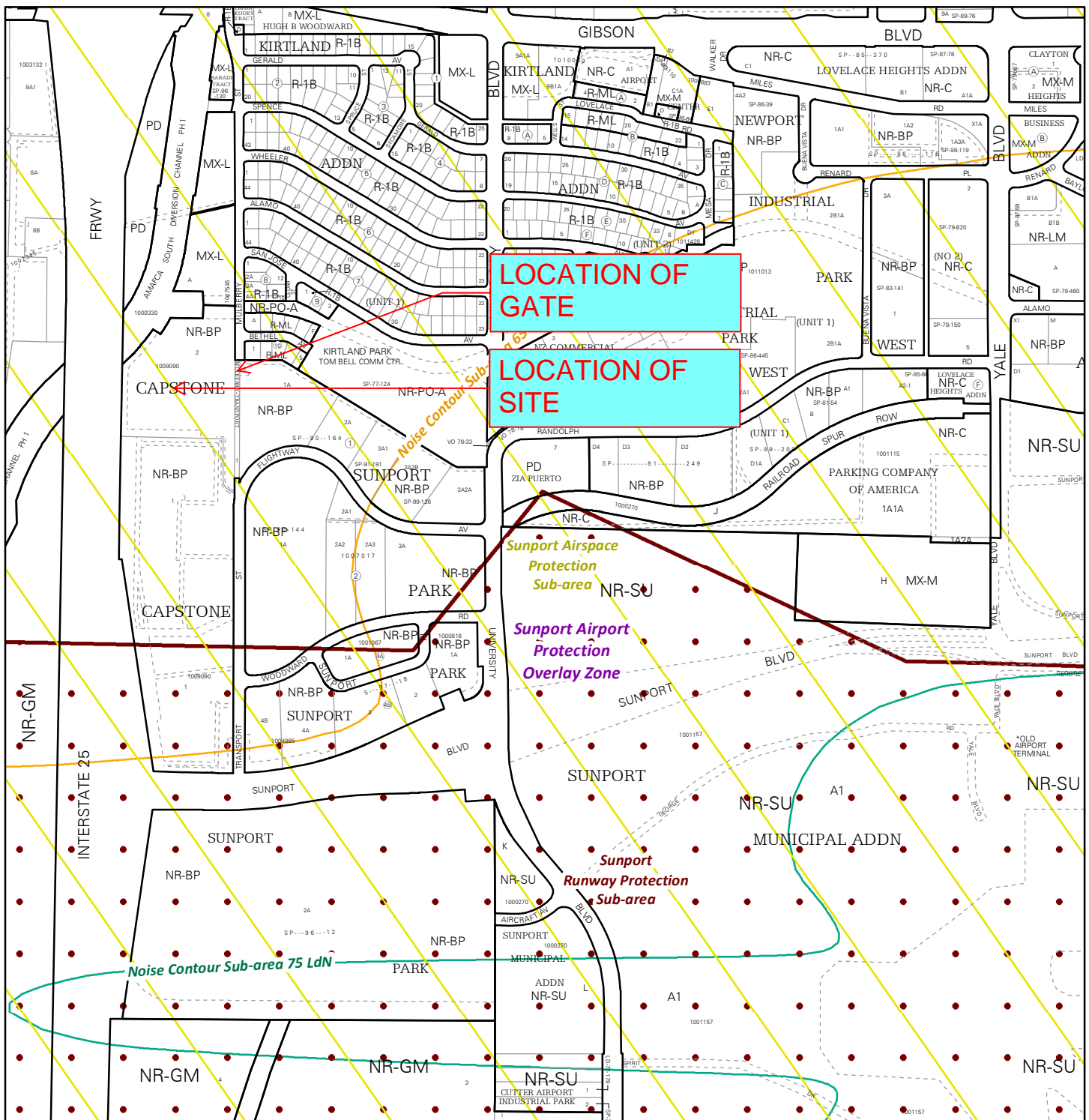
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- ___ 2) Form P3 with all the submittal items checked/marked
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- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ___ 6) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 7) Sign Posting Agreement
- ___ 8) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives

_ ALTERNATIVE LANDSCAPING PLAN

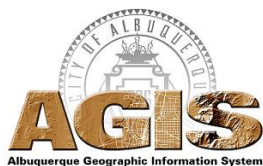
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- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ___ 6) Landscape Plan

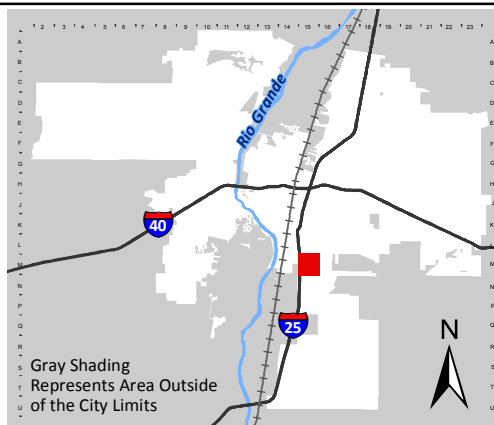


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
M-15-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

Albuquerque APL MP, LLC

April 10, 2023

City of Albuquerque Planning Department
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

To Whom It May Concern,

Albuquerque APL MP, LLC, owner of 2901 Transport St. SE Albuquerque, NM 87106, authorizes Steven Garcia with Little Diversified Architects solely to submit an amendment for approval to utilize the existing emergency access as a secondary entrance off Mulberry St. SE on behalf of the building tenant.

Please let me know if you have any questions.

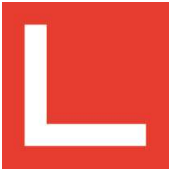
Sincerely,

Albuquerque APL MP, LLC

By:



Christopher M. Dilley
Authorized Signatory



Justification Letter

1209 Transport St

To whom it may concern,

On behalf of Optum Transportation Clinic located at 1209 Transport St SE, Albuquerque New Mexico 87106, please see justification to IDO Section 14-16-6-4(Z)(1)(a) as this project was given approval prior to adoption of the current IDO, approval date of 1-19-16, please see attached existing site plan with department approvals.

Please see responses to each section of the 14-16-6-2(Z)(1)(a):

6-4(Z)(1)(a) Minor Amendments

The Planning Director may grant minor amendments that meet all of the following requirements.

1. *The existing site development plan specifies the requirements in place at the time of approval, and the requested change still meets the original requirements.*

Response: Modification to site plan is the request to provide public access to the site 1207 Transport St SE from adjacent Mulberry Street. This entrance is currently utilized as an emergency access point per site plan approval dated 1-16-19 which is attached within this submittal. The gate is proposed in this minor amendment to be left open during business hours for general public use and utilized as the current emergency access during the off-business hours. No physical modification of the gate or entryway is proposed in this minor amendment.

2. *The requested change is within the thresholds for minor amendments established in Table 6-4-4, cumulative of prior deviations or minor amendments.*

Response: This was confirmed with a Mr. Robert Webb via emails and discussed with Ms. Annette Ortiz prior to submittal of this minor amendment package. No increase in Gross floor area, setbacks (front, rear, side), building heights, wall or fence height or any current numerical standard as outlined in the approved plans dated 1-16-19. In addition no permittable work, battery storage, site layout, or rooftop work is proposed in this minor amendment proposal.

3. *The requested change does not require major public infrastructure or significant changes to access or circulation patterns on the site, which would warrant additional review by the original decision-making body.*

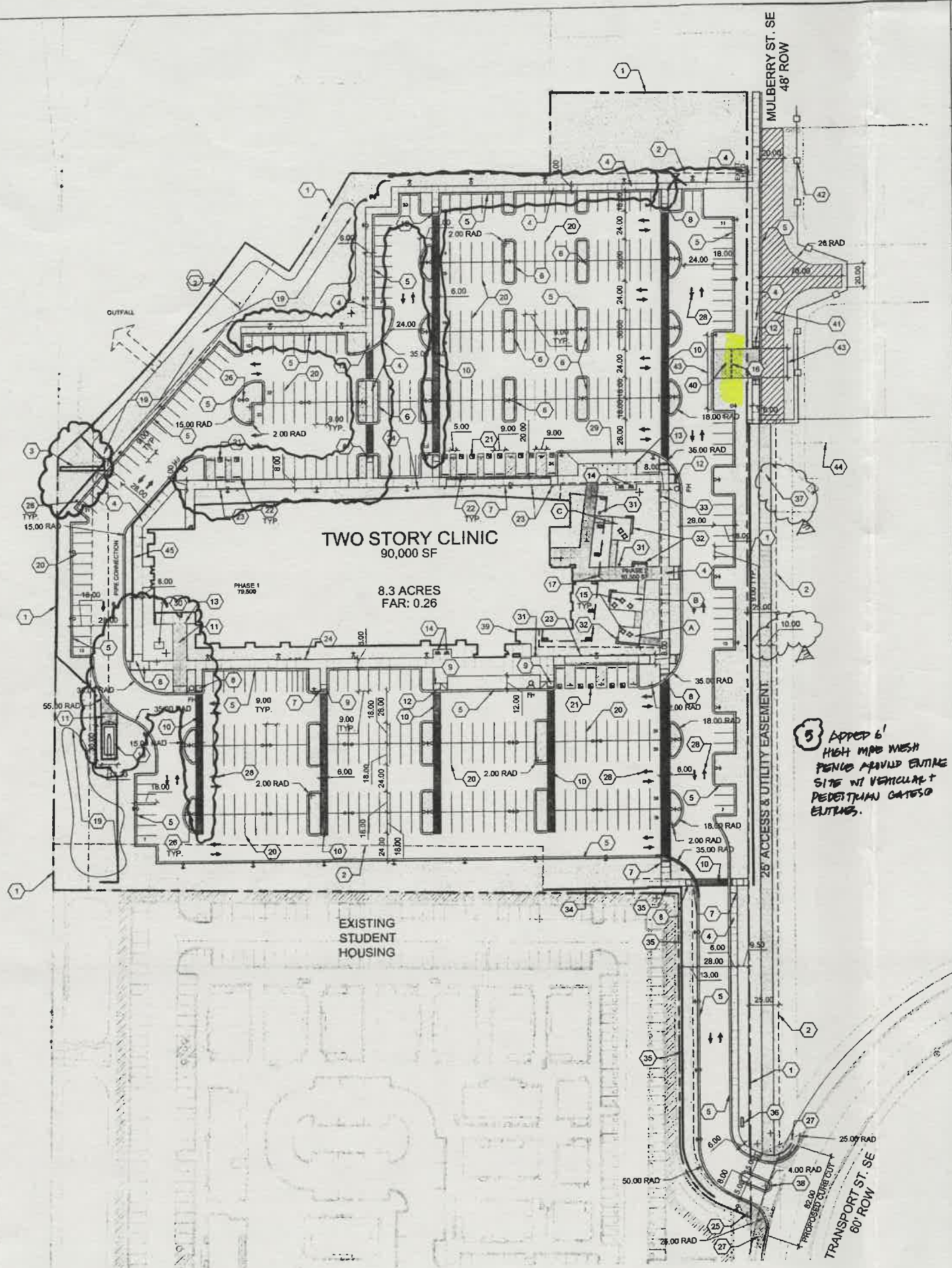
Response: No physical modifications to existing public infrastructure or approved property site plan is proposed in this minor amendment.

4. *No deviations, Variances, or Waivers shall be granted for minor amendments.*

Response: Understood, scope of minor amendment proposal does not request any such deviations, variances, or waivers.

4-11-2023

Steven Garcia



5' ADDED 6' HIGH MPB WESH PERMITS AROUND ENTIRE SITE W/ VERTICAL PEDESTAL GATES & ENTRANCES.

GENERAL SHEET NOTES

- THIS SUBMITTAL ILLUSTRATES THE DESIGN AND DEVELOPMENT INTENT FOR A NEW CLINIC AND ASSOCIATED SITE, LANDSCAPE, GRADING AND UTILITY IMPROVEMENTS.
- SITE LIGHTING WILL CONSIST OF A COMBINATION OF BUILDING MOUNTED LIGHT FIXTURES AND POLE MOUNTED FIXTURES. SEE PLAN FOR POLE FIXTURES.
- POLE LIGHTS AND SITE FURNISHINGS WILL HAVE COORDINATED AND COMPLEMENTARY LIGHT COLORED, METAL OR PAINTED METAL FINISHES.
- TWO PHASES ARE INDICATED IN THE SITE PLAN. THE MAJORITY OF BUILDING AND SITE DEVELOPMENT WILL OCCUR IN PHASE 1. PHASE 2 INCLUDES DEVELOPMENT OF ADDITIONAL BUILDING SQUARE FOOTAGE IN THE CONFIGURATION INDICATED ON THE PLANS. SEE SITE DETAILS AND LANDSCAPE DETAILS FOR SITE DESIGN INFORMATION FOR PHASE 1 AROUND THE BUILDINGS MAIN ENTRANCE.
- MECHANICAL UNITS WILL BE PLACED ON THE ROOF. MECHANICAL UNITS WILL BE SCREENED FROM VIEW WITH A COMBINATION OF STRATEGIC PLACEMENT AND ARCHITECTURAL SCREENING.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER.
- STANDARD PARKING SPACES ARE 9'-0" WIDE, 18'-0" DEEP, TYPICAL REFER TO DETAIL ON SDP 1.2 FOR ACCESSIBLE PARKING STALL DIMENSIONS.

SHEET KEYED NOTES

- PROPERTY LINE
- EASEMENT LINE
- EXISTING BILLBOARD SIGN TO REMAIN
- CONCRETE SIDEWALK
- CONCRETE CURB AND GUTTER
- CONCRETE FLUSH CURB
- CONCRETE HEADER CURB
- CONCRETE ACCESSIBLE RAMP, TYPE A PER COA DPM STANDARDS
- CONCRETE ACCESSIBLE RAMP, TYPE B PER COA DPM STANDARDS
- HEAVY DUTY DECORATIVE CONCRETE PAVING, COLOR TBD
- REINFORCED CONCRETE PAVING IN SERVICE YARD, COLOR NONE
- DETECTABLE WARNING SURFACE
- BOLLARD, COLOR TBD
- BIKE RACKS
- TABLE AND CHAIRS
- EMERGENCY ONLY ACCESS GATE WITH KNOX BOX
- OVERHEAD SEE ARCHITECTURAL SHEETS
- COMPACTOR, 34 CU. YD. CAPACITY, SEE A1/SDP-1.2 FOR ENCLOSURE GATE ELEVATION
- POND
- PARKING STRIPING
- ADA PAVEMENT MARKING, SEE A1/SDP-1.2
- PARKING BUMPER
- ACCESSIBLE PARKING SIGN, SEE B1/SDP-1.2
- MOTORCYCLE PARKING SIGN, SEE B1/SDP-1.2
- STOP SIGN, SEE B1/SDP-1.2
- SITE LIGHTING, SEE LEGEND
- WITH CLEAR SIGHT TRIANGLE - 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.
- PAVEMENT ARROWS
- DROP OFF AREA
- TRANSFORMER
- LITTER RECEPTACLE
- SEATWALL
- PHASE 2 BOUNDARY
- 5' TALL CMU WITH STUCCO SCREEN WALL
- 8' TALL CMU WITH STUCCO SCREEN WALL
- DOUBLE SIDED MOUNTAIN SIGN, SEE A3/SDP-1.2
- 10' WIDE ASPHALT TRAIL TO BE PRIVATELY MAINTAINED BY ADJACENT PROPERTY OWNER
- LOW PROFILE MOUNTAIN SIGN AT MEDIAN
- FIRE DEPARTMENT CONNECTION (FDC)
- EMERGENCY ACCESS DRIVE (GRASS-CRETE PAVERS) WITH MOUNTABLE CURB
- NEW ROADWAY IN PUBLIC RIGHT OF WAY
- GUARD RAIL OR JERSEY BARRIER
- MOUNTABLE CURB, MARKED "FIRE LANE - NO PARKING"
- WATER LINE EASEMENT
- 5' TALL CMU RETAINING WALL WITH STUCCO

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT (ALL EASEMENTS ARE EXISTING)
- 16'-0" MAX HT. POLE LIGHT PER SECTION 14-16-3-9 OF ZONING CODE, DOUBLE, FULL CUT-OFF
- 16'-0" MAX HT. POLE LIGHT PER SECTION 14-16-3-9 OF ZONING CODE, SINGLE, FULL CUT-OFF
- FIRE HYDRANT
- STABILIZED CRUSHER FINES
- REINFORCED CONCRETE PAVING
- DECORATIVE CONCRETE PAVING, COLOR TBD
- HEAVY DUTY DECORATIVE CONCRETE PAVING, COLOR TBD
- LANDSCAPE AREA, SEE SDP-2.1
- 10' WIDE ASPHALT TRAIL

SITE PATIO / AMENITIES

- A PATIO A - 245 SF
- B PATIO B - 420 SF
- C PATIO C - 320 SF

PROJECT NUMBER: 1009080

APPLICATION NUMBER: EPC Site Development Plan-Building Permit

Is an Infrastructure List Required? (x) 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 APPROVAL:

Rajul M. Mehta 10/28/15 DATE

TRAFFIC ENGINEER, TRANSPORTATION DIVISION

10/28/15 DATE

UTILITIES DIVISION

10-28-15 DATE

PARKS AND RECREATION DEPARTMENT

1/9/16 DATE

CITY ENGINEER

12-17-15 DATE

SOLID WASTE MANAGEMENT

1-19-16 DATE

FIRE MARSHALL

DRB CHAIRPERSON, PLANNING DEPARTMENT

PROJECT DATA

ADDRESS: 2901 TRANSPORT STREET SE, ALBUQUERQUE, NM 87106

LEGAL DESCRIPTION: TRACT 2, CAPSTONE SUBDIVISION

ZONE ATLAS PAGE: M-15-Z

SITE AREA: 8.3555 ACRES

CURRENT ZONING: SU-1, I PERMISSIVE USES AND STUDENT HOUSING

PROPOSED ZONING: NO CHANGE

BUILDING FOOTPRINT: 90,000 SF (PHASE 1: 79,500 SF; PHASE 2: 10,500 SF)

LANDSCAPING: REFER TO SHEET SDP-2.1 FOR LANDSCAPE PLAN

OCCUPANCY GROUP: B

CONSTRUCTION TYPE: IIB, FULLY SPRINKLERED

PARKING CALCULATIONS

| | |
|--|------------------|
| TOTAL PARKING SPACES REQUIRED PER CODE: | |
| MEDICAL OR DENTAL OFFICE, CLINIC: FIVE SPACES FOR EACH DOCTOR = 80 | |
| DOCTORS/PROVIDERS = 400 SPACES REQUIRED | |
| TOTAL PROPOSED PARKING: | 445 |
| STANDARD CAR SPACES | 15 (12 REQUIRED) |
| ACCESSIBLE SPACES | 400 |
| TOTAL CAR SPACES | |
| MOTORCYCLE SPACES | 6 (5 REQUIRED) |
| BICYCLE PARKING | 28 (24 REQUIRED) |

REVISIONS

- 7.27.2015 EPC COMMENTS
- 8.3.2015 EPC COMMENTS
- 10.28.2015 DRB COMMENTS

DRAWN BY: LI

REVIEWED BY: MB

DATE: 10/9/2015

PROJECT NO.:

DRAWING NAME:

SITE PLAN

ORIGINAL APP'D

SHEET NO.:

SDP 1.1

OF

VICINITY MAP

ZONING MAP M-15-Z

0 750 1500

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

PROJECT

MULTI-SPECIALTY CLINIC

2901 Transport St. SE
ALBUQUERQUE, NM 87106

REVISIONS

7.27.2015 EPC COMMENTS

8.3.2015 EPC COMMENTS

10.28.2015 DRB COMMENTS

DRAWN BY: LI

REVIEWED BY: MB

DATE: 10/9/2015

PROJECT NO.:

DRAWING NAME:

SITE PLAN

ORIGINAL APP'D

SHEET NO.:

SDP 1.1

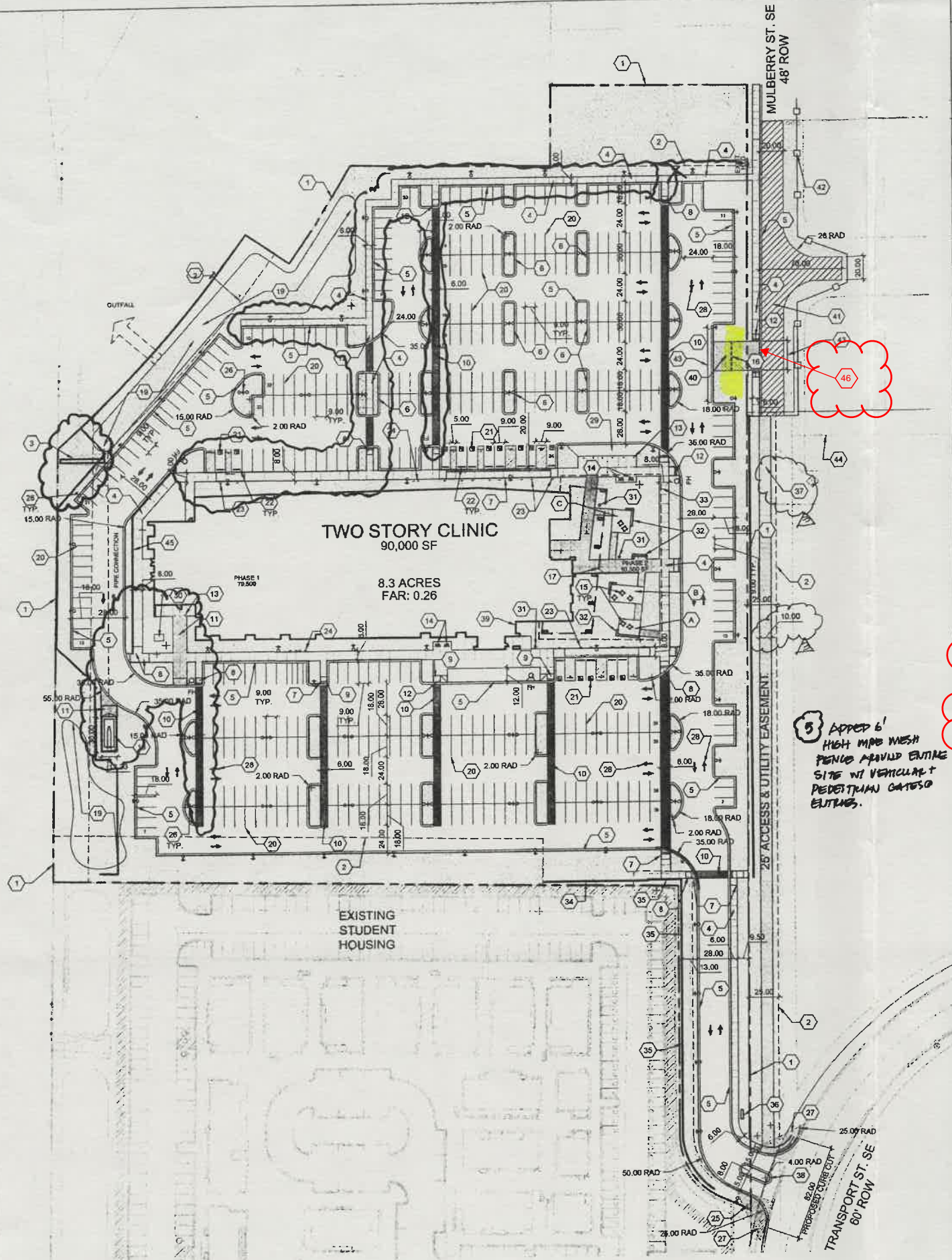
OF

VICINITY MAP

ZONING MAP M-15-Z

0 750 1500

INTERSTATE 25



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- CONCRETE CURB AND GUTTER
- CONCRETE FLUSH CURB
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- CONCRETE ACCESSIBLE RAMP, TYPE A PER COA DPM STANDARDS
- CONCRETE ACCESSIBLE RAMP, TYPE B PER COA DPM STANDARDS
- HEAVY DUTY DECORATIVE CONCRETE PAVING, COLOR TBD
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- GUARD RAIL OR JERSEY BARRIER
- MOUNTABLE CURB, MARKED "FIRE LANE - NO PARKING"
- WATER LINE
- 5' TALL CMU RETAINING WALL WITH STUCCO
- EMERGENCY DRIVE ENTRANCE TO BE UTILIZED BY THE PUBLIC DURING REGULAR BUSINESS OPERATING HOURS AND EMERGENCY PERSONAL DURING OFF HOURS. (E) CONCRETE PAVERS, KNOX BOX, AND CURBS TO REMAIN.

LEGEND

- PROPERTY LINE
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- 16'-0" MAX HT. POLE LIGHT PER SECTION 14-16-3-9 OF ZONING CODE, DOUBLE, FULL CUT-OFF
- 16'-0" MAX HT. POLE LIGHT PER SECTION 14-16-3-9 OF ZONING CODE, SINGLE, FULL CUT-OFF
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- REINFORCED CONCRETE PAVING
- DECORATIVE CONCRETE PAVING, COLOR TBD
- HEAVY DUTY DECORATIVE CONCRETE PAVING, COLOR TBD
- LANDSCAPE AREA, SEE SDP-2.1
- 10' WIDE ASPHALT TRAIL

SITE PATIO / AMENITIES

- A PATIO A - 245 SF
- B PATIO B - 420 SF
- C PATIO C - 320 SF

PROJECT NUMBER: 1009089

APPLICATION NUMBER: EPC Site Development Plan-Building Permit

Is an Infrastructure List Required? (x) 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 APPROVAL:

Rajul M. Mehta 10/28/15
TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

10/28/15
DATE

10-28-15
DATE

1/9/16
DATE

12-17-15
DATE

1-19-16
DATE

1-19-16
DATE

1-19-16
DATE

1-19-16
DATE

1-19-16
DATE

PROJECT DATA

ADDRESS: 2901 TRANSPORT STREET SE, ALBUQUERQUE, NM 87106

LEGAL DESCRIPTION: TRACT 2, CAPSTONE SUBDIVISION

ZONE ATLAS PAGE: M-15-Z

SITE AREA: 8.3555 ACRES

CURRENT ZONING: SU-1, I PERMISSIVE USES AND STUDENT HOUSING

PROPOSED ZONING: NO CHANGE

BUILDING FOOTPRINT: 90,000 SF (PHASE 1: 79,500 SF; PHASE 2: 10,500 SF)

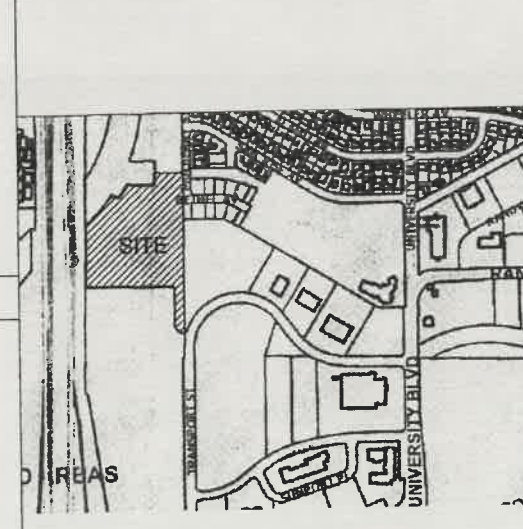
LANDSCAPING: REFER TO SHEET SDP-2.1 FOR LANDSCAPE PLAN

OCCUPANCY GROUP: B

CONSTRUCTION TYPE: IIB, FULLY SPRINKLERED

PARKING CALCULATIONS

| | |
|--|------------------|
| TOTAL PARKING SPACES REQUIRED PER CODE: | |
| MEDICAL OR DENTAL OFFICE, CLINIC: FIVE SPACES FOR EACH DOCTOR = 80 | |
| DOCTORS/PROVIDERS = 400 SPACES REQUIRED | |
| TOTAL PROPOSED PARKING: | 445 |
| STANDARD CAR SPACES | 15 (12 REQUIRED) |
| ACCESSIBLE SPACES | 400 |
| TOTAL CAR SPACES | |
| MOTORCYCLE SPACES | 6 (5 REQUIRED) |
| BICYCLE PARKING | 28 (24 REQUIRED) |



VICINITY MAP
ZONING MAP M-15-Z
0 750 1500'

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

PROJECT

MULTI-SPECIALTY CLINIC
2901 Transport St. SE
ALBUQUERQUE, NM 87106

| | |
|-----------|-------------------------|
| REVISIONS | |
| 1 | 7.27.2015 EPC COMMENTS |
| 2 | 8.3.2015 EPC COMMENTS |
| 3 | 10.28.2015 DRB COMMENTS |

DRAWN BY: LI
REVIEWED BY: MB
DATE: 10/9/2015

PROJECT NO. 1

DRAWING NAME

SITE PLAN

ORIGINAL APP'D

HYDRANT AND FIRE ACCESS

SHEET NO.

SDP 1.1
OF