

# ADMINISTRATIVE AMENDMENT

FILE #: \_\_\_\_\_ PROJECT #: \_\_\_\_\_

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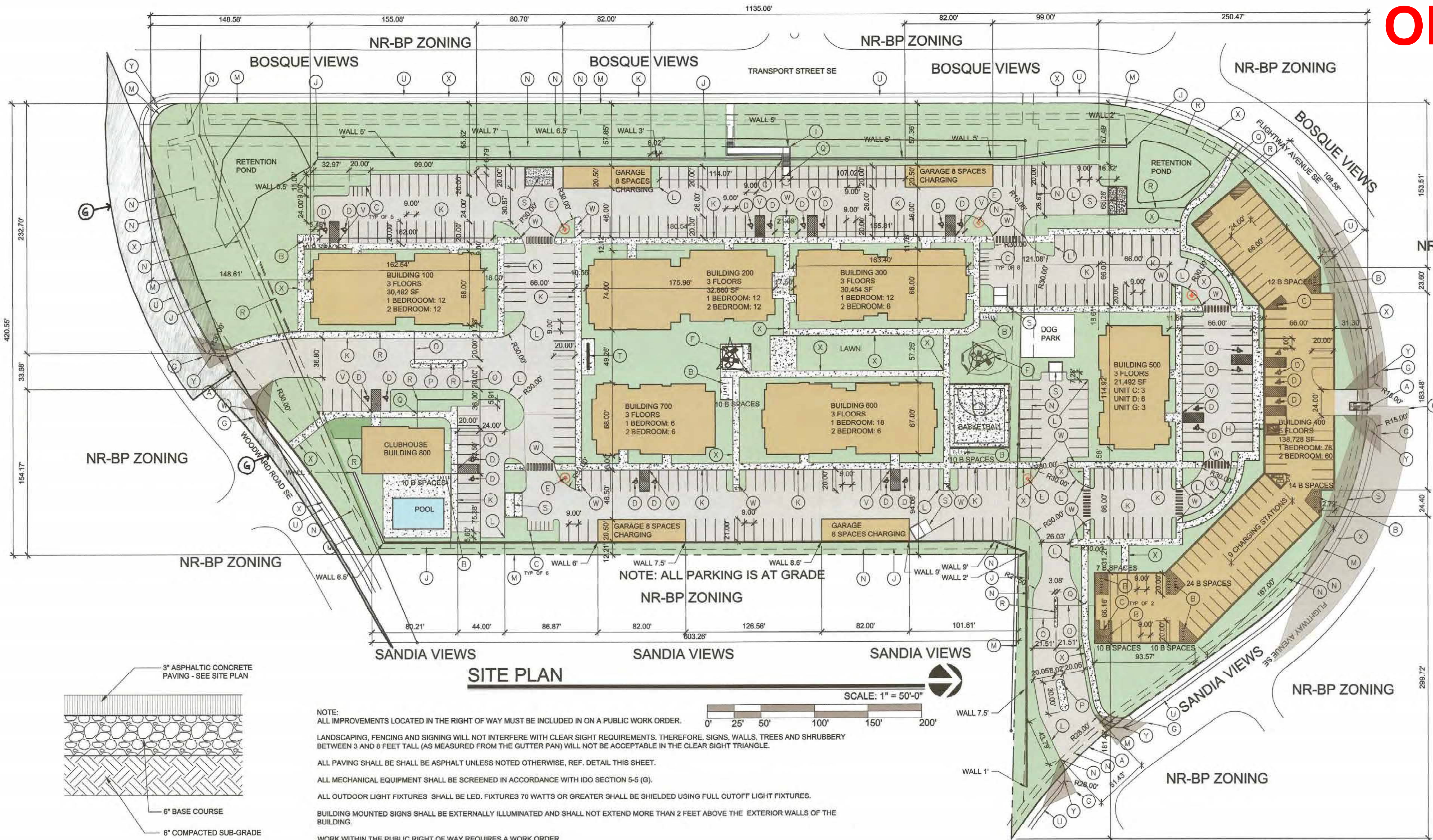
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APPROVED BY

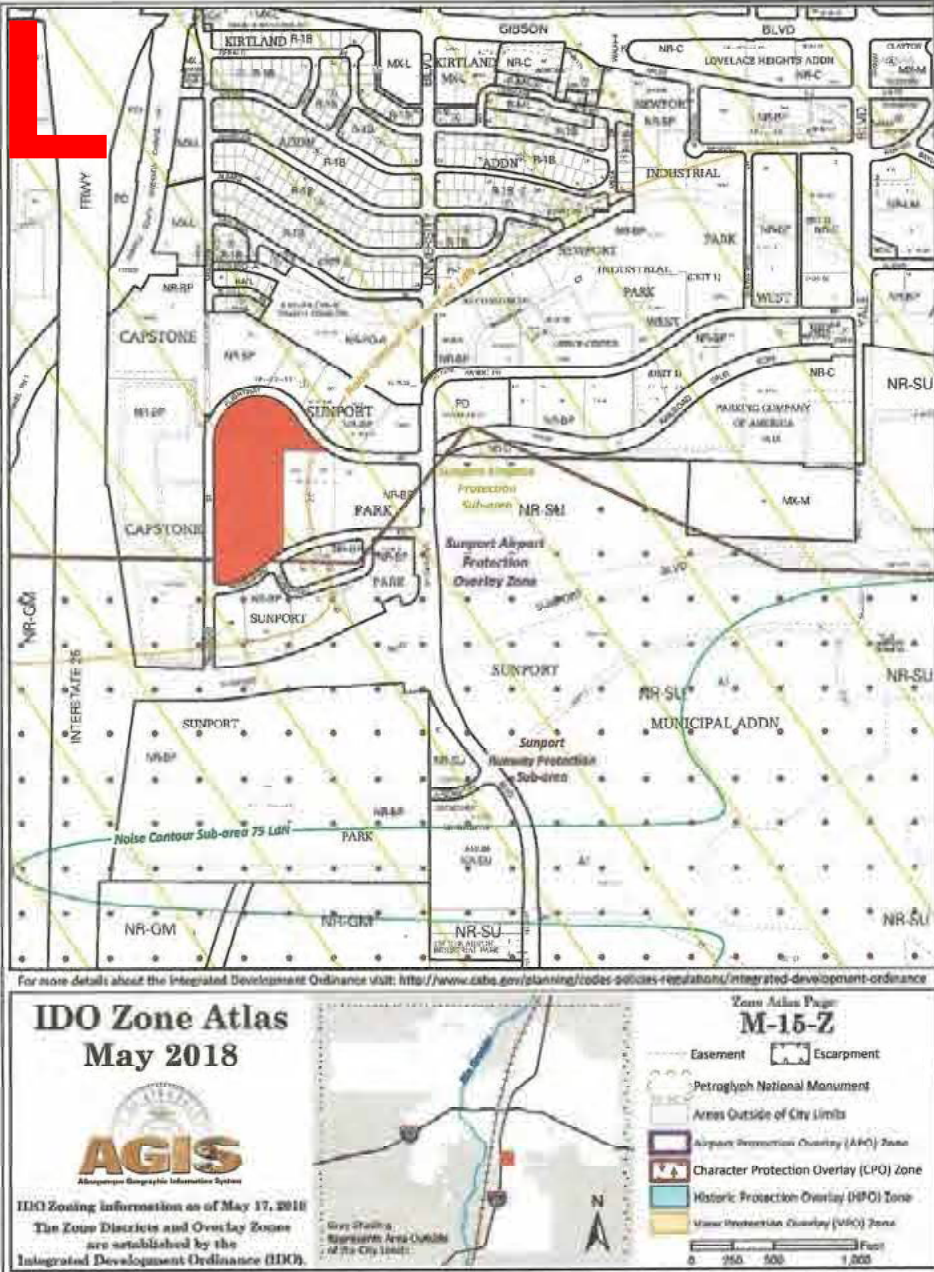
\_\_\_\_\_  
DATE



ORIGINAL



IDO TABLE 5-1-2 OPEN SPACE:  
1 BEDROOM: 148 EA X 200SF = 29,600 SF  
2 BEDROOM: 108 EA X 250SF = 27,000 SF  
TOTAL REQUIRED = 56,600 SF  
TOTAL PROVIDED = 104,771 SF

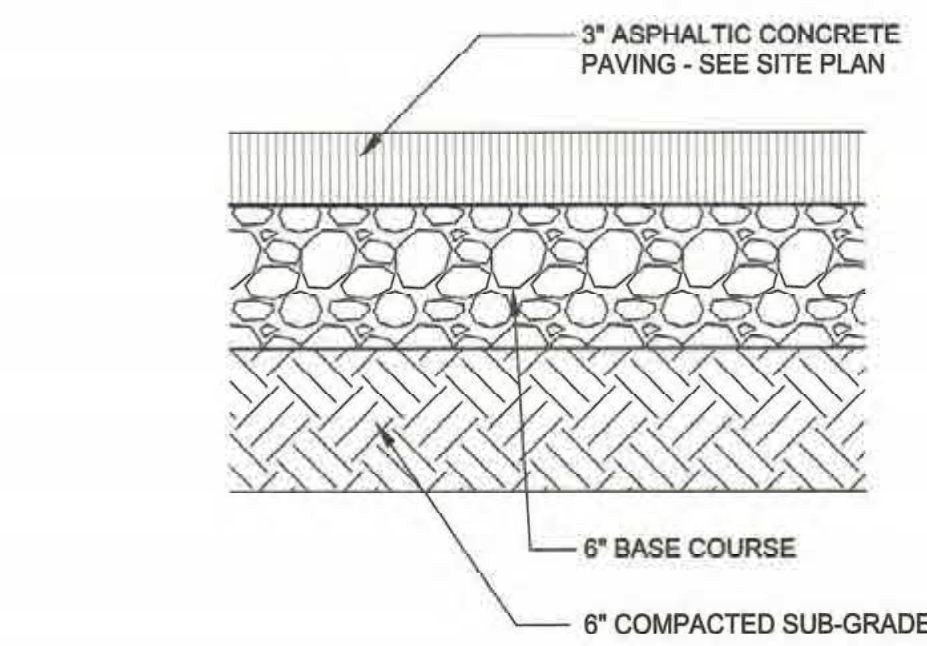


**PARKING:**  
MULTI-FAMILY DWELLING: 256 X 1.5 = 384 SPACES  
LEASING OFFICE 3,300 SF X 0.0036 = 11 SPACES REQUIRED  
TOTAL SPACES REQUIRED = 395 SPACES  
SPACES PROVIDED = 403 SPACES  
395 SPACES X 2% = 8 CHARGING SPACES REQUIRED, 41 PROVIDED

**HC REQUIRED:** 5 STANDARD, 4 VAN / 24 VAN ACCESSIBLE PROVIDED  
MOTORCYCLE PARKING 301-500 SPACES: 7 SPACES REQUIRED / 22 PROVIDED  
BIKE PARKING 10% OF 395 = 40 REQUIRED  
BIKE PARKING PER PREVIOUSLY APPROVED SITE PLAN 1 PER UNIT = 256  
70 SPACES ON SITE PLAN, 186 PROVIDED IN BUILDINGS

GROSS LOT AREA = 465,830 SF  
BUILDING FOOTPRINT = 100,708 SF  
NET LOT AREA = 365,124 SF  
REQUIRED LANDSCAPE AREA @ 15% = 54,768 SF; 104,771 SF PROVIDED

UPC: 101505514525430415  
LEGAL: LOT 1A, BLOCK 2, SUNPORT PARK  
ZONING: NR-BP  
ZONE ATLAS PAGE: M15



PAVING SECTION

NOTE:  
ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN A PUBLIC WORK ORDER.

LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 6 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

ALL PAVING SHALL BE ASPHALT UNLESS NOTED OTHERWISE, REF. DETAIL THIS SHEET.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-5 (G).

ALL OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES 70 WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.

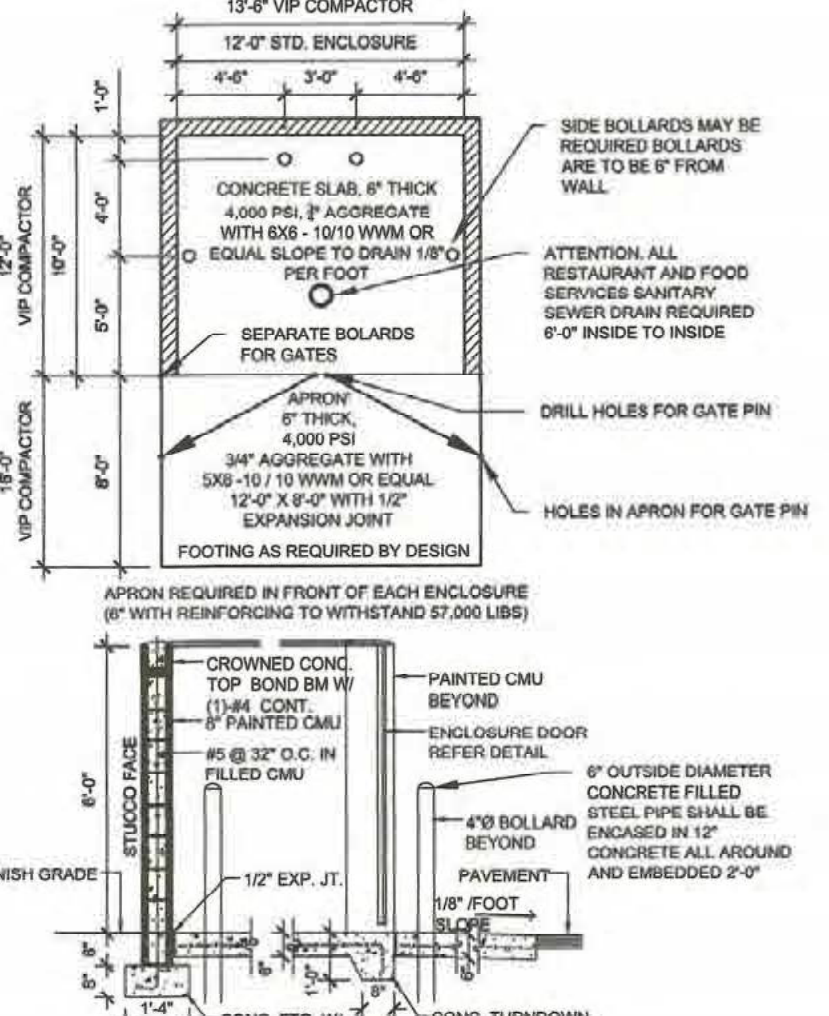
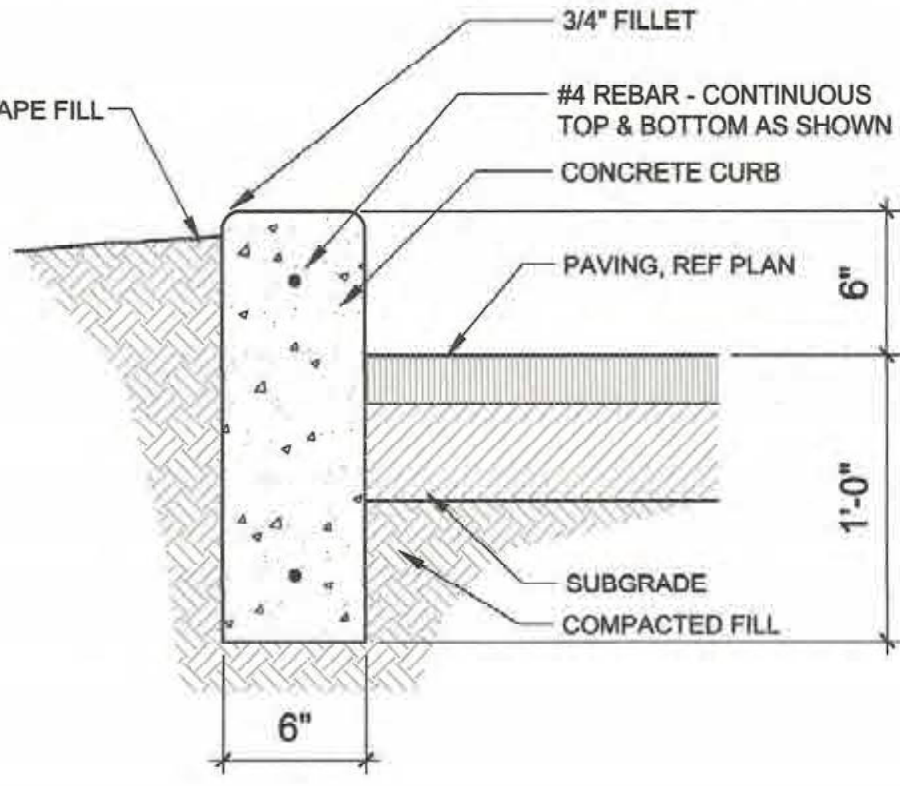
BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.

WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER.

PROVIDE ELECTRIC VEHICLE CHARGER AT EACH BAY OF LEASED GARAGES

SITE LIGHTING WILL BE PROVIDED BY LIGHT BOLLARDS AND WALL MOUNTED FIXTURES AND SHALL COMPLY WITH 5-8 OF THE IDO

ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WALL  
MUST BE INCLUDED ON A PUBLIC WORK ORDER



KEYED NOTES

- A. NEW DRIVE CUT REF CITY OF ALBUQUERQUE STANDARD DETAIL 2426 FOLLOW PARALLEL RAMP DETAIL, NOTE DETAIL 2446 FOR DETECTABLE WARNING SURFACE
- B. BIKE RACK, REF DETAIL THIS SHEET
- C. MOTORCYCLE PARKING REF DETAIL SHEET A-002
- D. H.C. PARKING SPACE WITH PAVEMENT MARKING & SIGN, REF DETAIL ON A-002
- E. NEW FIRE HYDRANT
- F. PLAYGROUND EQUIPMENT
- G. CLEAR SIGHT TRIANGLE, LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 6 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLES
- H. FIRE DEPT. CONNECTION
- I. STAIRS, REF DETAIL A5 / A-002 AND A1 / A-002
- J. CMU WALL
- K. NEW 6" SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430E WITH TURN DOWN EDGE, REF DETAIL D5 ON SHEET A-002
- L. HEADER CURB, REF DETAIL THIS SHEET
- M. PROPERTY LINE
- N. EASEMENT
- O. VEHICULAR GATE
- P. KNOX BOX
- Q. 4" PERSONNEL GATE
- R. SECURITY FENCE
- S. REFUSE ENCLOSURE, REF DETAIL THIS SHEET
- T. MAILBOXES
- U. 3'-6" LANDSCAPE BUFFER
- V. CURB RAMP, REF COA STANDARD DETAIL 2443 DETAIL A, AND DETAIL B5 ON SHEET A-002
- W. CURB RAMP, REF COA STANDARD DETAIL 2443 DETAIL C
- X. 6" SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430E WITH TURN DOWN EDGE, REF DETAIL D5 ON SHEET A-002
- Y. CURB RAMP, PART OF CITY WORK ORDER.

PROJECT NUMBER: 2021-005459	APPLICATION NUMBER: SI-2021-01248
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 and 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>Janice Wilfong</i> Traffic Engineer, Transportation Division	Jun 3, 2022
<i>Blaine Carter</i> Water Utility Department	Oct 20, 2021
<i>Charles Maestas</i> Parks & Recreation Department	Oct 20, 2021
<i>Ernest Ameyo</i> City Engineer	Oct 20, 2021
* Environmental Health	
<i>Herman Gallegos</i> Solid Waste Management	10-20-21
<i>Charles Maestas</i> Code Enforcement	Oct 20, 2021
Albuquerque Metropolitan Flood Control Authority	
DRB Chairperson, Planning Department	Jul 14, 2022
* Environmental Health, if necessary	

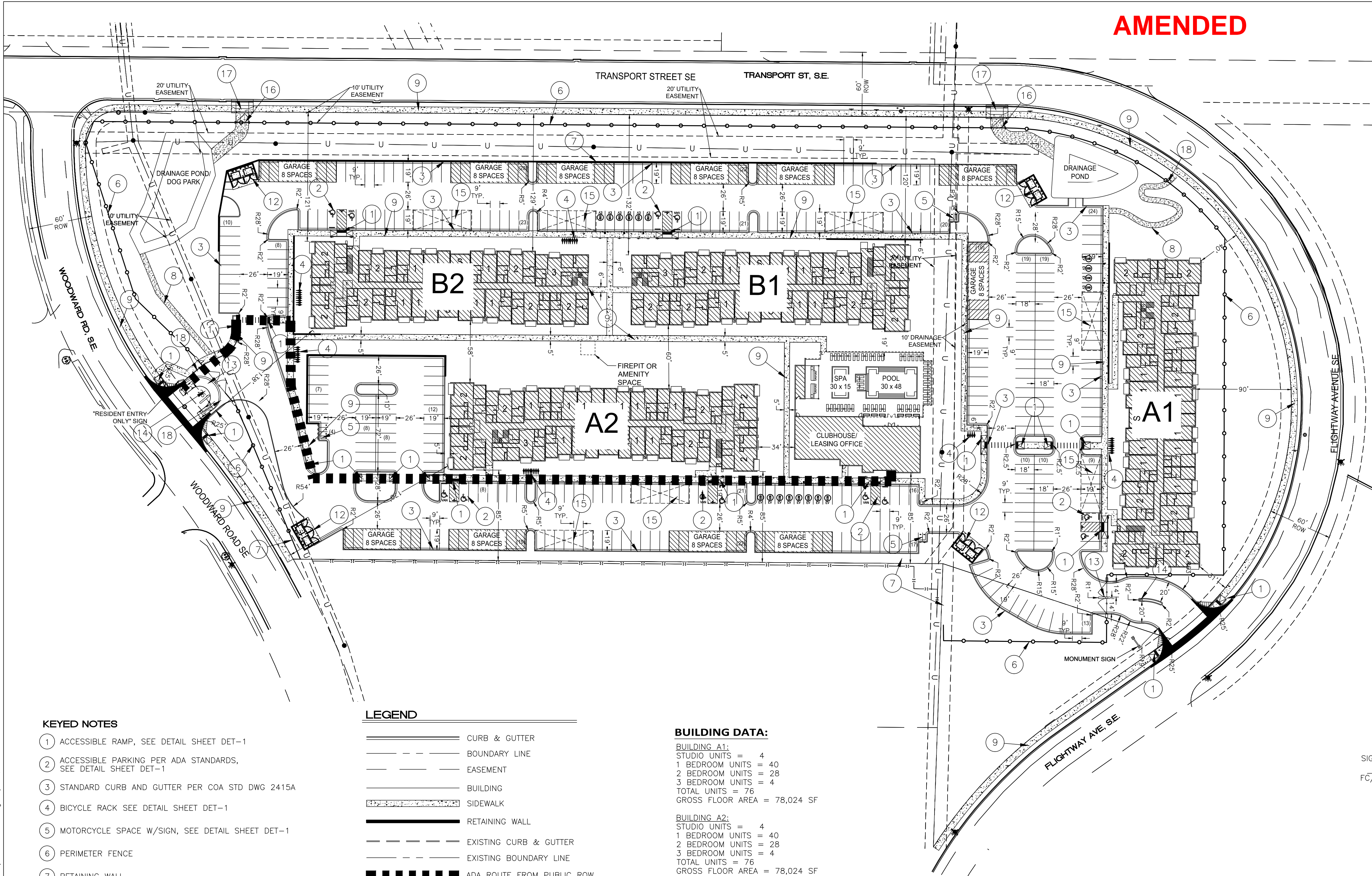


TRANSPORT APARTMENTS  
3000 TRANSPORT ST SE  
ALBUQUERQUE, NM 87106

DRAWING TITLE		SITE PLAN	
SEAL	DESIGNED	PROJECT NO	
	DRAWN	SCALE	
	CHECKED	DRAWING NO	A-001
	REVIEWED	DATE	10/19/2021



\\TINAS\Z\_Drive\2023\2023065 Transport Apartments - Opus\dwg\Construction\2023065 SP.dwg Sep 09, 2024 - 9:21am



#### KEYED NOTES

- 1 ACCESSIBLE RAMP, SEE DETAIL SHEET DET-1
- 2 ACCESSIBLE PARKING PER ADA STANDARDS, SEE DETAIL SHEET DET-1
- 3 STANDARD CURB AND GUTTER PER COA STD DWG 2415A
- 4 BICYCLE RACK SEE DETAIL SHEET DET-1
- 5 MOTORCYCLE SPACE W/SIGN, SEE DETAIL SHEET DET-1
- 6 PERIMETER FENCE
- 7 RETAINING WALL
- 8 6" BASE COURSE/CRUSHER FINES PEDESTRIAN TRAIL
- 9 6" CONCRETE SIDEWALK PER COA STD DWG 2430
- 10 NOT USED
- 11 NOT USED
- 12 DUMPSTER W/RECYCLING
- 13 VEHICULAR GATED ACCESS
- 14 ENTRY KEYPAD AND KNOX KEY SWITCH
- 15 CARPORT PARKING
- 16 POND MAINTENANCE ACCESS ROAD AND GATE
- 17 CONCRETE DRIVEPAD FOR MAINTENANCE ROAD
- 18 PEDESTRIAN GATED ACCESS

#### LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- RETAINING WALL
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- ADA ROUTE FROM PUBLIC ROW
- PARKING COUNT
- EV DUAL CHARGING STATION
- EV PARKING SPACE
- 11'x11' CLEAR SIGHT TRIANGLE

#### BUILDING DATA:

**BUILDING A1:**  
STUDIO UNITS = 4  
1 BEDROOM UNITS = 40  
2 BEDROOM UNITS = 28  
3 BEDROOM UNITS = 4  
TOTAL UNITS = 76  
GROSS FLOOR AREA = 78,024 SF

**BUILDING A2:**  
STUDIO UNITS = 4  
1 BEDROOM UNITS = 40  
2 BEDROOM UNITS = 28  
3 BEDROOM UNITS = 4  
TOTAL UNITS = 76  
GROSS FLOOR AREA = 78,024 SF

**BUILDING B1:**  
STUDIO UNITS = 6  
1 BEDROOM UNITS = 21  
2 BEDROOM UNITS = 21  
3 BEDROOM UNITS = 3  
TOTAL UNITS = 51  
GROSS FLOOR AREA = 51,429 SF

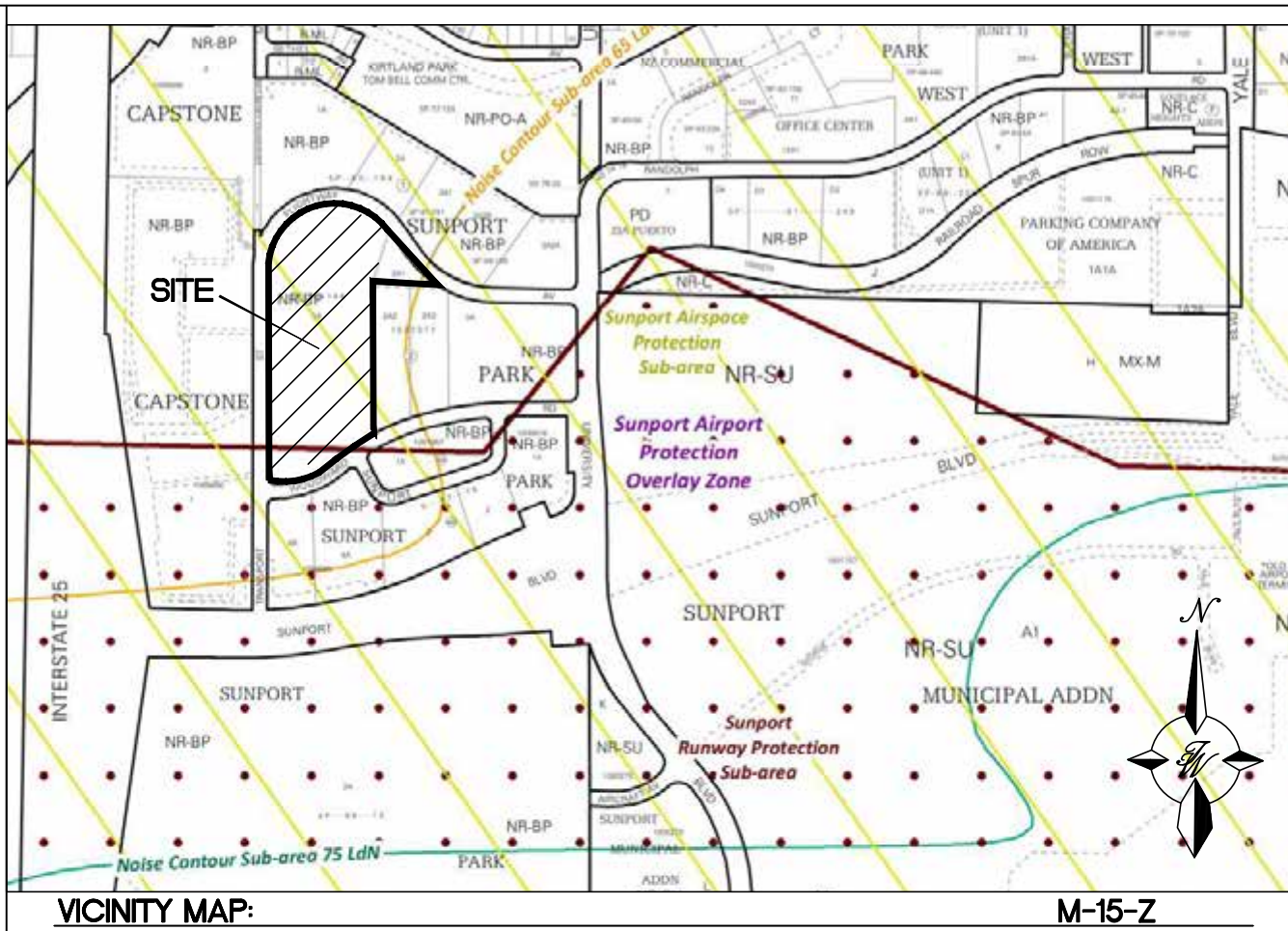
**BUILDING B2:**  
STUDIO UNITS = 6  
1 BEDROOM UNITS = 21  
2 BEDROOM UNITS = 21  
3 BEDROOM UNITS = 3  
TOTAL UNITS = 51  
GROSS FLOOR AREA = 51,429 SF

**CLUBHOUSE:**  
GROSS FLOOR AREA = 5,413 SF

**FUTURE GARAGES:**  
NUMBER OF BUILDINGS = 11  
GROSS FLOOR AREA = 16,060 SF

TOTAL UNITS = 254  
TOTAL GROSS FLOOR AREA = 280,379 SF

AMENDED



#### LEGAL DESCRIPTION

LOTS 1-A AND 2-A-1, BLOCK 2 SUNPORT PARK

#### SITE DATA:

SITE ADDRESS: 2900 TRANSPORT ST SE  
SITE AREA: 10.69 AC +/-  
PROPOSED USE: MULTI-FAMILY RESIDENTIAL  
IDO ZONING: NR-BP  
PRE-IDO ZONING: SU-1 PERMISSIVE USES AND MULTI-FAMILY RESIDENTIAL

#### PARKING PER TABLE 5-5-1:

20 STUDIO UNITS X 1 = 20 SPACES  
122 1 BEDROOM UNITS X 1.2 = 147 SPACES  
98 2 BEDROOM UNITS X 1.6 = 157 SPACES  
14 3 BEDROOM UNITS X 1.8 = 25 SPACES  
5,413 SF AMENITY BLDG AREA X 0.003 = 16 SPACES

TOTAL PARKING REQUIRED = 365 SPACES  
TOTAL PARKING PROVIDED = 420 SPACES

CHARGING STATIONS REQUIRED = 365 X 0.05 = 18 SPACES  
CHARGING STATIONS PROVIDED = 18 SPACES

ADA PARKING REQUIRED = 12 SPACES  
ADA PARKING PROVIDED = 12 SPACES  
VAN ACCESSIBLE PARKING REQUIRED = 2 SPACES  
VAN ACCESSIBLE PARKING PROVIDED = 6 SPACES

BICYCLE PARKING REQUIRED = 420 X 0.10 = 42 SPACES  
BICYCLE PARKING PROVIDED = 44 SPACES

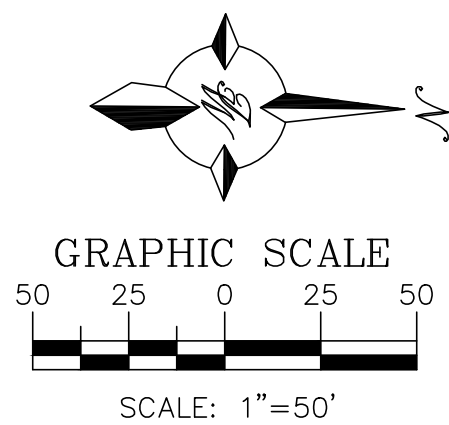
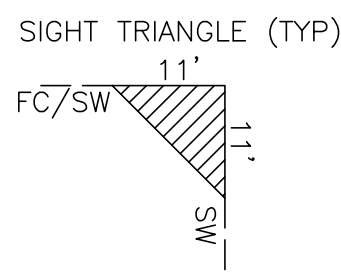
MOTORCYCLE PARKING REQUIRED = 6 SPACES  
MOTORCYCLE PARKING PROVIDED = 6 SPACES

#### PUBLIC WORK NOTE:

ALL PROPOSED IMPROVEMENTS SHOWN OUTSIDE THE PROPOSED PROPERTY LINES AND EXISTING PROPERTY LINES TO REMAIN ARE DEEMED PUBLIC OFFSITE WORK AND WILL REQUIRE DRC WORK ORDER APPROVAL TO CONSTRUCT.

#### CLEAR SIGHT TRIANGLE NOTE:

LANDSCAPING AND SIGNAGE 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

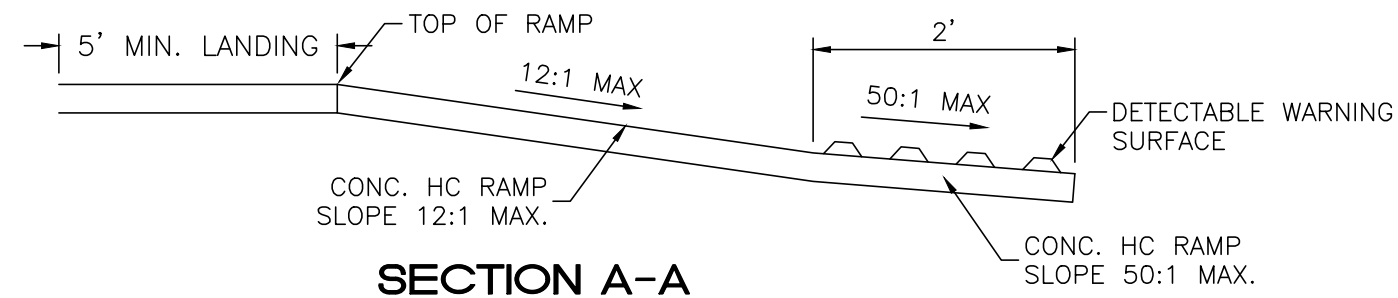
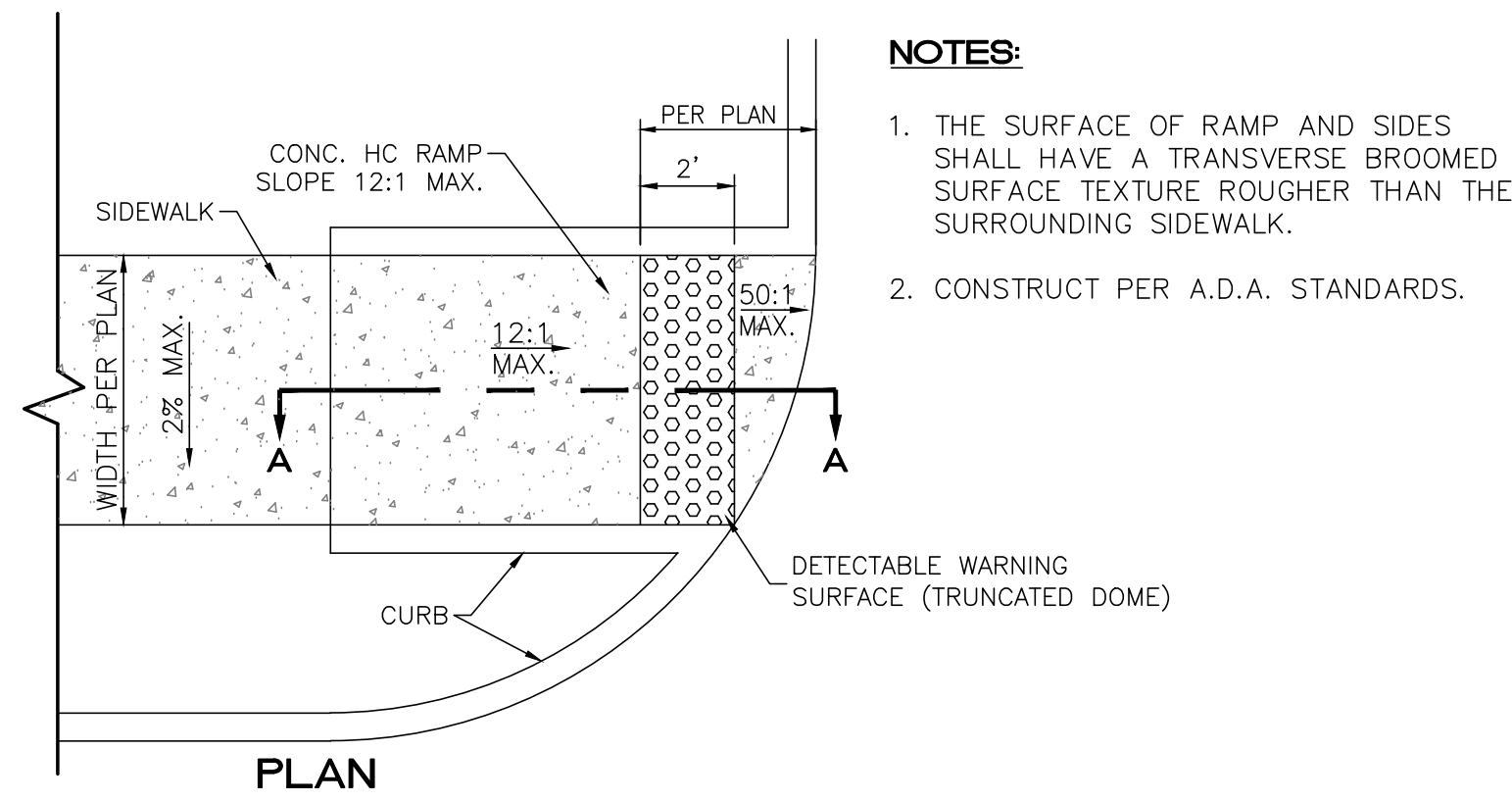


#### CAUTION

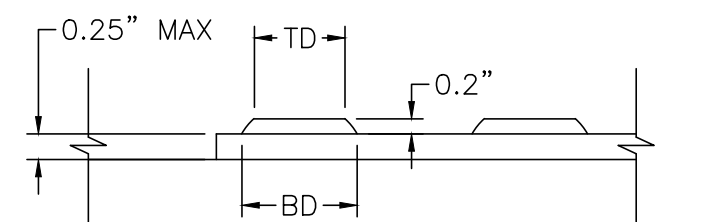
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND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

<div>ENGINEER'S SEAL</div> <div>RONALD R. BOHANNAN</div> <div>NEW MEXICO</div> <div>7868</div> <div>PROFESSIONAL ENGINEER</div> <div>09/09/24</div> <div>RONALD R. BOHANNAN</div> <div>P.E. #7868</div>	TRANSPORT APARTMENTS	DRAWN BY
	ALBUQUERQUE, NM	SB
	SITE PLAN	DATE
		07/03/24
<div>TERRA WEST, LLC</div> <div>5571 MIDWAY PARK PL NE</div> <div>ALBUQUERQUE, NEW MEXICO 87109</div> <div>(505) 858-3100</div> <div>www.tierawestllc.com</div>	SHEET #	DRAWING
	C10	
		JOB #
		2023065

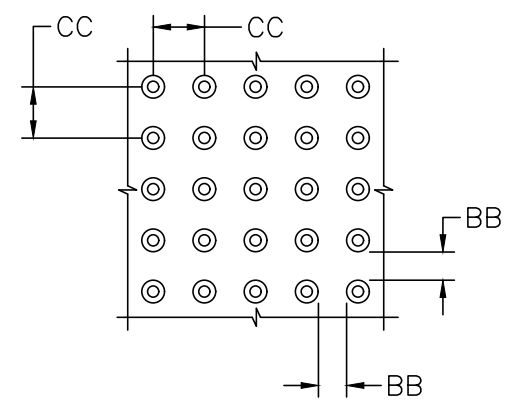




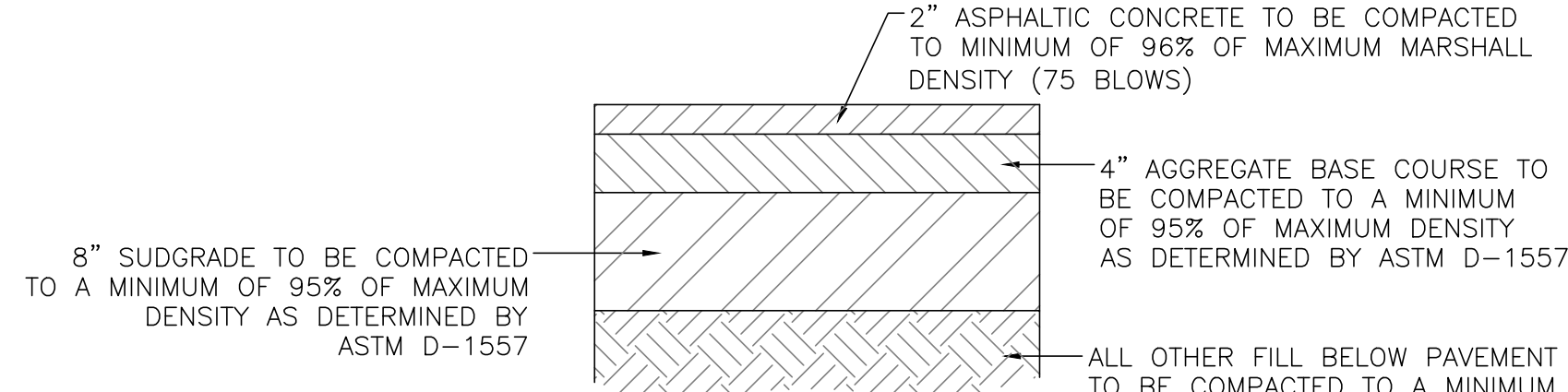
**UNIDIRECTIONAL HC RAMP**  
NOT TO SCALE



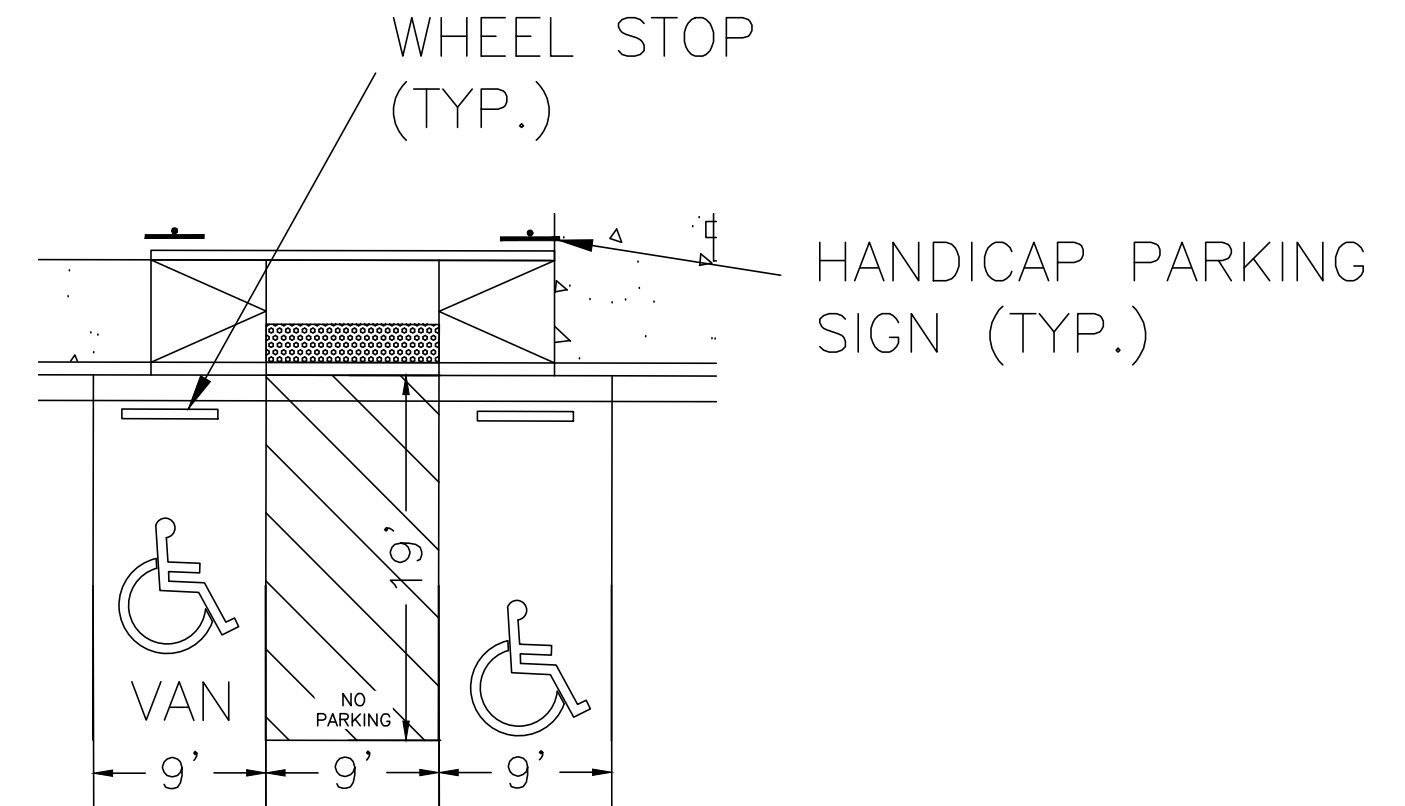
**DOME SECTION**  
BD - BASE DIAMETER 0.8\"/>



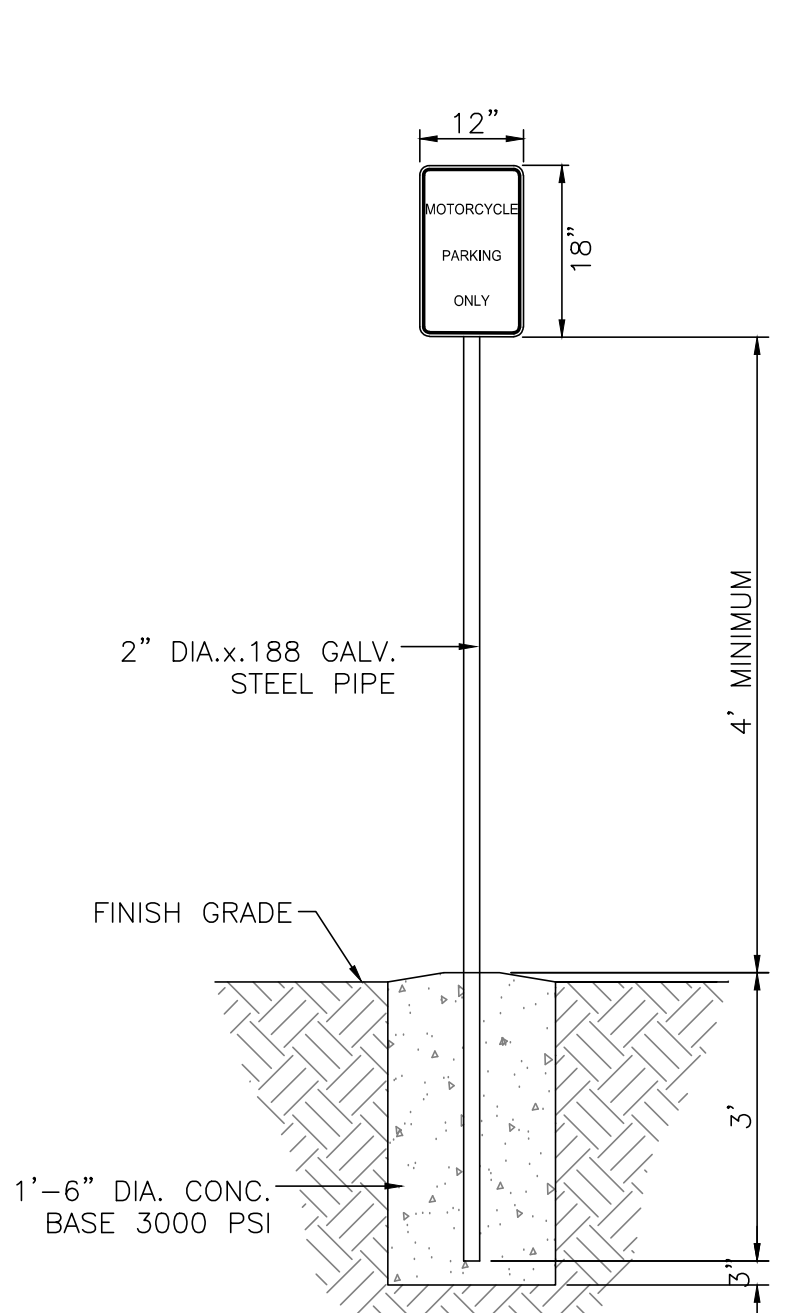
**DOME SPACING**  
CC - CENTER TO CENTER SPACING 2.35\"/>



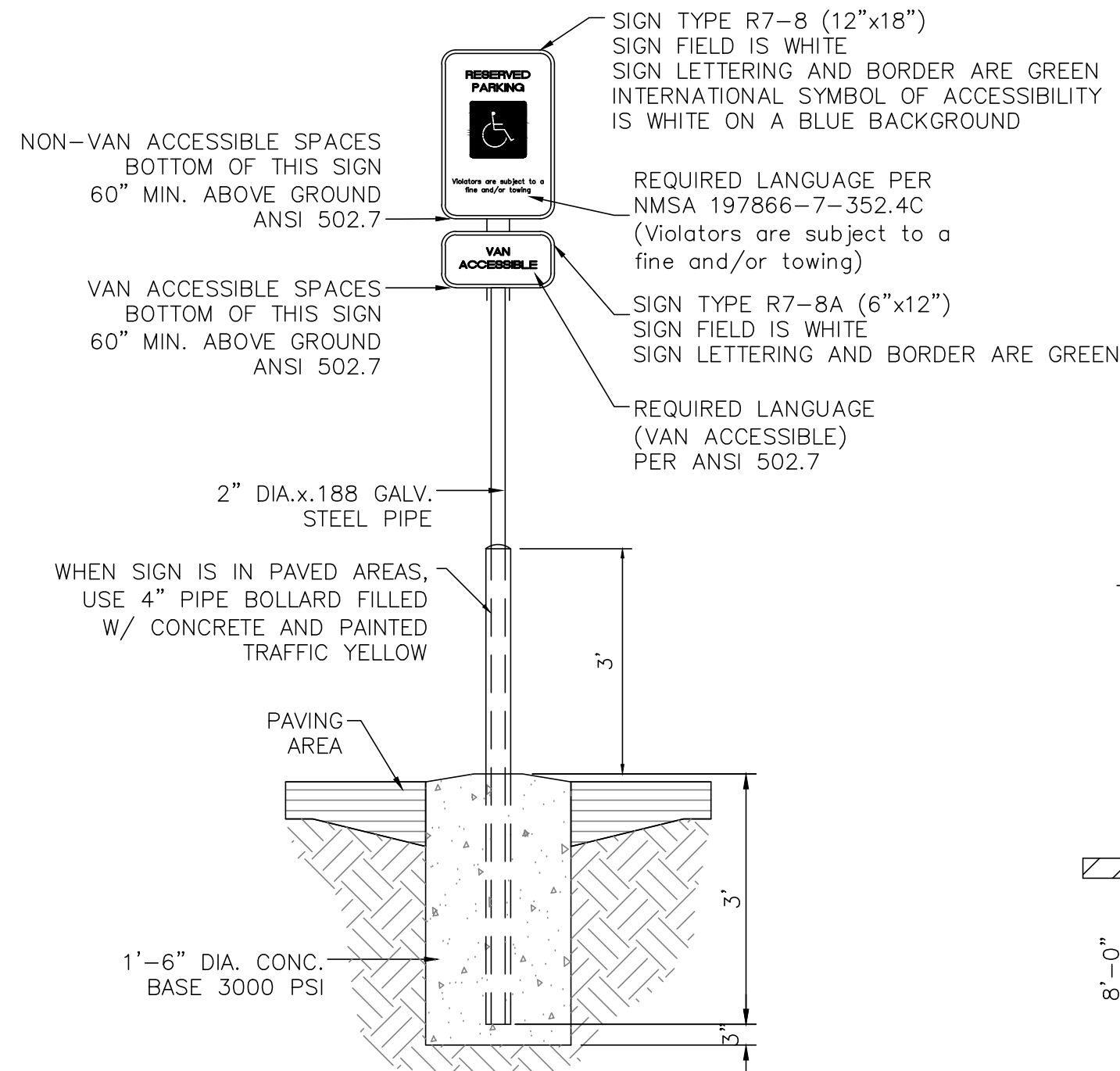
**AUTOMOBILE PARKING  
TYPICAL PAVING SECTION**  
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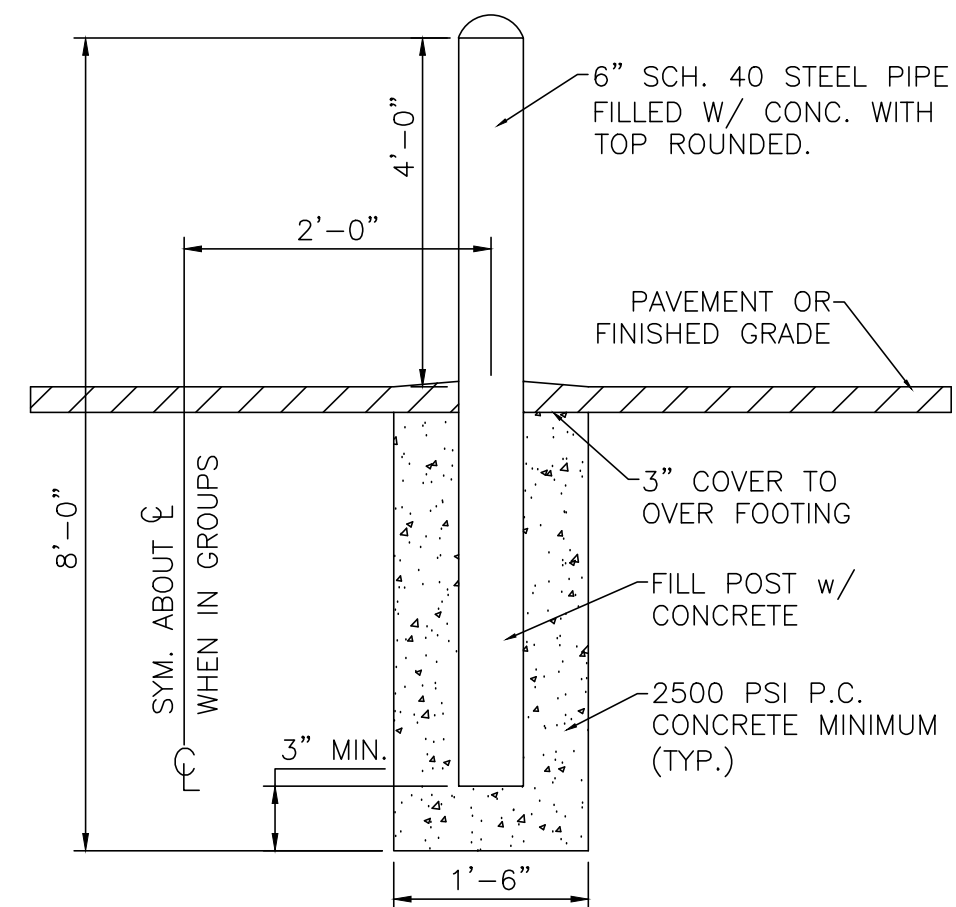
**ADA PARKING DETAIL**  
NTS



**MOTORCYCLE PARKING SIGN**  
NTS

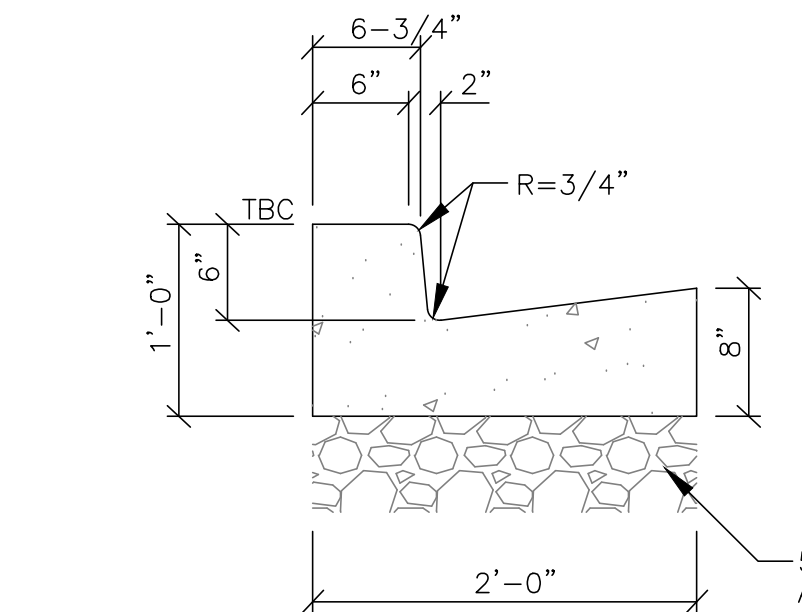


**ACCESSIBLE PARKING SIGN**  
NTS

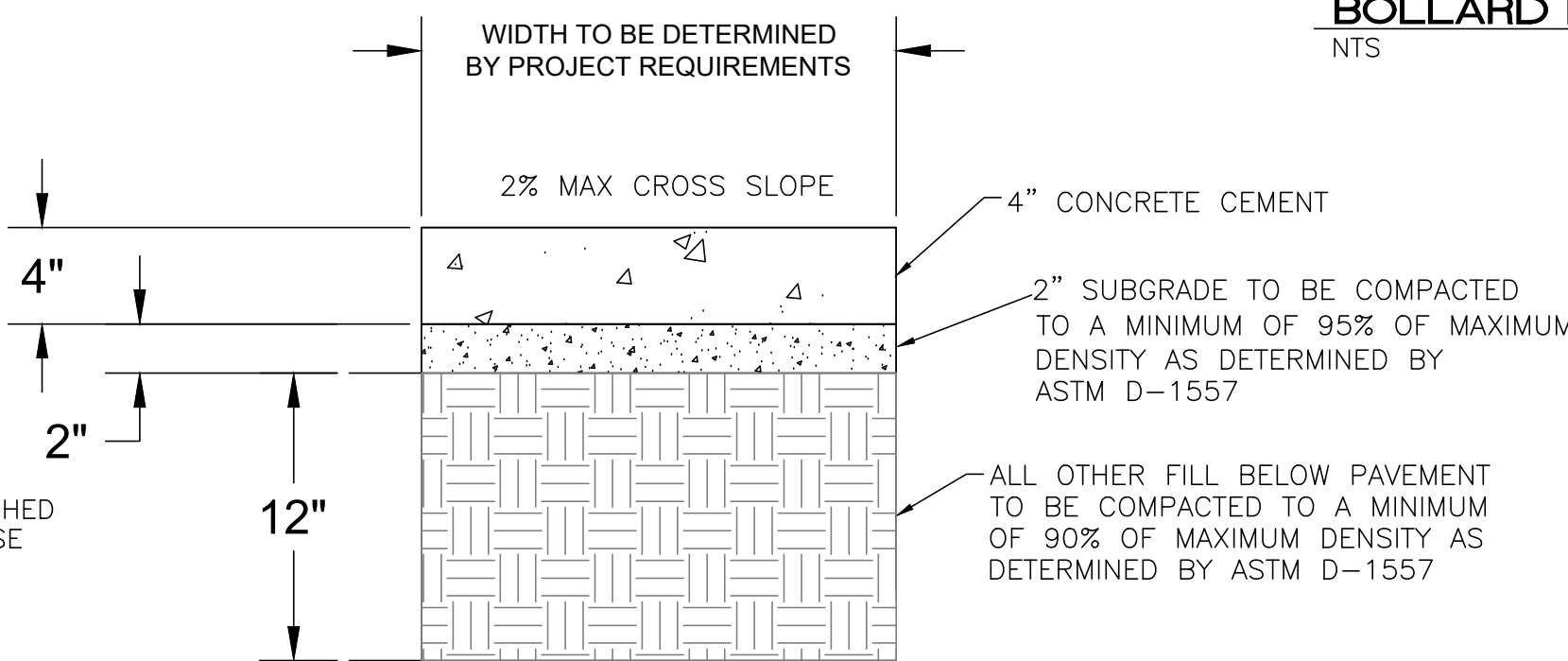


NOTE:  
ALL PIPES SHALL BE  
PAINTED TRAFFIC YELLOW

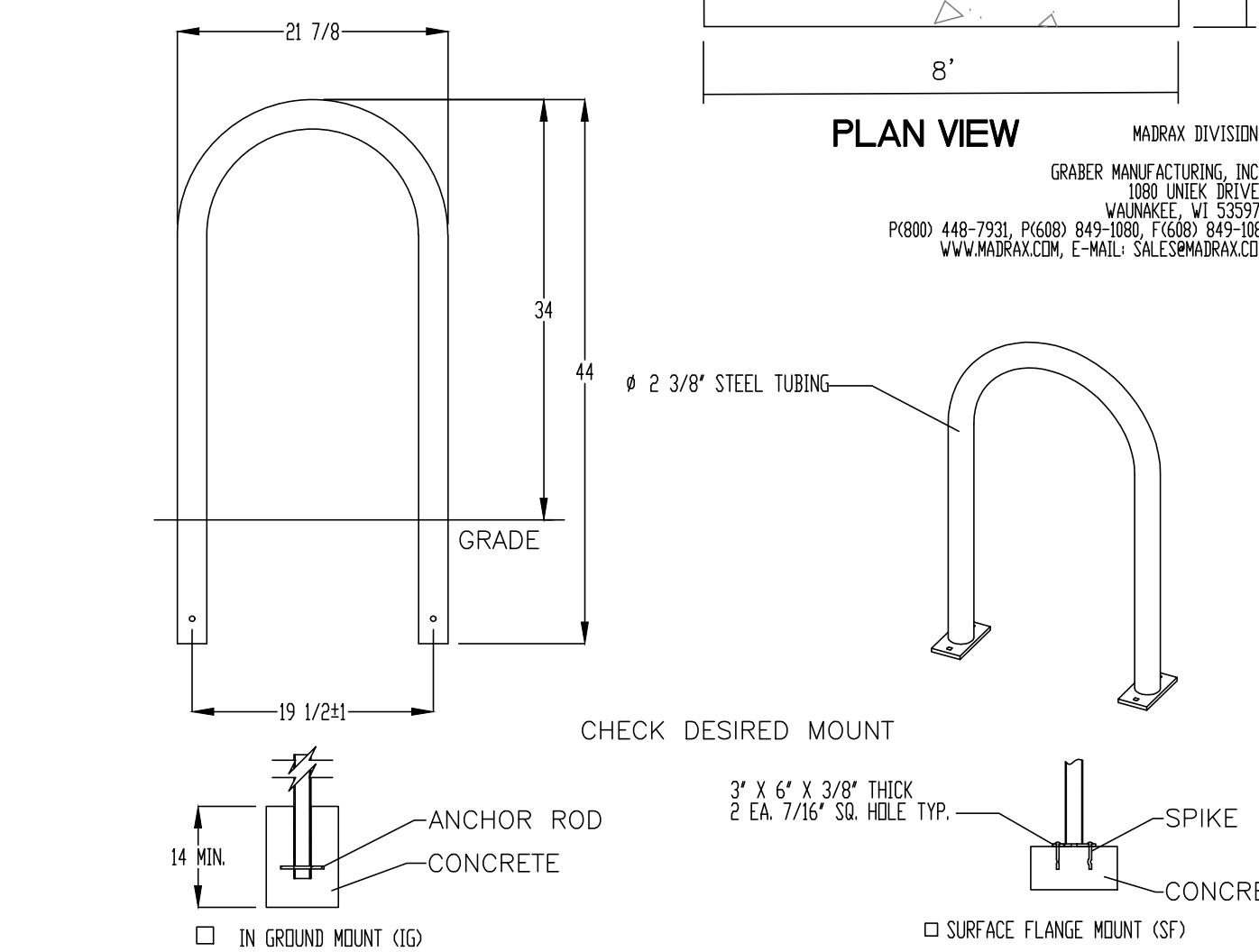
**BOLLARD DETAIL**  
NTS



**STANDARD CURB AND GUTTER**  
NTS

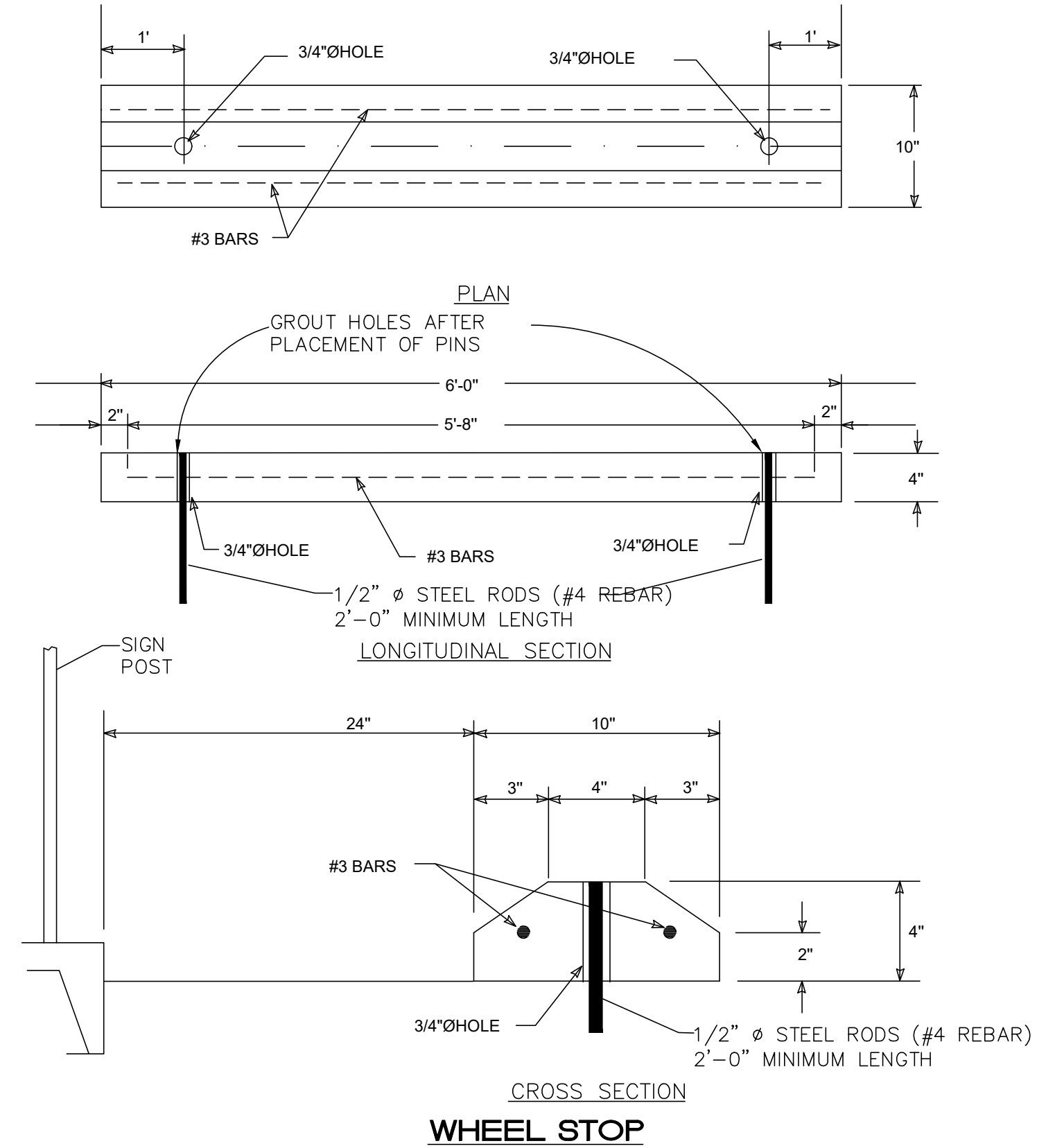


**CONCRETE SIDEWALK SECTION**



PRODUCT: 1238-1G(S)  
DESCRIPTION: 1\"/>

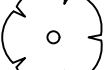






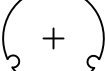
**BIKE RACK DETAIL**  
SCALE: NONE

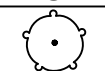




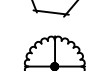










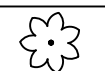





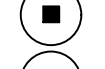
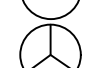


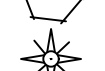


	<b>ENGINEER'S SEAL</b>	<b>TRANSPORT APARTMENTS ALBUQUERQUE, NM</b>	DRAWN BY SB
	<b>CONSTRUCTION DETAILS</b>		DATE 07/03/24
	<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>DET-1</b>	JOB # 2023065



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE/COND.	MAT. HT.	MAT. DIA.	WATER USE
TREES						
	ACER NEGUNDO 'SENSATION' SENSATION BOX ELDER	24	2" CAL, B&B	30.00	30.00	MED
	CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA REDBUD	34	2" CAL, 3 TRUNK MIN	15.00	15.00	MED
	CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	51	2" CAL, 3 TRUNK MIN	20.00	20.00	LOW
	FRAXINUS OXYCARPA 'RAYWOOD' RAYWOOD ASH	30	2" CAL, B&B	35.00	30.00	MED
	PINUS ELДАРICA AFGHAN PINE	13	6" HT, B&B	40.00	30.00	LOW
	PISTACIA CHINENSIS CHINESE PISTACHE	57	2" CAL, B&B	35.00	35.00	MED
	POPULUS ANGUSTIFOLIA NARROWLEAF COTTONWOOD	2	2" CAL B&B	45.00	30.00	MED
	ROBINIA PSEUDOACACIA 'PURPLE ROBE' PURPLE ROBE BLACK LOCUST	29	2" CAL, B&B	35.00	30.00	MED

SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE/COND.	MAT. HT.	MAT. DIA.	WATER USE
SHRUBS						
	BACCHARIS X 'STARN' STARN BROOM	122	5 GAL	3.00	5.00	LOW
	BUDDLEJA DAVIDII 'BLACK KNIGHT' BLACK KNIGHT BUTTERFLY BUSH	30	5 GAL	6.00	6.00	MED
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD	14	5 GAL	4.00	4.00	LOW
	CEROCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	73	5 GAL	15.00	15.00	LOW
	ERICAMERIA LARICIFOLIA TURPENTINE BUSH	145	5 GAL	3.00	3.00	LOW
	FALLUGIA PARADOXA APACHE PLUME	64	5 GAL	6.00	7.00	LOW
	JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER	166	5 GAL	1.50	6.00	LOW
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' LYNN'S LEGACY TEXAS SAGE	98	5 GAL	5.00	5.00	LOW
	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	30	5 GAL	3.00	3.00	LOW
	POTENTILLA FRUTICOSA SHRUBBY CINQUEFOIL	59	5 GAL	4.00	4.00	LOW
	PRUNUS BESSEYI 'PAWNEE BUTTES' WESTERN SAND CHERRY	78	5 GAL	2.50	6.00	LOW
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	97	5 GAL	3.00	8.00	MED
	RHUS TRILOBATA THREE LEAF SUMAC	49	5 GAL	6.00	6.00	LOW
	ROSMARINUS OFFICINALIS 'ARP' ARP ROSEMARY	26	5 GAL	4.00	4.00	LOW

SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE/COND.	MAT. HT.	MAT. DIA.	WATER USE
DESERT ACCENTS						
	DASYLIRION WHEELERI GREY DESERT SPOON	24	5 GAL	4.00	4.00	LOW
	HESPERALOE PARVIFLORA RED YUCCA	76	5 GAL	3.00	3.00	LOW
	NOLINA MICROCARPA BEARGRASS	188	5 GAL	5.00	5.00	LOW
	OPUNTIA SANTA-RITA SANTA RITA PRICKLY PEAR	85	5 GAL	4.50	5.00	LOW
	YUCCA BACCATA BANANA YUCCA	34	5 GAL	4.00	5.00	LOW
	YUCCA RUPICOLA TWISTLEAF YUCCA	138	5 GAL	3.00	2.00	LOW
GRASSES						
	BOUTELLOUA GRACILIS 'BLONDE AMBITION' 'BLONDE AMBITION' BLUE GRAMA	111	5 GAL	2.50	2.50	MED
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' PINK MUHLY GRASS	99	5 GAL	3.00	3.00	LOW
	MUHLENBERGIA RIGENS DEER GRASS	52	5 GAL	4.00	4.00	MED
PERENNIALS						
	ACHILLEA MILLEFOLIUM 'MOONSHINE' MOONSHINE YARROW	25	1 GAL	1.50	2.00	LOW
	CALLIRHOE INVOLUCRATA CLARET CUP POPPYMALLOW	33	1 GAL	1.00	3.00	LOW
	KRASCHENINNIKOVIA LANATA WINTERFAT	21	1 GAL	3.00	2.00	LOW
	SALVIA X 'ULTRA VIOLET' ULTRA VIOLET SAGE	17	1 GAL	2.00	2.00	LOW

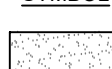
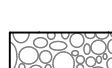

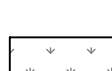
GENERAL SHEET NOTES

- RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S LANDSCAPING, BUFFERING, AND SCREENING REGULATIONS (14-16-5-6), WATER CONSERVATION ORDINANCE AND POLLEN ORDINANCE.
- TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH VEGETATION AND/OR MULCH. ORGANIC MULCH IS REQUIRED AT EACH TREE ROOTBALL AREA/DRIPLINE. SEE DETAIL THIS SHEET.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS PER TABLE 5-6-1 OF THE IDO.
- AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- SCREENING VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS WILL ALLOW 10 FEET OF CLEARANCE FOR ACCESS AND TO ENSURE THE SAFETY OF THE WORK CREWS AND PUBLIC DURING MAINTENANCE AND REPAIR.
- TREES SHALL NOT BE PLANTED NEAR EXISTING OR PROPOSED STREET LIGHT POLES.
- NO EXISTING PLANT MATERIAL IS TO BE PRESERVED ON THE PROPERTY. ALL PLANT MATERIALS ILLUSTRATED ARE NEW.
- PLANTING MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT OF WAY.
- TREES SHALL NOT BE PLANTED WITHIN 10 FEET IN ANY DIRECTION OF THE CENTERLINE OF A SEWER LINE OR WATER LINE.
- TREES THAT OVERHANG A PUBLIC SIDEWALK SHALL BE TRIMMED TO MAINTAIN AN 8-FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9-FOOT CLEARANCE OVER THE STREET SURFACE.
- TREES PLANTED UNDER OVER HEAD UTILITY LINES SHALL BE LIMITED TO 15' IN HEIGHT AT MATURE SIZE.

IRRIGATION NOTES

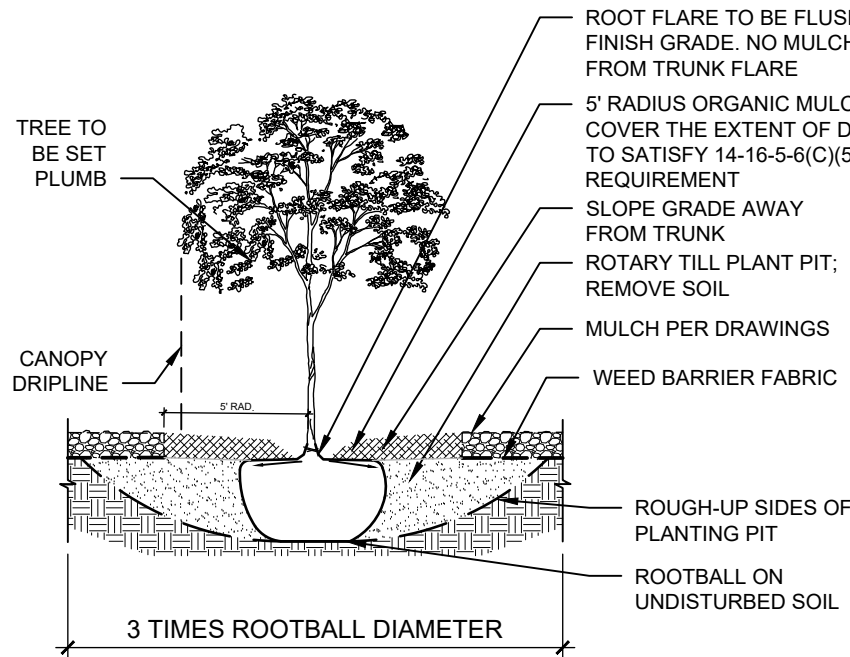
- PLANTS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AND AUTOMATED IRRIGATION CONTROLLER.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER. THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS, PARKING, AND LOADING AREAS.
- IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED BY THE OWNER ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.

LEGEND

SYMBOL	NOTES	EST QTY
	7/8" ROCK MULCH AT 3" DEPTH OVER WEED BARRIER FABRIC. COLOR: SANTA FE BROWN AVAILABLE FROM BUILDOLGY	96,747 SF
	4-8" ANGULAR COBBLE ROCK MULCH AT 8" DEPTH OVER WEED BARRIER FABRIC. COLOR: MOUNTAIN AIR BROWN AVAILABLE FROM BUILDOLGY	47,274 SF
	SHREDDED ORGANIC WOOD MULCH, PLAYGROUND MULCH FROM SOLUTIONS, 3" DEPTH, NO WEED BARRIER FABRIC	48,109 SF
	TALL FESCUE BLEND SOD, AVAILABLE FROM ALBUQUERQUE SOD COMPANY	3,168 SF
--- PROPERTY LINE		

TREE PLANTING DETAIL

- NOTE:
- PRIOR TO BACKFILLING, MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP AND ROPE SHALL BE COMPLETELY REMOVED.
  - PLANT MATERIAL SHALL BE PLANTED IN UNCOMPACTED SOIL.



DEKKER  
PERICH  
SABATINI  
Architecture  
in Progress

LANDSCAPE CALCULATIONS

TOTAL SITE AREA = 10.69 AC = 465,805 SF  
AREA OF LOT COVERED BY BUILDINGS = 78,144 SF  
NET LOT AREA = 387,460 SF

REQUIRED LANDSCAPE  
REQUIRED LANDSCAPE AREA (25% OF NET LOT AREA) = 96,865 SF  
PROVIDED LANDSCAPE AREA = 192,130 SF

REQUIRED TREES  
TREES PER PARKING SPACES: REQUIRED = 1 TREE / 10 PARKING SPACES  
TOTAL NUMBER OF PARKING = 420 SPACES  
REQUIRED NUMBER OF PARKING LOT TREES = 42 TREES  
PROVIDED NUMBER OF PARKING LOT TREES = 42 TREES  
100% OF PARKING LOT TREES ARE DECIDUOUS CANOPY TREES.  
NO PARKING SPACE MAY BE MORE THAN 100 FEET AWAY FROM A TREE TRUNK

REQUIRED STREET TREES = 88  
PROVIDED STREET TREES = 88

REQUIRED TREES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS = 144 TREES  
1 TREE PER GROUND FLOOR DWELLING UNIT (72) AND 1 TREE PER SECOND-STORY UNIT (72)  
PROVIDED TREES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS = 173 TREES

REQUIRED VEGETATIVE COVERAGE  
A MINIMUM OF 25% VEGETATIVE COVERAGE IS REQUIRED BY GROUND LEVEL PLANTS  
REQUIRED GROUND PLANT COVERAGE = 48,109 SF = 25%  
GROUND PLANT COVERAGE PROVIDED = 49,450 SF

A MINIMUM OF 75% VEGETATIVE COVERAGE IS REQUIRED BY TREES AND GROUND LEVEL PLANTS  
TOTAL COVERAGE REQUIRED = 144,021 SF = 75%  
TOTAL COVERAGE PROVIDED = 145,139 SF

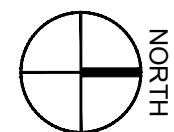
A MINIMUM OF 15% PARKING LOT AREA IS TO BE LANDSCAPED  
PARKING LOT AREA = 154,289 SF  
PARKING LOT LANDSCAPE REQUIRED = 23,143 = 15%  
PARKING LOT LANDSCAPING PROVIDED = 23,143 SF

GROUND COVER MATERIAL  
CALCULATIONS ACCOUNT FOR PLANT MATERIAL WITHIN PROPERTY BOUNDARY. STREET TREES LOCATED IN THE RIGHT OF WAY ARE NOT INCLUDED IN CALCULATIONS  
TOTAL ROCK MULCH GROUND COVER = 144,021 SF = 75%  
TOTAL ORGANIC MULCH GROUND COVER = 48,109 SF  
A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED 14-16-5-6(C)(5)(d)

PERCENTAGE OF WARM AND COOL SEASON GRASS - cool season can only be 10% of required  
1.5% OF GRASSES PROVIDED ARE COOL SEASON GRASS  
0% OF GRASSES PROVIDED ARE WARM SEASON GRASS

SHEET KEYED NOTES

- 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 IN THE CLEAR SIGHT TRIANGLE
- UTILITY EASEMENT, NO TREES TALLER THAN 15' ALLOWED
- POND, SEE CIVIL
- WALL, SEE CIVIL
- FIRE PIT OR AMENITY SPACE
- GRAVEL TRAIL



LANDSCAPE PLAN

1" = 50'-0"

0 50' 100'

Transport Street, S.E.

Highway Avenue, S.E.



Opus AE Group, L.L.C.  
10390 Bren Road West  
Minnetonka, MN 55343-0110  
952-696-4444

Opus Design Build, L.L.C.  
2555 E Camelback Road, Suite 100  
Phoenix, AZ 85016  
602-648-5099

DESIGN ARCHITECT

PROJECT

TRANSPORT MF

PROJECT ADDRESS

Albuquerque, NM

PROJECT NUMBER

32176000

ISSUE RECORD

DATE

03/06/24

PROJECT MANAGER

TG

DRAWN BY

CS, TC

CHECKED BY

CM

REGISTRATION



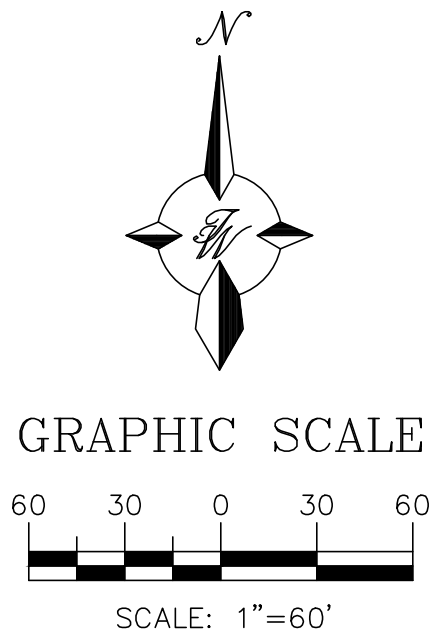
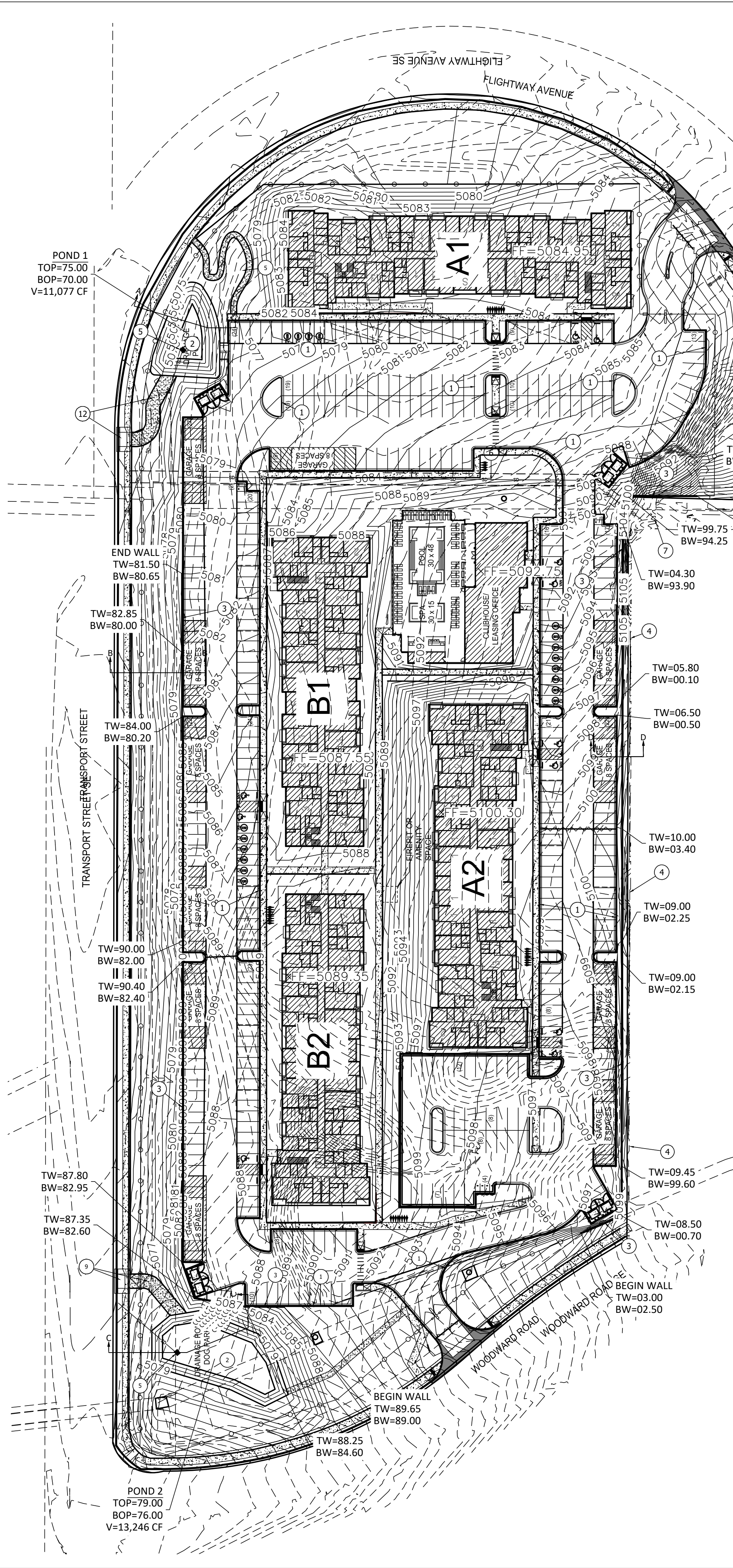
SHEET TITLE

Landscape  
Plan

SHEET NUMBER



\\TWNAS\Z\_Drive\2023\2023065 Transport Apartments - Opus\dwg\Construction\2023065 GR.dwg Jul 11, 2024 -- 8:12am



#### KEYED NOTES

- 1 6" CURB & GUTTER
- 2 POND FOR STORMWATER DETENTION AND WQ RETENTION, POND SIDE SLOPES NEED TO BE STABILIZED WITH NATIVE GRASS SEED WITH AGGREGATE MULCH OR EQUAL (MUST SATISFY THE "FINAL STABILIZATION CRITERIA" CGP 2.2.14-b)
- 3 RETAINING WALLS
- 4 EXISTING RETAINING WALL @ PROPERTY LINE
- 5 RAISED POND OUTFALL FOR WQ RETENTION, SINGLE TYPE D GRATE
- 6 12" HDPE FOR BASIN 01 DRAINAGE, CONNECT TO EX. HOTEL OUTFALL (6" PVC PIPES) AND DAYLIGHT THROUGH WEST PROPOSED RETAINING WALL. MIN. PIPE SLOPE=0.016 FT/FT
- 7 EX. HOTEL OUTFALL, 6" PVC PIPES STUBBED OUT OF WALL (x2)
- 8 12'-WIDE MAINTENANCE RAMP AND DRIVEPAD PER COA 2425A FOR DRAINAGE POND (10:1 MAX SLOPE)

#### DPM Weighted E Method

Precipitation Zone 2  
2900 Transport St SE  
Transport Apartments  
TWLWC Date 1/12/2024

#### Existing Conditions

Basin Descriptions										100-Year, 6-Hr				10-Year, 6-Hr			
Basin ID	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs
				% (acres)	% (acres)	% (acres)	% (acres)	% (acres)	% (acres)	% (acres)	% (acres)						
E1	22,491.41	0.516	0.00081	90%	0.465	10%	0.052	0%	0.000	0%	0.000	0.555	0.024	0.84	0.145	0.006	0.23
E2	152,243.04	3.495	0.00546	90%	3.146	10%	0.350	0%	0.000	0%	0.000	0.555	0.162	5.70	0.145	0.042	1.53
E3	37,028.39	0.850	0.00133	95%	0.808	5%	0.043	0%	0.000	0%	0.000	0.543	0.038	1.36	0.138	0.007	0.35
E4	22,606.93	0.519	0.00081	100%	0.519	0%	0.000	0%	0.000	0%	0.000	0.530	0.023	0.81	0.145	0.006	0.20
E5	32,409.55	0.744	0.00116	90%	0.670	10%	0.074	0%	0.000	0%	0.000	0.555	0.034	1.21	0.145	0.009	0.33
E6	152,161.07	3.493	0.00546	95%	3.318	5%	0.175	0%	0.000	0%	0.000	0.543	0.158	5.58	0.138	0.040	1.43
E7	49,495.29	1.136	0.00178	85%	0.966	15%	0.170	0%	0.000	0%	0.000	0.568	0.054	1.90	0.153	0.014	0.53
Total	468,435.68	10.754	0.01680		0.000		0.863		0.000		0.000		0.493	17.40		0.127	4.58

Offsite Basin 01 = 6.1 CFS

#### Proposed Conditions

Basin Descriptions										100-Year, 6-Hr			10-Year, 6-Hr				
Basin ID	Area (sf)	Area (acres)	Area (sq miles)	Treatment A	Treatment B	Treatment C	Treatment D	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs				
				% (acres)	% (acres)	% (acres)	% (acres)										
P1	5,004.93	0.115	0.00018	0%	100%	0.115	0%	0.000	0.780	0.007	0.26	0.280	0.003	0.11			
P2	67,284.18	1.545	0.00241	0%	0.000	60%	0.927	0%	0.000	0.920	0.118	0.45	0.376	0.048	1.94		
P3	274,457.07	6.301	0.00984	0%	0.000	16%	1.008	15%	0.945	69%	4.347	1.757	0.923	25.70	1.047	0.550	16.22
P4	120,287.99	2.761	0.00431	0%	0.000	19%	0.525	18%	0.497	63%	1.740	1.687	0.388	10.93	0.991	0.228	6.81
Total	467,034.17	10.722	0.01675	0%	0.000	2.574	0.000	6.087			1.437	40.95			0.829	25.05	

Offsite Basin 01 = 6.1 CFS

#### Pond 1 Water Quality Volume:

Contributing Basins = P3  
Contributing Basins Impervious Area = 4,347 Acres = 189,355 SF  
Water Quality Volume to be Retained = 189,355 SF x 0.42" / 12" = **6,627 CF**

#### Pond 1 Discharge Rate:

Basin P3 Allowable Discharge Rate = 3.4 cfs/acre (Basins A-2, A-4, & A-5 of Sunport Park Master Plan)  
Total Basin Area of P3 = 6.301 acres  
Pond Allowable Discharge = 3.4 cfs/acre x 6.301 acres = **21.42 cfs**

#### Free Discharge to Transport/Flightway

Contributing Basins = P1 & P2  
Contributing Basins Area = 1.66 acres

Discharge (100yr, 6hr) = 4.31 cfs

Discharge Rate = 4.31 cfs / 1.66 acres = 2.60 cfs/acre  
**2.60 cfs/acre < 3.4 & 3.85 cfs/acre allowable discharge rates (Sunport Park Master Plan)**  
Therefore, OK

#### Pond 2 Water Quality Volume:

Contributing Basins = P4  
Contributing Basins Impervious Area = 2,761 Acres = 120,269 SF  
Water Quality Volume to be Retained = 120,269 SF x 0.42" / 12" = **4,209 CF**

#### Pond 2 Discharge Rate:

Basin P4 Allowable Discharge Rate = 3.4 cfs/acre (Basin A-5 of Sunport Park Master Plan)  
Basin P4 (A-5) Area = 0.66 acres  
Basin P4(A-5) Allowable Discharge = 3.4 cfs/acre x 0.66 acres = **2.24 cfs**

Basins P4(A-9)-P8 Allowable Discharge Rate = 3.85 cfs/acre (Basin A-9 of Sunport Park Master Plan)  
Basins P4(A-9)-P8 Area = 2.101 acres

Basins P4(A-9)-P8 Allowable Discharge = 3.85 cfs/acre x 2.101 acres = **8.09 cfs**

Pond Allowable Discharge = 2.24 cfs + 8.09 cfs = **10.33 cfs**

#### NOTICE TO CONTRACTORS

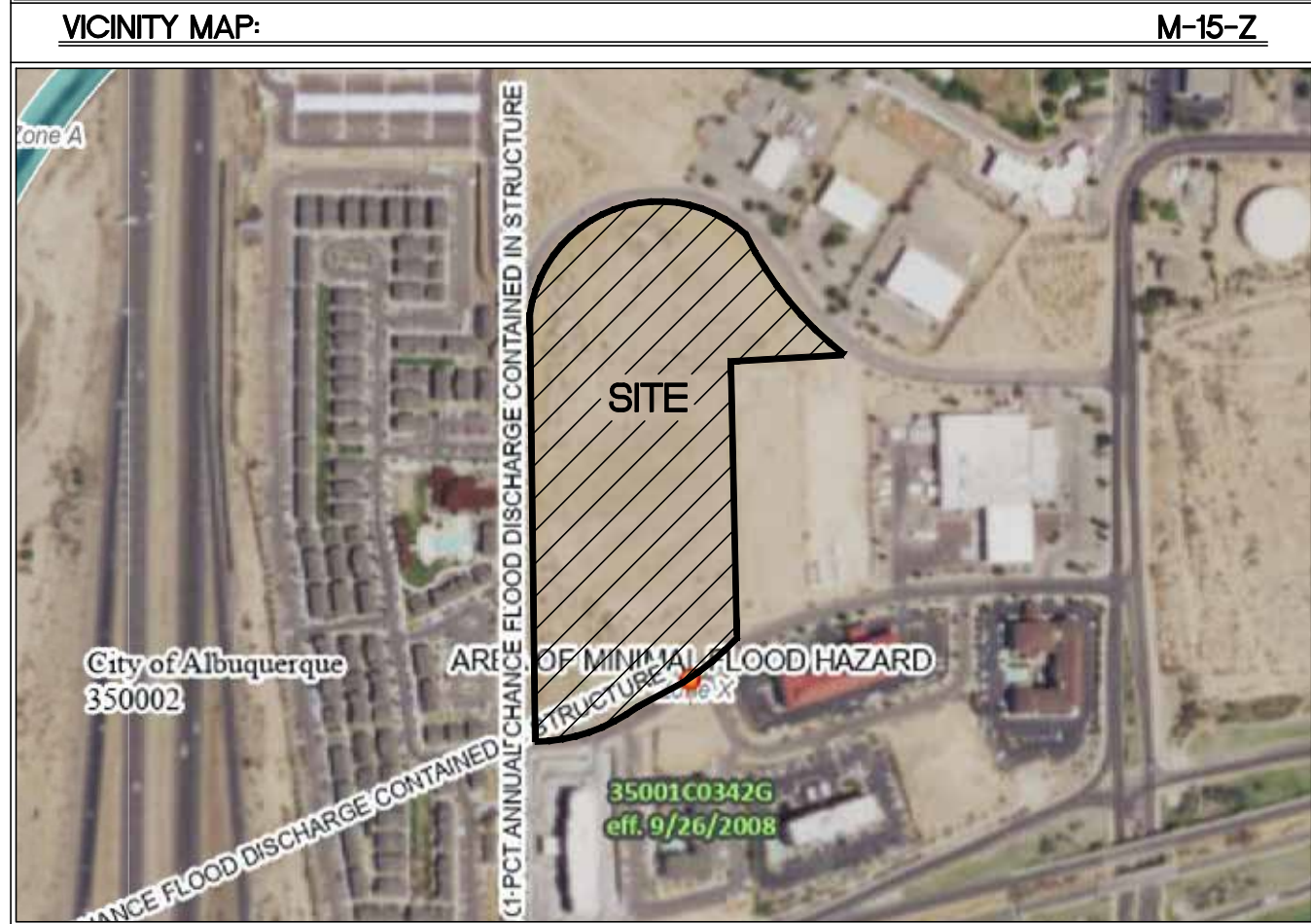
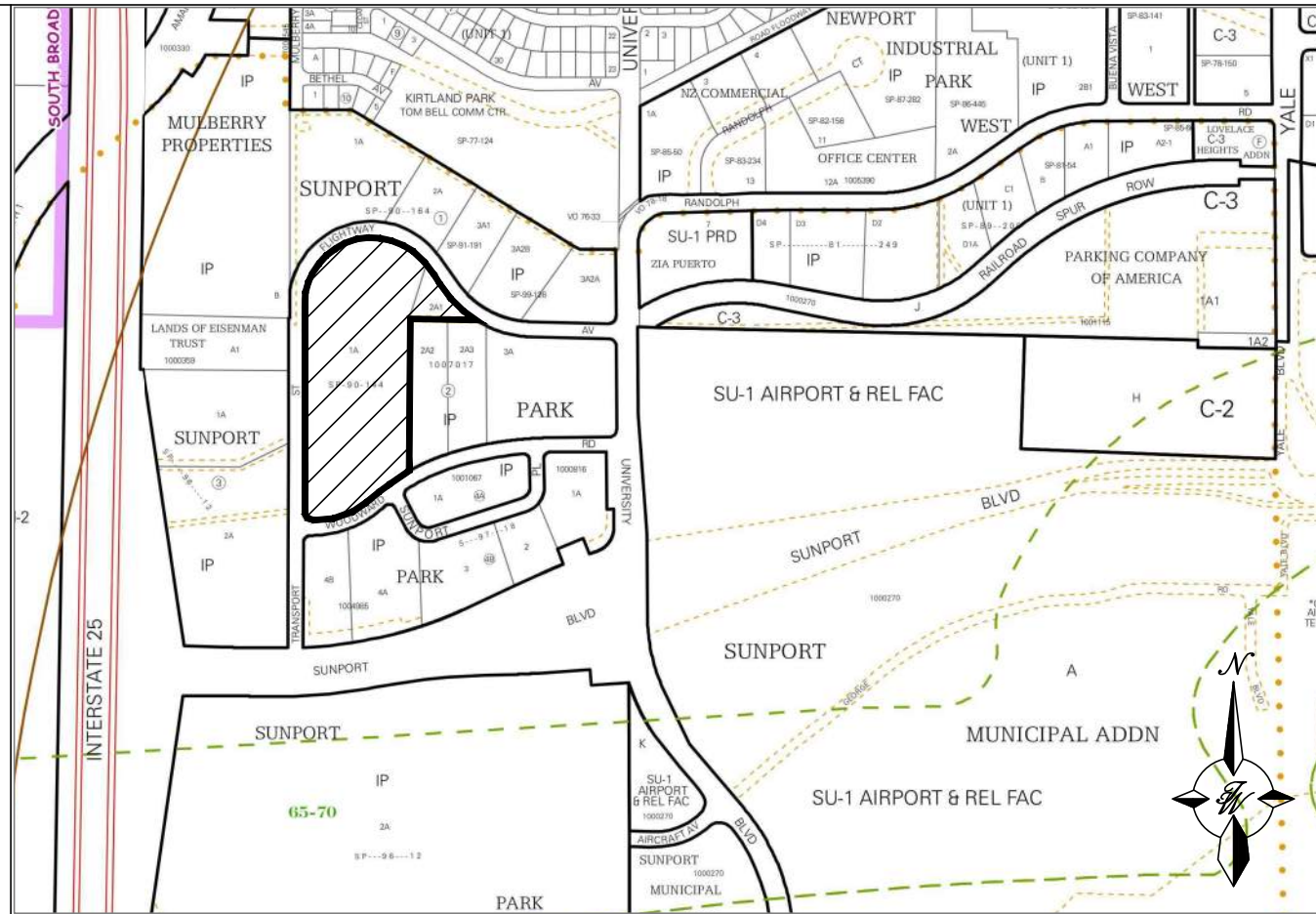
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL 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, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL 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.

#### 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.

#### LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	STORM DRAIN
	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



#### EXISTING DRAINAGE:

AS SHOWN BY THE VICINITY MAP, THIS SITE IS BOUNDED BY WOODWARD ROAD TO THE SOUTH, TRANSPORT STREET TO THE WEST, FLIGHTWAY AVENUE TO THE NORTH AND A RETAINING WALL TO THE EAST THAT HOLDS THE ADJACENT COMFORT SUITES HOTEL SITE ABOVE THIS PROPERTY. THE SITE CONSISTS OF TWO LOTS, WHICH WILL BE REPLATTED TO BE COMBINED INTO ONE LOT. LOT 1-A, BLOCK 2, SUNPORT PARK IS THE LARGER PARCEL CONSISTING OF 10.1 ACRES. THE SMALLER PARCEL IS LOT 2-A-1, BLOCK 2, SUNPORT PARK AND CONSISTS OF 0.69 ACRES. THE TOTAL OF THE TWO LOTS TO BE COMBINED IS 10.69 ACRES. SHOWN BY THE FEMA FIRM MAP, THE SITE DOES NOT LIE WITHIN ANY FLOODPLAIN.

THE SITE IS CURRENTLY UNDEVELOPED AND CONSISTS OF DRAINAGE FLOW FROM EAST TO WEST TOWARDS TRANSPORT STREET. THE GROUND COVER CONSISTS OF NATIVE GRASSES AND WEEDS AND IS RELATIVELY STEEP, WITH SLOPES RANGING BETWEEN 10% AND WITH SOME AREAS EXCEEDING 20%. THERE ARE UPLAND OFFSITE FLOWS FROM BASIN 01 THAT PASS THROUGH THE SITE FROM THE HOTEL DIRECTLY TO THE EAST. BASIN 01 OUTFALLS ONTO THE SITE VIA TWO 6" PVC PIPES PENETRATED THROUGH AN EXISTING RETAINING WALL SEPARATING BOTH SITES. BASINS E1 THROUGH E6 CONVEY RUNOFF TO THE EXISTING STORM DRAIN CURB INLETS ALONG THE EAST SIDE OF TRANSPORT STREET. BASIN E7 CAPTURES AND RETAINS FLOWS ONSITE, AS THIS BASIN CONTAINS A LOW POINT THAT DOES NOT ALLOW FLOWS TO MAKE ITS WAY TO THE TRANSPORT STREET STORM DRAIN SYSTEM.

THE SITE LIES WITHIN A MASTER DRAINAGE PLAN KNOWN AS SUNPORT PARK - PHASE 1 DATED 12/6/1996 (HYDROLOGY FILE M15-0023). PER THIS DRAINAGE MASTER PLAN, THE SITE LIES WITHIN BASINS A-4, A-5, A-9, AND A SMALL PORTION OF A-2 WITH ALL OF THESE BASINS INTENDED TO DISCHARGE INTO THE TRANSPORT STREET STORM DRAIN. DRAINAGE BASINS A-2, A-4, AND A-5 ALLOW A 100-YR, 6-HR DISCHARGE RATE OF 3.4 CFS/ACRE WHILE BASIN A-9 ALLOWS A DISCHARGE RATE OF 3.85 CFS/ACRE.

#### PROPOSED DRAINAGE:

THE PROPOSED DEVELOPMENT WILL BE AN APARTMENT COMPLEX WITH 3 4-STORY RESIDENT BUILDINGS, 2 3-STORY RESIDENT BUILDINGS, A CLUBHOUSE, POOL AND VARIOUS TYPICAL APARTMENT AMENITIES. DUE TO STEEP EXISTING GRADES OF THE SITE, THERE WILL BE NEW RETAINING WALLS ALONG THE EAST AND WEST PROPERTY LINES. THE SITE WILL PREDOMINANTLY DRAIN TOWARDS POND 1 (NW QUADRANT OF PROPERTY) AND POND 2 (SW QUADRANT OF PROPERTY). BASIN P3 WILL DRAIN VIA SURFACE FLOW TOWARDS POND 1. BASIN P4 WILL DRAIN VIA SURFACE FLOW TOWARDS POND 2. EACH POND WILL HAVE RAISED OUTFALLS FOR RETAINING THE REQUIRED WATER QUALITY VOLUME FROM THEIR RESPECTIVE CONTRIBUTING BASINS. THESE OUTFALLS IN THESE PONDS WILL CONNECT TO THE BACK OF THE EXISTING CURB INLETS ALONG THE EAST SIDE OF TRANSPORT STREET.

PROPOSED BASINS P3 FALLS WITHIN THE MASTER PLAN DRAINAGE BASINS OF A-2, A-4, & A-5. THESE MASTER PLAN BASINS ALL HAVE AN ALLOWABLE DISCHARGE RATE 3.4 CFS/ACRE, SO POND 1 WILL BE LIMITED TO DISCHARGE AT THIS RATE WITH AN ALLOWABLE TOTAL DISCHARGE OF 21.42 CFS.

PROPOSED BASINS P4 FALLS WITHIN THE MASTER PLAN DRAINAGE BASINS OF A-5 & A-9, WHICH EACH HAVE AN ALLOWABLE DISCHARGE RATE OF 3.4 CFS/ACRE AND 3.85 CFS/ACRE, RESPECTIVELY. PROPOSED BASIN P4 FOLLOWS BOTH 3.4 AND 3.85 CFS/ACRE SINCE THIS AREA IS SPLIT BETWEEN THE MASTER PLAN BASINS MENTIONED. POND 2 THEREFORE, WILL HAVE ALLOWABLE DISCHARGE OF 10.33 CFS. HYDROLOGY CALCS FOR THESE DETERMINED DISCHARGES CAN BE FOUND ON THIS SHEET.

THE REMAINING DRAINAGE BASINS P1 & P2 CONSIST OF THE SLOPE TIE AREAS ALONG THE STREET-FRONTED PERIMETER OF THE PROPERTY. THESE BASINS ARE NOT IMPERVIOUS EXCEPT FOR THE DRIVEWAYS, WHICH ARE SLOPED TO CREATE WATER BLOCKS BETWEEN THE STREET FRONTED AND PRIVATE DRAINAGE. THESE BASINS WILL ALSO CONVEY FLOW TO THE EXISTING CURB INLETS IN TRANSPORT STREET VIA FREE DISCHARGE. THIS FREE DISCHARGE AMOUNT WORKS OUT TO BE 2.60 CFS/ACRE, WHICH IS LESS THAN THE ALLOWABLE 3.4 AND 3.85 CFS/ACRE RATES IN THE MASTER PLAN, THEREFORE THESE BASINS WILL BE ALLOWED TO FREE DISCHARGE TO TRANSPORT STREET AND FLIGHTWAY AVENUE.

THE TOTAL 100-YR 6-HR FLOW FOR THE ENTIRE SITE IS 40.95 CFS OVER 10.722 ACRES. FOLLOWING THE ALLOWABLE DISCHARGE RATES BETWEEN BOTH PONDS AND THE FREE DISCHARGE AREAS ALONG FLIGHTWAY AND TRANSPORT, THE FULLY DEVELOPED SITE WILL DISCHARGE TO THE TRANSPORT STORM DRAIN SYSTEM AT 36.06 CFS. THIS AVERAGES OUT TO 3.36 CFS/ACRE FOR THE TOTAL DEVELOPED SITE.

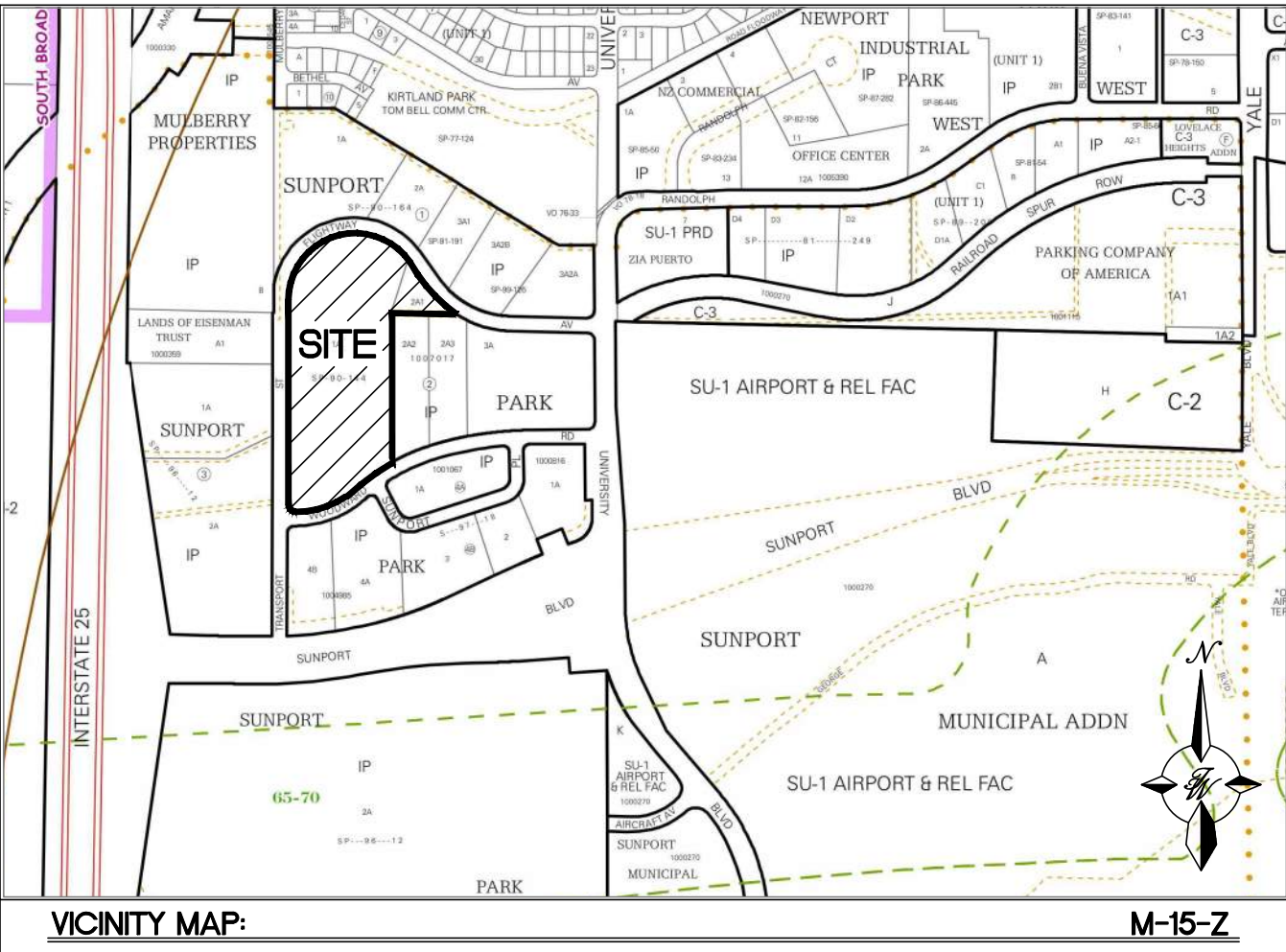
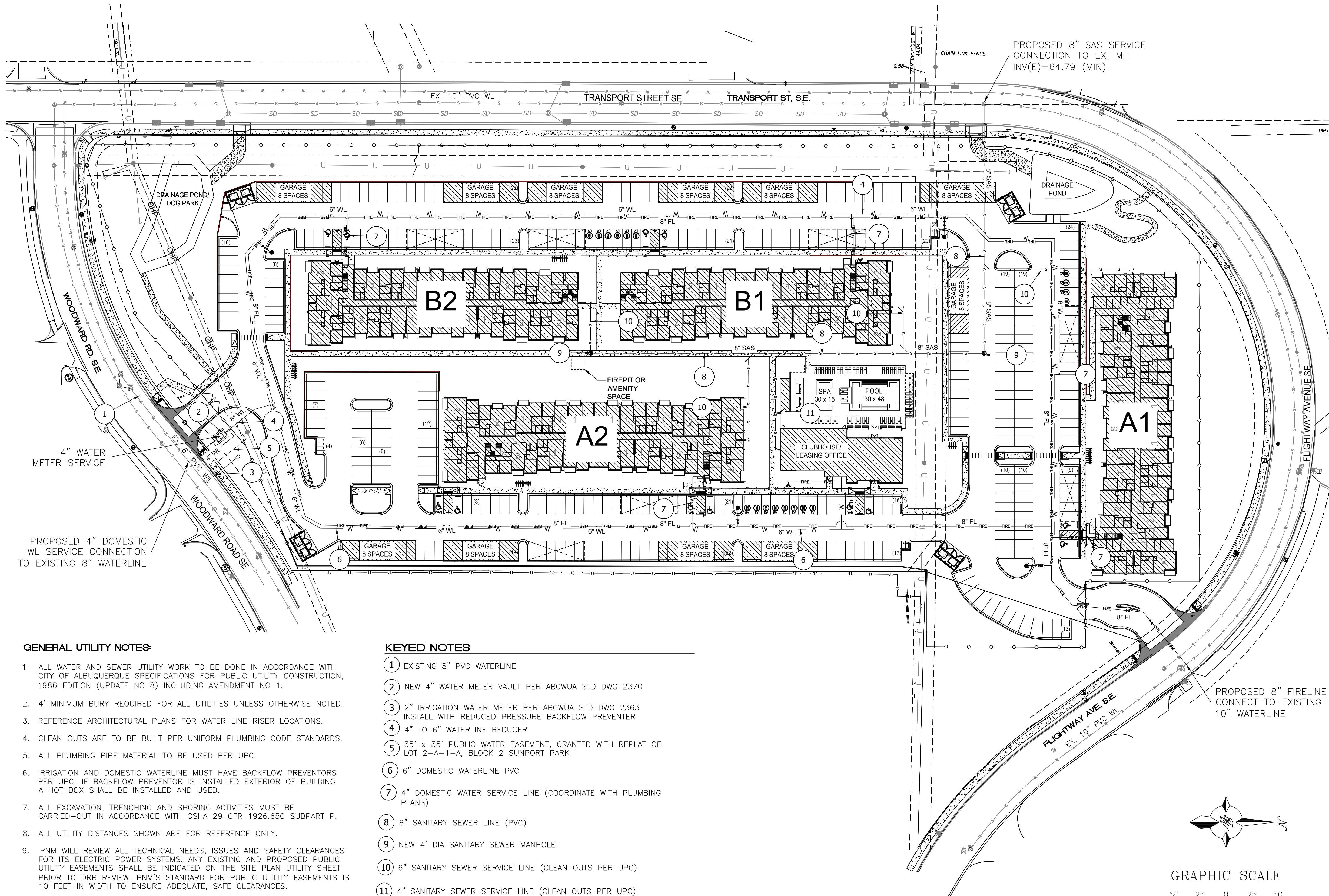
THE OFFSITE BASIN 01 THAT ENTERS THE PROPERTY WILL BE INTERCEPTED BY A NEW 12-INCH STORM DRAIN THAT WILL RUN ACROSS THE SITE THROUGH A NEW 10" PRIVATE STORM DRAIN EASEMENT AND DAYLIGHT ALONG THE WESTERN EDGE OF THE PROPERTY. THIS DRAINAGE FROM BASIN 01 WILL FREE DISCHARGE INTO THE TRANSPORT STREET STORM DRAIN SYSTEM.

#### PRELIMINARY - NOT FOR CONSTRUCTION

	ENGINEER'S SEAL	TRANSPORT APARTMENTS ALBUQUERQUE, NM	DRAWN BY SB
	RONALD R. BOHANNAN P.E. #7868	CONCEPTUAL GRADING & DRAINAGE PLAN	DATE 07/03/24
		Tierra West, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2023065 GR
			SHEET # <b>C2.0</b>
			JOB # 2023065



\\TWNAS\Z\_Drive\2023\2023065 Transport Apartments - Opus\dwg\Construction\2023065\_MU.dwg Jul 11, 2024 - 8:13am



**LEGAL DESCRIPTION:**  
LOT 1A + 2-A-1 BLOCK 2 SUNPORT PARK  
**ADDRESS:**  
2900 TRANSPORT ST SE, ALBUQUERQUE, NM 87106

### LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	BUILDING
	SIDEWALK
	STORM DRAIN
	WATER LINE
	6" FIRE LINE
	SANITARY SEWER
	PROPOSED WATER METER
	PROPOSED BACKFLOW PREVENTER W/ HOTBOX
	PROPOSED VALVE
	PROPOSED FIRE HYDRANT
	EXISTING CURB & GUTTER
	SINGLE CLEAN OUT
	DOUBLE CLEAN OUT
	EXISTING SD MANHOLE
	EXISTING SS MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING POWER POLE
	EXISTING GAS VALVE
	EXISTING OVERHEAD UTILITIES
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE

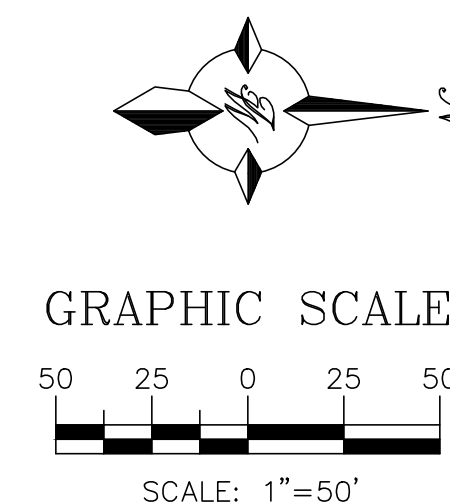
**CAUTION:**  
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF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

### GENERAL UTILITY NOTES:

- ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC UTILITY CONSTRUCTION, 1986 EDITION (UPDATE NO 8) INCLUDING AMENDMENT NO 1.
- 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
- REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
- CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
- ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
- IRRIGATION 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.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
- PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
- ALL ONSITE FIRE HYDRANTS ARE PRIVATE AND PAINTED "SAFETY ORANGE"

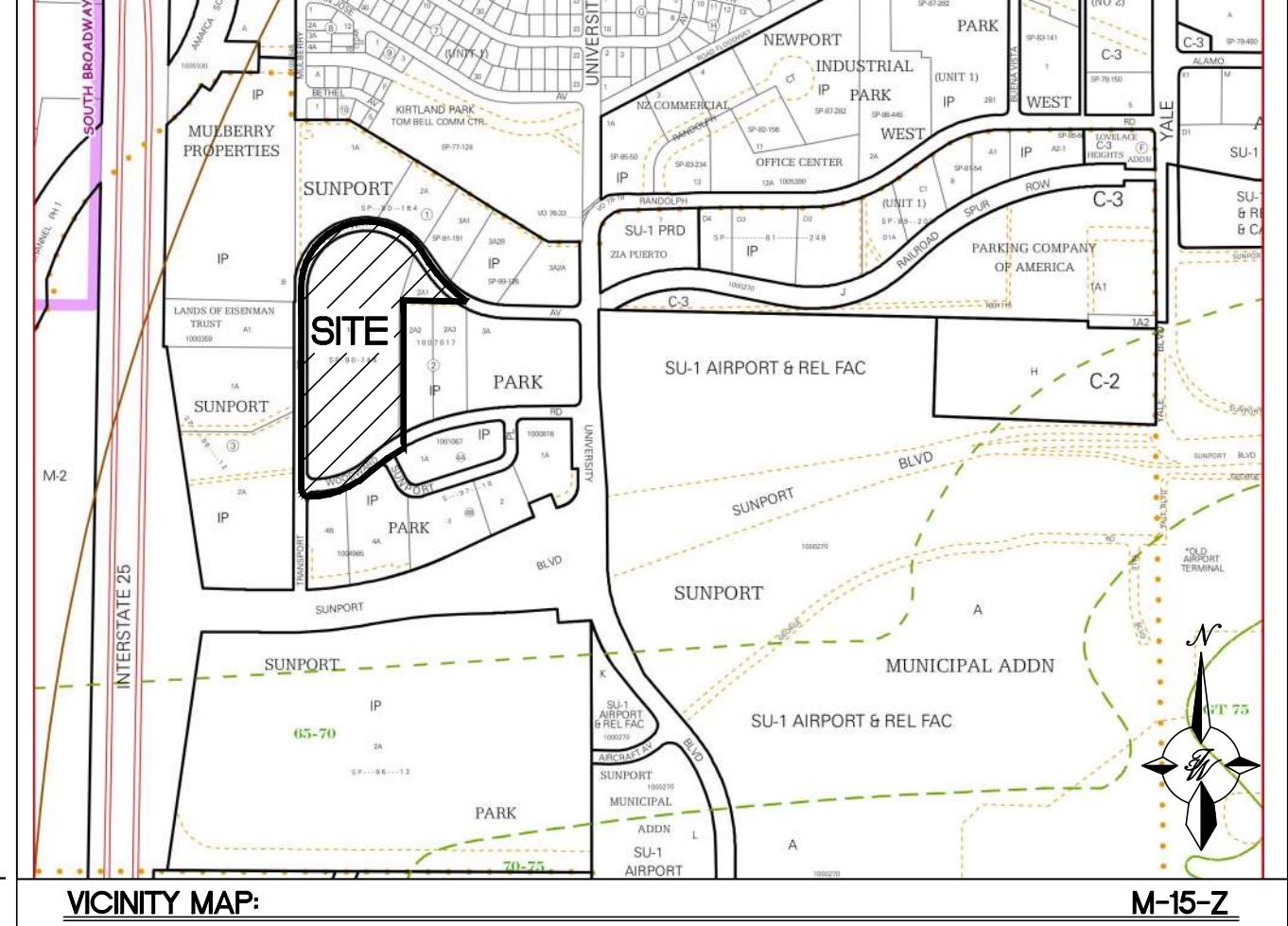
### KEYED NOTES

- EXISTING 8" PVC WATERLINE
- NEW 4" WATER METER VAULT PER ABCWUA STD DWG 2370
- 2" IRRIGATION WATER METER PER ABCWUA STD DWG 2363 INSTALL WITH REDUCED PRESSURE BACKFLOW PREVENTER
- 4" TO 6" WATERLINE REDUCER
- 35' x 35' PUBLIC WATER EASEMENT, GRANTED WITH REPLAT OF LOT 2-A-1-A, BLOCK 2 SUNPORT PARK
- 6" DOMESTIC WATERLINE PVC
- 4" DOMESTIC WATER SERVICE LINE (COORDINATE WITH PLUMBING PLANS)
- 8" SANITARY SEWER LINE (PVC)
- NEW 4' DIA SANITARY SEWER MANHOLE
- 6" SANITARY SEWER SERVICE LINE (CLEAN OUTS PER UPC)
- 4" SANITARY SEWER SERVICE LINE (CLEAN OUTS PER UPC)



	<b>TRANSPORT APARTMENTS</b> <b>ALBUQUERQUE, NM</b>	DRAWN BY SB
	<b>MASTER UTILITY PLAN</b>	DATE 07/03/24
	 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING
		SHEET # <b>C3.0</b>
		JOB # 2023065





LEGAL DESCRIPTION:  
LOT 1A + 2-A-1 BLOCK 2 SUNPORT PARK  
ADDRESS:  
2900 TRANSPORT ST SE, ALBUQUERQUE, NM 87106

BLDG A1:  
Building Floor Area = 78,024 SF  
4 Story High Building  
Occupancy Type = R-2  
Construction Type = V-B  
Sprinklered System in Bldg  
Fire Separation = 2-Hour Rating  
Fire-Flow = 1,875 gpm  
Requires standpipe system

BLDG A2:  
Building Floor Area = 78,024 SF  
4 Story High Building  
Occupancy Type = R-2  
Construction Type = V-B  
Sprinklered System in Bldg  
Fire Separation = 2-Hour Rating  
Fire-Flow = 1,875 gpm  
Requires standpipe system

BLDG B1:  
Building Floor Area = 51,429 SF  
3 Story High Building  
Occupancy Type = R-2  
Construction Type = V-B  
Sprinklered System in Bldg  
Fire Separation = 2-Hour Rating  
Fire-Flow = 1,500 gpm  
Requires standpipe system

BLDG B2:  
Building Floor Area = 51,429 SF  
3 Story High Building  
Occupancy Type = R-2  
Construction Type = V-B  
Sprinklered System in Bldg  
Fire Separation = 2-Hour Rating  
Fire-Flow = 1,500 gpm  
Requires standpipe system

CLUBHOUSE:  
Building Floor Area = 5,385 SF  
1 Story High Building  
Occupancy Type = A-3  
Construction Type = V-B  
Sprinklered System in Bldg  
Fire-Flow = 1,500 gpm

## KEYED NOTES

- 1 NEW ORANGE PRIVATE FIRE HYDRANT, 6" WL, & 6" GATE VALVE
- 2 EXISTING PUBLIC FIRE HYDRANT
- 3 PAINT FIRE LANE CURB BOTH SIDES OF STREET
- 4 KNOX KEY SWITCH
- 5 KNOX BOX
- 6 FIRE DEPARTMENT CONNECTION (FDC)
- 7 REMOTE FIRE DEPARTMENT CONNECTION (RFDC)
- 8 POST INDICATOR VALVE (PIV)
- 9 PREMISE ID
- 10 6" FIRELINE CONNECTION INTO RISER ROOM WITH 6" VALVE

### CAUTION

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<p>ENGINEER'S SEAL</p>	<p>TRANSPORT APARTMENTS ALBUQUERQUE, NM</p>	<p>DRAWN BY SB</p>
	<p>FIRE ONE PLAN</p>	<p>DATE 07/03/24</p>
<p>07/03/24</p>	<p> <b>TERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</p>	<p>SHEET # <b>F-1</b></p>
<p>RONALD R. BOHANNAN P.E. #7868</p>		<p>JOB # 2023065</p>

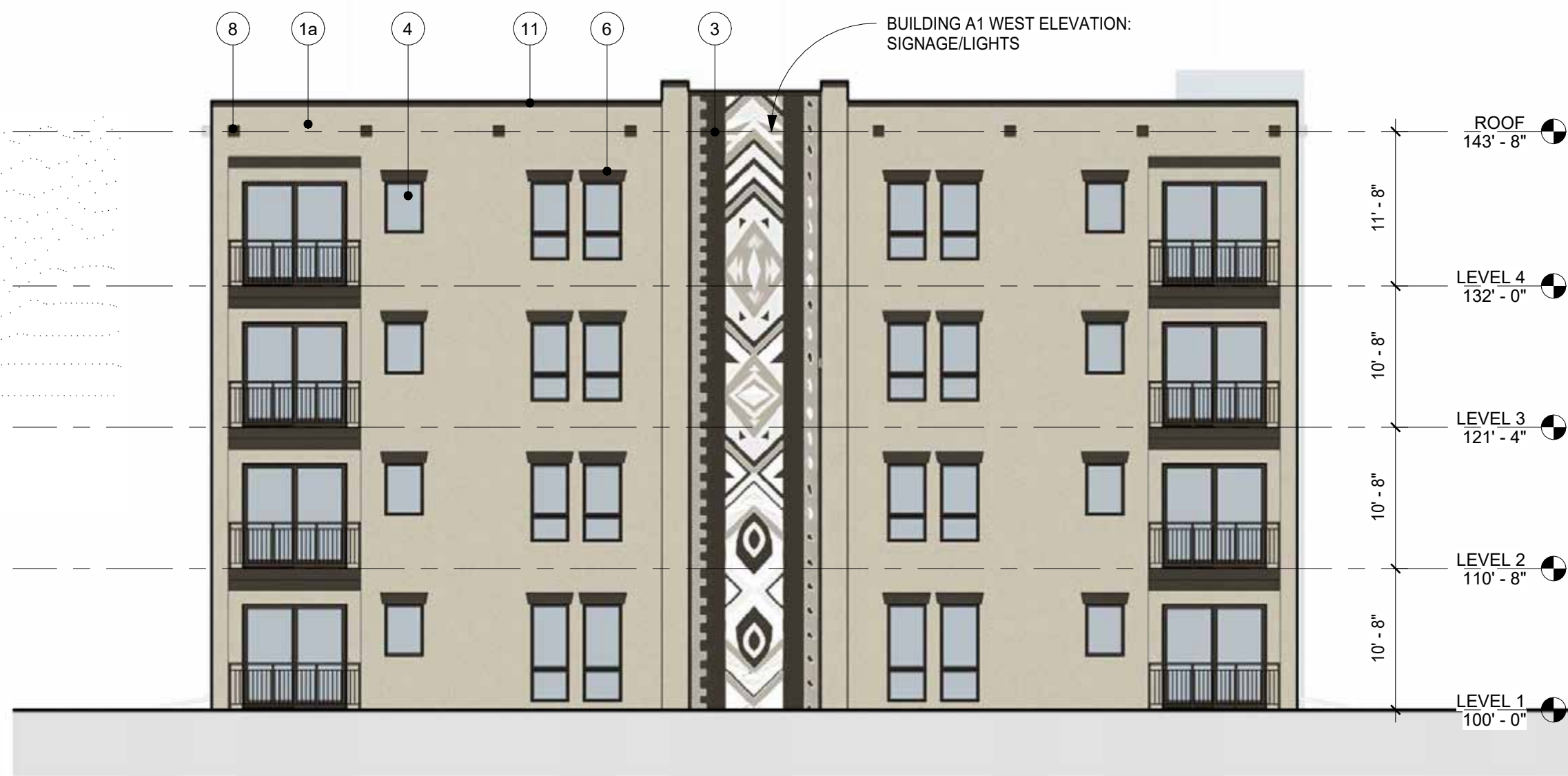




1 BUILDING A - NORTH ELEVATION  
1" = 10'-0"



2 BUILDING A - EAST ELEVATION  
1" = 10'-0"



3 BUILDING A - WEST ELEVATION  
1" = 10'-0"

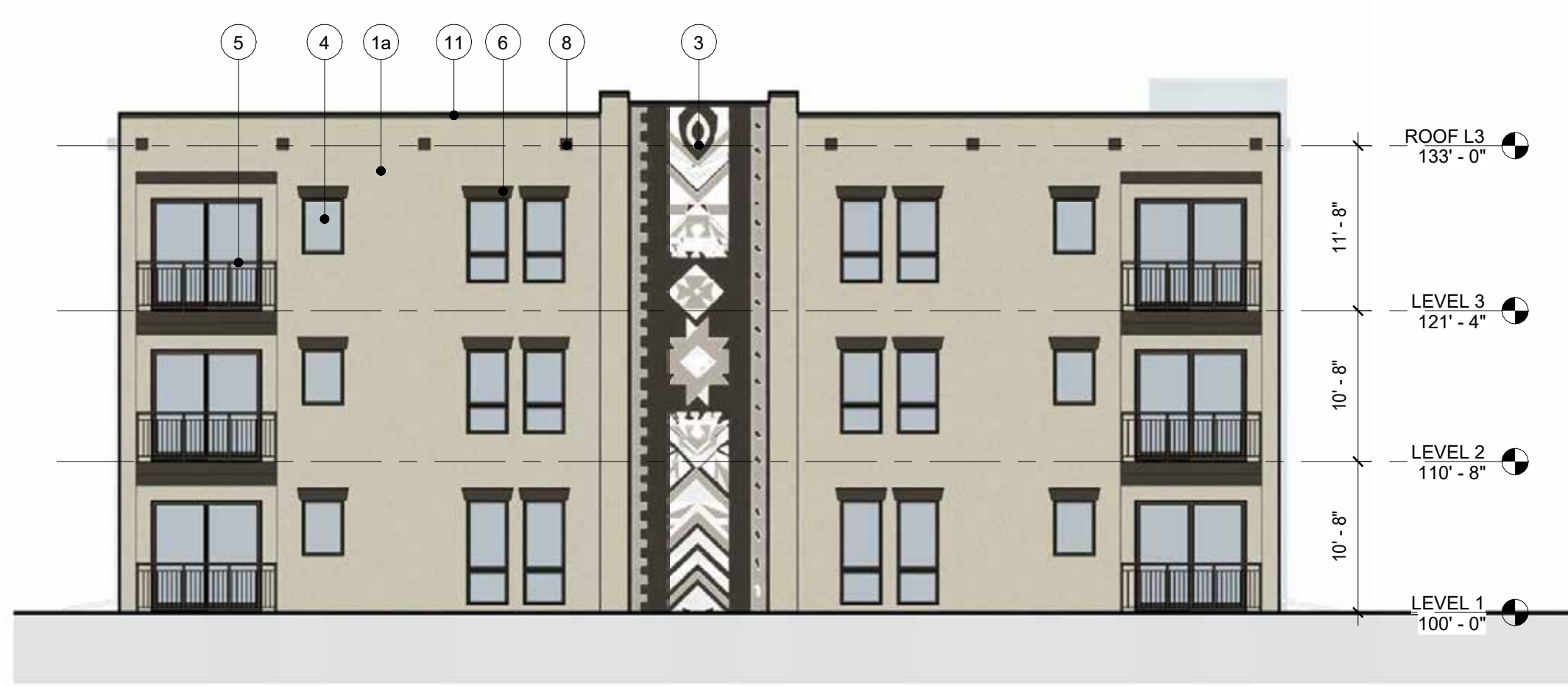
MATERIAL KEY	
1a	CLADDING STUCCO TAN
1b	CLADDING STUCCO BROWN
2	CLADDING STUCCO BLUE
3	ART APPLIQUE
4	BRONZE RESIDENTIAL WINDOWS AND DOORS
5	BRONZE METAL RAILING
6	BRONZE COLORED LINTEL ELEMENT
7	BRONZE STOREFRONT WINDOW SYSTEM
8	BRONZE VIGA ELEMENT
9	BLUE METAL CANOPY
10	BROWN COPING TO MATCH STUCCO
11	BRONZE COPING
12	BRONZE METAL CANOPY
SCUPPERS AND DOWNSPOUTS TO MATCH ADJACENT MATERIAL	



4 BUILDING A - SOUTH ELEVATION  
1" = 10'-0"

- Façade Notes:
1. Building Entrances – All Exterior doors to have weather stripping and sweep.
  2. The ground floor of each street-facing façade shall contain a minimum of 20 percent of its surfaces in transparent windows and/or doors.
  3. Windows on the upper floors shall be recessed or projected not less than 2 inches and/or shall be surrounded by a window casing or frame not less than 2 inches wide.
  4. Windows facing west shall use heat mitigation features.
  5. The façade shall have at least one element that is recessed or projected from the façade by at least 6 inches and that is 2 feet in width for every 30 feet of façade length.
  6. Each street-facing façade shall be designed with more than one building finish material or color.
  7. Art, such as murals or sculpture, that is privately-owned or coordinated through the City Public Arts Program, may count toward requirements in 1 or 2 above.
  8. Balcony massing, material, or color shall vary to create visual interest. Solid balconies shall not obscure the street-level view of required transparent windows and/or doors.





MATERIAL KEY

- 1a CLADDING STUCCO TAN
- 1b CLADDING STUCCO BROWN
- 2 CLADDING STUCCO BLUE
- 3 ART APPLIQUE
- 4 BRONZE RESIDENTIAL WINDOWS AND DOORS
- 5 BRONZE METAL RAILING
- 6 BRONZE COLORED LINTEL ELEMENT
- 7 BRONZE STOREFRONT WINDOW SYSTEM
- 8 BRONZE VIGA ELEMENT
- 9 BLUE METAL CANOPY
- 10 BROWN COPING TO MATCH STUCCO
- 11 BRONZE COPING
- 12 BRONZE METAL CANOPY

SCUPPERS AND DOWNSPOUTS TO MATCH ADJACENT MATERIAL

Facade Notes:

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2. The ground floor of each street-facing facade shall contain a minimum of 20 percent of its surfaces in transparent windows and/or doors.
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8. Balcony massing, material, or color shall vary to create visual interest. Solid balconies shall not obscure the street-level view of required transparent windows and/or doors.



3 BUILDING B - EAST ELEVATION  
1" = 10'-0"



4 BUILDING B - WEST ELEVATION  
1" = 10'-0"

DESIGN ARCHITECT

PROJECT

**TRANSPORT MF**

PROJECT ADDRESS

Albuquerque, NM

PROJECT NUMBER

32176000

ISSUE RECORD

DATE

2024-07-08

PROJECT MANAGER

JU

DRAWN BY

TG

CHECKED BY

DN

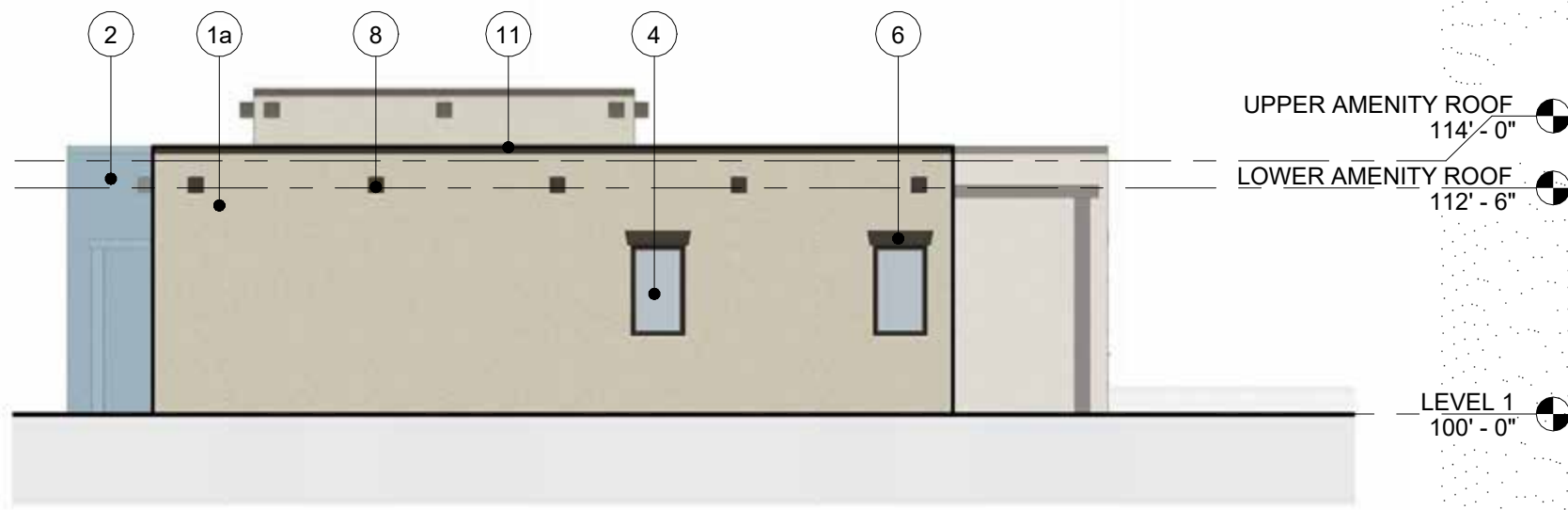
REGISTRATION

SHEET TITLE

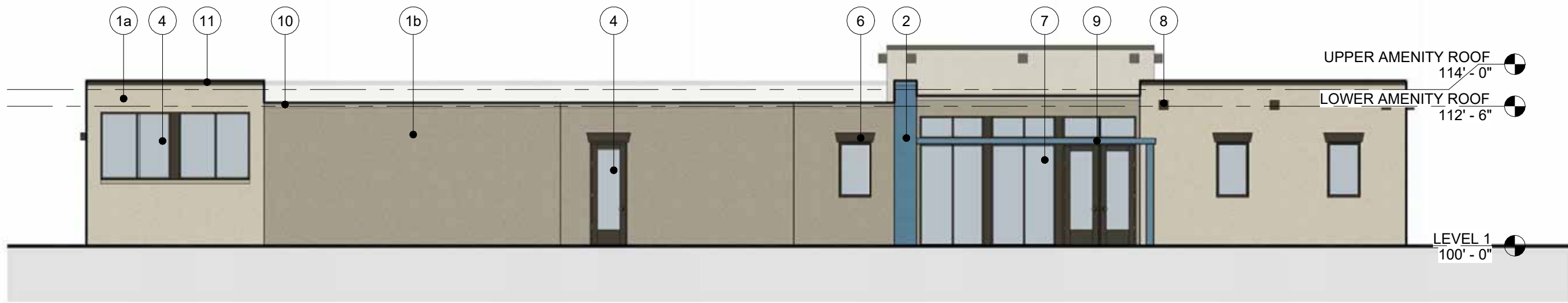
Conceptual Exterior  
Elevations - Buildings  
B1 and B2

SHEET NUMBER

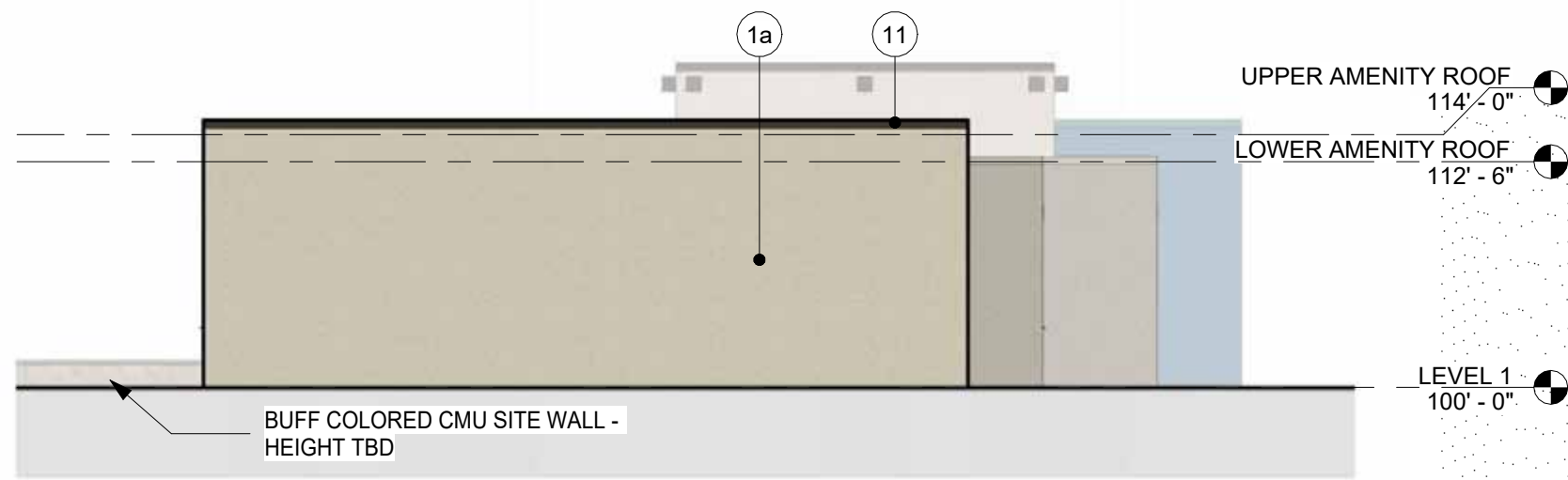




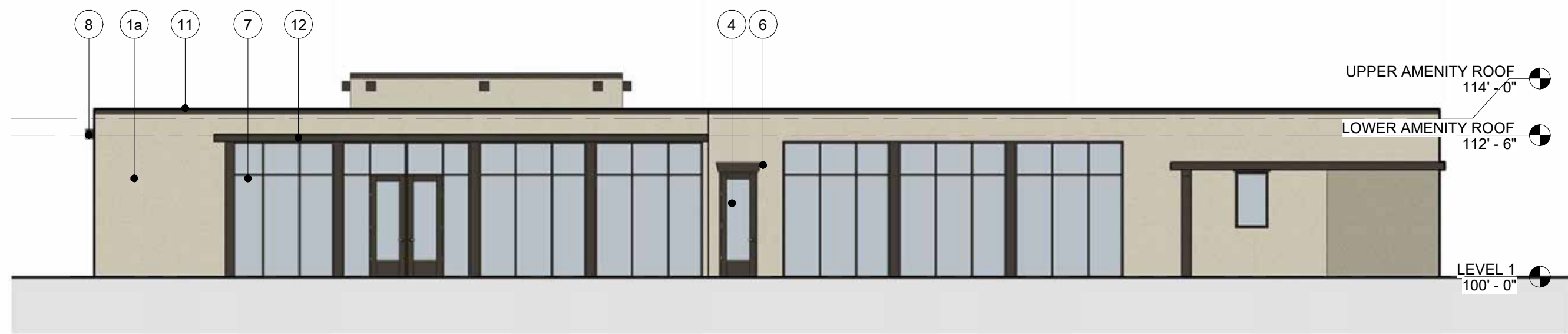
1 AMENITY BUILDING - NORTH ELEVATION  
1" = 10'-0"



2 AMENITY BUILDING - EAST ELEVATION  
1" = 10'-0"

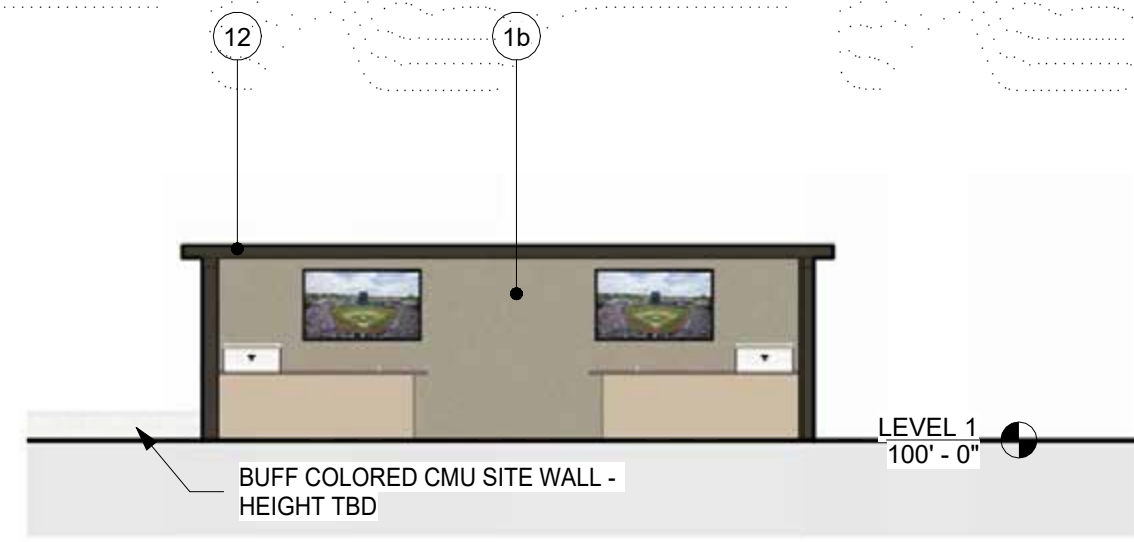


3 AMENITY BUILDING - SOUTH ELEVATION  
1" = 10'-0"

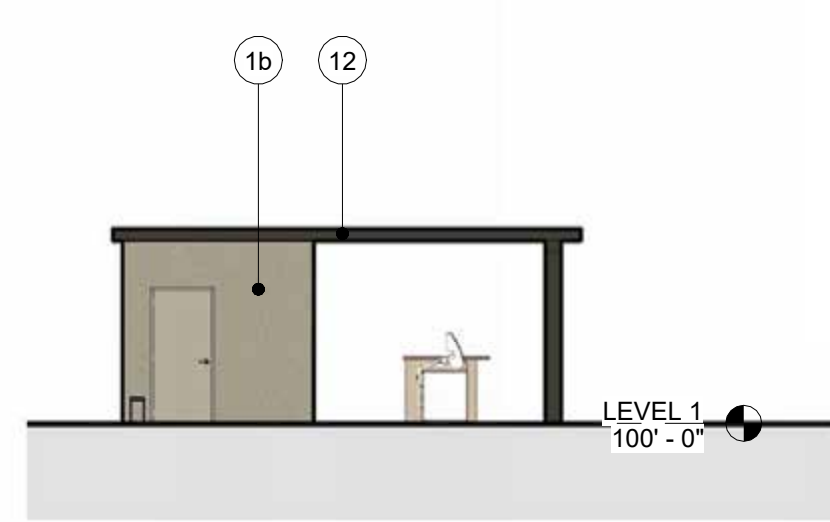


4 AMENITY BUILDING - WEST ELEVATION  
1" = 10'-0"

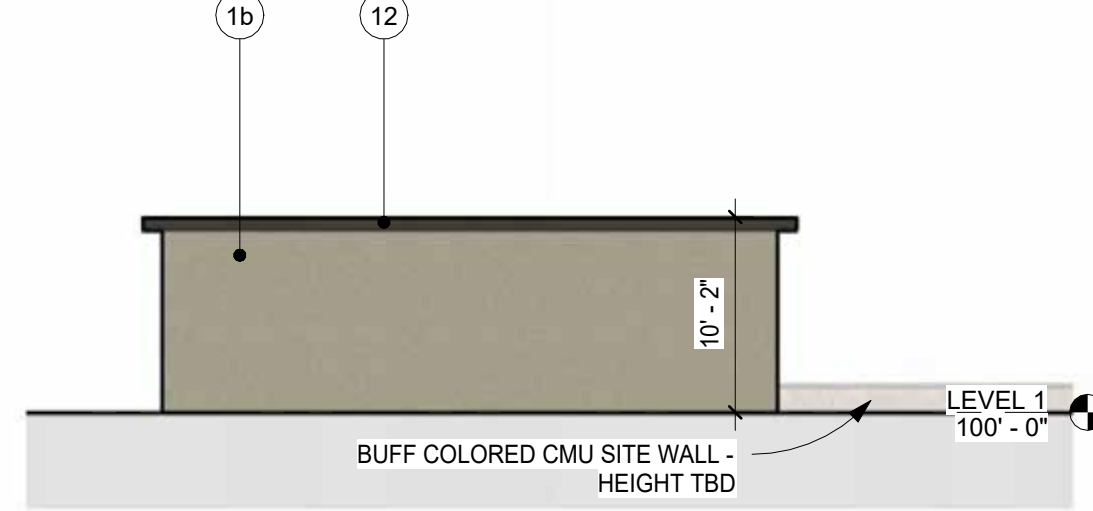
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6 AMENITY BUILDING - NORTH ELEVATION 2  
1" = 10'-0"



5 AMENITY BUILDING - EAST ELEVATION 2  
1" = 10'-0"



7 AMENITY BUILDING - SOUTH ELEVATION 2  
1" = 10'-0"



8 AMENITY BUILDING - WEST ELEVATION 2  
1" = 10'-0"

MATERIAL KEY	
1a	CLADDING STUCCO TAN
1b	CLADDING STUCCO BROWN
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3	ART APPLIQUE
4	BRONZE RESIDENTIAL WINDOWS AND DOORS
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SCUPPERS AND DOWNSPOUTS TO MATCH ADJACENT MATERIAL	