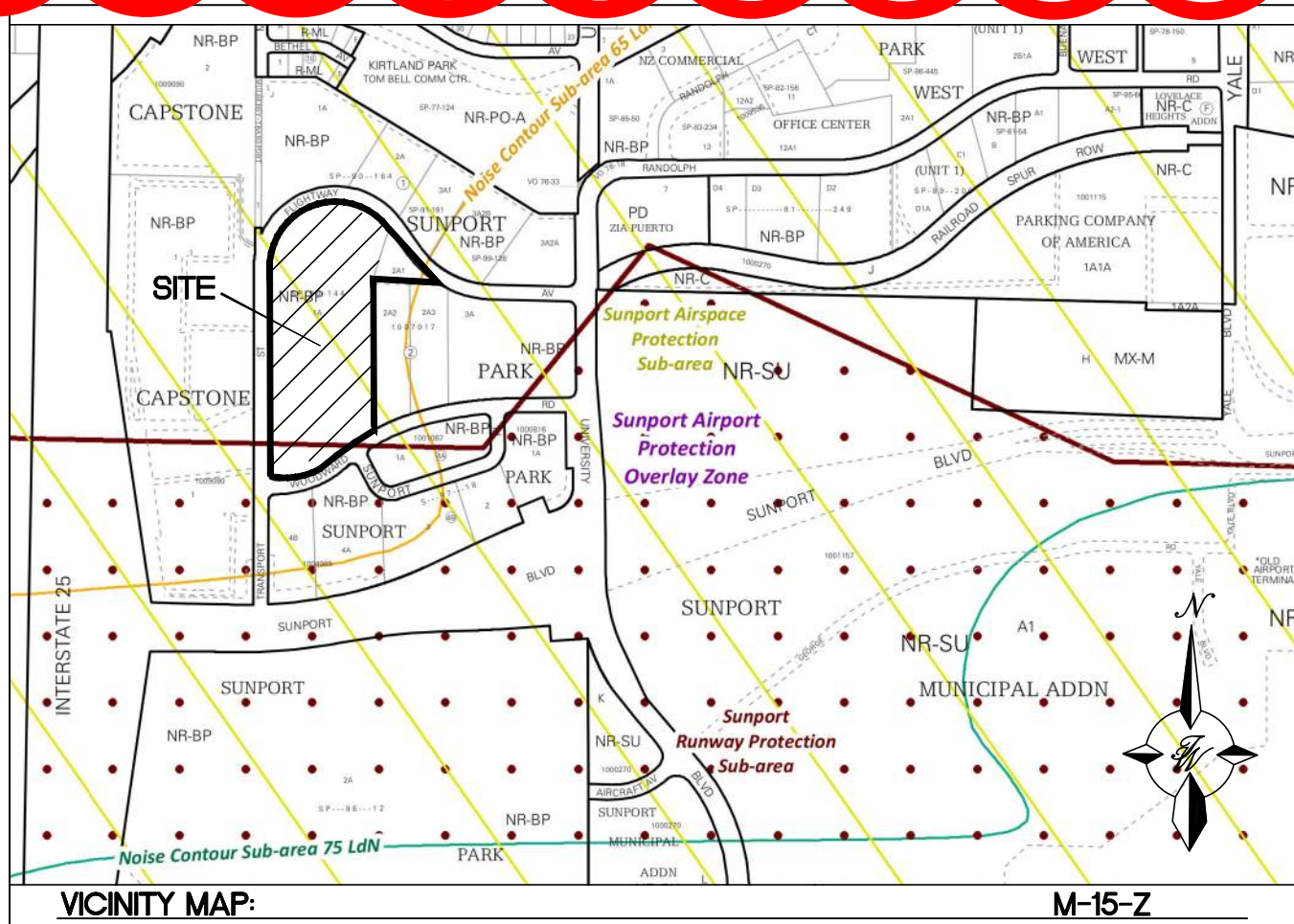


AMENDED



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 =  $365 \times 0.05 = 18$  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 =  $359 \times 0.10 = 36$  SPACES  
BICYCLE PARKING PROVIDED = 36 SPACES

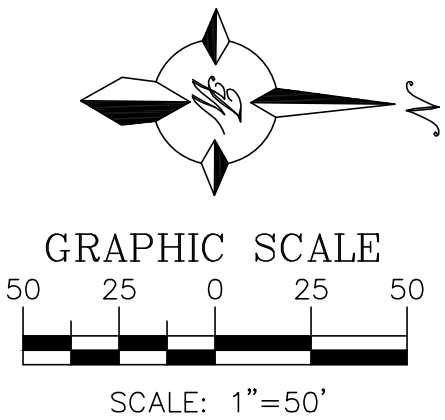
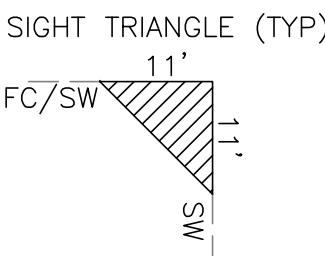
MOTORCYCLE PARKING REQUIRED = 6 SPACES  
MOTORCYCLE PARKING PROVIDED = 6 SPACES

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.

KEYED NOTES

- ACCESSIBLE RAMP, SEE DETAIL SHEET DET-1
- ACCESSIBLE PARKING PER ADA STANDARDS, SEE DETAIL SHEET DET-1
- STANDARD CURB AND GUTTER PER COA STD DWG 2415A
- BICYCLE RACK SEE DETAIL SHEET DET-1
- MOTORCYCLE SPACE W/SIGN, SEE DETAIL SHEET DET-1
- PERIMETER FENCE
- RETAINING WALL
- 6" BASE COURSE/CRUSHER FINES PEDESTRIAN TRAIL
- 6" CONCRETE SIDEWALK PER COA STD DWG 2430
- NOT USED
- NOT USED
- DUMPSTER W/RECYCLING
- VEHICULAR GATED ACCESS
- ENTRY KEYPAD AND KNOX KEY SWITCH
- CARPORT PARKING
- POND MAINTENANCE ACCESS ROAD AND GATE
- CONCRETE DRIVEPAD FOR MAINTENANCE ROAD
- 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

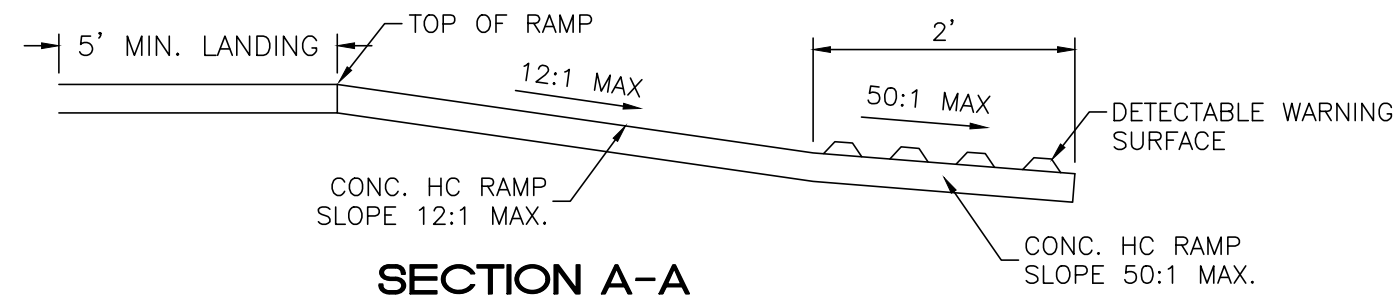
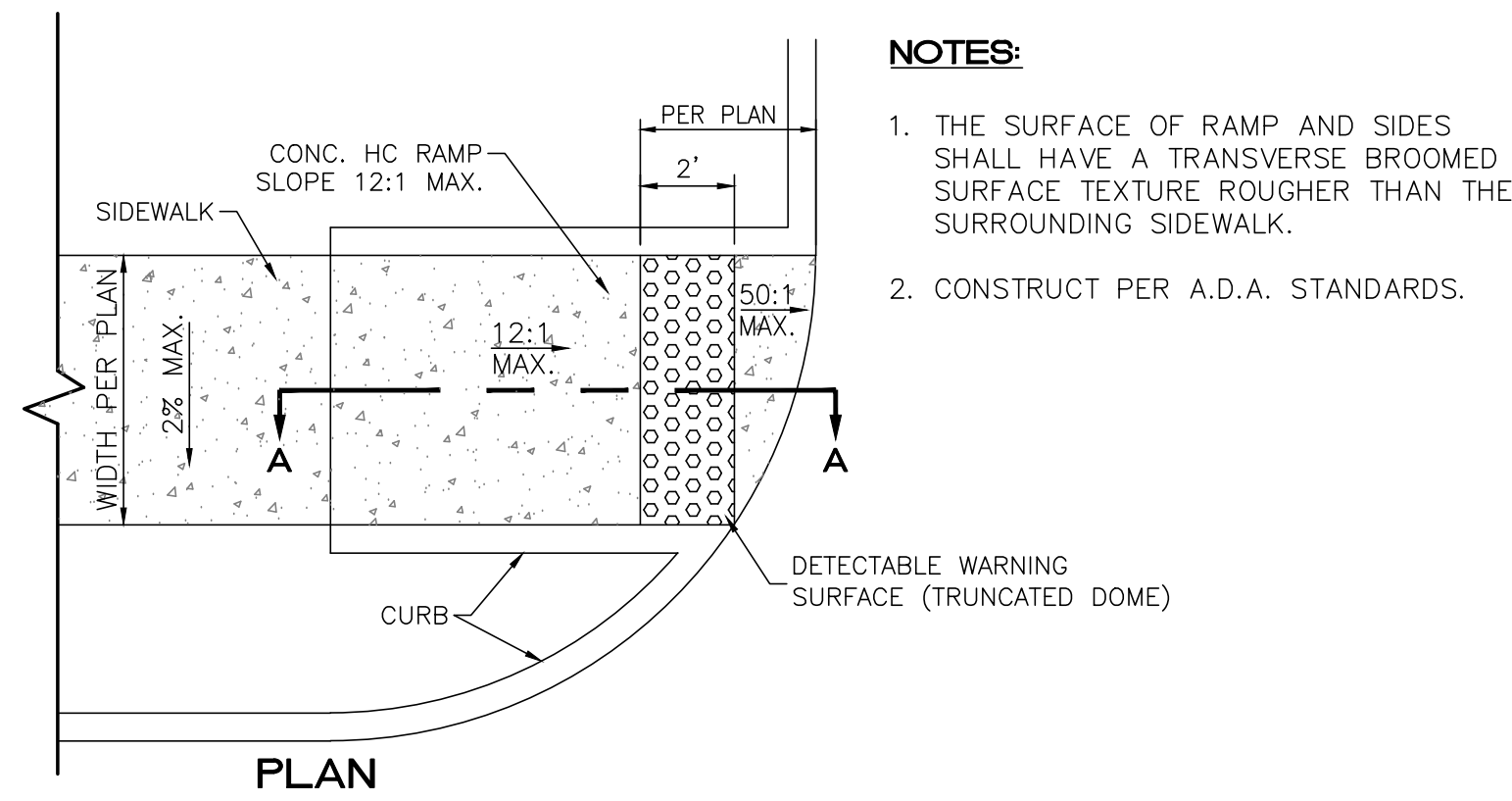
**BUILDING B2:**  
STUDIO UNITS = 6  
1 BEDROOM UNITS = 21  
2 BEDROOM UNITS = 21  
3 BEDROOM UNITS = 3  
TOTAL UNITS = 51  
GROSS FLOOR AREA = 51,429 SF

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

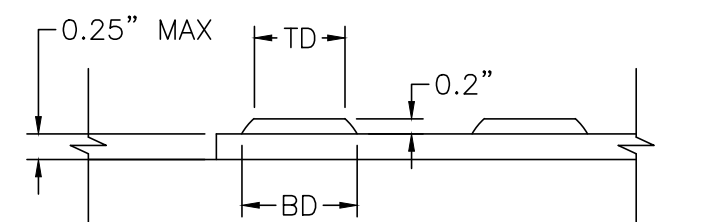
**FUTURE GARAGES:**  
NUMBER OF UNITS = 11  
GROSS FLOOR AREA = 16,060 SF

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

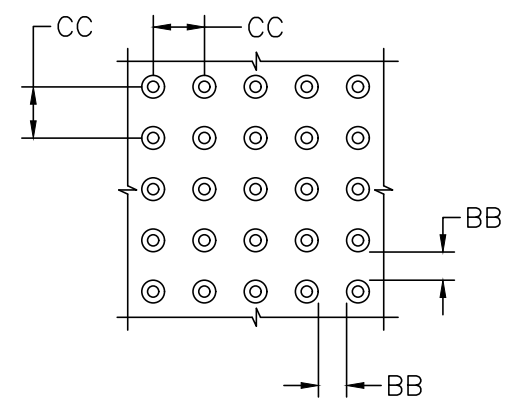




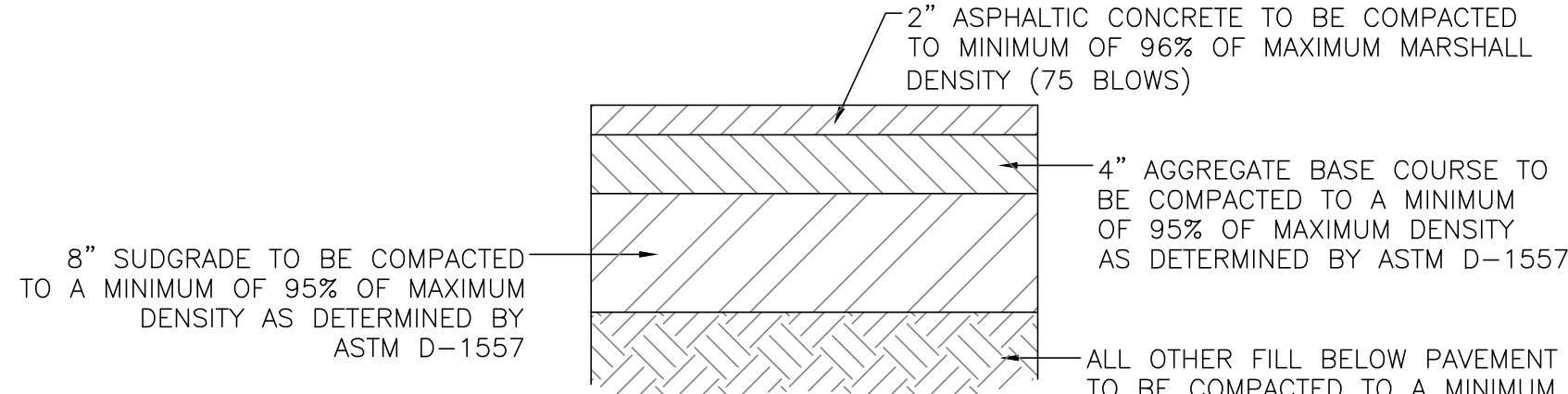
**UNIDIRECTIONAL HC RAMP**  
NOT TO SCALE



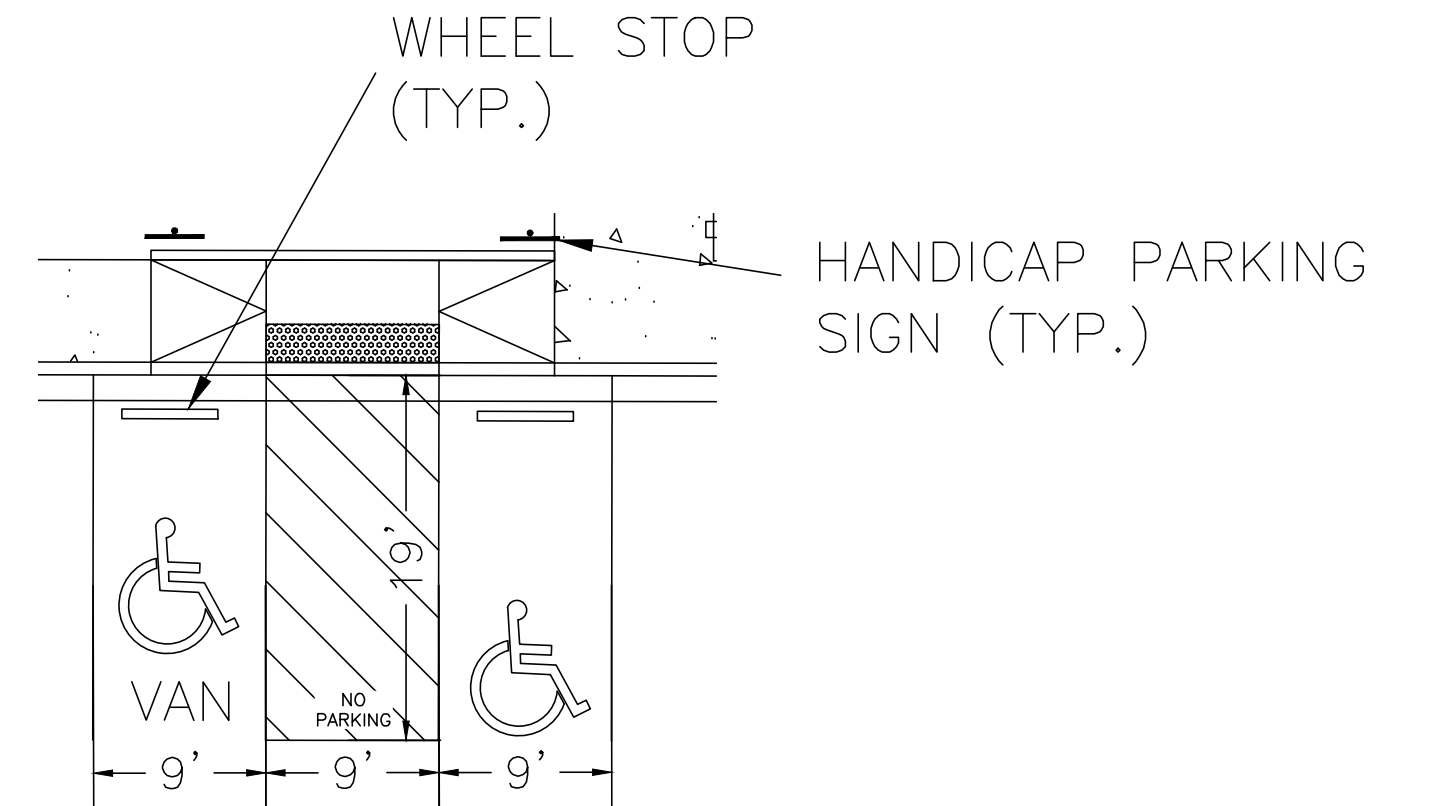
**DOME SECTION**  
BD - BASE DIAMETER 0.8\"/>



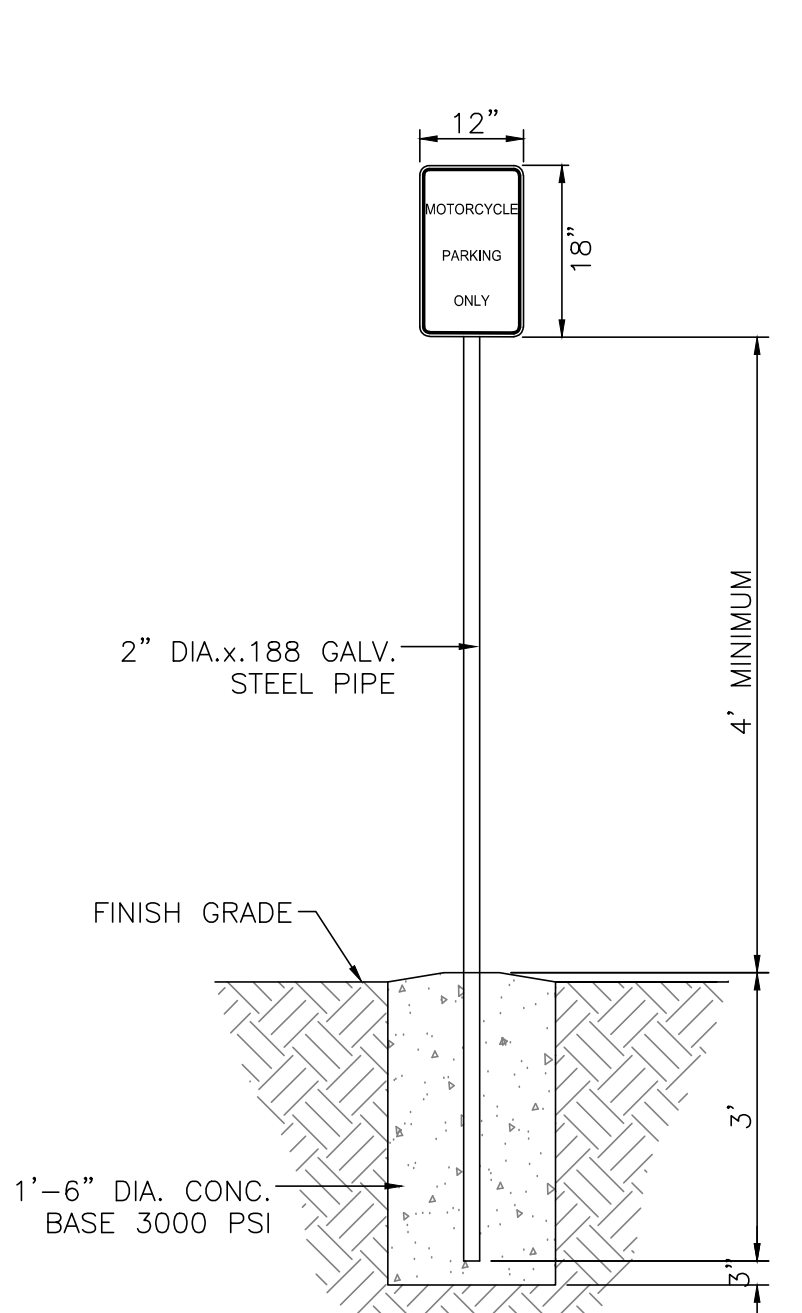
**DOME SPACING**  
CC - CENTER TO CENTER SPACING 2.35\"/>



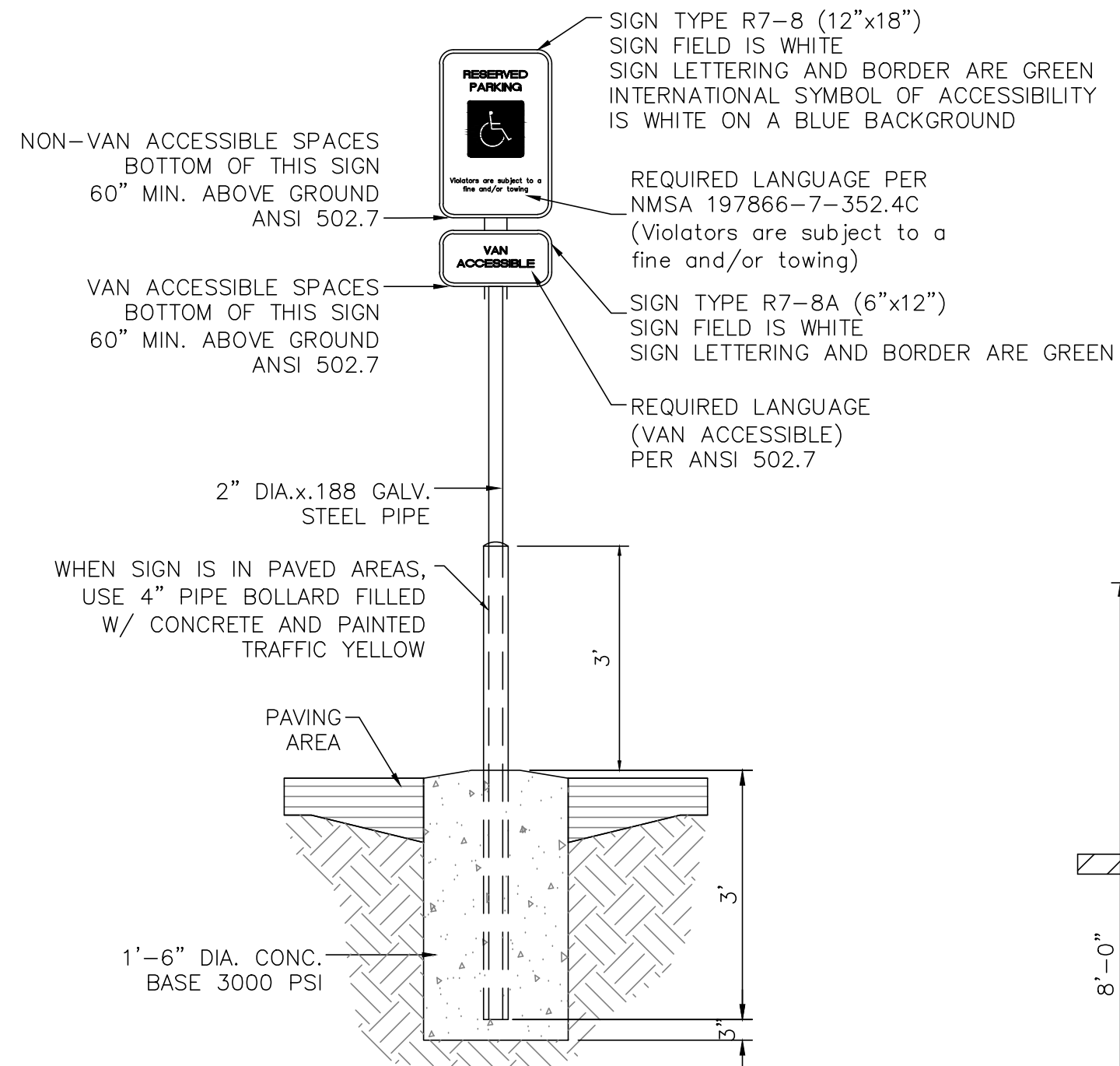
**AUTOMOBILE PARKING  
TYPICAL PAVING SECTION**  
1\"/>



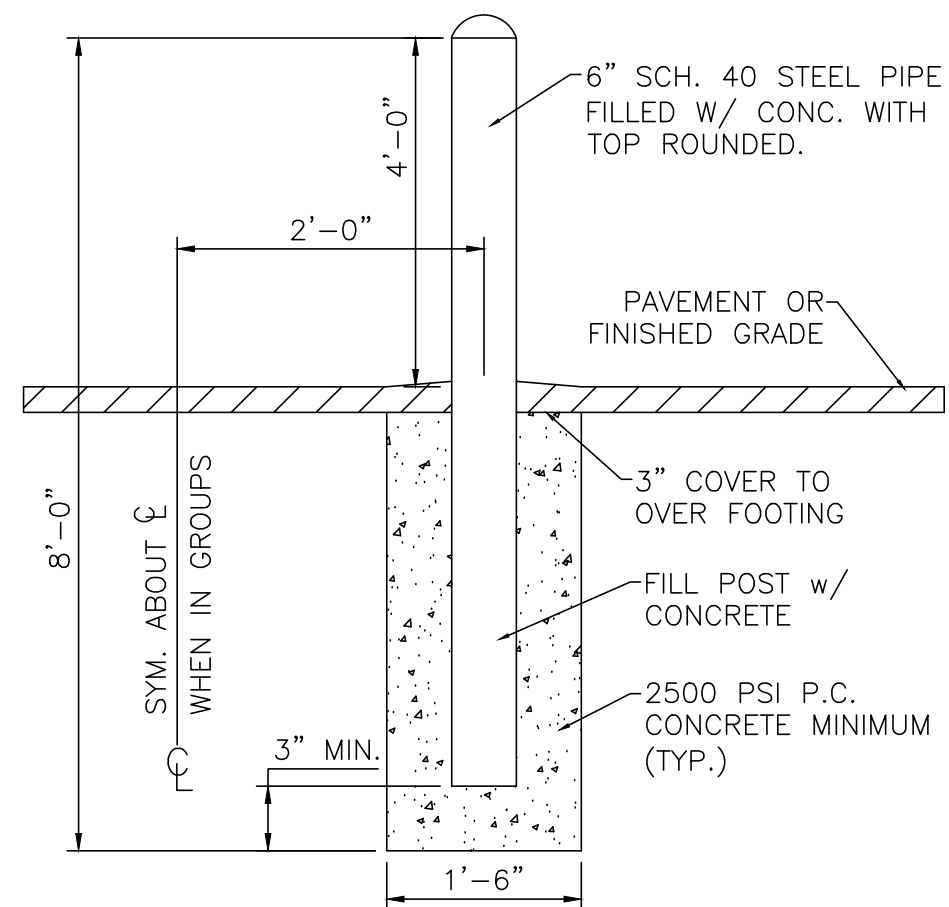
**ADA PARKING DETAIL**  
NTS



**MOTORCYCLE PARKING SIGN**  
NTS

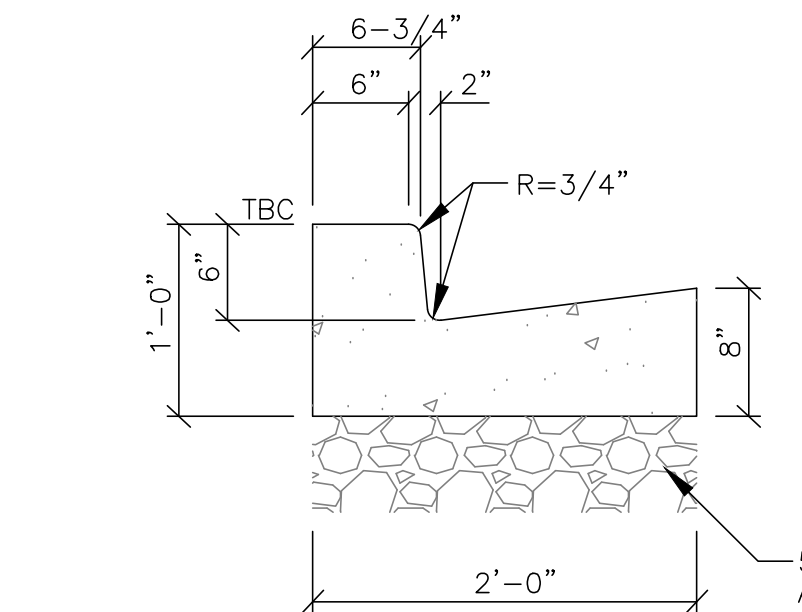


**ACCESSIBLE PARKING SIGN**  
NTS

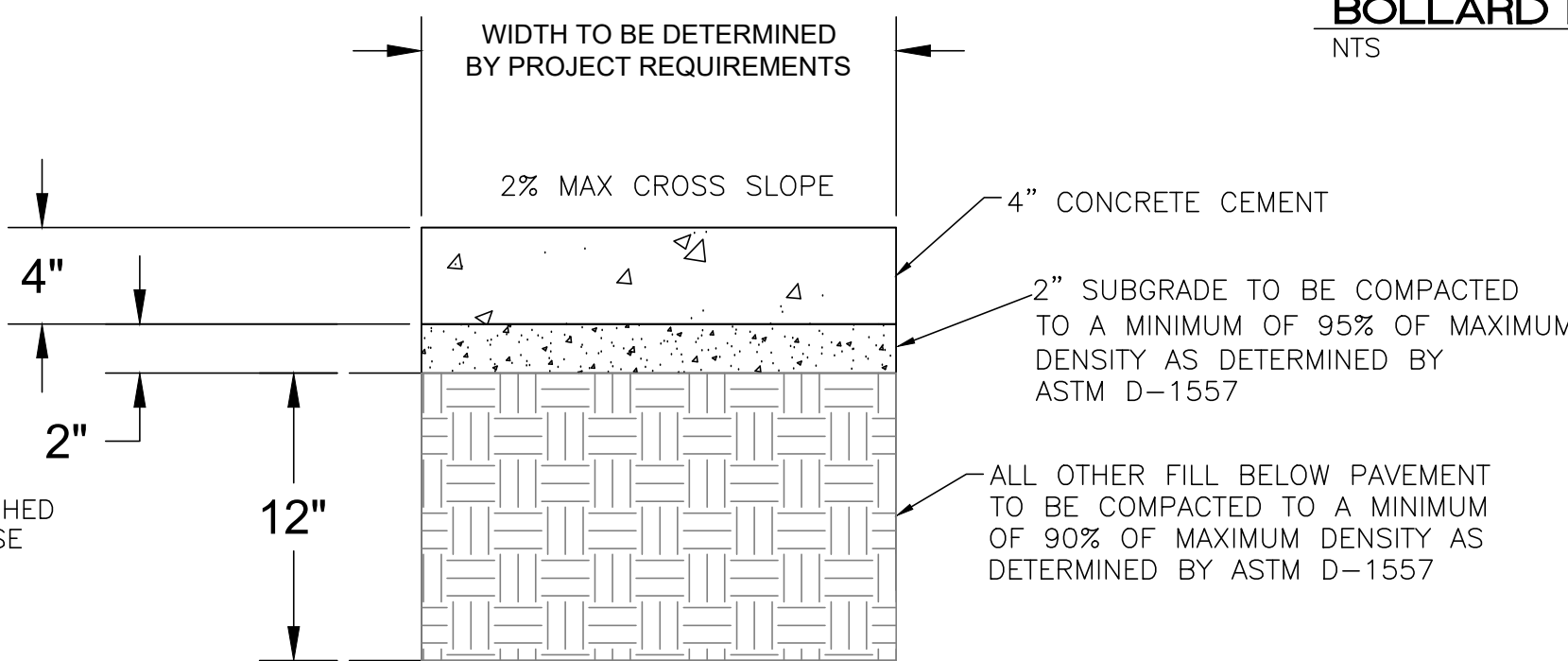


NOTE:  
ALL PIPES SHALL BE  
PAINTED TRAFFIC YELLOW

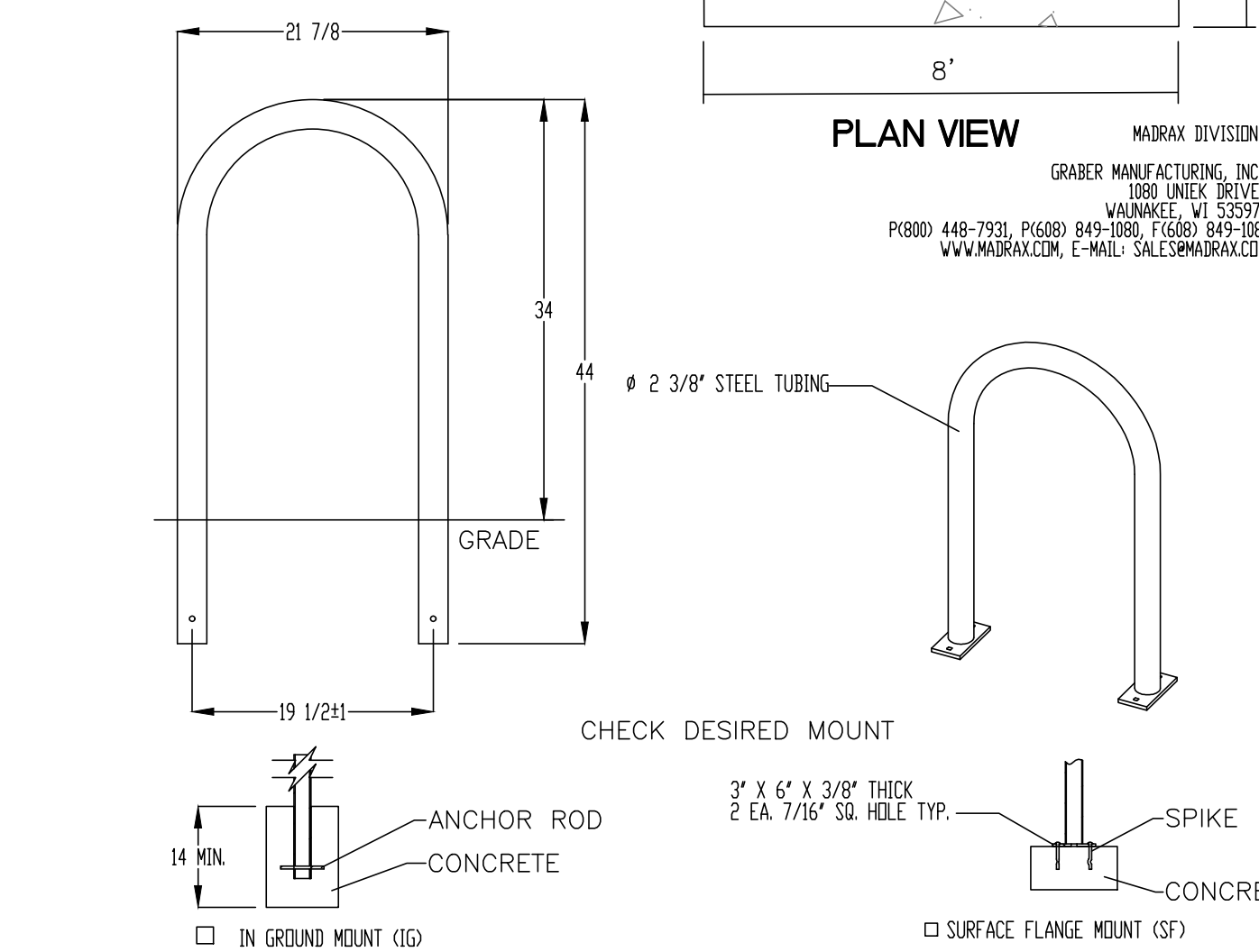
**BOLLARD DETAIL**  
NTS



**STANDARD CURB AND GUTTER**  
NTS



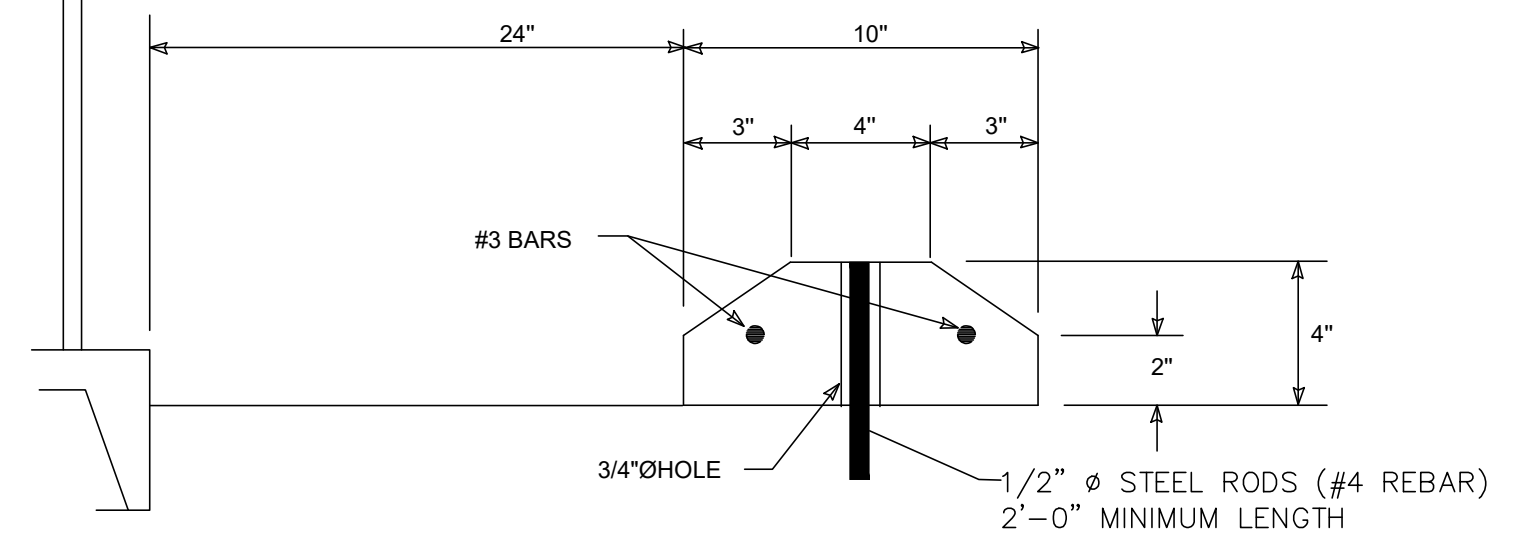
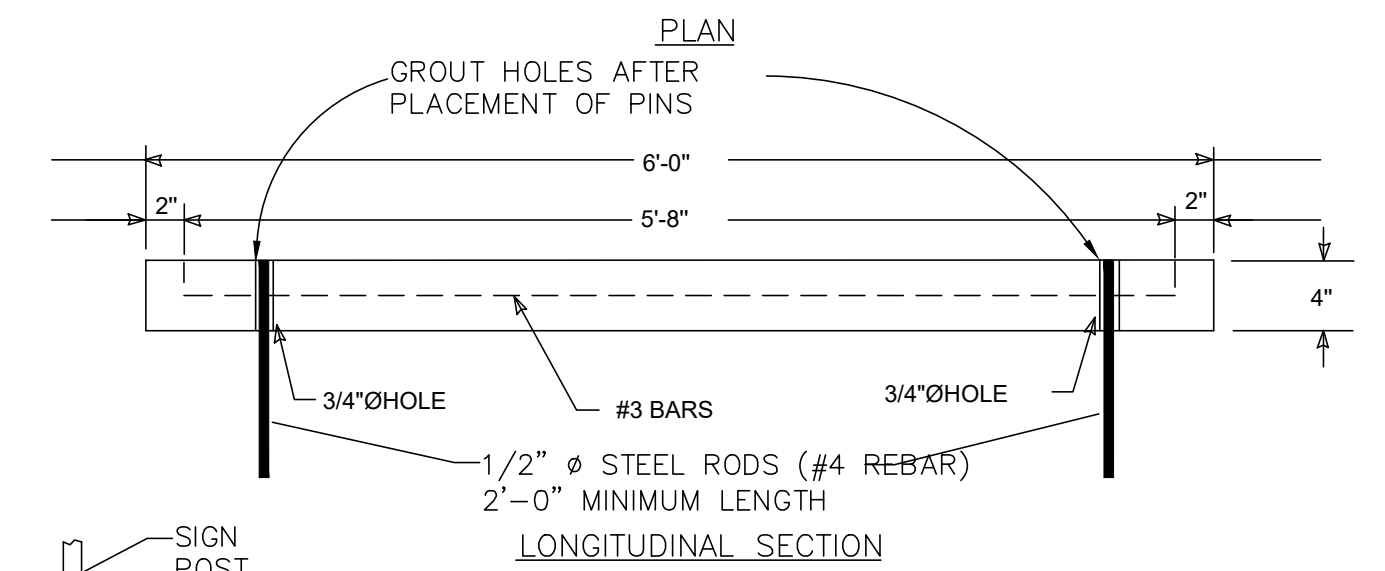
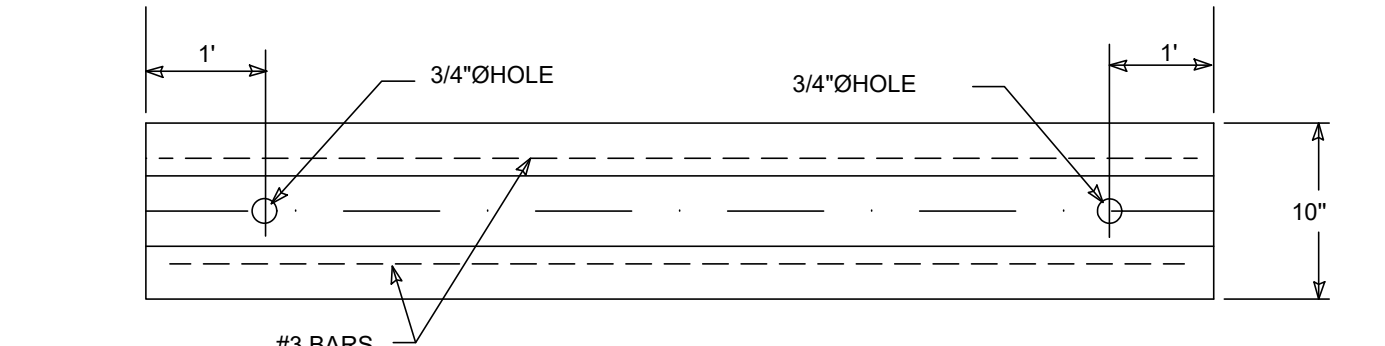
**CONCRETE SIDEWALK SECTION**



PRODUCT: U238-1G(S)  
DESCRIPTION: 10\"/>

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**BIKE RACK DETAIL**  
SCALE: NONE

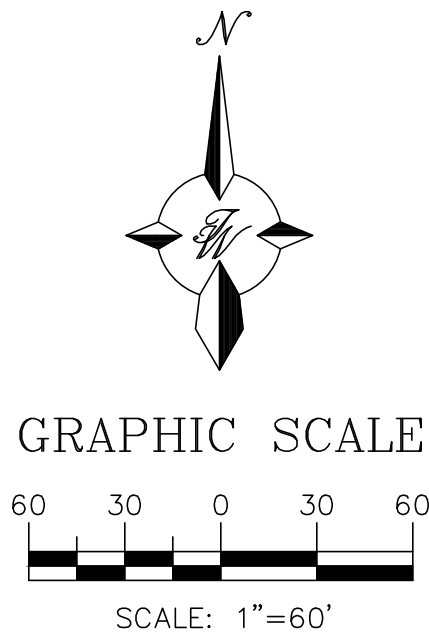
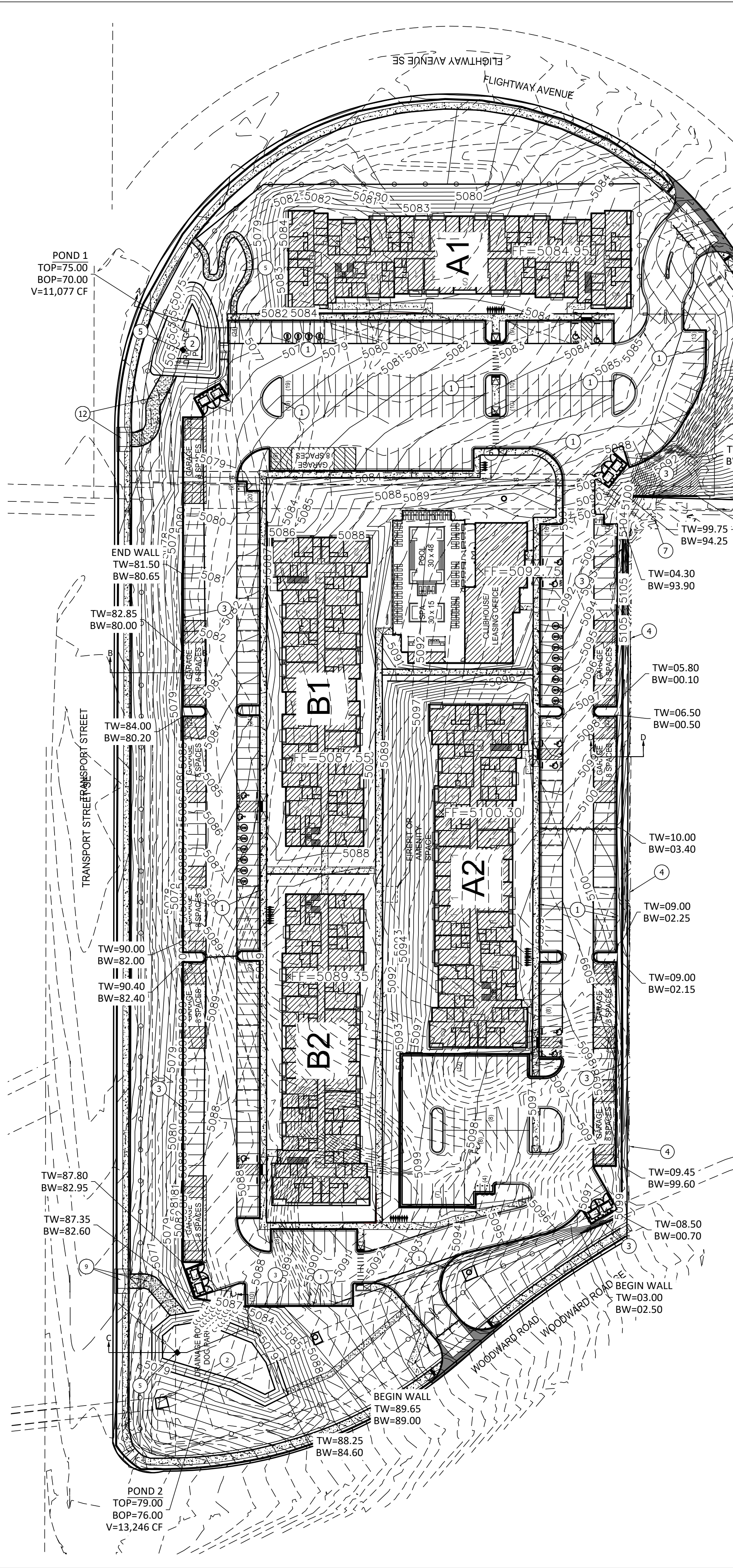


**WHEEL STOP**

|   |   |                  |
|---|---|------------------|
| ENGINEER'S<br>SEAL  | TRANSPORT APARTMENTS<br>ALBUQUERQUE, NM   | DRAWN BY<br>SB   |
| <div><div>RONALD R. BOHANNAN<br/>NEW MEXICO<br/>7868</div><div>07/03/24</div><div>RONALD R. BOHANNAN<br/>P.E. #7868</div></div> | CONSTRUCTION DETAILS  | DATE<br>07/03/24 |
|   | <div><div><div></div></div><div>TIERRA WEST, LLC</div><div>5571 MIDWAY PARK, PL NE<br/>ALBUQUERQUE, NEW MEXICO 87109<br/>(505) 858-3100<br/>www.tierrawestllc.com</div></div> | DRAWING          |
|   |   | SHEET #<br>DET-1 |
|   |   | JOB #<br>2023065 |



\\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  
TWLCC 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      |       |       |
| E1                 | 22,491.41  | 0.516        | 0.00081         | 90%             | 0.465           | 10%             | 0.052           | 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          | 0.000          | 0.555           | 0.162          | 5.70          | 0.148 | 0.152 |
| E3                 | 37,028.39  | 0.850        | 0.00133         | 95%             | 0.808           | 5%              | 0.043           | 0%              | 0.000          | 0.543          | 0.038           | 1.36           | 0.015         | 0.003 | 0.35  |
| E4                 | 22,606.93  | 0.519        | 0.00081         | 100%            | 0.519           | 0%              | 0.000           | 0%              | 0.000          | 0.530          | 0.023           | 0.81           | 0.020         | 0.000 | 0.26  |
| E5                 | 32,409.55  | 0.744        | 0.00116         | 90%             | 0.670           | 10%             | 0.074           | 0%              | 0.000          | 0.555          | 0.034           | 1.21           | 0.015         | 0.009 | 0.33  |
| E6                 | 152,161.07 | 3.493        | 0.00546         | 95%             | 3.318           | 5%              | 0.175           | 0%              | 0.000          | 0.543          | 0.158           | 5.58           | 0.018         | 0.003 | 0.43  |
| E7                 | 49,495.29  | 1.136        | 0.00178         | 85%             | 0.966           | 15%             | 0.170           | 0%              | 0.000          | 0.568          | 0.054           | 1.90           | 0.015         | 0.003 | 0.53  |
| Total              | 468,435.68 | 10.754       | 0.01680         | 0.000           | 0.863           | 0.000           | 0.000           | 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) |
| P1                 | 5,004.93   | 0.115        | 0.00018         | 0%          | 0.000       | 100%        | 0.115       | 0%              | 0.000          | 0%             | 0.280           | 0.003          | 0.11          |   |         |
| P2                 | 67,284.18  | 1.545        | 0.00241         | 0%          | 0.000       | 60%         | 0.927       | 0%              | 0.000          | 0%             | 0.376           | 0.048          | 1.94          |   |         |
| P3                 | 274,457.07 | 6.301        | 0.00984         | 0%          | 0.000       | 16%         | 1.008       | 15%             | 0.945          | 69%            | 1.047           | 0.550          | 16.22         |   |         |
| P4                 | 120,287.99 | 2.761        | 0.00431         | 0%          | 0.000       | 19%         | 0.525       | 18%             | 0.497          | 63%            | 0.991           | 0.228          | 6.81          |   |         |
| Total              | 467,034.17 | 10.722       | 0.01675         | 0%          | 0.000       | 2.574       | 0.000       | 6.087           | 1.687          | 0.388          | 10.93           | 0.829          | 25.08         |   |         |

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)

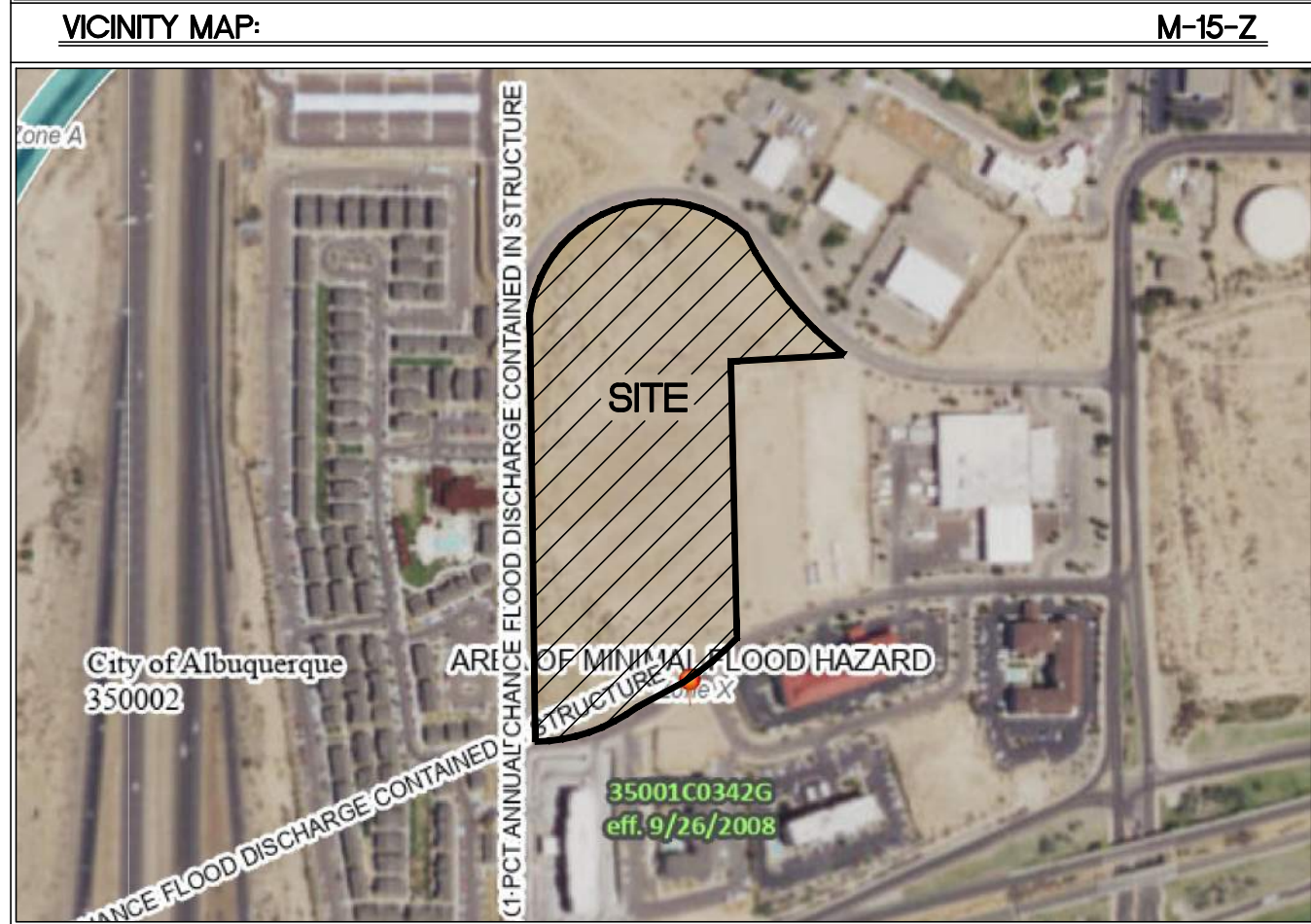
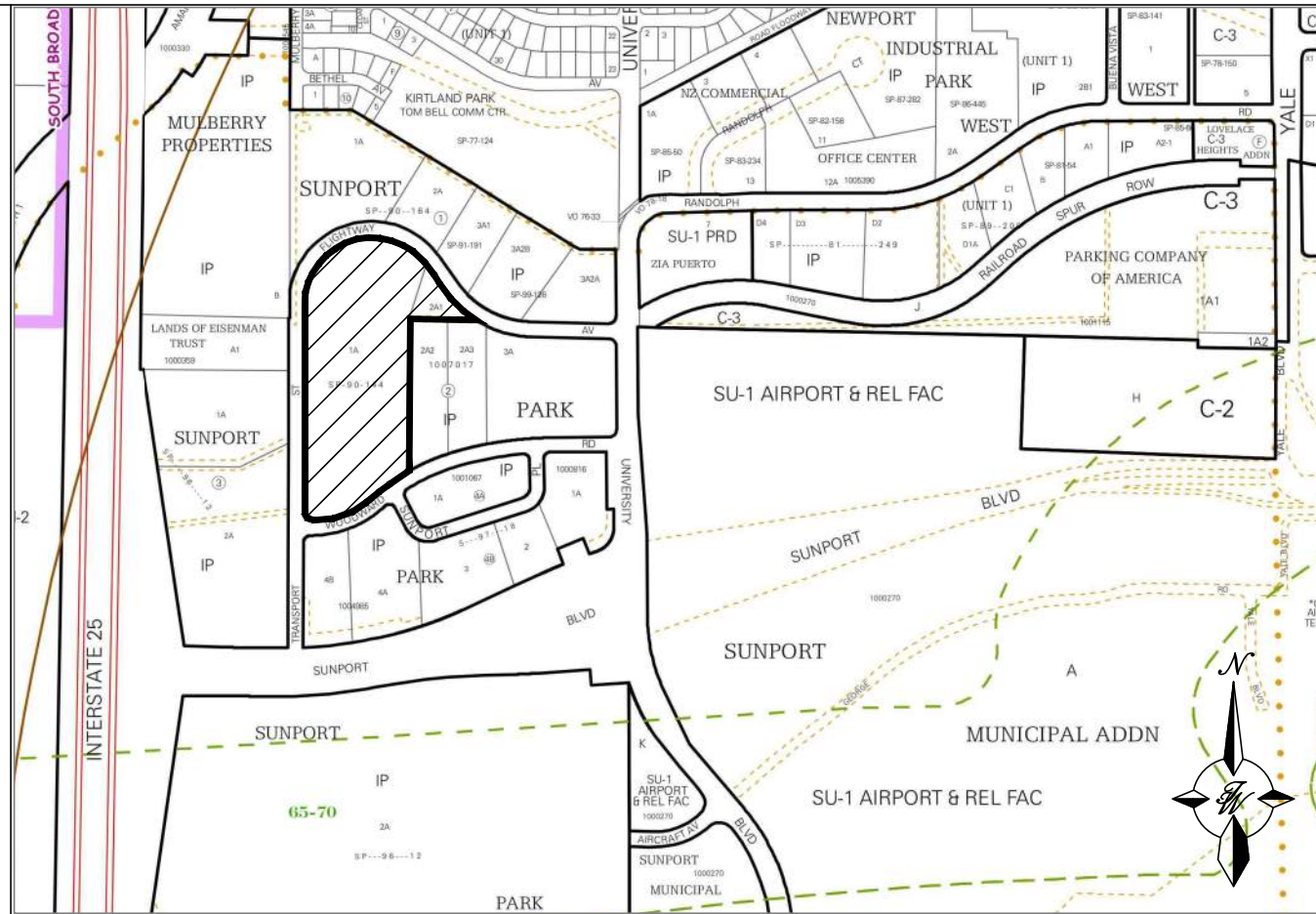
Basins P4(A-9)-P8 Area = 2.101 acres

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**

#### 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 20% 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<br>ALBUQUERQUE, NM  | DRAWN BY<br>SB         |
|  | RONALD R. BOHANNAN<br>PROFESSIONAL ENGINEER<br>NEW MEXICO<br>#7868 | CONCEPTUAL GRADING &<br>DRAINAGE PLAN  | DATE<br>07/03/24       |
|  |  | Tierra West, LLC<br>5571 MIDWAY PARK PL NE<br>ALBUQUERQUE, NEW MEXICO 87109<br>(505) 858-3100<br>www.tierrawestllc.com | DRAWING<br>2023065 GR  |
|  |  |  | SHEET #<br><b>C2.0</b> |
|  |  |  | JOB #<br>2023065       |

#### CAUTION:

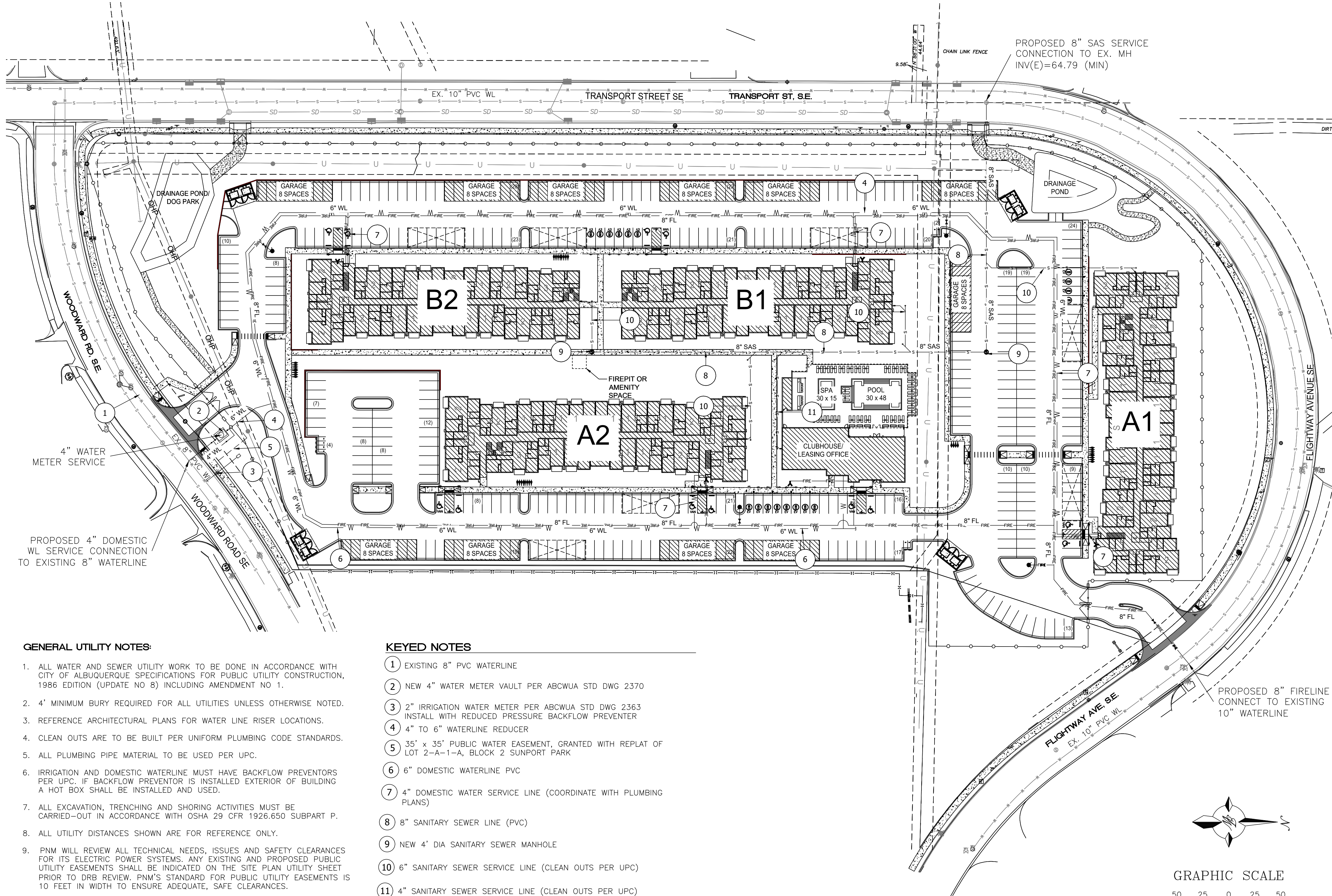
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND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

#### 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.



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#### 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)

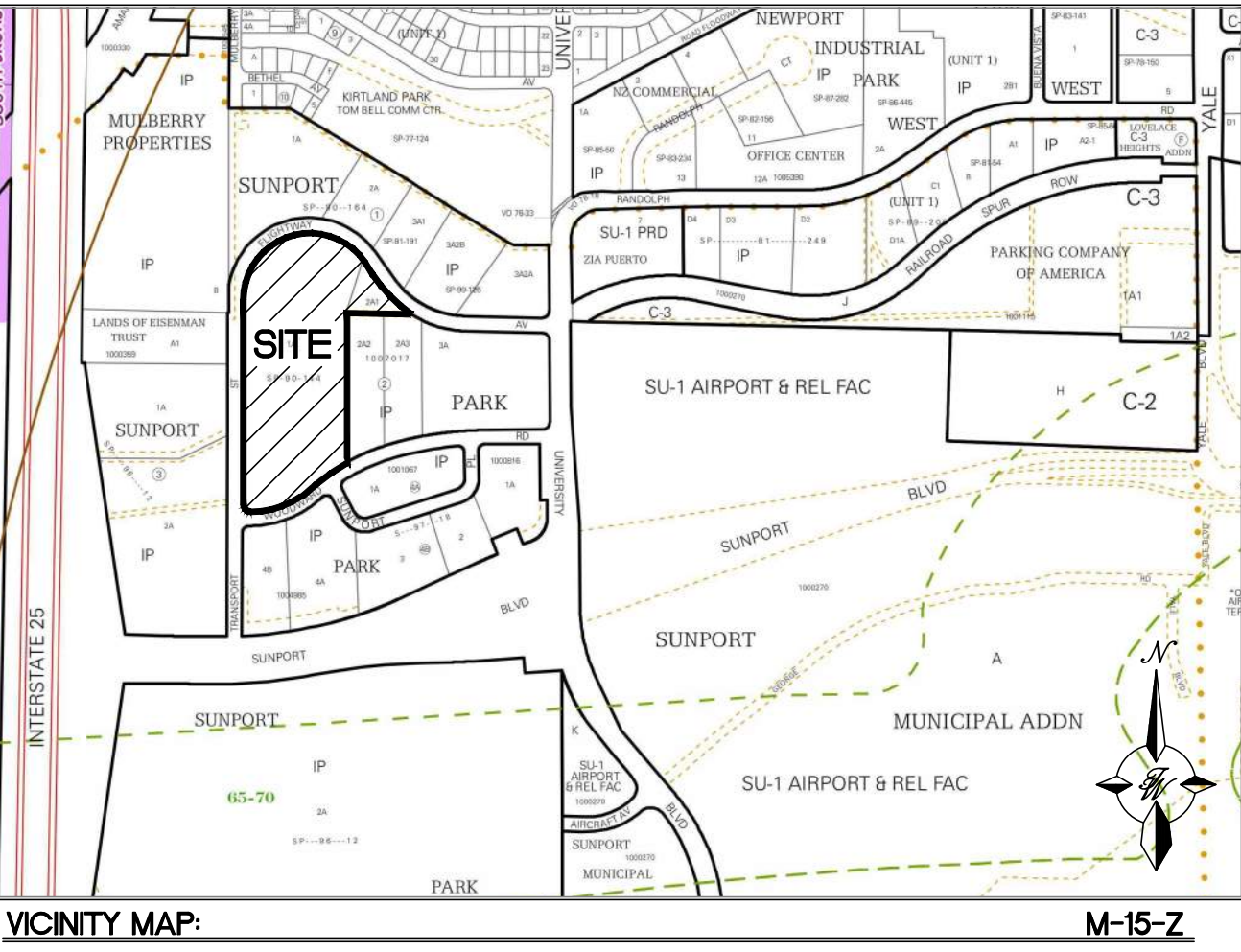
#### LEGEND

- |  |                                       |
|--|---------------------------------------|
|  | 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:

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

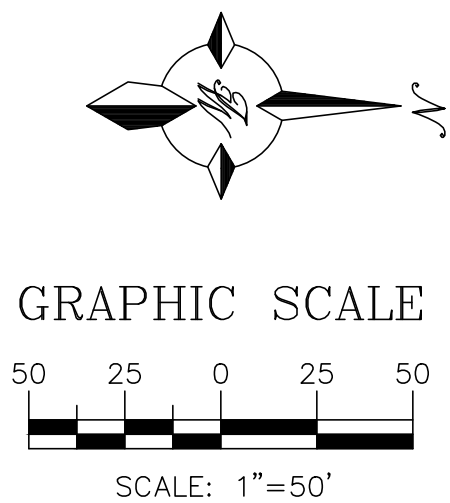


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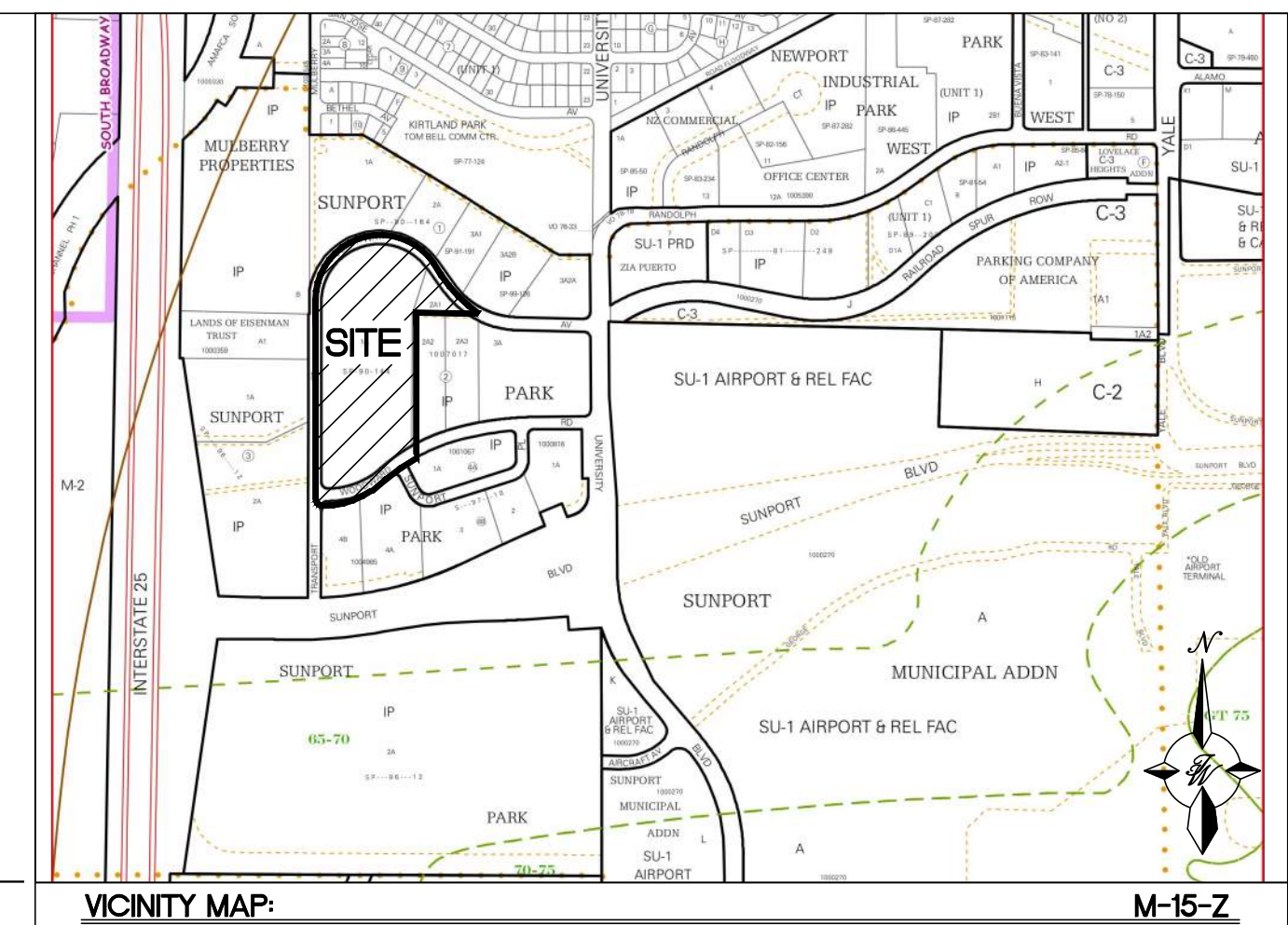
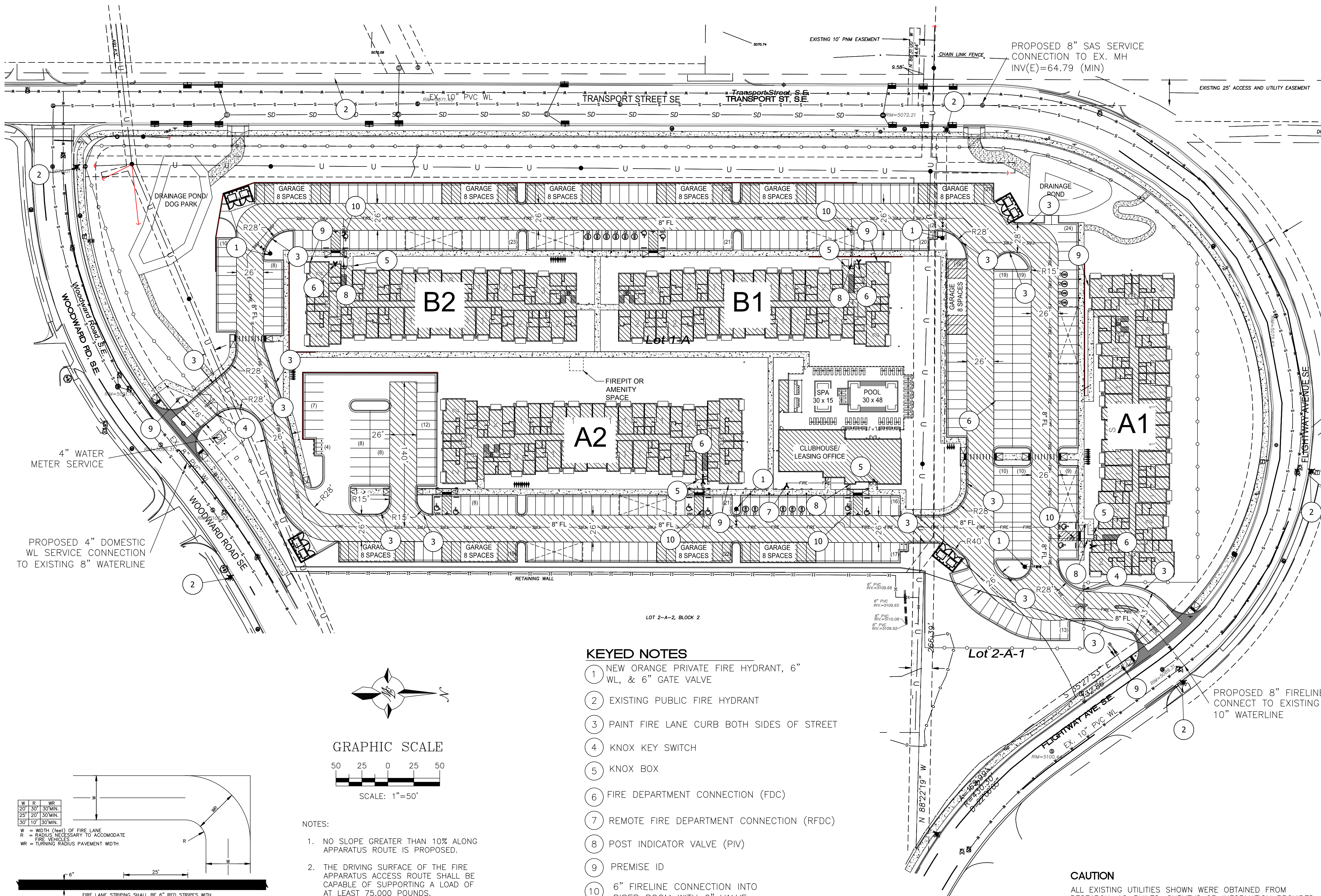
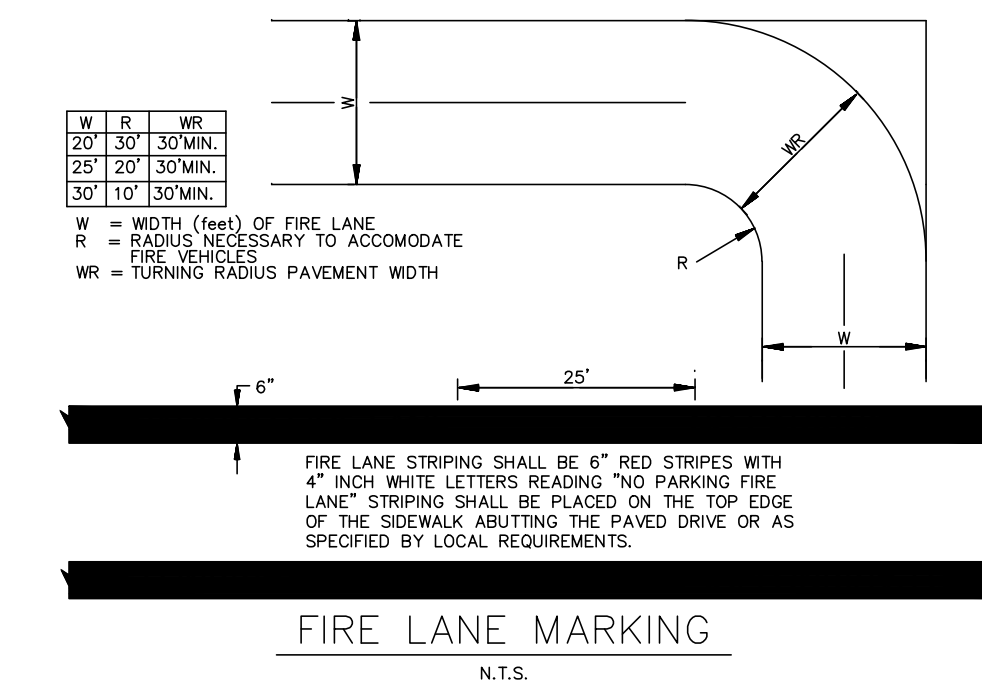
LOT 1A + 2-A-1 BLOCK 2 SUNPORT PARK

#### ADDRESS:

2900 TRANSPORT ST SE, ALBUQUERQUE, NM 87106







**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








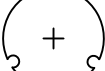
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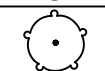




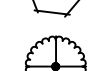

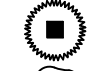






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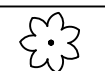





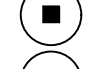
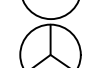


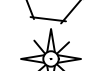


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|---|--|--|
| <p>ENGINEER'S<br/>SEAL</p>  | <p>TRANSPORT APARTMENTS<br/>ALBUQUERQUE, NM</p>  | <p>DRAWN BY<br/>SB</p>                                 |
|  | <p><b>FIRE ONE<br/>PLAN</b></p>  | <p>DATE<br/>07/03/24</p>                               |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



PLANT SCHEDULE

| SYMBOL  | BOTANICAL / COMMON NAME  | QTY | SIZE/COND.             | MAT. HT. | MAT. DIA. | WATER USE |
|---|--|-----|------------------------|----------|-----------|-----------|
| TREES   |  |     |                        |          |           |           |
|  | ACER NEGUNDO 'SENSATION'<br>SENSATION BOX ELDER                | 24  | 2" CAL, B&B            | 30.00    | 30.00     | MED       |
|  | CERCIS CANADENSIS 'OKLAHOMA'<br>OKLAHOMA REDBUD                | 34  | 2" CAL,<br>3 TRUNK MIN | 15.00    | 15.00     | MED       |
|  | CHILOPSIS LINEARIS 'BUBBA'<br>BUBBA DESERT WILLOW              | 51  | 2" CAL,<br>3 TRUNK MIN | 20.00    | 20.00     | LOW       |
|  | FRAXINUS OXYCARPA 'RAYWOOD'<br>RAYWOOD ASH                     | 30  | 2" CAL, B&B            | 35.00    | 30.00     | MED       |
|  | PINUS ELДАРICA<br>AFGHAN PINE                                  | 13  | 6" HT, B&B             | 40.00    | 30.00     | LOW       |
|  | PISTACIA CHINENSIS<br>CHINESE PISTACHE                         | 57  | 2" CAL, B&B            | 35.00    | 35.00     | MED       |
|  | POPULUS ANGUSTIFOLIA<br>NARROWLEAF COTTONWOOD                  | 2   | 2" CAL B&B             | 45.00    | 30.00     | MED       |
|  | ROBINIA PSEUDOACACIA 'PURPLE ROBE'<br>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'<br>STARN BROOM                                  | 122 | 5 GAL      | 3.00     | 5.00      | LOW       |
|  | BUDDLEJA DAVIDII 'BLACK KNIGHT'<br>BLACK KNIGHT BUTTERFLY BUSH      | 30  | 5 GAL      | 6.00     | 6.00      | MED       |
|  | CARYOPTERIS X CLANDONENSIS 'BLUE MIST'<br>BLUE MIST BLUEBEARD       | 14  | 5 GAL      | 4.00     | 4.00      | LOW       |
|  | CERCOCARPUS LEDIFOLIUS<br>CURL-LEAF MOUNTAIN MAHOGANY               | 73  | 5 GAL      | 15.00    | 15.00     | LOW       |
|  | ERICAMERIA LARICIFOLIA<br>TURPENTINE BUSH                           | 145 | 5 GAL      | 3.00     | 3.00      | LOW       |
|  | FALLUGIA PARADOXA<br>APACHE PLUME                                   | 64  | 5 GAL      | 6.00     | 7.00      | LOW       |
|  | JUNIPERUS SABINA 'BUFFALO'<br>BUFFALO JUNIPER                       | 166 | 5 GAL      | 1.50     | 6.00      | LOW       |
|  | LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'<br>LYNN'S LEGACY TEXAS SAGE | 98  | 5 GAL      | 5.00     | 5.00      | LOW       |
|  | MAHONIA AQUIFOLIUM 'COMPACTA'<br>COMPACT OREGON GRAPE               | 30  | 5 GAL      | 3.00     | 3.00      | LOW       |
|  | POTENTILLA FRUTICOSA<br>SHRUBBY CINQUEFOIL                          | 59  | 5 GAL      | 4.00     | 4.00      | LOW       |
|  | PRUNUS BESSEYI 'PAWNEE BUTTES'<br>WESTERN SAND CHERRY               | 78  | 5 GAL      | 2.50     | 6.00      | LOW       |
|  | RHUS AROMATICA 'GRO-LOW'<br>GRO-LOW FRAGRANT SUMAC                  | 97  | 5 GAL      | 3.00     | 8.00      | MED       |
|  | RHUS TRILOBATA<br>THREE LEAF SUMAC                                  | 49  | 5 GAL      | 6.00     | 6.00      | LOW       |
|  | ROSMARINUS OFFICINALIS 'ARP'<br>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<br>GREY DESERT SPOON                              | 24  | 5 GAL      | 4.00     | 4.00      | LOW       |
|  | HESPERALOE PARVIFLORA<br>RED YUCCA                                    | 76  | 5 GAL      | 3.00     | 3.00      | LOW       |
|  | NOLINA MICROCARPA<br>BEARGRASS  | 188 | 5 GAL      | 5.00     | 5.00      | LOW       |
|  | OPUNTIA SANTA-RITA<br>SANTA RITA PRICKLY PEAR                         | 85  | 5 GAL      | 4.50     | 5.00      | LOW       |
|  | YUCCA BACCATA<br>BANANA YUCCA   | 34  | 5 GAL      | 4.00     | 5.00      | LOW       |
|  | YUCCA RUPICOLA<br>TWISTLEAF YUCCA                                     | 138 | 5 GAL      | 3.00     | 2.00      | LOW       |
| GRASSES   |   |     |            |          |           |           |
|  | BOUTELLOUA GRACILIS 'BLONDE AMBITION'<br>'BLONDE AMBITION' BLUE GRAMA | 111 | 5 GAL      | 2.50     | 2.50      | MED       |
|  | MUHLENBERGIA CAPILLARIS 'REGAL MIST'<br>PINK MUHLY GRASS              | 99  | 5 GAL      | 3.00     | 3.00      | LOW       |
|  | MUHLENBERGIA RIGENS<br>DEER GRASS                                     | 52  | 5 GAL      | 4.00     | 4.00      | MED       |
| PERENNIALS  |   |     |            |          |           |           |
|  | ACHILLEA MILLEFOLIUM 'MOONSHINE'<br>MOONSHINE YARROW                  | 25  | 1 GAL      | 1.50     | 2.00      | LOW       |
|  | CALLIRHOE INVOLUCRATA<br>CLARET CUP POPPYMALLOW                       | 33  | 1 GAL      | 1.00     | 3.00      | LOW       |
|  | KRASCHENINNIKOVIA LANATA<br>WINTERFAT                                 | 21  | 1 GAL      | 3.00     | 2.00      | LOW       |
|  | SALVIA X 'ULTRA VIOLET'<br>ULTRA VIOLET SAGE                          | 17  | 1 GAL      | 2.00     | 2.00      | LOW       |


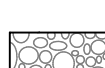


GENERAL SHEET NOTES

- 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.

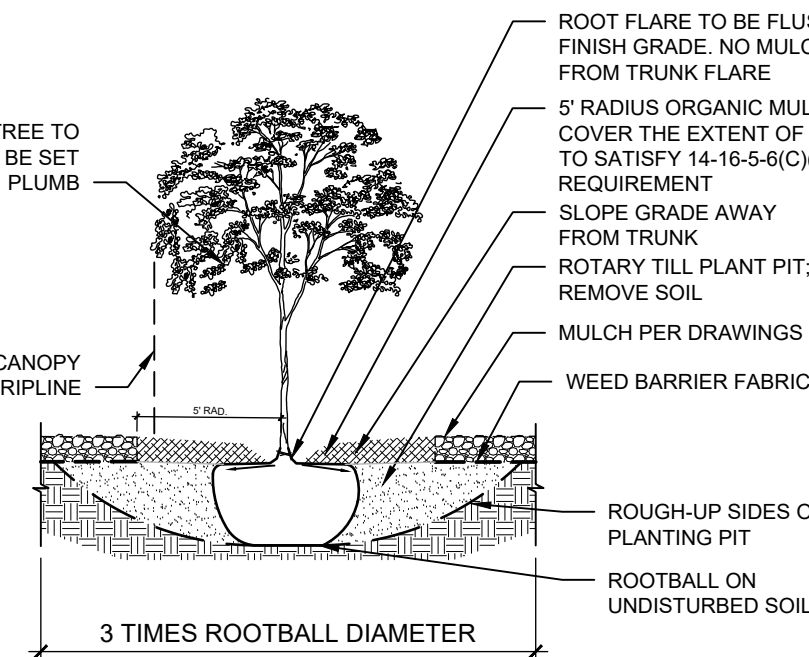
LEGEND

| 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

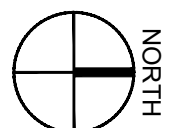
A MINIMUM OF 15% PARKING LOT AREA IS TO BE LANDSCAPED  
PARKING LOT AREA = 154,289 SF  
PARKING LOT LANDSCAPE REQUIRED = 23,143 = 15%  
PARKING LOT LANDSCAPING PROVIDED = 23,143 SF

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

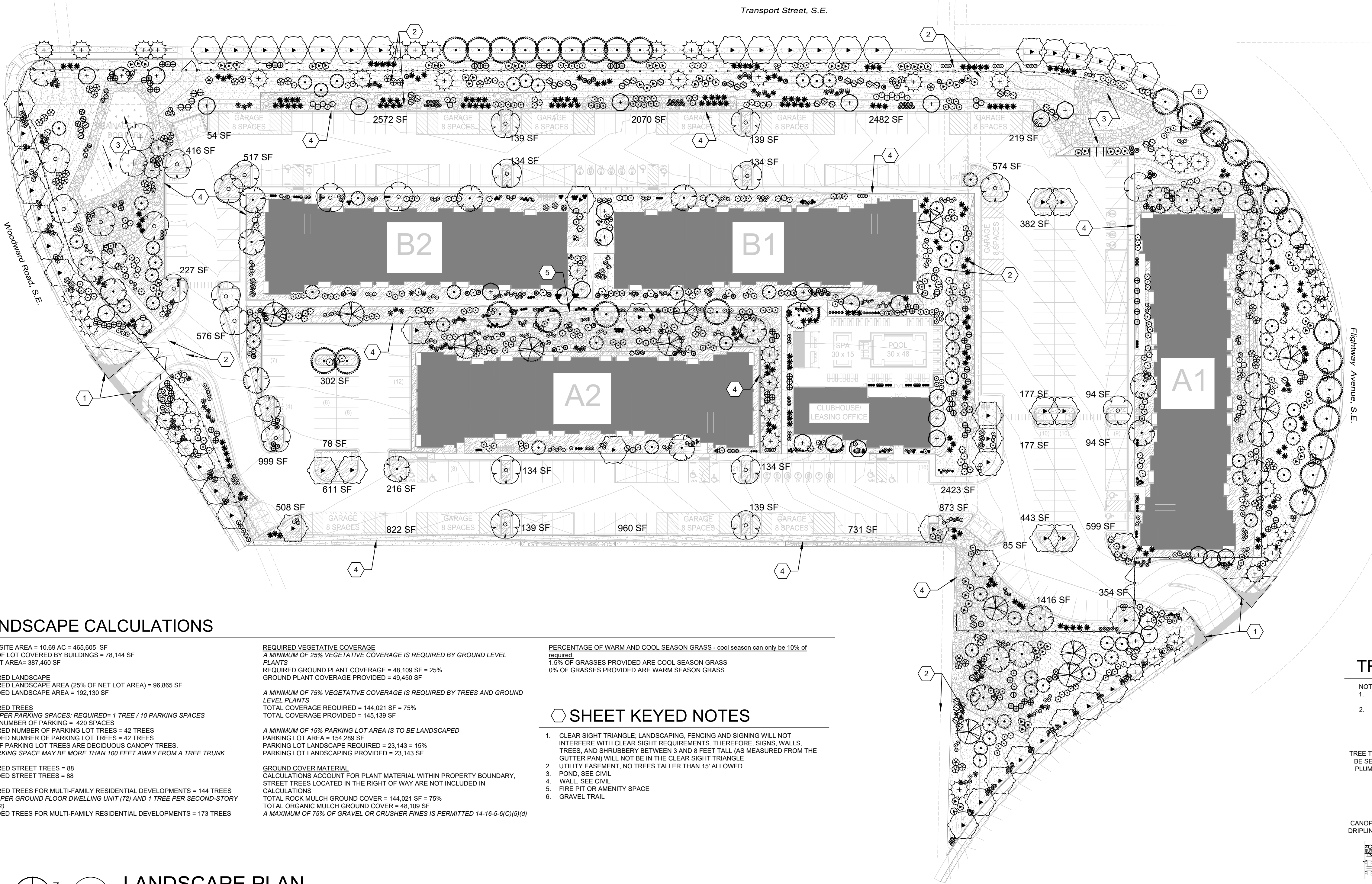
- CLEAR SIGHT TRIANGLE: LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE IN THE CLEAR SIGHT TRIANGLE
- UTILITY EASEMENT, NO TREES TALLER THAN 15' ALLOWED
- POND, SEE CIVIL
- WALL, SEE CIVIL
- FIRE PIT OR AMENITY SPACE
- GRAVEL TRAIL



LANDSCAPE PLAN

1" = 50'-0"

0 50' 100'



Opus AE Group, L.L.C.  
10390 Breen 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





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



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



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

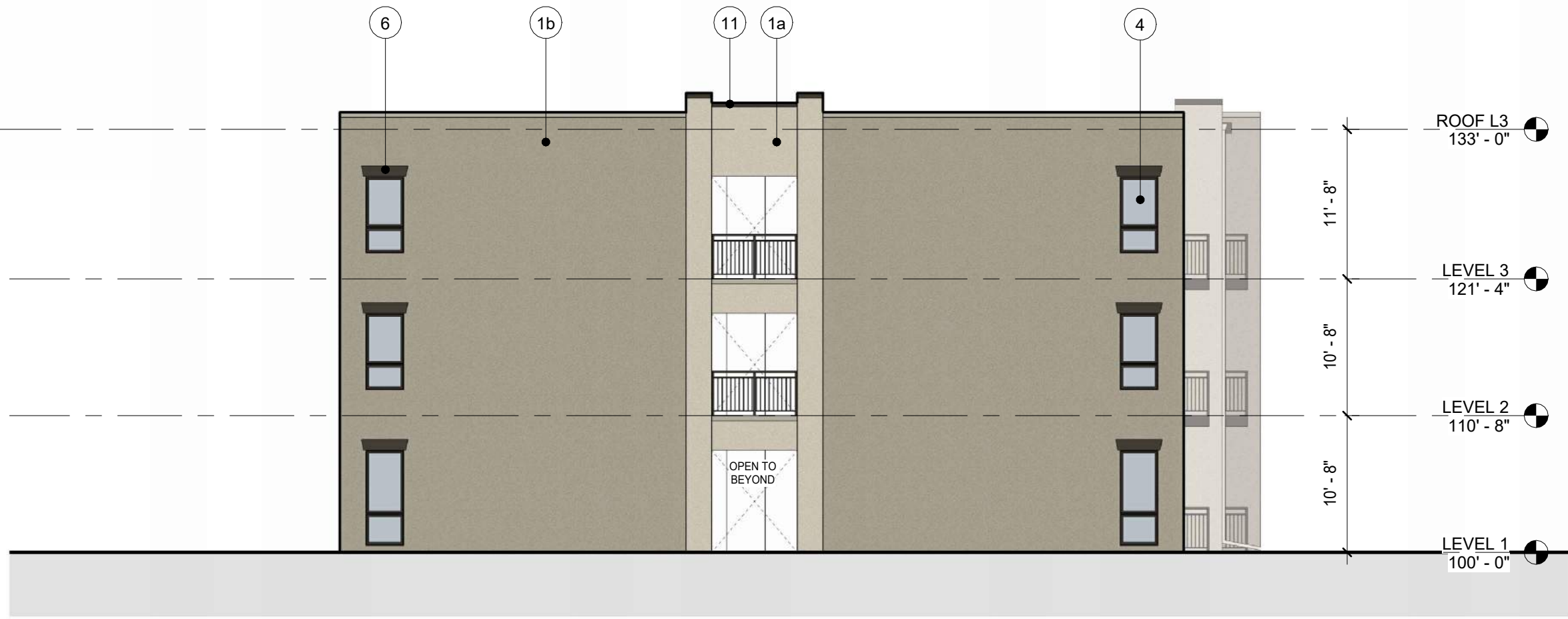
| MATERIAL KEY                                       |                                      |
|--|--------------------------------------|
| 1a   | CLADDING STUCCO TAN                  |
| 1b   | CLADDING STUCCO BROWN                |
| 2  | CLADDING STUCCO BLUE                 |
| 3  | ART APPLIQUE                         |
| 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 |                                      |



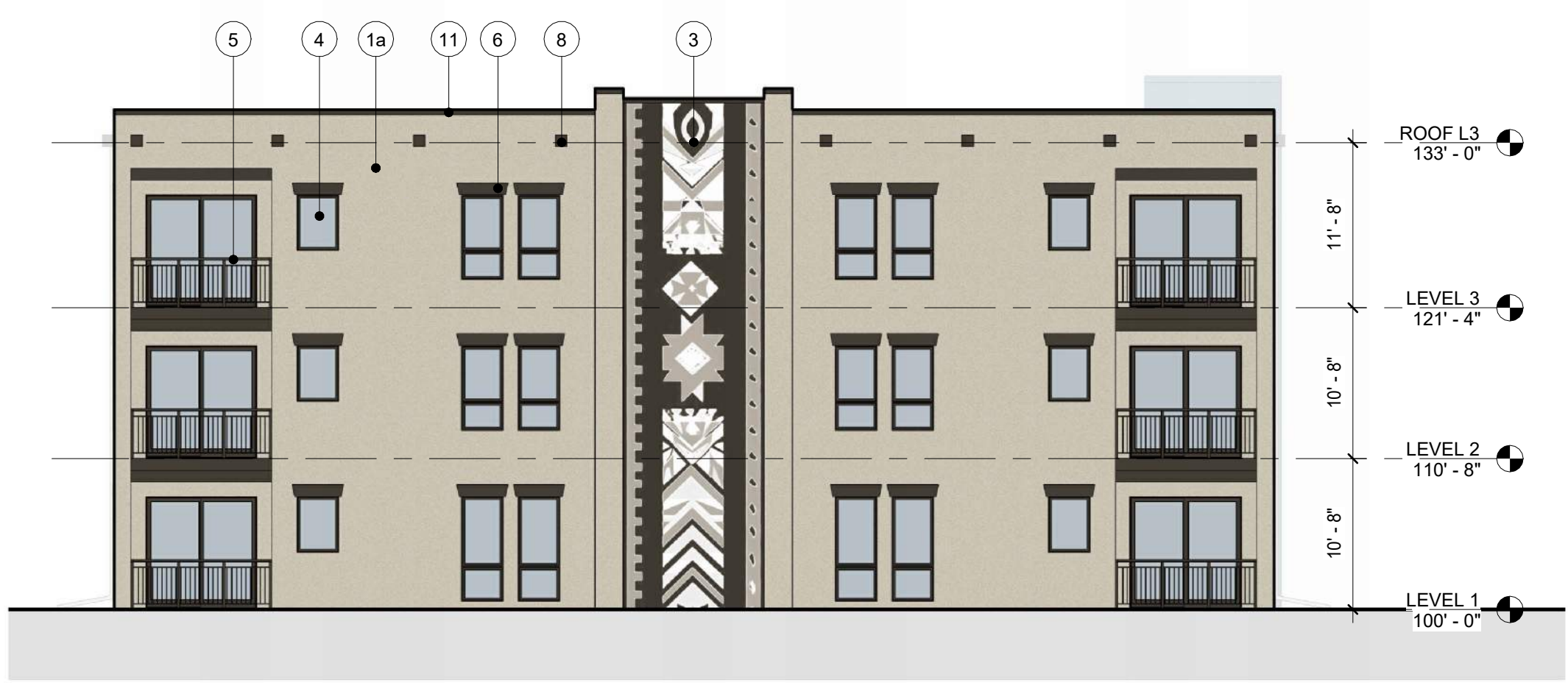
4 BUILDING A - SOUTH ELEVATION  
1" = 10'-0"



PLOT DATE: 7/8/2024 4:06:36 PM



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



2 BUILDING B - SOUTH 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



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  
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TG  
CHECKED BY  
DN

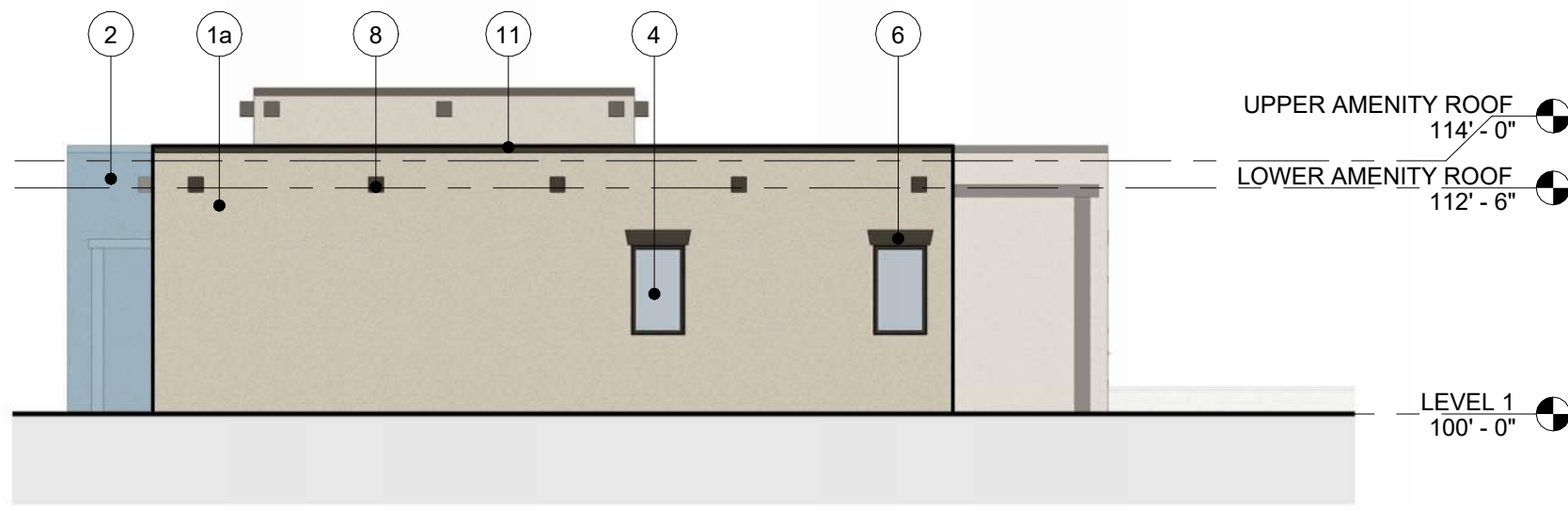
REGISTRATION

SHEET TITLE

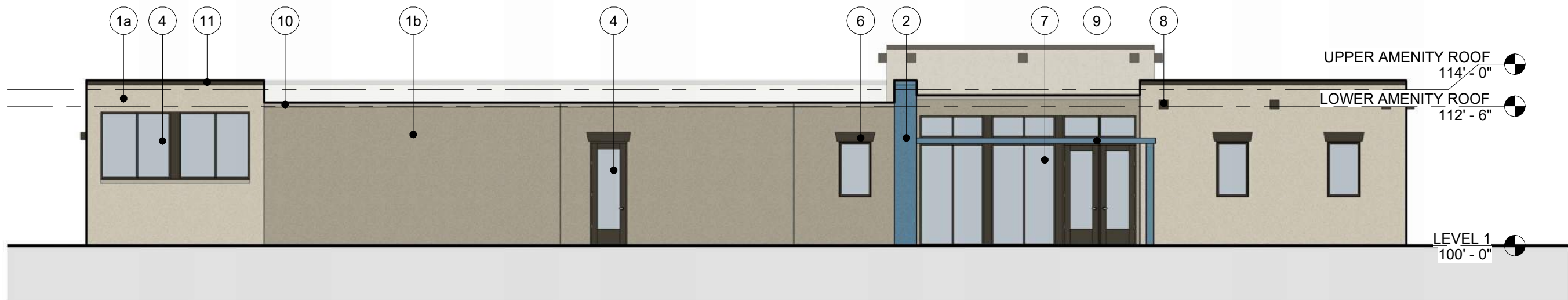
Conceptual Exterior  
Elevations - Buildings  
B1 and B2

SHEET NUMBER

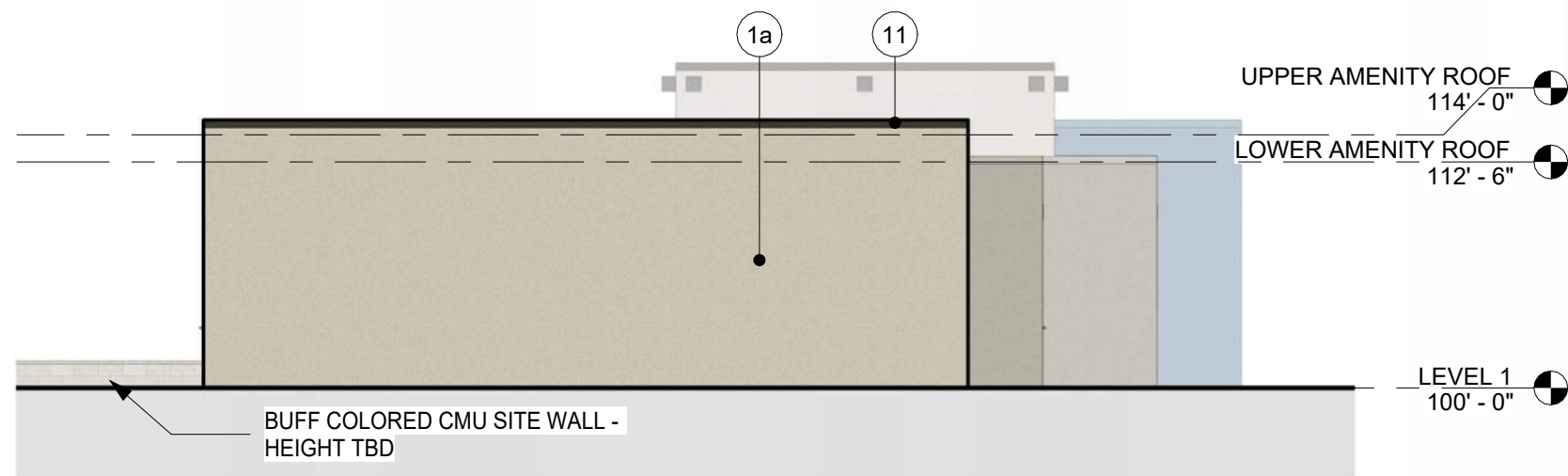




1 AMENITY BUILDING - NORTH ELEVATION  
1" = 10'-0"



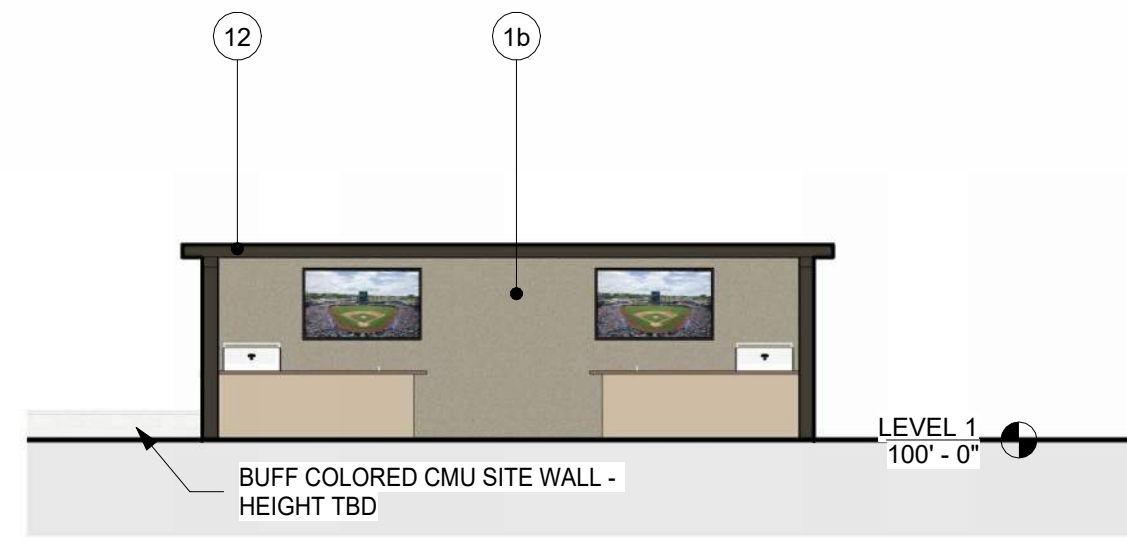
2 AMENITY BUILDING - EAST ELEVATION  
1" = 10'-0"



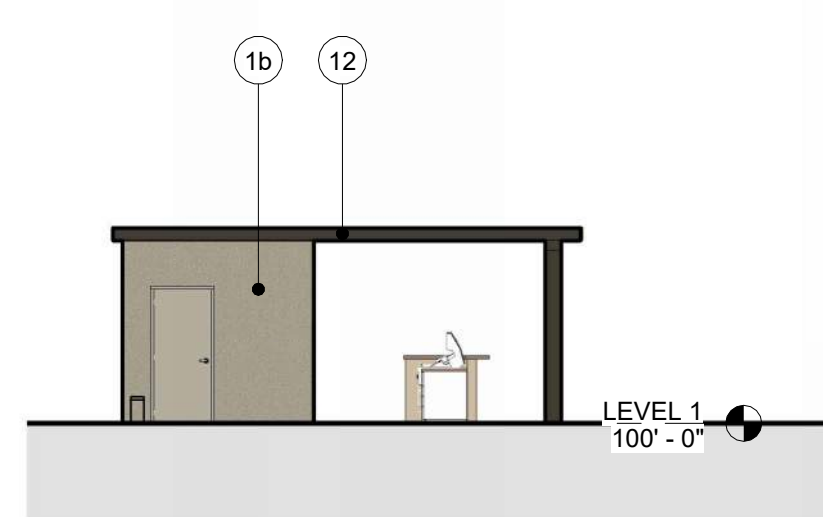
3 AMENITY BUILDING - SOUTH ELEVATION  
1" = 10'-0"



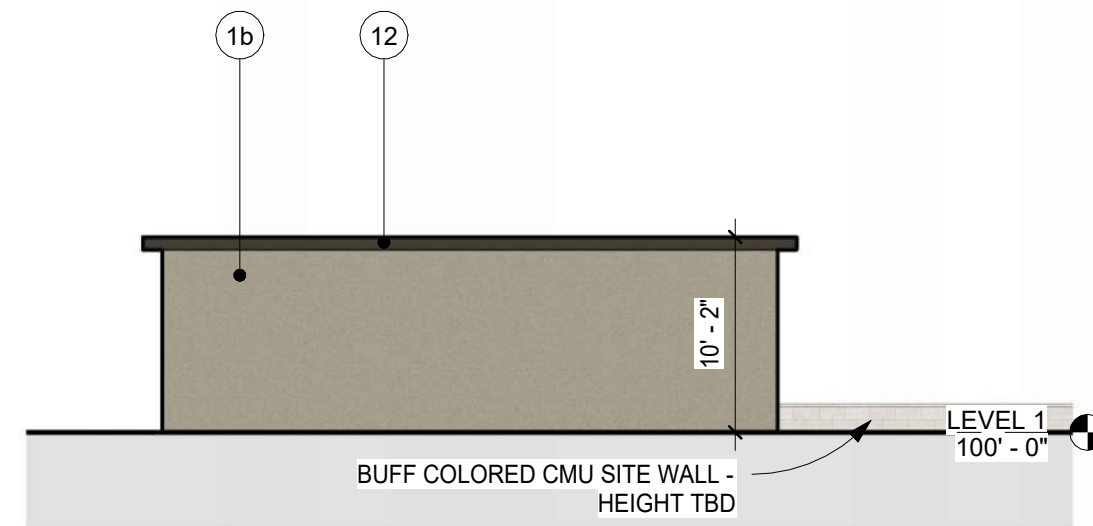
4 AMENITY BUILDING - WEST ELEVATION  
1" = 10'-0"



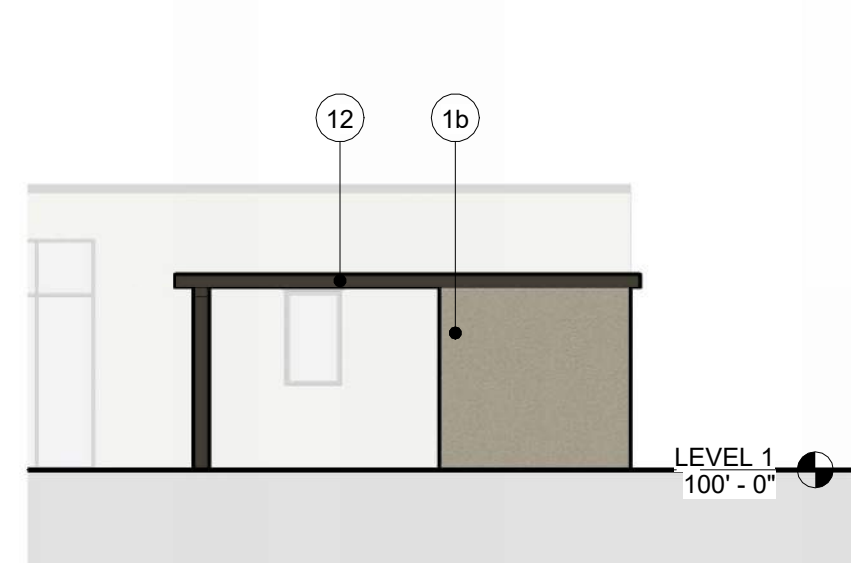
6 AMENITY BUILDING - NORTH ELEVATION 2  
1" = 10'-0"



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                  |
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| 11   | BRONZE COPING                        |
| 12   | BRONZE METAL CANOPY                  |
| SCUPPERS AND DOWNSPOUTS TO MATCH ADJACENT MATERIAL |                                      |



| Building       | Total GSF | Total RSF | Studio | 1 BR | 2 BR | 3 BR | Units |
|----------------|-----------|-----------|--------|------|------|------|-------|
| A1             | 78,024    | 66,752    | 4      | 40   | 28   | 4    | 76    |
| A2             | 78,024    | 66,752    | 4      | 40   | 28   | 4    | 76    |
| B1             | 51,429    | 44,466    | 6      | 21   | 21   | 3    | 51    |
| B2             | 51,429    | 44,466    | 6      | 21   | 21   | 3    | 51    |
| Clubhouse      | 5,385     |           |        |      |      |      |       |
| Future Garages | 16,060    |           |        |      |      |      |       |
| Total          | 280,351   | 222,436   | 20     | 122  | 98   | 14   | 254   |

|               |    |      |       |       |      |
|---------------|----|------|-------|-------|------|
| Proposed Mix  | %  | 7.9% | 48.0% | 38.6% | 5.5% |
| Goal Mix      | %  | 10%  | 46%   | 39%   | 5%   |
| Ave Unit Size | SF | 511  | 709   | 1098  | 1257 |

| Level   | Total GSF | Total RSF | Studio | 1 BR | 2 BR | 3 BR | Units |
|---------|-----------|-----------|--------|------|------|------|-------|
| Level 4 | 39,012    | 33,376    | 2      | 20   | 14   | 2    | 38    |
| Level 3 | 73,298    | 63,020    | 6      | 34   | 28   | 4    | 72    |
| Level 2 | 73,298    | 63,020    | 6      | 34   | 28   | 4    | 72    |
| Level 1 | 94,743    | 63,020    | 6      | 34   | 28   | 4    | 72    |
| Total   | 280,351   | 222,436   | 20     | 122  | 98   | 14   | 254   |

| PARKING ANALYSIS |            |                 |
|------------------|------------|-----------------|
| GUEST            | 17 STALLS  |                 |
| BUILDING A1      | 120 STALLS | 1.6 STALLS/UNIT |
| BUILDING A2      | 120 STALLS | 1.6 STALLS/UNIT |
| BUILDING B1      | 81 STALLS  | 1.6 STALLS/UNIT |
| BUILDING B2      | 81 STALLS  | 1.6 STALLS/UNIT |
| TOTAL            | 419 STALLS |                 |

| FUTURE PARKING ANALYSIS (INCLUDING GARAGES) |            |                 |
|---|------------|-----------------|
| GUEST                                       | 17 STALLS  |                 |
| BUILDING A1                                 | 113 STALLS | 1.5 STALLS/UNIT |
| BUILDING A2                                 | 113 STALLS | 1.5 STALLS/UNIT |
| BUILDING B1                                 | 77 STALLS  | 1.5 STALLS/UNIT |
| BUILDING B2                                 | 77 STALLS  | 1.5 STALLS/UNIT |
| TOTAL                                       | 397 STALLS |                 |

| BUILDING A1 | Total GSF | Total RSF |
|-------------|-----------|-----------|
| Level 4     | 19,506    | 16,688    |
| Level 3     | 19,506    | 16,688    |
| Level 2     | 19,506    | 16,688    |
| Level 1     | 19,506    | 16,688    |
| Total       | 78,024    | 66,752    |

85.6%

| BUILDING A2 | Total GSF | Total RSF |
|-------------|-----------|-----------|
| Level 4     | 19,506    | 16,688    |
| Level 3     | 19,506    | 16,688    |
| Level 2     | 19,506    | 16,688    |
| Level 1     | 19,506    | 16,688    |
| Total       | 78,024    | 66,752    |

85.6%

| BUILDING B1 | Total GSF | Total RSF |
|-------------|-----------|-----------|
| Level 3     | 17,143    | 14,822    |
| Level 2     | 17,143    | 14,822    |
| Level 1     | 17,143    | 14,822    |
| Total       | 51,429    | 44,466    |

86.5%

| BUILDING B2 | Total GSF | Total RSF |
|-------------|-----------|-----------|
| Level 3     | 17,143    | 14,822    |
| Level 2     | 17,143    | 14,822    |
| Level 1     | 17,143    | 14,822    |
| Total       | 51,429    | 44,466    |

86.5%

| Studio | 1 BR | 2 BR | 3 BR | Units |
|--------|------|------|------|-------|
| 1      | 10   | 7    | 1    | 19    |
| 1      | 10   | 7    | 1    | 19    |
| 1      | 10   | 7    | 1    | 19    |
| 1      | 10   | 7    | 1    | 19    |
| 4      | 40   | 28   | 4    | 76    |

| Studio | 1 BR | 2 BR | 3 BR | Units |
|--------|------|------|------|-------|
| 1      | 10   | 7    | 1    | 19    |
| 1      | 10   | 7    | 1    | 19    |
| 1      | 10   | 7    | 1    | 19    |
| 1      | 10   | 7    | 1    | 19    |
| 4      | 40   | 28   | 4    | 76    |

| Studio | 1 BR | 2 BR | 3 BR | Units |
|--------|------|------|------|-------|
| 2      | 7    | 7    | 1    | 17    |
| 2      | 7    | 7    | 1    | 17    |
| 2      | 7    | 7    | 1    | 17    |
| 6      | 21   | 21   | 3    | 51    |

| Studio | 1 BR | 2 BR | 3 BR | Units |
|--------|------|------|------|-------|
| 2      | 7    | 7    | 1    | 17    |
| 2      | 7    | 7    | 1    | 17    |
| 2      | 7    | 7    | 1    | 17    |
| 6      | 21   | 21   | 3    | 51    |



Opus AE Group, L.L.C.  
10350 Bren Road West  
Minnetonka, MN 55343-0110  
952-656-4444

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

DESIGN ARCHITECT

PROJECT

TRANSPORT MF

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ISSUE RECORD

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JU  
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REGISTRATION

SHEET TITLE  
Project Metrics

SHEET NUMBER

D0.3