



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

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

APPLICATION INFORMATION

| | | |
|--|-----------|---|
| Applicant: The Opus Group | | Phone: 602-648-5065 |
| Address: 2555 E. Camelback Road, Suite 100 | | Email: jay.ramos@opus-group.com |
| City: Phoenix | State: AZ | Zip: 85016 |
| Professional/Agent (if any): Tierra West, LLC | | Phone: 505-858-3100 |
| Address: 5571 Midway Park PI NE | | Email: vperea@tierrawestllc.com |
| City: Albuquerque | State: NM | Zip: 87109 |
| Proprietary Interest in Site: Civil Consultant | | List <u>all</u> owners: The View @ Sunport, LLC |

BRIEF DESCRIPTION OF REQUEST

Administrative Amendment Approval of a Site Plan for a multi-family apartments project with 254 dwelling units, deviating from the original DRB-approved site plan consisting of an apartments project with 256 dwelling units.

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

| | | |
|------------------------------------|------------------------|--|
| Lot or Tract No.: Lots 1-A & 2-A-1 | Block: 2 | Unit: |
| Subdivision/Addition: Sunport Park | MRGCD Map No.: | UPC Code: 101506614525430415 & 1015055197226930412 |
| Zone Atlas Page(s): M-15-Z | Existing Zoning: NR-BP | Proposed Zoning: NR-BP |
| # of Existing Lots: 2 | # of Proposed Lots: 1 | Total Area of Site (acres): 10.69 |

LOCATION OF PROPERTY BY STREETS

| | | |
|---|------------------------|------------------|
| Site Address/Street: 2900 Transport St SE | Between: Flightway Ave | and: Woodward Rd |
|---|------------------------|------------------|

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

PR-2021-005459, SI-2021-01248, SD-2022-00072

| | |
|---------------------------|---|
| Signature: | Date: 03/06/2024 |
| Printed Name: Vinny Perea | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |

FOR OFFICIAL USE ONLY

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

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

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

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

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

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

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

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

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

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

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

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

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

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

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

_ ACCELERATED EXPIRATION OF SITE PLAN

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

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 6) Site Plan to be Expired

_ ALTERNATIVE SIGNAGE PLAN

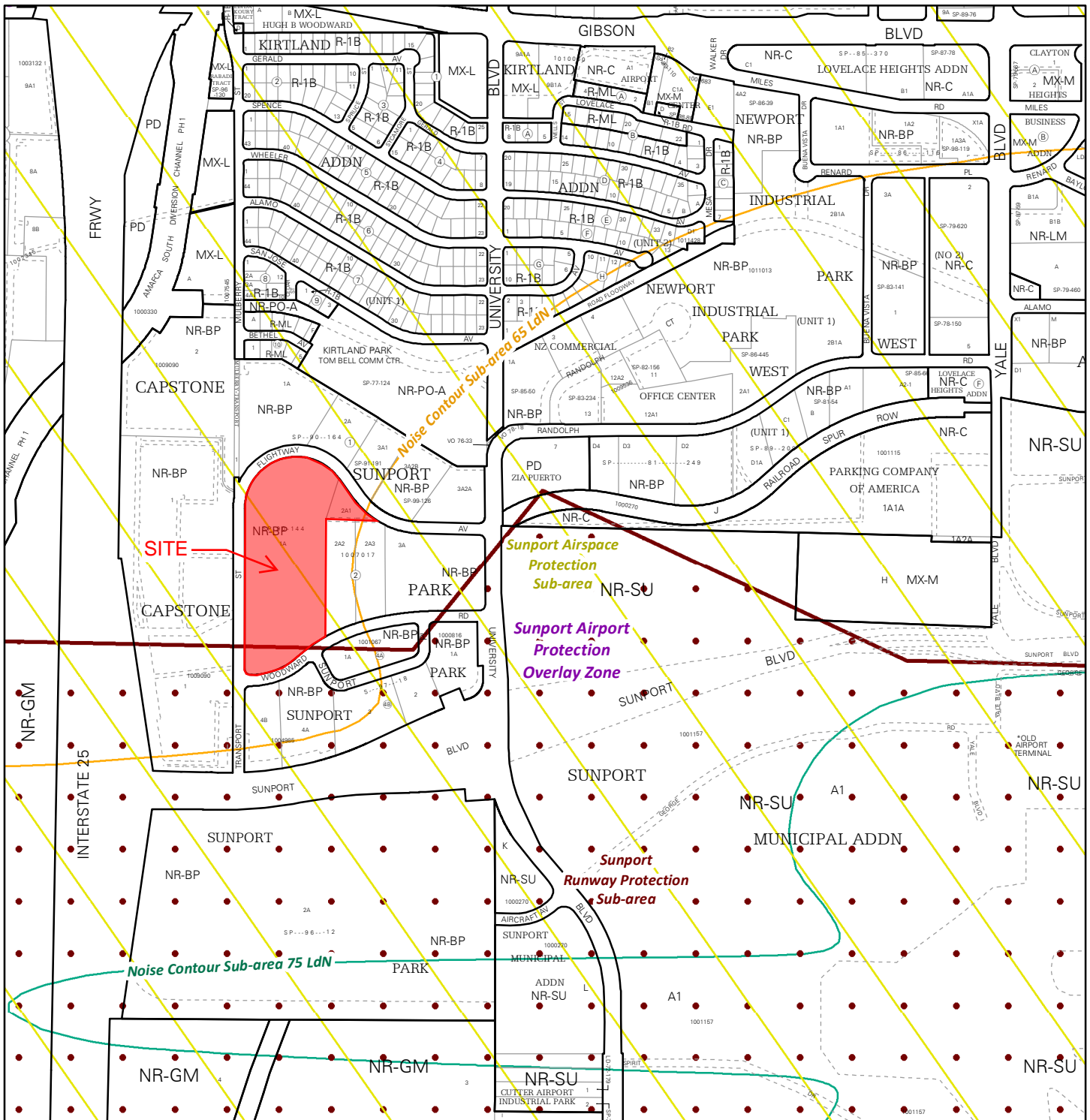
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

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

_ ALTERNATIVE LANDSCAPING PLAN

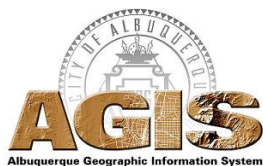
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ___ 6) Landscape Plan

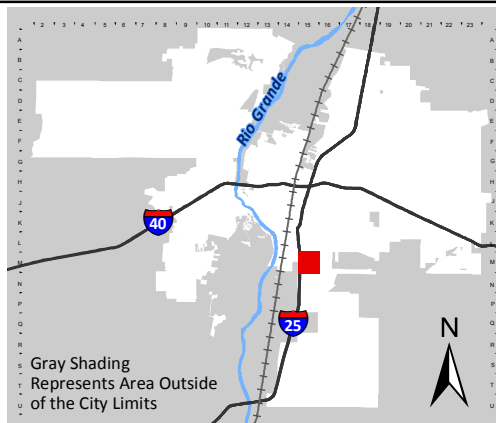


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page:
M-15-Z

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

0 250 500 1,000 Feet

March 6, 2024

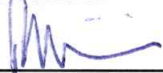
Mr. Jay Rodenbeck, Planning Manager
Development Review Services
City of Albuquerque
600 Second Street, NW
Albuquerque, NM 87102

RE: **AGENT AUTHORIZATION LETTER
LOT 1-A, BLOCK 2 SUNPORT PARK
ZONE ATLAS MAP: M-15-Z**

Dear Mr. Rodenbeck:

The purpose of this letter is to authorize Tierra West, LLC to act as agent on behalf of View @ Sunport, LLC pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Peter Gineris
Print Name


Signature

Managing member The View @ Sunport
Title

3/6/24
Date

March 6, 2024

Mr. Jay Rodenbeck, Planning Manager
Development Review Services
City of Albuquerque
600 Second Street, NW
Albuquerque, NM 87102


RE: **AGENT AUTHORIZATION LETTER**
LOT 2-A-1, BLOCK 2 SUNPORT PARK
ZONE ATLAS MAP: M-15-Z

Dear Mr. Rodenbeck:

The purpose of this letter is to authorize Tierra West, LLC to act as agent on behalf of View @ Sunport, LLC pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Peter Gineris

Print Name



Signature

MANAGING MEMBER - The View @ Sunport

Title

Date

3/6/24



March 6, 2024

Mr. James Aranda
City Of Albuquerque Planning Department
P.O. Box 1293
Albuquerque, NM 87103

**RE: ADMINISTRATIVE AMENDMENT FOR TRANSPORT APARTMENTS SITE PLAN
2900 TRANSPORT ST SE
LOTS 1-A AND 2-A-1 BLOCK 2 SUNPORT PARK
ZONE ATLAS PAGE M-15-Z**

Dear Mr. Aranda:

Tierra West, LLC, on behalf of The Opus Group, requests approval for an Administrative Amendment to the Site Plan for Building Permit for the above referenced project. The project is located at 2900 Transport St SE, Albuquerque, NM 87106.

This Site Plan was Approved by the Development Review Board for a multi-family development consisting of 256 units within 7 residential buildings plus a clubhouse with a pool amenity area. The amendment request is to adjust the site for the unit count and building quantity and orientations. The proposed site plan will consist of 254 units within 4 residential buildings plus a clubhouse with pool amenity area. The change will reduce the approved site plan's unit count by 2, which is a decrease of 0.8% in the unit count. The traffic circulation, grading, drainage, and utility concepts that were approved by the DRB will remain the same for this amended site plan.

Per IDO Minor Amendments Section 6-4(Y)(2)(a) the following criteria has been addressed:

1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.

RESPONSE: This project construction was delayed due to the COVID Pandemic and over that time, construction and labor costs dramatically increased to not make the project feasible for the property owner at that time. Since then, the property owner has had much coordination with an alternate building developer to come to a point to construct the site that would be feasible for them, which is the amended site plan proposed.

2. The amendment does not increase or decrease the dimensions of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations of amendments).

RESPONSE: The initial total building gross floor area is 310,000 square feet. The amended site plan has a total gross floor area of 281,087 square feet which is a 9.3% change. The number of dwelling units is being reduced by 2, which is a less than 1% change. All other design standards listed in Table 6-4-4 are remaining the same.

3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.
RESPONSE: This request does not decrease the total amount of open space. The amendment increases the amount of open space from 104,771 square feet to 207,690 square feet.
4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.
RESPONSE: This request does not reduce any building setback.
5. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-US-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.
RESPONSE: The amendment decreases the number of units by 2 and is not located in a DT-US-MS-PT area.
6. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.
RESPONSE: This request does not affect any building design standard set forth in the IDO.
7. The amendment does not reduce the amount of total landscaping installed on the subject property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas.
RESPONSE: This amendment increases the amount of total landscaping from the original site plan which furthers the amount of screening and buffering requirements.
8. The amendment does not increase the traffic accessing the subject from local streets and does not increase the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.
RESPONSE: This amendment does not affect the traffic or pedestrian connections; those remain the same.
9. The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property.
RESPONSE: This amendment does not affect any public infrastructure or circulation pattern of the approved Site Plan for Building Permit.
10. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval or plan for or including the subject property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process.
RESPONSE: This amendment does not affect any specific condition applied to the approved Site Plan for Building Permit.

11. The amendment does not affect a property in an Overlay zone as regulated pursuant to Section 14-16-3, in which case amendments may be granted per the original approval process for the Site Plan governing the site.

RESPONSE: This property is not located in an Overlay Zone.

12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the subject property.

RESPONSE: This amendment does not change the land use from the original site plan.

13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).

RESPONSE: This site does not have a nonconformity nor does this request create one.

Should you have any questions or require additional information regarding this matter, please feel free to contact me at vperea@tierrawestllc.com or 505-858-3100.

Sincerely,

A handwritten signature in black ink, appearing to read 'Vincent Perea', with a stylized, cursive script.

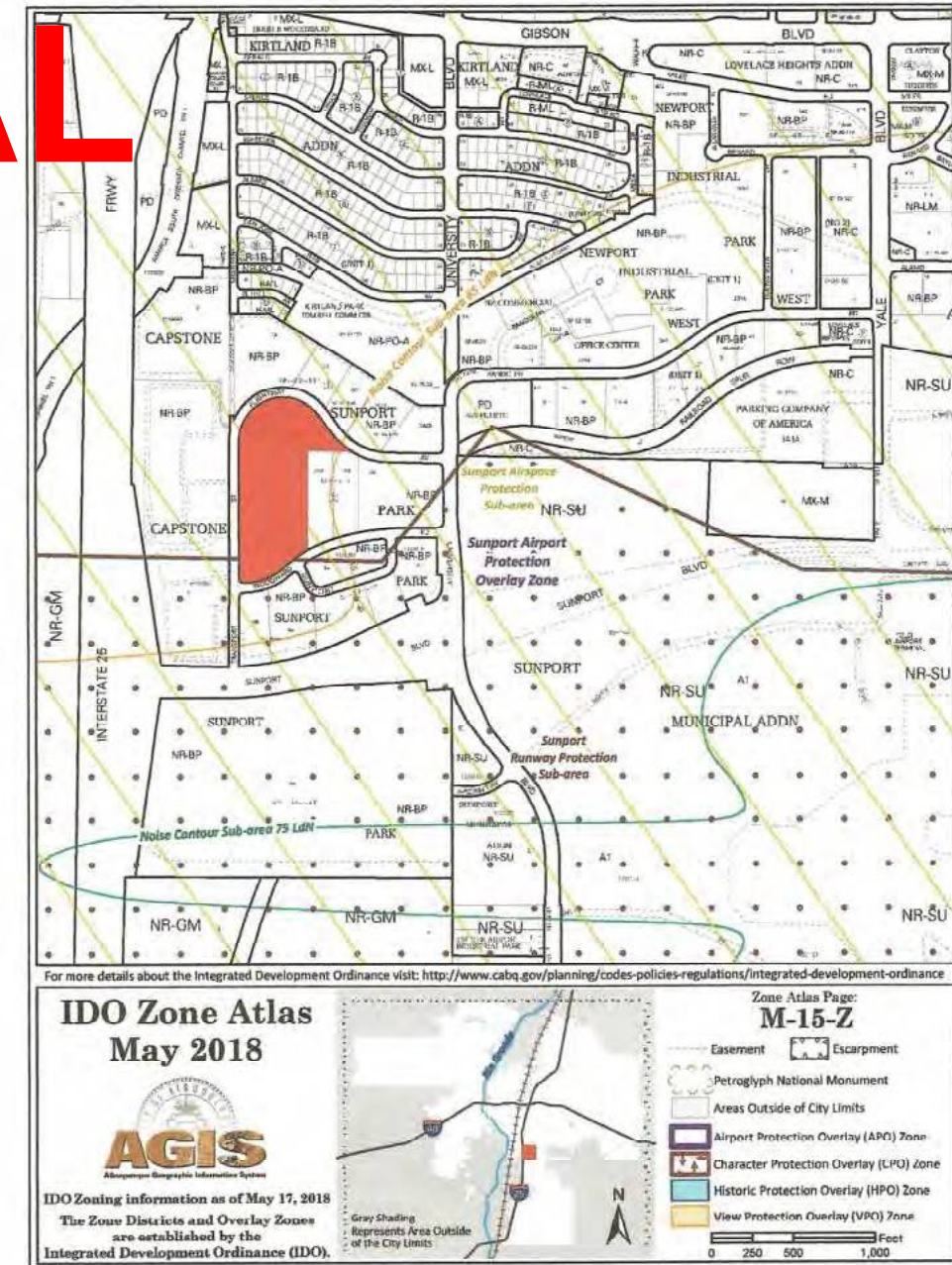
Vincent Perea, P.E.

Enclosure/s

Cc: Jay Ramos, The Opus Group
Dean Newins, The Opus Group

JN: 2023065
RRB/vp/jg

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 0.0035 = 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 = 100,706 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

PROJECT NUMBER: 2021- 005459
APPLICATION NUMBER: SI-2021- 012448

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.

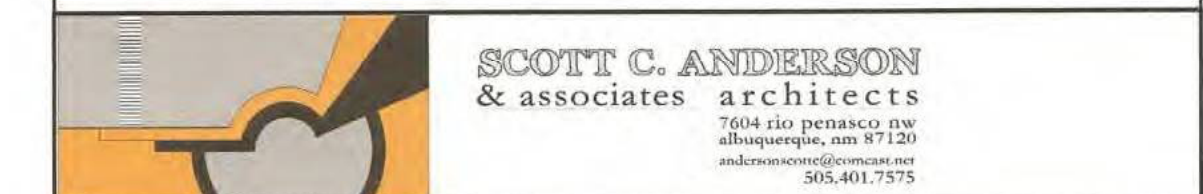
Is and Infrastructure List required () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

| DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL: | | Jun 3, 2022 |
|---|---|----------------------|
| <i>Jessica Wolff</i> Traffic Engineer, Transportation Division | <i>Blaine Carter</i> DATE: JUN 03 2022 (MD) | Date Oct 20, 2021 |
| Water Utility Department | <i>Chris Hargrett</i> DATE: JUN 03 2022 (MD) | Date Oct 20, 2021 |
| Parks & Recreation Department | | Date Oct 20, 2021 |
| Ernest Amigo City Engineer | | Date |

| | |
|---|--------------|
| * Environmental Health | Date |
| Herman Gallegos <i>Herman Gallegos</i> | 10-20-21 |
| Solid Waste Management | Date |
| <i>Charles Maestas</i> | Oct 20, 2021 |
| <i>Charles Maestas (Oct 20, 2021 3:16 PM)</i> | |
| Code Enforcement | Date |

| | |
|--|--------------|
| Albuquerque Metropolitan Flood Control Authority | Date |
| <i>[Signature]</i> | Jul 14, 2022 |
| DRB Chairperson, Planning Department | Date |

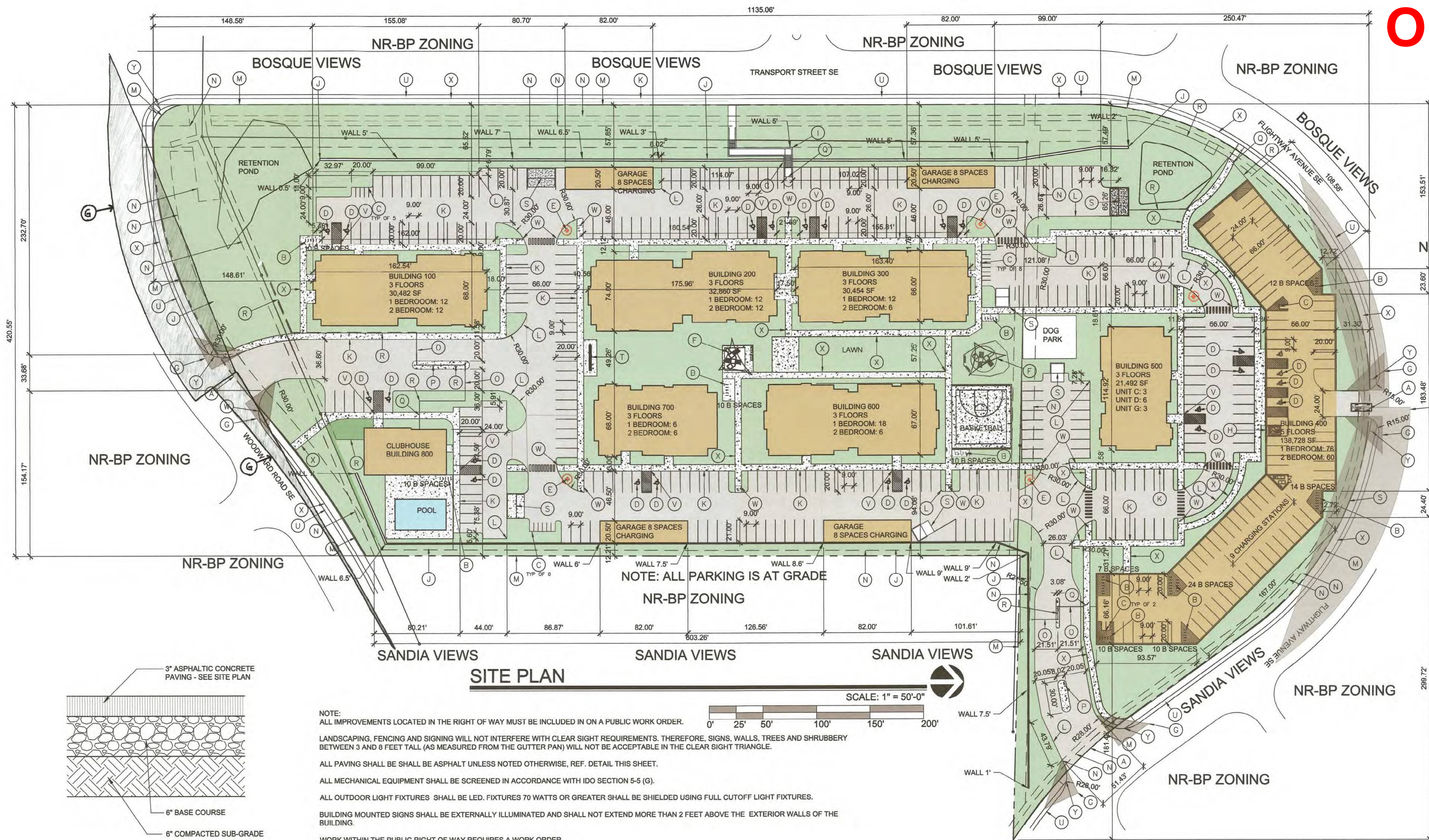
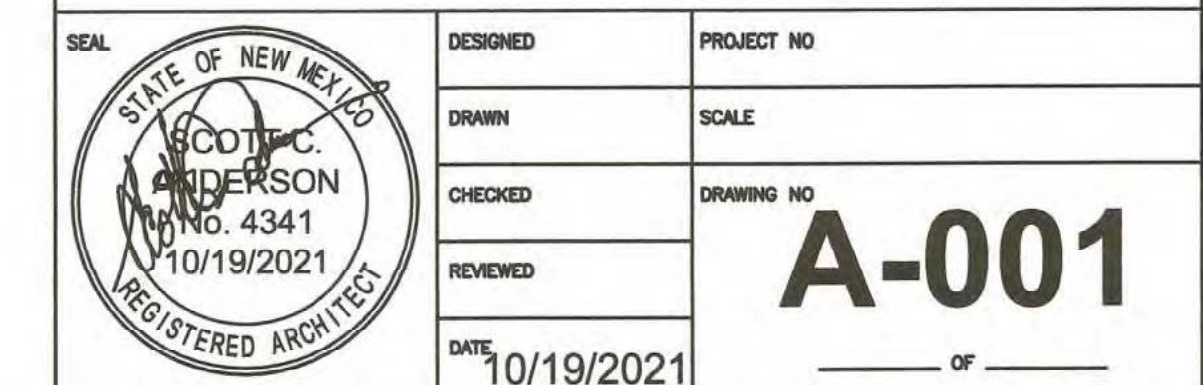
* Environmental Health, if necessary



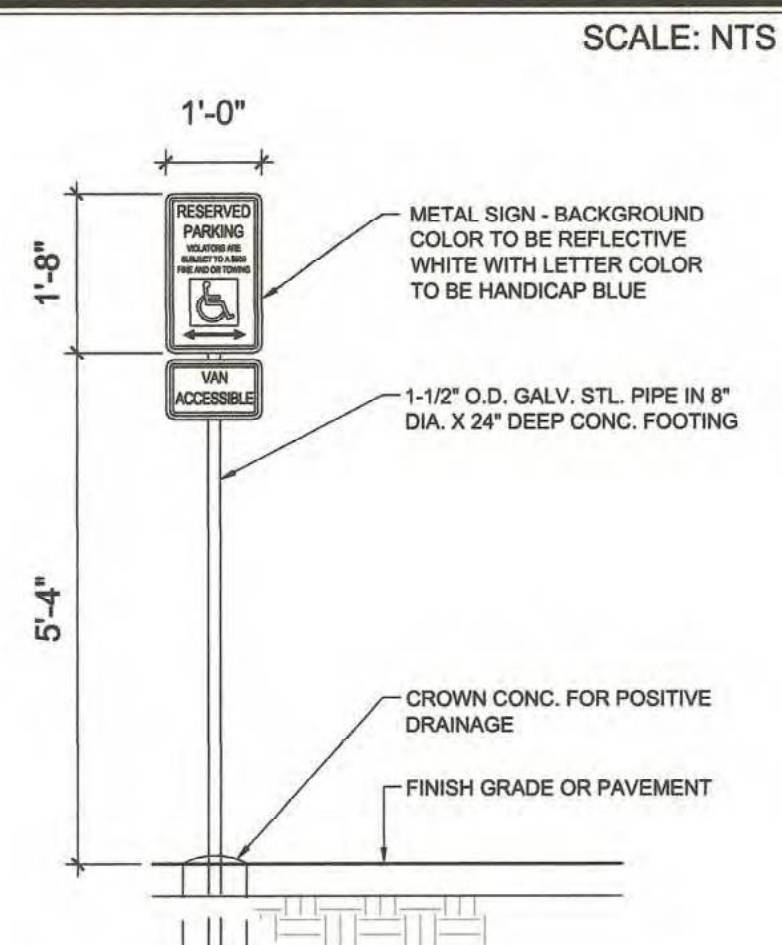
TRANSPORT APARTMENTS
3000 TRANSPORT ST SE
ALBUQUERQUE, NM 87106

DRAWING TITLE

SITE PLAN



PAVING SECTION



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

LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

ALL PAVING SHALL BE 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.

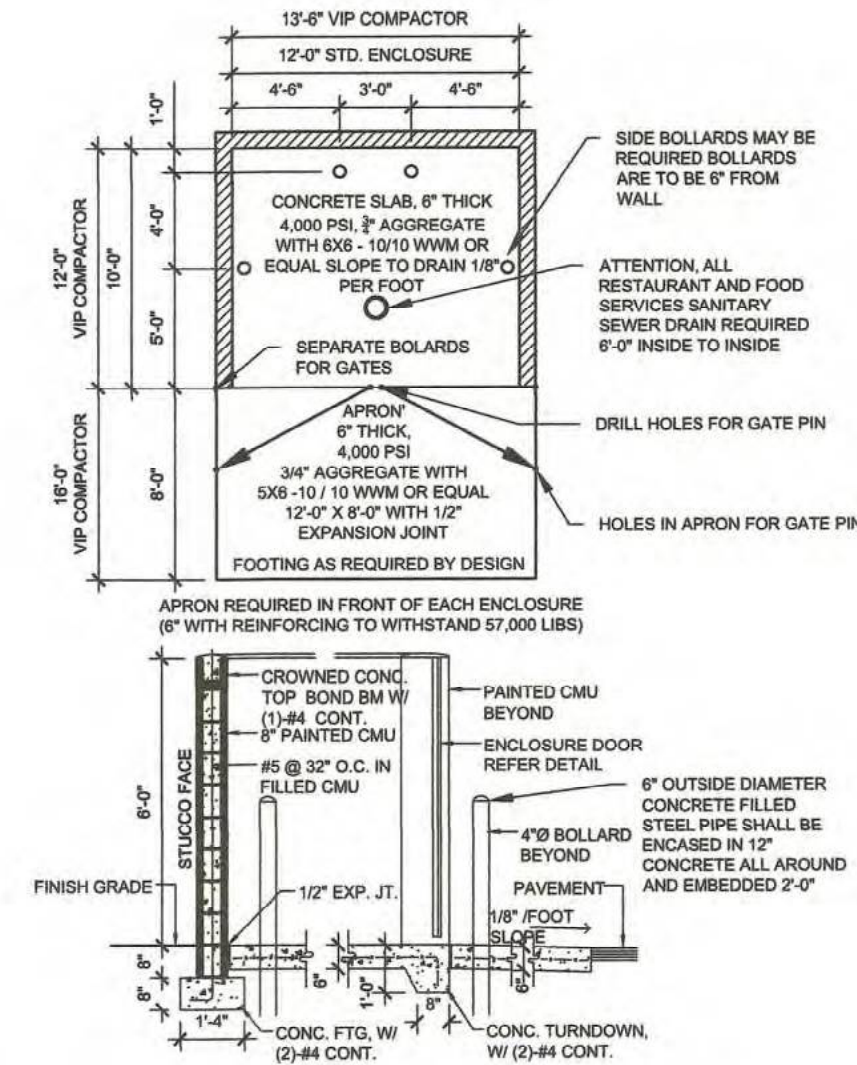
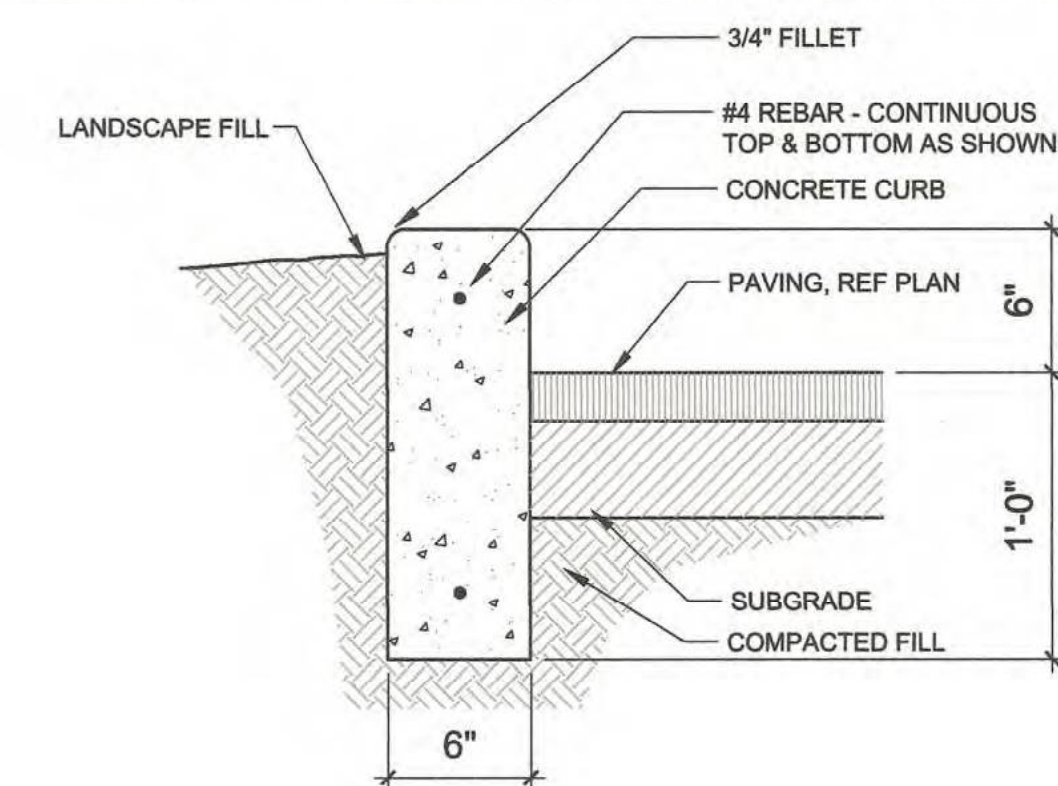
BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.

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. NEWERIE 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 8 FT 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 D6 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.

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

Contractors Leasing LLC/
Larry R. Gutierrez
2906 Broadway Blvd. NE
Albuquerque, NM 87107

Project# PR-2021-005459

Application#

SI-2021-01248 SITE PLAN

LEGAL DESCRIPTION:

For all or a portion of: **LOT 1A BLOCK 2
SUNPORT PARK REPL OF LOTS 1, 2 & 3
BLOCK 2 and LOT 2-A-1 BLK 2 PLAT OF LOTS
2-A-1, 2-A-2 & 2-A-3 BLOCK 2, SUNPORT
PARK**, zoned NR-BP, located at **2900
TRANSPORT between FLIGHTWAY AVE and
WOODWARD ROAD** containing
approximately 10.7 acre(s). (M-15)

On October 20, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Transportation and Planning, based on the following Findings:

1. This is a request to construct a multi-family residential development consisting of seven multi-story multi-family residential buildings with a total of 256 dwelling units, four garage buildings, a 3,300 square foot leasing office, and one clubhouse building on the site. On-site amenities will include an outdoor pool, basketball court, dog park, two playgrounds, and underground parking for the northernmost multi-family residential building. The site plan is required to be reviewed by the Development Review Board (DRB) because per 6-5(G(1)(e)1. of the IDO the proposed development features more than 50 new multi-family residential dwelling units.

1. Pursuant to 6-6(I)(3) Review and Decision Criteria An application for a Site Plan – DRB shall be approved if it meets all of the following criteria:

- a. 6-6(l)(3)(a) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The dimensions, parking, landscaping/screening, and façade design meet/exceed the IDO requirements. The proposed development is set back in accordance with the requirements of the NR-BP zone district. The 54-foot maximum height of the proposed facility is less than the 65-foot maximum permitted building height. The Site Plan includes 186,399 square feet of landscaping where 54,730 square feet is required. The Site Plan includes 403 parking spaces where 395 parking spaces are required, including 41 EV charging spaces where 8 are required. All exterior doors having weather protection, the placement of shade awnings on upper floors, the 2-inch recessing of windows, and the varying in massing and material for the balconies are in accordance with the Façade Design Requirements.

- b. 6-6(l)(3)(b) *The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.*

The site has access to a full range of urban services including utilities, roads and emergency services. A traffic impact study (TIS) was not required for this project.

- c. 6-6(l)(3)(c) *If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.*

The only approved Master Development Plan for the site is a Master Drainage Report, which the Grading Plan follows per the Conceptual Grading and Drainage Plan provided.

2. On January 23, 2018 a Certificate of Zoning from IP to SU-1 for IP Permissive Uses and Multi-Family Residential Development was issued, permitting the proposed multi-family residential use on the site.
3. The applicant provided notice as required by 6-1-1 of the IDO.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (10/20/2021). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Transportation for the adjustment of the clear site triangle off of Woodward Road SE.
3. Final sign off is delegated to Planning for Final Plat approval.

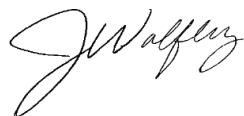
4. The applicant will obtain final sign off from Transportation and Planning by February 16, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **NOVEMBER 4, 2021**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

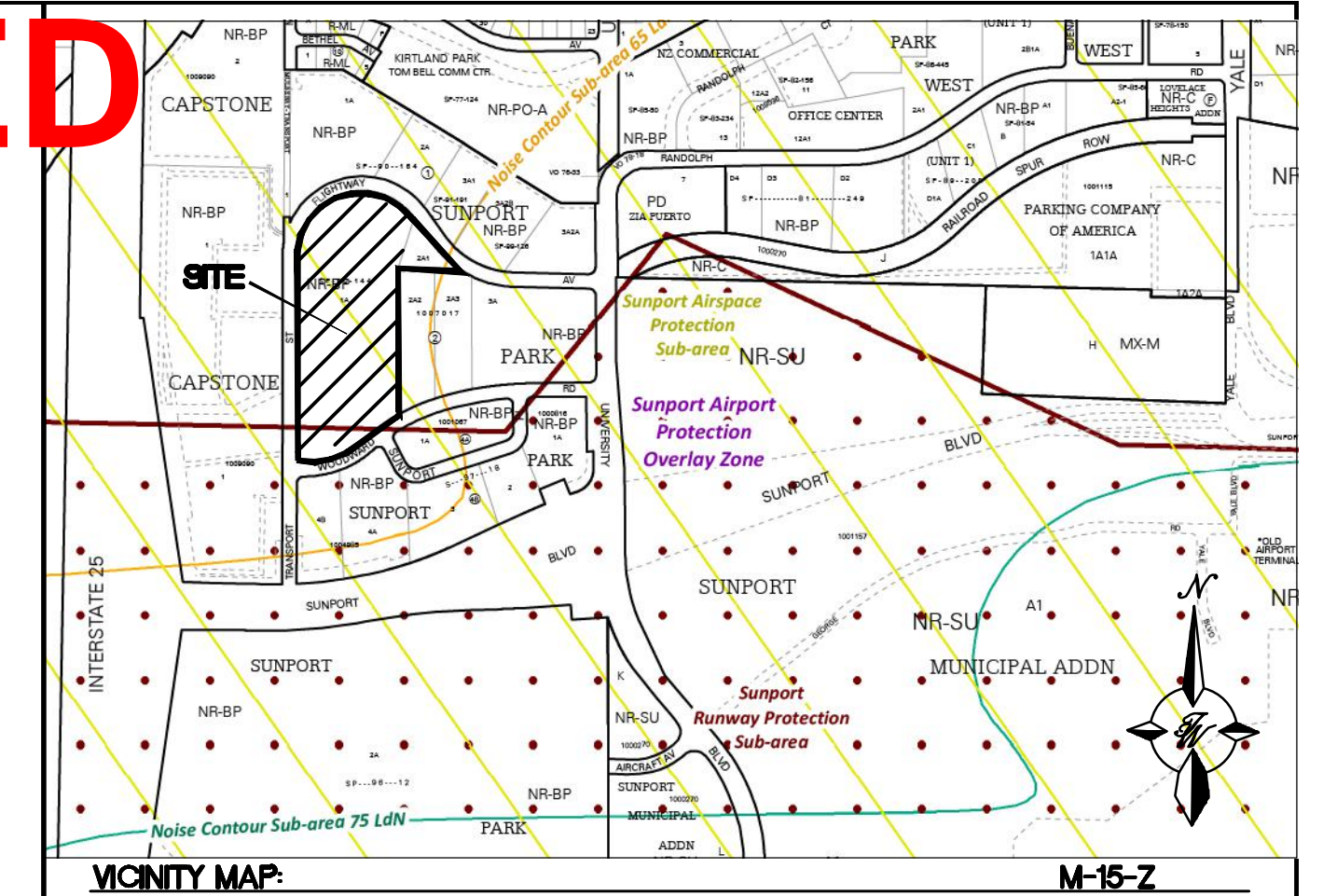
A handwritten signature in black ink, appearing to read 'J. Wolfley', written in a cursive style.

Jolene Wolfley
DRB Chair

JW/jr

Tierra West, LLC, 5571 Midway Place NE, Albuquerque, NM 87109

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:

28 STUDIO UNITS X 1 = 28 SPACES
120 1 BEDROOM UNITS X 1.2 = 144 SPACES
106 2 BEDROOM UNITS X 1.6 = 170 SPACES
5,521 SF AMENITY BLDG AREA X 0.003 = 17 SPACES

TOTAL PARKING REQUIRED = 359 SPACES
TOTAL PARKING PROVIDED = 400 SPACES

CHARGING STATIONS REQUIRED = 359 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 = 359 X 0.10 = 36 SPACES
BICYCLE PARKING PROVIDED = 36 SPACES

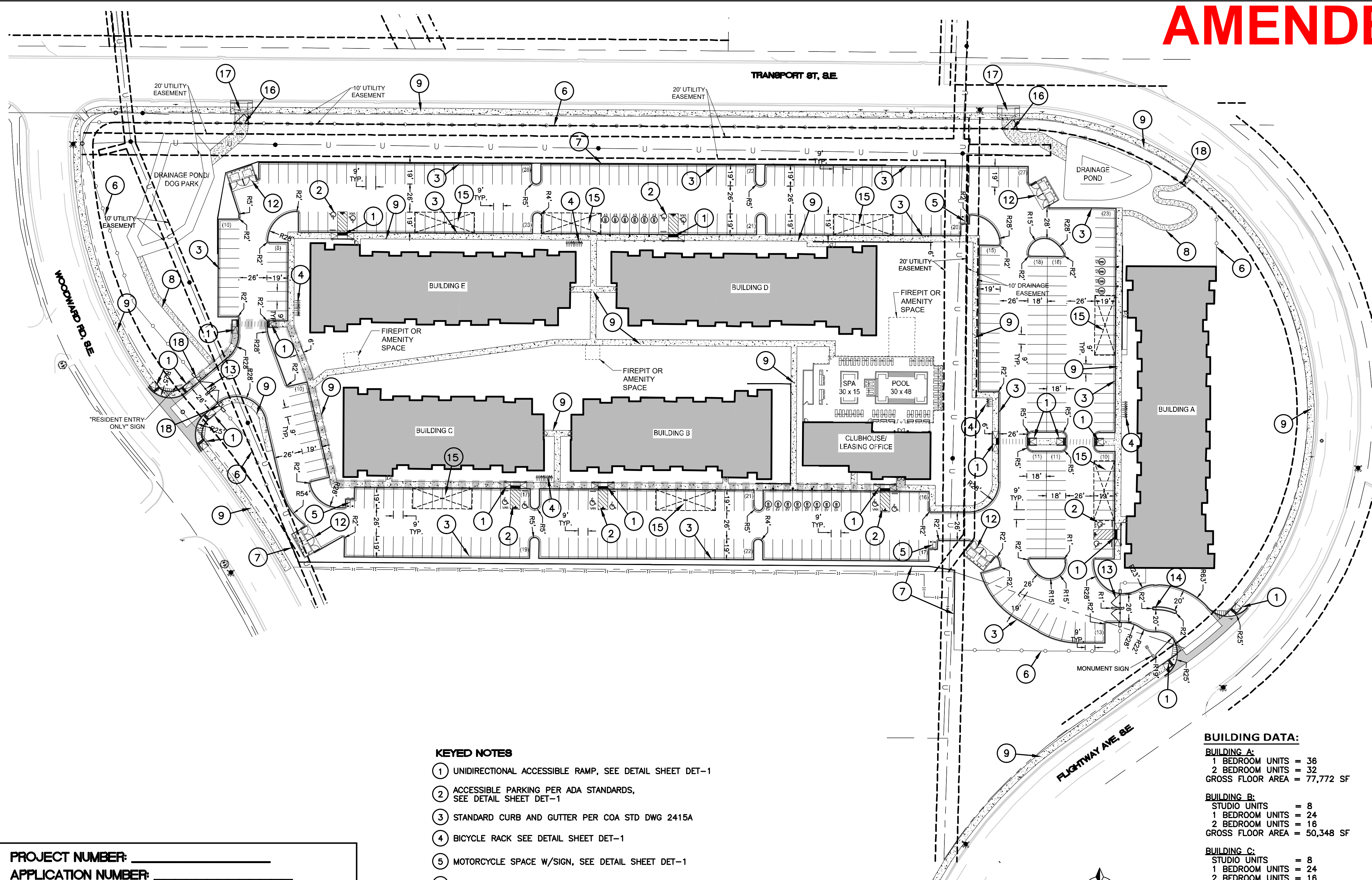
MOTORCYCLE PARKING REQUIRED = 6 SPACES
MOTORCYCLE PARKING PROVIDED = 6 SPACES

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



KEYED NOTES

- UNIDIRECTIONAL 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 A:
1 BEDROOM UNITS = 38
2 BEDROOM UNITS = 32
GROSS FLOOR AREA = 77,772 SF

BUILDING B:
STUDIO UNITS = 8
1 BEDROOM UNITS = 24
2 BEDROOM UNITS = 16
GROSS FLOOR AREA = 50,348 SF

BUILDING C:
STUDIO UNITS = 8
1 BEDROOM UNITS = 24
2 BEDROOM UNITS = 16
GROSS FLOOR AREA = 50,348 SF

BUILDING D:
STUDIO UNITS = 6
1 BEDROOM UNITS = 18
2 BEDROOM UNITS = 21
GROSS FLOOR AREA = 48,603 SF

BUILDING E:
STUDIO UNITS = 6
1 BEDROOM UNITS = 18
2 BEDROOM UNITS = 21
GROSS FLOOR AREA = 48,603 SF

CLUBHOUSE:
GROSS FLOOR AREA = 5,413 SF

TOTAL UNITS = 254
TOTAL GROSS FLOOR AREA = 281,087 SF

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.

PROJECT NUMBER:

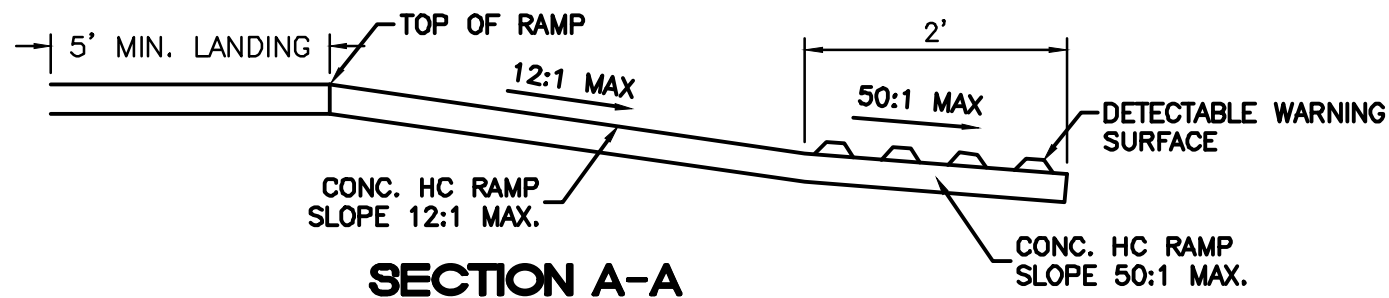
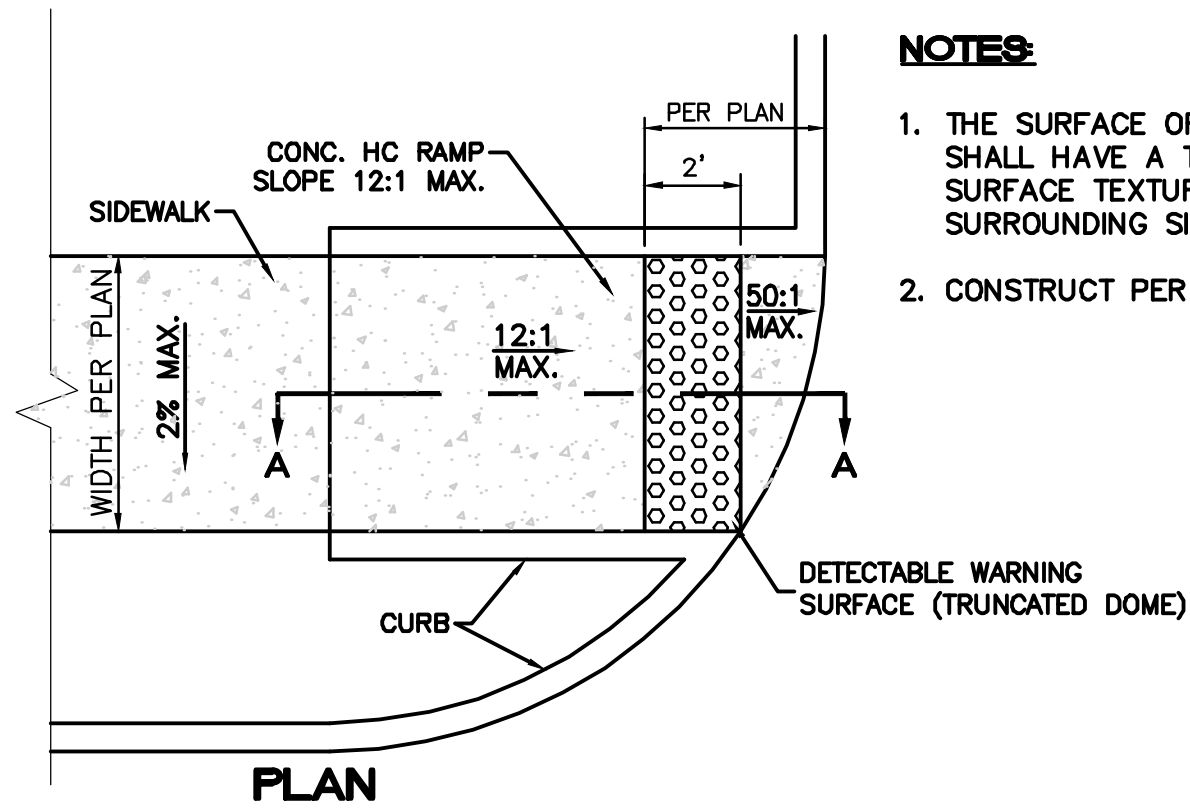
APPLICATION NUMBER:

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

DFT SITE DEVELOPMENT PLAN APPROVAL

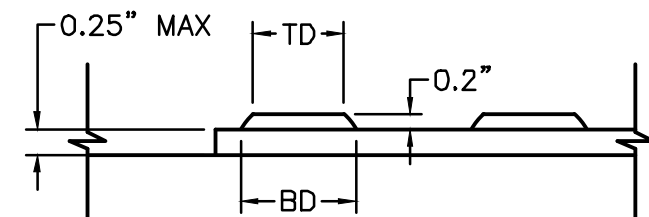
| | |
|---|------|
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | Date |
| ABCWUA | Date |
| PARKS AND RECREATION DEPARTMENT | Date |
| HYDROLOGY | Date |
| CODE ENFORCEMENT | Date |
| * ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) | Date |
| SOLID WASTE MANAGEMENT | Date |
| PLANNING DEPARTMENT | Date |

| | | |
|--|---|-----------------------------|
| ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 03/06/2024 RONALD R. BOHANNAN P.E. #7868 | TRANSPORT APARTMENTS ALBUQUERQUE, NM | DRAWN BY SB |
| | SITE PLAN | DATE 03/06/24 DRAWING |
| TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com | | SHEET # C1.0 |
| | | JOB # 2023065 |

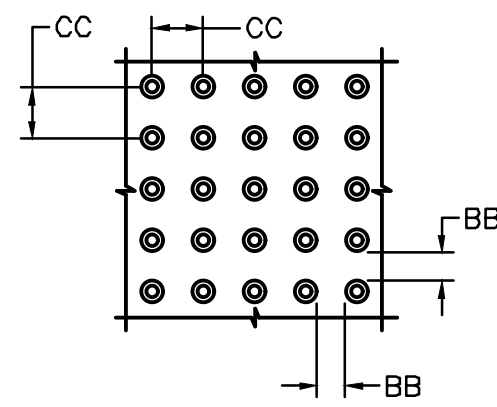


UNIDIRECTIONAL HC RAMP
NOT TO SCALE

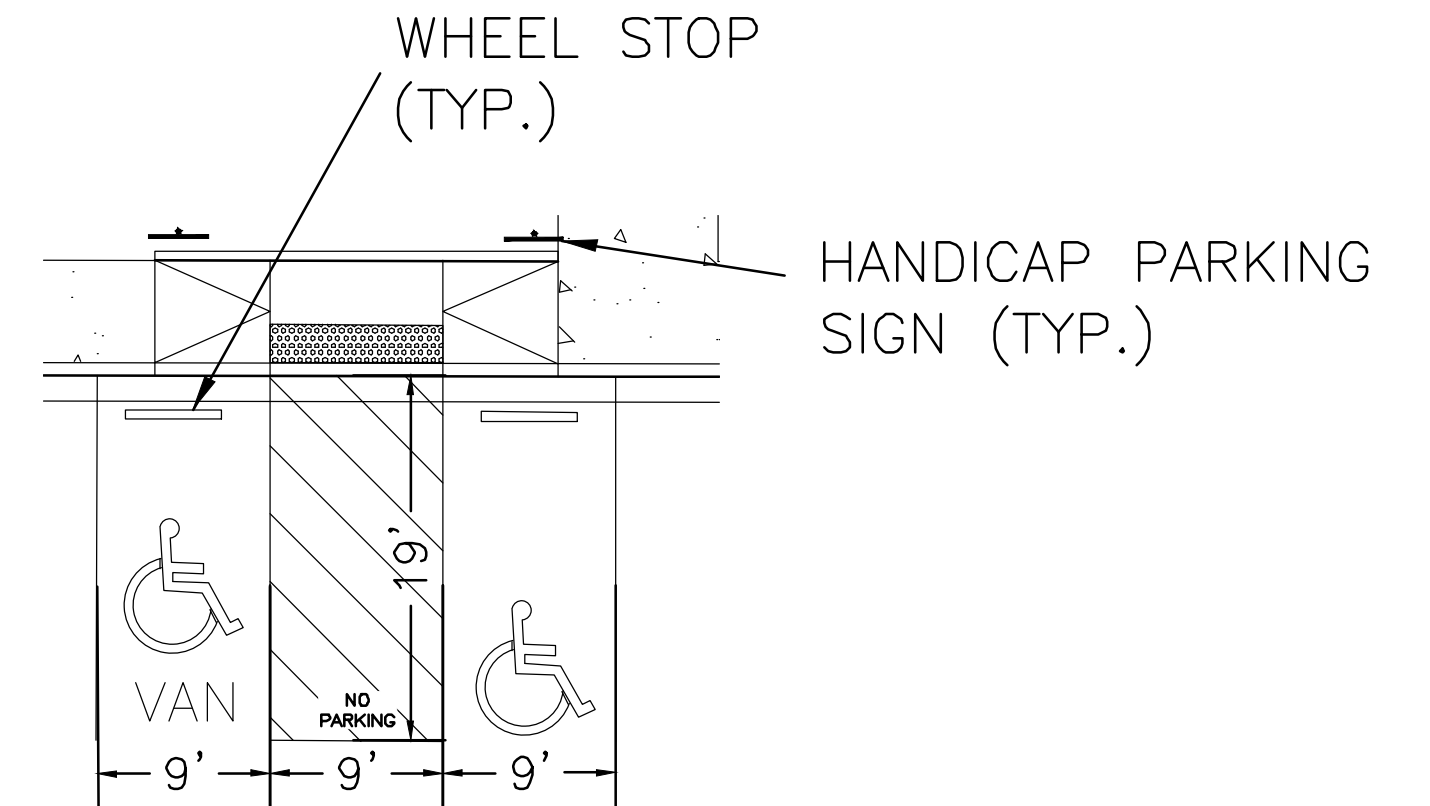
- NOTES:**
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
 2. CONSTRUCT PER A.D.A. STANDARDS.



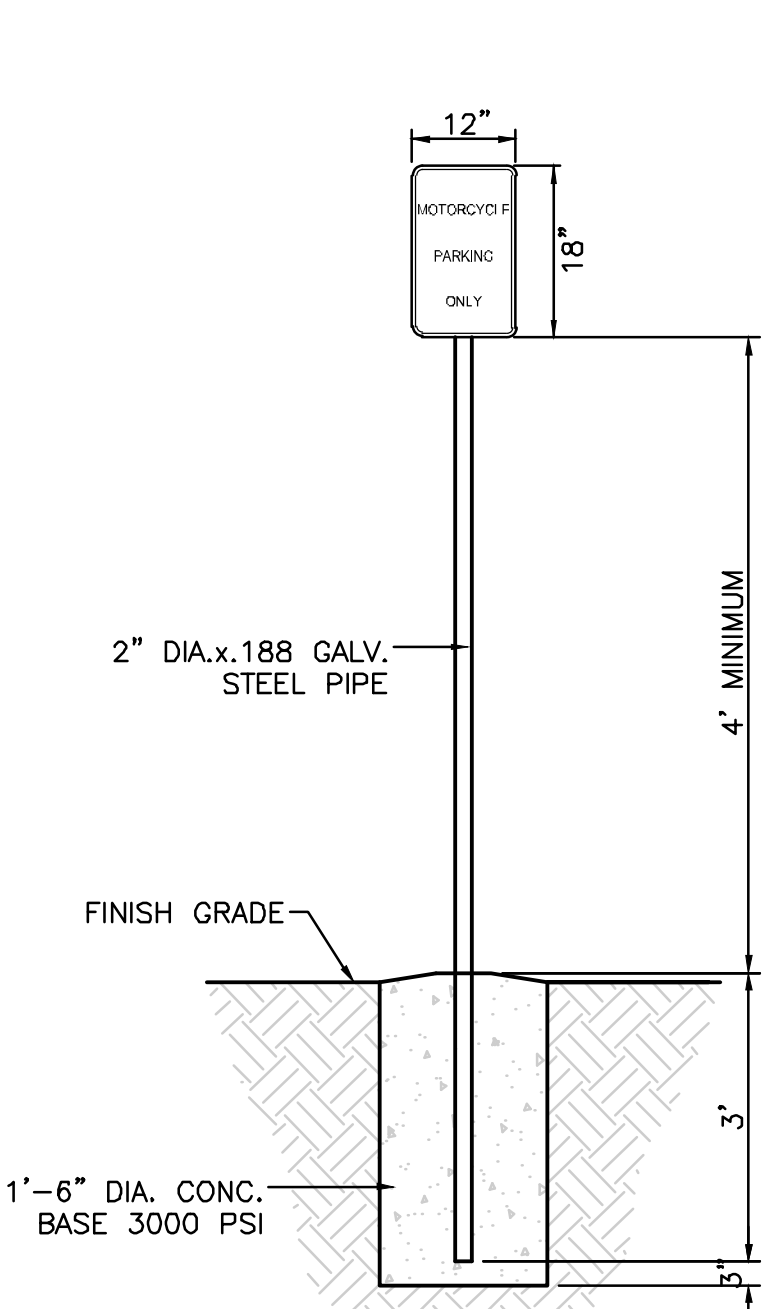
DOME SECTION
BD - BASE DIAMETER 0.9" MIN
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



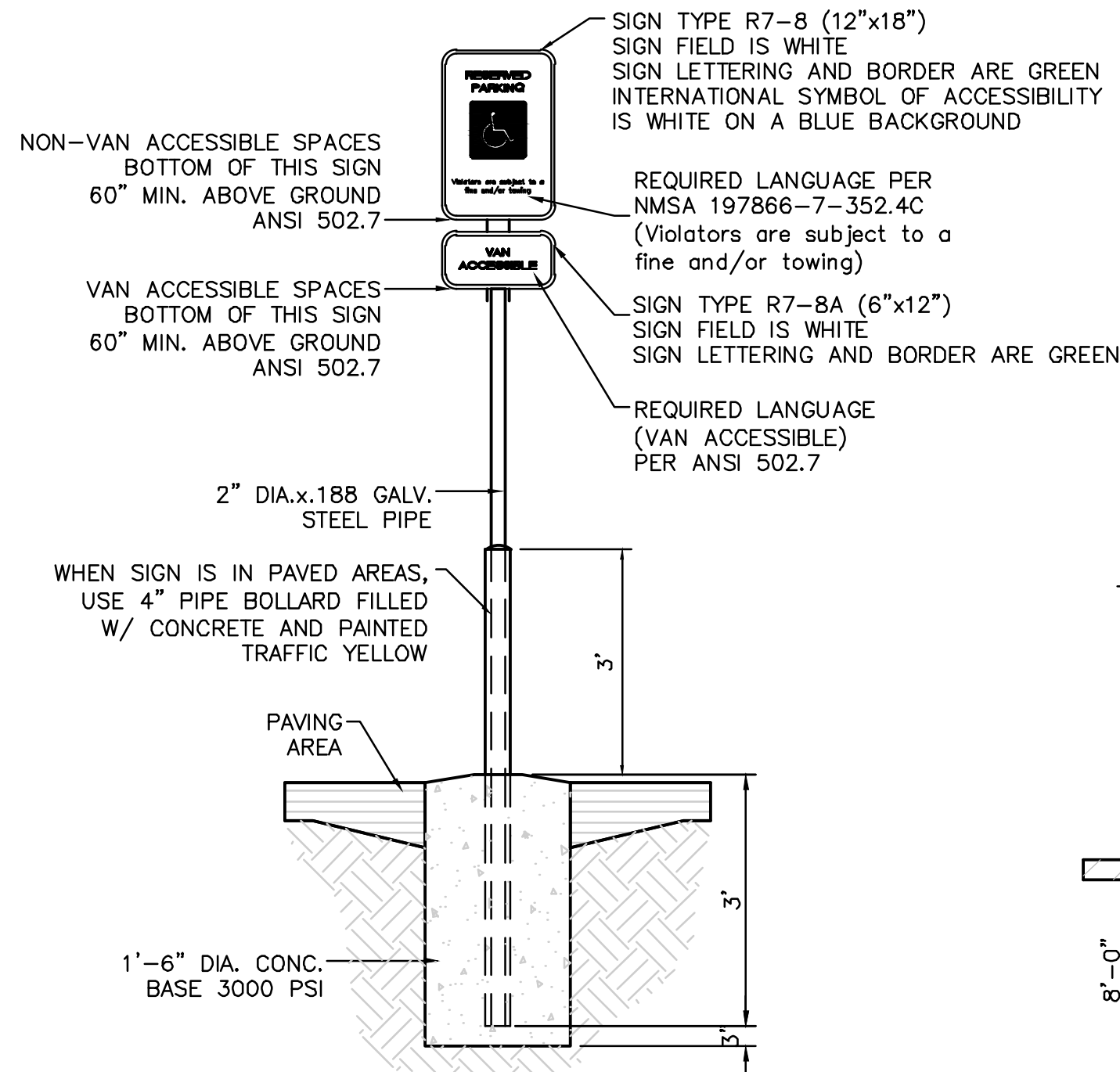
DOME SPACING
CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN



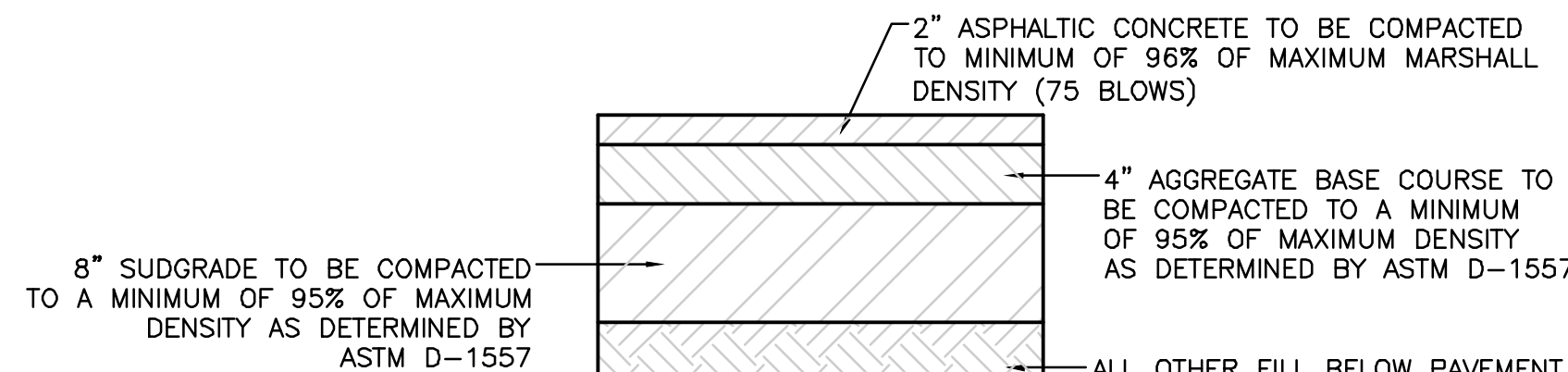
ADA PARKING DETAIL
NTS



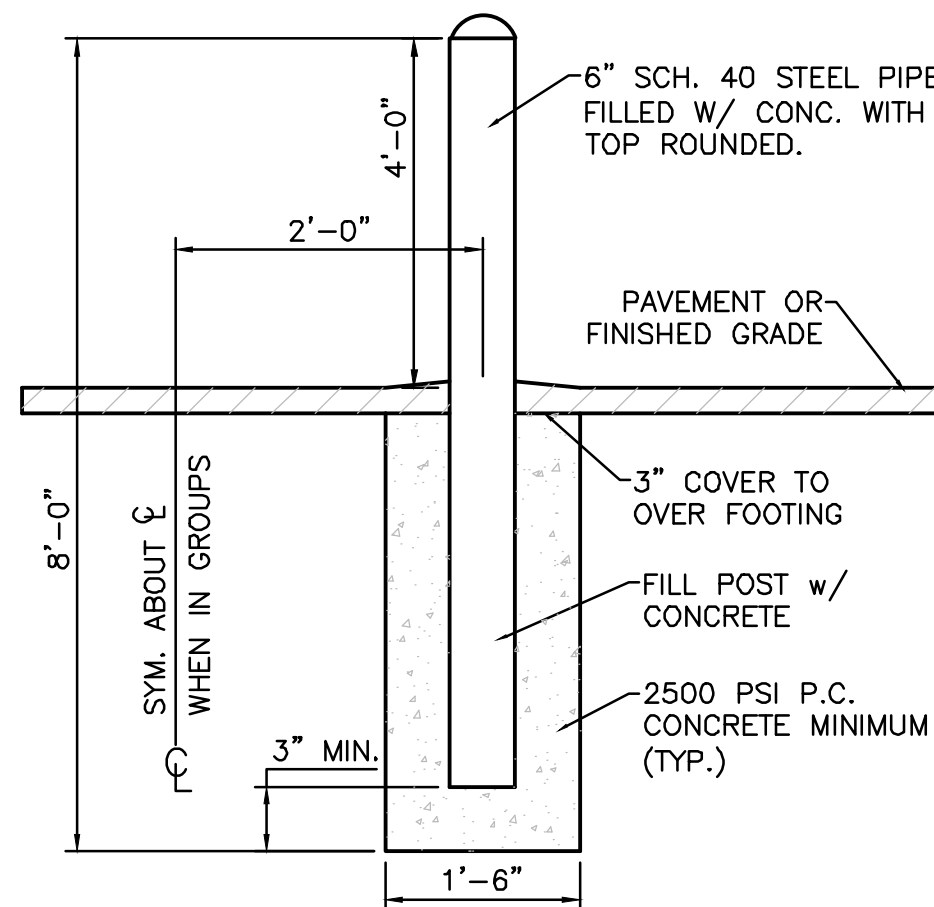
MOTORCYCLE PARKING SIGN
NTS



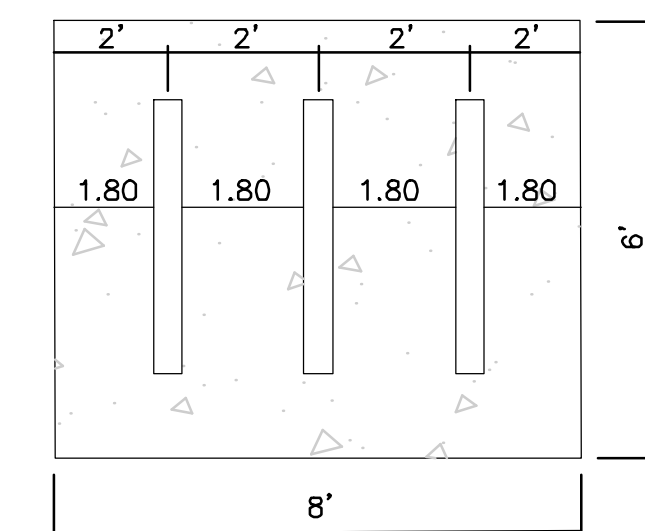
ACCESSIBLE PARKING SIGN
NTS



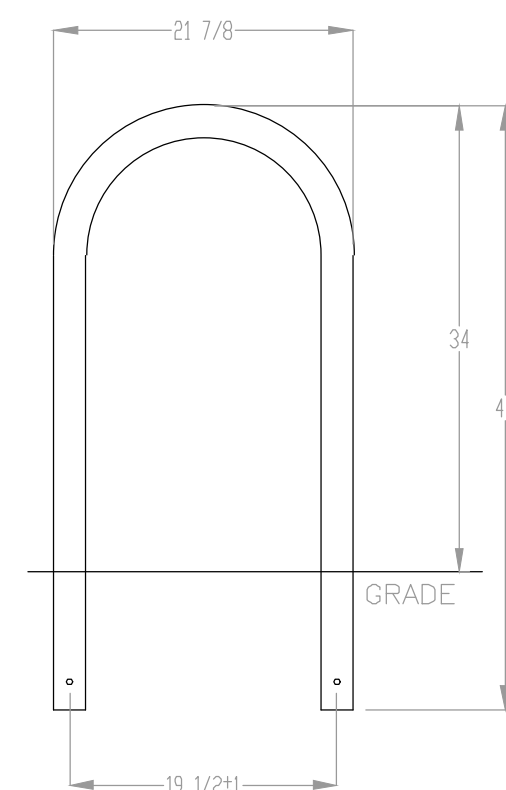
AUTOMOBILE PARKING
TYPICAL PAVING SECTION
1" = 1'



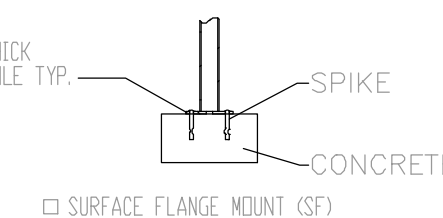
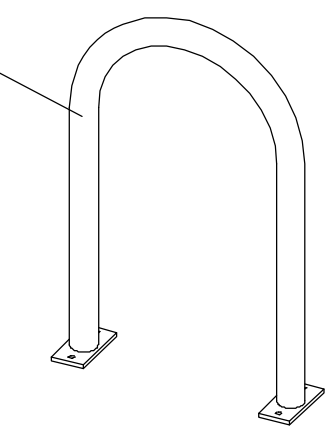
BOLLARD DETAIL
NTS



PLAN VIEW
MADIRAX DIVISION
GRABER MANUFACTURING, INC.
1080 UNION DRIVE
VALUJAH, WI 53597
P: (800) 448-7921, (414) 849-1800, (414) 849-1801
WWW.MADIRAX.COM, E-MAIL: SALES@MADIRAX.COM



CHECK DESIRED MOUNT

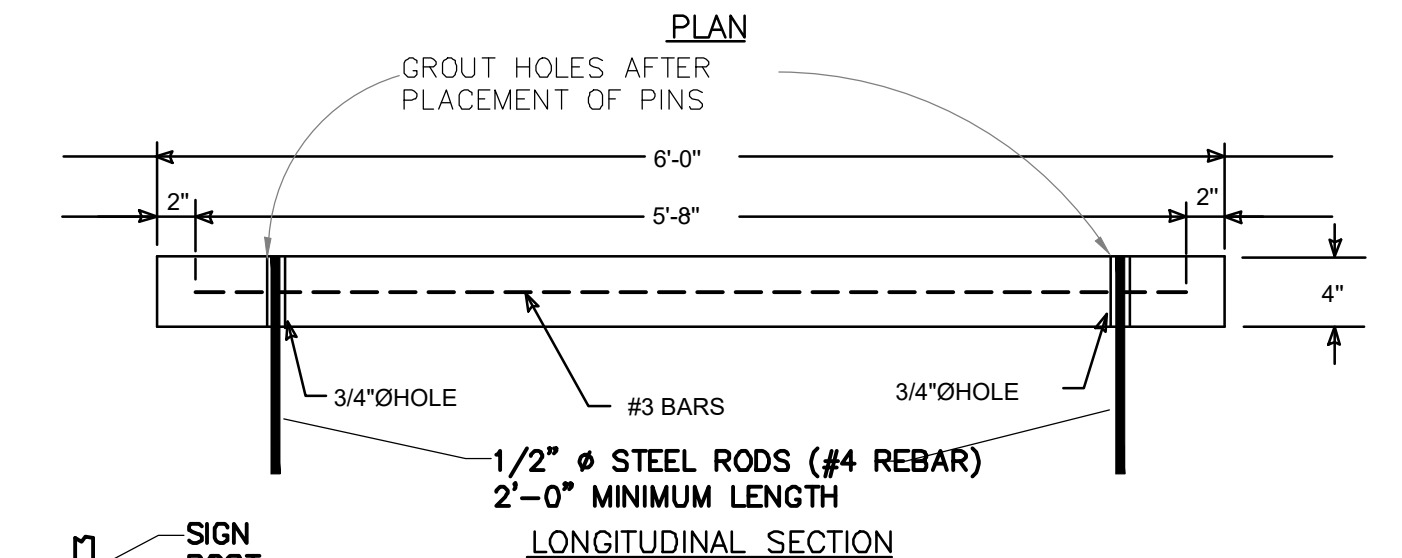
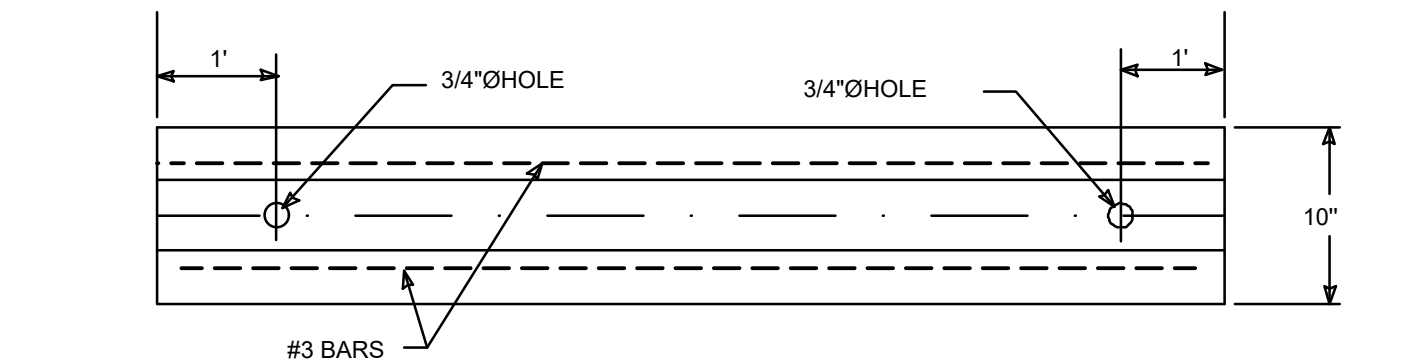


PRODUCT: 14230-10(SF)
DESCRIPTION: "U" BIKE RACK
DATE: 10-4-18
ENG: SMC

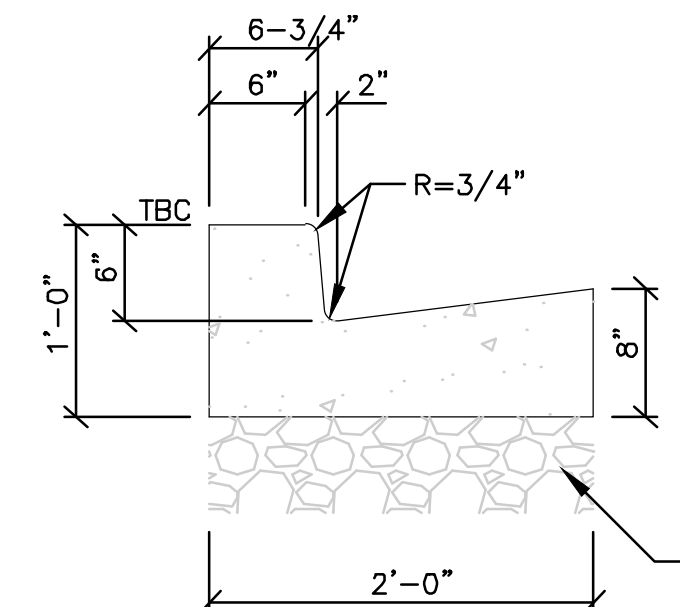
CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC.
SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

©2018 GRABER MANUFACTURING, INC. ALL PROPRIETARY RIGHTS RESERVED.

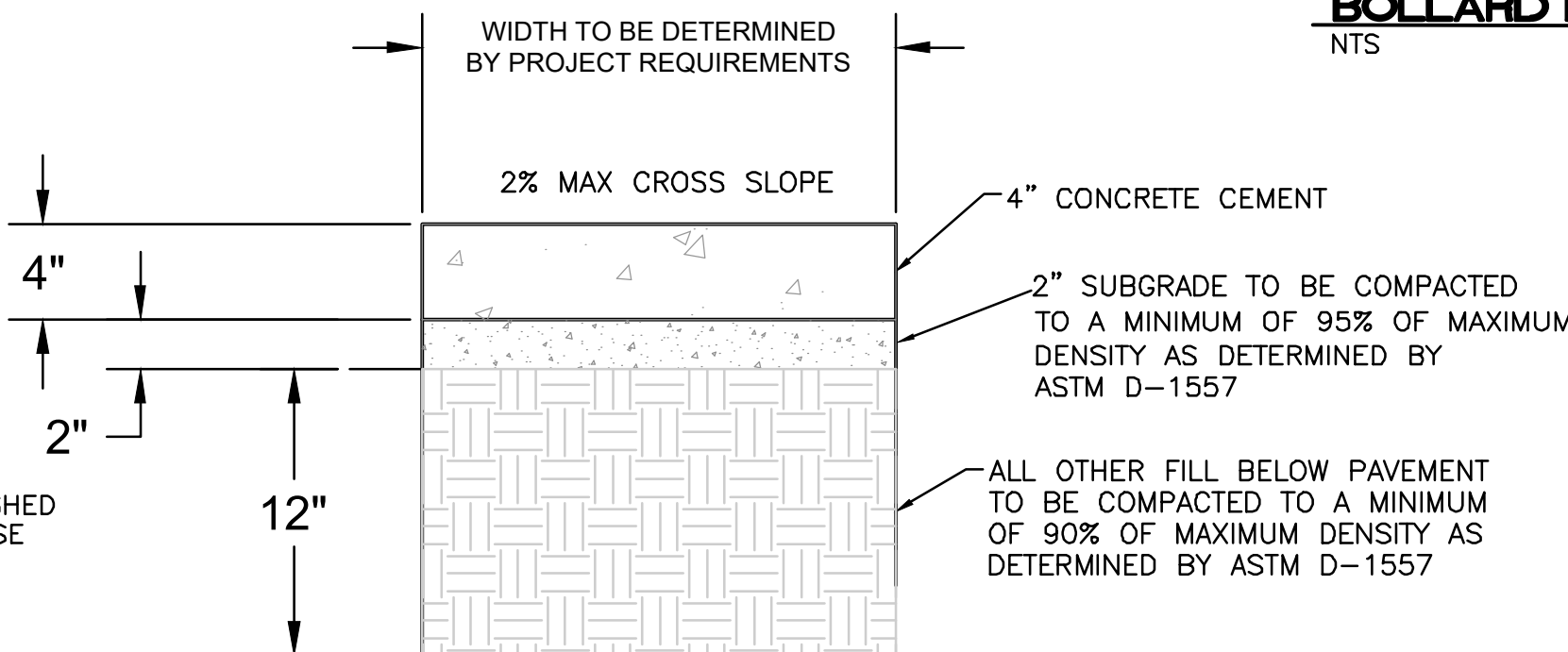
BIKE RACK DETAIL
SCALE: NONE






WHEEL STOP
CROSS SECTION










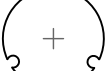
STANDARD CURB AND GUTTER
NTS



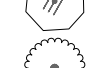


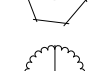

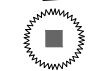














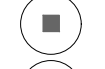
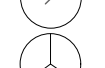

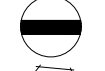
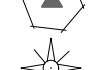
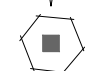

CONCRETE SIDEWALK SECTION

| | | |
|--|--|------------------|
| ENGINEER'S SEAL | TRANSPORT APARTMENTS ALBUQUERQUE, NM | DRAWN BY SB |
|   03/06/2024 RONALD R. BOHANNAN P.E. #7868 | | DATE 03/06/24 |
| | CONSTRUCTION DETAILS | SHEET # DET-1 |
| |  <i>TIERRA WEST, LLC</i> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com | |

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 | 39 | 2" CAL, 3 TRUNK MIN | 15.00 | 15.00 | MED |
|  | CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW | 57 | 2" CAL, 3 TRUNK MIN | 20.00 | 20.00 | LOW |
|  | FRAXINUS OXYCARPA 'RAYWOOD' RAYWOOD ASH | 33 | 2" CAL, B&B | 35.00 | 30.00 | MED |
|  | PINUS ELДАРICA AFGHAN PINE | 12 | 6' HT, B&B | 40.00 | 30.00 | LOW |
|  | PISTACIA CHINENSIS CHINESE PISTACHE | 61 | 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 | 30 | 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 | 125 | 1 GAL | 3.00 | 5.00 | LOW |
|  | BUDDLEJA DAVIDII 'BLACK KNIGHT' BLACK KNIGHT BUTTERFLY BUSH | 32 | 1 GAL | 6.00 | 6.00 | MED |
|  | CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD | 14 | 1 GAL | 4.00 | 4.00 | LOW |
|  | CEROCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY | 72 | 1 GAL | 15.00 | 15.00 | LOW |
|  | ERICAMERIA LARICIFOLIA TURPENTINE BUSH | 154 | 1 GAL | 3.00 | 3.00 | LOW |
|  | FALLUGIA PARADOXA APACHE PLUME | 64 | 1 GAL | 6.00 | 7.00 | LOW |
|  | JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER | 189 | 1 GAL | 1.50 | 6.00 | LOW |
|  | LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' LYNN'S LEGACY TEXAS SAGE | 95 | 1 GAL | 5.00 | 5.00 | LOW |
|  | MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE | 35 | 1 GAL | 3.00 | 3.00 | LOW |
|  | POTENTILLA FRUTICOSA SHRUBBY CINQUEFOIL | 59 | 1 GAL | 4.00 | 4.00 | LOW |
|  | PRUNUS BESSEYI 'PAWNEE BUTTES' WESTERN SAND CHERRY | 78 | 1 GAL | 2.50 | 6.00 | LOW |
|  | RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC | 97 | 1 GAL | 3.00 | 8.00 | MED |
|  | RHUS TRILOBATA THREE LEAF SUMAC | 49 | 1 GAL | 6.00 | 6.00 | LOW |
|  | ROSMARINUS OFFICINALIS 'ARP' ARP ROSEMARY | 26 | 1 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 | 104 | 5 GAL | 3.00 | 3.00 | LOW |
|  | NOLINA MICROCARPA BEARGRASS | 172 | 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 | 40 | 5 GAL | 4.00 | 5.00 | LOW |
|  | YUCCA RUPICOLA TWISTLEAF YUCCA | 144 | 5 GAL | 3.00 | 2.00 | LOW |
| GRASSES | | | | | | |
|  | BOUTELLOUA GRACILIS 'BLONDE AMBITION' 'BLONDE AMBITION' BLUE GRAMA | 118 | 1 GAL | 2.50 | 2.50 | MED |
|  | MUHLENBERGIA CAPILLARIS 'REGAL MIST' PINK MUHLY GRASS | 123 | 1 GAL | 3.00 | 3.00 | LOW |
|  | MUHLENBERGIA RIGENS DEER GRASS | 49 | 1 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 | 37 | 1 GAL | 1.00 | 3.00 | LOW |
|  | KRASCHENINNIKOVIA LANATA WINTERFAT | 24 | 1 GAL | 3.00 | 2.00 | LOW |
|  | SALVIA X 'ULTRA VIOLET' ULTRA VIOLET SAGE | 40 | 1 GAL | 2.00 | 2.00 | LOW |

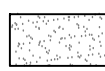
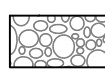
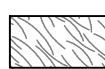

GENERAL SHEET NOTES

- 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.

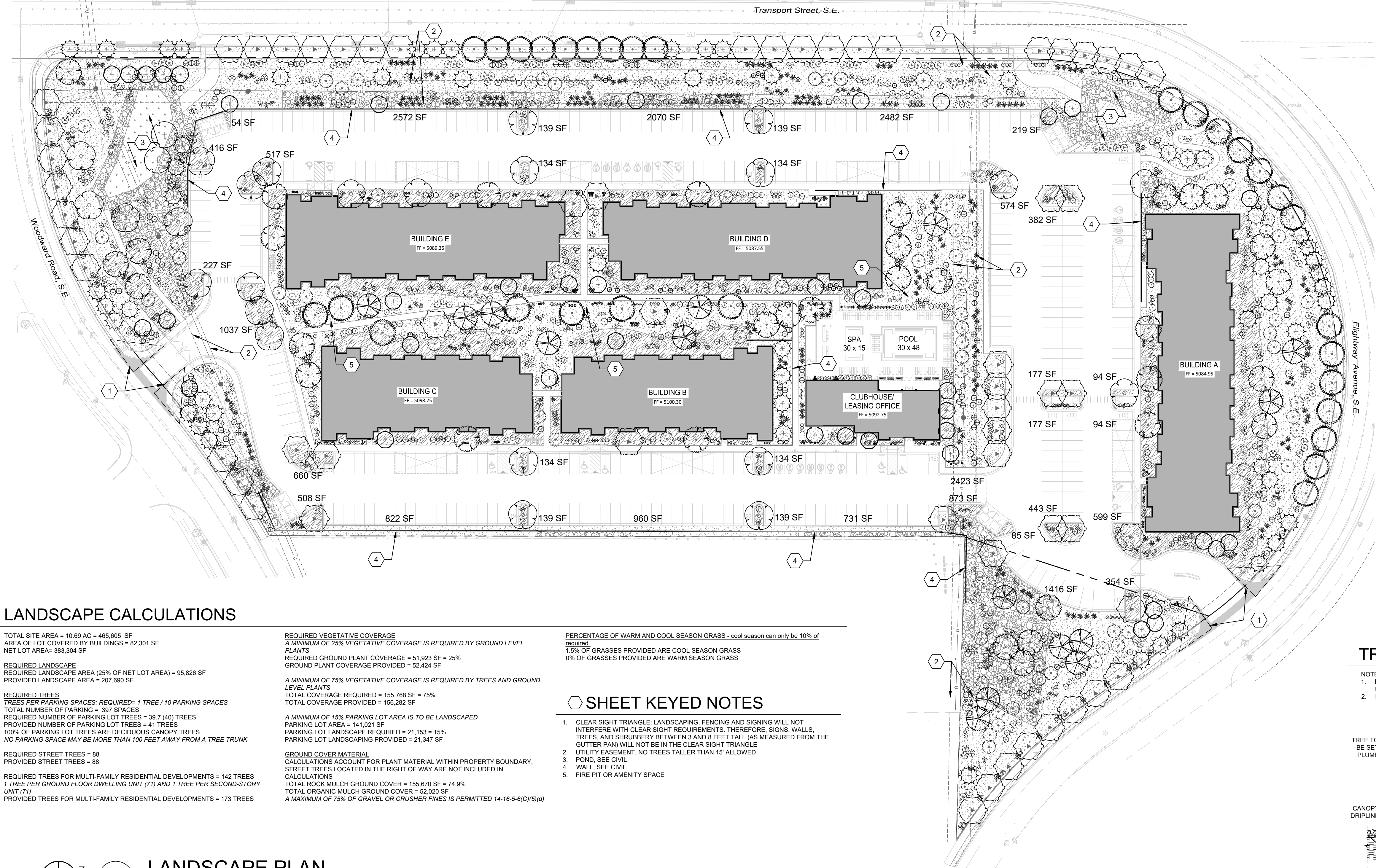
IRRIGATION NOTES

- 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 | 136,979 SF |
|  | 4-8" ANGULAR COBBLE ROCK MULCH AT 8" DEPTH OVER WEED BARRIER FABRIC. COLOR: MOUNTAIN AIR BROWN AVAILABLE FROM BUILDOLGY | 28,073 SF |
|  | SHREDDED WOOD MULCH, PLAYGROUND MULCH FROM SOLUTIONS, 3" DEPTH, NO WEED BARRIER FABRIC | 48,854 SF |
|  | TALL FESCUE BLEND SOD, AVAILABLE FROM ALBUQUERQUE SOD COMPANY | 3,166 SF |

PROPERTY LINE



LANDSCAPE CALCULATIONS

TOTAL SITE AREA = 10.69 AC = 465,805 SF
AREA OF LOT COVERED BY BUILDINGS = 82,301 SF
NET LOT AREA = 383,504 SF

REQUIRED LANDSCAPE
REQUIRED LANDSCAPE AREA (25% OF NET LOT AREA) = 95,826 SF
PROVIDED LANDSCAPE AREA = 207,690 SF

REQUIRED TREES
TREES PER PARKING SPACES: REQUIRED = 1 TREE / 10 PARKING SPACES
TOTAL NUMBER OF PARKING = 397 SPACES
REQUIRED NUMBER OF PARKING LOT TREES = 39.7 (40) TREES
PROVIDED NUMBER OF PARKING LOT TREES = 41 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 = 142 TREES
1 TREE PER GROUND FLOOR DWELLING UNIT (71) AND 1 TREE PER SECOND-STORY UNIT (71)
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 = 51,923 SF = 25%
GROUND PLANT COVERAGE PROVIDED = 52,424 SF

A MINIMUM OF 75% VEGETATIVE COVERAGE IS REQUIRED BY TREES AND GROUND LEVEL PLANTS
TOTAL COVERAGE REQUIRED = 155,768 SF = 75%
TOTAL COVERAGE PROVIDED = 156,282 SF

A MINIMUM OF 15% PARKING LOT AREA IS TO BE LANDSCAPED
PARKING LOT AREA = 141,021 SF
PARKING LOT LANDSCAPE REQUIRED = 21,153 = 15%
PARKING LOT LANDSCAPING PROVIDED = 21,347 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 = 155,670 SF = 74.9%
TOTAL ORGANIC MULCH GROUND COVER = 52,020 SF
A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED 14-16-5-6(C)(5)(d)

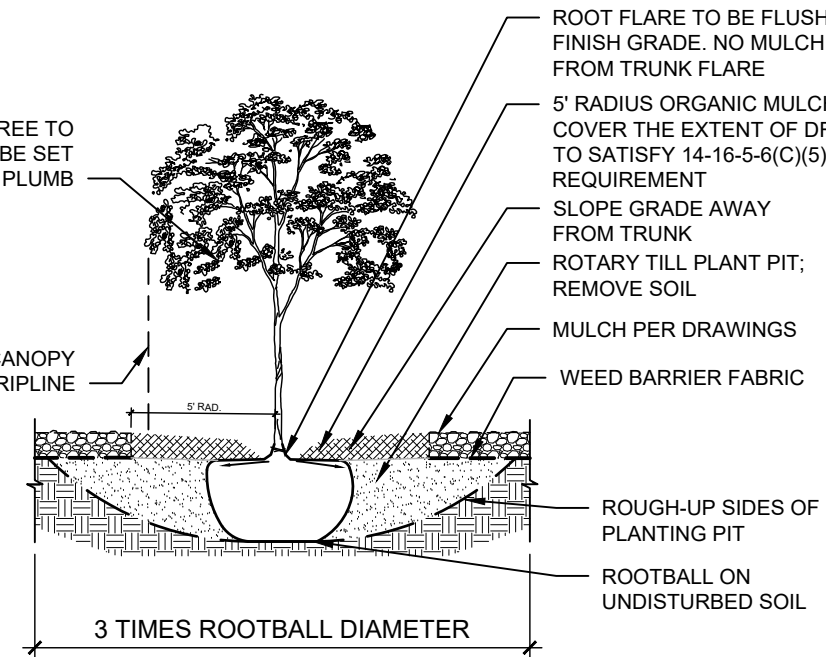
PERCENTAGE OF WARM AND COOL SEASON GRASS - cool season can only be 10% of required
1.5% OF GRASSES PROVIDED ARE COOL SEASON GRASS
0% OF GRASSES PROVIDED ARE WARM SEASON GRASS

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

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



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
602-648-5599

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

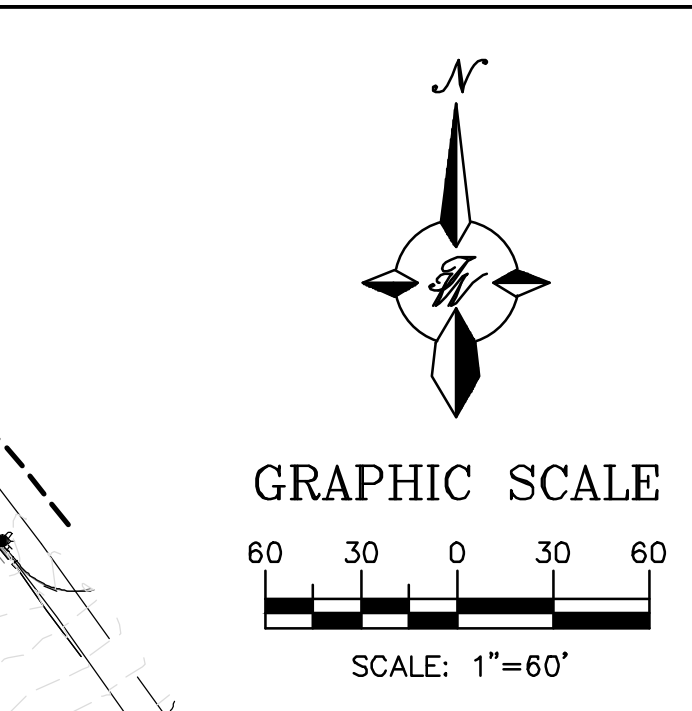
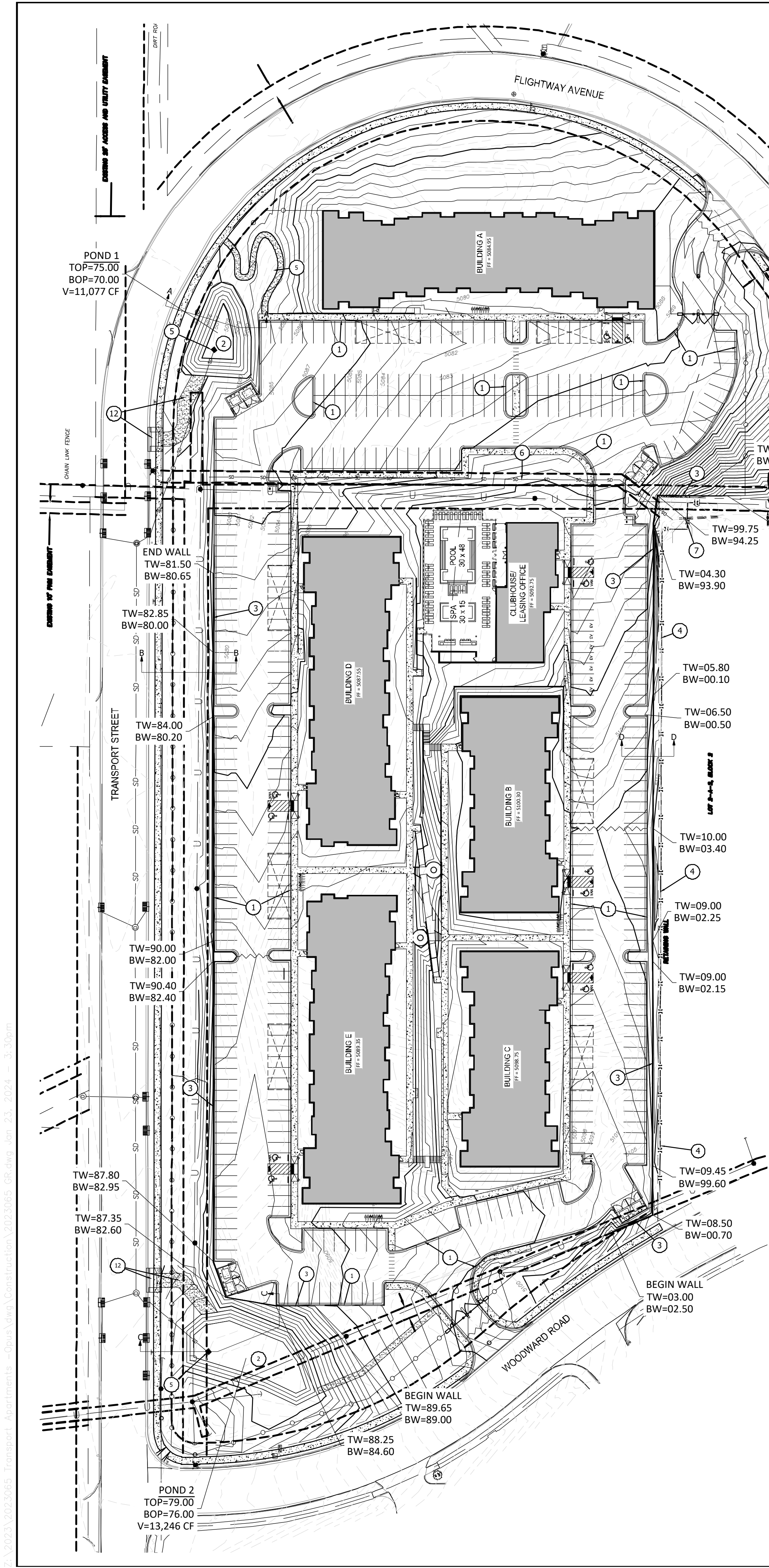
REGISTRATION



SHEET TITLE

Landscape
Plan

SHEET NUMBER



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 01/30/24
BY: *Randy C. Brunsell*
HydroTeam # M15D023H
THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

KEYED NOTES

- 6" CURB & GUTTER
- 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" CDP 2.2.14.b)
- RETAINING WALLS
- EXISTING RETAINING WALL @ PROPERTY LINE
- RAISED POND OUTFALL FOR WQ RETENTION, SINGLE TYPE D GRATE
- 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
- EX. HOTEL OUTFALL, 6" PVC PIPES STUBBED OUT OF WALL (x2)
- 12'-WIDE MAINTENANCE RAMP AND DRIVEPAD PER COA 2425A FOR DRAINAGE POND (10:1 MAX SLOPE)

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

DPM Weighted E Method

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

| Existing Conditions | | | | | | | | | | | | 100-Year, 6-Hr | | | | 10-Year, 6-Hr | | | |
|---------------------|------------|--------------|-----------------|---------------|---------------|---------------|---------------|-----------------|----------------|----------|-----------------|----------------|----------|-------|-------|---------------|------|--|--|
| Basin Descriptions | | | | | | | | | | | | | | | | | | | |
| Basin ID | Area (sf) | Area (acres) | Area (sq miles) | Treatment A % | Treatment B % | Treatment C % | Treatment D % | Weighted E (ln) | Volume (ac-ft) | Flow cfs | Weighted E (ln) | Volume (ac-ft) | Flow cfs | | | | | | |
| | | | | % (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 | 0.010 | 0.35 | | |
| E4 | 22,605.93 | 0.519 | 0.00081 | 100% | 0.519 | 0% | 0.000 | 0% | 0.000 | 0% | 0.000 | 0.530 | 0.023 | 0.81 | 0.130 | 0.006 | 0.20 | | |
| E5 | 32,405.55 | 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 | 1.135 | 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 | 458,435.68 | 10.754 | 0.01680 | 0.000 | 0.863 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.549 | 1.740 | 0.137 | 4.58 | | | | |

Offsite Basin 01 = 6.1 CFS

| Proposed Conditions | | | | | | | | | | | | 100-Year, 6-Hr | | | | 10-Year, 6-Hr | | | | | | | |
|---------------------|------------|--------------|-----------------|---------------|---------------|---------------|---------------|-------|---------|-----|---------|----------------|---------|--------|---------|---------------|-------|------------|---------|--------|--|------|--|
| Basin Descriptions | | | | | | | | | | | | Weighted E | | Volume | | Flow | | Weighted E | | Volume | | Flow | |
| Basin ID | Area (sf) | Area (acres) | Area (sq miles) | Treatment A % | Treatment B % | Treatment C % | Treatment D % | % | (acres) | % | (acres) | (ln) | (ac-ft) | (ln) | (ac-ft) | cfs | | (ln) | (ac-ft) | cfs | | | |
| P1 | 5,004.93 | 0.115 | 0.00018 | 0% | 0.000 | 100% | 0.115 | 0% | 0.000 | 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 | 40% | 0.618 | 0% | 0.000 | 0.920 | 0.118 | 4.05 | 0.376 | 0.048 | 1.94 | | | | | | |
| P3 | 274,457.07 | 6.301 | 0.00984 | 0% | 0.000 | 16% | 1.008 | 15% | 0.945 | 60% | 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 | 0.000 | 0.000 | 2.574 | 0.000 | 6.087 | | | | 1.437 | 40.95 | 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 = 120,288 SF
Water Quality Volume to be Retained = 120,288 SF x 0.42" / 12" = **4,209 CF**

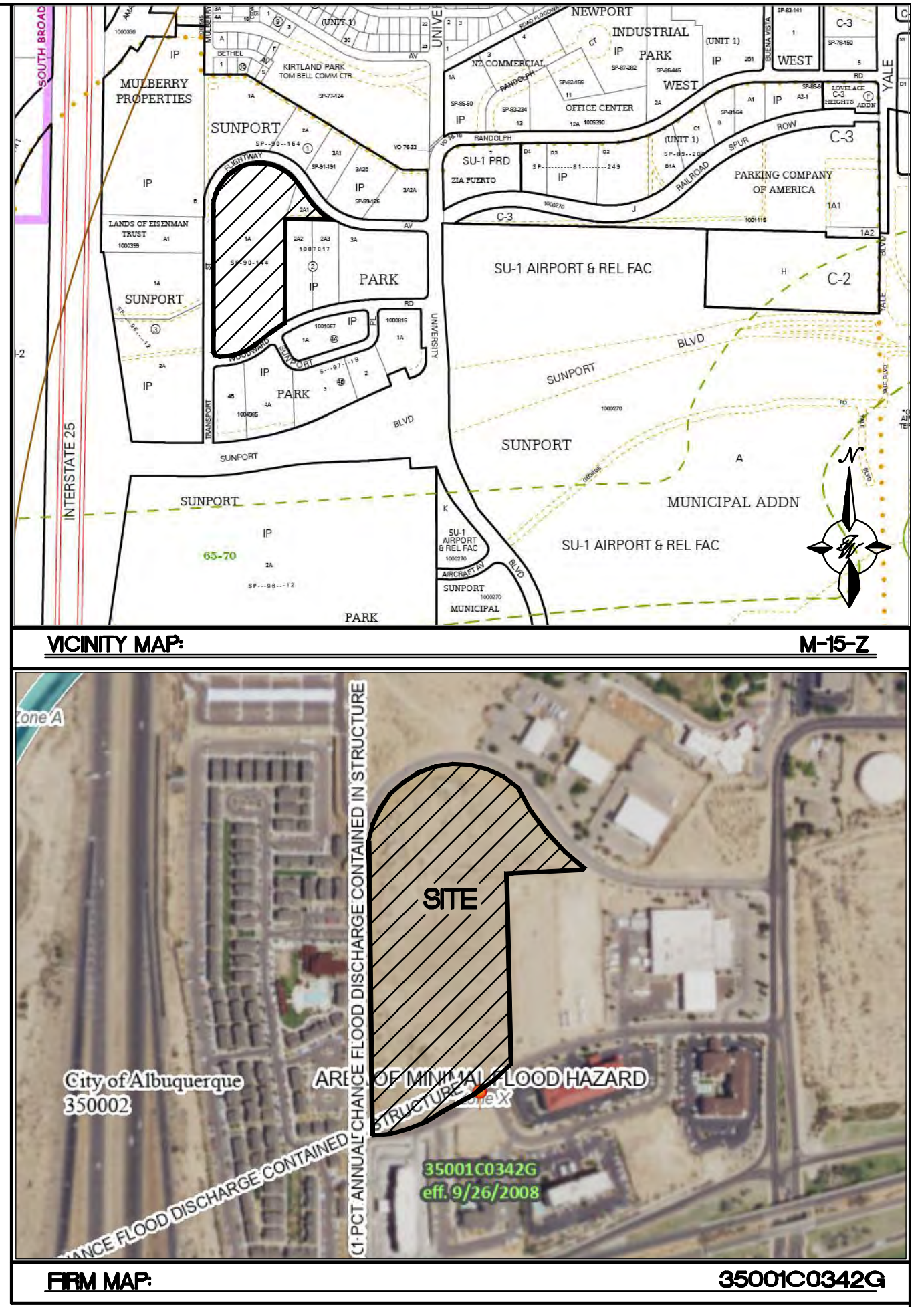
Pond 2 Discharge Rate:
Basin P4 (A-5) Allowable Discharge Rate = 3.4 cfs/acre (Basin A-5 of Sunport Park Master Plan)
Basin P4 (A-5) Area = 0.66 acres
Basin P4 (A-5) Allowable Discharge = 3.4 cfs/acre x 0.66 acres = 2.24 cfs
Basins P4(A-9)-P8 Allowable Discharge Rate = 3.85 cfs/acre (Basin A-9 of Sunport 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

- 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.
- 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.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT UTILITY LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
- 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.
- BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- 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.



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 RE-PLATTED 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% TO 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-D023). 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.

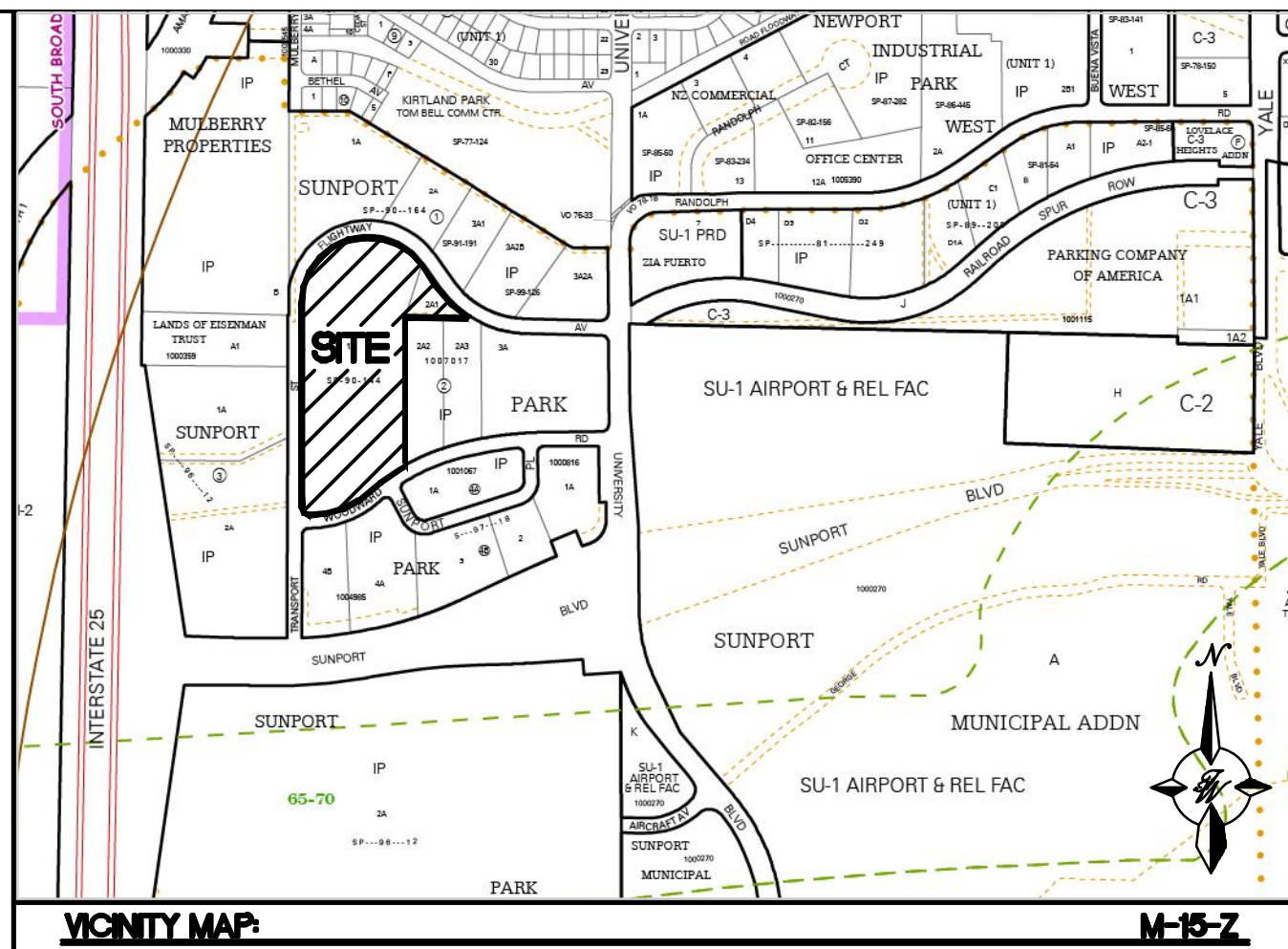
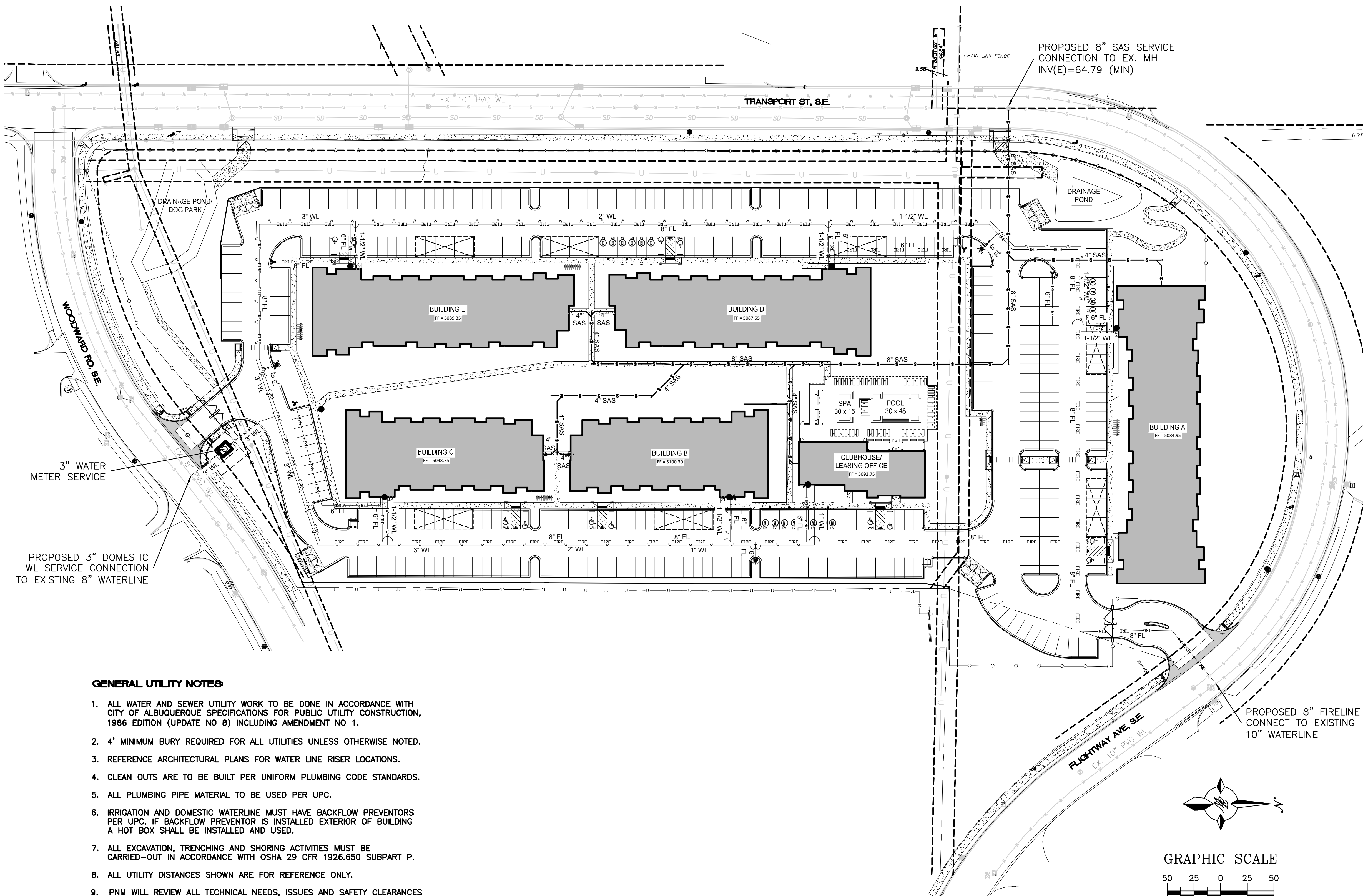
THE REMAINING DRAINAGE BASINS P1 & P2 CONSIST OF THE SLOPE TIE AREAS ALONG THE STREET-FRONTED PERIMETER OF THE PROPERTY. THESE BASINS ARE NOT IMPERVIOUS EXCEPT FOR THE DRIVEWAYS, WHICH ARE SLOPED TO CREATE WATER BLOCKS BETWEEN THE STREET DRIVEWAYS AND PRIVATE DRAINAGE. THESE BASINS WILL ALSO CONVEY FLOW 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

| | | | | | |
|--------------------------------------|--|--|------------------------|--|--|
| RONALD R. BOHANNAN P.E. #7868 | TRANSPORT APARTMENTS ALBUQUERQUE, NM | | DRAWN BY PM | | |
| | CONCEPTUAL GRADING & DRAINAGE PLAN | | DATE 01/12/24 | | |
| | 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com | | DRAWING 2023065 GR | | |
| | | | SHEET # C2.1 | | |
| | | | JOB # 2023065 | | |



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

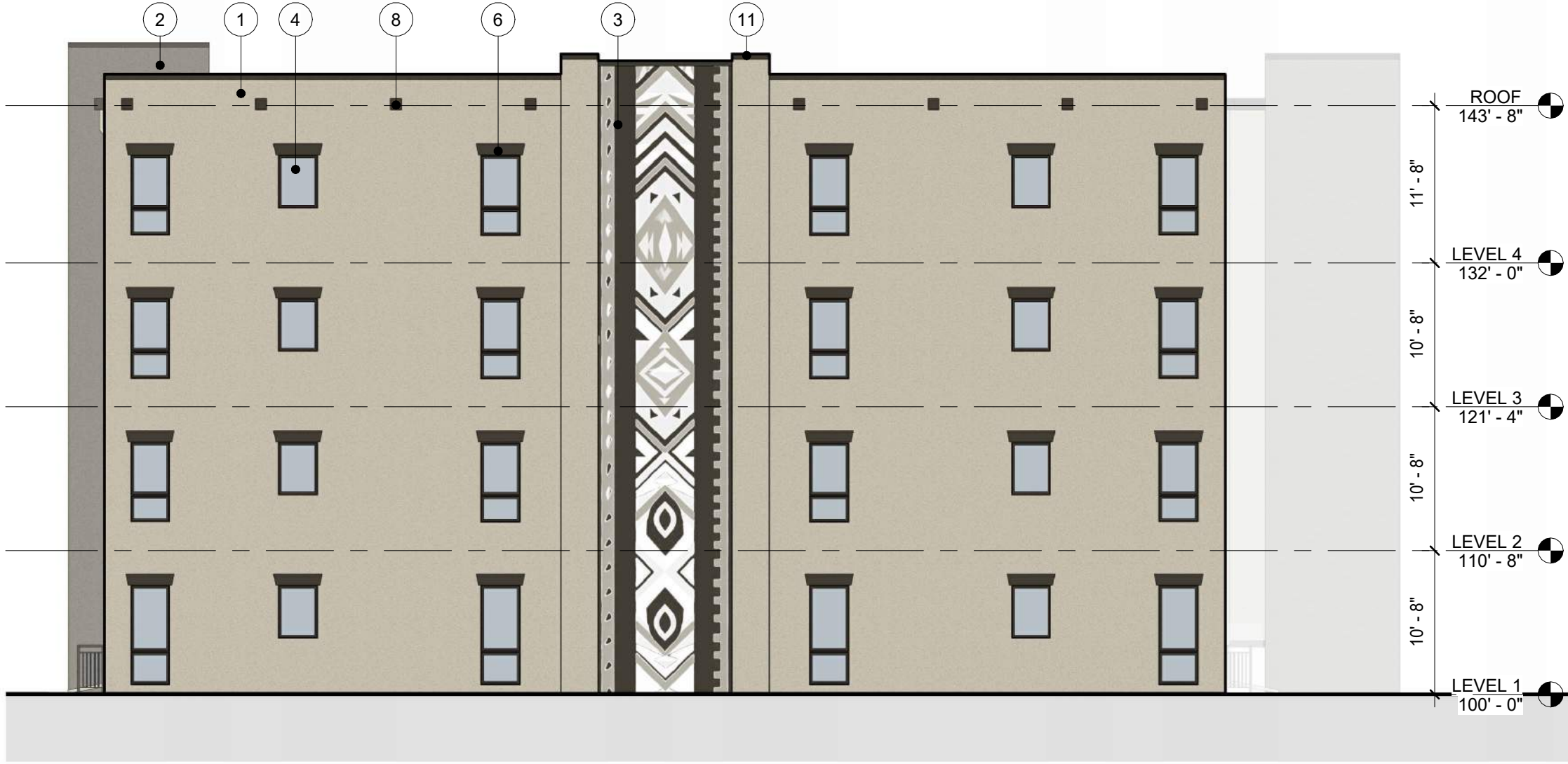
- GENERAL UTILITY NOTES:**
- ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC UTILITY CONSTRUCTION, 1986 EDITION (UPDATE NO 8) INCLUDING AMENDMENT NO 1.
 - 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
 - REFERENCE ARCHITECTURAL 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"

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 NEW MEXICO 7868 PROFESSIONAL ENGINEER</div> <div>03/06/2024</div> <div>RONALD R. BOHANNAN P.E. #7868</div> | TRANSPORT APARTMENTS ALBUQUERQUE, NM | DRAWN BY SB |
| | MASTER UTILITY PLAN | DATE 03/06/24 |
| | <div>TERRA WEST, LLC</div> <div>5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div> | DRAWING |
| | | SHEET # C3.0 |
| | | JOB # 2023065 |



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



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

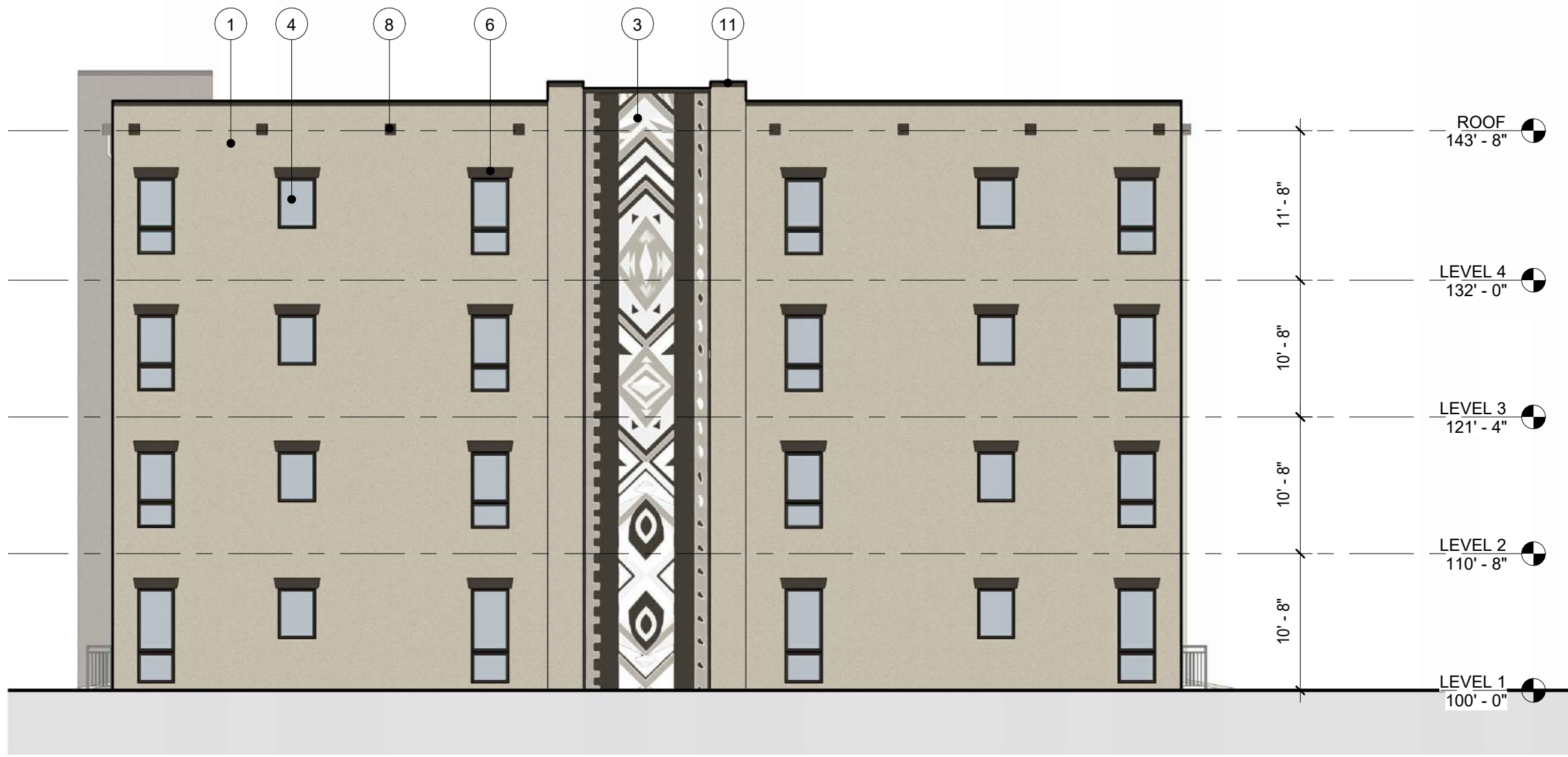


3 BUILDING A - WEST ELEVATION
1" = 10'-0"

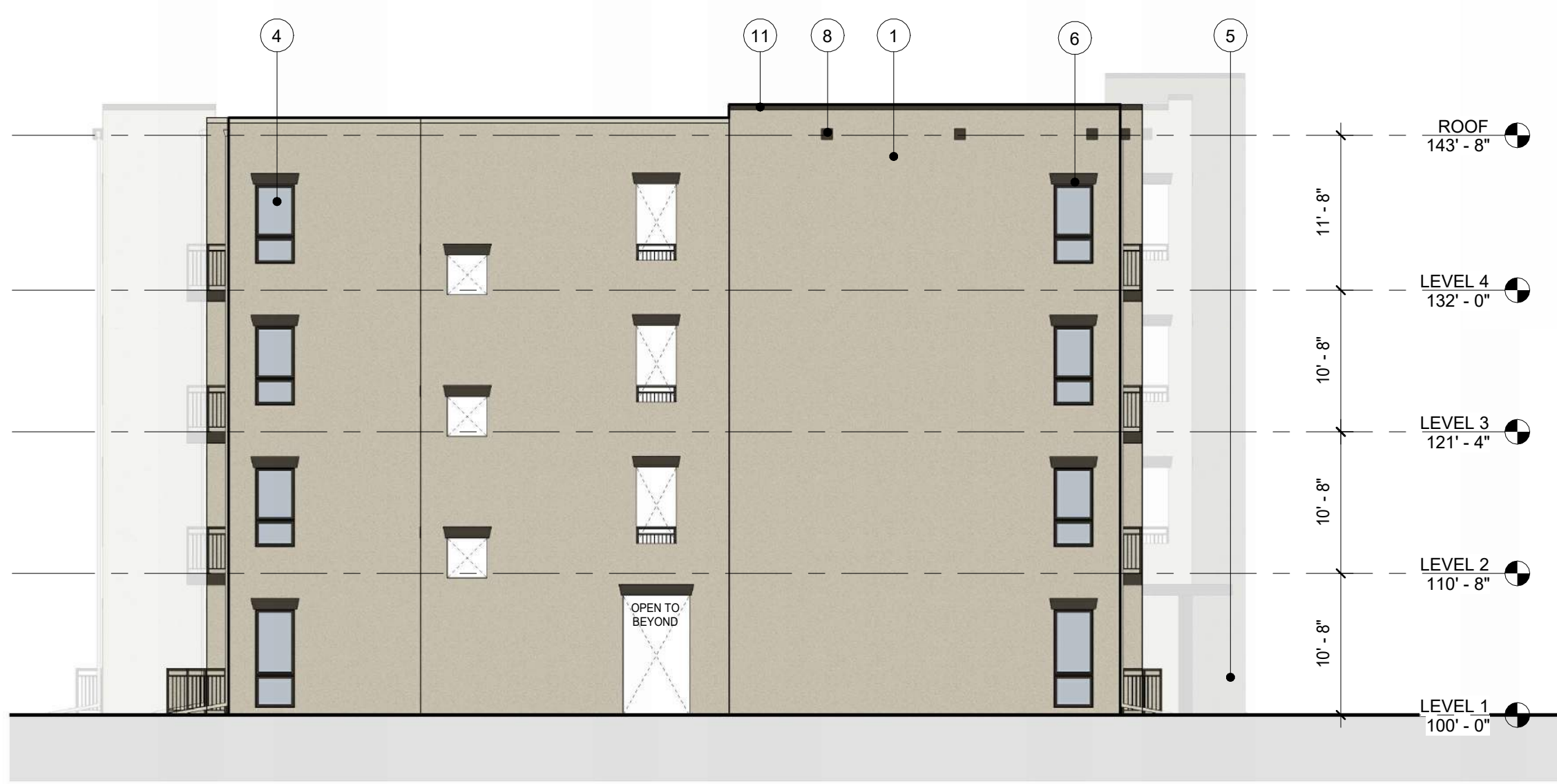
| MATERIAL KEY | |
|--------------|--------------------------------------|
| 1 | CLADDING STUCCO TAN |
| 2 | CLADDING STUCCO BROWN |
| 3 | ART APPLIQUE |
| 4 | BRONZE RESIDENTIAL WINDOWS AND DOORS |
| 5 | BRONZE METAL RAILING |
| 6 | BRONZE METAL LINTEL ELEMENT |
| 7 | BRONZE STOREFRONT WINDOW SYSTEM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



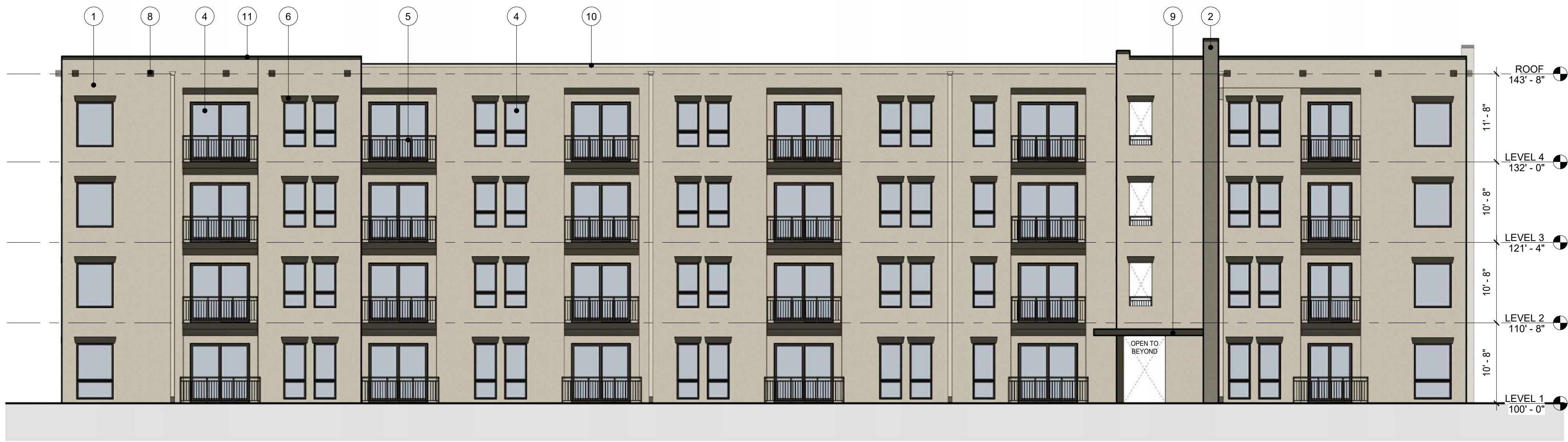
4 BUILDING A - SOUTH ELEVATION
1" = 10'-0"



1 BUILDINGS B&C - NORTH ELEVATION
1" = 10'-0"



3 BUILDINGS B&C - SOUTH ELEVATION
1" = 10'-0"



2 BUILDINGS B&C - EAST ELEVATION
1" = 10'-0"

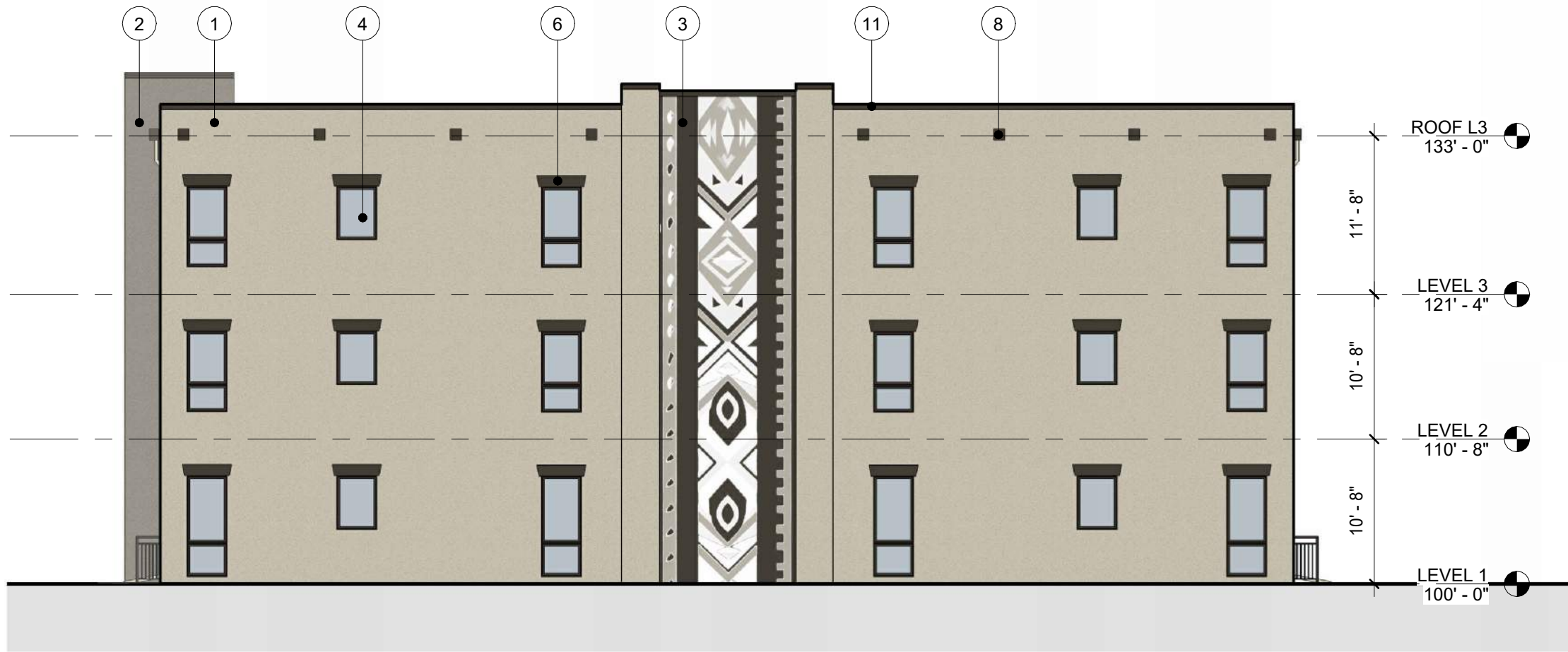


4 BUILDINGS B&C - WEST ELEVATION
1" = 10'-0"

MATERIAL KEY

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

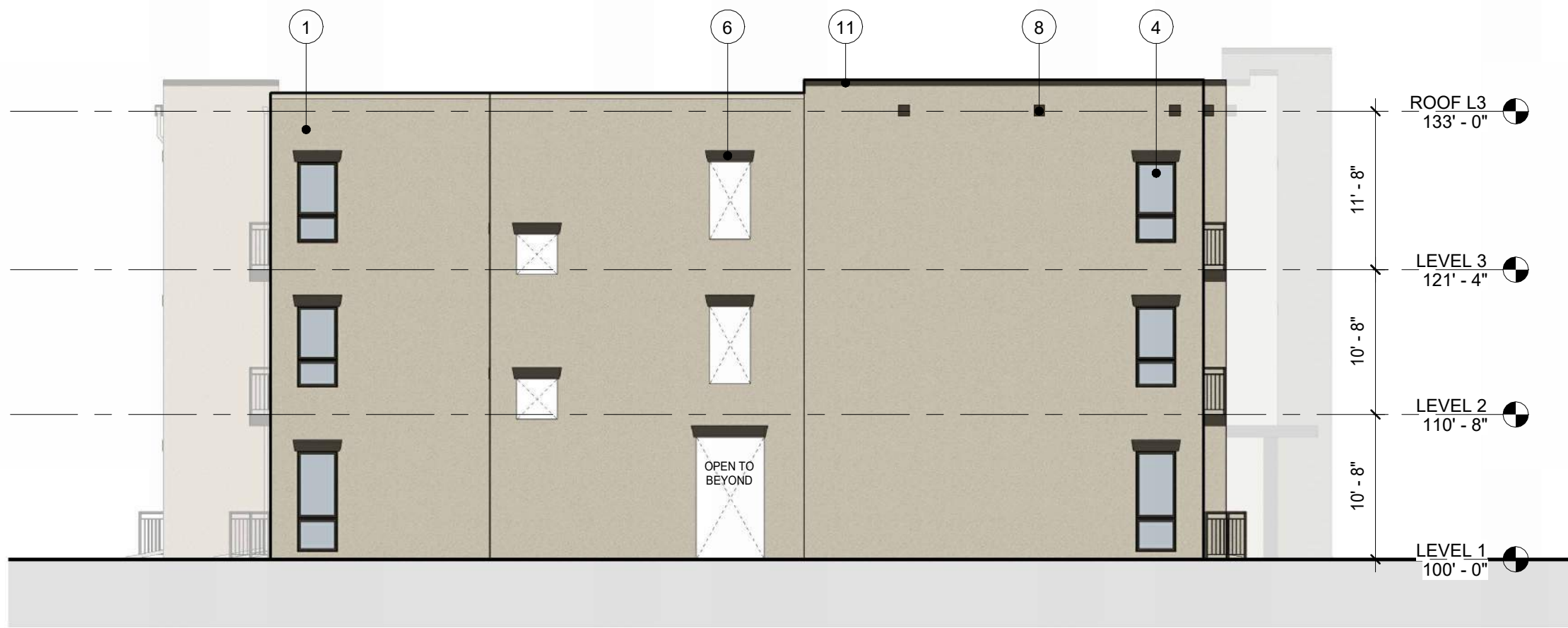




1 BUILDINGS D&E - NORTH/SOUTH ELEVATION
1" = 10'-0"



2 BUILDINGS D&E - EAST ELEVATION
1" = 10'-0"

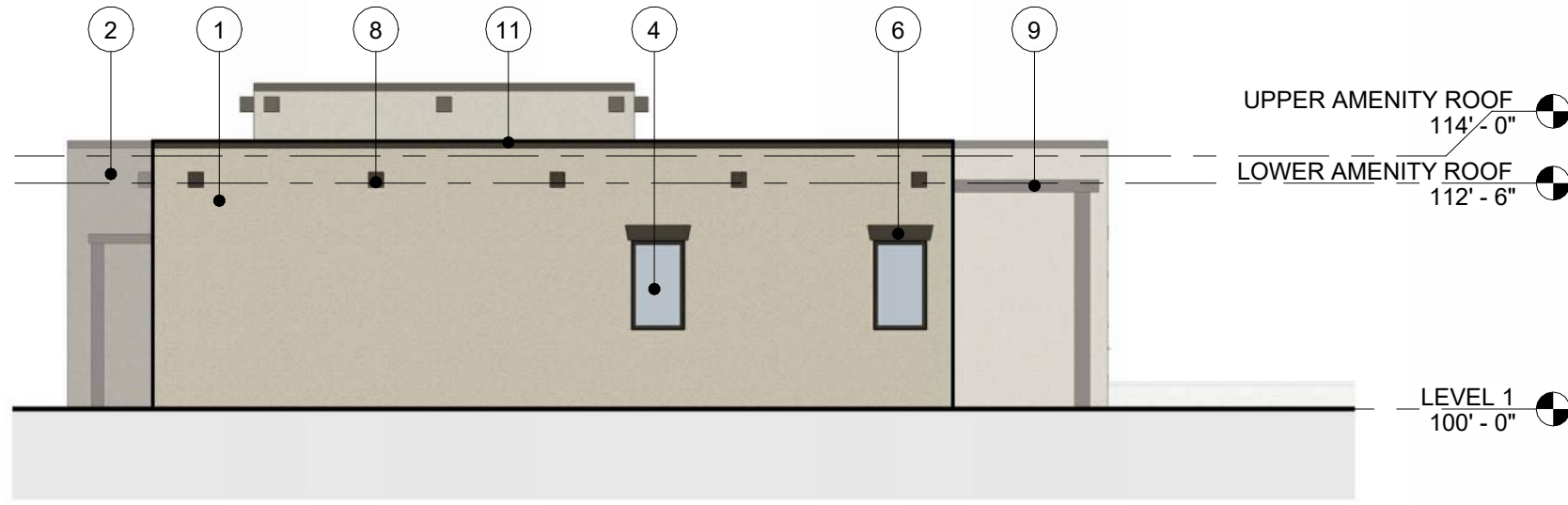


3 BUILDINGS D&E - SOUTH/NORTH ELEVATION
1" = 10'-0"

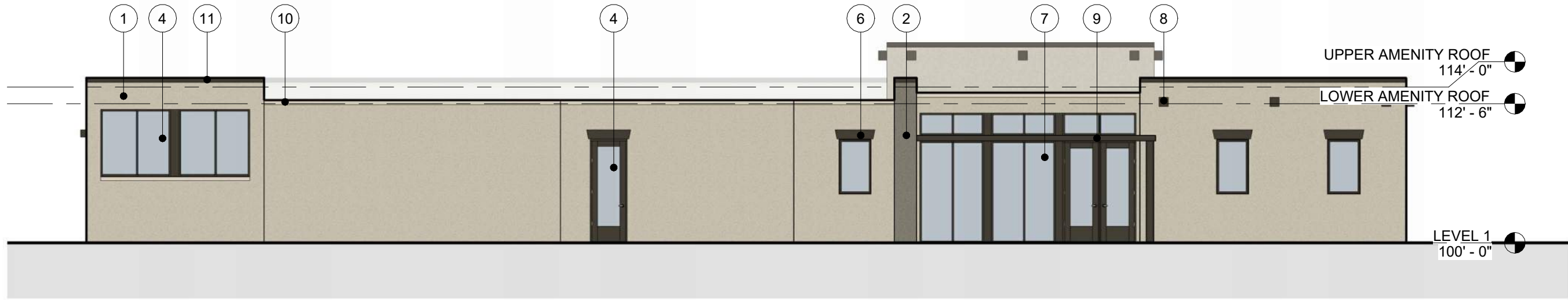


4 BUILDINGS D&E - WEST ELEVATION
1" = 10'-0"

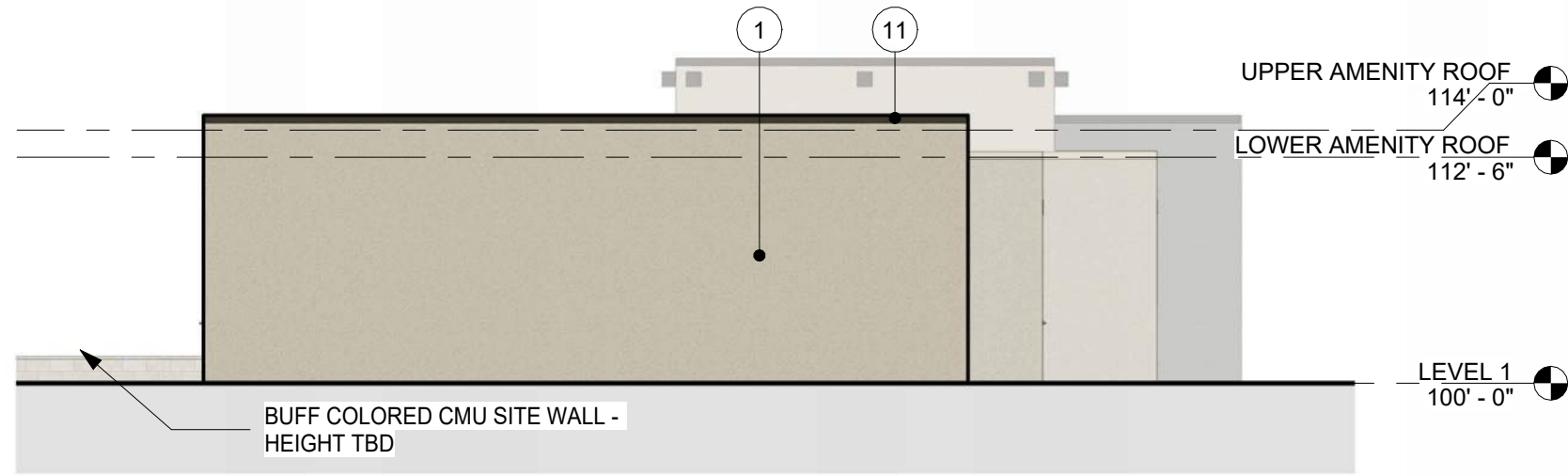
| MATERIAL KEY | |
|--------------|--------------------------------------|
| 1 | CLADDING STUCCO TAN |
| 2 | CLADDING STUCCO BROWN |
| 3 | ART APPLIQUE |
| 4 | BRONZE RESIDENTIAL WINDOWS AND DOORS |
| 5 | BRONZE METAL RAILING |
| 6 | BRONZE METAL LINTEL ELEMENT |
| 7 | BRONZE STOREFRONT WINDOW SYSTEM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



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



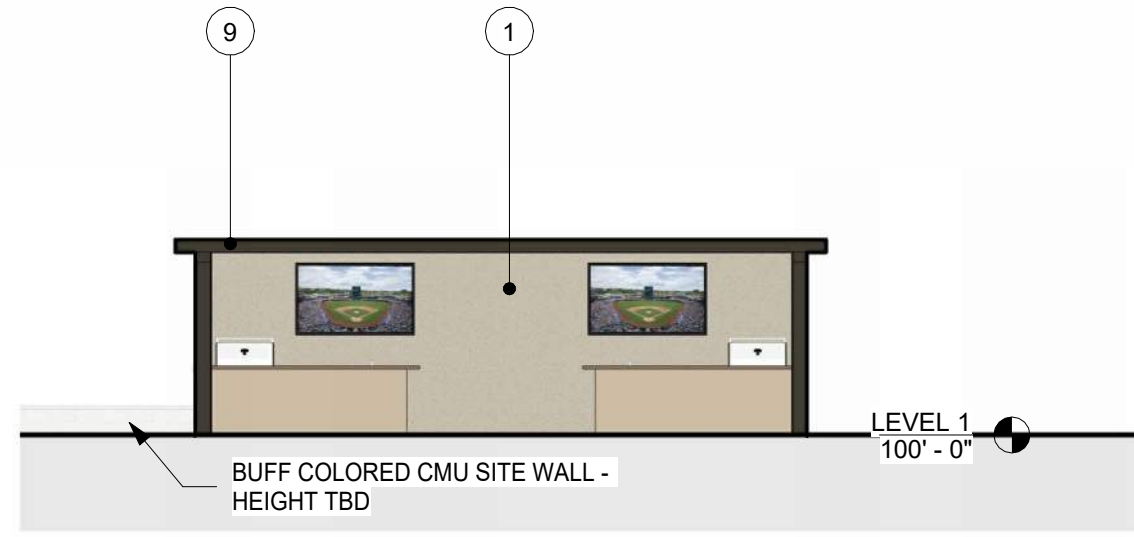
2 AMENITY BUILDING - EAST ELEVATION
1" = 10'-0"



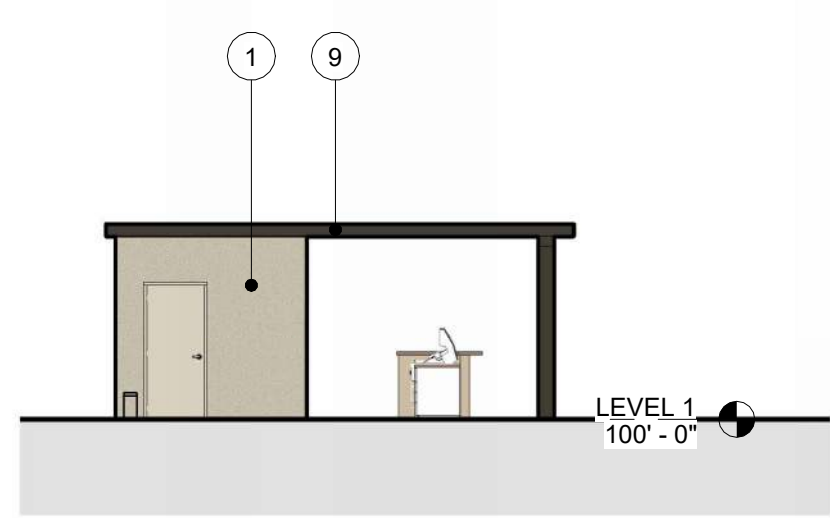
3 AMENITY BUILDING - SOUTH ELEVATION
1" = 10'-0"



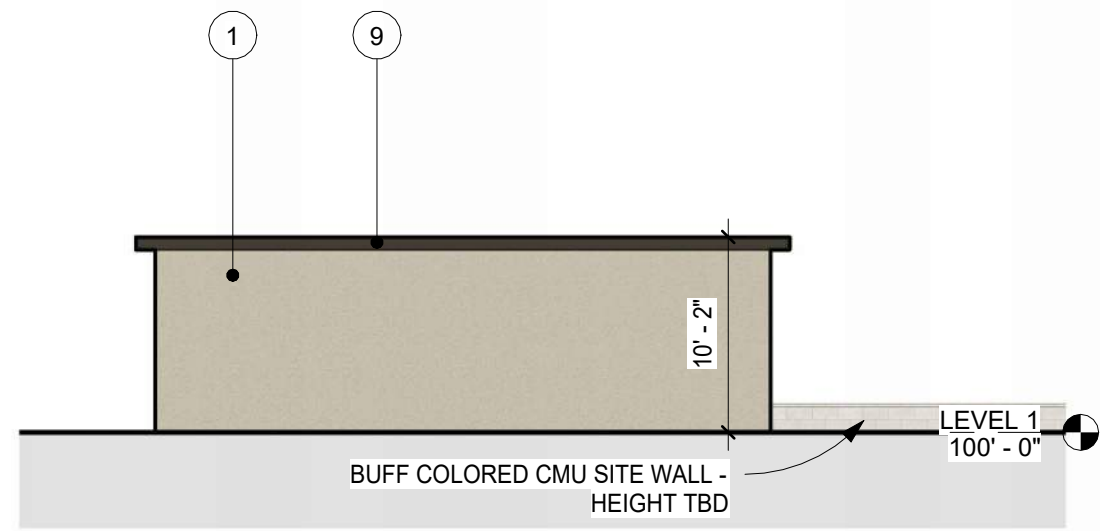
4 AMENITY BUILDING - WEST ELEVATION
1" = 10'-0"



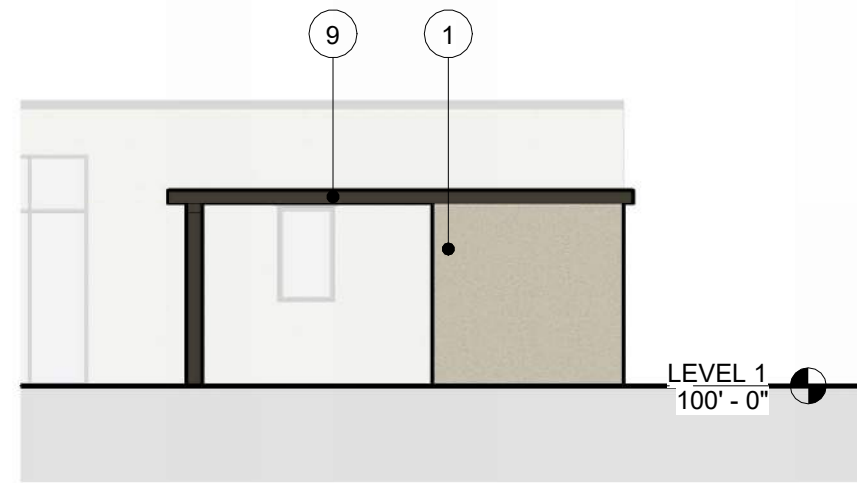
6 AMENITY BUILDING - NORTH ELEVATION 2
1" = 10'-0"



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





PERSPECTIVE VIEW LOOKING SOUTHWEST



PERSPECTIVE VIEW LOOKING SOUTHEAST



PERSPECTIVE VIEW LOOKING NORTHEAST



PERSPECTIVE VIEW LOOKING NORTHWEST

| Building | Total GSF | Total RSF | Studio | 1 BR | 2 BR | 3 BR | Units |
|-----------|-----------|-----------|--------|------|------|------|-------|
| A | 77,772 | 66,068 | 0 | 36 | 32 | 0 | 68 |
| B | 50,348 | 42,792 | 8 | 24 | 16 | 0 | 48 |
| C | 50,348 | 42,792 | 8 | 24 | 16 | 0 | 48 |
| D | 48,603 | 42,012 | 6 | 18 | 21 | 0 | 45 |
| E | 48,603 | 42,012 | 6 | 18 | 21 | 0 | 45 |
| Clubhouse | 5,413 | 0 | | | | | |
| Total | 281,087 | 235,676 | 28 | 120 | 106 | 0 | 254 |

Proposed Mix
Goal Mix

11.0%47.2%41.7%0.0%
8%48%40%4%

| Level | Total GSF | Total RSF | Studio | 1 BR | 2 BR | 3 BR | Units |
|---------|-----------|-----------|--------|------|------|------|-------|
| Level 4 | 44,617 | 37,913 | 4 | 21 | 16 | 0 | 41 |
| Level 3 | 77,019 | 65,921 | 8 | 33 | 30 | 0 | 71 |
| Level 2 | 77,019 | 65,921 | 8 | 33 | 30 | 0 | 71 |
| Level 1 | 82,432 | 65,921 | 8 | 33 | 30 | 0 | 71 |
| Total | 281,087 | 235,676 | 28 | 120 | 106 | 0 | 254 |

| BUILDING A | Total GSF | Total RSF |
|------------|-----------|-----------|
| Level 4 | 19,443 | 16,517 |
| Level 3 | 19,443 | 16,517 |
| Level 2 | 19,443 | 16,517 |
| Level 1 | 19,443 | 16,517 |
| Total | 77,772 | 66,068 |

85.0%

| BUILDING B | Total GSF | Total RSF |
|------------|-----------|-----------|
| Level 4 | 12,587 | 10,698 |
| Level 3 | 12,587 | 10,698 |
| Level 2 | 12,587 | 10,698 |
| Level 1 | 12,587 | 10,698 |
| Total | 50,348 | 42,792 |

85.0%

| BUILDING C | Total GSF | Total RSF |
|------------|-----------|-----------|
| Level 4 | 12,587 | 10,698 |
| Level 3 | 12,587 | 10,698 |
| Level 2 | 12,587 | 10,698 |
| Level 1 | 12,587 | 10,698 |
| Total | 50,348 | 42,792 |

85.0%

| BUILDING D | Total GSF | Total RSF |
|------------|-----------|-----------|
| Level 3 | 16,201 | 14,004 |
| Level 2 | 16,201 | 14,004 |
| Level 1 | 16,201 | 14,004 |
| Total | 48,603 | 42,012 |

86.4%

| BUILDING E | Total GSF | Total RSF |
|------------|-----------|-----------|
| Level 3 | 16,201 | 14,004 |
| Level 2 | 16,201 | 14,004 |
| Level 1 | 16,201 | 14,004 |
| Total | 48,603 | 42,012 |

86.4%

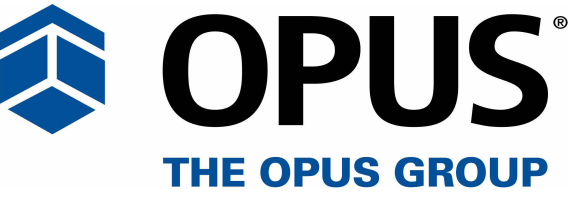
| Studio | 1 BR | 2 BR | 3 BR | Units |
|--------|------|------|------|-------|
| 0 | 9 | 8 | 0 | 17 |
| 0 | 9 | 8 | 0 | 17 |
| 0 | 9 | 8 | 0 | 17 |
| 0 | 9 | 8 | 0 | 17 |
| 0 | 36 | 32 | 0 | 68 |

| Studio | 1 BR | 2 BR | 3 BR | Units |
|--------|------|------|------|-------|
| 2 | 6 | 4 | 0 | 12 |
| 2 | 6 | 4 | 0 | 12 |
| 2 | 6 | 4 | 0 | 12 |
| 2 | 6 | 4 | 0 | 12 |
| 8 | 24 | 16 | 0 | 48 |

| Studio | 1 BR | 2 BR | 3 BR | Units |
|--------|------|------|------|-------|
| 2 | 6 | 4 | 0 | 12 |
| 2 | 6 | 4 | 0 | 12 |
| 2 | 6 | 4 | 0 | 12 |
| 2 | 6 | 4 | 0 | 12 |
| 8 | 24 | 16 | 0 | 48 |

| Studio | 1 BR | 2 BR | 3 BR | Units |
|--------|------|------|------|-------|
| 2 | 6 | 7 | 0 | 15 |
| 2 | 6 | 7 | 0 | 15 |
| 2 | 6 | 7 | 0 | 15 |
| 6 | 18 | 21 | 0 | 45 |

| Studio | 1 BR | 2 BR | 3 BR | Units |
|--------|------|------|------|-------|
| 2 | 6 | 7 | 0 | 15 |
| 2 | 6 | 7 | 0 | 15 |
| 2 | 6 | 7 | 0 | 15 |
| 6 | 18 | 21 | 0 | 45 |



Opus AE Group, L.L.C.
10350 Bryn 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

PROJECT ADDRESS

Albuquerque, NM

PROJECT NUMBER

32176000

ISSUE RECORD

DATE

2024-03-06

PROJECT MANAGER

NL

DRAWN BY

TG

CHECKED BY

DN

REGISTRATION

SHEET TITLE

Project Metrics

SHEET NUMBER

D0.3