

EB LEFT TURN LANE AT 98TH STREET, WB RIGHT TURN LANE AT 98TH STREET, 98TH STREET EXTENSION AND CEJA VISTA ROAD CONSTRUCTION INCLUDED IN OFFSITE WORK ORDER(NMDOT) (UNIT 1) OF EXISTING INFRASTRUCTURE LIST DRB PROJECT # 1004428 DATED 05/09/2018

OPEN SPACE CALCULATIONS

TABLE 5-1-1 / R-ML ZONING
 USABLE OPEN SPACE
 1 BD: 200 SF PER UNIT
 200SF x 112 UNITS = 22,400 SF
 2 BD: 250 SF PER UNIT
 250 SF x 44 UNITS = 11,000 SF
 TOTAL 33,400 SF REQUIRED OPEN SPACE
 PROVIDED OPEN SPACE: 73,603 SF



PROJECT NO. 2019-002770(PR-2019-001345)	
APPLICATION NO. SI - 2019-00279 SITE PLAN	
IS AN APPROVED INFRASTRUCTURE LIST REQUIRED? [] YES [] NO. IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.	
DRB SITE DEVELOPMENT PLAN APPROVAL:	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE: Dec 9, 2019
ABCWUA	DATE: 12/4/19
PARKS & RECREATION DEPARTMENT	DATE: 12-4-19
CITY ENGINEER/HYDROLOGY	DATE: 12/4/19
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE:
Signature on attached sheet-Jolene Wolfley	
SOLID WASTE MANAGEMENT	DATE: May 1, 2020
DRB CHAIRPERSON, PLANNING DEPT.	DATE: 12.4.19
CODE ENFORCEMENT	DATE:

LEGEND

- LANDSCAPE AREA
- STABILIZED CRUSHER FINES
- REINFORCED CONCRETE PAVING
- HEAVY DUTY ASPHALT CAPABLE TO SUPPORT 75,000 LBS
- BASE COURSE
- FIRELANE STRIPING MARKING FIRE ACCESS LANE; REF: A4/SDP1.2
- PROPERTY LINE
- FIRE HYDRANT
- POST INDICATOR VALVE, RE: CONCEPTUAL UTILITY PLAN
- FIRE DEPARTMENT CONNECTION
- SITE LIGHTING
- RAISED PLANTING BEDS
- CONCRETE BENCH
- BIKE RACK
- OUTDOOR FURNITURE
- SIDEWALK RAMP (ARROW POINTS DOWN)
- TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS
- POOL PERIMETER FENCE
- PRIVATE SIDEWALK EASEMENT PER DOC #2019023680 DATED 03/2019
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2
- COMPACT PARKING; REF: D5/SDP1.3

REVISIONS

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DRAWN BY	AG, RM
REVIEWED BY	RAW, JM
DATE	11/25/2019
PROJECT NO.	19-0019
DRAWING NAME	
SITE PLAN FOR BUILDING PERMIT	
SHEET NO.	SDP1.1
	OF

GENERAL SHEET NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. SITE PLAN SHALL COMPLY WITH LOCAL FEDERAL ADA STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- C. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-8 OUTDOOR LIGHTING. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- E. PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALK, WHERE EXPANSION JOINT MATERIAL PROVIDED BETWEEN WALLS AND SIDEWALKS AND BETWEEN ASPHALT AND CONCRETE JOINTS.
- F. PROVIDE AIR ENTRAINED CONCRETE WITH MEDIUM BROOM FINISH AT ALL SITE CONCRETE. SLOPE ALL CONCRETE SIDEWALKS TO DRAIN, TYP. REF: CIVIL FOR SPOT ELEVATIONS, GRADING AND DRAINAGE.
- G. SOLID WASTE CONNECTION IS THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT.
- H. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 6 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.

SHEET KEYED NOTES

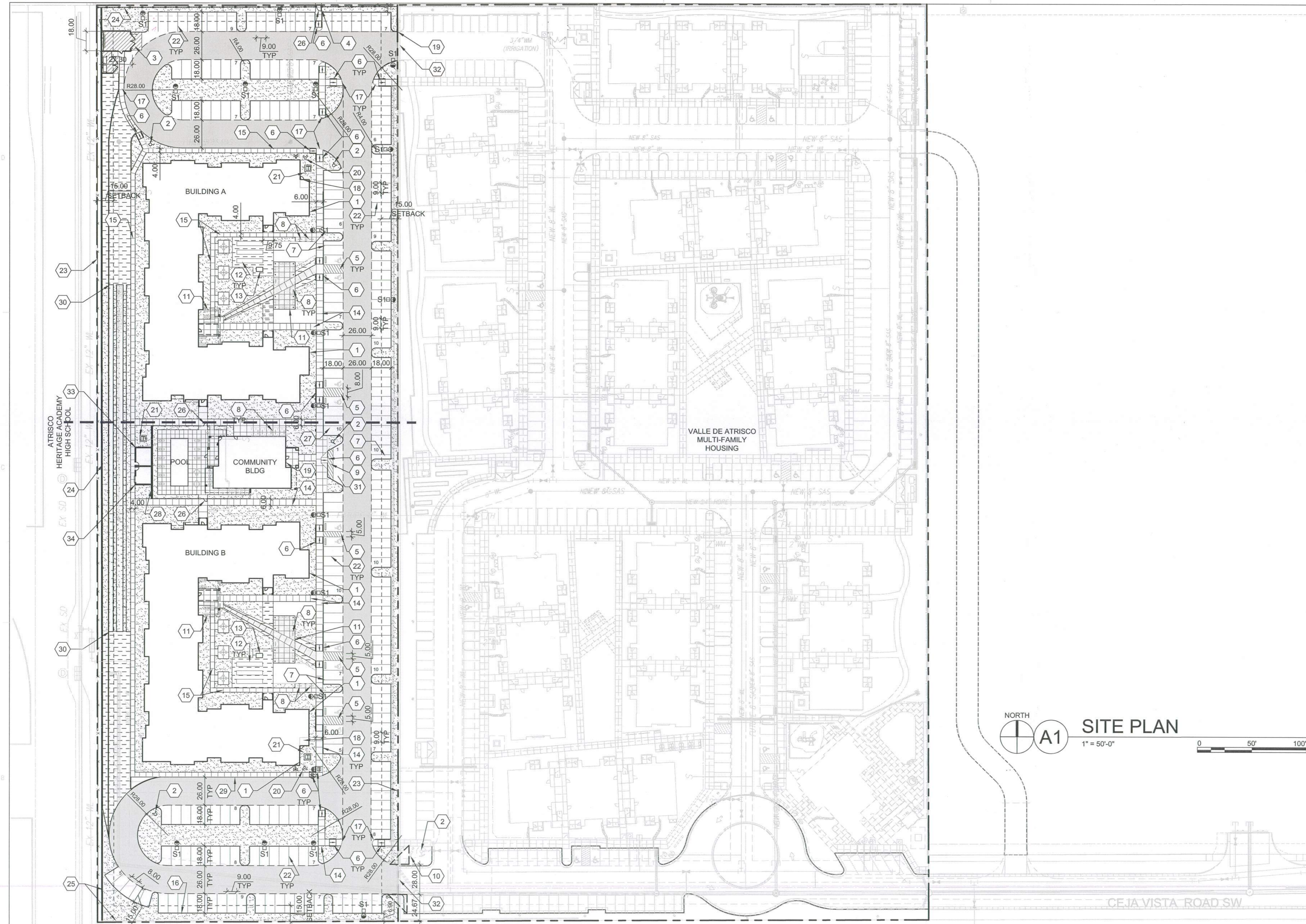
1. BUILDING IDENTIFICATION PER REQUIREMENTS IN SECTION 505 OF THE 2009 IFC
2. FIRE HYDRANT, PAINT SAFETY ORANGE. SEE CIVIL
3. TRASH COMPACTOR AND RECYCLING ENCLOSURE WITH GATE, REF: A2/SDP1.3, A3/SDP1.3 & A4/SDP1.3.
4. WALKWAY CONNECTION TO DENNIS CHAVEZ BLVD. 12'-0" TRAIL, A PAVED MULTI-USE TRAIL CLOSED TO AUTOMOTIVE TRAFFIC. DEVELOPER TO COORDINATE WITH NMDOT ASSISTANT TRAFFIC ENGINEER ON TRAIL CONNECTION, WITH GATE REF: B2/SDP1.2.
5. ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2.
6. ACCESSIBLE RAMP, REF: C1/SDP1.2, C2/SDP1.2, C3/SDP1.2, C4/SDP1.2 & C5/SDP1.2.
7. MOTORCYCLE PARKING, REF: B3/ASP1.2
8. BIKE RACK/PARKING PER IDO AND DPM STANDARD WITH TWO-POINT BIKE LOCKING, REF: A1/SDP1.3.
9. ACCESSIBLE AISLE WITH STRIPING
10. MONUMENT SIGN PER IDO REQUIREMENTS, REF: C4/SDP1.3
11. SHADE STRUCTURE
12. RAISED GARDEN BEDS
13. POTTING STATION TABLE
14. 6" WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS, REF: B5/SDP1.2.
15. 4" WIDE SIDEWALK CONCRETE, REF: B5/SDP1.2.
16. CONCRETE CURB AND GUTTER, REF: A2/SDP1.2
17. FLUSH CONCRETE SIDEWALK, REF: D4/SDP1.2
18. FIRE RISER ROOM
19. FIRE ACCESS GATE & KNOX BOX (LOCATE PER FIRE ONE PLAN)
20. FIRE DEPARTMENT CONNECTION (FDC) FREE STANDING
21. ELECTRICAL TRANSFORMER (ON 6" CONCRETE PAD)
22. PARKING STRIPING 4" WIDE, COLOR WHITE
23. PROPERTY LINE
24. PERIMETER (MASONRY) WALL, TO MATCH ADJACENT, REF: B1/SDP1.2.
25. WEST MSE RETAINING WALL
26. PEDESTRIAN GATE
27. DEDICATED RESERVED CARPOOL PARKING WITH SIGNAGE, REF: B3/SDP1.2
28. POOL SCREEN WALL
29. SIDEWALK WITH TURNDOWN EDGE, REF: D3/SDP1.2
30. STABILIZED BASE COURSE DEFINED BY EDGE TRANSITION
31. VANPOOL PARKING WITH SIGNAGE, B3/SDP1.2
32. GATE ENTRY PAD/ POST WITH CONTROL ACCESS FOB
33. POOL EQUIPMENT ENCLOSURE
34. MAINTENANCE EQUIPMENT ROOM
35. ELECTRIC VEHICLE CHARGING STATION WITH SIGNAGE, REF: B3/SDP1.2
36. SOUTH PERIMETER WALL
37. CLEAR SIGHT TRIANGLE, LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
38. CONCRETE MOUNTABLE CURB, REF: D5/SDP1.2
39. EXISTING PRIVATE ACCESS EASEMENT (03-15-11.2011C-20) GRANTED PER PLAT 1004428 PR-2018-001345 DATED 08/15/2018
40. CONCRETE HEADER CURB, REF: D2/SDP1.2
41. SPEED TABLE RAMP; REF: B3/SDP1.3 & B2/SDP1.3
42. SPEED LIMIT SIGN; REF: B3/SDP1.2

PROJECT DATA

ZONING: (RM-L) RESIDENTIAL - MULTI-FAMILY LOW DENSITY ZONE DISTRICT
LEGAL DESCRIPTION: TRACT RR-3-A-1, LOCATED ON DENNIS CHAVEZ BLVD. SW, BETWEEN 98TH ST. SW & 118TH ST. SW
SITE AREA: 5.423 ACRES
ZONE ATLAS: P-09-Z
SETBACKS: FRONT= 15', SIDE= STREET 10', INTERIOR= 5', REAR= 15'
BUILDING HEIGHT: 35'-0"= 10% WAIVER @ 5'-0"= 38'-0"
FIRE FLOW: FULLY SPRINKLED
FIRE FLOW: 4,500 GPM
HYDRANTS REQUIRED: 5 TOTAL
BUILDING OCCUPANCY: R-2, 156 APARTMENTS
CONSTRUCTION TYPE: V-A, FULLY SPRINKLED

BUILDING SF:
 BUILDING A: 20,777 GSF
 FIRST LEVEL: 20,296 GSF
 SECOND LEVEL: 19,912 GSF
 THIRD LEVEL: 60,985 GSF
 TOTAL: 60,985 GSF
 BUILDING B: 20,777 GSF
 FIRST LEVEL: 20,296 GSF
 SECOND LEVEL: 19,912 GSF
 THIRD LEVEL: 60,985 GSF
 TOTAL: 60,985 GSF
 CLUBHOUSE: 3,158 GSF
TOTAL: 125,128 GSF

PARKING CALCULATION: (TABLE 5-5-1)
 REQUIRED: MULTI FAMILY = 1.5 / DU
 REQUIRED: 156 UNITS x 1.5 SPACES = 234 SPACES
 PROVIDED CARPOOL PARKING: 1 = 4 PARKING CREDIT SPACES
 PROVIDED VANPOOL PARKING: 1 = 7 PARKING CREDIT SPACES
 PROVIDED ELECTRIC VEHICLE CHARGING STATION: 2% OF 234 = 5 ELECTRIC CHARGING STATIONS CREDIT SPACES / EACH ELECTRIC CHARGING STATION SHALL COUNT AS 2 SPACES. 5 ELECTRIC CHARGING STATIONS x 2 = 5 CREDIT SPACES
 REQUIRED: 234 SPACES - 4 CARPOOL CREDIT - 7 VANPOOL CREDIT - 5 ELECTRIC CHARGING STATION CREDIT = 218
 TOTAL: 218 SPACES
 PROVIDED: 218 PARKING SPACES
25% OF 218 REQUIRED PARKING MAY BE COMPACT
 PROVIDED COMPACT PARKING: 3 SPACES @ 9'-0" x 16'-0"
 PROVIDED STANDARD PARKING: 215 SPACES @ 9'-0" x 18'-0"
STANDARD ACCESSIBLE SPACES:
 REQUIRED: 2 STANDARD SPACES & 8 VAN ACCESSIBLE AND 2 STANDARD
 PROVIDED: 40
BIKE PARKING: 00.25 PER UNIT
 REQUIRED: 0.25 x 156 = 39
 PROVIDED: 40
 20% SECURED LONG TERM STORAGE: 8
 EXTERIOR BIKE PARKING: 32
MOTORCYCLE PARKING
 REQUIRED AND PROVIDED = 5 SPACES FOR 51-300 TOTAL PARKING SPACES
 REQUIRED = 5 SPACES
 PROVIDED = 5 SPACES



NORTH
A1 SITE PLAN
1" = 50'-0"
0 50' 100'

PROJECT NO.	DATE:
APPLICATION NO.	DATE:
IS AN APPROVED INFRASTRUCTURE LIST REQUIRED? [] YES [] NO. IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.	
DRB SITE DEVELOPMENT PLAN APPROVAL:	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE:
ABCWUA	DATE:
PARKS & RECREATION DEPARTMENT	DATE:
CITY ENGINEER/HYDROLOGY	DATE:
ENVIRONMENTAL HEALTH (CONDITIONAL) <i>C. Williams</i>	DATE: 9-3-19
SOLID WASTE MANAGEMENT	DATE:
DRB CHAIRPERSON, PLANNING DEPT.	DATE:
CODE ENFORCEMENT	DATE:

LEGEND

[Pattern]	LANDSCAPE AREA
[Pattern]	STABILIZED CRUSHER FINES
[Pattern]	INTEGRAL COLORED CONCRETE
[Pattern]	REINFORCED CONCRETE PAVING
[Pattern]	HEAVY DUTY ASPHALT CAPABLE TO SUPPORT 75,000 LBS
[Pattern]	FIRELANE STRIPING MARKING FIRE ACCESS LANE
[Symbol]	PROPERTY LINE
[Symbol]	FIRE HYDRANT
[Symbol]	POST INDICATOR VALVE, RE: CONCEPTUAL UTILITY PLAN
[Symbol]	SITE LIGHTING
[Symbol]	RAISED PLANTING BEDS
[Symbol]	CONCRETE BENCH
[Symbol]	BIKE RACK
[Symbol]	OUTDOOR FURNITURE
[Symbol]	SIDEWALK RAMP (ARROW POINTS DOWN)
[Symbol]	TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS
[Symbol]	POOL PERIMETER FENCE

GENERAL SHEET NOTES

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- C. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-B OUTDOOR LIGHTING.
- E. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
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- G. PROVIDE AIR ENTRAINMENT CONCRETE WITH MEDIUM BROOM FINISH AT ALL SITE CONCRETE. SLOPE ALL CONCRETE SIDEWALKS TO DRAIN, TYP. RE: CIVIL FOR SPOT ELEVATIONS, GRADING AND DRAINAGE.
- H. SOLID WASTE CONNECTION IS THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT.
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SHEET KEYED NOTES

- 1. BUILDING IDENTIFICATION PER REQUIREMENTS IN SECTION 505 OF THE 2009 IFC
- 2. FIRE HYDRANT, PAINT SAFETY ORANGE, SEE CIVIL
- 3. TRASH COMPACTOR ENCLOSURE (7'-4" MASONRY WALL) WITH GATE, REF: C5/SDP1.2
- 4. WALKWAY CONNECTION TO DENNIS CHAVEZ BLVD. TRAIL, A PAVED MULTI-USE TRAIL, CLOSED TO AUTOMOTIVE TRAFFIC. DEVELOPER TO COORDINATE WITH NMDOT ASSISTANT TRAFFIC ENGINEER ON TRAIL CONNECTION; REF: B2/SDP1.2
- 5. ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2
- 6. ACCESSIBLE RAMP, REF: A3/SDP1.2, C2/SDP1.2 & C3/SDP1.2
- 7. MOTORCYCLE PARKING
- 8. BIKE RACK/PARKING PER IDO AND DPM STANDARD WITH TWO-POINT BIKE LOCKING, REF: D5/SDP1.2
- 9. ACCESSIBLE AISLE WITH STRIPING
- 10. MOUNTAIN SIGN PER IDO REQUIREMENTS, REF: D1/SDP1.2 & D2/SDP1.2
- 11. SHADE STRUCTURE
- 12. RAISED GARDEN BEDS
- 13. POTTING STATION TABLE
- 14. 6" WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS, REF: B5/SDP1.2
- 15. 4" WIDE SIDEWALK CONCRETE, REF: B5/SDP1.2
- 16. CONCRETE CURB AND GUTTER, REF: A2/SDP1.2
- 17. FLUSH CONCRETE SIDEWALK, REF: D4/SDP1.2
- 18. FIRE RISER ROOM
- 19. FIRE ACCESS GATE & KNOX BOX (LOCATE PER FIRE ONE PLAN)
- 20. FIRE DEPARTMENT CONNECTION (FDC) WALL MOUNT OR FREE STANDING
- 21. ELECTRICAL TRANSFORMER (ON 6" CONCRETE PAD)
- 22. PARKING STRIPING 4" WIDE, COLOR WHITE

PROJECT DATA

- 23. PROPERTY LINE
- 24. PERIMETER (MASONRY) WALL, TO MATCH ADJACENT, REF: B1/SDP1.2
- 25. RETAINING WALL
- 26. PEDESTRIAN GATE
- 27. DEDICATED RESERVED CARPOOL PARKING WITH SIGNAGE
- 28. POOL SCREEN WALL
- 29. SIDEWALK WITH TURNDOWN EDGE, REF: D3/SDP1.2
- 30. STABILIZED BASED COURSE DEFINED BY EDGE TRANSITION
- 31. VANPOOL PARKING
- 32. GATE ENTRY PAD/ POST WITH CONTROL ACCESS FOB
- 33. POOL EQUIPMENT ENCLOSURE
- 34. MAINTENANCE EQUIPMENT ROOM

ZONING:
(RM-L) RESIDENTIAL - MULTI-FAMILY LOW DENSITY ZONE DISTRICT

LEGAL DESCRIPTION:
TRACT RR-3-A-1, LOCATED ON DENNIS CHAVEZ BLVD. SW, BETWEEN 98TH ST. SW & 118TH ST. SW

SITE AREA: 6.423 ACRES
ZONE ATLAS: P-09-Z
SETBACKS: FRONT= 15', SIDE= STREET 10', INTERIOR= 5', REAR= 15'

BUILDING HEIGHT: 35'-0" +10% DEVIATION @ 3'-0" = 38'-0"
SPRINKLED: FULLY SPRINKLED
FIRE FLOW: 4,500 GPM
HYDRANTS REQUIRED: 5 TOTAL
BUILDING OCCUPANCY: R-2, 156 APARTMENTS
CONSTRUCTION TYPE: V-B, FULLY SPRINKLED

BUILDING A	
FIRST LEVEL	20,777 GSF
SECOND LEVEL	20,296 GSF
THIRD LEVEL	19,912 GSF
TOTAL	60,985 GSF
BUILDING B	
FIRST LEVEL	20,777 GSF
SECOND LEVEL	20,296 GSF
THIRD LEVEL	19,912 GSF
TOTAL	60,985 GSF
CLUBHOUSE	3,158 GSF
TOTAL	125,128 GSF

PARKING CALCULATION: (TABLE 5-5-1)

REQUIRED: MULTI FAMILY = 1.5 / DU
REQUIRED: 156 UNITS x 1.5 SPACES = 234 SPACES
PROVIDED CARPOOL PARKING: 1 = 4 PARKING CREDIT SPACES
PROVIDED VANPOOL PARKING: 1 = 7 PARKING CREDIT SPACES
REQUIRED: 234 SPACES - 4 CARPOOL CREDIT - 7 VANPOOL CREDIT = 223 TOTAL: 223 SPACES
PROVIDED: 223 PARKING SPACES

25% OF 223 REQUIRED PARKING MAY BE COMPACT
PROVIDED COMPACT PARKING: 5 SPACES @ 8'-0" x 15'-0"
REQUIRED STANDARD PARKING: 218 SPACES @ 9'-0" x 18'-0"

STANDARD ACCESSIBLE SPACES:
REQUIRED: 8 STANDARD SPACES & 2 VAN ACCESSIBLE
PROVIDED: 10 SPACES

BIKE PARKING: 00.25 PER UNIT
REQUIRED: 0.25 x 156 = 39
PROVIDED: 40
20% SECURED LONG TERM STORAGE: 8
EXTERIOR BIKE PARKING: 32

MOTORCYCLE PARKING
REQUIRED AND PROVIDED = 5 SPACES FOR 51-300 TOTAL PARKING SPACES
PROVIDED = 5 SPACES

REVISIONS

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DRAWN BY AG, RM
REVIEWED BY RAW, JM
DATE 08/16/2019
PROJECT NO. 19-0019
DRAWING NAME

SITE PLAN






PR-2018-001345 Site Plan

Final Audit Report

2020-05-01

Created:	2020-04-30
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAATijFY2C9BV1DdRjykJZPLRCZVG4Jn5kVo

"PR-2018-001345 Site Plan" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
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