



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

<b>Administrative Decisions</b>	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<b>Policy Decisions</b>
<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 Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input checked="" type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	<b>Appeals</b>
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

<b>APPLICATION INFORMATION</b>		
Applicant: Jackson Real Estate Services Inc.		Phone:
Address: 11215 Central Avenue NE		Email:
City: Albuquerque	State: NM	Zip: 87123
Professional/Agent (if any): Consensus Planning, Inc.		Phone: 505-764-9801
Address: 302 8th Street NW		Email:
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Contract purchaser	List all owners:	

<b>BRIEF DESCRIPTION OF REQUEST</b>
Final sign-off for Site Development Plan for Building Permit approved by EPC on June 14, 2018

<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: Tract 52	Block:	Unit: 2
Subdivision/Addition: Town of Atrisco Grant	MRGCD Map No.:	UPC Code: 100905647441510205
Zone Atlas Page(s): L-09	Existing Zoning: RD 9 du/acre	Proposed Zoning: SU-1 PRD
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): approximately 6 acres

<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: Sunset Gardens Road	Between: 82nd Street	and: 86th Street

<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>	
1003449, 18EPC-40032	
Signature:	Date: October 9, 2018
Printed Name: Jacqueline Fishman, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

<b>FOR OFFICIAL USE ONLY</b>		
Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:	Fee Total:	
Staff Signature:	Date:	Project #

**FORM P2: SITE PLAN – DRB**

Please refer to the DRB public meeting schedules for hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 on a CD.

**INFORMATION REQUIRED FOR ALL SITE PLAN – DRB APPLICATIONS**

- Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_
- Site Plan and related drawings (10 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

**SITE PLAN – DRB**

**MAJOR AMENDMENT TO SITE PLAN – DRB**

**EXTENSION OF SITE PLAN – DRB Does not require Public Hearing**

- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (not required for Extension)
- Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(G)(3)
- Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
- Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.*
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information (not required for Extension)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination inquiry response, notifying letter, and proof of first class mailing
  - Proof of emailed notice to applicable Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement
- Signed Traffic Impact Study (TIS) Form
- Completed Site Plan Checklist

**FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC**

- Solid Waste Department signature on Site Plan
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- Approved Grading and Drainage Plan
- Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (not required for Master Development Plans)
- Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- Infrastructure List, if required

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>		
<p>Signature: </p>	<p>Date: 10/8/18</p>	
<p>Printed Name: JACQUELINE FISHMAN</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>	
<p><b>FOR OFFICIAL USE ONLY</b></p>		
<p>Project Number:</p>	<p>Case Numbers</p>	
<p> </p>	<p>-</p>	
<p> </p>	<p>-</p>	
<p> </p>	<p>-</p>	
<p>Staff Signature:</p>		
<p>Date:</p>		

April 5, 2018

Mr. Derek Bohannon, Chairman  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

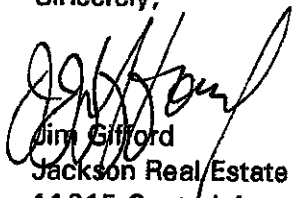
RE: Tract 52 Unit 2 Town of Atrisco Grant

Dear Mr. Chairman:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this request for Zone Map Amendment, Sector Development Plan Amendment, and Site Plans Building Permit. The property is located south of Sunset Gardens Road SW, and between 82<sup>nd</sup> Street and 86<sup>th</sup> Street SW. I, Jim Gifford, am the contract purchaser and the developer of the project.

Thank you for your consideration.

Sincerely,



Jim Gifford  
Jackson Real Estate Services Inc.  
11215 Central Avenue NE  
Albuquerque, NM 87123

April 5, 2018

Mr. Derek Bohannon, Chairman  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

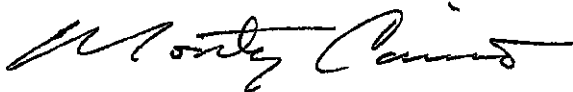
RE: Tract 52 Unit 2 Town of Atrisco Grant

Dear Mr. Chairman:

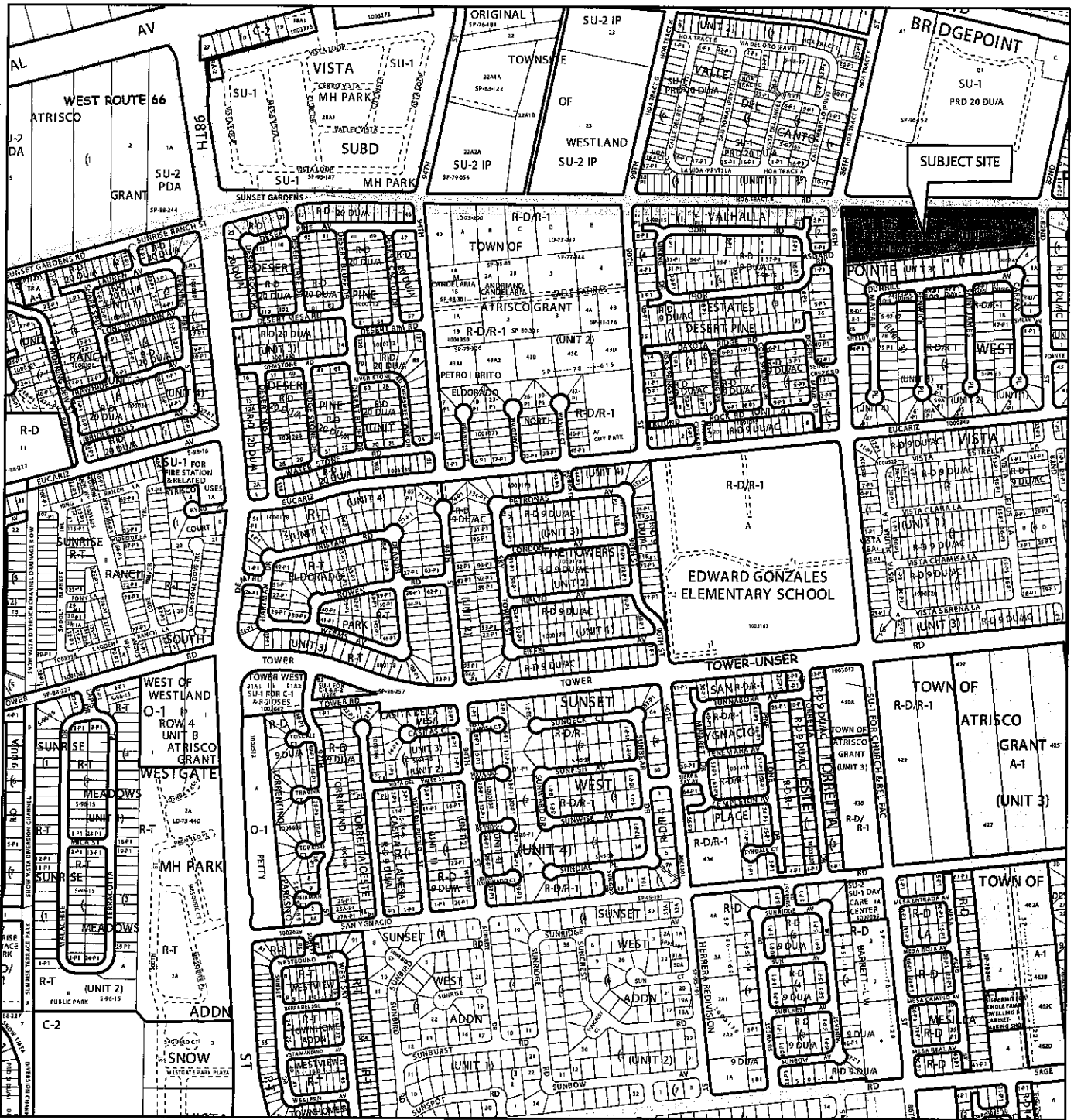
The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this request for Zone Map Amendment, Sector Development Plan Amendment, and Site Plans Building Permit. The property is located south of Sunset Gardens Road SW, and between 82<sup>nd</sup> Street and 86<sup>th</sup> Street SW. I, Monty Carrico, am the property owner of the aforementioned 6-acre parcel.

Thank you for your consideration.


Sincerely,

A handwritten signature in cursive script that reads "Monty Carrico".

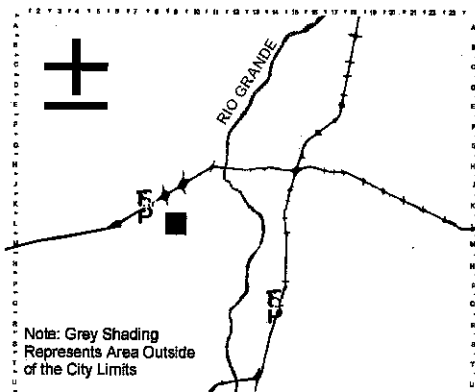
Monty Carrico  
PO Box 3072  
Albuquerque, NM 87190



For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 1/28/2016



Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**L-09-Z**

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Metroglyph Mon.		

0 750 1,500 Feet

**FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY**  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

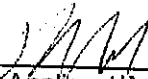
**PROJECT NAME:** SUNSET GARDENS APARTMENTS

**AGIS MAP #** L9

**LEGAL DESCRIPTIONS:** TRACT 52 UNIT 2 TOWN OF ATRISCO GRANT

**DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on 10/3/18 (date).

  
Applicant/Agent

10/6/18  
Date

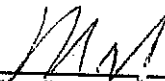
  
Hydrology Division Representative

10/8/18  
Date

**NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL**

**WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2<sup>nd</sup>/Ground floor, Plaza del Sol) on 9/12/18 (date).

  
Applicant/Agent

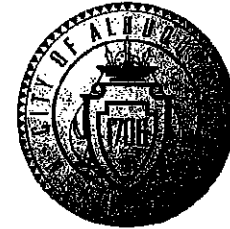
10/8/18  
Date

  
ABCWUA Representative

10/8/18  
Date

**PROJECT #** 1003449

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## OFFICIAL NOTIFICATION OF DECISION

June 14, 2018

Jackson Real Estate Services Inc.  
11215 Central Ave. NE  
ABQ, NM 87123

**Project# 1003449**  
18EPC-40031 Sector Development Plan Map Amendment  
18EPC-40032 Site Development Plan for Building Permit

### LEGAL DESCRIPTION:

The above action for all or a portion of Tract 52, Unit 2, Town of Atrisco Grant, zoned RD-9 DU/acre to SU-1 PRD, located on Sunset Gardens Rd. SW, between 82<sup>nd</sup> St. SW and 86<sup>th</sup> St. SW, containing approximately 6.1 acres (L-09). Staff Planner: Cheryl Somerfeldt

On June 14, 2018 the Environmental Planning Commission (EPC) voted to APPROVE Project PO Box 1003449/18EPC-40031, a Sector Development Plan Map Amendment and 18EPC-40032 a Site Development Plan for Building Permit, based on the following Findings and Conditions:

### Albuquerque, NM 87103 **FINDINGS, Sector Development Plan Map Amendment (Zone Change)**

1. This is a request for a Sector Development Plan Map Amendment to the Tower/Unser Sector Development Plan (Zone Change) from RD 9/du acre (Residential and Related Uses, Developing Area for 9 Dwelling Units per Acre) to SU-1 for PRD (Special Use for Planned Residential Development) for Tract 52, Unit 2, Town of Atrisco Grant, located on Sunset Gardens Road SW between 82nd Street SW and 86th Street SW, approximately 6.1 acres.  
www.cabq.gov
2. The existing RD-9/du acre zone was established by the Tower/Unser Sector Development plan through annexation and establishment of zoning; and the subject site has remained vacant since. As such, this constitutes an amendment to that plan.
3. Since the request is for an SU-1 zone, a Site Development Plan is required, and the applicant has provided a Site Development Plan for Building Permit associated with this request.
4. The request is for an increase in density from the existing permitted 9/du per acre to approximately 13.8/du per acre, an approximate 50% increase in density to the existing zoning.
5. The SU-1 for PRD zone requires a Site Development Plan to define all design elements such as number of dwelling units/density, lot size, minimum setbacks, architectural design standards including exterior wall materials and colors, parking spaces, drainage and grading plans, landscape design standards, lighting, walls and fences in the public right of way, pedestrian amenities, and signage; the EPC has purview to apply conditions of approval to these elements as determined by the EPC.

**OFFICIAL NOTICE OF DECISION**

**Project #103449**

**June 14, 2018**

**Page 2 of 12**

6. The Albuquerque/Bernalillo County Comprehensive Plan, the City of Albuquerque Zoning Code, the West Side Strategic Plan, the Southwest Area Plan, and the Tower/Unser Sector Development Plan are incorporated herein by reference.
7. The subject site is in an Area of Consistency as designated by the Comprehensive Plan (Rank I). The following goals and policies of the Comprehensive Plan apply to the project:
  - A. The request furthers Policy 4.1.2 because it protects the identity and cohesiveness of the neighborhood by providing a transition residential density. Although the density is higher than the existing zone, the scale fits the location since it is across the street from a development of a higher density. This project will respect existing neighborhood values by using the SU-1 PRD zone and associated site plan to create cohesive design elements.
  - B. The request furthers Policy 5.2.1d because it would offer additional housing options, apartments with garages and a compact lifestyle for a range of income levels, near transit and City amenities such as the new library and proposed development at Central Avenue and Unser Boulevard.
  - C. The request partially furthers Policy 5.2.1e because although it will not create a mix of uses, and sustainability is debatable, the request will allow the development of a vacant site into a multi-family development of a different density from surrounding residential development, providing a transition between higher density to the north and lower density to the south. The subject site is conveniently accessible from surrounding neighborhoods.
  - D. The request furthers Policy 5.2.1f and its sub-policies because it permits higher density residential development in an area with good street connectivity and convenient access to transit, where it is compatible with existing area land uses, and where a transition between single family homes and more intensive development would be beneficial.
  - E. The request furthers Goal 5.3, Policy 5.3.1, and Policy 5.3.3 because it is infill development of vacant lots using on existing City roads, infrastructure, and public facilities at a slightly higher residential density than the existing zone, which provides efficiency. The request uses the SU-1 PRD zone to create a site plan with slightly higher height near the road, which then allows for more density and clustering, and therefore single story buildings near the single-story residential neighborhood and more landscaped open space in the interior of the site.
  - F. The request does not further Policy 5.4 because the project is proposing higher density housing than the existing zoning on the west side of the Rio Grande.
  - G. The request furthers Policy 5.6.3 because the subject site and surrounding area are located in an Area of Consistency, and the proposed site plan will protect and enhance the character of the existing single-family neighborhoods and maintain privacy by placing single-story buildings near the southern property line.
  - H. The request furthers Policy 5.6.3f because it is higher density housing to be located within ¼ mile from the Unser Boulevard SW transit stops.
  - I. The request furthers Policy 5.6.3g because the site plan shows setbacks from the southern property line that will protect solar access and privacy for the abutting single-story single-family neighborhood.



OFFICIAL NOTICE OF DECISION

Project #103449

June 14, 2018

Page 3 of 12

- J. The request furthers policy 5.7.2c because the uses were not specially tailored to negotiate a unique zone between stakeholders. The SU-1 PRD zone is a residential zoning option intended by the City Council to provide flexibility with design elements upon the discretion of the Environmental Planning Commission. The request proposes unique design considerations such as the extra height along Sunset Gardens Road SW that would not be allowed in a straight zone, in order to provide for single-story development along the southern property line, therefore, tailoring the site design to the unique context and meeting the neighborhood needs.
- K. The request partially furthers Policy 7.2.1 because although the project is gated, connectivity would not be possible due to the existing residential development's rear property lines abutting the southern property line of the subject site. In addition, pedestrian travel is encouraged through the interior of the subject site with pathways connecting the pedestrian gates on the southeast and southwest corners.
- L. The request furthers Policy 7.3.5 because it offers high quality design in elevations, site plan layout, and landscape. The building heights, setbacks, landscape, and open space were designed to provide a transition from higher density at the street right-of-way to lower density at the single-story single-family residential neighborhood while providing open space and parking amenities for the residents. Parking screen walls will shield headlights from pedestrians and vehicles on Sunset Gardens Road SW.
- M. The request furthers Policy 7.4.3 because the site plan for the requested SU-1 PRD zone shows that the parking lot will be well-designed by being screened from public view, efficient by providing many options including garages, safe by being gated, and attractive by having a landscape plan that exceeds the minimum required.
- N. The request furthers Policy 7.5.1 because the landscape plan provides a drought tolerant and context sensitive plant palette that exceeds the required amounts and provides a range of textures and colors as well as providing street trees.
- O. The request furthers Policy 9.1.1 and 9.1.2 because it supports development of housing for a variety of income levels and types of residents by providing higher density than the abutting single-family development to the south, and lower density than the multi-family development to the north, as well as a higher quality by providing architectural details, contextual landscaping, and garages for each unit.
- P. The request partially furthers Policy 9.3.2 because it increases density and housing options near services and maintains scale by transitioning between single-family homes to the south and higher density multi-family development to the north, which then transitions toward the commercial corridor farther to the north along Central Avenue. Additionally, the nearby Atrisco Business Park would provide more employment opportunities for the area upon build-out. APS indicated that 2 of the effected schools have excess capacity and 2 of the affected schools are exceeding capacity. The Atrisco Heritage Academy HS has been well in excess of capacity since its opening for all development in the area.

**OFFICIAL NOTICE OF DECISION**

**Project #103449**

**June 14, 2018**

**Page 4 of 12**

8. Although the subject site is within the boundaries of the Southwest Area Plan, its Resolution R-01-375 states that "With regard to the area where the boundaries of the Southwest Area Plan and the West Side Strategic Plan overlap south of Central Avenue and west of Coors Boulevard... the policies contained in the West Side Strategic Plan shall apply to the areas situated within the municipal boundaries..." Since the subject site is within the municipal boundaries of the City, the policies of the West Side Strategic Plan will be evaluated in lieu of policies from the Southwest Area Plan.
9. The West Side Strategic Plan designates the subject site part of the Bridge/Westgate Community. The Bridge/Westgate Community is planned to provide substantial growth capacity for Albuquerque at urban densities. It is located near several river crossings and is fairly easily serviced by City utilities. The request is in general compliance with the following applicable goals and policies:
  - A. The request furthers Policy 3.43 and Policy 3.46 because the request will allow a higher density residential development close to the Central / Unser Community Activity Center, which lies approximately  $\frac{1}{4}$  to  $\frac{1}{2}$  mile to the north of the subject site. The proposed density is lower than 30 dwelling units per acre. Policy 3.46 shows that high densities were expected in this community in areas adjacent to designated Centers. The proposed development, approximately 13.8 du/ac, is located outside of a designated activity center and not at a major intersection where non-residential zoning is intended.
10. The subject site is within the boundaries of the Tower/Unser Sector Development Plan (SDP) (Rank III). Resolution 08-171 stated that one of the reasons for amending the Tower/Unser SDP was to limit the geographic coverage of repetitions of one housing type. The Tower-Unser SDP supports a mixture of housing types to form diverse neighborhoods and support Comprehensive Plan policies.
11. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:
  - A. The requested zone is consistent with the health safety, morals, and general welfare of the City because it is consistent with a preponderance of the goals and policies of the Comprehensive Plan, the West Side Strategic Plan, the Southwest Area Plan, and the Tower/Unser Sector Development Plan, which were created to protect the health, safety, morals, and general welfare of the City.
  - B. The requested zone supports stability of land use because although the request will allow higher density multi-family development than the existing zone, the use remains the same. Therefore, the community is currently expecting multi-family development for the undeveloped subject site. The request for SU-1 for PRD zoning allows the community to preview the exact design elements expected for the subject site. The height will exceed what would be permitted in a straight zone along Sunset Gardens Road NW on the north property line, which will allow for single-story buildings adjacent to the single-story single-family development to the south. The request will add a few more students to the schools, which may cause instability; however it is a small increase over the existing zone. Although the area high school is well over capacity, the elementary and middle schools are not currently over capacity, and the high school may have to make adjustments regardless of this development.

**OFFICIAL NOTICE OF DECISION**

**Project #103449**

**June 14, 2018**

**Page 5 of 12**

- C. The requested zone clearly facilitates applicable goals and policies of the Comprehensive Plan, the West Side Strategic Plan, the Southwest Area Plan, and the Tower/Unser Sector Development Plan as shown in Findings 7-10.
  - D. The existing RD zoning is inappropriate because the proposed SU-1 PRD zoning is more advantageous to the community as articulated by the Comprehensive Plan, West Side Strategic Plan, and the Tower/Unser Sector Development Plan policy analysis shown in Findings 7-10. The request furthers Comprehensive Policies to provide density near existing infrastructure and transit while providing more affordable housing; and to transition from higher density to lower density as moving away from commercial centers as that located at Unser Boulevard and Central Avenue. The requested zone will provide for a slight increase in density from the existing zone by permitting three-story buildings near Sunset Gardens Road SW and single-story buildings near the single-story residential neighborhood to the south.
  - E. The permissive uses in the requested SU-1 PRD zone would not be harmful to the adjacent property because it is intended for only residential use similar to the existing R-D 9du/acre zone. The requested SU-1 PRD zone is completely controlled by the site plan, which shows an approximately 50% increase in density from 9du/acre to 13.8 du/acre. This increase in density would not be harmful because of its location as a transition between higher density multi-family development to lower-density single-family residential development. The SU-1 PRD is not similar to a straight zone in that there are no other permitted or conditional uses; the use is residential and design elements are site plan controlled. In addition, the requested zone will clearly facilitate the objectives goals and policies from applicable plans.
  - F. The request will not require major or un-programmed capital expenditures by the city.
  - G. While economic considerations are always a factor with regard to development proposals, they are not the determining factor for this zone change request. The applicant has sufficiently shown that the community will benefit due to an increase in affordable housing in an area adjacent to infrastructure and commercial development; and due to providing site plan showing a quality development with a single-story buffer near the surrounding single family development.
  - H. The subject site is not located on a collector or major street.
  - I. The request is not a spot zone because the zone to the north of the subject site is also for SU-1 for PRD.
  - J. The request would not create strip commercial zoning because it is not a commercial development in a strip of land along a street. The request is for residential not commercial zoning.
12. The South West Alliance of Neighborhoods (SWAN Coalition), the Westside Coalition of Neighborhood Associations, and the South Valley Coalition of Neighborhood Associations were notified along with property owners within 100-feet of the property line as required. Staff received several telephone calls with questions about the request but no written comments in support or opposition. The agent also received a question regarding the request. A facilitated meeting was not requested.

**OFFICIAL NOTICE OF DECISION**

Project #103449

June 14, 2018

Page 6 of 12

**CONDITIONS OF APPROVAL, Sector Development Plan Map Amendment (Zone Change)**

1. The Sector Development Plan Map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

**FINDINGS, Site Development Plan for Building Permit**

1. This is a request for a Site Development Plan for Building Permit for Tract 52, Unit 2, Town of Atrisco Grant, located on Sunset Gardens Road SW between 82nd Street SW and 86th Street SW, approximately 6.1 acres.
2. This request is associated with the request for a Sector Development Plan Map amendment from RD 9/du acre (Residential and Related Uses, Developing Area for 9 Dwelling Units per Acre) to SU-1 for PRD (Special Use for Planned Residential Development) pursuant to the Tower/Unser Sector Development plan. As such, this constitutes an amendment to that plan.
3. This is a request for an increase in density from the existing permitted 9/du per acre to approximately 13.8/du per acre, an approximate 50% increase in density to the existing zoning.
4. The SU-1 for PRD zone requires that the Site Development Plan define all design elements such as number of dwelling units/density, lot size, minimum setbacks, architectural design standards including exterior wall materials and colors, parking spaces, drainage and grading plans, landscape design standards, lighting, walls and fences in the public right of way, pedestrian amenities, and signage; the EPC has purview to apply conditions of approval to these elements as determined by the EPC.
5. Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the City of Albuquerque Zoning Code, the West Side Strategic Plan, the Southwest Area Plan, and the Tower/Unser Sector Development Plan are incorporated herein by reference.
7. Comprehensive Plan Policy 9.2.1, Compatibility, states "Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street." Pursuant to Policy 9.2.1, the proposed multi-family trash enclosures should not be located near the southern property line adjacent to the abutting single-family neighborhood.

OFFICIAL NOTICE OF DECISION

Project #103449

June 14, 2018

Page 7 of 12

8. The subject site is in an Area of Consistency as designated by the Comprehensive Plan (Rank I). The following goals and policies of the Comprehensive Plan apply:
  - A. The request furthers Policy 4.1.2 because it protects the identity and cohesiveness of the neighborhood by providing a transition residential density. Although the density is higher than the existing zone, the scale fits the location since it is across the street from a development of a higher density. This project will respect existing neighborhood values by using the SU-1 PRD zone and associated site plan to create cohesive design elements.
  - B. The request furthers Policy 5.2.1d because it would offer additional housing options, apartments with garages and a compact lifestyle for a range of income levels, near transit and City amenities such as the new library and proposed development at Central Avenue and Unser Boulevard.
  - C. The request partially furthers Policy 5.2.1e because although it will not create a mix of uses, and sustainability is debatable, the request will allow the development of a vacant site into a multi-family development of a different density from surrounding residential development, providing a transition between higher density to the north and lower density to the south. The subject site is conveniently accessible from surrounding neighborhoods.
  - D. The request furthers Policy 5.2.1f and its sub-policies because it permits higher density residential development in an area with good street connectivity and convenient access to transit, where it is compatible with existing area land uses, and where a transition between single family homes and more intensive development would be beneficial.
  - E. The request furthers Goal 5.3, Policy 5.3.1, and Policy 5.3.3 because it is infill development of vacant lots using on existing City roads, infrastructure, and public facilities at a slightly higher residential density than the existing zone, which provides efficiency. The request uses the SU-1 PRD zone to create a site plan with slightly higher height near the road, which then allows for more density and clustering, and therefore single story buildings near the single-story residential neighborhood and more landscaped open space in the interior of the site.
  - F. The request does not further Policy 5.4 because the project is proposing higher density housing than the existing zoning on the west side of the Rio Grande.
  - G. The request furthers Policy 5.6.3 because the subject site and surrounding area are located in an Area of Consistency, and the proposed site plan will protect and enhance the character of the existing single-family neighborhoods and maintain privacy by placing single-story buildings near the southern property line.
  - H. The request furthers Policy 5.6.3f because it is higher density housing to be located within ¼ mile from the Unser Boulevard SW transit stops.
  - I. The request furthers Policy 5.6.3g because the site plan shows setbacks from the southern property line that will protect solar access and privacy for the abutting single-story single-family neighborhood.

OFFICIAL NOTICE OF DECISION

Project #103449

June 14, 2018

Page 8 of 12

- J. The request furthers policy 5.7.2c because the uses were not specially tailored to negotiate a unique zone between stakeholders. The SU-1 PRD zone is a residential zoning option intended by the City Council to provide flexibility with design elements upon the discretion of the Environmental Planning Commission. The request proposes unique design considerations such as the extra height along Sunset Gardens Road SW that would not be allowed in a straight zone, in order to provide for single-story development along the southern property line, therefore, tailoring the site design to the unique context and meeting the neighborhood needs.
- K. The request partially furthers Policy 7.2.1 because although the project is gated, connectivity would not be possible due to the existing residential development's rear property lines abutting the southern property line of the subject site. In addition, pedestrian travel is encouraged through the interior of the subject site with pathways connecting the pedestrian gates on the southeast and southwest corners.
- L. The request furthers Policy 7.3.5 because it offers high quality design in elevations, site plan layout, and landscape. The building heights, setbacks, landscape, and open space were designed to provide a transition from higher density at the street right-of-way to lower density at the single-story single-family residential neighborhood while providing open space and parking amenities for the residents. Parking screen walls will shield headlights from pedestrians and vehicles on Sunset Gardens Road SW.
- M. The request furthers Policy 7.4.3 because the site plan for the requested SU-1 PRD zone shows that the parking lot will be well-designed by being screened from public view, efficient by providing many options including garages, safe by being gated, and attractive by having a landscape plan that exceeds the minimum required.
- N. The request furthers Policy 7.5.1 because the landscape plan provides a drought tolerant and context sensitive plant palette that exceeds the required amounts and provides a range of textures and colors as well as providing street trees.
- O. The request furthers Policy 9.1.1 and 9.1.2 because it supports development of housing for a variety of income levels and types of residents by providing higher density than the abutting single-family development to the south, and lower density than the multi-family development to the north, as well as a higher quality by providing architectural details, contextual landscaping, and garages for each unit.
- P. The request partially furthers Policy 9.3.2 because it increases density and housing options near services and maintains scale by transitioning between single-family homes to the south and higher density multi-family development to the north, which then transitions toward the commercial corridor farther to the north along Central Avenue. Additionally, the nearby Atrisco Business Park would provide more employment opportunities for the area upon build-out. APS indicated that 2 of the effected schools have excess capacity and 2 of the affected schools are exceeding capacity. The Atrisco Heritage Academy HS has been well in excess of capacity since its opening for all development in the area.

**OFFICIAL NOTICE OF DECISION**

Project #103449

June 14, 2018

Page 9 of 12

9. Although the subject site is within the boundaries of the Southwest Area Plan, its Resolution R-01-375 states that "With regard to the area where the boundaries of the Southwest Area Plan and the West Side Strategic Plan overlap south of Central Avenue and west of Coors Boulevard... the policies contained in the West Side Strategic Plan shall apply to the areas situated within the municipal boundaries..." Since the subject site is within the municipal boundaries of the City, the policies of the West Site Strategic Plan will be evaluated in lieu of policies from the Southwest Area Plan.
10. The West Side Strategic Plan designates the subject site part of the Bridge/Westgate Community. The Bridge/Westgate Community is planned to provide substantial growth capacity for Albuquerque at urban densities. It is located near several river crossings and is fairly easily serviced by City utilities. The request is in general compliance with the following applicable goals and policies:
  - A. The request furthers Policy 3.43 and Policy 3.46 because the request will allow a higher density residential development close to the Central / Unser Community Activity Center, which lies approximately ¼ to ½ mile to the north of the subject site. The proposed density is lower than 30 dwelling units per acre. Policy 3.46 shows that high densities were expected in this community in areas adjacent to designated Centers. The proposed development, approximately 13.8 du/ac, is located outside of a designated activity center and not at a major intersection where non-residential zoning is intended.
11. The subject site is within the boundaries of the Tower/Unser Sector Development Plan (SDP) (Rank III). Resolution 08-171 stated that one of the reasons for amending the Tower/Unser SDP was to limit the geographic coverage of repetitions of one housing type. The Tower-Unser SDP supports a mixture of housing types to form diverse neighborhoods and support Comprehensive Plan policies.
12. The South West Alliance of Neighborhoods (SWAN Coalition), the Westside Coalition of Neighborhood Associations, and the South Valley Coalition of Neighborhood Associations were notified along with property owners within 100-feet of the property line as required. Staff received several telephone calls with questions about the request but no written comments in support or opposition. The agent also received a question regarding the request. A facilitated meeting was not requested.

**CONDITIONS OF APPROVAL, Site Development Plan for Building Permit**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

**OFFICIAL NOTICE OF DECISION**

**Project #103449**

**June 14, 2018**

**Page 10 of 12**

2. Prior to application submittal to the DRB, the applicant shall contact the staff planner to ensure that all conditions of approval are met.
3. Pursuant to Comprehensive Plan Policy 9.2.1, the trash enclosure shall be moved north, away from the southern property line as far as practicable and as is acceptable to the Solid Waste Department. Additional landscape buffering between the dumpster location and the residential properties to the south shall also be provided.
4. Conditions of Approval from other Agencies:
  - **WATER UTILITY AUTHORITY**
    - a. As a condition of approval of this building permit obtain an Availability Statement for the new development. Requests can be made at the link below:
    - b. [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
    - c. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
    - d. The proposed utility plan indicates several onsite fire hydrants. These hydrants are to be considered private and painted safety orange.
    - e. The proposed utility plan indicates installation of a new manhole approximately 80 feet upstream of an existing manhole. If contributions to the public sanitary sewer infrastructure require the development to discharge to a manhole the development shall connect to the existing manhole downstream of the proposed. If this connection is unacceptable coordination with Utility Development shall take place to evaluate the proposed connection further.
    - f. Pro Rata has been assessed for this property in the amount of \$10931.30 for water infrastructure and \$12193.56 for Sewer infrastructure under project #73-9 for a total amount of \$23124.86. These charges are assessed to the property due to its ability to benefit from and/or take service from the previously installed infrastructure. Payment will be required as a condition of approvals from the Water Authority.
    - g. Please note that the proposed meter service needs to be within the right-of-way or within a 35 foot X 35 foot dedicated water Utility Authority easement.
  - **POLICE DEPARTMENT/Planning**
    - a. Ensure adequate lighting throughout the project, to include parking areas, pedestrian walkways, and courtyards.
    - b. Ensure natural surveillance and clear lines of sight throughout the facility. Natural surveillance requires a space free from natural and physical barrier (i.e. open picket vs. solid fences). Establish a clear line of sight from the parking areas to the residential building and from the building the parking areas.
    - c. Limit and clearly delineate access to the property; i.e. Resident Parking and Visitor Parking.



**OFFICIAL NOTICE OF DECISION**

Project #103449

June 14, 2018

Page 11 of 12

- **SOLID WASTE MANAGEMENT DEPARTMENT**
  - a. West side enclosure may need to be set farther East, re-angled, or reduce the concrete curb on approach to West enclosure, for safe refuse truck access. All new/proposed refuse enclosures must be built to COA minimum requirements.
- **PUBLIC SERVICE COMPANY OF NEW MEXICO**
  - a. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
  - b. It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact: Andrew Gurule, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107, Phone: (505) 241-0589.
  - c. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.
- 5. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JUNE 29, 2018**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

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. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

**ZONE MAP AMENDMENTS:** Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

OFFICIAL NOTICE OF DECISION


Project #103449

June 14, 2018

Page 12 of 12

**SITE DEVELOPMENT PLANS:** Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

Sincerely,

  
David S. Campbell  
Planning Director

DSC/CS

cc: Jackson Real Estate Serv. Inc., 11215 Central Ave. NE, ABQ, NM 87123  
Consensus Planning, 302 8<sup>th</sup> St. NW, ABQ, NM 87102  
South West Alliance of Neigh. (SWAN) Jerry Gallegos, 5921 Central Ave, NW, ABQ, NM 87105  
South West Alliance of Neigh. (SWAN) Johnny Pena, 6525 Sunset Gardens SW, ABQ, NM 87121  
Westside Coal. Of Neigh. Assoc., Gerald Worrall, 1039 Pinatubo Pl. NW, ABQ, NM 87120  
Westside Coal. of Neigh. Assoc., Harry Hendriksen, 10592 Rio Del Sole NW, ABQ, NM 87114  
South Valley Coalition of Neigh. Assoc., Marcia Fernandez, 2401 Violet SW, ABQ, NM 87105  
South Valley Coalition of Neigh. Assoc., Rod Mahoney, 1838 Sadora Rd SW, ABQ, NM 87105  
Donald Rodriguez, 8315 Dunhill Ave. SW, ABQ, NM 87121  
Michelle Rodriguez, 8315 Dunhill Ave SW, ABQ, NM 87121  
Daniel Escobado, 8415 Dunhill Ave SW, ABQ, NM 87121



October 9, 2018

Ms. Kym Dicome, Chair  
Development Review Board  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

**RE: Sunset Gardens – Project #1003449; Site Development Plan for Building Permit Final Sign Off 18EPC-40032**

Dear Ms. Dicome:

The purpose of this letter is to transmit the Site Plan for Building Permit to the Development Review Board for final sign-off. The project was approved by the Environmental Planning Commission (EPC) on June 14, 2018.

The Conditions of Approval and the applicant’s responses are provided below:

**Conditions 18EPC-40032 Site Development Plan for Building Permit**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

*Agreed, the changes made to the site plan are in response to these conditions.*

2. Prior to application submittal to the DRB, the applicant shall contact the staff planner to ensure that all conditions of approval are met.

*Agreed, the applicant met with Ms. Cheryl Somerfeldt on July 9, 2018 to comply with this condition.*

3. Pursuant to Comprehensive Plan Policy 9.2.1, the trash enclosure shall be moved north, away from the southern property line as far as practicable and as is acceptable to the Solid Waste Department. Additional landscape buffering between the dumpster location and the residential properties to the south shall also be provided.

*Agreed, we removed four parking spaces north of the trash enclosure to move the enclosure away from the southern property line. Additional landscape buffering was added between the enclosure and the southern property line to include three Austrian pine, four blue butterfly bush, three gold scotch broom, one dynamite crape myrtle, and one Hall’s honeysuckle. The change in location of the trash*

**PRINCIPALS**

James K. Strozier, FAICP  
Christopher J. Green, PLA,  
ASLA, LEED AP  
Jacqueline Fishman, AICP



*enclosure was approved by the Solid Waste Department, see attached signed Site Plan.*

4. Conditions of Approval from other Agencies:

- WATER UTILITY AUTHORITY
  - a. As a condition of approval of this building permit obtain an Availability Statement for the new development. Requests can be made at the link below:
  - b. <http://www.abcwua.org/Availability Statements.aspx>
  - c. Request shall include a City Fire Marshal approved Fire I Plan and a zone map showing the site location.
  - d. The proposed utility plan indicates several onsite fire hydrants. These hydrants are to be considered private and painted safety orange.
  - e. The proposed utility plan indicates installation of a new manhole approximately 80 feet upstream of an existing manhole. If contributions to the public sanitary sewer infrastructure require the development to discharge to a manhole the development shall connect to the existing manhole downstream of the proposed. If this connection is unacceptable coordination with Utility Development shall take place to evaluate the proposed connection further.
  - f. Pro Rata has been assessed for this property in the amount of \$10931.30 for water infrastructure and \$12193.56 for Sewer infrastructure under project #73-9 for a total amount of \$23124.86. These charges are assessed to the property due to its ability to benefit from and/or take service from the previously installed infrastructure. Payment will be required as a condition of approvals from the Water Authority.
  - g. Please note that the proposed meter service needs to be within the right-of-way or within a 35 foot X 35 foot dedicated water Utility Authority easement.

*Agreed. Our team submitted for the Availability Statement. See the attached City Fire Marshal approved Fire I Plan. See Site Plan note #28 and Utility Plan regarding water meter.*

- POLICE DEPARTMENT/PLANNING
  - a. Ensure adequate lighting throughout the project, to include parking areas, pedestrian walkways, and courtyards.
  - b. Ensure natural surveillance and clear lines of sight throughout the facility. Natural surveillance requires a space free from natural and physical barrier (i.e. open picket vs. solid fences). Establish a clear line of sight from the parking areas to the residential building and from the building the parking areas.



- c. Limit and clearly delineate access to the property; i.e. Resident Parking and Visitor Parking.

*Agreed, the Site Development Plan complies with this requirement.*

- **SOLID WASTE MANAGEMENT DEPARTMENT**

- a. West side enclosure may need to be set farther East, re-angled, or reduce the concrete curb on approach to West enclosure, for safe refuse truck access. All new/proposed refuse enclosures must be built to COA minimum requirements.

*Agreed, the west side enclosure was set farther East and re-angled to improve the refuse truck access. The Solid Waste Department reviewed and approved this change. See attached signature.*

- **PUBLIC SERVICE COMPANY OF NEW MEXICO**

- a. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
- b. It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact: Andrew Gurule, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107, Phone: (505) 241-0589.
- c. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.

*Agreed, the Site Development Plan complies with this requirement.*

5. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

*Agreed, the Site Development Plan complies with this requirement.*

Thank you for considering our request. Please contact me at (505) 764-9801, if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jacqueline Fishman", with a long horizontal flourish extending to the right.

Jacqueline Fishman, AICP  
Principal

Current DRC Project Number: \_\_\_\_\_

FIGURE 12

**INFRASTRUCTURE LIST**

(Rev. 2-16-16)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Submitted: \_\_\_\_\_

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: \_\_\_\_\_

Date Preliminary Plat Expires: \_\_\_\_\_

DRB Project No.: **9**

DRB Application No.: \_\_\_\_\_

**SUNSET GARDENS APARTMENTS PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**TRACT 52, UNIT 2 TOWN OF ATRISCO GRANT EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Crst Engineer
		8"	PRIVATE FIRE LINE LOOP WITH HYDRANTS PER FIRE ONE	ONSITE	82ND STREET	END OF LINE	/	/
		6"	SEWER SERVICE	82ND STREET	MAIN	END OF LINE	/	/
		24" F-E	1/2 Residential Road with Curb and Gutter including 4' wide Sidewalk (east side)	82ND STREET	SUNSET GARDENS	SOUTH PROPERTY LINE	/	/
		NA	SINGLE TYPE A INLET	82ND STREET	EXISTING STUB	INLET	/	/
		24" F-E	1/2 collector Road with Curb and Gutter including 4' wide Sidewalk (east side)	SUNSET GARDENS	86TH STREET	82ND STREET	/	/
		NA	24" PRIVATE STORM DRAIN	SUNSET GARDENS	EXISTING	LAST INLET	/	/
		24" F-E	1/2 collector Road with Curb and Gutter including 4' wide Sidewalk (east side)	86TH STREET	SUNSET GARDENS	SOUTH PROPERTY LINE	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Chst Engineer
							/	/
							/	/

Approval of Creditable Items: \_\_\_\_\_

Impact Fee Administrator Signature \_\_\_\_\_ Date \_\_\_\_\_

City User Dept. Signature \_\_\_\_\_ Date \_\_\_\_\_

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
 Street lights per City requirements.

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

**AGENT / OWNER** **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

NAME (print) \_\_\_\_\_ DRB CHAIR - date \_\_\_\_\_ PARKS & RECREATION - date \_\_\_\_\_

FIRM \_\_\_\_\_ TRANSPORTATION DEVELOPMENT - date \_\_\_\_\_ AIAFCA - date \_\_\_\_\_

SIGNATURE - date \_\_\_\_\_ UTILITY DEVELOPMENT - date \_\_\_\_\_ CODE ENFORCEMENT - date \_\_\_\_\_

CITY ENGINEER - date \_\_\_\_\_ - date \_\_\_\_\_

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



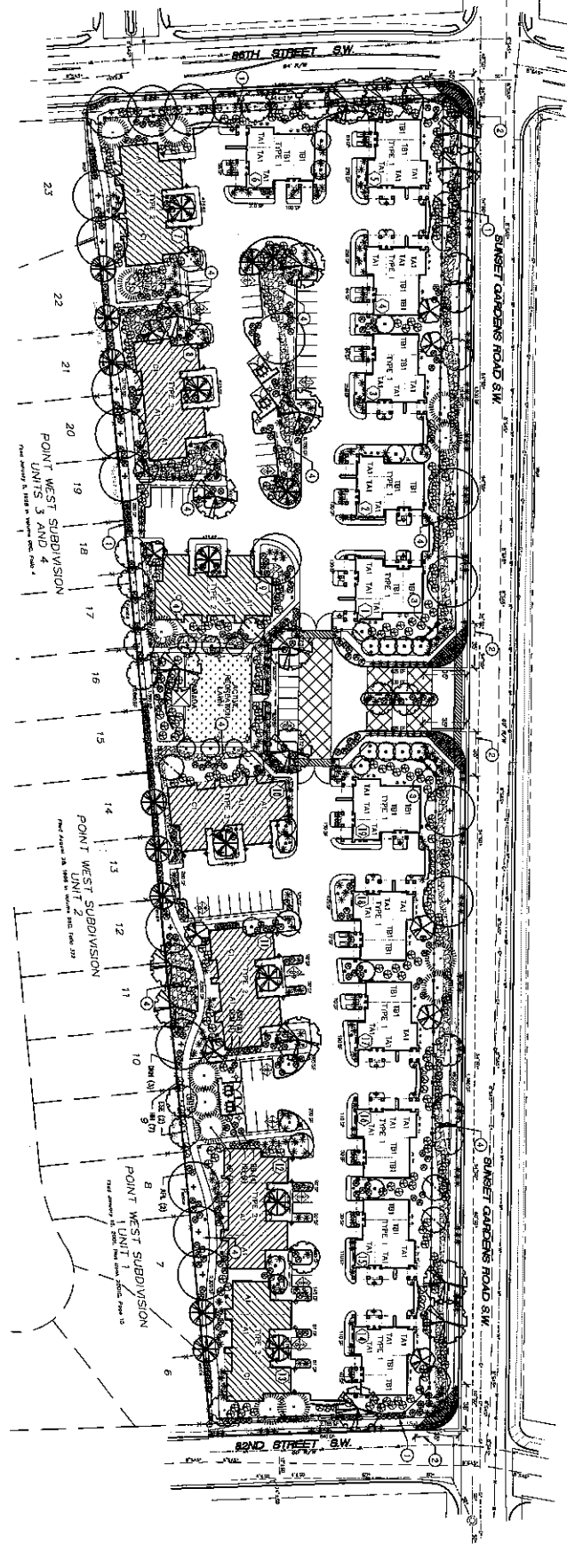


**GENERAL LANDSCAPE NOTES**

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANTING SCHEDULE AND SPECIFICATIONS PROVIDED BY THE ARCHITECT.  
 2. THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANTINGS THAT ARE APPROPRIATE TO THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT.  
 3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANTING SCHEDULE AND SPECIFICATIONS PROVIDED BY THE ARCHITECT.  
 4. THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANTINGS THAT ARE APPROPRIATE TO THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT.  
 5. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANTING SCHEDULE AND SPECIFICATIONS PROVIDED BY THE ARCHITECT.  
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 14. THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANTINGS THAT ARE APPROPRIATE TO THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT.  
 15. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANTING SCHEDULE AND SPECIFICATIONS PROVIDED BY THE ARCHITECT.  
 16. THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANTINGS THAT ARE APPROPRIATE TO THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT.  
 17. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANTING SCHEDULE AND SPECIFICATIONS PROVIDED BY THE ARCHITECT.  
 18. THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANTINGS THAT ARE APPROPRIATE TO THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT.  
 19. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANTING SCHEDULE AND SPECIFICATIONS PROVIDED BY THE ARCHITECT.  
 20. THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANTINGS THAT ARE APPROPRIATE TO THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT.  
 21. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANTING SCHEDULE AND SPECIFICATIONS PROVIDED BY THE ARCHITECT.  
 22. THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANTINGS THAT ARE APPROPRIATE TO THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT.  
 23. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANTING SCHEDULE AND SPECIFICATIONS PROVIDED BY THE ARCHITECT.  
 24. THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANTINGS THAT ARE APPROPRIATE TO THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT.  
 25. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANTING SCHEDULE AND SPECIFICATIONS PROVIDED BY THE ARCHITECT.

**PLANT LEGEND**

NO.	SYMBOL	COMMON NAME	SIZE	INSTALLER	USE	QTY.	SYMBOL	COMMON NAME	SIZE	INSTALLER	USE
1	[Symbol]	...	...	...	...	...	[Symbol]	...	...	...	...
2	[Symbol]	...	...	...	...	...	[Symbol]	...	...	...	...
3	[Symbol]	...	...	...	...	...	[Symbol]	...	...	...	...
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9	[Symbol]	...	...	...	...	...	[Symbol]	...	...	...	...
10	[Symbol]	...	...	...	...	...	[Symbol]	...	...	...	...
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13	[Symbol]	...	...	...	...	...	[Symbol]	...	...	...	...
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16	[Symbol]	...	...	...	...	...	[Symbol]	...	...	...	...
17	[Symbol]	...	...	...	...	...	[Symbol]	...	...	...	...
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22	[Symbol]	...	...	...	...	...	[Symbol]	...	...	...	...
23	[Symbol]	...	...	...	...	...	[Symbol]	...	...	...	...



**REVISIONS**

1	
2	
3	
4	

DATE: JUNE 14, 2011  
 SHEET: 1 OF 1  
 L  
**LANDSCAPE PLAN**  
 SHEET

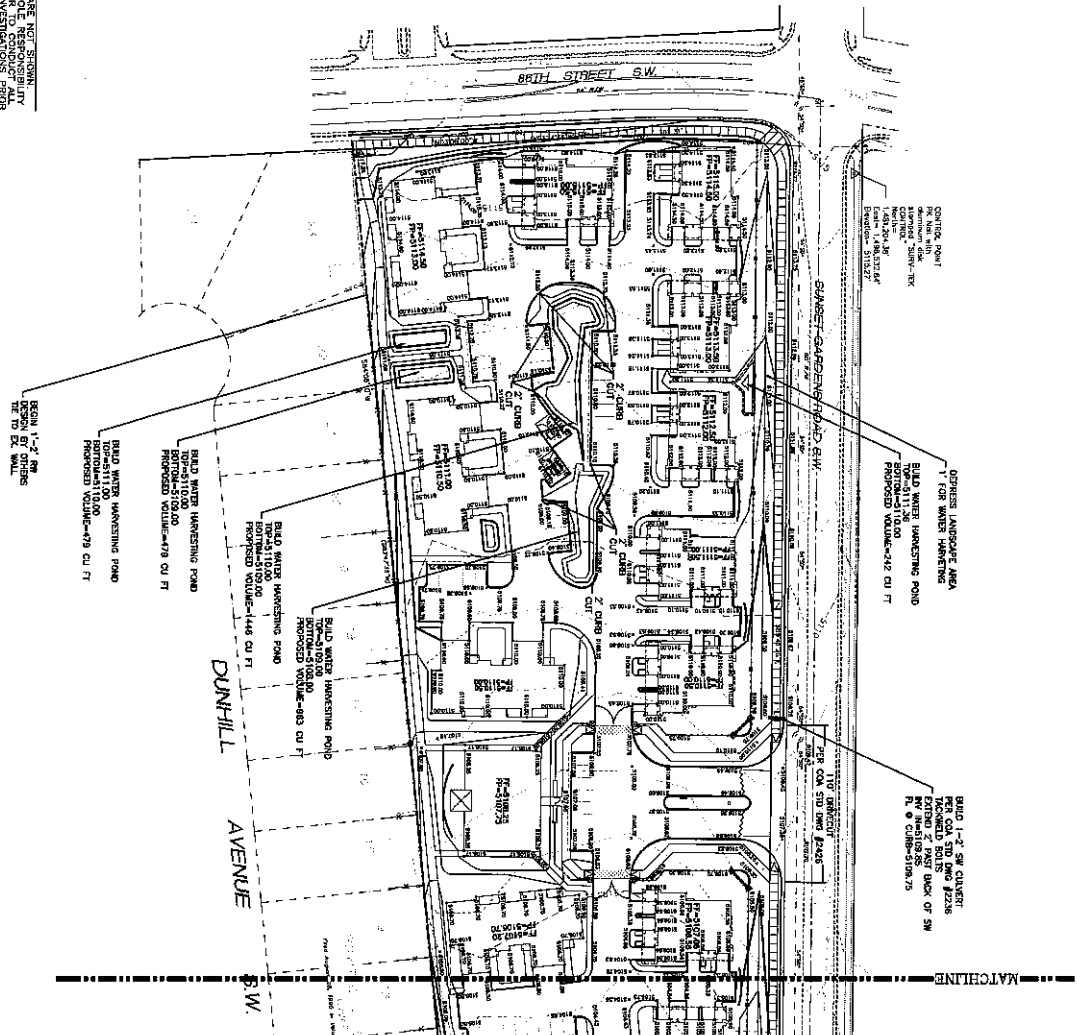
**CONSULTING PLANNING INC.**  
 10000 RIVERVIEW DRIVE, SUITE 200  
 FORT WORTH, TEXAS 76154  
 (817) 835-1234  
 WWW.CONSULTINGPLANNING.COM

**Office of Rich Border**  
**PRO**  
 Architecture, LLC  
 816 NORTH GARDEN ROAD AND SUITE 100  
 ALBUQUERQUE, NEW MEXICO  
 87102  
 505.262.8888  
 OFFICE@RICHBORR.COM

**SUNSET GARDENS TOWNHOMES**

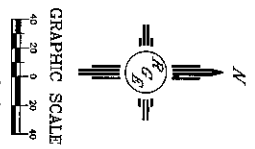
MOI.D.D@ORRARCH.COM

**CAUTION:**  
EXISTING UTILITIES ARE NOT SHOWN.  
IT SHALL BE THE SOLE RESPONSIBILITY  
OF THE CONTRACTOR TO VERIFY THE  
NECESSARY FIELD INVESTIGATIONS PRIOR  
TO THE ACTUAL LOCATION OF UTILITIES & OTHER  
IMPROVEMENTS.



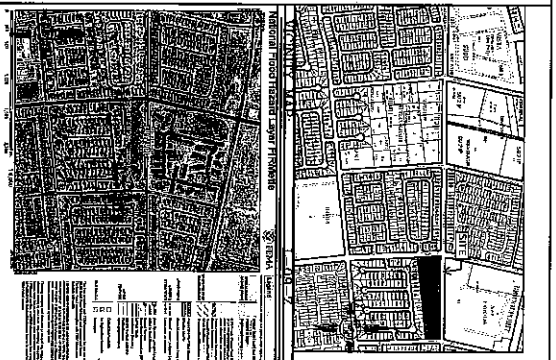
**EROSION CONTROL NOTES:**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TYPICAL DISTURBANCE PERMIT FROM THE DISTRICT BEFORE BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT CENS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



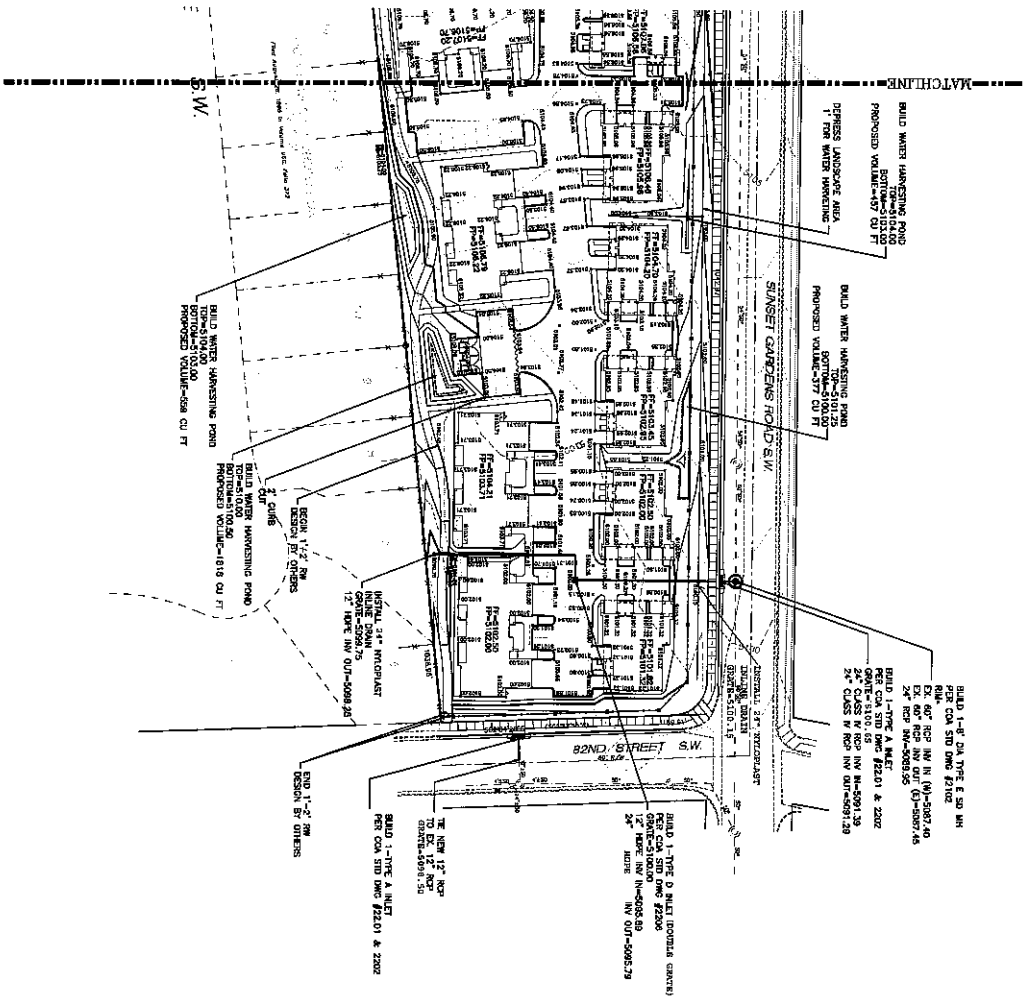
**NOTES:**

1. ALL SPOT ELEVATIONS REPRESENT FINISHED ELEVATION UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS TO BE 6\"/>



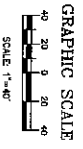
	<b>GRADING AND DRAINAGE PLAN</b>	<b>SHEET #</b> 1
	<b>DATE</b> 7-17-18	<b>JOB #</b> 21003

**CAUTION:**  
 EXISTING UTILITIES ARE NOT SHOWN  
 ON THIS PLAN. THE CONTRACTOR SHALL  
 BE RESPONSIBLE FOR IDENTIFYING  
 ALL UTILITIES AND VERIFYING THEIR  
 DEPTHS AND LOCATIONS PRIOR TO  
 CONSTRUCTION. THE CONTRACTOR  
 SHALL BE RESPONSIBLE FOR IDENTIFYING  
 ALL UTILITIES AND VERIFYING THEIR  
 DEPTHS AND LOCATIONS PRIOR TO  
 CONSTRUCTION.

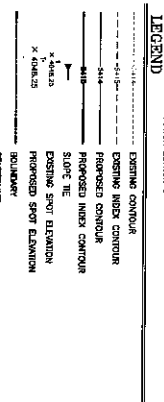


**EROSION CONTROL NOTES:**

1. THE CONTRACTOR SHALL OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE DISTRICT OF COLUMBIA DEPARTMENT OF THE ENVIRONMENT AND PLANNING AGENCY.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING HIGH-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED SOIL SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PERMIT 3 RUN REQUIREMENT OF ANY FACILITY.



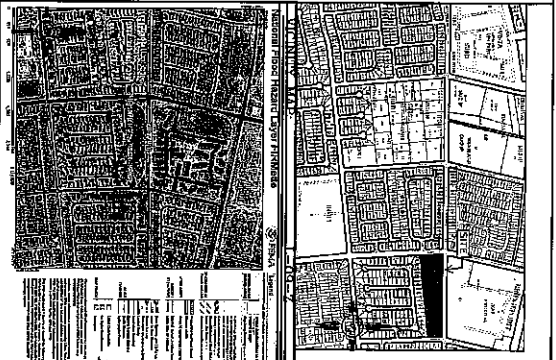
- NOTES:**
1. ALL SPOT ELEVATIONS REPRESENT FINISHED ELEVATION UNLESS OTHERWISE NOTED.
  2. ALL CURB AND GUTTER TO 6" HEIGHT UNLESS OTHERWISE NOTED.
  3. ALL REMAINING WALL EROSION SHALL BE BY OTHERS.
  4. ALL NEW PAVING SHALL BE 6" PORTLAND CEMENT CONCRETE WITH A 4" MINIMUM FINISH COURSE UNLESS OTHERWISE NOTED.
  5. ANY CURBS OR ELEVATIONS CHANGED BY CONSTRUCTION ACTIVITY SHALL BE RECHECKED TO MATCH EXISTING CONDITIONS.
  6. ALL SITE WORK SHALL CONFORM TO CITY OF ARLINGTONE STANDARDS FOR PUBLIC WORKS CONSTRUCTION EDITION 9.



**LEGEND**

- EXISTING CURB
- EXISTING INDEX CONTROL
- PROPOSED CURB
- PROPOSED INDEX CONTROL
- SLOPE TIE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BOUNDARY
- CHANGELINE
- RIGHT-OF-WAY
- PROPOSED CURB
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED SCREEN WALL
- FLANKLINE

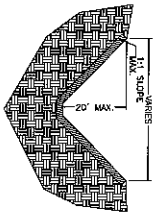
**LEGAL DESCRIPTION:**  
 TRACT 22, DISTRICT OF COLUMBIA



	<b>ENGINEER'S SEAL</b> <b>BOB CRAVENS</b> 1488 STATE ST. #200 FALLS CHURCH, VA 22034	<b>PROJECT</b> <b>SUNSET GARDENS</b> <b>GRADING AND DRAINAGE PLAN</b>	<b>DATE</b> 7-17-18	<b>SHEET</b> 3
	<b>PROJECT</b> <b>SUNSET GARDENS</b> <b>GRADING AND DRAINAGE PLAN</b>	<b>DATE</b> 7-17-18	<b>SHEET</b> 3	<b>TOTAL SHEETS</b> 3

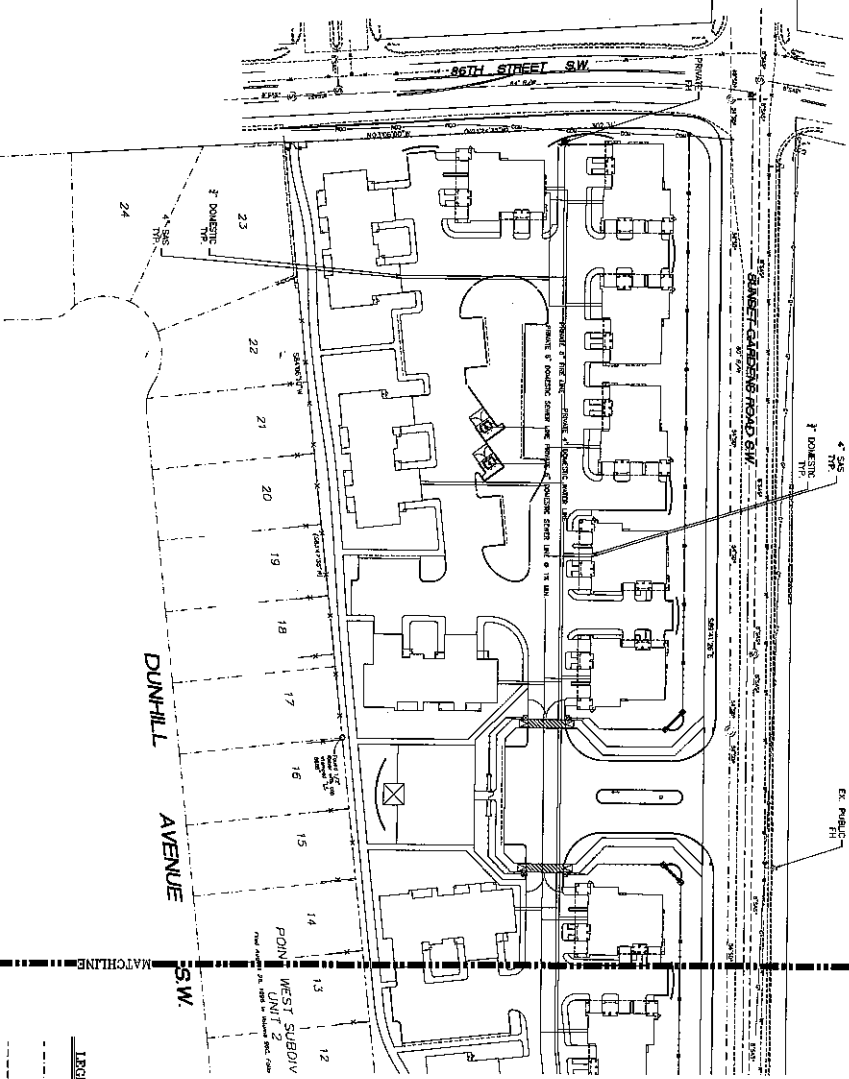
**NOTICE TO CONTRACTORS**

1. ALL EXCAVATION/CONSTRUCTION PERMIT SHALL BE REQUIRED BEFORE BEGINNING ANY WORK AT THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
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17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.



**SUPPLEMENTAL TRENCH DETAIL**

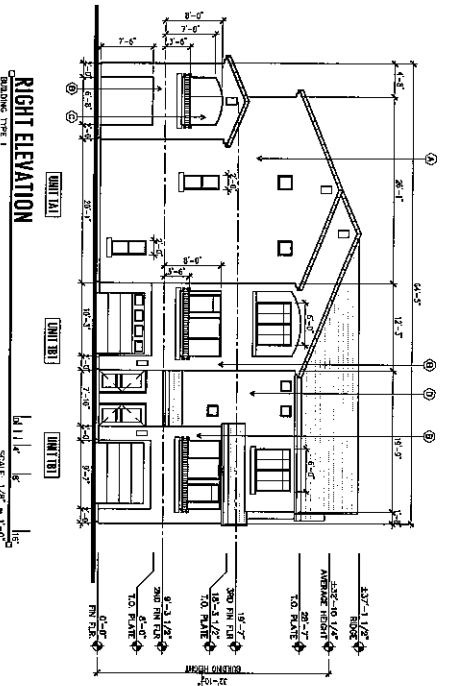
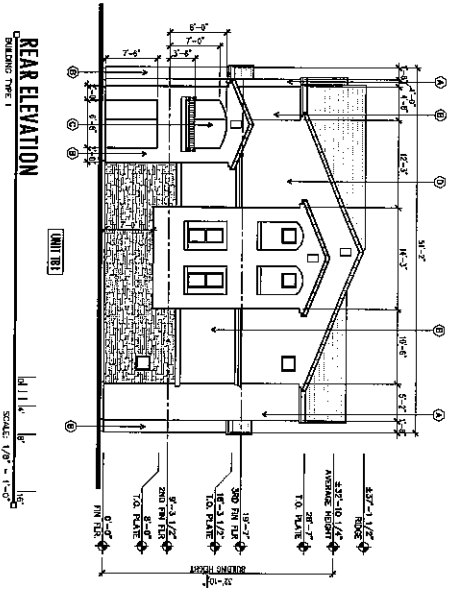
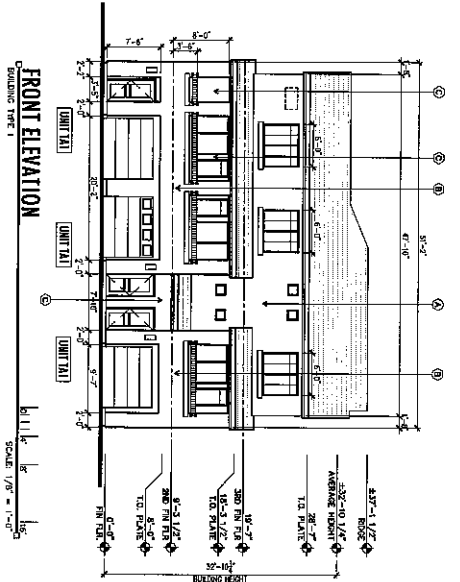
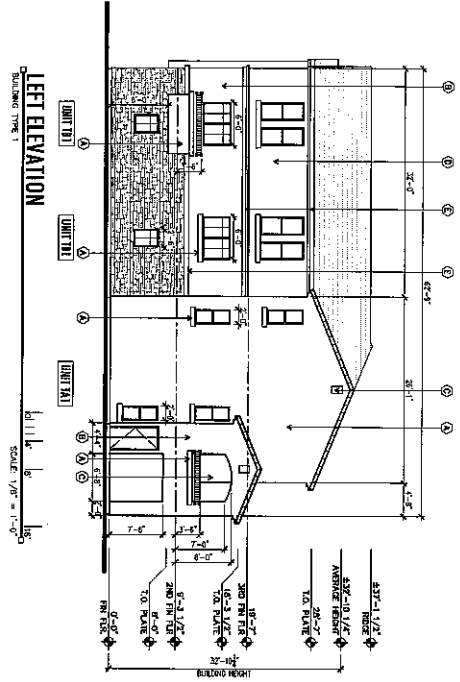
100'-0" BENCH 12'-1" GRADE STAIRWALK SPECIFICATIONS AND DETAILS SHALL BE AS PER THE 2018 IBC AND ALL APPLICABLE CODES INCLUDING ALL UTILITY MAIN LINES, WATER MAINS, SEWER MAINS AND SERVICES.



	ENGINEER'S R. G. GARDNER 5-28-18
	86TH AND SUNSET GARDENS MASTER UTILITY PLAN
SHEET # 4A	DRAWN BY DATE 5-20-18

- LEGEND**
- 12" - 18" EXISTING STORM SEWER LINE
  - 6" EXISTING SIS MANHOLE
  - EXISTING SANITARY SEWER LINE
  - EXISTING WATER M/BOX
  - EXISTING WATER LINE
  - PROPOSED WATER
  - EXISTING DICE OF PAVEMENT
  - PROPOSED CURB & GUTTER
  - GROUNDLINE
  - CENTERLINE
  - RIGHT-OF-WAY
  - LOT LINES
  - ☆ STREET LIGHTS
- CONTRACTOR SHALL REMOVE AND REPLACE PAVING PER OAS STD DWG #2465 (COLLECTOR).





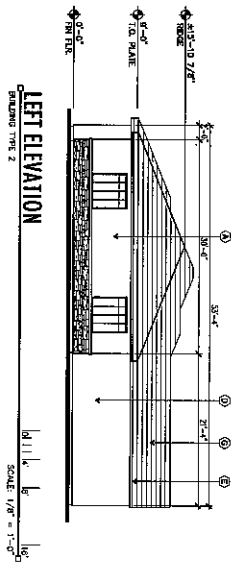
- MATERIAL KEY NOTES:**
- ① LIGHT BROWN
  - ② DARK BROWN
  - ③ DARK BROWN
  - ④ LIGHT BROWN
  - ⑤ DARK GRAY
  - ⑥ STONE VANDER
  - ⑦ ROOF TILE



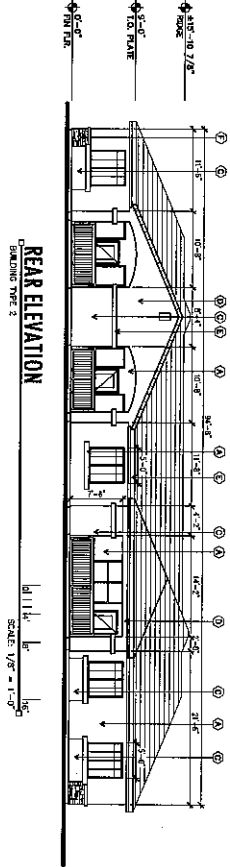
**BRB** Architects, LLC  
 Office of Rick Barber  
 10010 GERSBACH LANE  
 NEW JERSEY 07030

**SUNSET GARDENS APARTMENTS**  
 315 SUNSET GARDENS ROAD AND SUNSET SHEET  
 ALBANY PARK, NEW JERSEY

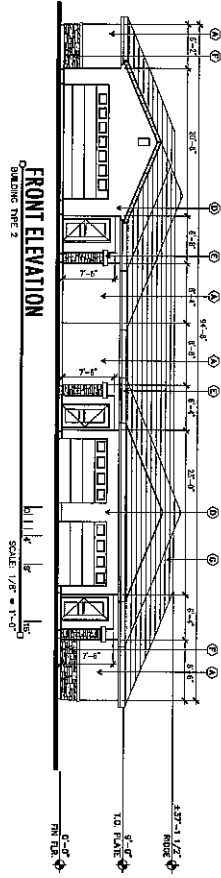
DATE: MAY 2, 2018 JOB #: 18233  
**A3.12**  
 BUILDING TYPE 1  
 ELEVATIONS



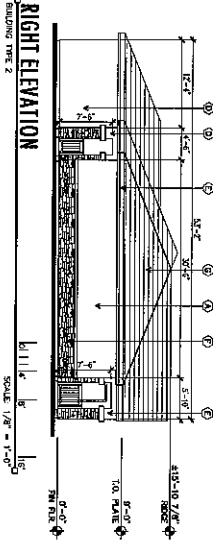
**LEFT ELEVATION**  
BUILDING TYPE 2



**REAR ELEVATION**  
BUILDING TYPE 2



**FRONT ELEVATION**  
BUILDING TYPE 2



**RIGHT ELEVATION**  
BUILDING TYPE 2

- MATERIAL KEY NOTES:**
- ① LIGHT BRICK
  - ② DARK BRICK
  - ③ DARK BROWN
  - ④ LIGHT BROWN
  - ⑤ DARK GRAY
  - ⑥ STONE MASON
  - ⑦ HIVE TILE

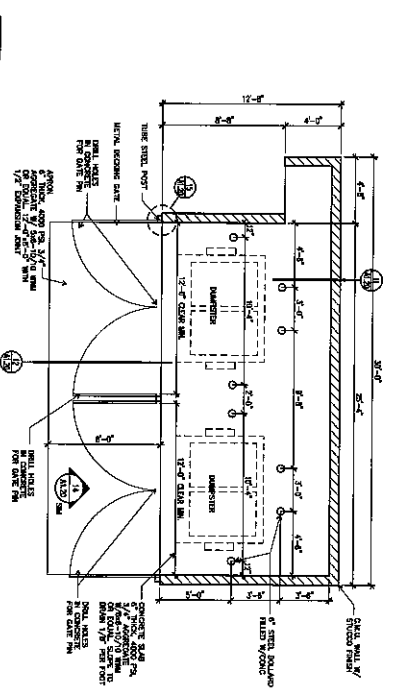
DATE: MAY 2, 2018  
**A3.22**  
 BUILDING TYPE 2  
 ELEVATIONS

**SUNSET GARDENS APARTMENTS**  
 363 SUNSET GARDENS HOLDING STREET  
 ALBUQUERQUE, NEW MEXICO

**ORB** Office of Rick Barber  
 Architects, Inc.

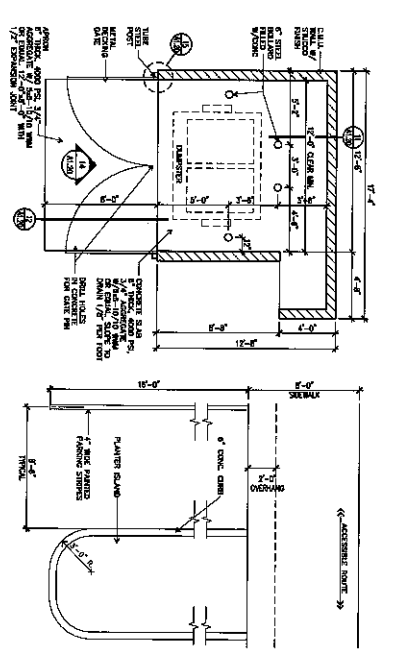
WorldID@ORBArch.com

**REGISTERED ARCHITECT**  
 STATE OF NEW MEXICO  
 LICENSE NO. 14585  
 5/18/2018



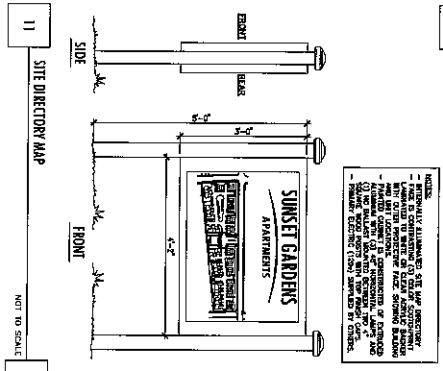
DOUBLE TRASH ENCLOSURE PLAN

SCALE: 1/2" = 1'-0"



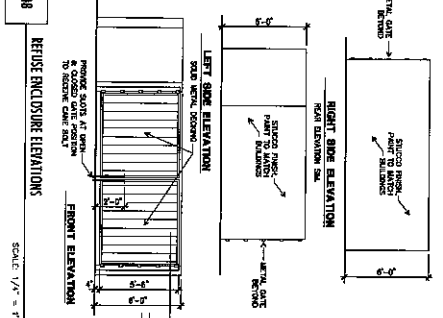
SINGLE TRASH ENCLOSURE PLAN

SCALE: 1/2" = 1'-0"



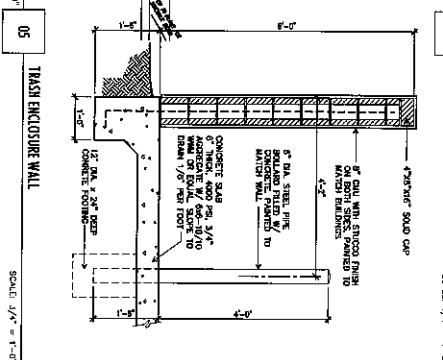
SITE DIRECTORY MAP

NOT TO SCALE



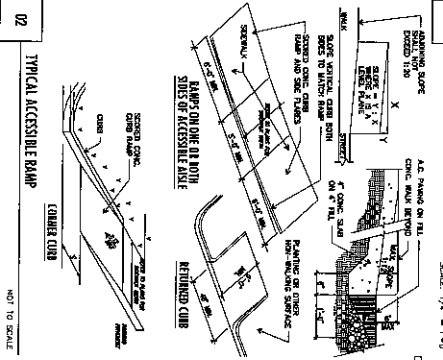
REUSE ENCLOSURE ELEVATIONS

SCALE: 1/4" = 1'-0"



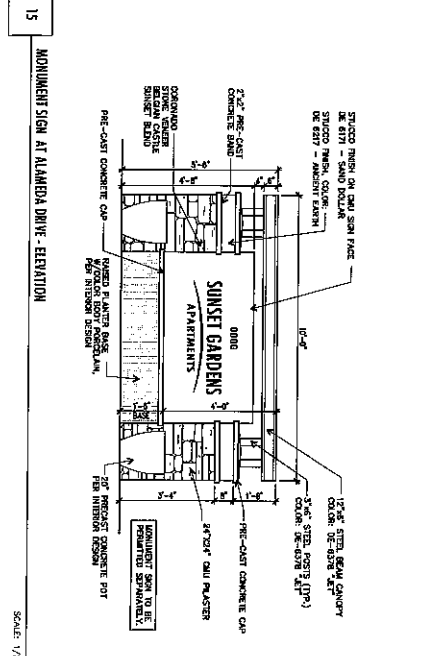
TRASH ENCLOSURE WALL

SCALE: 1/4" = 1'-0"



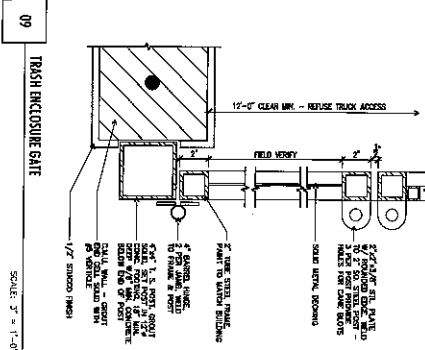
TYPICAL PARKING STALL WITH ISLAND

SCALE: 1/4" = 1'-0"



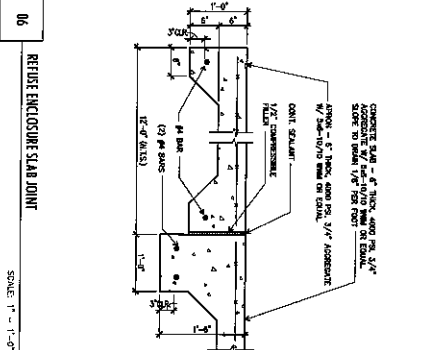
MONUMENT SIGN AT ALAMEDA DRIVE - ELEVATION

SCALE: 1/2" = 1'-0"



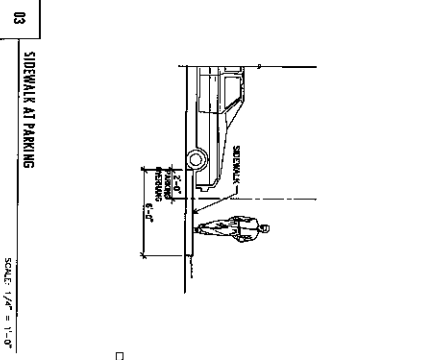
TRASH ENCLOSURE GATE

SCALE: 3/4" = 1'-0"



REUSE ENCLOSURE SLAB JOINT

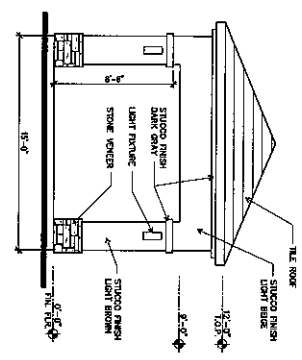
SCALE: 1" = 1'-0"



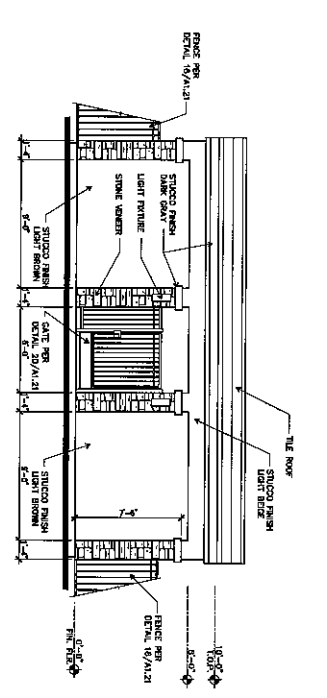
SIDEWALK AT PARKING

SCALE: 1/4" = 1'-0"

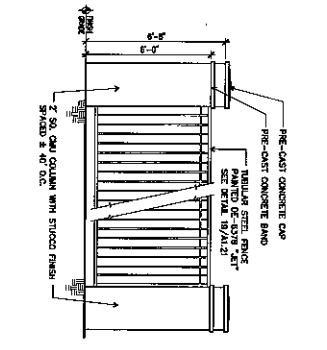




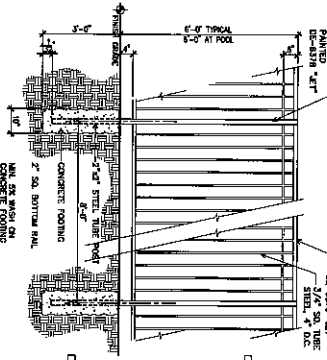
28 RAMADA ELEVATION  
SCALE: 1/4" = 1'-0"



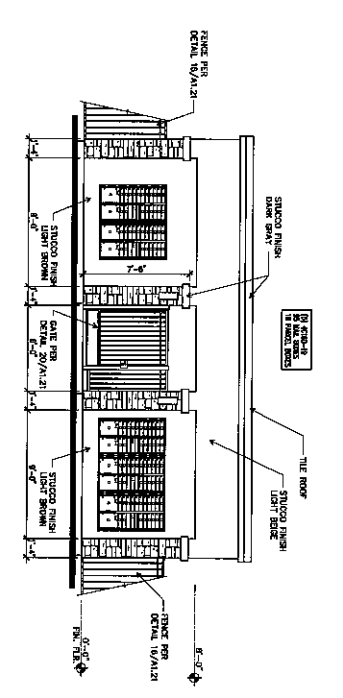
25 MAIL KIOSK ELEVATION - OUTSIDE VIEW  
SCALE: 1/4" = 1'-0"



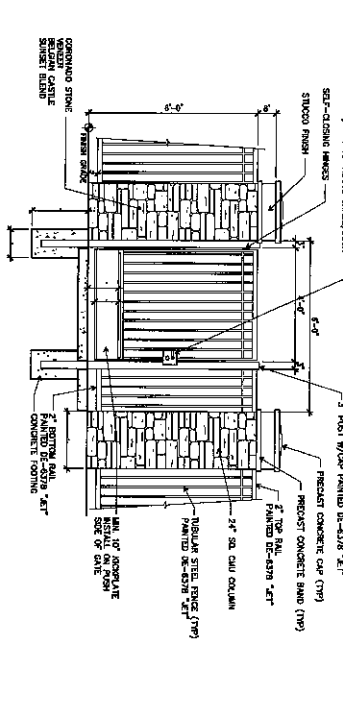
19 PLASTER AT PERIMETER TUBULAR STEEL FENCE  
SCALE: 3/8" = 1'-0"



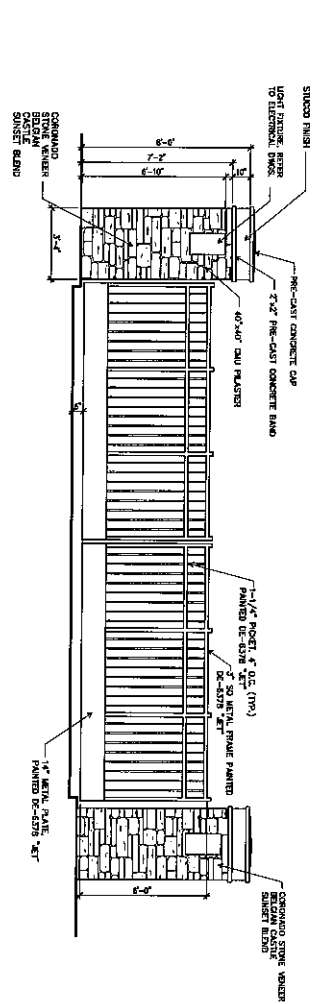
16 TUBULAR STEEL FENCE  
SCALE: 1/2" = 1'-0"



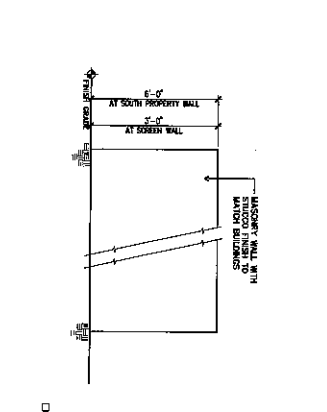
26 MAIL KIOSK ELEVATION - INSIDE VIEW  
SCALE: 1/4" = 1'-0"



20 PEDESTRIAN ENTRY GATE  
SCALE: 1/2" = 1'-0"



21 VEHICULAR ENTRY GATE  
SCALE: 3/8" = 1'-0"



18 PERIMETER MASONRY WALL  
SCALE: 3/8" = 1'-0"

**SUNSET GARDENS APARTMENTS**  
SUNSET GARDENS ROAD AND 59th STREET  
Astoria, New Mexico

**Office of Rich Barber Architects**  
www.rbaarch.com  
rich@rbaarch.com



**A1.21**  
SITE DETAILS  
18-30  
DATE: MAY 2, 2016  
DWG #: 18203