

GENERAL NOTES:

- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER INCLUDING THAT WITHIN THE CITY RIGHT-OF-WAY.
- ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
- THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
- NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
- THERE ARE NO TRANSIT FACILITIES ADJACENT TO OR WITHIN CLOSE PROXIMITY TO THE SITE.
- LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN PUBLIC WORK ORDER.

SIGNAGE NOTES:

- ALL SIGNS SHOWN ON THIS PLAN MUST BE PERMITTED SEPARATELY.
- PROPOSED SIGNS MUST MEET THE REQUIREMENTS OF THE NORTH I-25 SECTOR DEVELOPMENT PLAN. SEE SHEET CS FOR SIGNAGE REGULATIONS.

SITE DATA

LEGAL DESCRIPTION: LOT 1-A OF PLAT LOTS 1-A AND 2-A PASEO MARKETPLACE (BEING A REPLAT OF LOTS 1 THRU 5, PASEO MARKETPLACE)

ZONING: SU-2 C-1 OR SU-2 RC. DWELLING UNITS ALLOWED PER SPECIAL EXCEPTION 17ZHE-80268

SITE AREA: 4.07 ACRES

PROPOSED USE:
SINGLE-FAMILY APARTMENTS (AGE-RESTRICTED)

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
THREE DRIVEWAY ENTRANCES WILL PROVIDE VEHICULAR ACCESS FROM PALOMAS AVENUE, ONE OF WHICH (EASTERLY ACCESS) IS FOR EMERGENCY VEHICLES ONLY. PEDESTRIAN ACCESS WILL BE PROVIDED TO PALOMAS AVENUE AT A POINT ADJACENT TO THE MIDDLE DRIVEWAY, PER PLAN.

INTERNAL CIRCULATION REQUIREMENTS:
SOUTHERLY PARKING AREA IS ACCESSIBLE TO VISITORS AND RESIDENTS WHILE REMAINDER OF PARKING AREAS ARE GATE CONTROLLED. KNOX BOXES WILL PROVIDE ACCESS FOR EMERGENCY VEHICLES AT ALL GATES.

MAXIMUM BUILDING HEIGHT ALLOWED:
65 FEET (5 STORIES)

MINIMUM BUILDING SETBACK:
15' MIN.; SIDE- 5' MIN.; REAR- 5' MIN. (GOVERNED BY NORTH I-25 SDP, REGIONAL COMMERCIAL)

MAXIMUM TOTAL DWELLING UNITS:
200 DU (50 DU/AC) ALLOWED
175 DU PROPOSED

NONRESIDENTIAL USES MAXIMUM FLOOR AREA RATIO:
N/A

PHASING:
NONE PROPOSED

STRUCTURE LOCATIONS:
EXISTING SINGLE-STORY STRUCTURE ONSITE TO BE DEMOLISHED. PROPOSED STRUCTURE PER SITE PLAN

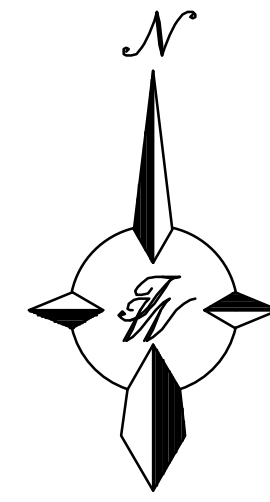
STRUCTURE ELEVATIONS AND DIMENSIONS:
BUILDING AREA: 158,984 SF
SEE SHEET A1 FOR STRUCTURE ELEVATIONS

PARKING FACILITIES:
CAR CHARGING STATIONS REQUIRED: 4 SPACES
CAR CHARGING STATIONS PROVIDED: 4 SPACES
PARKING REQUIRED: 220 SPACES (PER ZHE VARIANCE) (17ZHE-80268)
TOTAL PROVIDED: 220 SPACES (140 STANDARD; 72 COMPACT; 8 HC)
TOTAL COVERED PARKING: 51 SPACES
HC PARKING REQUIRED: 8 SPACES (2 VAN ACCESSIBLE)
HC PARKING PROVIDED: 8 SPACES (2 VAN ACCESSIBLE)

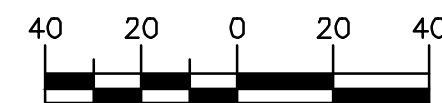
MOTORCYCLE PARKING REQUIRED: 5 SPACES
MOTORCYCLE PARKING PROVIDED: 5 SPACES

LOADING FACILITIES:
PASSENGER DROP OFF AT MAIN ENTRANCE

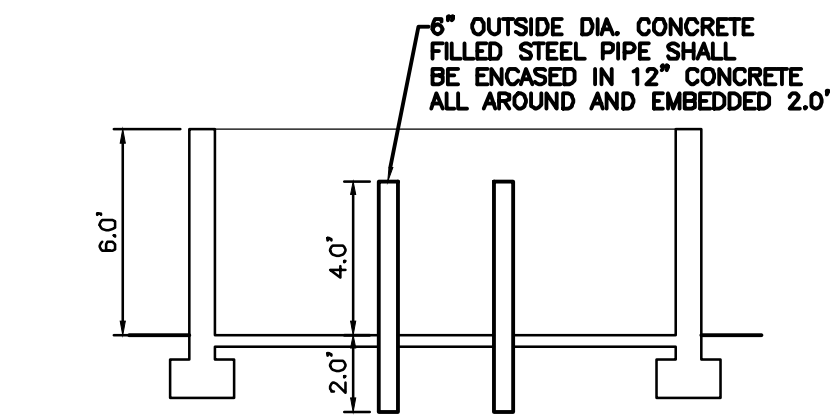
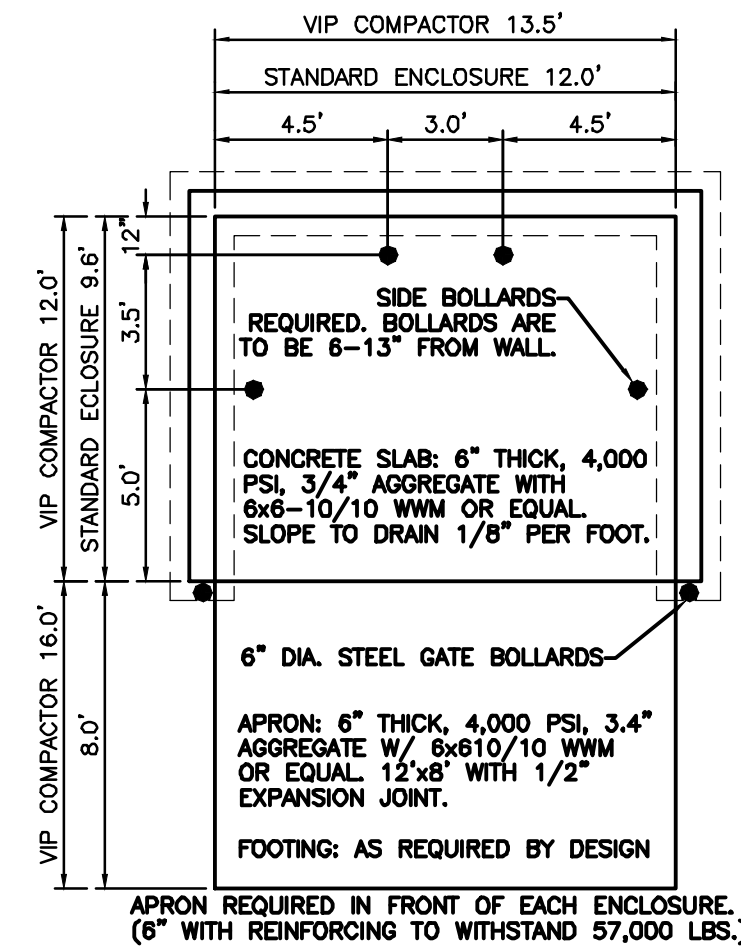
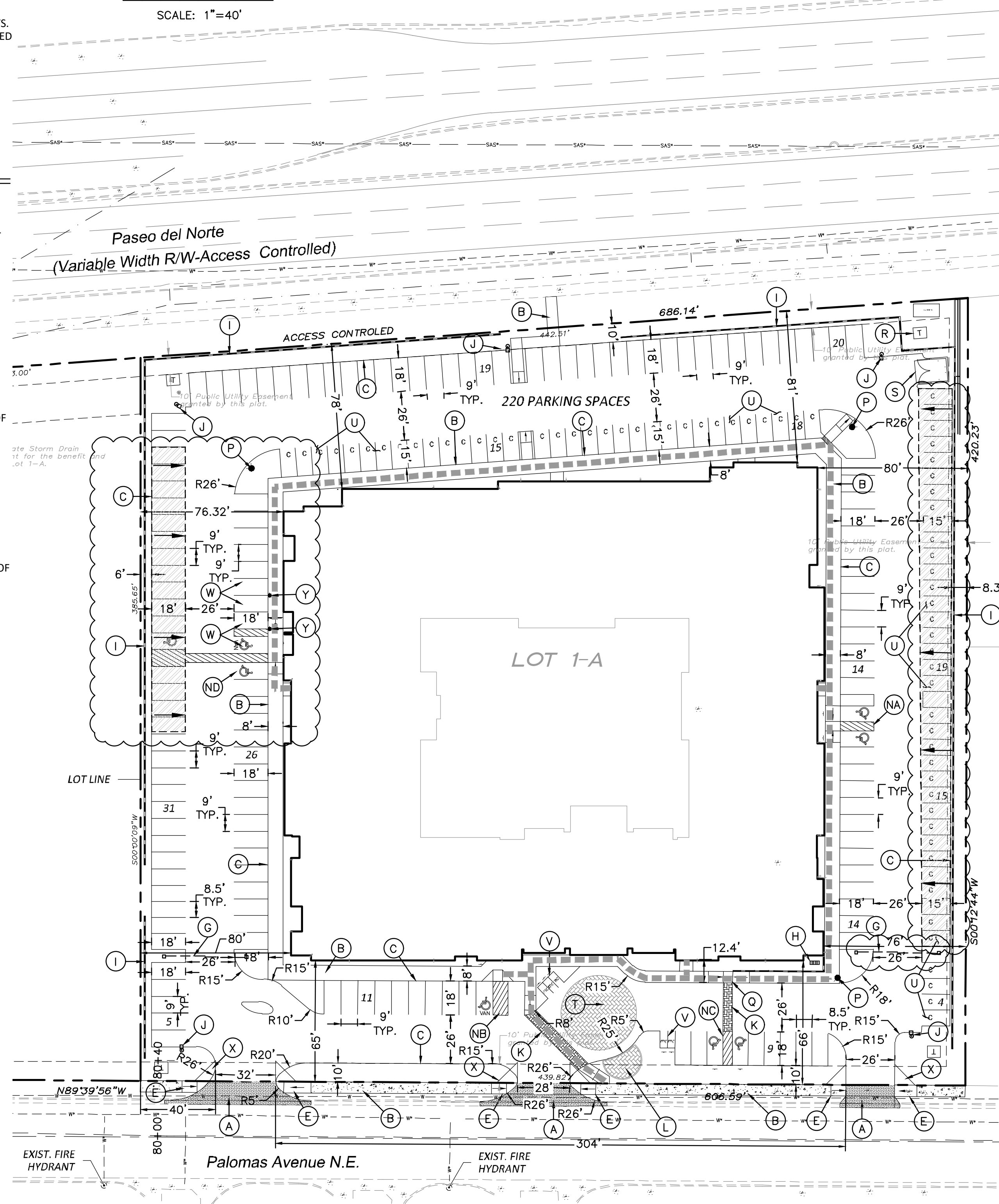
NON AUTO TRANSPORTATION
NO PUBLIC TRANSPORTATION ROUTE ADJACENT TO SITE



GRAPHIC SCALE



SCALE: 1"=40'



NOTE: THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.

DUMPSTER ENCLOSURE DETAIL

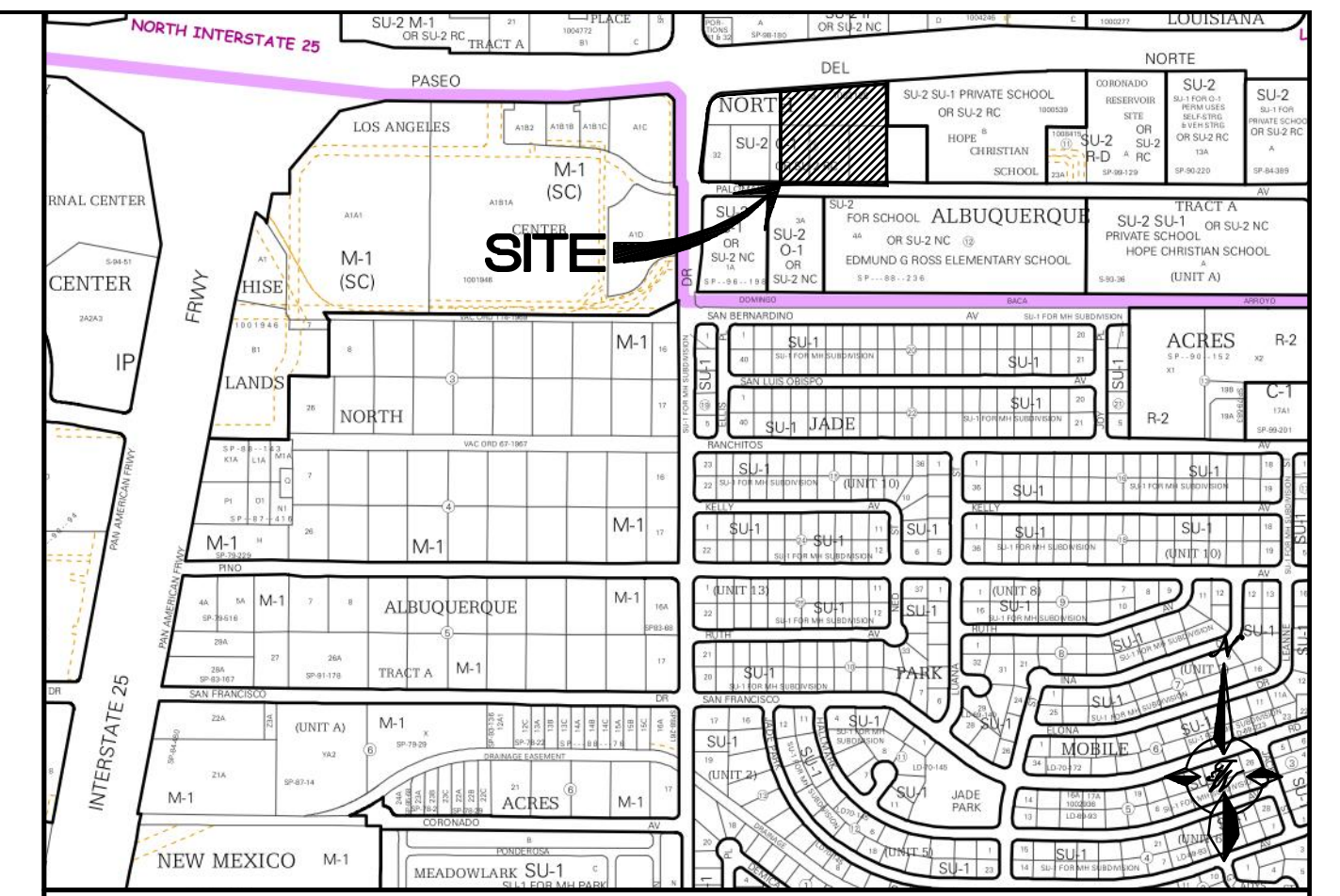
NTS

KEYED NOTE:

- (A) 6" VALLEY GUTTER PER COA STD DWG #2420
- (B) SIDEWALK PER COA STD DWG #2430
- (C) 6" STANDARD CURB AND GUTTER PER COA STD DWG #2415B
- (D) ZERO CURB WITH TRUNCATED DOMES
- (E) UNIDIRECTIONAL HC RAMP PER DETAIL ON SHEET C4
- (F) HANDICAP PARKING SIGN PER DETAIL SHEET C4
- (G) VEHICULAR GATE
- (H) BIKE RACK (SEE DETAIL SHEET C4)
- (I) RETAINING WALL (SEE GRADING PLAN SHEET C2)
- (J) SITE LIGHTING
- (K) CROSSWALK, PAVERS
- (L) PUBLIC PLAZA WITH PAVERS AND BENCHES PER LANDSCAPE PLAN
- (M) MOTORCYCLE PARKING SIGN (SEE DETAIL SHEET C4)
- (NX) ACCESSIBLE PARKING PER ADA (SEE DETAIL FOR EACH AREA "X", SHEET C4) (INCLUDES CALLOUTS NA, NB, NC, & ND THIS SHEET)
- (O) STOP SIGN
- (P) PROPOSED FIRE HYDRANT
- (Q) ADA RAMP (SEE "ADA RAMP DETAIL", SHEET C4)
- (R) MONUMENT SIGN LOCATION (SIGNS BY SEPARATE PERMIT)
- (S) TRASH ENCLOSURE PER DETAIL THIS SHEET
- (T) PAVERS
- (U) COMPACT PARKING SPACES (SEE DETAIL SHEET C4)
- (V) MOTORCYCLE PARKING SPACES (SEE DETAIL SHEET C4)
- (W) PARKING W/ELECTRIC VEHICLE CHARGING STATIONS
- (X) SIGHT TRIANGLE. SEE GENERAL NOTE 7 THIS SHEET.
- (Y) CAR CHARGING STATION (SEE SHEET C4.1)

INDEX TO DRAWINGS

- C1. SITE PLAN FOR BUILDING PERMIT
- C2. GRADING AND DRAINAGE PLAN
- C3. MASTER UTILITY PLAN
- C4. DETAILS SHEET
- C5. SIGNAGE REGULATIONS
- L1. LANDSCAPING PLAN
- A4.00 BUILDING ELEVATIONS
- A4.01 BUILDING ELEVATIONS



LEGAL DESCRIPTION:
LOTS 1-A OF PLAT LOTS 1-A AND 2-A PASEO MARKETPLACE (BEING A REPLAT OF LOTS 1 THRU 5, PASEO MARKETPLACE)

LEGEND

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- ▬ BUILDING
- ▬ SIDEWALK
- ▬ RETAINING WALL
- ☀ EXISTING STREET LIGHTS
- - - STRIPING
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- ▬ EXISTING SIDEWALK
- ▬ PROPOSED ASPHALT
- ▬ PROPOSED PARKING LOT LIGHT
- ▬ ACCESSIBLE ROUTE
- ▬ COVERED PARKING
- ▬ DRAINAGE FLOW ARROW FOR CARPORT

PROJECT NUMBER: 1010675
APPLICATION NUMBER: 18DRB-70120

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated [] and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an 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.

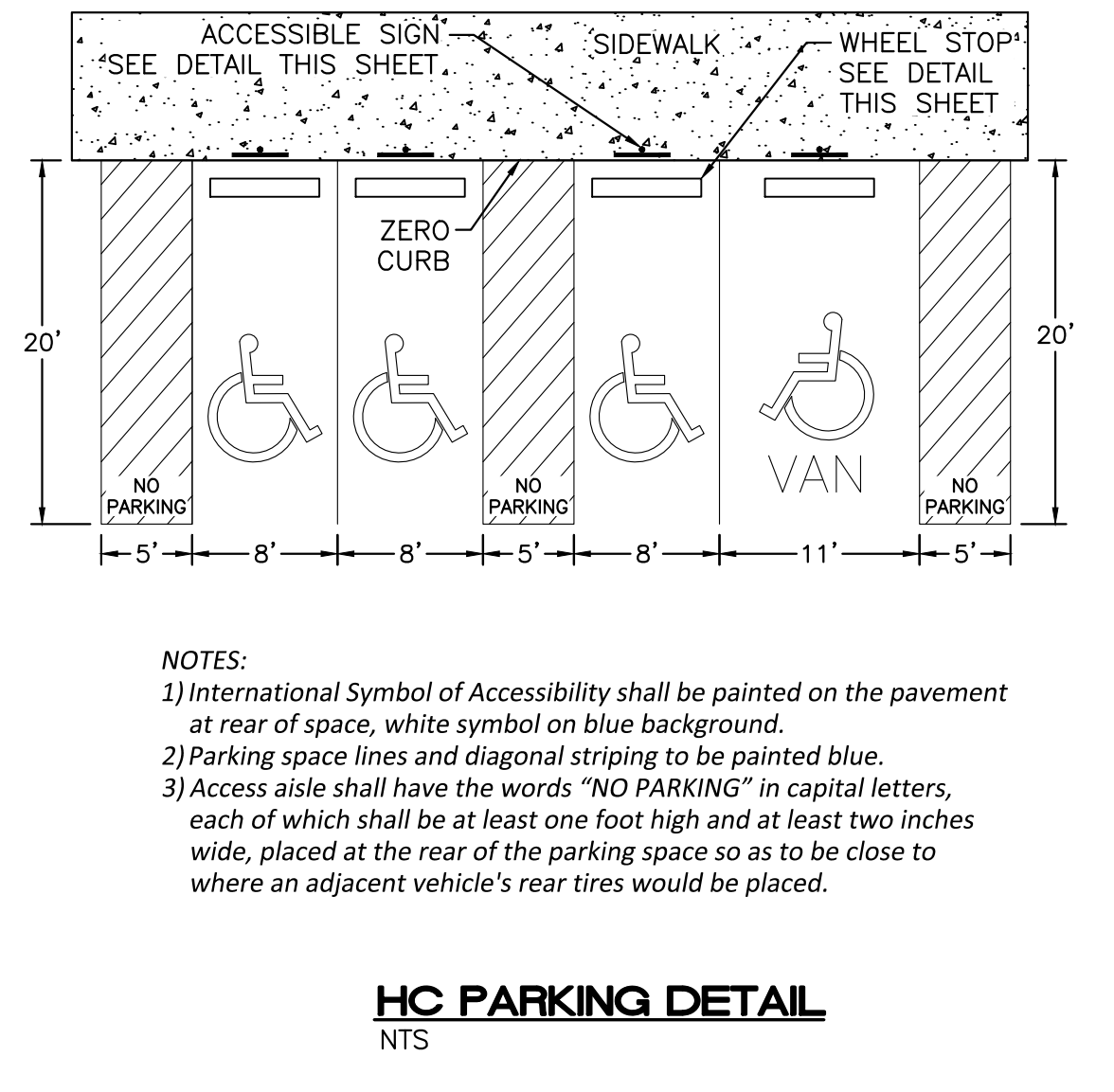
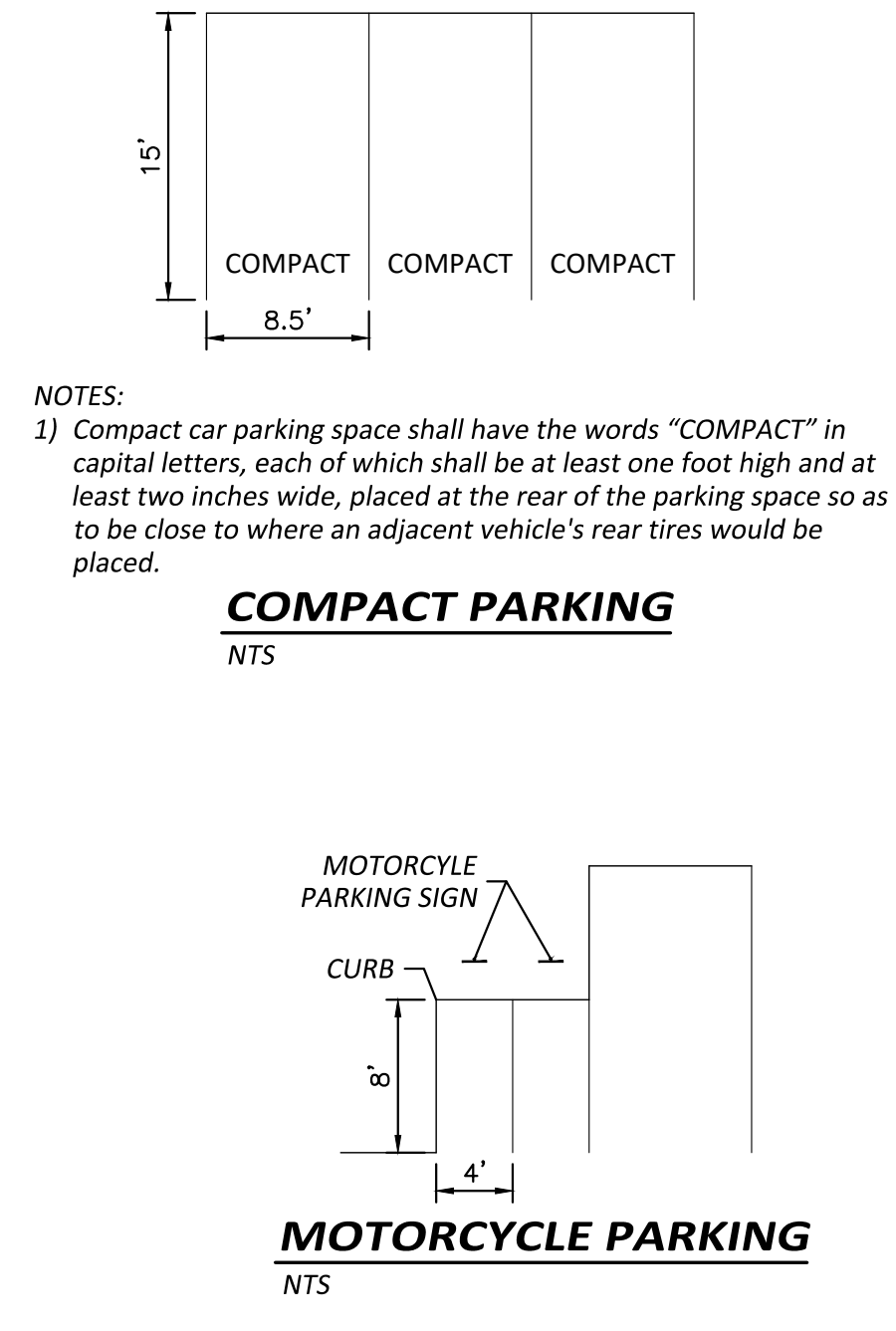
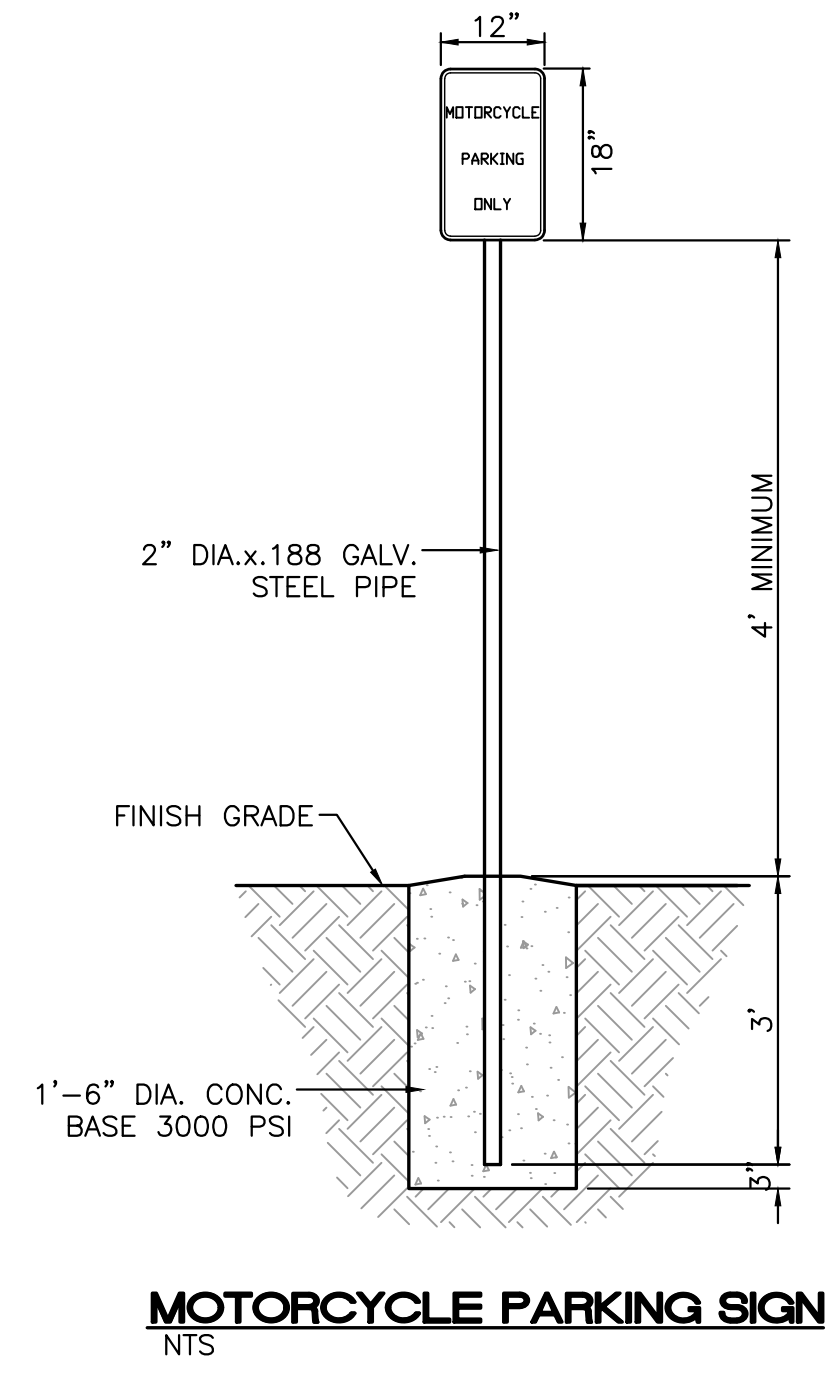
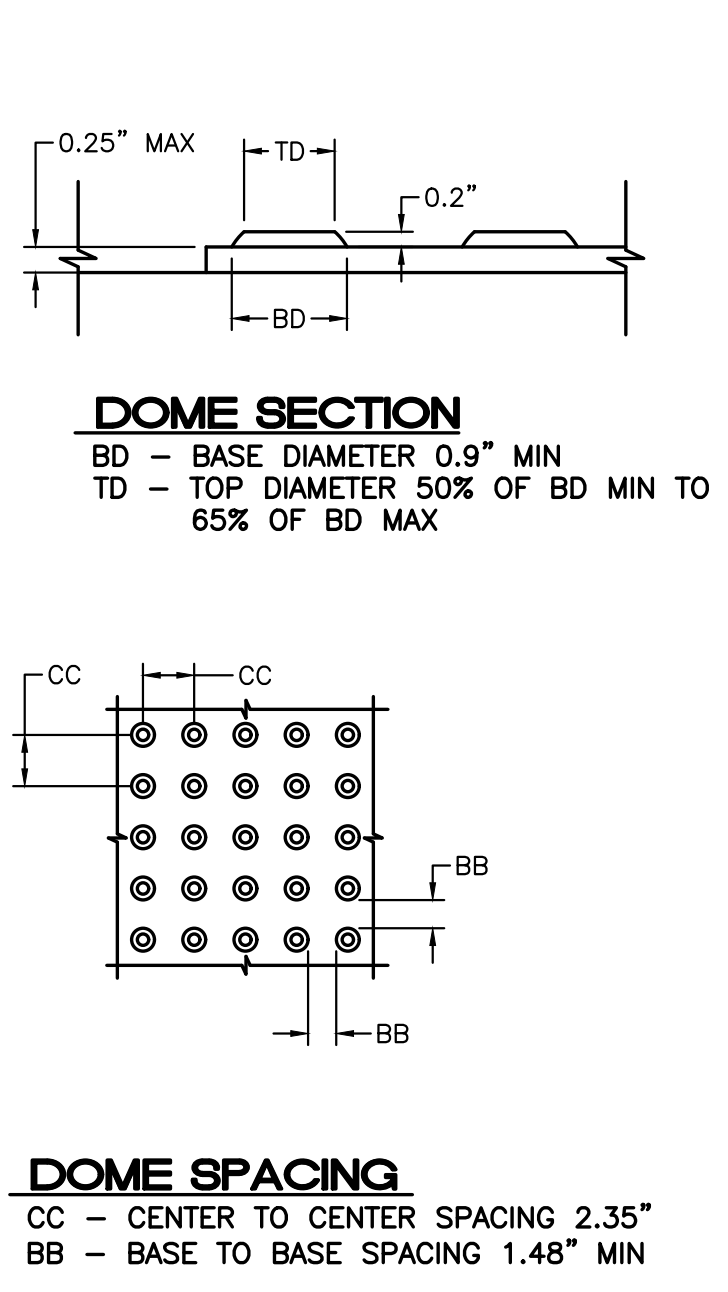
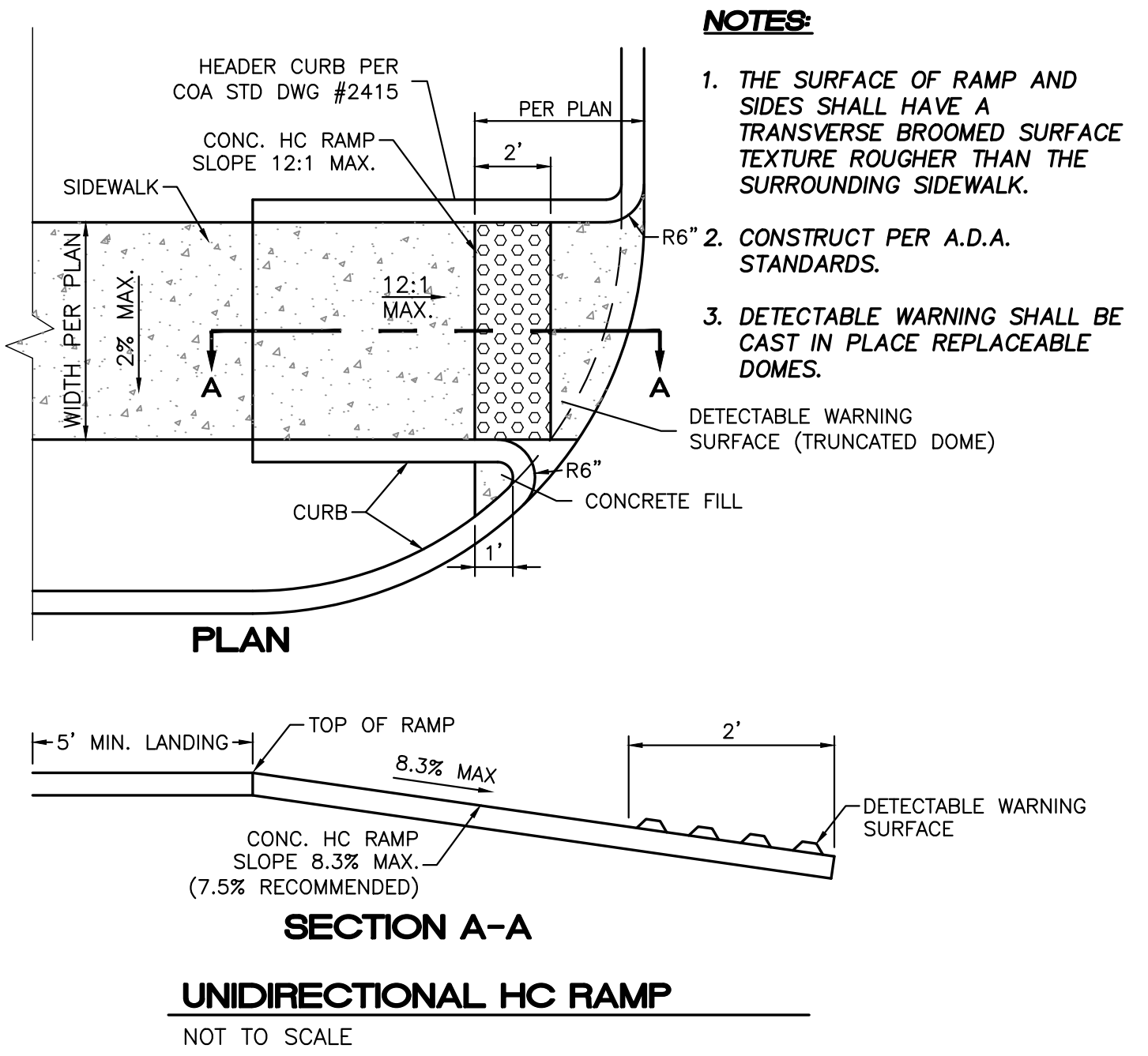
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
ABCWUA	Date
Parks & Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

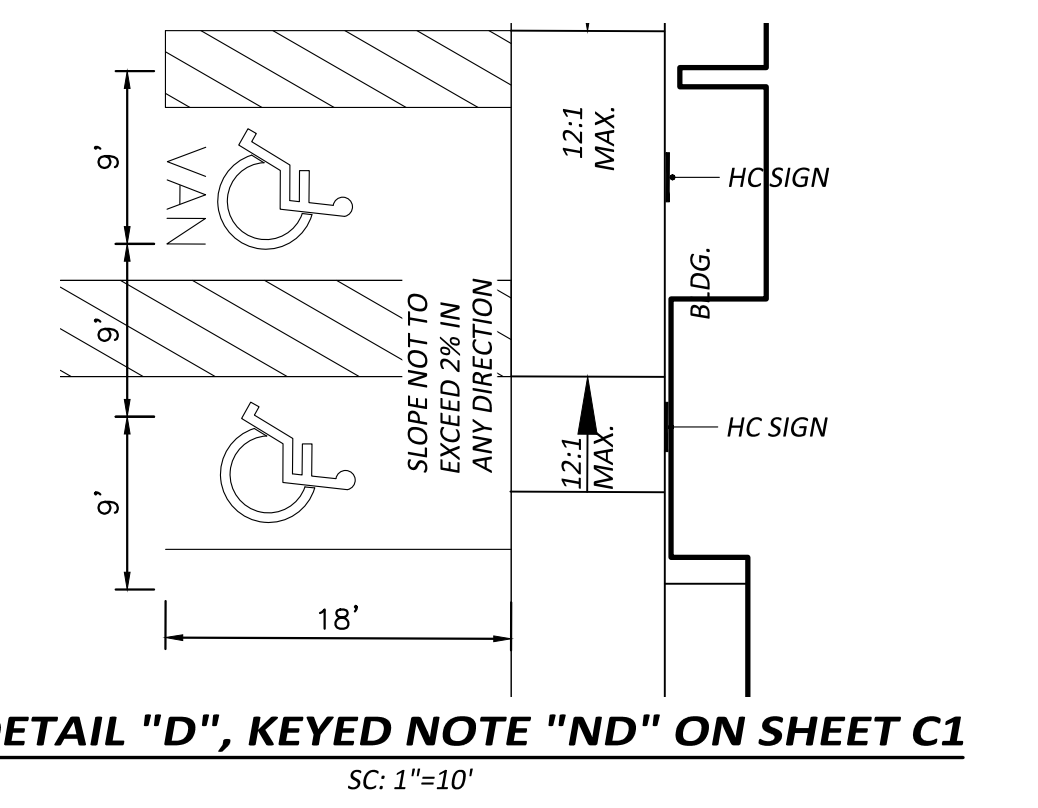
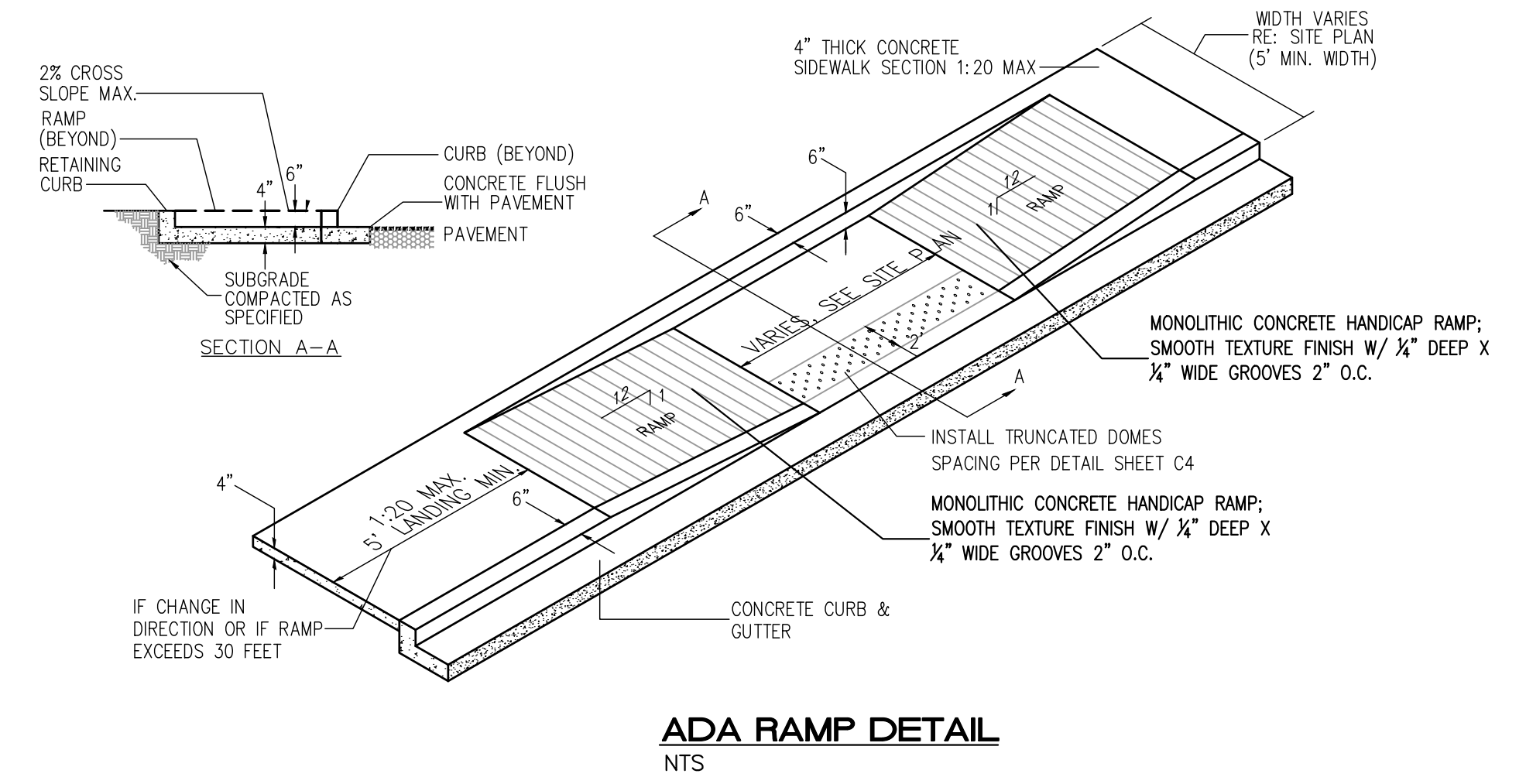
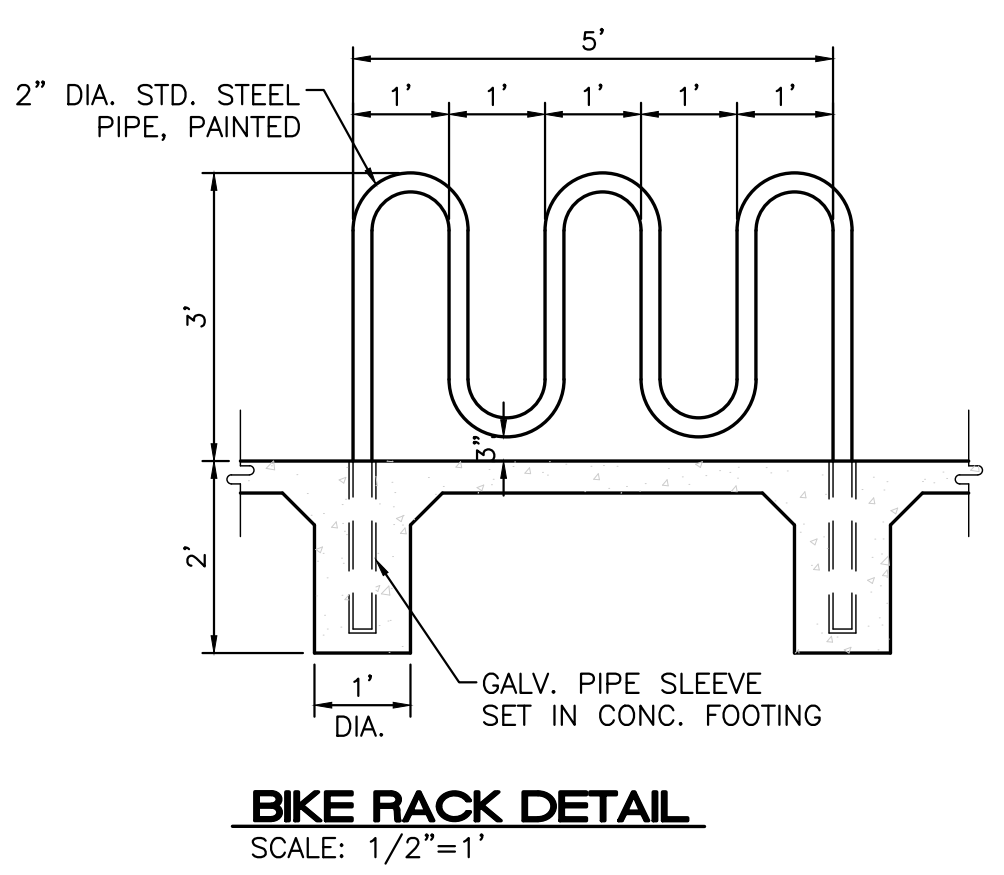
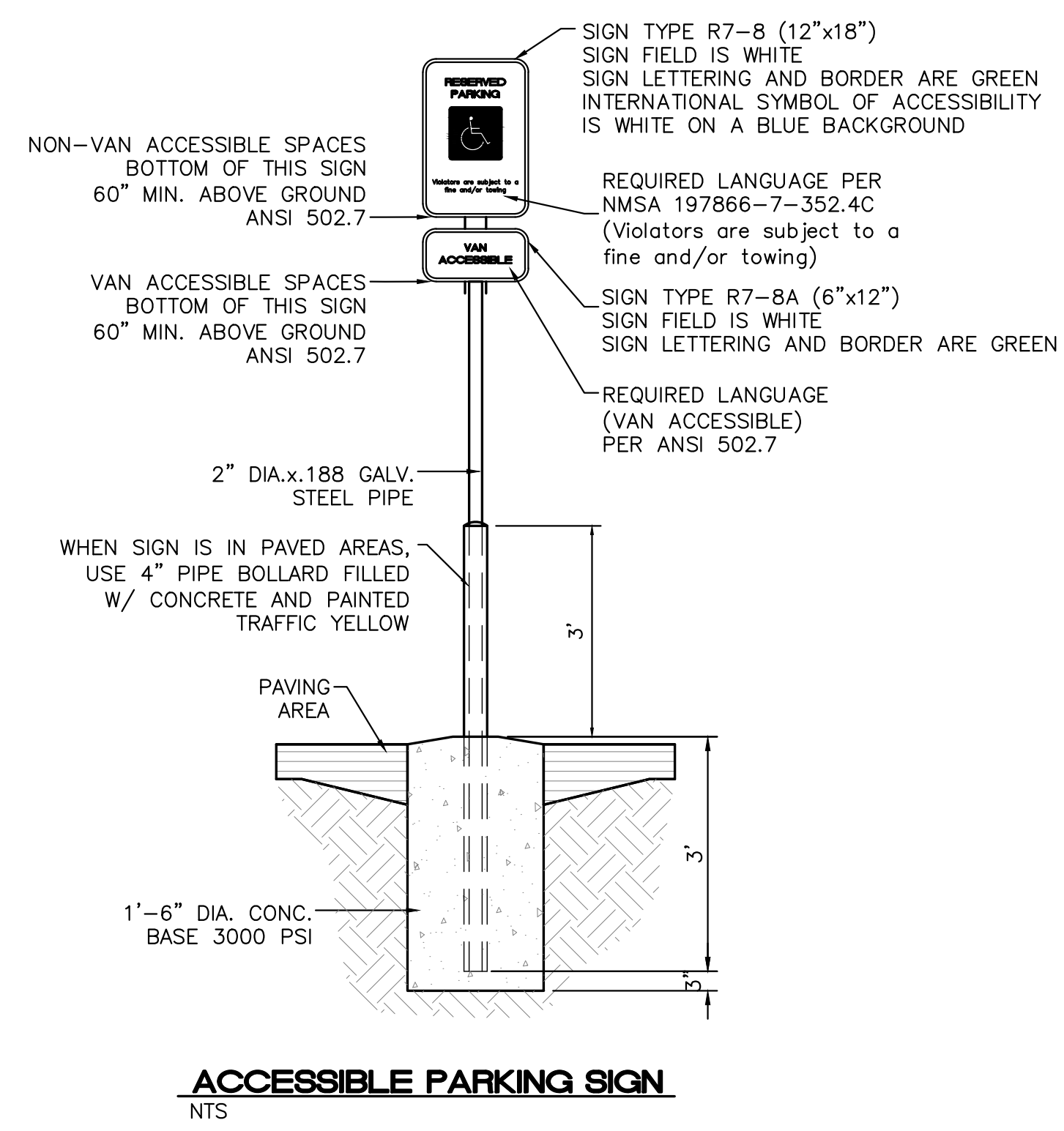
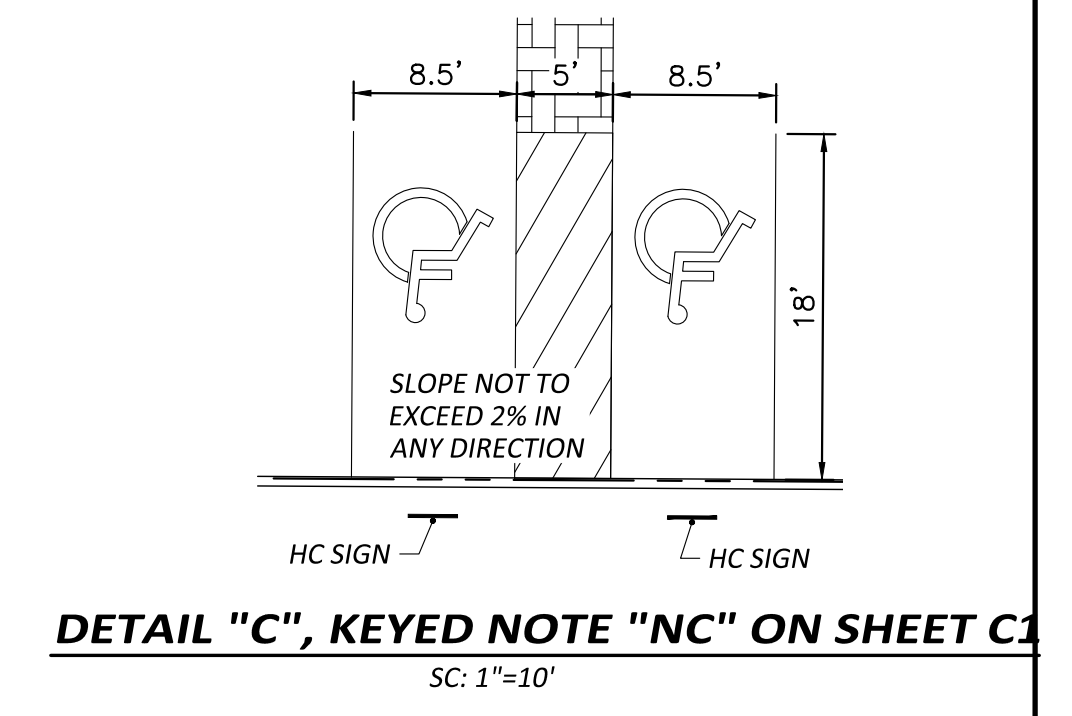
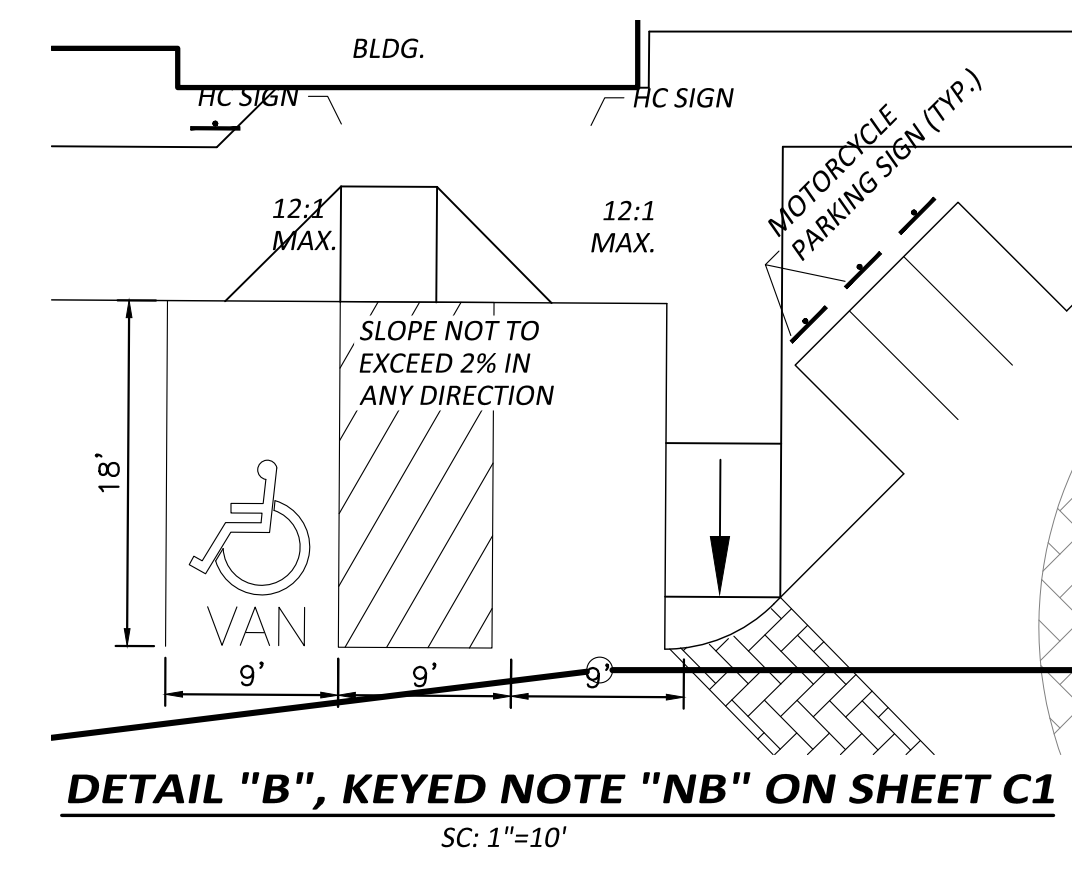
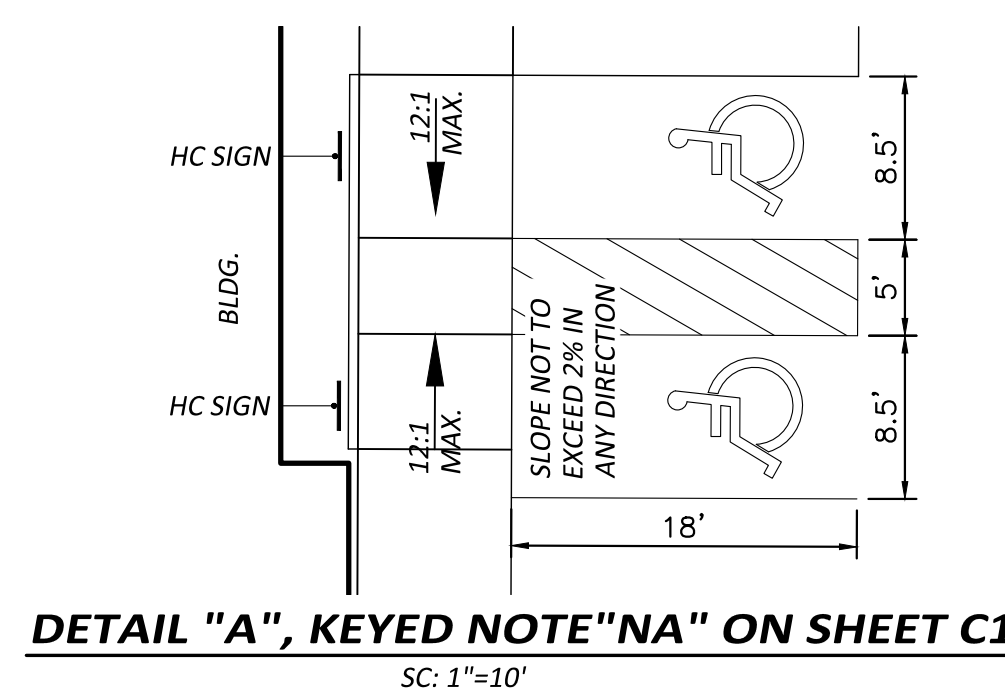
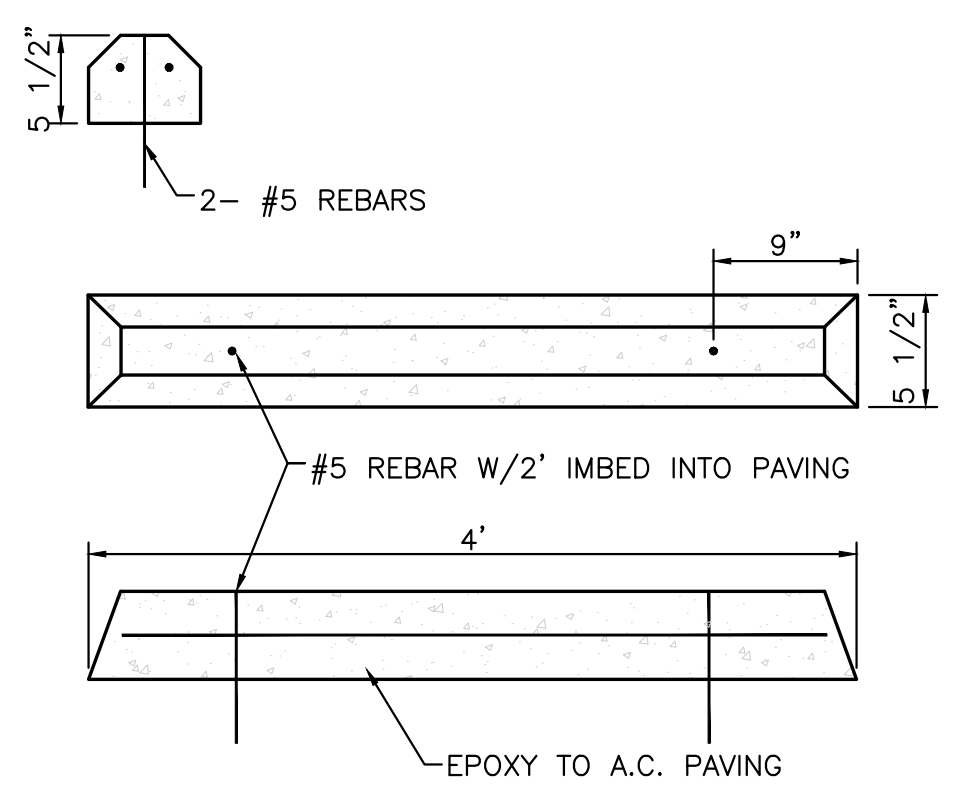
ISSUED FOR PERMIT DATE: 09.17.18

	OVERTURE SENIOR ACTIVE ADULT	DRAWN BY DY
	SITE PLAN FOR BUILDING PERMIT	DATE 3/02/2020
03/18/2020 RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 871109 (505) 858-3100 www.tierrawestllc.com	2017086-SPB SHEET # C1 JOB # 2017086



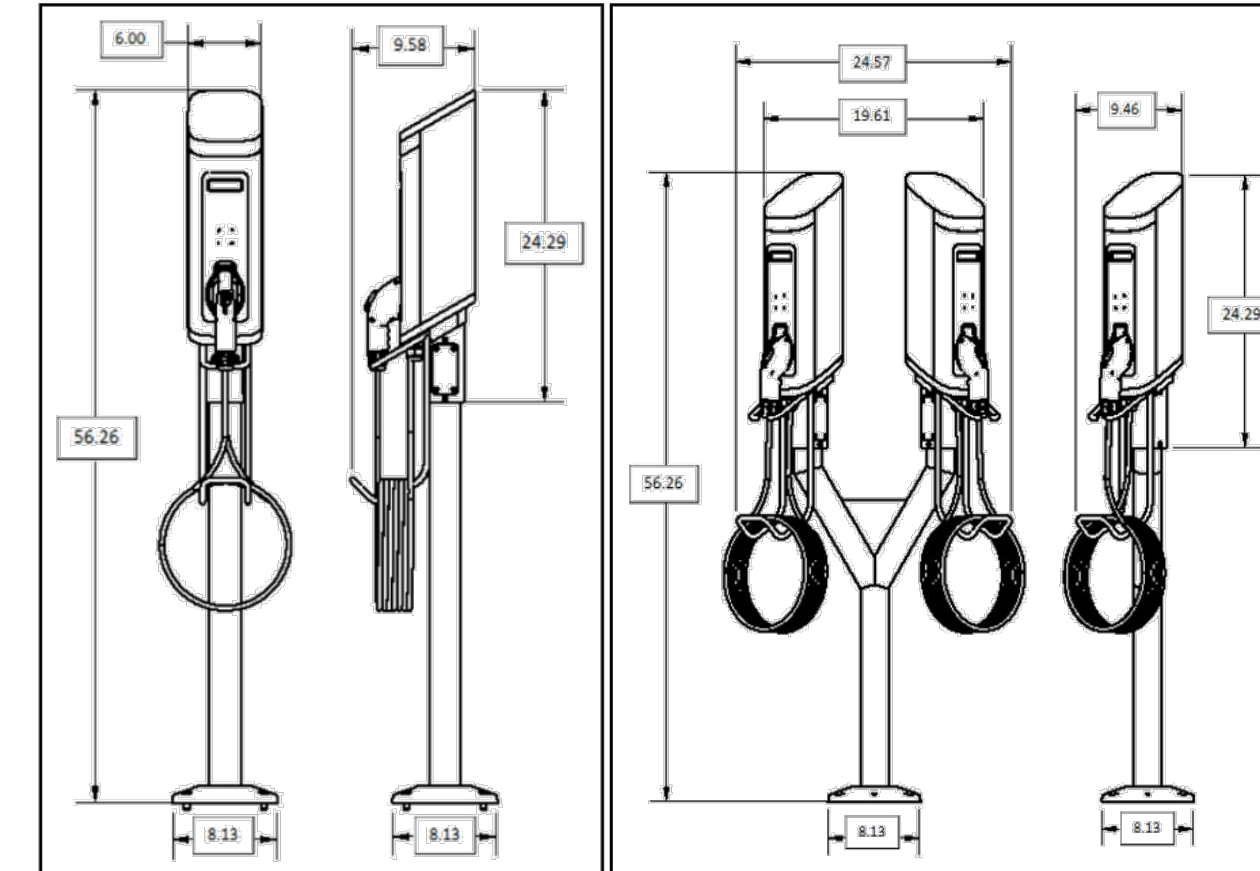
NOTES:

- 1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
- 2) Parking space lines and diagonal striping to be painted blue.
- 3) Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed.

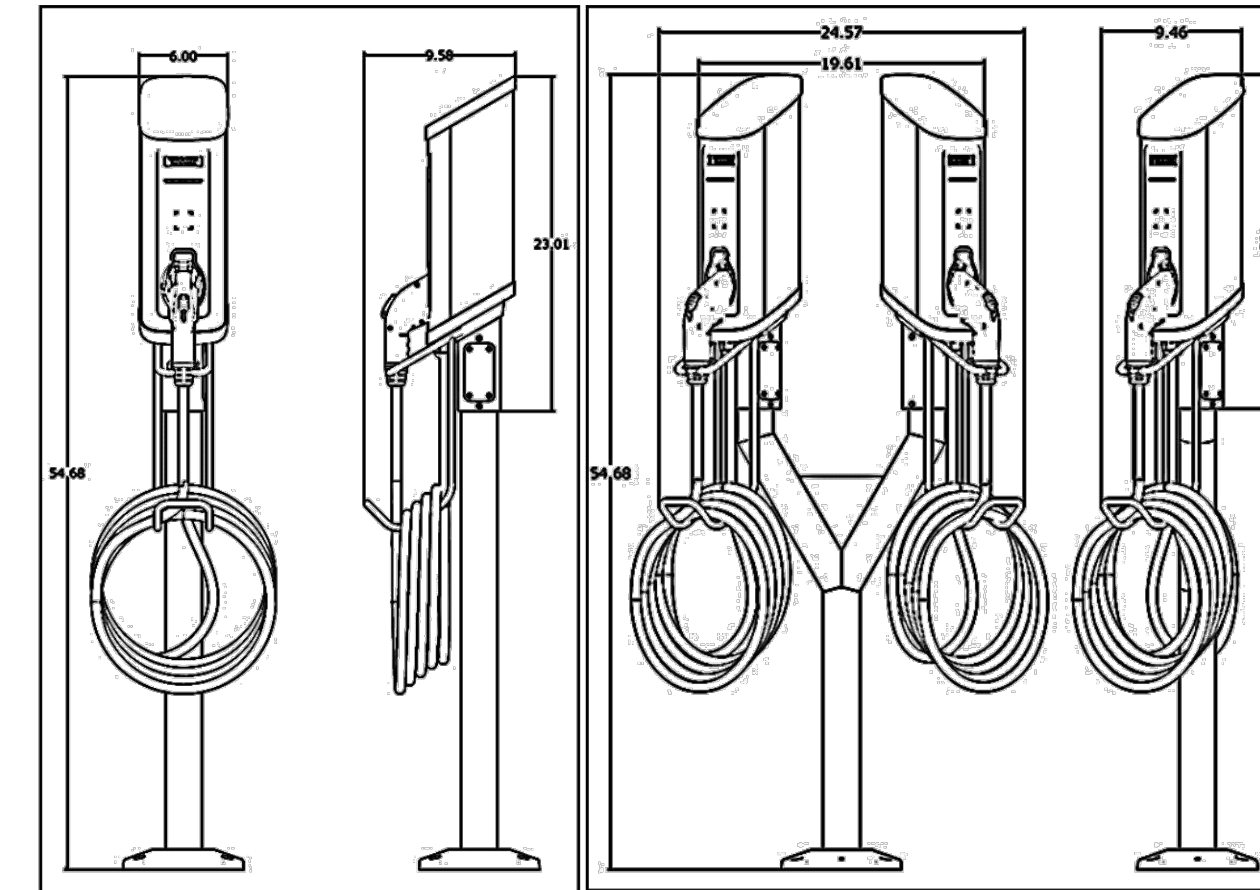


	OVERTURE SENIOR ACTIVE ADULT	DRAWN BY DY
	DETAILS	DATE 5/18/18
	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2017086-DETAILS
	C4	SHEET #
RONALD R. BOHANNAN P.E. #7868	03/18/2020	JOB # 2017086

SemaConnect 620 Single and Dual Pedestal mount Installation Key Dimensions

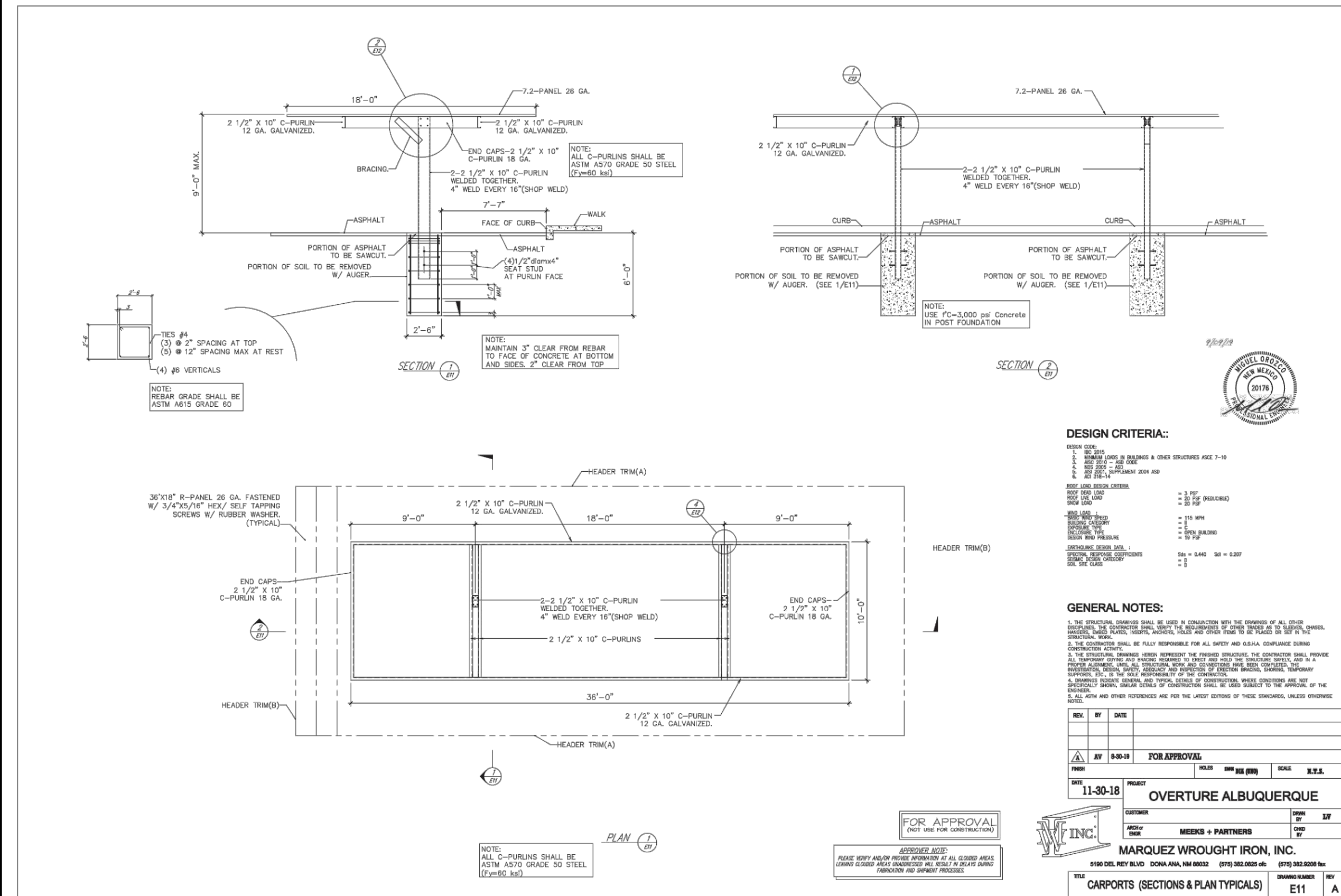


SemaConnect 520 Single and Dual Pedestal mount Installation Key Dimensions



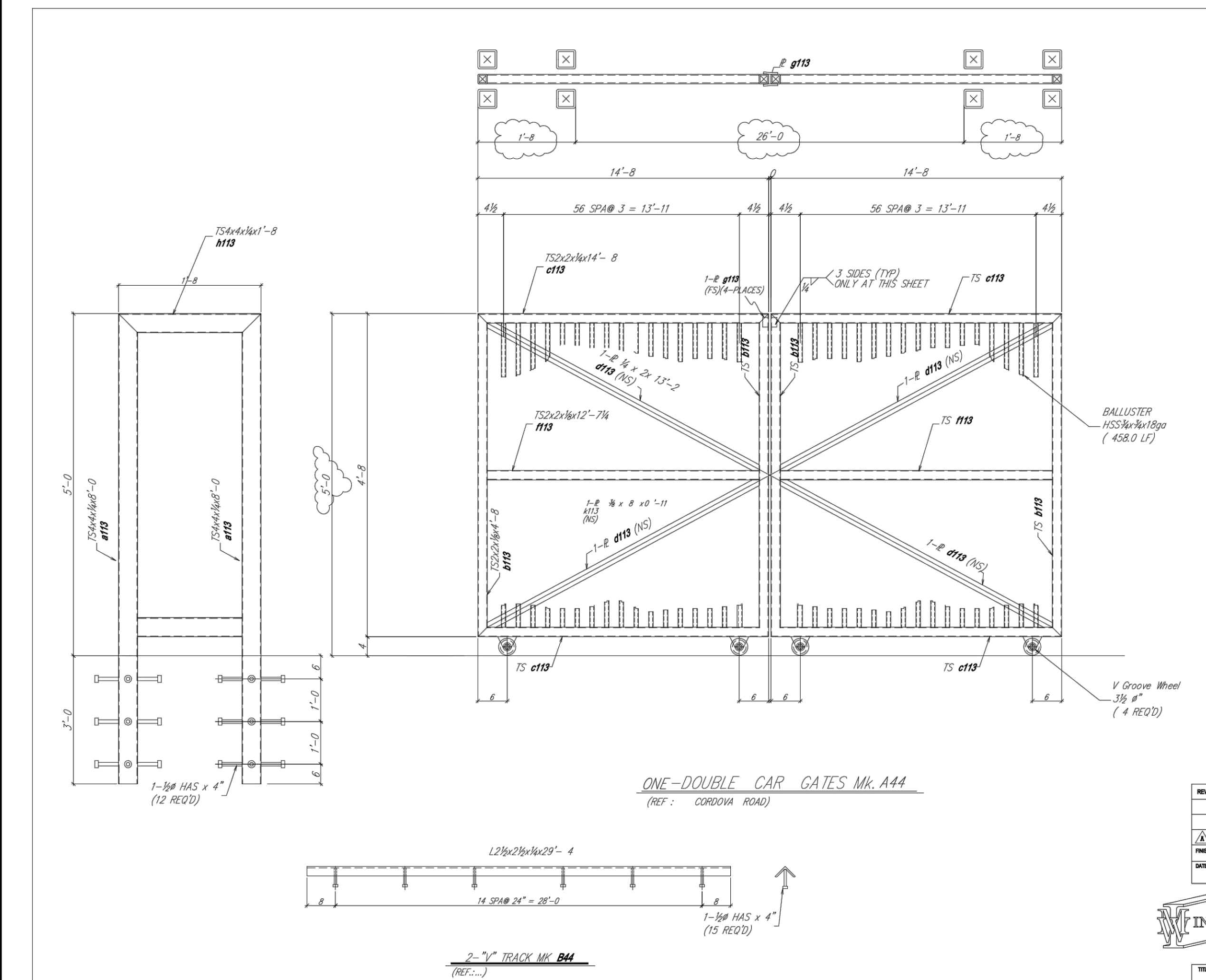
CAR CHARGING STATION DETAIL

NTS



CARPORT DETAIL

NTS



VEHICLE GATE DETAIL

NTS

BILL OF MATERIAL					
QTY	PK	DESCRIPTION	UNIT	AMOUNT	WEIGHT / VOLUME

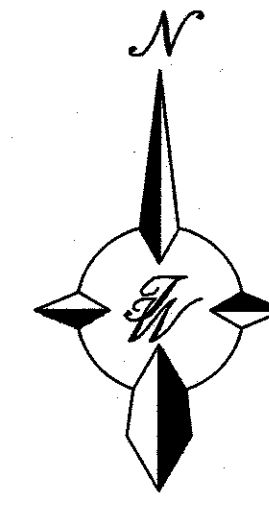
MATERIAL LIST FOR ONE GATE (TOTAL REQ'D = 2)

FOR APPROVAL (NOT USE FOR CONSTRUCTION)

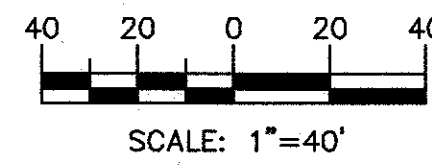
ENGINEER'S SEAL 	OVERTURE SENIOR ACTIVE ADULT DETAILS	DRAWN BY DY DATE 5/18/18
03/02/2020 RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2017086-DETAILS SHEET # C4.1 JOB # 2017086

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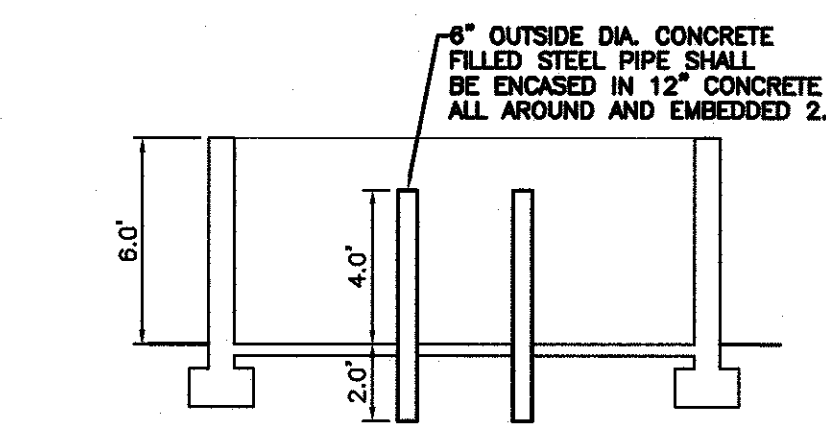
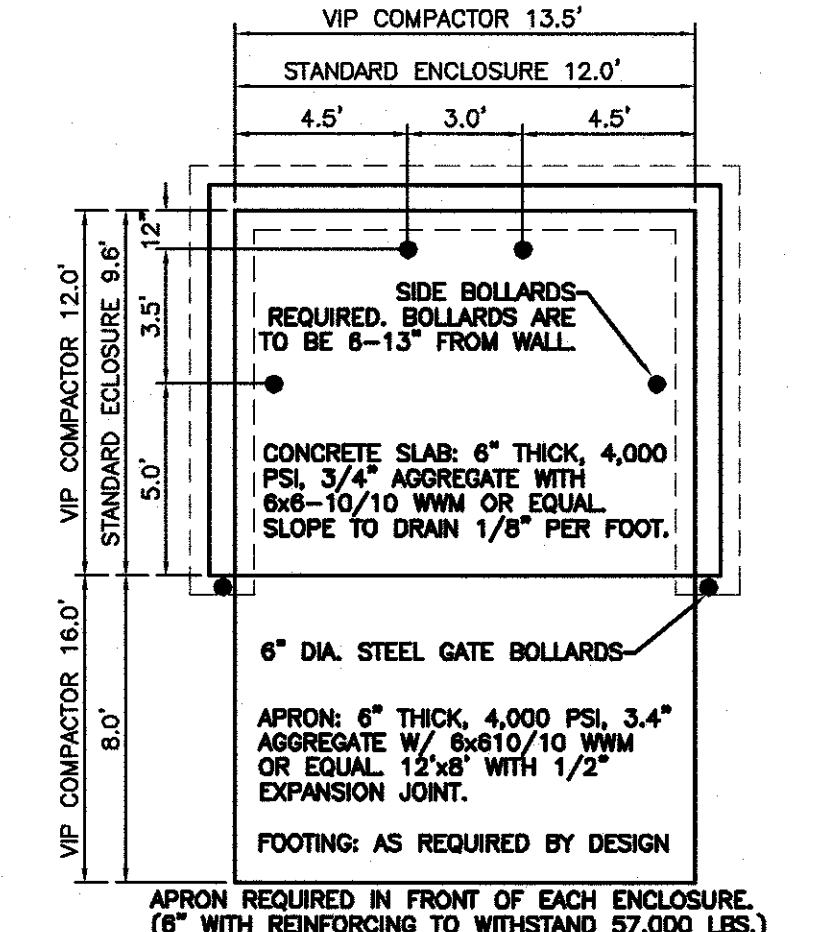
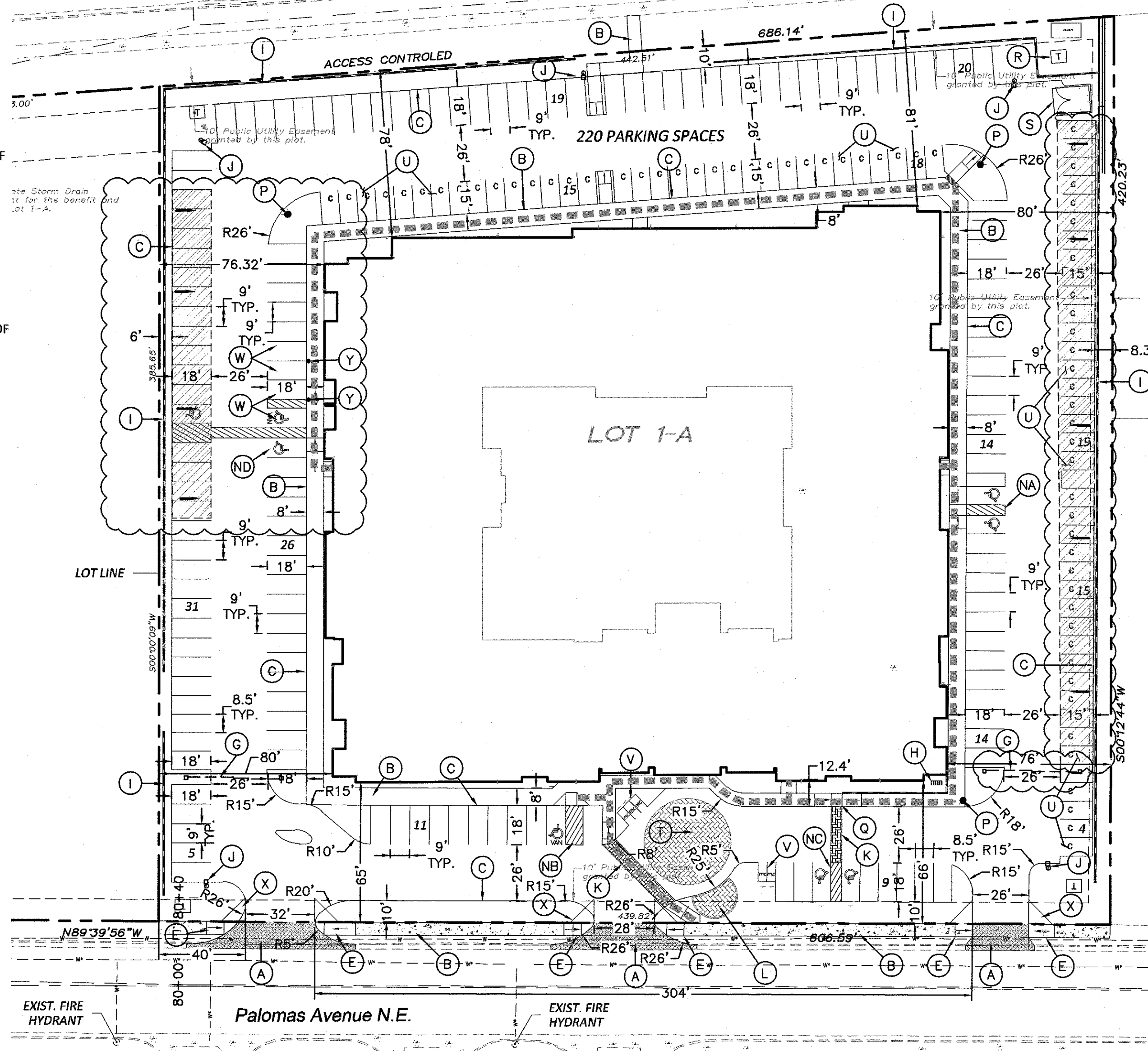
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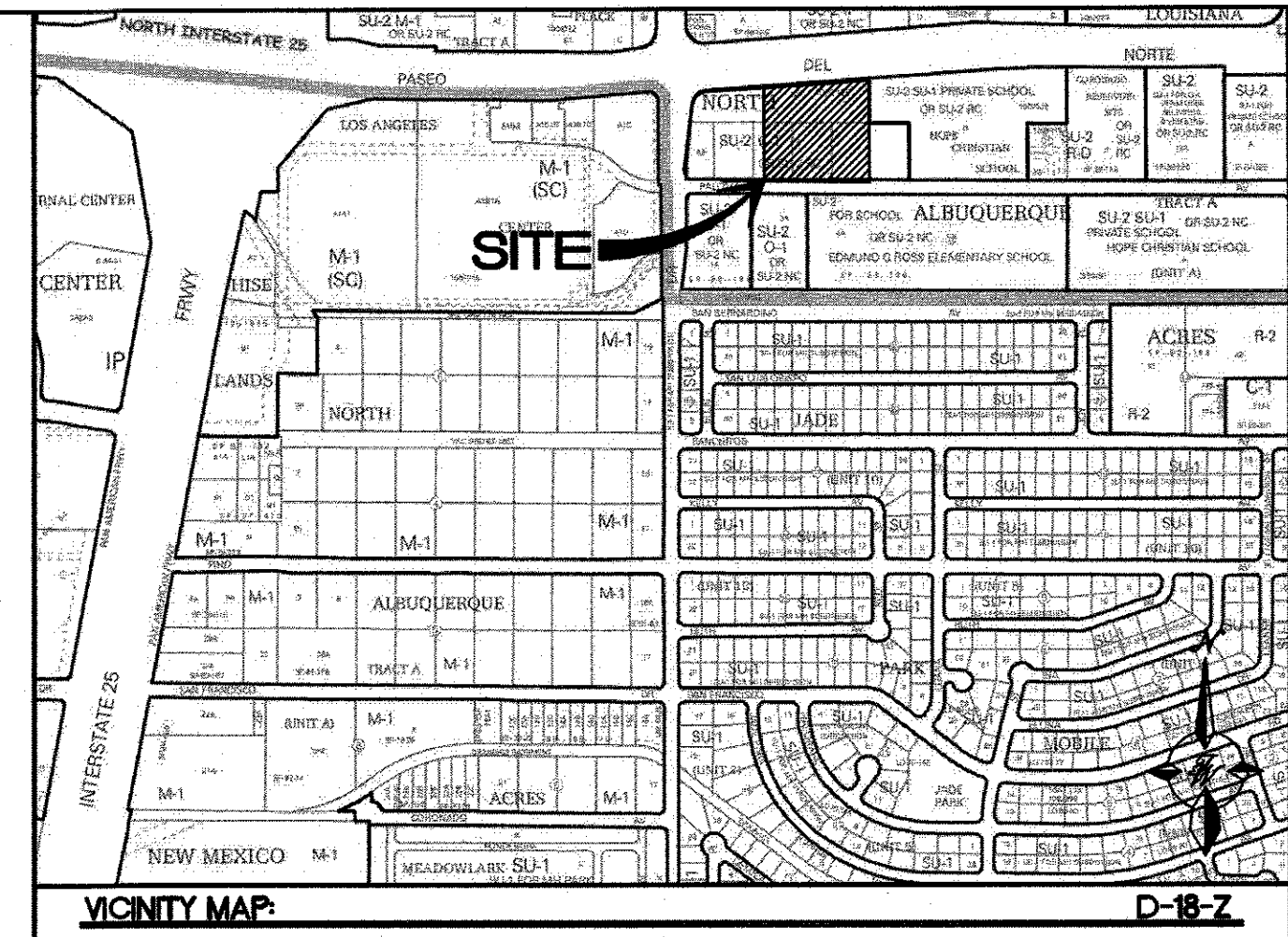
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DUMPSTER ENCLOSURE DETAIL

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- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR BUILDING PERMIT
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	FLOW ARROW

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DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

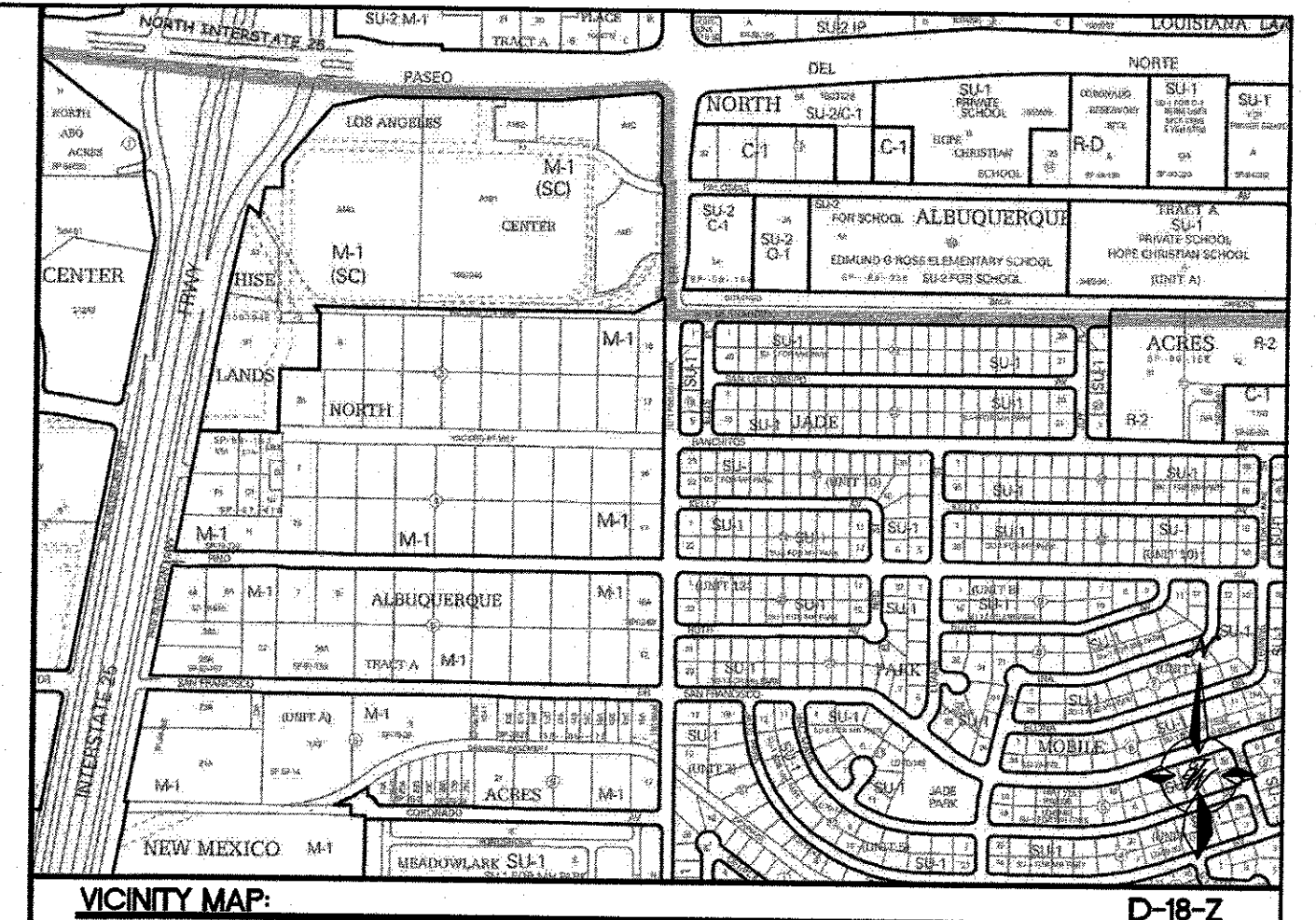
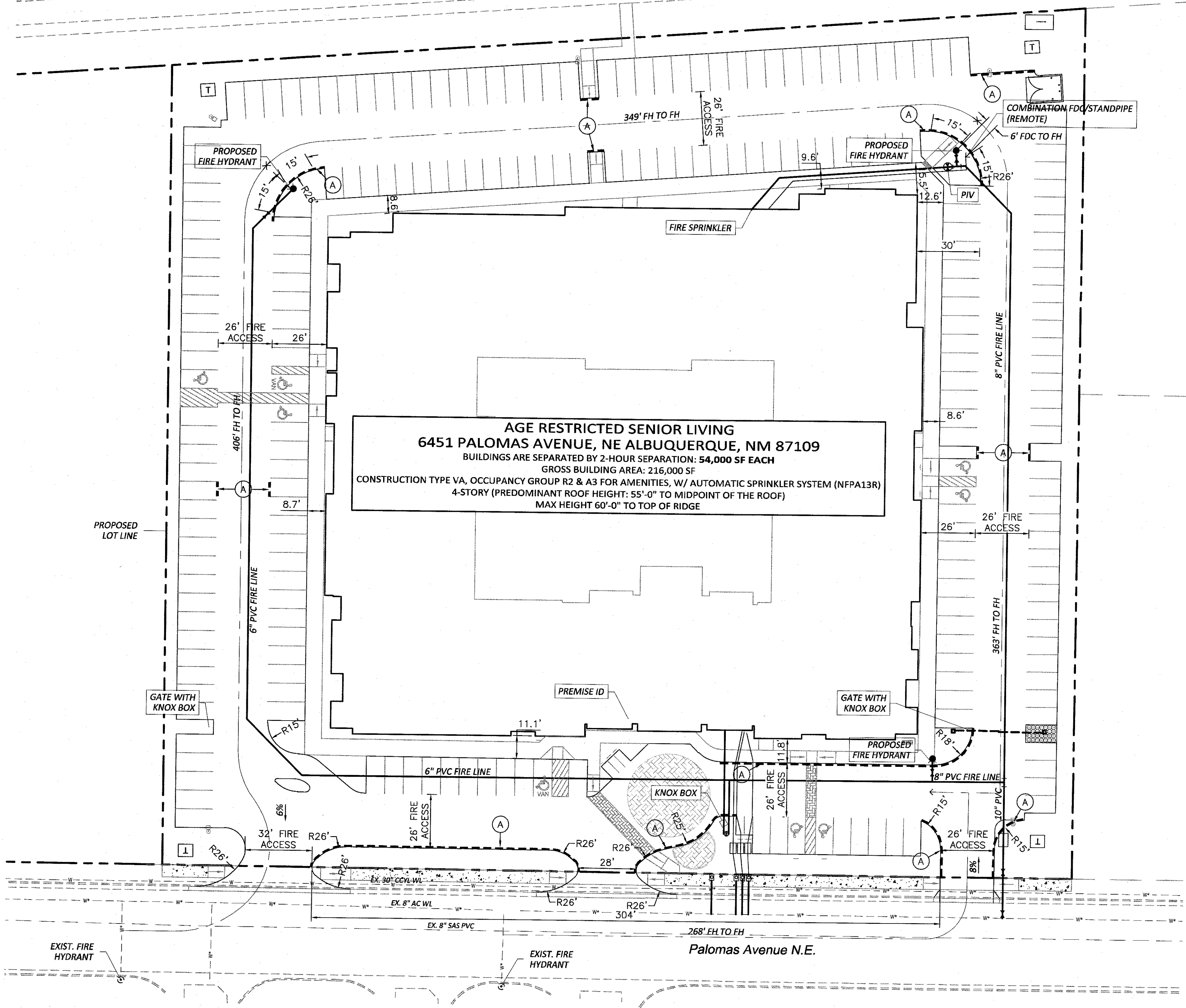
Traffic Engineer, Transportation Division	Date
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City Engineer/Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

ISSUED FOR PERMIT DATE: 09.17.18

ENGINEER'S SEAL 	OVERTURE SENIOR ACTIVE ADULT	DRAWN BY DY
	SITE PLAN FOR BUILDING PERMIT	DATE 1/07/2020
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierawestllc.com	2017086-SPB
	03/02/2020 RONALD R. BOHANNAN P.E. #7868	SHEET # C1 JOB # 2017086

Paseo del Norte
(Variable Width RW-Access Controlled)



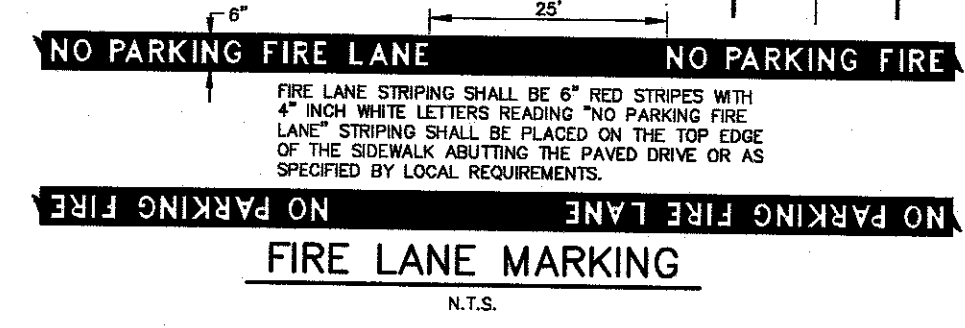
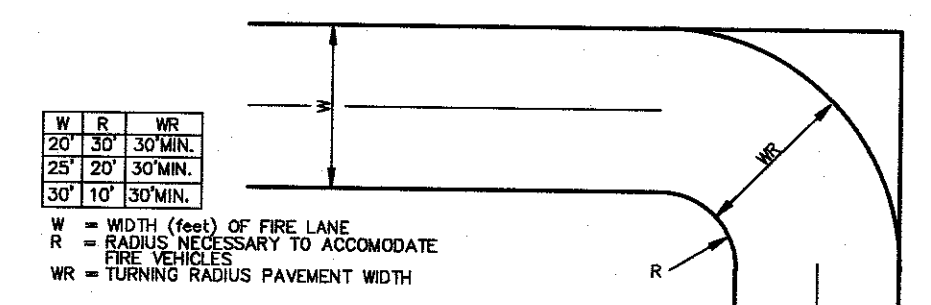
LEGAL DESCRIPTION:

KEYED NOTE:
 (A) FIRELANE STRIPING - 6" RED STRIPE, 4" WHITE LETTERS READING "NO PARKING FIRE LANE"

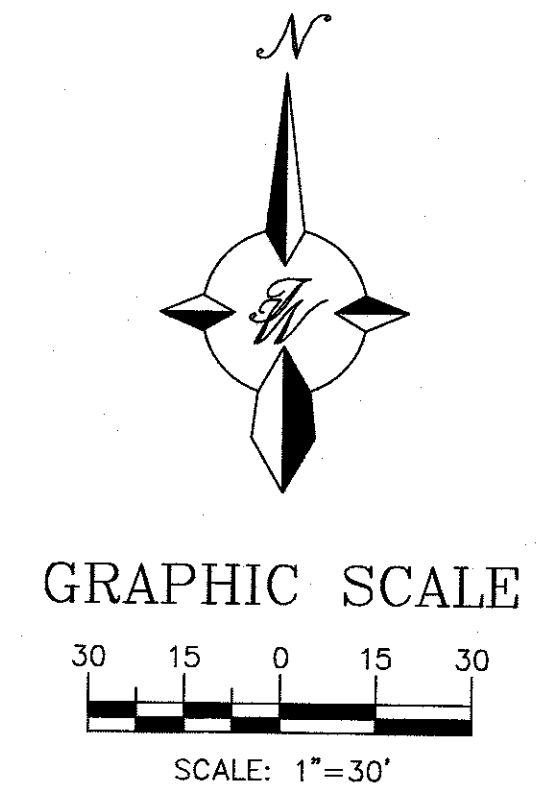
LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	BUILDING
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING FIRE HYDRANT
	CENTERLINE FH TO FH
	FIRE LANE STRIPING

- NOTES:**
- ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL.
 - THIS SITE HAS NO FIRE ACCESS LANES THAT EXCEED 10% SLOPE.
 - ALL DRIVING SURFACES WILL BE ASPHALT AND ABLE TO SUPPORT AT LEAST 75,000 LBS OF FIRE EQUIPMENT.
 - ALL FIRE APPARATUS ACCESS ROADS ARE PROPOSED TO BE PAVED WITH ASPHALT AND/OR CONCRETE PAVEMENT.



20-002100
 HYDRANT AND FIRE ACCESS
 ALBUQUERQUE FIRE MARSHAL'S OFFICE
 PLANS CHECKING DIVISION
 50724-0225 CONSTRUCTION TYPE VA
 GPH: 5125 NUMBER OF HYDRANTS: 2
 APPROVED / DISAPPROVED
 1/04 3/2/20
 SIGNATURE (NAME NUMBER) DATE



ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	OVERTURE SENIOR ACTIVE ADULT	DRAWN BY DY
	FIRE 1 PLAN 6451 PALOMAS AVE, NE	DATE 03/02/2020
3/2/2020	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2017086-FIRE 1 PLAN SHEET # F1
		JOB # 2017086