



DEVELOPMENT FACILITATION TEAM (DFT) APPLICATIONS

Effective 11/16/2023

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.								
MISCELLANEOUS APPLICATION	NS	Extension of Infrastructure List	st or IIA (Form S3)					
□ Site Plan Administrative DFT (Forms SP & P2)		PR	RE-APPLICATIONS					
Final EPC Sign-off for Master Development/Site Planet	ans - EPC <i>(Form P2)</i>	□ Sketch Plat Review and Com	ment (Form S3)					
□ Infrastructure List or Amendment to Infrastructure L	ist (Form S3)	□ Sketch Plan Review and Con	nment <i>(Form S3)</i>					
□ Temporary Deferral of S/W (Form S3)			APPEAL					
Extension of IIA: Temp. Def. of S/W (Form S3)		Decision of Site Plan Adminis	trative DFT (Form A)					
BRIEF DESCRIPTION OF REQUEST								
Final EPC Sign-off for Site Plans - EF								
PR-2020-004014, SI-2024-00747	•							
APPLICATION INFORMATION								
Applicant/Owner:Amirhamzeh Enterprise	es LLC		Phone:(209) 484-1440					
Address:9605 Sommer PI		Email:damirhamzeh@gmail						
City:Oakdale		State:CA	Zip:95361					
Professional/Agent (if any):Tierra West LLC	- Donna Sando	oval	Phone:505-858-3100					
Address:5571 Midway Park PI NE			Email:dsandoval@tierrawestllc.com					
City:Albuqueruqe		State:NM	Zip:87109					
Proprietary Interest in Site:		List <u>al</u> l owners:						
SITE INFORMATION (Accuracy of the existing lega	al description is crucia	I! Attach a separate sheet if nec	essary.)					
Lot or Tract No.: TRS 483, 484, and 485,	TR D-2	Block:	Unit:7 and 1					
Subdivision/Addition:Atrisco Grant and Alb			UPC Code:101005511645720205, 101005515537920904					
Zone Atlas Page(s):M-10-Z	Existing Zoning:PD	and MX-L						
# of Existing Lots:2	# of Proposed Lots:2		Total Area of Site (Acres):17.6205					
LOCATION OF PROPERTY BY STREETS	I							
Site Address/Street:Unser Blvd SW (Unaddressed)	0		^{d:} Sapphire St SW					
CASE HISTORY (List any current or prior project a								
PR-2020-004014, PR-2020-003502, 2	Z-98-52, DRB-9	7-470, Z-97-105, Z-97-	-144					
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge. Signature: Date:3/1125								
Printed Name:Donna Sandova			□ Applicant or ■ Agent					

FORM P2: SITE PLAN ADMINISTRATIVE – Development Facilitation Team (DFT) as of 12/25/2022

SITE PLAN ADMINISTRATIVE – DFT

A Single PDF file of the complete application including all documents being submitted must be emailed to <u>PLNDRS@cabq.gov</u>. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. <u>The PDF shall</u> <u>be organized in the number order below</u>. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

SITE PLAN DOCUMENTATION

- _____ 1) DFT Application form completed, signed, and dated
- _____ 2) Form P2 with all the submittal items checked/marked
- _____ 3) Form SP with signatures from Hydrology, Transportation, and ABCWUA
- _____ 4) Zone Atlas map with the entire site clearly outlined and labeled
- _____ 5) Site Plan and related drawings (include a Site Plan key of the sheets submitted)
- _____ 6) Copy of the original approved Site Plan or Master Development Plan (for amendments to or Extensions of the Site Plan)
- _____ 7) Infrastructure List, if required for building of public infrastructure
- 8) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C) (The Sensitive Lands Site Analysis form can be obtained online at): <u>https://documents.cabq.gov/planning/development-review-</u> board/Sensitive lands analysis form.pdf
- 9) Responses to climatic and geographic responsive design considerations (Recommended to promote sustainability, but not required. The Climatic and Geographic Responsiveness form can be obtained online at): <u>https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-</u> 2(D)ClimaticGeographic_Responsiveness.pdf

SUPPORTIVE DOCUMENTATION

- _____ 10) Completed Site Plan Checklist
- _____ 11) Letter of authorization from the property owner if application is submitted by an agent
- 12) Justification letter describing and justifying the request per the criteria in IDO Section 16-6-5(G)(3)
- 13) Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P). Note: If requesting more than allowed by deviation, a Variance – ZHE or Waiver –DHO will be required, as applicable
- 14) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (not required for Extension)

- 15) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone
- 16) Architectural Review Committee approval letter if the site is located within a Master Development Plan area or a Framework Plan area

PUBLIC NOTICE DOCUMENTATION

- _____ 17) Sign Posting Agreement
- 18) Proof of a <u>Pre-Submittal</u> Neighborhood Meeting per IDO 6-4(C)(1)(b) for new building or multiple new buildings that include a total of more than 100 multi-family residential dwelling units or more than 50,000 square feet of non-residential development
 - ___Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - Completed neighborhood meeting request form(s)
 - ___ If a meeting was requested or held, copy of sign-in sheet and meeting notes
 - 19) Required Content of Notice <u>at Submittal</u> per IDO Section 14-16-6-4(K)(1) (not required for an extension)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives

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

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

- X 1) DFT Application form completed, signed, and dated
- X 2) Form P2 with all the submittal items checked/marked
- $\mathbf{X}_{\mathbf{m}}$ 3) Zone Atlas map with the entire site clearly outlined and labeled
- X 4) Site Plan and related drawings
- X 5) Infrastructure List, if require
- X ____ 6) Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- X _____7) Letter of authorization from the property owner if application is submitted by an agent
- X 8) Solid Waste Department signature on Site Plan
- **X** 9) Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- X 10) Approved Grading and Drainage Plan
- X 11) Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (not required for Master Development Plans)





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				STD DWG 2443, SEE DETAIL S SSIBLE PARKING SPACE W/SIG
				DETAIL SHEET C5.0
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* * * U			Allowable Os	Table 4-2-1: Allowable Uses
* * * [*]	28'		Use Specific Standard Dimensional Standard	
				Dimensional Standards
· · · · ·			Site Design and Sensitive Lan Access and Connectiv	
			Subdivision of Lar	Per IDO Section 14-16-5-4: Sub
m			Parking and Loadin Landscaping, Buffering, and Screening	ng Per IDO Section 14-16-5-5: Park
	96' <u> </u>		Walls and Fence	es Per IDO Section 14-16-5-7: Wall
(30' TOWER			Outdoor and Site Lighti Neighborhood Edg	ng Per IDO Section 14-16-5-8: Outo es Per IDO Section 14-16-5-9: Neig
TOWER			Solar Acce	ss Per IDO Section 14-16-5-10: Sol
CELL TOWER			Building Desig	gn Per IDO Provision 14-16-5-11(E) ns Per IDO Section 14-16-5-12: Sig
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46)	P1 SUBDIVIS 2002C- 2002C- 2002C- 2002C- 2002C- 2002C- 2002C- 2002C- 2002C-			Table 4-2-1: Allowable Uses
36C-46)			Use Specific Standard	ds Any Use Specific Standard in IDC ds Per IDO Table 5-1-2: Mixed-use
л л	- 17- 17- 2002, 2002, 16- 16- 15- 2002, 200, 2002, 200			Dimensional Standards
			Site Design and Sensitive Land Access and Connectiv	ds No sensitive lands present ty Per IDO Section 14-16-5-3: Acco
	PROJECT NUMBER: PR-2020-004014	-		Per IDO Section 14-16-5-4: Sub
	APPLICATION NUMBER: SI-2024-00747	I	Parking and Loadin Landscaping, Buffering, and Screening	ng Per IDO Section 14-16-5-5: Park ng Landscape per proposed Landsc
AC) (—M)	This plan is consistent with the specific Site Development Plan app Environmental Planning Commission (EPC), dated, and t and Conditions in the Official Notification of Decision are satisfied.	roved by the he Findings	Walls and Fence	Per IDO Section 14-16-5-7: Wall
SHEET				ng Per IDO Section 14-16-5-8: Outo es Per IDO Section 14-16-5-9: Neig
	Is an Infrastructure List required? () Yes () No If Yes, to of approved DRC plans with a work order is required for any construction	then a set on within		ss Per IDO Section 14-16-5-10: Sol
40)	Public Right-of-Way or for construction of public improvements.			gn Per IDO Provision 14-16-5-11(E) ns Per IDO Section 14-16-5-12: Sig
AC) X–L) T	DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:		Operation and Maintenand	ce Per IDO Section 14-16-5-13: Op Maintenance
T	Traffic Engineer, Transportation Division	Date		Lot 4
			Model Zor	ne R-T
CHED,	Water Utility Development	Date	Allowable Us	es Single-family detached, two-fam townhomes
X 3 AC)				ds IDO Provision 14-16-4-3(B)(6)
DESIGN)	Parks & Recreation Department	Date	Dimensional Standard	ds Per IDO Table 5-1-1: Residential 2 Dimensional Standards
SHEET			Site Design and Sensitive Land	ds No sensitive lands present
	City Engineer	Date	Materials to Alert Motori Subdivision of Lar	
ND SINGLE IS AND	* Environmental Health Department (conditional)		Parking and Loadi	ng Per IDO Section 14-16-5-4: Subo
	Environmental mean Department (conditional)	Date	Landscaping, Buffering, and Screening Walls and Fence	•
	Solid Waste Management	Date	Outdoor and Site Lightin	ng Per IDO Section 14-16-5-8: Outo
			Neighborhood Edg Solar Acce	
AC)	DRB Chairperson, Planning Department	Date	Building Desig	gn Per IDO Provision 14-16-5-11(C)
	* Environmental Health, if necessary]	Sig Operation and Maintenand	ns Per IDO Section 14-16-5-12: Sig
			Operation and Maintenand	שט Section 14-16-5-13: Op

TFR DUNDARY LINE

NDARY LINE

UILDING/RESIDENTIAL LOT LINE IDEWALK

WALK

B & GUTTER REA

COA STD EET C5.0 P.) PER COA ET C5.0 RAMP PER SHEET C5.0 IGN (TYP.),

GUTTER

LIGHT POLE, 20' OF RESIDENTIAL DETAIL

W/SIGN, SEE DETAIL SHEET C5.1

C5.1 (5 SPACES)

(TYP.) PER COA STD ÈT C5.1 D DWG 2425A, SEE

zone district per **IDO** O Section 14-16-4-3 Zone District

division of Land king and Loading cape Plan lls and Fences

door and Site Lighting hborhood Edges lar Access

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O Section 14-16-4-3 Zone District

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Zone District

ess and Connectivity division of Land division of Land cape Plan lls and Fences door and Site Lighting hborhood Edges lar Access ns eration and Maintenand



LEGAL DESCRIPTION:

TRS 483 484 & 485 UNIT NO 7 ATRISCO GRANT CONT 15.000 AC TR D-2 PLAT FOR TRACTS D-1, D-2, D-3 & D-4

ALBUQUERQUESOUTH UNIT 1 BEING A REPLAT OF TRACT D ALBUQUERQUESOUTH UNIT 1 CONT 2.6205 AC

GENERAL NOTES - SITE PLANS:

THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT BE NOTIFIED APPROVAL FROM THE ARCHITECT. 2. WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED

DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

3. GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT. 4. GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER. 5. GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN

ALL DIRECTIONS. 6. PAVING SHALL BE LOWER THAN THE BUILDING SLAB BY THE FOLLOWING AMOUNTS UNO:

- 1/2" @ ALL EXIT DOORS
- 1/2" @ ALL SHOWROOM GLAZING LOCATIONS • 1 1/2" @ OVERHEAD DOORS
- 1 1/2" @PRE-FAB METAL WALL PANELS
- 7. PARKING LOT SHALL BE ASPHALT PAVING

NOTICE TO CONTRACTORS

- 1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION,
- 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION. CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
- 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 5. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE. 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

INDEX TO DRAWINGS

C1.0	SITE PLAN-EPC
C1.1	SITE PLAN-EPC
C2.0	CONCEPTUAL GRADING PLAN
C2.1	CONCEPTUAL DRAINAGE PLAN
C3.0	CONCEPTUAL MASTER UTILITY PLAN
C4.0	LOT 1 BUILDING ELEVATIONS
C4.1	LOT 5 CELL TOWER IMAGES
C5.0	DETAIL SHEET
C5.1	DETAIL SHEET
C5.2	DETAIL SHEET
LS-101	LANDSCAPING PLAN
LS-102	LANDSCAPING PLAN
LS-103	LANDSCAPING PLAN-IDO



SCALE: 1"=50'

SEAL	SAGE AND UNSER DEVELOPMENT ALBUQUERQUE, NM	<i>DRAWN BY</i> TW
NALD R. BOHAN	SITE PLAN - EPC	<i>DATE</i> 12/2/2024
		<i>DRAWING</i> 2024029_SP
PROFILESSIONAL ENGINE		SHEET #
n 12/2/2024	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	C1.0
RONALD R. BOHANNAN P.E. #7868	(505) 858-3100 www.tierrawestllc.com	<i>JOB #</i> 2024029



- 1 1/2" @PRE-FAB METAL WALL PANELS
- 7. PARKING LOT SHALL BE ASPHALT PAVING

LEGEND

	CURB & GUTT
	PROPOSED BO
	EXISTING BOUN
	EASEMENT
	RIGHT-OF-WAY
	PROPOSED BU
	PROPOSED SID
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=========	EXISTING CURE
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	LANE
	STRIPING

KEYED NOTES

- 1 NEW 5' CONCRETE SIDEWALK PER COA STD DWG 2430 (TYP.), SEE DETAIL SHEET C5.0
- 2 STANDARD CURB AND GUTTER (TYP.) PER COA STD DWG 2415B, SEE DETAIL SHEET C5.0
- 3 UNIDIRECTIONAL ACCESSIBLE (TYP.) RAMP PER COA STD DWG 2443, SEE DETAIL SHEET C5.0
- 4 ACCESSIBLE PARKING SPACE W/SIGN (TYP.), SEE DETAIL SHEET C5.0
- 5 16' LIGHT POLE (TYP.), SEE DETAIL SHEET C5.0
- (6) REMOVAL OF EXISTING CURB AND GUTTER
- 7 REMOVAL AND REPLACE EXISTING LIGHT POLE, 20' MAX. EXCEPT 16' MAX. WITHIN 70' OF RESIDENTIAL
- 8 DUMPSTER ENCLOSURE (TYP.), SEE DETAIL SHEET C5.0
- (9) EXISTING 6' PUBLIC SIDEWALK (TYP.)
- (10) MOTORCYCLE SPACE (4'X8' MIN) W/SIGN, SEE DETAIL SHEET C5.1
- (11) BICYCLE RACK, SEE DETAIL SHEET C5.1 (5 SPACES)
- (12) 26' PYLON SIGN
- PROPOSED CROSSWALK MARKING (TYP.) PER COA STD $\binom{13}{13}$ DWG 2600-106, SEE DETAIL SHEET C5.1
- PROPOSED DRIVEPAD PER COA STD DWG 2425A, SEE DETAIL SHEET C5.0

ER DUNDARY LINE

JNDARY LINE

UILDING/RESIDENTIAL LOT LINE IDEWALK

EWALK RB & GUTTER

REA



LEGAL DESCRIPTION:

TRS 483 484 & 485 UNIT NO 7 ATRISCO GRANT CONT 15.000 AC TR D-2 PLAT FOR TRACTS D-1, D-2, D-3 & D-4 ALBUQUERQUESOUTH UNIT 1 BEING A REPLAT OF TRACT D

ALBUQUERQUESOUTH UNIT 1 CONT 2.6205 AC

SITE DATA

<u>LOT 4</u> PROPOSED USAGE:

SINGLE FAMILY DETACHED, TOWNHOMES, DUPLEX

LOT AREA: ZONING:

406,625.73 SF (9.33 AC) PD (USED R-T FOR DESIGN) SEE USES AND DESIGN STANDARDS ON THIS SHEET TOTAL NO. RESIDENTIAL UNITS: 81 UNITS

THE SITE PLAN SHALL INCLUDE DUPLEXES AND SINGLE FAMILY USES FOR LOT 4 TO MATCH THE USES AND DESIGN STANDARDS TABLE FOR THIS LOT

USES AND DESIGN STANDARDS

Lot 4 Model Zone I R-1 Allowable Uses Single-family detached, two-family detached (duplex), townhomes Use Specific Standards | IDO Provision 14-16-4-3(B)(6) Dimensional Standards Per IDO Table 5-1-1: Residential Zone District Dimensional Standards Site Design and Sensitive Lands No sensitive lands present Materials to Alert Motorist Per IDO Section 14-16-5-3: Access and Connectivity Subdivision of Land Per IDO Section 14-16-5-4: Subdivision of Land Parking and Loading | Per IDO Section 14-16-5-4: Subdivision of Land Landscaping, Buffering, and Screening Landscape per proposed Landscape Plan Walls and Fences | Per IDO Section 14-16-5-7: Walls and Fences Outdoor and Site Lighting Per IDO Section 14-16-5-8: Outdoor and Site Lighting Neighborhood Edges | Per IDO Section 14-16-5-9: Neighborhood Edges Solar Access Per IDO Section 14-16-5-10: Solar Access Building Design Per IDO Provision 14-16-5-11(C) Signs Per IDO Section 14-16-5-12: Signs Operation and Maintenance Per IDO Section 14-16-5-13: Operation and Maintenanc

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	ENGINEER'S SEAL	SAGE AND UNSER DEVELOPMENT ALBUQUERQUE, NM	<i>DRAWN BY</i> TW
	DR. BOH		DATE
v	MALD R. BOHANNE	SITE PLAN - EPC	12/2/2024
50 25 0 25 50			<i>DRAWING</i> 2024029_SP
	PROFILESSIONAL ENGINE		SHEET #
SCALE: 1"=50'	12/2/2024	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	C1.1
	RONALD R. BOHANNAN P.E. #7868	(505) 858—3100 www.tierrawestllc.com	<i>JOB </i>



RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH

	SEAL	SAGE AND UNSER DEVELOPMENT ALBUQUERQUE, NM	<i>DRAWN BY</i> TW
	NALD R. BOHA		<i>DATE</i> 12/2/2024
	NO 2 W METIC OZ	CONCEPTUAL GRADING	DRAWING
V			2024029_GR
50 30 0 30 60	PROPERTY OF		SHEET #
	OS ONALENS	TIERRA WEST, LLC	C2.0
SCALE: 1"=60'	12/2/2024	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	
		(505) 858–3100	JOB #
	RONALD R. BOHANNAN P.E. #7868	www.tiérrawestllc.com	2024029



PROJECT DESCRIPTION:

THE EXISTING SITE IS APPROXIMATELY 15.80 ACRES AND LIES WITHIN THE ARENAL UNSER DRAINAGE MASTER PLAN REFERENCED AS M10D000. WITH THE INSTALLMENT AND DEDICATION OF THE R.O.W FOR THE RIGHT TURN LANE OFF SAGE RD AND THE DECELERATION LANE OFF UNSER BLVD, THE PROPOSED PROPERTY AREA WILL BE REDUCED TO APPROXIMATELY 15.74 ACRES. THE PROPOSED SITE WILL BE SUBDIVIDED INTO 5 LOTS AND BE ZONED AS PD WITH THE INTENT TO HAVE MIX-USES FOR EACH

EXISTING DRAINAGE:

BASIN EB1 LIES WITHIN AUDMP AND IS ANNOTATED AS BASIN 504, CURRENTLY THE DRAINAGE FLOWS FROM THE SITE MAKE THEIR WAY TO THE NORTH EASTERN PART OF BASIN EB1. THESE FLOWS ARE THEN CONVEYED ALONG SAGE ROAD AND MAKE THEIR WAY EAST TO THE AMOLE DEL NORTE DIVERSION CHANNEL. BASIN EB1 IS ALSO COVERED IN THE TOWER/SAGE DRAINAGE MASTER PLAN 1995 BY ANDREWS, ASBURY & ROBERT, INC. ID NO.336. BASIN EB1 FALLS WITHIN THE TOWER/SAGE DRAINAGE MASTER PLAN SUB-BASIN SD-7. S-D7 WAS MODELED WITH AN ASSUMPTION OF FUTURE DEVELOPMENTS WITH A 29% B AND 71% D. PER THE TOWER/SAGE DRAINAGE MASTER PLAN, THE FLOWS FROM BASIN EB3 ARE INTENDED TO FLOW INTO UNDERGROUND STORM DRAIN PIPE ON SAGE ROAD, AND DOWN TO THE AMOLE DEL NORTE DIVERSION CHANNEL TO THE EAST.

BASIN EB2 LIES WITHIN AUDMP AS BASIN 400.2, AND ON THE WESTERN SIDE OF THE PROPOSED PROPERTY LAYS THE DESERT SAGE SUBDIVISION M10D011A. IN THE DESERT SAGE SUBDIVISIONS DRAINAGE REPORT THEY DESIGNATE THE EXISTING BASIN EB2 AS 400.2C AS SHOWN IN APPENDIX A. IN THEIR REPORT THEY CONSIDER THE IMPACT OF DRAINAGE FROM FUTURE DEVELOPMENTS IN THE PROPOSED SITE. THE FLOW RATE FOR BASIN 400.2C WAS CALCULATED TO BE 19.74 CFS, WHICH IS THE ALLOWABLE FLOW RATE FOR AN AREA OF 6 ACRES. THE CALCULATION WAS BASED ON A 44% D, 28% C AND 28% B ASSUMPTION. CURRENTLY THE DRAINAGE FROM BASIN EB2 FLOWS INTO A STORM INLET ON THE SOUTH-EASTERN PART OF BASIN EB2. THE FLOWS MAKE THEIR WAY DOWN UNSER AND INTO THE DETENTION POND ON THE SOUTH EAST CORNER OF UNSER BLVD AND ARENAL STREET. IT SHALL BE NOTED THAT THE DESERT SAGE SUBDIVISION DRAINAGE REPORT CALCULATED DEVELOPED FLOWS OF 19.74 CFS (ALLOWABLE) WITH 6 ACRES OF LAND. HOWEVER IN THIS ANALYSIS THE AREA OF EB2 WAS CALCULATED TO BE 8.24 ACRES.

BASINS EB3 AND EB4 LAY WITHIN THE AUDMP AS BASIN 405. ON THE SOUTH SIDE OF THE PROPERTY LAYS A COMMERCIAL RETAIL LOT WALGREENS. THE WALGREENS ON UNSER AND SAPPHIRE PLANS M10D015A TAKE BASINS EB3 AND EB4 INTO CONSIDERATION FOR UNDEVELOPED AND DEVELOPED FLOWS. ON THE WALGREENS ON UNSER AND SAPPHIRE EB3 AND EB4 ARE DESIGNATED AS BASINS OF1 AND OF2 RESPECTIVELY. ACCORDING TO THE WALGREENS REPORT OF1 CONSISTS OF 0.64 ACRES OF LAND WITH AN EXISTING FLOW RATE OF 0.8 CFS WITH 100% LAND TREATMENT A. THE DEVELOPED FLOW RATE FOR OF1 WAS CALCULATED TO BE 2.7 CFS WITH 10% AND 90% LAND TREATMENT B AND D. OF2 CONSISTS OF 1.98 ACRES OF LAND WITH AN EXISTING FLOW RATE OF 2.6 CFS WITH 100% LAND TREATMENT A. THE FLOW RATE FOR THE DEVELOPED CONDITION FOR OF2 WAS DETERMINED TO BE 8.2 CFS WITH A 10% AND 90% LAND TREATMENT B AND D. IN SUMMARY ACCORDING TO THE WALGREENS ON UNSER AND SAPPHIRE PLANS THE PROPOSED DEVELOPMENT IS ALLOWED TO DRAIN AT A MAX RATE OF 2.6 CFS AND 8.2 CFS FOR BASINS EB3 AND EB4. A SUMMARY OF THE FLOW RATES IS LOCATED IN APPENDIX A FOR THE PROPOSED SITE SPECIFIC CALCULATIONS FOR BASINS EB3 AND EB4.

PROPOSED DRAINAGE:

AS STATED IN THE PROJECT DESCRIPTION, WILL BE REDUCED TO APPROXIMATELY 15.74 ACRES. THE PROPOSED SITE IS DIVIDED INTO 6 NEW BASINS.

THE LAND TREATMENT ASSUMPTION WAS MAE FOR BASIN 2 TO HAVE 25% C AND 75% DBASIN P1, P2, P3 ARE INTENDED TO FLOW AND DISCHARGE INTO A PROPOSED DETENTION POND ON THE WEST SIDE OF THE SITE. THE RUNOFF WILL BE CONVEYED NORTHEAST IN A 24-INCH STORM DRAIN PIPE THAT WILL CONNECT TO AN PROPOSED INLET OFF UNSER. THE COMBINED LAND TREATMENT FOR P1, P2, AND P3 IS 65% D, 35% C, 0% B. AND 0% A WHICH MEETS THE TOWER/UNSER SAGE FLOW REQUIREMENTS. WATER PASSIVE WATER HARVESTING PONDS WILL BE PURPOSED ON THE WEST SIDE OF BASIN P1 AND P2 AND WILL RETAIN THE REQUIRED 2.263 CU-FT AND 1,154 CU-FT. THE DETENTION POND ON THE WEST SIDE OF THE SITE WILL RETAIN THE REQUIRED WATER QUALITY OF 2,053 CU-FT FOR BASIN P3.

THE LAND TREATMENT ASSUMPTION WAS MAE FOR BASIN 5 TO HAVE 35% C AND 65% D. BASIN P4 AND P5 ARE INTENDED TO FLOW AND DISCHARGE INTO A PROPOSED DETENTION POND ON THE SOUTHEAST SIDE OF THE SITE. THE RUNOFF WILL BE CONVEYED EAST IN A 24-INCH STORM DRAIN PIPE THAT WILL CONNECT TO THE EXISTING 36-INCH STORM PIPE ON UNSER. THE POND IS INTENDED TO PRODUCE A FLOW RATE EQUAL OR LESS THAT 19.74 CFS AS SPECIFIED IN THE DESERT SAGE SUBDIVISION PLAN M10D011A. THE DETENTION POND ON THE WEST SIDE OF THE SITE WILL RETAIN THE REQUIRED WATER QUALITY OF 4.331 CU-FT FOR BASIN P4. WATER PASSIVE WATER HARVESTING PONDS WILL BE PURPOSED ON THE WEST SIDE OF BASIN P5 WILL RETAIN THE REQUIRED 1,860 CU-FT.

BASIN P6 IS INTENDED TO FLOW SOUTH INTO A PROPOSED STORM DRAIN INLET. THE RUNOFF WILL BE CONVEYED IN A 24-INCH STORM PIPE THAT WILL CONNECT TO A EXISTING STORM DRAIN INLET APPROXIMATELY 145 FT NORTH OF THE WALGREENS DEVELOPMENT. THE RUNOFF WILL THEN BE CONVEYED INTO THE ARENAL AND UNSER DETENTION POND, WHICH WILL SERVE TO HOLD THE REQUIRED STORM WATER QUALITY VOLUME OF 1285 CU-FT.

FOR NEW DEVELOPMENT, THE REQUIRED STORM WATER QUALITY IS THE IMPERVIOUS AREA MULTIPLIED BY 0.42 INCHES.

Weighted E Method

Ba	sin Area		Treatments							100-Year 10-Year				2-Year					
	Area	Area	Trea	atment A	Trea	tment B	Treatr	ment C	Treatr	nent D	Weighted E	Volume	Flow	Weighted E	Volume	Flow	Weighted E	Volume	Flow
	(acres)	(sq miles)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	(ac-ft)	(ac-ft)	cfs	(ac-ft)	(ac-ft)	cfs	(ac-ft)	(ac-ft)	cfs
2.9	2.60	0.004	0%	0.00	0%	0.00	48%	1.25	52%	1.35	1.619	0.350	9.13	0.949	0.205	5.28	0.540	0.117	2.73
7.2	1.98	0.003	0%	0.00	0%	0.00	25%	0.49	75%	1.48	1.918	0.316	7.54	1.180	0.195	4.54	0.723	0.119	2.56
9.2	0.98	0.002	0%	0.00	0%	0.00	23%	0.23	77%	0.76	1.943	0.159	3.77	1.200	0.098	2.27	0.738	0.060	1.29
0.5	5.68	0.009	0%	0.00	0%	0.00	50%	2.84	50%	2.84	1.595	0.755	19.86	0.930	0.440	11.45	0.525	0.249	5.85
5.7	1.88	0.003	0%	0.00	0%	0.00	35%	0.66	65%	1.22	1.789	0.280	6.91	1.080	0.169	4.09	0.644	0.101	2.23
2.7	2.62	0.004	0%	0.00	0%	0.00	68%	1.77	32%	0.84	1.365	0.298	8.56	0.752	0.164	4.75	0.384	0.084	2.20
8.2	15.73	0.02458		0.00		0.00		7.24		8.49		2.16	55.76		1.27	32.39		0.73	16.87

Zone: Zone 1

 P6
 113,952

 Total
 685,268

ENGINEER'S SEAL	SAGE AND UNSER DEVELOPMENT ALBUQUERQUE, NM	<i>DRAWN BY</i> TW
NALD R. BOHANZA	CONCEPTUAL	<i>DATE</i> 12/2/2024
((7868)	DRAINAGE PLAN	<i>DRAWING</i> 2024029_GR
PROFILESSIONAL ENGINE		SHEET #
12/2/2024	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	C2.1
RONALD R. BOHANNAN P.E. #7868	(505) 858-3100 www.tierrawestllc.com	<i>JOB #</i> 2024029



	CURB & GUTTER
	PROPOSED BOUNDARY LINE
	EXISTING BOUNDARY LINE
	EASEMENT
	RIGHT-OF-WAY
	PROPOSED BUILDING/RESIDENTIAL LOT LINE
因為這次整理的教育的研究的意思意思	·
	EXISTING SIDEWALK
==========	EXISTING CURB & GUTTER
	LANDSCAPE AREA
	LANE
	STRIPING
W	8" WATERLINE
SS	8" SANITARY SEWER LINE
	EXISTING INLET
S	EXISTING SAS MANHOLE
X	EXISTING FIRE HYDRANT
₩ ₩	EXISTING WATER VALVE
	EXISTING WATER METER
$\dot{\nabla}$	EXISTING LIGHT POLE
Ē	EXISTING ELECTRIC BOX
EM	EXISTING ELECTRIC METER
\bowtie	EXISTING TRANSFORMER
TSB	EXISTING TRAFFIC SIGNAL BOX
T	EXISTING TELEPHONE PEDESTAL
	EXISTING WATER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE EXISTING TELEPHONE LINE
	EXISTING FIBER OPTICS LINE
SD	EXISTING STORM SEWER LINE

ENGINEER'S SEAL	SAGE AND UNSER DEVELOPMENT ALBUQUERQUE, NM	<i>DRAWN BY</i> TW
NALD R. BOHA	CONCEPTUAL MASTER	<i>DATE</i> 12/2/2024
	UTILITY PLAN	<i>DRAWING</i> 2024029_MU
PROTESSIONAL ENGINE		SHEET #
12/2/2024	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	C3.0
RONALD R. BOHANNAN P.E. #7868	(505) 858-3100 www.tierrawestllc.com	<i>JOB #</i> 2024029



LOT 5 EXISTING CELL TOWER



SHEET # C4.1



<u>SEE NOTES</u> 2, 6 & 7 <u>SLOPE K</u> C 10TE 3- TION A-A	EXIST. CURB & N GUTTER	GENERAL NOTES 1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. 2. REQUEST FOR SIDEWALK VARIANCES SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEW BOARD. 3. USE 1/2" EXP. JT. WHERE SIDEWALK OR DRIVEPAD ABUTS BLDGS., FENCES, WALLS OR OTHER IMMOVAB OBJECTS.	Ε	
AT BACK OF CURB)	LEXIST. NEW PAVEMENT DRIVEPAD ALTERNATE DETAIL MACHINE CUT EXISTING CURBS USE ONLY WHEN BACK OF CURB TO PROPERTY LINE IS 10' OR MORE. DRIVEPADS WITH LESS THAN 10'-0" IN DEPTH REQUIRE A SPECIAL DESIGN TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER. ADDITIONAL RIGHT-OF-WAY OR EASEMENTS SHALL BE OBTAINED IF REQUIRED.	 ALL DRIVEPADS SHALL BE A MIN. THICKNESS OF 6" AND SHALL BE CONSTRUCTED FROM BACK OF CURE P/L. FOR DRIVEWAY WIDTHS, CONSULT CHAPTER 7 THE DEVELOPMENT PROCESS MANUAL. DRIVEPADS WIDER THAN 18' (NOMINAL) SHALL HAVE 1/2" EXP. JT. AT MIDPOINT. DRIVEPADS WIDER THAN 36' SHALL HAVE 2 OR MORE 1/2" EXP. JTS. EQUAL SPACED, MAX., SPACING IS 18' APART. SIDEWALK AT THE BACK OF CURB SHALL BE USED ONLY WHEN VARIANCE IS APPROVED. FOR SIDEWALK WIDTH, CONSULT CHAPTER 7 OF THE DEVELOPMENT PROCESS MANUAL (4' MIN. WIDTH ON ACCESSIBLE ROUTE). SUBGRADE UNDER SIDEWALK & DRIVEPAD SHALL BE COMPACTED AS PER SECTION 301. 	A	SIDEWALK AREA B SIDEWALK AREA SIDEWALK WIDTH SIDEWALK WIDTH
<u>NOTES 2 & 3</u>	CONSTRUCTION NOTES A. SIDEWALK ADJACENT TO CURB. B. OFFSET SIDEWALK. C. 1/2" EXPANSION JOINT ADJACENT TO EXISTING CONCRETE OR STRUCTURES ON REPLACEMENT WORK D. CURB AND GUTTER. E. SLOPE TO BE ADJUSTED TO PROVIDE A UNIFORM TRANSITION BETWEEN SIDEWALK AND DRIVEPAD (NOT TO EXCEED 8.3%, 7% PREFERRED SLOPE). F. TOP OF DRIVEPAD.	 P. OUTSIDE EDGE OF SIDEWALK. Q. SLOPE REQUIRED TO MEET GIVEN OR SET BOUNDAR' FLEVATIONS (PROPERTY LINE OR BOC ETC.) 		CURB & GUTTER GRADE BREAK DETAIL A=PARALLEL CURB RAMP
NOTES 2, <u>SLOPE K</u> SEE NOTE 3 <u>SECTION D-D</u> AT PROPERTY LINE)	 G. TOP OF CURB. H. PROPERTY LINE/RIGHT-OF-WAY LINE. J. 4' MIN SIDEWALK WIDTH. K. SLOPE 2% MAX. 1.5% PREFERRED SLOPE. L. THE FINISH GRADE ELEVATION DIFFERENCE BETWEEN TOP OF DRIVEPAD AT PROPERTY LINE AND TOP OF CURB IS DETERMINED BY A 2% MAXIMUM SLOPE, AND ANY DEVIATION FROM THIS SLOPE MUST BE APPROVED BY THE CITY ENGINEER. 	REVISIONS CITY OF ALBUQUERQUE PAVING DRIVEPADS DWG. 2425A JUNE 2 RAL NOTES	019	CURB AND GUITER G DETECTABLE WARNING DETECTABLE WARNING SURFACE (TYP) GRADE BREAK DETAIL C-
6" 2" 1/2" R.	16" 2. FOF 16" 2. FOF G&M COV H&M TOC 11" RE G&M COV HAM TOC AND GUTTER 3. FOF AND GUTTER 3. FOF COV COV AND GUTTER 3. FOF COV COV EAC COV	RB, GUTTER AND CUT-OFF WALL WILL BE ISTRUCTED OF PORTLAND CEMENT CONCRETE (PCC). R STANDARD AND MEDIAN C & G ADJACENT TO 'HALT CONCRETE (AC) PAVEMENT, PROVIDE ITRACTION JOINTS AT 12' MAX. SPACING, ITRACTION JOINTS AT 12' MAX. SPACING, ITRACTION JOINTS SHALL BE EITHER SAWED OR JED A MINIMUM OF 1" DEEP AT FINISHED FACES. "EXPANSION JOINTS TO BE INSTALLED AT CURB URNS AND AT A MAXIMUM SPACING OF 200' WEEN CURB RETURNS AND SEPARATELY ISTRUCTED DRIVEWAYS. & ALL OTHER C & G AND CUT-OFF WALL PROVIDE ITRACTION JOINTS AT CURB RETURNS & AT A GMUM SPACING OF 100' BETWEEN CURB RETURNS & 'ANSION JOINTS AT CURB RETURNS & AT A GMUM SPACING OF 100' BETWEEN CURB RETURNS & 'H SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. 'TRACTION JOINTS SHALL BE EITHER SAWED OR 'LED A MINIMUM OF 1" DEEP AT ALL FINISHED 'ES. REINFORCEMENT SHALL NOT BE USED IN 'F-OFF WALLS. 'C & G CONSTRUCTED WITH PCC PAVEMENT, 'TRACTION JOINTS AND EXPANSION JOINTS SHALL 'E DEGES SHALL BE EDGED WITH A 3/8" RADIUS 'MIG TOOL. IOVE & REPLACE PAVEMENT 1' WIDE ADJACENT TO OF GUTTER WHEN CONSTRUCTING C & G ADJACENT TO		CURB
	SID OT 8. AD/	EWALK AND C & G WHEN CAST ADJACENT TO EACH		FINISH SURFACE OR SUBGRADE SHALL BE MOISTURE CONTROLLED AT COMPACTION MOISTURE RANGE, AND/OR PRIME COAT APPLIED AS REQUIRED BY THE ENGINEER.
ECTION A-A	1. DEV SUE TRA CON 2. SUE BE 3. FOR ROL BE 4. GRA SPA TRA DIM DIRI 5. ALC SCO GRE 6. PRC 0BS 5. ALC 5. ALC 5. ALC 5. ALC 5. ALC 5. ALC 5. ALC 5. SUE 5. ALC 5. ALC 5. SUE 5. SUE	RAL_NOTES IATIONS FROM THESE STANDARDS SHALL BE MITTED TO THE CITY ENGINEER AND/OR CITY FICE ENGINEER FOR APPROVAL PRIOR TO ISTRUCTION. GRADE UNDER SIDEWALKS AND DRIVEPADS SHALL COMPACTED IN ACCORDANCE WITH SECTION 301. SIDEWALKS LESS THAN 60" WIDE ON ACCESSIBLE ITE, PASSING SPACE AT LEAST 60" X 60" SHALL PROVIDED AT LEAST EVERY 200 FT. TINGS LOCATED IN WALKING SURFACE SHALL HAVE CES NO GREATER THAN ½" WIDE IN DIRECTION OF VEL IF OPENINGS ARE ELONGATED, LONG INSION SHALL BE PLACED PERPENDICULAR TO CITION OF TRAVEL. NG THE ACCESSIBLE ROUTE, CHANGES IN LEVEL. WEEN ¼" AND ½" SHALL BE BEVELED WITH A PE NO GREATER THAN 2H 1V. CHANGES IN LEVEL. ATER THAN ½" REQUIRE A RAMP. VIDE A MINIMUM SIDEWALK WIDTH OF 4" AROUND TACLES FOR ADA ACCESS. (COA, STD DWG 2425A AND 2425B FOR DRIVEPAD ALS.		SUBGRADE SONSTRUCTION
SECTION B-B	CONSTRUCTION NOTES A. SLOPE 2% MAX. 1.5% PREFERRED SLOPE. B. 5' MIN. SIDEWALK WIDTH. SIDEWALK WIDTH SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF DEVELOPMENT PROCESS MANUAL. C. SETBACK TO BE DETERMINED BY AVAILABLE RIGHT-OF-WAY. SEE CHAPTER 7 OF DEVELOPMENT PROCESS MANUAL. ALSO SEE COA STD. DWG. 2414 FOR LANDSCAPE BUFFER. D. SEE DRIVEPAD DETAILS, DWG. 2425A AND	 H. HEADER CURB OR INTEGRAL CURB AS REQUIRED TO MEET GRADE AT BACK OF SIDEWALK, SEE STD. DWG, 2415. J. CONTRACTION JOINTS: K. FOR CURB ACCESS RAMPS, SEE DWGS, 2440 THROUGH 2445. A. CHECK DIMENSION EPON POTH PROPERTY TIME" 		
	RE	VISIONS CITY OF ALBUQUERQUE PAVING SIDEWALK DETAILS DWG: 2430 JUNE 2019		

CONCRETE HEADER SIDEWALK WOTH B CONSTRUCTION PLANS SIDEWALK WOTH B CONSTRUCTION PLANS CONSTRUCTION	 GENERAL NOTES 1. RUNNING SLOPE OF A CURB RAMP SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET TO AVOID CHASING THE SLOPE INDEFINITELY WARDENNED TO STEEP GRADES. WHEN APPLYING THE 15-FOOT MAXIMUM LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS THE MAXIMUM EXTENT AS FEASIBLE. 2. SEE COA. STD. DWG, :2446 FOR DETECTABLE WARNING DEVICE DETAILS. 3. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (PREFERRED SLOPE OF 1.5%); TURNING SPACE SHALL BE S.O FT BY 5.0 FT AST THE TOP OF THE CURB RAMP. 8. 8.3% MAX, SLOPE OF RAMP, 7% PREFERABLE SLOPE OF RAMP. 6. GRADE BREAKS AT THE TOP AND IBOTTOM OF CURB RAMP. 6. GRADE BREAKS AT THE TOP AND IBOTTOM OF CURB RAMP. 7. GRADE BREAKS AT THE TOP AND IBOTTOM OF CURB RAMP. 7. GRADE BREAKS SHALL BE FLOSH. 	
AND GUTTER 4 ⁿ THICK CONCRETE INFILL: 5 ^r X 5 ^r MIN B HE ADER CURB GRADE BREAK	 D. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX. E. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX. MEASURED PARALLEL TO THE BACK OF THE CURB. F. 2% MAXIMUM CROSS-SLOPE. 1.5% PREFERRED CROSS-SLOPE. G. FILLET SHARP CURVES EXPOSED TO TRAFFIC TO 6" MINIMUM RADIUS. 	
DETAIL C- PARALLEL CURB RAMP	REVISIONS CITY OF ALBUQUERQUE PAVING PARALLEL AND DIAGONAL CURB RAMPS DWG. 2443 JUNE 2019	
<complex-block> Image: series series series of subscription of series series (* Prunt of memory series series) (* series series series) (* series series</complex-block>	<section-header><section-header><section-header><section-header><section-header><section-header><section-header><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></section-header></section-header></section-header></section-header></section-header></section-header></section-header>	
ENGINEER'S SEAL	SAGE AND UNSER DEVELOPMENT ALBUQUERQUE, NM	<i>DRAWN BY</i> TW
ONALD R. BOHAN	DETAIL SHEET	DATE 12/2/2024 DRAWING
P P P P P P P P P P P P P P P P P P P		2024029_DET SHEET #
RONALD R. BOHANNAN	(505) 858–3100	C5.0
RUNALD R. BUHANNAN D F. 47868	www.tierrawestllc.com	2024029

RONALD R. BOHANNAN P.E. #7868



R7-8 (12"x18") S WHITE ING AND BORDER ARE GREEN AL SYMBOL OF ACCESSIBILIT A BLUE BACKGROUND LANGUAGE PER 366-7-352.4C are subject to a r towing) R7-8A (6"x12") IS WHITE ERING AND BORDER ARE GRE LANGUAGE ESSIBLE) 502.7	8,-0, %	NOTE: ALL PIPES SHALL BE PAINTED TRAFFIC YEI		C. WITH
	HH HIN SI SO,-O, WAX. EXCEPT 16'-O, MAX. EXCEPT 16'-O, MAX. FL CO,-O, MAX. EXCEPT 16'-O, MAX. FL CO,-O, MAX. FL	OUSING PER MANUFACTURER ORIZONTAL MOUNTED LIGHT HALL NOT PROJECT BELOW I HIELD. OFF SITE LUMINANCE OT BE GREATER THAN 1,000 AMBERTS OR 200 FOOT LAM ROM ANY RESIDENTIAL PROP NE. OLOR, BRONZE NISH GRADE OR PAVING ARE PROHIBITED WITHIN 300 SLE DETAIL	LENS LIGHT SHALL) FOOT BERTS PERTY	
PTIONAL NOT ACCEPTABLE PE SHALL BE USED, ENGTH AND 2 FEET ROF EACH DRIVING WEEN EACH LANE FTHE ROADWAY				
F THE ROADWAY K TO DISCOURAGE RAMPS ARE WITHIN ED WITHIN 9 BY CITY	NRLD R. BOHA	SAGE AND UNSE ALBUQUERQUE, DETAIL SHE		DRAWN BY TW DATE 12/2/2024 DRAWING
Y OF ALBUQUERQUE ROADWAY STRIPING CROSSWALK MARKING DETAILS 2600-106 NOVEMBER 2019	RONALD R. BOHANNAN P.E. #7868	ALBUQUERQUE, N (505) 8	WEST, LLC Y PARK PL NE NEW MEXICO 87109 358–3100 Swestlic.com	2024029_DET SHEET # C5.1 JOB # 2024029







historically, wood mulch in commercial applications has clogged storm sewers creating damage to commercial properties, lawsuits, and damages assessed to landscape architects and contractors. Designer assumes no responsibility for flooding or erosion as the result of the use of Wood Mulch as required by the City of Albuquerque.

5-6(CX5Xd) A minimum of 2 inches of organic mulch is required in all planting areas, with 3-4 inches recommended. 5-6(CX5Xe) Organic mulch is required as ground cover under trees within a 5-foot radius around the tree trunk, but not directly against the In these areas, weed barrier fabric is prohibited.

5-6(CX5Xc) The use of gravel or crusher fines as ground cover is limited to a maximum of 75 percent of any landscaped area, or 50 percent in DT-UC-MS areas.

IRRIGATION NOTES:

Landscape shall be watered by a complete underground irrigation system operated by automatic timer.

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.



Vicinity map



I	DIMG	WATER USE	COVERAGE	TOTAL COVERAGE
5	Ø'x45'	Μ	1589.62	6358.48
60	0'x60'	Μ	2826	16956.00
3	5'x25'	Μ	490.62	1471.86
2	@'x15'	Μ	176.62	3179.16
			TOTAL COVERAGE:	27965.50

	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
	3'x8'	Μ	5Ø.24	452.16
	3'x2'	Μ	3.14	37.68
melin'	2'×2'	Μ	3.14	31.40
o' old)	4'x1'	Μ	113.04	1695.60
	4'x1'	Μ	113.04	2Ø34.72
	3'x3'	Μ	7.06	98.84
	3'x4'	L	12.56	200.96
			TOTAL COVERAGE:	4551.36

Boulders Bury 1/3, Moss Rock or Equal To be placed at contractor discretion

Santa Fe Brown Landscape Gravel/Filter Fabric

4" Depth, Cobble slopes over 3:1.

Oversize Landscape Gravel / Filter Fabric Mountain Rose, 2-4" On Slopes >3:1

Total Landscape Area

20

2x2x4

20509

3132

23641

LANDSCAPE NOTES:

Landscape Contractor is responsible for their own takeoff of quantities and materials. The quantities shown in the legend are for permitting only and shall not be considered for bidding purposes. Any discrepancy between quantities shown on the plan and in the legend shall be ruled by quantities and areas as shown on the plan.

All Nursery stock shall meet the standards of the American Standard for Nursery Stock, April 14, 2014 Edition, ANSI Z60.1-2014. Only plant material meeting the standards of this publication will be accepted. Only Grade A, number one plant material shall be used. Any trees, shrubs, or groundcover not meeting this requirement shall be removed from the project at the contractors expense, and replaced with material meeting the American Standard requirements. It is the discretion of the Landscape Architect to reject any and all plants not meeting this standard and require replacement at the Contractors expense.

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain all landscaping in a living, healthy, and attractive condition.

Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning IDO.

In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Section 14-16-5-6(E) EDGE BUFFER LANDSCAPING is being followed. 14-1Pond stabilization to follow section 1013.

5-6(C)(5)(c) The use of gravel or crusher fines as ground cover is limited to a maximum of 75 percent of any landscaped area, or 50 percent in DT-UC-MS areas. Note:

Per 5-6(C)(1)(a) Shrub shall be planted at least 3 feet and trees 15 feet in any direction from any fire hydrant, valve vaults, hoes bibs, manholes, hydrants, and fire department connection. 5-6(C)(10)(b)Trees shall not be planted within 10 feet in any direction of the centerline of a sewer or water line. 5-6(C) (10) (f)Trees shall not be planted near existing or proposed street light poles.

Note:

Per 5-6(C) (1) (a) Shrub shall be planted at least 3 feet and trees 15 feet in any direction from any fire hydrant, valve vaults, hoes bibs, manholes, hydrants, and fire department connection. 5-6(C)(10)(b)Trees shall not be planted within 10 feet in any direction of the centerline of a sewer or water line. 5-6(C) (10) (f)Trees shall not be planted near existing or proposed street light poles.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA TOTAL BUILDING AREA (SF)	862Ø721 563Ø
TOTAL NET LOT AREA (SF)	80577.21
LANDSCAPE REQUIREMENT	15% 12Ø87
TOTAL ON-SITE LANDSCAPE PROVIDED (SF)	23641
TOTAL VEGETATIVE COVERAGE REQUIRED (SF)	17731
TOTAL VEGETATIVE COVERAGE PROVIDED (SF)	32516.86
TOTAL GROUND VEGETATIVE COVERAGE REQUIRED (SF)	4433
TOTAL GROUND VEGETATIVE COVERAGE PROVIDED (SF)	4551.36





SCALE: |" = 50'-0"







LANDSCAPE LEGEND LOT 4

TREES

	QTY
	9
+	2
	3
	П
	3

SIZE	COMMON/BOTANICAL NAME	DIMS	USE	COVERAGE	COVERAGE
2" CAL	Honey Locust Gleditsia triacanthos	5Ø'x45'	M+	1589.62	14306.58
2" CAL	Chinese Pistache Pistacia chinensis	60'x60'	M+	2826	5652 <i>.00</i>
6'-8'	Austrian Pine Pinus nigra	35'x25'	Μ	490.62	1471.86
2" CAL	Desert Willow Chilopsis linearis	2Ø'x2Ø'	Μ	314	5338 <i>.</i> ØØ
2" CAL	Redbud Cercis canadensis 'Pink pom poms'	15'x12'	Μ	113.Ø4	339.12
				TOTAL COVERAGE:	27107.56

TOTAL TREES: 34

SHRUBS & GROUNDCOVERS

	QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
\sim							
2	32	5 Gal	Winter Jasmine Juniperus tamariscifolia	4'×1'	Μ	113.04	3617.28
	3Ø	5 Gal	Gro-Low Sumac Rhus aromatica 'Gro–Low'	3'x8'	Μ	50.24	1507.20
S BP	49	5 Gal	Yellow Bird of Paradixe Caesalpinia gillesii	8'x1Ø'	L	78.5	3846.50
×	2Ø	5 Gal	Feather Reed Grass Calamogrostis arudinacea	3'x2'	Μ	3.14	62.80
\bigcirc	14	5 Gal	Wintergreen Barberry Berberis julianae	5'x5'	Μ	19.62	274.68
\bigtriangleup	2	5 Gal	Butterfly Bush Buddleia davidii	∃'x6'	Μ	28.26	56.52
	9	5 Gal	Buffalo Juniper (Female Only) Juniperus tamariscifolia 'Buffal (Per NM law only female Juniper are sc	,4'xl' /o /d)	Μ	113.Ø4	1017.36
$\langle \cdot \rangle$	68	5 Gal	Apache Plume Fallugia paradoxa	6'x7'	L	38.46	2615.28
$\overline{\cdot}$	68	5 Gal	Chamisa Chrysothamnus nauseosus	5'x7'	L	38.46	2615.28
TOTAL SHRUBS:	292					TOTAL COVERAGE:	15612.90

30

49762

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B

18382

6

2x2x4

Boulders Bury 1/3, Moss Rock or Equal To be placed at contractor discretion Santa Fe Brown Landscape Gravel/Filter Fabric 4" Depth, Cobble slopes over 3:1.

Oversize Landscape Gravel / Filter Fabric Mountain Rose, 2-4" On Slopes >3:1



· _ _ _}_

70

8694

EXISTING 10' WIDE UTILITY EASEMENT NO. 2016091167)

/14/2006

EXISTING 15' ACCESS EASEMENT (09/27/2016, (09/27/2016, DOC. NO. 2016091167)

TOTAL LOT AREA

TOTAL

TOTAL ON-SITE LANDSC PROVIDED (SF) TOTAL VEGETATIVE COVERAGE PROVIDED (SF) TOTAL GROUND VEGETATIVE COVERAGE PROVIDED (SF)

LANDSCAPE NOTES: Landscape Contractor is responsible for their own takeoff of quantities and materials. The quantities shown in the legend are for permitting only and shall not be considered for bidding purposes. Any discrepancy between quantities shown on the plan and in the legend shall be ruled by quantities and areas as shown on the plan.

All Nursery stock shall meet the standards of the American Standard for Nursery Stock, April 14, 2014 Edition, ANSI Z60.1-2014. Only plant material meeting the standards of this publication will be accepted. Only Grade A, number one plant material shall be used. Any trees, shrubs, or groundcover not meeting this requirement shall be removed from the project at the contractors expense, and replaced with material meeting the American Standard requirements. It is the discretion of the Landscape Architect to reject any and all plants not meeting this standard and require replacement at the Contractors expense.

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain all landscaping in a living, healthy, and attractive condition.

Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning IDO.

In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

14-IPond stabilization to follow section 1013.

percent in DT-UC-MS areas.

rear lot line, as applicable.

Note: Per 5-6(C) (1) (a) Shrub shall be planted at least 3 feet and trees 15 feet in any direction from any fire hydrant, valve vaults, hoes bibs, manholes, hydrants, and fire department connection. 5-6(C)(10)(b)Trees shall not be planted within 10 feet in any direction of the centerline of a sewer or water line. 5-6(C) (10) (f)Trees shall not be planted near existing or proposed street light poles.

Building Envelope

Building Envelope

Following buffering standards

pursuant to 14-16-5-6(E)

LANDSCAPE CALCULATIONS

	406625.73
CAPE	68144
	1272016

Water management is the sole responsibility of the Property

Section 14-16-5-6(E) EDGE BUFFER LANDSCAPING is being followed.

5-6(C)(5)(c) The use of gravel or crusher fines as ground cover is limited to a maximum of 15 percent of any landscaped area, or 50

5-6(EX1Xc) Required edge buffering is not required to be installed along any portion of the lot line covered by an access easement between adjacent lots, but an equivalent amount of landscaping shall be installed on remaining portions of the side or





City of Albuquerque Integrated Development Ordinance-Landscaping, Buffering, and Screening Provided for Reference

PURPOSE

This Section 14-16-5-6 regulates landscaping to ensure visually attractive, sustainable desert landscapes that aid in the creation of a quality public realm. The City recognizes landscape as a visual component to quality environments that enhance Albuquerque's overall appearance and provide other public benefit through:

5-6(A)(1) Providing visual relief from urbanization. 5-6(A)(2) Establishing a consistent, attractive streetscape that generates a

sense of continuity and a strong, positive city image. 5-6(A)(3) Improving the aesthetic appearance of commercial, industrial, and

multi-family residential development to protect and enhance public and private investments and property values.

5-6(A)(4) Ensuring the use of native and/or adapted, low water-use, or xeric species and regionally appropriate, sustainable design and maintenance techniques to conserve water resources.

5-6(A)(5) Contributing to the processes of air purification, oxygen regeneration, groundwater recharge, and stormwater runoff retention. Landscape should be designed to retain soil moisture, prevent erosion, encourage the growth of abutting plantings, and mitigate urban heat-island effects, while aiding in the abatement of air and water pollution, dust, noise, heat, and glare.

5-6(A)(6) Providing screening of some types of facilities, structures, and equipment.

5-6(A)(7) Providing shade and comfort for pedestrians and visually narrowing streets, which has been shown to reduce vehicle speeding and accidents.

5-6(B) APPLICABILITY

5-6(B)(1) The provisions of this Section 14-16-5-6 shall apply to any of the following, unless specified otherwise this IDO: 5-6(B)(1)(a) Construction of a new building containing multi-family, mixed-use,

or non-residential development or an accessory parking structure. 5-6(BXIXb) Construction of a new parking lot containing 25 or more spaces,

or expansion of an existing parking lot by 25 spaces or more. 5-6(B)(1)(c) Expansion of the gross floor area of an existing building containing multi-family, mixed-use, or non-residential development by 2,500 square feet or more, or 25 percent or more, whichever is less.

5-6(B)(1)(d) Renovation or redevelopment of an existing building containing multi-family, mixed-use, or non-residential development, including but not limited to reconstruction after fire, flood, or other damage, where the value of the renovation or redevelopment, indicated by building permits, is \$500,000 or more.

5-6(B)(2) In the case of walls provided for buffering or screening requirements with conflicting standards in this Section 14-16-5-6, Section 14-16-5-5 (Parking and

Loading), and Section 14-16-5-9 (Neighborhood Edges), the highest

specified wall height allowance prevails. 5-6(B)(3) Requirements for walls provided to meet buffering and screening requirements prevail over maximum wall height regulations in Section 14-16-5-7

(Walls and Fences), but shall be subject to any other applicable material and design requirements in Subsection 14-16-5-7(E). 5-6(C) GÉNERAL LANDSCAPING STANDARDS

The following standards apply to all landscaping, screening, or buffering required by this Section 14-16-5-6.

5-6(C)(1) Landscape Plan Required

A landscape plan with designed landscaped areas shall be submitted as a part of all development applications where landscaping, buffering, or screening is required, unless the relevant decision-making body determines that compliance with the provisions of this Section 14-16-5-6 can be

demonstrated without the use of a landscape plan. A landscape plan may be combined with other required application materials if compliance with this Section 14-16-5-6 can be demonstrated in the combined materials. Landscaping shall be maintained pursuant to the requirements of Subsection

14-16-5-13(B)(6).

5-6(C)(2) Minimum Landscape Area

5-6(C)(2)(a) Except as noted in Subsection (b) below, a minimum of 15 percent of the net lot area of each development shall contain landscaping. 5-6(CX2Xb) In DT-UC-MS-PT areas, a minimum of 10 percent of the net lot area of each development shall contain landscaping. In these areas, landscaping required to meet this requirement need not be at ground level.

(See figure below.) 5-6(C)(2)(c) The mature realistic spread of trees and shrubs will be used to calculate required vegetative coverage as follows.

Tree canopies and ground-level plants shall cover a minimum of 75 percent of the total landscape area as measured by canopy width or the area beneath the dripline of the mature

 size of the actual vegetation. Of the required vegetative coverage, a minimum of 25 percent shall be provided as ground-level plants (shrubs, grasses, etc.) as measured of the mature size of the actual vegetation. (See figure below.)

5-6(C)(2)(d) See also Subsections 14-16-5-6(D) (Street Frontage

Landscaping 14-16-5-6(E) (Edge Buffer Landscaping), and 14-16-5-6(F) (Parking Lot Landscaping) for additional landscaping requirements.

5-6(C)(3) Overlapping Requirements 5-6($C(X_3)(a)$ if areas required to be landscaped by 2 or more provisions of this Section 14-16-5-6 overlap each other, the provision requiring the

greater amount of landscaping shall apply, and landscaping provided that meets the greater requirement shall count toward fulfilling the overlapping requirements. 1. See Subsection 14-16-5-6(C)(12) (Existing Vegetation Credit).

See Subsection 14-16-5-6(C)(13) (Stormwater Management Features)

See Subsection 14-16-5-6(D) (Street Frontage Landscaping).

See Subsection 14-16-5-6(E) (Edge Buffer Landscaping).

See Subsection 14-16-5-6(F) (Parking Lot Landscaping) 5-6(CX3Xb) Landscaped areas may count toward satisfying usable open space requirements specified for Residential zone districts in Table 5-1-1

and for Mixed-use zone districts in Table 5-1-2. 5-6(C)(3)(c) Gardens and community gardens provided may count toward satisfying the requirements of Subsection 14-16-5-6(CX2) (Minimum Landscape

5-6(C)(3)(d) Any landscaping provided to meet requirements in Subsection

16-5-2(1) (Major Arroyo Standards) may count toward any required landscaping in this Section 14-16-5-6 but shall be subject to Subsection 14-16-5-6(C) (General Landscaping Standards).

5-6(C)(3)(e) Any covered or uncovered outdoor seating and gathering areas provided to meet requirements in Subsection 14-16-5-11(E)(3) (Outdoor Seating and Gathering Areas) may count toward up to

1/3 of required landscaping in Section 14-16-5-6 but shall be subject to standards in Subsection 14-16-5-6(C) (General Landscaping Standards). 5-6(C)(4) Required Plant Materials and Site Amenities

5-6(C)(4)(a) A minimum of 5 species must be used in the landscaped area. 5-6(C)(4)(b) Only trees and shrubs selected from the Official Albuquerque Plant Palette of low water use, drought tolerant, or xeric species and shown on a landscape plan can count toward the requirements of this Subsection 14-16-5-6(C) (General Landscaping Standards), except that, upon

presentation of evidence, the relevant decision-making body may authorize alternative species or cultivars that meet all of the following requirements: Meet the intended purpose of that type of landscaping. Are not hazardous.

Are not identified as invasive on a City or State plant list.

Are not listed in the City'fs Weed Identification Handbook Are equally hardy to the New Mexico climate.

5-6(C)(4)(c) Installation of any trees, shrubs, or other vegetation included in a State list of prohibited or invasive species or listed as noxious weeds in the City'fs Weed Identification Handbook is prohibited.

5-6(C)(4)(d) No more than 10 percent of required landscape areas shall be and case on drace spacing irrigated and case on drace shall not be planted

least 3 feet in any direction from any impermeable hard surface. (A buffer using organic mulch can be used when planting cool season grass adjacent to impermeable surface.)

5-6(C)(4)(e) Landscaping abutting arroyos shall consist of native plants that are included on the Official Albuquerque Plant Palette. 5-6(C)(4)(f) Artificial turf/grass shall not be counted as living vegetative material or to meet the requirements of this Subsection 14-16-5-6(C) (General Landscaping Standards).

5-6(C)(4)(q) All vegetation shall comply with Article 9-12 and Parts 6-1-1 and 6-6-2 of ROA 1994 (Pollen Control, Water Conservation Landscaping and Water Waste, and Street Trees) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance) as applicable.

5-6(CX4Xh) All required plant materials shall be free of disease and insects and shall conform to the American Standard for Nursery Stock (ASNA) of the American Nursery and Landscape Association.

5-6(C)(4)(i) Shade trees planted approximately 25 feet on-center are required along all required pedestrian walkways. If the walkway is less than 25 feet long, at least one tree is required, or, where there is insufficient space for a tree, a trellis of at least 8 feet high for at least 5 feet along the walkway shall be provided.

5-6(C)(4)(j) in DT-UC-MS areas, landscaped areas other than street frontage shall include pedestrian furniture, pedestrian amenities, or trash receptacles to encourage pedestrian use.

5-6(C)(4)(k) See also Subsection 14-16-5-6(D) (Street Frontage Landscaping) for additional landscaping requirements.

5-6(C)(5) Soil Condition and Planting Beds 5-6(C)(5)(a) All vegetated material required by this Section 14-16-5-6 shall be planted in uncompacted

5-6(CX5Xb) If used, weed barriers shall be permeable to optimize

stormwater infiltration and prevent runoff.

5-6(CX5)(c) The use of gravel or crusher fines as ground cover is limited to a maximum of 75 percent of any landscaped area, or 50 percent in DT-UC-MS areas.5-6(C χ 5)(d) A minimum of 2 inches of organic mulch is required in all planting areas, with 3-4 inches recommended. 5-6(CX5)(e) Organic mulch is required as ground cover under trees within a 5-foot radius around the tree trunk, but not directly against the trunk. In these areas, weed barrier fabric is prohibited.

5-6(C)(5)(f) All landscaped areas shall be protected from vehicular encroachment by curbs or wheel stops located 2 feet outside the landscaped area, with openings to accommodate surface collection of stormwater runoff in vegetated swales and stormwater infiltration areas. 5-6(C)(6) Minimum Plant Sizes at Installation.

All vegetation required by this Section 14-16-5-6 shall meet the minimum size requirements in Table 5-6-1 unless specified otherwise in this IDO.

Plant material type (ANSI types)	Minimum size
Deciduous Street Trees	2 in. caliper 6 in. above grade
Deciduous Accent Trees	1.5 in. caliper 6 in. above grade or 6 ft. in height
Evergreen Tree	6 ft. in height
Multi-trunk Tree	Minimum 2 trunks with a combined caliper of 2 in.
Shrubs	1 gallon container size
Ground cover and turf	Adequate to provide general ground cover within 1 growing season after planting

5-6(C)(7) Plant Material Spacing

5-6(C)(7)(a) Vegetation required by this Section 14-16-5-6 shall be located at least 3 feet in any direction from any fire hydrants, valve vaults, hose bibs, manholes, hydrants, and fire department connections.

5-6(C)(1)(b) Where tree planting requirements are based on the length of the street frontage, areas occupied by driveways and drive aisles shall be included when calculating the number of trees required to be planted, and all trees that would otherwise be required in driveways or drive aisles shall be planted in other landscaped front yard areas.

5-6(C)(1)(c) The Planning Director may authorize adjustments to any spacing requirements when required due to topography, drainage, utilities or obstructions, provided that the total amount of required landscaping is not reduced.

5-6(C)(8) Protecting Clear Sight Triangle The clear sight triangle shall be maintained at all exits of parking areas and street intersections.

5-6(C)(9) Planting in or over the Public Right-of-way

5-6(C)(9)(a) All planting of vegetated material or installation of any landscaping, buffering, or screening material in the public right-of way shall require the prior approval of the City. The property owner shall be

responsible for the maintenance, repairs, or liability for all the landscaping placed in or over the public right-of way. 5-6(C)(9)(b) Any trees that overhang a public sidewalk or Major Public Open Space shall be trimmed to maintain an 8 foot clearance over the

sidewalk. Any trees that overhang a public street shall be trimmed to maintain a 9 foot clearance over the street surface. 5-6(C)(9)(c) Where landscaping is installed in the public right-of-way, the

applicant shall install an adequate irrigation system that meets the minimum technical requirements in Article 6-6 of ROA 1994 (Trees, Vegetation and Landscaping) and the DPM, with a separate meter for the landscape area in the public right-of-way, or a separate valve(s) at the property line allowing isolation of the

irrigation to the landscape within the public right-of-way. Drip irrigation systems and artificial turf shall not be allowed within the

public right-of-way. 5-6(C)(10) Planting near Utilities

5-6(C)(10)(a) Trees and shrubs shall not be planted in utility easements unless there is no other practicable location on the lot where the landscaping would achieve its intended purpose. The Planning Director may adjust the location of required landscaping to avoid utility easements,

provided that the total amount of landscaping and buffering required is not reduced. 5-6(CX10Xb) Trees shall not be planted within 10 feet in any direction of the

centerline of a sewer or water line. 5-6(CXIOXc) Trees or shrubs planted within utility easements shall comply with the standards of the utility provider to minimize effects on facilities

maintenance and repair 5-6(C)(10)(d) If overhead distribution electric lines are present and large trees cannot be planted due to potential interferences with the electric lines, one ornamental tree with a mature height of 12 feet shall be planted per

20 feet of street frontage. New trees planted near electric transmission lines shall be no taller than 25 feet in height at maturity to avoid conflicts with existing electric facilities. 5-6($C\tilde{\chi}$ 10)(e) All screening and vegetation surrounding ground-mounted

transformers and utility pads must allow 10 feet of clearance for access and to ensure the safety of the work crews and public during maintenance and 5-6(C)(10)(f) Trees shall not be planted near existing or proposed street

5-6(C)(10)(g) Standards in the DPM may apply to tree planting in or near other utility easements, such as gas lines.

5-6(C)(11) Parking on Landscaped Areas Prohibited Parking of automobiles, trucks, trailers, boats, recreational vehicles, or other motor vehicles is prohibited on any required landscape or buffer area.

5-6(C)(12) Existing Vegetation Credit 5-6(C)(12)(a) If existing non-prohibited vegetation meets the location requirements and intent of landscaping, buffering, or screening required by this Section 14-16-5-6, that existing vegetation may be credited toward the

landscaping, buffering, or screening materials required by this Section 14-16-5-6.

5-6(C)(12)(b) All existing vegetation preserved and used for credit against the requirements for new vegetation shall be protected during construction by a fence erected one foot beyond the drip line of the veretation

Table 5-6-2: Credi Diameter at Breast H 13 and <25 ≥8 and <13 ≥4 and <8 Prohibited trees 8 in.

1] Prohibited trees are the Palette and may appear on the City or State list of prohibited or invasive species

5-6(C)(13) Stormwater Management Features 5-6(C)(13)(a) Required landscape and buffer areas shall be designed to serve as stormwater management areas to the maximum extent practicable and consistent with their required locations and vegetation. 5-6(CX13Xb) Required landscape and buffer areas shall be designed pursuant to the DPM and the City Standard Specifications for Public Works Construction.

5-6(CX13Xc) In the R-ML, R-MH, Mixed-use, and NR-SU zone districts, and on lots containing multi-family dwellings or non-residential uses in the R-A, R-I, R-MC, and R-T zone districts, surface runoff including runoff from roofs and parking areas shall be directed into depressed water collection areas that are located in landscape areas and that meet all applicable standards in the

5-6(CXI3Xd) Areas created to meet stormwater management requirements of the City or a governmental entity, and located in a required side or rear yard buffer or in a parking lot, shall be counted toward required landscaping and buffering in those areas, provided that the area includes vegetation required by this Section 14-16-5-6. 5-6(CX13) (e) Where pedestrian walkways and multi-use trails cross required landscape areas, permeable paving may be used and may count toward satisfying the requirements of Subsection 14-16-5-6(C)(2)

(Minimum Landscape Area). 5-6(C)(14) Irrigation Systems 5-6(C)(14)(a) Irrigation systems shall comply with Section 8 of the ABCWUA Legislation and Ordinances (Cross Connection Prevention and Control Ordinance). 5-6(CX14Xb) All irrigation systems shall be designed to minimize the use of

5-6(CX14Xc) All non-residential landscape irrigation shall have automatic

and/or programmable settings to avoid overwatering. 5-6(C)(14)(d) The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, drive aisles, streets, and parking and loading areas. 5-6(C)(15) Installation

5-6(CXI5Xa) All landscaping material used to meet the requirements of this Section 14-16-5-6 shall be installed in accordance with the planting procedures established by the American Nursery and Landscape Association. 5-6(C)(15)(b) All required landscaping, street trees, screening, and buffering shall be installed prior to the issuance of a final certificate of occupancy. If there is more than one primary building on the site, the landscaping, screening, and buffering related to each building

5-6(\hat{C})(15) \hat{X} c) Any damage to utility lines resulting from the negligence of the abutting property owner or the property owner's agents or employees in the installation and maintenance of any landscaping, screening, or buffering in a public right-of-way, private way, or easement shall be the responsibility of such property owner. Any damage to utility lines resulting from the growth of plant materials that have been approved by the applicable public utility as part of a plan for landscaping, screening, or buffering on the public right of-way shall be the responsibility of such public utility. If a public utility disturbs landscaping, screening, or buffering in a public right-of-way, private way, or easement, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If the plant materials die despite those efforts, it is the obligation of the abutting property owner to replace the plant materials. 5-6(C)(15)(d) Property owners acknowledge that approved landscaping and trees installed and maintained in a public right-of-way, private way, or easement abutting private properties are the property of the City, and that that the City reserves the right to remove them if necessary for a transportation project without compensation, but at no cost to the property owner. Landscaping installed in an abutting public right-of-way, private way, or easement by property owners and later removed by the City shall not impact previously approved net lot area calculations for required

landscaping 5-6(C)(16) Alternative Landscape Plans The Planning Director may approve alternative landscape plans that do not meet the specific requirements stated in this Section 14-16-5-6 if the Planning Director determines that the alternatives meet all of the following

criteria 5-6(C)(16)(a) Are consistent with the purposes of this Section 14-16-5-6. 5-6(C)(16)(b) Do not include invasive vegetation included in a City or State list of prohibited or invasive species or listed as a noxious weed in the City's Weed Identification Handbook 5-6(C)(16)(c) Do not include a reduction of tree planting requirements. 5-6(C)(16)(d) Provide equal or superior buffering of adjacent properties from anticipated impacts of the proposed development. 5-6(C)(16)(e) Provide equal or superior visual appearance of the property when viewed from the street 5-6(C)(16)(f) Provide equal or superior carbon dioxide absorption and heat island reductions.

leight (in.)	Number of Trees Credited
and the field that	8
	6
	4
	2
	1
or greater ^[1]	1

shall be installed prior to the issuance of a final certificate of

5-6(D) STREET FRONTAGE LANDSCAPING

5-6(D)(1) Required Street Trees 5-6(DXIXa) All development shall comply with Part 6-6-2 of ROA 1994 (Street Trees) and any standards developed by the Parks and Recreation Department or other City department to implement that Ordinance. Trees are generally required along street frontages every 25 feet on center unless specified otherwise in Part 6-6-2 of ROA 1994 (Street Trees). Alona street frontages where street trees are required, trees that are planted within 20 feet of the back of curb of the abutting street may fulfill this requirement. 5-6(DXIXb) Only trees selected from the Official Albuquerque Plant Palette

of low water use, drought tolerant, or xeric species and shown on a landscape plan can count toward the requirements of this Subsection

14 1/216 1/25-6(D) (Street Frontage Landscaping), except that existing trees that are 8 inch caliper or larger may count toward street tree requirements, regardless of whether they appear on one of those lists. 5-6(D)(X) Planting areas necessary for trees in the street frontage shall

meet the minimum size requirements in Table 5-6-3 unless specified otherwise in this IDO. Tree grates may be used in constrained locations to accommodate pedestrian circulation, to allow the required planting areas to have a walkable surface.



5-6(D)(2) Additional Frontage Landscaping

Maturity

5-6(D)(2)(a) General For buildings with a footprint of more than 50,000square feet in mixed-use or non-residential development, at least I tree and 3 shrubs shall be planted every 30 feet along the length of any facade facing a City park or trail, Major Public Open Space, or major arroyo. 5-6(D)(2)(b) Downtown, Urban Centers, and Main Street and Premium Transit areas Fiftu (50) percent of any front setback area not used for

5-6(E) EDGE BUFFER LANDSCAPING

5-6(E)(1) General Requirements 5-6(E)(1)(a) Landscaped edge buffers and/or edge buffer walls are required between properties to mitigate the impacts of significant differences in property use, size, or scale through standards

specified in Subsections (2) through (5) below. 5-6(E)(1)(b) If a landscaped edge buffer is required and a wall is required

or will be provided, the wall shall be provided on the property line between the two properties unless specified otherwise in this IDO. 5-6(E)(1)(c) Required edge buffering is not required to be installed along

any portion of the lot line covered by an access easement between adjacent lots, but an equivalent amount of landscaping shall be installed on remaining portions of the side or rear lot line, as applicable. 5-6(E)(1)(d) For the purposes of this Subsection 14-16-5-6(E), "gindustrial

development'h refers to the zone districts and uses indicated in Subsection 14-16-5-6(E)(4)(a) (Industrial Development Adjacent to Non-industrial Development). 5-6(EXIXe) Additional buffering may be required for specific uses, pursuant

to any Use-specific Standards for those uses in Section 14-16-4-3 or Neighborhood Edge standards in Section 14-16-5-9.

Development Type	Development Next to	Specific Standards	General Buffering	Buffering in DT-UC-MS-PT	
Industrial	Non-industrial development	14-16-5- 6(E)(4)	Landscaped		
Multi-family	Industrial development	14-16-5- 6(E)(4)	buffer area ≥25 ft.		
Mixed-use or other non- residential	R-ML or R-MH	14-16-5- 6(E)(3)	Landscaped buffer area ≥20 ft.	Wall, fence, or vegetative screen ≥6 ft.	
Multi-family, mixed-use, or other non- residential	R-A, R-1, R- MC, R-T, or R- ML	14-16- <mark>5</mark> - 6(E)(2)	Landscape <mark>d</mark> buffer area ≥15 ft.	-	

5-6(E)(2) Development Next to Low-density Residential Zone Districts Where multi-family, mixed-use, or non-residential development other than industrial development occurs on a lot abutting or across an alley from a lot containing low-density residential development in an R-A, R-I, R-MC, R-T, or

RML zone district, a buffer shall be provided along the lot line, as specified in Table 5-6-4 and for the relevant area below.

5-6(EX2Xa) General A landscaped edge buffer area shall be provided on the subject

property along the property line between the two properties. If a wall at least 3 feet in height is provided or exists along the property line between the 2 properties, I tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent propertu

If no wall is provided or exists, I tree at least 6 feet tall at the time of planting and at least 25 feet tall at maturity and 3 shrubs shall be provided for every 25 feet along the lot line, with spacing designed to minimize sound, light, and noise impacts

5-6(E)(2)(b) Downtown, Urban Centers, and Main Street and Premium Transit Areas

A landscaped edge buffer area at least 6 feet wide shall be provided. For buildings over 30 feet in height, the edge buffer area shall be at least 10 feet wide.

2. An opaque wall, fence, or vegetative screen at least 6 feet tall shall be provided at the property line between the two properties, and all of the following requirements shall be met. a. One (1) tree at least 8 feet high at the time of planting

shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed

development on the adjacent property. b. The side facing the low-density residential development shall be at least as finished in appearance as the side facing the multi-family, mixed-use, or non-residential development

c. If there is an existing wall between the two properties, it may count toward satisfying the requirements of Subsection 14-16-5-6(EX2Xb)2 if it meets, or is improved to meet, the height and design standards above. 5-6(E)(3) Development Next to a Multi-family Residential Zone District Where mixed-use or non-residential development other than industrial development occurs on any lot abutting or across an alley from a lot in the R-ML or R-MH zone districts with townhouse development or multi-family residential development, a buffer shall be provided along the lot line, as specified in Table 5-6-4 and for the relevant area below. 5-6(EX3Xa) General

An edge buffer area shall be provided on the subject property along the property line between the two properties.

If a wall at least 3 feet in height is provided or exists along the property line between the two properties, I tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.

If no wall is provided or exists, I tree at least 6 feet tall at the time of planting and at least 25 feet tall at maturity and 3 shrubs shall be provided for every 25 feet along the lot line, with spacing designed to minimize sound, light, and noise impacts. 5-6(EX3Xb) Downtown, Urban Centers, and Main Street and Premium

Transit Areas An opaque wall, fence, or vegetative screen at least 6 feet tall

shall be provided at the property line between the two properties, and both of the following requirements shall be

a. One (1) tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property. b. The side facing the multi-family development shall be at

least as finished in appearance as the side facing the mixed-use, or non-residential development.

2. If there is an existing wall between the two properties, it may count toward satisfying the requirements of Subsection 14-16-5-6(EX3Xb) if it meets, or is improved to meet, the height

and design standards above. 5-6(E)(4) Industrial Development Adjacent to Non-industrial Development

5-6(E(4)(a) Applicability

An edge buffer shall be provided as specified in Table 5-6-4 and for the relevant areas in Subsections (b) and (c) below in all of the following locations:

Where a lot with industrial zoning or development is adjacent to a lot with non-industrial zoning or development, including, but not limited to both of the following locations:

a. Where any development in an NR-LM or NR-GM zone

district is adjacent to any lot that is not in an NR-LM or NRGM zone district. b. Where light manufacturing theavy manufacturing the special manufacturingt natural resource extractiont non-linear portions of an electric utility, drainage facility, or other major utilityt or any primary use in the Waste and Recycling category in Table 4-2-1 is developed on a lot abutting a vacant lot or a lot with a use other than one of these specified uses. 2. Where multi-family residential development is adjacent to a

lot with industrial development. 5-6(EX4Xb) General

A landscaped edge buffer area shall be provided on the subject property along the property line between the two adjacent properties. For drainage facilities, a landscaped edge buffer area at least 15 feet wide shall be provided on the subject property along the property line between the two adjacent properties, unless a smaller edge buffer area is approved a. If the wall is located on the property line, I tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.

b. Where the edge buffer area is across the street from the lot with non-industrial zoning or development, the wall may be set back from the property line if both of the following requirements are met. Landscaping that meets the requirements in Subsection 2. below shall be provided between the wall and the street.

The landscaping shall be maintained by the owner of the subject

If no wall is provided or exists, I tree at least 8 feet high at the time of planting and 5 shrubs shall be provided for every 20 feet along the lot line, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.

5-6(E)(4)(c) Downtown, Urban Centers, and Main Street and Premium Transit Areas An opaque wall or fence at least 6 feet tall shall be provided on the subject property along any lot line abutting or across an alley from the non-industrial development

. One (1) tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent

2. The side of the wall facing the non-industrial development shall be at least as finished in appearance as the side facing the industrial use. 3. If there is an existing wall between the two properties, it may count toward satisfying the requirements of Subsection 14-16-5-6(E)(4)(c) if it meets, or is improved to meet, the height and design standards above. 5-6(E)(5) Area of Change Next to Area of Consistency Where a premises partially or completely in an Area of Change is abutting or across an alley from a premises partially or completely in an Area of Consistency (per City Development Areas in the ABC Comp Plan, as amended), the following standards shall apply on the lot(s) adjacent to the premises partially or completely in the Area of Consistency, regardless of the proposed land use on that lot or premises, unless specified otherwise in this

Lot in Area of Change Next to	Specific Standards	General Buffering	Buffering in DT-UC-MS-PT	
Area of Consistency in R-A, R- 1, R-MC, or R-T	14-16-5-6(E)(2)			
Area of Consistency in R-ML or R-MH	14-16-5-6(E)(3)	Landscaped buffer area ≥15 ft.	Wall, fence, or vegetative screen ≥6 ft.	
Area of Consistency in Mixed- use, NR-C, or NR-PO	14-16-5-6(E)(4)			

5-6(E(X5)(a)) If the lot in the Area of Consistency is in an R-A, R-I, R-MC, or R-T zone district, the requirements of Subsections 14-16-5-6(E)(1) and 14-16-5-6(E)(2) shall apply.

5-6(E(X5)(b)) If the lot in the Area of Consistency is in an R-ML or R-MH zone district, the requirements of Subsections 14-16-5-6(EX1) and 14-16-5-6(EX3) shall apply.

5-6(EX5)(c) If the lot in the Area of Consistency is in any Mixed-use, NR-C, or NR-PO zone district, the requirements of Subsections 14-16-5-6(EX1) and 14-16-5-6(EX4) shall apply.

5-6(F) PARKING LOT LANDSCAPING

5-6(F)(1) Parking Lot Edges

5-6(FXIXa) Landscape buffer areas are required to separate off-street parking and circulation areas from front, side, and rear boundaries of bremises

5-6(F)(1)(b) Where a parking lot is abutting an R-A, R-1, R-MC, or R-T zone district, provisions related to parking area in Subsection 14-16-5-9(D) (Parking, Drive-through Or Drive-up Facilities, and Loading) shall apply. 5-6(F)(1)(c) Where development is coordinated on 2 or more abutting sites,

or where multiple parking areas are located on a single lot, or on planned development areas controlled by Site Plans, these requirements shall be based on the entire development area unless otherwise approved by the decision-making body.

5-6(F)(1)(d) Landscape buffers may be crossed by drive aisles connecting to abutting land.

5-6(F)(1)(e) No parking is allowed within a required landscape buffer area. 5-6(F)(1)(f) Landscape approved within the abutting public right-of-way or private way may be counted toward this requirement if there is no existing or planned public sidewalk between such landscape and the premises, but in no case shall the width of the on-site landscape buffer be less than 5 feet. 5-6(FXIXq) The landscape area may be reduced by up to 25 percent if the surface of the parking or vehicle circulation area is of a permeable material with approval from the Planning Director. 5-6(FX1Xh) Where walls are required, they shall integrate with building

materials and colors 5-6(F)(1)(i) Landscape buffers are required in the following locations, with minimum widths and design requirements as specified below. Front Lot Edge

General

Any parking lot located within 30 feet of the front lot line shall be screened from the street either by a masonry wall constructed of a material similar in texture, appearance, and color to the street-facing façade of the primary building (but excluding exposed CMU block) at least 3 but not more than 4 feet in height, or by a landscape buffer at least 10 feet in width with a continuous line of evergreen

shrubbery 3 feet in height, or by other means that the Planning Director determines provides equal or better screening of the headlights of parked

vehicles. b. Downtown, Urban Centers, and Main Street and Premium

Transit Areas

Any parking lot located within 30 feet of the front lot line shall be screened from the street by a masonry wall as described in Subsection a above. Openings in the masonry wall no more than 4 feet wide to allow passage of bicycles and pedestrians from the street into the parking lot are allowed.

2. Side and Rear Lot Edges Where no side or rear lot line buffer is required by Subsection 14-16-5-6(E) above, the following standards apply where the side or rear lot line abuts a public street. a. General

Any parking lot located within 20 feet of a side or rear lot line shall be screened by a landscaped strip at least 6 feet wide containing at least 2 trees and 6 shrubs per 25 feet of the parking lot edge closest to the lot line, or by other means that the Planning Director determines provides equal or better screening of the headlights of parked vehicles. b. Downtown, Urban Centers, and Main Street and Premium

Transit Areas Any parking lot located within 20 feet of a side or rear lot line shall be screened by a landscaped buffer at least 5 feet wide containing one tree

and 3 shrubs per 25 feet of the parking lot edge closest to the lot line, or by a masonry wall constructed of a material other than cement block, at or major arroyo by a vegetative screen or an opaque wall or fence least 3 but not more than 4 feet tall. constructed of 1 of the primary materials used on the nearest façade of the 5-6(F)(2) Parking Lot Interior primary building on the lot (but excluding exposed CMU block), to the maximum extent possible and consistent with the effective operation of the

5-6(F)(2)(a) General

from a tree trunk.

At least 10 percent of the parking lot area of lots containing 50 or fewer spaces, and at least 15 percent of the parking lot area of lots containing 50 or more spaces, shall be landscaped.

5-6(F)(2)(b) Downtown, Urban Centers, and Main Street and Premium Transit Areas At least 5 percent of the parking lot area of lots containing 50 or fewer spaces, and at least 10 percent of the parking lot area of lots containing 50 or more spaces, shall be landscaped. 5-6(F)(2)(c) Tree Requirements

One (1) tree is required per 10 parking spaces.

Unser and Sade SN.

LS-103

5-6(F)(2)(d) Location and Dimension of Landscaped Areas The minimum size of tree planters within off-street parking areas shall be 60 square feet per tree. This requirement may be reduced to 36 square feet if the surface of a parking or vehicle circulation area abutting the tree planter is of a permeable material and, combined with the tree planter area, meets the 60 square foot per tree requirement. 2. In parking areas of 100 spaces or more, the ends of parking aisles shall be defined as landscaped islands no narrower than 8 feet in any dimension. 5-6(F)(3) Abutting Arroyos or Major Public Open Space When a parking lot is located abutting a major arroyo or any Major Public Open Space, screening shall be provided via 1 of the following options: 5-6(FX3Xa) Walls or fencing a minimum of 6 feet high t fencing requires landscaping with evergreen shrubs or vines to form a screen at least 75 percent opaque. 5-6(F χ 3 χ b) Shrubs and trees sufficient to act as a screen at least 4 feet high and at least 75 percent opaque. 5-6(G) SCREENING OF MECHANICAL EQUIPMENT AND SUPPORT AREAS Site areas listed below shall comply with the following standards. In any case where a decorative wall or fence is required or installed, chain link fencing (with or without slats) shall not satisfy the requirement. 5-6(G)(1) Roof-mounted Mechanical Equipment 5-6(GX1)(a) No screening is required for rooftop solar energy equipment. 5-6(G)(1)(b) In any R-ML, R-MH, Mixed-use, NR-C, NR-BP, NR-SU, or NR-PO zone district, roof-mounted mechanical equipment shall be screened by a barabet wall or similar feature that is an integral part of the building'fs architectural design. The parapet wall or similar feature shall be sufficient to screen the mechanical equipment from all sides when viewed from 5 feet above ground level at any property line abutting a City park or trail, Major Public Open Space, major arroyo, or public street classified as a collector, arterial, or interstate highway. 5-6(G)(2) Ground-mounted Mechanical Equipment 5-6(G)(2)(a) R-ML, R-MH, and Mixed-use Zone Districts Outdoor ground-mounted mechanical equipment shall be located where it is not visible from streets, City parks or trails, Major Public Open Space, or major arroyos adjacent to the lot or from adjacent properties to the maximum extent practicable. 5-6(G)(2)(b) NR-C, NR-BP, NR-SU, and NR-PO Zone Districts Outdoor ground-mounted mechanical equipment shall be located where it is not visible from streets, City parks or trails, Major Public Open Space, or major arroyos adjacent to the lot or from adjacent properties with low-density residential development to the maximum extent practicable. 5-6(GX2Xc) Screening Where it is not practicable to locate ground-mounted mechanical equipment pursuant to Subsections (a) and (b) above, such equipment shall be screened from view by an opaque decorative wall or fence or a vegetative screen. The wall or fence shall be of a height equal to or greater than the height of the mechanical equipment being screened and shall incorporate at least 1 of the primary materials and colors of the nearest wall of the primary building (but excluding exposed CMU block). The vegetative screen shall be planted along the full length of the equipment to be screened and shall be of a height equal to or greater than the height of the equipment to be screened at the time of planting. 3. No screening of ground-mounted solar energy equipment that would reduce the efficiency or effectiveness of the solar energy equipment is required. 5-6(G)(2)(d) Safety Exemption Notwithstanding Subsections (a), (b), and (c) above, screening is not required if it would violate any State or federal safety rules. 5-6(G)(3) Loading, Service, and Refuse Areas 5-6(G)(3)(a) Covering Waste Containers All waste containers and dumpsters shall be in a roofed enclosure or be equipped with and use a lid covering and shall be designed so that stormwater runoff does not reach storm drain inlets. 5-6(GX3)(b) Development Abutting Low-density Residential Where a lot is abutting low-density residential development or lots zoned R-1, R-MC, or R-T, dumpsters for solid waste, but not for recycling, are prohibited in any required setback or landscape buffer area that is contiguous with the low-density residential development. 5-6(G)(3)(c) R-ML, R-MH, and Mixed-use Zone Districts Outdoor loading, service, and refuse areas shall be integrated into the building design if possible, or shall be located where they are not visible from streets, City parks or trails, Major Public Open Space, or major arroyos adjacent to the lot or from adjacent properties to the maximum extent practicable. 5-6(G)(3)(d) NR-C, NR-BP, NR-SU, and NR-PO Zone Districts Outdoor loading, service, and refuse areas shall be integrated into the building design if possible, or shall be located where they are not visible from streets, City parks, Major Public Open Space, trails, or major arroyos adjacent to the lot or from adjacent properties with low-density residential development to the maximum extent practicable. 5-6(G(X)) e) Screening Where it is not practicable to locate the loading, service, and refuse areas pursuant to Subsections (c) and (d) above, they shall be screened from view by an opaque decorative wall or fence at least 6 feet tall but not more than 8 feet tall that incorporates at least 1 of the primary materials and colors of the nearest wall o the primary building (but excluding exposed CMU block) or a vegetative screen planted along the full length of the area to be screened and at least 8 feet high at the time of planting. 5-6(G)(4) Outdoor Storage Areas for Vehicles, Equipment, and Materials Areas where motor vehicles, including but not limited to automobiles, trucks, trailers, recreational vehicles, boats, equipment, and/or materials, are stored outside and are typically not moved within a consecutive 1-day period, and that are adjacent to any Residential zone district, a lot containing a residential use in any Mixed-use zone district, a City park, Major Public Open Space, public trail, or major arroyo, shall be screened from view by a vegetative screen or by an opaque decorative wall or fence at least 7 feet and no more than 8 feet high that incorporates at least 1 of the primary materials and colors of the nearest wall of the primary building (but excluding exposed CMU block). 5-6(G)(5) Outdoor Activity High-temperature processes (such as combustion or welding), shall be screened from view by an opaque decorative wall or fence at least 6 feet tall but not more than 8 feet tall that incorporates at least 1 of the primary materials and colors of the nearest wall of the primary building (but excluding exposed CMU block) or a vegetative screen planted along the full length of the area to be screened and at least 8 feet high at the time of planting. 5-6(G)(6) Satellite Dishes For ground-mounted satellite dishes that are larger than 3 feet in diameter in any Residential zone district, or that are larger than 6 feet in diameter in any Mixed-use or Non-residential zone district, the base of the dish shall be screened from view from a City park, Major Public Open Space, public trail,

satellite dish.

No parking space may be more than 100 feet in any direction

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 2-16-18)

Date Submitted: N/A

Date Site Plan Approved: N/A
Date Preliminary Plat Approved: N/A

Date Preliminary Plat Expires: N/A DFT Project No.: PR-2020-004014

DFT Application No.: N/A

TO SUBDIVISION IMPROVEMENTS AGREEMENT DEVELOPMENT FACILITATION TEAM (DFT) REQUIRED INFRASTRUCTURE LIST

UNSER AND SAGE

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRS 483 484 & 485 UNIT NO 7 ATRISCO GRANT CONT 15.000 AC

TR D-2 PLAT FOR TRACTS D-1, D-2, D-3 & D-4 ALBUQUERQUESOUTH UNIT 1 BEING A REPLAT OF TRACT D ALBUQUERQUESOUTH UNIT 1 CONT 2.6205 AC 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.

							Construction Cer	
Financially	Constructed	Size	Type of Improvement	Location	From	То	Private	City Cnst
Guaranteed	Under						Inspector P.E.	Engineer
DRC #	DRC #							
		VARIES	Right Turn lane Paving	SAGE RD SW	532' WEST OF	390' WEST OF	/ /	/
		17' TO 0'	6' Sidewalk (South side)		UNSER BLVD	UNSER BLVD		
			ADA Ramps (south side)					
			Curb & Gutter (south Side)					
		VARIES	Right Turn Lanes	SAGE RD SW	337' WEST OF	UNSER BLVD	/ /	/
		14' TO 0'	·		UNSER BLVD			
		CI.						1
		6'	Sidewalk (south side)	SAGE RD SW	131' WEST OF	UNSER BLVD		/
			ADA Ramps (south side)		UNSER BLVD			
			Curb & Gutter (south Side)					
		VARIES	Right Turn lane Paving	UNSER BLVD SW	SAGE RD	289' SOUTH OF	1 1	/
			ADA Ramps (West side)			SAGE RD		
		10' TO 0'	6' Sidewalk (West side)					
			Curb & Gutter (West Side)					
		VARIES	Right Turn lane Paving	UNSER BLVD SW	318' SOUTH OF	434' SOUTH OF		/
		17' TO 0'	6' Sidewalk (West side)		SAGE RD	SAGE RD		
			Curb & Gutter (West Side)					
		28' FC-FC	Major Local Paving, Curb & Gutter	ROADWAY A	SAGE RD	UNSER BLVD		1
		2010-10	6' Sidewalk (Both Sides)	ROADWATA	SAGEND	UNSER BEVD		
			o chaomain (bour oldos)					
		30' FC-FC	Major Local Paving, Curb & Gutter	ROADWAY B	ROADWAY A	UNSER BLVD	/ /	/
			6' Sidewalk					
				PAGE _1OF _3				



City Cnst

Engineer



(Rev. 2-16-18)

						/ /	/
				Approval of Creditable Items:		Approval of Creditable Items	:
				Impact Fee Admistrator Signature	Date	City User Dept. Signature	Date
				NOTES		-	
		If the site is	s located in a floodplain, then the financial guara	ntee will not be released until the LOMR is approved by	FEMA.		
			Street lights per 0				
1	Water and sanitary s	ewer utilities will i	include all necessary appurtenances (manholes, va	lves, fire hydrants, etc)			
2	Pavement will includ	o all pocossany st	triping				
_	1 avenient wiir includ	e an necessary st	anping.				
3	Signals and street L	ights will include a	all necessary appurtenances				
	AGENT / OWNER			EVELOPMENT REVIEW BOARD MEMBER APPROVALS			
	AGENT / OWNER			EVELOPMENT REVIEW BOARD MEMBER APPROVALS			
RONA	LD R. BOHANN	AN. PE					
	NAME (print)	,	PLANNING- date	PARKS & RECRE	ATION - d	late	
I	IERRA WEST L	LC					
	FIRM		TRANSPORTATION DEVELO	PMENT - date AMAFCA	- date		
14	ald R. Park						
-	SIGNATURE - date		UTILITY DEVELOPMEN	T - date CODE ENFORCE	MENT - d	ate	
			CITY ENGINEER - d		CV data		
			STT ENGINEER - U	late HYDROLO(st-date		
			DESIGN REVIEW	COMMITTEE REVISIONS			

Location

From

То

Construction Certification

P.E.

1

Private

Inspector

1

City Cnst

Engineer

listing. The Items listed below are subject to the standard SIA requirements.

Size

Type of Improvement

Engineer's Certification for Grading & Drainage is required for release of Financial Guarantee

Financially

Guaranteed

DRC #

- -

Constructed

Under

DRC #

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



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



OFFICIAL NOTIFICATION OF DECISION

June 20, 2024

Amirhamzeh Enterprises LLC 9605 Sommer Pl Oakdale, CA 95361 Project # PR-2020-004014 RZ-2024-00031 –Zoning Map Amendment SI-2024-00747 – Site Plan-EPC

Tierra West LLC, agent for Amirhamzeh Enterprises LLC, requests a Zone Map Amendment from MX-L to PD for Tract D-2, Plat for TR D-1, D-2, D-3, and D-4, Albuquerque South Subdivision, El Rancho Atrisco, containing 3 acres and a Site Plan – EPC for a PD development for all or a portion of Tract D-2, Plat for TR D-1, D-2, D-3, and D-4, Albuquerque South Subdivision and Tracts 483 484 & 485, Unit NO 7, Atrisco Grant, located at the SW corner of Unser Blvd and Sage Rd. SW, approximately 18 acres (M-10-Z)

Staff Planners: William Steele & William Foster

On June 20, 2024, the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2020-004014, RZ-2024-00031, Zoning Map Amendment based on the following Findings.

FINDINGS - RZ-2024-00031 Zoning Map Amendment

- The request is for a Zone Map Amendment (zone change) for a property legally described as all or a portion of Tracts 483, 484 & 485, Unit No 7, Atrisco Grant and Tract D-2, Plat for Tracts D-1, D-2, D-3 & D-4, Albuquerque South, Unit 1, being a replat of Tract D, Albuquerque South Unit 1, located on Unser Blvd. SW and located within the concurrent application for a Site Plan at the SW corner of Unser Blvd. SW and Sage Boulevard SW, approximately 3 acres, (the "subject site").
- 2. The applicant is requesting a zone change from MX-L (Mixed-Use Low Intensity) to PD (Planned Development) to facilitate a Planned Development of the subject site.
- 3. The subject site is in an Area of Change and located in the Southwest Mesa CPA. The request would facilitate the associated planned development. The zone change could provide the opportunity for mixed-use residential and commercial land uses that would be connected to a Major Transit Corridor.
- 4. A concealed wireless telecommunication facility (cell tower) was administratively approved to be located on the northwest corner of the subject site off of Sage Rd in 2006. (1002000)

- 5. The City of Albuquerque Integrated Development Ordinance (IDO) and the Albuquerque/Bernalillo County Comprehensive Plan are incorporated herein by reference and made part of the record for all purposes.
- 6. The request furthers the following Goal and Policies from Comprehensive Plan Chapter 4: COMMUNITY IDENTITY
 - A. GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

The proposal would generally enhance, protect, and preserve the character of this community. The proposal would help facilitate development of more residential uses which could help preserve the character of the surrounding residential land uses. In addition, the proposal could enhance the surrounding area by facilitating development that is consistent with existing non-residential land uses (commercial retail, commercial services) and developments on the east side of Unser Blvd at its intersection with Sage Rd. The proposed site plan could help enhance the character of the community by adhering the IDO development standards for the MX-M, MX-L, and R-T zone districts.

B. POLICY 4.1.1 DISTINCT COMMUNITIES: Encourage quality development that is consistent with the distinct character of communities.

The proposal would facilitate quality development that is consistent with the character of the community because the proposal is adhering to most of the IDO development and design standards. The planned development's mixed-use proposal could exemplify quality development that brings diverse residential options and needed commercial uses to the west-side community's portfolio. The layout focuses on allowance of the new commercial uses not only for the residential communities within the planned development, but also neighboring residences.

C. POLICY 4.1.2 IDENTITY AND DESIGN: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix, and uses, and character of building design.

The proposed mixed-used, planned development would help protect the identity and cohesiveness of the surrounding residential neighborhood by specifying specifies uses, site standards, and most IDO development and design standards pursuant to the MX-M, MX-L and R-T zone districts. The scale and location of the proposed development near the intersection of Sage Rd and the Unser Blvd commuter corridor would help facilitate a mix of uses such as residential, light vehicle fueling station and other non-residential uses.

- 7. The request furthers the following Goals and Policies regarding Centers and Corridors from Comprehensive Plan Chapter 5: LAND USE
 - A. GOAL 5.1 CENTERS AND CORRIDORS: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is located within the Unser Blvd Commuter Corridor and the Arenal/86th/Benavides Major Transit Corridor. Though the subject site is not located in a Center but is located near a multi-modal network of Corridors that could enhance the growth of the community and provide access to designated Centers.

B. POLICY 5.1.10, MAJOR TRANSIT CORRIDORS: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.

The proposal would foster corridors that prioritize high frequency transit service with access for pedestrians throughout the development and connections to sidewalks on Unser Blvd SW to Arenal Road. The planned development includes walkways for pedestrians and residents to access the proposed site and amenities within it. The development's location within the Arenal/86th/Benavides Major Transit Corridor priorities the ability for transit users to access goods and services.

C. GOAL 5.2, COMPLETE COMMUNITIES: Foster communities where residents can live, work, learn, shop, and play together.

The proposal could foster a community where residents can liver work, learn and shop by facilitating a mixed-use development on an 18-acre site. The proposed development would include a mix of residential and non-residential uses near housing with goods and/or services within walking distance and amplify opportunities for residents to live, learn, shop and socialize together.

D. POLICY 5.2.1, LAND USES: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request could create a healthy, sustainable, distinct community with an accessible mix of uses. The proposed planned development would incorporate uses that adhere to most IDO development and design standards which could encourage the facilitation of development that brings goods, services, and amenities within walking and biking distance of surrounding neighborhoods and promotes access for all residents.

E. GOAL 5.4, JOBS-HOUSING BALANCE: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

The proposal has the potential to balance jobs and housing by facilitating the development of residential and mixed uses in a PD zoned district. The potential for job growth by developing non-residential mix of uses primarily based on the IDO development and design standards could help increase employment and services west of the river.

F. POLICY 5.4.2, WEST SIDE JOBS: Foster employment opportunities on the West Side.

The proposal could help foster employment opportunities on the West Side by allowing development of lots with a mix of non-residential uses thereby encouraging new locations for businesses. A light vehicle fueling station that would help provide employment opportunities has been proposed.

G. GOAL 5.6, CITY DEVELOPMENT AREAS: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is in an Area of Change where development is expected and desired. The proposal would be consistent with areas of change policies by allowing a mix of uses and development of higher density and intensity in areas of growth where it is desired and can be supported by multi-modal transportation. Though the subject site is almost completely surrounded by Areas of Consistency, the development and design standards are primarily based on the IDO to ensure the intensity of the surrounding area is not adversely affected.

H. POLICY 5.6.2, AREAS OF CHANGE: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The proposal would direct growth and more intense development to a site in an Area of Change along Corridors where change is encouraged. The subject site is located on an underdeveloped intersection along the Unser Commuter Corridor and is within 660' of the Arenal/86th/Benavides Major Transit Corridor. The proposed planned development would help facilitate mixed-use development such as the planned light vehicle fueling station and appropriate land uses that support transit and commercial uses.

I. POLICY 5.6.4, APPROPRIATE TRANSITIONS: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The subject site is located in an area of change abutting areas of consistency and would provide appropriate transitions through adequate setbacks, and limits on building heights and massing because the Planned Development would adhere to most of the IDO development and design standards for each lot's particular modeled zoning district. Buffering, would be per the proposed landscaping plan. Placement of the residential portion of the proposed planned development is to abut the existing single-family neighborhood that reside in Areas of Consistency could provide an appropriate transition while positioning non-residential uses such as the light vehicle fueling station closer to Unser Blvd and Sage Rd.

- 8. The request furthers the following Policies from Comprehensive Plan Chapter 8: ECONOMIC DEVELOPMENT
 - A. POLICY 8.1.1, DIVERSE PLACES: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The proposed ZMA and Site Plan foster of a range of interesting places and context with different development intensities densities, uses and building scale to encourage economic development opportunities. The planned development would include residential and non-residential uses with different building scale and density based on each lot's IDO development and design standards according to its model zoning district. This investment in a proposed planned development with the potential for a mix of medium intensity uses could support a variety of employment opportunities in addition to the light vehicle fueling station, including lower-density, lower intensity services, jobs and housing outside of Centers.

B. POLICY 8.1.2, RESILIENT ECONOMY: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The proposal would generally help encourage economic development efforts and foster a robust, resilient, and diverse economy because it would allow additional non-residential uses that could improve quality of life for new and existing residents. The proposal would also help to enhance and market the West Side's unique characteristics and would generally help encourage more non-residential development that is appropriately zoned to accommodate employment growth.

- 9. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-7(G)(3)-Review and Decision Criteria for Zoning Map Amendments, as follows:
 - A. The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

STAFF RESPONSE: The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City as shown in the sections above.

Applicable citations: Goal 4.1 - Character, Policy 4.1.1 - Distinct Communities, Policy 4.1.2 – Identity and Design, Goal 5.1 - Centers and Corridors, Policy 5.1.10 Major Transit Corridors, Goal 5.2- Complete Communities, Policy 5.2.1 - Land Uses, Goal 5.4 Jobs-Housing Balance, Policy 5.4.2 – West Side Jobs, Goal 5.6 - City Development Areas, Policy 5.6.2 – Areas of Change, Policy 5.6.4 Appropriate Transitions, Policy 8.1.1 – Diverse Places, Policy 8.1.2 – Resilient Economy

The applicant's policy-based response adequately demonstrates that the request clearly facilitates a preponderance of applicable Goals and Policies. The request generally furthers goals and policies regarding Character, Land Uses, City Development Areas, Infill Development, and Community Facilities and Services and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, and general welfare.

- B. If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:
- 1. There was typographical or clerical error when the existing zone district was applied to the property.
- 2. There has been a significant change in neighborhood or community conditions affecting the site.
- 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

STAFF RESPONSE: The subject site is within an area of change.

- C. If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:
- 1. There was typographical or clerical error when the existing zone district was applied to the property.

- 2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
- 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

STAFF RESPONSE: The subject site is located wholly in an Area of Change. The applicant's policy-based analysis demonstrates that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and therefore would be more advantageous to the community than the current zoning. The proposal could stimulate more direct growth and more intense development near a Major Transit Corridor and could promote development that expands employment opportunities.

D. The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in IDO §14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

STAFF RESPONSE: The applicant stated that the usage designated (R-T) on the portion of the subject site that is currently zoned MX-L in the requested Planned Development Zone District would not be harmful to adjacent properties, neighborhoods, or communities. The designated uses within the associated PD site plan are single-family, duplexes, and townhomes. Staff finds that the Allowable Uses in IDO Section 14-16-4-2, Table 4-2-1 associated with permissive and designated uses would adequately ensure no harmful uses associated with the ZMA.

- E. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:
- 1. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
- 2. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
- 3. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City- approved Development Agreement between the City and the applicant.

STAFF RESPONSE: The City's existing infrastructure has adequate capacity for the proposed development made possible by this request.

F. The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

STAFF'S RESPONSE: The applicant is not completely basing the justification for the request upon the subject site's location on a major street. Rather, the applicant has sufficiently demonstrated that the request proficiently furthers a preponderance of applicable Comprehensive Plan Goals and Policies.

G. The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

STAFF'S RESPONSE: The applicant's justification is not completely or predominantly based upon economic considerations. Rather, the applicant has sufficiently demonstrated that the

request proficiently furthers a preponderance of applicable Comprehensive Plan Goals and Policies.

- H. The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e., create a "spot zone") or to a strip of land along a street (i.e., create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:
 - 1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
 - 2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
 - 3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

STAFF'S RESPONSE: A zone change from MX-L to PD is not considered a "spot zone" because PD zone districts is applied on a case-by-case basis and there are multiple PD zone districts located in the subject site's general area, including the lot adject to the site to the north, which is the subject of the PD Site Plan associated with this request.

- 10. The affected neighborhood organizations are the Stinson Tower NA, Westside Coalition of Neighborhood Associations, South West Alliance of Neighborhoods, Westgate Heights NA, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.
- 11. A post submittal meeting with Neighborhood Associations was requested by the neighbors and neighborhood associations and held on June 5, 2024. They are supportive of more commercial use in the neighborhood but opposed to alcohol sales at the light vehicle fueling station. They will have the opportunity to voice their concerns and opposition once the site plan is approved and the applicant applies for a conditional use approval from the Zoning Hearing Examiner (ZHE).
- 12. Staff has not received public comments in support or opposition to the request.

On June 20, 2024 the Environmental Planning Commission (EPC) voted to APPOVE Project # PR-2020-004014, SI-2024-00747 – Site Plan - EPC based on the following Findings and subject to the Conditions of Approval:

FINDINGS – SI-2024-00747 Site Plan – EPC

- 1. This request is for a Site Plan-EPC for an approximately 18-acre site for a PD development for all or a portion of Tract D-2, Plat for TR D-1, D-2, D-3, and D-4, Albuquerque South Subdivision and Tracts 483 484 & 485, Unit NO 7, Atrisco Grant, located at the SW corner of Unser Blvd and Sage Rd (the "subject site").
- The request would facilitate a Planned Development. A PD zone district must contain at least 2 but less than 20 contiguous acres of land in accordance IDO section 2-6(A)(3)(a). In accordance to IDO 2-6(A)(3)(b) Planned Development zone districts with a Site Plan EPC that specifies uses, site standards, and development standards shall be reviewed, negotiated and decided at the EPC in

conjunction with the review and decision of the zone change request pursuant to Subsection 14-16-6-7(G) (Zoning Map Amendment – EPC).

- 3. A concealed wireless telecommunication facility (cell tower) was administratively approved to be located on the northwest corner of the subject site off of Sage Rd in 2006. (1002000)
- 4. The proposed Site Plan is being reviewed in conjunction with the requested Planned Development (PD) zone designation.
- 5. The proposed Site Plan is comprised of residential and non-residential uses including a light vehicle fueling station. Associated Site work including Parking, Landscaping, Grading and Drainage, Utilities, and signage are included with the request
- 6. The proposed Site Plan will be required to go through the Development Hearing Officer (DHO) process to subdivide the subject site into five 5 lots which are subject to their own development and design standards as follows:
 - Lot 1 Proposed Use: MX-M, Land Use Light Vehicle Fueling Station 5,630 SF
 - Lot 2 MX-M zone district per IDO Table 4-2-1: Allowable Uses
 - Lot 3 MX-L zone district per IDO Table 4-2-1: Allowable Uses
 - Lot 4 Proposed Uses: R-T, Land Use Townhouse, Duplex, Single Family
 - Lot 5 PD Existing Cell Tower (Wireless Telecommunication Facility)
- 7. IDO §14-16-6-6(I)(3)(c) states, "The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property."

The site plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.

- 8. The request furthers the following Goal and Policies from Comprehensive Plan Chapter 4: COMMUNITY IDENTITY
 - A. GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

The proposal would generally enhance, protect, and preserve the character of this community. The proposal would help facilitate development of more residential uses which could help preserve the character of the surrounding residential land uses. In addition, the proposal could enhance the surrounding area by facilitating development that is consistent with existing non-residential land uses (commercial retail, commercial services) and developments on the east side of Unser Blvd at its intersection with Sage Rd. The proposed site plan could help enhance the character of the community by adhering the IDO development standards for the MX-M, MX-L, and R-T zone districts.

B. POLICY 4.1.1 DISTINCT COMMUNITIES: Encourage quality development that is consistent with the distinct character of communities.

The proposal would facilitate quality development that is consistent with the character of the community because the proposal is adhering to most of the IDO development and design standards. The planned development's mixed-use proposal could exemplify quality development that brings diverse residential options and needed commercial uses to the west-side community's portfolio. The layout focuses on allowance of the new commercial uses not

only for the residential communities within the planned development, but also neighboring residences.

C. POLICY 4.1.2 IDENTITY AND DESIGN: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix, and uses, and character of building design.

The proposed mixed-used, planned development would help protect the identity and cohesiveness of the surrounding residential neighborhood by specifying specifies uses, site standards, and most IDO development and design standards pursuant to the MX-M, MX-L and R-T zone districts. The scale and location of the proposed development near the intersection of Sage Rd and the Unser Blvd commuter corridor would help facilitate a mix of uses such as residential, light vehicle fueling station and other non-residential uses.

- 9. The request furthers the following Goals and Policies regarding Centers and Corridors from Comprehensive Plan Chapter 5: LAND USE
 - A. GOAL 5.1 CENTERS AND CORRIDORS: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is located within the Unser Blvd Commuter Corridor and the Arenal/86th/Benavides Major Transit Corridor. Though the subject site is not located in a Center but is located near a multi-modal network of Corridors that could enhance the growth of the community and provide access to designated Centers.

B. POLICY 5.1.10, MAJOR TRANSIT CORRIDORS: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.

The proposal would foster corridors that prioritize high frequency transit service with access for pedestrians throughout the development and connections to sidewalks on Unser Blvd SW to Arenal Rd. The planned development includes walkways for pedestrians and residents to access the proposed site and amenities within it. The development's location within the Arenal/86th/Benavides Major Transit Corridor priorities the ability for transit users to access goods and services.

C. GOAL 5.2, COMPLETE COMMUNITIES: Foster communities where residents can live, work, learn, shop, and play together.

The proposal could foster a community where residents can liver work, learn and shop by facilitating a mixed-use development on an 18-acre site. The proposed development would include a mix of residential and non-residential uses near housing with goods and/or services within walking distance and amplify opportunities for residents to live, learn, shop and socialize together.

D. POLICY 5.2.1, LAND USES: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request could create a healthy, sustainable, distinct community with an accessible mix of uses. The proposed planned development would incorporate uses that adhere to most IDO development and design standards which could encourage the facilitation of development that brings goods, services, and amenities within walking and biking distance of surrounding neighborhoods and promotes access for all residents.

E. GOAL 5.4, JOBS-HOUSING BALANCE: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

The proposal has the potential to balance jobs and housing by facilitating the development of residential and mixed uses in a PD zoned district. The potential for job growth by developing non-residential mix of uses primarily based on the IDO development and design standards could help increase employment and services west of the river.

F. POLICY 5.4.2, WEST SIDE JOBS: Foster employment opportunities on the West Side.

The proposal could help foster employment opportunities on the West Side by allowing development of lots with a mix of non-residential uses thereby encouraging new locations for businesses. A light vehicle fueling station that would help provide employment opportunities has been proposed.

G. GOAL 5.6, CITY DEVELOPMENT AREAS: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is in an Area of Change where development is expected and desired. The proposal would be consistent with areas of change policies by allowing a mix of uses and development of higher density and intensity in areas of growth where it is desired and can be supported by multi-modal transportation. Though the subject site is almost completely surrounded by Areas of Consistency, the development and design standards are primarily based on the IDO to ensure the intensity of the surrounding area is not adversely affected.

H. POLICY 5.6.2, AREAS OF CHANGE: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The proposal would direct growth and more intense development to a site in an Area of Change along Corridors where change is encouraged. The subject site is located on an underdeveloped intersection along the Unser Commuter Corridor and is within 660' of the Arenal/86th/Benavides Major Transit Corridor. The proposed planned development would help facilitate mixed-use development such as the planned light vehicle fueling station and appropriate land uses that support transit and commercial uses.

I. POLICY 5.6.4, APPROPRIATE TRANSITIONS: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The subject site is located in an area of change abutting areas of consistency and would provide appropriate transitions through adequate setbacks, and limits on building heights and massing because the Planned Development would adhere to most of the IDO development and design standards for each lot's particular modeled zoning district. Buffering, would be per the proposed landscaping plan. Placement of the residential portion of the proposed planned development is to abut the existing single-family neighborhood that reside in Areas of Consistency could provide an appropriate transition while positioning non-residential uses such as the light vehicle fueling station closer to Unser Blvd and Sage Rd.

10. The request furthers the following Policies from Comprehensive Plan Chapter 8: ECONOMIC DEVELOPMENT

A. POLICY 8.1.1, DIVERSE PLACES: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The proposed ZMA and Site Plan foster of a range of interesting places and context with different development intensities densities, uses and building scale to encourage economic development opportunities. The planned development would include residential and non-residential uses with different building scale and density based on each lot's IDO development and design standards according to its model zoning district. This investment in a proposed planned development with the potential for a mix of medium intensity uses could support a variety of employment opportunities in addition to the light vehicle fueling station, including lower-density, lower intensity services, jobs and housing outside of Centers.

B. POLICY 8.1.2, RESILIENT ECONOMY: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The proposal would generally help encourage economic development efforts and foster a robust, resilient, and diverse economy because it would allow additional non-residential uses that could improve quality of life for new and existing residents. The proposal would also help to enhance and market the West Side's unique characteristics and would generally help encourage more non-residential development that is appropriately zoned to accommodate employment growth.

- 11. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-7(I)(3)-Review and Decision Criteria for Site Plan EPC, as follows:
 - A. The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy-based analysis, the proposed Site Plan is consistent with applicable Comprehensive Plan Goals and policies.

B. The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The request is for a development consisting of residential and non-residential use. The request for a Site Plan-EPC is in conjunction with a zone change from MX-L to PD. The Site Plan proposes uses, standards, and development standards pursuant to the IDO except for landscaping, buffering and screening, which are per the proposed landscaping plan. Any future development would be required to comply with the approved PD Site Plan associated with this request.

C. The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The request is for Zoning Map Amendment for 3 acres for development and a Site Plan for PD. The Site Plan specifies uses, standards and development standards which are negotiated at the EPC.

The proposed Site Plan is required to comply with all applicable provisions of the IDO, DPM, other adopted City regulations.

Upon approval by the EPC, the subject site will be required to go through the Development Hearing Officer (DHO) subdivision process to subdivide the 4 existing tracts into 5 parcels as shown on the Site Plan prior to final sign off. Each lot modeled after IDO Development and Design standards minus landscaping, buffering and screening as follows: Lot 1 MX-M, Lot 2 MX-M, Lot 3 MX-L, Lot 4 R-T, Lot 5 PD (Wireless Telecommunication Facility, (WTF)). A lease agreement for the cell tower easement ensures Lot 5 is not disturbed but no other terms or conditions regarding future development on the site.

All conditions must be met prior to building permit approval or DFT final sign off.

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

The City's existing infrastructure has adequate capacity for the proposed development made possible by this request. According to the City transportation engineer, A Traffic Impact Study (TIS) is being conducted and any mitigation requirements as a result of the TIS will be addressed and made a condition of issuance of the building permit.

E. The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The applicant has demonstrated that the request would not negatively impact the surrounding area based on responses to applicable Comprehensive Plan Goals and Policies. The applicant has conducted a sensitive lands analysis and no sensitive lands were found on the subject site. The applicant has stated that they have taken steps to mitigate any adverse impacts on the surrounding community by choosing to follow applicable IDO Standards for the Site Plan.

F. If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within a Master Development Plan.

G. If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required. Therefore, the above criterion does not apply.

- 12. The affected neighborhood organizations are the Stinson Tower NA, Westside Coalition of Neighborhood Associations, South West Alliance of Neighborhoods, Westgate Heights NA, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.
- 13. A post submittal meeting with Neighborhood Associations was requested by the neighbors and neighborhood associations and held on June 5, 2024. They are supportive of more commercial use in the neighborhood but opposed to alcohol sales at the light vehicle fueling station. They will have

the opportunity to voice their concerns and opposition once the site plan is approved and the applicant applies for a conditional use approval from the Zoning Hearing Examiner (ZHE).

14. Staff has not received public comments in support or opposition.

Conditions of Approval - SI-2024-00747 Site Plan - EPC

- 1. After approval by the Environmental Planning Commission (EPC), the applicant shall submit the proposed site plan to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.
- 2. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT to ensure that the EPC Conditions in the Official Notification of Decision have been met. The staff planner will provide a post-EPC memo.
- 3. Upon approval by the EPC, the subject site will be required to go through the Development Hearing Officer (DHO) subdivision process to subdivide the 4 existing tracts into 5 parcels as shown on the Site Plan prior to final sign off.
- 4. Transportation Development Review Services Conditions
 - A. The Developer shall be responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Facilitation Team (DFT).
 - B. The applicant shall provide a Traffic Circulation Layout.
 - C. A Traffic Impact Study shall be required for each newly developed lot.
 - D. The Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
- 5. All sheets with Vicinity Maps shall include Tract D-2 within the boundary of the subject site.
- 6. Sheet C1.0 Site Plan EPC
 - A. Site Data: Lot 4 Proposed Usage The site plan shall include duplexes and single family uses for Lot 4 to match the Uses and Design Standards table for this lot.
 - B. Uses and Design Standards Table Lot 1 & 2: Use Specific Standards The words "Access and Connectivity" shall be removed.
 - C. Uses and Design Standards Table Lot 4: Building Design IDO provision 14-16-5-11(E) referencing mixed use and non-residential building design shall be replaced with IDO provision 14-16-5-11(C) which references residential building design.
 - D. Keyed Note 11 The total number of bikes spaces provided shall be listed.
 - E. Materials to Alert Motorist per IDO 14-16-14(D)(3)(C) to identify on-site pedestrian walkways and crosswalks to motorist and pedestrians shall be added to the site plan sheets.
- 7. Sheet C1.1 Site Plan EPC
 - A. Uses and Design Standards Table: Lot 4 The site plan shall include duplexes and single family uses for Lot 4 to match the Uses and Design Standards table for this lot.

- B. Uses and Design Standards Table Lot 4: Building Design IDO provision 14-16-5-11(E) referencing mixed use and non-residential building design shall be replaced with IDO provision 14-16-5-11(C) which references residential building design.
- C. Keyed Note 11 The total number of bikes spaces provided shall be listed.
- D. Materials to Alert Motorist per IDO 14-16-14(D)(3)(C) to identify on-site pedestrian walkways and crosswalks to motorist and pedestrians shall be added to the site plan sheets.
- 8. Sheet LS-101 Landscaping
 - A. The Landscape Plan shall specify whether or not buffering standards pursuant to 14-16-5-6(E) EDGE BUFFER LANDSCAPING is being followed.
 - B. Landscape Legend The tree named Desert Willow shall be added on the Landscape Legend. It is missing but shown on the drawings.
 - C. Shrub and Groundcovers A note shall be added stating that only female Buffalo Juniper will be planted.
 - D. The line weight shall be made heavier for note: "See sheet LS-102 For Lot 4 Landscaping Calculation."
- 9. Sheet LS-102 Landscaping The Landscape Plan shall specify whether or not buffering standards pursuant to 14-16-5-6(E) EDGE BUFFER LANDSCAPING is being followed.
- 10. Sheet C2.1 Conceptual Drainage Plan
 - A. Proposed Drainage Notes The text "northeast side" in the third paragraph shall be changed to "southeast side."
 - B. A North Arrow and Scale shall be added to the sheet.
- 11. Sheet A1.50 Elevations New Exterior: Details for exterior signs shall be added and proposed signage shall be included on a separate sign detail sheet. The signage should include full dimensions, materials, and colors.
- 12. Sheet C5.1 Detail Sheet
 - A. A Detail of the 26' sign for the light vehicle fueling station on Lot 1 shall be added. If there isn't enough room on the detail sheet add another detail sheet to the set.
 - B. A front elevation of the garbage dumpster shall be provided in addition to the cross section and top view detail.
 - C. A material/colors list for the garbage dumpster shall be provided.
- 13. AMAFCA Conditions:
 - A. Development on this site shall show compliance with this drainage master plan.
 - B. This development shall show conformance with both DMPs (whichever is most restrictive) and any on- and off-site drainage infrastructure sized appropriately prior to approval of the grading and drainage plans.
 - C. AMAFCA does not recommend having a public storm drain beneath a development's proposed detention pond.
- D. The proposed southern 24" SD appears to cross property not owned by the applicant. It shall be verified that the adjacent property owner has allowed this proposed SD connection.
- 14. The proposed monument sign shall be lowered from the proposed 30-foot height to a 26-foot height pursuant to the MX-M zone district standards.
- 15. The proposed usage for lot 1 shall be amended to remove the incidental uses of liquor sales and convenience store. A note shall be added to the site plan which states: "Any future liquor retail sale use shall be pursuant to the MX-M zone district standards and requires a conditional use approval by the Zoning Hearing Examiner (ZHE)."

<u>APPEAL</u>: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **July 5, 2024.** The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. 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 an EPC Recommendation to the City Council since this is not a final decision.

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 IDO must be complied with, even after approval of the referenced application(s).

Sincerely,

Megan Jones

for Alan M. Varela, Planning Director

AV/WS/WF/MJ

CC: Amirhamzeh Enterprises LLC, <u>damirhamzeh@gmail.com</u> Tierra West LLC, Sergio Lozoya, <u>slozoya@tierrawestllc.com</u> Stinson Tower NA, Emilio Chavez, epchavez49@gmail.com
Stinson Tower NA, Bruce Rizzieri, rizzierinm@gmail.com
Westside Coalition of Neighborhood Associations, Elizabeth Haley, elizabethkayhaley@gmail.com
Westside Coalition of Neighborhood Associations, Rene Horvath, aboardlll@gmail.com
South West Alliance of Neighborhoods (SWAN Coalition), Geraldine Ulibarri, gerulibarril@gmail.com
South West Alliance of Neighborhoods (SWAN Coalition), Lorenzo Otero, housealbchrome@gmail.com
Westgate Heights NA, Christoper Sedillo, navrmc6@aol.com
Westgate Heights NA, Matthew Archuleta, mattearchuletal@hotmail.com
Legal, <u>Dking@cabq.gov</u>
Legal, Nasanchez@cabq.gov
EPC file

PLANNING DEPARTMENT URBAN DESIGN & DEVELOPMENT DIVISION 600 2nd Street NW Room 190 Albuquerque, NM 87102 Tel: (505) 924-3320



POST EPC MEMORANDUM

TO: CABQ Development Facilitation Team (DFT)

FROM: William Steele, Senior Planner

DATE: 12/23/2024

RE: PR-2020-004014, SI-2024-00747 – Site Plan – EPC

The agent (Tierra West LLC.) for Amirhamzeh Enterprises LLC, has worked with Staff to fulfill post EPC requirements to meet Conditions of Approval 1-15, for a Site Plan – EPC, for all or a portion of Tracts 483, 484 & 485, Unit No 7, Atrisco Grant and Tract D-2, Plat for Tracts D-1, D-2, D-3 & D-4, Albuquerque South, Unit 1, being a replat of Tract D, Albuquerque South Unit 1, containing approximately 18 acres at the intersection of Unser Blvd SW and Sage Rd SW. See EPC Notice of Decision (NOD) dated 06-20-2024.

The applicant provided a letter which shall be included with the DFT submittal describing how each condition has been satisfied or will be met moving forward. Updated Site Plan drawings have been provided incorporating the Conditions of Approval.

Unauthorized Changes (Not approved by the EPC.)

Sheet LS-103, "City of Albuquerque Integrated Development Ordinance – Landscaping, Buffering and Screening Provided for Reference" was added to the set of drawings.

SI-2024-00747 – Site Plan – EPC

- 1. Condition 1 has been met or is agreed to by the applicant. The applicant has agreed to submit the proposed site plan to the Development Facilitation Team (DFT) for final sign off. DFT Staff is responsible for reviewing the Site Plan to ensure all EPC Conditions have been satisfied and the IDO, DPM, and all other applicable City requirements have been met.
- 2. Condition 2 has been met: The applicant has coordinated with the Staff Planner prior to submitting to the DFT to ensure that the EPC Conditions in the Official Notification of Decision have been met.
- 3. Condition 3 is agreed to by the applicant. The subject site will be required to go through the Development Hearing Officer (DHO) subdivision process to subdivide the 4 existing tracts into 5 parcels as shown on the Site Plan prior to final sign off.

PLANNING DEPARTMENT URBAN DESIGN & DEVELOPMENT DIVISION 600 2nd Street NW Room 190 Albuquerque, NM 87102 Tel: (505) 924-3320



- 4. Condition 4 (a-d) is agreed to by the applicant and is in the process of being met. Approval of all requirements by the Transportation Development Review Services (DRS), DPM, ADA, and City of Albuquerque (CABQ) regarding permanent transportation improvements, Traffic Circulation Layout and Traffic Impact Study are being in the process of being addressed with CABQ transportation engineers.
- 5. Condition 5 has not been fully met: Landscape sheets LS-101 and LS-102 vicinity maps have not included Tract D-2 within the boundary of the subject site. Please revise the vicinity maps on these sheets to include Tract D-2.
- Condition 6 (a-e) Sheet C1.0 Site Plan EPC has been met. The site data has been edited and corrected. Materials to alert motorist has been added to the site plan drawings and details on sheet C5.1.
- Condition 7 (a-d) Sheet C1.1 Site Plan EPC has been met. The site data has been edited and corrected. Materials to alert motorist has been added to the site plan drawings and details on sheet C5.1.
- 8. Condition 8 (a-d) Sheet LS-101 Landscaping has been met. Text has been added to reflect IDO §14-16-5-6(E) EDGE BUFFER LANDSCAPING is being followed. Desert Willow tree was added to the landscape legend and a note stating Buffalo Juniper will be planted was also added to the sheet.
- 9. Condition 9 Sheet LS-102 Landscaping has been met. Lot 4 is no longer divided between both landscaping sheets and now shown in its entirety on Sheet LS-102. Therefore, the need for note referencing the Landscaping Calculations on LS-102 is not shown, nor required. Sheet LS-103, "City of Albuquerque Integrated Development Ordinance Landscaping, Buffering and Screening Provided for Reference" was added to the set of drawings.
- 10. Condition 10 has been partially met. The Proposed Drainage Notes have been edited and the north arrow and scale has been added to the sheet.

Unfortunately, there needs to be a modification to the Proposed Drainage Notes - The text "northeast side" in the third paragraph shall be changed to "southeastwest side."

11. Condition 11 has been partially met: Sheet A1.50 Elevations – The ALLSUPS sign has been replaced with a generic sign on the Exterior Elevation-North. A note was added to the sheet stating the signage will comply with the IDO.

A sign detail for the exterior signs was not added to the detail sheet but a pylon sign detail was added. Please note, all future sign permits will need approval from the Code Enforcement Division.

12. Condition 12 has been met. A generic detail of the 26' sign for the light vehicle fueling station on Lot 1 has been added to Sheet C5.1 Detail Sheet. The front elevation, materials and colors of the garbage dumpster has been added to Detail Sheet C5.1.

PLANNING DEPARTMENT URBAN DESIGN & DEVELOPMENT DIVISION 600 2nd Street NW Room 190



13. Condition 13 has been met and AMAFCA approved a conceptual grading and drainage plan on 10/09/2024.

Please provide the Planning Department with a copy of the AMAFCA approved conceptual grading and drainage plan.

- 14. Condition 14 has been met and the proposed monument sign on Lot 1 was reduced to a height of 26' pursuant to the MX-M zoning district standards as shown on Detail Sheet C5.1.
- 15. Condition 15 has been partially met. The proposed usage for Lot 1 has not removed the incidental uses of liquor and convenience store. Please remove incidental uses of liquor and convenience store from Lot 1 Proposed Usage.

The following note was added to Sheet C1.0 Site Plan – EPC: "Any future liquor retail sale use shall be pursuant to the MX-M zone district standards and requires a conditional use approval by the Zoning Hearing Examiner (ZHE)."

The agent (Tierra West LLC.) for Amirhamzeh Enterprises LLC., has satisfied Conditions 1-4, 6-9, 11-12 and 14 for NOD dated June 20, 2024. All conditions that have not been met (i.e., Conditions 5, 10, 13, 15) shall be coordinated with DFT staff prior to receiving final sign-off. The DFT can move forward with reviewing the Site Plan approved by the EPC.

William Steele

Albuquerque, NM 87102 Tel: (505) 924-3320

William Steele, Senior Planner Current Planning, Urban Design & Development City of Albuquerque Planning Department



March 11, 2025

Willam Steele and William Foster City of Albuquerque – Planning Department PO Box 1293 Albuquerque, NM. 87103

RE: Unser and Sage POST EPC MEMORANDUM-PR-2020-004014 SI-2024-0074

Dear Willam Steele and William Foster,

Per the conditions of approval dated June 20, 2024, please find the following responses addressing the comments listed below:

- Comment: Condition 1 has been met or is agreed to by the applicant. The applicant has agreed to submit the proposed site plan to the Development Facilitation Team (DFT) for final sign off. DFT Staff is responsible for reviewing the Site Plan to ensure all EPC Conditions have been satisfied and the IDO, DPM, and all other applicable City requirements have been met. Response: Confirmed.
- Comment: Condition 2 has been met: The applicant has coordinated with the Staff Planner prior to submitting to the DFT to ensure that the EPC Conditions in the Official Notification of Decision have been met.
 Response: Confirmed.
- Comment: Condition 3 is agreed to by the applicant. The subject site will be required to go through the Development Hearing Officer (DHO) subdivision process to subdivide the 4 existing tracts into 5 parcels as shown on the Site Plan prior to final sign off. Response: Confirmed.
- 4. Comment: Condition 4 (a-d) is agreed to by the applicant and is in the process of being met. Approval of all requirements by the Transportation Development Review Services (DRS), DPM, ADA, and City of Albuquerque (CABQ) regarding permanent transportation improvements, Traffic Circulation Layout and Traffic Impact Study are being in the process of being addressed with CABQ transportation engineers. Response: Confirmed.
- Comment: Condition 5 has not been fully met: Landscape sheets LS-101 and LS-102 vicinity maps have not included Tract D-2 within the boundary of the subject site. Please revise the vicinity maps on these sheets to include Tract D-2.
 Response: The vicinity map on LS-101 and LS-102 has been updated to show the entire site.
- Comment: Condition 6 (a-e) Sheet C1.0 Site Plan EPC has been met. The site data has been edited and corrected. Materials to alert motorist has been added to the site plan drawings and details on sheet C5.1.
 Response: Confirmed.
- Comment: Condition 7 (a-d) Sheet C1.1 Site Plan EPC has been met. The site data has been edited and corrected. Materials to alert motorist has been added to the site plan drawings and details on sheet C5.1.

Response: Confirmed.

- Comment: Condition 8 (a-d) Sheet LS-101 Landscaping has been met. Text has been added to reflect IDO §14-16-5-6(E) EDGE BUFFER LANDSCAPING is being followed. Desert Willow tree was added to the landscape legend and a note stating Buffalo Juniper will be planted was also added to the sheet.
 Response: Confirmed.
- 9. Comment: Condition 9 Sheet LS-102 Landscaping has been met. Lot 4 is no longer divided between both landscaping sheets and now shown in its entirety on Sheet LS-102. Therefore, the need for note referencing the Landscaping Calculations on LS-102 is not shown, nor required. Sheet LS-103, "City of Albuquerque Integrated Development Ordinance Landscaping, Buffering and Screening Provided for Reference" was added to the set of drawings.

Response: Confirmed.

Comment: Condition 10 has been partially met. The Proposed Drainage Notes have been edited and the north arrow and scale has been added to the sheet. Unfortunately, there needs to be a modification to the Proposed Drainage Notes - The text "northeast side" in the third paragraph shall be changed to "southwest side.
 Response: The pond in guestioned is located on the southeast side of the site. The third

Response: The pond in questioned is located on the southeast side of the site. The third paragraph states the correct side of the pond and does not need to be changed.

11. **Comment:** Condition 11 has been partially met: Sheet A1.50 Elevations – The ALLSUPS sign has been replaced with a generic sign on the Exterior Elevation-North. A note was added to the sheet stating the signage will comply with the IDO. A sign detail for the exterior signs was not added to the detail sheet but a pylon sign detail was added. Please note, all future sign permits will need approval from the Code Enforcement Division.

Response: A note stating "all future sign permits will need approval from the Code Enforcement Division" was added to the sign detail.

- Comment: Condition 12 has been met. A generic detail of the 26' sign for the light vehicle fueling station on Lot 1 has been added to Sheet C5.1 Detail Sheet. The front elevation, materials and colors of the garbage dumpster has been added to Detail Sheet C5.1.
 Response: Confirmed.
- Comment: Condition 13 has been met and AMAFCA approved a conceptual grading and drainage plan on 10/09/2024. Please provide the Planning Department with a copy of the AMAFCA approved conceptual grading and drainage plan.
 Response: Approved plan has been added to the submittal package.
- 14. **Comment:** Condition 14 has been met and the proposed monument sign on Lot 1 was reduced to a height of 26' pursuant to the MX-M zoning district standards as shown on Detail Sheet C5.1. **Response:** Confirmed.
- 15. Comment: Condition 15 has been partially met. The proposed usage for Lot 1 has not removed the incidental uses of liquor and convenience store. Please remove incidental uses of liquor and convenience store from Lot 1 Proposed Usage. The following note was added to Sheet C1.0 Site Plan EPC: "Any future liquor retail sale use shall be pursuant to the MX-M zone district standards and requires a conditional use approval by the Zoning Hearing Examiner (ZHE)." Response: "The incidental uses of liquor and convenience store" has been removed from the sheets. .

If you have any questions, please feel free to contact me at (505) 858-3100 or jliberman@tierrawestllc.com.

Sincerely,

Jacob Liberman Enclosure/s: EPC Civil Set JN: 2024029 RRB/JL

Agent Authorization Form

January 9, 2025

Development Facilitation Team City of Albuquerque Planning Department Plaza del Sol Building 600 2nd Street NW Albuquerque, NM 87102

RE: Letter of Authorization for Entitlement and Permit Applications for proposed Zone Map Amendment and associated project by Amirhamzeh Enterprises, LLC on their owned lands, legally described as Tracts 483, 484 & 485 Unit No 7 Atrisco Grant Cont 15.000 Acres and Tract D-2 Plat for Tracts D-1, D-2, D-3 & D-4 Albuquerque South Unit 1 Being A Replat of Tract D Albuquerque South Unit 1 Containing 2.6205 Acres

ZONE ATLAS PAGE: M-10-Z

Amirhamzeh Enterprises, LLC hereby authorizes Tierra West, LLC to obtain information and submit entitlement and permit applications to the Development Facilitation Team for the above referenced Properties, and act as Amirhamzeh Enterprises' agent for the limited purpose of entitling, permitting, and subdividing the above referenced Properties.

hamzeh Signature Title Date



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	5 16' LIG SHEET	HT POLE (TYP.), SEE DETAIL C5.0
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	(13) DWG 2	600-106, SEE DETAIL SHEE SED DRIVEPAD PER COA STE
		SHEET C5.0
· · · · · · · · · · · · · · · · · · ·	USES A	ND DESIGN STANDARD LOT1 & Lot 2
	Model Zone Allowable Uses	
	Use Specific Standards	Table 4-2-1: Allowable UsesAny Use Specific Standard in ID0
	Dimensional Standards	Dimensional Standards
	Site Design and Sensitive Lands Access and Connectivity	Per IDO Section 14-16-5-3
	Parking and Loading	Per IDO Section 14-16-5-4: Subo Per IDO Section 14-16-5-5: Park
12'X30'96'96'	Landscaping, Buffering, and Screening Walls and Fences	Per IDO Section 14-16-5-7: Wall
ASEMENT CONTRACTOR OF CONTRACT	Neighborhood Edges	Per IDO Section 14-16-5-8: Outo Per IDO Section 14-16-5-9: Neig
	Solar Access Building Design	Per IDO Provision 14-16-5-11(E)
	Signs Operation and Maintenance	
5, DOC. NO. 2016091167)		
P1 P1 P1 P1 P1 P1 SUBDIVISION 2002C-62) 2002C-62) 2002C-62) P1 P1 P1 <td>Model Zone Allowable Uses</td> <td></td>	Model Zone Allowable Uses	
- 46)		Table 4-2-1: Allowable Uses Any Use Specific Standard in IDC
960 02, 1 02, 1 0, 1 02, 1	Dimensional Standards	
2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Site Design and Sensitive Lands	
		Per IDO Section 14-16-5-4: Sub
AC) APPLICATION NUMBER: This plan is consistent with the specific Site Development Plan approved by	Landscaping, Buffering, and Screening	
(-M) Environmental Planning Commission (EPC), dated, and the Findin and Conditions in the Official Notification of Decision are satisfied.	gs Outdoor and Site Lighting	Per IDO Section 14-16-5-8: Outo Per IDO Section 14-16-5-8: Neig
ls an Infrastructure List required? () Yes () No If Yes, then a se of approved DRC plans with a work order is required for any construction within Public Right—of—Way or for construction of public improvements.	Solar Access	Per IDO Section 14-16-5-10: Sol Per IDO Provision 14-16-5-11(E)
AC) DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:		Per IDO Section 14-16-5-12: Sig
(-L) T Traffic Engineer, Transportation Division Date		Maintenance Lot 4
Traffic Engineer, Transportation Division Date	Model Zone Allowable Uses	R-T
CHED, Water Utility Development Date		townhomes IDO Provision 14-16-4-3(B)(6)
3 AC) DESIGN) Parks & Recreation Department Date	Dimensional Standards	
SHEET City Engineer Date	Site Design and Sensitive Lands Materials to Alert Motorist	No sensitive lands present
ND SINGLE	Subdivision of Land	
* Environmental Health Department (conditional) Date Adrian Marez 1-8-2	Landscaping, Buffering, and Screening	Landscape per proposed Landso
Solid Waste Management Date		Per IDO Section 14-16-5-8: Outo
AC) DRB Chairperson, Planning Department Date	Solar Access Building Design	Per IDO Section 14-16-5-10: Sol
* Environmental Health, if necessary	Signs Operation and Maintenance	Per IDO Section 14-16-5-12: Sig
		1 - 0 - 100 Georgin 14-10-0-13: Op

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NDARY LINE

UILDING/RESIDENTIAL LOT LINE IDEWALK

WALK

B & GUTTER REA

COA STD EET C5.0 P.) PER COA ET C5.0 RAMP PER SHEET C5.0 IGN (TYP.),

GUTTER

LIGHT POLE, 20' OF RESIDENTIAL DETAIL

V/SIGN, SEE DETAIL SHEET C5.1

C5.1 (5 SPACES)

(TYP.) PER COA STD ÈT C5.1 D DWG 2425A, SEE

zone district per **IDO** O Section 14-16-4-3 Zone District

division of Land ing and Loading cape Plan Is and Fences

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LEGAL DESCRIPTION:

TRS 483 484 & 485 UNIT NO 7 ATRISCO GRANT CONT 15.000 AC TR D-2 PLAT FOR TRACTS D-1, D-2, D-3 & D-4

ALBUQUERQUESOUTH UNIT 1 BEING A REPLAT OF TRACT D ALBUQUERQUESOUTH UNIT 1 CONT 2.6205 AC

GENERAL NOTES - SITE PLANS:

THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT BE NOTIFIED APPROVAL FROM THE ARCHITECT. 2. WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED

DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

3. GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT. 4. GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER. 5. GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN

ALL DIRECTIONS. 6. PAVING SHALL BE LOWER THAN THE BUILDING SLAB BY THE FOLLOWING AMOUNTS UNO:

- 1/2" @ ALL EXIT DOORS
- 1/2" @ ALL SHOWROOM GLAZING LOCATIONS • 1 1/2" @ OVERHEAD DOORS
- 1 1/2" @PRE-FAB METAL WALL PANELS
- 7. PARKING LOT SHALL BE ASPHALT PAVING

NOTICE TO CONTRACTORS

- 1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION,
- 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
- 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 5. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE. 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

INDEX TO DRAWINGS C1.0

C1.0	SITE PLAN-EPC
C1.1	SITE PLAN-EPC
C2.0	CONCEPTUAL GRADING PLAN
C2.1	CONCEPTUAL DRAINAGE PLAN
C3.0	CONCEPTUAL MASTER UTILITY PLAN
C4.0	LOT 1 BUILDING ELEVATIONS
C4.1	LOT 5 CELL TOWER IMAGES
C5.0	DETAIL SHEET
C5.1	DETAIL SHEET
C5.2	DETAIL SHEET
LS-101	LANDSCAPING PLAN
LS-102	LANDSCAPING PLAN
LS-103	LANDSCAPING PLAN-IDO



SCALE: 1"=50'

SEAL	SAGE AND UNSER DEVELOPMENT ALBUQUERQUE, NM	<i>DRAWN BY</i> TW
NALD R. BOHA ALLAND	SITE PLAN - EPC	<i>DATE</i> 12/2/2024
((7868))		<i>DRAWING</i> 2024029_SP
PROTIESS/ONALENGIN		SHEET #
12/2/2024	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	C1.0
RONALD R. BOHANNAN P.E. #7868	(505) 858-3100 www.tierrawestllc.com	<i>JOB #</i> 2024029



LEGEND

	CURB & GUTT
	PROPOSED BC
	EXISTING BOU
	EASEMENT
	RIGHT-OF-WA
	PROPOSED BL
	PROPOSED SI
	EXISTING SIDE
	EXISTING CURE
·····	LANDSCAPE A
	LANE

STRIPING

KEYED NOTES

- 1 NEW 5' CONCRETE SIDEWALK PER COA STD DWG 2430 (TYP.), SEE DETAIL SHEET C5.0
- 2 STANDARD CURB AND GUTTER (TYP.) PER COA STD DWG 2415B, SEE DETAIL SHEET C5.0
- 3 UNIDIRECTIONAL ACCESSIBLE (TYP.) RAMP PER COA STD DWG 2443, SEE DETAIL SHEET C5.0
- 4 ACCESSIBLE PARKING SPACE W/SIGN (TYP.), SEE DETAIL SHEET C5.0
- 5 16' LIGHT POLE (TYP.), SEE DETAIL SHEET C5.0
- (6) REMOVAL OF EXISTING CURB AND GUTTER
- 7 REMOVAL AND REPLACE EXISTING LIGHT POLE, 20' MAX. EXCEPT 16' MAX. WITHIN 70' OF RESIDENTIAL
- 8 DUMPSTER ENCLOSURE (TYP.), SEE DETAIL SHEET C5.0
- (9) EXISTING 6' PUBLIC SIDEWALK (TYP.)
- (10) MOTORCYCLE SPACE (4'X8' MIN) W/SIGN, SEE DETAIL SHEET C5.1
- (11) BICYCLE RACK, SEE DETAIL SHEET C5.1 (5 SPACES)
- (12) 26' PYLON SIGN
- PROPOSED CROSSWALK MARKING (TYP.) PER COA STD DWG 2600-106, SEE DETAIL SHEET C5.1
- PROPOSED DRIVEPAD PER COA STD DWG 2425A, SEE DETAIL SHEET C5.0

TER OUNDARY LINE

JNDARY LINE

UILDING/RESIDENTIAL LOT LINE IDEWALK

EWALK RB & GUTTER

REA



LEGAL DESCRIPTION:

TRS 483 484 & 485 UNIT NO 7 ATRISCO GRANT CONT 15.000 AC TR D-2 PLAT FOR TRACTS D-1, D-2, D-3 & D-4 ALBUQUERQUESOUTH UNIT 1 BEING A REPLAT OF TRACT D

ALBUQUERQUESOUTH UNIT 1 CONT 2.6205 AC

SITE DATA

<u>LOT 4</u> PROPOSED USAGE:

SINGLE FAMILY DETACHED, TOWNHOMES, DUPLEX

LOT AREA: ZONING:

406,625.73 SF (9.33 AC) PD (USED R-T FOR DESIGN) SEE USES AND DESIGN STANDARDS ON THIS SHEET TOTAL NO. RESIDENTIAL UNITS: 81 UNITS

THE SITE PLAN SHALL INCLUDE DUPLEXES AND SINGLE FAMILY USES FOR LOT 4 TO MATCH THE USES AND DESIGN STANDARDS TABLE FOR THIS LOT

USES AND DESIGN STANDARDS

Lot 4 Model Zone I R-1 Allowable Uses Single-family detached, two-family detached (duplex), townhomes Use Specific Standards IDO Provision 14-16-4-3(B)(6) Dimensional Standards Per IDO Table 5-1-1: Residential Zone District Dimensional Standards Site Design and Sensitive Lands No sensitive lands present Materials to Alert Motorist Per IDO Section 14-16-5-3: Access and Connectivity Subdivision of Land Per IDO Section 14-16-5-4: Subdivision of Land Parking and Loading | Per IDO Section 14-16-5-4: Subdivision of Land Landscaping, Buffering, and Screening Landscape per proposed Landscape Plan Walls and Fences | Per IDO Section 14-16-5-7: Walls and Fences Outdoor and Site Lighting Per IDO Section 14-16-5-8: Outdoor and Site Lighting Neighborhood Edges | Per IDO Section 14-16-5-9: Neighborhood Edges Solar Access Per IDO Section 14-16-5-10: Solar Access Building Design Per IDO Provision 14-16-5-11(C) Signs Per IDO Section 14-16-5-12: Signs Operation and Maintenance Per IDO Section 14-16-5-13: Operation and Maintenanc

	ENGINEER'S SEAL	SAGE AND UNSER DEVELOPMENT ALBUQUERQUE, NM	<i>DRAWN BY</i> TW
	DR. BOHA		DATE
v	ONALD R. BOHAN	SITE PLAN - EPC	12/2/2024
50 25 0 25 50	(((7868)))		<i>DRAWING</i> 2024029_SP
	PROFILESSIONAL ENGINE		SHEET #
SCALE: 1"=50'	12/2/2024	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	C1.1
	RONALD R. BOHANNAN P.E. #7868	(505) 858—3100 www.tierrawestllc.com	<i>JOB </i>

Legal Description & Location: TRS 483 484 & 485 UNIT NO 7 ATRISCO GRANT CONT 15.000 AC & TR D-2 PLAT FOR TRACTS D-1, D-2, D-3 & D-4 ALBUQUERQUE SOUTH UNIT 1 BEING A REPLAT OF TRACT D ALBUQUERQUESOUTH UNIT 1 CONT 2.6205 AC / UNSER BLVD SW & SAGE RD SW

Hydrology:

 Sensitive Lands Analysis (5-2(C)) Grading and Drainage Plan AMAFCA Bernalillo County NMDOT MRGCD MRGCD Hydrology Department 	Approved X Approved Approved Approved Approved 12/02/2024 Date	X NA NA NA X NA
Transportation:		
 Traffic Circulations Layout (TCL) Traffic Impact Study (TIS) Neighborhood Impact Analysis (NIA) Bernalillo County MRCOG MMDOT MRGCD <u>Ernert Armijo</u> Transportation Department 	X Approved X Approved Approved Approved X Approved Approved Approved Approved Approved 1/27/2025 Date	NA × NA

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

•	Request for Availability submitted?	<u> </u>	No	NA
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Availability Statement/Serviceability Letter Number 240514

• Note: Commitment for service is required prior to application approval.

Galveston Begaye

12/2/2024 Date

Approved

NA

□ Infrastructure Improvements Agreement (IIA*)

Solid Waste Department Signature on the Plan	X Approved	NA
A Fire Marshall Signature on the Plan	Approved	NA

* Prior to **Final Site Plan** approval submittals (include a copy of the recorded IIA)

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

October 09, 2024

Ronald Bohannan, P.E. Tierra West, LLC 5571 Midway Park Place NE Albuquerque, NM 87109

RE: Sage & Unser Development Conceptual Grading Plan and Conceptual Drainage Plan Engineer's Stamp Date: 06/03/2024 Hydrology File: M10D023

Dear Mr. Bohannan:

PO Box 1293 Based upon the information provided in your submittal received 09/30/2024, the Conceptual Grading Plan and Conceptual Drainage Plan are preliminarily approved for action by the Development Facilitation Team (DFT) on the Site Plan for a Building Permit.

Albuquerque

NM 87103

www.cabq.gov

PRIOR TO BUILDING PERMIT / WORK ORDER:

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to <u>PLNDRS@cabq.gov</u> along with the Drainage Transportation Information Sheet.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, <u>jhughes@cabq.gov</u>, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3362 or <u>richardmartinez@cabq.gov</u>.

Sincerely,

hilledt

Richard Martinez, P.E. Senior Engineer, Hydrology Planning Department



City of Albuquerque

Planning Department Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: UNSER AND SAGE	Hydrology File #
Legal Description: TRS 483 484 & 485 UNIT NO 7 ATRISCO GRANT CONT 15.0	000 AC AND TR D-2 PLAT FOR TRACTS D-1, D-2, D-3 & D-4 ALBUQUERQUESOUTH UNIT 1 BEING A REPLAT OF TR
City Address, UPC, OR Parcel: 101005511645720205 and	
Applicant/Agent: Tierra West LLC	Contact: Jacob Liberman
Address: _ 5571 MIDWAY PARK PL NE, ALBUQUERQUE, NM	Phone: 505-858-3100
Email:jliberman@tierrawestllc.com	
Applicant/Owner:	Contact: Diana Amirhamzeh
Address: 9605 SOMMER PL OAKDALE CA 95361	Phone: 209-484-1440
Email:damirhamzeh@gmail.com	
TYPE OF DEVELOPMENT: Plat (# of lots)	
	All other Developments
RE-SUBMITTA	L: YES 🗙 NO
DEPARTMENT: TRANSPORTATION	HYDROLOGY/DRAINAGE
Check all that apply under Both the Type of Submitta	al and the Type of Approval Sought:
TYPE OF SUBMITTAL:	TYPE OF APPROVAL SOUGHT:
Engineering / Architect Certification	Pad Certification
Conceptual Grading & Drainage Plan	Building Permit
Grading & Drainage Plan, and/or Drainage	Grading Permit
- Report	Paving Permit
Drainage Report (Work Order)	SO-19 Permit
Drainage Master Plan	Foundation Permit
Conditional Letter of Map Revision (CLOMR)	Certificate of Occupancy - Temp Perm
Letter of Map Revision (LOMR)	Preliminary / Final Plat
Floodplain Development Permit	Site Plan for Building Permit - DFT
Traffic Circulation Layout (TCL) – Administrative	Work Order (DRC)
	Release of Financial Guarantee (ROFG)
Traffic Circulation Layout (TCL) – DFT Approval	CLOMR / LOMR
Traffic Impact Study (TIS)	Conceptual TCL - DFT
Street Light Layout	OTHER (SPECIFY)
OTHER (SPECIFY)	

DATE SUBMITTED: 9-30-2024



	CURB & GUTTER
	PROPOSED BOUNDARY LINE
	EXISTING BOUNDARY LINE
	EASEMENT
	RIGHT-OF-WAY
	PROPOSED BUILDING/RESIDENTIAL LOT LINE
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
==========	EXISTING CURB & GUTTER
	LANDSCAPE AREA
	LANDSCAPE AREA LANE
	LANE
	LANE
	LANE STRIPING
	LANE STRIPING SPOT ELEVATION
5048.25 	LANE STRIPING SPOT ELEVATION FLOW ARROW
5048.25 	LANE STRIPING SPOT ELEVATION FLOW ARROW EXISTING CURB & GUTTER
5048.25 	LANE STRIPING SPOT ELEVATION FLOW ARROW EXISTING CURB & GUTTER EXISTING BOUNDARY LINE
-5048.25 	LANE STRIPING SPOT ELEVATION FLOW ARROW EXISTING CURB & GUTTER EXISTING BOUNDARY LINE EXISTING CONTOUR MAJOR

	ENGINEER'S SEAL	SAGE AND UNSER DEVELOPMENT ALBUQUERQUE, NM	<i>DRAWN BY</i> TW
	NALD R. BOHANT		DATE
	N METICO	CONCEPTUAL GRADING	6/3/2024
	(((7868)))		<i>DRAWING</i> 2024029_GR
0 30 0 30 60	PROFILESS/ONALENGIN		SHEET #
SCALE: 1"=60'	6/3/2024	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	C2.0
	RONALD R. BOHANNAN	(505) 858—3100 www.tierrawestllc.com	<i>JOB #</i>



ALL EXISTING UTILITIES S RESEARCH. AS-BUILTS. BY OTHERS. IT SHALL BE CONTRACTOR TO CONDUC INVESTIGATIONS PRIOR TO TO DETERMINE THE ACTU OTHER IMPROVEMENTS. I CHANGES FROM THIS PLA AND APPROVED BY THE

Zone 1

P4 247,490
 P5
 81,745.

 P6
 113,952.

 Total
 685,268.

PROJECT DESCRIPTION

THE EXISTING SITE IS APPROXIMATELY 15.80 ACRES AND LIES WITHIN THE ARENAL UNSER DRAINAGE MASTER PLAN REFERENCED AS M10D000. WITH THE INSTALLMENT AND DEDICATION OF THE R.O.W FOR THE RIGHT TURN LANE OFF SAGE RD AND THE DECELERATION LANE OFF UNSER BLVD, THE PROPOSED PROPERTY AREA WILL BE REDUCED TO APPROXIMATELY 15.74 ACRES. THE PROPOSED SITE WILL BE SUBDIVIDED INTO 5 LOTS AND BE ZONED AS PD WITH THE INTENT TO HAVE MIX-USES FOR EACH

EXISTING DRAINAGE:

BASIN EB1 LIES WITHIN AUDMP AND IS ANNOTATED AS BASIN 504, CURRENTLY THE DRAINAGE FLOWS FROM THE SITE MAKE THEIR WAY TO THE NORTH EASTERN PART OF BASIN EB1. THESE FLOWS ARE THEN CONVEYED ALONG SAGE ROAD AND MAKE THEIR WAY EAST TO THE AMOLE DEL NORTE DIVERSION CHANNEL. BASIN EB1 IS ALSO COVERED IN THE TOWER/SAGE DRAINAGE MASTER PLAN 1995 BY ANDREWS, ASBURY & ROBERT, INC. ID NO.336. BASIN EB1 FALLS WITHIN THE TOWER/SAGE DRAINAGE MASTER PLAN SUB-BASIN SD-7. S-D7 WAS MODELED WITH AN ASSUMPTION OF FUTURE DEVELOPMENTS WITH A 29% B AND 71% D. PER THE TOWER/SAGE DRAINAGE MASTER PLAN, THE FLOWS FROM BASIN EB3 ARE INTENDED TO FLOW INTO UNDERGROUND STORM DRAIN PIPE ON SAGE ROAD, AND DOWN TO THE AMOLE DEL NORTE DIVERSION CHANNEL TO THE EAST.

BASIN EB2 LIES WITHIN AUDMP AS BASIN 400.2, AND ON THE WESTERN SIDE OF THE PROPOSED PROPERTY LAYS THE DESERT SAGE SUBDIVISION M10D011A. IN THE DESERT SAGE SUBDIVISIONS DRAINAGE REPORT THEY DESIGNATE THE EXISTING BASIN EB2 AS 400.2C AS SHOWN IN APPENDIX A. IN THEIR REPORT THEY CONSIDER THE IMPACT OF DRAINAGE FROM FUTURE DEVELOPMENTS IN THE PROPOSED SITE. THE FLOW RATE FOR BASIN 400.2C WAS CALCULATED TO BE 19.74 CFS, WHICH IS THE ALLOWABLE FLOW RATE FOR AN AREA OF 6 ACRES. THE CALCULATION WAS BASED ON A 44% D, 28% C AND 28% B ASSUMPTION. CURRENTLY THE DRAINAGE FROM BASIN EB2 FLOWS INTO A STORM INLET ON THE SOUTH-EASTERN PART OF BASIN EB2. THE FLOWS MAKE THEIR WAY DOWN UNSER AND INTO THE DETENTION POND ON THE SOUTH EAST CORNER OF UNSER BLVD AND ARENAL STREET. IT SHALL BE NOTED THAT THE DESERT SAGE SUBDIVISION DRAINAGE REPORT CALCULATED DEVELOPED FLOWS OF 19.74 CFS (ALLOWABLE) WITH 6 ACRES OF LAND. HOWEVER IN THIS ANALYSIS THE AREA OF EB2 WAS CALCULATED TO BE 8.24 ACRES.

BASINS EB3 AND EB4 LAY WITHIN THE AUDMP AS BASIN 405, ON THE SOUTH SIDE OF THE PROPERTY LAYS A COMMERCIAL RETAIL LOT WALGREENS. THE WALGREENS ON UNSER AND SAPPHIRE PLANS M10D015A TAKE BASINS EB3 AND EB4 INTO CONSIDERATION FOR UNDEVELOPED AND DEVELOPED FLOWS. ON THE WALGREENS ON UNSER AND SAPPHIRE EB3 AND EB4 ARE DESIGNATED AS BASINS OF1 AND OF2 RESPECTIVELY. ACCORDING TO THE WALGREENS REPORT OF1 CONSISTS OF 0.64 ACRES OF LAND WITH AN EXISTING FLOW RATE OF 0.8 CFS WITH 100% LAND TREATMENT A. THE DEVELOPED FLOW RATE FOR OF1 WAS CALCULATED TO BE 2.7 CFS WITH 10% AND 90% LAND TREATMENT B AND D. OF2 CONSISTS OF 1.98 ACRES OF LAND WITH AN EXISTING FLOW RATE OF 2.6 CFS WITH 100% LAND TREATMENT A. THE FLOW RATE FOR THE DEVELOPED CONDITION FOR OF2 WAS DETERMINED TO BE 8.2 CFS WITH A 10% AND 90% LAND TREATMENT B AND D. IN SUMMARY ACCORDING TO THE WALGREENS ON UNSER AND SAPPHIRE PLANS THE PROPOSED DEVELOPMENT IS ALLOWED TO DRAIN AT A MAX RATE OF 2.6 CFS AND 8.2 CFS FOR BASINS EB3 AND EB4. A SUMMARY OF THE FLOW RATES IS LOCATED IN APPENDIX A FOR THE PROPOSED SITE SPECIFIC CALCULATIONS FOR BASINS EB3 AND EB4.



PROPOSED DRAINAGE:

AS STATED IN THE PROJECT DESCRIPTION, WILL BE REDUCED TO APPROXIMATELY 15.74 ACRES. THE PROPOSED SITE IS DIVIDED INTO 6 NEW BASINS.

THE LAND TREATMENT ASSUMPTION WAS MAE FOR BASIN 2 TO HAVE 25% C AND 75% DBASIN P1, P2, P3 ARE INTENDED TO FLOW AND DISCHARGE INTO A PROPOSED DETENTION POND ON THE WEST SIDE OF THE SITE. THE RUNOFF WILL BE CONVEYED NORTHEAST IN A 24-INCH STORM DRAIN PIPE THAT WILL CONNECT TO AN PROPOSED INLET OFF UNSER. THE COMBINED LAND TREATMENT FOR P1, P2, AND P3 IS 65% D, 35% C, 0% B. AND 0% A WHICH MEETS THE TOWER/UNSER SAGE FLOW REQUIREMENTS. WATER PASSIVE WATER HARVESTING PONDS WILL BE PURPOSED ON THE WEST SIDE OF BASIN P1 AND P2 AND WILL RETAIN THE REQUIRED 2,263 CU-FT AND 1,154 CU-FT. THE DETENTION POND ON THE WEST SIDE OF THE SITE WILL RETAIN THE REQUIRED WATER QUALITY OF 2,053 CU-FT FOR BASIN P3.

THE LAND TREATMENT ASSUMPTION WAS MAE FOR BASIN 5 TO HAVE 35% C AND 65% D. BASIN P4 AND P5 ARE INTENDED TO FLOW AND DISCHARGE INTO A PROPOSED DETENTION POND ON THE SOUTHEAST SIDE OF THE SITE. THE RUNOFF WILL BE CONVEYED EAST IN A 24-INCH STORM DRAIN PIPE THAT WILL CONNECT TO THE EXISTING 36-INCH STORM PIPE ON UNSER. THE POND IS INTENDED TO PRODUCE A FLOW RATE EQUAL OR LESS THAT 19.74 CFS AS SPECIFIED IN THE DESERT SAGE SUBDIVISION PLAN M10D011A. THE DETENTION POND ON THE WEST SIDE OF THE SITE WILL RETAIN THE REQUIRED WATER QUALITY OF 4.331 CU-FT FOR BASIN P4. WATER PASSIVE WATER HARVESTING PONDS WILL BE PURPOSED ON THE WEST SIDE OF BASIN P5 WILL RETAIN THE REQUIRED 1,860 CU-FT.

BASIN P6 IS INTENDED TO FLOW SOUTH INTO A PROPOSED STORM DRAIN INLET. THE RUNOFF WILL BE CONVEYED IN A 24-INCH STORM PIPE THAT WILL CONNECT TO A EXISTING STORM DRAIN INLET APPROXIMATELY 145 FT NORTH OF THE WALGREENS DEVELOPMENT. THE RUNOFF WILL THEN BE CONVEYED INTO THE ARENAL AND UNSER DETENTION POND, WHICH WILL SERVE TO HOLD THE REQUIRED STORM WATER QUALITY VOLUME OF 1285 CU-FT.

FOR NEW DEVELOPMENT, THE REQUIRED STORM WATER QUALITY IS THE IMPERVIOUS AREA MULTIPLIED BY 0.42 INCHES.

Weighted E Method

Dasili Alea			Treatments					100-1eai 10-1eai			2-1edi								
	Area	Area	Trea	atment A	Trea	tment B	Treatn	nent C	Treatn	nent D	Weighted E	Volume	Flow	Weighted E	Volume	Flow	Weighted E	Volume	Flow
	(acres)	(sq miles)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	(ac-ft)	(ac-ft)	cfs	(ac-ft)	(ac-ft)	cfs	(ac-ft)	(ac-ft)	cfs
.9	2.60	0.004	0%	0.00	0%	0.00	48%	1.25	52%	1.35	1.619	0.350	9.13	0.949	0.205	5.28	0.540	0.117	2.73
.2	1.98	0.003	0%	0.00	0%	0.00	25%	0.49	75%	1.48	1.918	0.316	7.54	1.180	0.195	4.54	0.723	0.119	2.56
.2	0.98	0.002	0%	0.00	0%	0.00	23%	0.23	77%	0.76	1.943	0.159	3.77	1.200	0.098	2.27	0.738	0.060	1.29
.5	5.68	0.009	0%	0.00	0%	0.00	50%	2.84	50%	2.84	1.595	0.755	19.86	0.930	0.440	11.45	0.525	0.249	5.85
.7	1.88	0.003	0%	0.00	0%	0.00	35%	0.66	65%	1.22	1.789	0.280	6.91	1.080	0.169	4.09	0.644	0.101	2.23
.7	2.62	0.004	0%	0.00	0%	0.00	68%	1.77	32%	0.84	1.365	0.298	8.56	0.752	0.164	4.75	0.384	0.084	2.20
.2	15.73	0.02458		0.00		0.00		7.24		8.49		2.16	55.76	ļ.	1.27	32.39		0.73	16.87

	SEAL	SAGE AND UNSER DEVELOPMENT ALBUQUERQUE, NM	<i>DRAWN BY</i> TW
	NALD R. BOHAN		DATE
	OUN METICO T	CONCEPTUAL	6/3/2024
SHOWN WERE OBTAINED FROM SURVEYS OR INFORMATION PROVIDED		DRAINAGE PLAN	<i>DRAWING</i> 2024029_GR
BE THE SOLE RESPONSIBILITY OF THE ICT ALL NECESSARY FIELD	PROFILESSIONAL ENGINE		SHEET #
TO AND INCLUDING ANY EXCAVATION, TUAL LOCATION OF UTILITIES AND PRIOR TO STARTING THE WORK. ANY	for Pelle	5571 MIDWAY PARK PL NE	C2.1
LAN SHALL BE COORDINATED WITH	6/3/2024	ALBUQUERQUE, NEW MEXICO 87109	
ENGINEER.	RONALD R. BOHANNAN P.E. # 7868	(505) 858—3100 www.tierrawestllc.com	<i>JOB </i>



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=	CURB & GUTTER
-	BOUNDARY LINE
=	EXISTING CURB & GUTTER
-	EXISTING BOUNDARY LINE
-	EXISTING WATER LINE
-	PROPOSED 8" WATER LINE
-	PROPOSED 6" FIRE LINE
1	FIRE ACCESS ROAD
	EXISTING HYDRANT

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

January 27, 2025

Ronald Bohannan, P.E. Tierra West 5571 Midway Park PL NE, Albuquerque, NM 87109

Re: Unser and Sage Development Southwest Corner of Sage Rd and Unser Blvd ALBUQUERQUE NM 87121 Conceptual Traffic Circulation Layout-DFT Engineer's/Architect's Stamp 12-02-24 (M10D023)

Dear Mr. Liberman,

PO Box 1293

The conceptual TCL submittal received 12-12-24 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit. An approved Traffic Scoping Form is required before full Traffic Circulation Layout approval.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to plndrs@cabq.gov for log in and evaluation by Transportation.

WWW.cabq.gov Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E. Principal Engineer, Planning Dept. Development Review Services



- PROPOSED BUILDING/RESIDENTIAL LOT LINE

the MX-M zone district per IDO
le Uses
ndard in IDO Section 14-16-4-3
Mixed-use Zone District
ards
resent
16-5-3
16-5-4: Subdivision of Land
16-5-5: Parking and Loading
osed Landscape Plan
16-5-7: Walls and Fences
16-5-8: Outdoor and Site Lighting
16-5-9: Neighborhood Edges
16-5-10: Solar Access
I-16-5-11(E)
16-5-12: Signs
16-5-13: Operation and

P.E. #7868



LEGAL DESCRIPTION:

TRS 483 484 & 485 UNIT NO 7 ATRISCO GRANT CONT 15.000 AC

TR D-2 PLAT FOR TRACTS D-1, D-2, D-3 & D-4 ALBUQUERQUESOUTH UNIT 1 BEING A REPLAT OF TRACT D ALBUQUERQUESOUTH UNIT 1 CONT 2.6205 AC

GENERAL NOTES - SITE PLANS:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT BE NOTIFIED APPROVAL FROM THE ARCHITECT.

2. WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND

CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. 3. GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE

THE CORRECT ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT 4. GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER.

5. GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN ALL DIRECTIONS. 6. PAVING SHALL BE LOWER THAN THE BUILDING SLAB BY THE FOLLOWING AMOUNTS UNO:

- 1/2" @ ALL EXIT DOORS
- 1/2" @ ALL SHOWROOM GLAZING LOCATIONS
- 1 1/2" @ OVERHEAD DOORS • 1 1/2" @PRE-FAB METAL WALL PANELS
- 7. PARKING LOT SHALL BE ASPHALT PAVING

NOTICE TO CONTRACTORS

- 1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
- 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.



2024029



PROPOSED BUILDING/RESIDENTIAL LOT LINE

V 1 75A 1000724 VICINITY MAP: MIO

LEGAL DESCRIPTION:

TRS 483 484 & 485 UNIT NO 7 ATRISCO GRANT CONT 15.000 AC TR D-2 PLAT FOR TRACTS D-1, D-2, D-3 & D-4 ALBUQUERQUESOUTH UNIT BEING A REPLAT OF TRACT D ALBUQUERQUESOUTH UNIT 1 CONT 2.6205 AC

USES AND DESIGN STANDARDS

		Lot 4
5	Model Zone	R-T
	Allowable Uses	Single-family detached, two-family detached (duplex),
		townhomes
	Use Specific Standards	IDO Provision 14-16-4-3(B)(6)
	Dimensional Standards	Per IDO Table 5-1-1: Residential Zone District
		Dimensional Standards
	Site Design and Sensitive Lands	No sensitive lands present
	Materials to Alert Motorist	Per IDO Section 14-16-5-3: Access and Connectivity
	Subdivision of Land	Per IDO Section 14-16-5-4: Subdivision of Land
	Parking and Loading	Per IDO Section 14-16-5-4: Subdivision of Land
	Landscaping, Buffering, and Screening	Landscape per proposed Landscape Plan
	Walls and Fences	Per IDO Section 14-16-5-7: Walls and Fences
	Outdoor and Site Lighting	Per IDO Section 14-16-5-8: Outdoor and Site Lighting
	Neighborhood Edges	Per IDO Section 14-16-5-9: Neighborhood Edges
	Solar Access	Per IDO Section 14-16-5-10: Solar Access
	Building Design	Per IDO Provision 14-16-5-11(C)
	Signs	Per IDO Section 14-16-5-12: Signs
	Operation and Maintenance	Per IDO Section 14-16-5-13: Operation and Maintenand



LOT AREA:

PROPOSED USAGE: SINGLE FAMILY DETACHED, TOWNHOMES, DUPLEX 406,625.73 SF (9.33 AC) PD (USED R-T FOR DESIGN)

ZONING: SEE USES AND DESIGN STANDARDS ON THIS SHEET TOTAL NO. RESIDENTIAL UNITS: 81 UNITS THE SITE PLAN SHALL INCLUDE DUPLEXES AND SINGLE

FAMILY USES FOR LOT 4 TO MATCH THE USES AND DESIGN STANDARDS TABLE FOR THIS LOT





5.00'

2.00%

textextexter



R7-8 (12"x18") S WHITE ING AND BORDER ARE GREEN AL SYMBOL OF ACCESSIBILITY A BLUE BACKGROUND LANGUAGE PER 366-7-352.4C are subject to a or towing) R7-8A (6"x12") IS WHITE ERING AND BORDER ARE GREI LANGUAGE ESSIBLE) 502.7	Y S S O U S O U S O U S O U S O U S O U S O U S O U S O U S O U S O U S O U S O O S O O S O O S O O S O O S O O S O O S O O S O O S O O S O O S O O S O S O O S O O S O O S O O S O O S O O S O O S O S O O S S O S S O S S O S S O S S O S S O S S O S S O S S O S S O S S O S S O S S O S S S O S S S O S S S S O S S S S O S S S S S S S S S S S S S	C. WITH
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PFIONAL NOT ACCEPTABLE PE SHALL BE USED, ENGTH AND 2 FEET R OF EACH DRIVING		
WEEN EACH LANE F THE ROADWAY < TO DISCOURAGE RAMPS ARE WITHIN ED WITHIN 9 BY CITY	ENGINEER'S SEAL SEAL SAGE AND UNSER DEVELOPMENT ALBUQUERQUE, NM DETAIL SHEET	DRAWN BY TW DATE 12/2/2024 DRAWING 2024029_DET SHEET #
Y OF ALBUQUERQUE ROADWAY STRIPING CROSSWALK MARKING DETAILS 2600-106 NOVEMBER 2019	RONALD R. BOHANNAN P.E. #7868	SHEET # C5.1 <i>JOB #</i> 2024029





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