



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2021-005272
Application No. SI-2022-01239

TO:

- ☒ Planning Department/Chair
- ☒ Hydrology
- ☒ Transportation Development
- ☒ ABCWUA
- ☒ Code Enforcement
- ☒ Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: August 10, 2022 HEARING DATE OF DEFERRAL: July 20 and August 3, 2022

SUBMITTAL

DESCRIPTION: Revised Site Plan set and Infrastructure List for the proposed development and deviation justification.

Note: the proposed access revision to limit all site access to the south was rejected by the Fire Marshal's Office.

The revised plans have been updated to relocated the resident only access to the south and keep an emergency only gate on the north. A revised and approved Fire 1 plan is included.

CONTACT NAME: Michael Vos, AICP

TELEPHONE: (505) 764-9801 EMAIL: vos@consensusplanning.com



August 5, 2022

City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Re: Deviation Request for San Pedro Apartments Site Plan

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear Ms. Wolfley:

The purpose of this letter is to request approval of a Deviation of 2.5 feet to the minimum landscaped edge buffer width between industrial development and non-industrial development on behalf of GTA San Pedro, LLC (Applicant). The Applicant proposes to develop a 218-unit multi-family residential development on the property located at 9320 San Pedro Drive NE (see Figure 1 below). The legal description of the site is Lots 1 through 4 and 29 through 32, Block 27, Tract A, Unit B, North Albuquerque Acres. The location of the landscape buffer in question at the northeast corner of the site adjacent to Eagle Rock Avenue.



Figure 1: Site Location on San Pedro Drive between Oakland Avenue and Eagle Rock Avenue.

The site is zoned R-MH (Residential, Multi-family High Density), which allows for the proposed development permissively. The Environmental Planning Commission (EPC) approved the Zoning Map Amendment that facilitates the Site Plan in 2021. The site is in the North Albuquerque Community Planning Area and designated an Area of Consistency by the Comprehensive Plan.

PRINCIPALS

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



Deviation Justification

As previously described, a Deviation of 2.5 feet to the landscape buffer requirement at the northeast corner of the site is requested in conjunction with the Site Plan approval. Per IDO Section 6-4(P), the relevant decision-making body may approve a requested deviation within the limits of Table 6-4-1, if they determine the following criteria are met. The proposed request represents a Deviation of 10% of the 25-foot required buffer. Up to a maximum Deviation of 10% is allowable per Table 6-4-1 for “other numerical standards,” of which the edge buffer width falls. The request is justified according to the criteria in IDO Section 14-16-6-4(P)(3) as described below (*our responses are provided in italics following each of the criteria*):

6-4(P)(3)(a) The applicant’s site is subject to site constraints not generally shared by surrounding properties or the site was platted or developed in an unusual pattern when compared to abutting properties (e.g., the property was developed with orientation or access facing a different street than abutting lots) that would prevent the development of a permissive land use in a type of structure generally found on sites of a similar size in the surrounding area.

Applicant’s Response: The subject site includes site constraints not generally shared by the surrounding properties. The property is located adjacent to the City of Albuquerque’s Eagle Rock Convenience Center to the northeast of the site, which is only one of three Solid Waste convenience centers in the city. As a very popular service to the citizens of Albuquerque, there is significant traffic queuing around the subject site on the north and west sides of the property, and the City initiates roadway closures during peak times to manage these conditions. As such, and based on feedback from the Solid Waste Department, the Applicant has voluntarily agreed to limit resident and visitor access to the site to the south side only. The site also includes a significant elevation change from east to west, so the grading plans and building orientations are critical elements to the site design. In order to accommodate the entrances on the south side of the site with appropriate slopes entering and existing the property, the buildings cannot be shifted too far in that direction. These buildings are of similar size and scale to the other apartments in the surrounding area, including those to the south which only include landscape buffer areas along the northern edge between 15 and 22 feet in width.

6-4(P)(3)(b) The site constraints were not created by the actions of the property owner or another interested party.

Applicant’s Response: These constraints were not created by actions of the property owner or other interested parties. Grading constraints are a function of the natural terrain, as well as the elevations that have been set by surrounding development, including the public roadways. Based on available case history, the previous use of the property pre-dates annexation by the City of Albuquerque, which is evidenced by the lack of roadway improvements along the site frontages. Further, the traffic issues leading to the proposed access limitations and requirements are not the fault of this property owner, but rather created by the presence of the City of



Albuquerque convenience center. The Applicant has shown a willingness to work within these constraints, but in doing so it creates practical difficulties with full compliance with the IDO requirements.

6-4(P)(3)(c) The request is for a single site and is not part of a pattern of similar requests for adjacent properties or for nearby sites by the same property owner or within the same subdivision, Framework Plan area, or Master Development Plan area.

Applicant's Response: This deviation request is for this single site and the proposed Site Plan. Adjacent properties contain different development types and are already built out. Other multi-family residential properties in the vicinity were constructed prior to adoption the IDO and this specific buffer requirement, so their buffers were not subject to these standards. Due to the subject site's location at the corner of San Pedro to the west and Eagle Rock to the north, this site is one of, if not, the most impacted by the traffic conditions.

6-4(P)(3)(d) The approval of the requested deviations will not cause material adverse impacts on surrounding properties.

Applicant's Response: Approval of the requested deviation will not cause material adverse impacts on surrounding properties. By approving this Deviation request, it helps facilitate the desired site access to limit impacts to the operations of the City's Eagle Rock Convenience Center. Further, in addition to the on-site landscape buffer the Convenience Center, which is what is being buffered, is separated from the subject site by an additional 60 feet due to the Eagle Rock Avenue roadway. This effectively increases the buffer between the uses from 22.5 feet to 82.5 feet.

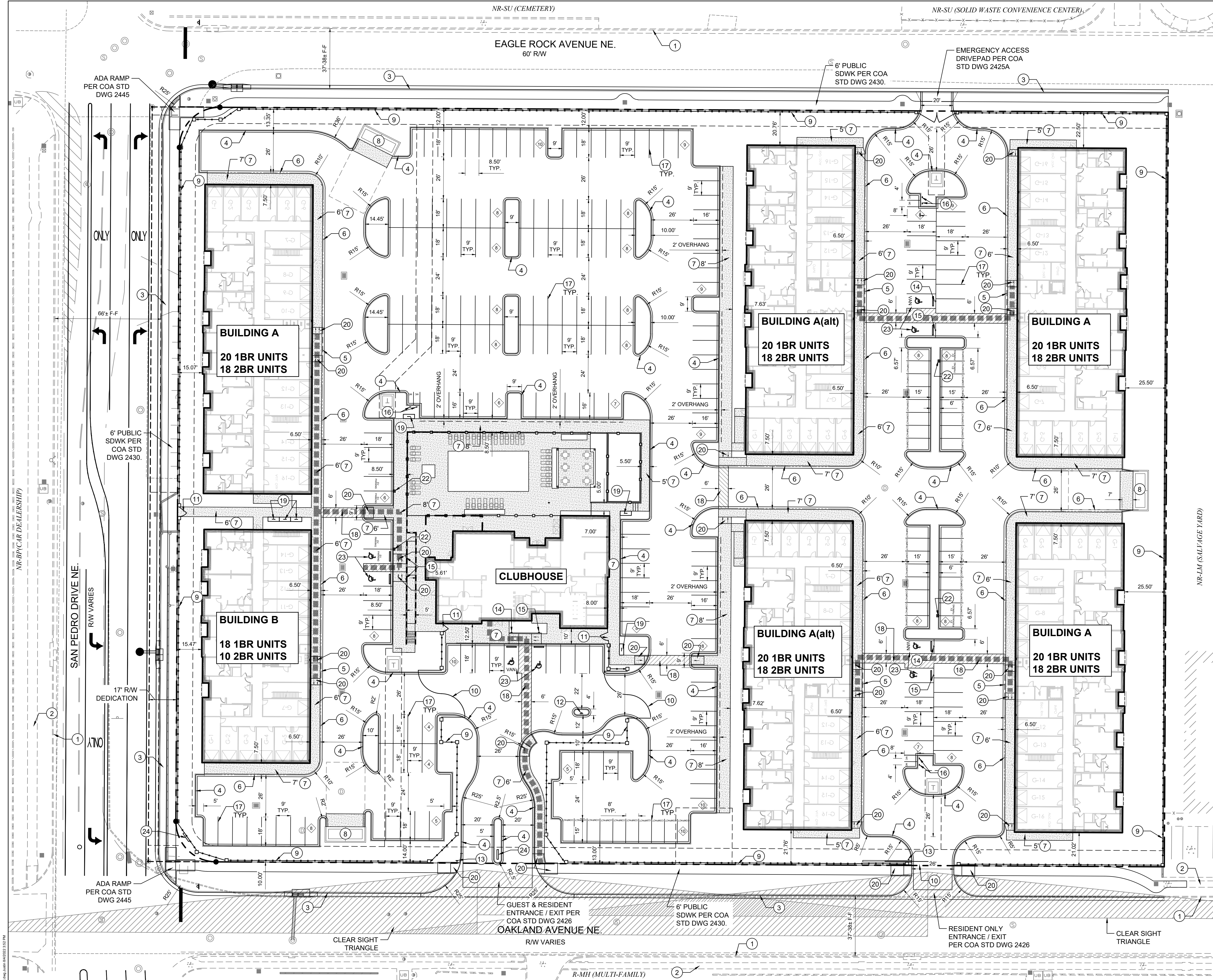
6-4(P)(3)(e) The requested deviation is not for an Overlay zone standard, and the approval of any requested deviation will not result in a violation of any Overlay zone standard.

Applicant's Response: The subject site is not within an Overlay zone, so there are no Overlay zone standards that apply.

Based upon the information provided above and supporting documents within the application, we respectfully request approval of the Deviation in conjunction with the Site Plan being reviewed by the Development Review Board. Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

Michael Vos, AICP
Senior Planner



GENERAL NOTES

- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE 2' UNLESS OTHERWISE NOTED.
- CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.

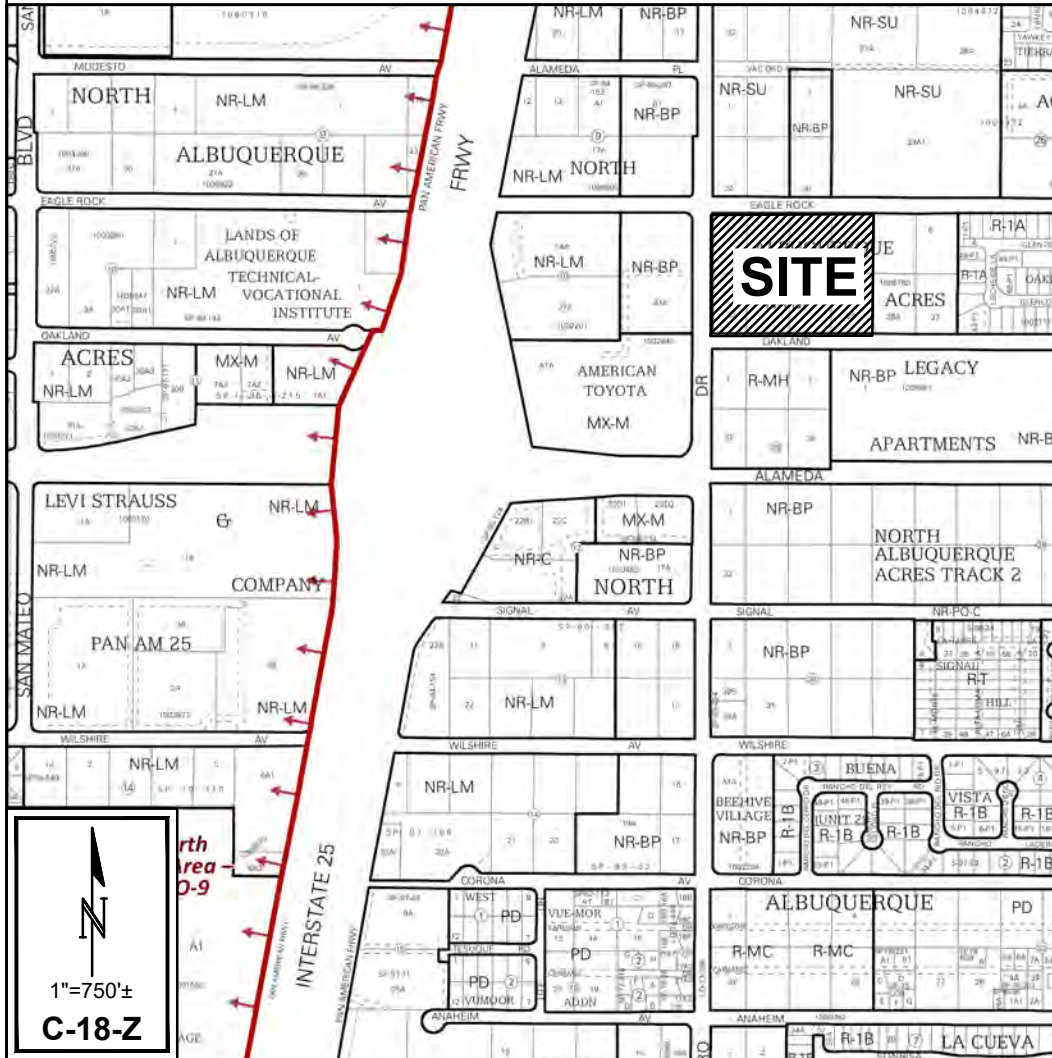
KEYED NOTES

- EXISTING CURB & GUTTER.
- EXISTING SIDEWALK.
- STANDARD CURB & GUTTER, PER COA STD DWG 2415A.
- MEDIAN CURB & GUTTER, PER DETAIL ON SHEET CD-501.
- LOW PROFILE MEDIAN CURB & GUTTER, PER DETAIL ON SHEET CD-501.
- ESTATE CURB, PER DETAIL ON SHEET CD-501.
- SIDEWALK, PER DETAIL ON SHEET CD-501.
- REFUSE ENCLOSURE, PER DETAIL ON SHEET CD-501.
- PERIMETER FENCE/WALL.
- VEHICULAR ACCESS GATE.
- PEDESTRIAN ACCESS GATE.
- GUEST GATE CALL BUTTON
- SITE SIGNAGE: STOP SIGN, PER DETAIL ON SHEET CD-501.
- SITE SIGNAGE: VAN ADA PARKING, PER DETAIL ON SHEET CD-501.
- SITE SIGNAGE: ADA PARKING, PER DETAIL ON SHEET CD-501.
- SITE SIGNAGE: MOTORCYCLE PARKING, PER DETAIL ON SHEET CD-501.
- 4" WHITE STRIPE
- CROSSWALK STRIPING, PER DETAIL ON SHEET CD-501.
- BICYCLE RACK, PER DETAIL ON SHEET CD-501.
- ADA RAMP, PER DETAIL ON SHEET CD-502.
- NOT USED.
- EV CHARGING STATION
- ADA PARKING, PER DETAIL ON SHEET CD-502.
- MONUMENT SIGNAGE.

LEGEND

- | | | | |
|--|-----------------------|--|-------------------|
| | ADA SPACE | | BIKE RACK |
| | PEDESTRIAN CROSS WALK | | PARKING ROW COUNT |
| | DUAL PORT EV CHARGER | | PROPERTY LINE |
| | ADA PATHWAY | | |

VICINITY MAP



PROJECT DATA

LEGAL DESCRIPTION:
Parcel 1:
Lots numbered One (1), Two (2), Thirty-one (31) and Thirty-two (32), in Block numbered Twenty-seven (27), Tract A, Unit B, of North Albuquerque Acres, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on April 24, 1936, in Plat Book D, Page 130.

Parcel 2:
Lots numbered Three (3), Four (4), Twenty-nine (29) and Thirty (30), in Block numbered Twenty-seven (27), Tract A, Unit B, of North Albuquerque Acres, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on April 24, 1936, in Plat Book D, Page 130.

SITE AREA: 6.7686 ACRES

ZONING: R-MH

UNIT CALCULATIONS:
1 BR UNITS = 118 (54.1%)
2 BR UNITS = 100 (45.9%)
TOTAL UNITS = 218

PARKING CALCULATIONS:
REQUIRED: 1.5 SPACES PER DU = 327 SPACES
ADA REQUIRED: 8 SPACES (2 VAN SPACES)
PROVIDED:
GARAGE= 93 SPACES
SURFACE= 214 SPACES
SURFACE (COMPACT)= 42 SPACES
8 SPACES (3 VAN SPACES)
TOTAL= 357 SPACES

ELECTRIC VEHICLE REQUIRED: 2% TOTAL REQUIRED = 7 SPACES
ELECTRIC VEHICLE PROVIDED: 8 SPACES

MOTORCYCLE REQUIRED: 6 SPACES
MOTORCYCLE PROVIDED: 6 SPACES

BICYCLE REQUIRED: 34 SPACES
BICYCLE PROVIDED
SURFACE: 12 SPACES
INTERNAL TO BUILDINGS: 22 SPACES
TOTAL= 34 SPACES

OPEN SPACE CALCULATIONS:
REQUIRED:
225 SQUARE FEET PER 1 BED: 26,550 sf
285 SQUARE FEET PER 2 BED: 28,500 sf
TOTAL: 55,050 sf
PROVIDED:
BALCONIES/PATIOS: 7,964 sf
SURFACE: 78,994 sf
TOTAL= 86,958 sf

PROJECT NO.:
APPLICATION NO.:

IS AN APPROVED INFRASTRUCTURE LIST REQUIRED? [] YES [] NO
IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL

Description	Date	No
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE	
ABCWUA	DATE	
PARKS & RECREATION DEPARTMENT	DATE	
CITY ENGINEERING/HYDROLOGY	DATE	
ENVIROMENTAL HEALTH (CONDITIONAL)	DATE	
SOLID WASTE MANAGEMENT	DATE	
DRB CHAIRPERSON, PLANNING DEPT.	DATE	
CODE ENFORCEMENT	DATE	

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-266-8828 | www.iacivil.com



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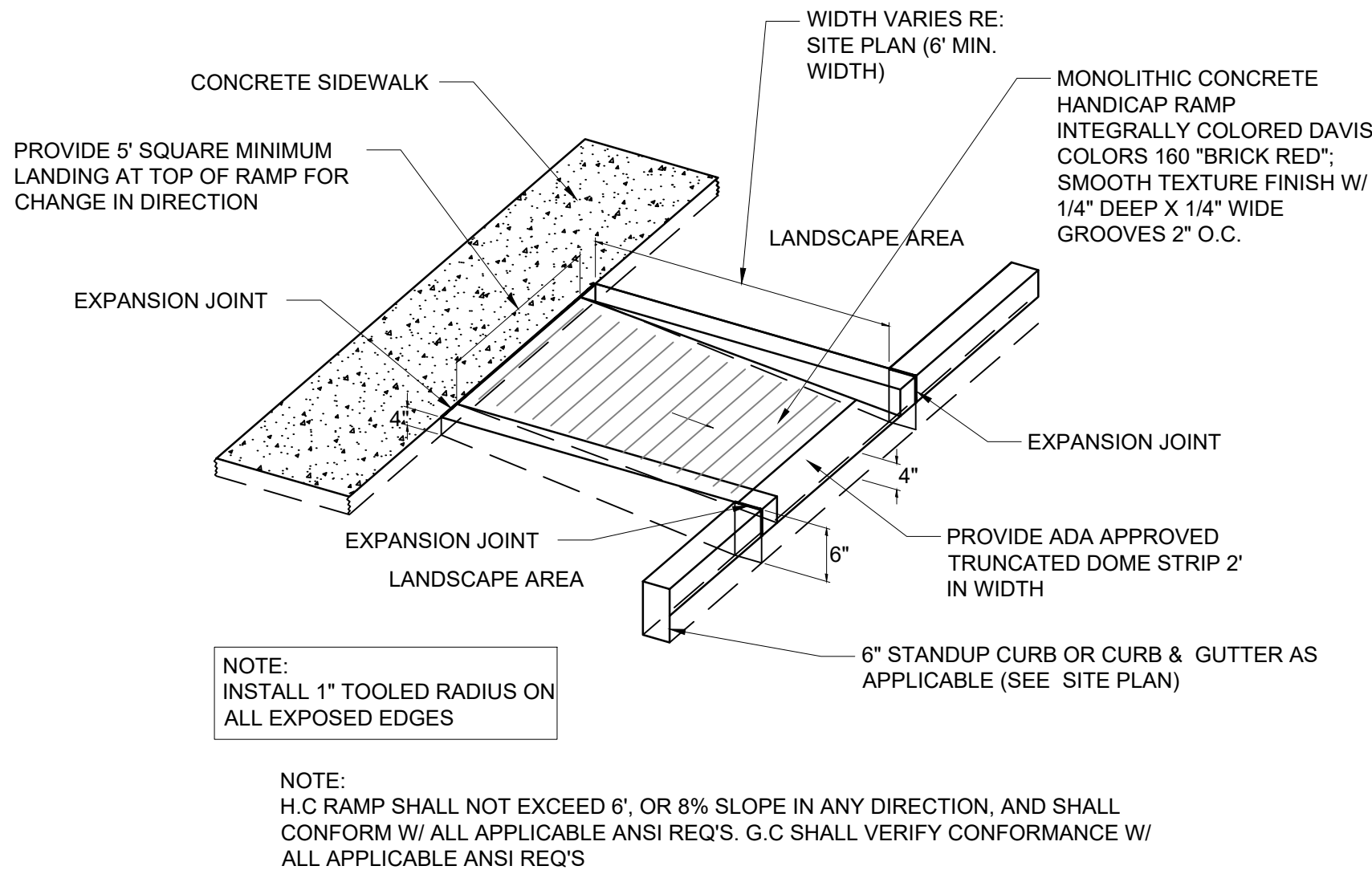
08/04/2022
Engineer

SAN PEDRO APARTMENTS

San Pedro & Eagle Rock
Albuquerque, New Mexico

DESIGN DEVELOPMENT
ISSUE: DEVELOPMENT
PROJECT NUMBER: IA 2471
FILE:
DRAWN BY: BJA/lor
CHECKED BY: FCA
DATE: JULY 2022

SHEET TITLE
SITE PLAN
SHEET NUMBER
SP-100



ADA CURBED RAMP DETAIL

SCALE: N.T.S.

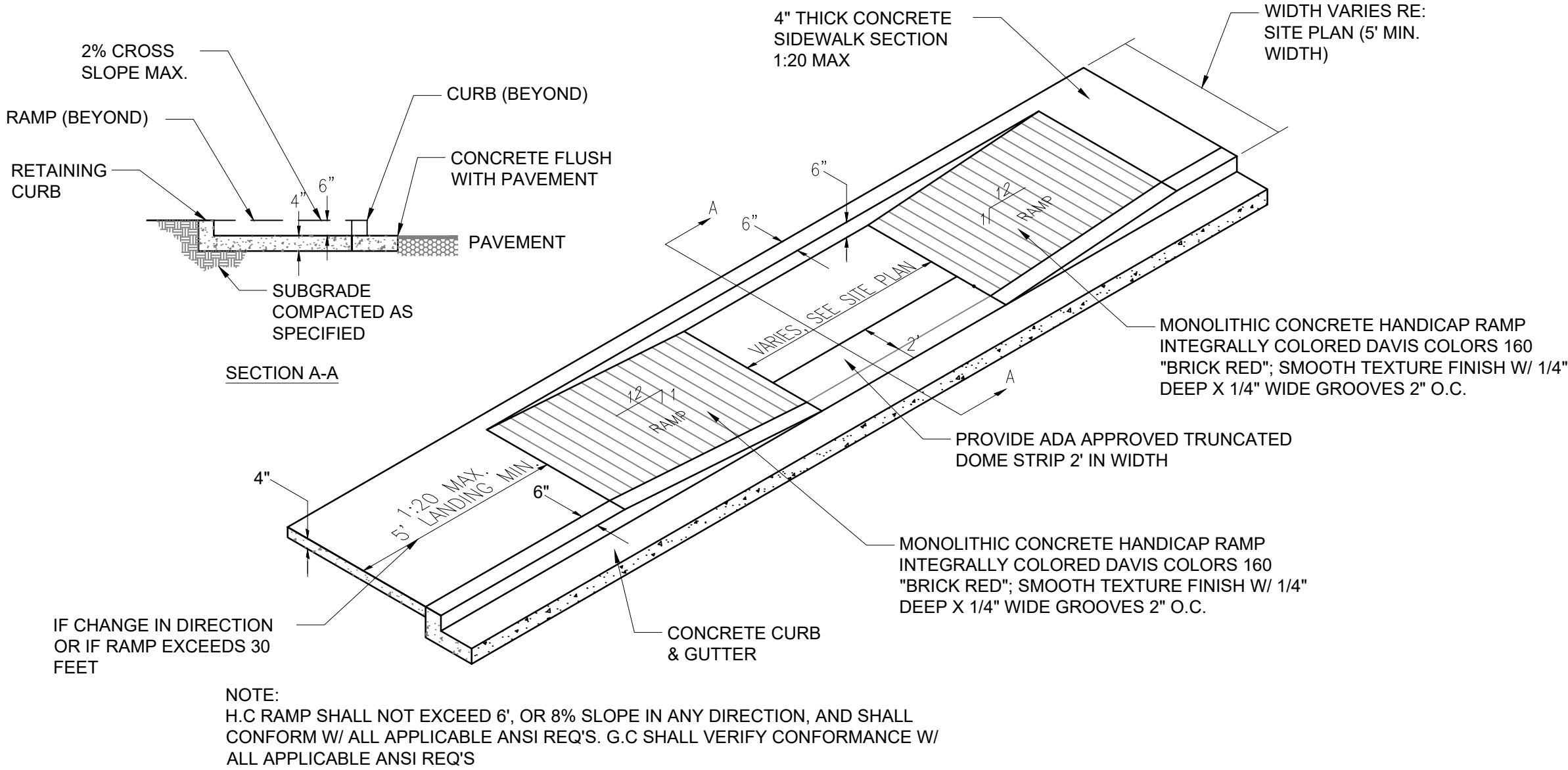
ADA ACCESSIBLE RAMP NOTES

KEYED NOTES

- A PCC LANDING AREA AT 2% SLOPE (MAX.) IN ALL DIRECTIONS.
- B PCC RAMP AT 8.3% MAX. SLOPE OR 15' LONG (MAX.) AND 2% MAX CROSS SLOPE.
- C 2' DETECTABLE WARNING SURFACE (TRUNCATED DOMES). CAST IN PLACE, REPLACEABLE.
- D 6" HEADER CURB PER COA STD DWG #2415B.
- E ADA PARKING SIGN. SEE DETAIL THIS SHEET.
- F ADA PARKING STALL / ACCESS AISLE AT 2% SLOPE (MAX.) IN ALL DIRECTIONS

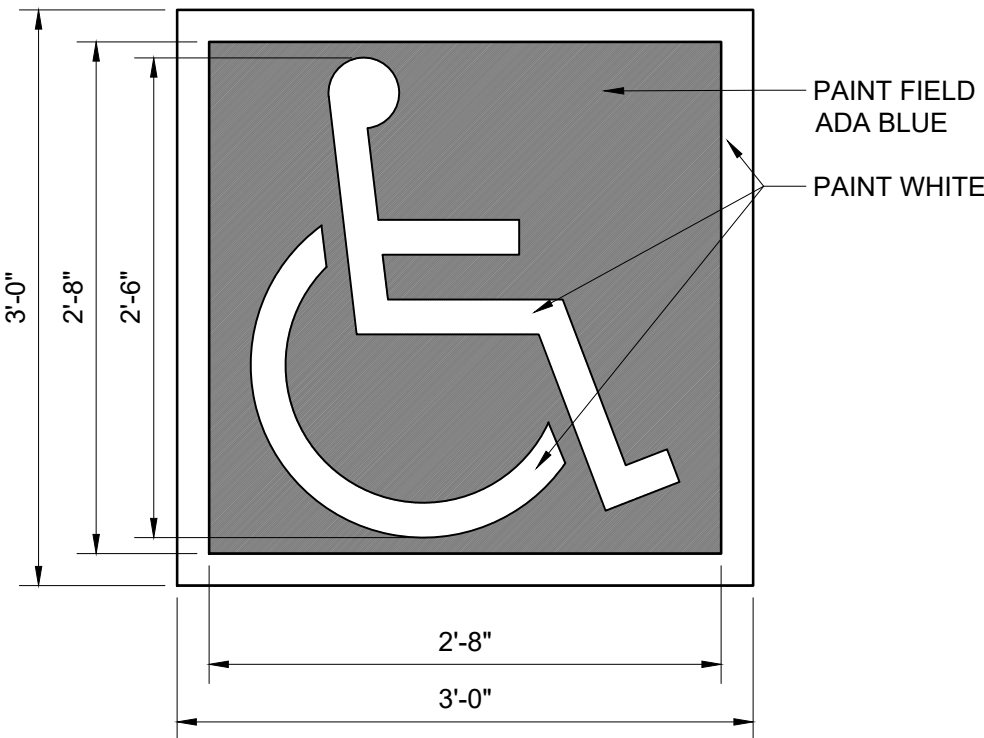
DETECTABLE WARNING SURFACE NOTES

- 1. DESIGN PER ADA ACCESSIBILITY GUIDELINES (ADAAG).
- 2. PAYMENT FOR DETECTABLE WARNING SURFACE IS INCIDENTAL TO ADA ACCESSIBLE RAMP PAYMENT ITEM.
- 3. SUBMIT SPECS TO CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.
- 4. DETECTABLE WARNING SURFACE TO BE A PRODUCT THAT IS CAST-IN-PLACE AND REPLACEABLE.
- 5. SEGMENTED DETECTABLE WARNING SURFACE AT BACK OF CURB TO BE CUT AND FIT PER MANUFACTURER'S INSTRUCTIONS. THE DETECTABLE WARNING SURFACE SHALL BE NO MORE THAN 5" FROM BACK OF CURB.



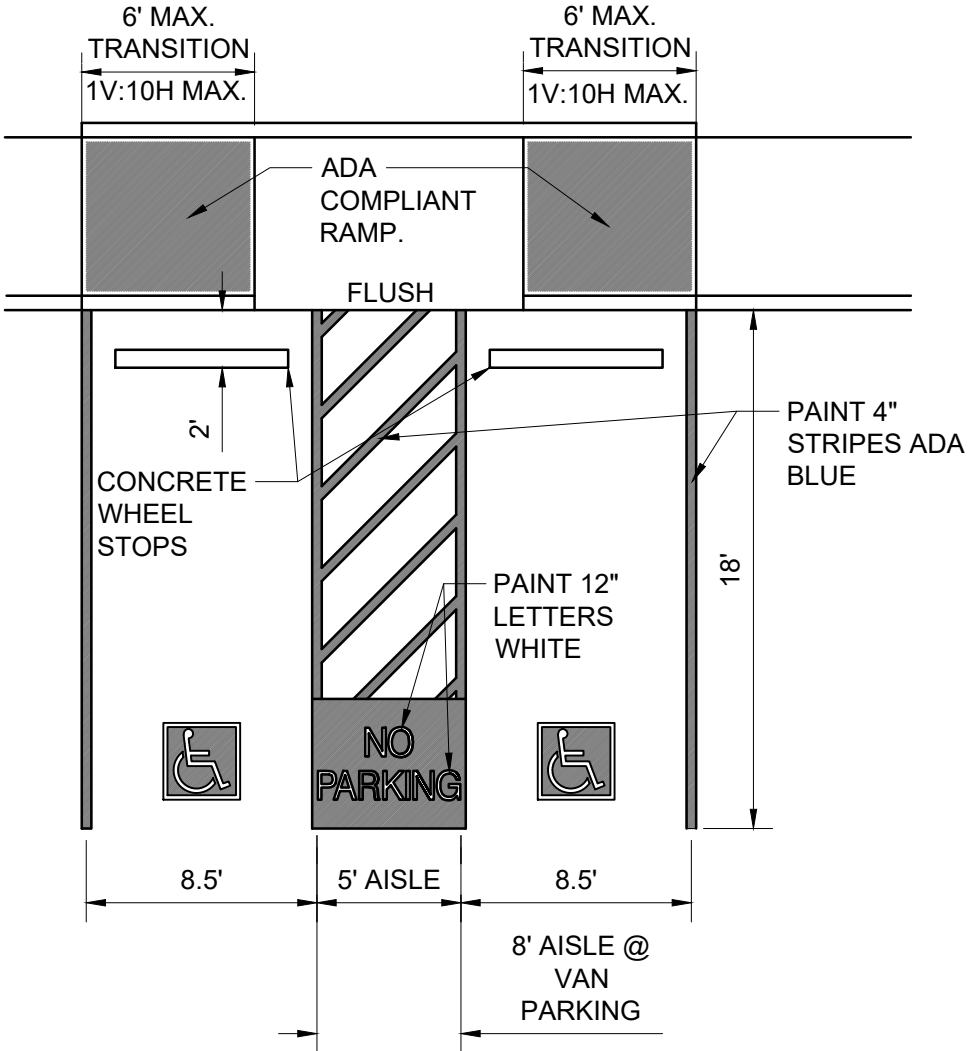
ADA TAPERED RAMP DETAIL

SCALE: N.T.S.



ACCESSIBILITY SYMBOL

SCALE: N.T.S.



ADA PARKING DETAIL

SCALE: N.T.S.

DESIGN DEVELOPMENT	
ISSUE:	PROJECT NUMBER: IA 2471
FILE:	DRAWN BY: EJB/ltt
CHECKED BY: FCA	DATE: JULY 2022

SHEET TITLE	
SITE ADA DETAILS	
SHEET NUMBER	
CD-502	



GENERAL LANDSCAPE NOTES

1. PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE.
2. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
3. ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
4. ALL EXISTING PLANT MATERIALS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. DAMAGED MATERIALS SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
5. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS SHALL TAKE PRECEDENCE.
6. THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING. IN ADDITION, THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
7. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
8. PLANTING INSTALLATION SHALL BE IN ACCORDANCE WITH ALL CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS (SECTION 1005 - PLANTING) AND DETAILS.

ALL SLOPES OVER 3:1 SHALL RECEIVE 8" DEPTH OF 4"-8" COBBLE FOR EROSION CONTROL

COVERAGE
 REQUIRED / PROVIDED VEGETATIVE COVER 33,170 SF (75%) / 93,182 SF (211%)
 REQUIRED / PROVIDED GROUND-LEVEL COVER 11,057 SF (25%) / 24,950 SF (56%)

PARKING LOT AREA	
AT LEAST 10 PERCENT OF THE PARKING LOT AREA OF LOTS	
CONTAINING 50 OR FEWER SPACES SHALL BE LANDSCAPED.	
PARKING LOT AREA	135,205 SF
REQUIRED / PROVIDED PARKING LOT LANDSCAPE	
	19,705 SF (15%) / 20,281 SF (16%)

ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH OF CONTINUOUS EVERGREEN SHRUBBERY 3 FEET IN HEIGHT.

ANY PARKING LOT LOCATED WITHIN 20 FEET OF THE SIDE OR REAR LOT LINE SHALL BE SCREENED BY A LANDSCAPE STRIP AT LEAST 6 FEET WIDE CONTAINING AT LEAST 2 TREES AND 6 SHRUBS PER 25 FEET OF THE PARKING LOT EDGE.

STREET TREES
STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 25' O.C.
OAKLAND AVE NE. IS 530'. REQUIRED / PROVIDED STREET TREES: 21 / 21
SAN PEDRO DR NE. IS 450'. REQUIRED / PROVIDED STREET TREES: 18 / 18
EAGLE ROCK AVE NE. IS 580'. REQUIRED / PROVIDED STREET TREES: 23 / 25

TREE PER UNIT REQUIREMENTS
TOTAL UNITS: 218
FIRST STORY UNITS: 109
REQUIRED (1) TREE PER UNIT. REQUIRED / PROVIDED

109/142

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

GRAVEL MULCH AND GROUND SURFACE LEGEND

2,440 SF		1" CRUSHED ROSETONE JPR GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
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762 SF  3/4" TAMPICO PINK JPR GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)

STATE OF NEW MEXICO
CHRISTOPHER J. GREEN
#234
MECHANICAL ENGINEERING
06-24-22

Engineer

SIERRA VISTA APARTMENTS

San Pedro & Eagle Rock
Albuquerque, New Mexico

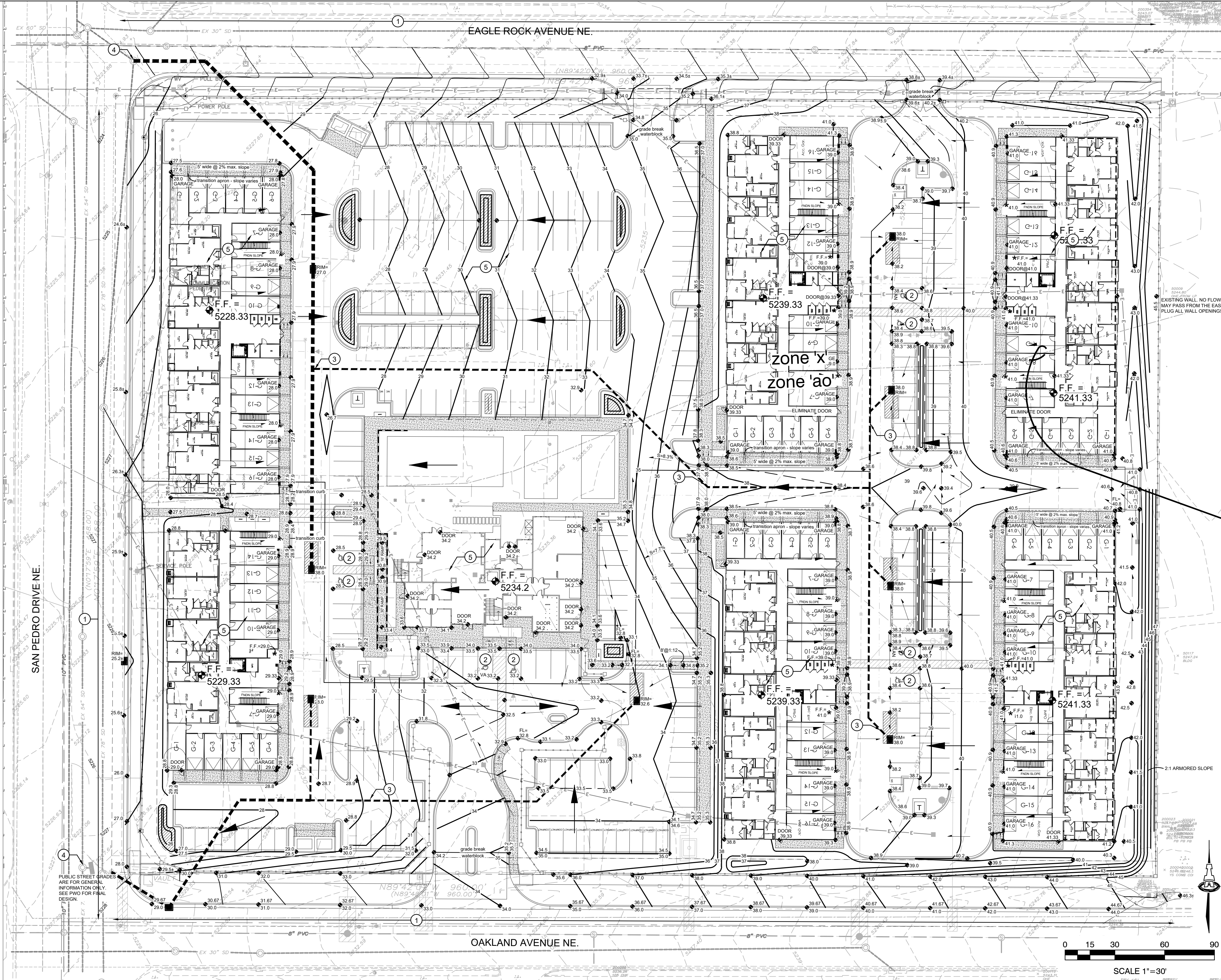
No	Date	Description
ISSUE: DRB SUBMITTAL		
PROJECT NUMBER: 1941		
FILE: -		
DRAWN BY: KR		
CHECKED BY: KR		
DATE: 08-05-22		

SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

LP100



ADA COMPLIANCE

SIDEWALK(S) AND RAMP(S):
* LONGITUDINAL SLOPE SHALL NOT EXCEED 20:1
* TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%

ACCESSIBLE RAMP(S):
* TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%)
* TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%

ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

STORMWATER QUALITY

FOR REDEVELOPMENT SITES, THE CABQ STORMWATER QUALITY VOLUME (SWQV) IS BASED ON THE 80TH PERCENTILE STORM EVENT OR 0.26". THE ESTIMATED IMPERVIOUS AREA FOR THIS PROPERTY IS CALCULATED AS 72% OF TOTAL AREA: (0.72 * 6.77 AC) = 212,285 SF. THE TOTAL REQUIRED S.Q. RETENTION VOLUME = 0.26" * TYPE 'D' AREA: 0.26/12 * 212,285 SF = 4,600 CF. THIS MAY CHANGE DEPENDING ON THE FINAL IMPERVIOUS AREA TO BE CONSTRUCTED.

THE MAJORITY OF SURFACE AND / OR SUBSURFACE SWQ RETENTION WILL BE PROVIDED THROUGHOUT THE PROPERTY. AS THE SITE DESIGN MOVES FORWARD, FINAL LOCATIONS WILL BE PROVIDED AS PART OF THE BUILDING PERMIT CONSTRUCTION DOCUMENTS.

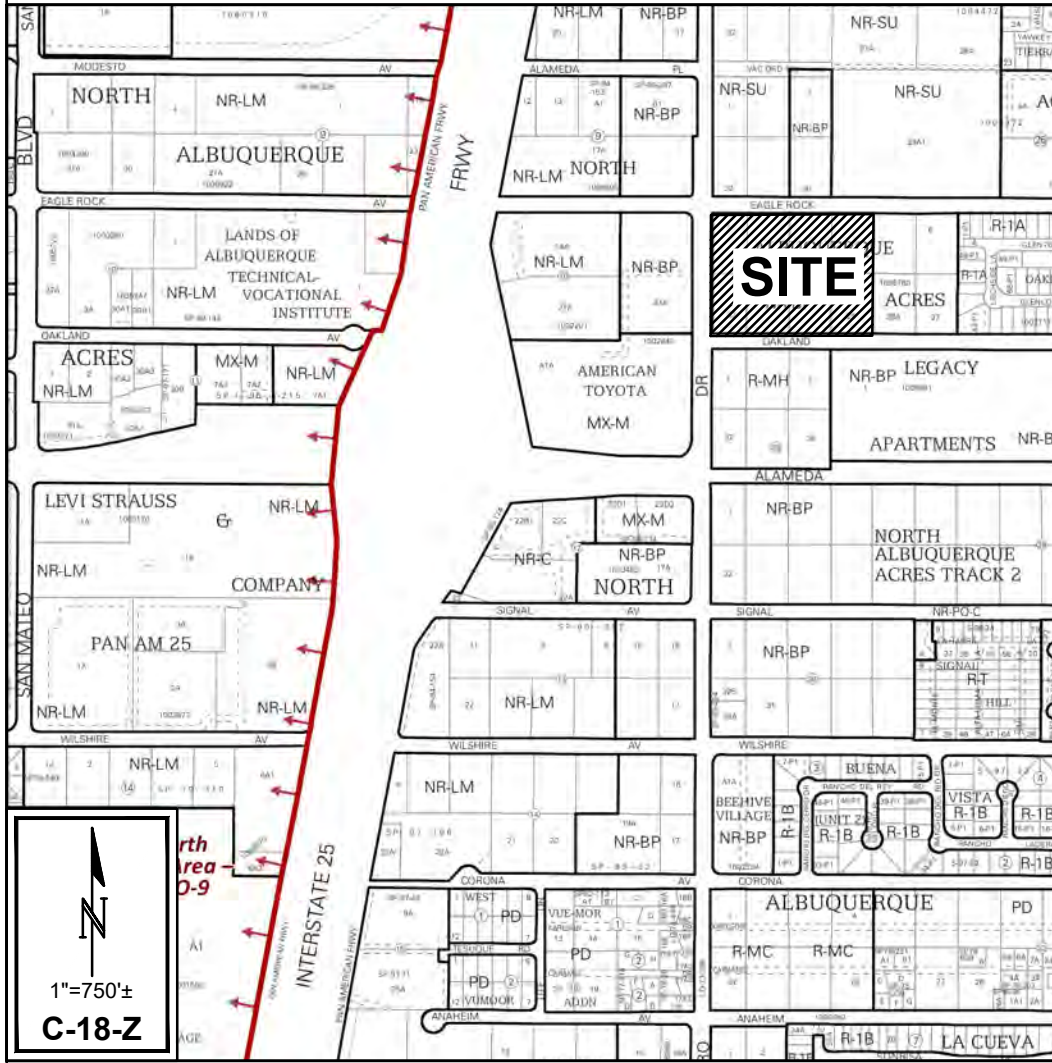
LEGEND

- 39' PROPOSED 1.0' CONTOUR
- 38.5' PROPOSED 0.5' CONTOUR
- 37.5' PROPOSED SPOT ELEVATION
- SURFACE FLOW DIRECTION
- FF = 5237.5 FINISH FLOOR ELEVATION
- PROPOSED STORM DRAIN SYSTEM
- PROPOSED STORMWATER QUALITY RETENTION (CONCEPTUAL)

KEYED NOTES

- ALL CONSTRUCTION WORK IN THE PUBLIC R.O.W. WILL BE DONE BY PUBLIC WORK ORDER PLANS (PWO) INCLUDING ACCESS DRIVES, CURB AND GUTTER, PAVING, PUBLIC RAMPS, PUBLIC SIDEWALKS, CONNECTION TO PUBLIC STORM DRAIN, ETC. NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
- SLOPE WITHIN ADA COMPLIANT PARKING AREAS TO BE MAXIMUM 2% IN ANY DIRECTION. SEE ADA COMPLIANCE NOTE THIS SHEET FOR ADDITIONAL ADA REQUIREMENTS.
- CONCEPTUAL PRIVATE STORM DRAIN SYSTEM TO BE FULLY DESIGNED AS PART OF BUILDING PERMIT CONSTRUCTION DOCUMENTS SUBMITTAL.
- CONNECT TO EXISTING STORM DRAIN SYSTEM AT MANHOLE.
- PROPOSED CONTOUR LINES, SITE ELEVATIONS AND F.F. ELEVATIONS ARE PROVIDED TO SHOW THE INTENT OF THE OVERALL DRAINAGE CONCEPT. THESE WILL BE UPDATED AS NEEDED DURING THE PERMITTING PHASE WHILE REMAINING TRUE TO THE OVERALL DRAINAGE CONCEPT PROPOSED.

VICINITY MAP C-18



PROJECT INFORMATION

PROPERTY: THE SITE IS A PREVIOUSLY DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP C-18. THE SITE IS BOUND TO THE WEST BY SAN PEDRO BLVD., TO THE NORTH BY EAGLE ROCK AVE., TO THE SOUTH BY OAKLAND AVE. AND TO THE EAST BY DEVELOPED COMMERCIAL PROPERTY. THE PROPERTY SLOPES FROM EAST TO WEST AT APPROXIMATELY 3%.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE MULTI-STORY APARTMENT BUILDINGS WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, SITE AMENITIES, AND LANDSCAPING.

LEGAL: LOTS 1, 2, 3, 4, 29, 30, 31 AND 32, BLOCK 27, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, NEW MEXICO.

AREA: 6.580 AC

BENCHMARKS:
ALBUQUERQUE CONTROL SURVEY MONUMENT 10C_18,
ELEVATION (FEET) = 5222.09 (NAVD88)

ALBUQUERQUE CONTROL SURVEY MONUMENT 9C_18,
ELEVATION (FEET) = 5232.47 (NAVD88)

OFF-SITE: NO OFF-SITE DRAINAGE IMPACTS THIS PROPERTY.

FLOOD HAZARD: PER FEMA FLOOD HAZARD MAP 35001C0137H, EFFECTIVE DATE 8/16/2012, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AND IN ZONE 'AO' - DEPTH 1 FOOT. A L.O.M.R. IS UNDERWAY ELIMINATE THE FLOOD ZONE IN THE AREA.

DRAINAGE PLAN CONCEPT:

BASED ON THE DESIGN ANALYSIS REPORT FOR SAN PEDRO STORM DRAIN (CITY PROJECT NO. 5304.91) DATED JANUARY 2010, PREPARED BY THOMPSON ENGINEERING CONSULTANTS, INC., THE PROPOSED LOTS FALL WITHIN DRAINAGE BASINS 116.2 (LOTS 1, 2, 3 AND 4 = 3.29 ACRE @ 4.02 CFS/ACRE = 13.23 ALLOWABLE DISCHARGE) AND 117.2 (LOTS 29, 30, 31 AND 32 = 3.29 ACRE @ 3.80 CFS/ACRE = 12.50 ALLOWABLE DISCHARGE) FOR A TOTAL OF 25.73 CFS.

THE PROPERTY WILL DISCHARGE, AT A RATE NOT TO EXCEED 25.73 CFS, TO THE SURROUNDING STREETS AND TO THE EXISTING STORM DRAIN INFRASTRUCTURE LOCATED WITHIN THE ADJACENT STREETS. SURFACE AND/OR SUB-SURFACE STORMWATER DETENTION WILL BE PROVIDED IF NEEDED TO LIMIT THE DISCHARGE TO THE ALLOWABLE RATE.

PER PRE-DESIGN CONSULTATION WITH RENÉE BRISETTE, PE, THIS SITE MAY DISCHARGE THE ALLOWABLE RATE DIRECTLY TO THE EXISTING STORM DRAIN(S) LOCATED WITHIN SAN PEDRO.



CALCULATIONS: San Pedro Apartments : 4/28/2021

Based on Drainage Design Criteria for City of Albuquerque
Article 6-2 Hydrology dated June 26, 2020

100-YEAR, 6-HOUR STORM

DEVELOPED FLOWS:		EXCESS PRECIP:	
Area	SF	%	Precip. Zone
Area A	0	0%	3
Area B	82555	28%	Ea = 0.67
Area C	0	0%	Eb = 0.86
Area D	212285	72%	Ec = 1.09
Total	294840	100%	Ed = 2.58

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted E} = \frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$$

$$\text{Hist. E} = 0.87 \text{ in.} \quad \text{Dev. E} = 2.10 \text{ in.}$$

$$\text{On-Site Volume of Runoff: } V_{360} = E^*A / 12$$

$$\text{Hist. } V_{360} = 21327 \text{ CF} \quad \text{Dev. } V_{360} = 51558 \text{ CF}$$

$$\text{On-Site Peak Discharge Rate: } Q_p = Q_pAa + Q_pAb + Q_pAc + Q_pAd / 43,560$$

For Precipitation Zone 3

$$Q_{pA} = 1.84 \quad Q_{pC} = 3.17$$

$$Q_{pB} = 2.49 \quad Q_{pD} = 4.49$$

$$\text{Hist. } Q_p = 16.9 \text{ CFS} \quad \text{Dev. } Q_p = 26.6 \text{ CFS}$$

Isaacson & Arfman, Inc.
Civil Engineering Consultants



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May 25, 2022
Conceptual
Not for Construction

SAN PEDRO APARTMENTS

San Pedro & Eagle Rock
Albuquerque, New Mexico

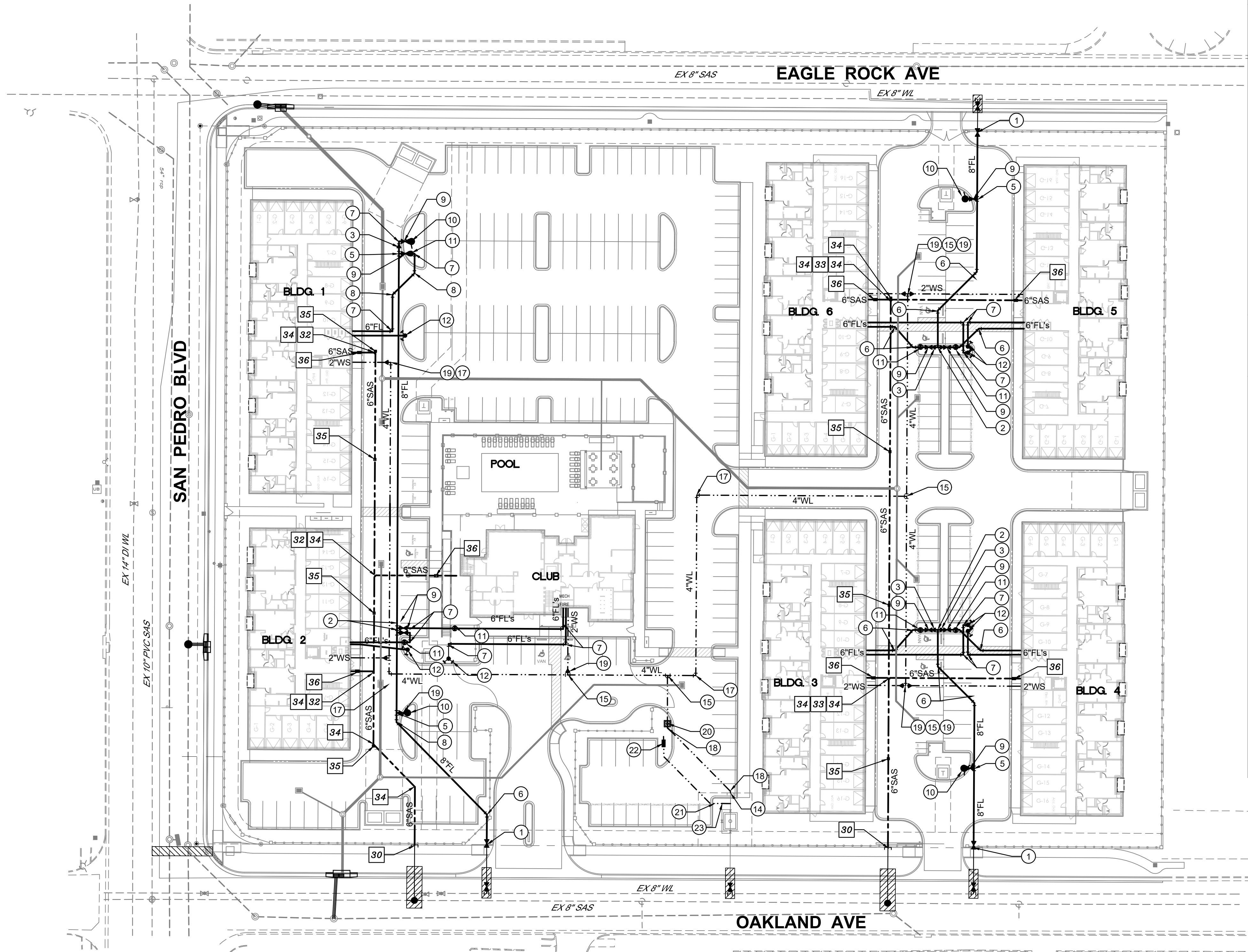
DESIGN DEVELOPMENT
ISSUE: DEVELOPMENT
PROJECT NUMBER: IA 2471
FILE:
DRAWN BY: BJA
CHECKED BY: FCA
DATE: 05-25-2022

DESCRIPTION
Date
No

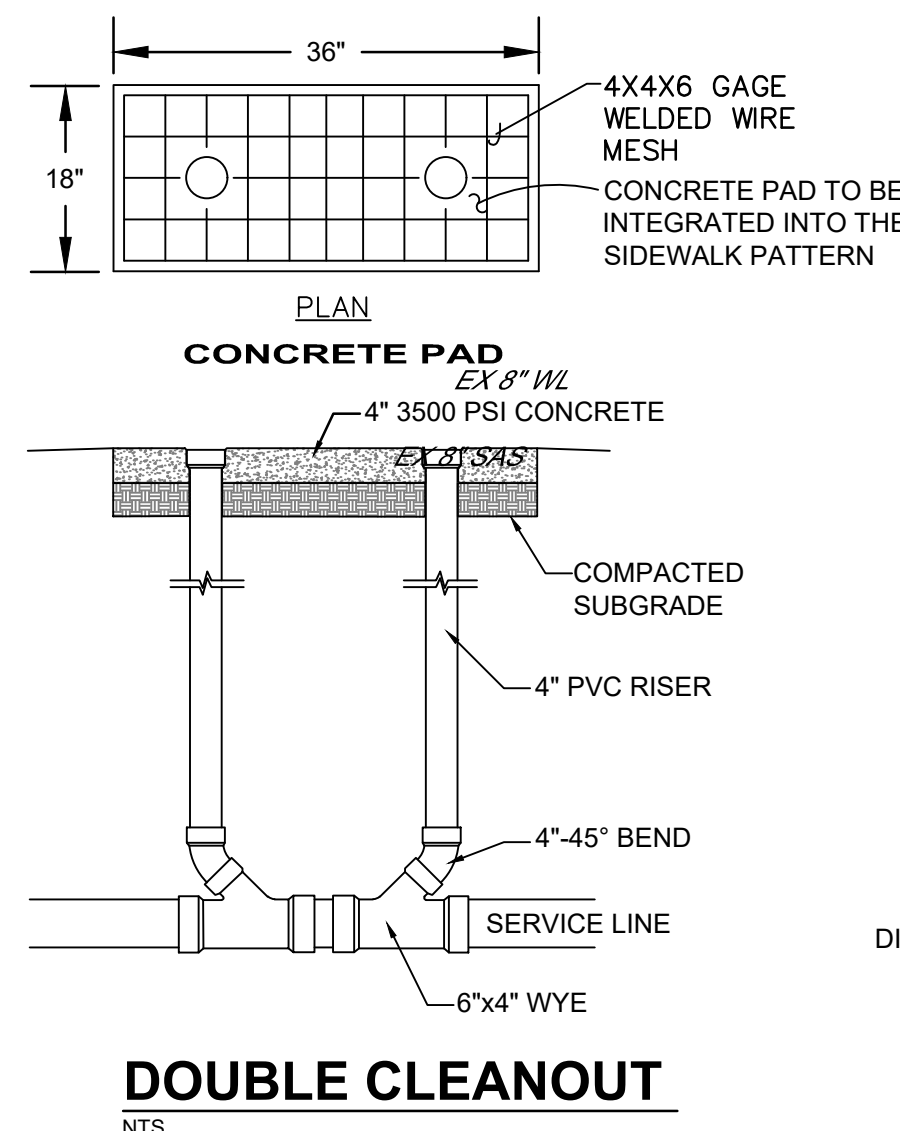
SHEET TITLE

SHEET NUMBER

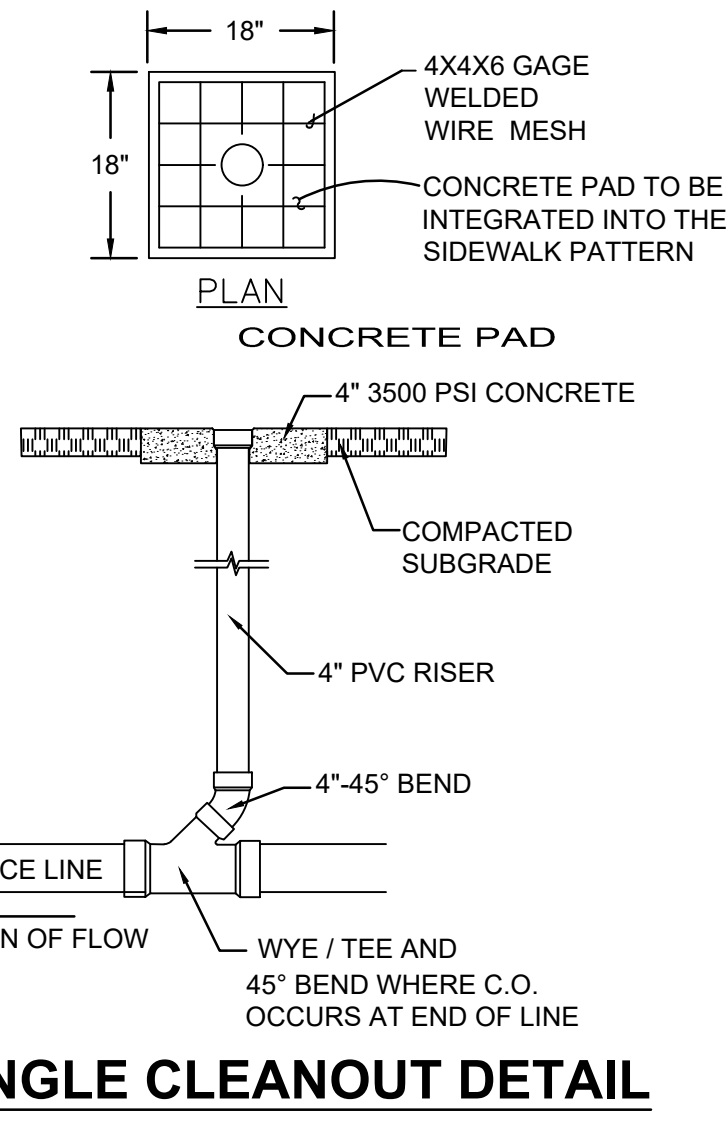
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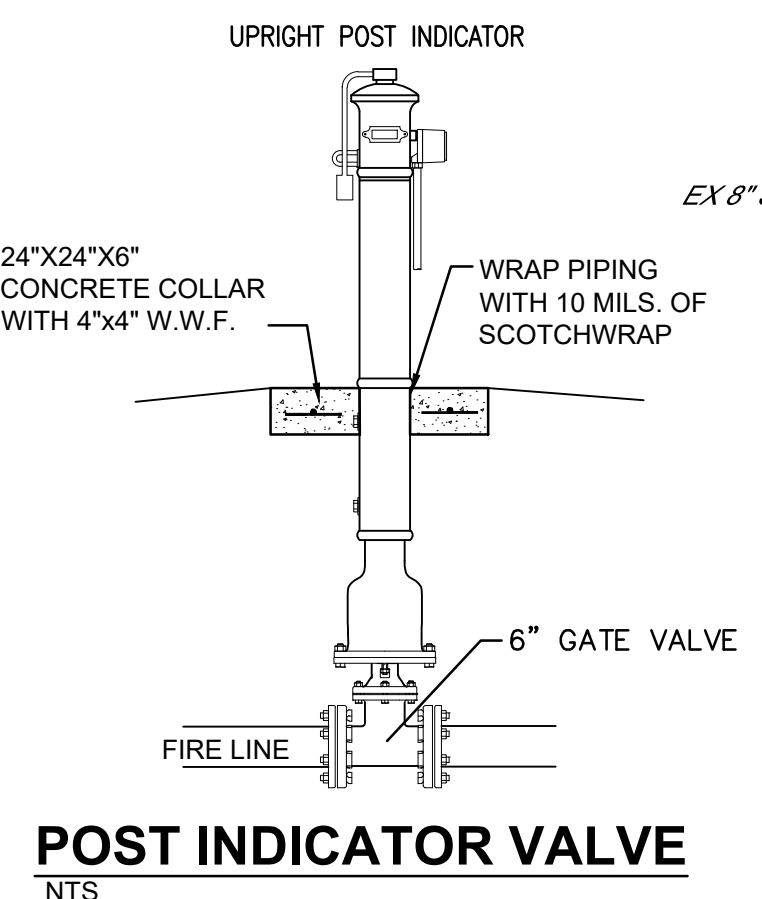
INSTALLATION OF FIRE LINES, WATER SERVICES AND SEWER SERVICE WITHIN PUBLIC RIGHT OF WAY OR PUBLIC WATER AND SEWER EASEMENTS ARE TO BE CONSTRUCTED UNDER A CITY OF ALBUQUERQUE / ABCWUA WORK ORDER.



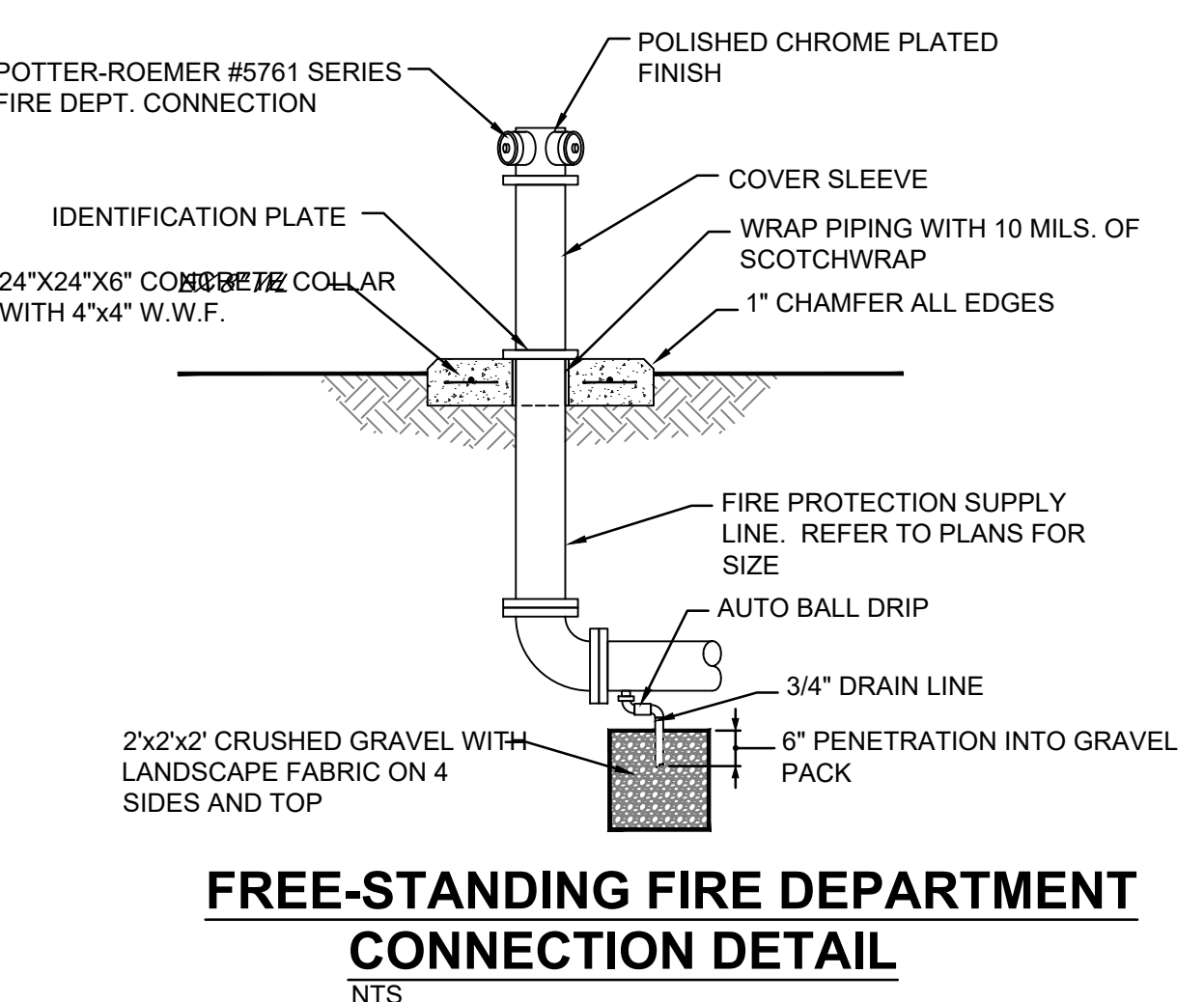
DOUBLE CLEANOUT
NTS



SINGLE CLEANOUT DETAIL
NTS



POST INDICATOR VALVE
NTS



FREE-STANDING FIRE DEPARTMENT
CONNECTION DETAIL
NTS

LEGEND

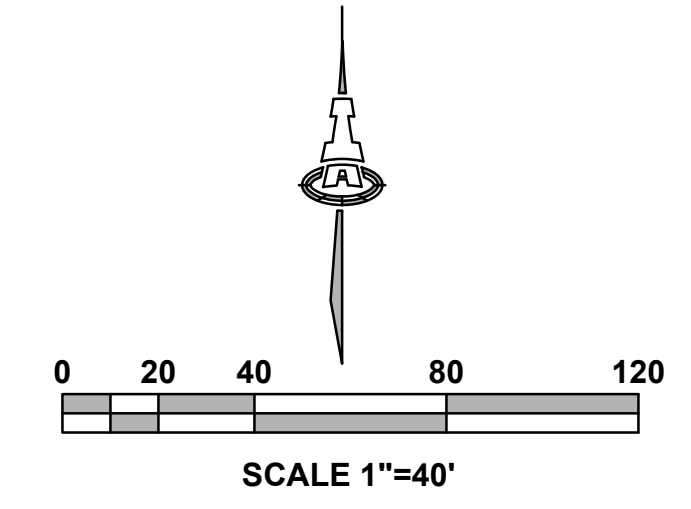
- EXISTING WATERLINE
- EXISTING FIRE HYDANT
- EXISTING WATER VALVE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- NEW WATERLINE
- NEW WATER SERVICE
- NEW FIRE HYDANT
- NEW WATER VALVE
- NEW FDC
- NEW PIV
- NEW SEWER LNE & CLEAN OUTS
- REMOVE & REPLACE PAVEMENT

RESTRAINED JOINT CRITERIA FOR WATERLINE FITTINGS

- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTINGS PER KEYED NOTES THIS SHEET.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE KEYED NOTES.
- THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

DEPTH OF BURY: 3.0 FT. MINIMUM
FACTOR OF SAFETY: 1.5
MATERIAL: PVC
SOIL TYPE: GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
TEST PRESSURE: 150 PSI
TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY ABCWUA.



GENERAL NOTES

- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- SITE STORM DRAIN, ELECTRIC LINES & TRANSFORMERS AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
- ALL WATER FITTINGS SHALL HAVE JOINT RESTRAINTS (LT). SEE RESTRAINED JOINT CRITERIA NOTES THIS SHEET. (LT) LENGTH SHOWN ON KEYED NOTES.
- ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.
- WATERLINES 4" IN DIAMETER OR LARGER SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS.
- SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.

KEYED NOTES

WATER KEYED NOTES

- REMOVE 8" CAP AND TEMP. RESTRAINT. CONNECT NEW 8" FIRE PROTECTION WATERLINE.
- 8"x8"x8" TEE.
- 8"x6" REDUCER.
- 8" GATE VALVE. (LT=60')
- 8"x8"x6" TEE.
- 8" 45° BEND. (LT=11')
- 6" 90° BEND. (LT=20')
- 6" 45° BEND. (LT=13')
- 6" GATE VALVE. (LT=46')
- FIRE HYDRANT. PAINTED SAFETY ORANGE.
- 6" POST INDICATOR VALVE (PIV). (LT=46')
- FIRE DEPARTMENT CONNECTION (FDC).
- 3" CONDUIT WITH PULL CORD FROM PIV TO FIRE RISER ROOM.
- REMOVE 4" CAP AND TEMP. RESTRAINT. CONNECT NEW 4" WATERLINE.
- 4" TEE.
- 4"x2" TEE
- 4" - 90° BEND. (LT=15')
- 4" - 45° BEND. (LT=6')
- 4" x 2" REDUCER.
- 4" RPBFP FEBCO MODEL LF880V IN SAFE-T-COVER MODEL 400TLU880-AL.
- REMOVE 2" CAP AND CONNECT NEW 2" WATERLINE FOR LANDSCAPING.
- 2" RPBFP FEBCO MODEL 825VA IN SAFE-T-COVER MODEL 200S-AL.
- 2" IRRIGATION STUB.

SEWER

- REMOVE 6" PLUG AND CONNECT NEW SEWER LINE.
- 6" SANITARY SEWER SERVICE LINE. 2% MIN. SLOPE.
- 6" WYE/TEE.
- 6" DOUBLE WYE/TEE.
- 6" 45° BEND.
- SINGLE SANITARY SEWER CLEAN OUT.
- DOUBLE SANITARY SEWER CLEAN OUT.

Isaacson & Arfman, Inc.
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Albuquerque, NM 87108
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08/04/2022
Engineer

SAN PEDRO APARTMENTS

San Pedro & Eagle Rock Albuquerque, New Mexico

DESIGN	ISSUE
DEVELOPMENT	PROJECT NUMBER: IA 2471
	FILE:
	DRAWN BY: BJB/lor
	CHECKED BY: FCA
	DATE: JULY 2022

No	Date	Description

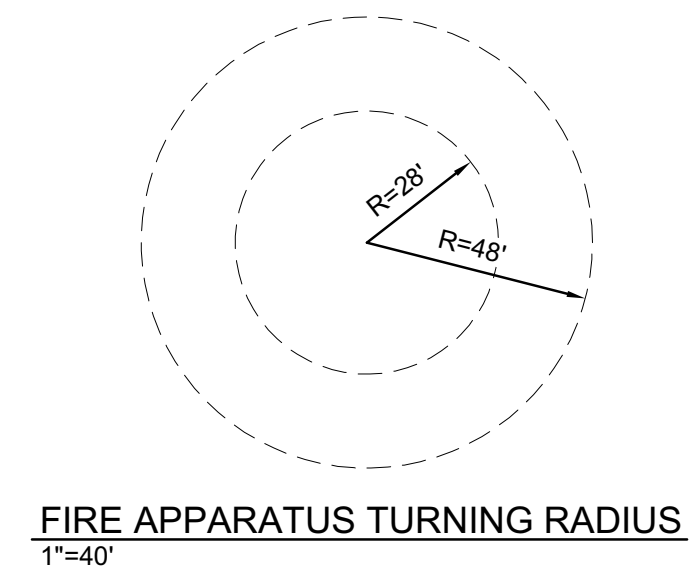
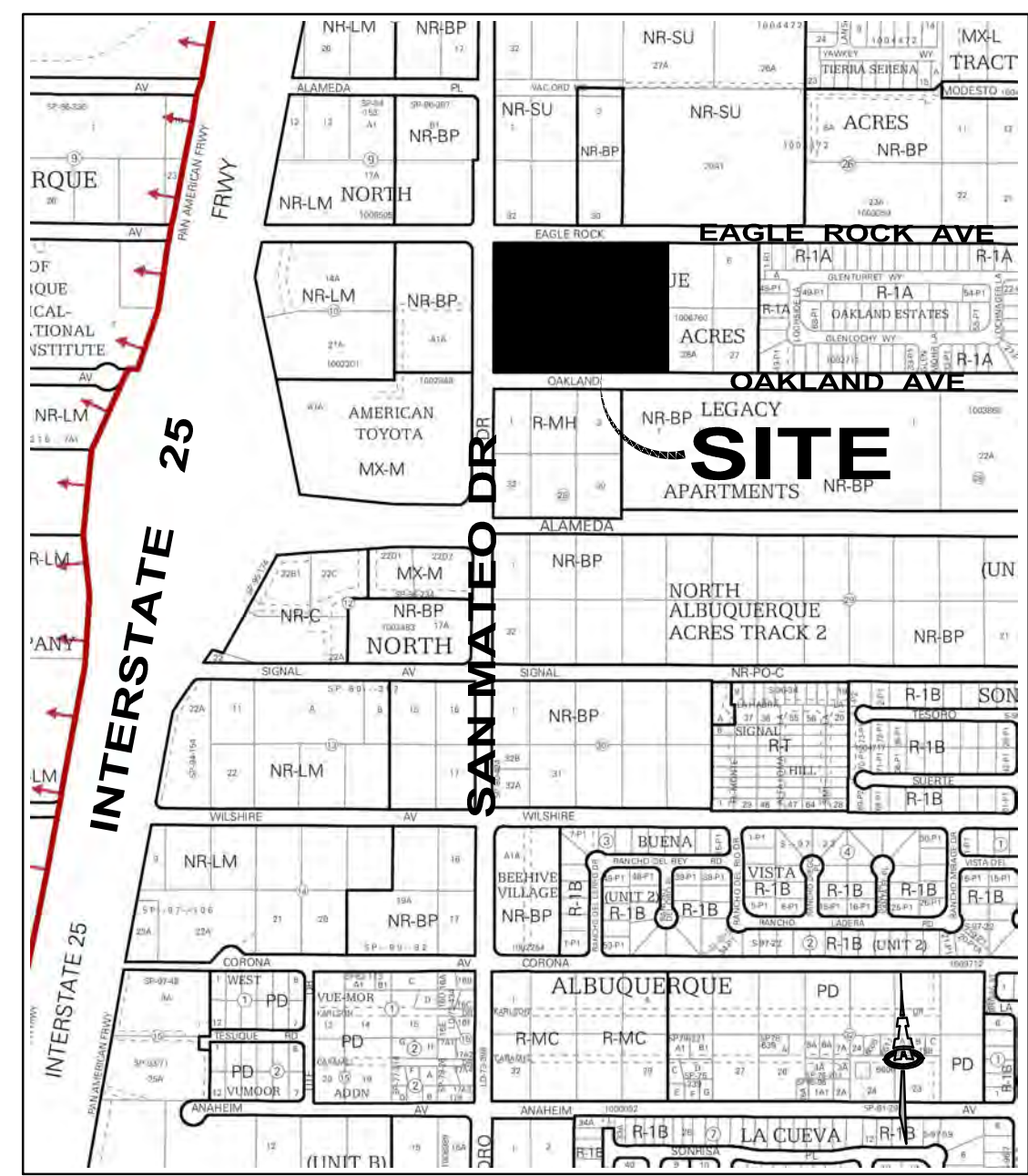
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CONCEPTUAL
UTILITY PLAN

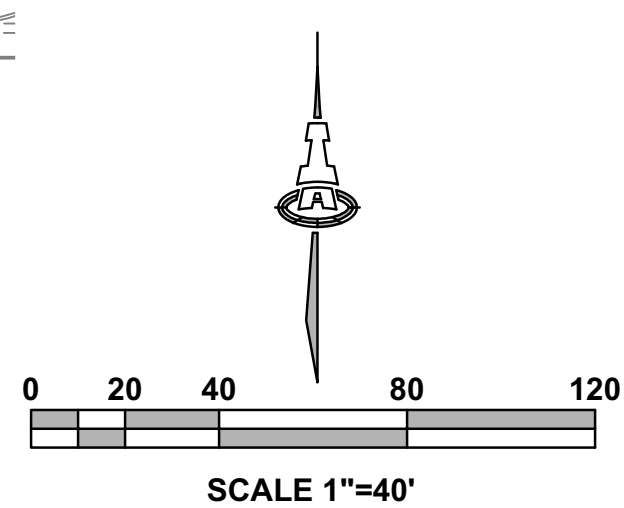
SHEET NUMBER

CU-101





BUILDING	SQ. FOOTAGE
1, 3-6	13,460
2	10,187
CLUB HOUSE / FITNESS	6,500



PREVIOUS FIRE 1 APPROVAL
PERMIT NUMBER: FP 21-006042
APPROVED DATE: 06/16/22

SHEET NUMBER
FIRE 1



FRONT ELEVATION SCALE= $\frac{3}{32}$ " : 1'-0"



LEFT ELEVATION SCALE= $\frac{3}{32}$ " : 1'-0"



REAR ELEVATION SCALE= $\frac{3}{32}$ " : 1'-0"



RIGHT ELEVATION SCALE= $\frac{3}{32}$ " : 1'-0"



FRONT ELEVATION SCALE= $\frac{3}{32}$ " : 1'-0"



LEFT ELEVATION SCALE= $\frac{3}{32}$ " : 1'-0"



REAR ELEVATION SCALE= $\frac{3}{32}$ " : 1'-0"

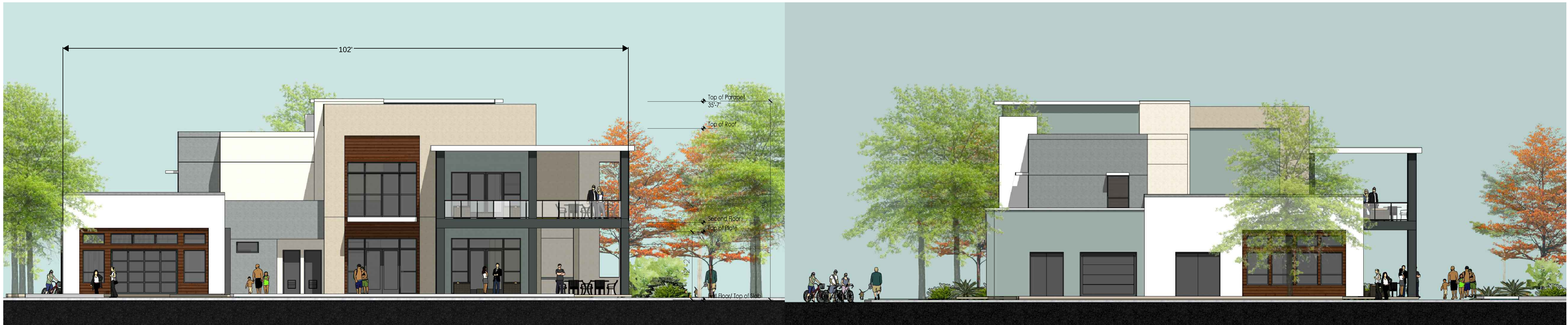


RIGHT ELEVATION SCALE= $\frac{3}{32}$ " : 1'-0"



FRONT ELEVATION

LEFT ELEVATION



REAR ELEVATION

RIGHT ELEVATION



BLDG 1 & 3 - WEST ELEVATION - MAY 21 - 12 PM



BLDG 1 & 3 - WEST ELEVATION - MAY 21 - 9AM



BLDG 1 & 6 - EAST ELEVATION - MAY 21 - 12 PM



BLDG 1 & 3 - EAST ELEVATION - MAY 21 - 9AM



BLDG 1 & 3 - NORTH ELEV. - MAY 21 - 12 PM



BLDG 1 & 3 - SOUTH ELEV. - MAY 21 - 12 PM



BLDG 1 & 3 - NORTH ELEV. - MAY 21 - 9AM



BLDG 1 & 3 - SOUTH ELEV. - MAY 21 - 9AM

0 8' 16' 32' 64'
scale: 1/16"=1'-0" (on 24"x36" sheet)

TEKIN & ASSOCIATES
Frisco, Texas



SS.01
SOLAR SHADE STUDY - BLDGs 1 & 3
EAGLE ROCK SITE
Albuquerque, NM





BLDG 1 & 3 - WEST ELEVATION - NOVEMBER 21 - 12 PM



BLDG 1 & 3 - WEST ELEVATION - MAY 21 - 4PM



BLDG 1 & 3 - EAST ELEVATION - NOVEMBER 21 - 12 PM



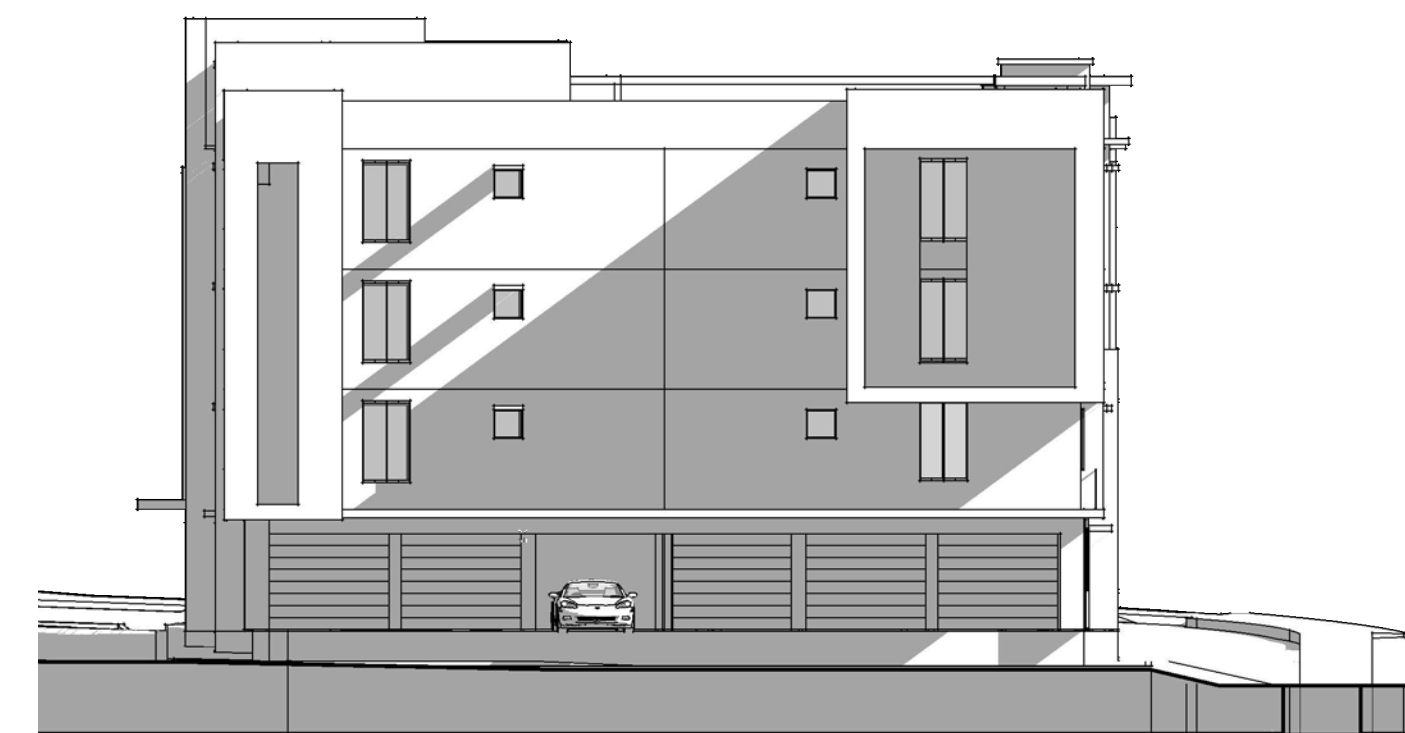
BLDG 1 & 3 - EAST ELEVATION - MAY 21 - 4PM



BLDG 1 & 3 - NORTH ELEV. - NOV. 21 - 12 PM



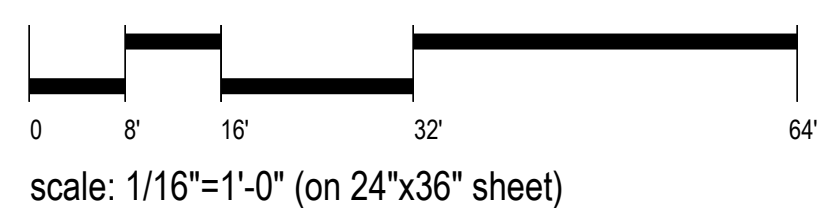
BLDG 1 & 3 - SOUTH ELEV. - NOV. 21 - 12 PM



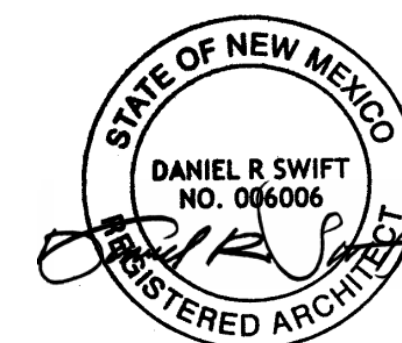
BLDG 1 & 3 - NORTH ELEV. - MAY 21 - 4PM



BLDG 1 & 6 - SOUTH ELEV. - MAY 21 - 4PM



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SS.02
SOLAR SHADE STUDY - BLDG 1 & 3
EAGLE ROCK SITE
Albuquerque, NM





BLDG 2 - WEST ELEVATION - MAY 21 - 12 PM



BLDG 2 - WEST ELEVATION - MAY 21 - 9AM



BLDG 2 - EAST ELEVATION - MAY 21 - 12 PM



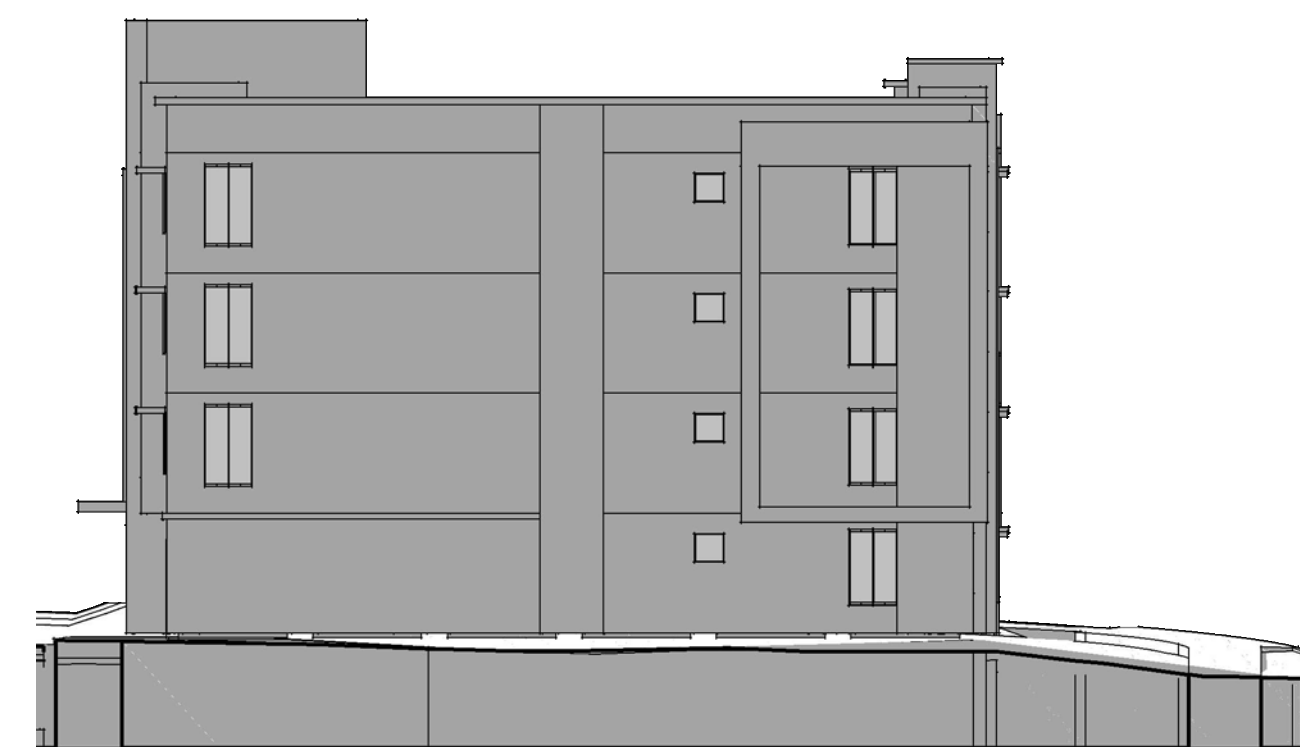
BLDG 2 - EAST ELEVATION - MAY 21 - 9AM



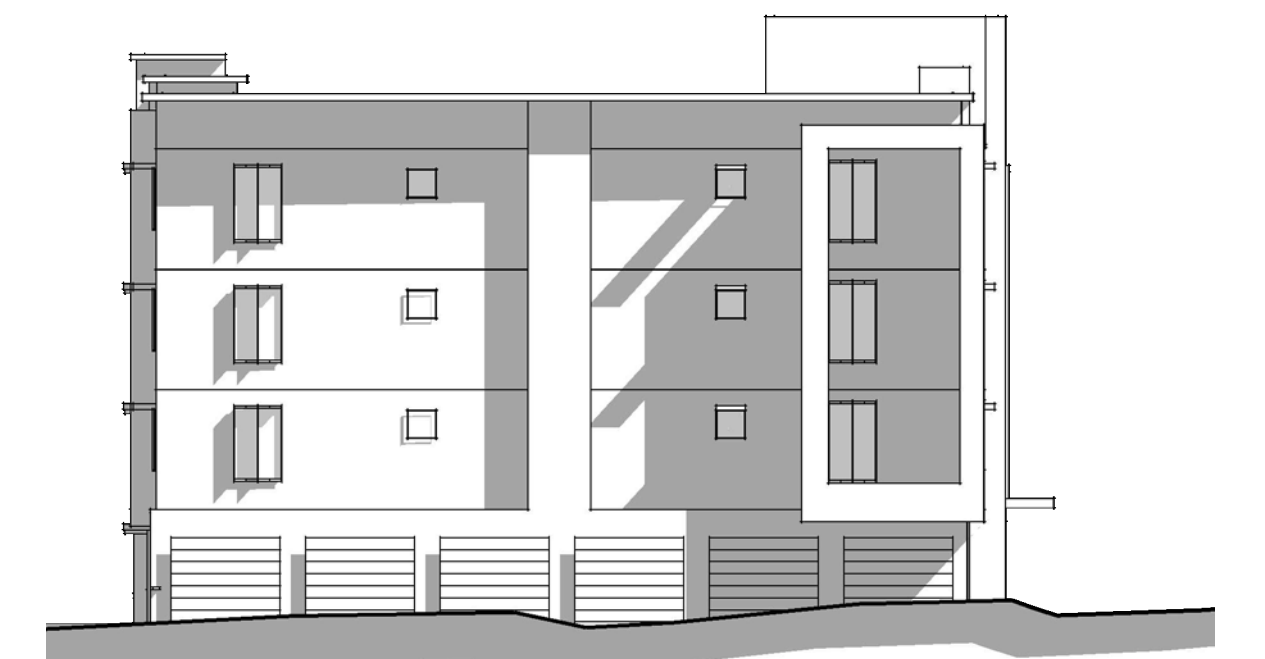
BLDG 2 - NORTH ELEV. - MAY 21 - 12 PM



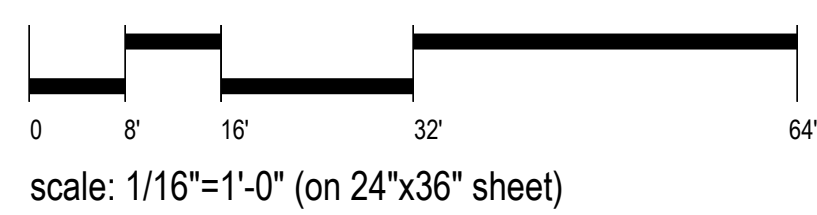
BLDG 2- SOUTH ELEV. - MAY 21 - 12 PM



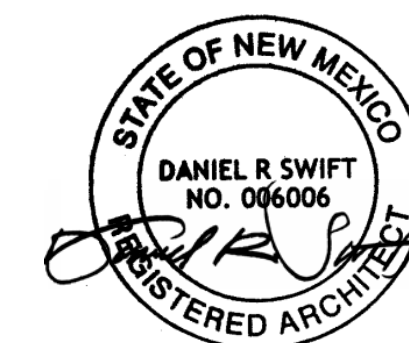
BLDG 2 - NORTH ELEV. - MAY 21 - 9AM



BLDG 2 - SOUTH ELEV. - MAY 21 - 9AM



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Frisco, Texas



SS.03
SOLAR SHADE STUDY - BLDG 2
EAGLE ROCK SITE
Albuquerque, NM





BLDG 2 - WEST ELEVATION - NOVEMBER 21 - 12 PM



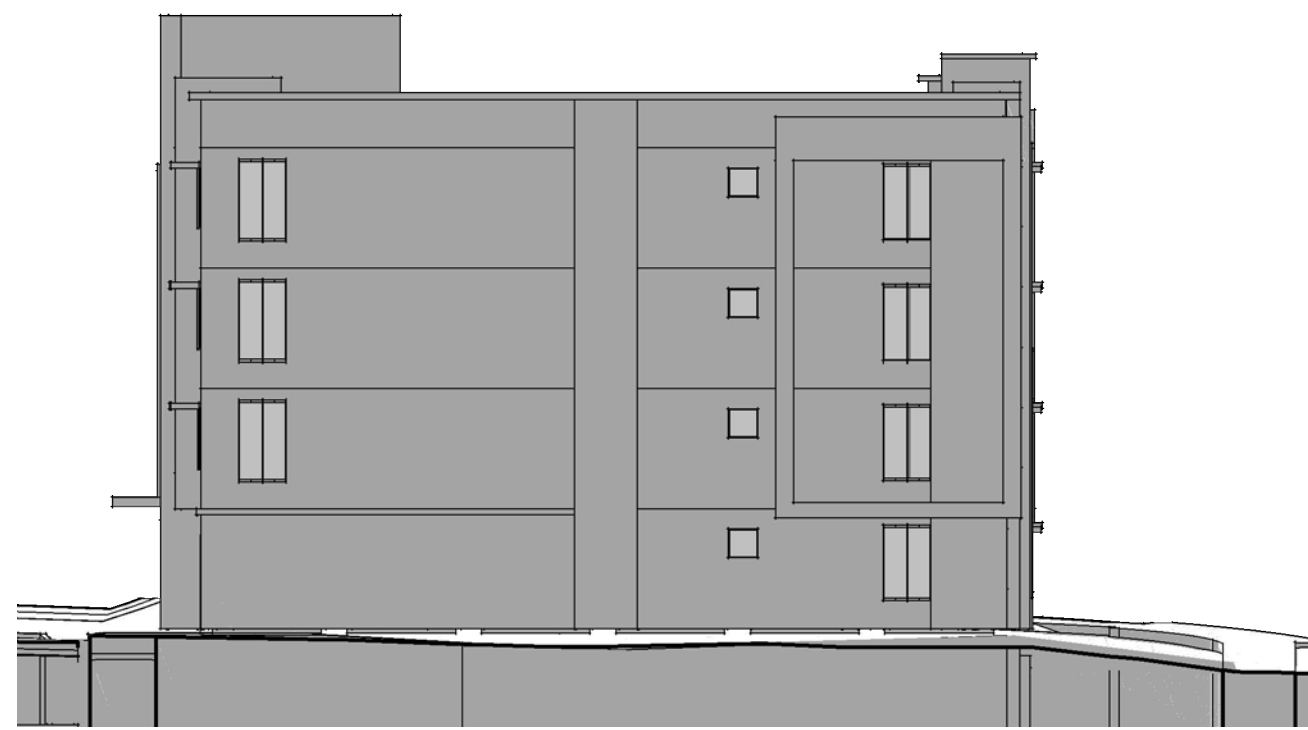
BLDG 2 - WEST ELEVATION - MAY 21 - 4PM



BLDG 2 - EAST ELEVATION - NOVEMBER 21 - 12 PM



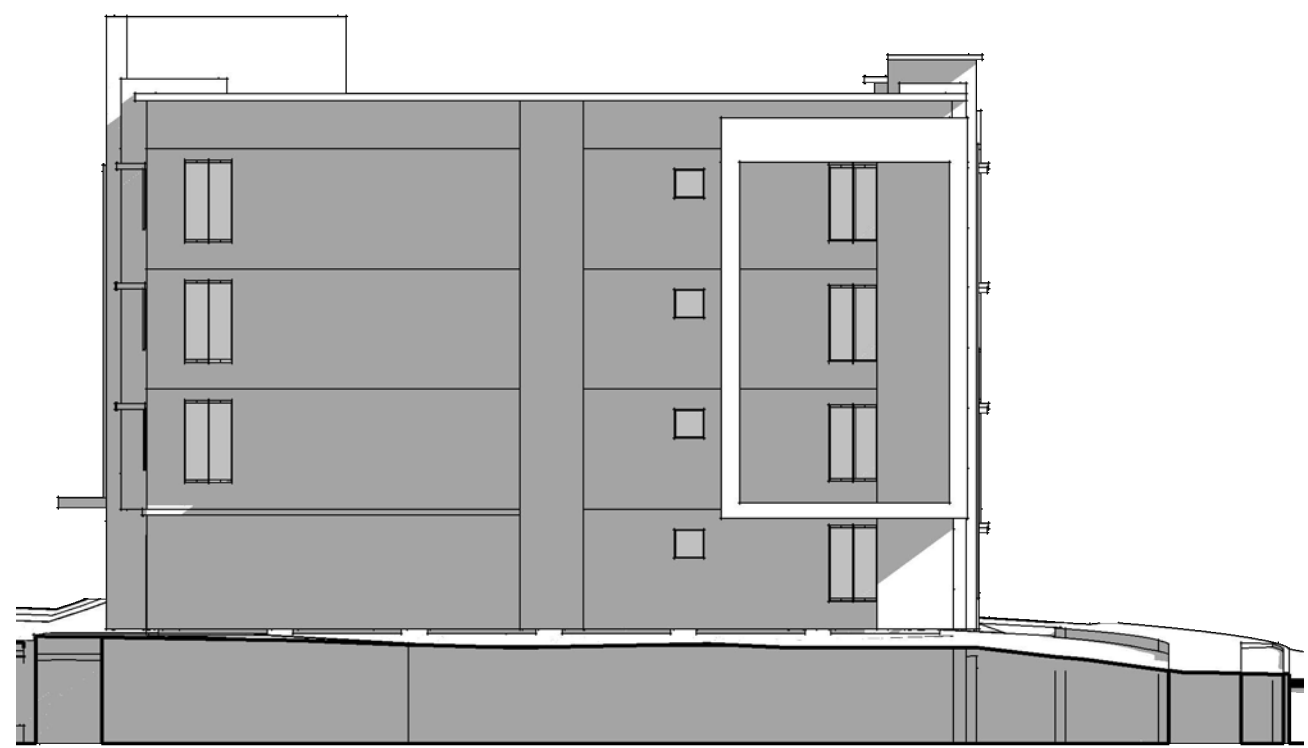
BLDG 2 - EAST ELEVATION - MAY 21 - 4PM



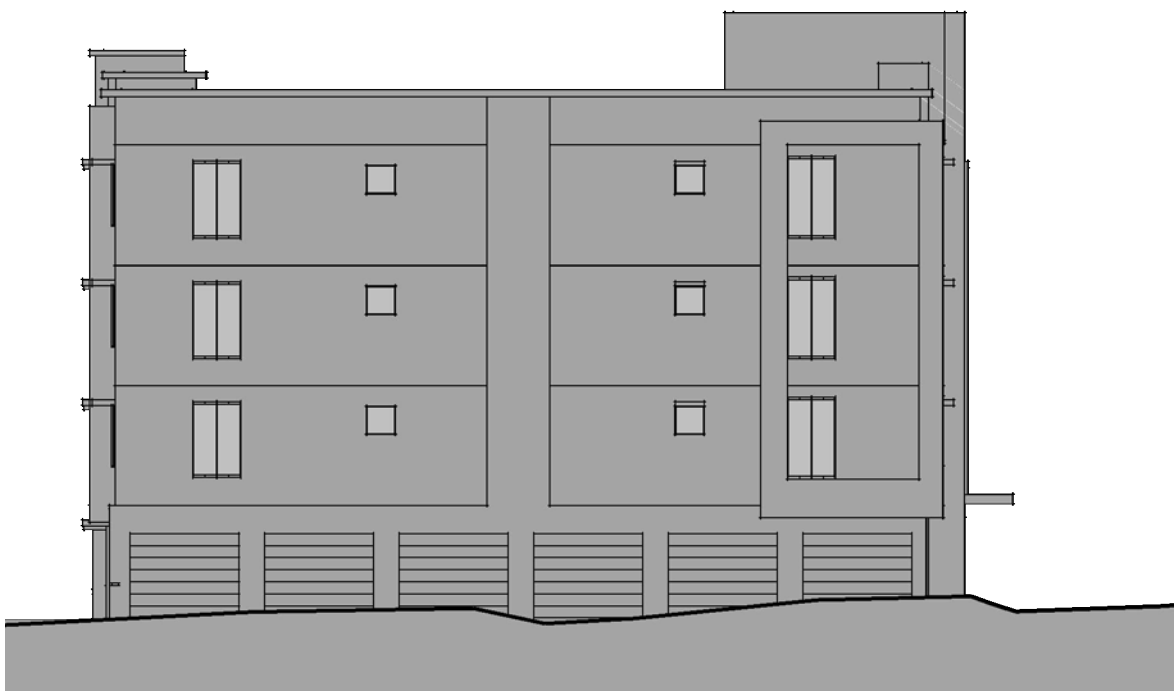
BLDG 2 - NORTH ELEV. - NOV. 21 - 12 PM



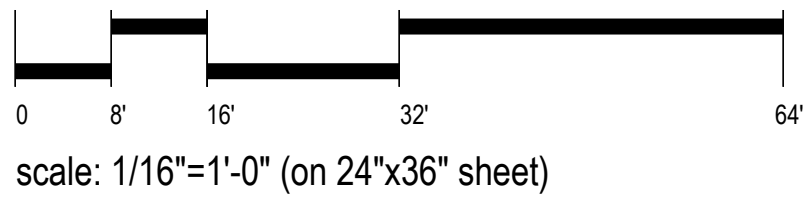
BLDG 2 - SOUTH ELEV. - NOV. 21 - 12 PM



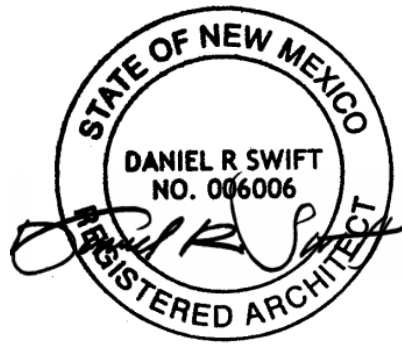
BLDG 2 - NORTH ELEV. - MAY 21 - 4PM



BLDG 2 - SOUTH ELEV. - MAY 21 - 4PM



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SS.04
SOLAR SHADE STUDY - BLDG 2
EAGLE ROCK SITE
Albuquerque, NM





BLDG 4- WEST ELEVATION - MAY 21 - 12 PM



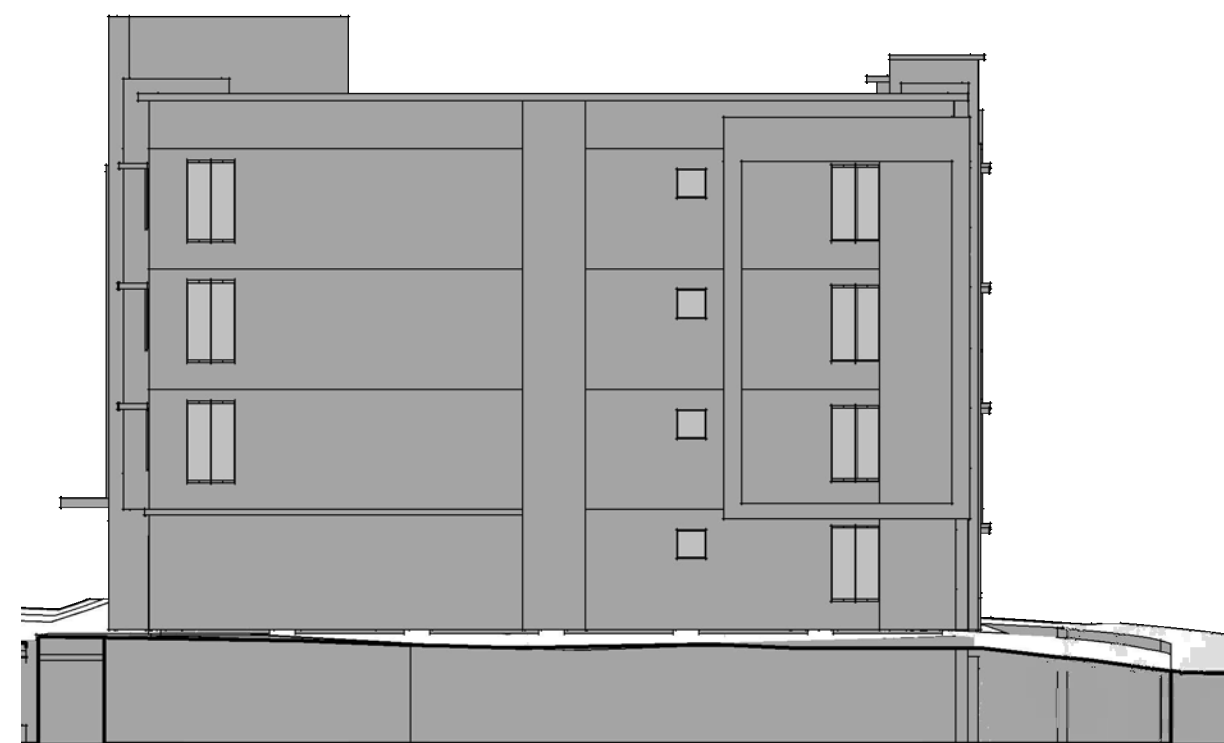
BLDG 4- WEST ELEVATION - MAY 21 - 9AM



BLDG 4 - EAST ELEVATION - MAY 21 - 12 PM



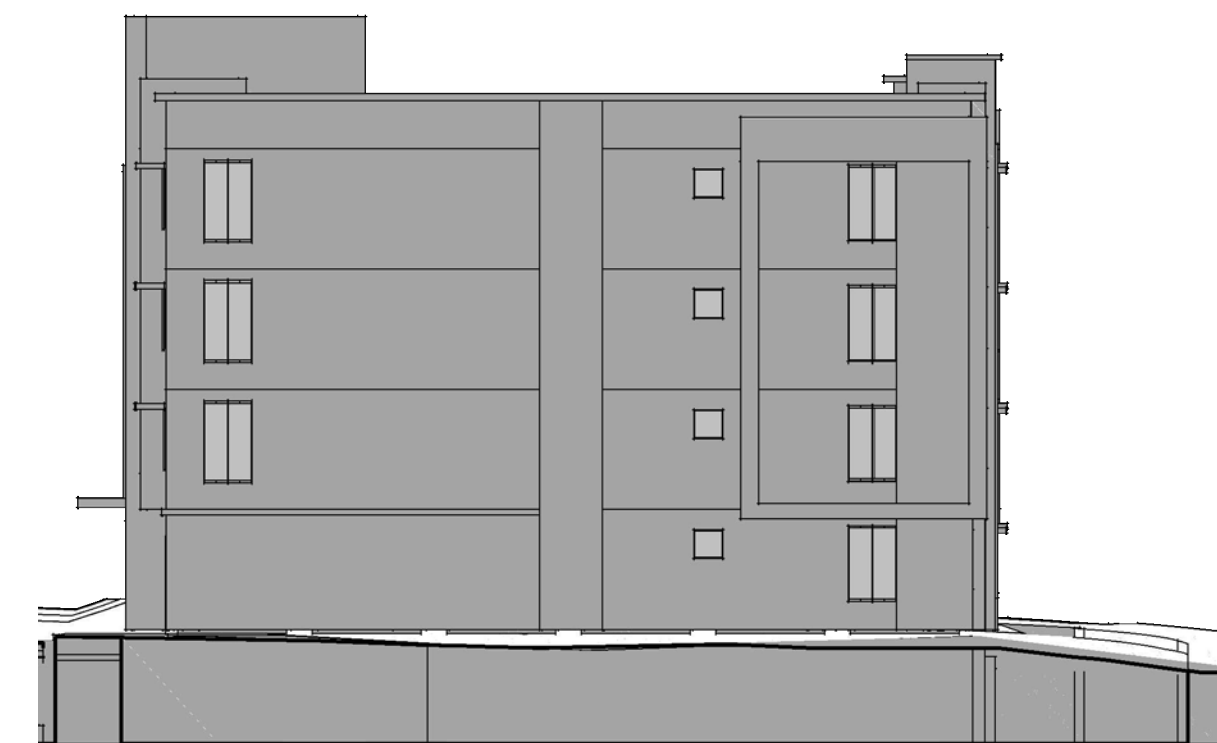
BLDG 4 - EAST ELEVATION - MAY 21 - 9AM



BLDG 4 - NORTH ELEV. - MAY 21 - 12 PM



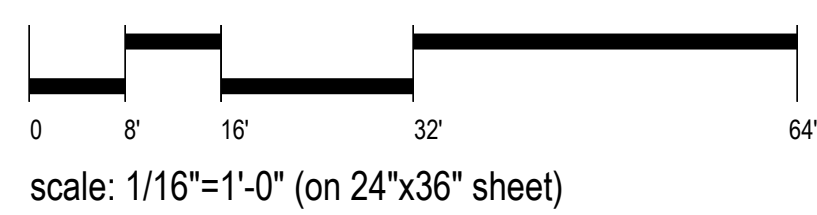
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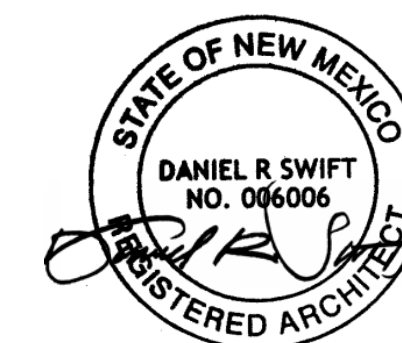
BLDG 4- NORTH ELEV. - MAY 21 - 9AM



BLDG 4 - SOUTH ELEV. - MAY 21 - 9AM



TEKIN & ASSOCIATES
Frisco, Texas



SS.05
SOLAR SHADE STUDY - BLDG 4
EAGLE ROCK SITE
Albuquerque, NM





BLDG 4 - WEST ELEVATION - NOVEMBER 21 - 12 PM



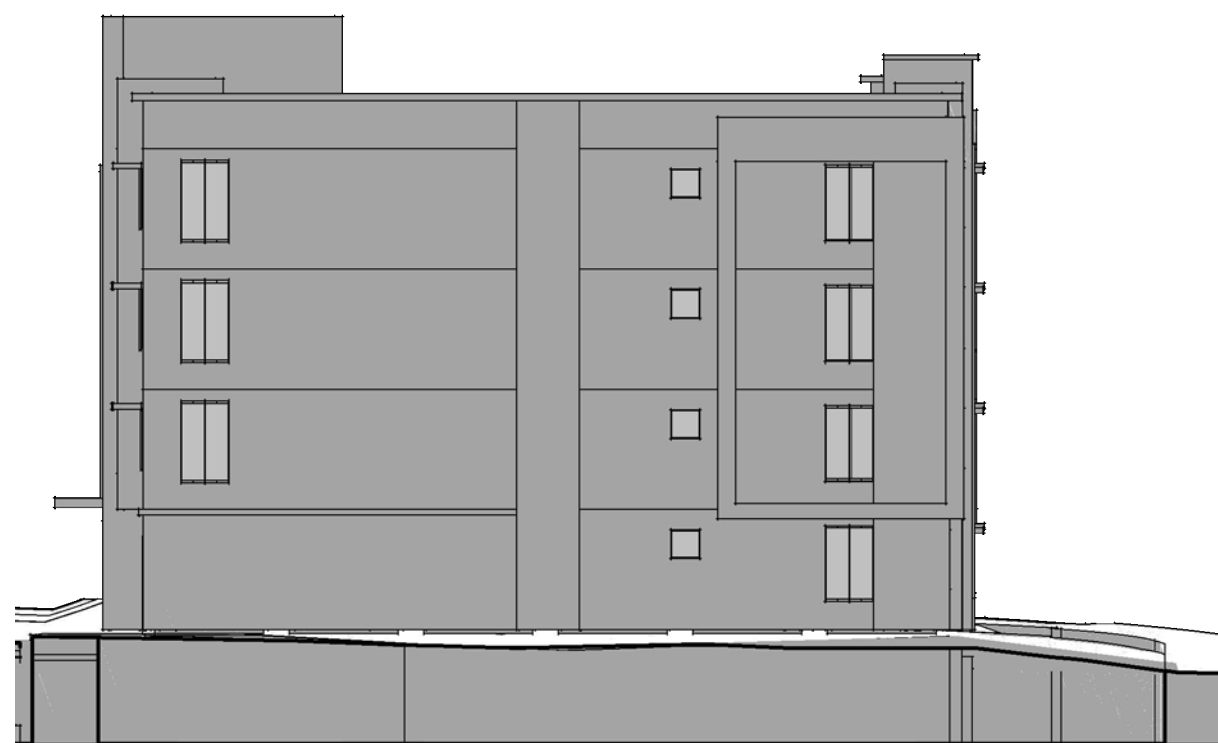
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BLDG 4 - EAST ELEVATION - NOVEMBER 21 - 12 PM



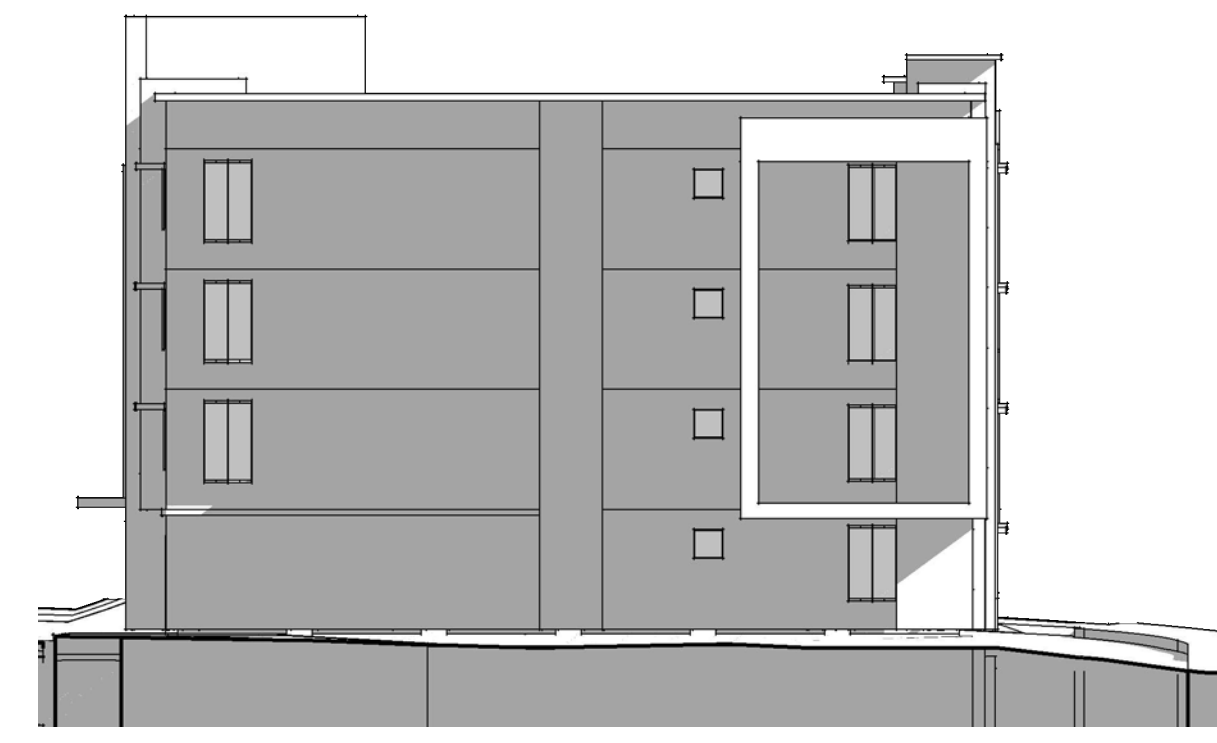
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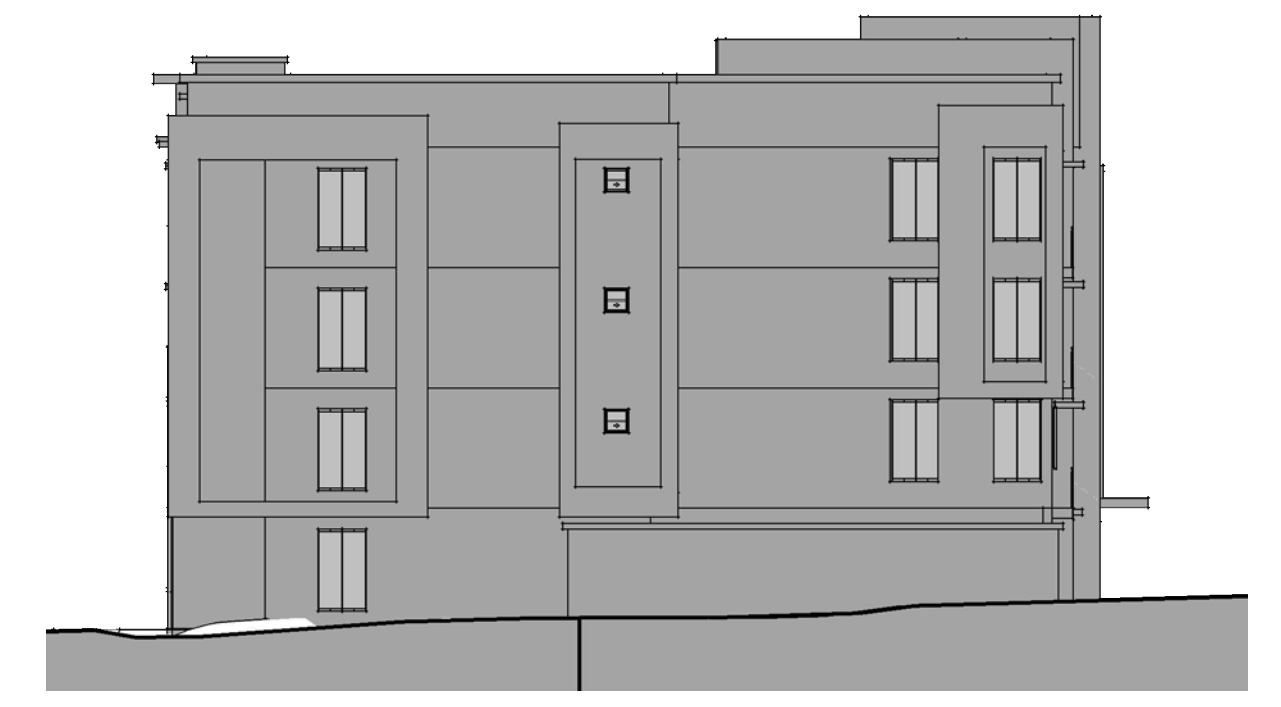
BLDG 4 - NORTH ELEV. - NOV. 21 - 12 PM



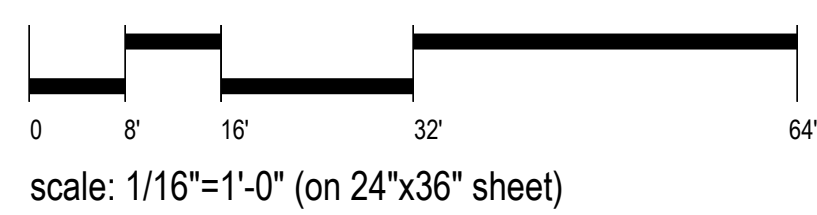
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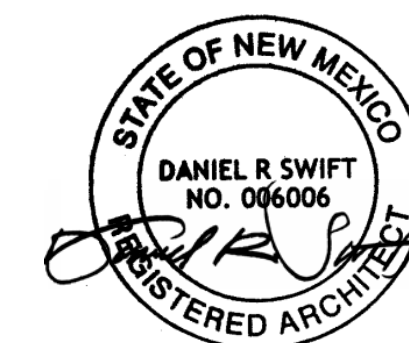
BLDG 4 - NORTH ELEV. - MAY 21 - 4PM



BLDG 4 - SOUTH ELEV. - MAY 21 - 4PM



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SS.06
SOLAR SHADE STUDY - BLDG 4
EAGLE ROCK SITE
Albuquerque, NM





BLDG 5 - WEST ELEVATION - MAY 21 - 12 PM



BLDG 5 - WEST ELEVATION - MAY 21 - 9AM



BLDG 5 - EAST ELEVATION - MAY 21 - 12 PM



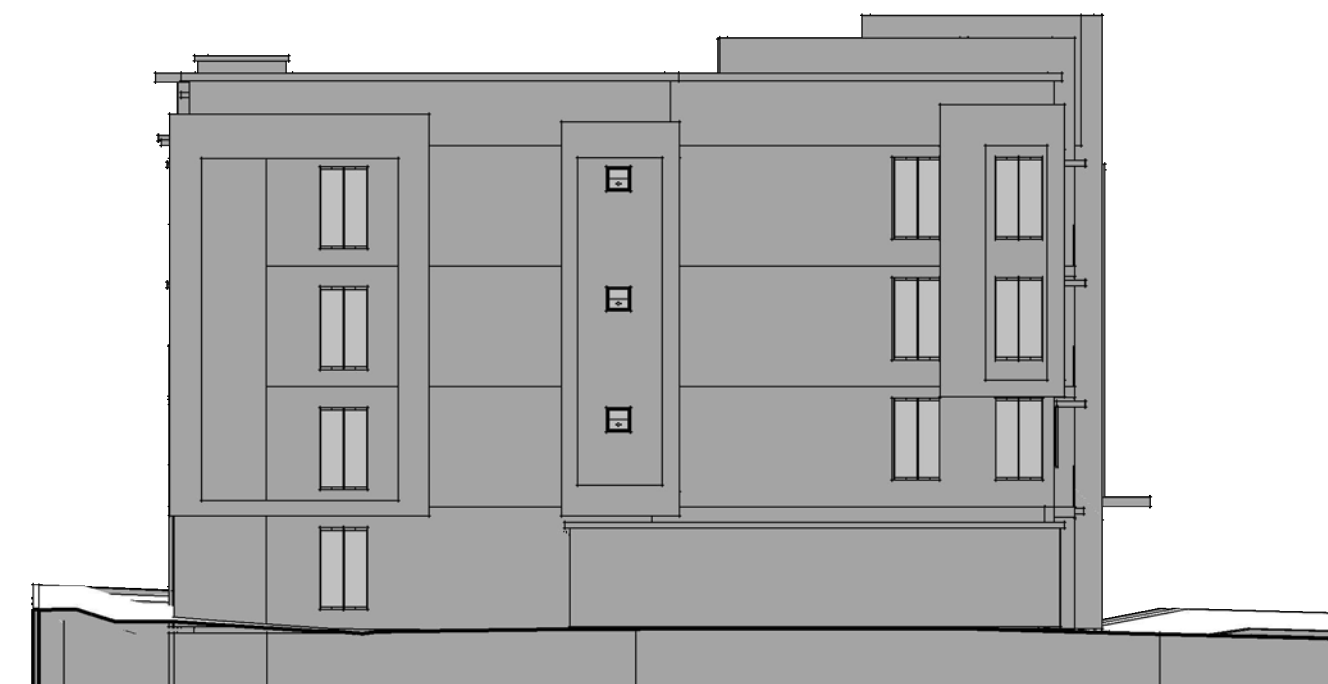
BLDG 5 - EAST ELEVATION - MAY 21 - 9AM



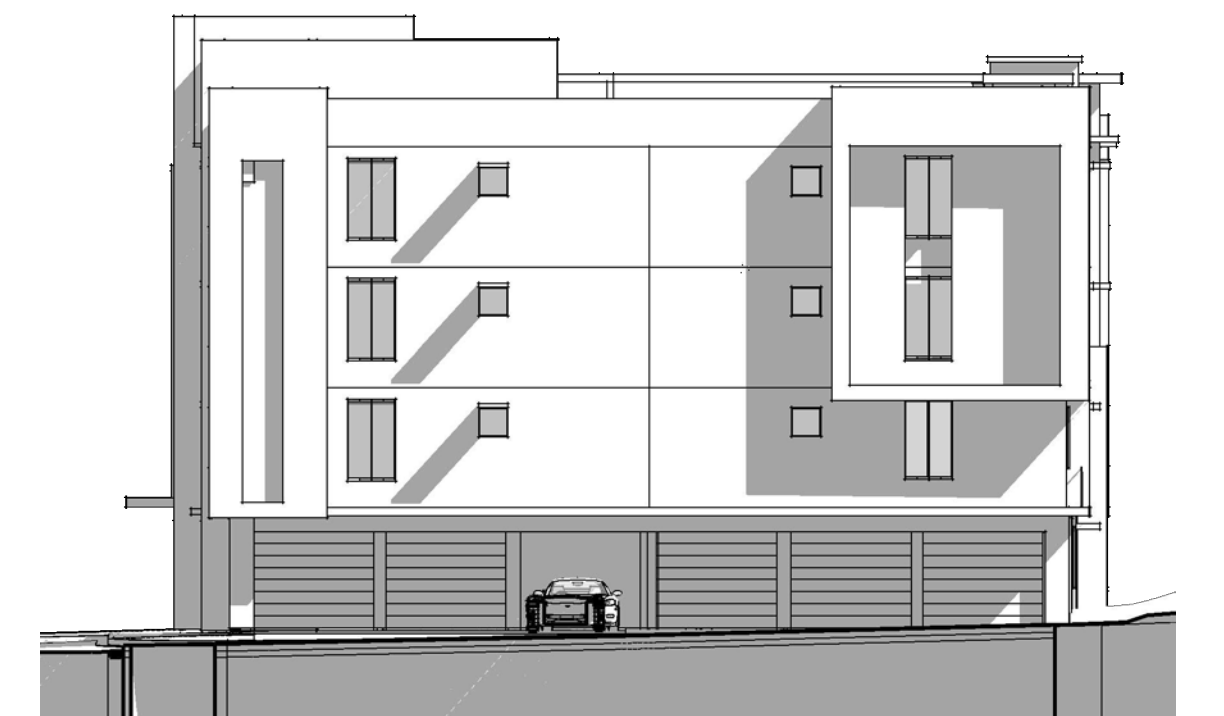
BLDG 5 - NORTH ELEV. - MAY 21 - 12 PM



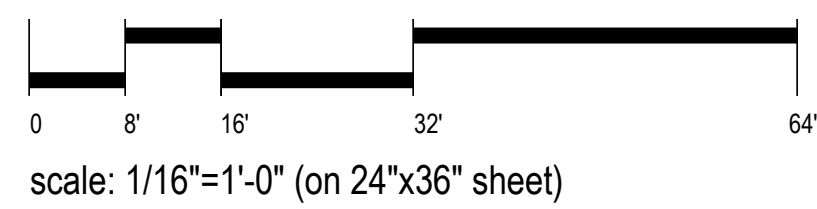
BLDG 5 - SOUTH ELEV. - MAY 21 - 12 PM



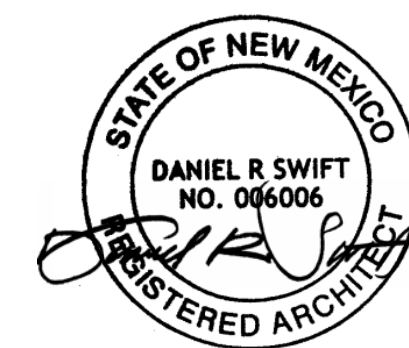
BLDG 5 - NORTH ELEV. - MAY 21 - 9AM



BLDG 5 - SOUTH ELEV. - MAY 21 - 9AM



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Frisco, Texas



SS.07
SOLAR SHADE STUDY - BLDG 5
EAGLE ROCK SITE
Albuquerque, NM





BLDG 5 - WEST ELEVATION - NOVEMBER 21 - 12 PM



BLDG 5 - WEST ELEVATION - MAY 21 - 4PM



BLDG 5 - EAST ELEVATION - NOVEMBER 21 - 12 PM



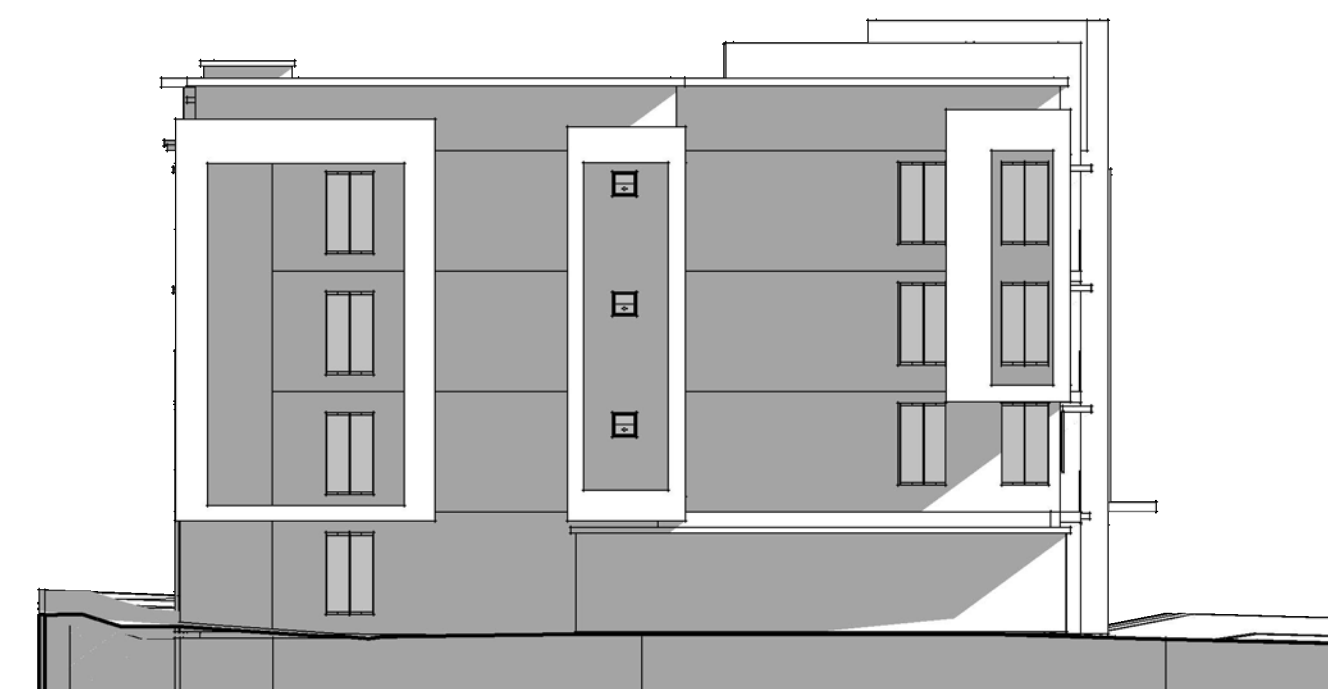
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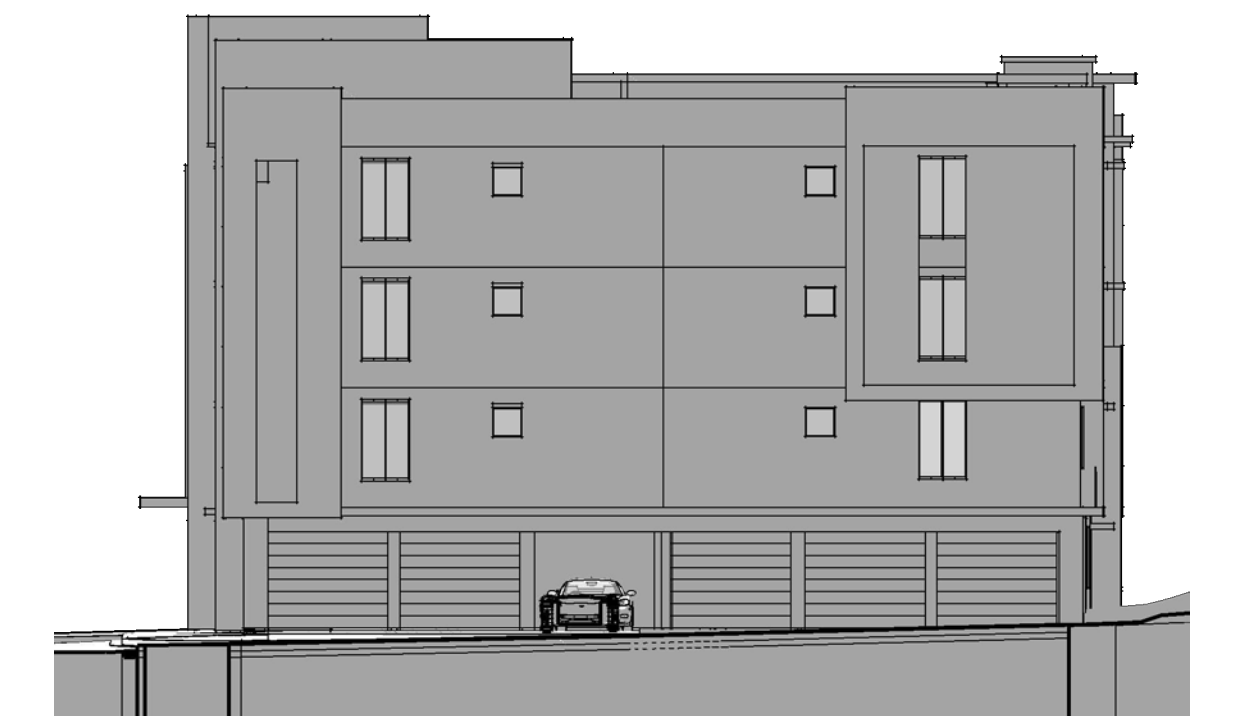
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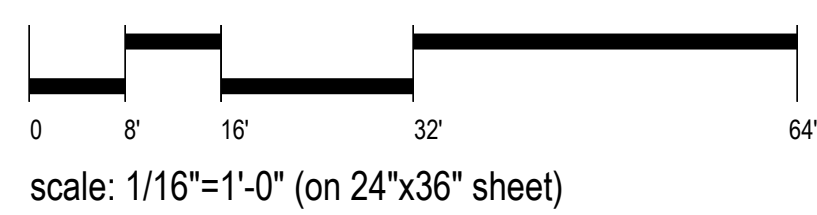
BLDG 5 - SOUTH ELEV. - NOV. 21 - 12 PM



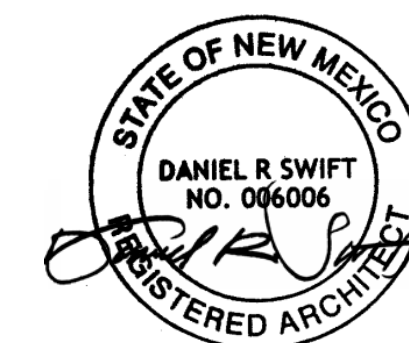
BLDG 5 - NORTH ELEV. - MAY 21 - 4PM



BLDG 5 - SOUTH ELEV. - MAY 21 - 4PM



TEKIN & ASSOCIATES
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SS.08
SOLAR SHADE STUDY - BLDG 5
EAGLE ROCK SITE
Albuquerque, NM





BLDG 6 - WEST ELEVATION - MAY 21 - 12 PM



BLDG 6 - WEST ELEVATION - MAY 21 - 9AM



BLDG 6 - EAST ELEVATION - MAY 21 - 12 PM



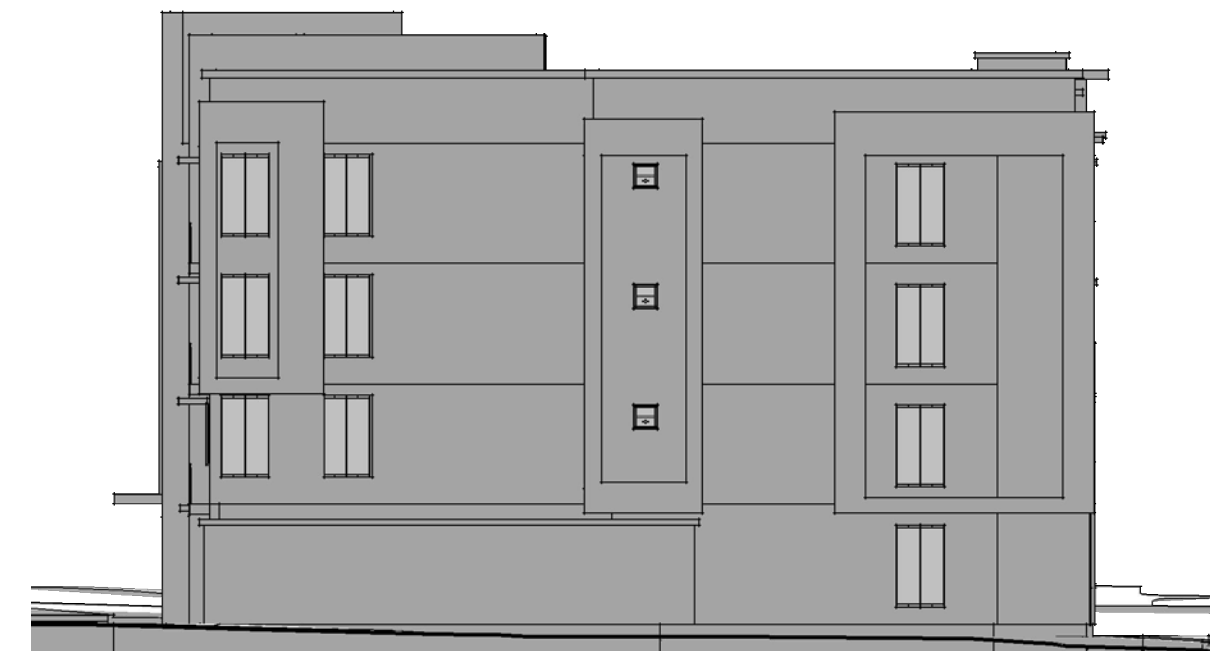
BLDG 6 - EAST ELEVATION - MAY 21 - 9AM



BLDG 6 - NORTH ELEV. - MAY 21 - 12 PM



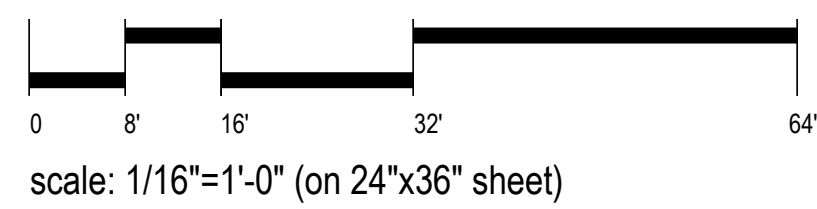
BLDG 6 - SOUTH ELEV. - MAY 21 - 12 PM



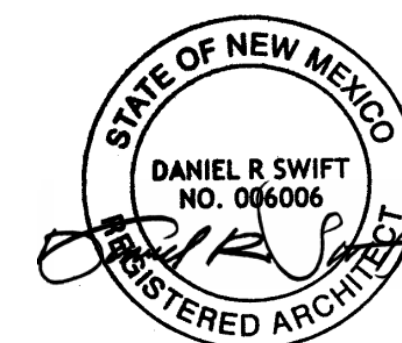
BLDG 6 - NORTH ELEV. - MAY 21 - 9AM



BLDG 6 - SOUTH ELEV. - MAY 21 - 9AM



TEKIN & ASSOCIATES
Frisco, Texas



SS.09
SOLAR SHADE STUDY - BLDG 6
EAGLE ROCK SITE
Albuquerque, NM





BLDG 6 - WEST ELEVATION - NOVEMBER 21 - 12 PM



BLDG 6 - WEST ELEVATION - MAY 21 - 4PM



BLDG 6 - EAST ELEVATION - NOVEMBER 21 - 12 PM



BLDG 6 - EAST ELEVATION - MAY 21 - 4PM



BLDG 6 - NORTH ELEV. - NOV. 21 - 12 PM



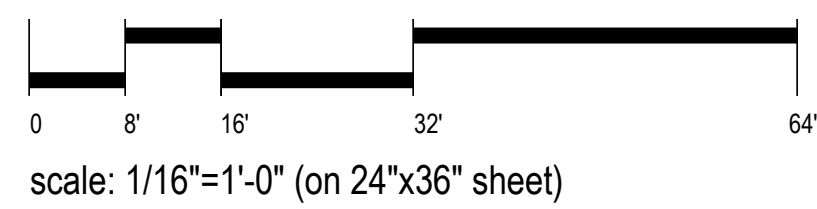
BLDG 6 - SOUTH ELEV. - NOV. 21 - 12 PM



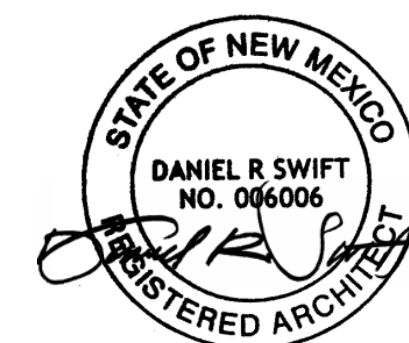
BLDG 6 - NORTH ELEV. - MAY 21 - 4PM



BLDG 6 - SOUTH ELEV. - MAY 21 - 4PM



TEKIN & ASSOCIATES
Frisco, Texas



SS.10
SOLAR SHADE STUDY - BLDG 6
EAGLE ROCK SITE
Albuquerque, NM



Current DRC
Project Number:

759287

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

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

Date Submitted: 24-Jun-22

Date Site Plan Approved:

Date Preliminary Plat Approved:

Date Preliminary Plat Expires:

DRB Project No.: PR-2021-005272

DRB Application No.: SI-2022-01239

San Pedro Apartments

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 1, 2, 3, 4, 29, 30, 31, and 32, Block 27, Tract A, Unit B, North Albuquerque Acres

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 guarantees. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private		City Cnst Engineer	
							Inspector	P.E.		
		PAVING	Std.	Curb & Gutter	Eagle Rock Ave.	San Pedro Drive	NE Property Corner	/	/	/
					San Pedro Drive	Oakland Ave.	Eagle Rock Ave.			
					Oakland Ave.	San Pedro Dr.	SE Property Corner			
		7"	Arterial Pavement	San Pedro Drive	Oakland Ave.	Eagle Rock Ave.	/	/	/	
		3"	Residential Pavement	Eagle Rock Ave.	San Pedro Dr.	NE Property Corner	/	/	/	
				Oakland Ave.	San Pedro Dr.	SE Property Corner				
		20' wide	PCC Valley Gut. & Fillets w/ ADA Ramps	Eagle Rock Ave.	135' from NE Prop. Corner		/	/	/	
		26' wide	PCC Valley Gut. & Fillets w/ ADA Ramps	Eagle Rock Ave.	295' from NE Prop. Corner					
		44' wide	PCC Valley Gut. & Fillets w/ ADA Ramps	Oakland Ave.	400' from SE Prop. Corner					
		6'	PCC Sidewalk	Eagle Rock Ave.	San Pedro Dr.	NE Property Corner	/	/	/	
		6'	PCC Sidewalk	San Pedro Dr	Oakland Ave	Eagle Rock Ave.				
		6'	PCC Sidewalk	Oakland Ave.	San Pedro Dr.	SE Property Corner				
		25' - 35'	Rem. & Disp. Asphalt Paving	San Pedro Dr.	Oakland Ave.	Eagle Rock Ave.	/	/	/	
		7 ea.	LED Street Lights *				/	/	/	
							/	/	/	

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		UTILITIES							
		8"	Private Fire Service Connection	Eagle Rock Ave.	157' From NE Property Corner		/	/	/
		8"	Private Fire Service Connection	Oakland Ave.	113' from SE Property Corner				
		8"	Private Fire Service Connection	Oakland Ave.	428' from SE Property Corner				
		3"	Water Service & Vault	Oakland Ave.	274' from SE Property Corner		/	/	/
		4' dia.	SAS Manhole w/ 6" SAS Service Line	Oakland Ave.	173' from SE Property L Corner		/	/	/
		4' dia.	SAS Manhole w/ 6" SAS Service Line	Oakland Ave.	473' from SE Property Corner				
			Existing Water Service to be removed	Oakland Ave	NE corner of San Pedro Blvd intersection		/	/	/
							/	/	/
		STORM DRAINAGE							
		30" dia.	RCP Storm Drain Pipe	Oakland Ave.	205' south of the NW Prop Corner		/	/	/
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The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing.
The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
							/	/	/
							/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

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

Street lights per City requirements.

- 1 Water infrastructure includes valves, fittings, fire hydrants and appurtenances
- 2 Grading and drainage certification required for release of IIA and financial guarantee
- 3 * Street lights shall include light poles, foundations, transformers, pull boxes, conduits and wiring.
Actual number of street lights shall be determined at DRC based on final design.
- 4 Public roadway improvements includes striping, directional arrows & lettering, signage and other related items found on the approved PWO plans.

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Fred C. Arfman, PE

NAME (print)

DRB CHAIR - date

PARKS & RECREATION - date

ISAACSON & ARFMAN, INC.

FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Fred C. Arfman 07-19-22
07/20/2022
SIGNATURE - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER