



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 17, 2022 HEARING DATE OF DEFERRAL: August 10, 2022

SUBMITTAL

DESCRIPTION: Revised plan set with additional notes and revisions to keynotes for Code Enforcement comments, additional

keynotes on utility plan for ABCWUA, and updated G&D sheet; providing Transportation exhibits for San Pedro; re-transmitting

deviation justification letter and proposed Infrastructure List.

Site plan has been stamped and sealed and Solid Waste has signed the updated version. This has been sent to the EHD for further review and approval, as requested.

CONTACT NAME: Michael Vos, AICP

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

NR-SU (CEMETERY)

NR-SU (SOLID WASTE CONVENIENCE CENTER)

EAGLE ROCK AVENUE NE.
60' R/W

6' PUBLIC
SDWK PER COA
STD DWG 2430.

EMERGENCY ACCESS
DRIVEPAD PER COA
STD DWG 2425A

ADA RAMP
PER COA STD
DWG 2445

6' PUBLIC
SDWK PER
COA STD
DWG 2430.

SAN PEDRO DRIVE NE.

RAW VARIES

17' R/W
DEDICATION

ADA RAMP
PER COA STD
DWG 2445

CLEAR SIGHT
TRIANGLE

GUEST & RESIDENT
ENTRANCE / EXIT PER
COA STD DWG 2426

R/W VARIES

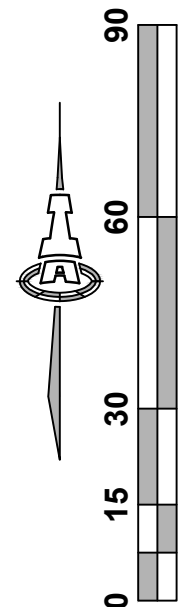
6' PUBLIC
SDWK PER COA
STD DWG 2430.

RESIDENT ONLY
ENTRANCE / EXIT
PER COA STD DWG 2426

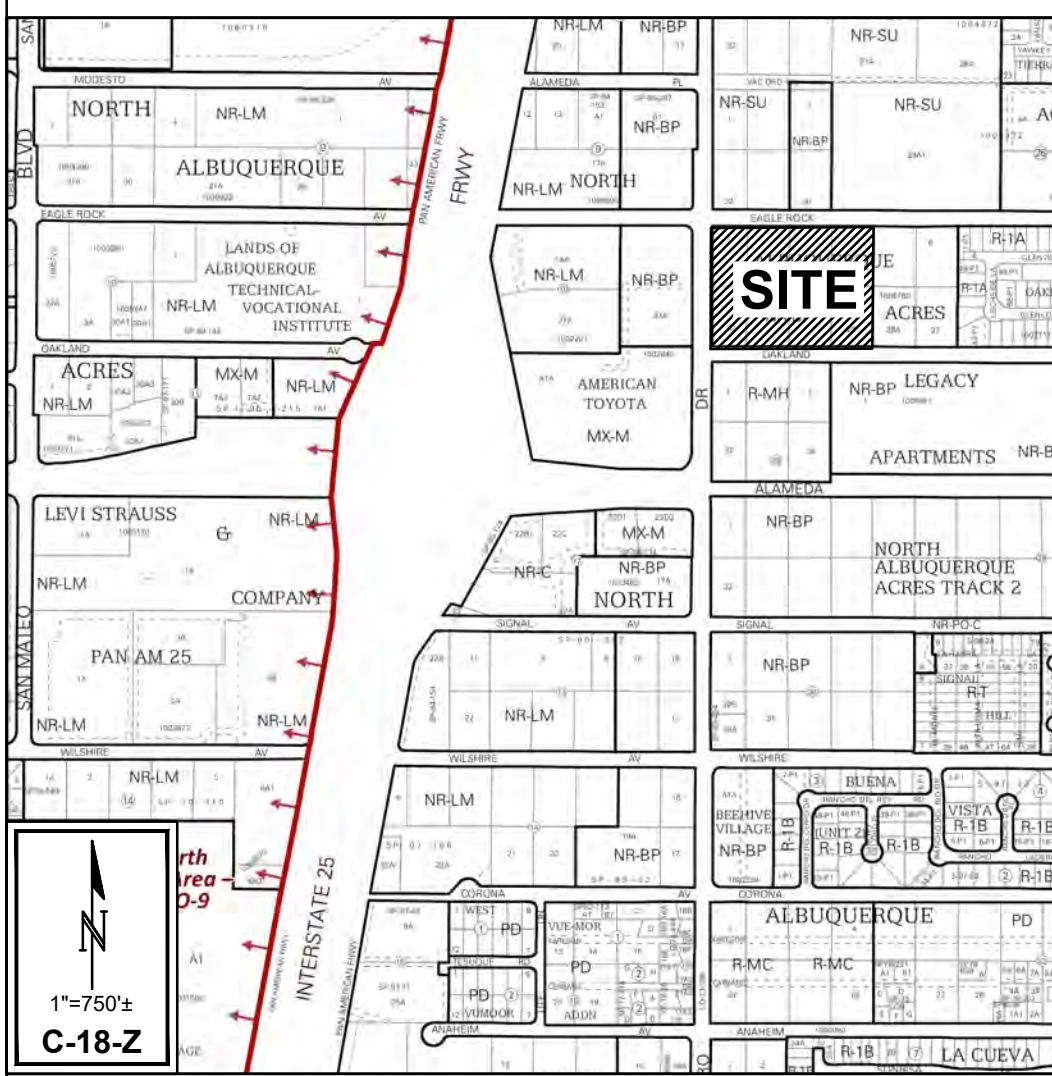
CLEAR SIGHT
TRIANGLE

R-MH (MULTI-FAMILY)

NR-LM (SALLAGE YARD)



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
8 SPACES (COMPACT)= 42 SPACES
ADA= 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: PR-2021-005272

APPLICATION NO: SI-2022-01239

IS AN APPROVED INFRASTRUCTURE LIST REQUIRED? [X] 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

No	Date	Description
		TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
		ABCWUA
		PARKS & RECREATION DEPARTMENT
		CITY ENGINEERING/HYDROLOGY
		ENVIROMENTAL HEALTH (CONDITIONAL)
		Herman Gallegos <i>Herman Gallegos</i> 08-11-22 SOLID WASTE MANAGEMENT
		DRB CHAIRPERSON, PLANNING DEPT.
		CODE ENFORCEMENT

GENERAL NOTES

- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CURB RADI 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.
- ANY LIGHTING SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND SHALL BE FULLY SHIELDED TO COMPLY WITH THE NM NIGHT SKY PROTECTION ACT AND IDO SECTION 14-16-5-8 OUTDOOR LIGHTING. MAXIMUM HEIGHT FOR LIGHT POLES SHALL BE 16 FEET TALL.

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.
- EXISTING SOLID WALL TO REMAIN.
- 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 RAMP, 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.

LEGEND

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

SAN PEDRO APARTMENTS

San Pedro & Eagle Rock
Albuquerque, New Mexico

DESIGN DEVELOPMENT

ISSUE:

PROJECT NUMBER: IA 2471

FILE:

DRAWN BY: B.B./HOF

CHECKED BY: FCA

DATE: JULY 2022

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SITE PLAN

SHEET NUMBER

SP-100

Isaacson & Arfman, Inc.
Civil Engineering Consultants

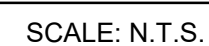
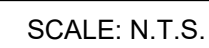
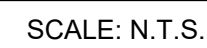
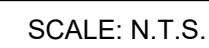
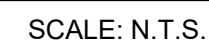
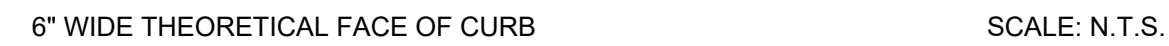
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08/11/2022
Engineer





ADA ACCESSIBLE RAMP 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 REPLACABLE.
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.



Diagram illustrating the dimensions and color requirements for a 3'-0" square ADA-compliant wheelchair symbol:

- Overall dimensions: 3'-0" (width and height).
- Blue field dimensions: 2'-8" (width and height).
- White border dimensions: 2'-6" (width and height).
- Labels: PAINT FIELD ADA BLUE (pointing to the blue background) and PAINT WHITE (pointing to the white border).

ACCESSIBILITY SYMBOL

Diagram illustrating the dimensions and features of a 6' wide van accessible parking space:

- Overall Width:** 6' MAX. TRANSITION.
- Transition Area:** 1V:10H MAX. (Sloped area for ADA compliance).
- ADA COMPLIANT RAMP:** Indicated by arrows pointing to the sloped transition areas.
- FLUSH:** Indicated by an arrow pointing to the horizontal surface of the ramp.
- Concrete Wheel Stops:** Two stops, each 2' high, located on the left and right sides of the parking space.
- Paint 12" Letters White:** Indicated by an arrow pointing to the white lettering on the vertical surface.
- Paint 4" Stripes ADA Blue:** Indicated by an arrow pointing to the blue diagonal stripes on the vertical surface.
- Vertical Dimensions:**
 - Overall height: 18'
 - Height of the vertical surface: 18'
- Horizontal Dimensions:**
 - Left side: 8.5'
 - Center: 5' AISLE
 - Right side: 8.5'
 - Total width: 8' AISLE @ VAN PARKING
- Signage:** Two wheelchair accessibility symbols are shown, one on the left and one on the right.
- NO PARKING:** A sign is located in the center of the parking space.

ADA PARKING DETAIL

SCALE: N.T.S.

SHEET TITLE			<div>DESIGN ISSUE: DEVELOPMENT</div> <div>PROJECT NUMBER: IA 2471</div> <div>FILE: *</div> <div>DRAWN BY: BJButtar</div> <div>CHECKED BY: FCA</div> <div>DATE: JULY 2022</div>
No	Date	Description	
SITE ADA DETAILS			
SHEET NUMBER			
CD-502			

SAN PEDRO DRIVE NE.

EAGLE ROCK AVENUE NE.

CLEAR SIGHT
TRIANGLES

CLEAR SIGHT
TRIANGLES

OAKLAND AVENUE NE.

A1 LANDSCAPE PLAN

PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME		SIZE	MATURE SIZE
		COMMON NAME (WATER USE)			
TREES					
16		CERCIS CANADENSIS VER. TEXENSIS	TEXAN REDBUD	2.5" B&B	15' HT. X 15' SPR
9		CRATAEGUS AMBIGUA	RUSSIAN HAWTHORNE	2.5" B&B	15' HT. X 15' SPR
27		CHILOPSIS LINEARIS	DESERT WILLOW (L+)	2.5" B&B	20' HT. X 25' SPR
25		QUERCUS MUEHLENBERGII	CHINKAPIN OAK (M)	2.5" B&B	30' HT. X 30' SPR
16		KOELREUTERIA ELEGANS	GOLDEN RAIN TREE (M+)	2.5" B&B	25' HT. X 25' SPR
19		PINUS ELДАРICA	AFGAN PINE (M)	2.5" B&B	30' HT. X 25' SPR
12		PISTACIA CHINIENSIS 'RED PUSH'	RED PUSH CHINESE PISTACHE (M)	2.5" B&B	30' HT. X 25' SPR
15		QUERCUS FUSIFORMIS	TEXAS LIVE OAK (M)	2.5" B&B	30' HT. X 25' SPR
21		ULMUS JAPONICA X WILSONIANA	'MORTON' ACCOLADE ELM	2.5" B&B	35' HT. X 30' SPR

SHRUBS & GROUNDCOVERS

71		ANDROPOGON SCOPARIUS 'STANDING OVATION'	LITTLE BLUESTEM (M)	5-GAL.	1' HT. X 7' SPR.
70		ARCTOSTAPHYLOS X COLORADENSIS	'CHIEFTAIN' MOCK BEARBERRY MANZANITA (L)	5-GAL.	2' HT. X 4' SPR.
41		CERCOCARPUS INTRICATUS	LITTLELEAF MOUNTAIN MAHOGONY (M)	5-GAL.	6' HT. X 6' SPR.
23		CYTUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM (M)	1-GAL.	3' HT. X 2' SPR.
37		ELAEGNUS COMMUTATA 'QUICKSILVER'	QUICKSILVER SILVERBERRY (M)	5-GAL.	6' HT. X 6' SPR.
51		ERICAMERIA LARICIFOLIA 'AGUIRRE'	AGUIRRE TURPENTINE BUSH (L)	5-GAL.	5' HT. X 5' SPR.
39		EUPHORBIA MYRSINITES	MYRTLE SPURGE (L+)	1-GAL.	1' HT. X 2' SPR.
24		FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET (L+)	15-GAL.	10' HT. X 8' SPR.
17		MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE (L+)	5-GAL.	4' HT. X 6' SPR.

62		MAHONIA HAEMATOCARPA	RED BARBERRY (M)	15-GAL.	6' HT. X 6' SPR.
127		PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES SAND CHERRY (L)	1-GAL.	1' HT. X 3' SPR.
84		RHUS TRILOBATA 'AUTUMN AMBER'	PROSTRATE SUMAC (L+)	5-GAL.	2' HT. X 5' SPR.
41		SALVIA MOHAVENSIS	MOJAVE SAGE (L+)	5-GAL.	3' HT. X 5' SPR.
210		TEUCRIMUM AROANIUM	CREEPING GERMANDER (L+)	1-GAL.	3' HT. X 6" SPR
4		WISTERIA SINENSIS 'PURPLE'	PURPLE CHINESE WISTERIA (L+)	5-GAL.	3' HT. X 6' SPR

DESERT ACCENTS - REFERENCE DETAIL #/LS##

66		OPUNTIA BASILARIS 'BABY RITA'	BEAVERTAIL PRICKLYPEAR	5-GAL.	3' HT. X 6' SPR.
47		OPUNTIA MACROCENTRA	BLACK SPINE PRICKLYPEAR	5-GAL.	2' HT. X 4' SPR.

ORNAMENTAL GRASSES - REFERENCE DETAIL #/LS##

122		NOLINA TEXICANA	SACAHUISTA (L)	1-GAL.	1.5' HT. X 3' SPR.
109		PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1-GAL.	3' HT. X 1.5' SPR.

GENERAL LANDSCAPE NOTES

- PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE.
- 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.
- ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
- ALL EXISTING PLANT MATERIALS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. DAMAGED MATERIALS SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
- PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY, PLANS SHALL TAKE PRECEDENCE.
- 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.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
- PLANTING INSTALLATION SHALL BE IN ACCORDANCE WITH ALL CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS (SECTION 1005 - PLANTING) AND DETAILS.

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS AND SHRUBS/ GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. FOR IRRIGATION PLANS REFERENCE SHEETS LI-100, L-500.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

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.

SHREDDED BARK MULCH AT TREES
SHREDDED BARK MULCH WILL BE PROVIDED BENEATH THE ENTIRE TREE CANOPY FOR ALL NEW TREES IN LANDSCAPE AREAS. PROVIDE 3" DIAMETER CIRCLE.

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

LANDSCAPE CALCULATIONS

SITE AREA (6.7686 AC)	294,840 SF
BUILDING FOOTPRINT	- 83,987 SF
NET LOT	210,853 SF
REQUIRED / PROVIDED LANDSCAPE	44,228 SF (15%) / 60,904 SF (21%)

COVERGE	
REQUIRED / PROVIDED VEGETATIVE COVER	33,170 SF (75%) / 85,170 SF (194%)
REQUIRED / PROVIDED GROUND-LEVEL COVER	11,057 SF (25%) / 17,551 SF (40%)

PARKING LOT TREES	
PARKING LOT SPACES PROVIDED	266
ONE (1) TREE IS REQUIRED PER 10 PARKING SPACES	
REQUIRED/PROVIDED PARKING LOT TREES (1/10 SPACES)	27 / 59

PARKING LOT AREA	
AT LEAST 15 PERCENT OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES SHALL BE LANDSCAPED.	
PARKING LOT AREA	149,949 SF
REQUIRED / PROVIDED PARKING LOT LANDSCAPE	22,492 SF (15%) / 23,568 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

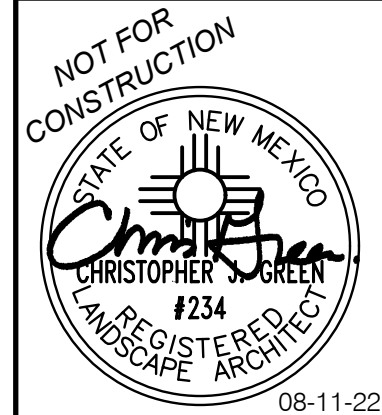
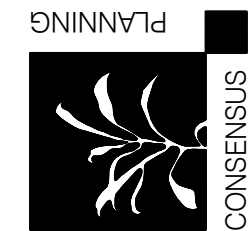
TREE PER UNIT REQUIREMENTS	
TOTAL UNITS: 218	
FIRST STORY UNITS: 109	
REQUIRED (1) TREE PER UNIT. REQUIRED / PROVIDED	109/142

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

52,440 SF		1" CRUSHED ROSETONE JPR GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
8,464 SF		3/4" TAMPICO PINK JPR GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
813 SF		FENCED SYNTHETIC TURF DOG PARK.

CONSENSUS PLANNING, INC.
Planning & Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 505-5495
e-mail:cp@consensusplanning.com



Engineer

SIERRA VISTA APARTMENTS

San Pedro & Eagle Rock

Albuquerque, New Mexico

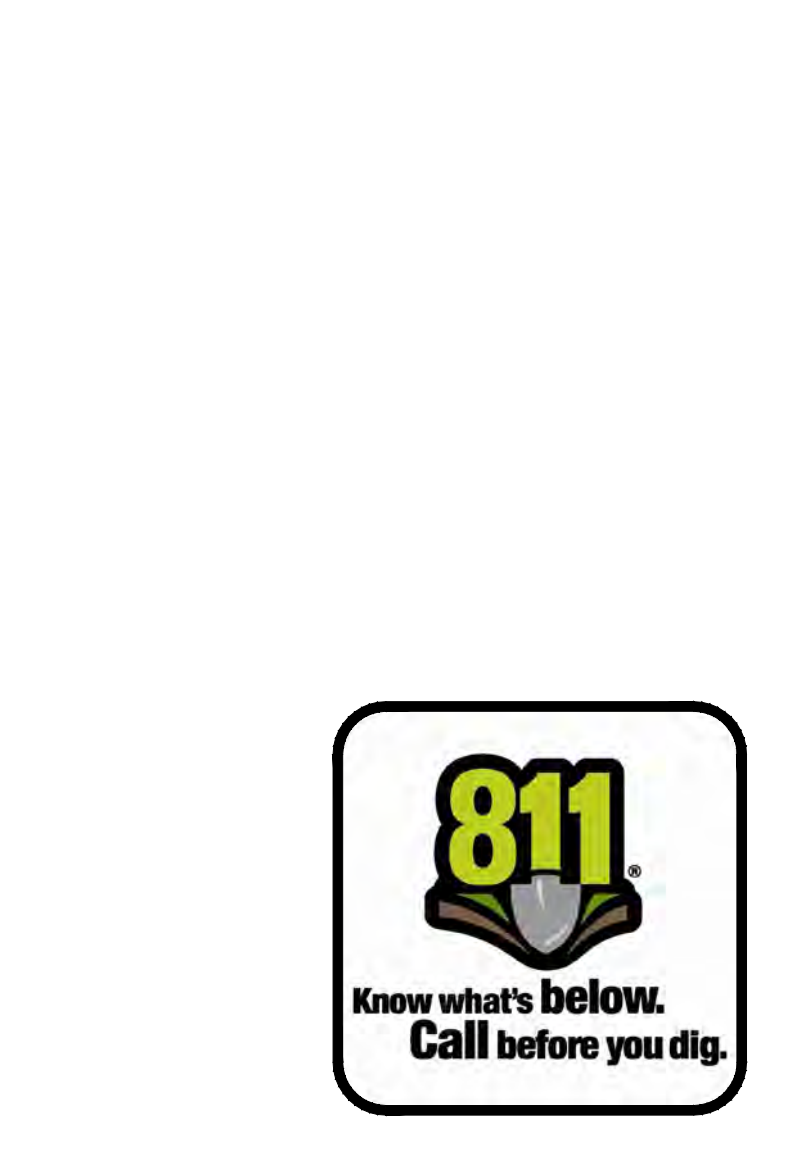
No	Date	Description	ISSUE: DRB SUBMITTAL
			PROJECT NUMBER: 1941
			FILE:
			DRAWN BY: KR /ISM
			CHECKED BY: KR
			DATE: 08-12-22

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

LP100



PUBLIC WORK ORDER (BY SEPARATE CONTRACT)

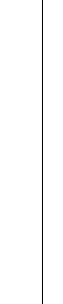

100. REMOVE AND REPLACE PAVEMENT AT PAVEMENT CUTS FOR UTILITY INSTALLATION PER COA STD DWG 2465.

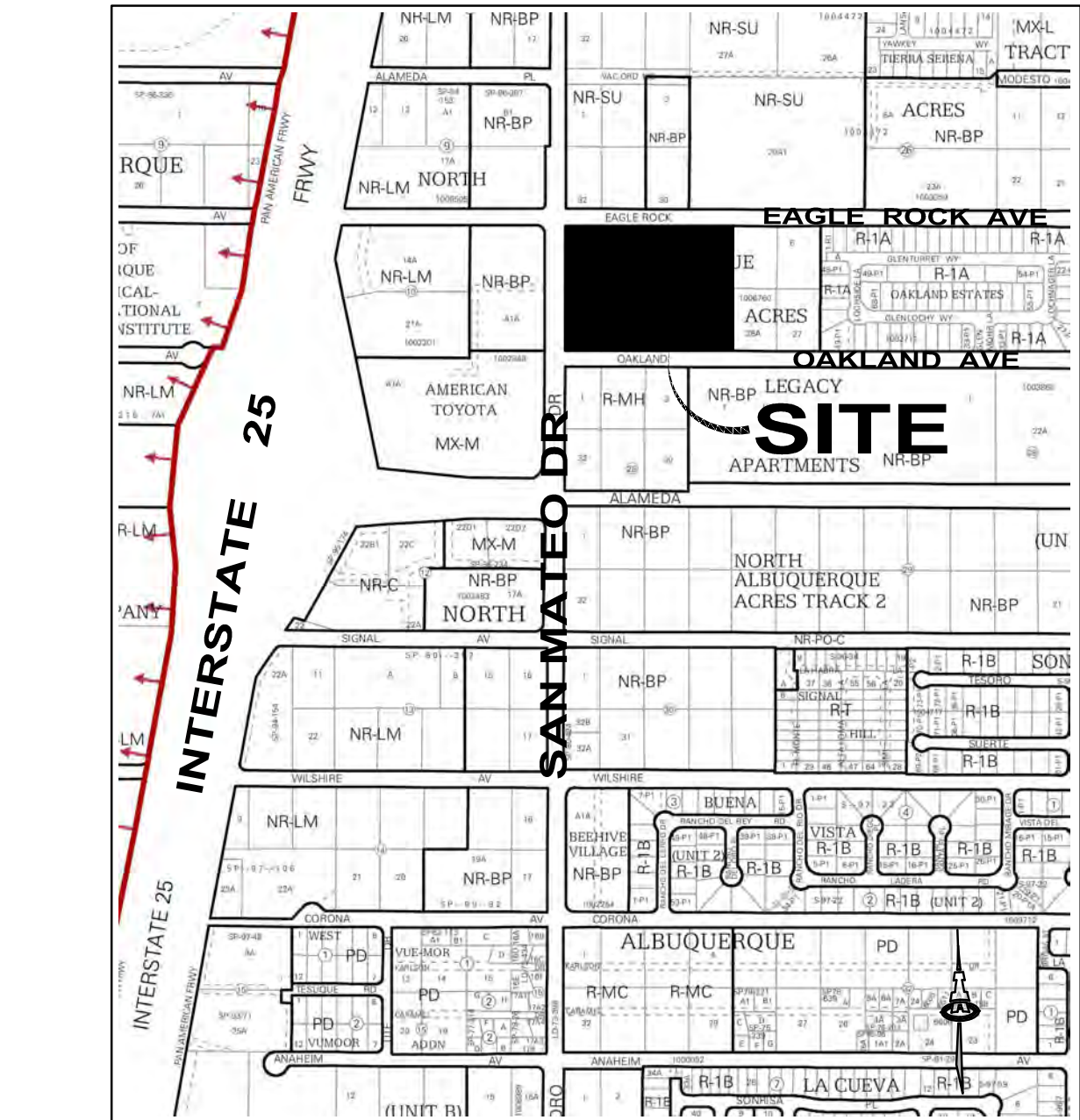
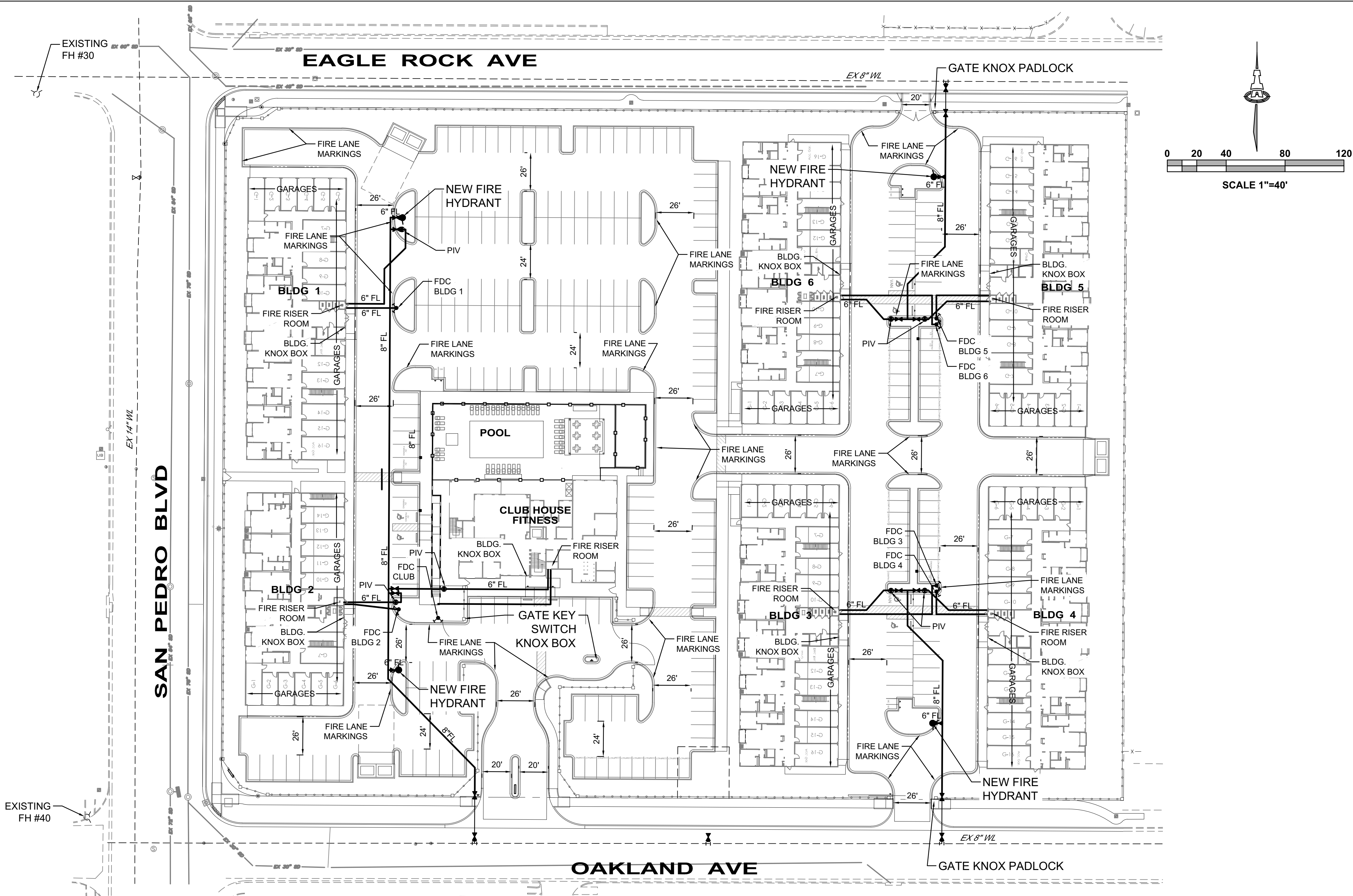
101. CONSTRUCT 4" DIA TYPE E MH PER ABCWUA STD DWG 2102. INSTALL 36 LF 6" SAS @ 2% MIN. SLOPE.

102. NON-PRESSURE CONNECTION PER ABCWUA STD DWG 2301.
INSERT
1-8"x8" TEE W/ TRANS. COUPLING
1-8" GATE VALVE W/ BOX PER ABCWUA STD DWG 2326 & 2328
32 LF - 8" WL
1-8" GATE VALVE W/ BOX PER ABCWUA STD DWG 2326 & 2328
1-8" CAP

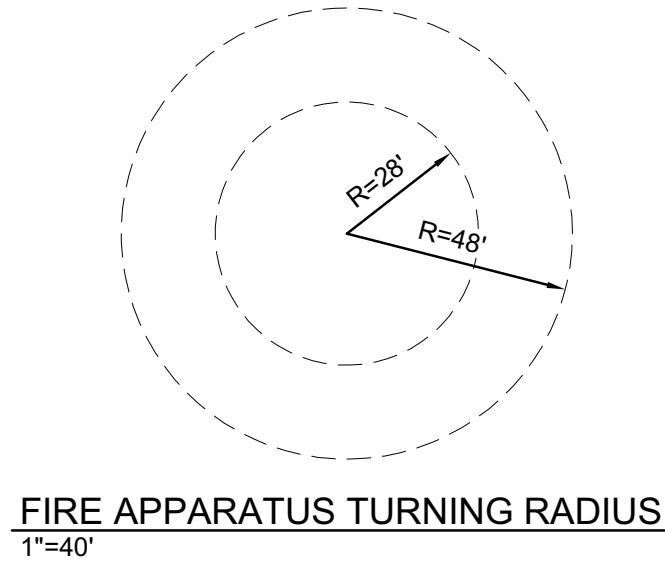
103. NON-PRESSURE CONNECTION PER ABCWUA STD DWG 2301.
INSERT
1-8"x4" TEE W/ TRANS. COUPLING
1-4" GATE VALVE W/ BOX PER ABCWUA STD DWG 2326 & 2328
40 LF - 4" WL
INSTALL 1-4" METER ASSEMBLY AND VAULT

104. REMOVE AND DISPOSE WATER METER BOX, CLOSE CORP STOP AT MAIN. REMOVE AND REPLACE 2' WIDE OF EXISTING PAVEMENT AT WATER MAIN AND CORP STOP TO LIP OF CURB. REMOVE & REPLACE PAVEMENT PER COA. STD. DWG. 2465.

Isaacson & Arfman, ^{INC.} Civil Engineering Consultants					
					
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 08/11/2022 Engineer					
SAN PEDRO APARTMENTS					
San Pedro & Eagle Rock Albuquerque, New Mexico					
		DESIGN			
		ISSUE: DEVELOPMENT			
		PROJECT NUMBER: IA 2471			
		FILE: -			
		DRAWN BY: BJB/thor			
		CHECKED BY: FCA			
		DATE: JULY 2022			
No	Date	Description			
SHEET TITLE					
CONCEPTUAL UTILITY PLAN					
SHEET NUMBER					
CU-101					



C-18



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



ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION
PERMIT
PERMIT NUMBER: FP 21-006042
APPROVED DATE: 08/05/22
APPROVED
THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND
APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN
ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL
FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180
DAYS. FINAL INSPECTION IS REQUIRED.

9320 SAN PEDRO DR N.E.,
ALBUQUERQUE, NM 87113

122 UNIT APARTMENT COMPLEX

OCCUPANCY GROUP R-2

ALL BUILDINGS ARE TYPE VA
ALL BUILDINGS ARE SPRINKELED, NFPA-13-R

FIRE FLOW IS 4250 / 2 = 2125 GPM.

MAX. BUILDING HEIGHT IS 41'-4 1/2"
NO STAND PIPE IS REQUIRED.
HIGHEST 3RD FLOOR LEVEL IS 23'-3"

2 EXISTING FIRE HYDRANTS NEAR SITE
4 NEW FIRE HYDRANTS

ALL FIRE DEPARTMENT CONNECTIONS SHALL
HAVE A MINIMUM DISTANCE OF 3' FROM ANY
PERMANENT OBJECTS.

ALL BUILDINGS TO HAVE A PREMISS ID'S
VISIBLE FROM ACCESS ROAD

ALL BUILDINGS HAVE KNOX BOXES AT
ENTRANCES

ADDRESS / DIRECTION BOARDS TO BE
INSTALLED AT ALL ENTRANCES TO INDICATE
LOCATION AND ADDRESS OF ALL BUILDINGS

ALL GATES ARE ELECTRICALLY OPERATED
WITH A KNOX KEY SWITCH. EMERGENCY
ACCESS CRASH GATE FROM OAKLAND AVE.
WILL HAVE KNOX PADLOCK

ALL ACCESS ROADS AND FIRE LANES HAVE
GRADES LESS THAN 10% AND A LOAD
CAPACITY OF 75,000 POUNDS.

ALL ACCESS ROADS AND FIRE PATHS WILL
ACCOMMODATE A 28' MINIMUM TRUCK
TURNING RADIUS

FIRE APPARATUS ROADS SHALL HAVE AN
UNOBSTRUCTED HEIGHT NOT LESS THAN
13'-6".

THERE ARE NO OVERHEAD OBSTRUCTIONS
ON SITE TO PROHIBIT LADDER TRUCK
OPERATIONS

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

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-266-8628 | www.isacv.com

Engineer
SAN PEDRO APARTMENTS
San Pedro & Eagle Rock
Albuquerque, New Mexico

No	Date	Description	DESIGN ISSUE: DEVELOPMENT	PROJECT NUMBER: IA 2471	FILE:	DRAWN BY: BJB/mhf	CHECKED BY: FCA	DATE: JULY 2022

SHEET TITLE	
FIRE HYDRANT LOCATION & ACCESS PLAN	
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"

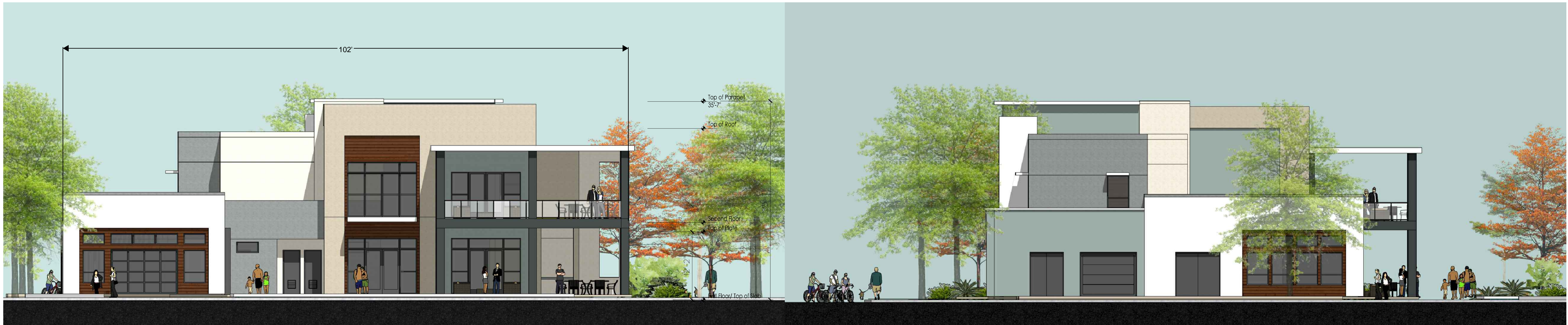


RIGHT ELEVATION SCALE= $\frac{3}{32}$ " : 1'-0"



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



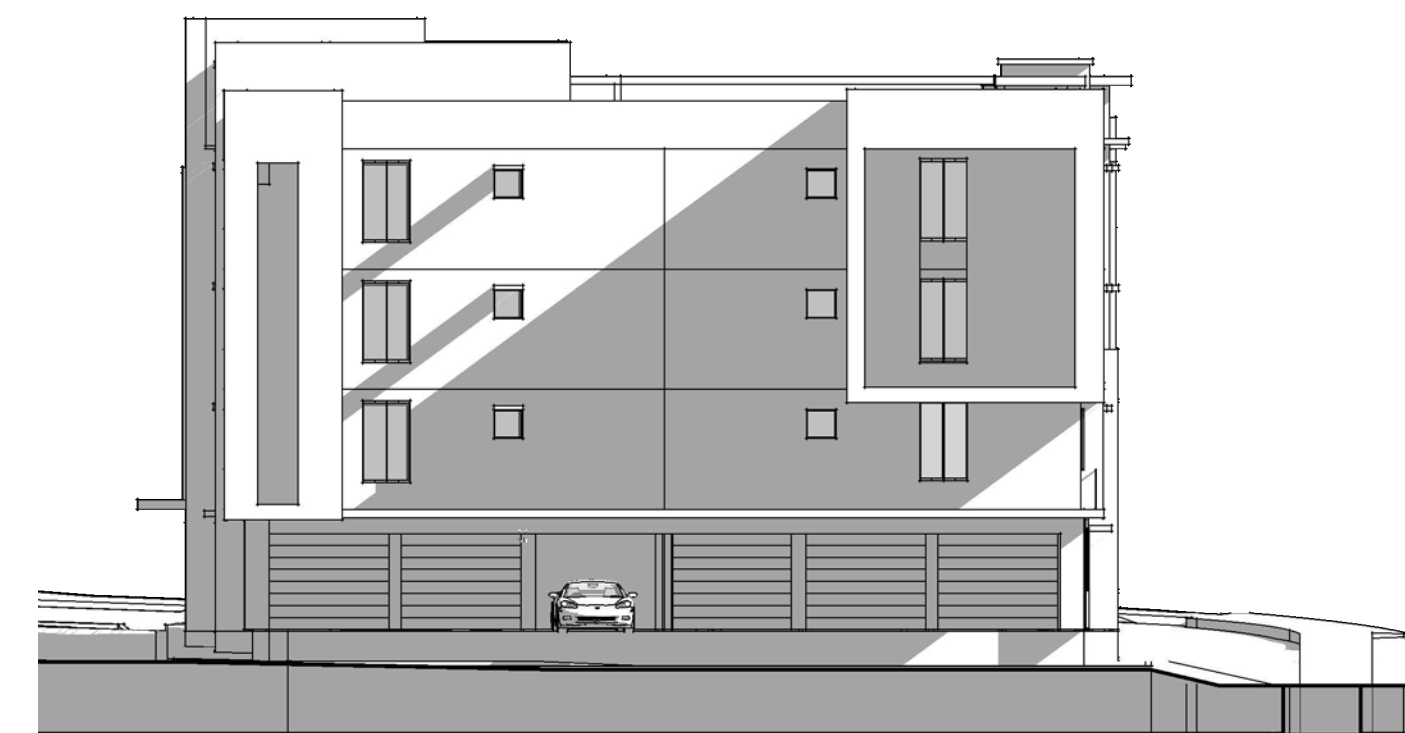
BLDG 1 & 3 - EAST ELEVATION - MAY 21 - 4PM



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



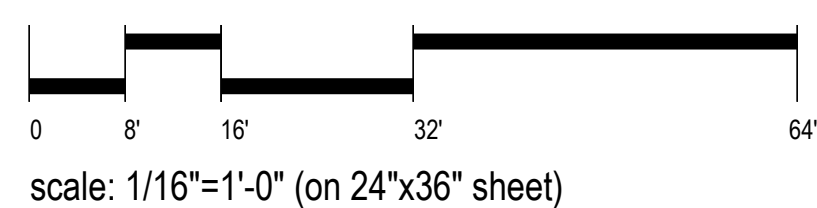
BLDG 1 & 3 - SOUTH ELEV. - NOV. 21 - 12 PM



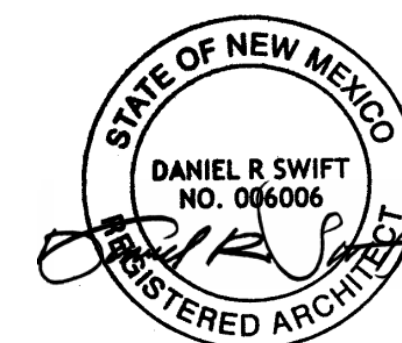
BLDG 1 & 3 - NORTH ELEV. - MAY 21 - 4PM



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



TEKIN & ASSOCIATES
Frisco, Texas



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



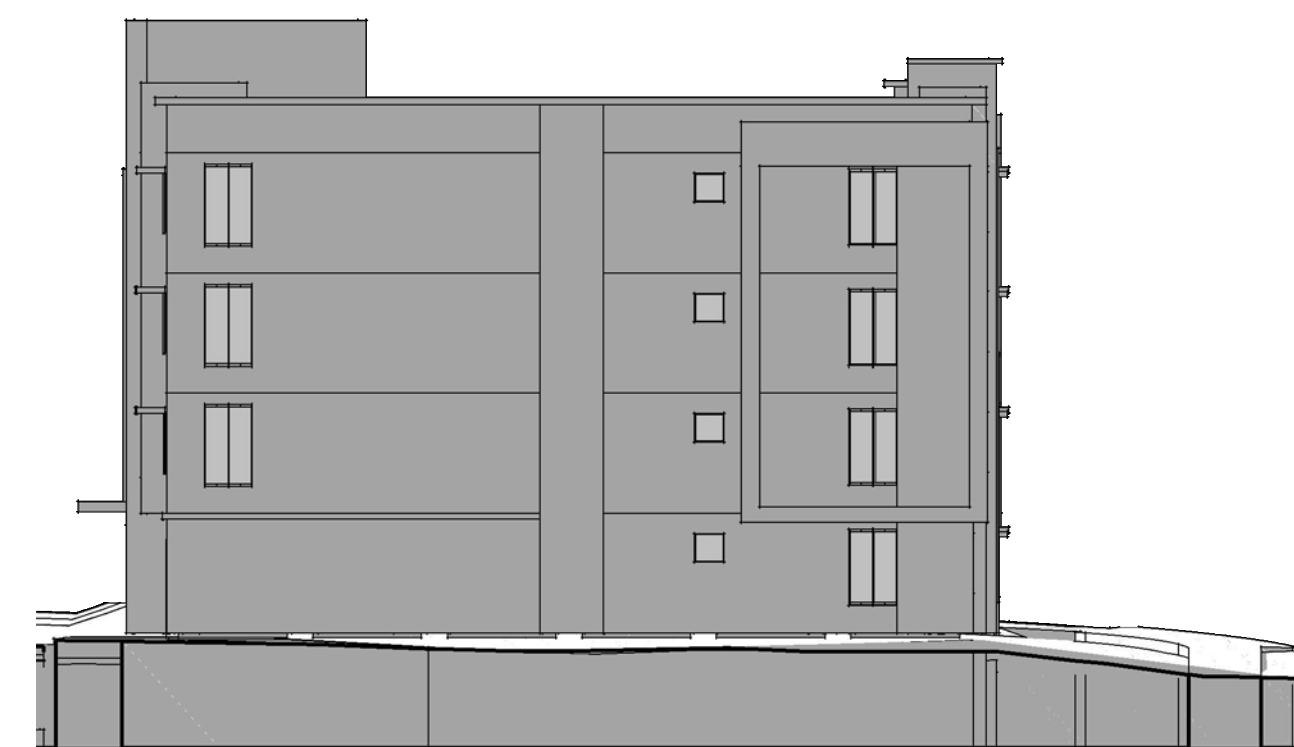
BLDG 2 - EAST ELEVATION - MAY 21 - 9AM



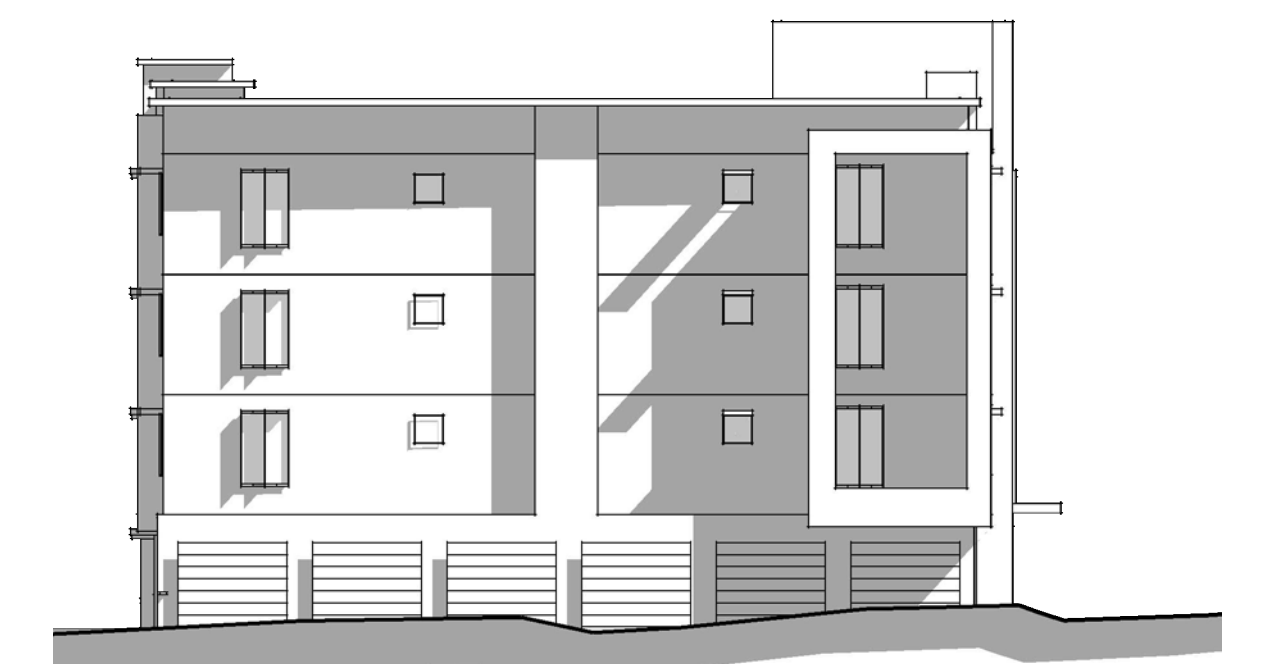
BLDG 2 - NORTH ELEV. - MAY 21 - 12 PM



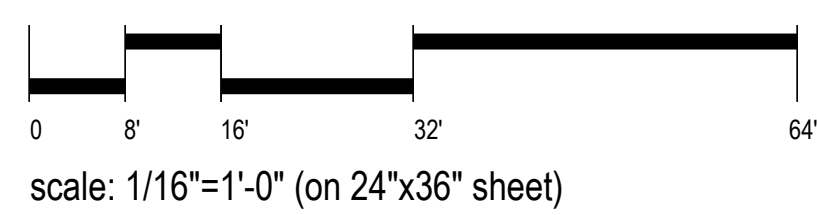
BLDG 2- SOUTH ELEV. - MAY 21 - 12 PM



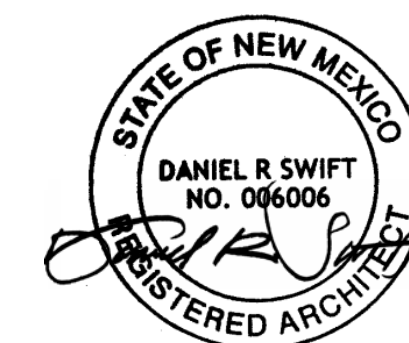
BLDG 2 - NORTH ELEV. - MAY 21 - 9AM



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



TEKIN & ASSOCIATES
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



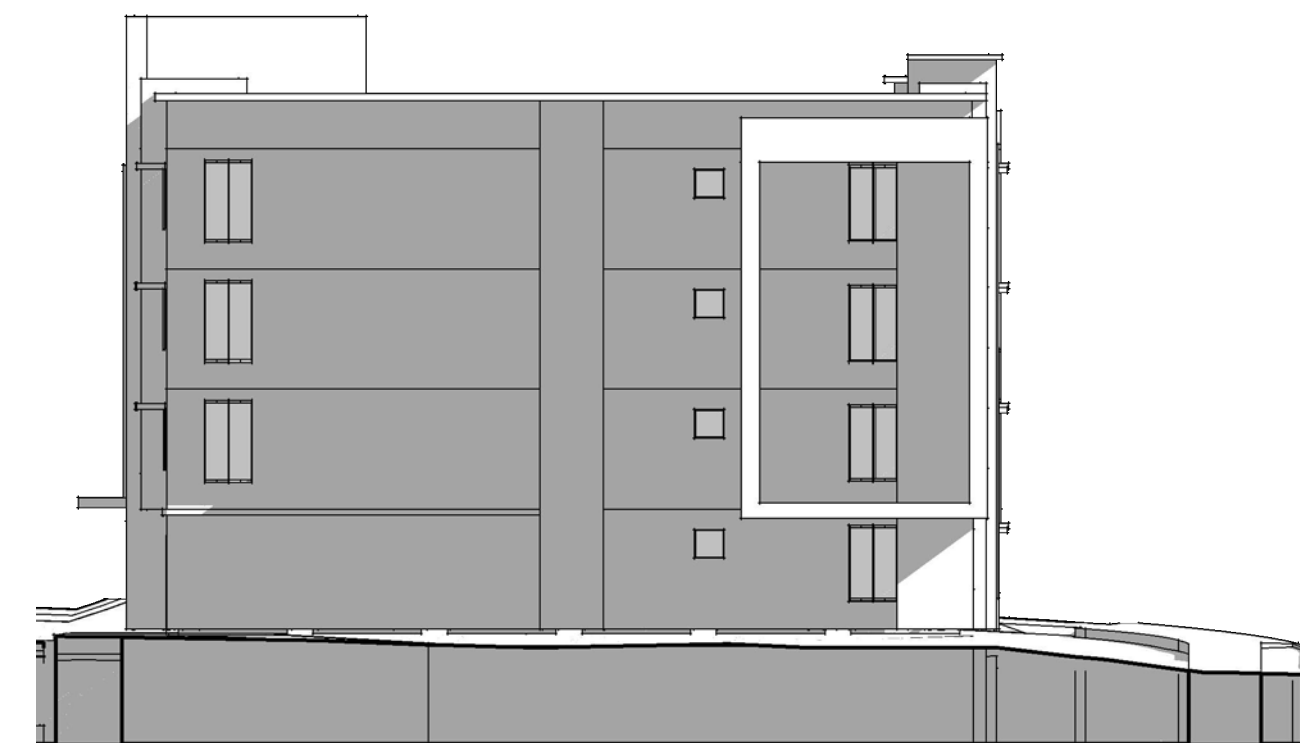
BLDG 2 - EAST ELEVATION - MAY 21 - 4PM



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



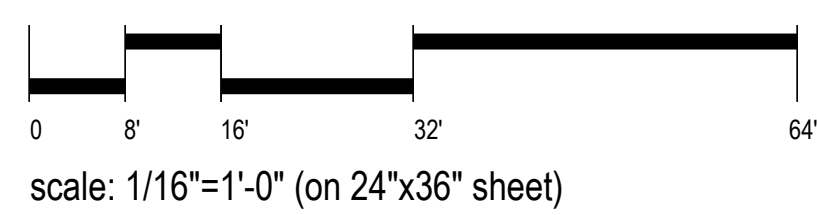
BLDG 2 - SOUTH ELEV. - NOV. 21 - 12 PM



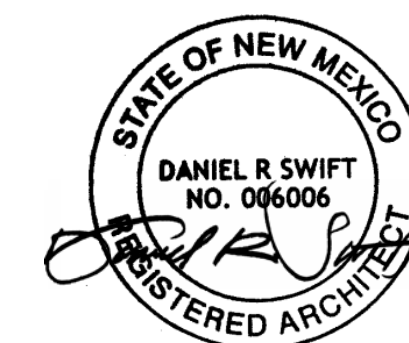
BLDG 2 - NORTH ELEV. - MAY 21 - 4PM



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



TEKIN & ASSOCIATES
Frisco, Texas



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





BLDG 4- WEST ELEVATION - MAY 21 - 12 PM



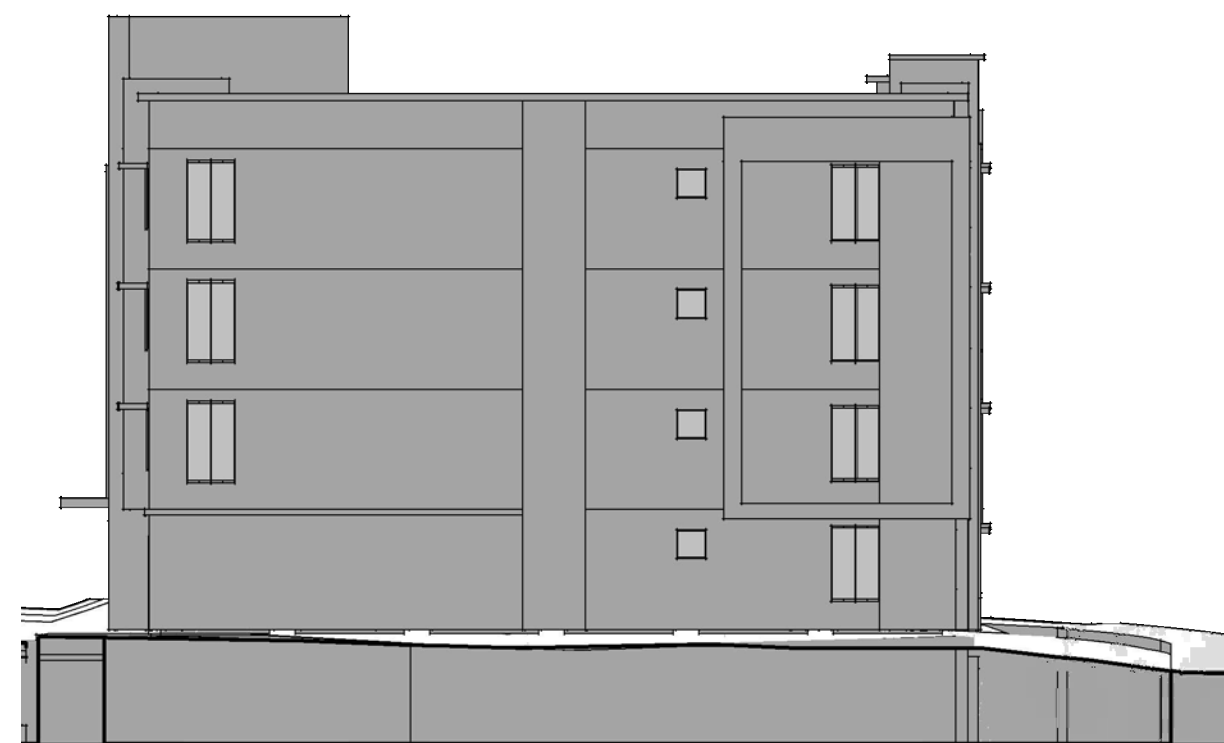
BLDG 4- WEST ELEVATION - MAY 21 - 9AM



BLDG 4 - EAST ELEVATION - MAY 21 - 12 PM



BLDG 4 - EAST ELEVATION - MAY 21 - 9AM



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



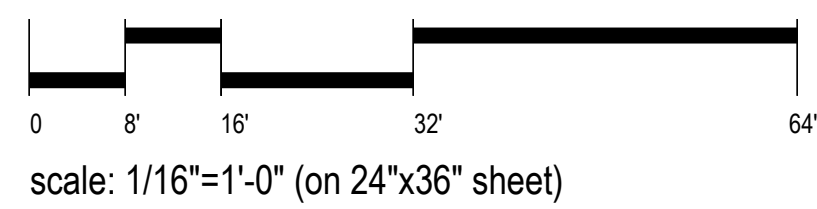
BLDG 4 - SOUTH ELEV. - MAY 21 - 12 PM



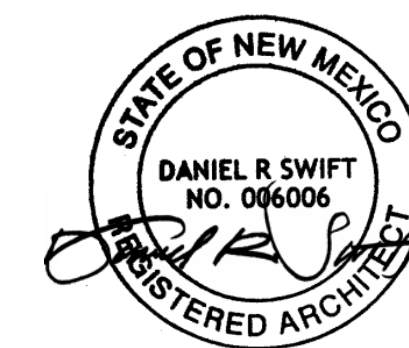
BLDG 4- NORTH ELEV. - MAY 21 - 9AM



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



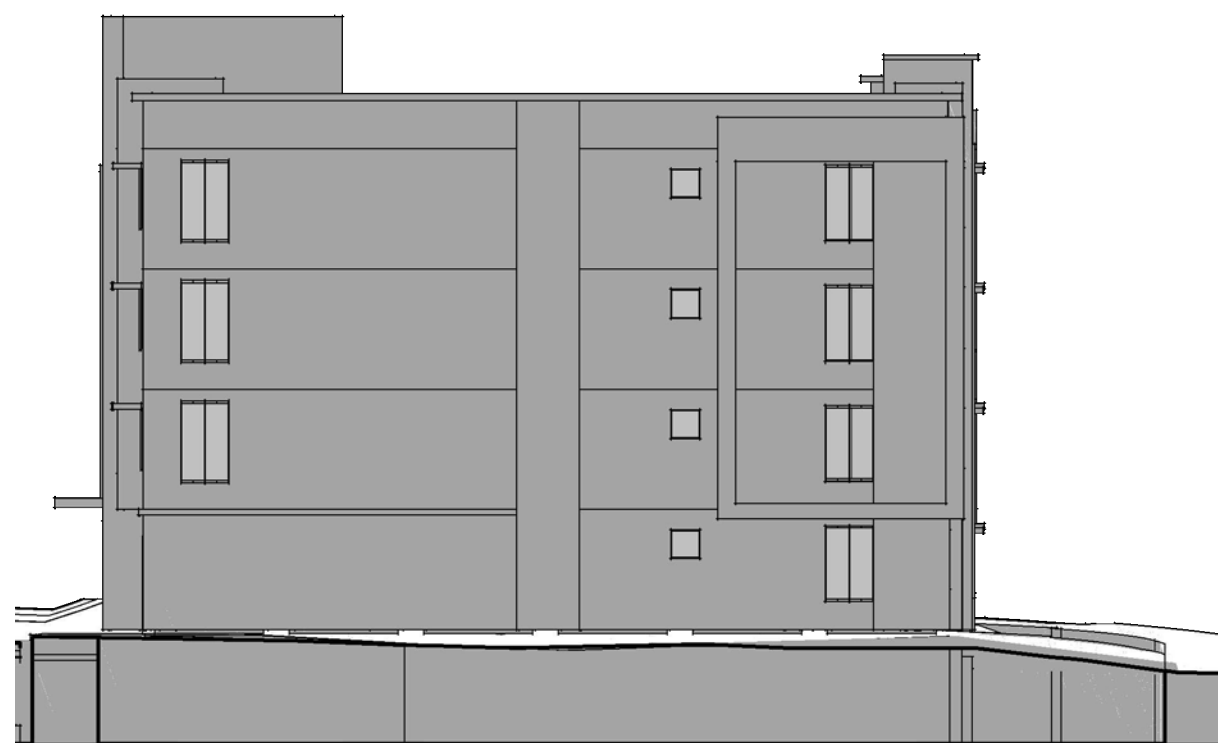
BLDG 4 - WEST ELEVATION - MAY 21 - 4PM



BLDG 4 - EAST ELEVATION - NOVEMBER 21 - 12 PM



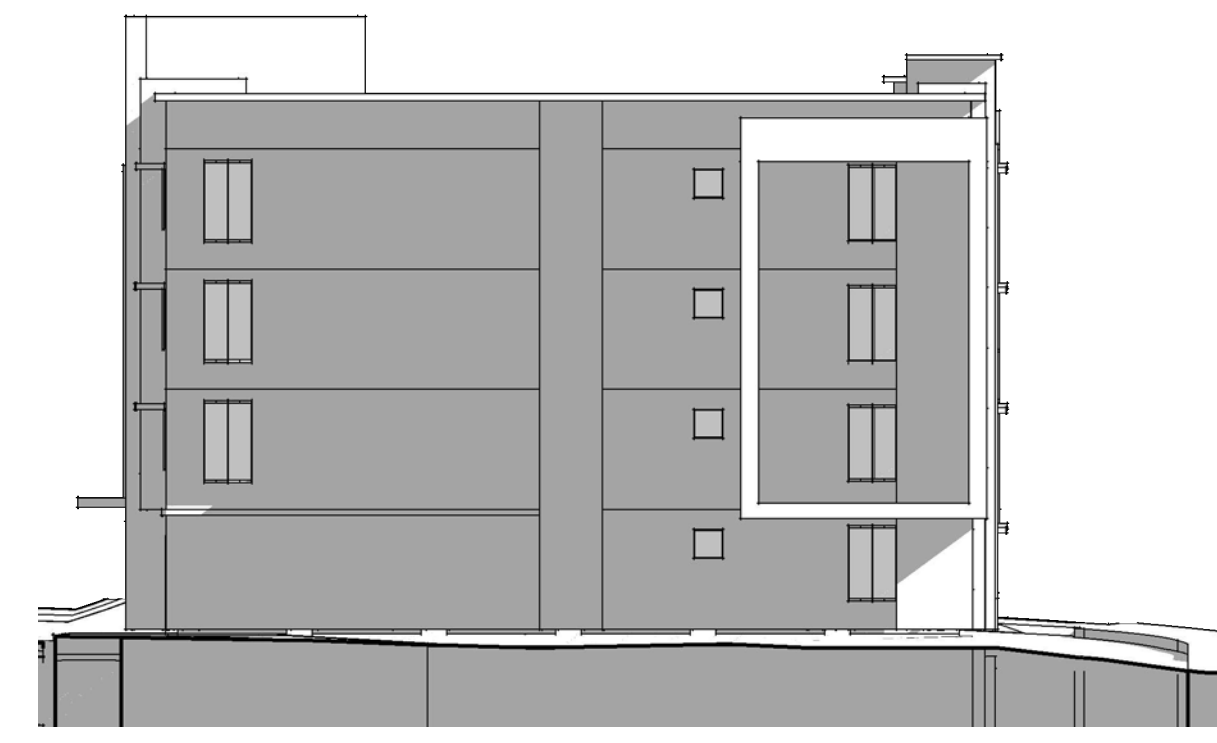
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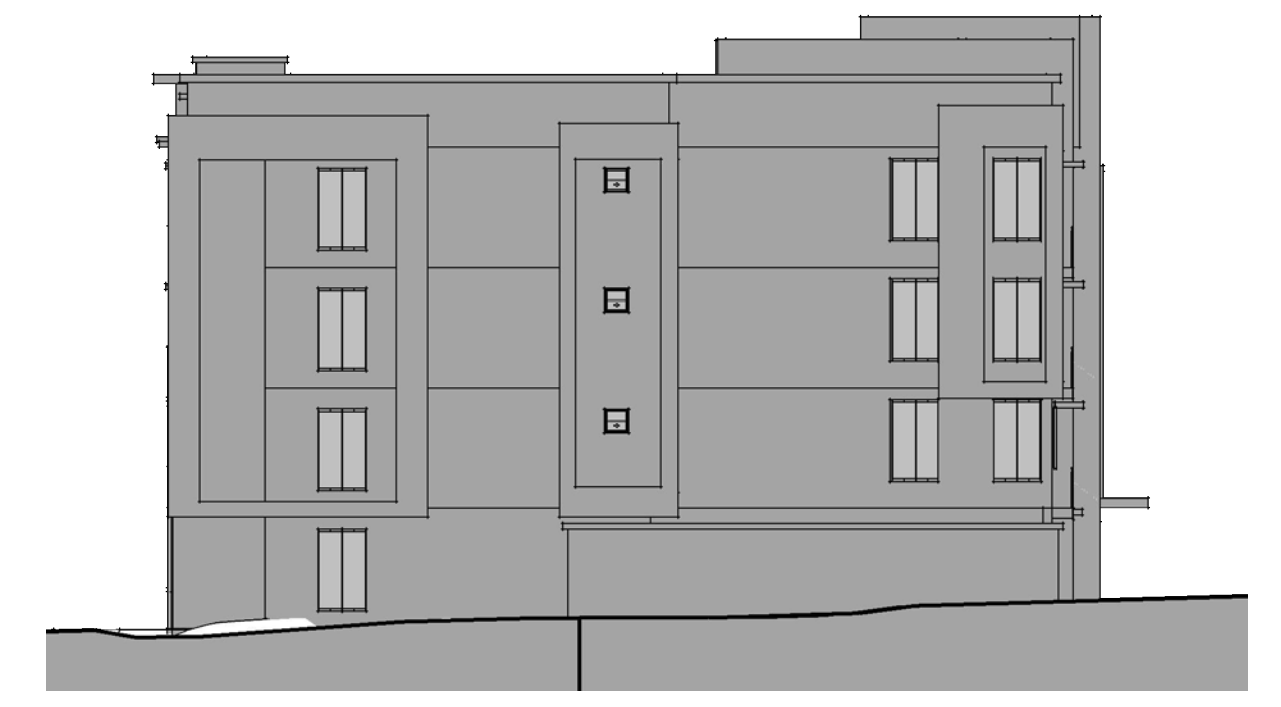
BLDG 4 - NORTH ELEV. - NOV. 21 - 12 PM



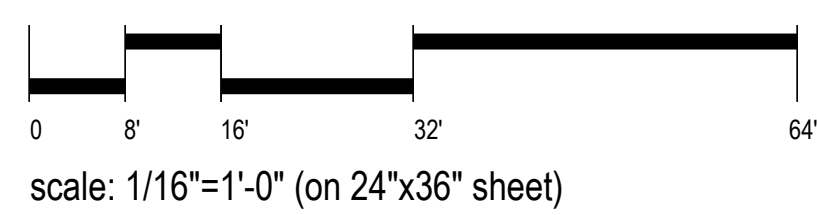
BLDG 4 - SOUTH ELEV. - NOV. 21 - 12 PM



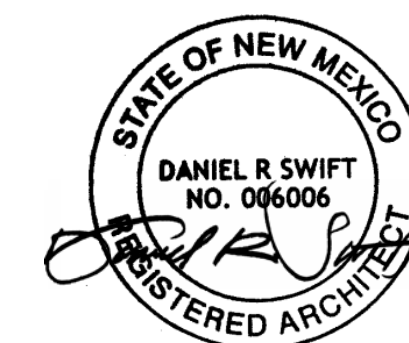
BLDG 4 - NORTH ELEV. - MAY 21 - 4PM



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



TEKIN & ASSOCIATES
Frisco, Texas



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



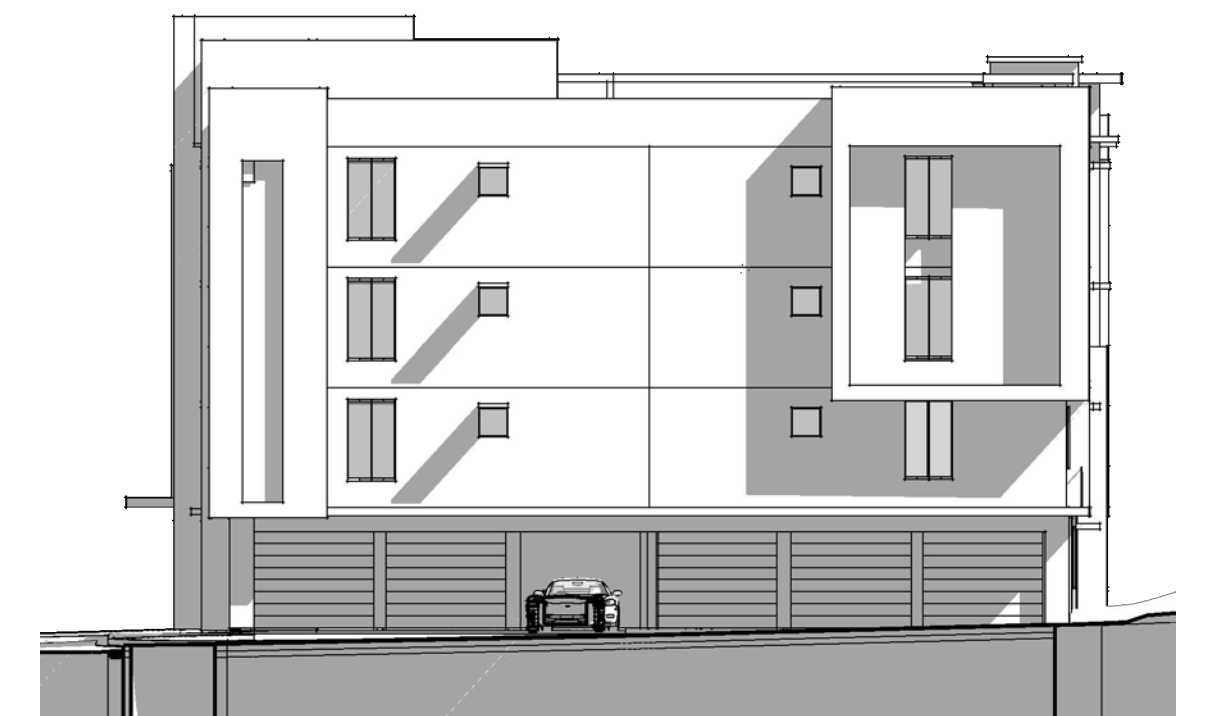
BLDG 5 - NORTH ELEV. - MAY 21 - 12 PM



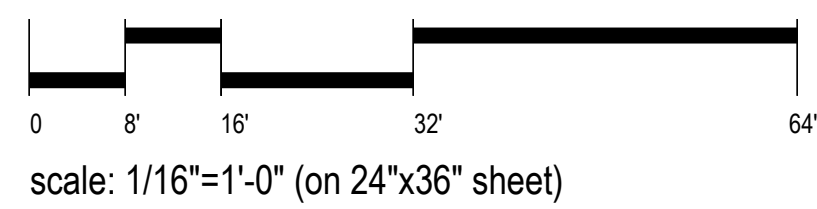
BLDG 5 - SOUTH ELEV. - MAY 21 - 12 PM



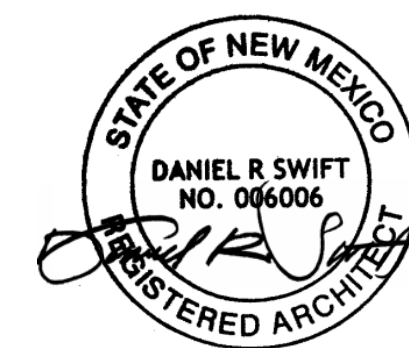
BLDG 5 - NORTH ELEV. - MAY 21 - 9AM



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



TEKIN & ASSOCIATES
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



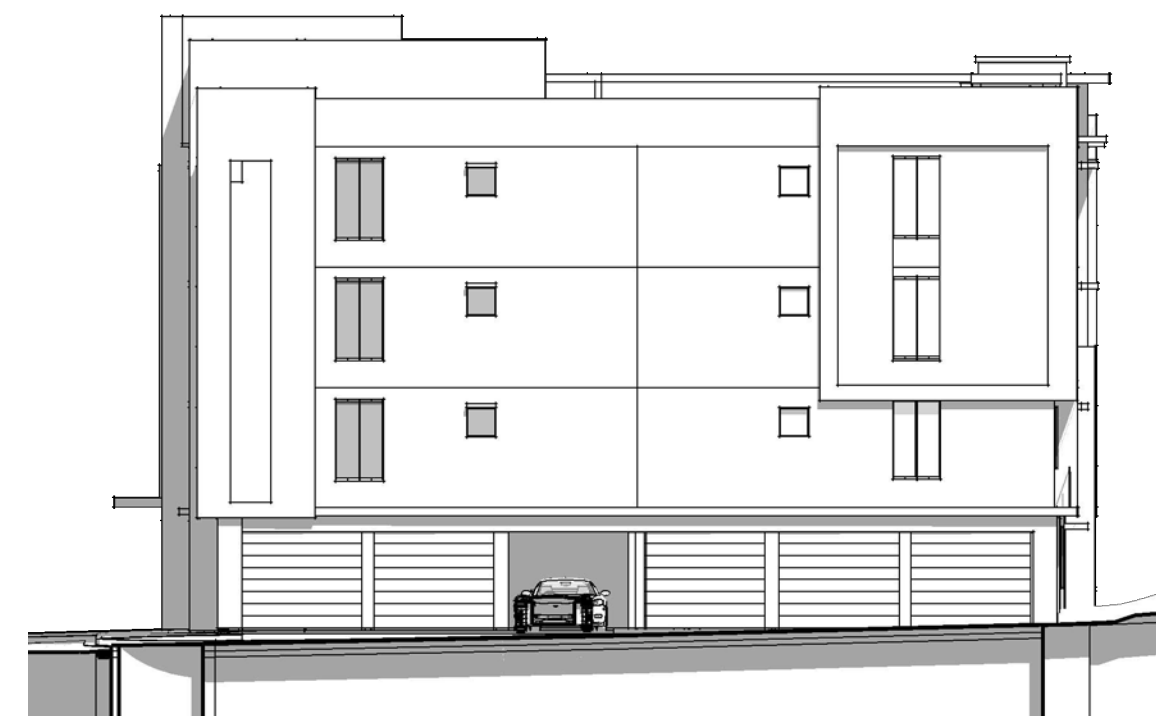
BLDG 5 - EAST ELEVATION - NOVEMBER 21 - 12 PM



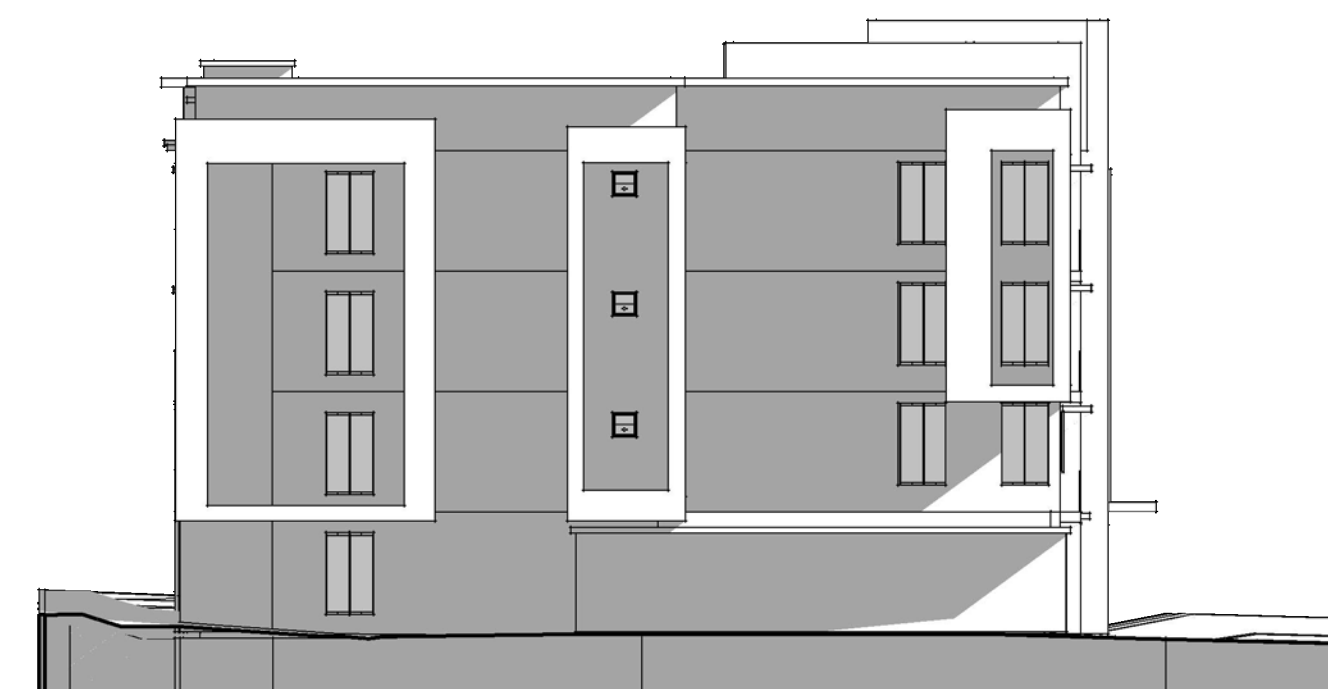
BLDG 5 - EAST ELEVATION - MAY 21 - 4PM



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



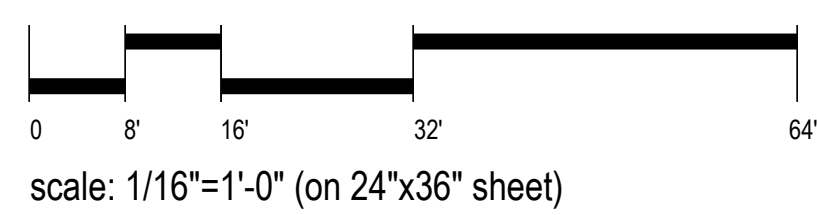
BLDG 5 - SOUTH ELEV. - NOV. 21 - 12 PM



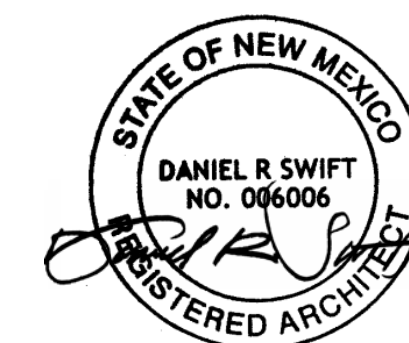
BLDG 5 - NORTH ELEV. - MAY 21 - 4PM



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



TEKIN & ASSOCIATES
Frisco, Texas



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



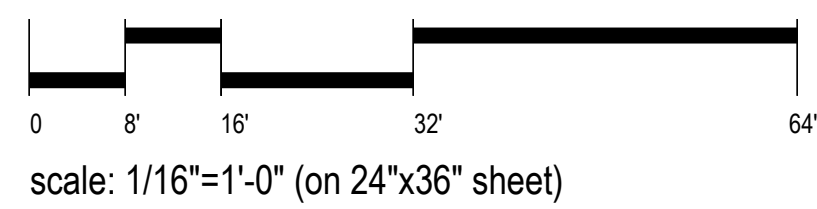
BLDG 6 - SOUTH ELEV. - MAY 21 - 12 PM



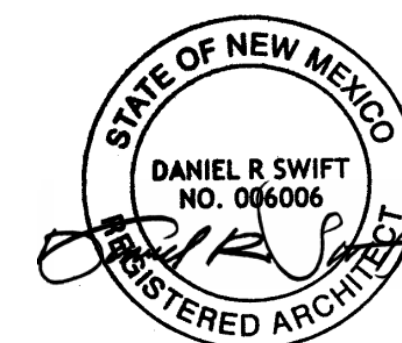
BLDG 6 - NORTH ELEV. - MAY 21 - 9AM



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



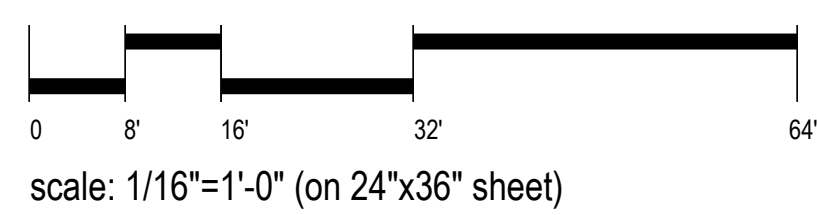
BLDG 6 - SOUTH ELEV. - NOV. 21 - 12 PM



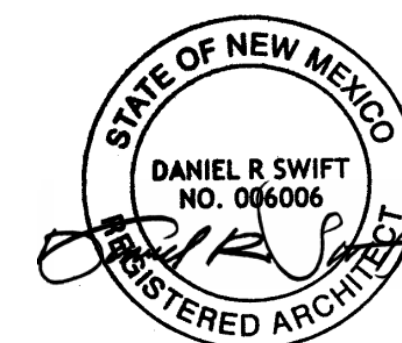
BLDG 6 - NORTH ELEV. - MAY 21 - 4PM



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



TEKIN & ASSOCIATES
Frisco, Texas



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



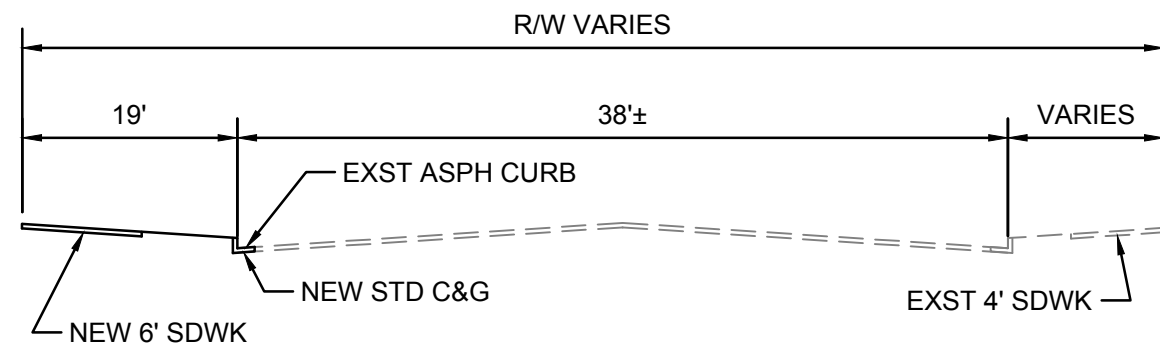


SAN PEDRO APARTMENTS

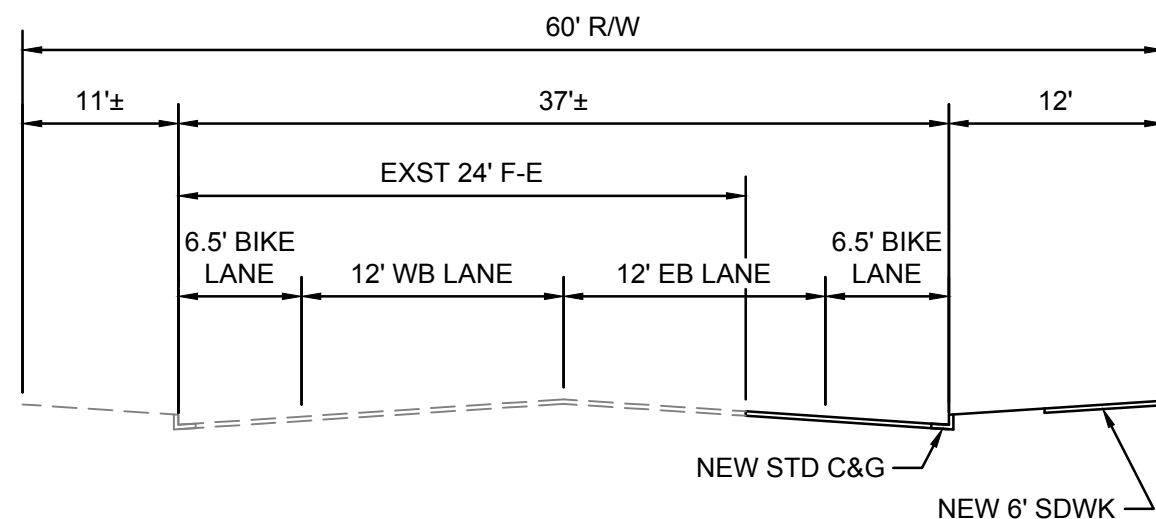
SCALE: 1"=40'



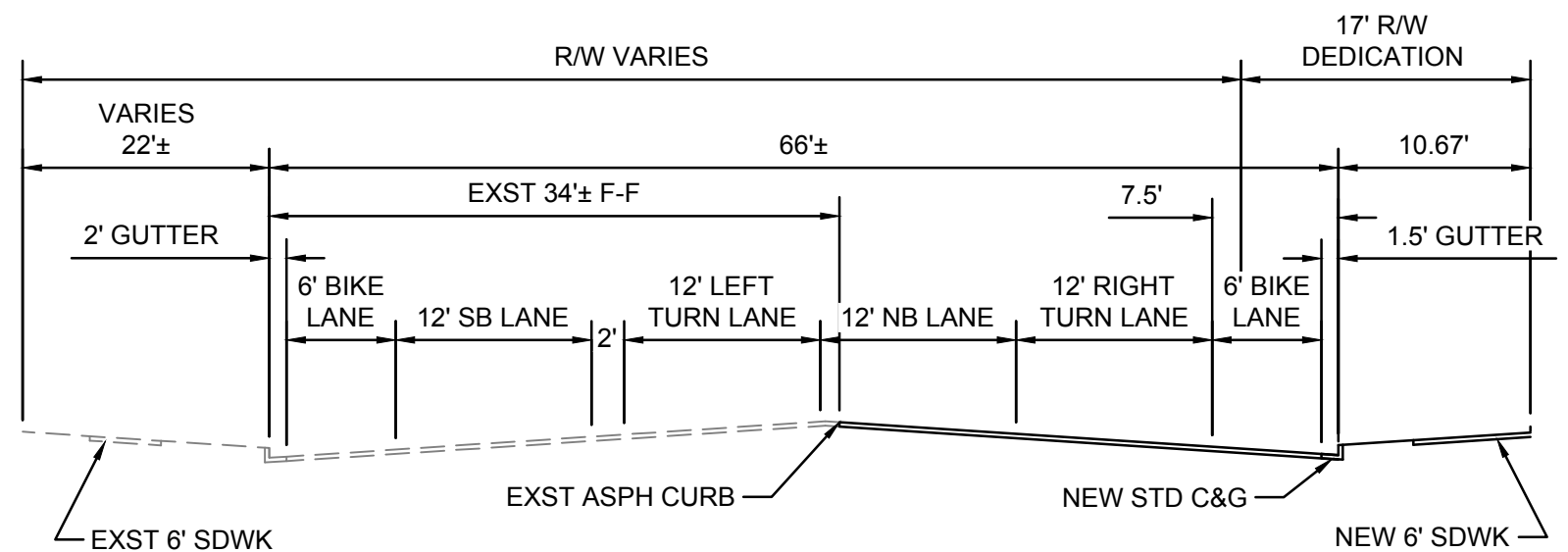
M:\PROJECTS\2400-2499\2471\DWG\2471 C-701 STREET SECTIONS.dwg, 7/21/2022 1:21:51 PM, GLD



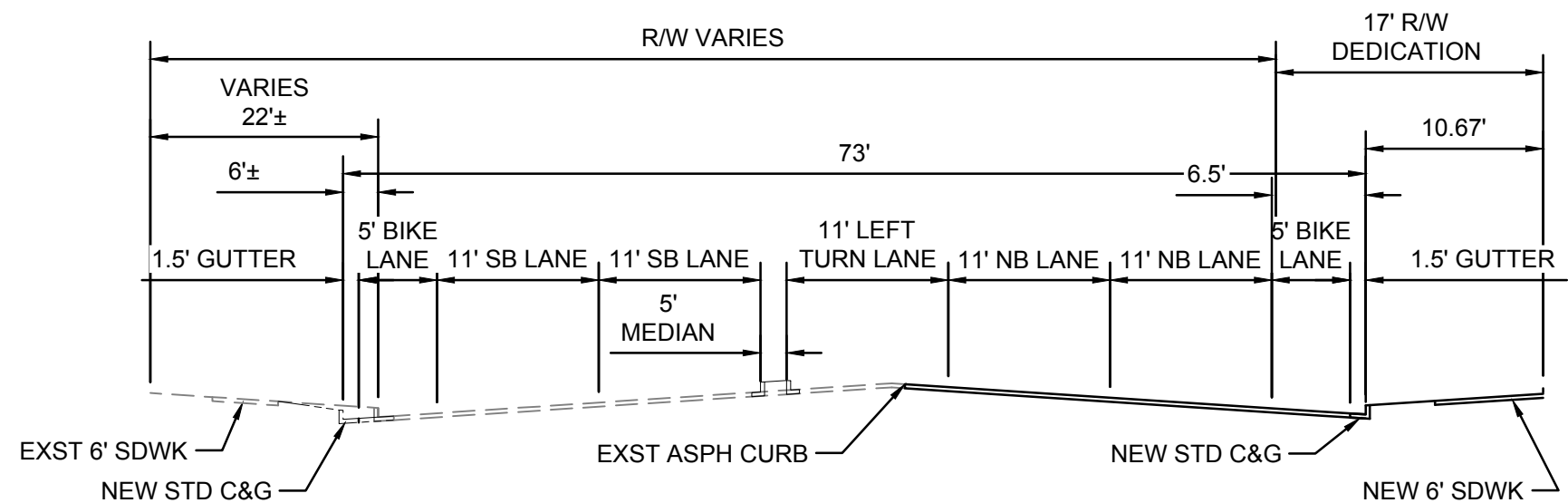
(LOOKING EAST)
OAKLAND AVE NE
NTS



(LOOKING EAST)
EAGLE ROCK AVE NE
NTS



(LOOKING NORTH)
SAN PEDRO DR NE
NTS



(LOOKING NORTH)
FUTURE SAN PEDRO DR NE
NTS

SAN PEDRO APARTMENTS STREET SECTIONS

07/21/2022



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

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
							Inspector	P.E.	Engineer
		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