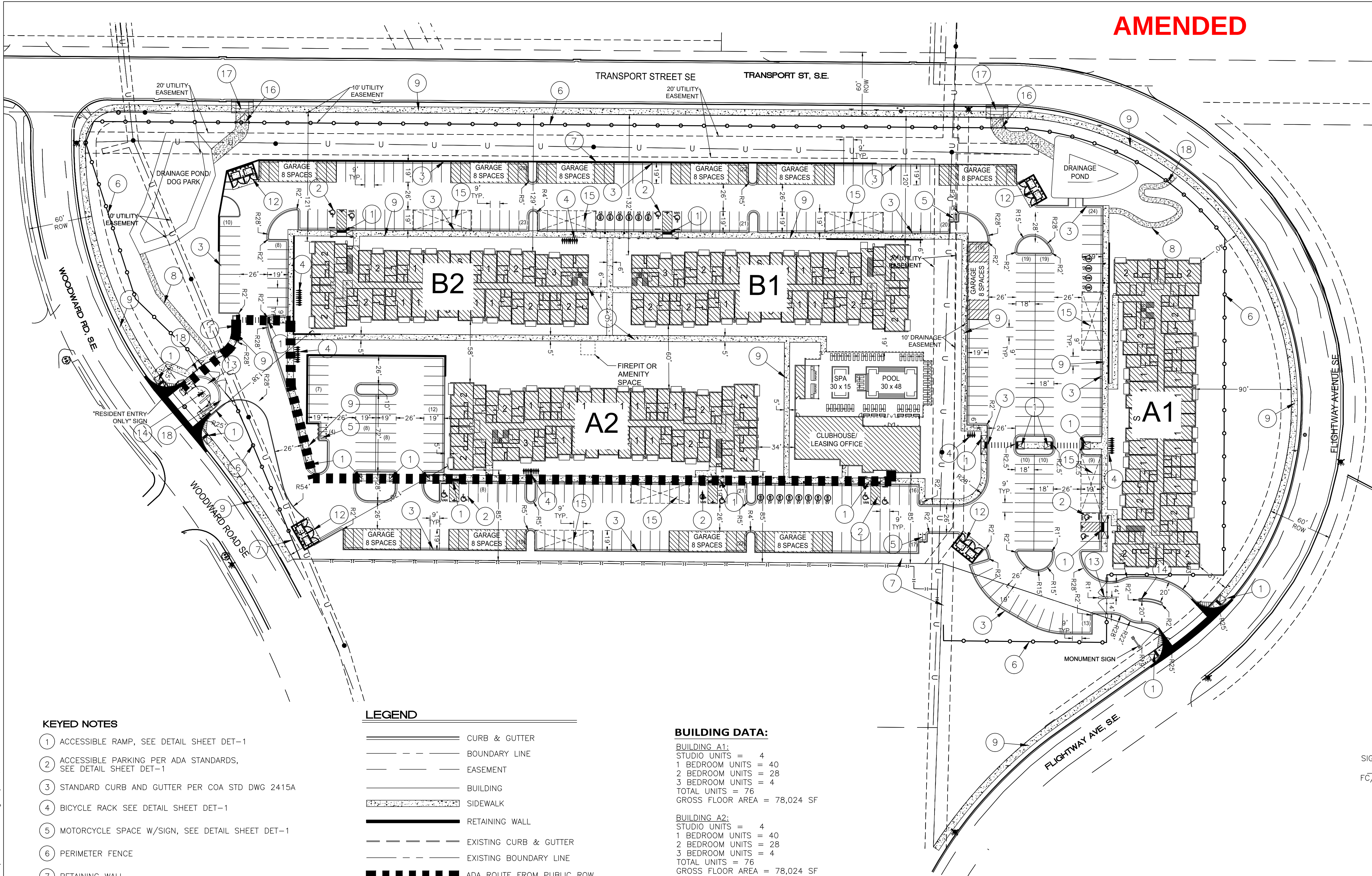


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KEYED NOTES

- 1 ACCESSIBLE RAMP, SEE DETAIL SHEET DET-1
- 2 ACCESSIBLE PARKING PER ADA STANDARDS, SEE DETAIL SHEET DET-1
- 3 STANDARD CURB AND GUTTER PER COA STD DWG 2415A
- 4 BICYCLE RACK SEE DETAIL SHEET DET-1
- 5 MOTORCYCLE SPACE W/SIGN, SEE DETAIL SHEET DET-1
- 6 PERIMETER FENCE
- 7 RETAINING WALL
- 8 6" BASE COURSE/CRUSHER FINES PEDESTRIAN TRAIL
- 9 6" CONCRETE SIDEWALK PER COA STD DWG 2430
- 10 NOT USED
- 11 NOT USED
- 12 DUMPSTER W/RECYCLING
- 13 VEHICULAR GATED ACCESS
- 14 ENTRY KEYPAD AND KNOX KEY SWITCH
- 15 CARPORT PARKING
- 16 POND MAINTENANCE ACCESS ROAD AND GATE
- 17 CONCRETE DRIVEPAD FOR MAINTENANCE ROAD
- 18 PEDESTRIAN GATED ACCESS

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- RETAINING WALL
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- ADA ROUTE FROM PUBLIC ROW
- PARKING COUNT
- EV DUAL CHARGING STATION
- EV PARKING SPACE
- 11'x11' CLEAR SIGHT TRIANGLE

BUILDING DATA:

BUILDING A1:
STUDIO UNITS = 4
1 BEDROOM UNITS = 40
2 BEDROOM UNITS = 28
3 BEDROOM UNITS = 4
TOTAL UNITS = 76
GROSS FLOOR AREA = 78,024 SF

BUILDING A2:
STUDIO UNITS = 4
1 BEDROOM UNITS = 40
2 BEDROOM UNITS = 28
3 BEDROOM UNITS = 4
TOTAL UNITS = 76
GROSS FLOOR AREA = 78,024 SF

BUILDING B1:
STUDIO UNITS = 6
1 BEDROOM UNITS = 21
2 BEDROOM UNITS = 21
3 BEDROOM UNITS = 3
TOTAL UNITS = 51
GROSS FLOOR AREA = 51,429 SF

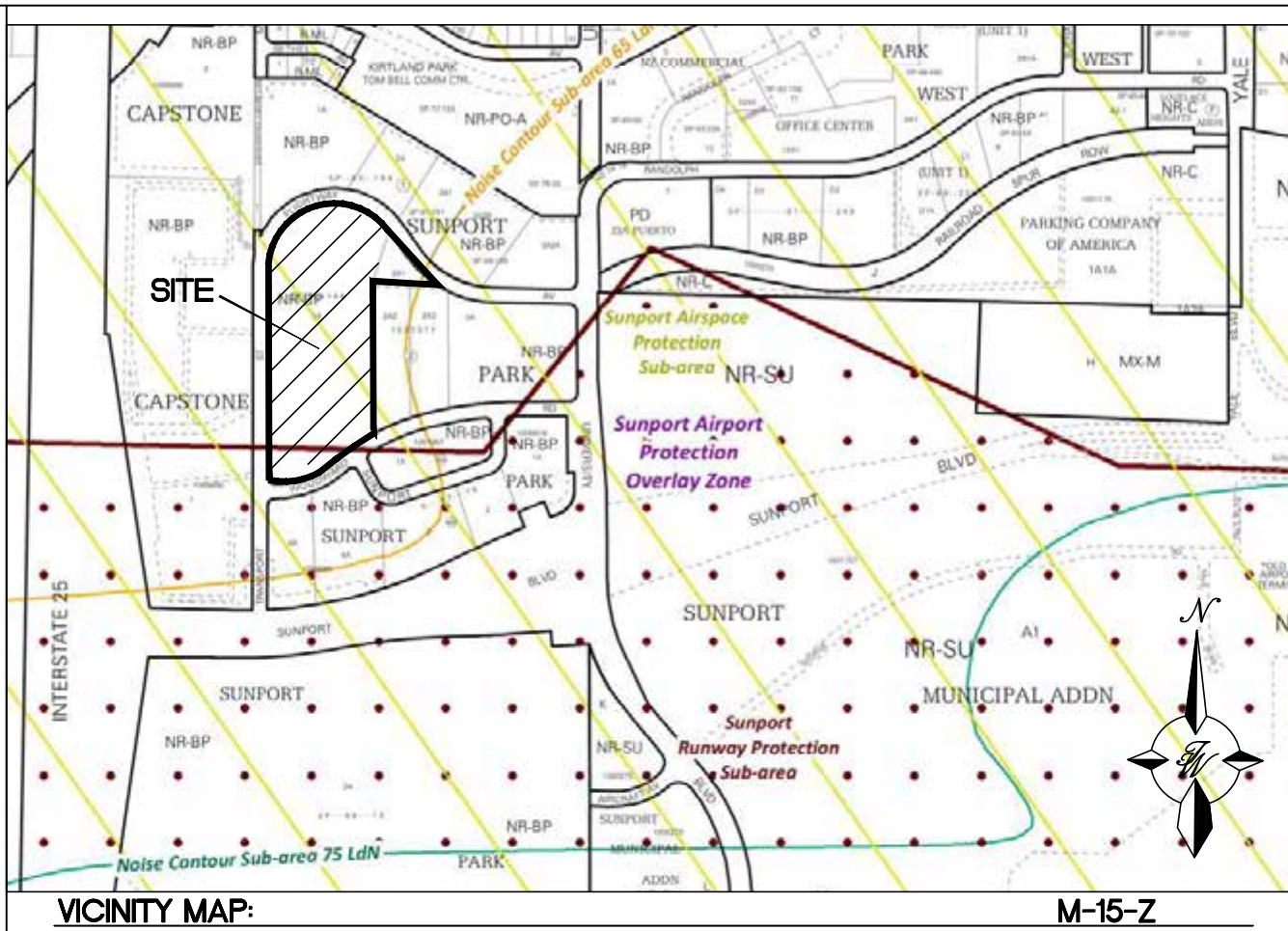
BUILDING B2:
STUDIO UNITS = 6
1 BEDROOM UNITS = 21
2 BEDROOM UNITS = 21
3 BEDROOM UNITS = 3
TOTAL UNITS = 51
GROSS FLOOR AREA = 51,429 SF

CLUBHOUSE:
GROSS FLOOR AREA = 5,413 SF

FUTURE GARAGES:
NUMBER OF BUILDINGS = 11
GROSS FLOOR AREA = 16,060 SF

TOTAL UNITS = 254
TOTAL GROSS FLOOR AREA = 280,379 SF

AMENDED



LEGAL DESCRIPTION

LOTS 1-A AND 2-A-1, BLOCK 2 SUNPORT PARK

SITE DATA:

SITE ADDRESS: 2900 TRANSPORT ST SE
SITE AREA: 10.69 AC +/-
PROPOSED USE: MULTI-FAMILY RESIDENTIAL
NR-BP
IDO ZONING: SU-1 PERMISSIVE USES AND
PRE-IDO ZONING: MULTI-FAMILY RESIDENTIAL

PARKING PER TABLE 5-5-1:

20 STUDIO UNITS X 1 = 20 SPACES
122 1 BEDROOM UNITS X 1.2 = 147 SPACES
98 2 BEDROOM UNITS X 1.6 = 157 SPACES
14 3 BEDROOM UNITS X 1.8 = 25 SPACES
5,413 SF AMENITY BLDG AREA X 0.003 = 16 SPACES

TOTAL PARKING REQUIRED = 365 SPACES
TOTAL PARKING PROVIDED = 420 SPACES

CHARGING STATIONS REQUIRED = 365 X 0.05 = 18 SPACES
CHARGING STATIONS PROVIDED = 18 SPACES

ADA PARKING REQUIRED = 12 SPACES
ADA PARKING PROVIDED = 12 SPACES
VAN ACCESSIBLE PARKING REQUIRED = 2 SPACES
VAN ACCESSIBLE PARKING PROVIDED = 6 SPACES

BICYCLE PARKING REQUIRED = 420 X 0.10 = 42 SPACES
BICYCLE PARKING PROVIDED = 44 SPACES

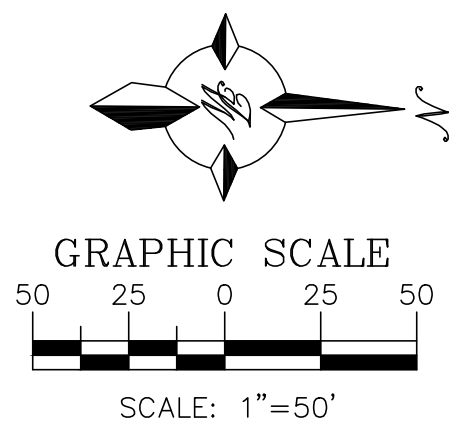
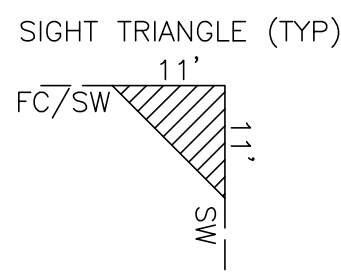
MOTORCYCLE PARKING REQUIRED = 6 SPACES
MOTORCYCLE PARKING PROVIDED = 6 SPACES

PUBLIC WORK NOTE:

ALL PROPOSED IMPROVEMENTS SHOWN OUTSIDE THE PROPOSED PROPERTY LINES AND EXISTING PROPERTY LINES TO REMAIN ARE DEEMED PUBLIC OFFSITE WORK AND WILL REQUIRE DRC WORK ORDER APPROVAL TO CONSTRUCT.

CLEAR SIGHT TRIANGLE NOTE:

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 CLEAR SIGHT TRIANGLE



CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 09/09/24 RONALD R. BOHANNAN P.E. #7868	TRANSPORT APARTMENTS	DRAWN BY
	ALBUQUERQUE, NM	SB
	SITE PLAN	DATE
		07/03/24
TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierawestllc.com	SHEET #	DRAWING
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		JOB #
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