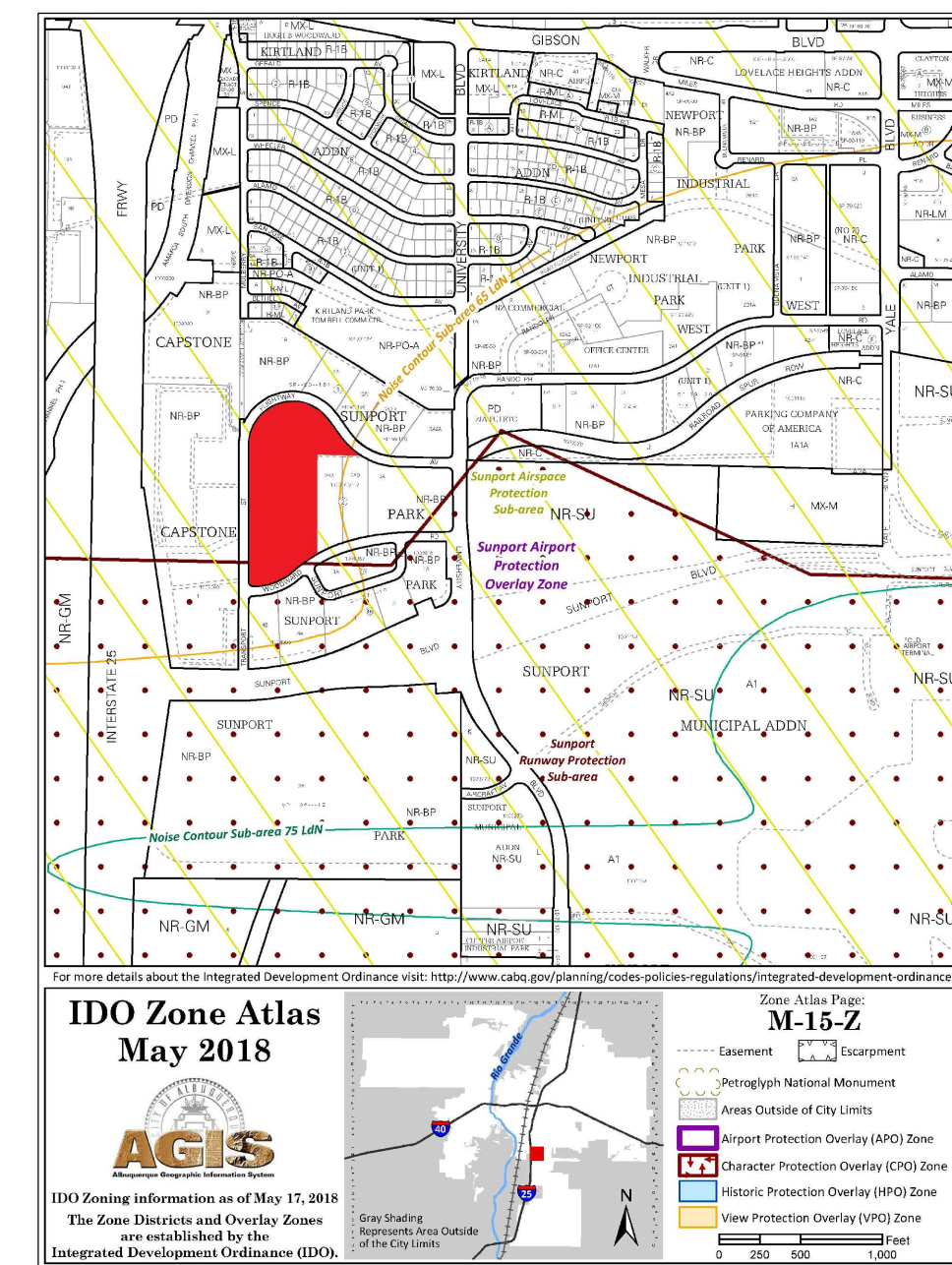


IDO TABLE 5-1-2 OPEN SPACE:  
 1 BEDROOM: 148 EA X 200SF = 29,600 SF  
 2 BEDROOM: 108 EA X 250SF = 27,000 SF  
 TOTAL REQUIRED = 56,600 SF  
 TOTAL PROVIDED = 104,771 SF



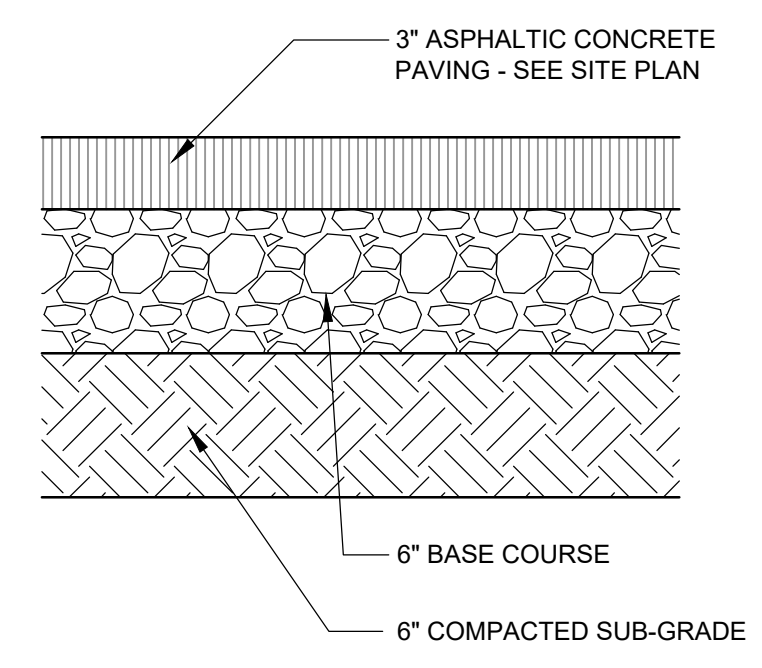
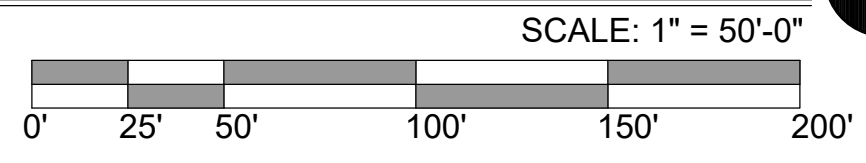
PARKING:  
 MULTI-FAMILY DWELLING: 256 X 1.5 = 384 SPACES  
 LEASING OFFICE 3,300 SF X 0.0035 = 11 SPACES REQUIRED  
 TOTAL SPACES REQUIRED = 395 SPACES  
 SPACES PROVIDED = 403 SPACES  
 395 SPACES X 2% = 8 CHARGING SPACES REQUIRED, 41 PROVIDED

HC REQUIRED: 5 STANDARD, 4 VAN / 24 VAN ACCESSIBLE PROVIDED  
 MOTORCYCLE PARKING 301-500 SPACES: 7 SPACES REQUIRED / 22 PROVIDED  
 BIKE PARKING 10% OF 395: 40 REQUIRED  
 BIKE SPACES PER PREVIOUSLY APPROVED SITE PLAN 1 PER UNIT = 256  
 70 SPACES ON SITE PLAN, 186 PROVIDED IN BUILDINGS

GROSS LOT AREA = 465,830 SF  
 BUILDING FOOTPRINT = 100,706 SF  
 NET LOT AREA = 365,124 SF  
 REQUIRED LANDSCAPE AREA @ 15% = 54,768 SF ; 104,771 SF PROVIDED

UPC: 101505514525430415  
 LEGAL: LOT 1A, BLOCK 2, SUNPORT PARK  
 ZONING: NR-BP  
 ZONE ATLAS PAGE: M15

**SITE PLAN**



NOTE:  
 ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN ON A PUBLIC WORK ORDER.

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

ALL PAVING SHALL BE ASPHALT UNLESS NOTED OTHERWISE, REF. DETAIL THIS SHEET.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-5 (G).

ALL OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES 70 WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.

BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.

WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER.

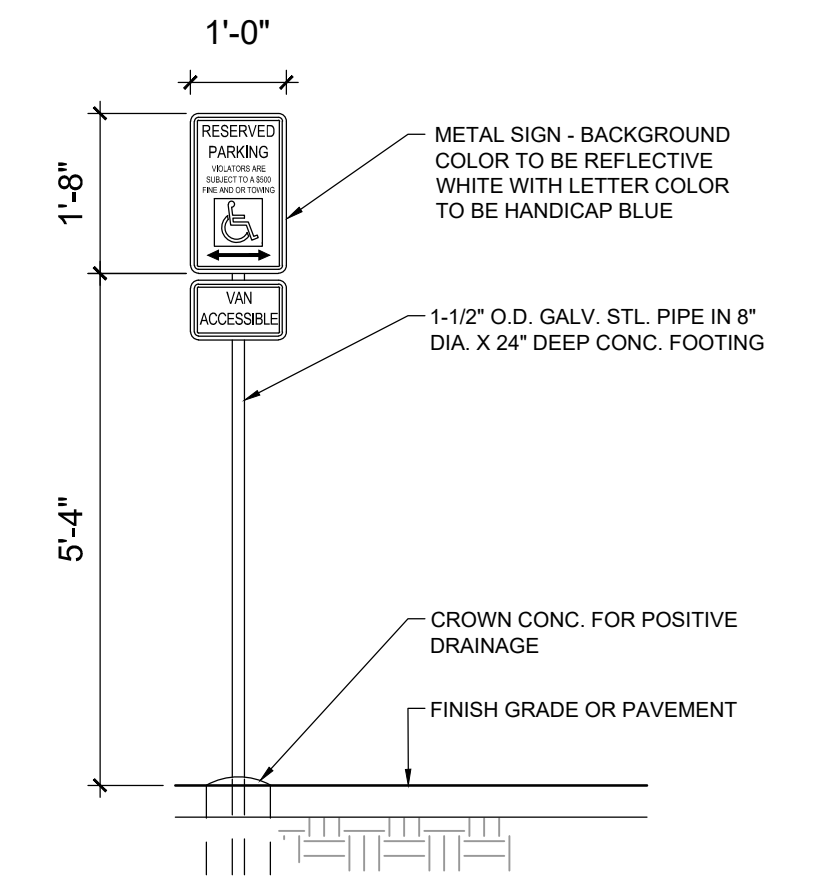
PROVIDE ELECTRIC VEHICLE CHARGER AT EACH BAY OF LEASED GARAGES

SITE LIGHTING WILL BE PROVIDED BY LIGHT BOLLARDS AND WALL MOUNTED FIXTURES AND SHALL COMPLY WITH 5-8 OF THE IDO

**ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WALL MUST BE INCLUDED ON A PUBLIC WORK ORDER**

**PAVING SECTION**

SCALE: NTS

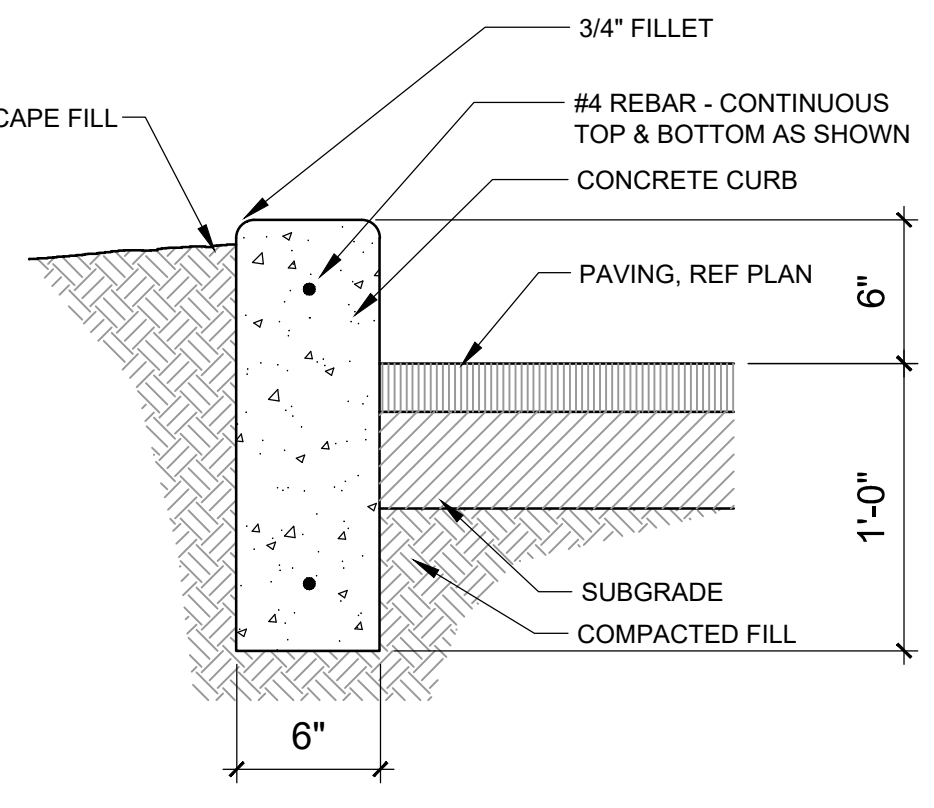


**HC SIGN**

SCALE: NTS

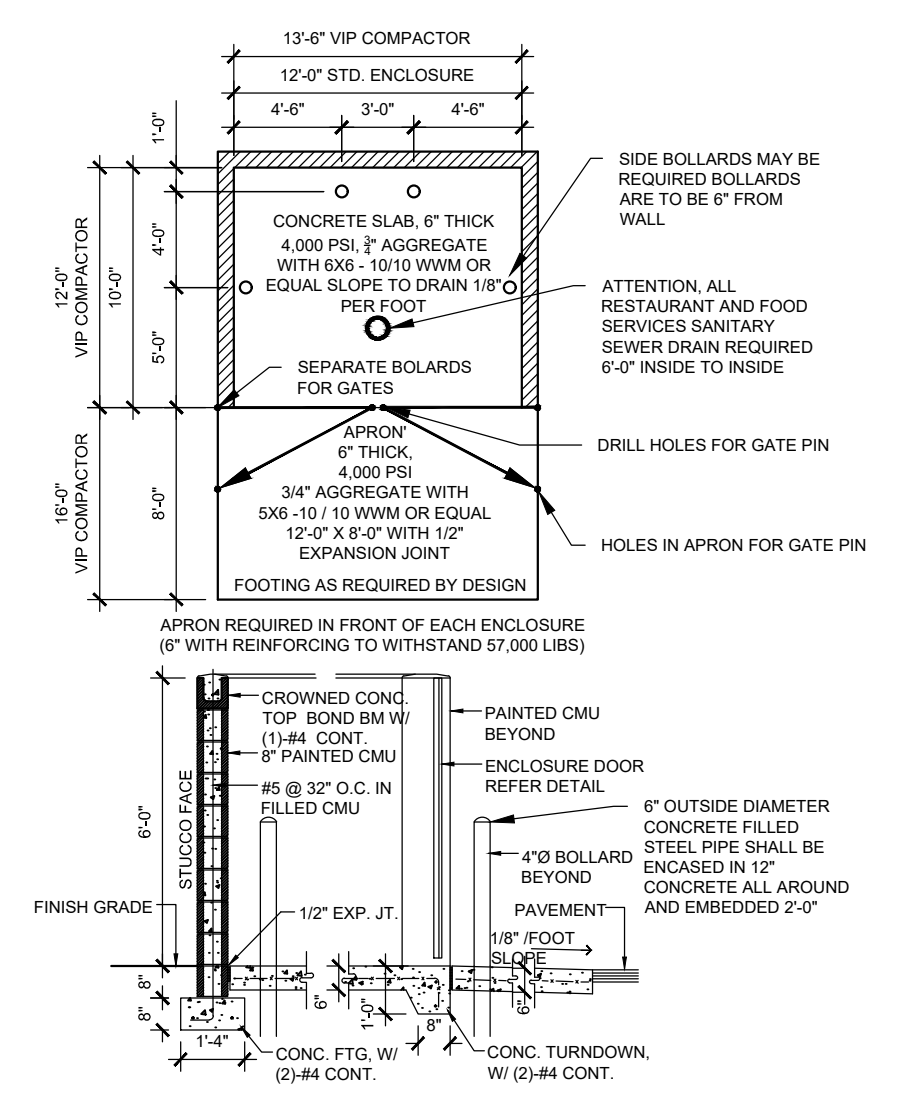
**CURB DETAIL**

SCALE: NTS



**REFUSE ENCLOSURE**

SCALE: 1/8" = 1'-0"



**KEYED NOTES**

- A. NEW DRIVE CUT REF CITY OF ALBUQUERQUE STANDARD DETAIL 2426 FOLLOW PARALLEL RAMP DETAIL, NOTE DETAIL 2446 FOR DETECTABLE WARNING SURFACE
- B. BIKE RACK, REF DETAIL THIS SHEET
- C. MOTORCYCLE PARKING REF DETAIL SHEET A-002
- D. H.C. PARKING SPACE WITH PAVEMENT MARKING & SIGN, REF DETAIL ON A-002
- E. NEW FIRE HYDRANT
- F. PLAYGROUND EQUIPMENT
- G. CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FT TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLES
- H. FIRE DEPT. CONNECTION STAIRS, REF DETAIL A5 / A-002 AND A1 / A-002
- J. CMU WALL
- K. NEW 6\"/>
- L. HEADER CURB, REF DETAIL THIS SHEET
- M. PROPERTY LINE
- N. EASEMENT
- O. VEHICULAR GATE
- P. KNOX BOX
- Q. 4\"/>
- R. SECURITY FENCE
- S. REFUSE ENCLOSURE, REF DETAIL THIS SHEET
- T. MAILBOXES
- U. 3\"/>
- V. CURB RAMP, REF COA STANDARD DETAIL 2443 DETAIL A, AND DETAIL B5 ON SHEET A-002
- W. CURB RAMP, REF COA STANDARD DETAIL 2443 DETAIL C
- X. 6\"/>
- Y. CURB RAMP, PART OF CITY WORK ORDER.

PROJECT NUMBER: 2021-005459  
 APPLICATION NUMBER: SI-2021-01248

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

Is and 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 SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Department	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health	Date
Solid Waste Management	Date
Code Enforcement	Date
Albuquerque Metropolitan Flood Control Authority	Date
DRB Chairperson, Planning Department	Date
Environmental Health, if necessary	

**SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS**  
 7604 RIO PENASCO, NW  
 ALBUQUERQUE, NM 87129  
 505.401.7575

**TRANSPORT APARTMENTS**  
 3000 TRANSPORT ST SE  
 ALBUQUERQUE, NM 87106

**DRAWING TITLE: SITE PLAN**

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	
DATE: 10/19/2021	

**A-001**