



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-2021-005566

Application No. SI--2021-01212

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: November 3, 2021 HEARING DATE OF DEFERRAL: Oct. 27, 2021

SUBMITTAL

DESCRIPTION: Revised Site Plan

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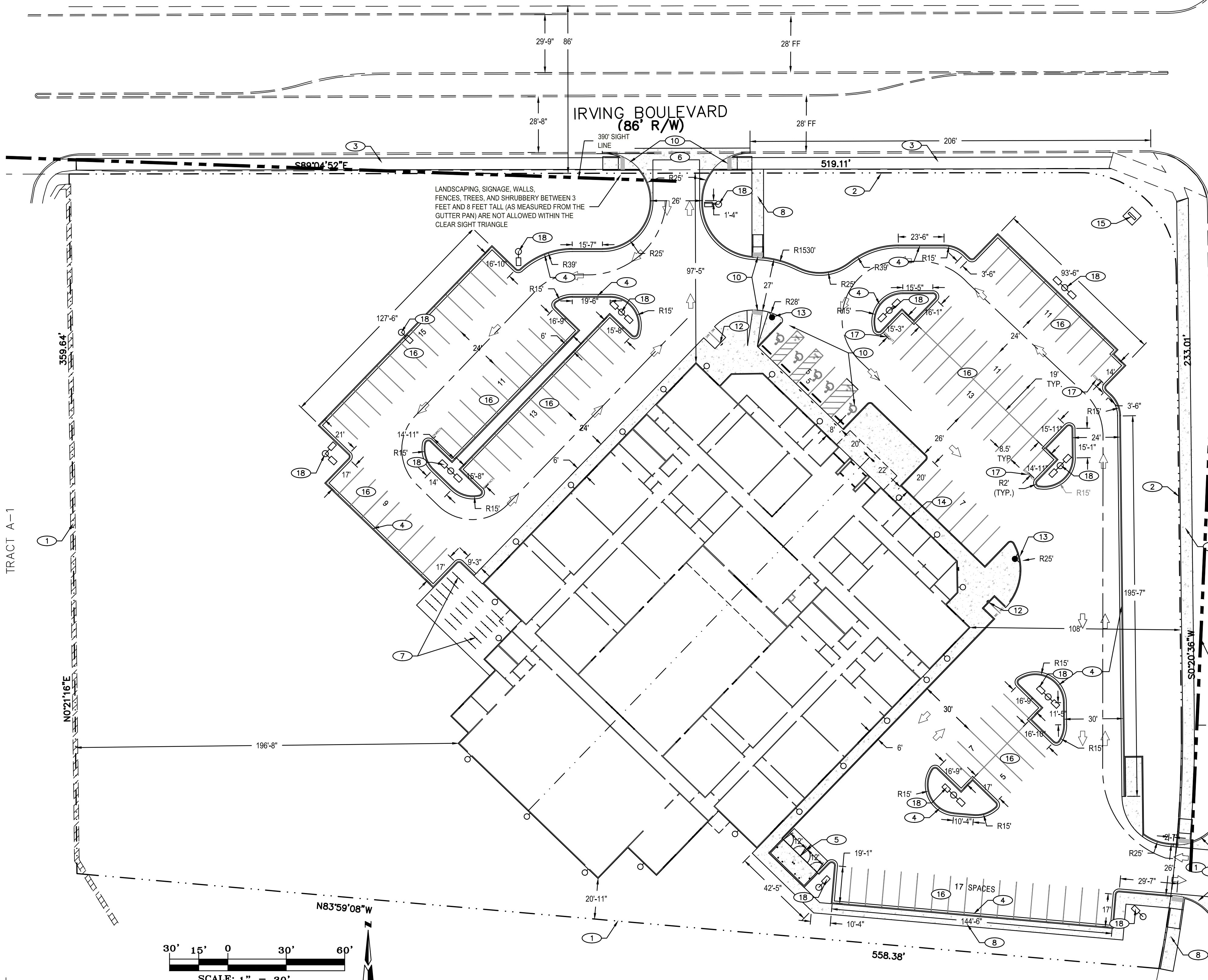
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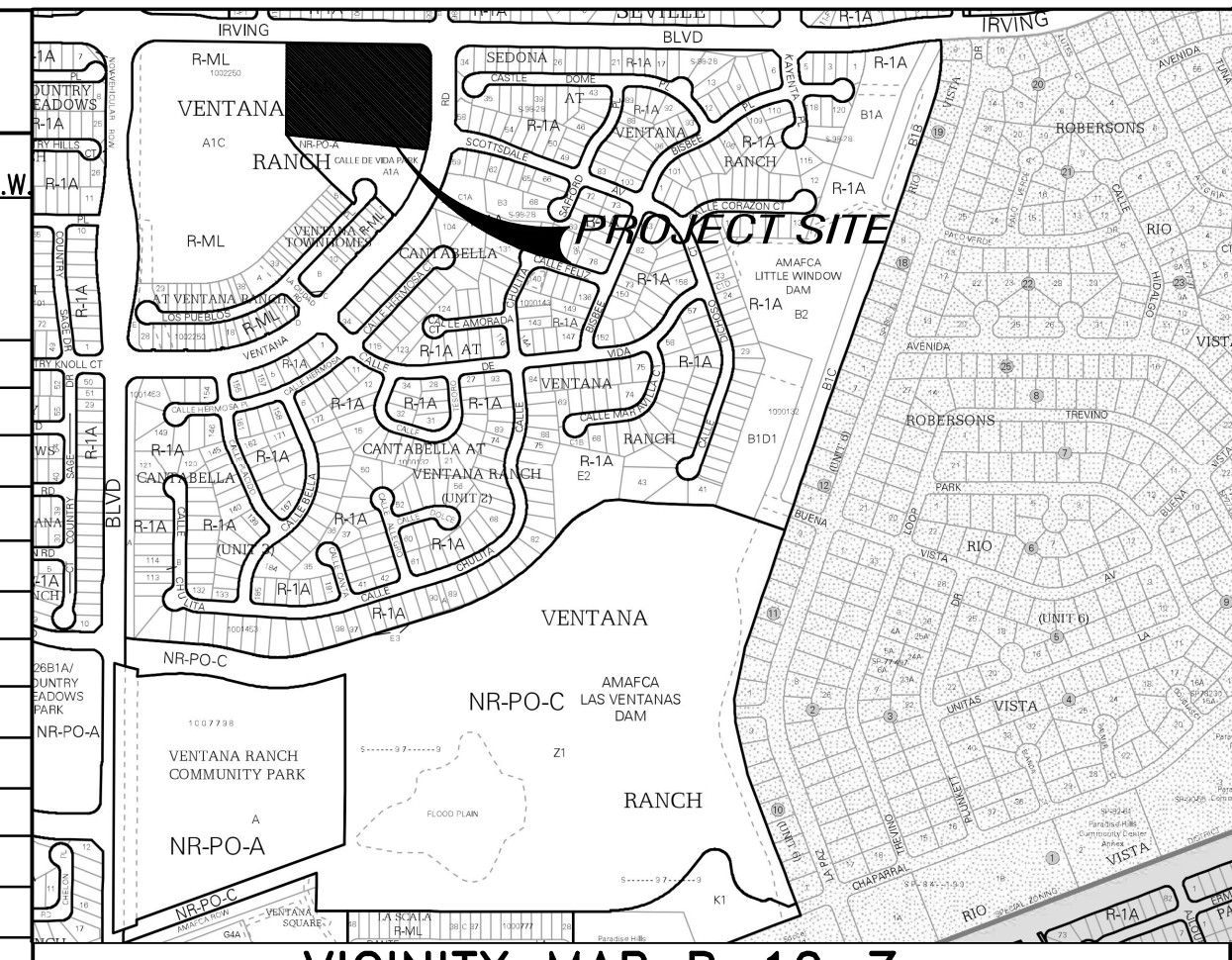
CONTACT NAME: Ron Hensley

TELEPHONE: 505-410-1622 EMAIL: ron@thegroup.cc





SITE DATA	
LOCATION	6441 VENTANA RD. N.W. ALBUQUERQUE, NM TRACT A-2
LEGAL DESCRIPTION	A REPLAT OF TRACT A, VENTANA RANCH
CURRENT ZONING	R-MI
ZONE ATLAS PAGE	B-10
BUILDING CONSTRUCTION	2B
APPLICABLE CODE	2015 IBC / IFC
TOTAL LOT AREA	(5.00 AC) 217,800 SF
MAX. BUILDING HEIGHT ALLOWED	30 FEET
MAX. BUILDING HEIGHT	30 FEET
BUILDING FOOTPRINT AREA	36,800 SF
NET LOT AREA (LOT AREA - BUILDING AREA)	181,000 SF
NUMBER OF UNITS	1 BUILDING
LANDSCAPE AREA	71,253 SF
LANDSCAPE W/O TREES AND SHRUBS	60,248 SF
TOTAL LANDSCAPE AREA	109,747 SF
TOTAL LANDSCAPE % OF TOTAL LOT AREA	33%
PAVED AREA	10,534 SF
REQUIRED PARKING	25 + 3*6 + 2*6=55 SPACES 25 STAFF + 3 SPACES/H.S. CLASS + 2 SPACES/MID. CLASS
PARKING PROVIDED	124 SPACES 114 STANDARD SPACES 5 COMPACT SPACES
REQUIRED ADA PARKING	5 SPACES (1 VAN)
PROVIDED ADA PARKING	5 SPACES (1 VAN)
REQUIRED MOTORCYCLE PARKING	3 SPACES
PROVIDED MOTORCYCLE PARKING	4 SPACES
REQUIRED BICYCLE PARKING	3 SPACES/CLASS 36 SPACES
PROVIDED BICYCLE PARKING	36 SPACES



- GENERAL NOTES**
- CURB DIMENSIONS ARE TO FACE OF CURB U.N.O.
  - WORK WITHIN CITY ROW WILL REQUIRE CITY WORK ORDER
  - SITE LIGHTING - LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS
  - SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT
- KEY NOTES**
- PROPERTY LINE
  - RIGHT OF WAY
  - EXISTING 6" ASPHALT TRAIL
  - NEW CONCRETE CURB PER SP 2-SITE DETAILS
  - DUMPSTER ENCLOSURE PER SP 2-SITE DETAILS
  - NEW CURB RETURN DRIVEWAY ENTRANCE PER CABQ SPECIFICATIONS
  - BICYCLE RACKS PER SP 2-SITE DETAILS
  - 6" CONC. SIDEWALK WITH 1.5% (2% MAX) CROSS SLOPE PER SP2-SITE DETAILS
  - ADA PARKING PER SP 2-SITE DETAILS
  - HANDICAP RAMP W/TRUNCATED DOME SURFACE PER SP2-SITE DETAILS
  - REFUSE ENCLOSURE PER SP-2 SITE DETAILS AND CABQ REQUIREMENTS
  - MOTORCYCLE PARKING SPACES 4'x8' WITH SIGN PER SP2-SITE DETAILS
  - NEW FIRE HYDRANT PER CABQ FIRE DEPT.
  - PREMISES STREET ADDRESS 4" HIGH MIN. W/MINIMUM STROKE WIDTH OF 0.5 IN. VISIBLE FROM STREET PER IFC 2015, SEC. 505
  - MONUMENT SIGN 4' OVERALL HEIGHT PER A2-SITE ELEVATIONS
  - STANDARD PARKING SPACE (TYP.) PER TCL 1-TRAFFIC CIRCULATION LAYOUT
  - COMPACT PARKING SPACE PER TCL 1-TRAFFIC CIRCULATION LAYOUT
  - 16' ECOFORM POLE LIGHTING

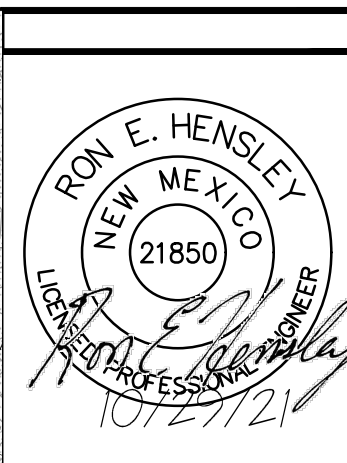
PROJECT NUMBER: **PR-2021-005566**  
 APPLICATION NUMBER: **SI-2021-01212**

DRB SITE PLAN FOR BUILDING PERMIT IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO. IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER/HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
Herman Gallegos <i>Herman Gallegos</i>	07-16-21
SOLID WASTE	DATE
DRB CHAIRPERSON, ALBUQUERQUE PLANNING	DATE
ENVIRONMENTAL HEALTH, IF NECESSARY	DATE

**DEVELOPMENT MANAGEMENT CONSULTANTS**  
 PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS

9320 Menaul Blvd. NE, ste. D  
 Albuquerque, NM 87112  
 Office: (505) 296-7100  
 Fax: (505) 296-7105



1. THIS SET OF DRAWINGS CONSTITUTES A WHOLE IN ITSELF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE ADJACENT PROPERTIES AND THE CITY OF ALBUQUERQUE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE ADJACENT PROPERTIES AND THE CITY OF ALBUQUERQUE.

PROJECT ADDRESS: **ALBUQUERQUE, NM**

CLIENT'S NAME: **SAMS ACADEMY**

PROJECT NUMBER: **PR-2021-005566**

PROJECT PROGRESS: **PERMIT**

DRAWN BY: **REH**

CHECKED BY: **REH / REH**

DATE: **SEPT. 16, 21**

SCALE: **AS NOTED**

SHEET: **SP1**

TRAFFIC ENGINEER, TRANSPORTATION DIVISION

ABCWUA

PARKS AND RECREATION DEPARTMENT

CITY ENGINEER/HYDROLOGY

CODE ENFORCEMENT

ENVIRONMENTAL HEALTH DEPARTMENT

Herman Gallegos *Herman Gallegos*

SOLID WASTE

DRB CHAIRPERSON, ALBUQUERQUE PLANNING

ENVIRONMENTAL HEALTH, IF NECESSARY

