



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-2021-006070

Application No. SI-2021-01889

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: 1/5/22 HEARING DATE OF DEFERRAL: 12/15/21

SUBMITTAL

DESCRIPTION: Comment response memo, revised plan set, and infrastructure list.

CONTACT NAME: Michael Vos, AICP

TELEPHONE: (505) 764-9801

EMAIL: vos@consensusplanning.com



Memorandum

To: City of Albuquerque Development Review Board

From: Michael Vos, AICP, Consensus Planning, Inc. *MV*

Date: December 30, 2021

Re: Westpointe40 North Site Plan DRB Comment Responses (PR-2021-006070)

This memo outlines the responses and changes made to the site plan for the proposed 150K spec industrial building at Westpointe40 based on the comments received and reviewed at the December 15, 2021 DRB meeting.

Code Enforcement

Code Enforcement comments were addressed in the last submittal. The updated landscape buffer and other elements of the plan comply with the NR-BP zone district requirements, and the building coverage calculation has been added to the Site Plan.

Hydrology

1. Hydrology did receive the submittals for both the North Tract and the South Tract on 11/04/2021 (K09D050 – South Tract & K09D051 – North Tract). Currently these are #6 & 7 in the queue and will be looked at some time the week of December 27th.
 - *The Applicant received approval of the referenced grading and drainage plans. The approval letter is attached, and the stamped sheets are included within the updated plan set.*

Transportation Development

1. Based on the turning template provided, there is minor overlap between truck turning movements and the curb. Radii appear to need adjustment at the 90-degree bends, and some minor overlap is shown close to one of the entrances.
 - *The radii have been adjusted slightly on the Site Plan and updated turning template exhibits are provided.*
2. On the cross-section shown, the minimum width for a bike lane is 5 feet without the curb, and the minimum required vehicular lane width is 11 feet. Make any adjustments as needed.
 - *An updated roadway cross section is provided showing vehicle lanes at 11 feet minimum and the bike lane at least 5 feet in width, not including the gutter pan.*
3. Provide an exhibit which shows how the turn-around on Daytona will function and reflect this in on the infrastructure list more accurately.
 - *The temporary turnaround has been added to the Site Plan and an exhibit is also provided. The infrastructure list has been updated accordingly.*
4. Obtain Fire-1 plan for the submittal set.
 - *The approved Fire 1 plan has been added to the attached plan set.*

5. Include the sidewalk details on the Det-1 sheet provided. Specify the 2% maximum cross-slope on the sidewalk.
 - *The details sheet has been updated to specify the cross slope.*
6. On the curb ramp detail for van accessible aisle provided, include dimensioning, or specify minimum required dimensions for both the ramp and area between the ramp and building.
 - *A note has been added to the accessible parking/curb ramp detail specifying the minimum dimensions required between the ramp and building.*

ABCWUA

1. Availability Statement #210916R has been issued and provides the criteria for service. Extensions are required.
 - *Understood. An infrastructure list is included with the site plan.*
2. This project is within the adopted service area.
3. Pro rata is not owed for this property.
4. Utility Plan:
 - a. The backflow device should precede any other branches in the service. This should be before the separate to the irrigation yard lines.
 - *An updated utility plan has been provided with the supplemental submittal showing the backflow device before the split to the irrigation line.*

Planning

1. The Solid Waste signature must be obtained on the Site Plans prior to final sign-off from Planning.
 - *The updated Site Plan is currently being reviewed for approval by Solid Waste, and the signed copy will be provided prior to Board member signatures.*

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

December 22, 2021

Ronald Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**RE: Titan 150k Spec
Conceptual Grading and Drainage Plans
Engineer's Stamp Date: 12/06/21
Hydrology File: K09D051**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 11/04/2021, the Conceptual Grading & Drainage Plans are approved for action by the DRB for Site Plan for Building Permit.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

MASTER DRAINAGE REPORT

For

**TRACT 9A & 9B AVALON SUBDIVISION UNIT 5
ALBUQUERQUE, NEW MEXICO**

Prepared by

Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, New Mexico 87109

Prepared for

Westpointe 40 Develop
Albuquerque, NM

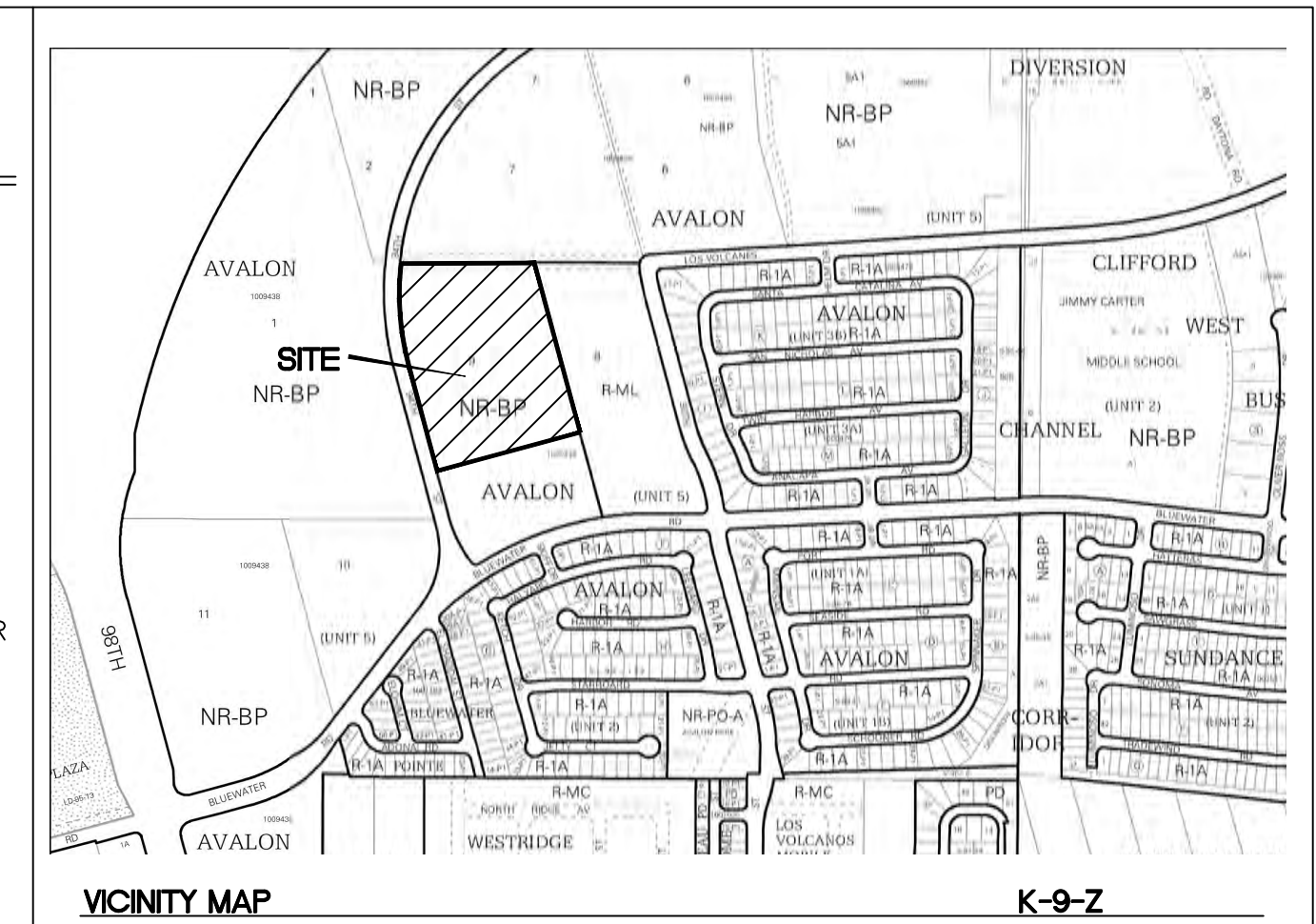
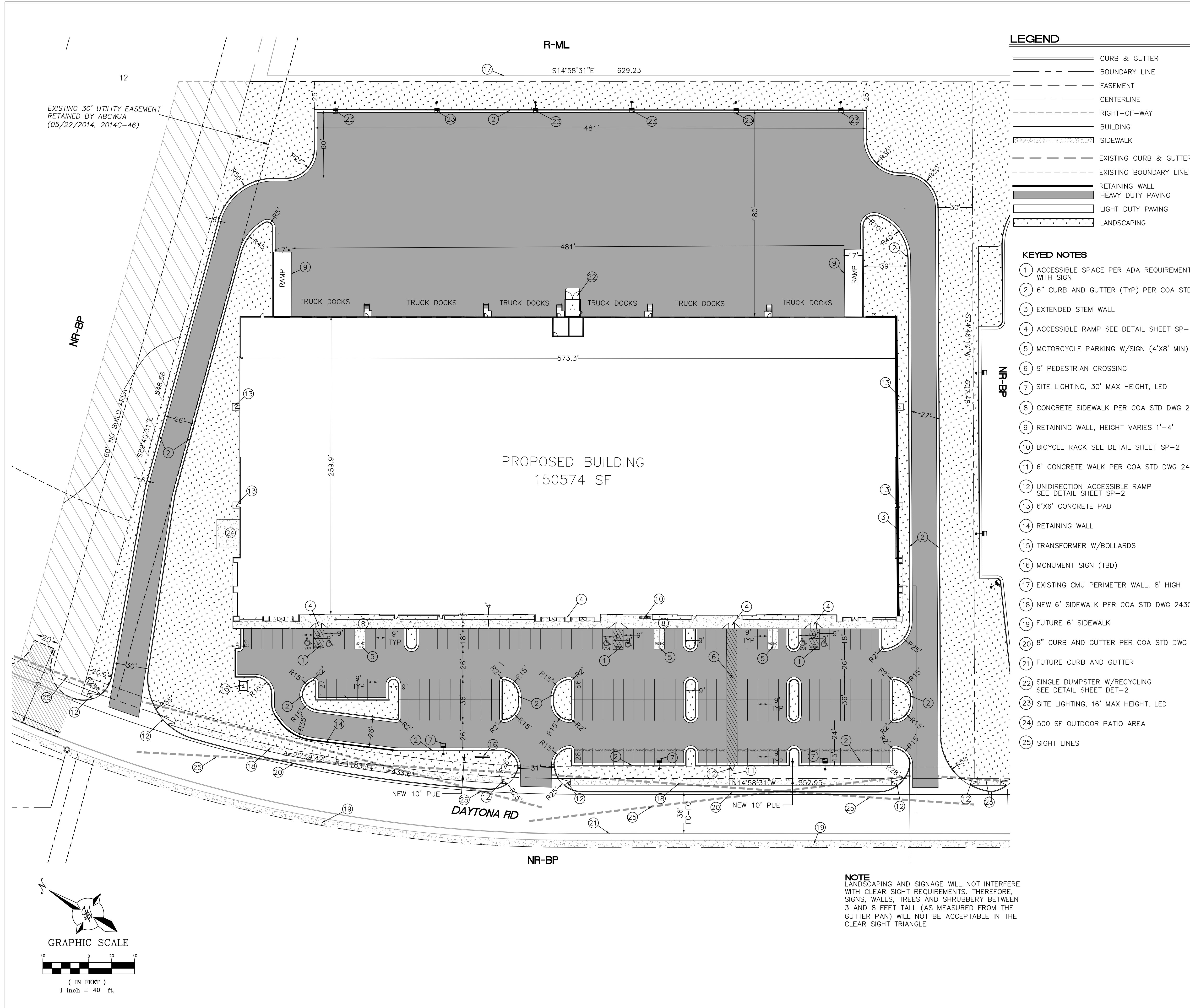
November 19, 2021



11/23/2021

RONALD R BOHANNAN, PE #7868

<p>City of Albuquerque Planning Department Development Review Services HYDROLOGY SECTION PRELIMINARY APPROVED DATE: 12/22/21 BY: <i>Renee C. Brissette</i> HydroTrans # K09D050 & K09D051</p> <p>THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.</p>



LEGAL DESCRIPTION:
PORTION OF LOT 9 AVALON SUBDIVISION

- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - - - EASEMENT
 - - - CENTERLINE
 - - - RIGHT-OF-WAY
 - ▭ BUILDING
 - ▭ SIDEWALK
 - ▭ EXISTING CURB & GUTTER
 - ▭ EXISTING BOUNDARY LINE
 - ▭ RETAINING WALL
 - ▭ HEAVY DUTY PAVING
 - ▭ LIGHT DUTY PAVING
 - ▭ LANDSCAPING

- KEYED NOTES**
- 1 ACCESSIBLE SPACE PER ADA REQUIREMENTS WITH SIGN
 - 2 6" CURB AND GUTTER (TYP) PER COA STD DWG 2415A
 - 3 EXTENDED STEM WALL
 - 4 ACCESSIBLE RAMP SEE DETAIL SHEET SP-2
 - 5 MOTORCYCLE PARKING W/SIGN (4'X8' MIN)
 - 6 9' PEDESTRIAN CROSSING
 - 7 SITE LIGHTING, 30' MAX HEIGHT, LED
 - 8 CONCRETE SIDEWALK PER COA STD DWG 2430
 - 9 RETAINING WALL, HEIGHT VARIES 1'-4'
 - 10 BICYCLE RACK SEE DETAIL SHEET SP-2
 - 11 6' CONCRETE WALK PER COA STD DWG 2430
 - 12 UNIDIRECTION ACCESSIBLE RAMP SEE DETAIL SHEET SP-2
 - 13 6'X6' CONCRETE PAD
 - 14 RETAINING WALL
 - 15 TRANSFORMER W/BOLLARDS
 - 16 MONUMENT SIGN (TBD)
 - 17 EXISTING CMU PERIMETER WALL, 8' HIGH
 - 18 NEW 6' SIDEWALK PER COA STD DWG 2430
 - 19 FUTURE 6' SIDEWALK
 - 20 8" CURB AND GUTTER PER COA STD DWG 2415A
 - 21 FUTURE CURB AND GUTTER
 - 22 SINGLE DUMPSTER W/RECYCLING SEE DETAIL SHEET DET-2
 - 23 SITE LIGHTING, 16' MAX HEIGHT, LED
 - 24 500 SF OUTDOOR PATIO AREA
 - 25 SIGHT LINES

SITE DATA

PROPOSED USAGE	COMMERCIAL
LOT AREA	421765 SF (9.68 ACRES)
ZONING	NR-BP
BUILDING AREA	150574 SF
BUILDING COVERAGE	36%
BUILDING SETBACK	
FRONT	20'
REAR	10'
SIDE	10'
PARKING REQUIRED	
PARKING PROVIDED	76 SPACES (1 SPACE PER 2000 SF)
ACCESSIBLE PARKING REQUIRED	163 SPACES (28 COMPACT=17.2%)
ACCESSIBLE SPACES PROVIDED	5 SPACES
TOTAL	6 SPACES
BICYCLE SPACES REQUIRED	
BICYCLE SPACES PROVIDED	8
MOTORCYCLE SPACES REQUIRED	3 SPACES
MOTORCYCLE SPACES PROVIDED	6 SPACES
LANDSCAPE REQUIRED	
LANDSCAPE PROVIDED	40678 SF
	52710 SF

PROJECT NUMBER: PR-2020-006070
APPLICATION NUMBER: SI-2021-01889

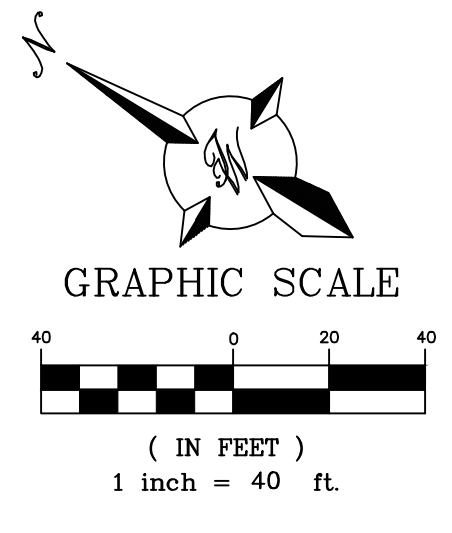
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an 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.

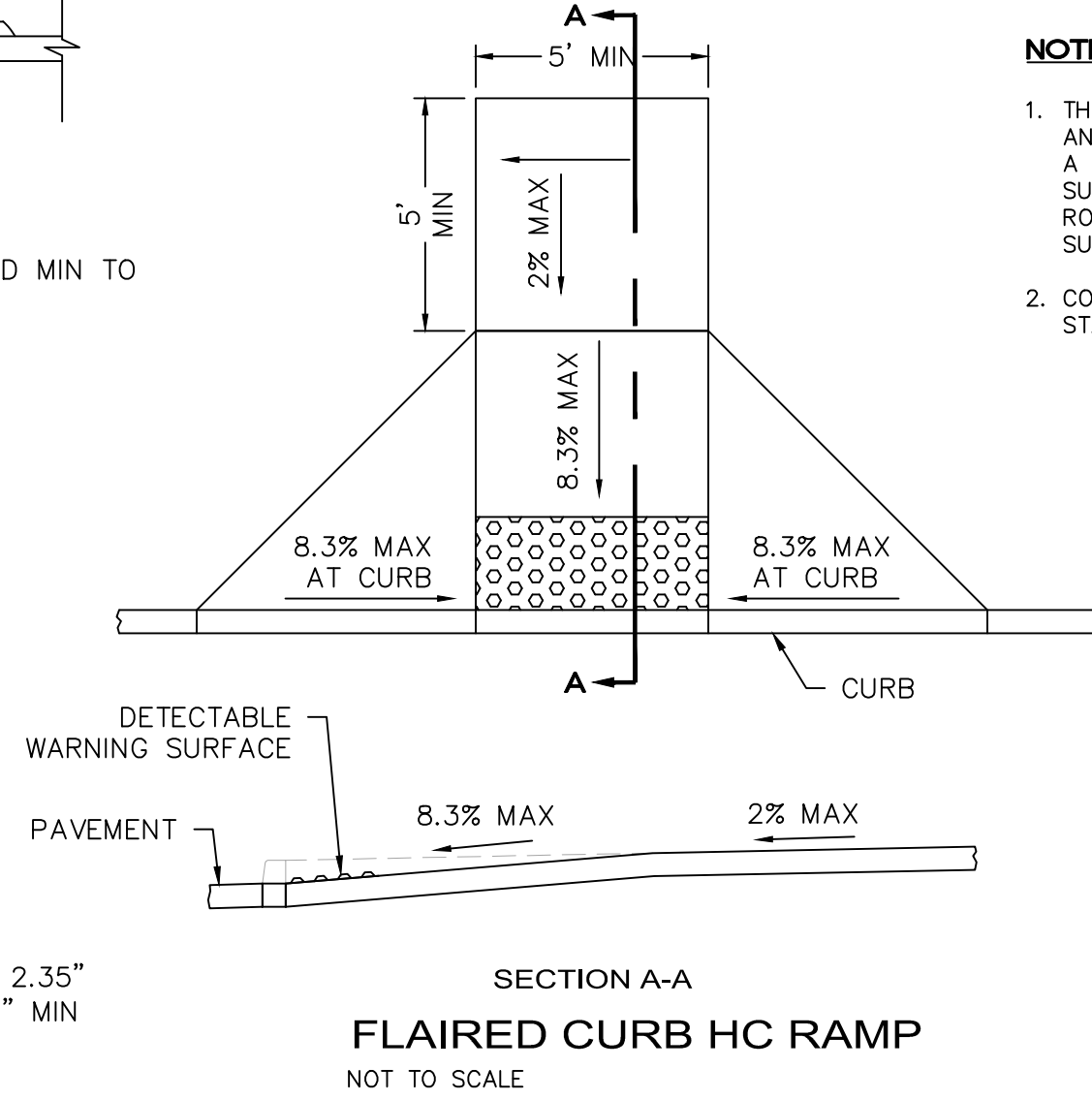
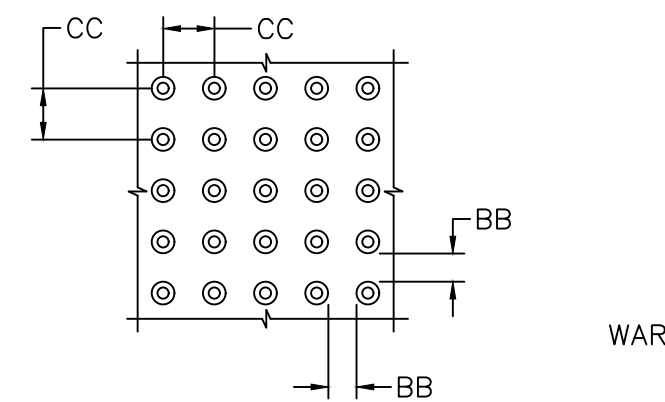
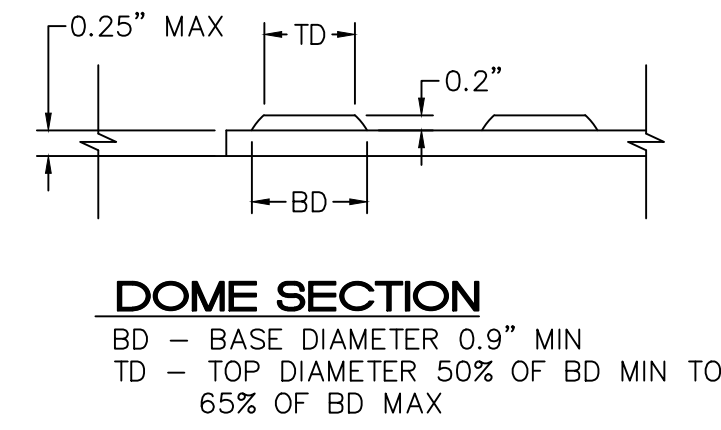
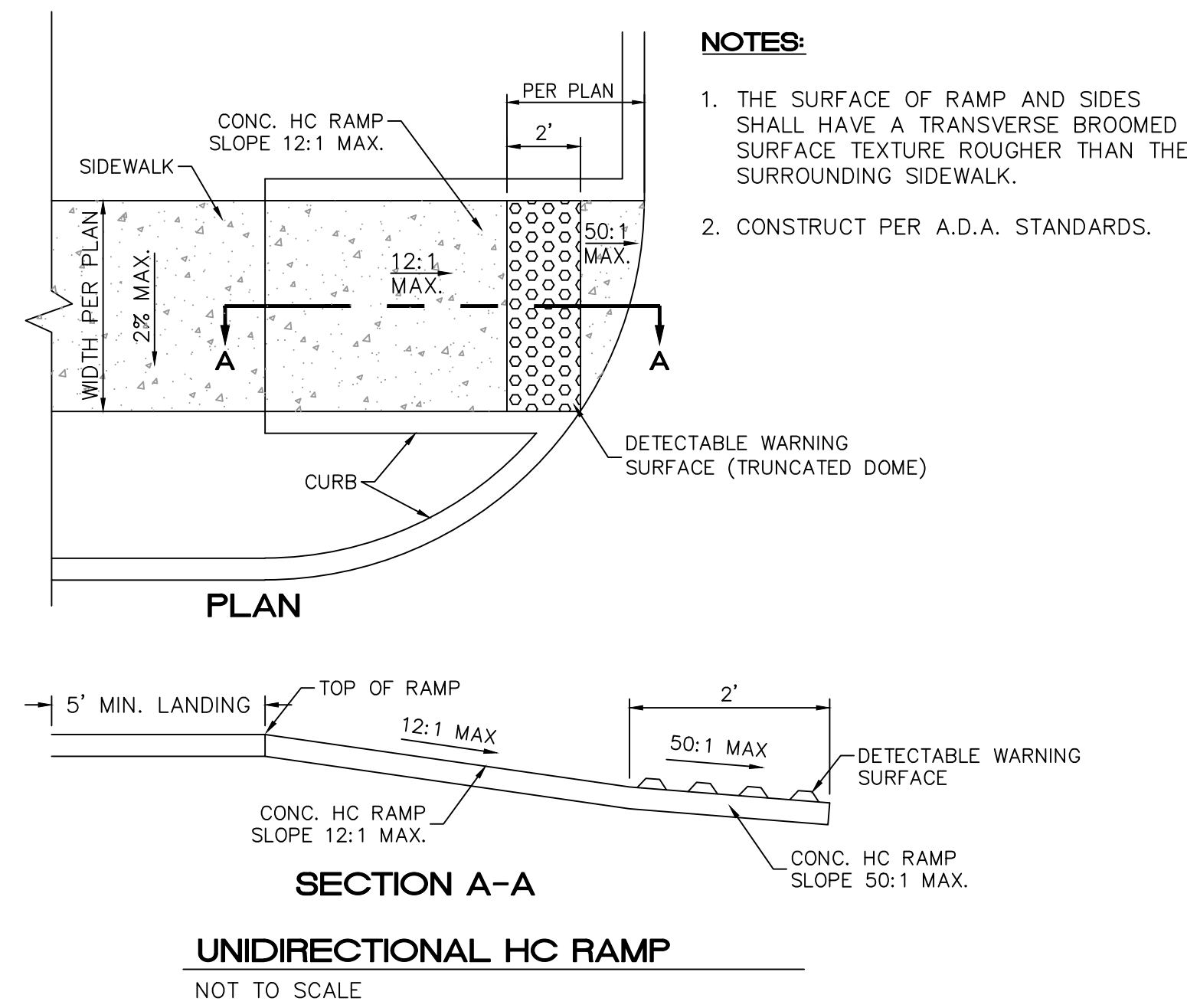
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
* Environmental Health, if necessary	

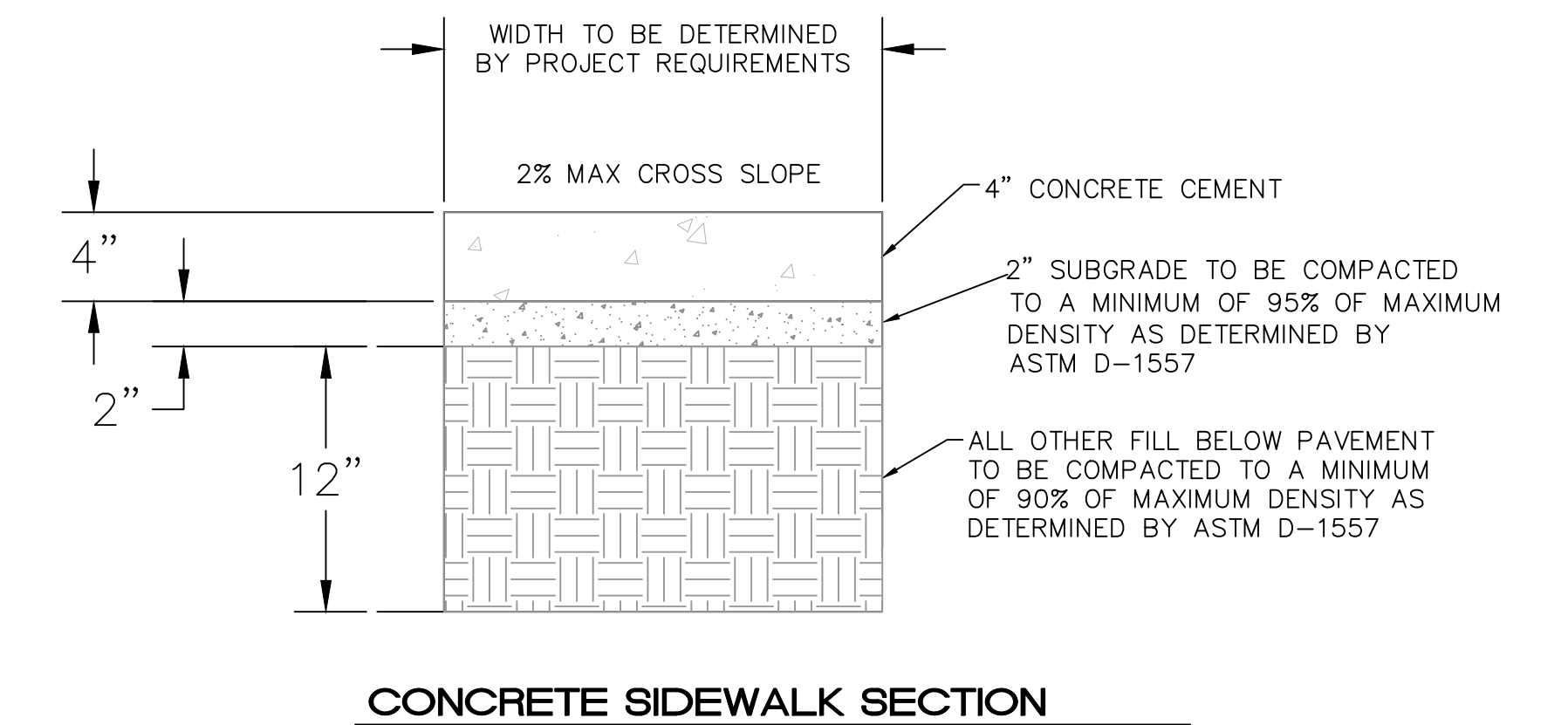
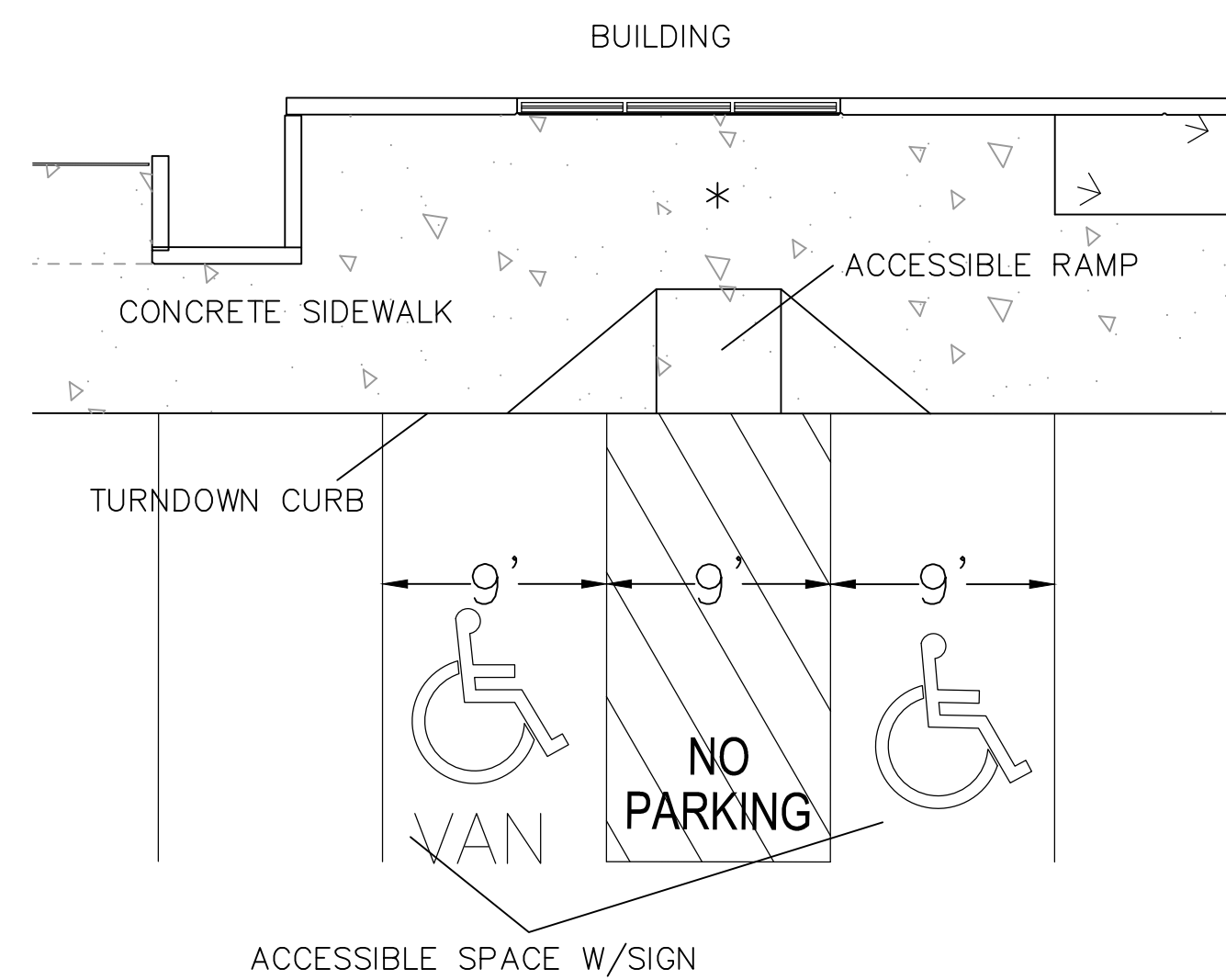
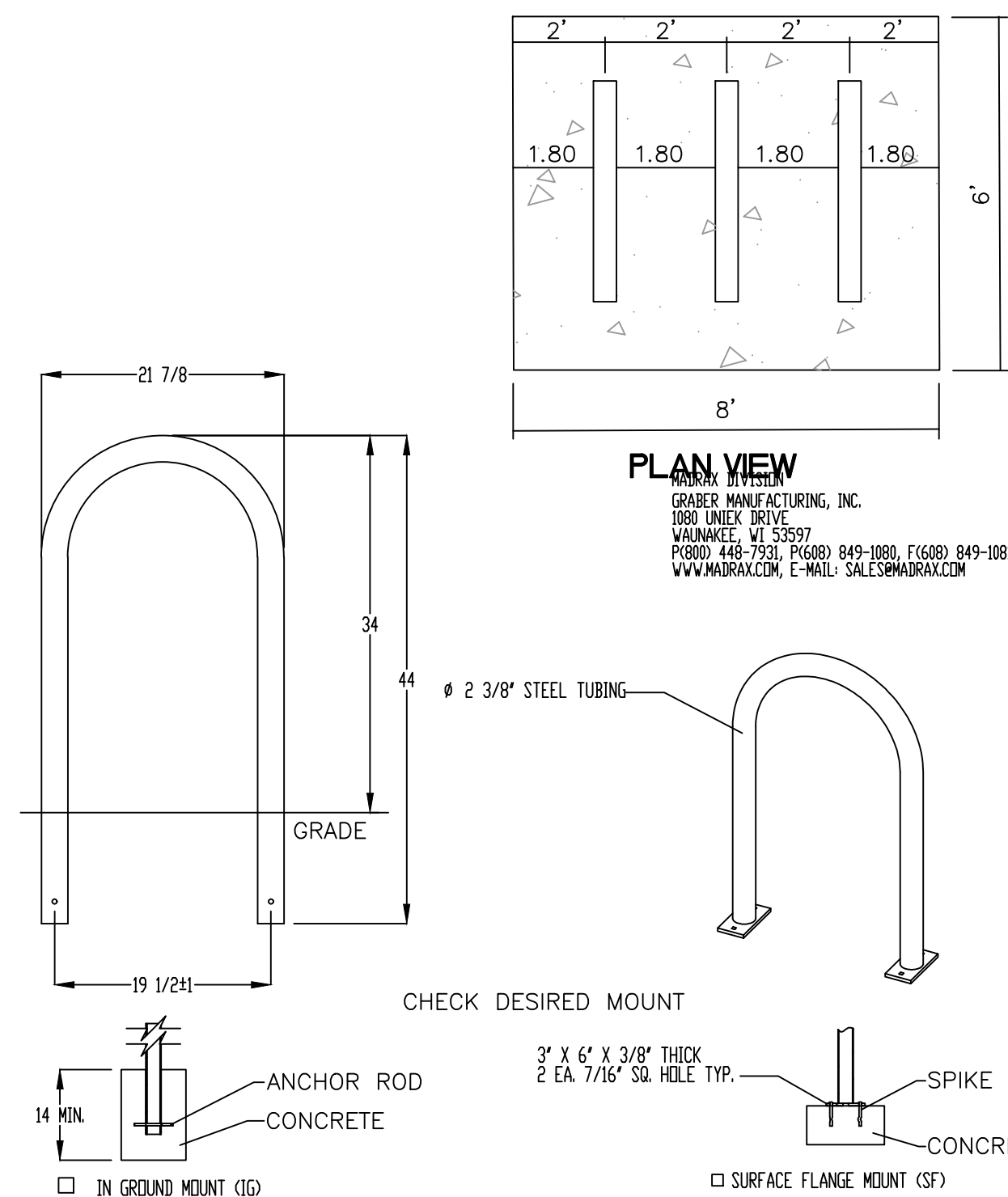
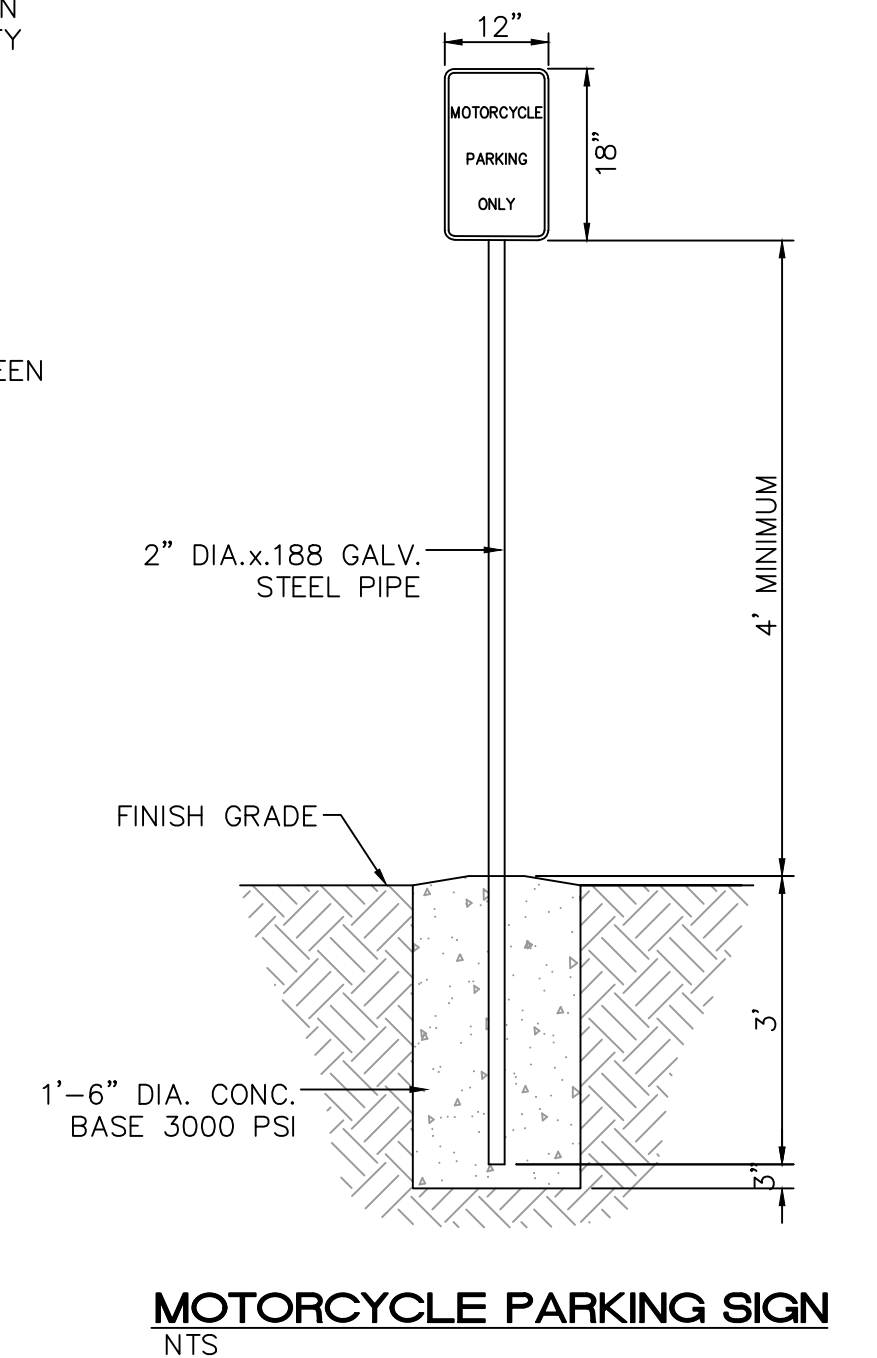
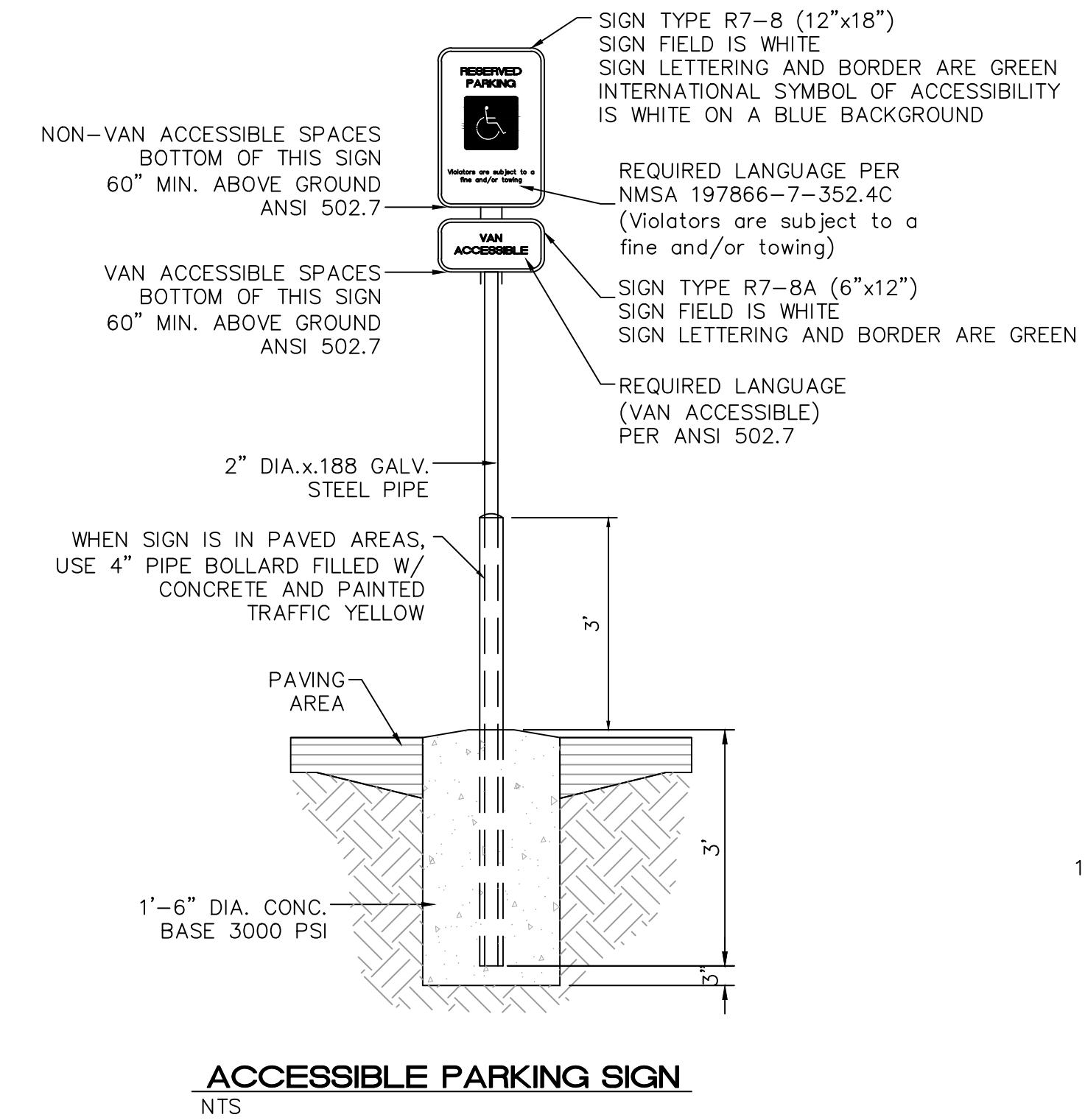
NOTE
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.



	TITAN 150K SPEC BUILDING ALBUQUERQUE, NM	DRAWN BY pm
	SITE PLAN FOR BUILDING PERMIT	DATE 12-22-21
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2020088-150K.DWG
		SHEET # SP-1
RONALD R. BOHANNAN P.E. #7868		JOB # 2020088

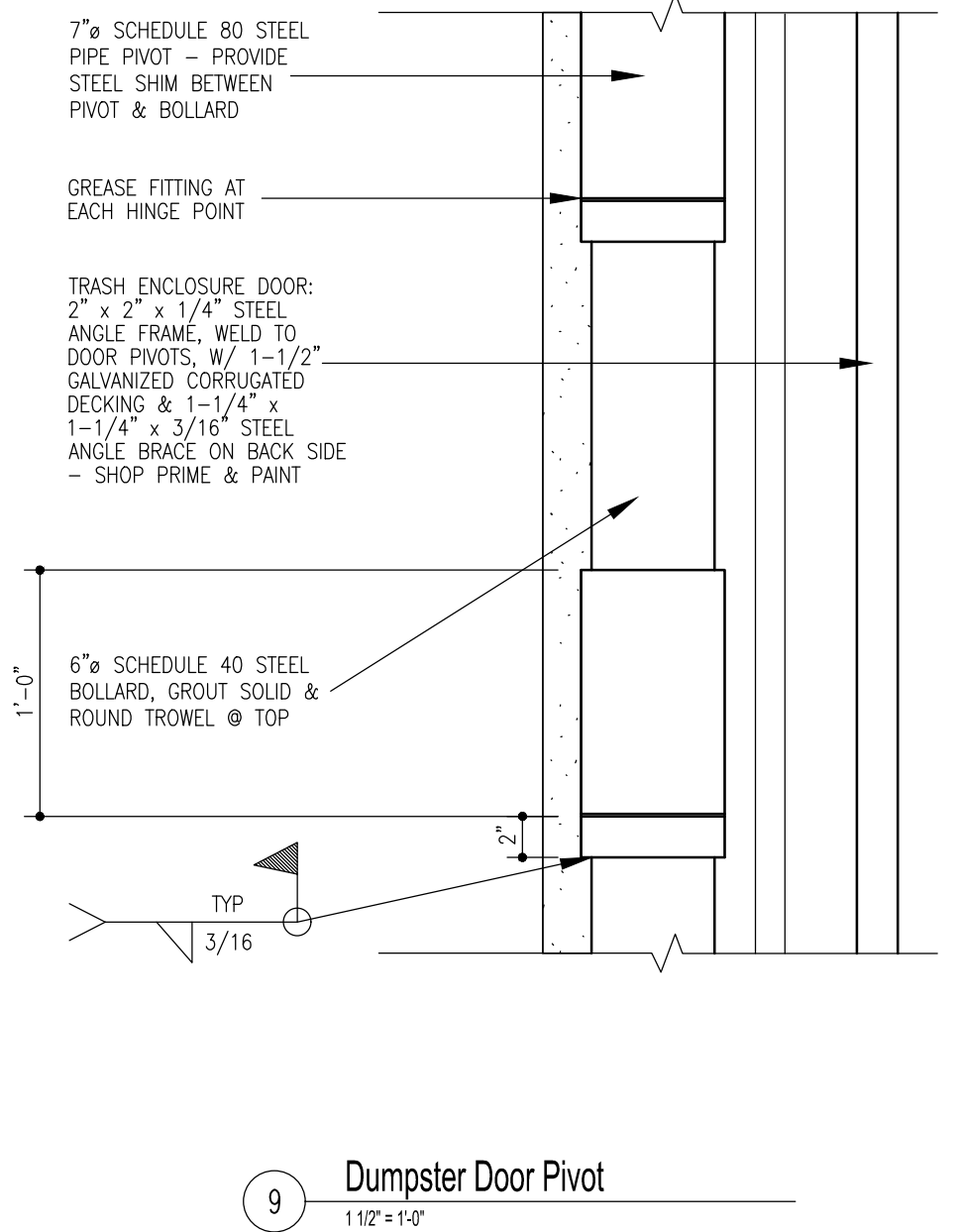


- NOTES:**
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
 2. CONSTRUCT PER A.D.A. STANDARDS.

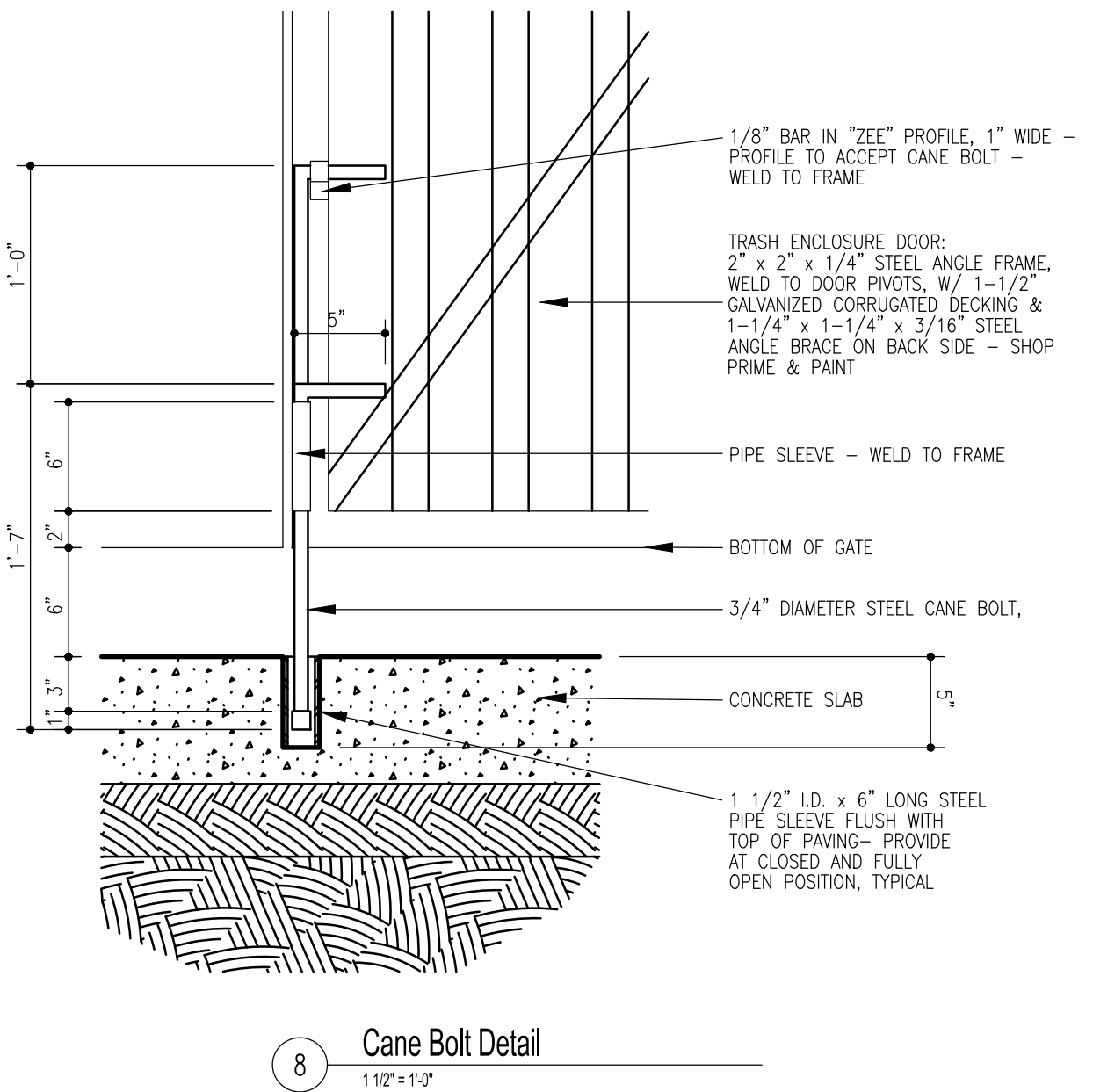


- * MINIMUM REQUIRED AREA OF 4'X4' REQUIRED AT THE TOP OF RAMP FOR TURNING MOVEMENTS BETWEEN RAMP AND BUILDING OR ANY OTHER OBSTRUCTION
- ACCESSIBLE PARKING DETAIL**

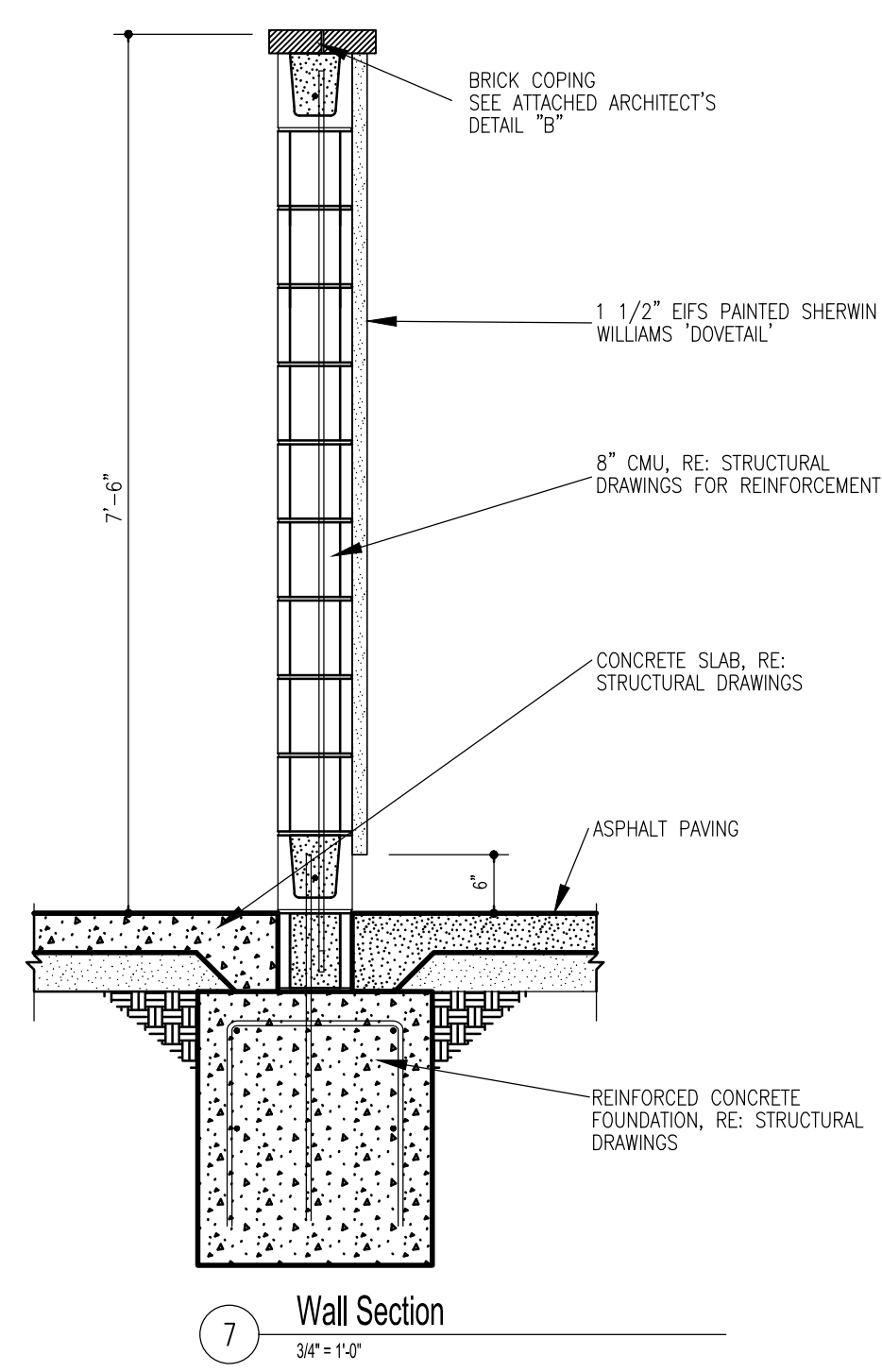
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	CONSTRUCTION DETAILS	DATE 12-22-21
	TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2020088-150K.DWG
RONALD R. BOHANNAN P.E. #7868		SHEET # SP-2
		JOB # 2020088



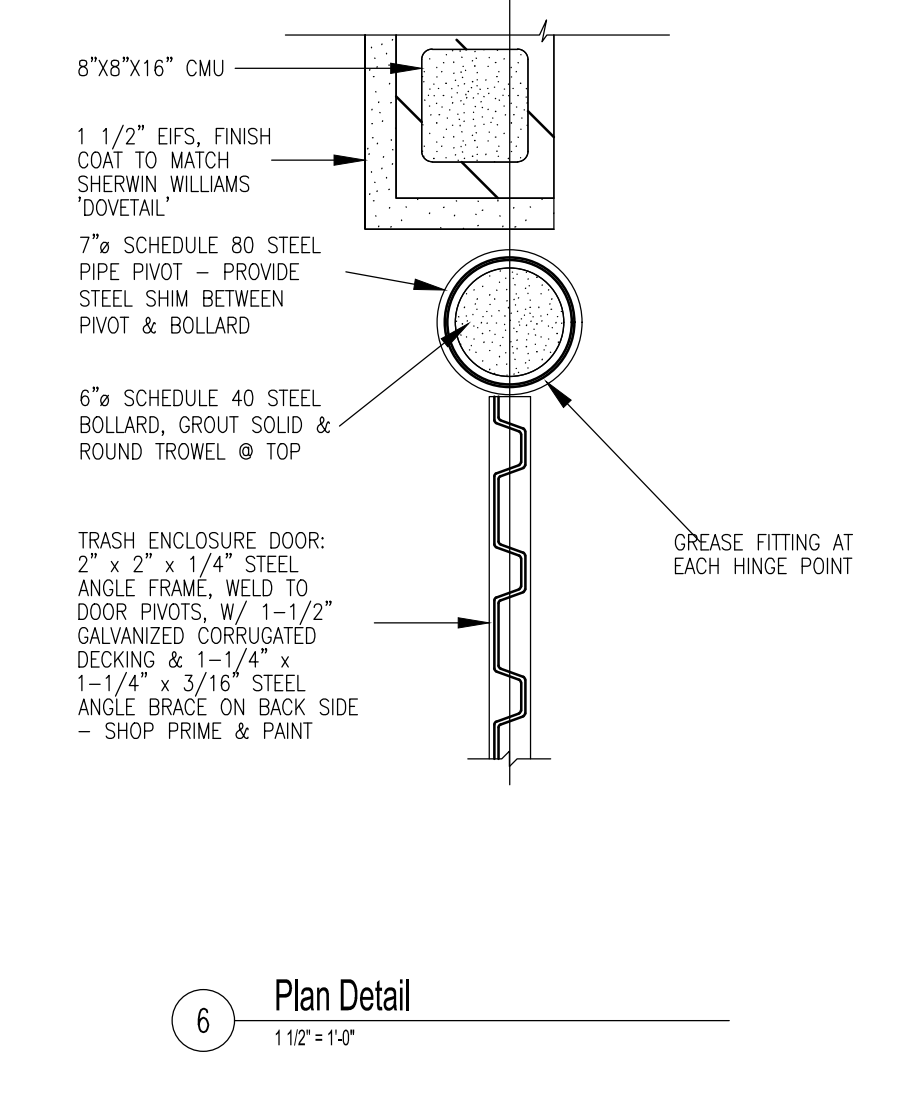
9 Dumpster Door Pivot
1 1/2' x 1' 0"



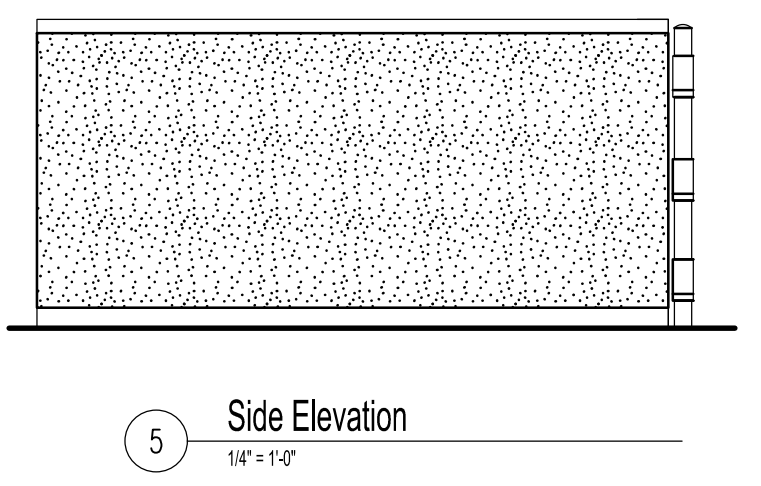
8 Cane Bolt Detail
1 1/2' x 1' 0"



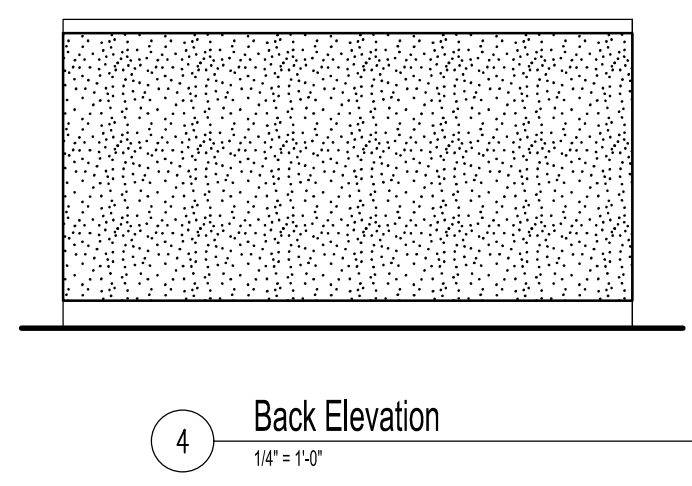
7 Wall Section
3/4' x 1' 0"



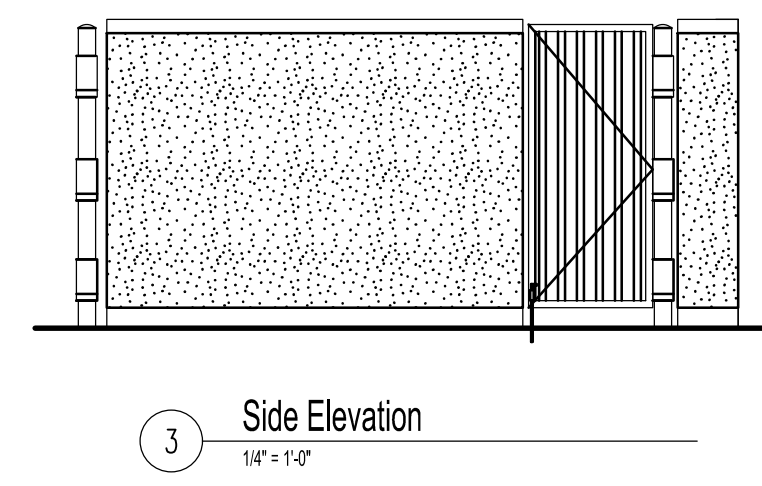
6 Plan Detail
1 1/2' x 1' 0"



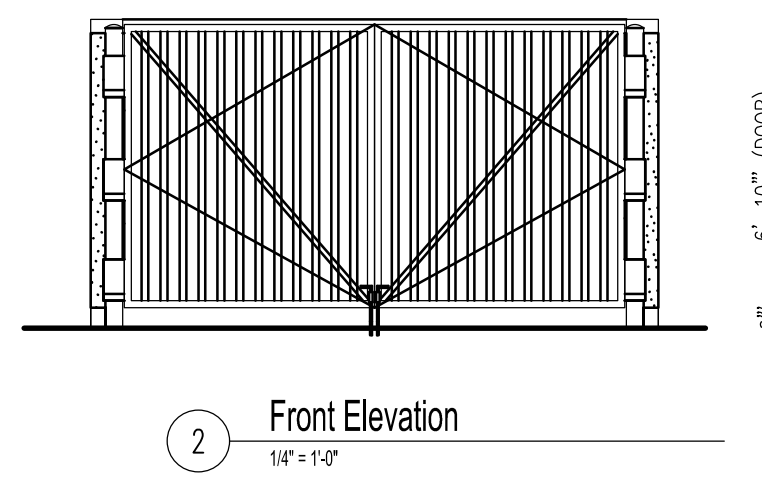
5 Side Elevation
1/4' x 1' 0"



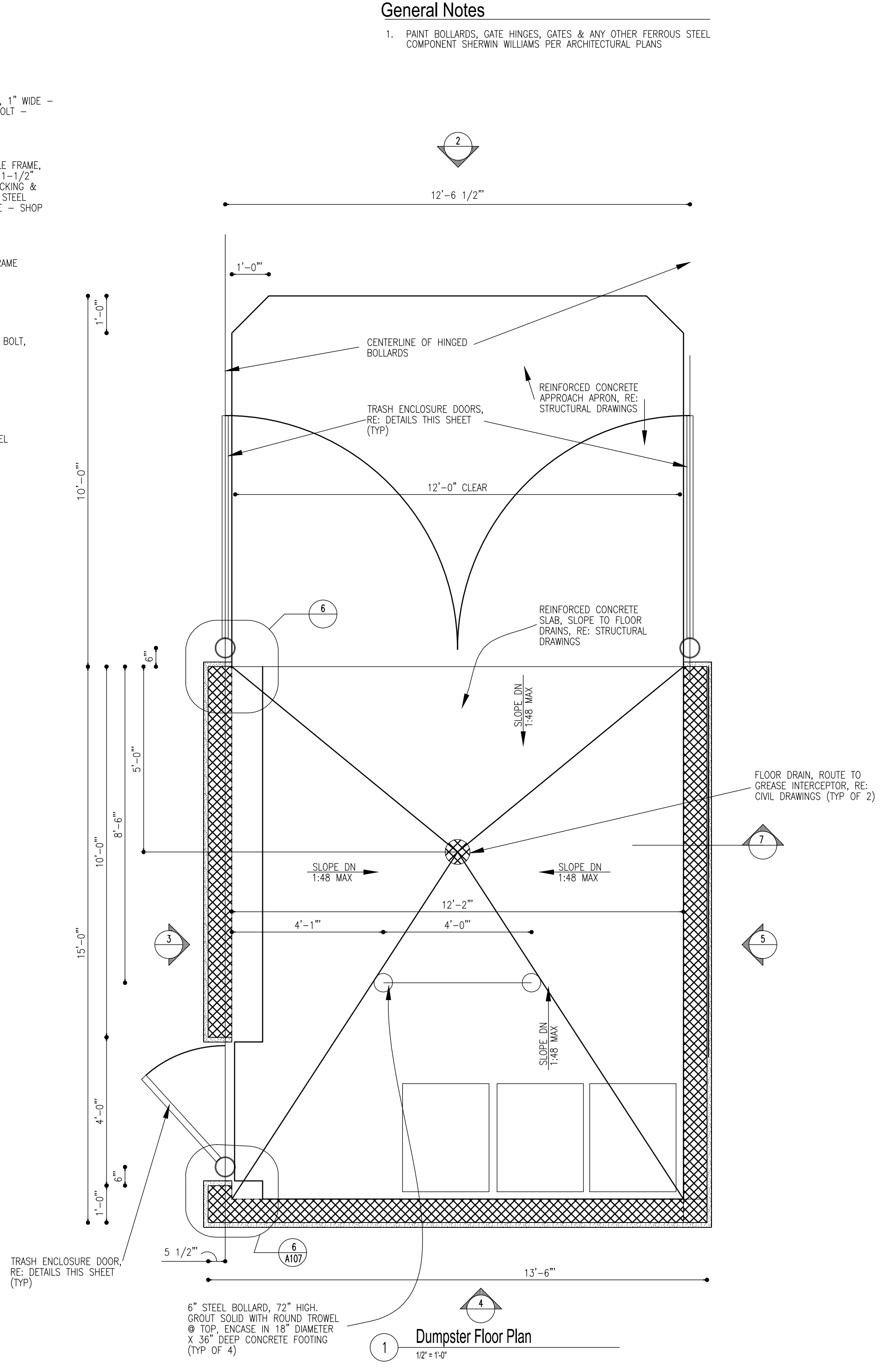
4 Back Elevation
1/4' x 1' 0"



3 Side Elevation
1/4' x 1' 0"

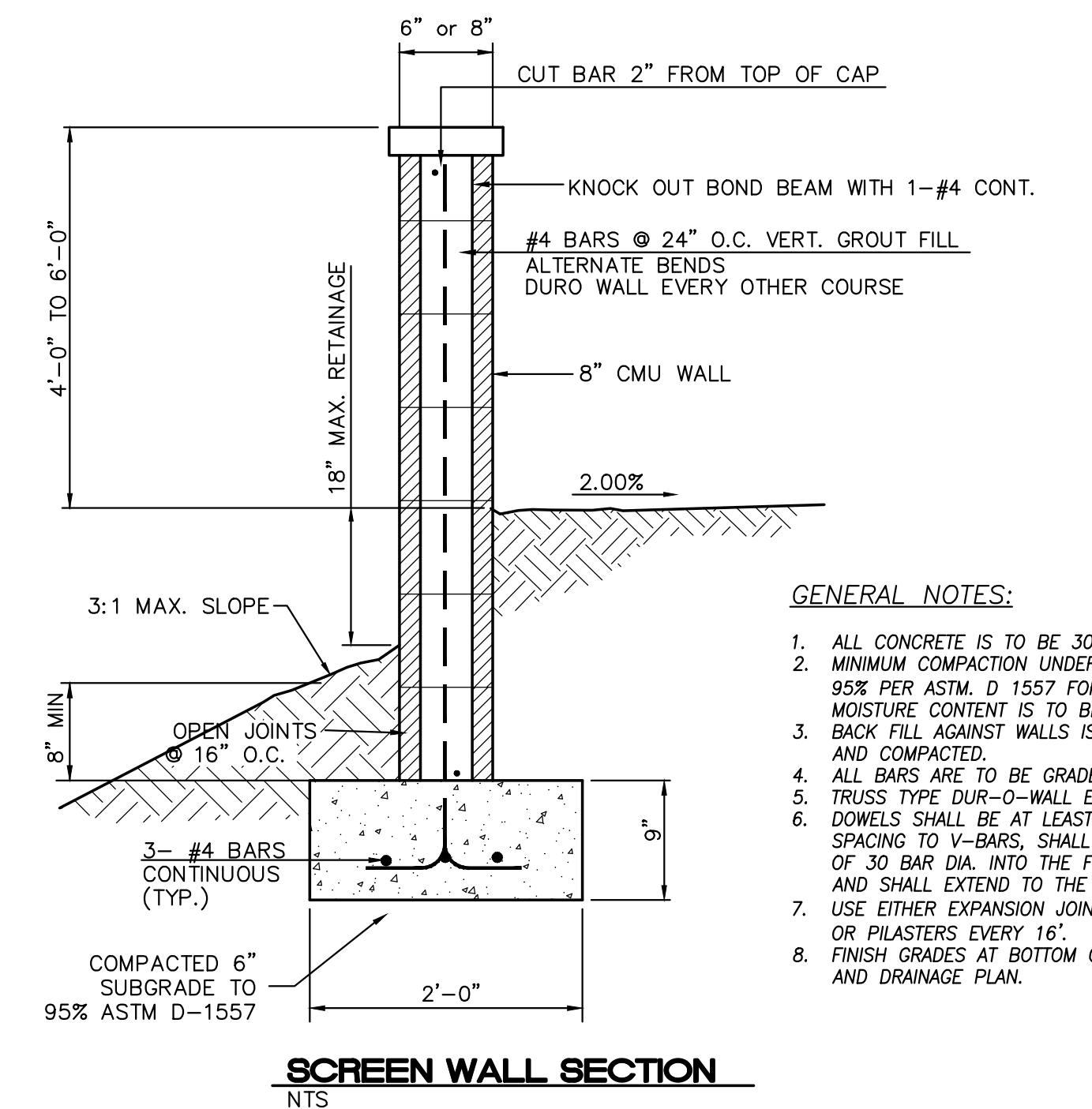


2 Front Elevation
1/4' x 1' 0"



1 Dumpster Floor Plan
12' x 12'

General Notes
1. PAINT BOLLARDS, GATE HINGES, GATES & ANY OTHER FERROUS STEEL COMPONENTS SHERWIN WILLIAMS PER ARCHITECTURAL PLANS



SCREEN WALL SECTION
NTS

- GENERAL NOTES:**
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
 2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D-1557 FOR A DEPTH OF 12\"/>
 - 3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 - 4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
 - 5. TRUSS TYPE DWR-O-WALL EVERY OTHER COURSE.
 - 6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
 - 7. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
 - 8. FINISH GRADES AT BOTTOM OF WALL PER GRADING AND DRAINAGE PLAN.

	TITAN 150K SPEC BUILDING ALBUQUERQUE, NM	DRAWN BY pm
	CONSTRUCTION DETAILS	DATE 12-6-21
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2020088-150K.DWG
		SHEET # SP-3
RONALD R. BOHANNAN P.E. #7868		JOB # 2020088

GENERAL LANDSCAPE NOTES

IRRIGATION:
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

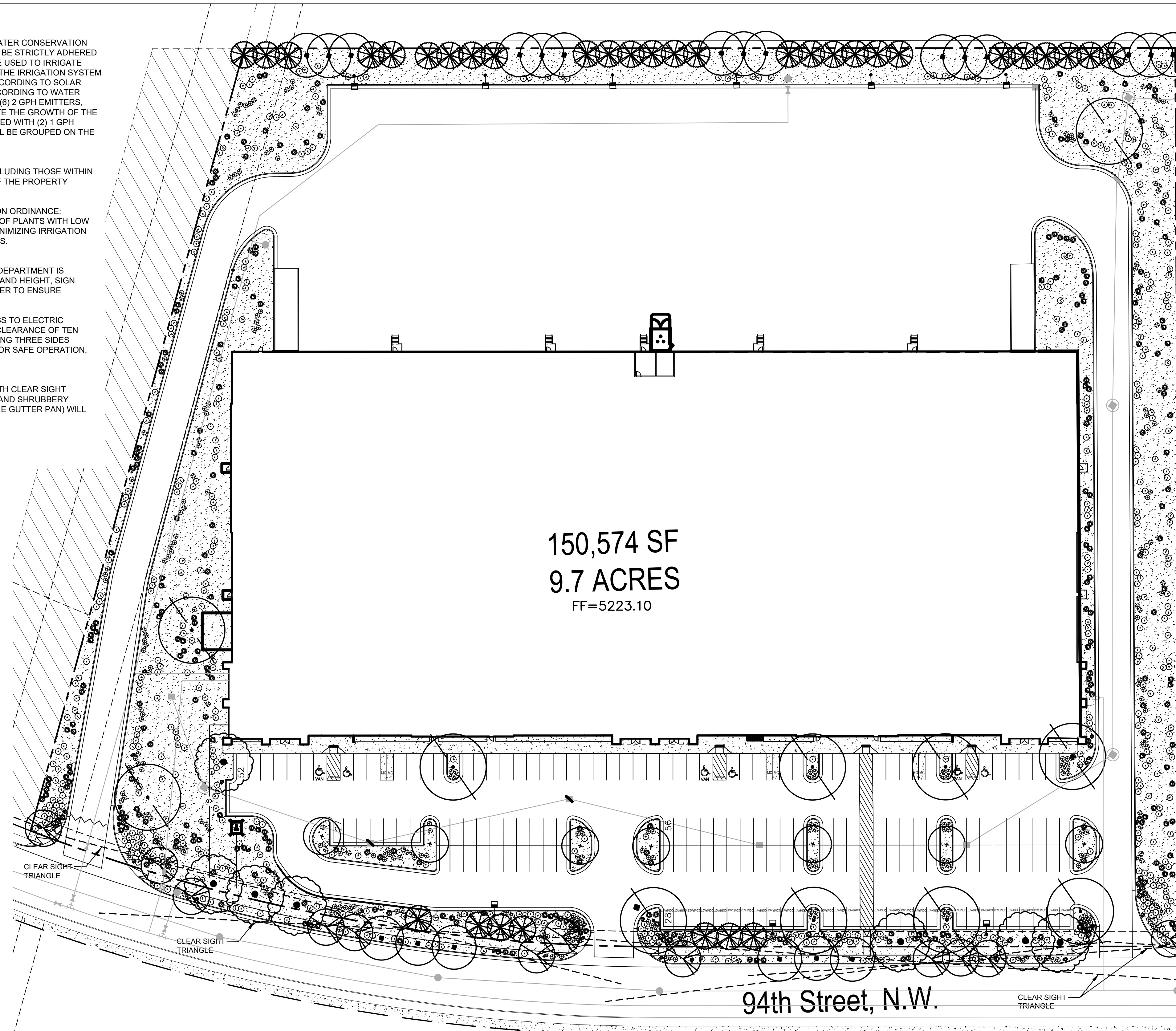
RESPONSIBILITY OF MAINTENANCE:
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

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.

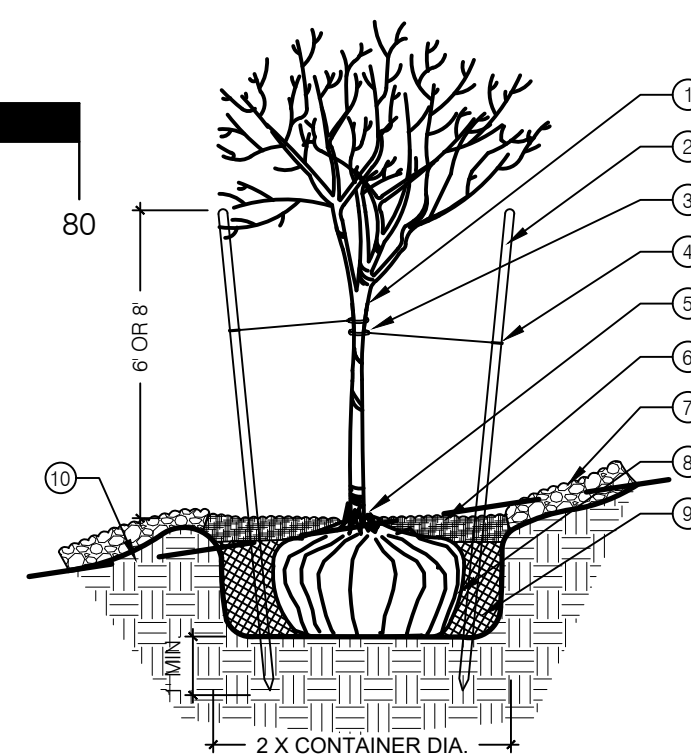
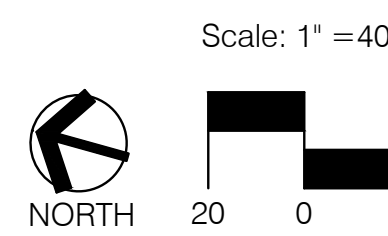
SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

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.



150,574 SF
9.7 ACRES
FF=5223.10

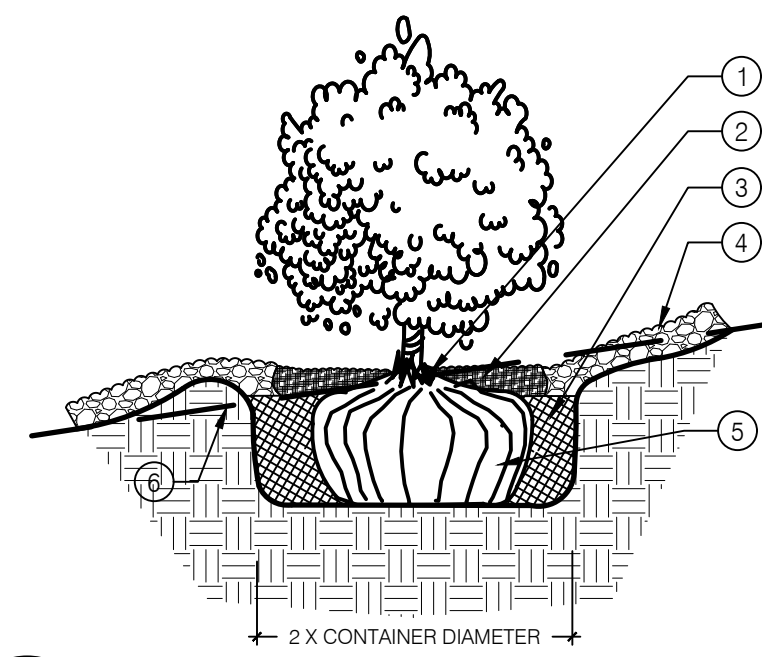
94th Street, N.W.



1 TREE PLANTING ON A SLOPE

1. STRESS POINT OF TREE
2. 8" OR 10" LODGEPOLE STAKES DRIVEN AT ANGLE (8" FOR MULTI OR CANOPY, 10" FOR TALL COLUMNAR)
3. 5/8" BLACK POLY TUBING, 12"-15" LONG MIN., NOTCH BACKSIDE OF POLY TUBING
4. #10 PLASTIC COATED GUYWIRE - (WRAP TWICE AROUND STAKE)
5. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
6. WATER RETENTION BASIN - 3" DEPTH SHREDDED BARK MULCH. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES
7. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
8. ROOTBALL WITH REMOVE ROPE AND BURLAP AFTER PLANTING
9. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS
10. FINISH GRADE

SCALE: N.T.S.



2 SHRUB PLANTING ON A SLOPE

1. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
2. 4" WATER RETENTION BASIN - 3" LAYER OF SHREDDED BARK MULCH. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
3. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS
4. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
5. ROOTBALL
6. FINISH GRADE

SCALE: N.T.S.

PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	MATURE SIZE
21	(Symbol)	TREES - REFERENCE DETAIL 1/L101 PISTACIA CHINENSIS CHINESE PISTACHE (M)	2.5" B&B	40' HT. X 30' SPR
10	(Symbol)	GLIEDITSIA TRIACANTHOS 'IMPERIAL' IMPERIAL HONEY LOCUST (M)	2.5" B&B	50' HT. X 45' SPR.
7	(Symbol)	CELTIS RETICULATA NETLEAF HACKBERRY (L)	2.0" B&B	25' HT. X 25' SPR.
7	(Symbol)	ULMUS 'FRONTIER' FRONTIER ELM (M)	2.5" B&B	40' HT. X 40' SPR.
12	(Symbol)	CHILOPSIS LINEARIS DESERT WILLOW 'BUBBA' (RW)	2.0" CAL MULTI	20' HT. X 25' SPR.
34	(Symbol)	PINUS ELDARICA AFGHAN PINE (M)	8" HT.	40' HT. X 18' SPR.
540	(Symbol)	SHRUBS AND GROUNDCOVERS - REFERENCE DETAIL 2/L101 ERICAMERIA LARICIFOLIA TURPENTINE BUSH (L)	1-GAL	3' HT. X 4' SPR.
		BUDDLEJA DAVIDII NANH 'MONGO' PETITE INDIGO BUTTERFLY BUSH (M)	5-GAL	5' HT. X 5' SPR.
		LAVANDULA 'GROSSO' GROSSO LAVENDER (M)	5-GAL	3' HT. X 3' SPR.
		FALLUGIA PARADOXA APACHE PLUME (L)	5-GAL	5' HT. X 5' SPR.
		PINUS MUGO VAR. PUMILIO DWARF MUGO PINE (M)	5-GAL	4' HT. X 8' SPR.
		ACHILLEA 'TAYGETEA MOONSHINE' MOONSHINE YARROW (M)	5-GAL	2' HT. X 2' SPR.
		BERBERIS THUNBERGII 'ROSE GLOW' ROSE GLOW BARBERRY (L)	5-GAL	5' HT. X 4' SPR.
		SALVIA GREGGII CHERRY SAGE (L)	5-GAL	2' HT. X 3' SPR.
		AGASTACHE AJA AJA'S HUMMINGBIRD MINT (L)	5-GAL	4' HT. X 2' SPR.
		BACCHARIS X 'STARN THOMPSON' PROSTRATE COYOTE BUSH (L)	5-GAL	2' HT. X 5' SPR.
303	(Symbol)	DESERT ACCENTS - REFERENCE DETAIL 2/L101 NOLINA MICROCARPA BEARGRASS (L)	5-GAL	4' HT. X 4' SPR.
		DASYLIRION WHEELERI DESERT SPOON (L)	5-GAL	5' HT. X 5' SPR.
		HESPERALOE PARVIFLORA 'YELLOW' YELLOW YUCCA (L)	5-GAL	3' HT. X 4' SPR.
		OPUNTIA ELISIANA 'SPINELESS' SPINELESS PRICKLY PEAR (RW)	5-GAL	4' HT. X 5' SPR.
		YUCCA FILAMENTOSA ADAM'S NEEDLE YUCCA (L)	5-GAL	3' HT. X 3' SPR.
292	(Symbol)	ORNAMENTAL GRASSES - REFERENCE DETAIL 2/L101 MISCANTHUS SINENSIS GRACILLIMUS MAIDEN HAIR GRASS (M)	5-GAL	5' HT. X 5' SPR.
		SCHIZACHYRIUM SCOP. 'THE BLUES' THE BLUES LITTLE BLUESTEM GRASS (L)	5-GAL	2' HT. X 2' SPR.
		CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER GRASS (M)	5-GAL	4' HT. X 2.5' SPR.
88,813 SF	(Symbol)	MULCHES AND BOULDERS LANDSCAPE AREAS WILL BE COVERED WITH ROCK OR WOOD MULCH OVER FILTER FABRIC. A VARIETY OF TYPES WILL BE USED TO ADD INTEREST OR ADDRESS GRADING. TYPES WILL BE VENETIAN BROWN CRUSHER FINES, 1" ULTRAVIOLET GRAVEL, 7/8" SANTA FE BROWN GRAVEL, 3/4" BASALT GRAVEL AND 2"-4" SANGRIA COBBLE		
32 EA	(Symbol)	PUEBLO ROSE BOULDERS 3'X3'X3'		

LANDSCAPE CALCULATIONS

SITE AREA (9.7 AC)	422,532 SF
BUILDING FOOTPRINT	- 150,574 SF
NET LOT	271,958 SF
-REQUIRED/PROVIDED LANDSCAPE	40,794 SF (15%) / 88,813 SF (33%)
COVERAGE	
-REQUIRED/PROVIDED VEGETATIVE COVER	66,610 SF (75%) / 67,250 SF (76%)
-REQUIRED/PROVIDED GROUND-LEVEL COVER	16,652 SF (25%) / 16,708 SF (25%)
PARKING LOT TREES	
PARKING LOT SPACES PROVIDED	162
ONE (1) TREE IS REQUIRED PER 10 PARKING SPACES	
-REQUIRED/PROVIDED PARKING LOT TREES	17/17
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	59,237 SF
-REQUIRED/PROVIDED PARKING LOT LANDSCAPE	8,886 SF (15%) / 11,742 SF (20%)
STREET TREES	
STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 25' O.C. 94TH ST NW FRONTAGE IS 780'.	
-REQUIRED/PROVIDED STREET TREES:	31/33
BUFFER LANDSCAPE	
IF A WALL AT LEAST 3 FEET IN HEIGHT IS PROVIDED OR EXISTS ALONG THE PROPERTY LINE BETWEEN THE TWO PROPERTIES, 1 TREE AT LEAST 8 FEET HIGH AT THE TIME OF PLANTING SHALL BE PROVIDED EVERY 15 FEET ALONG THE WALL 628' OF EXISTING WALL	
-REQUIRED/PROVIDED TREES:	42/42

CONSENSUS
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

CONSULTANTS

NOT FOR CONSTRUCTION

**WESTPOINT 40
150K BUILDING
ALBUQUERQUE, NM**

DECEMBER 9, 2021

SUBMITTAL: DRB

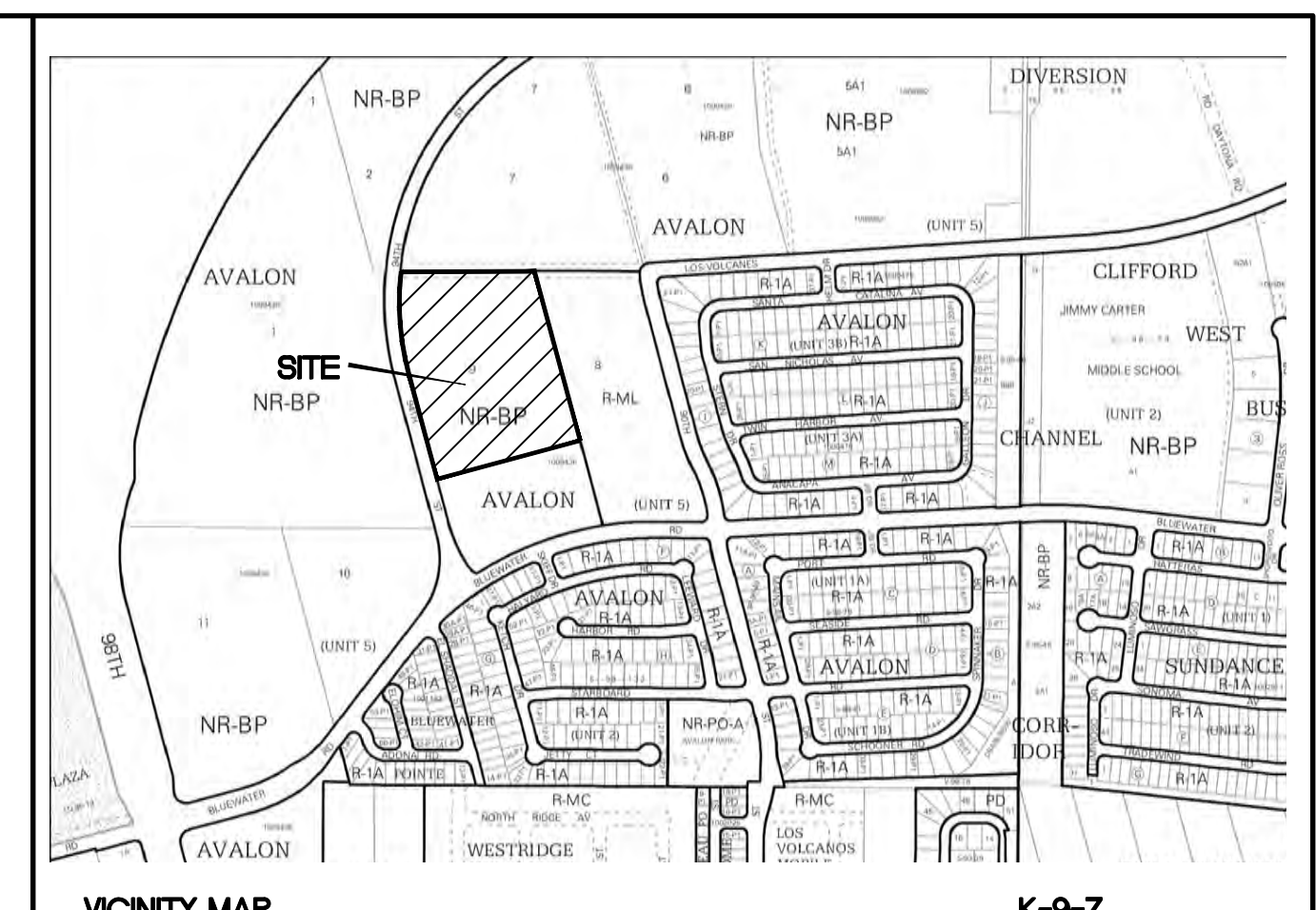
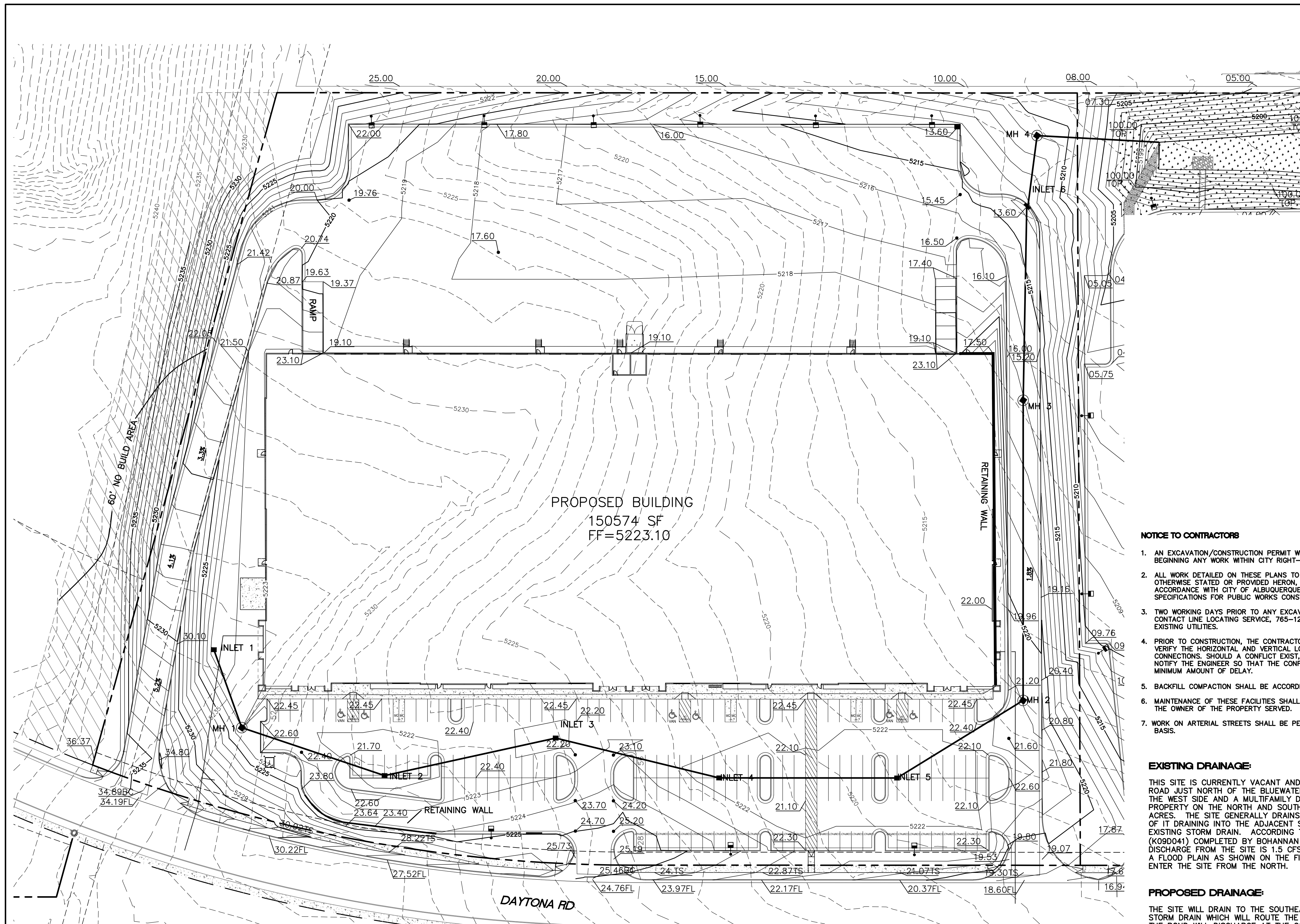
REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO: 1634-37
CAD DWG FILE:
DESIGNED BY: KP
DRAWN BY: KP
CHECKED BY: CG

SHEET TITLE
LANDSCAPE PLAN

DRAWING SHEET
L101



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- RETAINING WALL

STRUCTURE TABLE

STRUCTURE	SIZE/TYPE	RIM	INVERT
INLET 1	TYPE 'C'	5221.30	5134.70
INLET 2	TYPE 'C'	5221.40	5130.09
INLET 3	TYPE 'C'	5221.60	5127.76
INLET 4	TYPE 'C'	5221.40	5134.00 IN 5131.42 OUT
INLET 5	TYPE 'C'	5221.40	5134.00 IN 5131.42 OUT
INLET 6	TYPE 'D'	5213.60	5128.29

MH TABLE

STRUCTURE	SIZE/TYPE	RIM	INVERT
MH 1	TYPE 'C' 4' DIA	5223.00	5134.70
MH 2	TYPE 'C' 4' DIA	5221.02	5130.09
MH 3	TYPE 'C' 4' DIA	5216.52	5127.76
MH 4	TYPE 'C' 4' DIA	5211.25	5134.00 IN 5131.42 OUT



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.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EXISTING DRAINAGE:

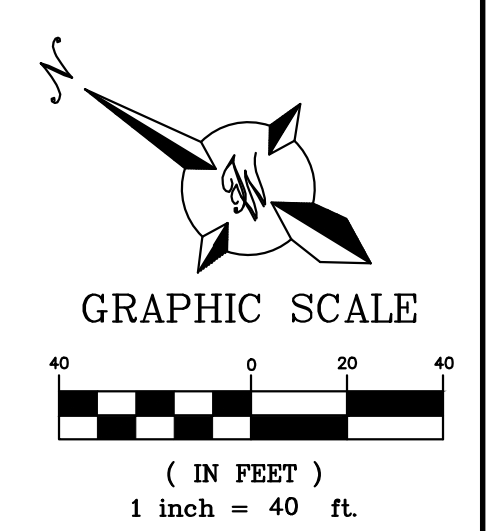
THIS SITE IS CURRENTLY VACANT AND IS LOCATED ON THE EAST SIDE OF DAYTONA ROAD JUST NORTH OF THE BLUEWATER RD. THE SITE IS BOUNDED BY ROADS ON THE WEST SIDE AND A MULTIFAMILY DEVELOPMENT ON THE EAST SIDE AND VACANT PROPERTY ON THE NORTH AND SOUTH SIDES. IT CONTAINS APPROXIMATELY 9.69 ACRES. THE SITE GENERALLY DRAINS FROM NORTHWEST TO SOUTHEAST WITH MOST OF IT DRAINING INTO THE ADJACENT SITE WHICH DRAINS TO BLUEWATER ROAD EXISTING STORM DRAIN. ACCORDING TO AN APPROVED MASTER DRAINAGE PLAN (K09D041) COMPLETED BY BOHANNAN HUSTON INC. THE ALLOWABLE DEVELOPED DISCHARGE FROM THE SITE IS 1.5 CFS PER ACRE. THE SITE IS NOT LOCATED WITH IN A FLOOD PLAIN AS SHOWN ON THE FIRM MAP. THERE ARE OFFSITE FLOWS THAT ENTER THE SITE FROM THE NORTH.

PROPOSED DRAINAGE:

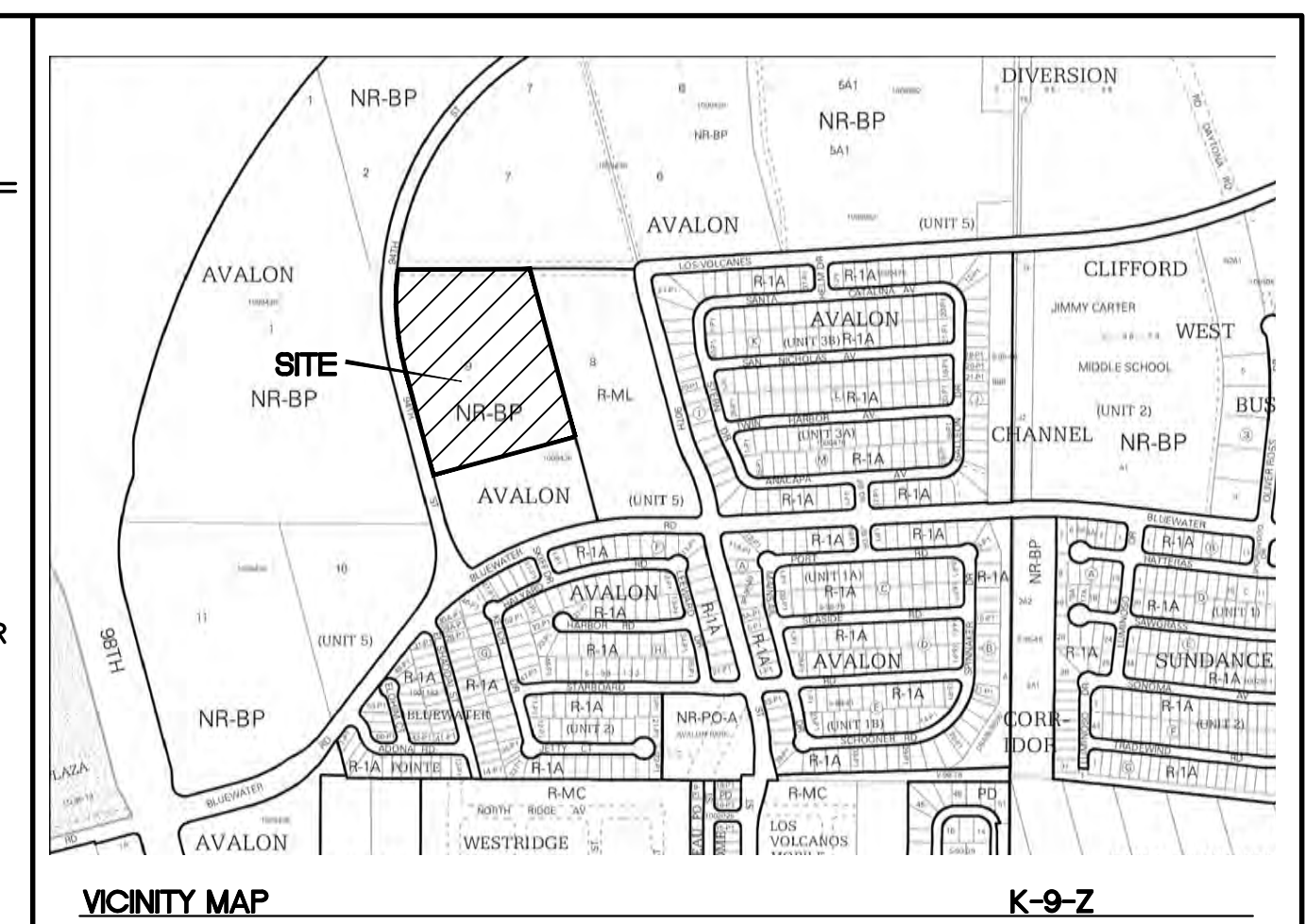
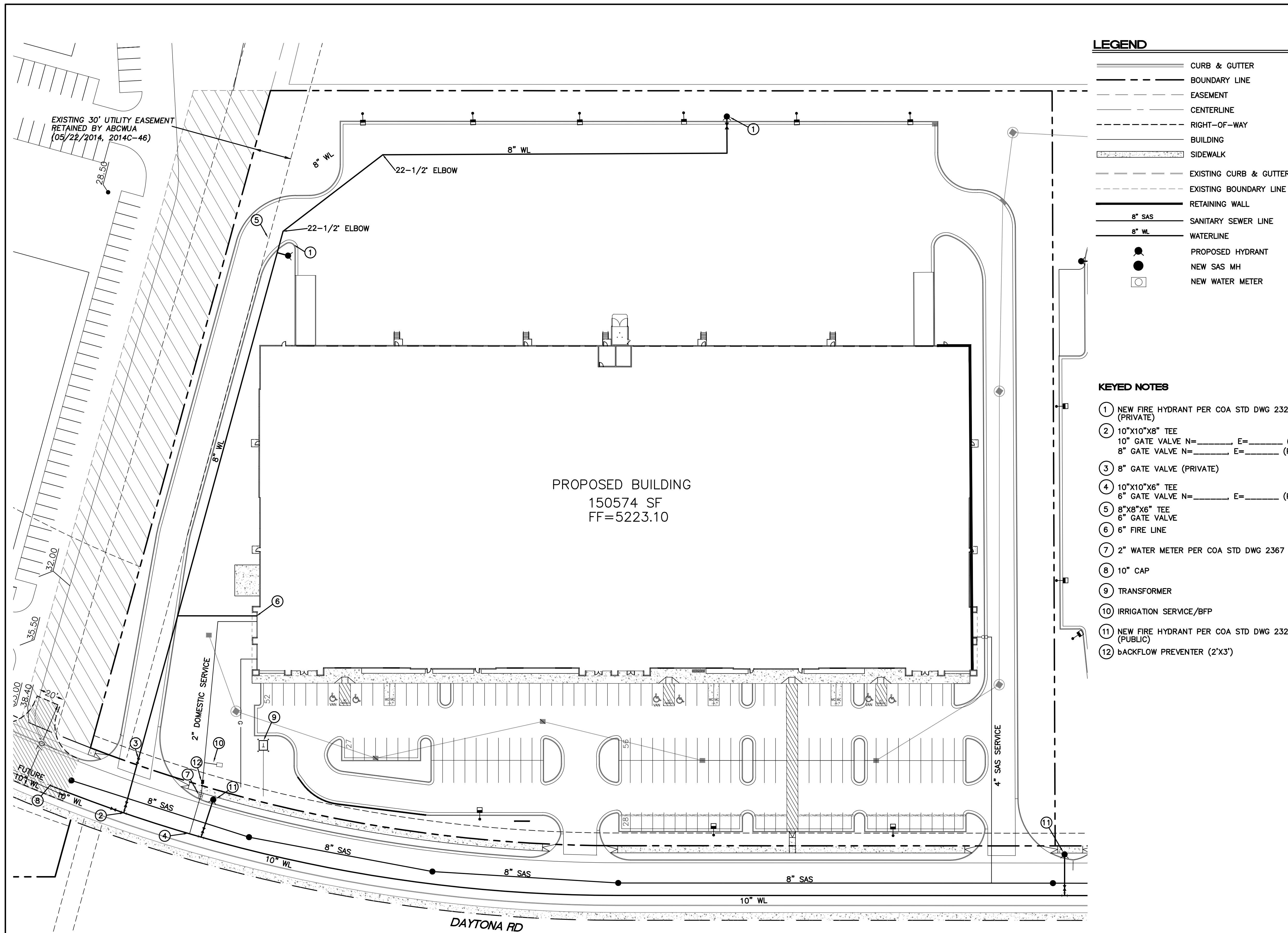
THE SITE WILL DRAIN TO THE SOUTHEAST CORNER OF THE SITE INTO A PROPOSED STORM DRAIN WHICH WILL ROUTE THE FLOWS TO A PROPOSED DETENTION POND. THE POND WILL DISCHARGE AT THE CONTROLLED RATE OF 1.5 CFS PER ACRE TO THE EXISTING STORM DRAIN IN BLUEWATER ROAD. THIS POND WILL ALSO RETAIN THE WATER QUALITY VOLUME FOR THIS PARCEL.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3" GRAVEL.



	TITAN 150K SPEC BUILDING ALBUQUERQUE, NM	DRAWN BY pm
	CONCEPTUAL GRADING AND DRAINAGE PLAN	DATE 12-20-21
	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2020088-150K-GR.DWG
RONALD R. BOHANNAN P.E. #7868	12-20-21	SHEET # GR-1
		JOB # 2020088



LEGEND

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- - - BUILDING
- - - SIDEWALK
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- - - RETAINING WALL
- 8" SAS — SANITARY SEWER LINE
- 8" WL — WATERLINE
- PROPOSED HYDRANT
- NEW SAS MH
- NEW WATER METER

KEYED NOTES

- ① NEW FIRE HYDRANT PER COA STD DWG 2326, 2328, 2340 (PRIVATE)
- ② 10"x10"x8" TEE
10" GATE VALVE N=____, E=____ (PUBLIC)
8" GATE VALVE N=____, E=____ (PUBLIC)
- ③ 8" GATE VALVE (PRIVATE)
- ④ 10"x10"x6" TEE
6" GATE VALVE N=____, E=____ (PUBLIC)
- ⑤ 8"x8"x6" TEE
6" GATE VALVE
- ⑥ 6" FIRE LINE
- ⑦ 2" WATER METER PER COA STD DWG 2367
- ⑧ 10" CAP
- ⑨ TRANSFORMER
- ⑩ IRRIGATION SERVICE/BFP
- ⑪ NEW FIRE HYDRANT PER COA STD DWG 2326, 2328, 2340 (PUBLIC)
- ⑫ BACKFLOW PREVENTER (2"x3")

GENERAL UTILITY NOTES:

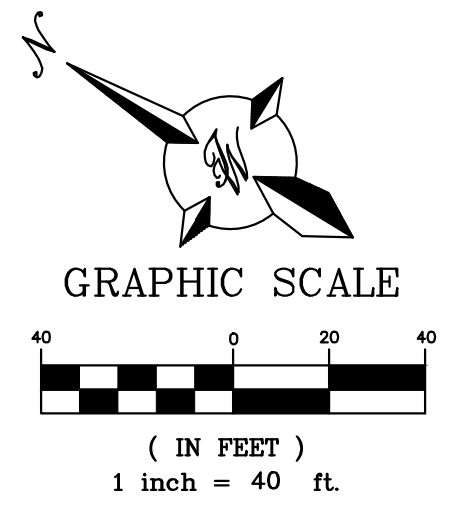
1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED INSIDE BUILDING
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. TO BE PROVIDED IN THE BUILDING
7. ALL EX. SD INLETS AND MH'S SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
11. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
12. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

INSPECTION NOTE

CONTRACTOR SHALL CONSULT THE LOCAL BUILDING DEPARTMENT OFFICIALS FOR ANY PLAN REVIEW, PERMITTING REQUIREMENTS OR BUILDING CODE INSPECTIONS THAT MAY BE REQUIRED TO ENFORCE LOCAL, STATE OR NATIONAL BUILDING CODES PRIOR TO CONSTRUCTING IMPROVEMENTS

CAUTION

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	TITAN 150K SPEC BUILDING ALBUQUERQUE, NM	DRAWN BY pm
	CONCEPTUAL MASTER UTILITY PLAN	DATE 12-22-21
	5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2020088-150K-MU.DWG
RONALD R. BOHANNAN P.E. #7868		SHEET # MU-1
		JOB # 2020088

ALBUQUERQUE WESTPOINTE40
 ALBUQUERQUE, NM



11-4-21

REV	DATE	DESCRIPTION

PROJECT NUMBER
14904

DATE
11/05/2021
DESIGN REVIEW SET

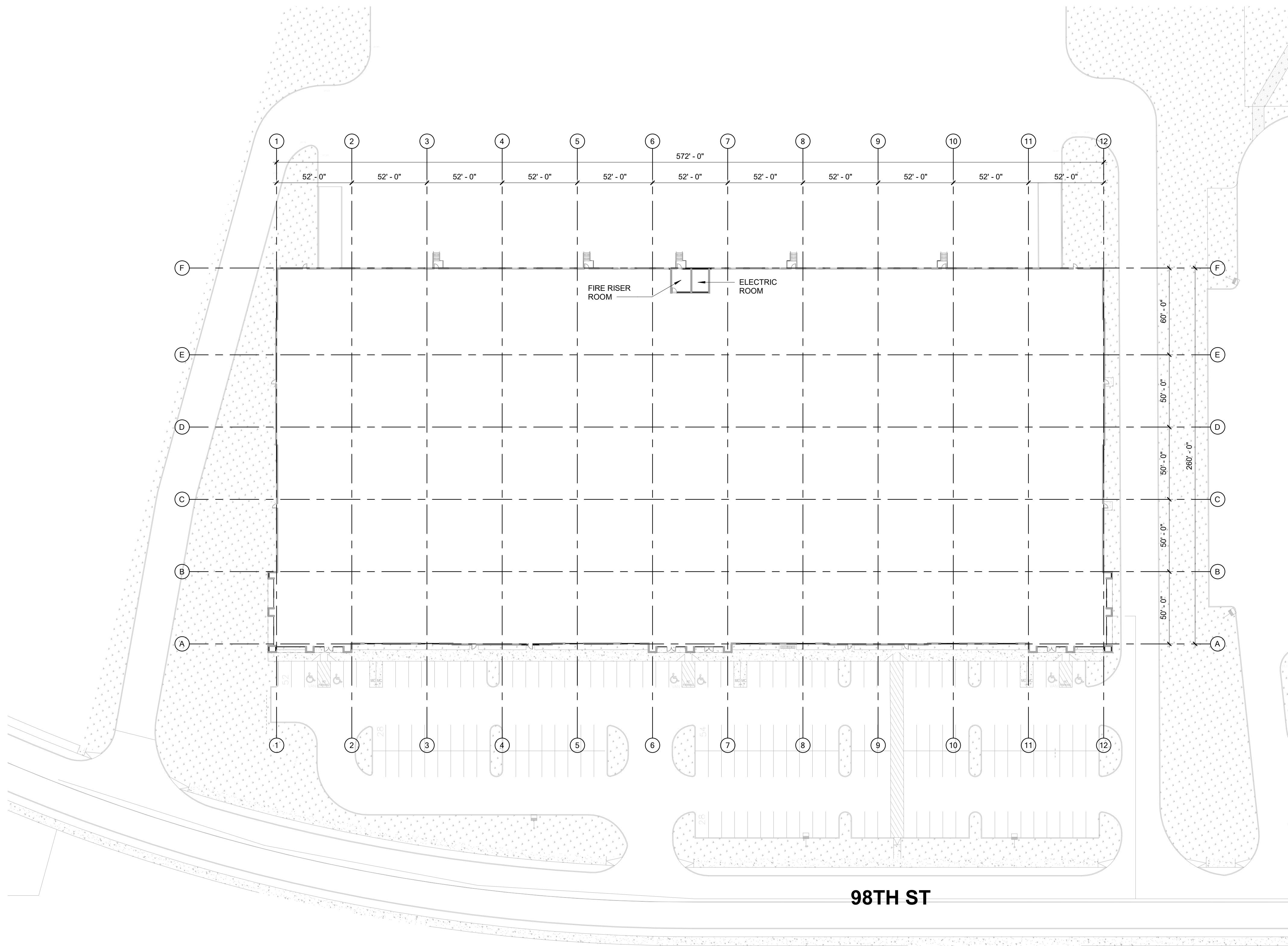
DESIGNED: JRV
 DRAWN: TRH
 REVIEWED: CDR

SHEET TITLE

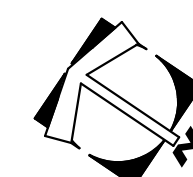
ARCHITECTURAL SITE PLAN

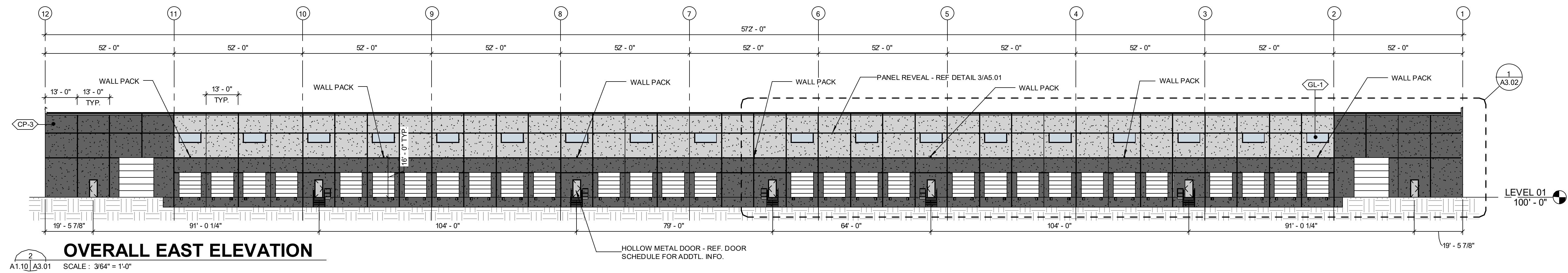
SHEET NUMBER

A1.01



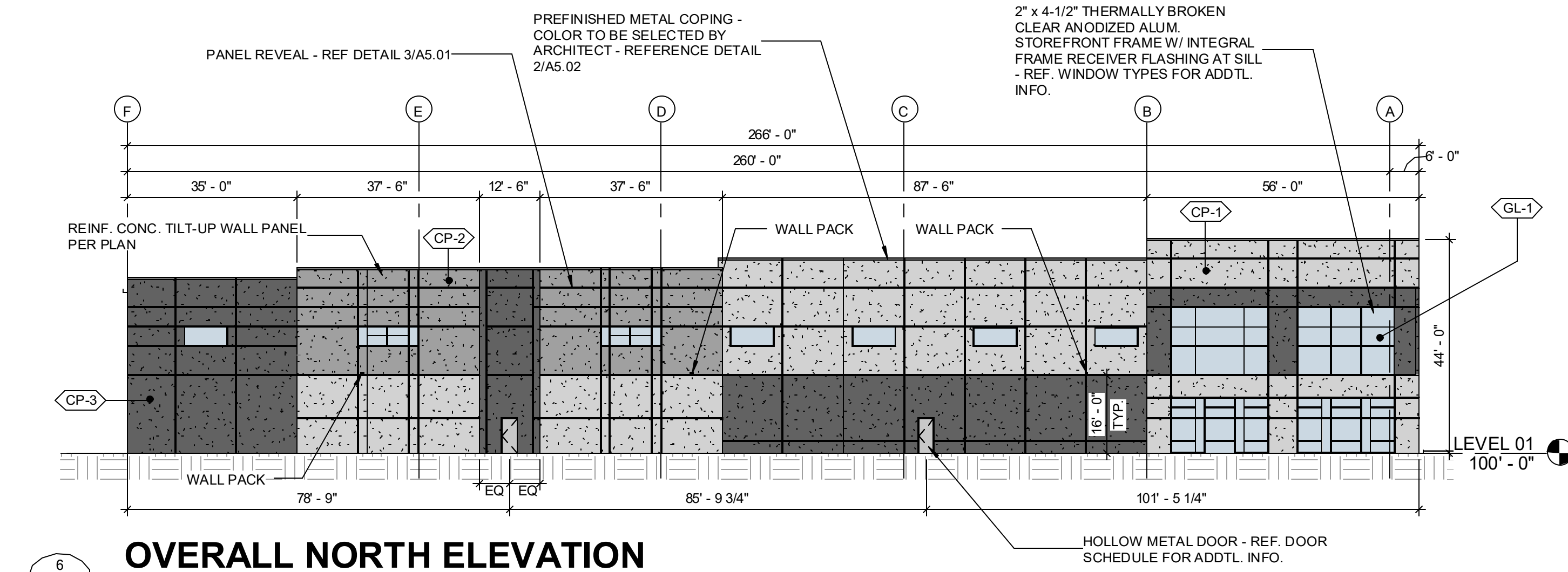
98TH ST





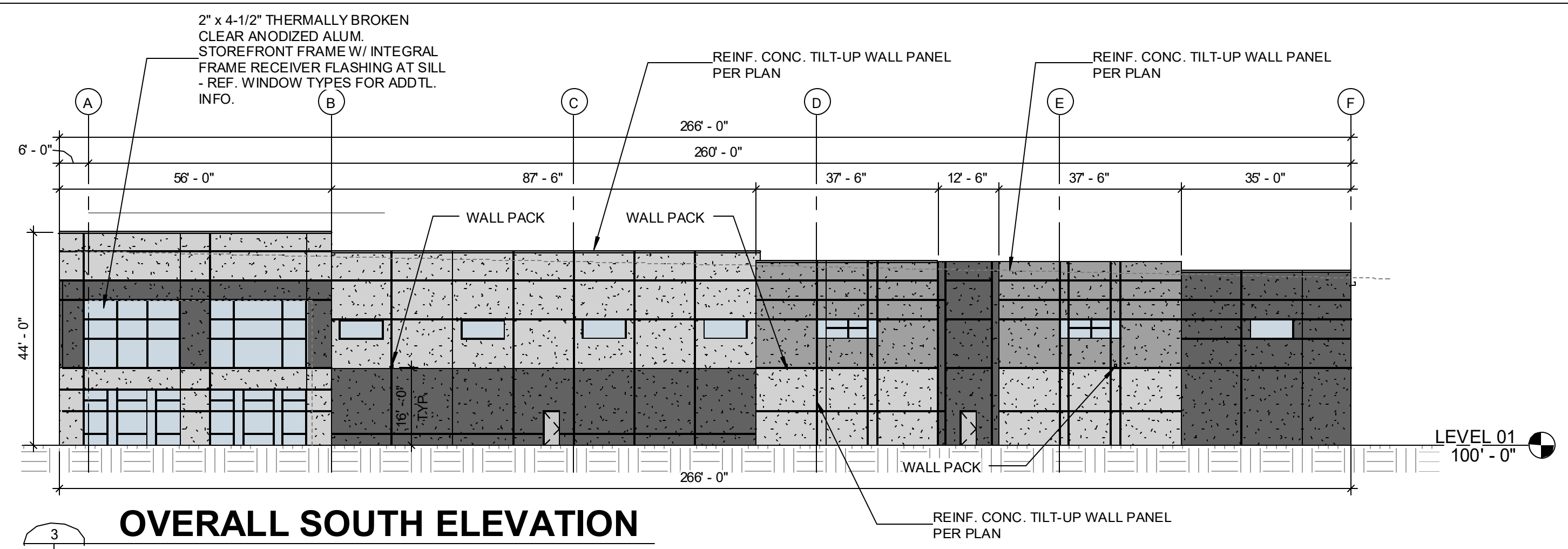
OVERALL EAST ELEVATION

A1.10 | A3.01 SCALE: 3/64" = 1'-0"



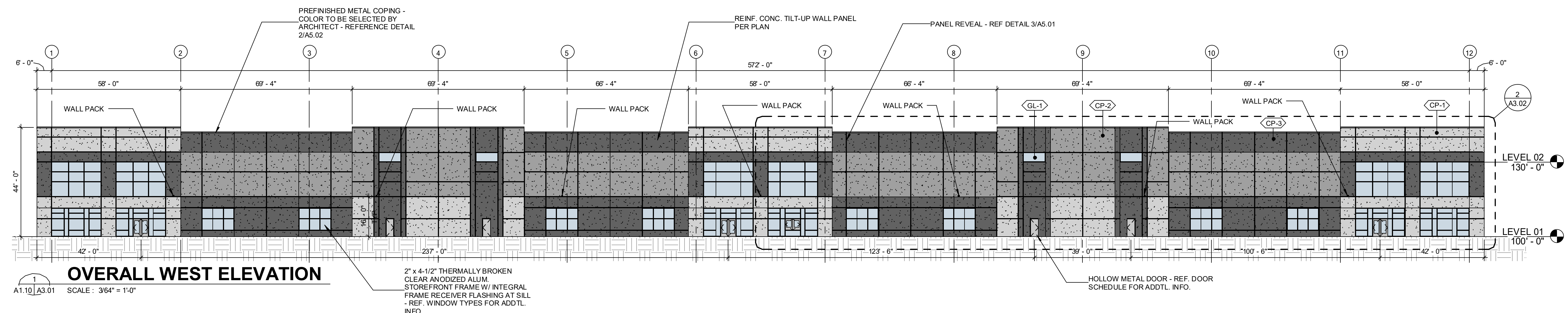
OVERALL NORTH ELEVATION

A1.10 | A3.01 SCALE: 3/64" = 1'-0"



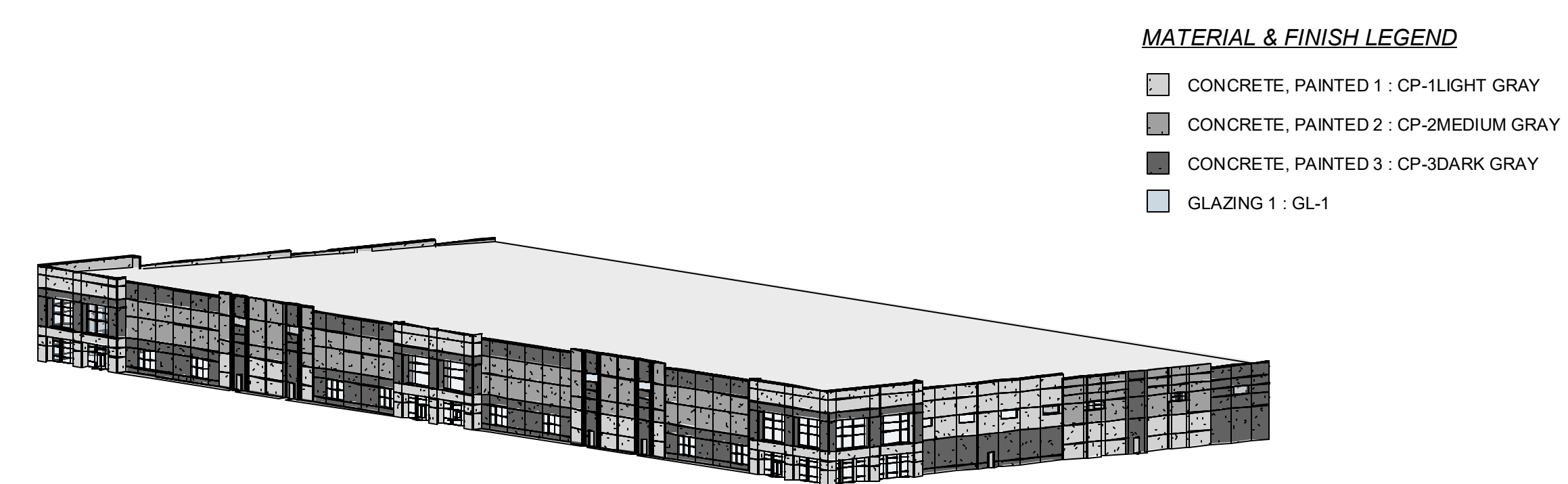
OVERALL SOUTH ELEVATION

A1.10 | A3.01 SCALE: 3/64" = 1'-0"



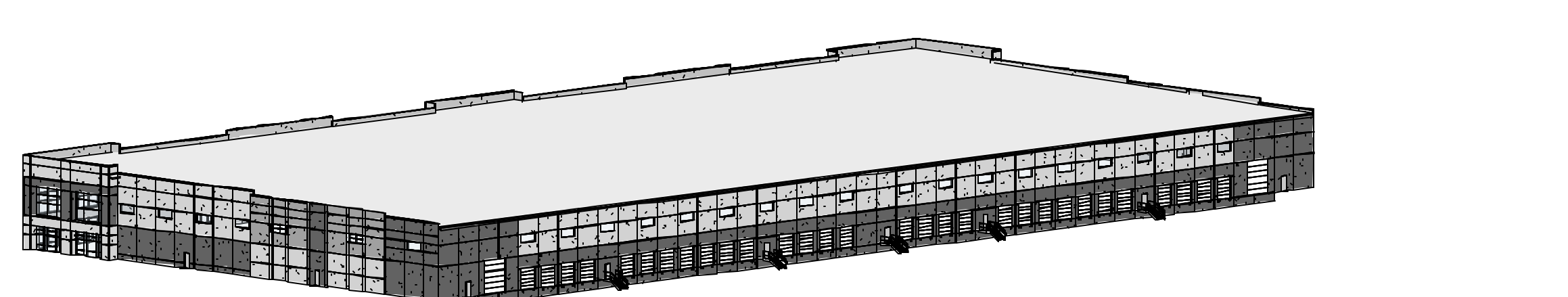
OVERALL WEST ELEVATION

A1.10 | A3.01 SCALE: 3/64" = 1'-0"



FRONT AXON

A1.10 | A3.01 SCALE:



REAR AXON

A1.10 | A3.01 SCALE:

MATERIAL & FINISH LEGEND

- CONCRETE, PAINTED 1 : CP-1LIGHT GRAY
- CONCRETE, PAINTED 2 : CP-2MEDIUM GRAY
- CONCRETE, PAINTED 3 : CP-3DARK GRAY
- GLAZING 1 : GL-1



REV	DATE	DESCRIPTION

PROJECT NUMBER
14904

DATE
11/05/2021

DESIGN REVIEW SET

DESIGNED: JRV
 DRAWN: TRH
 REVIEWED: CDR

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A3.01

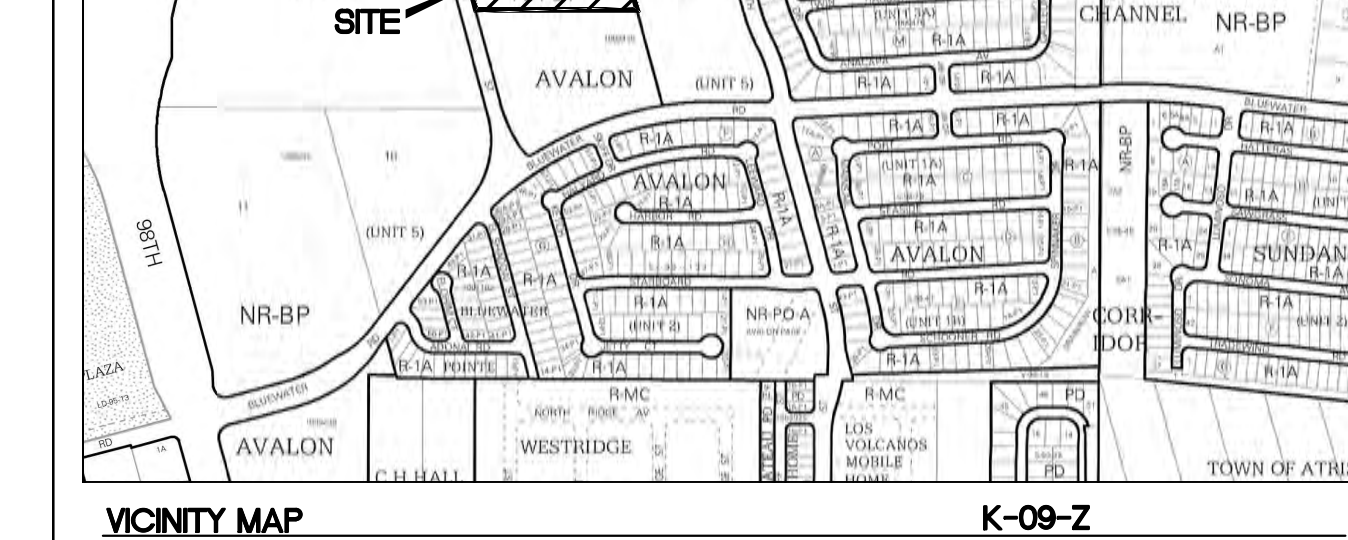
Printed 11/02/2021 1:56:09 PM - BIM 360://14904/14904 - Westpointe40.rvt



ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION

PERMIT
PERMIT NUMBER: FP 21-007555
APPROVED DATE: 09/14/21
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.
FIRE FLOW: 4000GPM 4" HYDRANT 40,000SQFT.88



LEGAL DESCRIPTION:

PORTION OF TRACT 9 AVALON SUBDIVISION UNIT 5

NOTES:

UPC NO: 100905719339420401

WESTPOINTE 40 SPEC #1
PORTION OF AVALON SUBDIVISION TRACT 9
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY

COMMERCIAL
OCCUPANCY TYPE: S-1 (MODERATE HAZARD STORAGE)

LOT AREA: 421765 SF (9.68 ACRES)
BUILDING AREA: 148720 SF

CONSTRUCTION TYPE: TYPE II-B

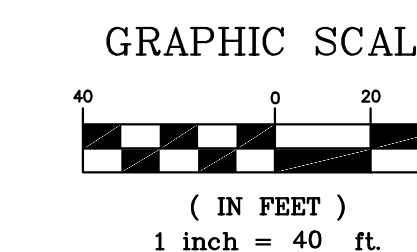
FULLY SPRINKLED
MAX BUILDING HEIGHT 45'

NOTES

- ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL
- FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75000 LBS
- KEY BOX (KNOX BOX) SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE AND SHALL BE ILLUMINATED.

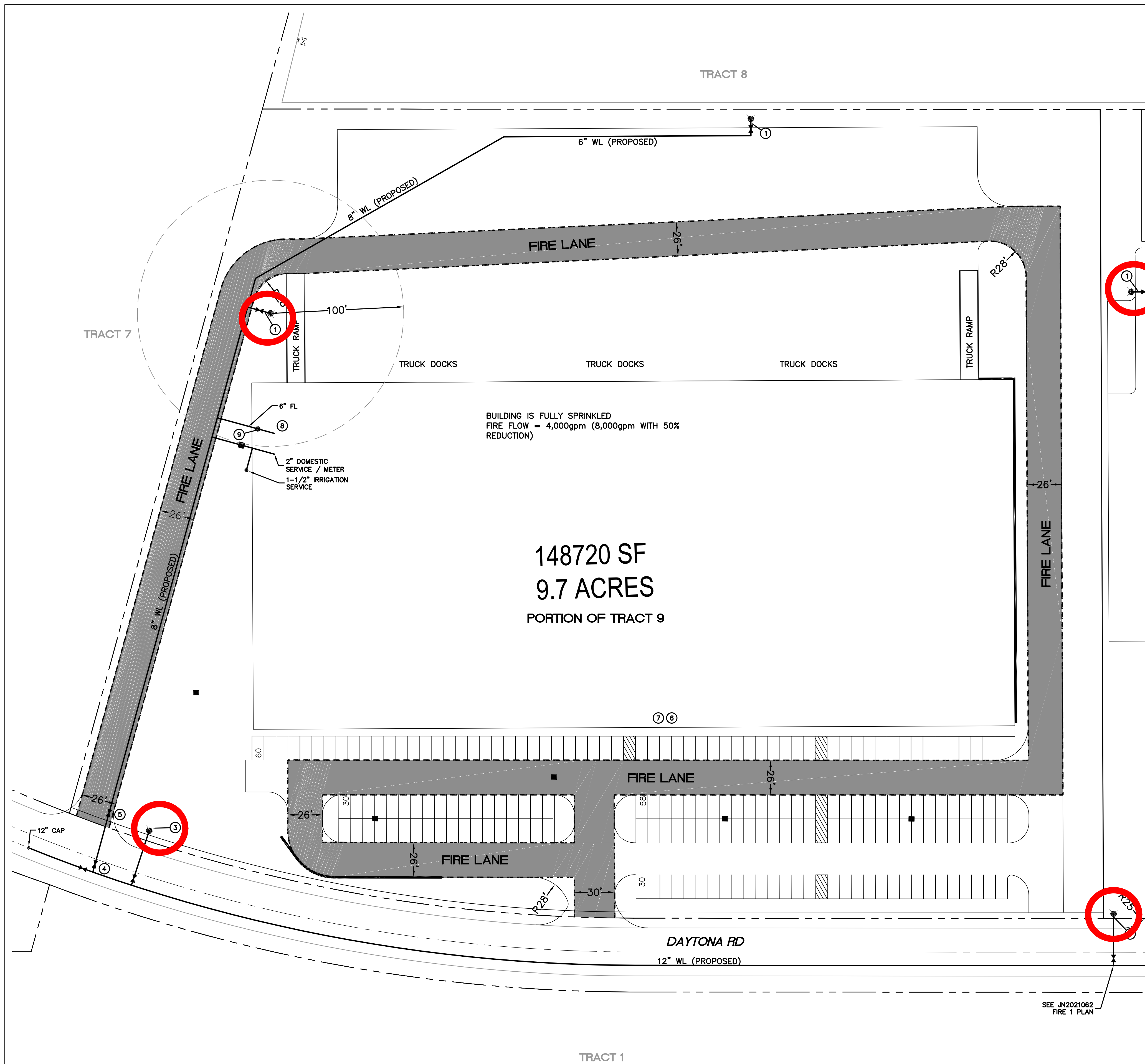
KEYED NOTES

- NEW FIRE HYDRANT (PRIVATE)
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT (PUBLIC)
- PUBLIC GATE VALVE
- PRIVATE GATE VALVE
- KNOX BOX
- BUILDING ADDRESS
- FDC
- PV



CAUTION

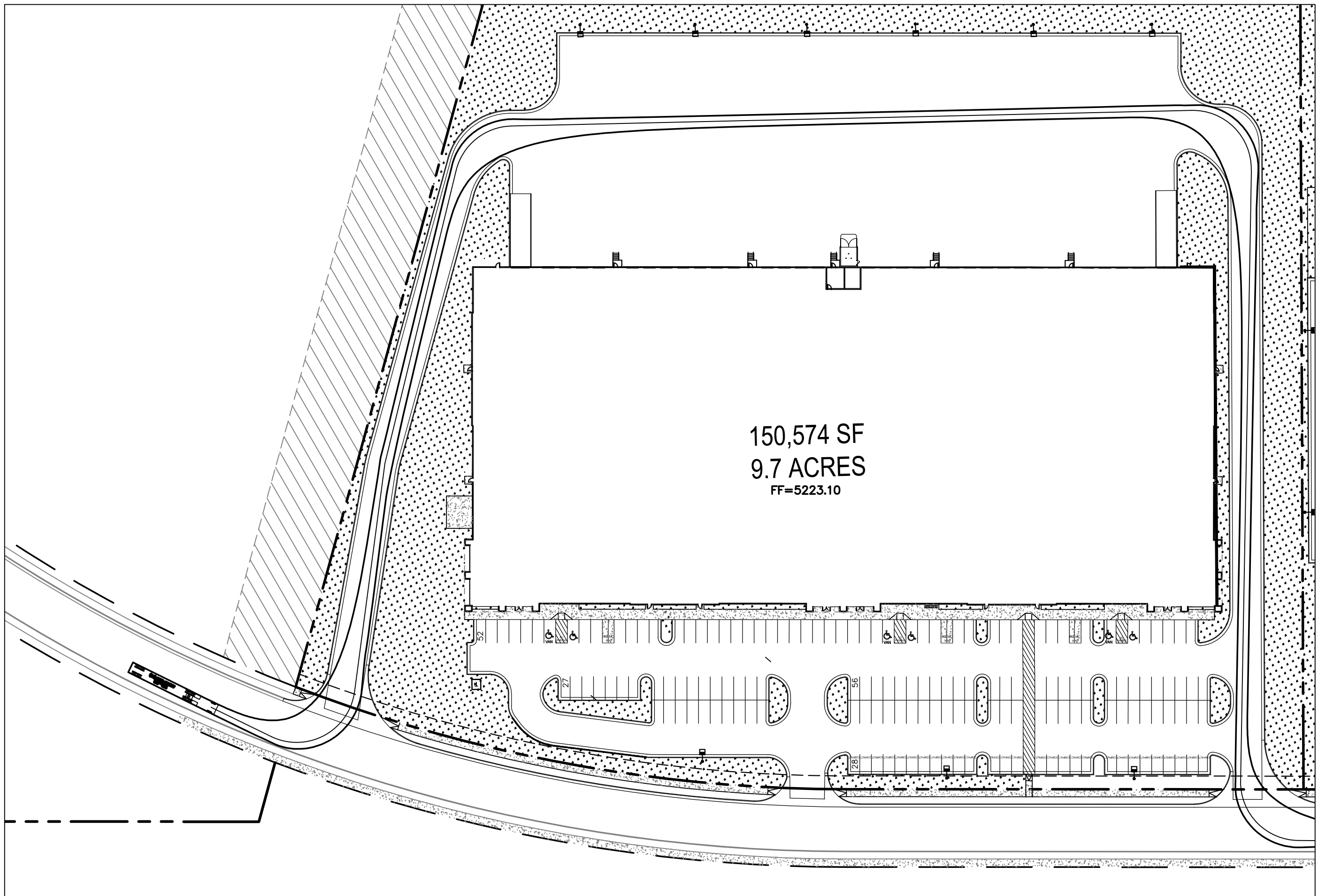
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND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



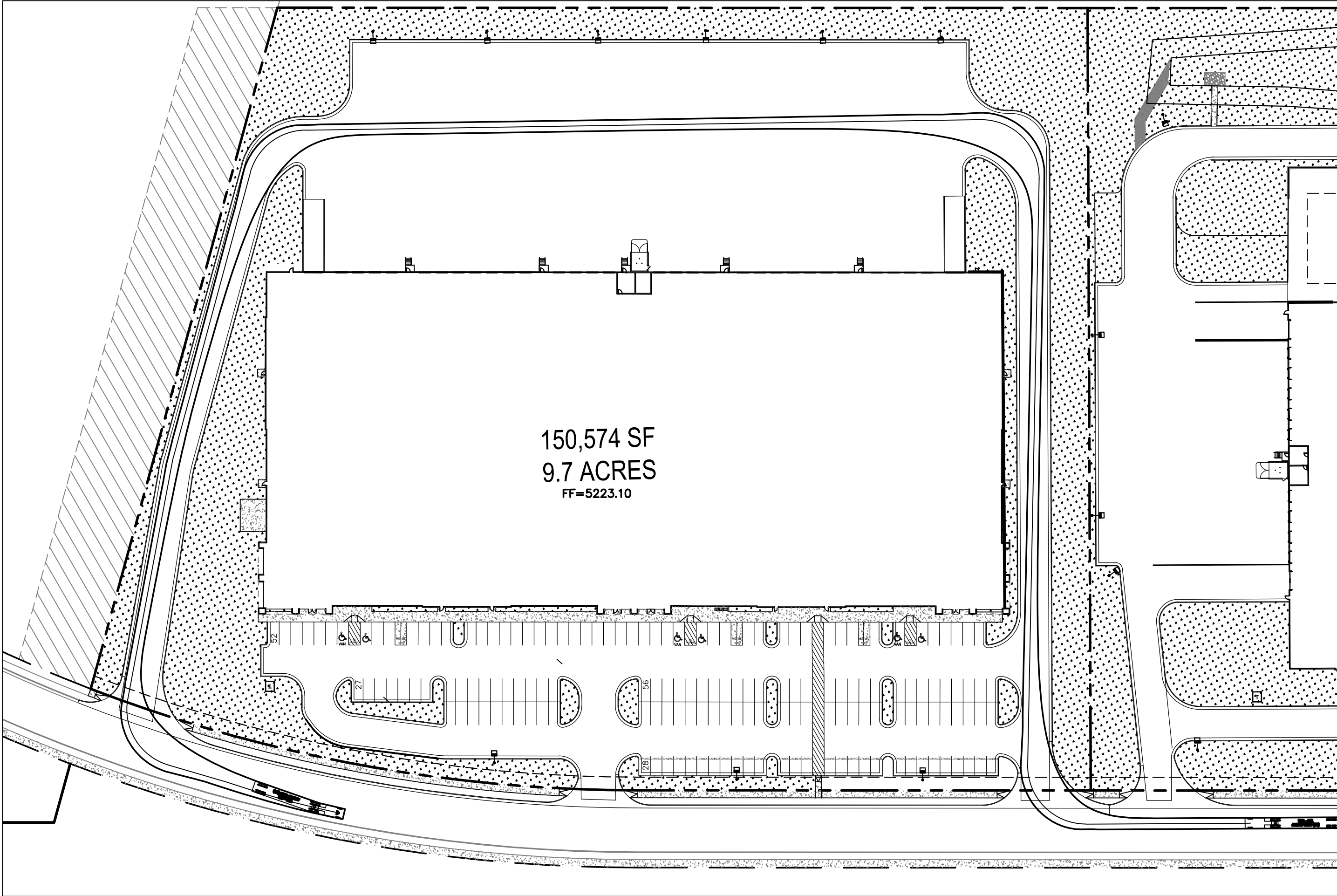
SEE JN2021062
FIRE 1 PLAN

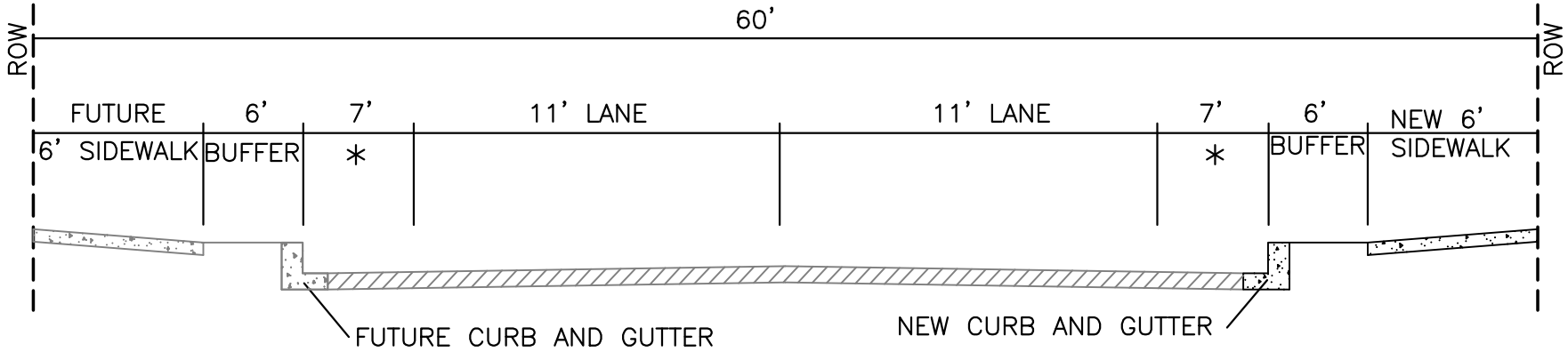
	WESTPOINTE 40 SPEC#1 ALBUQUERQUE, NM	DRAWN BY AS
	FIRE ONE PLAN AVALON SUBDIVISION UNIT 5	DATE 9-8-21
9-8-21 RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2021066-FO
		SHEET # FO-1
		JOB # 2021066

150,574 SF
9.7 ACRES
FF=5223.10



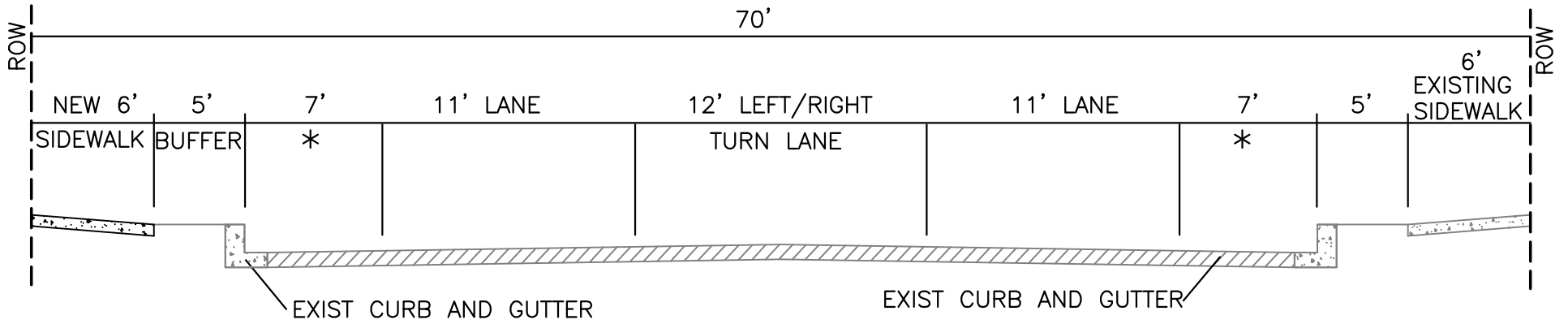
150,574 SF
9.7 ACRES
FF=5223.10





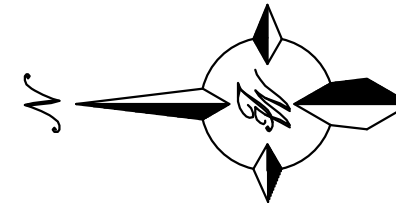
* INCLUDES 5' BIKE LANE

DAYTONA RD SECTION

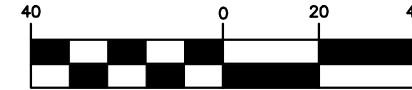


* INCLUDES 5' BIKE LANE

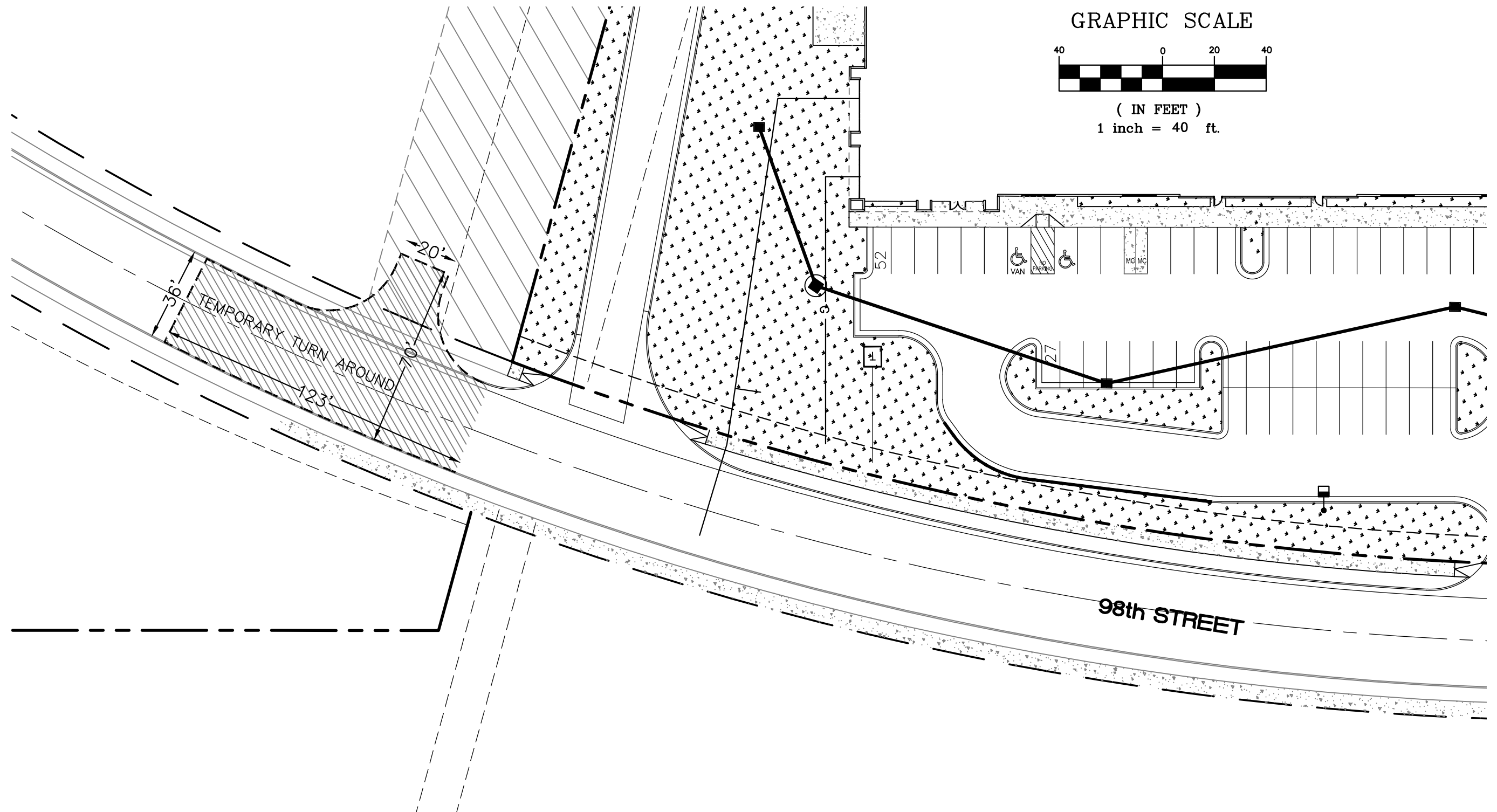
BLUEWATER RD SECTION



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____

INFRASTRUCTURE LIST

Date Site Plan Approved: _____

(Rev. 2-16-18)

Date Preliminary Plat Approved: _____

EXHIBIT "A"

Date Preliminary Plat Expires: _____

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DRB Project No.: _____

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

DRB Application No.: _____

150K SPEC

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 9A AVALON SUBDIVISION UNIT 5

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 guarantee. 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 Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	24' F-Edge	Major Local Paving, Curb & Gutter 6' Sidewalk (east side)	Daytona Road	South Property Line	North Property Line	/	/	/
<input type="text"/>	<input type="text"/>	8"	SAS Gravity Line	Daytona Road	South Property Line	North Property Line	/	/	/
<input type="text"/>	<input type="text"/>	10"	Water PVC Line	Daytona Road	South Property Line	North Property Line	/	/	/
<input type="text"/>	<input type="text"/>	18" - 30"	Storm Drain RCP	Daytona Road	South Property Line	North Property Line	/	/	/
<input type="text"/>	<input type="text"/>	-	Temporary Turnaround	Daytona Road	North Property Line	130' North of North Property Line	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

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 Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/	
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/	
							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 Storm drain to include manholes and inlets

- 2 _____

- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
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NAME (print)	DRB CHAIR - date	PARKS & RECREATION - date
FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	UTILITY DEVELOPMENT - date	CODE ENFORCEMENT - date
	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS
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REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER