



| | | |
|---|--|--|
| Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. | | |
| SUBDIVISIONS | <input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2) | <input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2) |
| <input type="checkbox"/> Major – Preliminary Plat (Forms S & S1) | <input type="checkbox"/> Amendment to Site Plan (Forms P & P2) | <input type="checkbox"/> Vacation of Public Right-of-way (Form V) |
| <input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1) | MISCELLANEOUS APPLICATIONS | <input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V) |
| <input type="checkbox"/> Extension of Preliminary Plat (Form S1) | <input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1) | <input type="checkbox"/> Vacation of Private Easement(s) (Form V) |
| <input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2) | <input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2) | PRE-APPLICATIONS |
| <input type="checkbox"/> Minor - Final Plat (Forms S & S2) | <input type="checkbox"/> Temporary Deferral of SW (Form V2) | <input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2) |
| <input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2) | <input type="checkbox"/> Sidewalk Waiver (Form V2) | <input type="checkbox"/> Sketch Plan Review and Comment (Form P2) |
| SITE PLANS | <input type="checkbox"/> Waiver to IDO (Form V2) | APPEAL |
| <input type="checkbox"/> DRB Site Plan (Forms P & P2) | <input type="checkbox"/> Waiver to DPM (Form V2) | <input type="checkbox"/> Decision of DRB (Form A) |
| BRIEF DESCRIPTION OF REQUEST | | |
| Sketch Plat for Reveiw and Comments | | |

| | | |
|--|--------------------------|--|
| APPLICATION INFORMATION | | |
| Applicant/Owner: Mauney Investments, LLC | | Phone: |
| Address: P.O. Box 90453 | | Email: |
| City: Albuquerque | State: NM | Zip: 87109 |
| Professional/Agent (if any): Tierra West, LLC | | Phone: 505-858-3100 |
| Address: 5571 Midway Park Place NE | | Email: vcarrica@tierrawestllc.com |
| City: Albuquerque | State: NM | Zip: 87109 |
| Proprietary Interest in Site: Owner | List all owners: | |
| SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.) | | |
| Lot or Tract No.: TR A-1-E-1/ Tract A-1-A | Block: | Unit: |
| Subdivision/Addition: Los Pastores Shopping Center | MRGCD Map No.: | UPC Code: 101906148807440507 101906148904940508 |
| Zone Atlas Page(s): F-19-Z | Existing Zoning: MX-M | Proposed Zoning MX-M |
| # of Existing Lots: 2 | # of Proposed Lots: 1 | Total Area of Site (Acres): 2.1979 acres |
| LOCATION OF PROPERTY BY STREETS | | |
| Site Address/Street: 4615 Wyoming Blvd NE | Between: Wyoming Blvd NE | and: Montgomery Blvd NE |
| CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.) | | |
| 1010550, Z-1238 | | |

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

| | |
|----------------------------------|---|
| Signature: | Date: 08.09.22 |
| Printed Name: Ronald R. Bohannon | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? NA if yes, indicate language: _____

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.

Zone Atlas map with the entire site clearly outlined and labeled

Letter describing, explaining, and justifying the request

Scale drawing of the proposed subdivision plat

Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.

___ Zone Atlas map with the entire site clearly outlined and labeled

___ Proposed Final Plat

___ Design elevations & cross sections of perimeter walls

___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.

___ Zone Atlas map with the entire site clearly outlined and labeled

___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)

___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use

___ Sidewalk Exhibit and/or cross sections of proposed streets

___ Proposed Infrastructure List, if applicable

___ Required notice with content per IDO Section 14-16-6-4(K)

___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable

Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)

___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.

___ Zone Atlas map with the entire site clearly outlined and labeled

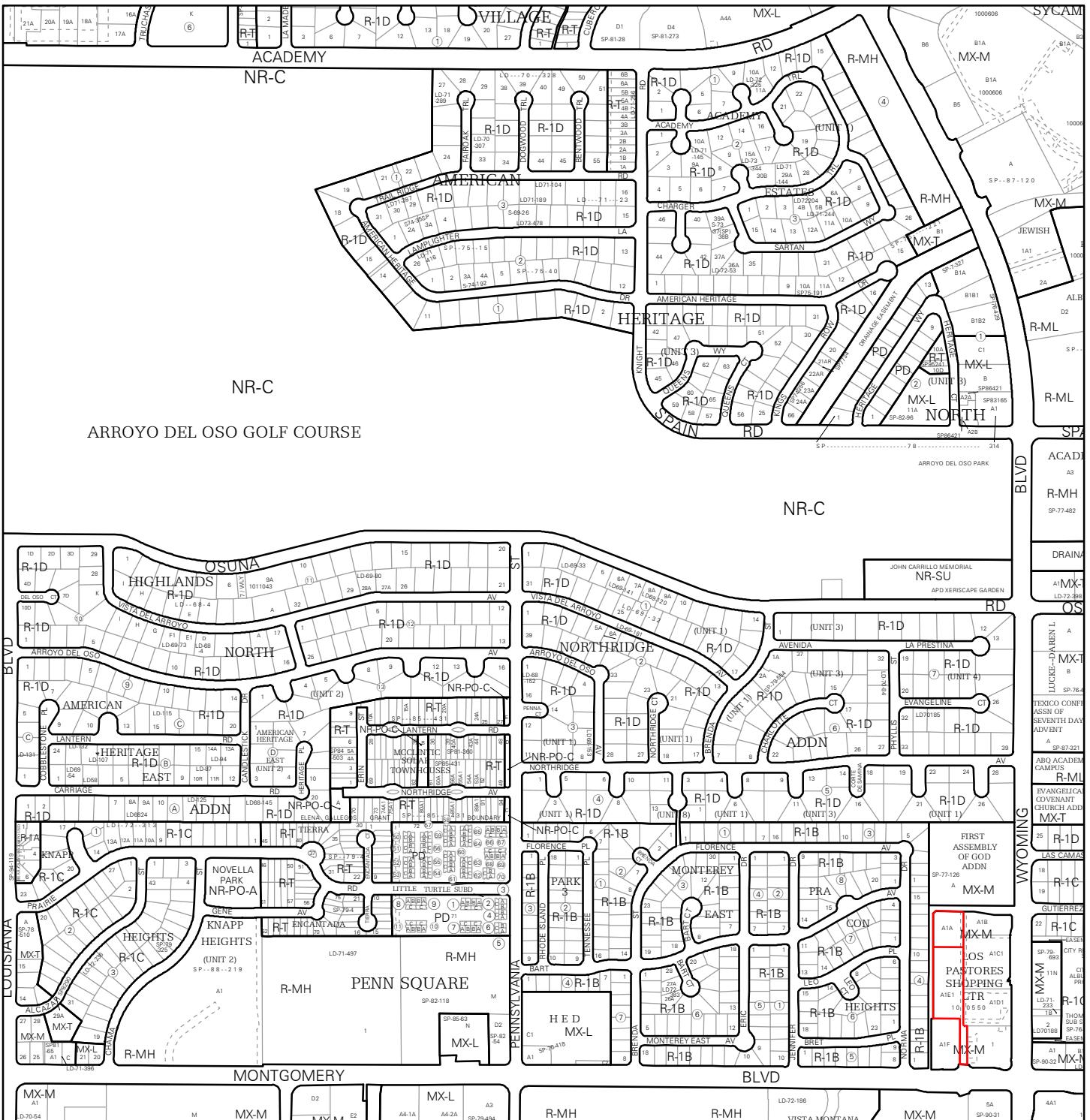
___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan

___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan

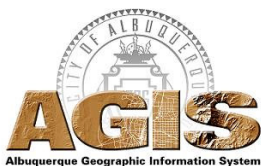
___ Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

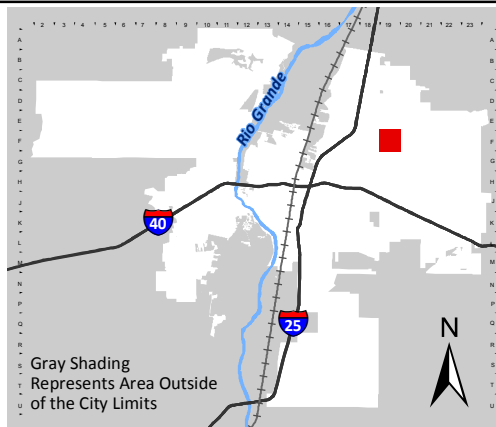


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

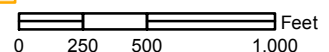


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
F-19-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone





TIERRA WEST, LLC

August 09, 2022

Ms. Jolene Wolfley
City of Albuquerque- DRB Chair
Plaza Del Dol, 600 2nd St NW
Albuquerque, NM 87102

**RE: REQUEST FOR SKETCH PLAT REVIEW AND COMMENT
ALLASO WYOMING
TR A-1-A AND TRA-1-E-1 SUBDIVISION TRACTS A-1-A, A-1-B, A-1-C,
A-1-DA-1 E & A-1-F LOS PASTORES SHOPPING CENTER
ZONE ATLAS PAGE: F-19-Z**

Dear Ms. Wolfley:

Tierra West LLC on behalf of Mauney Investments LLC is submitting a sketch plat for consolidation of Tracts A-1-A and A-1-E-1 into one tract (2.1978 acres) located at 4615 Wyoming Blvd NE Albuquerque, NM. Our client proposes to develop apartments on the existing vacant land located at Wyoming Blvd NE and Montgomery Blvd NE in the Los Pastores Shopping Center.

The subject property and the adjacent properties to the East and South of the project are zoned Mixed-Use Moderate Intensity, MX-M. The proposed lot consolidation will allow for the development of three story residential apartments with 102 units. A sketch plat is attached showing the proposed lot line elimination and overall orientation in relation to the Los Pastores Shopping Center master plan area. Access to the subject tracts will be maintained via existing public alley ways and private access easements. The site plan is attached for your reference and is controlled and has been submitted for review and approval to EPC, case number PR 2022-007219.

If you have any questions or need additional information, please do not hesitate to contact me.

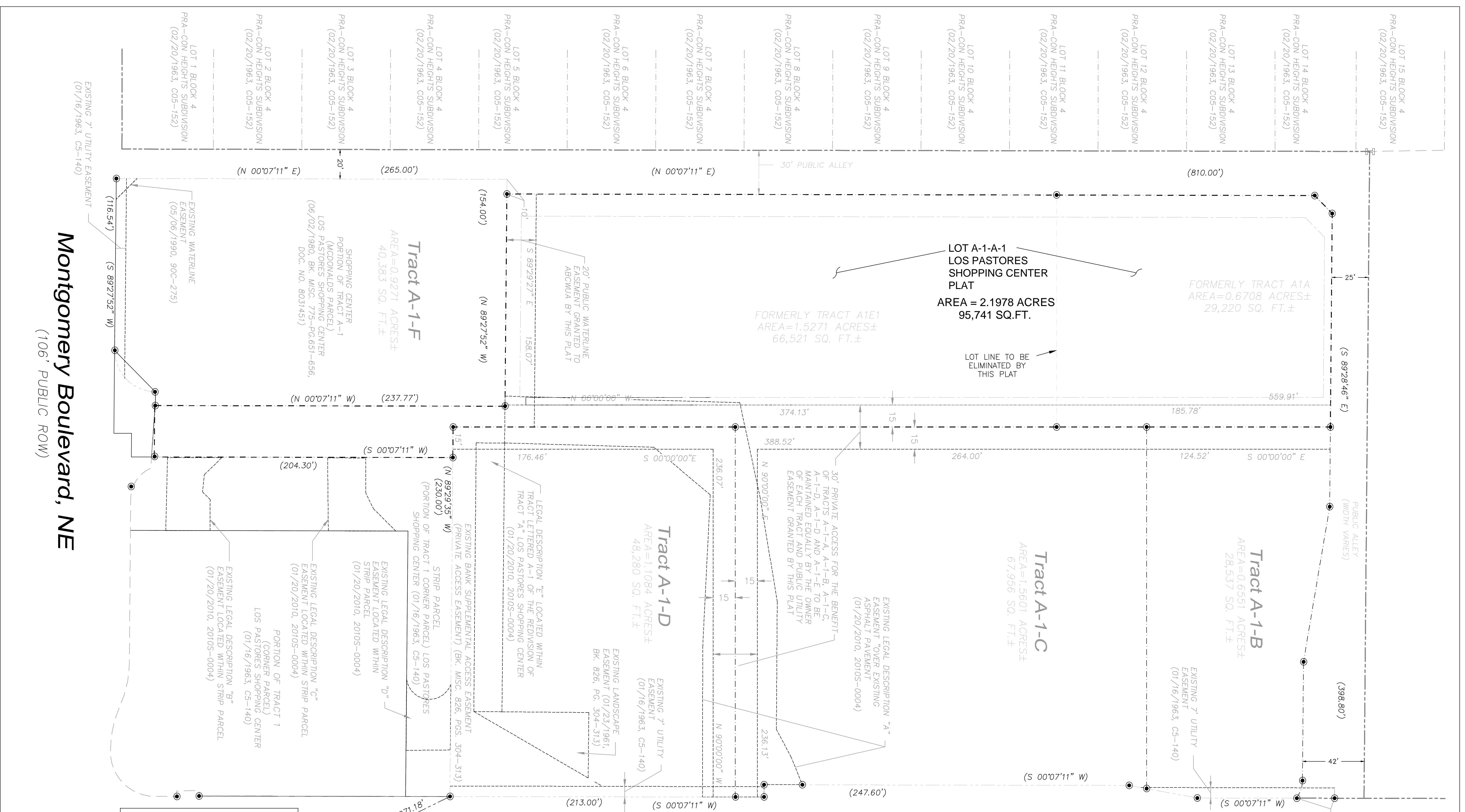
Sincerely,

Ronald R. Bohannon, P.E.

cc: Ian Robertson

JN: 2022030
RRB/vc/jg

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
fierrawestllc.com



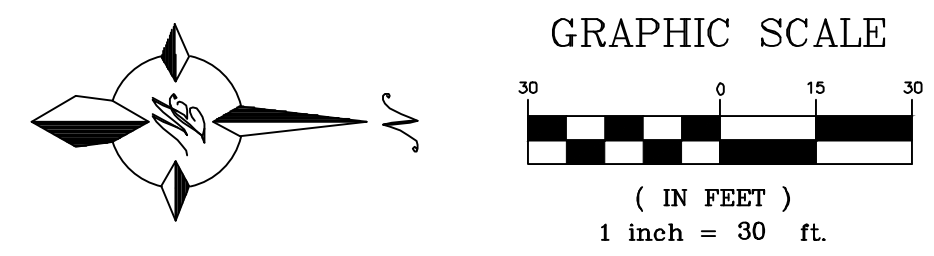
Montgomery Boulevard, NE
(106' PUBLIC ROW)

Wyoming Boulevard, N.E.
(106' PUBLIC ROW-VARIES)

A.G.R.S. MONUMENT "8_G20"
STANDARD A.G.R.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N= 1,500,345.489
E= 1,551,806.736
PUBLISHED EL=5447.110 (NAVD 1988)
GROUND TO GRID FACTOR=0.999652303
DELTA ALPHA ANGLE=-0°10'13.78"

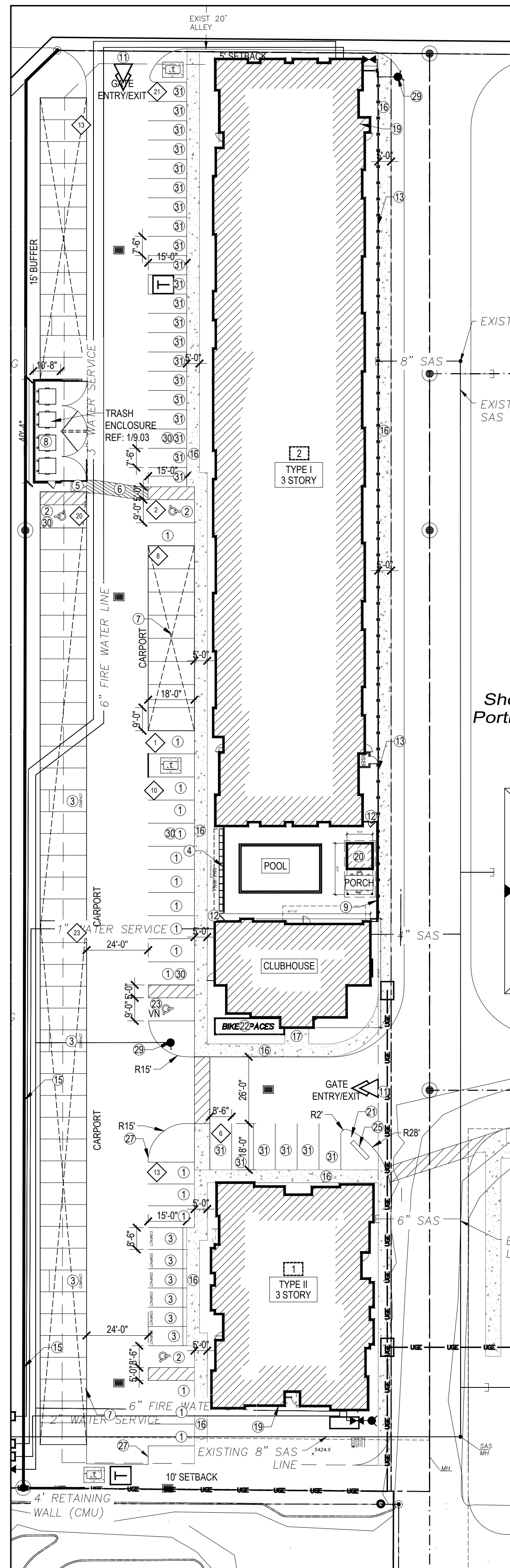
A.G.R.S. MONUMENT "12_F20A"
STANDARD A.G.R.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,502,975.986
E= 1,553,977.868
PUBLISHED EL=5527.721 (NAVD 1988)
GROUND TO GRID FACTOR=0.999648015
DELTA ALPHA ANGLE=-0°09'58.90"

SUBDIVISION DATA
GROSS ARES = 2.1979 ACRES
ZONE ATLAS PAGE NO: F-19
NUMBER OF EXISTING LOTS: 2
NUMBER OF PROPOSED LOTS: 1
RIGHT OF WAY DEDICATION TO THE CITY OF ALBUQUERQUE = 0.00 AC.

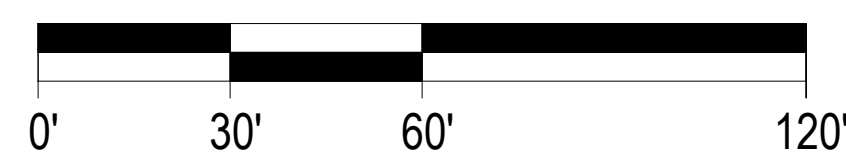


PURPOSE OF PLAT
1. COMBINE TRACTS AS SHOWN HEREON.

| | | |
|---|---------------------------------------|------------------------|
| ENGINEER'S SEAL | MONTGOMERY/ WYOMING APARTMENTS | DRAWN BY RMG |
| | SKETCH PLAT | DATE 08/04/2022 |
| 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com | | 2022030_SKETCH PLAT |
| | | SHEET # SK-1 |
| | | JOB # 2022030 |



SCALE: 1" = 30' - 0"



SYMBOL LEGEND

- SETBACK LINE
- - - - - PROPERTY LINE
- - - - - EASEMENT
- - - - - GAS LINE
- - - - - WATER LINE
- II BUILDING TYPE
- 1 BUILDING NUMBER
- ⊕ ACCESSIBLE PARKING SPACE
- VN VAN ACCESSIBLE SPACE
- ⊕ FIRE HYDRANT
- 2 PARKING SPACES PER BAY
- TRANSFORMER

LIGHTING LEGEND

- ⊕ WALL-MOUNTED LIGHTS MUST BE MOUNTED BETWEEN 6 FEET AND 15 FEET ABOVE GRADE PER I.D.O. SECTION 5-8(D)(8)
- ⊕ CARPORT LIGHT FIXTURE

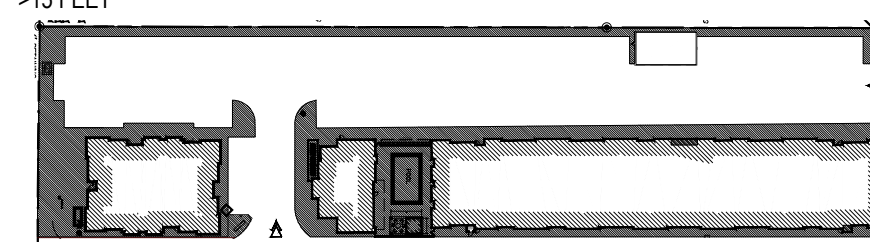
KEYNOTES

- 1 9'-0" x 18'-0" PARKING SPACE WITH 2' OVERHANG, TYPICAL, SEE DETAIL 3/A9.03.
- 2 9'-0" x 18'-0" ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 2/A9.01.
- 3 8'-6" x 15'-0" COMPACT PARKING SPACE WITH 2' OVERHANG, TYPICAL.
- 4 8" CMU MAIL WALL, REF. 10/A9.02
- 5 ACCESSIBLE CURB RAMP, SEE DETAIL 4/A9.01.
- 6 5' WIDE ACCESSIBLE DRIVEWAY CROSSING WITH SCORED CONCRETE.
- 7 INDICATES LOCATION OF CARPORT PARKING STRUCTURE, SEE DETAIL 6-9/A9.01.
- 8 TRASH ENCLOSURE SURROUNDED BY 8" CMU WITH STUCCO, WALL PAINTED TO MATCH BUILDINGS.
- 9 3'-4" HEIGHT, CMU RETAINING WALL.
- 10 RESIDENT ONLY REMOTE CONTROL ENTRY VEHICULAR GATE. KNOX
- 11 ENTRY/EXIT VEHICULAR GATE. REF. 09/A9.02.
- 12 PEDESTRIAN ENTRY GATE. REF. 07/A9.02.
- 13 6" WROUGHT IRON PERIMETER VIEW FENCE. REF. 04/A9.02.
- 14 CMU/WROUGHT IRON COMBO PERIMETER FENCE.
- 15 3'-4" HEIGHT, CMU RETAINING WALL.
- 16 5'-0" SIDEWALK, CONNECTING TO PUBLIC WAYS, TYPICAL ON SITE AND CONNECTING BUILDINGS.
- 17 9'-4" SIDEWALK, CONNECTING TO CLUBHOUSE
- 18 EXISTING STREET.
- 19 FIRE RISER LOCATION, SEE BUILDING PLANS, ALL BUILDINGS SHALL HAVE PIV.
- 20 POOL EQUIPMENT ROOM
- 21 KNOXBOX
- 22 BIKE SPACES
- 23 VAN ACCESSIBLE PARKING SPACE
- 24 EV CHARGING SPACE
- 25 MONUMENT SIGN, REF. 08/A9.02
- 26 5'-0" SIDEWALK AT RIGHT-OF-WAY
- 27 6" CURB
- 28 FLARED RAMP, SEE DETAIL 10a/A9.01
- 29 HYDRANT
- 30 EV PARKING SPACE
- 31 7'-6" x 15'-0" PARKING SPACE WITH 2' OVERHANG, TYPICAL, SEE DETAIL 3/A9.03.

DEVELOPMENT DATA

IDO: MX-M
 PER TABLE 2-4-5: ZONE DISTRICT
 SETBACKS PROVIDED: REQUIRED: 5 FEET PROVIDED: 5 FEET
 FRONT SETBACK: 5 FEET
 SIDE SETBACK: 0 FEET >10 FEET
 REAR SETBACK: 15 FEET >15 FEET

BUILDING HEIGHT:
 ALLOWED: 48 FEET
 PROVIDED: 37'-7" FEET



PROVIDED SITE OPEN USEABLE SPACE

OPEN USABLE SPACE REQUIRED AND PROVIDED

| UNIT NAME | UNIT TYPE | # OF UNITS | OPEN SPACE REQ. PER TABLE 5-1-1 CITY'S IDO | TOTAL REQ. SQ. FT. | BALCONY SQ. FT. | PROVIDED BALCONY SQ. FT. |
|--|-----------|------------|--|--------------------|-----------------|--------------------------|
| S1 | 1BR/1BA | 24 | 225 | 5,400 | 15 | 360 |
| S1-alt | 1BR/1BA | 12 | 225 | 2,700 | 15 | 180 |
| A1 | 1BR/1BA | 56 | 225 | 12,600 | 44 | 2,464 |
| A2 | 2BR/2BA | 4 | 285 | 1,140 | 43 | 172 |
| B1 | 2BR/2BA | 6 | 285 | 1,710 | 88 | 528 |
| TOTAL OPEN SPACE REQUIRED | | | | 23,550 | | |
| PROVIDED BALCONY PRIVATE OPEN SPACE | | | | | | 3,704 |
| PROVIDED SITE OPEN SPACE | | | | | | 18,320 |
| TOTAL PROVIDED | | | | | | 22,024 |

SITE NOTES

1. DEVELOPMENT AND USE OF THIS SITE MUST CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND U.N.O.
3. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND WILL BE FULLY SHIELDED TO COMPLY WITH THE NM NIGHT SKY PROTECTION ACT AND IDO SECTION 14-16-5-8 OUTDOOR LIGHTING.
4. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
5. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, GAS METERS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
6. SIDEWALK SLOPES SHALL NOT EXCEED 5%. CROSS SLOPES NOT TO EXCEED 2%. (REF. CIVIL) SHOULD SLOPES EXCEED 5% WALK WILL BE CONSIDERED A RAMP AND BE REQUIRED TO HAVE HANDRAILS ON EACH SIDE AS WELL AS LEVEL LANDINGS AT THE TOP AND BOTTOM OF RAMP FOR A DISTANCE OF 60' BEYOND THE EXTENT OF THE RAMP.
7. ALL ACCESSIBLE BUILDING ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 66" PERPENDICULAR TO THE DOOR INCLUDING AN 18" MANEUVERING CLEARANCE ON PULL SIDE OF DOOR.
8. NO EXPOSED CONDUIT, PIPING, ETC. IS ALLOWED ON THE EXTERIOR FACE OF THE BUILDING.
9. PROVIDE 18" MANEUVERING CLEARANCE ON PULL SIDE OF ALL PEDESTRIAN GATES, MAINTAIN GROUND SLOPE AT 2%.
10. A 42" HIGH GUARDRAIL, MEASURED FROM FINISH FLOOR OF WALKING SURFACE, SHALL BE PLACED ALONG WALKING SURFACE MORE THAN 30' ABOVE THE ADJACENT GRADING.
11. GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
12. VISIBILITY, LANDSCAPING, FENCING, AND SIGNS SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET IN HEIGHT (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED IN THE CLEAR SIGHT TRIANGLE.
13. ALL PUBLIC INFRASTRUCTURE WITHIN CITY RIGHT-OF-WAY SHALL BE INCLUDED IN A PUBLIC WORK ORDER.
14. SIDEWALKS IN RIGHT-OF-WAY SHALL BE 5 FEET WIDE PER NEW DMP STANDARDS.

DEVELOPMENT DATA

| ALLASO WYOMING | | | | | | | TITAN DEVELOPEMENT | | 22/35 |
|---------------------------------------|-----------|--------------|------------|------------|-------------|---------------|--------------------|--|--------|
| UNIT TABULATION - 3 STORY RESIDENTIAL | | | | | | | | | 8/4/22 |
| UNIT NAME | UNIT TYPE | NET AREA(SF) | UNIT COUNT | BED COUNT | PERCENTAGE | TOTAL AREA | % BREAKDOWN | | |
| S1 | 1br/1ba | 367 | 24 | 24 | 24% | 8,808 | | | |
| S1-alt | 1br/1ba | 367 | 12 | 12 | 12% | 4,404 | 35% | | |
| A1 | 1br/1ba | 536 | 56 | 56 | 55% | 30,016 | | | |
| A2 | 2br/2ba | 687 | 4 | 8 | 4% | 2,748 | 4% | | |
| B1 | 2br/2ba | 783 | 6 | 12 | 6% | 4,698 | | | |
| TOTALS | | | 102 | 112 | 100% | 50,674 | | | |

UNIT AVERAGE NET SF :

497

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

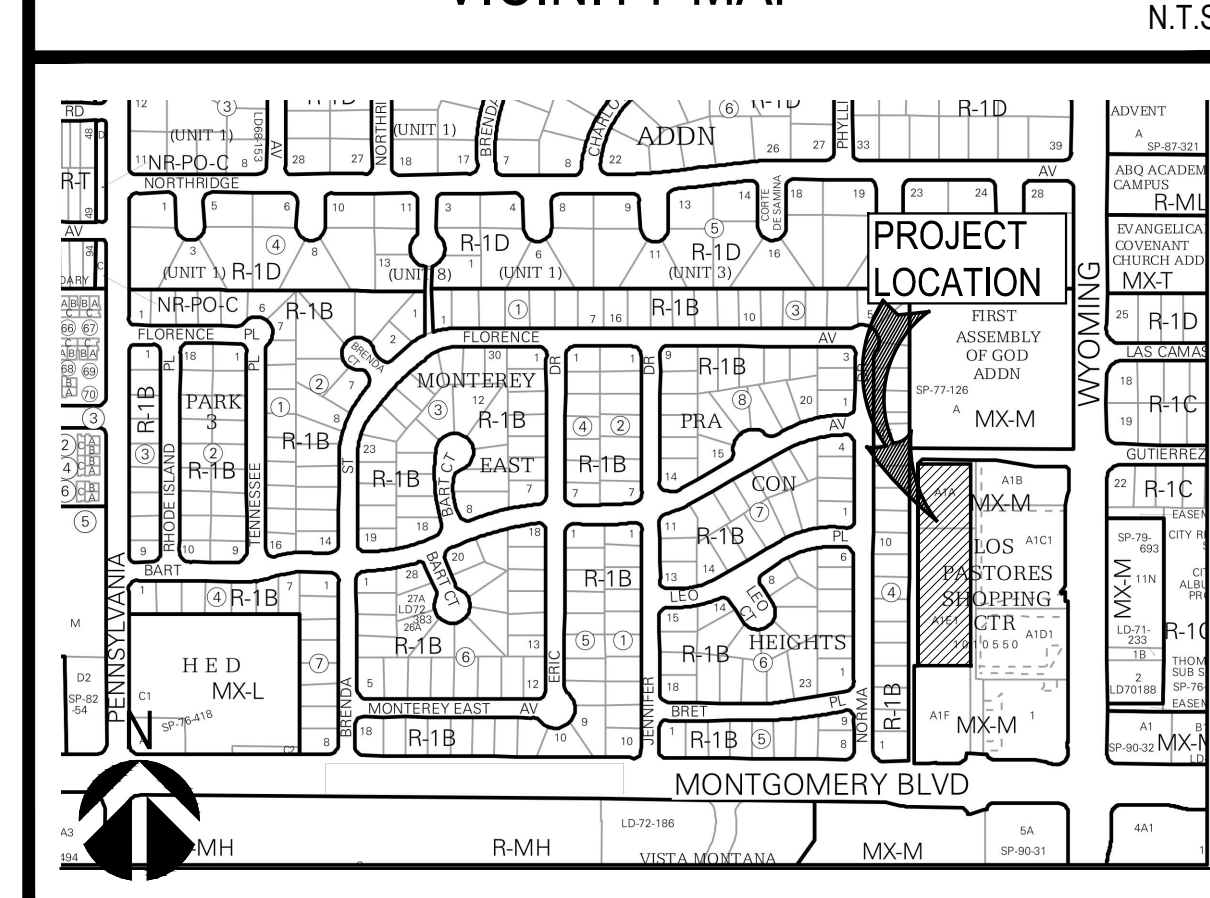
PROJECT DATA

| | | |
|--|------|-------------|
| UNIT AVERAGE NET SF : | 497 | S.F. |
| ACREAGE: | 2.02 | GROSS ACRES |
| DENSITY: | 50 | UNITS/ACRE |
| PARKING: PER TABLE 5-5-1 REQUIRED PARKING FOR MULTI-FAMILY DWELLING IS 1.5 SPACES /DWELLING UNIT = 153 SPACES FOR 102 UNITS. | | |
| REQUIRED | 153 | SPACES |
| PROVIDED | 116 | SPACES |
| SURFACE PARKING | 22 | SPACES |
| SURFACE COMPACT | 26 | SPACES |
| SURFACE ADA | 3 | SPACES |
| CARPPTS | 58 | SPACES |
| CARPPTS/COMPACT | 5 | SPACES |
| CARPOT ADA | 1 | SPACE |
| EV STANDARD | 1 | SPACE |
| | 1.14 | SPACES/UNIT |
| | 1.37 | SPACES/BED |

BUILDING SQ. FT.

| BLDG | OCCUPANCY | AREA | | | TOTAL |
|--------------|-----------|---------------|---------------|---------------|---------------|
| | | 1ST FLR | 2ND FLR | 3RD FLR | |
| BLDG I | R-2 | 17,101 | 17,122 | 17,122 | 51,345 |
| BLDG II | R-2 | 5,125 | 5,125 | 5,125 | 15,375 |
| CLUBHOUSE | A | 2,107 | | | 2,107 |
| POOL ROOM | U | 100 | | | 100 |
| TOTAL | | 24,433 | 22,247 | 22,247 | 68,927 |

VICINITY MAP



PROJECT NUMBER: PR-2019-002761

Application Number: SI-2021-00256

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.

DRB SITE DEVELOPMENT PLAN APPROVAL:

- Traffic Engineering, Transportation Division _____ Date _____
- ABCWUA _____ Date _____
- Parks and Recreation Department _____ Date _____
- City Engineer/Hydrology _____ Date _____
- Code Enforcement _____ Date _____
- * Environmental Health Department (conditional) _____ Date _____
- Solid Waste Management _____ Date _____
- DRB Chairperson, Planning Department _____ Date _____

*Environmental Health, if necessary

Designed by: XCH
 Drawn by: VS
 Architect of Record: RM
 Date Plotted: 07/18/2022

Issue for Pricing / Bidding:

| | |
|-------------------------------|--|
| Issue for Permit Application: | |
| Issue for Construction: | |

Revisions:

| # | DATE | COMMENTS |
|---|------|----------|
| | | |

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ALLASO WYOMING
 ALBUQUERQUE, NM
 TITAN DEVELOPEMENT

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

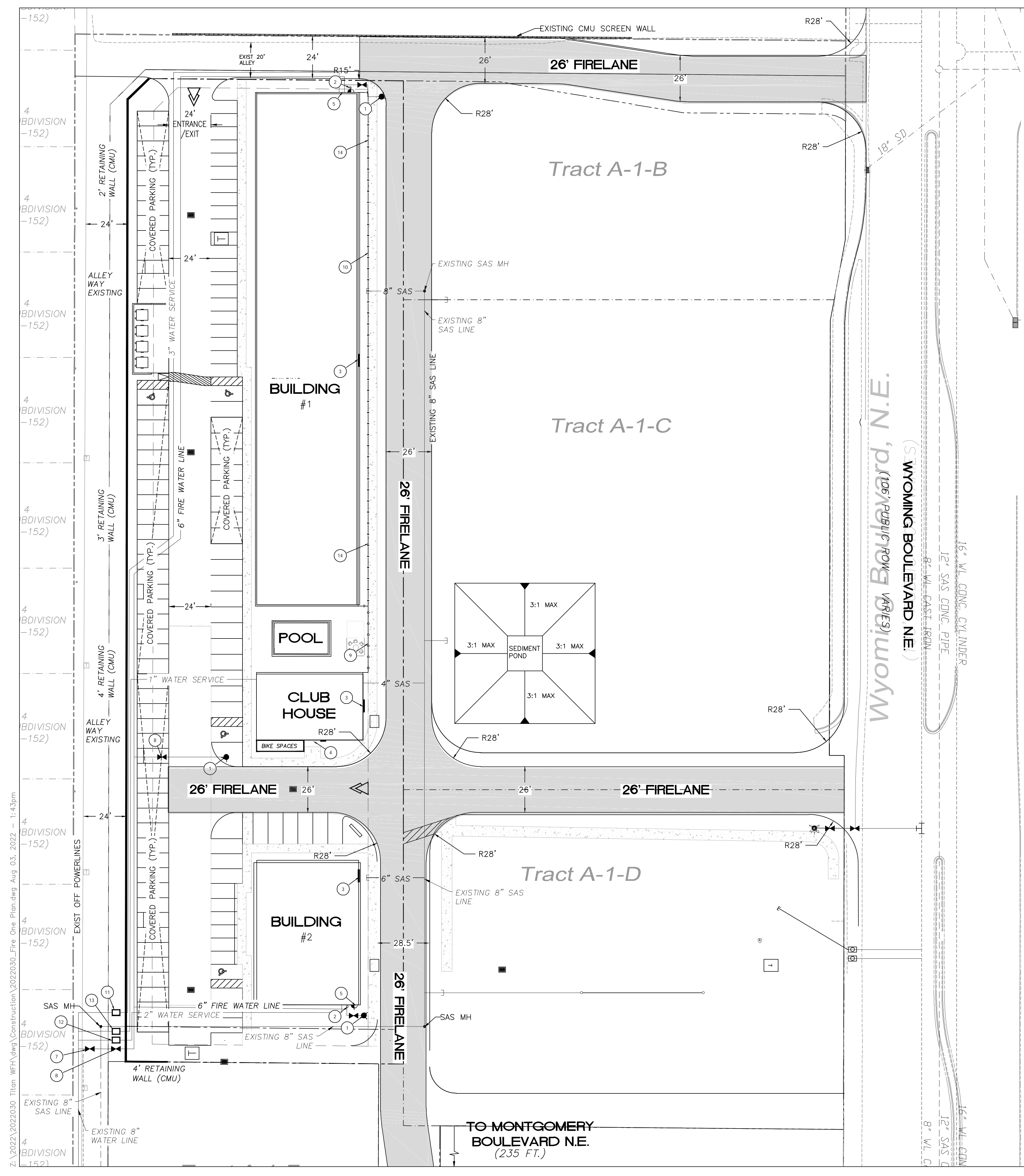
5339 ALPHA ROAD - SUITE 300 - DALLAS, TEXAS 75240
 (972) 701-9636 - (972) 701-9639 FAX
 DALLAS · CHARLOTTE · CHICAGO · DENVER · NEW ORLEANS · NEW YORK · NEWPORT BEACH · ORLANDO · SCOTTSDALE · CHENNAI · HANOI · LONDON · MONTEVIDEO · MEXICO CITY · TORONTO
 www.humphreys.com



SHEET CONTENTS:
 SITE PLAN

SHEET NO.

A1.01

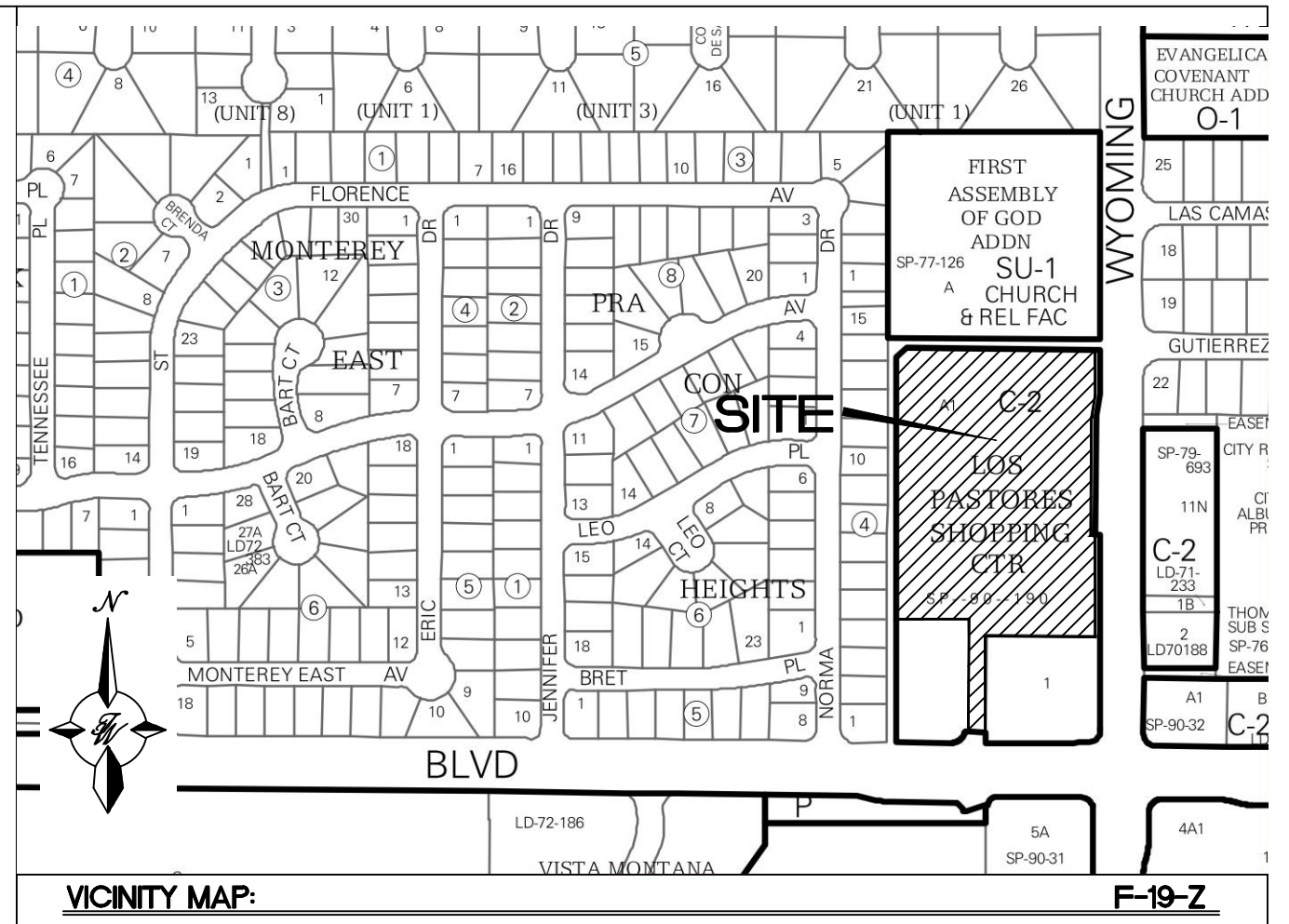


- LEGEND**
- CURB & GUTTER
 - - - BOUNDARY LINE
 - ▭ BUILDING
 - - - EXISTING CURB & GUTTER
 - - - EXISTING BOUNDARY LINE
 - FIRE ACCESS
 - EXISTING FIRE HYDRANT
 - PROPOSED HYDRANT
 - TRANSFORMER

- KEYED NOTES**
- 1 NEW PRIVATE FIRE HYDRANT
 - 2 PIV
 - 3 BUILDING ADDRESS
 - 4 KNOX BOX
 - 5 FDC
 - 6 NOT USED
 - 7 8" PUBLIC GATE VALVE
 - 8 8" PRIVATE GATE VALVE
 - 9 8 FT. SCREEN FENCE W/ 4' MAN GATE
 - 10 6 FT. WROUGHT IRON FENCE W/ 4' MAN GATES
 - 11 2 1/2" WATER METER
 - 12 2" WATER METER
 - 13 1" WATER METER
 - 14 4' MAIN GATE

MONTGOMERY APARTMENTS
ALBUQUERQUE, NM

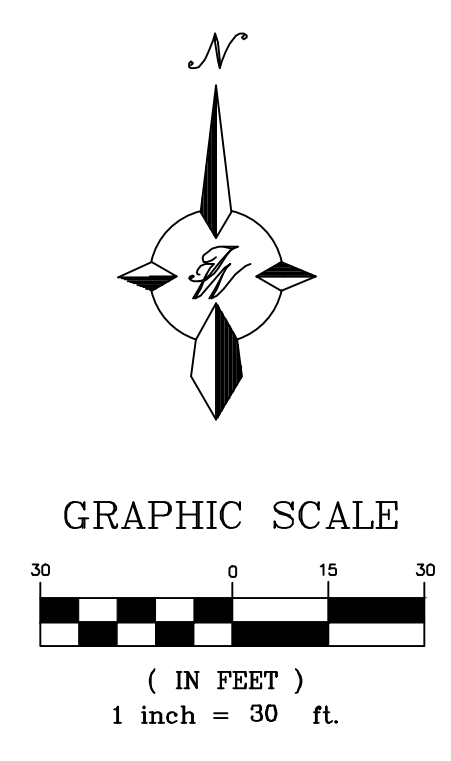
| BUILDING | AREA SF | STORIES | MAX BUILDING HEIGHT | FULLY SPRINKLED | OCCUPANCY | CONSTRUCTION TYPE |
|------------|---------|---------|---------------------|-----------------|-----------|-------------------|
| #1 | 17064.5 | 3 | 48FT. | YES | R-2 | V-A |
| #2 | 4795.5 | 3 | 48FT. | YES | R-2 | V-A |
| CLUB HOUSE | 2326.5 | 1 | 26FT. | NO | A-3 | V-A |



- NOTES**
1. ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL.
 2. 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.
 3. KEY BOX (KNOX BOX) SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE AND SHALL BE ILLUMINATED.

NOTE:
ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL

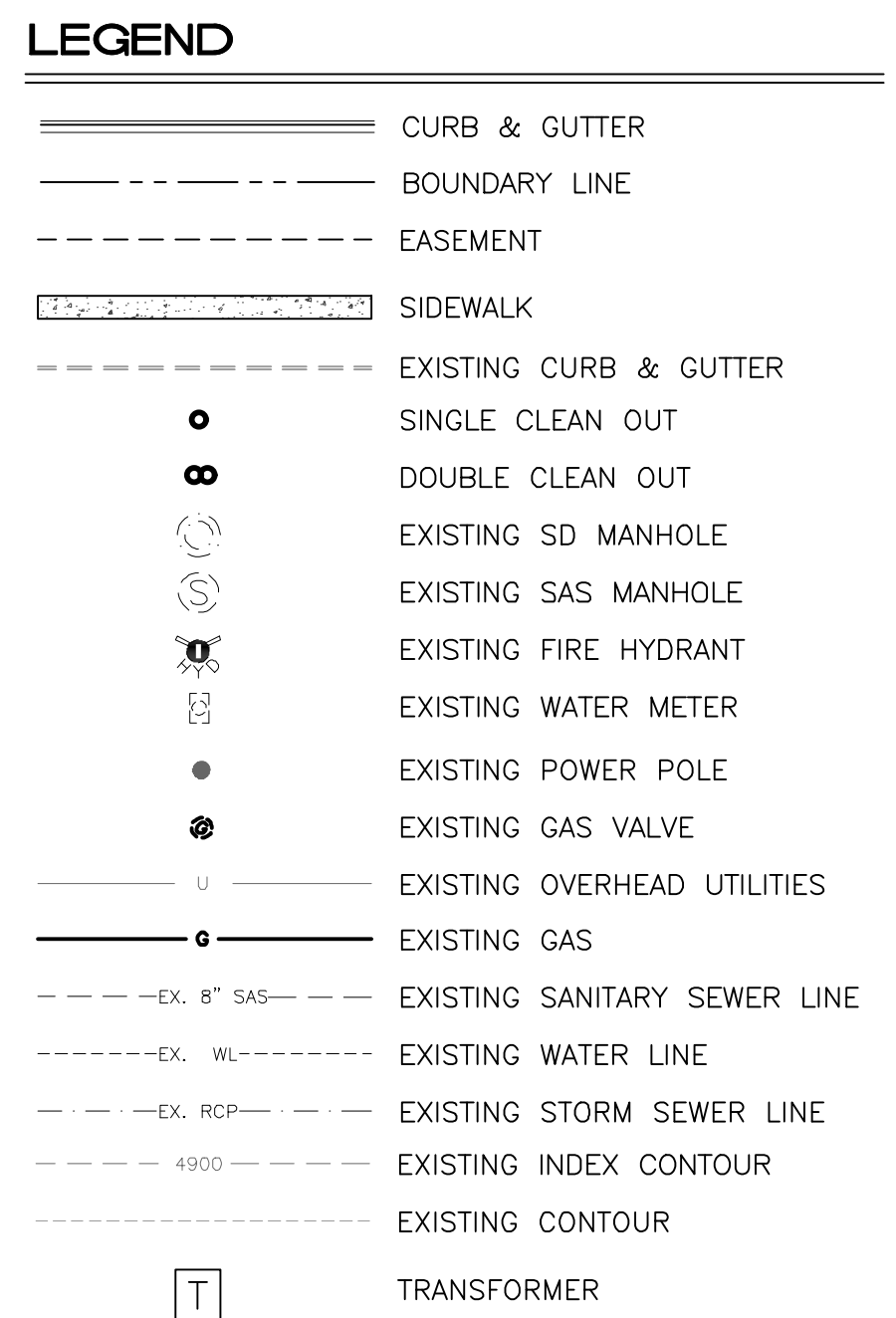
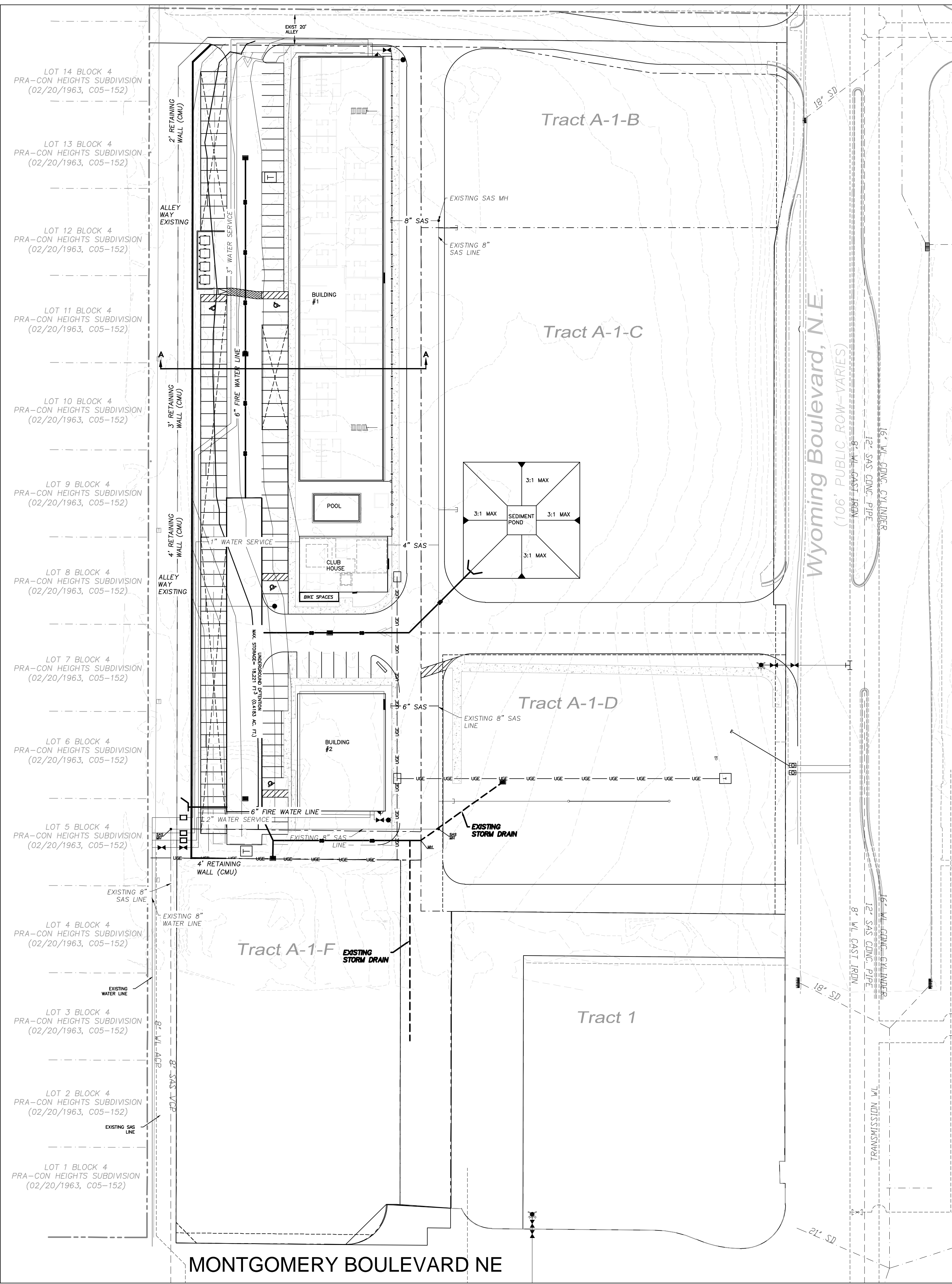
CAUTION
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES 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 | MONTGOMERY/ WYOMING APARTMENTS | DRAWN BY RMG |
| | PROFESSIONAL ENGINEER | FIRE ONE PLAN | DATE 08/04/2022 |
| | | TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com | 2022030_FIRE ONE PLAN SHEET # F-1 |
| RONALD R. BOHANNAN P.E. #7868 | | | JOB # 2022030 |

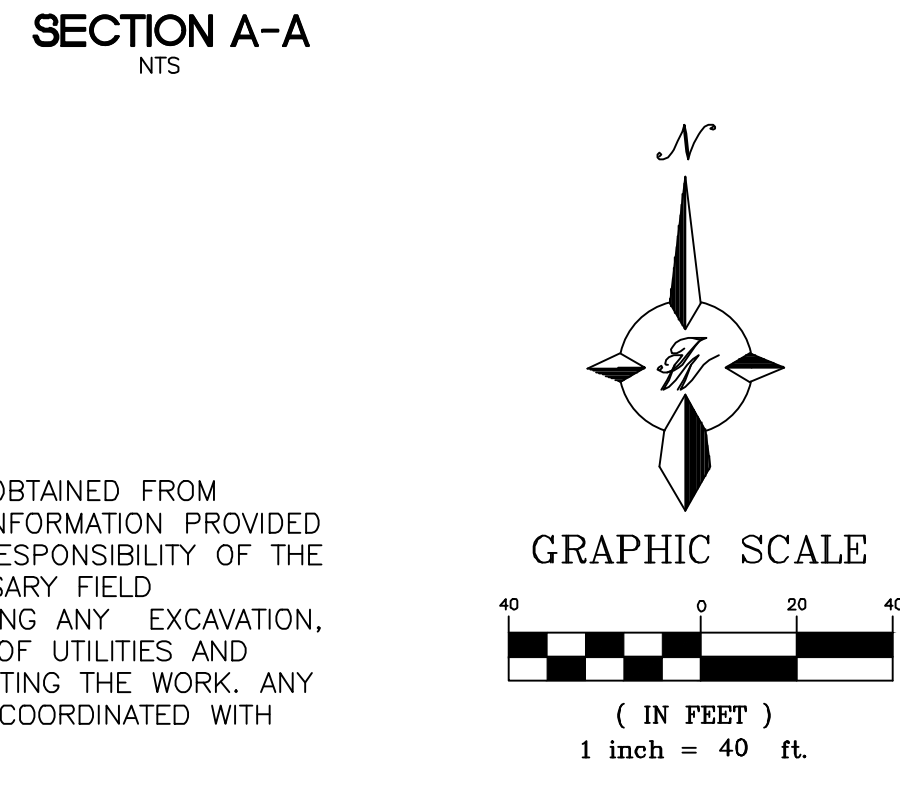
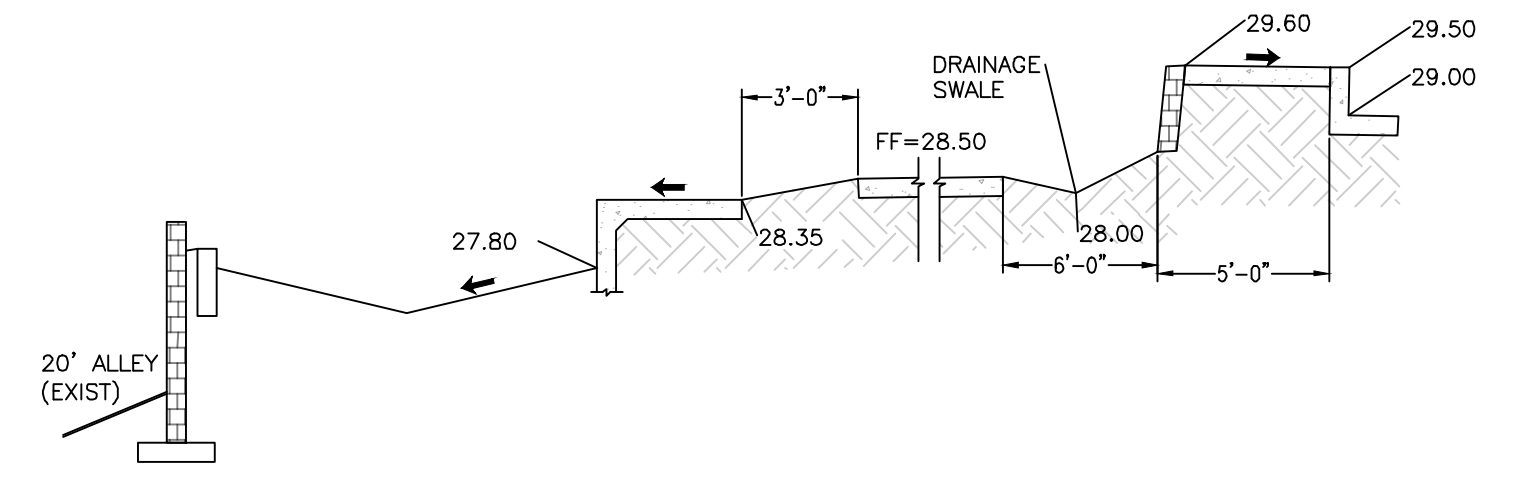
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Z:\2022\2022030_Titan_WFA.dwg\Construction\2022030_Grading_Plan.dwg Aug 03, 2022 - 1:55pm



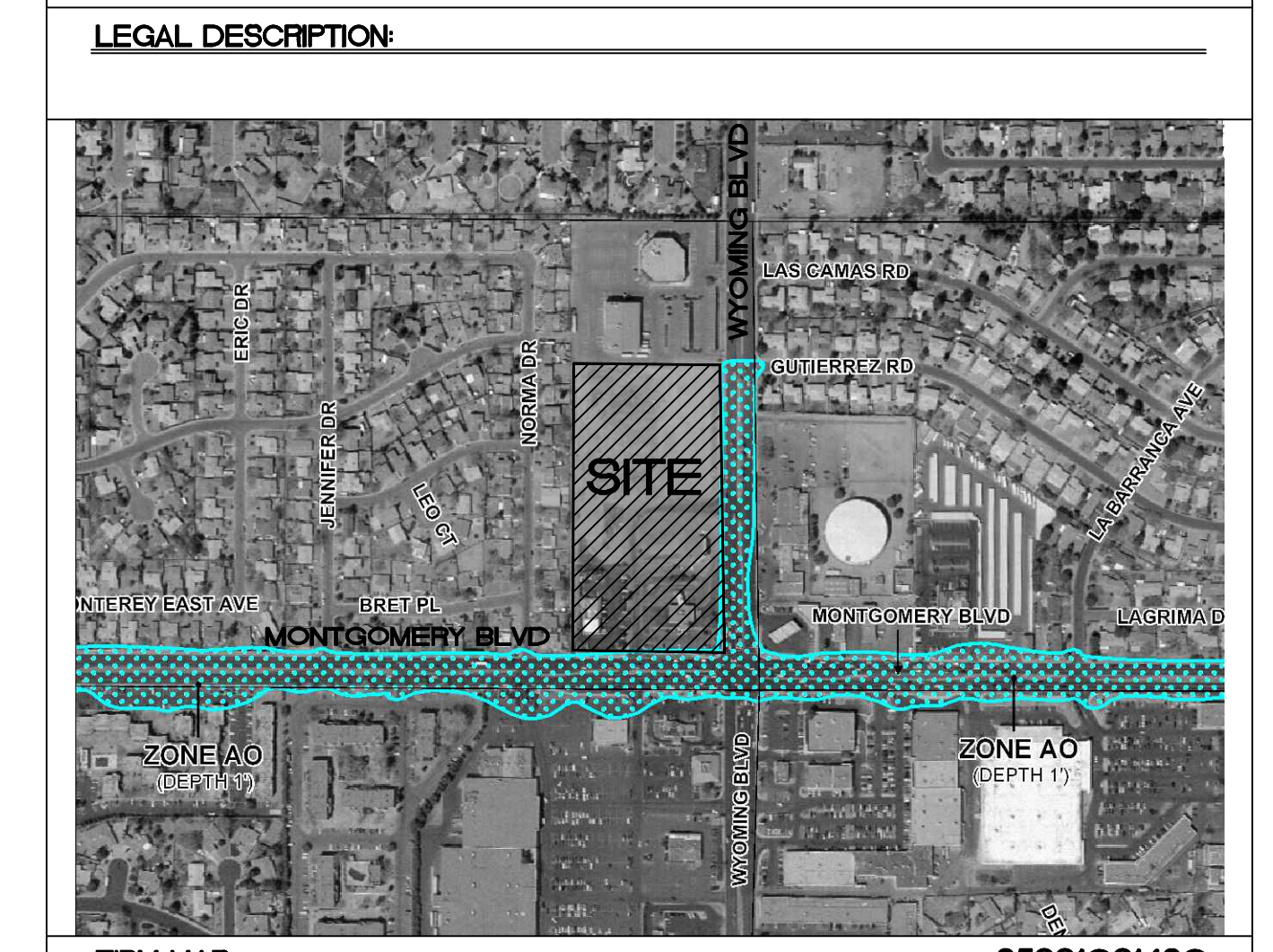
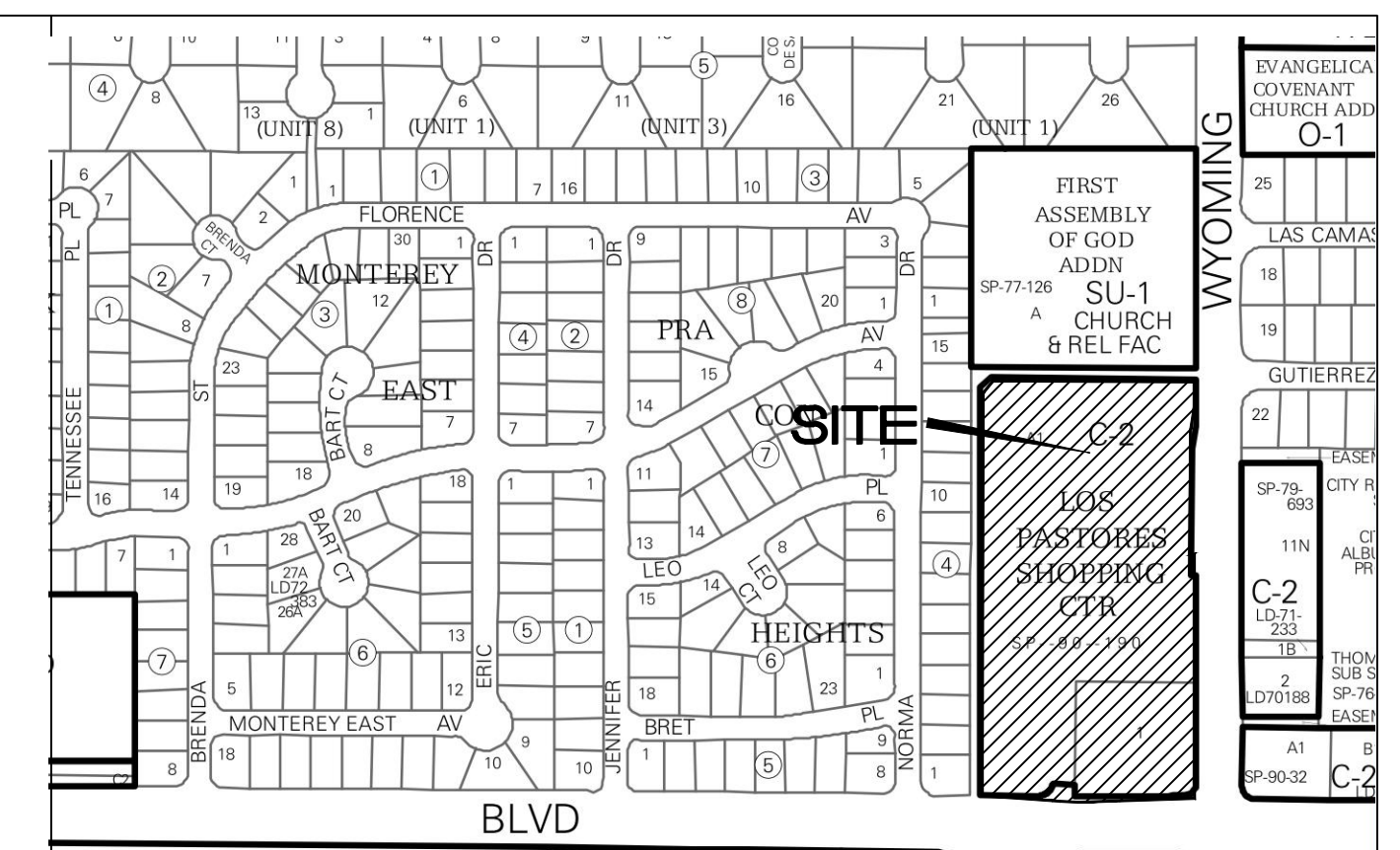
DRAINAGE CONCEPT

SITE WILL DRAIN TO A PROPOSED UNDERGROUND STORM DRAIN DETENTION POND UNDER SOUTH PARKING AREA ALONG WITH CONTROLLED RUNOFF FROM VACANT TRACTS A-1-B, A-1-C AND DEVELOPED TRACT A-1-D AND PORTIONS OF DEVELOPED TRACTS A-1-F AND TRACT 1. UNDERGROUND POND WILL DISCHARGE TO EXISTING ALLEY PAVED SURFACE AT OR BELOW HISTORIC FLOW RATE PER APPROVED LOS PASTORES MASTER DRAINAGE PLAN.



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.



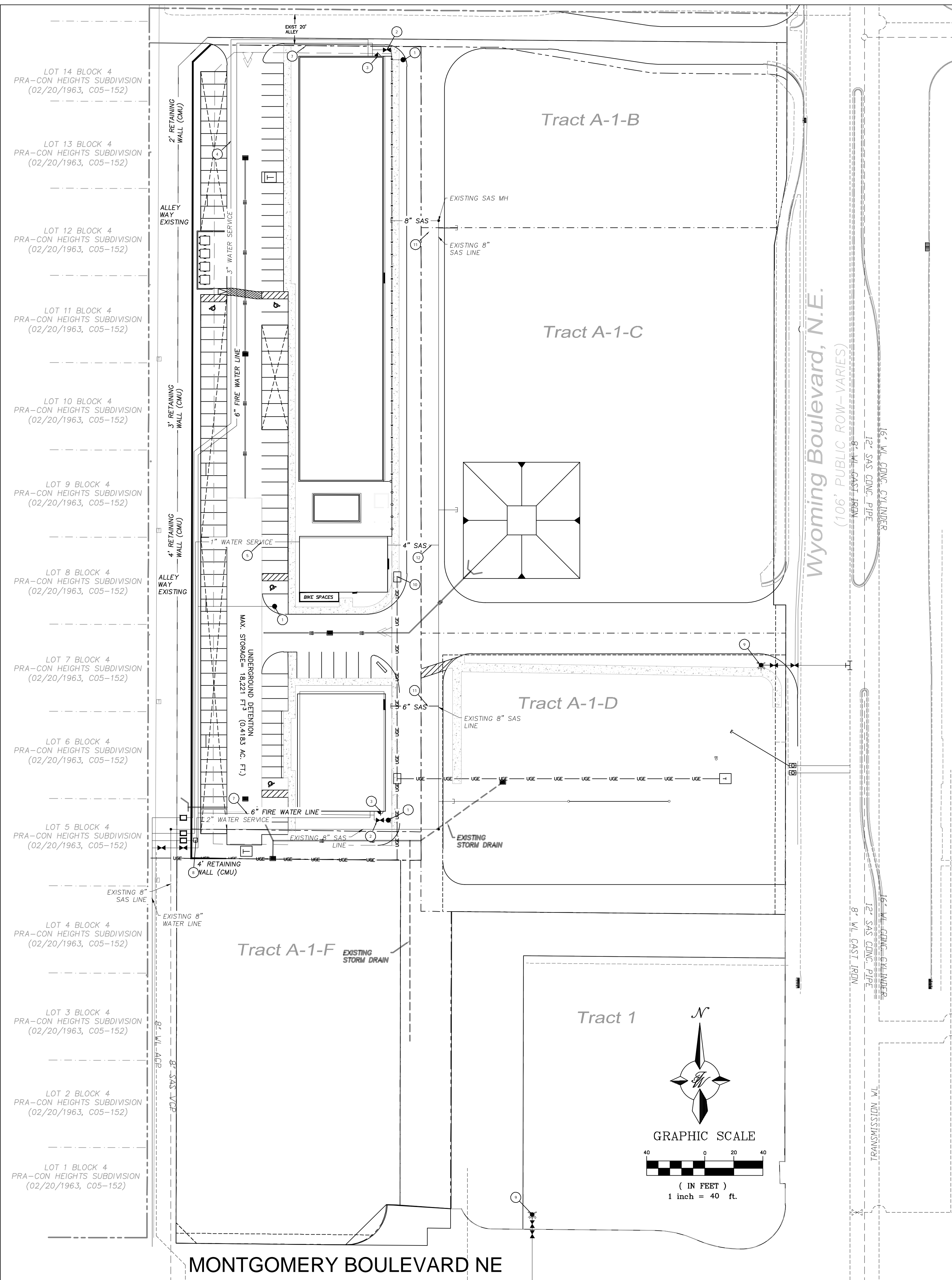
FRM MAP 35001C0143G

- ### NOTICE TO CONTRACTORS
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - 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.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 - 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.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

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

| | | |
|-----------------|---|------------------------|
| ENGINEER'S SEAL | MONTGOMERY/ WYOMING APARTMENTS | DRAWN BY RMG |
| | CONCEPTUAL GRADING AND DRAINAGE PLAN | DATE 08/04/2022 |
| | TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com | 2022030_GRADING PLAN |
| | | SHEET # GR-1 |
| | | JOB # 2022030 |

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LEGEND

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- SIDEWALK
- - - EXISTING CURB & GUTTER
- SINGLE CLEAN OUT
- DOUBLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- U — EXISTING OVERHEAD UTILITIES
- EXISTING GAS
- - - EX. 8" SAS — EXISTING SANITARY SEWER LINE
- - - EX. WL — EXISTING WATER LINE
- - - EX. RCP — EXISTING STORM SEWER LINE
- - - 4900 — EXISTING INDEX CONTOUR
- - - EXISTING CONTOUR
- 8FT. SCREEN WALL
- 6FT. WROUGHT IRON FENCE
- RETAINING WALL
- TRANSFORMER

KEYED NOTES

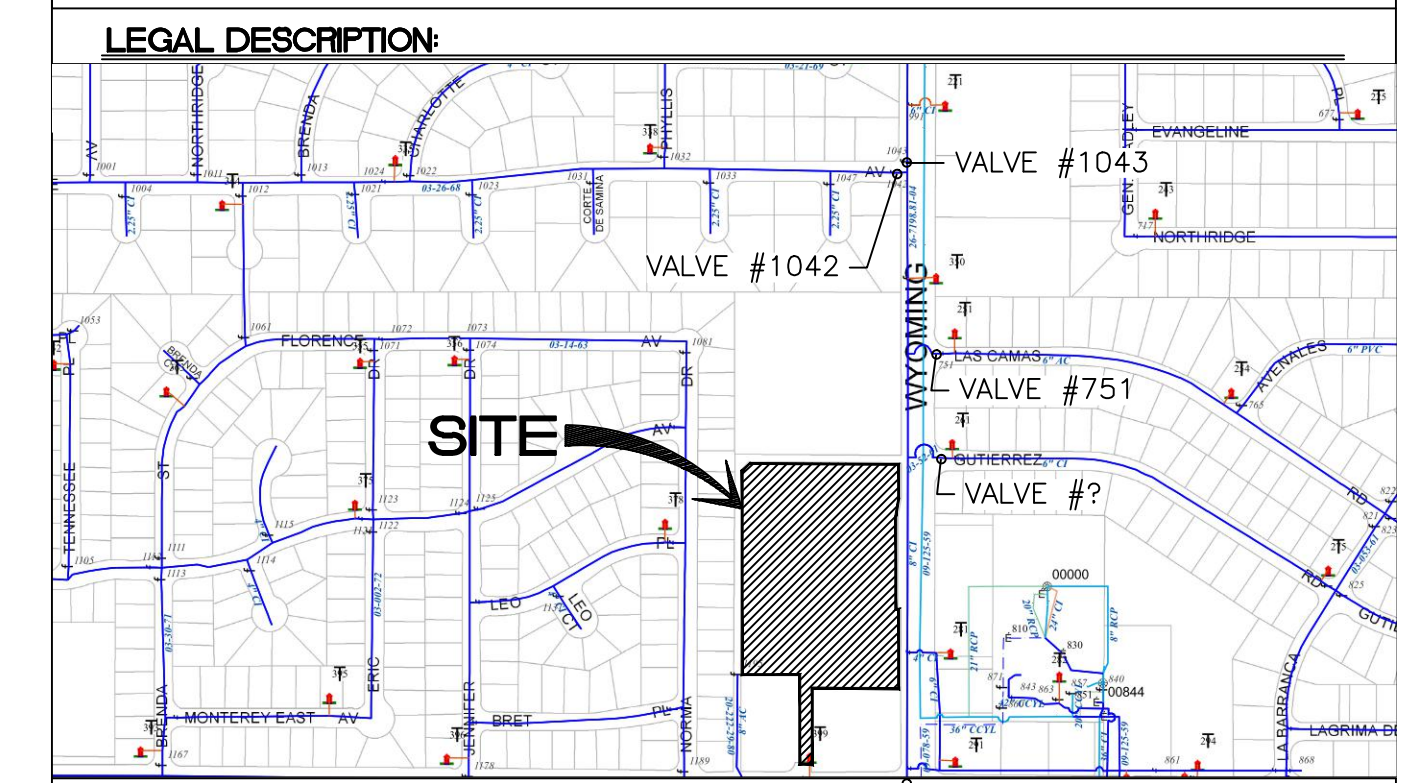
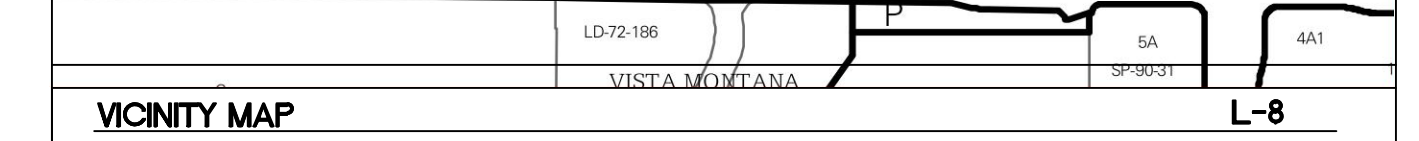
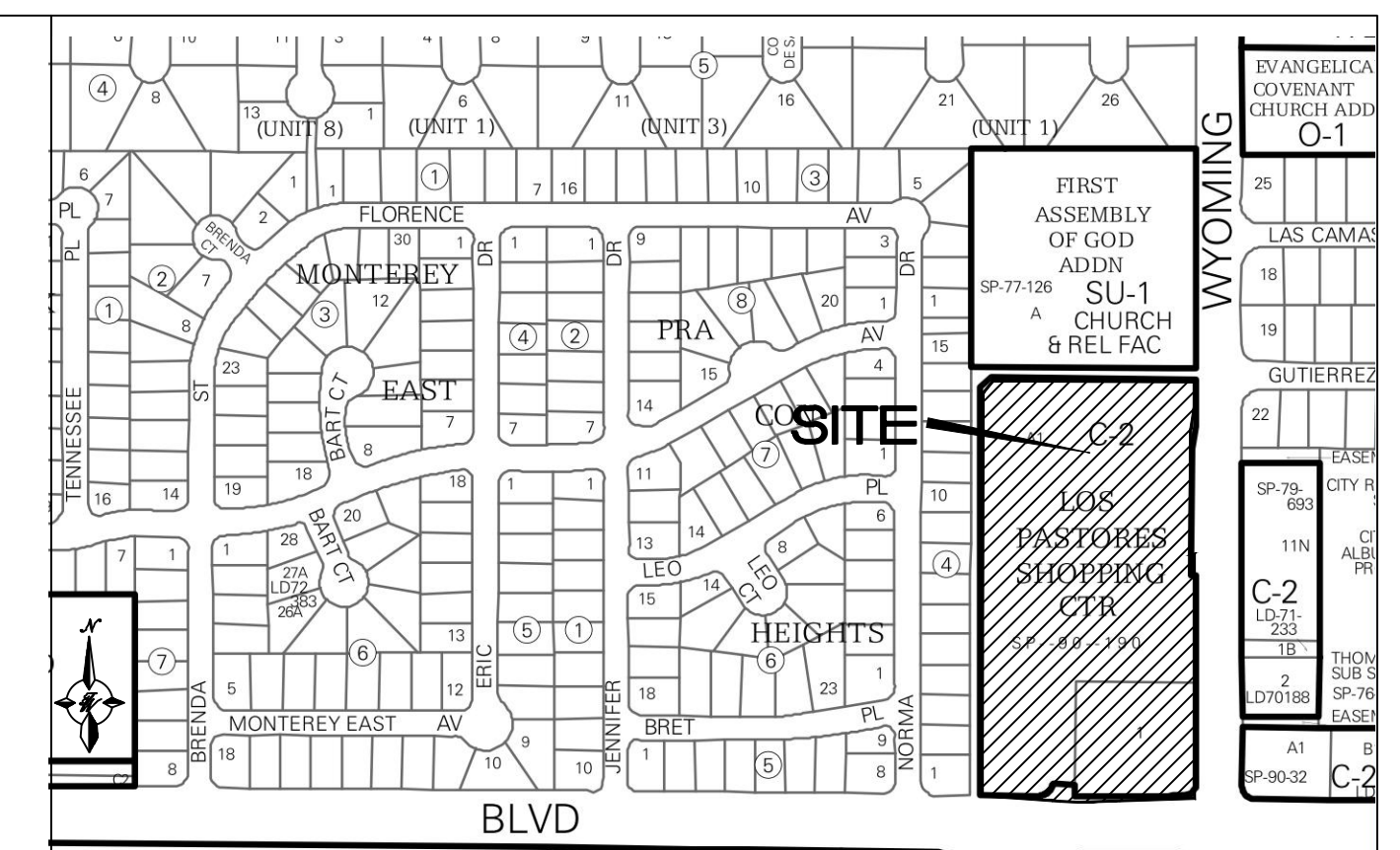
- ① NEW PRIVATE FIRE HYDRANT
- ② PIV
- ③ FDC
- ④ 2 1/2" DOMESTIC WATER SERVICE
- ⑤ 3/4" DOMESTIC WATER SERVICE
- ⑥ 1 1/2" DOMESTIC WATER SERVICE
- ⑦ 6" FIRELANE
- ⑧ 1" IRRIGATION METER
- ⑨ EXISTING F.H. (PUBLIC)
- ⑩ EXISTING ELECTRIC PULL BOX
- ⑪ 6" SAS SERVICE
- ⑫ 4" SAS SERVICE

NOTES:

1. ALL ONSITE WATER, SANITARY SEWER AND FIRE LINES SHALL BE DEEMED PRIVATE.
2. THE PRIVATE FIRE HYDRANTS, INDICATED IN THE UTILITY PLAN, SHALL BE PAINTED SAFETY ORANGE.

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.



WATER SHUT-OFF PLAN SHUT OFF VALVES #1042, #1043, #751, #1199

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 ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
7. ALL EX. SD INLETS AND MH 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.
13. ALL BUILDINGS -- CONSTRUCTION TYPE IS V-A

| | | |
|---|---------------------------------------|------------------------|
| ENGINEER'S SEAL | MONTGOMERY/ WYOMING APARTMENTS | DRAWN BY RMG |
| | CONCEPTUAL MASTER UTILITY PLAN | DATE 08/04/2022 |
| 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com | | 2022030_MU PLAN |
| | | SHEET # MU-1 |
| | | JOB # 2022030 |