



**FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022****\_ AMENDMENT TO INFRASTRUCTURE LIST**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Proposed Amended Infrastructure List
- \_\_\_ 6) Original Infrastructure List

**\_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

**\_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the deferral or extension
- \_\_\_ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

**\_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)  
EXTENSION**

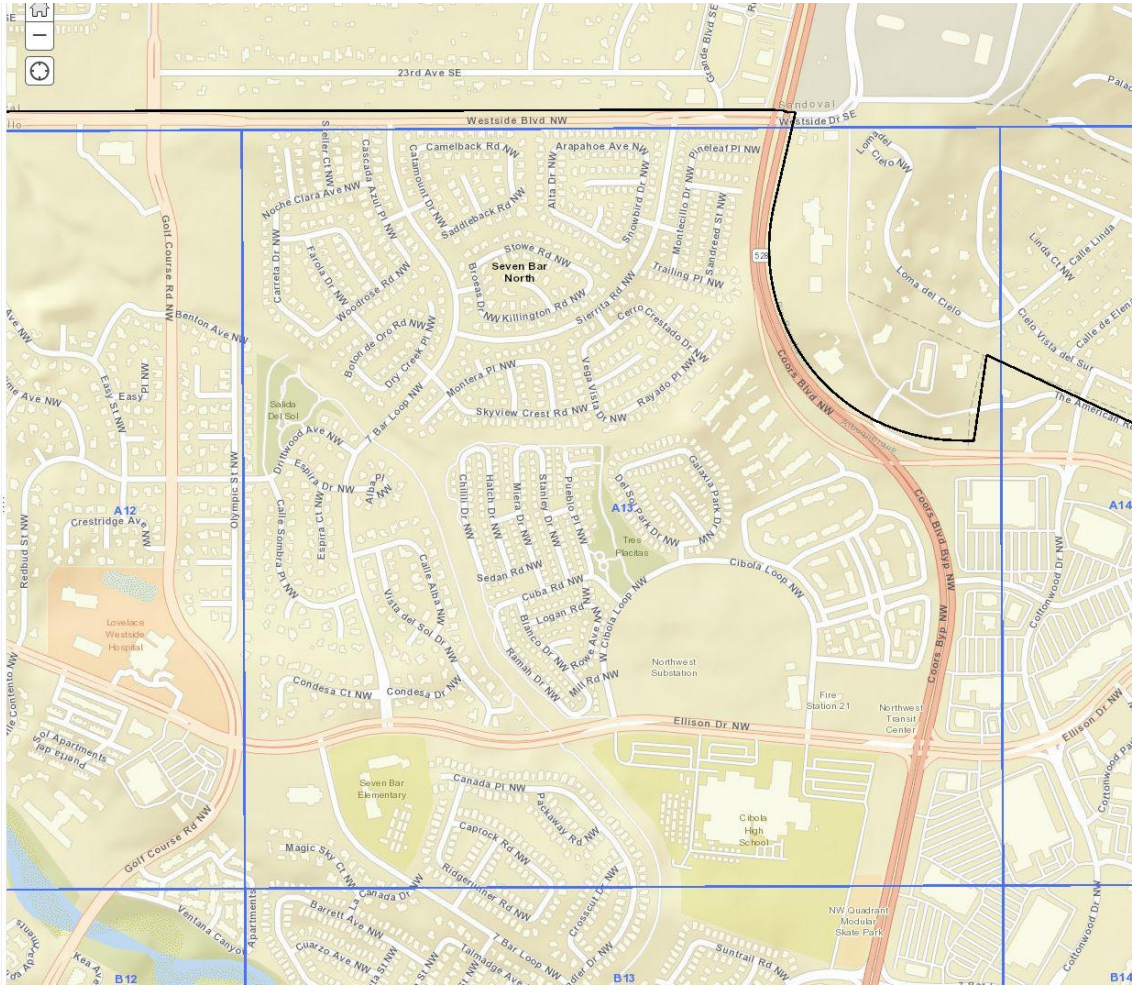
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- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- \_\_\_ 6) Preliminary Plat or Site Plan
- \_\_\_ 7) Copy of DRB approved Infrastructure List
- \_\_\_ 8) Copy of recorded IIA

**\_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT**

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- \_\_\_ 4) Letter describing, explaining, and justifying the request
- \_\_\_ 5) Scale drawing of the proposed subdivision plat or Site Plan
- \_\_\_ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use





NEW MEXICO

TEXAS

COLORADO

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Colorado Springs, CO 80903

PHO 719.309.9440

October 9, 2023

City of Albuquerque Planning Department

Project: C.O.A. Cibola Loop Multigenerational Facility

Subject: Sketch Plan Application

The City of Albuquerque's (hereinafter, the City) is planning to construct a new Multigenerational Facility on the Westside of Albuquerque, on an undeveloped site. There are multiple lots on the site owned by both the City and a private developer. Because of an existing DRB approval, various design guidelines and subdivision agreements exist. The project team wishes to understand the process to continue with this project's development.

The Department of Senior Affairs is in the planning and design phase for this development. The project is planned to be a phased construction project with Phase 1 at approximately 14,000 square feet. With all phases, the final size of the facility is planned at approximately 50,000 square feet. The subdivision is made of 26.31 acres of undeveloped site. It is divided into 4 lots. Lots 1, 2 and 3 are owned by the City of Albuquerque and Lot 4 is owned by a private developer. Lot 3 was planned for affordable housing by the City. But, it currently it remains undeveloped. Other City-planned projects for this site include a new Library and a Natatorium. The City had previously planned to purchase Lot 4 to make this entire development a central hub for city services. Currently it remains in private ownership.

A copy of the existing plat. A forthcoming sketch plat submittal will be provided with the intent to eliminate the lot line between Lot 1 and Lot 2. This will allow the Multigenerational Facility to be constructed at the most optimum placement as a part of a master planned development.

Thank you. Please let us know if you have any questions.

FBT Architects,

A handwritten signature in blue ink that reads 'Ted Grumblatt'.

Ted Grumblatt  
Principal

cc: Anna Sanchez, Director of Senior Affairs

enc. DRB Site Plan Approval  
Proposed Design Site Plans (Civil, landscape, Architectural Site Plan)



**CALCULATIONS**

**SITE CHARACTERISTICS**

A. RESERVATION ZONE = 1 2.17 IN

B. TOTAL PROJECT AREA (A) = 265,040 SF = 6.09 AC

D. LAND TREATMENTS

EXISTING LAND TREATMENT				DEVELOPED LAND TREATMENT			
BASIN A	AREA (SF/AC)	%		BASIN A	AREA (SF/AC)	%	
A	265,040 SF / 6.09 AC	100%		A	265,040 SF / 6.09 AC	100%	
B				B			
C				C			
D				D			

**II. HYDROLOGY**

A. EXISTING CONDITION 100 YEAR STORM

1. BASIN A

a. VOLUME 100 YR. 6 HR.  $WT_1 = (E_1 \cdot A_1 + E_2 \cdot A_2 + E_3 \cdot A_3 + E_4 \cdot A_4 + E_5 \cdot A_5) / A_T$   
 $\Rightarrow (0.55 \cdot 0.00) + (0.73 \cdot 0.00) + (0.95 \cdot 0.00) + (2.24 \cdot 0.00) + 0.00 = 0.3701 \text{ AC-FT} = 0.73 \text{ IN}$

b. PEAK DISCHARGE 800 YR  $Q_{800} = (Q_1 \cdot A_1 + Q_2 \cdot A_2 + Q_3 \cdot A_3 + Q_4 \cdot A_4 + Q_5 \cdot A_5) / A_T$   
 $\Rightarrow (1.54 \cdot 0.00) + (2.16 \cdot 0.00) + (2.87 \cdot 0.00) + (4.12 \cdot 0.00) = 13.1 \text{ CFS}$

B. DEVELOPED CONDITION 100 YEAR STORM

1. BASIN A

a. VOLUME 100 YR. 6 HR.  $WT_1 = (E_1 \cdot A_1 + E_2 \cdot A_2 + E_3 \cdot A_3 + E_4 \cdot A_4 + E_5 \cdot A_5) / A_T$   
 $\Rightarrow (0.55 \cdot 0.00) + (0.73 \cdot 1.73) + (0.95 \cdot 1.73) + (2.24 \cdot 2.63) + 0.00 = 1.45 \text{ IN}$

b. PEAK DISCHARGE 800 YR  $Q_{800} = (Q_1 \cdot A_1 + Q_2 \cdot A_2 + Q_3 \cdot A_3 + Q_4 \cdot A_4 + Q_5 \cdot A_5) / A_T$   
 $\Rightarrow (1.54 \cdot 0.00) + (2.16 \cdot 1.73) + (2.87 \cdot 1.73) + (4.12 \cdot 2.63) = 19.6 \text{ CFS}$

c. POND VOLUME CAPACITY  
 POND1 + POND2 + POND3 + POND4 + POND5  
 $\Rightarrow 1150 \text{ CF} + 628 \text{ CF} + 80 \text{ CF} + 80 \text{ CF} + 80 \text{ CF} = 2,016 \text{ CF}$

d. POND VOLUME CAPACITY  $V_{pond} = (IP_{pond}) / (12) \cdot A_p$   
 $\Rightarrow (0.42) / (12) \cdot (2,63) = 0.9222 \text{ AC-FT} = 4,010 \text{ CF}$

C. COMPARISON 100 YEAR STORM

1. BASIN A			
a. VOLUME 100 YR. 6 HR.	$\Delta V_{vol, dev} = 32030 - 16120 =$	15,910 CF	(INCREASE)
b. PEAK DISCHARGE 800 YR.	$\Delta Q_{800} = 19.6 - 13.1 =$	6.4 CFS	(INCREASE)

**CONSULTANTS**

**CIVIL**  
 High Mesa Consulting Group  
 6010-B Midway Park Blvd. NE  
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 p\_505.345.4250

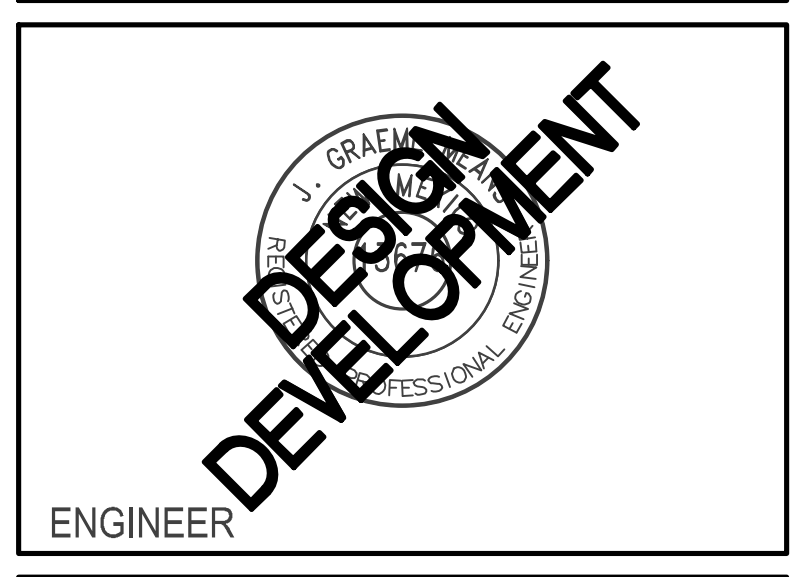
**LANDSCAPE**  
 Groundwork Studio  
 6501 Americas Pkwy NE Ste. 350  
 Albuquerque, NM 87110  
 p\_505.212.9126

**STRUCTURAL**  
 Chavez - Grievos  
 4700 Lincoln Rd NE  
 Alb NM 87109  
 p\_505.344.4080

**M/E/P/F/P**  
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**INTERIORS**  
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 p\_505.243.9287

**HIGH MESA Consulting Group**  
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 ALBUQUERQUE, NEW MEXICO 87109  
 PHONE: 505.345.4250 FAX: 505.345.4254  
 www.highmesacg.com



**COA CIBOLA LOOP MULTIGENERATIONAL CENTER**  
 100% DESIGN DEVELOPMENT

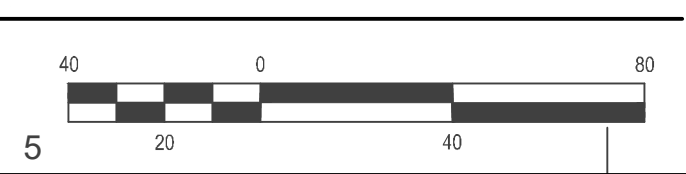
10402 Cibola Loop NW,  
 Albuquerque, NM 87114

NOVEMBER 30TH, 2021

ISSUE:	100% DESIGN DEVELOPMENT
DATE:	NOVEMBER 30TH, 2021
PROJECT NO:	
DRAWN BY:	J.Y.R.
CHECKED BY:	G.M.
SHEET TITLE	
GRADING PLAN	
<b>CG-101</b>	

**NOTE:**  
 THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES ARE AS SHOWN FOR ORIENTATION PURPOSES ONLY AND ARE DERIVED FROM THE BULK PLAT OF TRACTS A-1, A-2, B-1 & C-1 CIBOLA LOOP SUBDIVISION PREPARED BY ALDRICH LAND SURVEYING, NMPS NO. 7719, RECORDED 02/14/2017 (2017C-0017) AND IS NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES.  
 THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC SURVEY PREPARED BY SOUDER, MILLER & ASSOCIATES, NMPS NO. 23200, DATED 03/16/2020. EXISTING PUBLIC WATER, SANITARY SEWER, AND STORM DRAIN UTILITY INFORMATION SHOWN HEREON FROM THIS SURVEY HAS BEEN SUPPLEMENTED BY HMCC BASED UPON CITY OF ALBUQUERQUE AND ABCNWA RECORD DRAWINGS.

**A1 GRADING PLAN**  
 SCALE: 1" = 40'



CONSULTANTS

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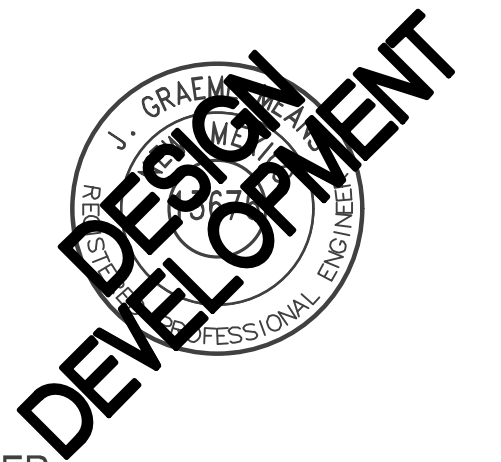
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ENGINEER

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NOVEMBER 30TH, 2021

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 DRAWN BY: J.Y.R.  
 CHECKED BY: G.M.

SHEET TITLE

WATER AND SANITARY  
 SEWER PLAN

**CU-101**



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**A1 WATER AND SANITARY SEWER PLAN**  
 SCALE: 1" = 40'

File Name: P:\data\2020\2020.046.1\ENGIN\2020.046.1\_Base.dwg - CU-101 - Plot Time: 11/30/21 - Plot Time: 12:20

COA CIBOLA LOOP MULTIGENERATIONAL CENTER

12/7/2021 8:17:31 AM

**CONSULTANTS**

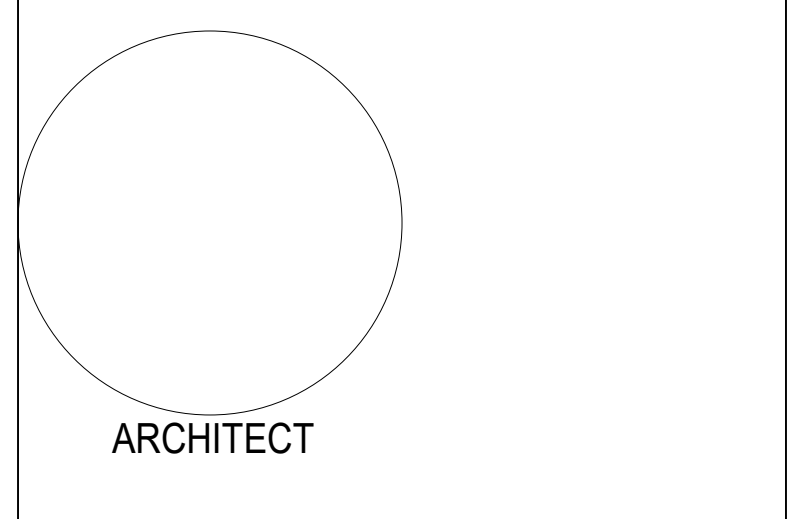
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**COA CIBOLA LOOP MULTIGENERATIONAL CENTER - PHASE 1**  
**100% DESIGN DEVELOPMENT**

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NOVEMBER 30TH, 2021

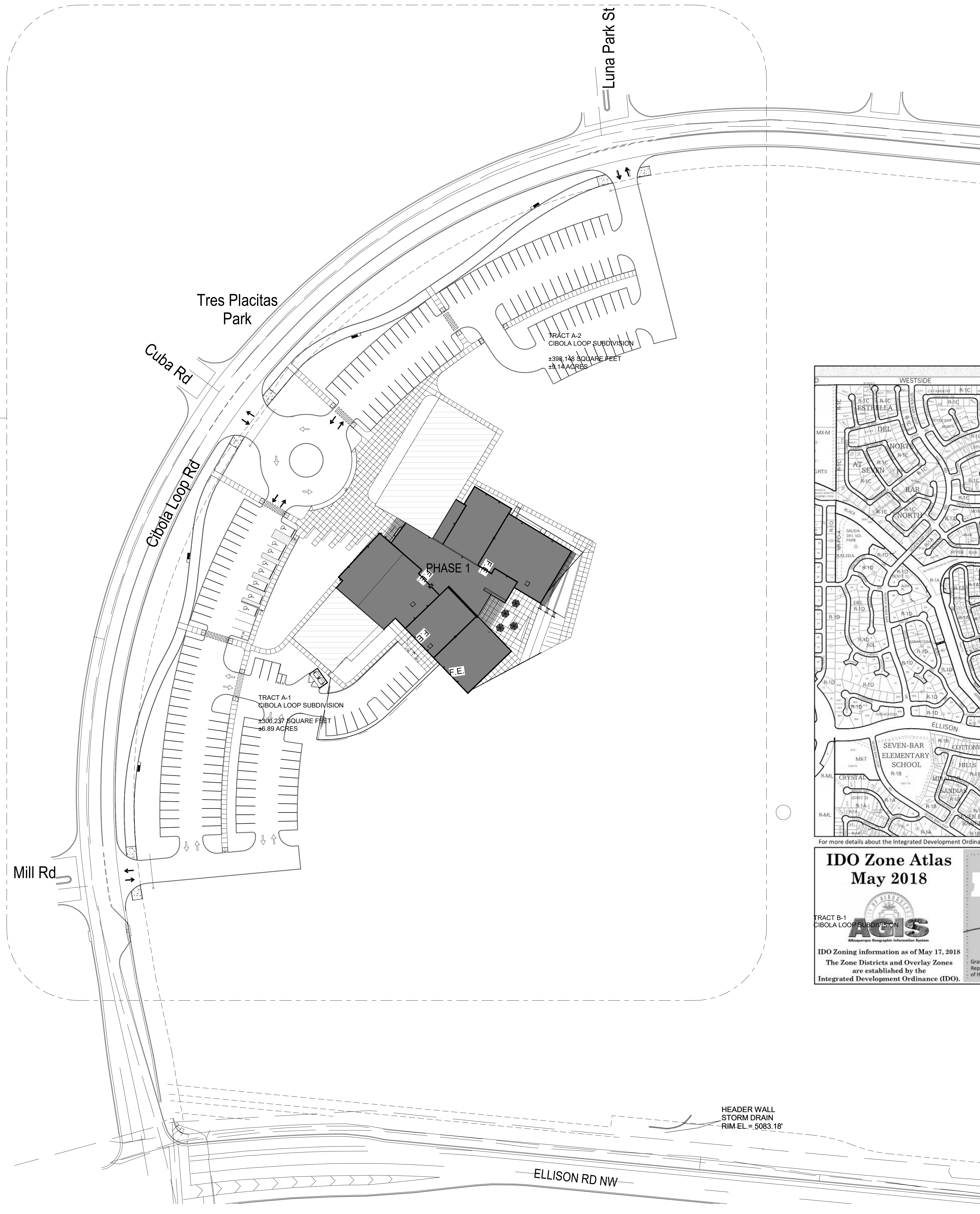
MARK	DATE	DESCRIPTION

ISSUE:	SD
DATE:	6/23/2021
PROJECT NO:	Project Number
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

OVERALL SITE PLAN

**AS-100**



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**

**Zone Atlas Page: A-13-Z**

TRACT B-1 CIBOLA LOOP SUBDIVISION

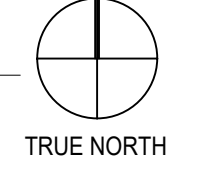
IDO Zoning information as of May 17, 2018  
 The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

- 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

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet

**A1 OVERALL SITE PLAN - PHASE 1**  
 1" = 50'-0"



COA CIBOLA LOOP MULTIGENERATIONAL CENTER



COA CIBOLA LOOP MULTIGENERATIONAL CENTER

12/17/2021 8:17:45 AM

**GENERAL NOTES**

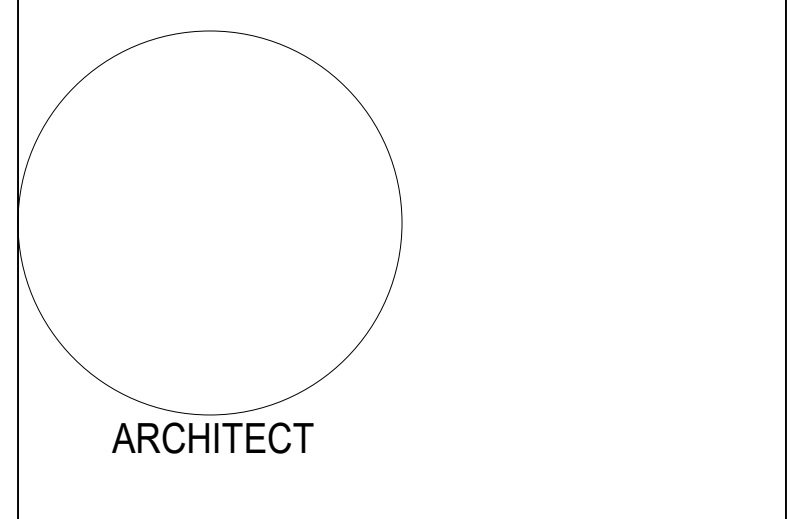
- A. SUB GRADE PREPARATION AND SOIL COMPACTION AT ALL CONCRETE WORK SHALL COMPLY WITH REQUIREMENTS ON CIVIL DRAWINGS AND GEOTECHNICAL REPORT.
- B. PROVIDE BROOM FINISH ON CONCRETE SIDEWALK, UNLESS NOTED OTHERWISE.
- C. VERIFY SIDEWALK LAYOUT WITH ARCHITECT PRIOR TO FORMING AND POURING CONCRETE. NO EXCEPTIONS.
- D. FOR INFORMATION ON UTILITIES SEE SITE SURVEY SHEET, CIVIL UTILITY PLANS, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
- E. CONTRACTOR SHALL PAY FOR AND COORDINATE WITH LOCAL UTILITY COMPANIES FOR ALL UTILITY DISCONNECT, RECONNECT AND DEMO WORK.
- F. ALL SITE ELEMENTS INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, GROUND COVER MATERIAL, ETC. THAT MUST BE REMOVED FROM THE SITE IN ORDER TO ACCOMPLISH NEW WORK SHALL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH SITE FEATURES TO BE DEMOLISHED.
- G. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING AND PAYING FOR PERMIT FEES ASSOCIATED WITH ENVIRONMENTAL PROTECTION AGENCY AND REQUIREMENTS OF STORM WATER POLLUTION PREVENTION PLAN (SWPPP) COORDINATE WITH ALL REGULATORY AUTHORITIES REGARDING THIS ITEM.
- H. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE FEATURES, PLANTINGS, AND UTILITIES TO REMAIN DUE TO CONSTRUCTION OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- I. ALL DOWNSPOUT LAMBS/TONGUE, ETC. THAT ROUTE ROOF WATER TO GRADE SHALL BE DISCHARGED IN A CONCRETE RUN DOWN, TRENCH GRATE, OR SPLASH BLOCK. SEE CIVIL FIELD COORDINATE LOCATION OF DISCHARGE POINTS PRIOR TO FORMING AND INSTALLING CONCRETE.
- J. FURNISH AND INSTALL CURB MARKING PAINT (RED FIRE LANE OR YELLOW DROP OFF LANE) ENTIRE LENGTH OF CURB AT BUILDING SIDE OR DROP OFF. COORDINATE WITH FIRE MARSHAL FOR LOCATION OF FIRE LANE MARKINGS.
- K. WHERE NEW CONCRETE PAVEMENT AND/OR CURBING IS SHOWN ADJACENT TO EXISTING, CONTRACTOR SHALL PROVIDE NEW CONCRETE PAVEMENT AND/OR CURBING UP TO AND FLUSH WITH EXISTING. LIMITS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY.
- L. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS REGARDING NEW ASPHALT AND CONCRETE PAVEMENT.
- M. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND LAYOUT OF BOTH THE SITE AND BUILDING ELEMENTS. COORDINATE FIELD INFORMATION WITH THE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITY.

**KEYED NOTES**

S11	4' WIDE PAINTED PARKING STRIPES
S14	ACCESSIBLE PARKING SIGN - STANDARD TYPE. SEE SITE DETAILS.
S16	ACCESSIBLE PARKING SYMBOL. SEE SITE DETAILS.
S17	ASPHALT PAVING, HEAVY DUTY. SEE SITE DETAILS.
S18	ASPHALT PAVING, STANDARD DUTY. SEE SITE DETAILS.
S19	CONCRETE CURB AND GUTTER. SEE SITE DETAILS.
S23	CONCRETE MOUNTABLE CURB. SEE SITE DETAILS.
S25	CONCRETE PARKING BUMPER. SEE SITE DETAILS.
S26	CONCRETE SEATING WALL. HEIGHT TO BE 18" ABOVE HIGHEST ADJACENT TOP OF CONCRETE. SEE SITE DETAILS.
S27	CONCRETE SIDEWALK WITH TURN DOWN CONCRETE EDGE ALL EXPOSED EDGES. SEE SITE DETAILS.
S46	FIRE HYDRANT. SEE CIVIL.
S51	LANDSCAPING AREA. SEE LANDSCAPE.
S54	PAD MOUNTED UTILITY TRANSFORMER. SEE ELECTRICAL.
S79	ACCESSIBLE CONCRETE RAMP WITH STEEL HANDRAILS.
S80	STEEL GUARDRAIL WITH CABLE RAIL, HORIZONTALS.
S81	CONCRETE AMPHITHEATER SEATING.
S83	10' WIDE ASPHALT TRAIL.
S84	8' HIGH STEEL FENCE.
S85	AUTOMATIC SLIDING STEEL GATE.
S86	MANUAL BARRIER GATE ARM.
S87	MOTORCYCLE PARKING WITH COA STANDARD STRIPING AND SIGNAGE.
S88	REFUSE ENCLOSURE. SEE SITE DETAILS.
S89	PAINTED ASPHALT CROSSWALK STRIPES.
S90	EXISTING CURB AND GUTTER.
S91	PROPERTY LINE.

**CONSULTANTS**

- CIVIL**  
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- LANDSCAPE**  
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**COA CIBOLA LOOP MULTIGENERATIONAL CENTER - PHASE 1**  
**100% DESIGN DEVELOPMENT**

10402 Cibola Loop NW,  
 Albuquerque, NM 87114

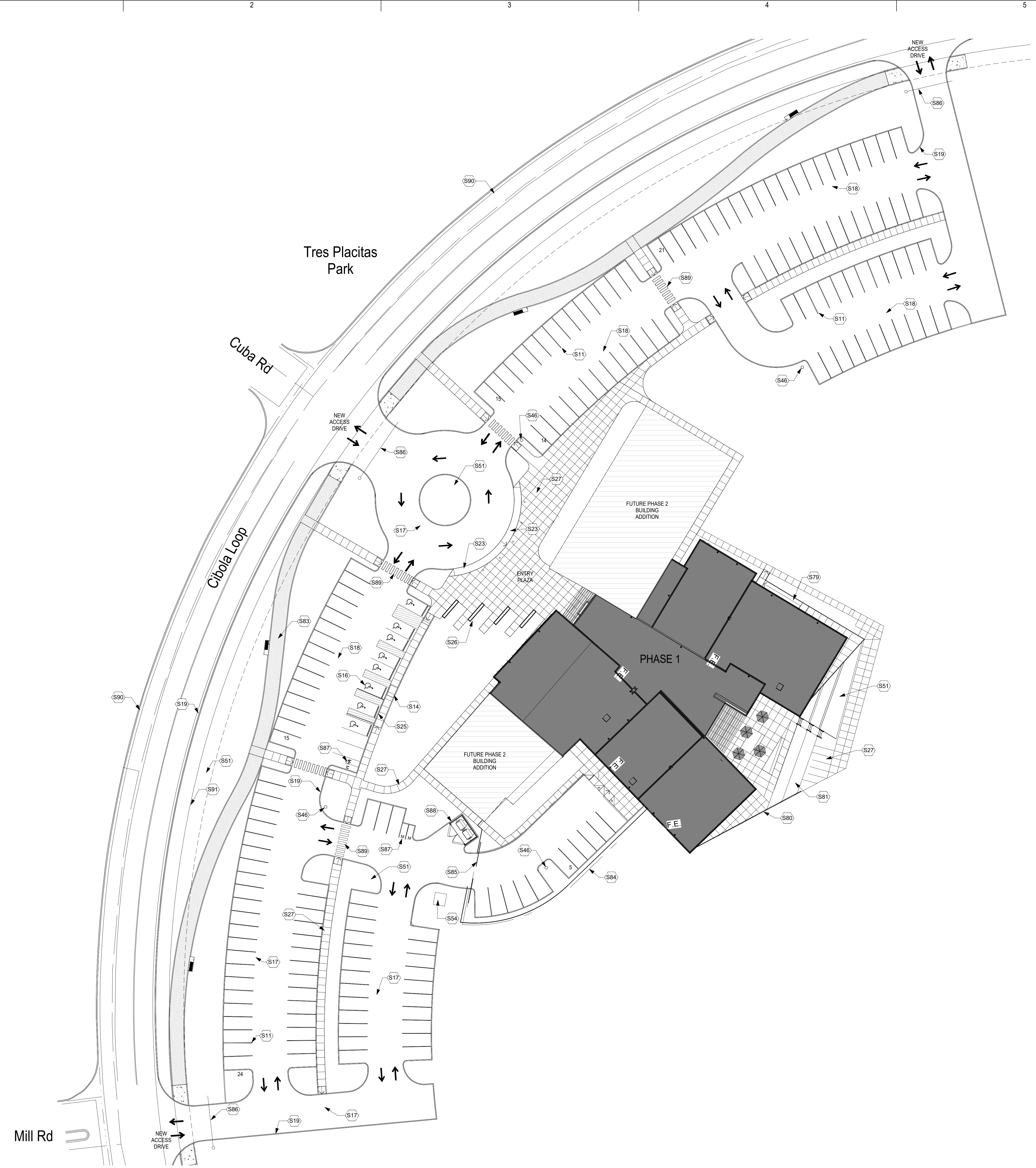
NOVEMBER 30TH, 2021

MARK	DATE	DESCRIPTION

ISSUE:	SD
DATE:	6/23/2021
PROJECT NO:	Project Number
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE  
**ENLARGED SITE PLAN**

**AS-101**



**PARKING ANALYSIS**

PER COA IDO OFF STREET PARKING REQUIREMENTS

- REQUIRED: MULTI-GEN CENTER (COMMUNITY CENTER)  
 2 SPACES / 1,000 SQ FT
- PHASE 1  
 32,041 GSF = 65 PARKING SPACES
- PHASE 2  
 22,959 GSF = 46 PARKING SPACES
- OUTDOOR AMPHITHEATER  
 1 SPACE PER 4 SEATS  
 100 SEATS = 25 PARKING SPACES
- 136 TOTAL SPACES REQUIRED  
 8 ACCESSIBLE SPACES REQUIRED  
 4 MOTORCYCLE SPACES REQUIRED
- PROVIDED: 187 TOTAL PARKING SPACES  
 8 ACCESSIBLE SPACES  
 4 MOTORCYCLE SPACES

**A1 ENLARGED SITE PLAN**  
 1" = 30'-0"

COA CIBOLA LOOP MULTIGENERATIONAL CENTER

CONSULTANTS  
**LANDSCAPE**  
 Groundwork Studio  
 6501 Americas Pkwy NE Ste. 350  
 Albuquerque, NM 87110  
 p\_505.212.9126



**PLANT LEGEND**

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	MIN. INSTALLED SIZE	CONTAINER	MATURE SIZE
<b>TREES</b>						
	ALLEE ELM	ULMUS PARVIFLORA 'EMER II'	18	2" CAL, 12'-14" HT	B&B	50' HT X 35' SPD
	AFGHAN PINE	PINUS ELДАРICA	22	MIN 6' HT	B&B	40' HT X 18' SPD
	DESERT WILLOW	CHILOPSIS LINEARIS	27	MIN 6' HT, MULTI	15-GAL	20' HT X 25' SPD
	OKLAHOMA REDBUD	CERCIS RENIFORMIS	15	MIN 5' HT	B&B	15' HT X 12' SPD
	NEW MEXICO OLIVE	FORESTIERA NEOMEXICANA	14	MIN 5' HT, MULTI	15-GAL	15' HT & SPD
	SINGLE SEED JUNIPER (FEMALE)	JUNIPERUS MONOSPERMA	18	MIN. 3' HT	5 GAL	15' HT & SPD
<b>SHRUBS</b>						
	APACHE PLUME	FALLUGIA PARADOXA	19	MIN 18" HT	5-GAL	5' HT & SPD
	CHAMISA	CHRYSOTHAMNUS NAUSEOSUS	35	MIN 18" HT	5-GAL	5' HT & SPD
	CREEPING SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	67	MIN 18" SPD	5-GAL	2' HT X 5' SPD
	GIANT HESPERALOE	HESPERALOE FUNIFERA	16	MIN 18" HT	5-GAL	6' HT & SPD
	NIGHT BLOOMING HESPERALOE	HESPERALOE NOCTURNA	30	MIN 18" HT	5-GAL	5' HT X 6' SPD
	PINE MUHLY GRASS	MUHLENBERGIA DUBIA	64	MIN 12" HT	5-GAL	2' HT X 2' SPD
<b>OTHER</b>						
	ACCENT BOULDERS - SEE GENERAL NOTE G.					

**HATCH LEGEND**

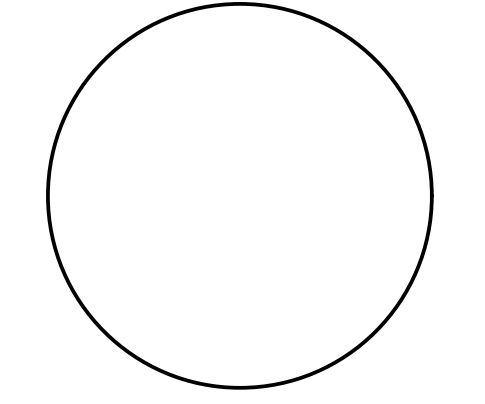
	4" DEPTH GRAVEL MULCH A OVER FILTER FABRIC. SEE GENERAL NOTE C.
	4" DEPTH GRAVEL MULCH B OVER FILTER FABRIC. SEE GENERAL NOTE D.
	4" DEPTH GRAVEL MULCH C OVER FILTER FABRIC. SEE GENERAL NOTE E.
	REVEGETATION SEEDING PER CABQ SPECIFICATIONS SANDY SOILS SEED MIX - GRASS SPECIES ONLY.
	REVEGETATION SEEDING PER CABQ SPECIFICATIONS SANDY SOILS SEED MIX - GRASS AND WILDFLOWER SPECIES ONLY.
	REVEGETATION SEEDING PER CABQ SPECIFICATIONS SANDY SOILS SEED MIX - GRASS, WILDFLOWER, AND SHRUB SPECIES.
	'TRU PUTT' ARTIFICIAL TURF BY SPORTURF, AS AVAILABLE FROM SPORT SURFACES, (505) 243-2971.

**LANDSCAPE CALCULATIONS**

ZONING	MX-M AND MX-L
APPLICABLE REGULATION(S)	IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1994
TOTAL LOT AREA (ACRES)	5.05
TOTAL LOT AREA (SF)	219978
BUILDING AREA (SF)	24000
NET LOT AREA (SF)	195,978
REQUIRED LANDSCAPE (%)	15
REQUIRED LANDSCAPE (SF)	29397
LANDSCAPE PROVIDED (SF)	56860
VEGETATIVE COVER (% - REQ)	75.0
VEGETATIVE COVER (SF - REQ)	42645
VEGETATIVE COVER (SF - PROV.)	121632
GROUND COVER (% - REQ)	18.75
GROUND COVER (SF - REQ)	10661
GROUND COVER (SF - PROV.)	72665
PARKING LOT AREA (SF)	31580
REQ. PARKING LANDSCAPE 10% (SF)	3158
PROV. PARKING LANDSCAPE (SF)	14885
REQ. PARKING TREES (110 SPOTS)	19
PROV. PARKING TREES	38
STREET FRONTAGE (LF)	905
STREET TREES PROVIDED	35
AVERAGE SPACING (LF)	26

**GENERAL NOTES**

- IF THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES LISTED IN THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLANTING PLAN, QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID. ADDITIONAL PAYMENT WILL NOT BE MADE FOR ANY DISCREPANCY IN QUANTITIES BETWEEN THE PLANTING PLAN AND THE PLANT SCHEDULE.
- IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE CONTAINER SIZE LISTED UNDER "CONTAINER" AND HEIGHT & SPREAD LISTED UNDER "INSTALLED SIZE", THE SPECIFIED PLANT SHALL MEET HEIGHT & SPREAD REQUIREMENTS SPECIFIED UNDER "INSTALLED SIZE". IF A LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS, IT SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL INSTALL A 3" DEPTH OF 1" ROSESTONE GRAVEL MULCH AS AVAILABLE FROM VULCAN MATERIALS COMPANY (505-343-7878). INSTALL MULCH OVER FILTER FABRIC, MIN. 3 OZ/SY NONWOVEN NEEDLE PUNCHED POLYPROPYLENE (MIRAFI MSCALE OR EQUIVALENT). OVERLAP FABRIC ENDS 3". TURN DOWN EDGES 6". TOP OF GRAVEL MULCH SHALL BE 1" BELOW TOP OF ADJACENT PAVING. PROVIDE SAMPLE OF GRAVEL MULCH FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL INSTALL A 3" DEPTH OF 3/4" BASALT GRAVEL MULCH AS AVAILABLE FROM JPR GRAVEL (505-577-4913). INSTALL MULCH OVER OVER FILTER FABRIC, MIN. 3 OZ/SY NONWOVEN NEEDLE PUNCHED POLYPROPYLENE (MIRAFI MSCALE OR EQUIVALENT). OVERLAP FABRIC ENDS 3". TURN DOWN EDGES 6". TOP OF GRAVEL MULCH SHALL BE 1" BELOW TOP OF ADJACENT PAVING. PROVIDE SAMPLE OF GRAVEL MULCH FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL INSTALL A 3" DEPTH OF 1/2" LUCY GOLD GRAVEL MULCH AS AVAILABLE FROM RESTORATION GROUP INC. (505-847-2387). INSTALL MULCH OVER OVER FILTER FABRIC, MIN. 3 OZ/SY NONWOVEN NEEDLE PUNCHED POLYPROPYLENE (MIRAFI MSCALE OR EQUIVALENT). OVERLAP FABRIC ENDS 3". TURN DOWN EDGES 6". TOP OF GRAVEL MULCH SHALL BE 1" BELOW TOP OF ADJACENT PAVING. PROVIDE SAMPLE OF GRAVEL MULCH FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- TREES SHALL BE PLANTED PER COA STD. DWG. # 2714. PLANT TREES IN TURF PER COA STD. DWG. # 2713 AND TREES ON SLOPES PER COA STD. DWG. # 2715. SHRUBS SHALL BE PLANTED PER COA STD. DWG. # 2716. PLANT SHRUBS ON SLOPES PER COA STD. DWG. # 2717.
- CONTRACTOR SHALL FURNISH AND INSTALL 18-64 C.F. BLUE SAIS LANDSCAPE BOULDERS AS AVAILABLE FROM NEW MEXICO TRAVERTINE (505-864-6300).



LANDSCAPE ARCHITECT

**COA CIBOLA LOOP MULTIGENERATIONAL CENTER**

**100% DESIGN DEVELOPMENT**

10402 Cibola Loop NW, Albuquerque, NM 87114

NOVEMBER 30, 2021

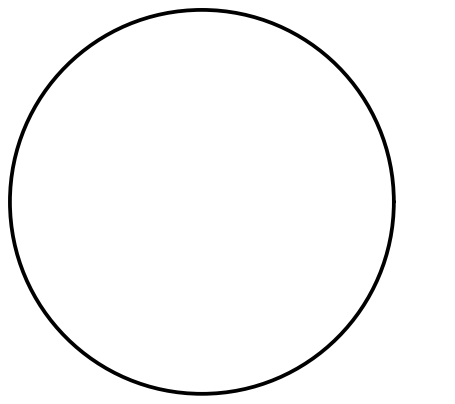
MARK	DATE	DESCRIPTION

ISSUE: 100% DESIGN DEVELOPMENT  
 DATE: 11/30/21  
 PROJECT NO:  
 DRAWN BY: WMTW  
 CHECKED BY: WM

SHEET TITLE  
 LANDSCAPE DESIGN

CONSULTANTS

**LANDSCAPE Groundwork Studio**  
 6501 Americas Pkwy NE Ste. 350  
 Albuquerque, NM 87110  
 p\_505.212.9126



LANDSCAPE ARCHITECT

**COA CIBOLA LOOP MULTIGENERATIONAL CENTER**

**100% DESIGN DEVELOPMENT**

10402 Cibola Loop NW,  
 Albuquerque, NM 87114

NOVEMBER 30, 2021

MARK	DATE	DESCRIPTION

ISSUE:	100% DESIGN DEVELOPMENT
DATE:	11/30/21
PROJECT NO.:	
DRAWN BY:	WM/TW
CHECKED BY:	WM

SHEET TITLE  
 IRRIGATION PLAN

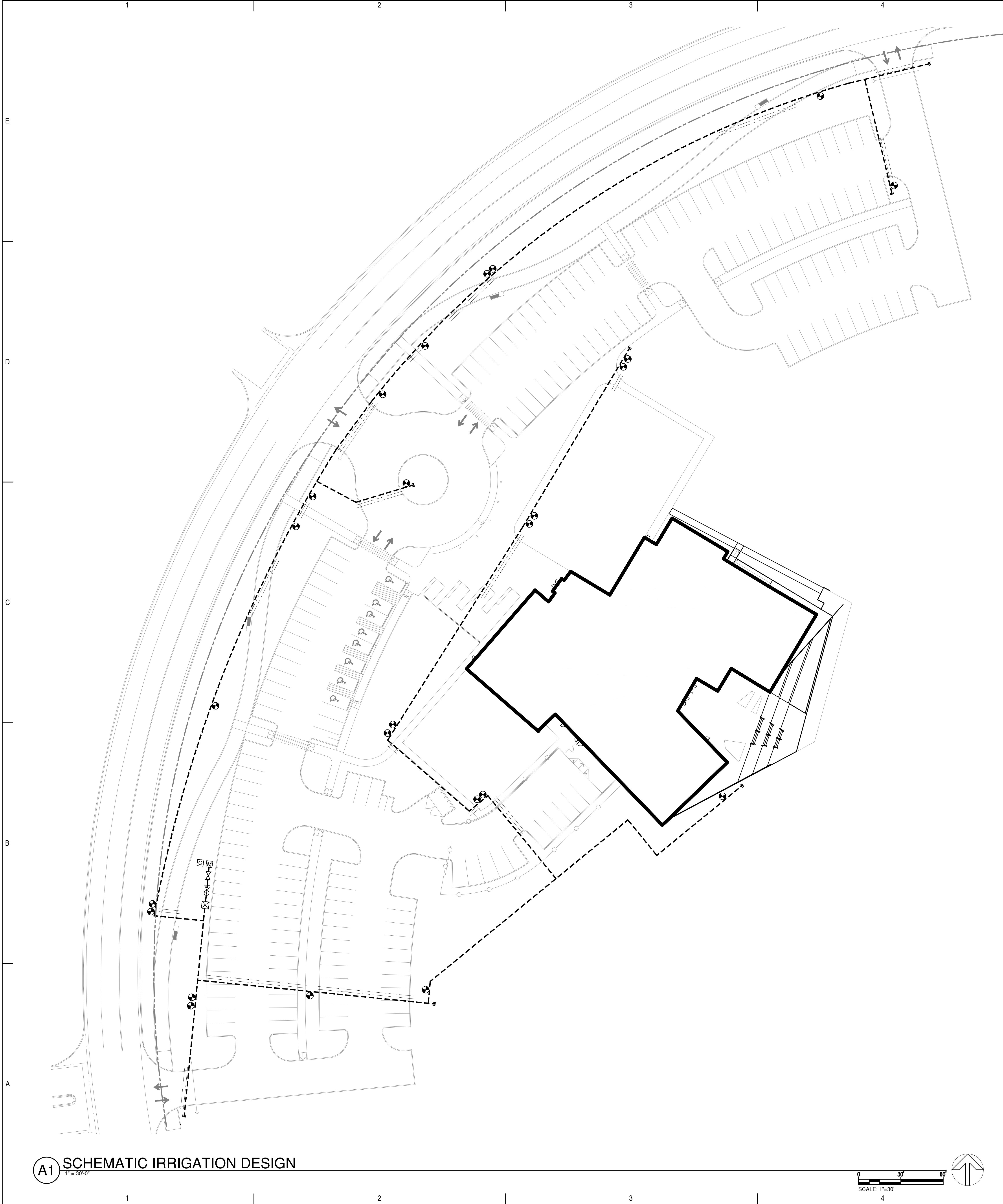
**LI-101**

**IRRIGATION LEGEND**

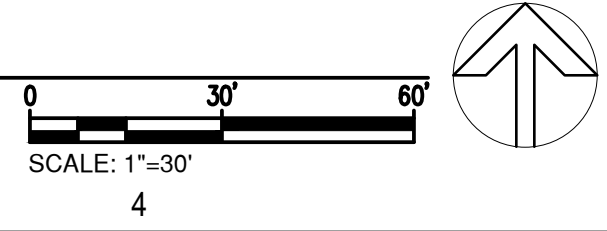
- LATERAL AND DRIP LINE SLEEVE PIPING: CLASS 200, SDR-21, BELL-END, SOLVENT WELD PVC. SEE IRRIGATION NOTE C.
  - WIRE SLEEVE PIPING: CLASS 200, SDR-21, BELL-END, SOLVENT WELD PVC. SEE IRRIGATION NOTE C.
  - IRRIGATION MAIN LINE: SDR11 BUTT FUSION WELD HDPE. SIZE 3". DEPTH OF BURY 36" FOR CONTINUOUS PRESSURE IRRIGATION MAIN, 18" FOR NON-CONTINUOUS.
  - IRRIGATION LATERAL LINE, SCH. 40, BELL-END, SOLVENT WELD PVC. DEPTH OF BURY 18". SIZE AS SHOWN ON PLAN. PIPE CONVEYING LESS THAN 5 GPM SHALL BE 3/4".
  - ⊗ ISOLATION VALVE: SPEARS SCH. 80 PVC BALL VALVE. SIZE 3". INSTALL PER COA STD. DWG. # 2707.
  - ⊕ BACKFLOW PREVENTER, AND MASTER VALVE ASSEMBLY, FEBCO MASTERSERIES LF80V, 3" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER IN HOT BOX MODEL NO. 162 HEATED AND INSULATED BACKFLOW ENCLOSURE AND RAINBIRD 300 BPE BRASS-BODY 24-VOLT MASTER VALVE IN TAN VALVE BOX WITH TAN LID. INSTALL PER COA STD. DWG. # 2703.
  - ⊙ REMOTE CONTROL VALVE ASSEMBLY, RAINBIRD PEB SERIES. PLASTIC BODY 24-VOLT AUTOMATIC VALVE (OR APPROVED EQUAL), SIZE AS SHOWN ON PLAN. INSTALL PER COA STD. DWG. # 2705.
  - ⊗ FLOW METER, MASTER METER, SIZE 3" IN TAN VALVE BOX WITH TAN LID. INSTALL PER CITY STD. DWG. # 2700. CONNECT FLOW METER TO CONTROLLER PER MANUFACTURER'S SPECIFICATIONS.
  - ⊕ QUICK COUPLER VALVE, RAIN BIRD 5-RC. INSTALL PER CITY STD. DWG. # 2709.
  - ⊙ AIR RELEASE VALVE, CRISPIN AL10. INSTALL AT HIGH POINT ON THE MAIN LINE PER CITY STD. DWG. # 2706.
  - ⊖ SOLVENT WELD CAP: SCH. 40 PVC, LINE SIZE.
  - ⊕ PVC TO HDPE FITTING. FITTING SHALL BE SPEARS GRIPLOC COMPRESSION FEMALE PVC ADAPTER, MODEL S135-20, SIZE 2. SEE IRRIGATION GENERAL NOTES. INSTALL FITTING IN 1015 VALVE BOX.
  - ⊕ CONTROLLER SHALL BE RAIN BIRD MODEL ESP12LXMEF TWO-WIRE CONTROLLER WITH FACTORY INSTALLED FLOW SMART MODULE. CONTROLLER SHALL BE MOUNTED IN LXMM CABINET ON LXMPED PEDESTAL.
  - ⊕ FURNISH AND INSTALL 3" METER PER ABCWUA SPECIFICATIONS. SEE WATER AND SANITARY SEWER PLAN.
- PRESSURE COMPENSATING BUBBLER ASSEMBLIES, RAIN BIRD 1400 SERIES. INSTALL PER CITY STD. DWG. # 2712 AS FOLLOWS:
- | MODEL NO. | GPM | PSI | NOTE        |
|-----------|-----|-----|-------------|
| 1401      | .25 | 30  | 2 PER SHRUB |
| 1401      | .5  | 30  | 3 PER TREE  |
| 1401      | .75 | 30  | 3 PER TREE  |
| 1402      | 1.0 | 30  | 2 PER TREE  |
- ROTARY POP-UP SPRINKLER ASSEMBLIES, HUNTER I-20 SERIES, 12" ROTORS. INSTALL PER COA STD. DWG. # 2710 AS FOLLOWS:
- | MODEL NO.         | RADIUS | GPM  | PSI | PR Δ | PR □ |
|-------------------|--------|------|-----|------|------|
| I-20-06-SS-MPR-30 | 30     | 1.56 | 55  | 0.77 | 0.67 |
| I-20-06-SS-MPR-30 | 30     | 3.30 | 55  | 0.82 | 0.71 |
| I-20-06-SS-MPR-30 | 30     | 6.39 | 55  | 0.79 | 0.68 |
- POP-UP SPRINKLER ASSEMBLIES, HUNTER PRS40 SERIES, POP UP HEIGHT PER LEGEND, PER DETAIL A3/L1501, SIM. WITH NOZZLES AS FOLLOWS:
- | MODEL NO.                | RADIUS | GPM  | PSI | PR Δ | PR □ |
|--------------------------|--------|------|-----|------|------|
| PROS-12-PRS40-MP1000-90  | 15     | .27  | 55  | 0.53 | 0.46 |
| PROS-12-PRS40-MP1000-180 | 15     | .51  | 55  | 0.50 | 0.44 |
| PROS-12-PRS40-MP1000-360 | 15     | 1.01 | 55  | 0.50 | 0.43 |

**IRRIGATION GENERAL NOTES**

- A. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT THE PROPOSED IRRIGATION SYSTEM IN ACCORDANCE WITH THE PLANS, DETAILS, AND SPECIFICATIONS.
- B. THIS SYSTEM WAS DESIGNED TO OPERATE AT A MINIMUM STATIC PRESSURE OF 84.73 PSI AT THE POINT OF CONNECTION. THE CONTRACTOR SHALL VERIFY ACTUAL PSI AND DELIVER RESULTS TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. IN THE EVENT THE ACTUAL PSI IS LESS THAN 84.73 PSI THE CONTRACTOR SHALL RECEIVE DIRECTION FROM LANDSCAPE ARCHITECT REGARDING POSSIBLE DESIGN MODIFICATIONS PRIOR TO INSTALLATION OF ANY IRRIGATION COMPONENTS. THE PRESSURE READING SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER'S AUTHORIZED REPRESENTATIVE. RESULTS SHALL BE INCLUDED IN THE CONTRACTOR'S IRRIGATION EQUIPMENT SUBMITTAL INDICATING DATE AND TIME OF PRESSURE READING AND THE NAME OF ATTENDING OWNER'S REPRESENTATIVE.
- C. CONTRACTOR SHALL INSTALL LATERALS IN SLEEVE PIPING AT ALL LOCATIONS WHERE LATERALS CROSS BENEATH PAVING OR RETAINING WALLS. SLEEVES SHALL BE LOCATED A MIN. OF 6" BELOW WALL FOOTINGS AND EXTEND A MIN. 6" BEYOND EACH EDGE OF FOOTINGS. COORDINATE IRRIGATION SLEEVE INSTALLATION WITH ALL TRADES TO ENSURE SLEEVES ARE INSTALLED PRIOR TO INSTALLATION OF CURB AND GUTTER, CONCRETE AND ASPHALT PAVEMENT, SIDEWALKS, SLABS, WALLS, ETC.
- D. WHERE PVC PIPE CROSSES UNDER PAVING, CONTRACTOR SHALL INSTALL IN CLASS 200, SDR-21, BELL END SOLVENT WELD PVC SLEEVE TWO SIZES LARGER THAN PIPE TO BE CONTAINED, UNLESS OTHERWISE NOTED ON PLAN. SLEEVES FOR PVC SHALL BE AT 18" BURY DEPTH.
- E. IRRIGATION SLEEVE INSTALLATION SHALL BE COORDINATED WITH ALL TRADES TO ENSURE THAT SLEEVES ARE INSTALLED PRIOR TO INSTALLATION OF CURB AND GUTTER, CONCRETE AND ASPHALT PAVEMENT, SIDEWALKS, SLABS, WALLS, ETC.
- F. IRRIGATION PIPE ROUTING IS SHOWN DIAGRAMMATICALLY AND MAY REQUIRE MINOR FIELD ADJUSTMENTS. IN THE CASE OF MAJOR ADJUSTMENTS OR CHANGES TO THE DESIGN, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK. ACTUAL PIPE ROUTING AND EQUIPMENT LOCATIONS SHALL BE COMPLETELY AND ACCURATELY NOTED IN THE PROJECT AS-BUILTS TO BE PROVIDED BY THE CONTRACTOR.
- G. IRRIGATION PIPING SHALL NOT BE INSTALLED WITHIN THE DRIP LINE OF TREES. ALL ELBOWS AND TEES SHALL BE INSTALLED IN LANDSCAPE AREAS UNLESS OTHERWISE NOTED. IRRIGATION EQUIPMENT SHALL BE LOCATED IN LANDSCAPE AREAS.
- H. CONTRACTOR SHALL PROVIDE TWO 120V, 20 AMP CIRCUITS FROM ELECTRICAL PANEL TO IRRIGATION BACKFLOW PREVENTER ENCLOSURE AND IRRIGATION CONTROLLER (ONE TO EACH). SEE ELECTRICAL DRAWINGS. WORK AND MATERIALS BE IN COMPLIANCE WITH LOCAL CODES AND THE NATIONAL ELECTRIC CODE (N.E.C.).

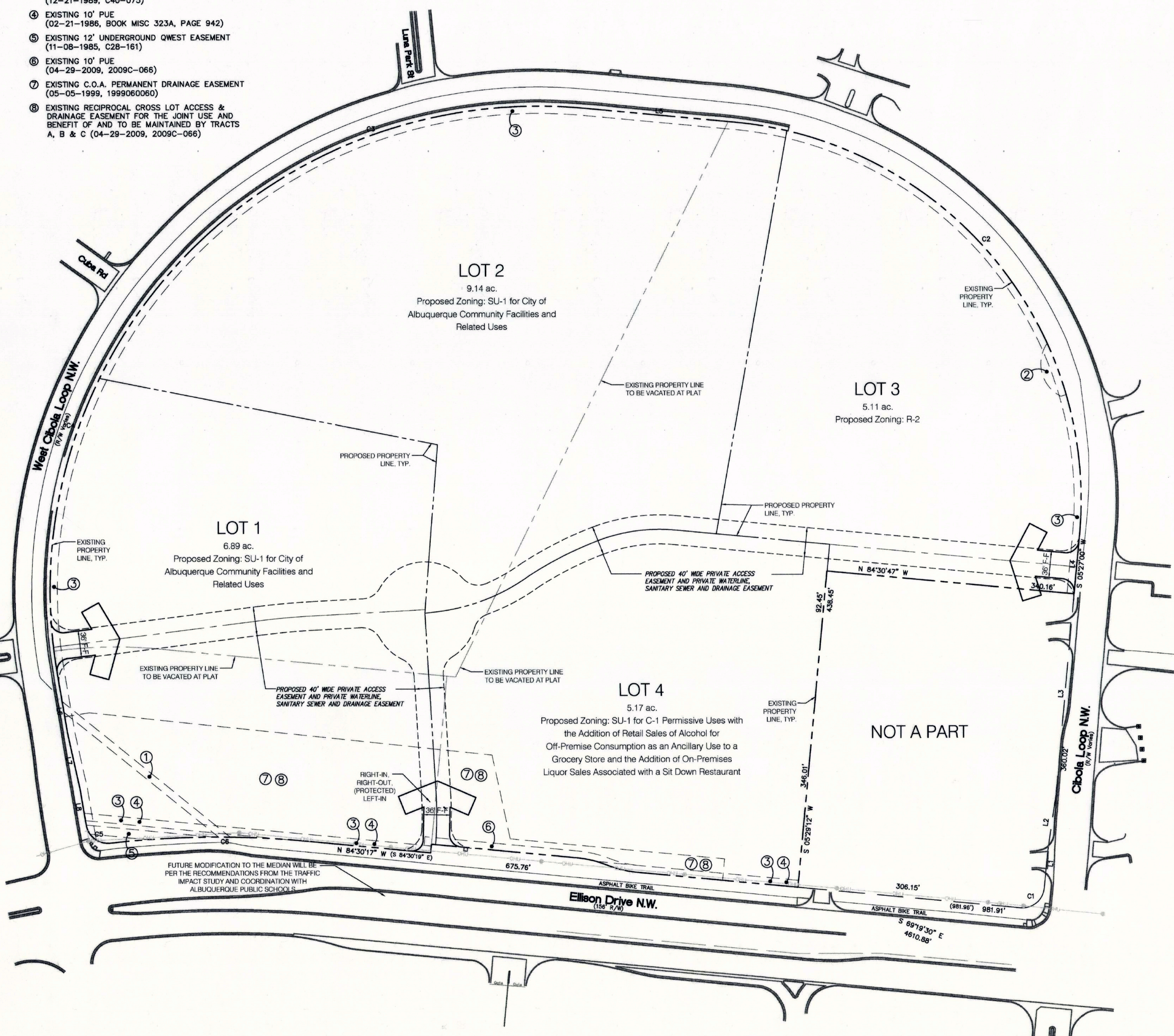


**A1 SCHEMATIC IRRIGATION DESIGN**  
 1" = 30'-0"



**EASEMENTS**

- ① EXISTING 10' ABCWUA SANITARY SEWER EASEMENT (12-05-1974, BOOK MISC 345, PAGE 971)
- ② EXISTING 50' RADIUS TEMPORARY TURNING EASEMENT (11-08-1985, C28-161)
- ③ EXISTING 10' PUE (12-21-1989, C40-075)
- ④ EXISTING 10' PUE (02-21-1986, BOOK MISC 323A, PAGE 942)
- ⑤ EXISTING 12' UNDERGROUND QWEST EASEMENT (11-08-1985, C28-161)
- ⑥ EXISTING 10' PUE (04-29-2009, 2009C-066)
- ⑦ EXISTING C.O.A. PERMANENT DRAINAGE EASEMENT (05-05-1999, 1999060060)
- ⑧ EXISTING RECIPROCAL CROSS LOT ACCESS & DRAINAGE EASEMENT FOR THE JOINT USE AND BENEFIT OF AND TO BE MAINTAINED BY TRACTS A, B & C (04-29-2009, 2009C-066)



**SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION:**

**THE SITE:** The Site is Tracts A, B, and C of Cibola Loop Subdivision, consisting of approximately 26 acres. The property boundaries are Ellison Drive on the south and Cibola Loop Drive on the north, east, and west.

**ZONING AND PROPOSED USE:** The Site is currently zoned SU-1 for R-2 Uses, SU-1 for Senior Housing with Limited Medical Facilities, and SU-1 for C-1 Permissive Uses with No Drive-Up Service Windows. Proposed zoning is SU-1 for City of Albuquerque Community Facilities and Related Uses, SU-1 for C-1 Permissive Uses with the Addition of Retail Sales of Alcohol for Off-Premise Consumption as an Ancillary Use to a Grocery Store and the Addition of On-Premises Liquor Sales Associated with a Sit Down Restaurant, and R-2. Proposed uses are a Multigenerational Center, Library, and Swimming Pool, commercial retail, and multi-family residential.

**APPLICABLE PLANS:** Seven Bar Ranch Sector Development Plan and the West Side Strategic Plan.

**PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:**

**Vehicular Access:** The primary access to this site is from Ellison Drive, a Regional Principal Arterial. Secondary access is from Cibola Loop, a local road. The Ellison Drive access is proposed as right-in, right-out, and (protected) left-in.

**Transit Access:** The site is to the west of the City's Northwest Transit Center. ABQ Ride Routes that serve the Northwest Transit Center include Routes 92, 94, 96, 98, 155, 157, 251, 551, and 790.

**Bicycle Access:** Bicycle access is provided to this site via the multi-use, paved, McMahon and Tres Placitas Trails. The McMahon Trail runs along the south edge of the site within the Ellison right-of-way and connects to the Black Arroyo Trail that runs along the west side of the Channel. Tres Placitas Trail breaks off from the McMahon Trail at West Cibola Loop intersection and loops around the residential neighborhood to and through Tres Placitas Park and continues to the northern edge of the site.

**Pedestrian Access:** Internal sidewalks and pedestrian facilities will be designed in compliance with the Design Guidelines included with this Site Plan for Subdivision. The internal pedestrian network will make connections to and from each of the buildings, through the parking areas, and to the public sidewalks within the adjacent rights-of-way. There is an existing 10 foot wide multi-use trail along Ellison Drive. Sidewalks will be constructed around the perimeter of the site per the requirements of the Development Process Manual.

**BUILDING HEIGHTS AND SETBACKS:** Maximum building height for the three City facilities shall be 38 feet. The maximum building height for the commercial buildings shall be 26 feet. Setbacks for the civic and commercial uses shall be per the Design Guidelines.

**MAXIMUM FLOOR AREA RATIO:** The maximum FAR for the civic and commercial areas is .50. The FAR for the R-2 tract is per the R-2 zone.

**LANDSCAPE PLAN:** Landscape plans shall be submitted with future Site Plans for Building Permit (Except for R-2 site) and shall be consistent with the Water Conservation Landscaping and Water Waste Ordinance, Pollen Control Ordinance, and the Design Guidelines.

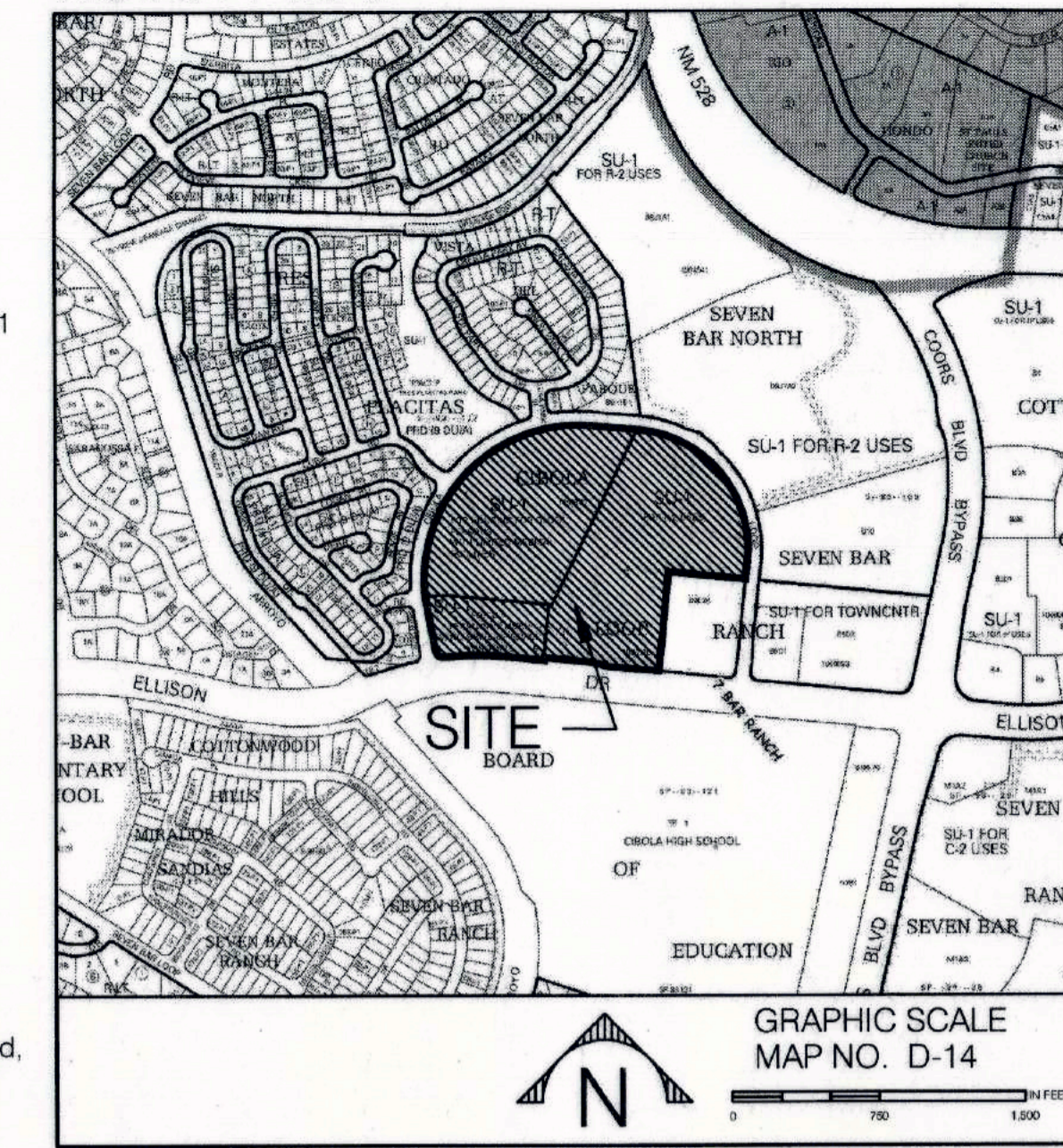
**STREETS:** All interior streets shall be private.

**UTILITIES:** All public waterlines that are not within public rights-of-way shall be located in public waterline easements granted to the Albuquerque Bernalillo County Water Utility Authority (ABCWUA). All sanitary sewer lines shall be private.

**GENERAL NOTES**

1. Lot 3 (Multi-Family) is proposed to be zoned R-2, and as such, the Design Guidelines do not apply.
2. The build-out of the City facilities will be phased over time. It is anticipated that the Library (located along the Ellison Drive frontage) will be the first City facility built on the property.
3. All future Site Development Plans shall contain stormwater control measures designed to manage the first flush and control runoff generated by contributing impervious surfaces.
4. A Traffic Circulation Layout (TCL) plan is required for each development as part of the building permit submittal requirements.

**VICINITY MAP**



PROJECT NUMBER: 1010895

Application Number: 16EPC-40048

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated October 14, 2016 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 APPROVAL:**

<i>Roger M. Durand</i>	1/25/17
Traffic Engineering, Transportation Division	Date
<i>Christy Lee</i>	01/31/17
ABCWUA	Date
<i>Carol S. Dument</i>	1-25-17 cad
Parks and Recreation Department	Date
<i>PS</i>	1-25-17
City Engineer	Date
N/A	
* Environmental Health Department-(conditional)	Date
N/A	
Solid Waste Management	Date
<i>Carl Ch...</i>	2-2-17
DRB Chairperson, Planning Department	Date

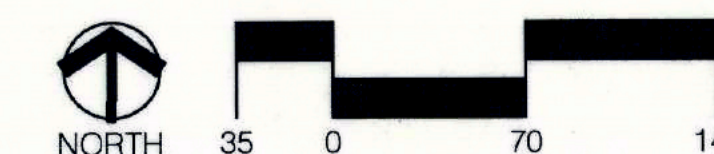
**CIBOLA LOOP**

**SITE PLAN FOR SUBDIVISION**

Prepared for:  
Vientecillo, LLC  
5995 Alameda Boulevard NE  
Albuquerque, NM 87111

Prepared by:  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102

Scale: 1" = 70'



January 25, 2017

# DESIGN GUIDELINES

The purpose of these Design Guidelines is to provide a framework to assist the architects, landscape architects, and designers in understanding the vision and development goals for this multi-use property. The primary goal for this property is to achieve a vibrant destination that fosters pedestrian accessibility and is an asset to the community and the City of Albuquerque as a whole. These Design Guidelines supplement the Architectural Program completed as part of the Westside Multigenerational Center Feasibility Study on behalf of the Department of Senior Affairs and apply to civic and commercial areas only within the SU-1 portions of the site. The multi-family tract zoned (R-2) is not subject to these Design Guidelines.

Subsequent Site Plans for Building Permits shall be consistent with the Design Guidelines established by this Site Plan for Subdivision and shall be approved administratively, with the exception of the 5-acre commercial retail site, which shall be approved by the Environmental Planning Commission. Minor amendments to this Site Plan for Subdivision shall be approved administratively by the Planning Director in accordance with the Comprehensive City Zoning Code, Section 14-16-2-22 (A)(6) Special Use Zone, and major amendments shall be approved by the Environmental Planning Commission.

## 1. ACCESS AND CIRCULATION

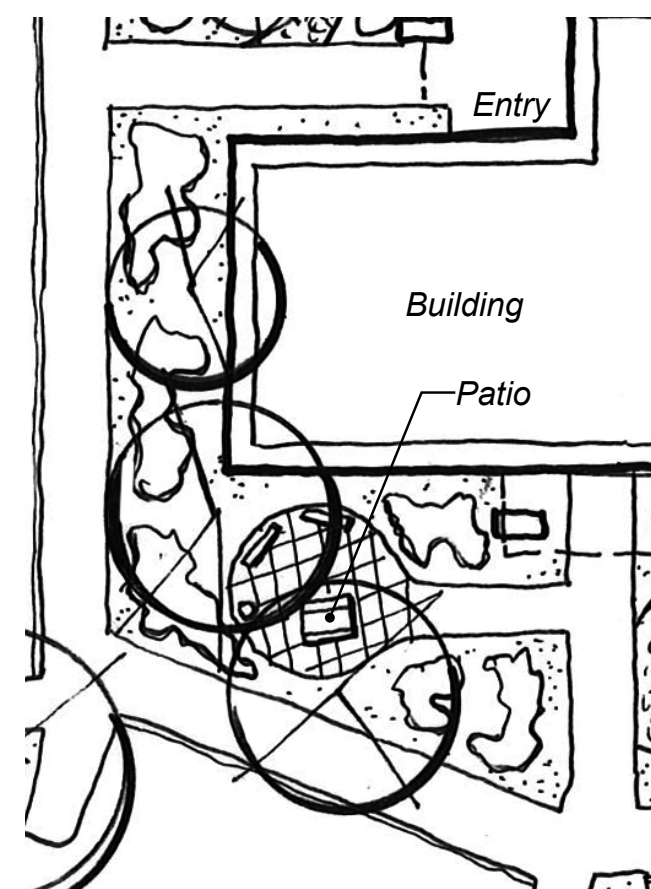
Access is provided from Ellison Drive and Cibola Loop. Primary access will be from Ellison Drive from a right-in, right-out, left-in access point. Secondary access is from Cibola Loop that aligns with existing roadways.

- ✓ 1.1 Access and circulation for vehicles required to perform maintenance to recreation areas and buildings shall be maintained.
- ✓ 1.2 Fire access shall be provided in accordance with the International Fire Code and adopted and amended by the State of New Mexico and the City of Albuquerque, and with current regulations of the Albuquerque Fire Department.

## 2. PEDESTRIAN AND SITE AMENITIES

The creation of a pedestrian-friendly environment will depend on creative site design and will be a primary design objective for Cibola Loop.

- ✓ 2.1 The use of a consistent design for all types of site furniture will serve to unify different areas of the property. Site furniture will be located in areas of more active recreation or pedestrian movement and consist of the following: benches, picnic tables, trash receptacles, bicycle racks, bollards, and informational signage. Selection of fixtures should be based on design compatibility, durability/maintenance needs, vandal-resistance, cost, comfort, and handicap accessibility.
- ✓ 2.2 Pedestrian paths shall be designed to be handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design, except where topography makes this unfeasible).
- ✓ 2.3 Accessible drop off areas shall be provided at the front entries of each of the three City facilities.
- ✓ 2.4 Pedestrian connections shall be provided from parking lots to buildings, adjacent roadways, public sidewalks, and trails.
- 2.5 Pedestrian crossings shall be clearly demarcated with special paving treatment where they cross vehicular entrances and drive aisles. Speed tables and similar traffic-calming devices are encouraged at major crossings.
- 2.6 Freestanding restaurants shall provide outdoor patios shaded by trees and/or a shade structure that is architecturally integrated with building architecture.
- 2.7 Structures and on-site circulation systems should be located to minimize pedestrian/vehicle conflicts.
- 2.8 All sidewalks, ramps (including required truncated domes) curb cuts, and curb and gutter located within City right-of-way shall be built per City of Albuquerque Standard Drawings: sidewalks (2430), ramps (2440), curb cuts (2426), and curb and gutter (2415 A).



Outdoor patio shaded by trees.

## 3. PARKING

In order to support the goals for the property regarding pedestrian accessibility, careful attention should be paid to the parking design. The goal for the City facilities is to allow shared parking.

- 3.1 Handicapped parking spaces shall be provided adjacent to building entries.
- 3.2 The number of parking spaces shall be as provided below:
  - › Multigenerational Center: maximum of 300 spaces, including a minimum of 20 handicapped spaces with 10 being van accessible spaces
  - › Library: maximum of 110 spaces, including 8 handicapped spaces with 2 being van accessible spaces
  - › Swimming Pool: maximum of 100 spaces, including 4 handicapped spaces with 1 being van accessible spaces
  - › Commercial retail: minimum number of spaces per the C-1 zone; no minimum number of spaces are required
- 3.3 Bicycle parking shall be conveniently located near building entrances. The minimum number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Comprehensive Zoning Code.
- 3.4 A shared parking agreement shall be required for the three civic uses and the commercial retail use.
- 3.5 Specific design of parking areas and access roads shall be in accordance with the City's Development Process Manual (DPM), and in compliance with the City's Comprehensive Zoning Code, Section 14-16-3-1. Minimum widths and radii for fire access shall be maintained in accordance with 1.2 above.
- 3.6 Alternative surfacing treatments for the parking areas should be explored to allow for water permeability. Opportunities to harvest water in planted islands should also be considered (See Section 14).

## 4. SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes.

- 4.1 Minimum setback for buildings:
  - › 30 feet from the R.O.W. line of Ellison Drive
  - › 30 feet from the R.O.W. line of Cibola Loop
- 4.2 Minimum setback for parking areas:
  - › 20 feet from the R.O.W. line of Ellison Drive
  - › 20 feet from the R.O.W. line of Cibola Loop
- 4.3 Playground areas:
  - › 30 feet from adjacent street or parking lot, unless a physical barrier, such as walls or fencing is provided to restrict access to the street.

## 5. SITE VISIBILITY AND VIEWS

Visibility from Ellison is important for both the Library and the commercial retail site. The primary views from the site are towards the Sandias to the east and northeast. The west and northwest of the site afford the best views due to the grade differential from west to east and the distance from existing and potential neighboring development, as described in the Architectural Program completed for the three civic uses.

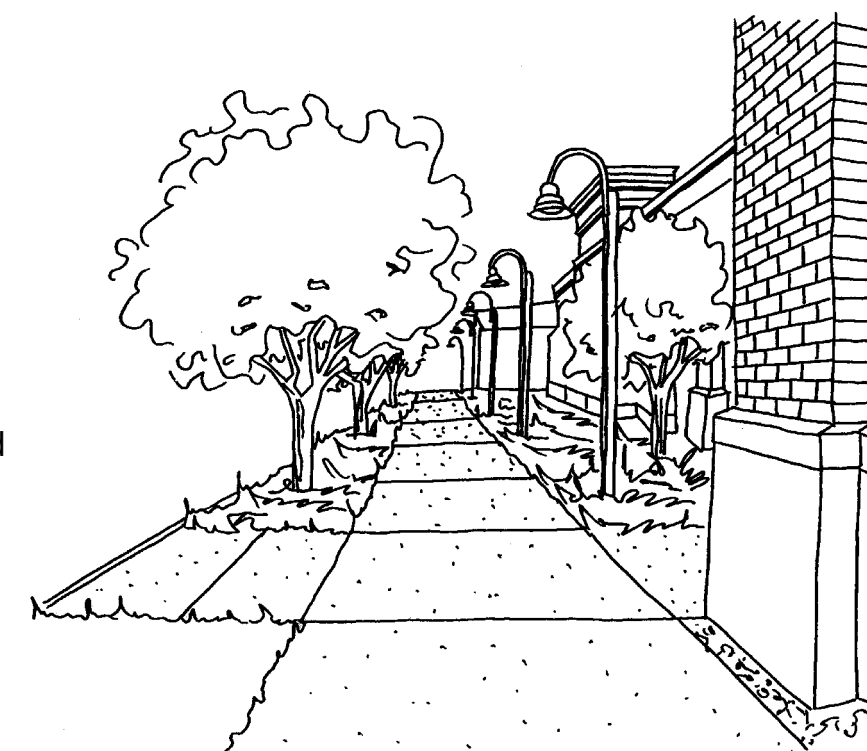
- 5.1 Multigenerational Center: The Multigenerational Center should be easily visible from Ellison Drive and the access to parking and drop-off area should be clear and easy to navigate. Views to the Sandias from many of the Center's primary program areas are important and should be provided from the second level.
- 5.2 Library: Good visibility from Ellison Drive should be provided to the Library. Views from the Library's primary program areas towards the Sandias should be provided.
- 5.3 Swimming Pool: Direct visibility from Ellison Drive is not essential, but good wayfinding for access from Ellison Drive and Cibola Loop should be provided. Views would be a benefit, but are not essential.

## 6. LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the property. The landscape design should emphasize native and naturalized plant species, but is not limited to those species. All landscaped areas need to be coordinated and responsive to existing environmental conditions and local building policies. These guidelines are to be used as a supplement to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Street Tree Ordinance, and landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

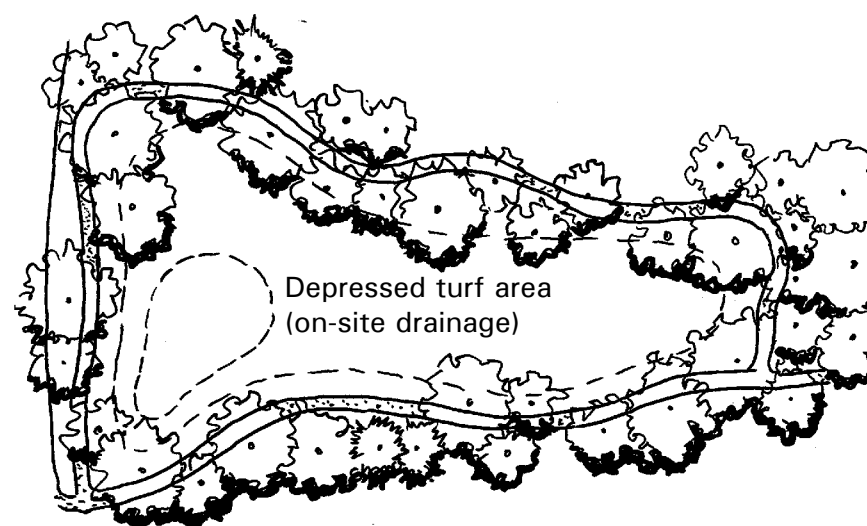
- 6.1 Plant materials will be used for a variety of purposes, including:

- › Buffer/screen - plant materials will be used to buffer certain facilities from noise and wind, and screen views to/from objectionable elements;
- › Shade/climate control - shade trees will be used along pedestrian paths and around activity centers;
- › Define uses or activities - trees and shrubs will be used to define specific areas;
- › Highlight specific features - trees and shrubs will be used to frame elements, provide foreground and background interest, etc.
- › Sensory stimulation - fragrant and flowering trees and shrubs will be used to stimulate the senses of sight, smell, and touch; and
- › Education - native landscape materials appropriate to our high desert environment will be used to demonstrate how natives can be water efficient and attractive in a "designed" landscape.



Shaded walkways.

- 6.2 Individual lot owners shall be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the owner in a living, attractive condition.
- 6.3 Common area landscaping shall be maintained by an association established for that purpose.
- 6.4 A minimum of 15 percent of site area (minus the building square footage) shall be devoted to landscape materials.
- 6.5 Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet. Living, vegetative materials shall cover a minimum of 75 percent of the landscaped areas. The area and percentage is calculated based on the mature canopy size of all plant materials.
- 6.6 All planting areas not covered with turf shall have a ground topping of river rock, shredded bark, gravel mulch, or similar material which extends completely under the plant material.
- 6.7 Appropriate landscape headers (e.g. steel, brick, concrete) shall be used to separate any turf and groundcover areas.
- 6.8 One shade tree shall be planted for every ten parking spaces, with no parking space being more than 100 feet from a tree trunk. Parking area trees shall have a mature height and canopy of at least 25 feet.
- 6.9 Outdoor recreation areas should be designed for dual use (recreation and on-site drainage).



Outdoor recreation areas designed for dual use.

- 6.10 An automatic underground irrigation system shall be provided to support all required landscaping.
- 6.11 Minimum plant sizes at time of installation shall be as follows:
  - › Trees: 1.5 inch caliper, or 10 to 12 feet in height
  - › Shrubs & Groundcovers: 1 gallon
  - › Turf grasses shall provide complete ground coverage within 1 growing season after installation.

## 7. SCREENING / WALLS AND FENCES

The effective use of screening devices for mechanical equipment, parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on the property.

- 7.1 All mechanical equipment shall meet the screening requirements of Section 14-16-3-1(E)(4) of the Comprehensive City Zoning Code. All mechanical equipment shall be screened from public view by materials of the same nature as the basic materials of the building.
- 7.2 All screening and vegetation surrounding ground-mounted transformers and utility pads shall 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. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
- 7.3 All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure which is large enough to contain all trash generated between collections. Trash enclosures shall be screened with plant materials.
- 7.4 The Multigenerational Center shall include a 30 yard self contained compactor and shall be screened with an 8 foot wall.
- 7.5 The design and materials for refuse collection enclosures shall be compatible with the architectural theme and materials of the site and adjacent buildings.
- 7.6 No refuse collection areas shall be allowed between streets and building fronts.
- 7.7 Parking areas shall be screened with plant materials, walls, earthen berming, or a combination of the above. Such screening shall have a minimum height of 3 feet.
- 7.8 Walls and fences shall comply with Section 14-16-3-19, General Height and Design Regulations for Walls, Fences, and Retaining Walls.
- 7.9 Fencing for the Swimming Pool shall comply with Chapter 10 Amusement, Recreation, and Culture, Article 3 Swimming Pools, Section 10-3-2-3 Barrier, which requires pools to be completely surrounded by a barrier at least 48 inches in height, the spaces between bars no greater than 4 inches in width, and the bottom rail or bar to be a maximum of 4 inches above the deck or grade.
- 7.10 Fencing shall be provided for chemical screening at the Swimming Pool area. Fencing materials should allow for passive surveillance of the chemical screening area.
- 7.11 The maximum height of retaining walls is 10 feet facing the interior of the site. Maximum height of retaining walls facing public rights-of-way shall be in compliance with 7.8 above. Areas requiring greater retainage are required to be terraced.
- 7.12 Barbed wire, chain link, concertina wire, and plastic/vinyl fencing are prohibited.
- 7.13 Clear site distances will be maintained at all driveway locations.
- 7.14 Materials acceptable for retaining walls are masonry block (no unfinished), split face block, burnished block, architectural concrete, and stone.

# CIBOLA LOOP

## DESIGN GUIDELINES

Prepared for:  
Vientecillo, LLC  
5995 Alameda Boulevard NE  
Albuquerque, NM 87111



Prepared by:  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102

## 8. ARCHITECTURE

The architectural design should demonstrate a high quality aesthetic character throughout the property and should respond to climate, views, solar access, and aesthetic considerations. The following guidelines are intended to provide design flexibility while maintaining design consistency for all architectural elements throughout the property.

- 8.1 The maximum height for civic buildings at Cibola Loop shall not exceed 38 feet, as measured from the highest adjacent finished grade. The maximum height for commercial buildings at Cibola Loop shall not exceed 26 feet, as measured from the highest adjacent finished grade.
- 8.2 All non-residential buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive City Zoning Code, as well as other local building and fire codes.
- 8.3 Finished building materials shall be applied to all exterior sides of buildings and structures and shall be consistent on all sides. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.
- 8.4 Generic franchise building elevations or canopies are prohibited.
- 8.5 Building entry ways shall be clearly defined and include a canopy, portal, or awning that is architecturally integrated with the building. No plastic or vinyl building panels, awnings, or canopies are allowed.
- 8.6 Buildings should employ variety in structural forms to create visual character and interest, and avoid long, unarticulated facades. Facades should have varied front setbacks, with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment.
- 8.7 Building edge treatments shall “step down” to relate to the scale of pedestrians. Building masses should be arranged to cast shadows on each other in order to emphasize the contrast of light and shaded surfaces at corners and edges.
- 8.8 Windows and doors are key elements of any structure’s form and should relate to the scale of the elevation on which they appear. The use of recessed openings helps to provide depth and contrast on elevation planes. Glazing should respond to climate, view, and orientation.
- 8.9 Highly reflective surfaces; exposed, untreated, precision block walls; and materials with high maintenance requirements are undesirable and should be avoided.
- 8.10 Materials should be chosen that can be easily repaired and can withstand abuse by vandals, accidental damage by machinery, heavy sun, or southwest climate.
- 8.11 Cell towers shall be architecturally integrated.

## 9. LIGHTING AND NOISE

The primary design objective of the site lighting system shall be to maximize public safety, while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

- 9.1 All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the Comprehensive City Zoning Code. Placement of fixtures and guidelines shall conform to state and local safety and illumination guidelines. All exterior installations must be provided with ground-fault interruption circuits.
- 9.2 All lights shall be shielded source with glare cut off angles of a maximum of 75 degrees to prevent spillage onto adjoining properties or light pollution of the existing “dark sky”. All lighting shall be compliant with the State of New Mexico Night Sky Protection Act, NMSA 1978, 74.12. Cobra and sodium lights are prohibited.
- 9.3 Maximum height for light fixtures shall be as follows:
  - › Parking Areas and Interior Streets: 30 feet
  - › Pedestrian/bicycle paths: 16 feet
  - › Building lighting shall not cause glare or night sky pollution.
  - › 42 inches maximum height for bollard lights
- 9.4 Lighting for all outdoor recreation areas shall be programmed to turn off at 10:00 p.m.
- 9.5 Area lighting should be used to highlight public spaces and walkways. The use of walkway level lighting, such as bollard lights or wall pocket lights, is encouraged to accent pedestrian zones.
- 9.6 Individual site lighting shall blend with the architectural character of the buildings and other site fixtures.
- 9.7 Site lighting shall be restricted to a maximum off-site luminance of 1,000 lamberts from any point and 200 foot lamberts from any residential property line.
- 9.8 Accent lighting is permitted, however, surface lighting is limited to an average of 2 footcandles measured 4 feet from the surface level of any point on the building surface being lighted.
- 9.9 Noise generated from the outdoor recreation areas shall be subject to the City’s Noise Control Ordinance, Article 9: Noise Control.

## 10. SIGNAGE

The following signage guidelines were developed to regulate the size, location, type, and quality of sign elements within Cibola Loop. The goal is to provide a signage program that is of high quality, maintains a consistent style, creates a sense of arrival, and complements the visual character of the property.

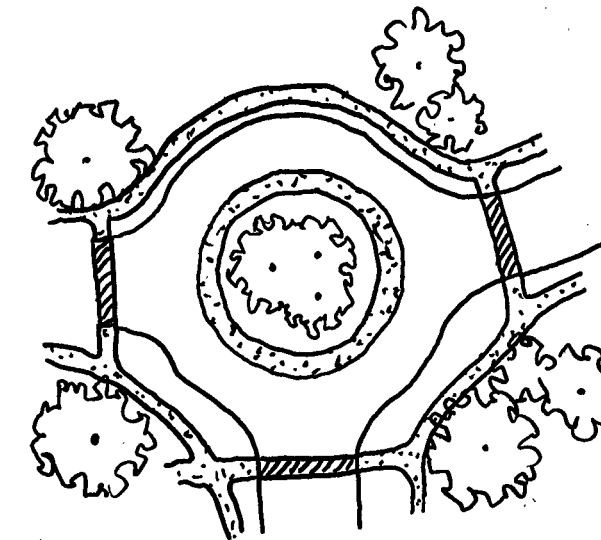
- 10.1 All signs shall be in compliance with Section 14-16-3-5 General Sign Regulations of the Comprehensive City Zoning Code.
- 10.2 Entry signs shall be monument type and shall complement the materials, color, and architectural character of the buildings. A Monument Sign is defined as a freestanding sign where the base of the sign structure is connected to the ground and integrated into the landscape, with no clear space for the full width of the sign between the bottom of the sign and the surface of the ground.
- 10.3 One project monument sign is allowed at each of the project entries at Ellison Drive and Cibola Loop. The monument sign at Ellison Drive shall be a maximum of 15 feet in height, with a maximum sign area of 75 square feet. The monument sign at Cibola Loop shall be a maximum of 10 feet in height, with a maximum sign area of 50 square feet. These project monument signs shall be of similar design and materials.

- 10.4 One individual monument sign is allowed for each civic building and for the commercial parcel. Maximum height for individual monument signs shall not exceed 8 feet and shall have a maximum signage area not to exceed 40 square feet.
- 10.5 Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.
- 10.6 No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- 10.7 Signs shall not overhang into the public right-of-way or extend above the building roof line.
- 10.8 Off-premise signs and portable signs are prohibited.
- 10.9 Building-mounted signs shall not exceed 6 percent of the facade area. Maximum logo size shall not exceed 3 feet by 5 feet.
- 10.10 Building-mounted signs shall:
  - › Identify the name and address of the building;
  - › Have a maximum of 4 different colors;
  - › Have a significant contrast between the background and the text in order to ensure readability; and
  - › Not intrude upon any architectural features, including windows, columns, mouldings, or other decorative features.
- 10.11 No illuminated plastic panel signs are allowed except business logos.
- 10.12 Lighted signs shall not face residential neighborhood.
- 10.13 Directional signs for pedestrian and bicycle trails, parking areas, etc. may be up to 8 feet in height. Directional signs shall be made of stone/masonry, concrete, or any anodized, oxidized, or powder coated metal.

## 11. ROUNDABOUT

A roundabout will be utilized as a traffic calming device within the project interior. A character defining element will be located north of the roundabout and may include signage.

- 11.1 Roundabouts shall meet design requirements of Publications FHWA-RD-OO-067 and AASHTO and shall accommodate required fire access.
- 11.2 Raised islands with rolled curbs will be used to direct traffic counter-clockwise and prevent left turn movements. Crosswalks will provide clear separation between vehicular and pedestrian movements.



Roundabout at the internal road intersection.

## 12. TRANSPORTATION DEMAND MANAGEMENT

In order to reduce single-occupancy vehicles, Transportation Demand Management (TDM) will help mitigate traffic impacts of a development.

- 12.1 Designated carpool parking spaces shall be provided at Cibola Loop civic buildings to encourage carpooling, and shall be noted on future Site Development Plans.
- 12.2 The City departments should work with their employees to encourage carpooling, bus ridership, and alternative modes of transportation.
- 12.3 The City departments should post the City trail map and bus route information in public lobbies, employee break rooms, or other locations easily accessible to employees.
- 12.4 Conveniently located bicycle racks and facilities shall be provided to encourage bicycle commuting.

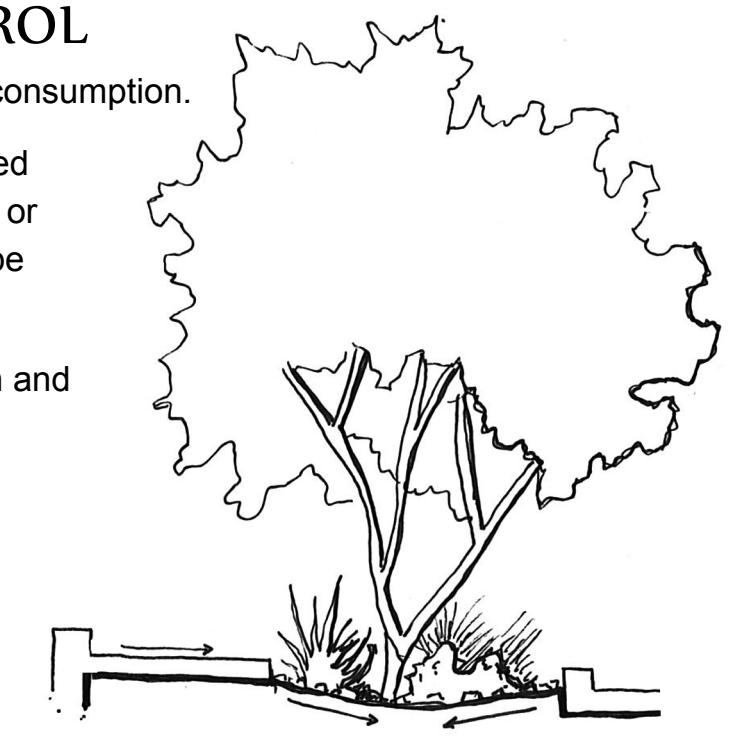
## 13. UTILITIES

To ensure the overall aesthetic quality of the property, the visual impact of utilities and equipment should be minimized.

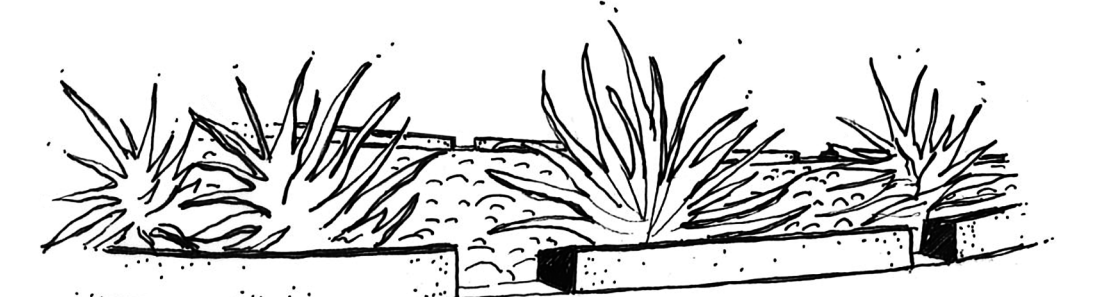
- 13.1 All new electric distribution lines shall be placed underground.
- 13.2 Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way. Screening of transformers, utility boxes and other utility structures shall not impede access to the equipment and shall provide for safe maintenance and repair by utility workers.
- 13.3 When an above-ground backflow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.
- 13.4 PNM Coordination: Development shall abide by all conditions or terms of utility easements prior to development, contact shall be made to PNM’s new Service Delivery Department to coordinate electric service and options for the location of electrical service connection. Any existing or proposed public utility distribution easements are to be indicated on subsequent Site Plan for Building Permit utility sheets.PNM’s standard for public utility distribution easements is 10 feet in width to ensure adequate, safe clearances.

## 14. SUSTAINABILITY AND STORM WATER CONTROL

- 14.1 Energy efficient techniques shall be utilized to reduce energy and water consumption.
- 14.2 Water harvesting techniques, such as curb cuts for drainage to landscaped areas, permeable paving, bioswales to slow and treat storm water runoff, or cisterns for the collection and reuse of storm water and gray water shall be provided, where appropriate.
- 14.3 Storm water control measures shall be designed to manage the first flush and control runoff generated by contributing impervious surfaces.
- 14.4 Where feasible, roofs shall drain water to areas which are landscaped appropriately for such run-off.
- 14.5 Buildings shall be oriented to take advantage of heat gain in the winter where possible while coordinating with shading strategies to inhibit solar gain in the summer.
- 14.6 Grasses and other ground vegetation should be placed near project edges to help filter and slow runoff as it exits and enters the site.
- 14.7 Convenient recycling collection facilities shall be provided by all tenants of the site.
- 14.8 The use of sustainable design principles, environmentally-responsible building concepts, and earth-friendly procedures is encouraged.



Depressed planting beds for water harvesting.

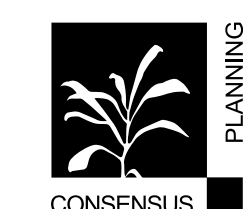


Curb-cuts allow drainage to landscape areas.

# CIBOLA LOOP

## DESIGN GUIDELINES

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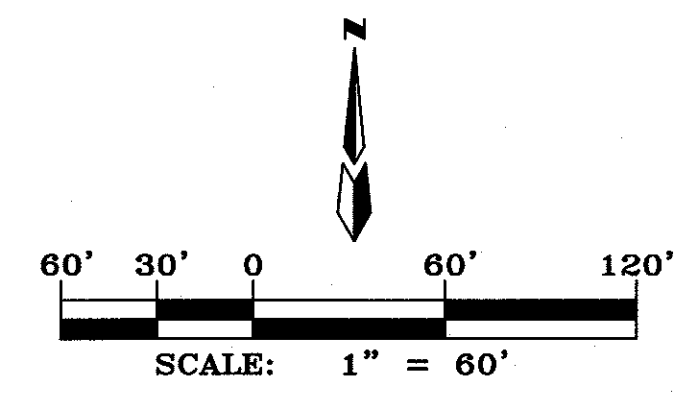
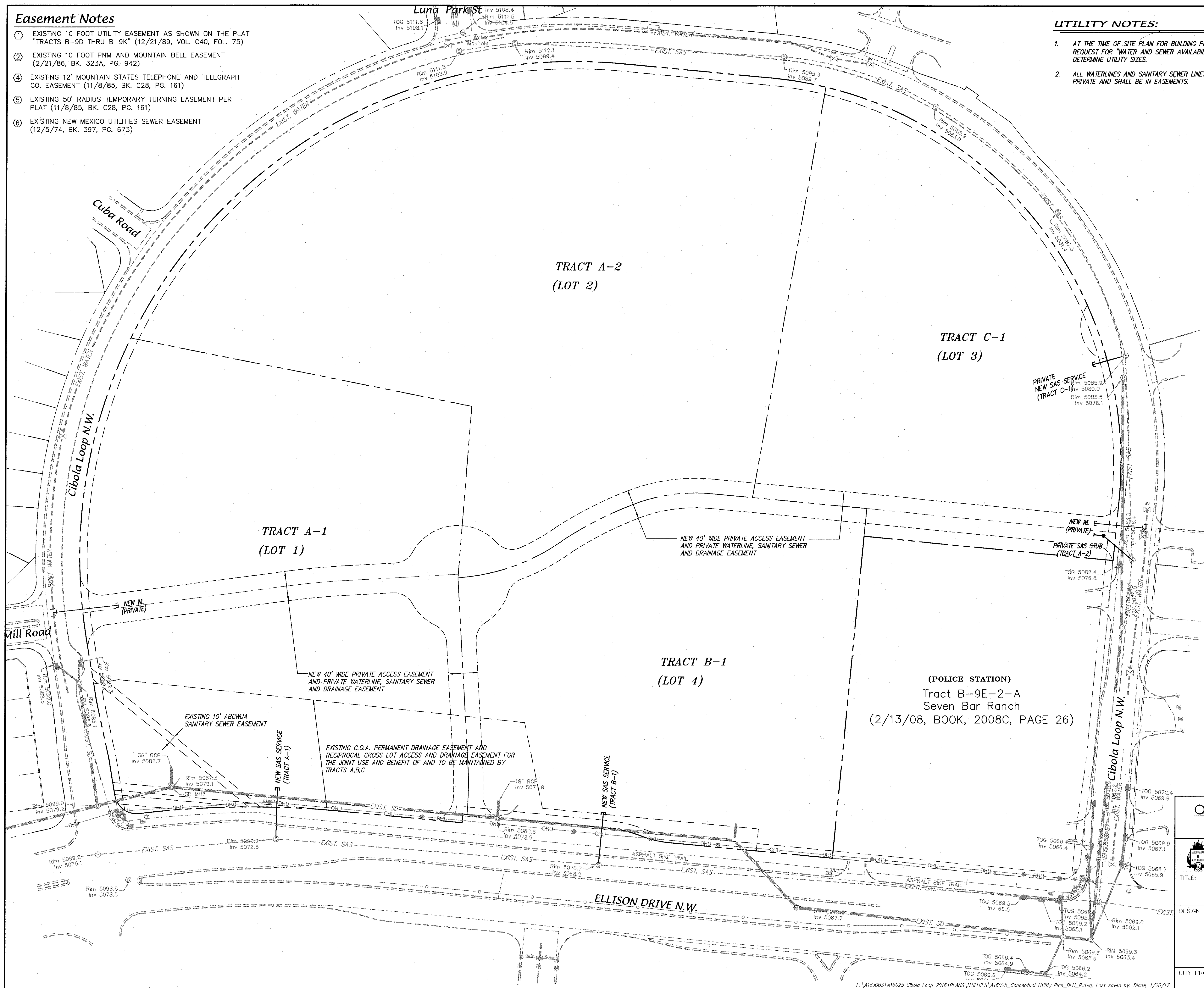


**Easement Notes**

- ① EXISTING 10 FOOT UTILITY EASEMENT AS SHOWN ON THE PLAT "TRACTS B-9D THRU B-9K" (12/21/89, VOL. C40, FOL. 75)
- ② EXISTING 10 FOOT PNM AND MOUNTAIN BELL EASEMENT (2/21/86, BK. 323A, PG. 942)
- ④ EXISTING 12' MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO. EASEMENT (11/8/85, BK. C28, PG. 161)
- ⑤ EXISTING 50' RADIUS TEMPORARY TURNING EASEMENT PER PLAT (11/8/85, BK. C28, PG. 161)
- ⑥ EXISTING NEW MEXICO UTILITIES SEWER EASEMENT (12/5/74, BK. 397, PG. 673)

**UTILITY NOTES:**

- 1. AT THE TIME OF SITE PLAN FOR BUILDING PERMIT, EACH LOT WILL HAVE TO SUBMIT A REQUEST FOR "WATER AND SEWER AVAILABILITY" FROM A.B.C.W.U.A. IN ORDER TO FURTHER DETERMINE UTILITY SIZES.
- 2. ALL WATERLINES AND SANITARY SEWER LINES NOT IN PUBLIC RIGHT-OF-WAY SHALL BE PRIVATE AND SHALL BE IN EASEMENTS.



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	NO.	DATE
WORK STAMPED BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
ACCEPTANCE BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
FIELD POSITION BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
DRAWING BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
CORRECTED BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
MICRO-FILM INFORMATION	DATE	NO.	DATE	NO.	DATE	NO.	DATE
RECORDED BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
OFFICE (505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT**

TITLE: **CIBOLA LOOP  
CONCEPTUAL UTILITY PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

LAST DESIGN UPDATE

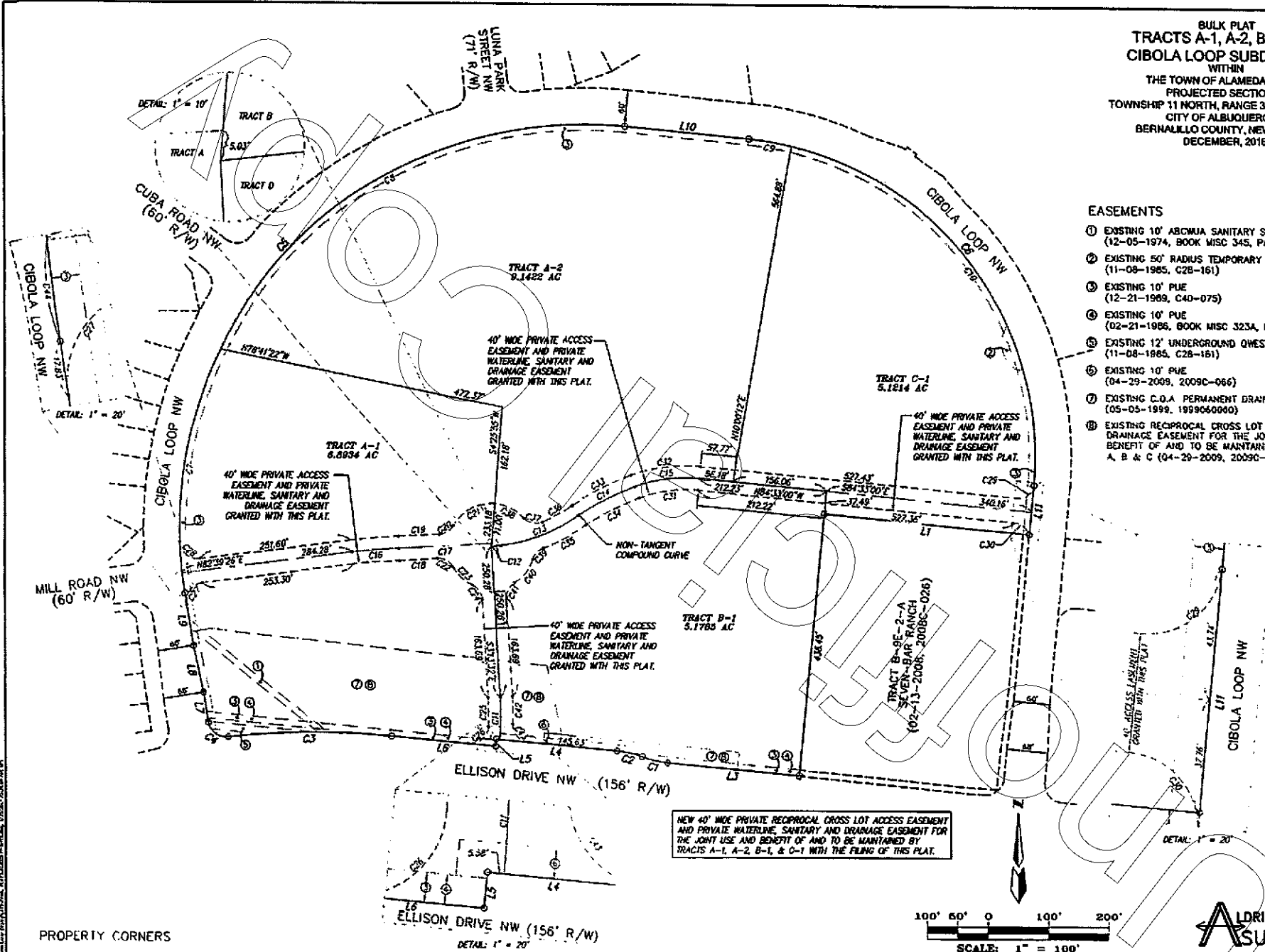
CITY PROJECT NO. \_\_\_\_\_ ZONE MAP NO. **A-13-Z** SHEET **1** OF **1**



BULK PLAT  
**TRACTS A-1, A-2, B-1 & C-1**  
**CIBOLA LOOP SUBDIVISION**  
 WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 6,  
 TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 DECEMBER, 2016

**EASEMENTS**

- ① EXISTING 10' ABCWIA SANITARY SEWER EASEMENT (12-05-1974, BOOK MISC 345, PAGE 971)
- ② EXISTING 50' RADIUS TEMPORARY TURNING EASEMENT (11-08-1985, C2B-161)
- ③ EXISTING 10' PUE (12-21-1989, C4D-075)
- ④ EXISTING 10' PUE (02-21-1986, BOOK MISC 323A, PAGE 942)
- ⑤ EXISTING 12' UNDERGROUND QWEST EASEMENT (11-08-1985, C2B-161)
- ⑥ EXISTING 10' PUE (04-29-2009, 2009C-066)
- ⑦ EXISTING C.O.A PERMANENT DRAINAGE EASEMENT (05-05-1999, 1999060000)
- ⑧ EXISTING RECIPROCAL CROSS LOT ACCESS & DRAINAGE EASEMENT FOR THE JOINT USE AND BENEFIT OF AND TO BE MAINTAINED BY TRACTS A, B & C (04-29-2009, 2009C-066)



**PROPERTY CORNERS**

- SET 1/2" REBAR WITH CAP OR PK WITH TAG "LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP "LS 11589"

NEW 40' WIDE PRIVATE RECIPROCAL CROSS LOT ACCESS EASEMENT AND PRIVATE WATERLINE, SANITARY AND DRAINAGE EASEMENT FOR THE JOINT USE AND BENEFIT OF AND TO BE MAINTAINED BY TRACTS A-1, A-2, B-1, & C-1 WITH THE FILING OF THIS PLAT.



**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBU, N.M. 87190  
 505-864-1990

DATE: PLAT SH13.dwg	DRAWN: STEPHEN	CHECKED: ALS	SHEET: 3	OF: 4
SCALE: AS SHOWN	DATE: 01/25/17	JOB: A1025		

DOCN 2817613724

ALBUQUERQUE, NEW MEXICO