

# Site Plan Documentation



**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.**

<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	<b>APPEAL</b>
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)

<b>BRIEF DESCRIPTION OF REQUEST</b>

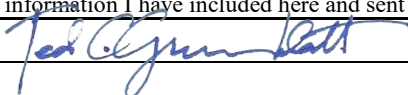
<b>APPLICATION INFORMATION</b>		
Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street:	Between:	and:

<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>

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:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent



**FORM P2: SITE PLAN ADMINISTRATIVE – Development Facilitation Team (DFT) as of 12/25/2022****\_ SITE PLAN ADMINISTRATIVE – DFT**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). 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. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

**SITE PLAN DOCUMENTATION**

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form P2 with all the submittal items checked/marked
- \_\_\_ 3) Form SP with signatures from Hydrology, Transportation, and ABCWUA
- \_\_\_ 4) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 5) Site Plan and related drawings (include a Site Plan key of the sheets submitted)
- \_\_\_ 6) Copy of the original approved Site Plan or Master Development Plan (for amendments to or Extensions of the Site Plan)
- \_\_\_ 7) Infrastructure List, if required for building of public infrastructure
- \_\_\_ 8) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C) (The Sensitive Lands Site Analysis form can be obtained online at):  
[https://documents.cabq.gov/planning/development-review-board/Sensitive\\_lands\\_analysis\\_form.pdf](https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf)
- \_\_\_ 9) Responses to climatic and geographic responsive design considerations (Recommended to promote sustainability, but not required. The Climatic and Geographic Responsiveness form can be obtained online at): [https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2\(D\)ClimaticGeographic\\_Responsiveness.pdf](https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2(D)ClimaticGeographic_Responsiveness.pdf)

**SUPPORTIVE DOCUMENTATION**

- \_\_\_ 10) Completed Site Plan Checklist
- \_\_\_ 11) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 12) Justification letter describing and justifying the request per the criteria in IDO Section 16-6-5(G)(3)
- \_\_\_ 13) Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P). *Note: If requesting more than allowed by deviation, a Variance – ZHE or Waiver –DHO will be required, as applicable*
- \_\_\_ 14) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*

\_\_\_ 15) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone

\_\_\_ 16) Architectural Review Committee approval letter if the site is located within a Master Development Plan area or a Framework Plan area

**PUBLIC NOTICE DOCUMENTATION**

\_\_\_ 17) Sign Posting Agreement

\_\_\_ 18) Proof of a Pre-Submittal Neighborhood Meeting per IDO 6-4(C)(1)(b) for new building or multiple new buildings that include a total of more than 100 multi-family residential dwelling units or more than 50,000 square feet of non-residential development

\_\_\_ Office of Neighborhood Coordination neighborhood meeting inquiry response

\_\_\_ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

\_\_\_ Completed neighborhood meeting request form(s)

\_\_\_ If a meeting was requested or held, copy of sign-in sheet and meeting notes

\_\_\_ 19) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)

\_\_\_ Office of Neighborhood Coordination notice inquiry response

\_\_\_ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

\_\_\_ Proof of emailed notice to affected Neighborhood Association representatives

**\_ FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC**

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- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form P2 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Site Plan and related drawings
- \_\_\_ 5) Infrastructure List, if require
- \_\_\_ 6) Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- \_\_\_ 7) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 8) Solid Waste Department signature on Site Plan
- \_\_\_ 9) Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- \_\_\_ 10) Approved Grading and Drainage Plan
- \_\_\_ 11) Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (*not required for Master Development Plans*)

**FORM SP: PRE-APPROVALS/SIGNATURES**

(Revised 10/26/23)

**Legal Description & Location:** Tract A-2 , Cibola Loop Subdivision  
Cibola Loop NW Multigenerational Facility

**Request Description:** DFT Site Plan Approval

**Hydrology:**

- Sensitive Lands Analysis (5-2(C))        Approved        x NA
- Grading and Drainage Plan        x Approved        NA
- AMAFCA        Approved        x NA
- Bernalillo County        Approved        x NA
- NMDOT        Approved        x NA
- MRGCD        Approved        x NA

*Renee C. Brissette*  
 Hydrology Department

04/02/24  
 Date

**Transportation:**

- Traffic Circulations Layout (TCL)        X Approved        NA
- Traffic Impact Study (TIS)        X Approved        NA
- Neighborhood Impact Analysis (NIA)        Approved        x NA
- Bernalillo County        Approved        x NA
- MRCOG        Approved        x NA
- NMDOT        Approved        x NA
- MRGCD        Approved        x NA

*Ernest Arroyo*  
 Transportation Department

6/5/2024  
 Date

**Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

- Request for Availability submitted?        X Yes        No        NA
- Availability Statement/Serviceability Letter Number 240210
- Note: Commitment for service is required prior to application approval.

*[Signature]*  
 ABCWUA

4/6/2024  
 Date

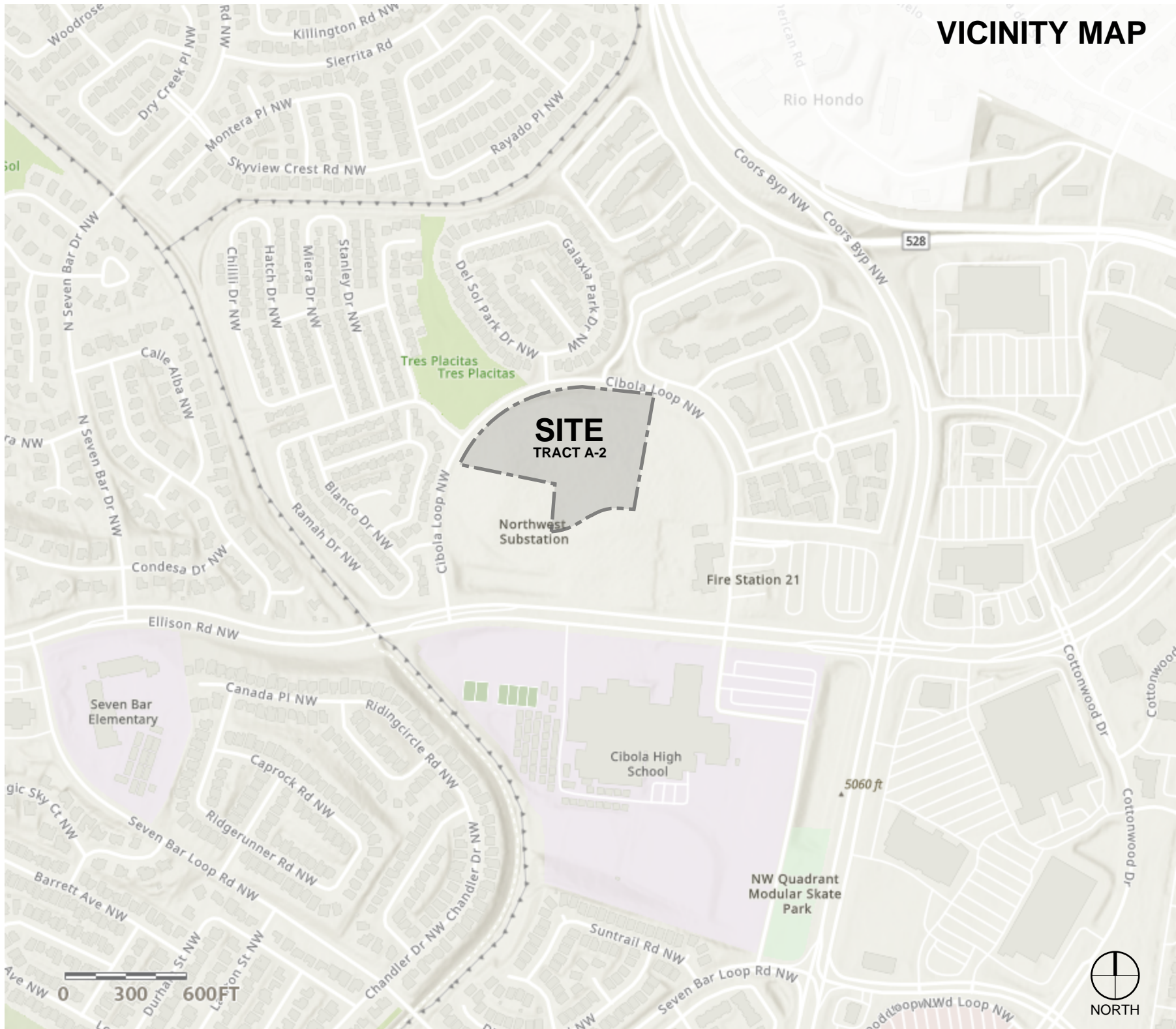
- Infrastructure Improvements Agreement (IIA\*)        Approved        X NA (Director of Dept of Senior Affairs to Guarantee)
- Solid Waste Department Signature on the Plan        Approved        NA
- Fire Marshall Signature on the Plan        Approved        X NA (FMO signed Fire 1 Plan)

\* Prior to **Final Site Plan** approval submittals (include a copy of the recorded IIA)





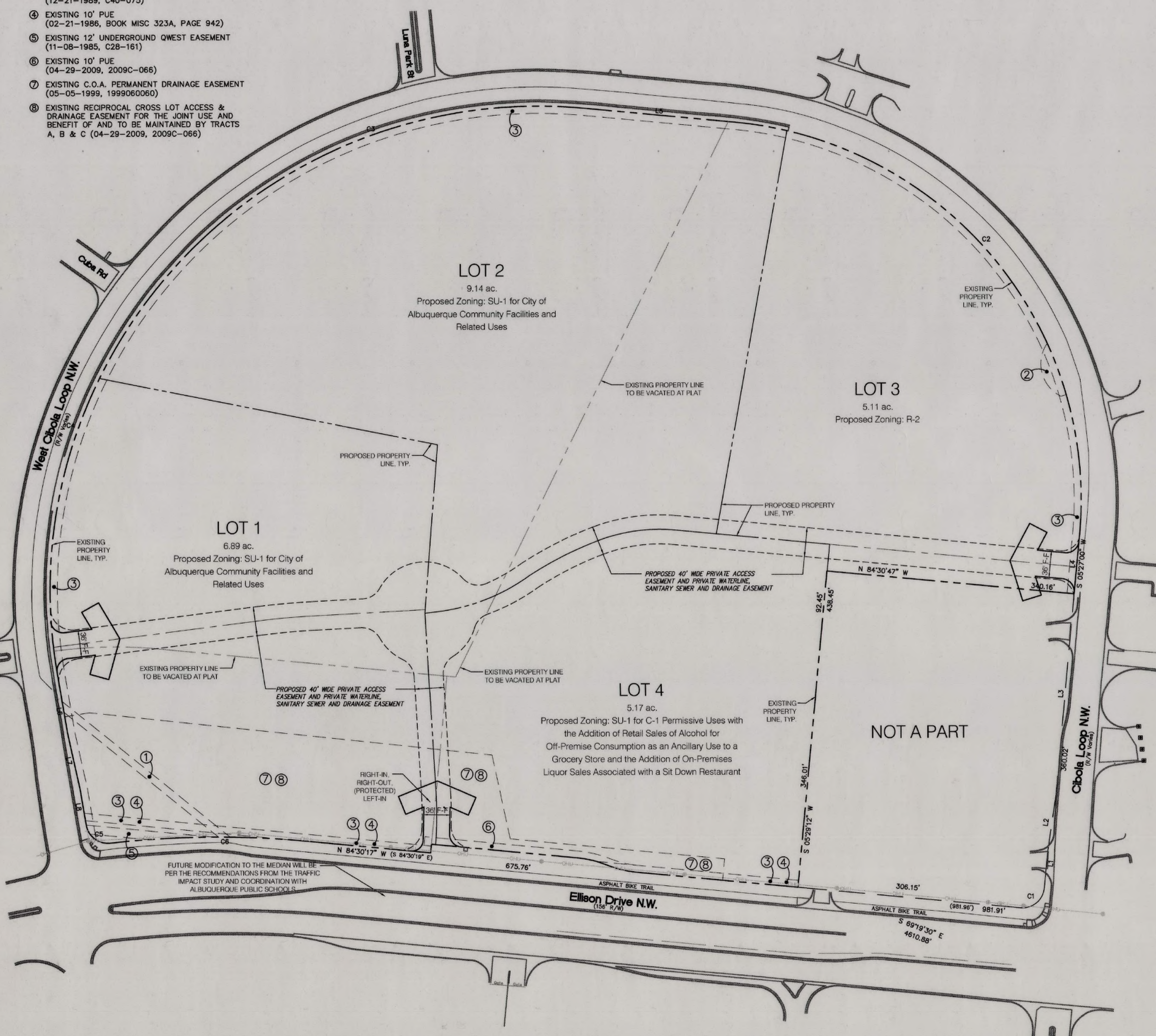
# VICINITY MAP





**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.

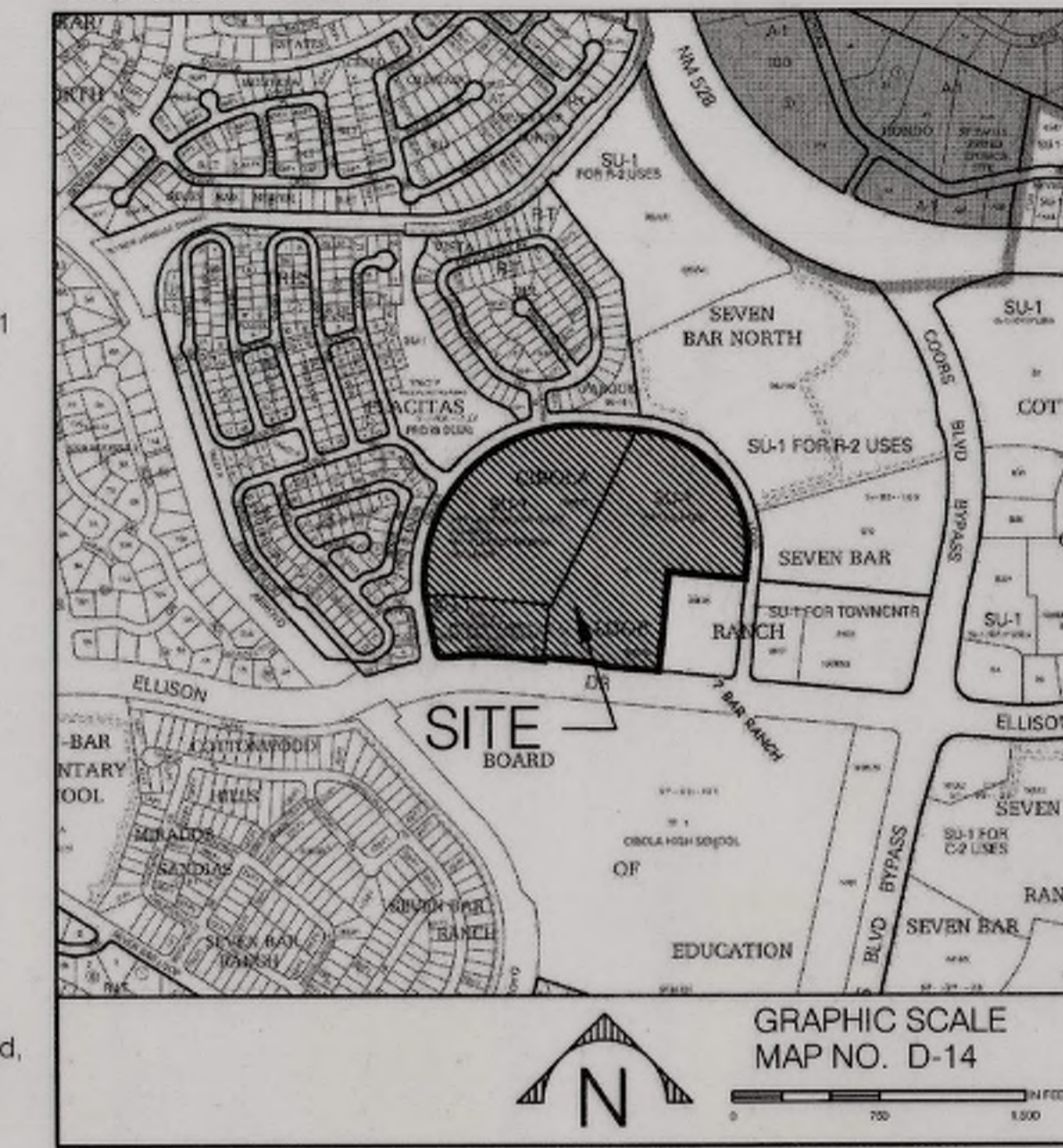
**STREETS:** All interior streets shall be private.

**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 proposes 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. Murrill</i>	1/25/17
Traffic Engineering, Transportation Division	Date
<i>Christy Led</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

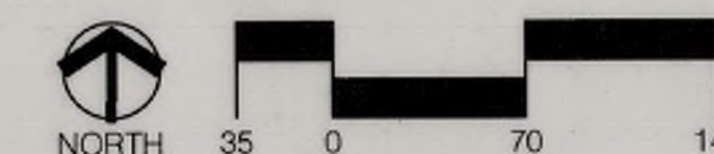
**CIBOLA LOOP**

**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

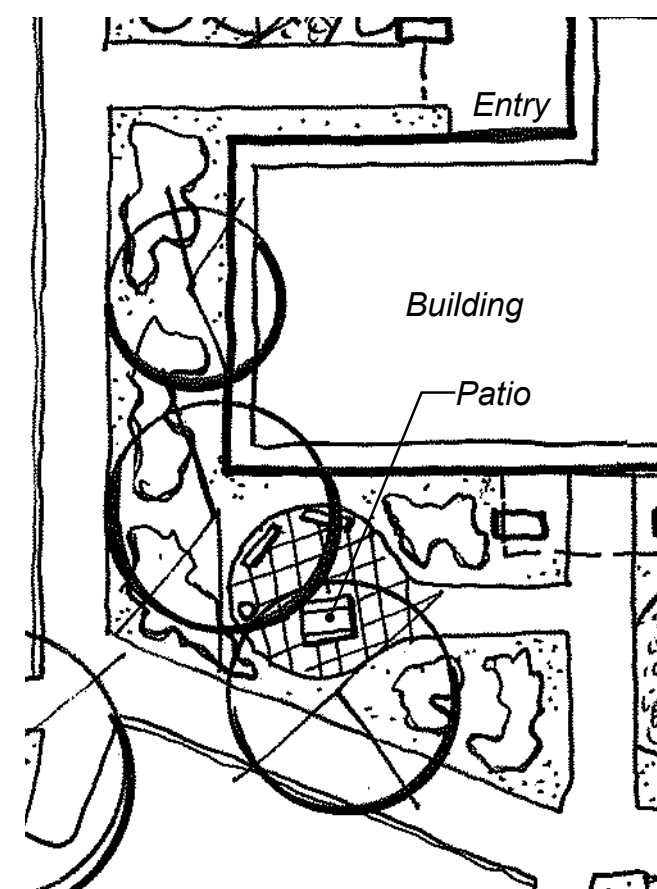
Access is provided from Ellison Drive and Cibola Loop. Primary access will be from Ellison Drive from a right-in, right-out, left-in access point. Secondary access is from Cibola Loop that aligns with existing roadways.

- 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.

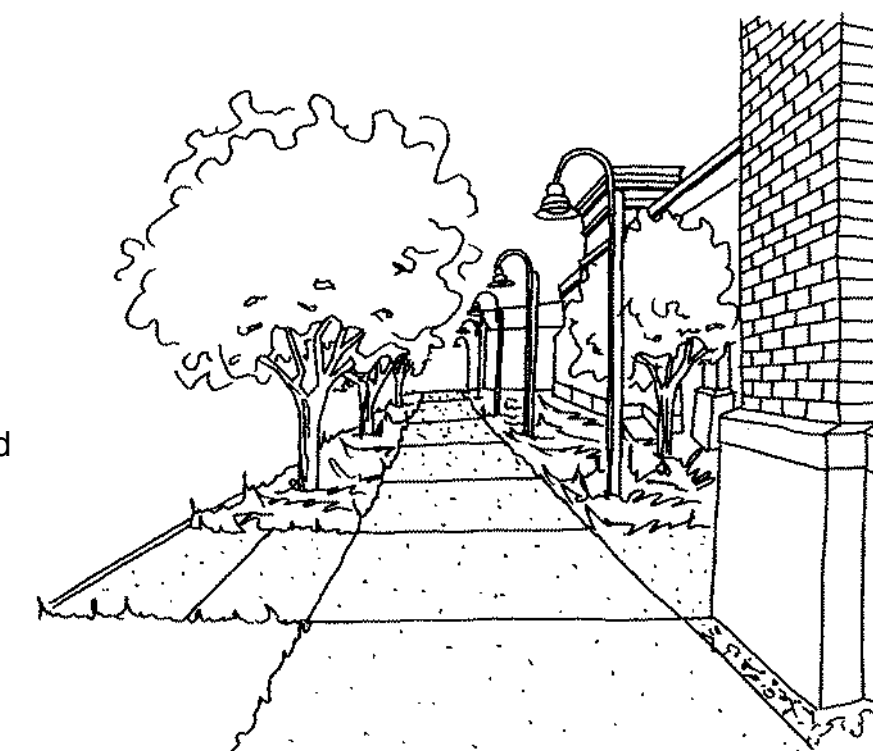
- 5.1 Multigenerational Center: The Multigenerational Center should be easily visible from Ellison Drive and the access to parking and drop-off area should be clear and easy to navigate. Views to the Sandias from many of the Center's primary program areas are important and should be provided from the 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.

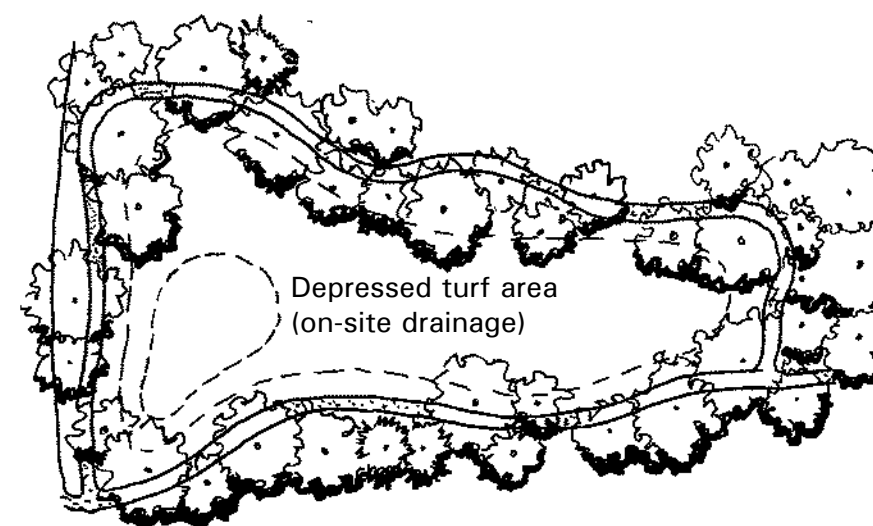
- 6.1 Plant materials will be used for a variety of purposes, including:

- > 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.

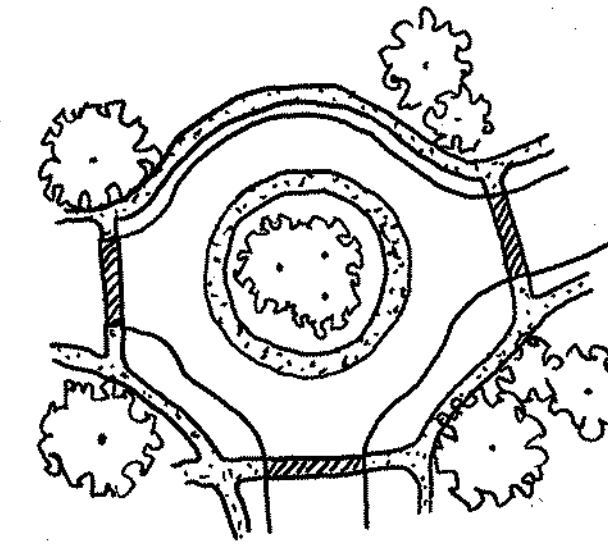
- 10.1 All signs shall be in compliance with Section 14-16-3-5 General Sign Regulations of the Comprehensive City Zoning Code.
- 10.2 Entry signs shall be monument type and shall complement the materials, color, and architectural character of the buildings. A Monument Sign is defined as a freestanding 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.

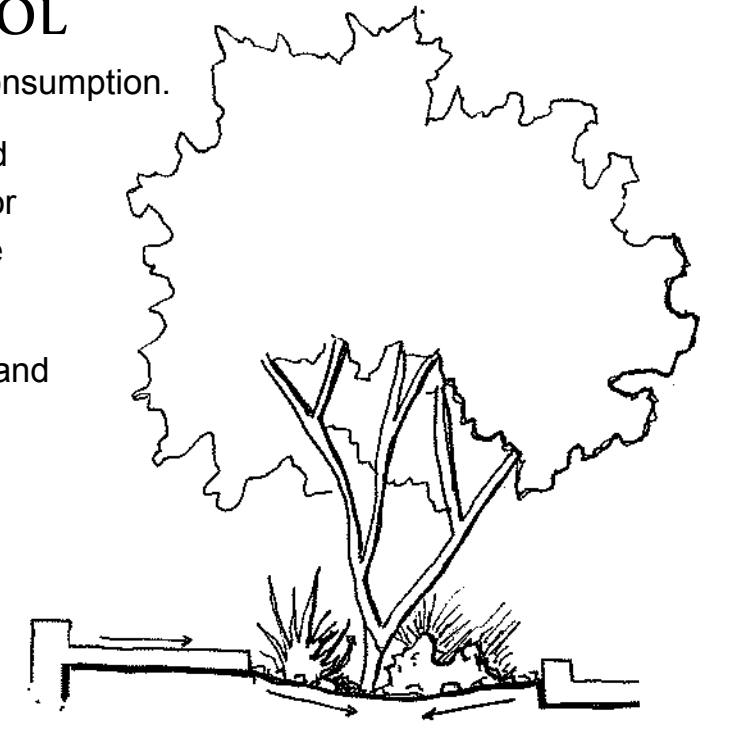
## 13. UTILITIES

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

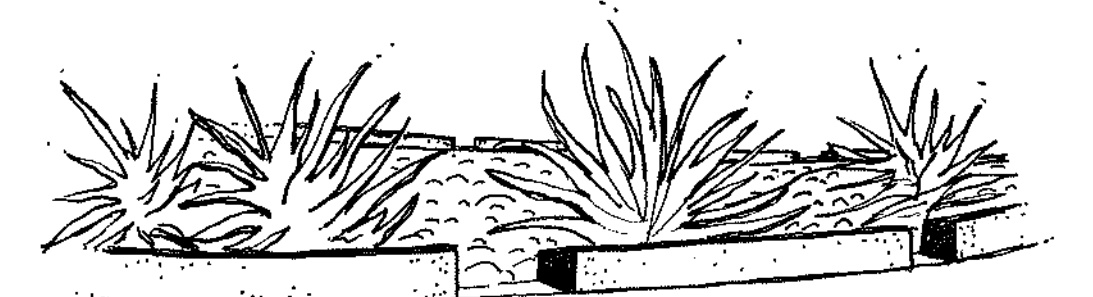
- 13.1 All new electric distribution lines shall be placed underground.
- 13.2 Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way. Screening of transformers, utility boxes and other utility structures shall 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

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

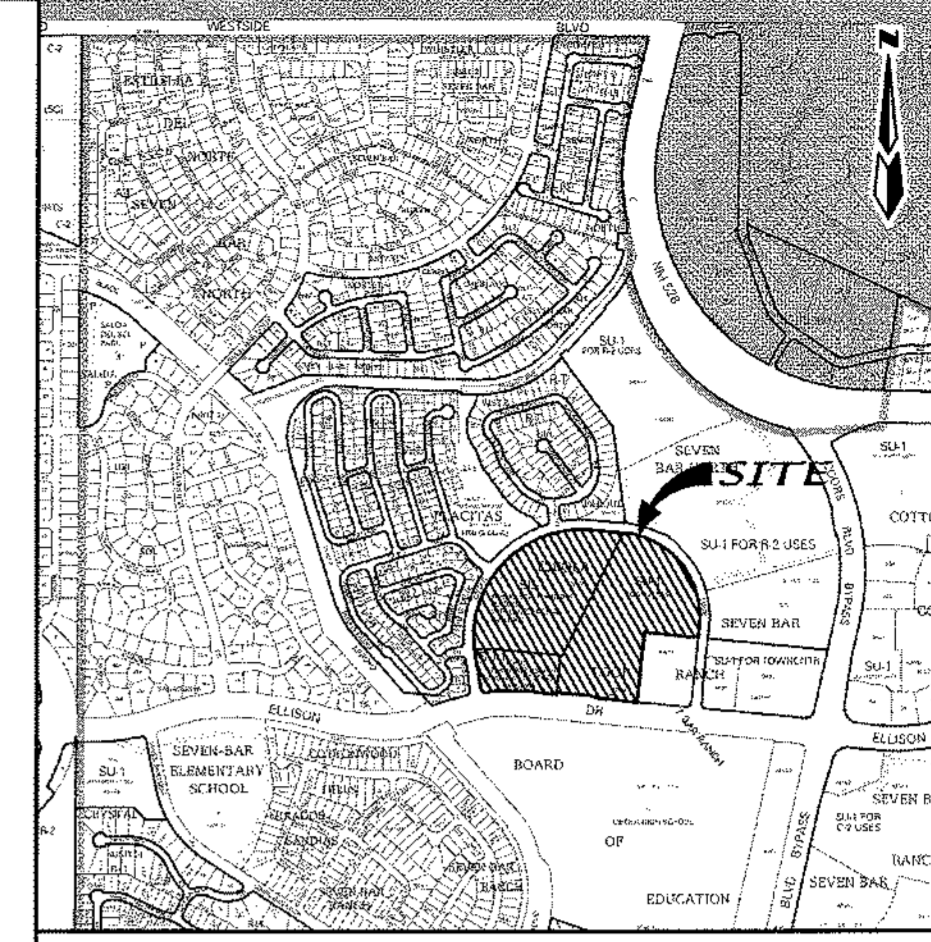
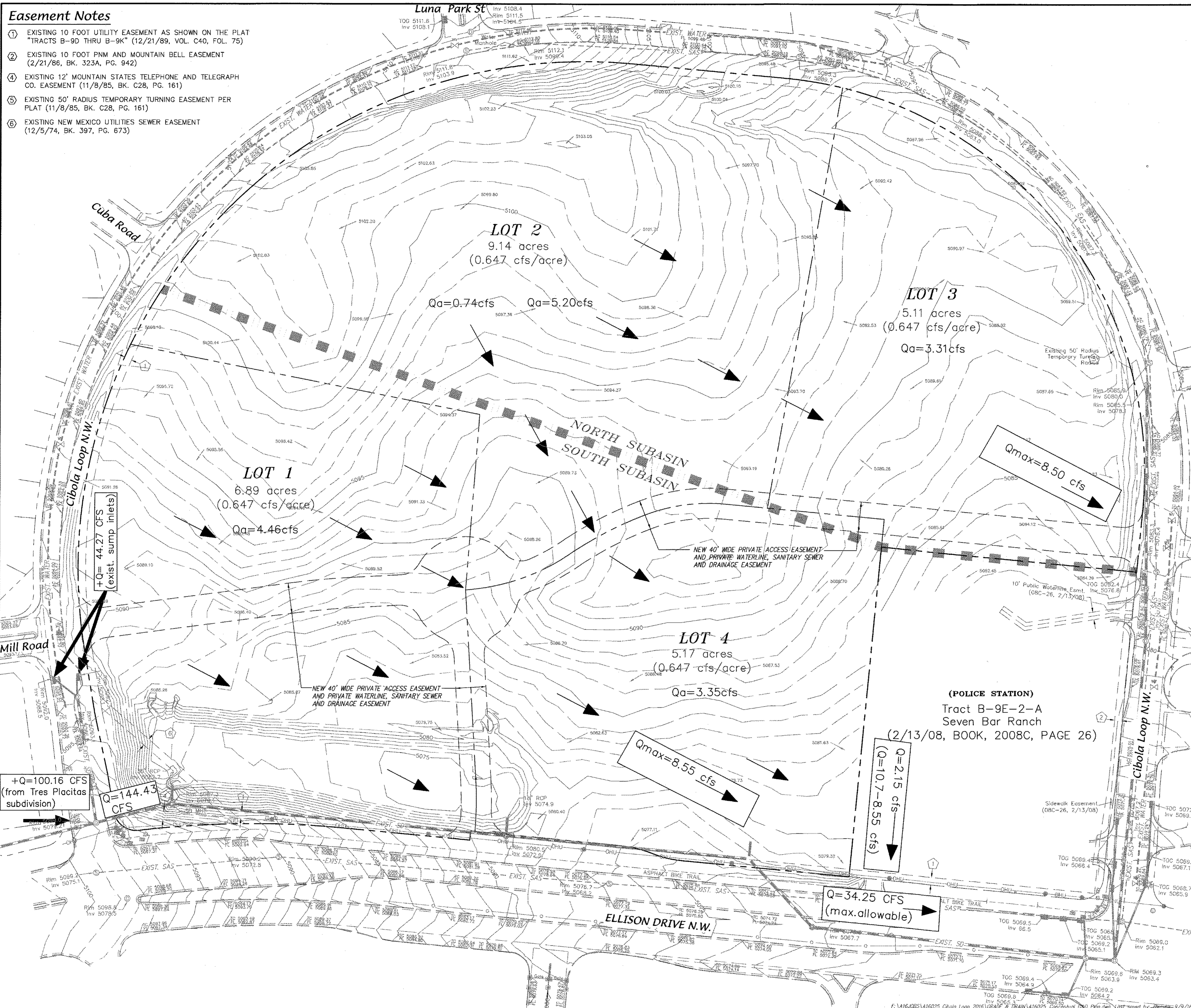


Prepared by:  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102



**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)



VICINITY MAP ZONE ATLAS: A-13

**Conceptual Drainage Plan**

**Existing Drainage Conditions:**

Originally the Cibola project site was part of the larger Seven Bar Ranch Tracts and the regional master drainage plan was developed as part of the 1989 Drainage Report for SAD 223. In that report, the Cibola project site was divided into two subbasins. The NORTH subbasin (12.9 acres) with an allowable discharge of 8.5 cfs was directed to the northeast corner at Cibola Loop Road approximately 200' south of Ellison Road. The South subbasin (16.9 acres) with an allowable discharge of 10.7 cfs was directed to the corner of Cibola Loop and Ellison Road. The detention pond outfall at the southeast corner of the pond conveys runoff to a storm drain in Ellison Road.

In 1998 the offsite area west of the project site was subdivided and developed into a 254 single family subdivision known as Tres Placitas. Developed runoff from a portion of this subdivision drains into an existing detention pond located at the southwest corner of the Cibola project site. The outfall structure from this pond was designed and constructed to accept the "allowable" discharge flows from Subbasin 9E, the allowable peak discharge was determined in the SAS 223 Drainage Report.

**Proposed Drainage Conditions:**

The proposed conceptual drainage plan is for the north subbasin to discharge a maximum of 8.5 cfs into the existing storm drain in Cibola Loop and the south subbasin to drain into the proposed and relocated detention pond to the south. The maximum allowable discharge from this pond is 34.25 cfs with the allowable contribution from our project of 8.55 cfs. The remaining portion of the allowable 10.7 cfs from the SAD 223 report, or 2.15 cfs, comes from the existing 3.4 acre Police Station to the east.

The existing detention pond at the southwest corner of this property on Lot 1 may be relocated and reconfigured. The future redesign shall be worked out between Lots 1 and 4.

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

DESIGNED BY: DLH DATE: 08/16  
DRAWN BY: DER DATE: 08/16  
CHECKED BY: DMG DATE: 08/16

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT

TITLE: **CIBOLA LOOP CONCEPTUAL DRAINAGE 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**

CONTRACTOR		AS BUILT INFORMATION	
SWAYED BY	DATE	INSPECTOR'S	DATE
FILED BY	DATE	FILED BY	DATE
VERIFICATION BY	DATE	VERIFICATION BY	DATE
DESIGNED BY	DATE	DESIGNED BY	DATE
RECORDED BY	DATE	RECORDED BY	DATE
BENCH MARKS		MICRO-FILM INFORMATION	
ACS Monument stamped "M448-N12"			
MAD 1927 CENTRAL ZONE			
X=387,108.54, Y=1,528,910.94			
Elevation, in feet (MAD 1929)=-6023.41			
G-C=0.9967595			
Delta Alpha=-071346"			
FIELD NOTES		SURVEY INFORMATION	
NO.	DATE	NO.	DATE
ENGINEER'S SEAL		ENGINEER'S SIGNATURE	

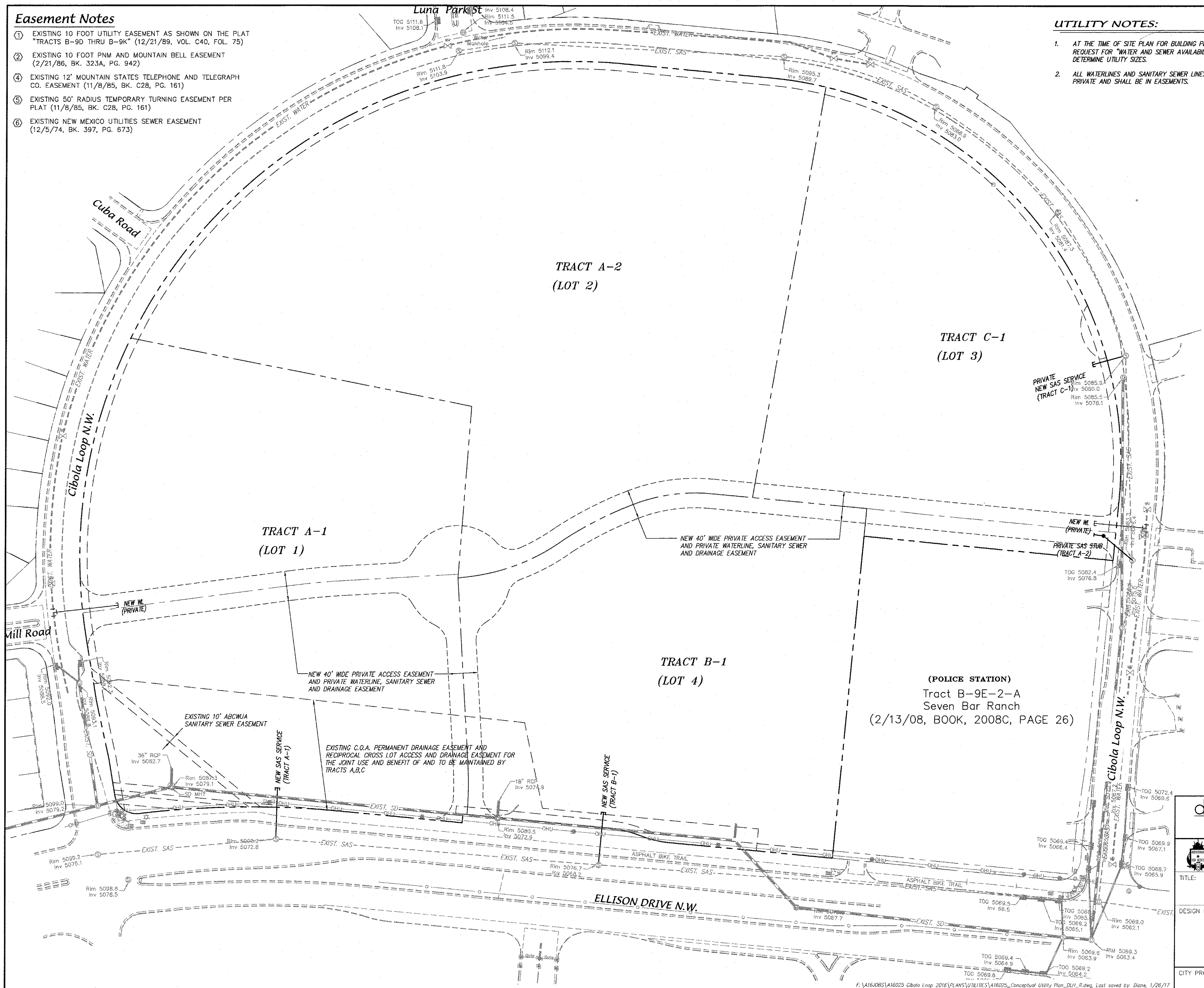


**Easement Notes**

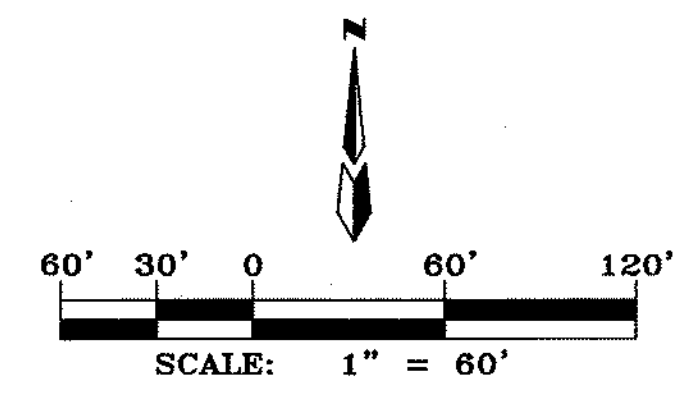
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- ⑥ EXISTING NEW MEXICO UTILITIES SEWER EASEMENT (12/5/74, BK. 397, PG. 673)

**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.	BY	NO.	BY	NO.	DATE
WORK STAMPED BY	DATE						
FIELD ACCEPTANCE BY	DATE						
FIELD DESIGN BY	DATE						
DRAWN BY	DATE						
CHECKED BY	DATE						
MICRO-FILM INFORMATION	DATE						
RECORDED BY	DATE						
NO.							



**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.

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

**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DHO Project No.: PR-2023-009382  
DHO Application No.: SI-2024-00739-SITE  
PLAN-DFT

**CIBOLA LOOP MULTIGENERATIONAL CENTER**

**PROPOSED NAME OF PROJECT**

**TRACT A-2, CIBOLA LOOP SUBDIVISION**

**EXISTING LEGAL DESCRIPTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>	20' CL TO FACE OF CURB	HALF ROAD WIDTH PERMANENT ASPHALT PAVEMENT AND CONCRETE CURB AND GUTTER	CIBOLA LOOP NW	SW PROPERTY CORNER TRACT A-2	NE PROPERTY CORNER TRACT A-2	/	/	/
<input type="text"/>	<input type="text"/>	5' WIDTH	CONCRETE SIDEWALK	CIBOLA LOOP NW	SW PROPERTY CORNER TRACT A-2	NE PROPERTY CORNER TRACT A-2	/	/	/
<input type="text"/>	<input type="text"/>	160' TAPER	TEMPORARY ASPHALT PAVEMENT TAPER WITH EXTRUDED ASPHALT CURB	CIBOLA LOOP NW	SW PROPERTY CORNER TRACT A-2	160' TO WEST (DOWNSTREAM)	/	/	/
<input type="text"/>	<input type="text"/>	140' TAPER	TEMPORARY ASPHALT PAVEMENT TAPER WITH EXTRUDED ASPHALT CURB	CIBOLA LOOP NW	NE PROPERTY CORNER TRACT A-2	140' TO EAST (DOWNSTREAM)	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
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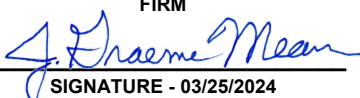
The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private		City Cnst Engineer	
							Inspector	P.E.		
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/	
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/	
							Approval of Creditable Items:	Approval of Creditable Items:		
							Impact Fee Administrator Signature      Date	City User Dept. Signature      Date		

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

- 1 \_\_\_\_\_  
\_\_\_\_\_
- 2 \_\_\_\_\_  
\_\_\_\_\_
- 3 \_\_\_\_\_  
\_\_\_\_\_

AGENT / OWNER	DEVELOPMENT FACILITATION TEAM APPROVALS	
J. GRAEME MEANS _____ NAME (print)	_____ PLANNING - date	_____ PARKS & RECREATION - date
HIGH MESA, A BOWMAN COMPANY _____ FIRM	_____ TRANSPORTATION DEVELOPMENT - date	_____ AMAFCA - date
 SIGNATURE - 03/25/2024	_____ UTILITY DEVELOPMENT - date	_____ CODE ENFORCEMENT - date
ANNA SANCHEZ, DIRECTOR, DEPT OF SENIOR AFFAIRS	_____ CITY ENGINEER - date	_____ HYDROLOGY - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

CORPORATE OFFICE:

MAIL One Park Square  
6501 Americas Pkwy NE, Ste. 300  
Albuquerque, NM 87110

PHO 505.883.5200

WEB fbtarch.com

REGIONAL OFFICES:

MAIL 4416 W Lovers Lane, Ste. 100  
Dallas, Texas 75209

PHO 469.998.5542

MAIL 415 N. Tejon St.  
Colorado Springs, CO 80903

PHO 719.309.9440

May 8, 2024

Project: C.O.A. Project No. 7882.16: Cibola Loop Multigenerational Facility

Subject: SITE PLAN ADMINISTRATIVE DFT, SENSITIVE LANDS ANALYSIS Per IDO 16-6-5-2

The design team has reviewed the Sensitive Lands Table as a requirement of the Site Plan Administrative DFT submission. The only items that may apply to this project site is the "Steep slopes." All others are not applicable.

The existing topography has a change of elevation or 14' over 626' distance or a 2% slope across the entire site. The street frontage has a significant elevation change with a slope of approximately 40% for the first 17' from the edge of the property.

The site's topography is being designed to reduce the steep slope conditions and will have a maximum slope no greater than 26%. Landscape material including 4-8" angular cobble mulch and ¾" gravel mulch which will reduce the potential of erosive forces.

There are no unique outcroppings or land features that require special attention or necessary preservation on this site. See site aerial with topographic mapping of the site following this letter.

Again, all the other items listed are not applicable for this project site.

Please let us know if more information is required.

Architect:  
FBT Architects

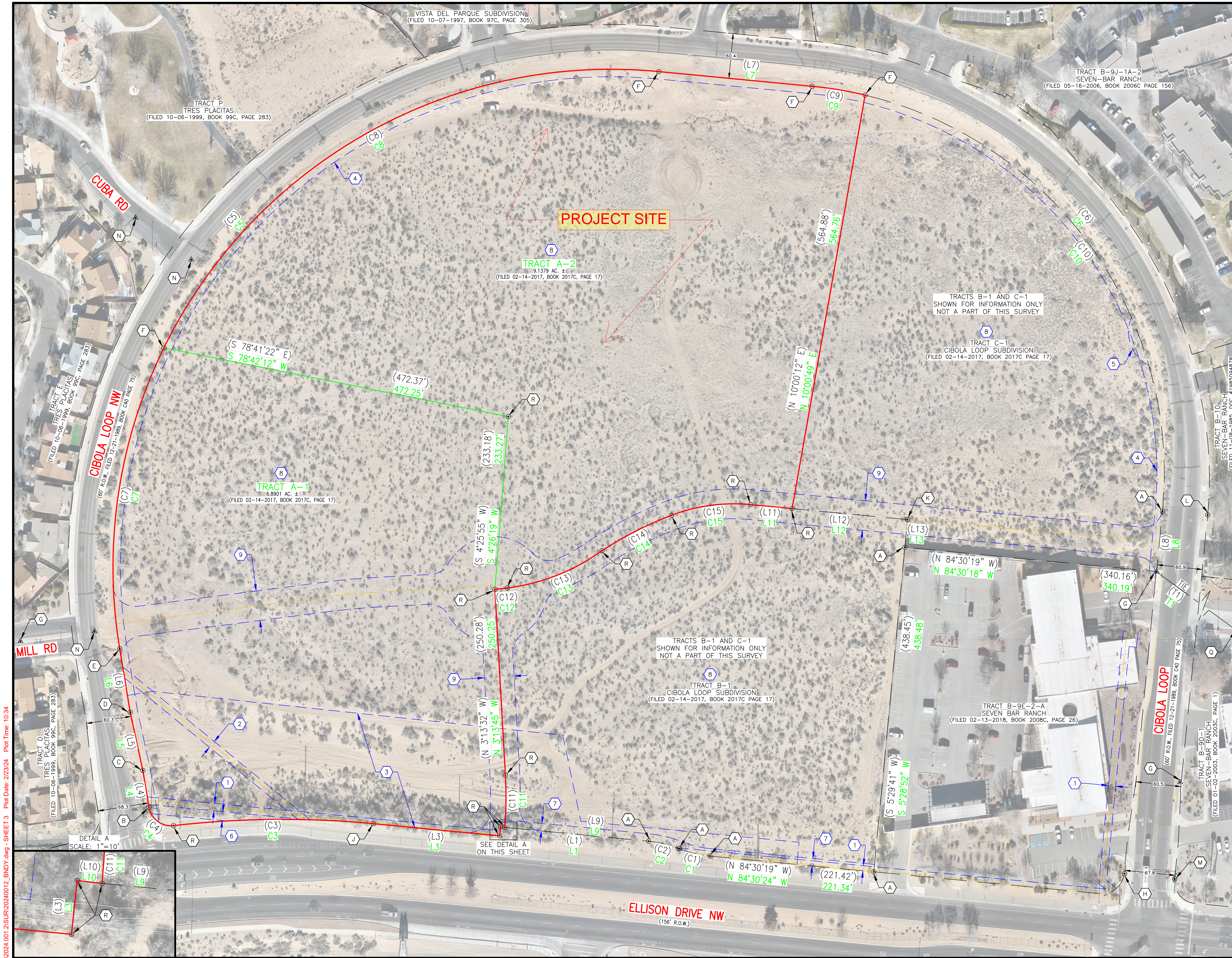


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Ted C Grumblatt, Principal

5/8/2024





**BOUNDARY TABLE**

LINE	DIRECTION	DISTANCE
L1	N 84°27'31" W	200.07'
(L1)	N 84°30'19" W	200.08'
L2	S 6°06'27" W	12.12'
(L2)	S 5°29'41" W	12.00'
L3	N 84°29'47" W	170.35'
(L3)	N 84°30'19" W	170.46'
L4	N 9°23'51" W	50.00'
(L4)	N 9°23'51" W	50.00'
L5	N 12°15'36" W	80.10'
(L5)	N 12°15'36" W	80.10'
L6	N 9°23'51" W	86.78'
(L6)	N 9°23'51" W	86.78'
L7	S 84°31'26" E	207.04'
(L7)	S 84°30'19" E	207.09'
L8	S 5°34'59" E	81.43'
(L8)	S 5°29'41" W	81.50'
L9	N 84°29'26" W	194.48'
(L9)	N 84°30'19" W	194.50'
L10	N 83°20'47" W	5.59'
(L10)	N 84°30'19" W	5.58'
L11	S 84°36'05" E	56.17'
(L11)	S 84°33'00" E	56.18'
L12	S 84°32'08" E	156.00'
(L12)	S 84°33'00" E	156.06'
L13	S 5°29'51" W	37.49'
(L13)	S 5°29'41" W	37.49'
T1	S 53°47'12" E	907.38'
(T1)	S 53°45'54" E	906.69'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	150.00'	42.70'	N 76°22'52" W	42.55'	16°18'35"
(C1)	150.00'	42.57'	N 76°22'31" W	42.43'	16°15'37"
C2	150.00'	42.45'	N 76°26'41" W	42.31'	16°12'50"
(C2)	150.00'	42.57'	N 76°22'31" W	42.43'	16°15'37"
C3	1278.00'	269.51'	S 89°26'54" W	269.01'	12°04'58"
(C3)	1278.00'	269.61'	S 89°27'04" W	269.11'	12°05'14"
C4	30.00'	45.71'	N 53°07'01" W	41.42'	87°18'20"
(C4)	30.00'	45.66'	N 52°59'42" W	41.38'	87°11'42"
C5	670.00'	1226.36'	N 43°02'49" E	1062.19'	104°52'25"
(C5)	670.00'	1226.58'	N 43°02'55" E	1062.33'	104°53'32"
C6	524.00'	823.17'	S 39°30'30" E	741.10'	90°00'30"
(C6)	524.00'	823.10'	S 39°30'19" E	741.05'	90°00'00"
C7	670.00'	415.68'	N 8°21'51" E	409.04'	35°32'49"
(C7)	670.00'	415.66'	N 8°22'32" E	409.03'	35°32'46"
C8	670.00'	810.91'	N 60°49'41" E	762.31'	69°20'44"
(C8)	670.00'	810.91'	N 60°49'18" E	762.32'	69°20'46"
C9	524.00'	72.47'	S 80°31'55" E	72.41'	7°55'28"
(C9)	524.00'	72.42'	S 80°32'46" E	72.36'	7°55'06"
C10	524.00'	750.68'	S 35°32'51" E	688.11'	82°04'54"
(C10)	524.00'	750.68'	S 35°32'46" E	688.11'	82°04'54"
C11	500.06'	70.20'	N 0°46'48" E	70.14'	8°02'37"
(C11)	500.06'	70.19'	N 0°47'43" E	70.13'	8°02'30"
C12	1045.12'	16.64'	N 83°01'28" E	16.64'	0°54'44"
(C12)	1045.12'	16.67'	N 83°23'37" E	16.67'	0°54'49"
C13	274.24'	138.46'	N 68°30'51" E	136.99'	28°55'38"
(C13)	274.24'	138.37'	N 68°28'56" E	136.91'	28°54'34"
C14	492.66'	105.07'	N 63°01'25" E	104.88'	12°13'12"
(C14)	492.66'	105.15'	N 63°02'06" E	104.95'	12°13'45"
C15	236.00'	108.25'	N 82°18'04" E	107.30'	26°16'49"
(C15)	236.00'	108.33'	N 82°17'59" E	107.38'	26°18'02"

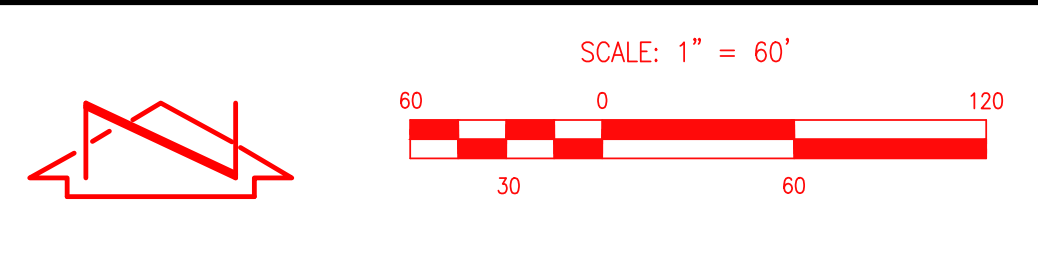
**MONUMENTS**

- (A) FOUND #4 REBAR W/ CAP STAMPED "ALDRICH NMPS 7719"
- (B) FOUND #5 REBAR W/ CAP STAMPED "S TOLER NMPS 11599", TAGGED WITH WASHER STAMPED "PS 11184"
- (C) FOUND #5 REBAR W/ CAP ILLEGIBLE, (BENT), REPLACED WITH #5 REBAR W/ CAP STAMPED "NEW MEXICO PS 11184"
- (D) FOUND #5 REBAR NO CAP, (BENT), WITH WASHER STAMPED "COMBS PS 23200" REPLACED WITH #5 REBAR W/ CAP STAMPED "NEW MEXICO PS 11184"
- (E) FOUND #4 REBAR W/ CAP ILLEGIBLE, (BENT), REPLACED WITH #5 REBAR W/ CAP STAMPED "NEW MEXICO PS 11184"
- (F) FOUND #4 REBAR W/ CAP STAMPED "ALDRICH NMPS 7719", WITH WASHER STAMPED "COMBS PS 23200", TAGGED WITH WASHER STAMPED "PS 11184"
- (G) FOUND CHISLED "X" IN CONCRETE
- (H) FOUND #5 REBAR W/ CAP STAMPED "HUGG LS 8686"
- (J) FOUND #5 REBAR W/ CAP STAMPED "NMPS 11599", TAGGED WITH WASHER STAMPED "PS 11184"
- (K) FOUND #4 REBAR W/ CAP ILLEGIBLE
- (L) FOUND #5 REBAR NO CAP
- (M) FOUND #4 REBAR W/ CAP STAMPED "L. MEDRANO PS 11993"
- (N) FOUND ALUMINUM CAP STAMPED "COA CL MON PLS 7719 1999"
- (P) FOUND ALUMINUM CAP STAMPED "COA CL MON PLS 6544 1998"
- (Q) FOUND ARGV BRASS DISK STAMPED "5\_A13" (HMCG POINT #201)
- (R) FOUND #4 REBAR W/ CAP STAMPED "ALDRICH NMPS 7719", TAGGED WITH WASHER STAMPED "PS 11184"

RECORD BEARINGS AND DISTANCES FROM THE FOLLOWING DOCUMENTS:  
 ( ) BOUNDARY SURVEY BULK PLAT OF TRACTS A-1, A-2, B-1 AND C-1, CIBOLA LOOP SUBDIVISION, FILED 02/14/2017, BOOK 2017C, PAGE 17, DOC. #2017013734

File Name: P:\data\2024\0024.001.2\SUB\20240012\_BNDY.dwg - SHEET 3 Plot Date: 2/23/24 Plot Time: 10:34

**HIGH MESA**  
 a Bowman company  
 6010-B Midway Park Blvd. NE, Albuquerque, NM 87109  
 P:505.345.4250 highmesacg.com | bowman.com



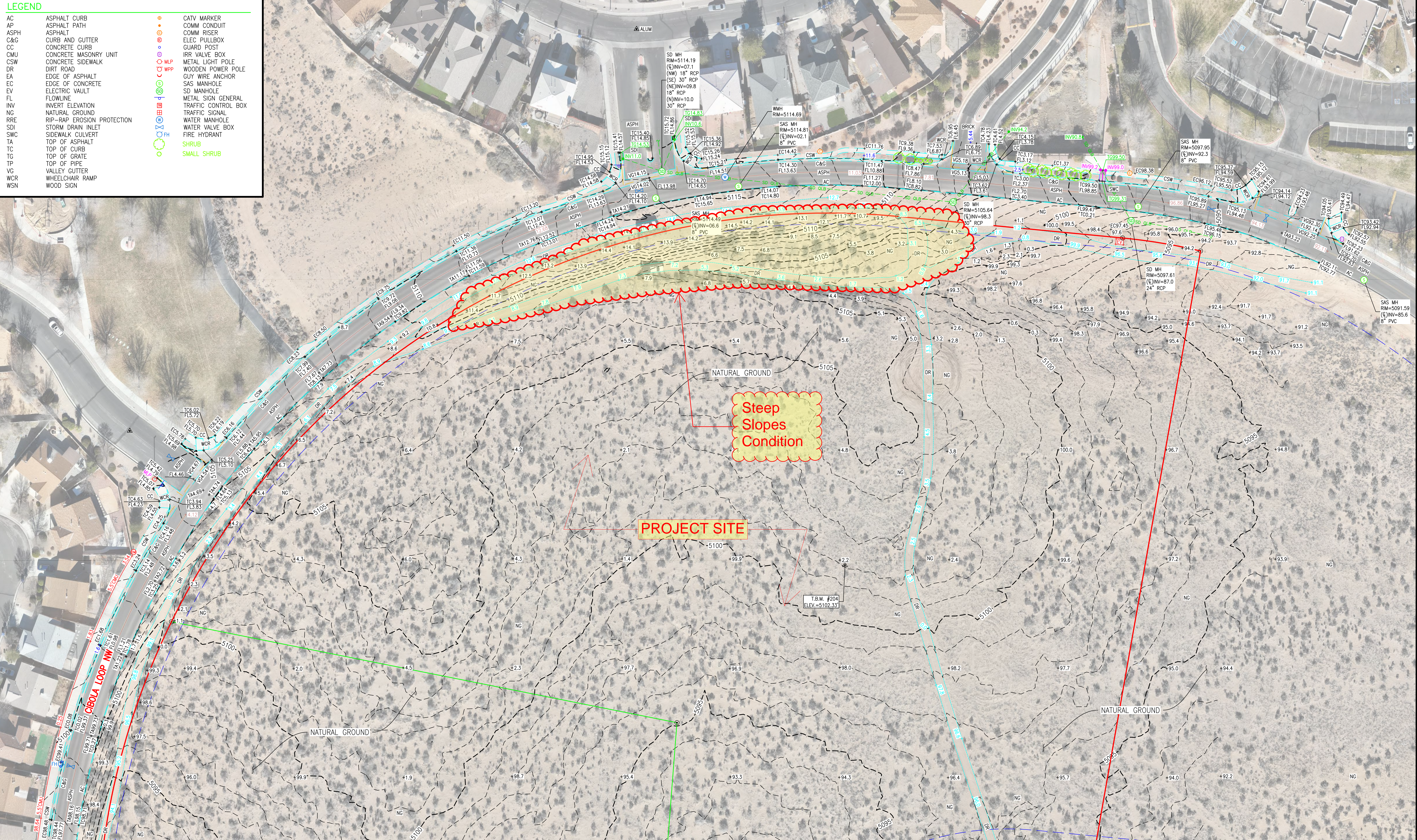
**BOUNDARY SURVEY  
 CIBOLA LOOP  
 ALBUQUERQUE, NM**

NO.	DATE	BY	REVISIONS	JOB NO.
				<b>2024.001.2</b>
				<b>02-2024</b>
				<b>3 OF 7</b>

SURVEYED BY: M.V.Z.  
 DRAWN BY: A.J.P.  
 APPROVED BY: C.G.C.



LEGEND	
AC	ASPHALT CURB
AP	ASPHALT PATH
ASPH	ASPHALT
C&G	CURB AND GUTTER
CC	CONCRETE CURB
CMU	CONCRETE MASONRY UNIT
CSW	CONCRETE SIDEWALK
DR	DIRT ROAD
EA	EDGE OF ASPHALT
EC	EDGE OF CONCRETE
EV	ELECTRIC VAULT
FL	FLOWLINE
INV	INVERT ELEVATION
NG	NATURAL GROUND
RRE	RIP-RAP EROSION PROTECTION
SDI	STORM DRAIN INLET
SWC	SIDEWALK CULVERT
TA	TOP OF ASPHALT
TC	TOP OF CURB
TG	TOP OF GRATE
TP	TOP OF PIPE
VG	VALLEY GUTTER
WCR	WHEELCHAIR RAMP
WSN	WOOD SIGN
●	CATV MARKER
○	COMM CONDUIT
○	COMM RISER
○	ELEC PULLBOX
○	GUARD POST
○	IRR VALVE BOX
○	METAL LIGHT POLE
○	WOODEN POWER POLE
○	GUY WIRE ANCHOR
○	SAS MANHOLE
○	SD MANHOLE
○	METAL SIGN GENERAL
○	TRAFFIC CONTROL BOX
○	WATER MANHOLE
○	WATER VALVE BOX
○	FIRE HYDRANT
○	SHRUB
○	SMALL SHRUB



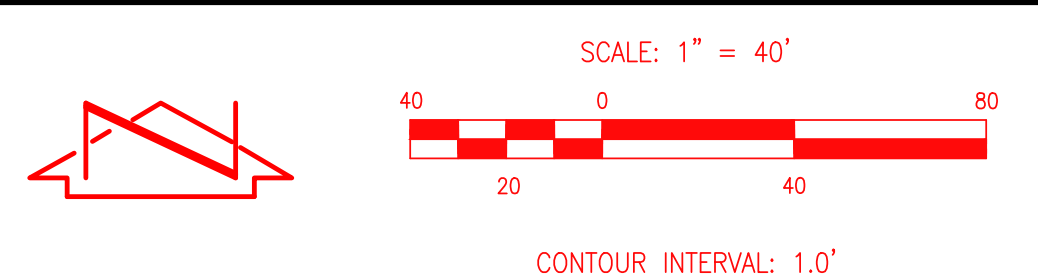
**PROJECT SITE**

**Steep Slopes Condition**

MATCHLINE SHEET 5

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**HIGH MESA**  
a Bowman company  
6010-B Midway Park Blvd. NE, Albuquerque, NM 87109  
P:505.345.4250 [highmesacg.com](http://highmesacg.com) | [bowman.com](http://bowman.com)



**TOPOGRAPHIC SURVEY - NORTH PORTION  
CIBOLA LOOP  
ALBUQUERQUE, NM**

SURVEYED BY: M.V.Z. DRAWN BY: A.J.P. APPROVED BY: C.G.C.	NO.	DATE	BY	REVISIONS	JOB NO.
					2024.001.2
					DATE: 02-2024
					SHEET 4 OF 7



**DEVELOPMENT FACILITATION TEAM**  
 PROJECT NUMBER: PR-2023-009382  
 APPLICATION NUMBER: SI-2024-00739  
 PROJECT NAME: City Multigenerational Center At 10751 Cibola Loop NW

**SITE HATCH LEGEND**

	NEW STANDARD-DUTY CONCRETE PAVEMENT
	NEW HEAVY-DUTY ASPHALT PAVEMENT AT RIGHT-OF-WAY WIDENING.
	NEW HEAVY-DUTY ASPHALT PAVEMENT
	NEW STANDARD-DUTY ASPHALT PAVEMENT

\*REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SECTION RECOMMENDATIONS.

**SITE BOUNDARY LEGEND**

	PROPERTY LINE
	EASEMENT

**KEYED NOTES**

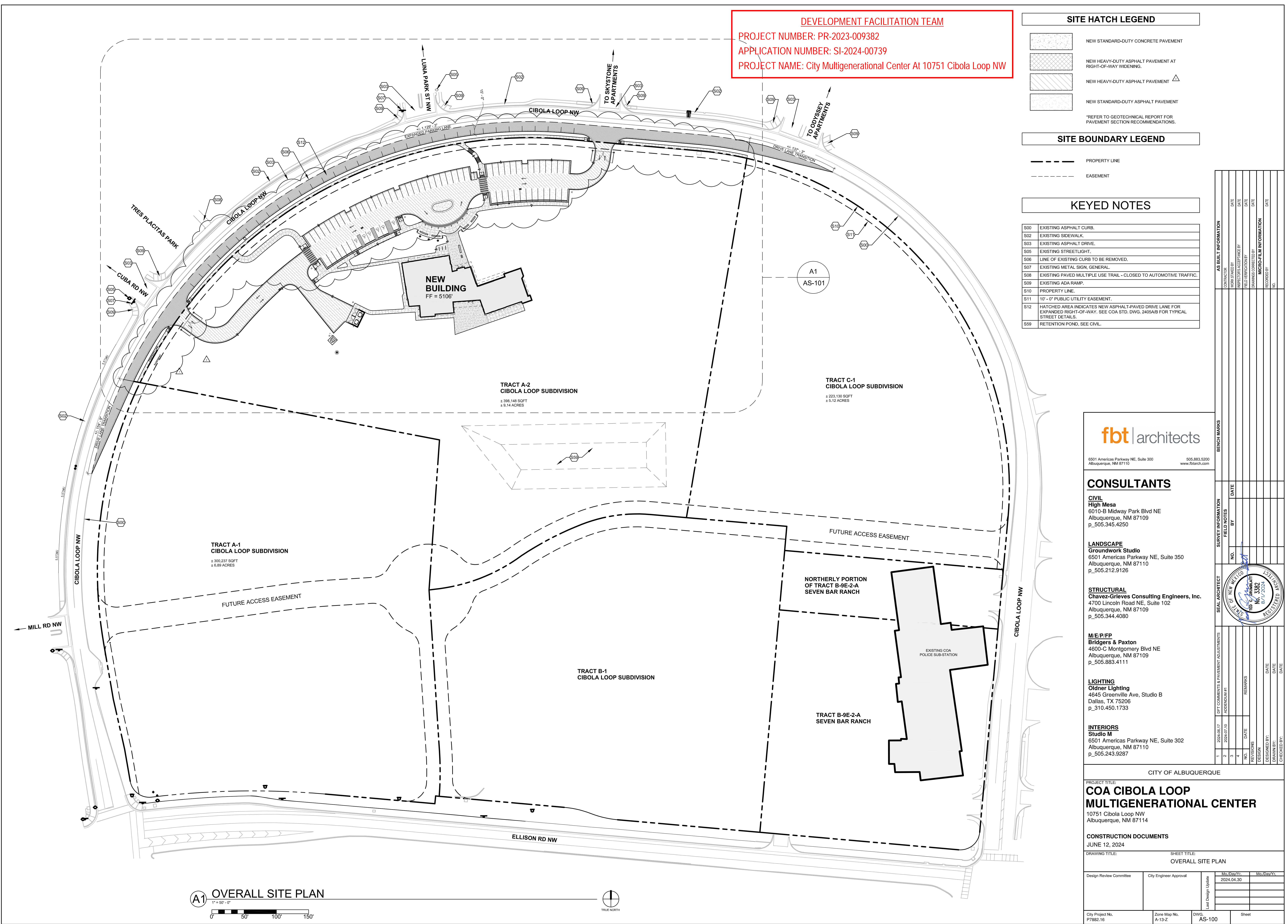
S00	EXISTING ASPHALT CURB.
S02	EXISTING SIDEWALK.
S03	EXISTING ASPHALT DRIVE.
S05	EXISTING STREETLIGHT.
S06	LINE OF EXISTING CURB TO BE REMOVED.
S07	EXISTING METAL SIGN, GENERAL.
S08	EXISTING PAVED MULTIPLE USE TRAIL - CLOSED TO AUTOMOTIVE TRAFFIC.
S09	EXISTING ADA RAMP.
S10	PROPERTY LINE.
S11	10' - 0" PUBLIC UTILITY EASEMENT.
S12	HATCHED AREA INDICATES NEW ASPHALT-PAVED DRIVE LANE FOR EXPANDED RIGHT-OF-WAY. SEE COA STD. DWG. 2405AVB FOR TYPICAL STREET DETAILS.
S59	RETENTION POND, SEE CIVIL.

**AS BUILT INFORMATION**

CONTRACTOR	DATE
WORK SHOWN BY	DATE
INSPECTORS ACCEPTANCE BY	DATE
FIELD SUPERVISOR BY	DATE
DRAWINGS CORRECTED BY	DATE
RECORDED BY	DATE

**MICRO-FILM INFORMATION**

NO.	DATE
-----	------



**fbt architects**  
 6501 Americas Parkway NE, Suite 300  
 Albuquerque, NM 87110  
 505.883.5200  
 www.fbtarch.com

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

**STRUCTURAL**  
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 4700 Lincoln Road NE, Suite 102  
 Albuquerque, NM 87109  
 p\_505.344.4080

**M/E/P/FP**  
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 Albuquerque, NM 87109  
 p\_505.883.4111

**LIGHTING**  
**Oldner Lighting**  
 4645 Greenville Ave, Studio B  
 Dallas, TX 75206  
 p\_310.450.1733

**INTERIORS**  
**Studio M**  
 6501 Americas Parkway NE, Suite 302  
 Albuquerque, NM 87110  
 p\_505.243.9287

**SEAL ARCHITECT**

**CHAVEZ-GRIEVOS CONSULTING ENGINEERS, INC.**  
 No. 3382  
 8/7/2024

CITY OF ALBUQUERQUE

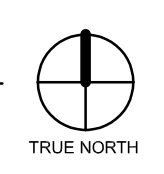
**PROJECT TITLE:**  
**COA CIBOLA LOOP MULTIGENERATIONAL CENTER**  
 10751 Cibola Loop NW  
 Albuquerque, NM 87114

**CONSTRUCTION DOCUMENTS**  
 JUNE 12, 2024

**DRAWING TITLE:** OVERALL SITE PLAN

Design Review Committee	City Engineer Approval	Mo. Drawn	Mo. Drawn
		2024.04.30	
City Project No. P7882.16	Zone Map No. A-13-Z	DWG. AS-100	Sheet

**A1 OVERALL SITE PLAN**  
 1" = 50'-0"  
 0' 50' 100' 150'



ARCHITECT



GENERAL NOTES

- A. 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. ANY DAMAGE TO 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 BULK. 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 OF DROP OFF. COORDINATE WITH FIRE MARSHALL 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.

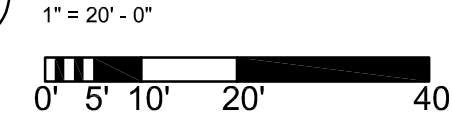
SITE HATCH LEGEND

- NEW STANDARD-DUTY CONCRETE PAVEMENT
NEW HEAVY-DUTY ASPHALT PAVEMENT AT RIGHT-OF-WAY WIDENING.
NEW HEAVY-DUTY ASPHALT PAVEMENT
NEW STANDARD-DUTY ASPHALT PAVEMENT

SITE BOUNDARY LEGEND

- PROPERTY LINE
EASEMENT

A1 ENLARGED SITE PLAN



KEYED NOTES

- S01 EXISTING CURB AND GUTTER SYTEM.
S02 EXISTING SIDEWALK.
S03 EXISTING ASPHALT DRIVE.
S04 EXISTING DOUBLE YELLOW PAVEMENT STRIPE.
S06 LINE OF EXISTING CURB TO BE REMOVED.
S07 EXISTING METAL SIGN, GENERAL.
S08 EXISTING PAVED MULTIPLE USE TRAIL - CLOSED TO AUTOMOTIVE TRAFFIC.
S09 EXISTING ADA RAMP.
S10 PROPERTY LINE.
S11 10' - 0" PUBLIC UTILITY EASEMENT.
S12 HATCHED AREA INDICATES NEW ASPHALT-PAVED DRIVE LANE FOR EXPANDED RIGHT-OF-WAY. SEE COA STD. DWG. 24054B FOR TYPICAL STREET DETAILS.
S13 STRIPED ON-STREET PARKING (8' - 0" WIDE X 20' - 0" LONG PARKING SPACE, TYPICAL, APPROXIMATELY 31 SPACES TOTAL), AS PART OF A SEPARATE CITY WORK ORDER DESIGN PACKAGE PERTAINING TO OFF-SITE IMPROVEMENTS.
S14 NEW DRIVE AT EXPANDED ROADWAY.
S15 ASPHALT PAVING, TYPICAL.

- S16 CONCRETE ISLAND.
S17 PAINTED PARKING LOT 4" WIDE STRIPING, TYPICAL. PAINT SHALL BE TRAFFIC-RATED LATEX PAINT, COLOR: WHITE.
S18 PAINTED PARKING LOT 10' - 0" LENGTH ARROWS AND 30" HEIGHT LETTERING, TYPICAL. PAINT SHALL BE TRAFFIC-RATED LATEX PAINT, COLOR: WHITE.
S19 2" PAINTED BUFFER AT END OF PARKING AISLE, TYPICAL.
S23 ACCESSIBLE DROP-OFF. INSTALL TRUNCATED DOME TO DESIGNATE THRESHOLD BETWEEN CONCRETE SIDEWALK AND ASPHALT DRIVE. RECESS TO FLUSH WITH SURFACE OF CONCRETE SIDEWALK. SEE COA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.
S24 COMPACT VEHICLE PARKING, TYPICAL.
S25 MOTORCYCLE PARKING ON STANDARD-DUTY CONCRETE PAD WITH GROUND-MOUNTED SIGN.
S26 (4) EV-READY SPACES.
S27 FUTURE OWNER-PROVIDED EV STATIONS. SEE ELECTRICAL FOR REQUIREMENTS.
S29 CONCRETE WHEELSTOP. TYPICAL WHERE GROUND-MOUNTED SIGNAGE AND EV CHARGING EQUIPMENT IS PRESENT. SEE SITE DETAILS.
S31 CONCRETE CURBS & GUTTER SYSTEM, TYPICAL. SEE SITE DETAILS & CIVIL.
S32 MOUNTABLE CURB AT PARKING ROW ENDS, TYPICAL. SEE COA STD. DWG. 2415B FOR MOUNTABLE ROLL CURB AND GUTTER DETAIL.
S33 CONCRETE SIDEWALK PER COA STANDARDS.

- S34 4" THICK STANDARD DUTY CONCRETE PAVEMENT WITH TURN DOWN EDGE AT ALL EXPOSED EDGES.
S35 ACCESSIBLE CURB RAMP. SEE COA STD. DWG. 2443 FOR PARALLEL CURB RAMP DETAILS. INSTALL TRUNCATED DOME IN ALL ADA RAMP. RECESS TO FLUSH WITH SURFACE OF CONCRETE SIDEWALK. SEE COA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.
S36 ACCESSIBLE PATH TO PUBLIC WAY.
S37 CONCRETE STAIRS AND STEEL HANDRAILS.
S38 6" TRAFFIC-RATED BOLLARD.
S42 ENTRY PLAZA: 4" THICK STANDARD DUTY CONCRETE PAVEMENT WITH 2x8" CONTROL JOINTS IN RUNNING BOND CONFIGURATION, WITH TURN-DOWN EDGE. FOR PATTERN REFER TO DETAIL A5AS-102.
S43 CONCRETE PATIO: 4" THICK STANDARD DUTY CONCRETE PAVEMENT WITH 2x8" CONTROL JOINTS IN RUNNING BOND CONFIGURATION, WITH TURN-DOWN EDGE. FOR PATTERN REFER TO DETAIL A5AS-102.
S44 1" - 6" CONCRETE MOW STRIP, TYPICAL. ALL AROUND BUILDING PERIMETER.
S45 LINE OF BUILDING OVERHANG OR CANOPY ABOVE.
S47 MAIN ENTRY DOORS. SEE FLOOR PLANS.
S52 6" CONCRETE APRON. 4,000 PSI, 3/4" AGGREGATE WITH 6x6-10110W OR EQUAL, 1/2" EXPANSION JOINT BETWEEN PAD AND APRON.
S55 PAINTED ACCESS AISLE, 1' - 6" WIDE X 12' - 0" LONG STRIPING, 3" - 0" O.C., CENTER-ALIGNED TO CENTER OF ACCESSIBLE CURB RAMP. TYPICAL. PAINT SHALL BE TRAFFIC-RATED LATEX PAINT, COLOR: WHITE.
S61 LANDSCAPING. SEE LANDSCAPE.

- S62 MANUAL DOUBLE SWING PIPE GATE.
S64 REFUSE ENCLOSURE WITH MANUAL DOUBLE SWING GATES.
S70 WATER METERS, SEE CIVIL.
S71 BACKFLOW PREVENTER IN HEATED ENCLOSURE. SEE CIVIL.
S72 DRAIN INLET, SEE CIVIL.
S73 STORM DRAIN MANHOLE, SEE CIVIL.
S80 WALL-MOUNTED KNOX BOX.
S81 POST-INDICATOR VALVE (PIV), SEE CIVIL.
S82 REMOTE ELECTRIC GROUND-MOUNTED SIGN. SEE CIVIL.
S83 FIRE HYDRANT. 3' - 0" MINIMUM FROM BACK OF CURB AND EDGE OF SIDEWALK. SEE CIVIL.
S86 SPILTONGUE. SEE ELECTRICAL.
S91 UTILITY TRANSFORMER, SEE ELECTRICAL.
S92 SITE LIGHTING. SEE LIGHTING.
S93 GROUND-MOUNTED WARNING SIGN. SIGN SHALL CONTAIN THE LANGUAGE "TRAIL ENDS".

DEVELOPMENT FACILITATION TEAM
PROJECT NUMBER: PR-2023-009382
APPLICATION NUMBER: SI-2024-00739
PROJECT NAME: City Multigenerational Center At 10751 Cibola Loop NW

SITE LIGHTING LEGEND

- SXH: STRUCTURA (8'-0" TALL)
MAC II XL 96 L30 4 S S 277 STD
SXX: US ARCHITECTURAL (20' - 0" TALL)
RZR-OPTICS-80LED-52MA-NV-VOLTAGE-FINISH
SXX: LOUIS POULSEN (12' - 0" TALL)
TOLDBOD 11.4 POST 1000014728

PROPOSED DEVELOPMENT

NEW BUILDING: MULTIGENERATIONAL FACILITY
SQUARE FOOTAGE: FIRST LEVEL = 11,107 SF
SECOND LEVEL = 4,450 SF
TOTAL = 15,557 GF

PARKING ANALYSIS

PER COA IDO OFF-STREET PARKING REQUIREMENTS
REQUIRED: MULTI-GEN CENTER (COMMUNITY CENTER)
2 SPACES / 1,000 SQ FT
11,107 GSF = 23 PARKING SPACES
23 TOTAL SPACES REQUIRED
4 (3+1 VAN) ACCESSIBLE SPACES REQUIRED
1 MOTORCYCLE SPACE REQUIRED
PROVIDED: 63 (56+3 COMPACT+4 EV READY) TOTAL SPACES
6 (5+1 VAN) ACCESSIBLE SPACES
2 MOTORCYCLE SPACES



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Dallas, TX 75206
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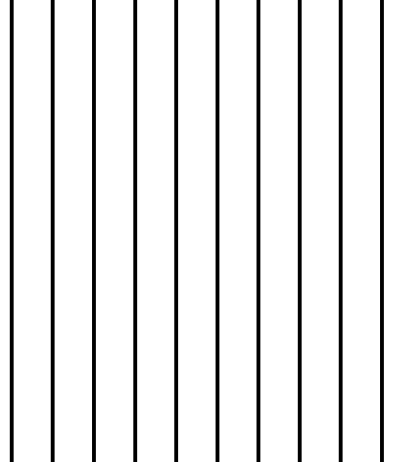
CITY OF ALBUQUERQUE
PROJECT TITLE:
COA CIBOLA LOOP
MULTIGENERATIONAL CENTER
10751 Cibola Loop NW
Albuquerque, NM 87114

CONSTRUCTION DOCUMENTS
JUNE 12, 2024

DRAWING TITLE: ENLARGED SITE PLAN

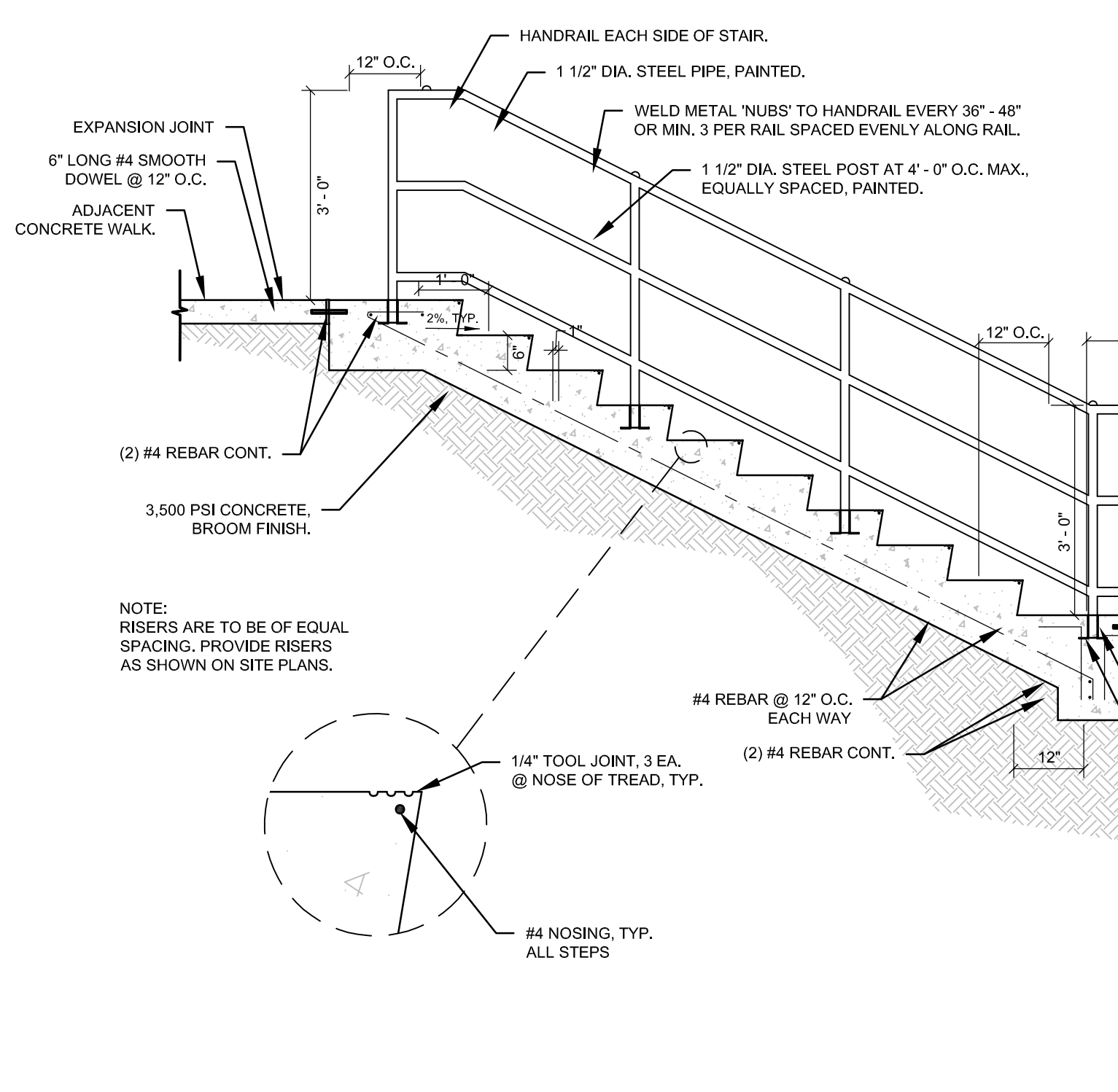
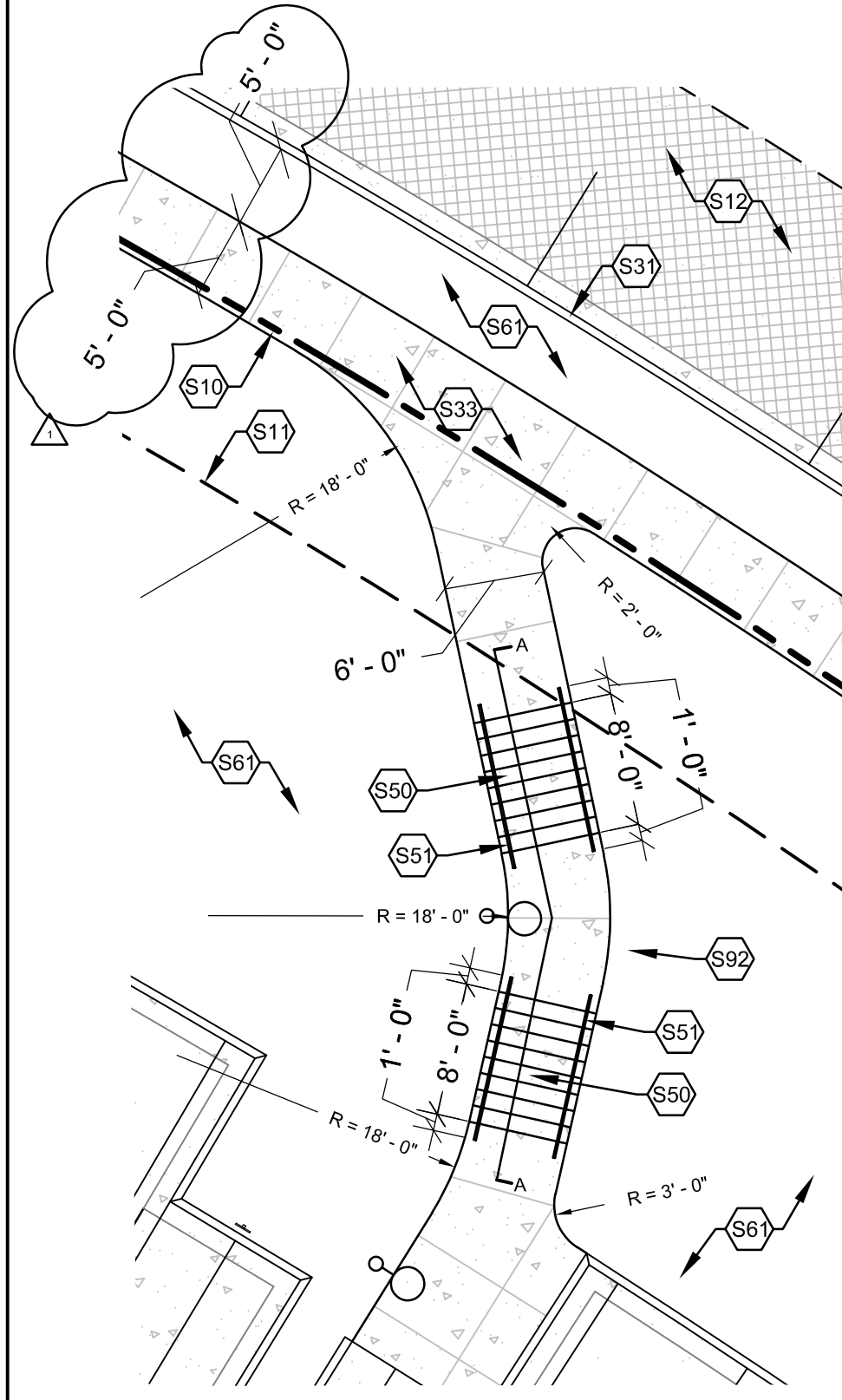
City Project No. P7882.16
Zone Map No. A-13-Z
DWG. AS-101
Sheet

Table with columns for AS BUILT INFORMATION, BENCH MARKS, SURVEY INFORMATION, FIELD NOTES, SEAL ARCHITECT, and REVISIONS.

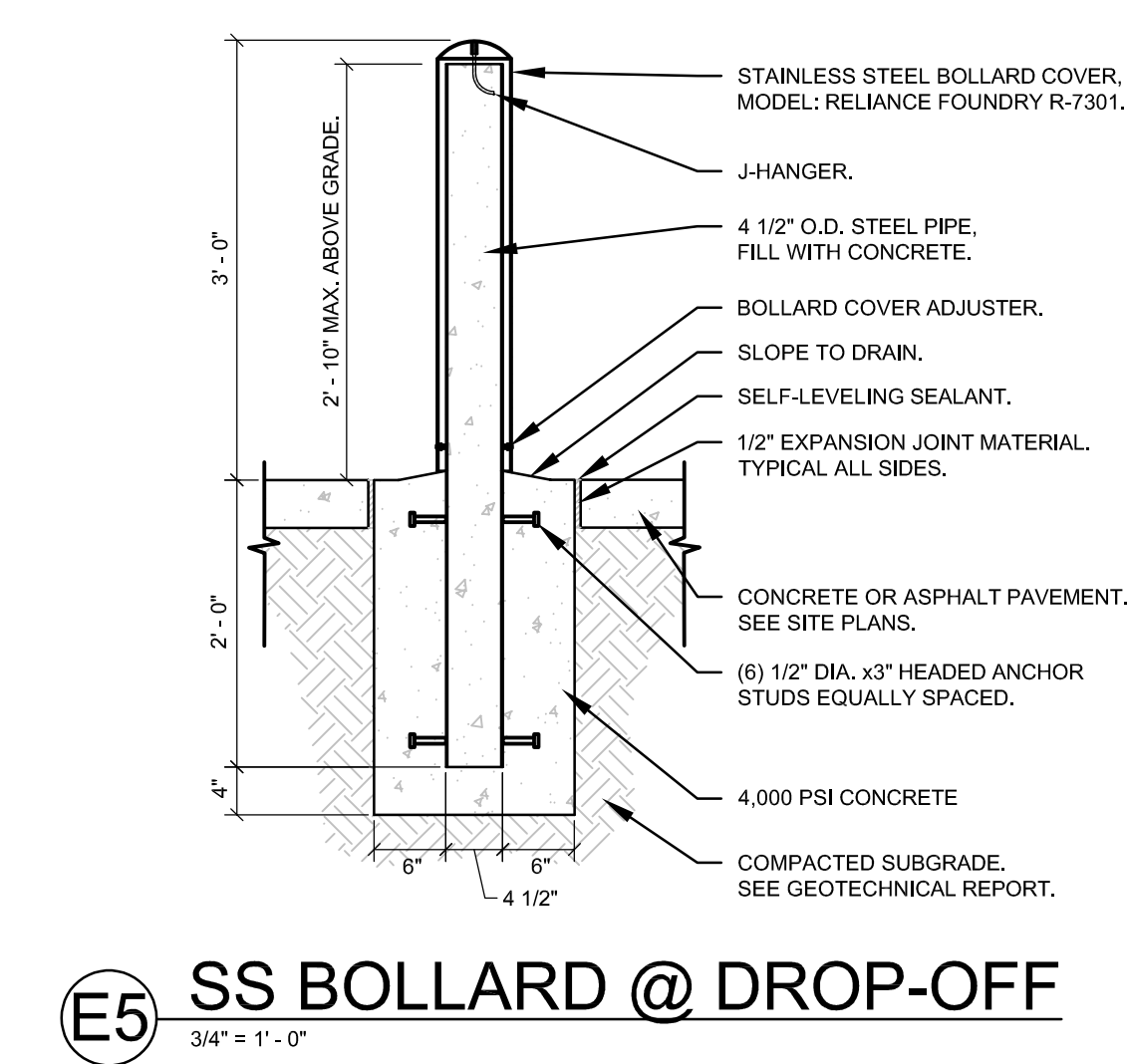




**DEVELOPMENT FACILITATION TEAM**  
**PROJECT NUMBER: PR-2023-009382**  
**APPLICATION NUMBER: SI-2024-00739**  
**PROJECT NAME: City Multigenerational Center At 10751 Cibola Loop NW**



**E4 SECTION A-A: STAIRS WITH HANDRAIL**  
 1/2" = 1'-0"



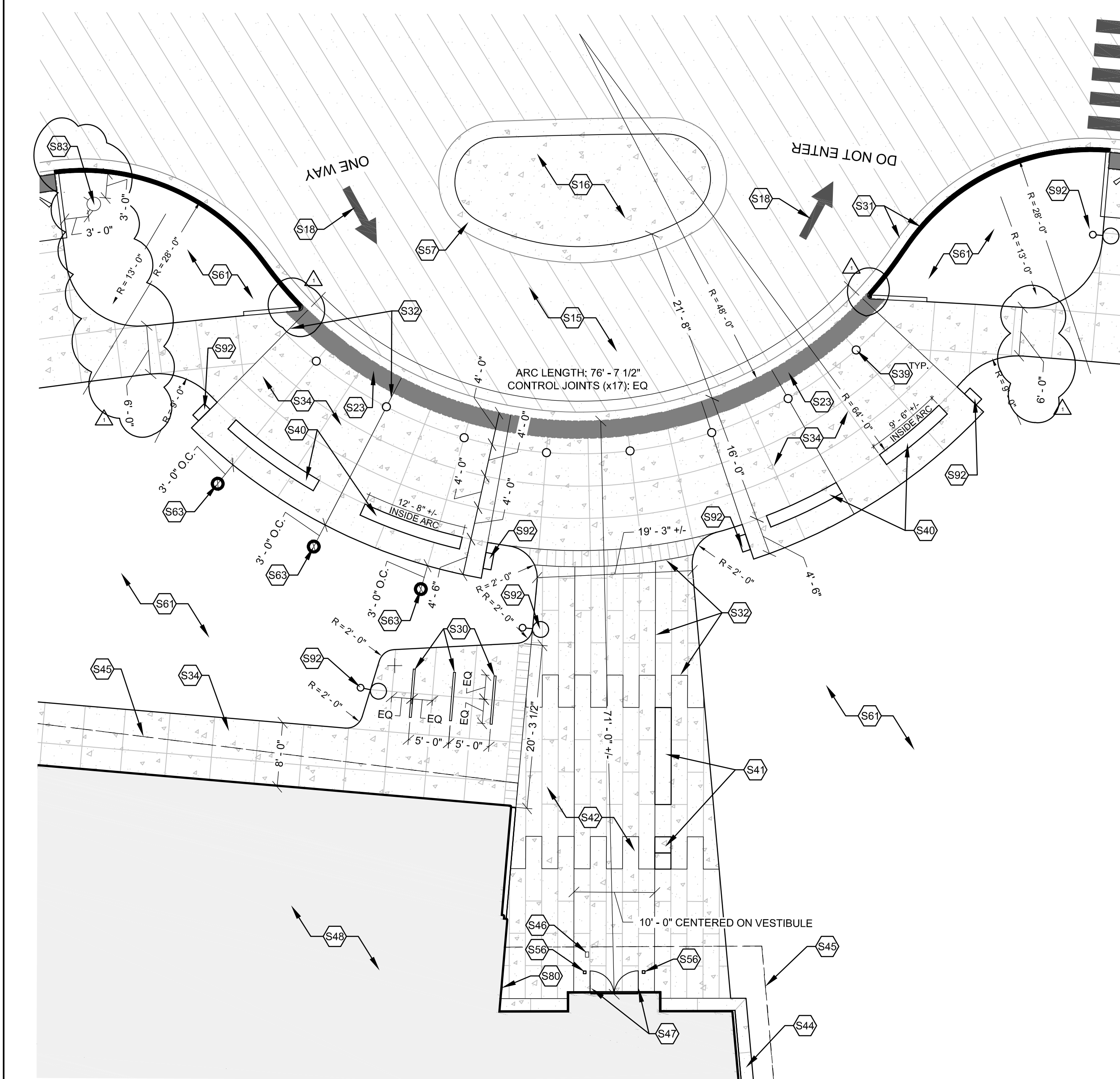
**E5 SS BOLLARD @ DROP-OFF**  
 3/4" = 1'-0"

KEYED NOTES	
S10	PROPERTY LINE.
S11	10' - 0" PUBLIC UTILITY EASEMENT.
S12	NEW ASPHALT-PAVED DRIVE LANE FOR EXPANDED RIGHT-OF-WAY. SEE COA STD. DWG. 2405A/B FOR TYPICAL LOCAL STREET DETAILS.
S15	ASPHALT PAVING, TYPICAL.
S16	CONCRETE ISLAND.
S18	PAINTED PARKING LOT 10' - 0" LENGTH ARROWS AND 30" HEIGHT LETTERING, TYPICAL. PAINT SHALL BE TRAFFIC-RATED LATEX PAINT, COLOR: WHITE.
S23	ACCESSIBLE DROP-OFF: INSTALL TRUNCATED DOME TO DESIGNATE THRESHOLD BETWEEN CONCRETE SIDEWALK AND ASPHALT DRIVE. RECESS TO FLUSH WITH SURFACE OF CONCRETE SIDEWALK. SEE COA STD. DWG. 2448 FOR DETECTABLE WARNING DEVICE DETAILS.
S30	BICYCLE RACKS, PAINTED, PER COA STANDARDS. (3 SPACES REQUIRED / 6 SPACES PROVIDED). SEE DETAIL CSAS-102.
S31	CONCRETE CURB & GUTTER SYSTEM, TYPICAL. SEE SITE DETAILS & CIVIL.
S32	EXPANSION JOINT. SEE DETAIL B3AS-130.
S33	CONCRETE SIDEWALK PER COA STANDARDS.
S34	4" THICK STANDARD DUTY CONCRETE PAVEMENT WITH TURN DOWN EDGE AT ALL EXPOSED EDGES.
S39	STAINLESS STEEL BOLLARD COVER, MODEL: RELIANCE FOUNDARY R-7301. REFER TO DETAIL BSAS-102.
S40	CAST-IN-PLACE CONCRETE SEAT WALL AT DROPOFF (16" HIGH x 16" DEEP x LENGTH VARIES, TYPICAL). SEE DETAIL BSAS-102.
S41	OWNER-PROVIDED SEATING.
S42	ENTRY PLAZA: 4" THICK STANDARD DUTY CONCRETE PAVEMENT WITH 2x8" CONTROL JOINTS IN RUNNING BOND CONFIGURATION, WITH TURN-DOWN EDGE. FOR PATTERN REFER TO DETAIL ASAS-102. FOR CONTROL JOINT DETAIL REFER TO B3AS-130.
S43	CONCRETE PATIO: 4" THICK STANDARD DUTY CONCRETE PAVEMENT WITH 2x8" CONTROL JOINTS IN RUNNING BOND CONFIGURATION, WITH TURN-DOWN EDGE. FOR PATTERN REFER TO DETAIL ASAS-102. FOR CONTROL JOINT DETAIL REFER TO B3AS-130.
S44	1" - 6" CONCRETE MOW STRIP, TYPICAL. ALL AROUND BUILDING PERIMETER.
S45	LINE OF BUILDING OVERHANG OR CANOPY ABOVE.
S46	FREESTANDING ADA AUTOMATIC DOOR ACTUATOR.
S47	MAIN ENTRY DOORS. SEE FLOOR PLANS.
S48	BUILDING INTERIOR. SEE FLOOR PLANS.
S50	CONCRETE STAIRS.
S51	STEEL HANDRAILS.
S56	DOORSTOP POST.
S57	MOUNTABLE CURB. SEE DETAIL C4AS-130.
S61	LANDSCAPING. SEE LANDSCAPE.
S63	FLAGPOLES: CENTER POLE: 30' - 0" SIDE POLES: 25' - 0". SEE SITE DETAILS AND LAYOUT OF BOTH THE SITE AND BUILDING ELEMENTS. COORDINATE FIELD INFORMATION WITH THE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITY.
S80	WALL MOUNTED KNOX BOX.
S83	FIRE HYDRANT. 3' - 0" MINIMUM FROM BACK OF CURB AND EDGE OF SIDEWALK. SEE CIVIL.
S92	SITE LIGHTING-SEE LIGHTING.

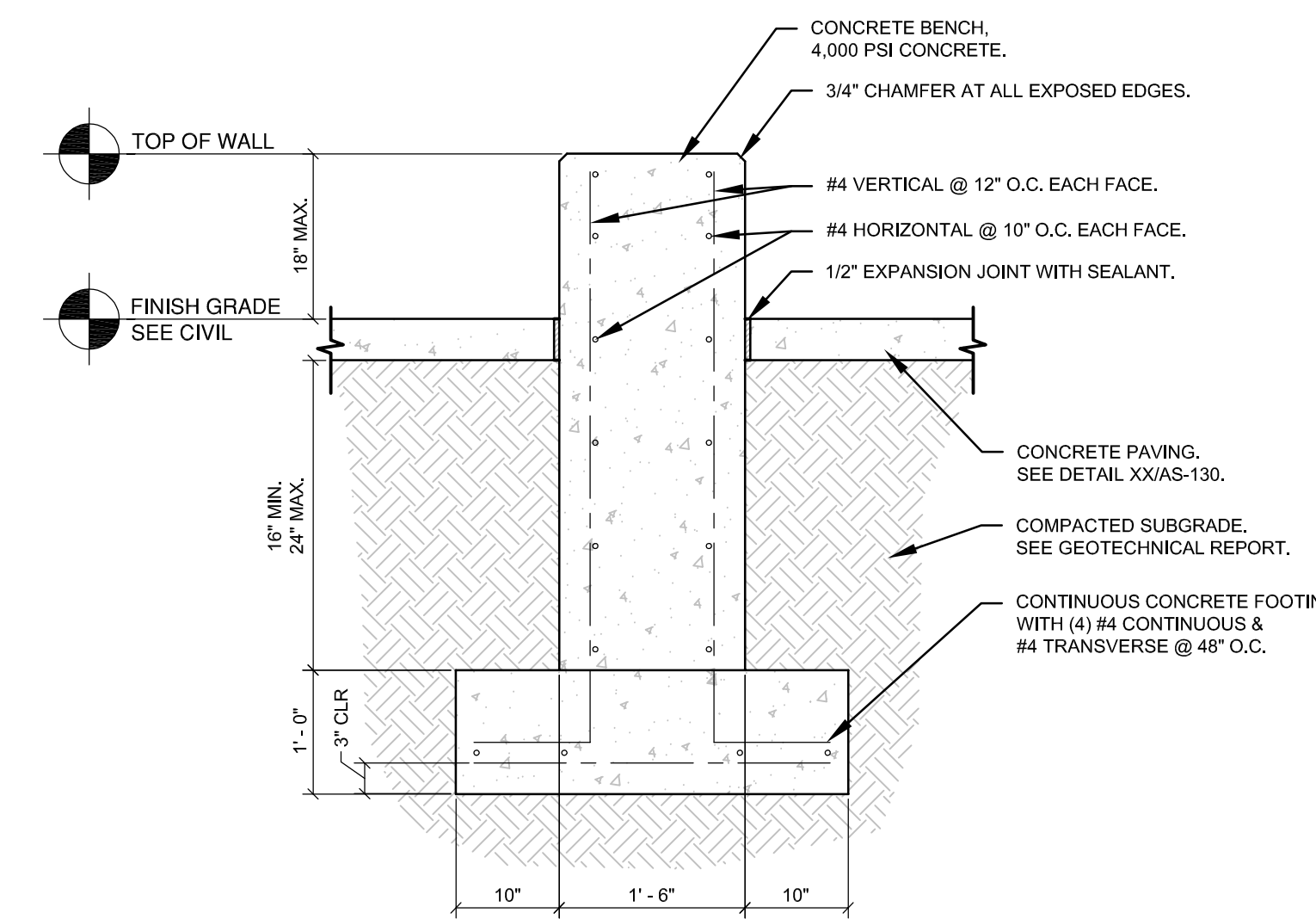
GENERAL NOTES	
A.	A. SUB GRADE PREPARATION AND SOIL COMPACTION AT ALL CONCRETE WORK SHALL COMPLY WITH REQUIREMENTS ON CIVIL DRAWINGS AND GEOTECHNICAL REPORT.
B.	PROVIDE BROOM FINISH ON CONCRETE SIDEWALK, UNLESS NOTED OTHERWISE.
C.	C. VERIFY SIDEWALK LAYOUT WITH ARCHITECT PRIOR TO FORMING AND POURING 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. ANY DAMAGE TO 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, LAMBSQUOJUE, 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 OF DROP OFF. COORDINATE WITH FIRE MARSHALL FOR LOCATION OF FIRE LANE MARKINGS.
K.	WHERE NEW CONCRETE PAVEMENT AND/OR CURBING IS SHOWN ADJACENT TO EXISTING CONCRETE 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.

**D1 ENLARGED STAIR PLAN**  
 1" = 10' - 0"

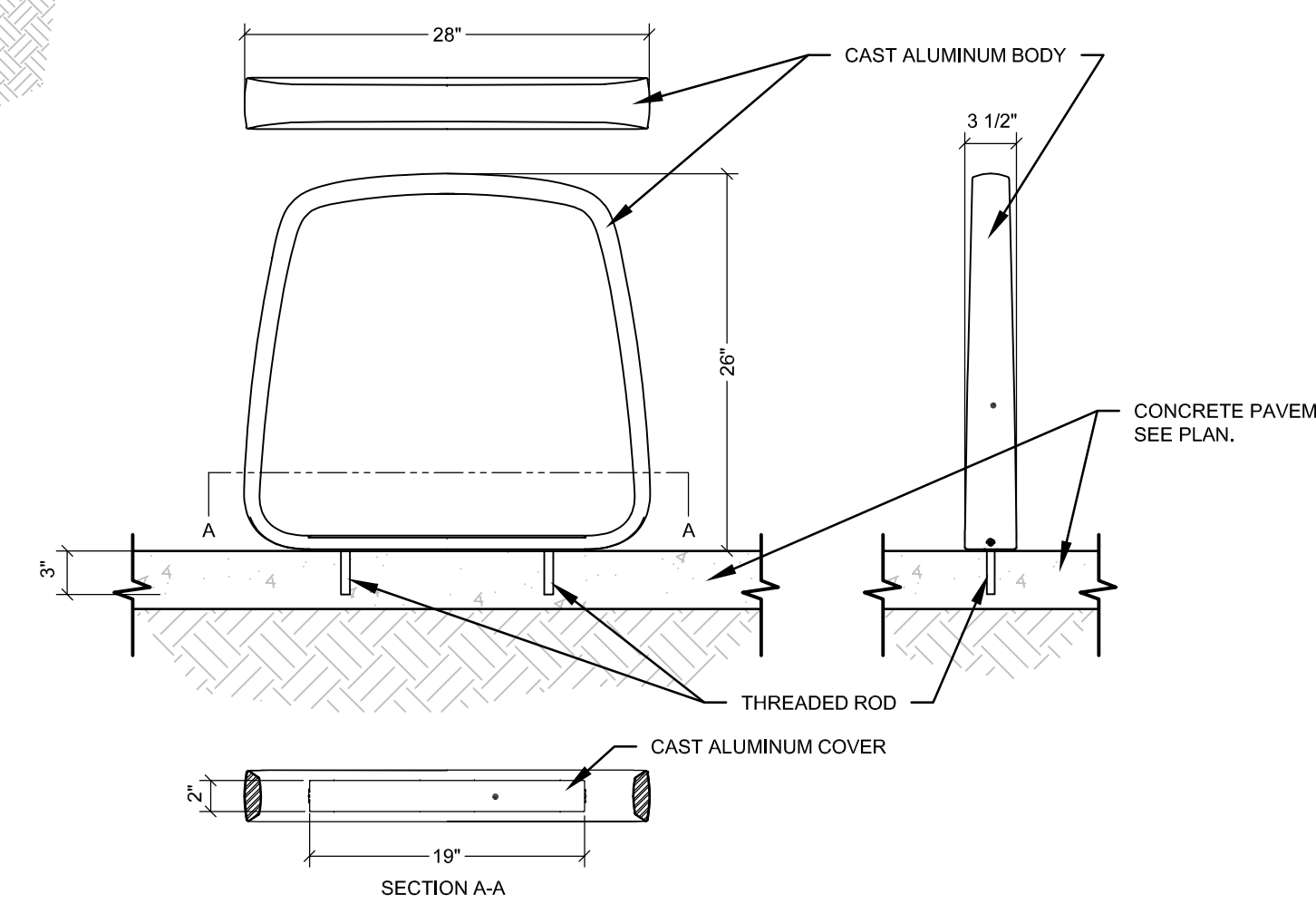
**D2 SECTION A-A: STAIRS WITH HANDRAIL**  
 1/2" = 1'-0"



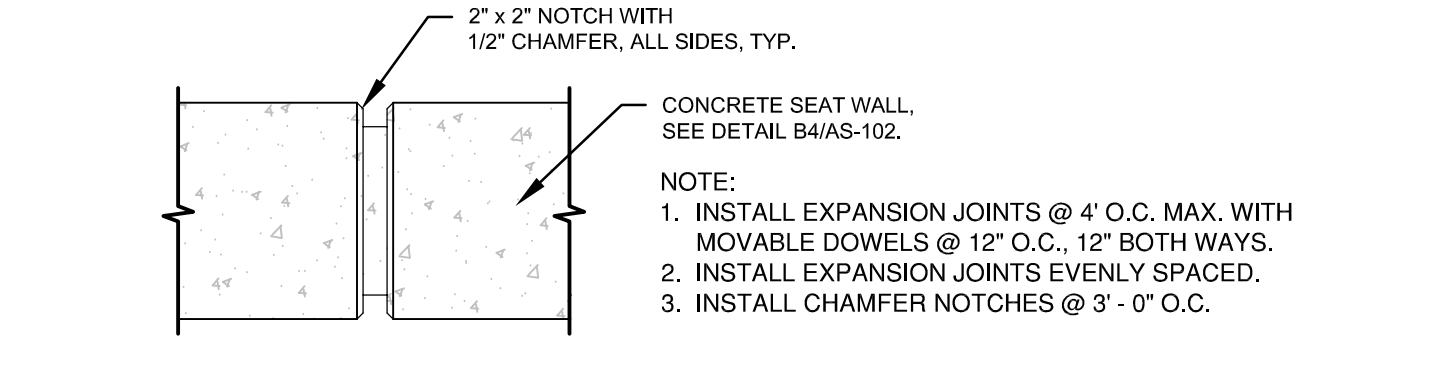
**A1 ENLARGED MAIN ENTRY PLAN**  
 1" = 10' - 0"



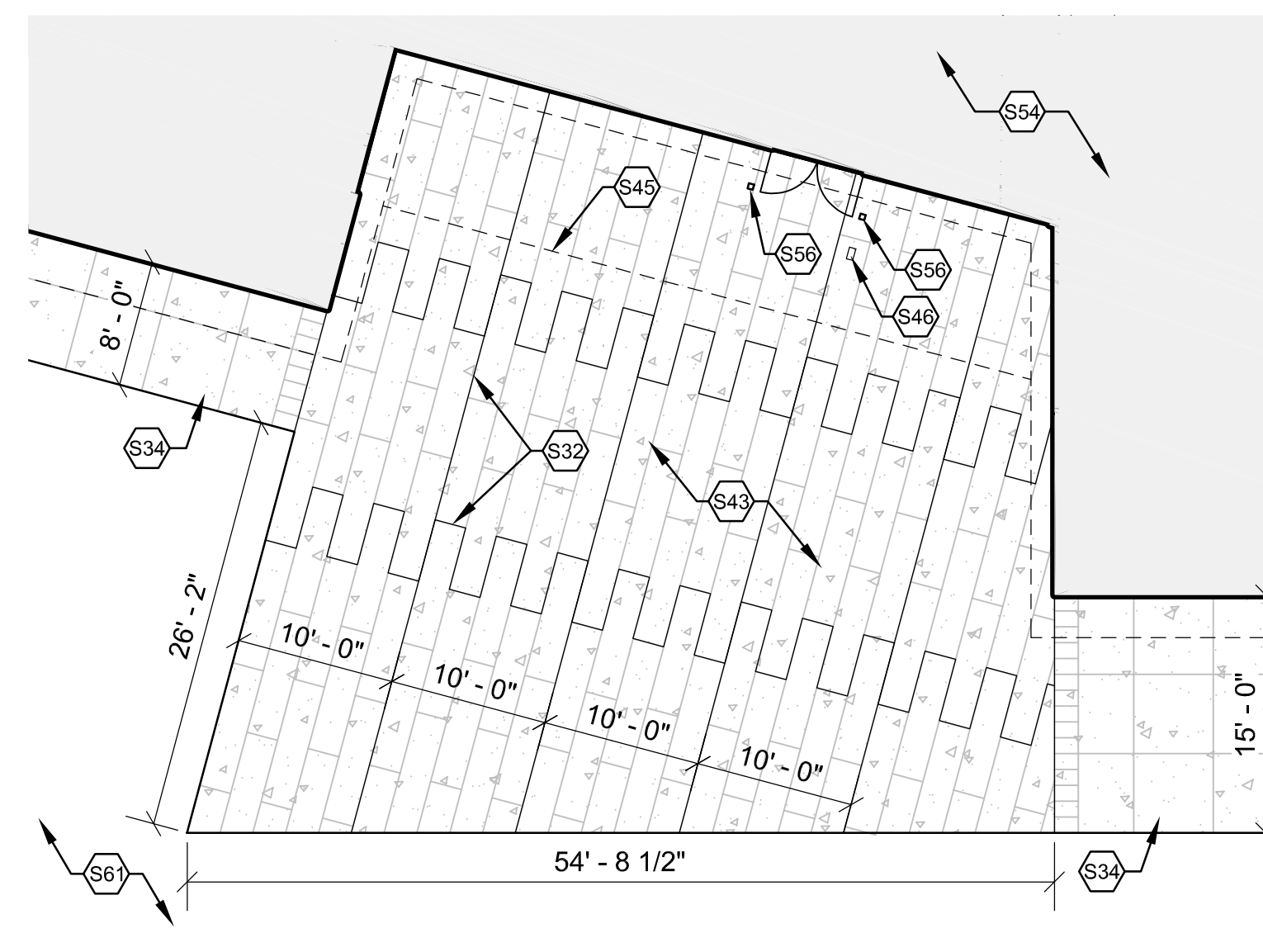
**B4 CONCRETE SEAT WALL**  
 3/4" = 1'-0"



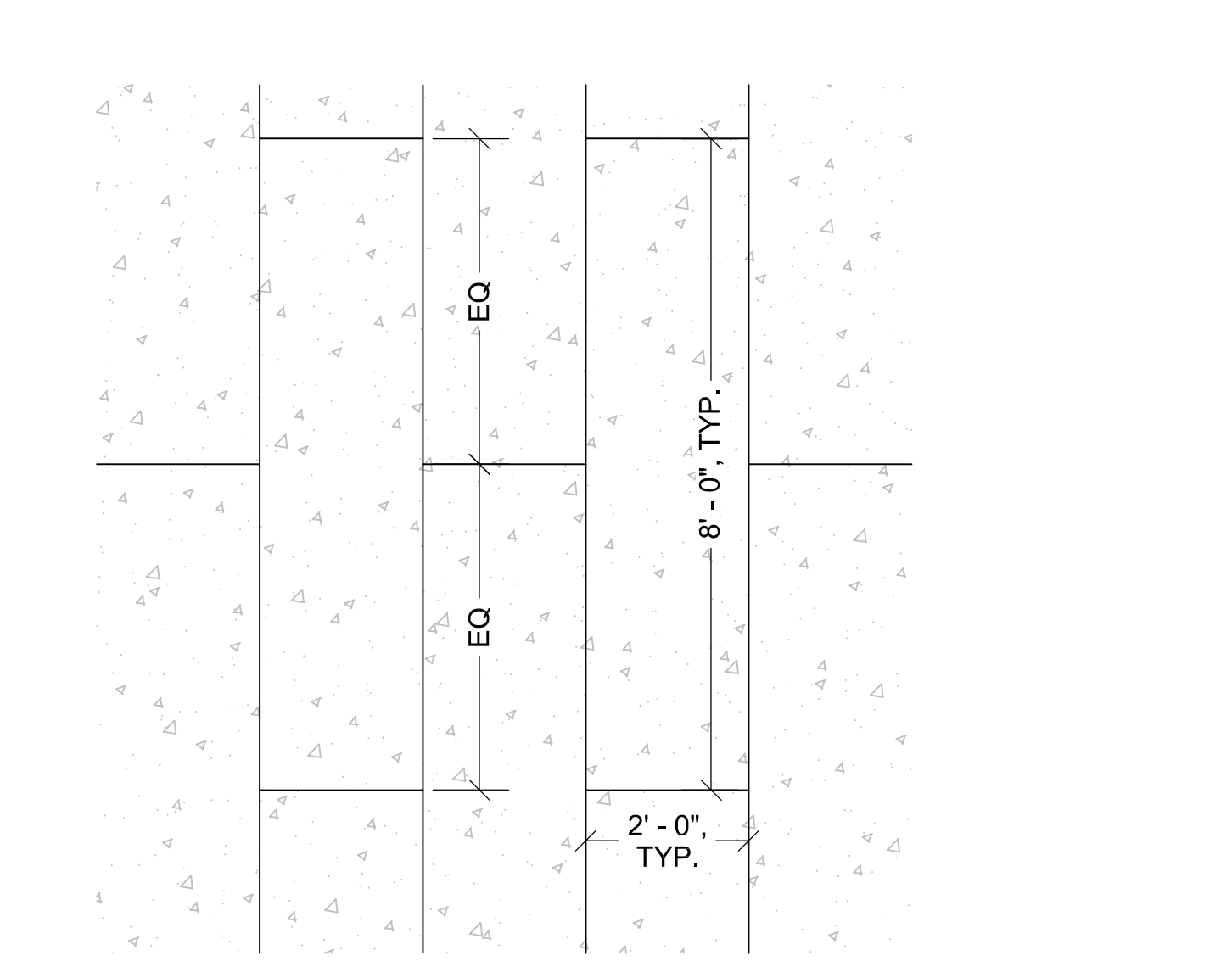
**C5 BIKE RACK DETAIL**  
 1" = 1'-0"



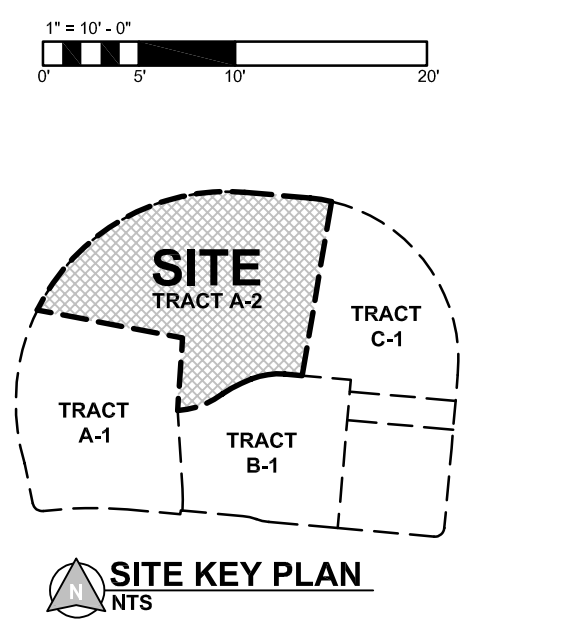
**B5 CONCRETE SEAT WALL EXPANSION JOINTS**  
 3/4" = 1'-0"



**A4 ENLARGED BACK PATIO PLAN**  
 1" = 10' - 0"



**A5 CONTROL JOINT DETAIL**  
 1/2" = 1'-0"



**SITE KEY PLAN**



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 6010-B Midway Park Blvd NE  
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**Groundwork Studio**  
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 Albuquerque, NM 87110  
 p\_505.212.9126

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**Oldner Lighting**  
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 Dallas, TX 75206  
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**INTERIORS**  
**Studio M**  
 6501 Americas Parkway NE, Suite 302  
 Albuquerque, NM 87110  
 p\_505.243.9287

CITY OF ALBUQUERQUE

PROJECT TITLE:  
**COA CIBOLA LOOP MULTIGENERATIONAL CENTER**  
 10751 Cibola Loop NW  
 Albuquerque, NM 87114

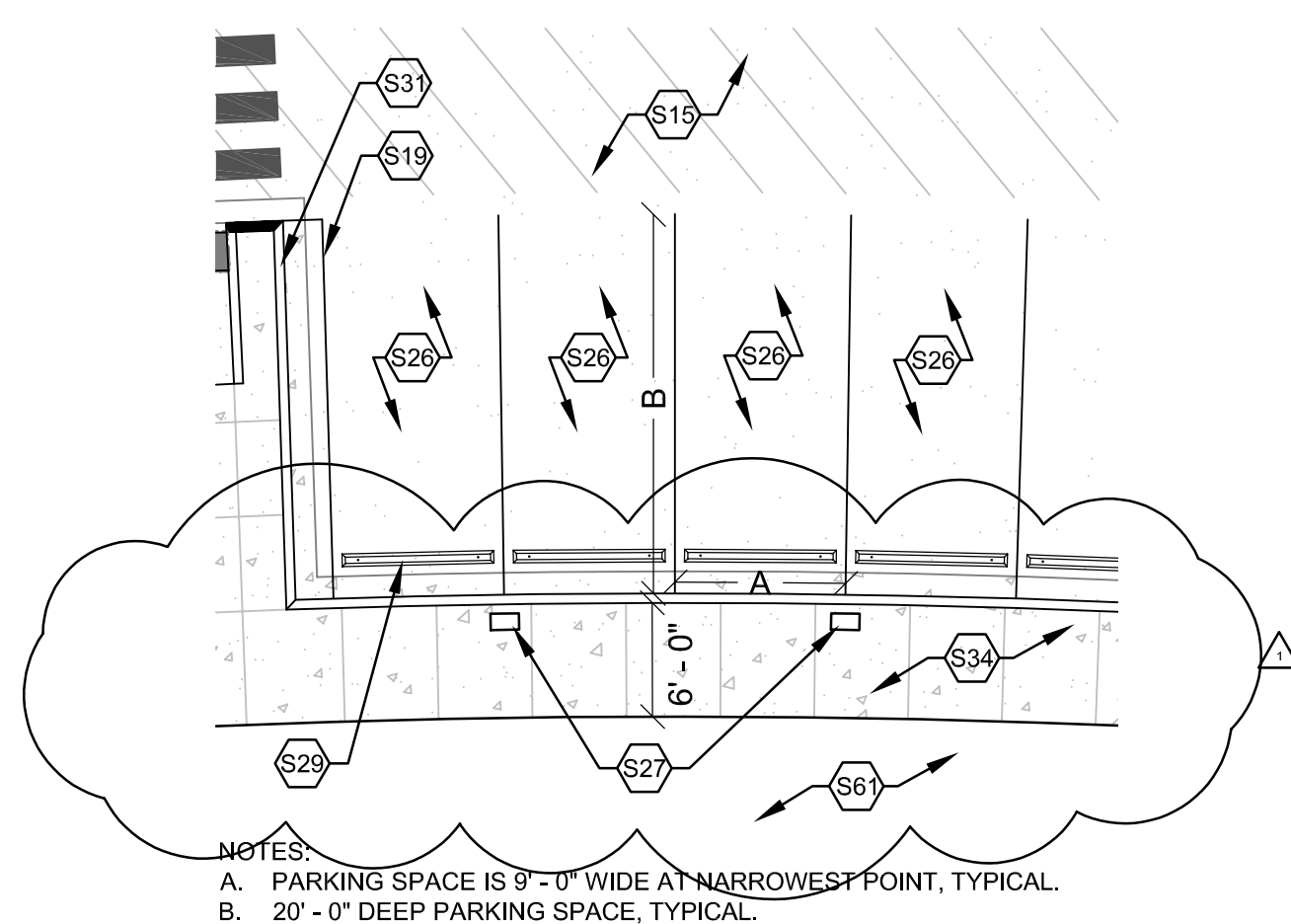
CONSTRUCTION DOCUMENTS  
 JUNE 12, 2024

DRAWING TITLE: ENLARGED PATHS & PATIO PLANS

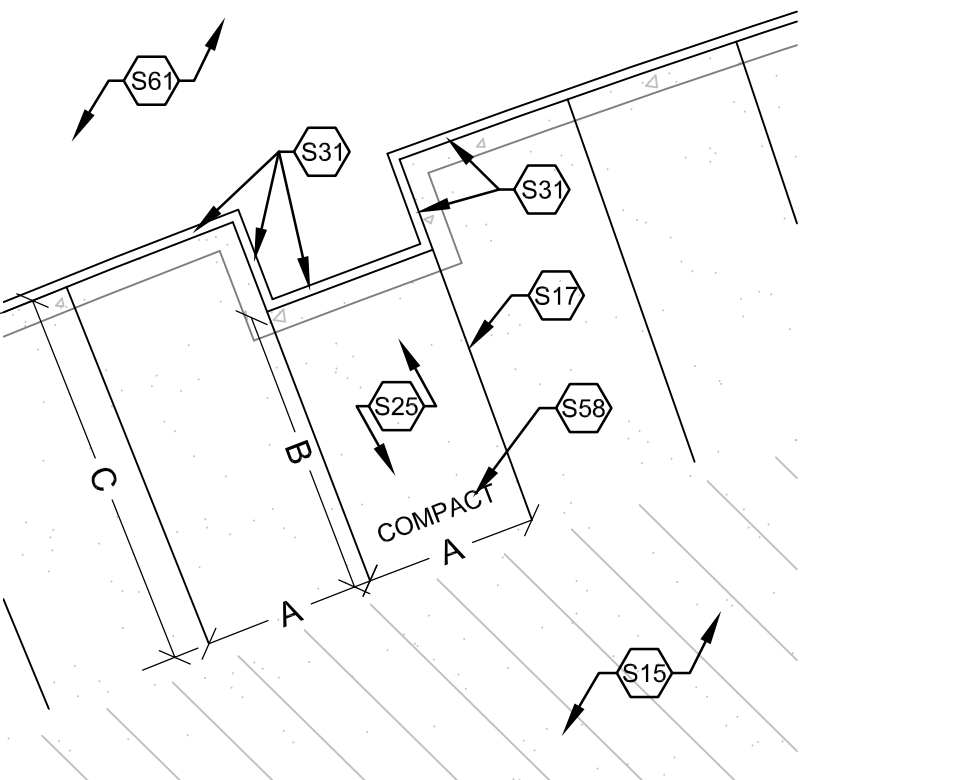
NO.	DATE	REVISIONS
1	2024.06.17	DIT COMMENTS & PAVEMENT ADJUSTMENTS
2		
3		
4		

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	DATE
		2024.04.30

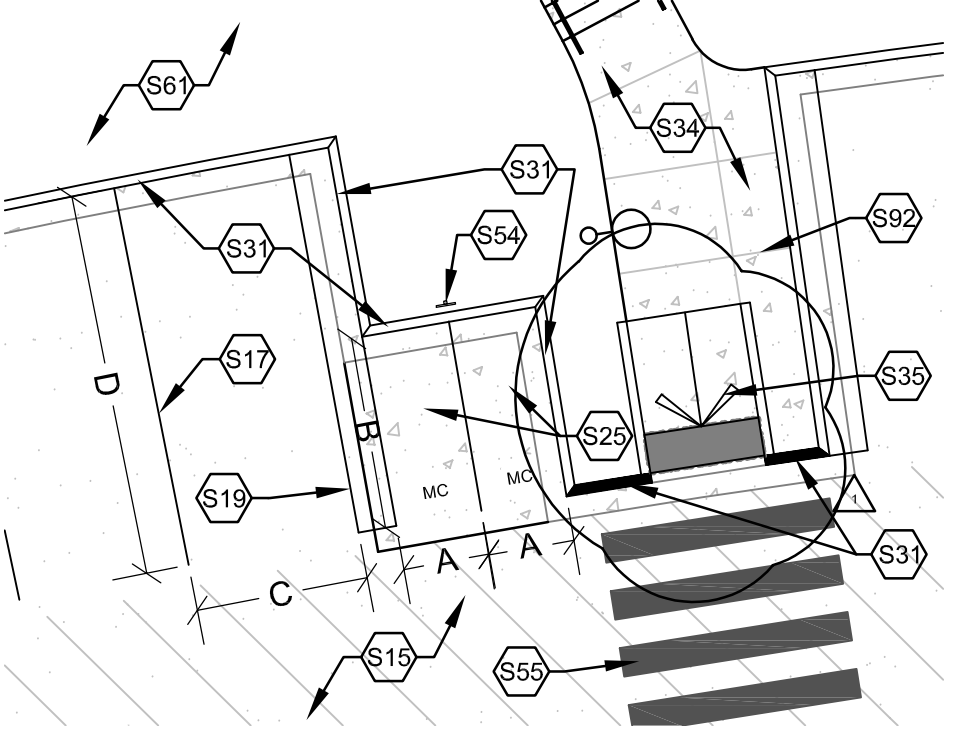




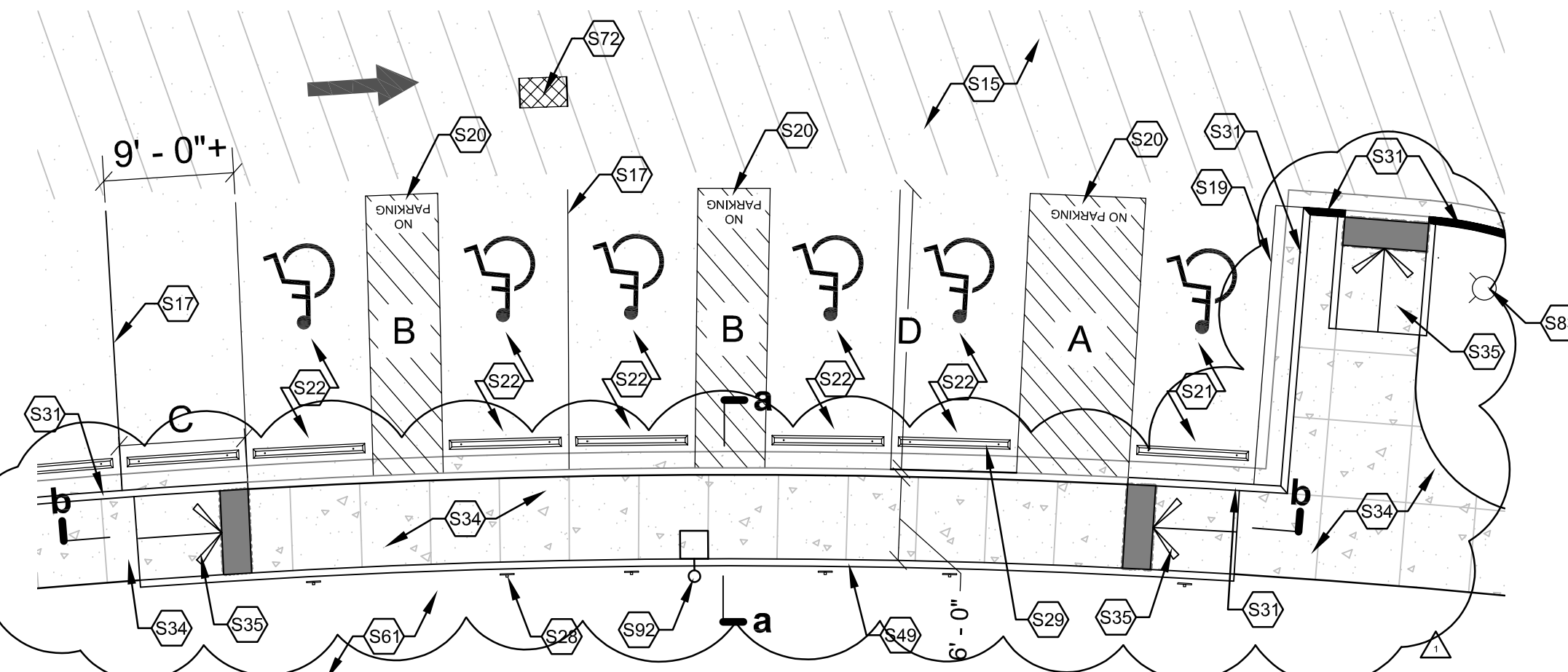
**E1 ENLARGED EV PARKING PLAN**  
1" = 10'-0"



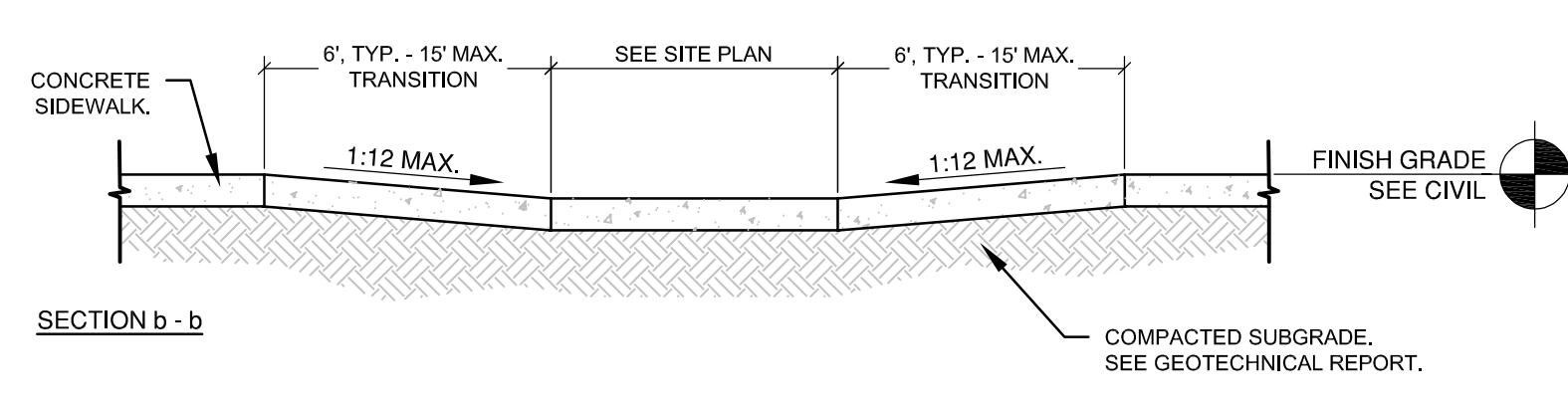
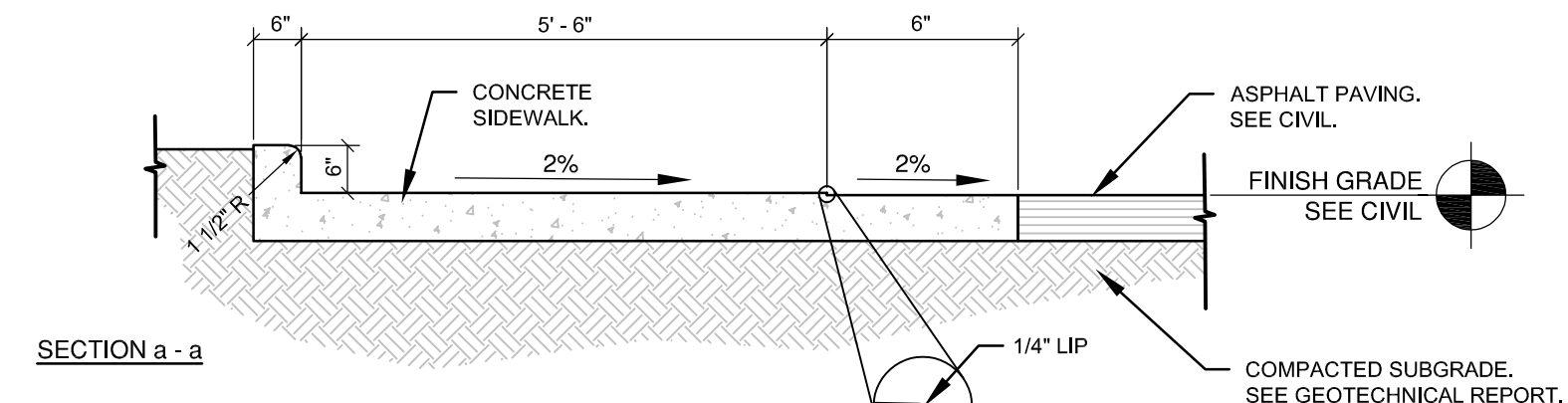
**D1 ENLARGED COMPACT PARKING PLAN**  
1" = 10'-0"



**B1 ENLARGED MOTORCYCLE PARKING PLAN**  
1" = 10'-0"



**A1 ENLARGED ACCESSIBLE PARKING PLAN**  
1" = 10'-0"



**A3 ACCESSIBLE RAMP**  
1/2" = 1'-0"

KEYED NOTES	
S15	ASPHALT PAVING, TYPICAL.
S16	CONCRETE ISLAND.
S17	PAINTED PARKING LOT 4" WIDE STRIPING, TYPICAL. PAINT SHALL BE TRAFFIC-RATED LATEX PAINT, COLOR: WHITE.
S18	PAINTED PARKING LOT 10' - 0" LENGTH ARROWS AND 30" HEIGHT LETTERING, TYPICAL. PAINT SHALL BE TRAFFIC-RATED LATEX PAINT, COLOR: WHITE.
S19	2" PAINTED BUFFER AT END OF PARKING AISLE, TYPICAL.
S20	ACCESSIBLE PAINTED ACCESS AISLE WITH BLUE DIAGONAL STRIPING AND CAPITALIZED WORDS "NO PARKING", LETTERING SHALL BE 12" HIGH AND 2" WIDE PLACED NEAREST THE DRIVING AISLE WHERE AN ADJACENT VEHICLE'S TIRES WOULD BE PLACED.
S21	ACCESSIBLE VAN PARKING SPACE WITH GROUND-MOUNTED SIGN.
S22	ACCESSIBLE PARKING SPACE WITH GROUND-MOUNTED SIGN.
S23	ACCESSIBLE DROP-OFF. INSTALL TRUNCATED DOME TO DESIGNATE THRESHOLD BETWEEN CONCRETE SIDEWALK AND ASPHALT DRIVE. RECESS TO FLUSH WITH SURFACE OF CONCRETE SIDEWALK. SEE COA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.
S24	COMPACT VEHICLE PARKING, TYPICAL.
S25	MOTORCYCLE PARKING ON STANDARD-DUTY CONCRETE PAD WITH GROUND-MOUNTED SIGN.
S26	(4) EV-READY SPACES.
S27	FUTURE OWNER-PROVIDED EV STATIONS. SEE ELECTRICAL FOR REQUIREMENTS.
S28	12" x 18" GROUND-MOUNTED ADA SIGN WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY, TYPICAL. SIGN SHALL CONTAIN THE REQUIRED LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" PER 66-7-352-4C NMSA 1978.
S29	CONCRETE WHEELSTOP, TYPICAL WHERE GROUND-MOUNTED SIGNAGE AND EV CHARGING EQUIPMENT IS PRESENT, SEE SITE DETAILS.
S31	CONCRETE CURB & GUTTER SYSTEM, TYPICAL. SEE SITE DETAILS & CIVIL.
S32	MOUNTABLE CURB AT PARKING ROW ENDS, TYPICAL. SEE COA STD. DWG. 2415B FOR MOUNTABLE ROLL, CURB AND GUTTER DETAIL.
S34	4" THICK STANDARD DUTY CONCRETE PAVEMENT WITH TURN DOWN EDGE AT ALL EXPOSED EDGES.
S35	ACCESSIBLE CURB RAMP. SEE COA STD. DWG. 2443 FOR PARALLEL CURB RAMP DETAILS. INSTALL TRUNCATED DOME IN ALL ADA RAMP, RECESS TO FLUSH WITH SURFACE OF CONCRETE SIDEWALK. SEE COA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.
S38	6" TRAFFIC-RATED BOLLARD.
S49	CONCRETE HEADER CURB.
S51	6" CONCRETE APRON 4,000 PSI 3/4" AGGREGATE WITH 6X6-10/10WWM OR EQUAL WITH 1/2" EXPANSION JOINT BETWEEN PAD AND APRON.
S52	6" MIN. CONCRETE SLAB 4,000 PSI 3/4" AGGREGATE WITH 6X6-10/10WWM OR EQUAL, SLOPE TO DRAIN 1/8" PER FOOT.
S54	GROUND-MOUNTED MOTORCYCLE PARKING SIGN.
S55	PAINTED ACCESS AISLE, 1' - 6" WIDE x 12' - 0" LONG STRIPING, 3' - 0" O.C., CENTER-ALIGNED TO CENTER OF ACCESSIBLE CURB RAMP, TYPICAL. PAINT SHALL BE TRAFFIC-RATED LATEX PAINT, COLOR: WHITE.
S61	LANDSCAPING, SEE LANDSCAPE.
S71	BACKFLOW PREVENTER IN HEATED ENCLOSURE, SEE CIVIL.
S72	DRAIN INLET, SEE CIVIL.
S83	FIRE HYDRANT, 3' - 0" MINIMUM FROM BACK OF CURB AND EDGE OF SIDEWALK, SEE CIVIL.
S92	SITE LIGHTING, SEE LIGHTING.

GENERAL NOTES	
A.	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.
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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.

AS BUILT INFORMATION		SURVEY INFORMATION		FIELD NOTES		BENCH MARKS	
CONTRACTOR	DATE	NO.	BY	NO.	DATE	NO.	DATE
WORK SHOWN BY	DATE						
INSPECTORS ACCEPTANCE BY	DATE						
FIELD VERIFICATION BY	DATE						
DRAWINGS CORRECTED BY	DATE						
MICRO-FILM INFORMATION							
RECORDED BY	DATE						
NO.							

**fbt architects**  
6501 Americas Parkway NE, Suite 300  
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**Groundwork Studio**  
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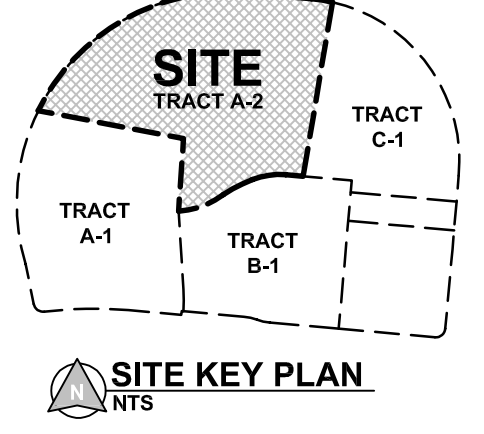
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**Studio M**  
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Albuquerque, NM 87110  
p\_505.243.9287

**DEVELOPMENT FACILITATION TEAM**  
PROJECT NUMBER: PR-2023-009382  
APPLICATION NUMBER: SI-2024-00739  
PROJECT NAME: City Multigenerational Center At 10751 Cibola Loop NW



CITY OF ALBUQUERQUE

**COA CIBOLA LOOP MULTIGENERATIONAL CENTER**  
10751 Cibola Loop NW  
Albuquerque, NM 87114

CONSTRUCTION DOCUMENTS  
JUNE 12, 2024

DRAWING TITLE: ENLARGED PARKING PLANS

Design Review Committee	City Engineer Approval	Ms./Dwg./Yr. 2024.04.30	Ms./Dwg./Yr.
City Project No. P7882.16	Zone Map No. A-13-Z	DWG. AS-103	Sheet



# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

June 17, 2024

J. Graeme Means, P.E.  
High Mesa Consulting Group  
6010 B Midway Park Blvd NE  
Albuquerque, NM 87109

**RE: Cibola Loop Multigenerational Center  
Revised Conceptual Grading & Drainage Plans  
Engineer's Stamp Date: 04/0825/24  
Hydrology File: A13D025**

Dear Mr. Means:

Based upon the information provided in your submittal received 06/11/2024, the Revised Conceptual Grading & Drainage Plans are preliminary approved for Grading Permit and action by the Development Facilitation Team (DFT) on Site Plan for Building Permit.

**PRIOR TO BUILDING PERMIT:**

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) along with the Drainage Transportation Information Sheet.

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

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

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



**DRAINAGE CALCULATIONS**

**I. SITE CHARACTERISTICS**

A. PRECIPITATION ZONE = 1  
 B.  $P_{100, 6HR} = P_{300} = 2.47$  IN  
 C. TOTAL PROJECT AREA (A<sub>T</sub>) = 398,234 SF  
 D. LAND TREATMENTS

EXISTING LAND TREATMENT			PROPOSED LAND TREATMENT		
BASIN 1	AREA (SF/AC)	%	PHASE 1	AREA (SF/AC)	%
A	349,155 SF	88%	A	398,234 SF	
B			B		
C	49,079 SF	12%	C	338,062 SF	85%
D	1.13 AC		D	60,142 SF	15%
				1.38 AC	

**II. HYDROLOGY**

**A. EXISTING CONDITION 100 YEAR STORM**

1. BASIN 1  
 a. VOLUME 100-YR, 6-HR  
 $WTe = (E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d) \cdot A_T$   
 $\Rightarrow (0.55 \cdot 0.00) + (0.73 \cdot 0.00) + (0.95 \cdot 1.13) + (2.24 \cdot 0.00) \cdot 9.14 = 0.60$  IN  
 $V_{100, 6HR} = (E_{eq}/12) \cdot A_T = (0.60/12) \cdot 9.14 = 0.4571$  AC-FT = 19,910 CF

b. PEAK DISCHARGE 100-YR  
 $Q_{100} = Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$   
 $\Rightarrow (1.54 \cdot 0.00) + (2.16 \cdot 0.00) + (2.87 \cdot 1.13) + (4.12 \cdot 0.00) = 15.6$  CFS

2. PROPOSED CONDITION 100 YEAR STORM - PHASE 1  
 a. VOLUME 100-YR, 6-HR  
 $WTe = (E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d) \cdot A_T$   
 $\Rightarrow (0.55 \cdot 0.00) + (0.73 \cdot 0.00) + (0.95 \cdot 9.14) + (2.24 \cdot 1.38) \cdot 9.14 = 1.14$  IN  
 $V_{100, 6HR} = (E_{eq}/12) \cdot A_T = (1.14/12) \cdot 9.14 = 0.8665$  AC-FT = 37,830 CF

b. PEAK DISCHARGE 100-YR  
 $Q_{100} = Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$   
 $\Rightarrow (1.54 \cdot 0.00) + (2.16 \cdot 0.00) + (2.87 \cdot 7.76) + (4.12 \cdot 1.38) = 28.0$  CFS

3. PROPOSED CONDITION 100 YEAR STORM - FULL BUILD OUT  
 1. BASIN 1  
 a. VOLUME 100-YR, 6-HR  
 $WTe = (E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d) \cdot A_T$   
 $\Rightarrow (0.55 \cdot 0.00) + (0.73 \cdot 0.00) + (0.95 \cdot 9.14) + (2.24 \cdot 3.13) \cdot 9.14 = 1.39$  IN  
 $V_{100, 6HR} = (E_{eq}/12) \cdot A_T = (1.39/12) \cdot 9.14 = 1.0590$  AC-FT = 46,130 CF

b. VOLUME 100-YR, 10-DAY  
 $V_{100, 10D} = V_{300} + A_d \cdot (P_{100, 10D} - P_{300}) / 12 \text{ in/hr}$   
 $\Rightarrow 0.8665 + 1.38 \cdot (3.900 - 2.170) / 12 \text{ in/hr} = 1.0674$  AC-FT = 46,500 CF

c. PEAK DISCHARGE 100-YR  
 $Q_{100} = Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$   
 $\Rightarrow (1.54 \cdot 0.00) + (2.16 \cdot 0.00) + (2.87 \cdot 7.76) + (4.12 \cdot 1.38) = 28.0$  CFS

2. BASIN 2  
 a. VOLUME 100-YR, 6-HR  
 $WTe = (E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d) \cdot A_T$   
 $\Rightarrow (0.55 \cdot 0.00) + (0.73 \cdot 0.00) + (0.95 \cdot 9.14) + (2.24 \cdot 3.13) \cdot 9.14 = 1.39$  IN  
 $V_{100, 6HR} = (E_{eq}/12) \cdot A_T = (1.39/12) \cdot 9.14 = 1.0590$  AC-FT = 46,130 CF

b. VOLUME 100-YR, 10-DAY  
 $V_{100, 10D} = V_{300} + A_d \cdot (P_{100, 10D} - P_{300}) / 12 \text{ in/hr}$   
 $\Rightarrow 1.059 + 3.13 \cdot (3.900 - 2.170) / 12 \text{ in/hr} = 1.5101$  AC-FT = 65,780 CF

c. PEAK DISCHARGE 100-YR  
 $Q_{100} = Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$   
 $\Rightarrow (1.54 \cdot 0.00) + (2.16 \cdot 0.00) + (2.87 \cdot 6.02) + (4.12 \cdot 3.13) = 30.1$  CFS

D. COMPARISON 100 YEAR STORM - FULL BUILD OUT  
 1. BASIN 1  
 a. VOLUME 100-YR, 6-HR  
 $\Delta V_{100, 6HR} = 46130 - 19910 = 26,220$  CF (INCREASE)  
 b. PEAK DISCHARGE 100-YR  
 $\Delta Q_{100} = 30.1 - 15.6 = 14.5$  CFS (INCREASE)

E. RETENTION POND VOLUME CALCULATIONS

Elevation (ft)	Area (SF)	Volume (CF)	Sum (CF)
5.089	8250	9740	9740
5.090	11,230	12690	22430
5.091	14,150	15820	38250
5.092	17,490	19180	57430
5.093	20,870	22640	80070
5.094	24,410		

F. CIBOLA LOOP STREET ANALYSIS  
 CIBOLA LOOP WEST BASIN = 1.6 AC. CONSERVATIVELY ASSUME 100% TREATMENT D.  
 $Q_{100} = 1.6 \cdot 4.12 \text{ CFS/ACRE} = 6.7 \text{ CFS}$   
 MAX 100-YEAR STREET FLOW IS 11.6 + 3.2 + 20.6 + 6.7 = 42.1 CFS  
 (CAN BE CONTAINED WITHIN EXISTING TEMPORARY SECTION)

CIBOLA LOOP EAST BASIN = 1.7 AC. CONSERVATIVELY ASSUME 100% TREATMENT D.  
 $Q_{100} = 1.7 \cdot 4.12 \text{ CFS/ACRE} = 7.0 \text{ CFS}$   
 + 6.7 MAX 100-YEAR STREET FLOW IS 9.5 CFS FROM NORTH SUB-BASIN + 7.0 = 13.5 CFS  
 (CAN BE CONTAINED WITHIN EXISTING TEMPORARY SECTION)



**DRAINAGE PLAN**

**I. INTRODUCTION AND EXECUTIVE SUMMARY**  
 THIS SITE IS LOCATED IN NORTHWEST ALBUQUERQUE, NORTH OF ELLISON DRIVE NW. THIS CONCEPTUAL DRAINAGE AND ROUGH GRADING PLAN HAS BEEN PREPARED TO SUPPORT DFT SITE PLAN AND ROUGH GRADING APPROVALS FOR THE FIRST PHASE OF SITE WORK AND BUILDING CONSTRUCTION FOR THE PROPOSED CITY OF ALBUQUERQUE MULTI-GENERATIONAL CENTER. THERE WILL BE A FORTHCOMING GRADING AND DRAINAGE PLAN SUBMITTAL FOR BUILDING PERMIT APPROVAL.

**II. PROJECT DESCRIPTION**  
 THE EXISTING LEGAL DESCRIPTION IS TRACT A-2, CIBOLA LOOP SUBDIVISION, FILED 2/14/2017 (2017C-17, DOC. # 2017013734). THE SITE IS ZONED MX-L. THE SITE IS CURRENTLY UNDEVELOPED. AS INDICATED BY PANEL 108 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, REVISED 09/26/2008, THE SITE NOT ENCUMBERED BY, NOR DOES IT DIRECTLY DISCHARGE TO ANY MAPPED FLOOD HAZARD ZONES.

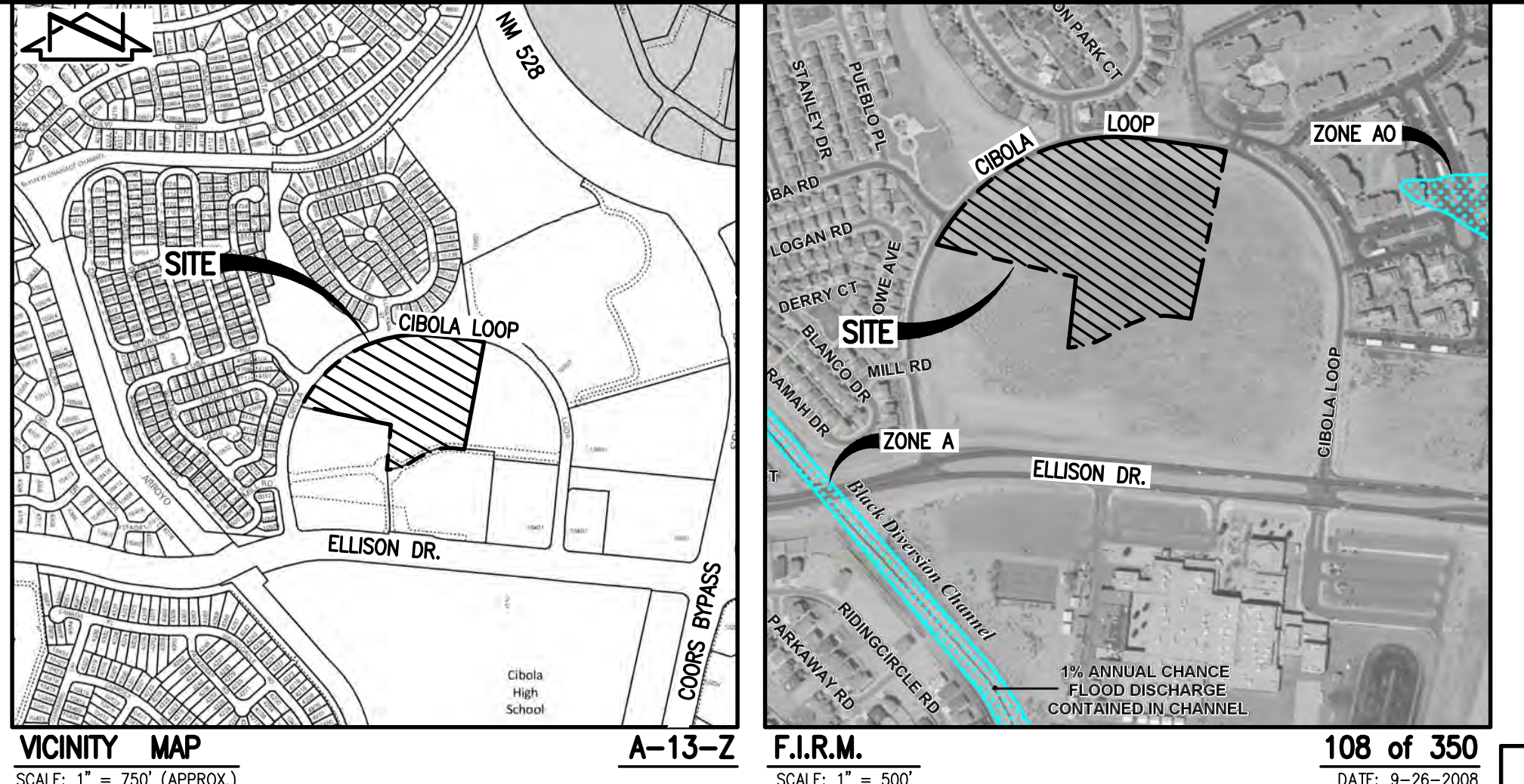
**III. BACKGROUND DOCUMENTS & RESEARCH**  
 THE PREPARATION OF THIS PLAN RELIED UPON REVIEW OF CITY OF HYDROLOGY FILES A13-D011, A13-D012, A13-D011B, A13-D002, A13-D003, AND A-130004 THAT ALL FRONT CIBOLA LOOP NW AS WELL AS THE RECORD INFRASTRUCTURE PLANS FOR CPNS 6069.81, 5752.81, AND 3727.90 AS DESCRIBED BY THE FOLLOWING:  
 1. CONCEPTUAL DRAINAGE PLANS FOR CIBOLA LOOP SUBDIVISION DATED 4/02/2008 AND 9/09/2016 BY MARK GOODWIN & ASSOCIATES (A13-D011). THESE PLANS ESTABLISHED THE OVERALL DRAINAGE CONCEPT AND SUPPORTED SITE PLAN FOR SUBDIVISION AND BULK LAND PLATTING FOR A-1 THROUGH A-4 PURSUANT TO THESE PLANS THE OVERALL SUBDIVISION SITE IS DIVIDED INTO TWO SUB-BASINS (NORTH AND SOUTH) THAT HAVE DISCHARGE RESTRICTIONS OF 0.65 CFS/ACRE WITH THE NORTH BASIN DISCHARGING TO A PUBLIC DETENTION/SURGE POND LOCATED ON TRACT A-1.  
 2. MASTER DRAINAGE REPORT FOR TRES PLACITAS DATED 12/31/1998 BY ISAACSON & ARFMAN (A13-D012). THIS REPORT ADDRESSED AND SUPPORTED THE GRADING AND DRAINAGE, PLATTING, AND STREET AND DRAINAGE INFRASTRUCTURE FOR THE TRES PLACITAS SUBDIVISION ON THE WEST SIDE OF CIBOLA LOOP. A PORTION OF CIBOLA LOOP NW AND THE DOWNSTREAM DRAINAGE INFRASTRUCTURE ON CIBOLA LOOP (WEST) WAS CONSTRUCTED PURSUANT TO THIS PLAN WITH CPN 6069.81.  
 3. CONCEPTUAL DRAINAGE PLAN FOR TRACT B-1, CIBOLA LOOP SUBDIVISION DATED 2/28/2023 BY ISAACSON & ARFMAN (A13-D011B). THIS PLAN FOR TRACT B-1 WAS APPROVED FOR PRELIMINARY/FINAL PLAT AND PRESENTS AND CONFORMS TO AND REINFORCES THE SAME ESTABLISHED CONCEPTS, ALLOWABLE DISCHARGES, AND BASINS FROM A13-D011 AND A13-D012.  
 4. GRADING PLAN AND DRAINAGE REPORT FOR VISTA DEL PARQUE SUBDIVISION DATED 8/07/1997 BY BOHANNAN-HUSTON (A13-D002). THIS REPORT ADDRESSED AND SUPPORTED THE GRADING AND DRAINAGE INFRASTRUCTURE ON CIBOLA LOOP (EAST) WAS CONSTRUCTED PURSUANT TO THIS PLAN WITH CPN 5752.81.  
 5. GRADING PLAN FOR SEVEN BAR APARTMENTS DATED 2/07/1996 BY BURY-PITMAN (A13/D003) AND GRADING PLAN FOR CORRALES POINTE APARTMENTS, NMPE 7322, DATED 12/17/1995 (A13/D003A). THESE GRADING PLANS WERE FOR THE CONSTRUCTION OF APARTMENT COMPLEXES ON THE NORTHEAST AND WEST SIDES OF CIBOLA LOOP (WEST). AS SHOWN BY BOTH PLANS, THEY DRAIN TO THE WEST AND NOT TO CIBOLA LOOP.  
 6. DESIGN PLANS FOR ELLISON DRIVE PREPARED BY BOHANNAN-HUSTON FOR THE CITY OF ALBUQUERQUE, AS-BUILTS DATED 2/17/1997 (CPN 3727.90). THESE PLANS CONSTRUCTED STORM DRAINAGE IMPROVEMENTS IN ELLISON DRIVE THAT INCLUDE THE OUTFALL FROM, AND A 24" STORM DRAIN EXTENSION UP CIBOLA LOOP (EAST) ALONG WITH 4 STORM INLETS IN CIBOLA LOOP (EAST).

**IV. EXISTING CONDITIONS**  
 THE SITE IS CURRENTLY UNDEVELOPED. TRACT A-2 GENERALLY SLOPES FROM NORTHWEST TO THE SOUTH AND SOUTHEAST UNTO TRACTS A-1 AND A-3 AT APPROXIMATELY 3%, BOTH ALSO OWNED BY THE CITY AND PURSUANT TO THE EXISTING CROSS-LOT AND RECIPROCAL DRAINAGE EASEMENT CREATED BY PREVIOUS PLATTING. THERE IS A STEEP (25%) SLOPE AT THE NORTHERN EDGE OF THE SITE UP TO CIBOLA LOOP NW. CIBOLA LOOP NW IS A 60 FT RIGHT-OF-WAY THAT HAS STANDARD CURB AND GUTTER, SIDEWALK, AND A HALF-WIDTH OF PERMANENT PAVEMENT ON THE OUTSIDE (OPPOSITE SIDE FROM TRACT A-2) SIDE OF THE STREET. THE NEAR SIDE DOES NOT HAVE FULL WIDTH PAVING, CURB AND GUTTER, OR A SIDEWALK. THE NEAR SIDE DOES HAVE AN EXTRUDED CURB ON THE EDGE OF THE TEMPORARY PAVEMENT ON THE TRACT A-2 SIDE OF THE CENTERLINE.  
 THERE IS A HIGH POINT IN CIBOLA LOOP NW LOCATED ON THE NORTHERMOST POINT NEAR LUNA PARK STREET NW, AND STREET RUNOFF FLOWS EAST AND WEST FROM THIS POINT. AS SHOWN BY THE CALCULATIONS FROM THE 1998 AND 2023 ISAACSON & ARFMAN PLANS AND REPORTS (REFERENCES 2 AND 3), OFFSITE FLOWS IN THE AMOUNTS OF 11.6 CFS, 3.2 CFS, AND 20.6 CFS DRAIN TO CIBOLA LOOP (WEST) FROM THE UNDEVELOPED ARE AT THE NORTHWEST, THE PARK, AND A PORTION OF THE TRES PLACITAS SUBDIVISION AT CIBOLA ROAD NW. THESE FLOWS, PLUS RUNOFF FROM THE CIBOLA LOOP ROW CONSERVATIVELY CALCULATED TO BE 6.7 CFS BASED UPON THE FULL WIDTH OF 60 FEET BEING LAND TREATMENT D COMBINE TO A PEAK 100-YEAR CUMULATIVE FLOW OF 42.1 CFS THAT DRAINS TO THE SOUTH TO A SAC CONDITION JUST SOUTH OF MILL ROAD NW WHERE THERE ARE TWO TYPE "A" DOUBLE WING INLETS THAT HAVE A COMBINED INLET CAPACITY OF 69 CFS PER REFERENCE 2, (AP-20). AS SHOWN BY THE STREET SECTION HYDRAULICS HEREON, THIS RUNOFF CAN BE CARRIED WITHIN THE EXISTING PARTIAL STREET SECTION AT THE WORST CASE (DOWNSTREAM AND FLATTEST) LOCATION.  
 THE VISTA DEL PARQUE SUBDIVISION NEAR THE HIGH POINT AT THE NORTHERMOST POINT IN CIBOLA LOOP DRAINS TO AN INTERNAL STORM DRAIN SYSTEM AND DOES NOT INTRODUCE STREET FLOW. AS SHOWN BY THE GRADING AND DRAINAGE PLAN AND REPORT, AND BY THE INFRASTRUCTURE PLANS (REFERENCE 4 AND CPN 5752.81) THE SUBDIVISION DRAINS TO AN EXISTING DETENTION POINT THAT HAS CONTROLLED OUTFALL TO A 24" STORM DRAIN IN CIBOLA LOOP (EAST) THAT DRAINS SOUTH TOWARDS ELLISON AND CONNECTS TO THE 24" STUB THAT WAS EXTENDED BY CPN 3727.90, REFERENCE 6 WHERE THERE ARE A SINGLE GRATE AND A DOUBLE GRATE INLET ON EACH SIDE (4 TOTAL STRUCTURES / 6 GRATES) PRIOR TO THE ELLISON INTERSECTION. THE SEVEN BAR AND CORRALES POINTE APARTMENTS ON THE NORTHEAST AND EAST SIDE OF CIBOLA LOOP (EAST) DRAIN TO THE WEST AND DO NOT DRAIN TO CIBOLA LOOP. AS SUCH, THE TOTAL FLOW IN CIBOLA LOOP AT THE WORST-CASE LOCATION (JUST UPSTREAM OF THE INLETS AND AT THE SOUTHEAST CORNER OF TRACT A-3) WILL BE THE ALLOWABLE DISCHARGE FROM THE NORTH SUB-BASIN (6.5 CFS) AND THE CIBOLA LOOP (EAST) ROW CONSERVATIVELY ESTIMATED AS BEING 7.0 CFS ASSUMING LAND TREATMENT D FOR THE 60 FT WIDTH FOR A TOTAL OF 13.5 CFS. AS DEMONSTRATED FOR THE WEST SIDE, THE EXISTING HALF SECTION OF STREET CAN CARRY IN EXCESS OF 40 CFS BELOW CURB HEIGHT.

**V. DEVELOPED CONDITIONS**  
 THE PROPOSED CONSTRUCTION WILL BE THE FIRST PHASE OF THE CITY MULTI-GENERATION CENTER WITH ASSOCIATED PAVED PARKING AND CIRCULATION, AND SITE LANDSCAPING IMPROVEMENTS. FUTURE PHASES WILL EXPAND UPON THE BUILDING AND SITE WORK, INCLUDING ADDITIONAL PARKING AREAS. THE PAVED AREAS AND BUILDING ROOF DRAINS WILL DRAIN TO AN INTERNAL STORM DRAIN SYSTEM THAT WILL DRAIN TO A NEW TEMPORARY RETENTION POND THAT IS SIZED TO HOLD IN EXCESS OF THE 100-YEAR, 10-DAY RUNOFF FROM THE FUTURE FULLY DEVELOPED CONDITION. UPON DEVELOPMENT OF TRACT A-3 AND A DOWNSTREAM RECEIVING SYSTEM, THIS POND MAY BE REDUCED IN SIZE AND CONVERTED TO A DETENTION POND THAT LIMITS DISCHARGE TO THE ALLOWABLE RATE OF 0.65 CFS PER ACRE PER REFERENCE 1.  
 IN CONJUNCTION WITH THIS PROJECT, THE OUTSTANDING FULL WIDTH PERMANENT STREET PAVING, CURB AND GUTTER, AND SIDEWALK ALSO CONSTRUCTION ON THE NEAR SIDE OF CIBOLA LOOP ACROSS THE PROJECT FRONTAGE. AS DEMONSTRATED BY THE EXISTING PRECEDING EXISTING CONDITIONS NARRATIVE, THE EXISTING PARTIAL SECTIONS OF CIBOLA LOOP ON THE WEST AND EAST SIDES FRONTING TRACTS A-1 AND A-3, RESPECTIVELY, HAVE ADEQUATE STREET AND DOWNSTREAM INFRASTRUCTURE CAPACITY TO CARRY THE RUNOFF GENERATED BY THE EXISTING AND ADDED PAVEMENT WIDTHS. AS SUCH, PERMANENT IMPROVEMENTS SUCH AS STREET WIDENING, STORM DRAIN EXTENSIONS, OR ADDITIONAL INLETS ARE NOT NECESSARY NOR PROPOSED BY THIS PROJECT. IMPROVEMENTS WITH CURB AND GUTTER WILL BE CONSTRUCTED AT THE TWO DOWNSTREAM ENDS (WEST AND EAST) TO TRANSITION FROM THE SITE FRONTAGE FULL IMPROVEMENTS TO THE DOWNSTREAM HALF-SECTION IMPROVEMENTS.

**VI. CALCULATIONS**  
 CALCULATIONS ANALYZING THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR AND 100-YEAR, 10-DAY RAINFALL EVENTS HAVE BEEN PREPARED FOR THE FULLY DEVELOPED CONDITION. THE DPM PROCEDURE FOR 40 ACRE AND SMALLER BASINS, AS SET FORTH IN DPM 6-2(A) HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. 100% OF THE SITE RUNOFF WILL DRAIN TO A TEMPORARY RETENTION POND, SO STORMWATER QUALITY CALCULATIONS WERE NOT PERFORMED. CIBOLA LOOP HYDRAULIC CAPACITY CALCULATIONS WERE PERFORMED USING CIVIL3D HYDROFLOW EXPRESS WITH N=0.017.

**VII. SUMMARY AND CONCLUSIONS**  
 1. AS A PRIORITY CITY PROJECT, THE PROPOSED CONSTRUCTION WILL BEGIN WITH ROUGH GRADING IN ADVANCE OF BUILDING PERMIT APPROVAL. A SUBSEQUENT SUBMITTAL WILL BE MADE FOR BUILDING PERMIT APPROVAL.  
 2. THIS PLAN IS SUBMITTED TO SUPPORT DFT SITE PLAN AND ROUGH GRADING APPROVALS, AND TO ALSO SUPPORT A FUTURE WORK ORDER THAT WILL WIDEN THE STREET FRONTAGE.  
 3. THIS PROJECT WILL CONSTRUCT A TEMPORARY RETENTION POND SIZED TO HOLD IN EXCESS OF THE FULLY DEVELOPED 100-YEAR, 10-DAY STORM.  
 4. UPON DEVELOPMENT OF TRACT A-3 AND A RECEIVING SYSTEM, THE TEMPORARY RETENTION POND WILL BE ABLE TO BE CONVERTED TO DETENTION TO THE ALLOWABLE RATE OF 0.65 CFS PER ACRE.  
 5. THIS PROJECT GRADING AND DRAINAGE SCHEME CONFIRMS TO ALL PREVIOUSLY APPROVED AND ESTABLISHED GRADING AND DRAINAGE PLANS, REPORTS, AND INFRASTRUCTURE PLANS APPLICABLE TO THE SITE.



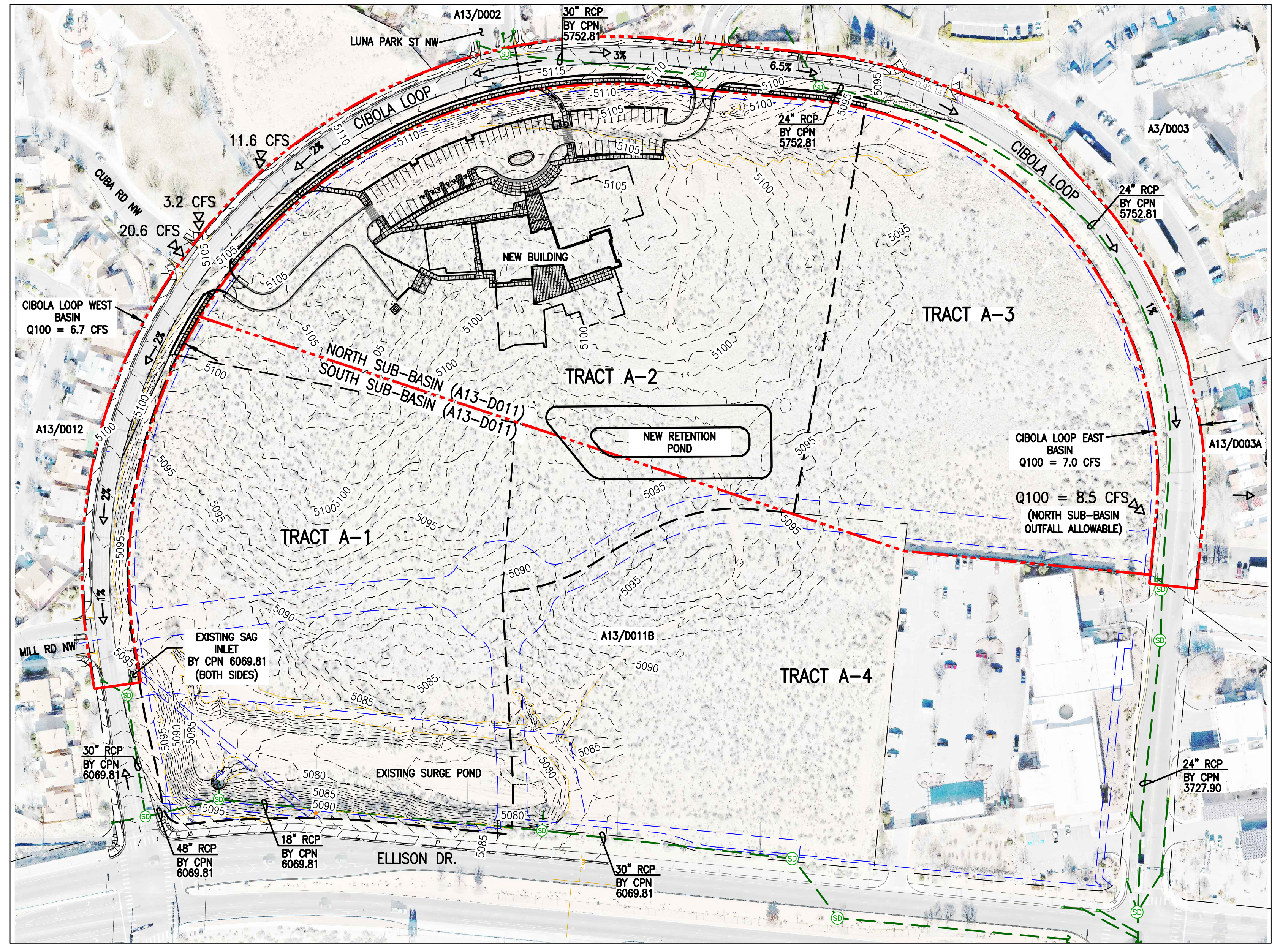
**PROJECT BENCHMARK #202 (P.B.M.)**  
 A #5 REBAR W/CAP STAMPED "MHC CONTROL NMPS 11184", SET IN DIRT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE, APPROXIMATELY 136' EAST OF THE STORM DRAIN INLET ON THE EAST SIDE OF WEST CIBOLA LOOP NW AND 233' NORTH OF THE BACK OF CURB ON THE NORTH SIDE OF ELLISON DR NW, AS SHOWN ON SHEET VF-105  
 MODIFIED GROUND COORDINATES:  
 NORTHING = 1,530,887.18 FEET  
 EASTING = 1,516,155.43 FEET  
 ELEVATION = 5090.57 FEET (NAVD 1988)

**TEMPORARY BENCHMARK #203 (T.B.M.)**  
 A #5 REBAR W/CAP STAMPED "MHC CONTROL NMPS 11184", SET IN DIRT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE, APPROXIMATELY 200' EAST OF THE STORM DRAIN INLET ON THE EAST SIDE OF WEST CIBOLA LOOP NW AND 200' NORTH OF THE BACK OF CURB ON THE NORTH SIDE OF ELLISON DR NW, AS SHOWN ON SHEET VF-105  
 MODIFIED GROUND COORDINATES:  
 NORTHING = 1,530,854.64 FEET  
 EASTING = 1,516,222.95 FEET  
 ELEVATION = 5089.64 FEET (NAVD 1988)

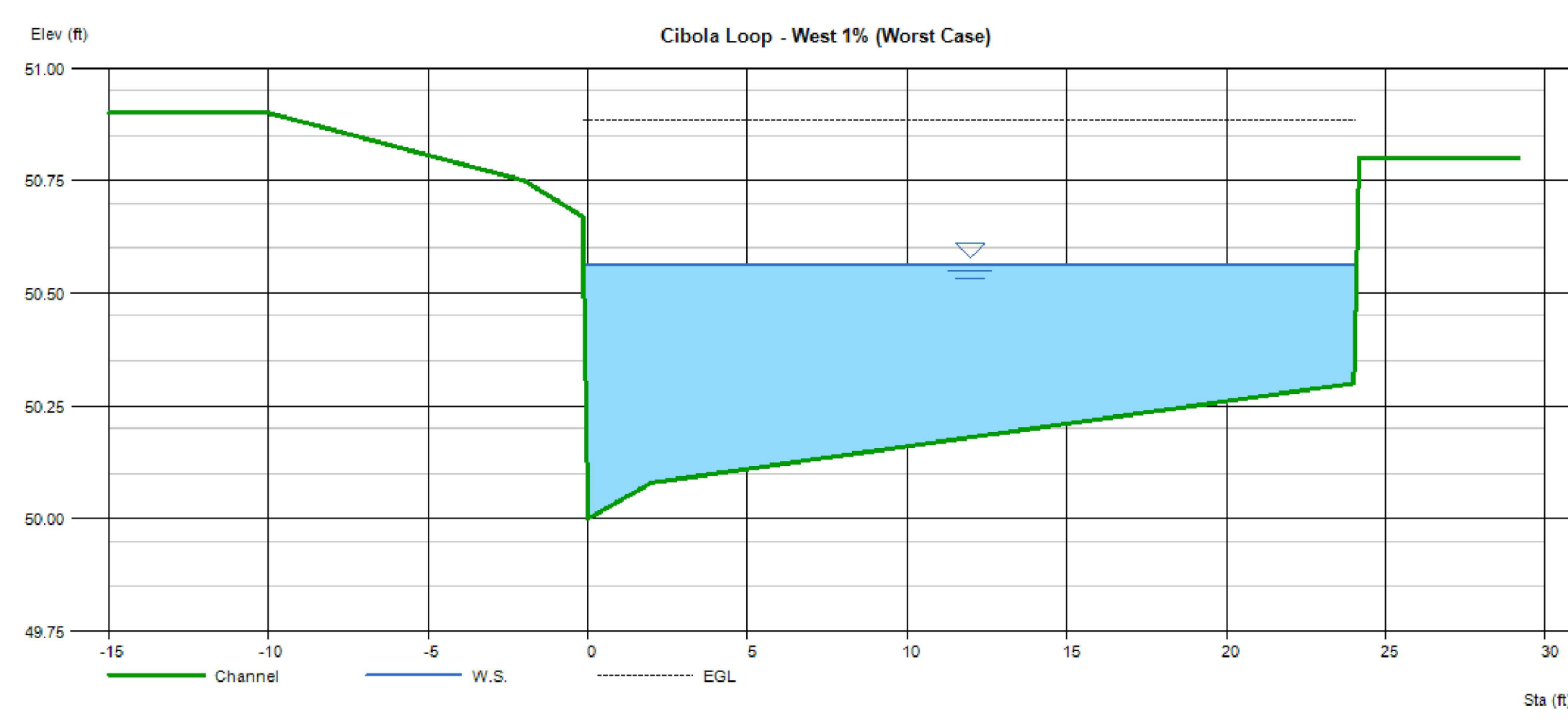
**TEMPORARY BENCHMARK #204 (T.B.M.)**  
 A #5 REBAR WITH CAP STAMPED "MHC CONTROL NMPS 11184", SET IN DIRT NEAR THE NORTH END OF THE PROJECT SITE, APPROXIMATELY 349' SOUTH OF THE BACK OF CURB ON THE SOUTH SIDE OF WEST CIBOLA LOOP NW AND 47' WEST OF A DIRT ROAD RUNNING DOWN THE CENTER OF THE PROJECT SITE, AS SHOWN ON SHEET VF-104  
 MODIFIED GROUND COORDINATES:  
 NORTHING = 1,531,357.44 FEET  
 EASTING = 1,516,704.85 FEET  
 ELEVATION = 5102.33 FEET (NAVD 1988)

**TEMPORARY BENCHMARK #206 (T.B.M.)**  
 A #5 REBAR W/CAP STAMPED "MHC CONTROL NMPS 11184", SET IN DIRT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE, APPROXIMATELY 66' EAST OF A DIRT ROAD RUNNING DOWN THE CENTER OF THE PROJECT SITE AND 170' NORTH OF THE BACK OF CURB ON THE NORTH SIDE OF ELLISON DR NW, AS SHOWN ON SHEET VF-105  
 MODIFIED GROUND COORDINATES:  
 NORTHING = 1,530,781.43 FEET  
 EASTING = 1,516,671.67 FEET  
 ELEVATION = 5086.13 FEET (NAVD 1988)

**LEGAL DESCRIPTION**  
 TRACTS A-1, AND A-2, CIBOLA LOOP SUBDIVISION, ALBUQUERQUE, NEW MEXICO



**BASIN AND STORM DRAIN MAP**  
 SCALE: 1" = 100'



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**REVISIONS**

NO.	DATE	REVISIONS	DESIGNED BY	DRAWN BY	CHECKED BY
1					
2					
3					
4					

**CITY OF ALBUQUERQUE**

**PROJECT TITLE:**  
**COA CIBOLA LOOP MULTIGENERATIONAL CENTER**  
 Cibola Loop NW  
 Albuquerque, NM 87114

**DFT SITE PLAN AND EARLY WORK PACKAGE**  
 MARCH 25, 2024

**DRAWING TITLE:** CONCEPTUAL GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Ms./Day/Year	Ms./Day/Year

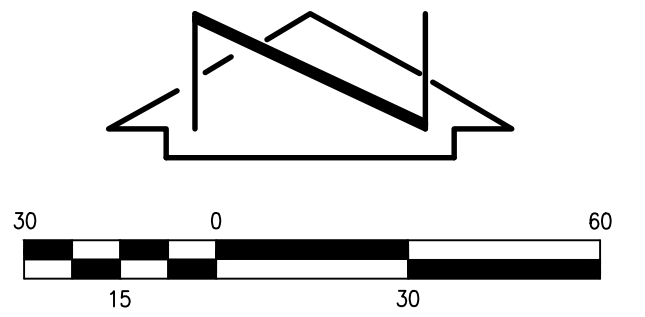
City Project No. \_\_\_\_\_ Zone Map No. \_\_\_\_\_ DWG. \_\_\_\_\_ Sheet **CG-001**





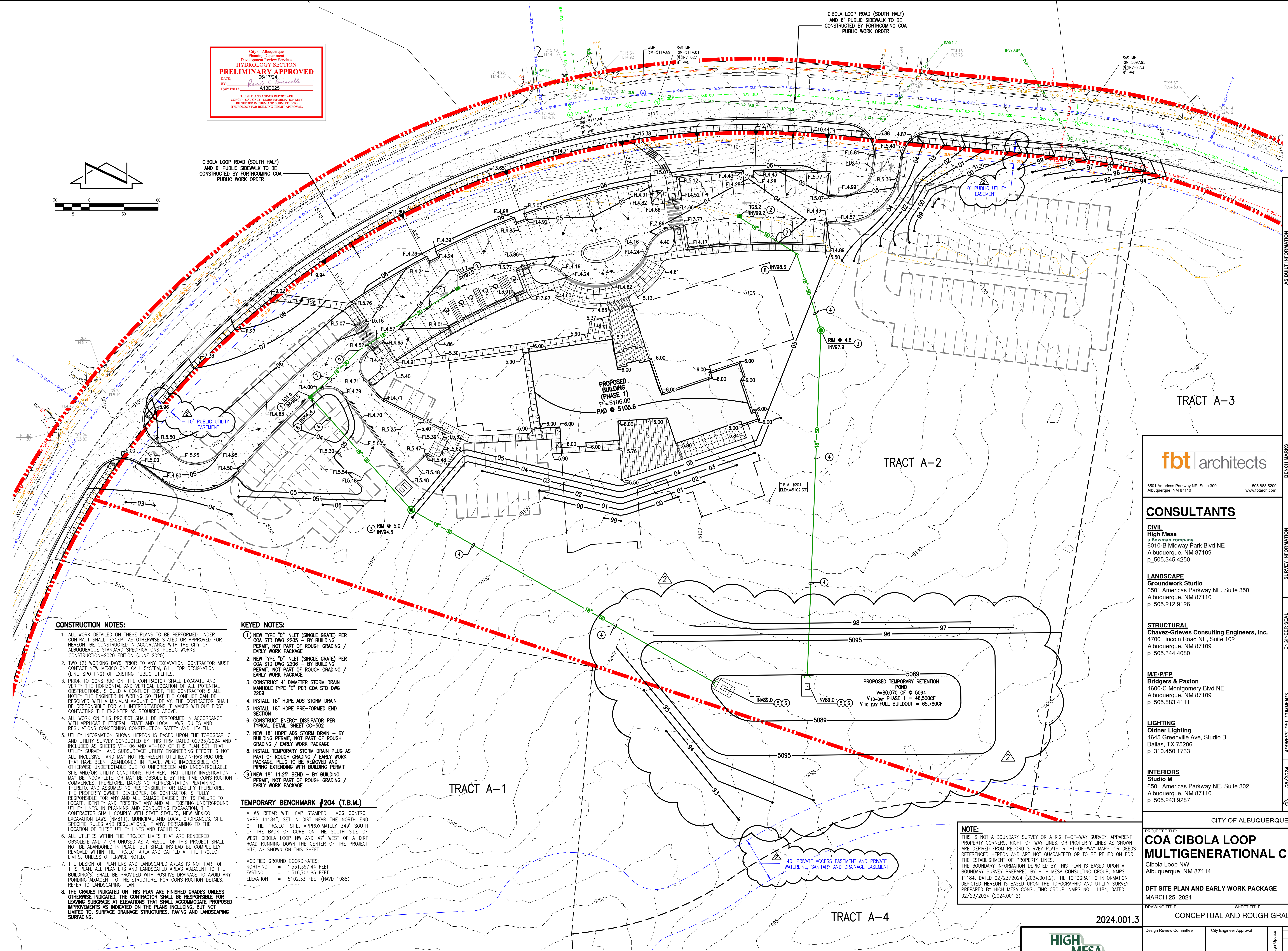
City of Albuquerque  
 Planning Department  
 Development Review Services  
**HYDROLOGY SECTION**  
**PRELIMINARY APPROVED**  
 DATE: 06/17/24  
 BY: *Rene Brumitt*  
 HYDROLOGIST: A130025

THESE PLANS AND/OR REPORT ARE CONCEPTUAL IN NATURE AND MAY BE REVISED IN THE FUTURE. THEY ARE NOT TO BE USED FOR PERMITTING OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF THE CITY OF ALBUQUERQUE.



CIBOLA LOOP ROAD (SOUTH HALF) AND 6' PUBLIC SIDEWALK TO BE CONSTRUCTED BY FORTHCOMING COA PUBLIC WORK ORDER

CIBOLA LOOP ROAD (SOUTH HALF) AND 6' PUBLIC SIDEWALK TO BE CONSTRUCTED BY FORTHCOMING COA PUBLIC WORK ORDER



**CONSTRUCTION NOTES:**

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR APPROVED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS-PUBLIC WORKS CONSTRUCTION-2020 EDITION (JUNE 2020).
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE-SPOTTING) OF EXISTING PUBLIC UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
4. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
5. UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY CONDUCTED BY THIS FIRM DATED 02/23/2024 AND INCLUDED AS SHEETS VF-106 AND VF-107 OF THIS PLAN SET. THAT UTILITY SURVEY AND SUBSURFACE UTILITY ENGINEERING EFFORT IS NOT ALL-INCLUSIVE AND MAY NOT REPRESENT UTILITIES/INFRASTRUCTURE THAT HAVE BEEN ABANDONED-IN-PLACE, WERE INACCESSIBLE, OR OTHERWISE UNDETECTABLE DUE TO UNFORESEEN AND UNCONTROLLABLE SITE AND/OR UTILITY CONDITIONS. FURTHER, THAT UTILITY INVESTIGATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, ASSUMES NO RESPONSIBILITY FOR ANY DAMAGE TO THE PROPERTY OWNER, DEVELOPER, OR CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, NEW MEXICO EXCAVATION LAWS (NM811), MUNICIPAL AND LOCAL ORDINANCES, SITE SPECIFIC RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE UTILITY LINES AND FACILITIES.
6. ALL UTILITIES WITHIN THE PROJECT LIMITS THAT ARE RENDERED OBSOLETE AND / OR UNUSED AS A RESULT OF THIS PROJECT SHALL NOT BE ABANDONED IN PLACE, BUT SHALL INSTEAD BE COMPLETELY REMOVED WITHIN THE PROJECT AREA AND CAPPED AT THE PROJECT LIMITS, UNLESS OTHERWISE NOTED.
7. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
8. THE GRADES INDICATED ON THIS PLAN ARE FINISHED GRADES UNLESS OTHERWISE INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING SUBGRADE AT ELEVATIONS THAT SHALL ACCOMMODATE PROPOSED IMPROVEMENTS AS INDICATED ON THE PLAN INCLUDING, BUT NOT LIMITED TO, SURFACE DRAINAGE STRUCTURES, PAVING AND LANDSCAPING SURFACING.

**KEYED NOTES:**

1. NEW TYPE "C" INLET (SINGLE GRATE) PER COA STD DWG 2205 - BY BUILDING PERMIT, NOT PART OF ROUGH GRADING / EARLY WORK PACKAGE
2. NEW TYPE "D" INLET (SINGLE GRATE) PER COA STD DWG 2206 - BY BUILDING PERMIT, NOT PART OF ROUGH GRADING / EARLY WORK PACKAGE
3. CONSTRUCT 4' DIAMETER STORM DRAIN MANHOLE TYPE "E" PER COA STD DWG 2209
4. INSTALL 18" HDPE ADS STORM DRAIN
5. INSTALL 18" HDPE PRE-FORMED END SECTION
6. CONSTRUCT ENERGY DISSIPATOR PER TYPICAL DETAIL SHEET CG-502
7. NEW 18" HDPE ADS STORM DRAIN - BY BUILDING PERMIT, NOT PART OF ROUGH GRADING / EARLY WORK PACKAGE
8. INSTALL TEMPORARY STORM DRAIN PLUG AS PART OF ROUGH GRADING / EARLY WORK PACKAGE. PLUG TO BE REMOVED AND PIPING EXTENDING WITH BUILDING PERMIT
9. NEW 18" 11.25' BENCH - BY BUILDING PERMIT, NOT PART OF ROUGH GRADING / EARLY WORK PACKAGE

**TEMPORARY BENCHMARK #204 (T.B.M.)**

A #5 REBAR WITH CAP STAMPED "MCG CONTROL NMP# 11184" SET IN DIRT NEAR THE NORTH END OF THE BACK OF CURB ON THE SOUTH SIDE OF WEST CIBOLA LOOP NW AND 47' WEST OF A DIRT ROAD RUNNING DOWN THE CENTER OF THE PROJECT SITE, AS SHOWN ON THIS SHEET.

MODIFIED GROUND COORDINATES:  
 NORTHING = 1,531,357.44 FEET  
 EASTING = 1,516,704.85 FEET  
 ELEVATION = 5102.33 FEET (NAVD 1988)

**NOTE:**

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TRACT A-3

TRACT A-2

TRACT A-1

TRACT A-4

**fbt architects**  
 6501 Americas Parkway NE, Suite 300  
 Albuquerque, NM 87110  
 505.883.5200  
 www.fbtarch.com

**CONSULTANTS**

- CIVIL**  
**High Mesa**  
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 6010-B Midway Park Blvd NE  
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- LANDSCAPE**  
**Groundwork Studio**  
 6501 Americas Parkway NE, Suite 350  
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- STRUCTURAL**  
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**M/E/P/FP**  
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**LIGHTING**  
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 4645 Greenville Ave, Studio B  
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**INTERIORS**  
**Studio M**  
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 p\_505.243.9287

**CITY OF ALBUQUERQUE**

**PROJECT TITLE:**  
**COA CIBOLA LOOP MULTIGENERATIONAL CENTER**  
 Cibola Loop NW  
 Albuquerque, NM 87114

**DFT SITE PLAN AND EARLY WORK PACKAGE**  
 MARCH 25, 2024

**DRAWING TITLE:** SHEET TITLE:  
**CONCEPTUAL AND ROUGH GRADING PLAN**

Design Review Committee	City Engineer Approval	Ms./Day/Yr.	Ms./Day/Yr.
City Project No.	Zone Map No.	DWG.	Sheet
			<b>CG-101</b>

**HIGH MESA**  
 a Bowman company  
 6010-B Midway Park Blvd NE, Albuquerque, NM 87109  
 P.505.345.4250  
 highmesacg.com | bowman.com

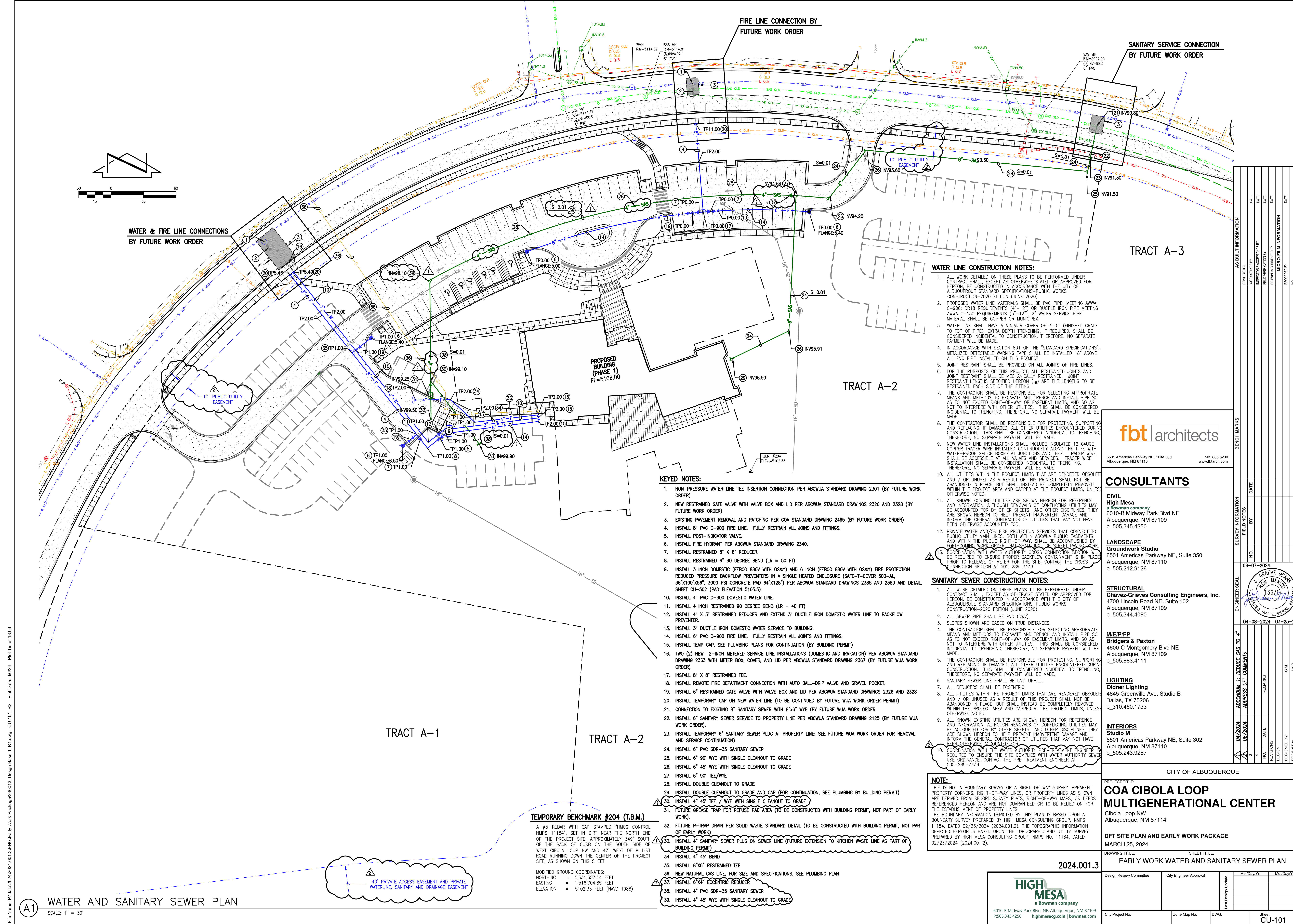
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER SEAL	
CONTRACTOR	DATE	WORK SHOWN BY	DATE	FIELD NOTES	NO.	NO.	NO.
INSPECTORS ACCEPTANCE BY	DATE	FIELD VERIFICATION BY	DATE	NO.	NO.	NO.	NO.
DRAWINGS CORRECTED BY	DATE	DRAWINGS CORRECTED BY	DATE	NO.	NO.	NO.	NO.
MICRO-FILM INFORMATION	DATE	MICRO-FILM INFORMATION	DATE	NO.	NO.	NO.	NO.
RECORDED BY	DATE	RECORDED BY	DATE	NO.	NO.	NO.	NO.
NO.		NO.		NO.		NO.	

DESIGN	DATE	REVISIONS	DATE	REVISIONS	DATE
DESIGNED BY:	DATE	DESIGNED BY:	DATE	DESIGNED BY:	DATE
DRAWN BY:	DATE	DRAWN BY:	DATE	DRAWN BY:	DATE
CHECKED BY:	DATE	CHECKED BY:	DATE	CHECKED BY:	DATE

File Name: P:\data\2024\2024\_001\_15\EN\Early Work Package\240013\_Design Base-1\_R1.dwg -CG-101\_R2 Plot Date: 6/24/24 Plot Time: 18:02

**A1** GRADING PLAN  
 SCALE: 1" = 30'





WATER & FIRE LINE CONNECTIONS  
BY FUTURE WORK ORDER

FIRE LINE CONNECTION BY  
FUTURE WORK ORDER

SANITARY SERVICE CONNECTION  
BY FUTURE WORK ORDER

**WATER LINE CONSTRUCTION NOTES:**

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR APPROVED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS-PUBLIC WORKS CONSTRUCTION-2020 EDITION (JUNE 2020).
- PROPOSED WATER LINE MATERIALS SHALL BE PVC PIPE, MEETING AWWA C-900, DR18 REQUIREMENTS (14"-12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (3"-12"). WATER SERVICE PIPE MATERIAL SHALL BE COPPER OR MUNICIPEX.
- WATER LINE SHALL HAVE A MINIMUM COVER OF 3'-0" (FINISHED GRADE TO TOP OF PIPE). EXTRA DEPTH TRENCHING, IF REQUIRED, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
- IN ACCORDANCE WITH SECTION 801 OF THE "STANDARD SPECIFICATIONS", METALIZED DETECTABLE WARNING TAPE SHALL BE INSTALLED 18" ABOVE ALL PVC PIPE INSTALLED ON THIS PROJECT.
- JOINT RESTRAINT SHALL BE PROVIDED ON ALL JOINTS OF FIRE LINES.
- FOR THE PURPOSES OF THIS PROJECT, ALL RESTRAINED JOINTS AND JOINT RESTRAINT SHALL BE MECHANICALLY RESTRAINED. JOINT RESTRAINT LENGTHS SPECIFIED HEREON (L<sub>a</sub>) ARE THE LENGTHS TO BE RESTRAINED EACH SIDE OF THE FITTING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING APPROPRIATE MEANS AND METHODS TO EXCAVATE AND TRENCH AND INSTALL PIPE SO AS TO NOT EXCEED RIGHT-OF-WAY OR EASEMENT LIMITS, AND SO AS NOT TO INTERFERE WITH OTHER UTILITIES. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, SUPPORTING AND REPLACING, IF DAMAGED, ALL OTHER UTILITIES ENCOUNTERED DURING CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
- NEW WATER LINE INSTALLATIONS SHALL INCLUDE INSULATED 12 GAUGE COPPER TRACER WIRE INSTALLED CONTINUOUSLY ALONG THE PIPE WITH WATER-PROOF SERVICE BOXES AT JUNCTIONS AND TEES. TRACER WIRE SHALL BE INSTALLED AT ALL VALVES AND SERVICES. TRACER WIRE INSTALLATION SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
- ALL UTILITIES WITHIN THE PROJECT LIMITS THAT ARE RENDERED OBSOLETE AND / OR UNUSED AS A RESULT OF THIS PROJECT SHALL NOT BE ABANDONED IN PLACE, BUT SHALL INSTEAD BE COMPLETELY REMOVED WITHIN THE PROJECT AREA AND CAPPED AT THE PROJECT LIMITS, UNLESS OTHERWISE NOTED.
- ALL KNOWN EXISTING UTILITIES ARE SHOWN HEREON FOR REFERENCE AND INFORMATION. ALTHOUGH REMOVALS OF CONFLICTING UTILITIES MAY BE ACCOUNTED FOR BY OTHER SHEETS AND OTHER DISCIPLINES, THEY ARE SHOWN HEREON TO HELP PREVENT INADVERTENT DAMAGE AND INFORM THE GENERAL CONTRACTOR OF UTILITIES THAT MAY NOT HAVE BEEN OTHERWISE ACCOUNTED FOR.
- PRIVATE WATER AND/OR FIRE PROTECTION SERVICES THAT CONNECT TO PUBLIC UTILITY MAIN LINES, BOTH WITHIN ABCWUA PUBLIC EASEMENTS AND WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE ACCOMPLISHED BY FORTHCOMING WORK ORDER THAT SHALL INCLUDE STREET PAVING WORK.
- COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3439.

**SANITARY SEWER CONSTRUCTION NOTES:**

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR APPROVED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS-PUBLIC WORKS CONSTRUCTION-2020 EDITION (JUNE 2020).
- ALL SEWER PIPE SHALL BE PVC (DWP).
- SLOPES SHOWN ARE BASED ON TRUE DISTANCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING APPROPRIATE MEANS AND METHODS TO EXCAVATE AND TRENCH AND INSTALL PIPE SO AS TO NOT EXCEED RIGHT-OF-WAY OR EASEMENT LIMITS, AND SO AS NOT TO INTERFERE WITH OTHER UTILITIES. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, SUPPORTING AND REPLACING, IF DAMAGED, ALL OTHER UTILITIES ENCOUNTERED DURING CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
- SANITARY SEWER LINE SHALL BE LAID UPHILL.
- ALL REDUCERS SHALL BE ECCENTRIC.
- ALL UTILITIES WITHIN THE PROJECT LIMITS THAT ARE RENDERED OBSOLETE AND / OR UNUSED AS A RESULT OF THIS PROJECT SHALL NOT BE ABANDONED IN PLACE, BUT SHALL INSTEAD BE COMPLETELY REMOVED WITHIN THE PROJECT AREA AND CAPPED AT THE PROJECT LIMITS, UNLESS OTHERWISE NOTED.
- ALL KNOWN EXISTING UTILITIES ARE SHOWN HEREON FOR REFERENCE AND INFORMATION. ALTHOUGH REMOVALS OF CONFLICTING UTILITIES MAY BE ACCOUNTED FOR BY OTHER SHEETS AND OTHER DISCIPLINES, THEY ARE SHOWN HEREON TO HELP PREVENT INADVERTENT DAMAGE AND INFORM THE GENERAL CONTRACTOR OF UTILITIES THAT MAY NOT HAVE BEEN OTHERWISE ACCOUNTED FOR.
- COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.

**NOTE:**

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**KEYED NOTES:**

- NON-PRESSURE WATER LINE TEE INSERTION CONNECTION PER ABCWUA STANDARD DRAWING 2301 (BY FUTURE WORK ORDER)
- NEW RESTRAINED GATE VALVE WITH VALVE BOX AND LID PER ABCWUA STANDARD DRAWINGS 2326 AND 2328 (BY FUTURE WORK ORDER)
- EXISTING PAVEMENT REMOVAL AND PATCHING PER COA STANDARD DRAWING 2465 (BY FUTURE WORK ORDER)
- INSTALL 8" PVC C-900 FIRE LINE. FULLY RESTRAIN ALL JOINTS AND FITTINGS.
- INSTALL POST-INDICATOR VALVE.
- INSTALL FIRE HYDRANT PER ABCWUA STANDARD DRAWING 2340.
- INSTALL RESTRAINED 8" X 6" REDUCER.
- INSTALL RESTRAINED 6" 90 DEGREE BEND (LR = 50 FT)
- INSTALL 3 INCH DOMESTIC (FEBCO 880V WITH OS&Y) AND 6 INCH (FEBCO 880V WITH OS&Y) FIRE PROTECTION REDUCED PRESSURE BACKFLOW PREVENTERS IN A SINGLE HEATED ENCLOSURE (SAFE-T-COVER 600-AL, 36"x100"x56", 3000 PSI CONCRETE PAD 64"x128") PER ABCWUA STANDARD DRAWINGS 2385 AND 2389 AND DETAIL, SHEET CU-502 (PAD ELEVATION 5105.5)
- INSTALL 4" PVC C-900 DOMESTIC WATER LINE.
- INSTALL 4 INCH RESTRAINED 90 DEGREE BEND (LR = 40 FT)
- INSTALL 4" X 3" RESTRAINED REDUCER AND EXTEND 3' DUCTILE IRON DOMESTIC WATER LINE TO BACKFLOW PREVENTER.
- INSTALL 3" DUCTILE IRON DOMESTIC WATER SERVICE TO BUILDING.
- INSTALL 6" PVC C-900 FIRE LINE. FULLY RESTRAIN ALL JOINTS AND FITTINGS.
- INSTALL TEMP CAP, SEE PLUMBING PLANS FOR CONTINUATION (BY BUILDING PERMIT)
- TWO (2) NEW 2-INCH METERED SERVICE LINE INSTALLATIONS (DOMESTIC AND IRRIGATION) PER ABCWUA STANDARD DRAWING 2363 WITH METER BOX, COVER, AND LID PER ABCWUA STANDARD DRAWING 2367 (BY FUTURE WUA WORK ORDER)
- INSTALL 8" X 8" RESTRAINED TEE.
- INSTALL REMOTE FIRE DEPARTMENT CONNECTION WITH AUTO BALL-DRIP VALVE AND GRAVEL POCKET.
- INSTALL 6" RESTRAINED GATE VALVE WITH VALVE BOX AND LID PER ABCWUA STANDARD DRAWINGS 2326 AND 2328
- INSTALL TEMPORARY CAP ON NEW WATER LINE (TO BE CONTINUED BY FUTURE WUA WORK ORDER PERMIT)
- CONNECTION TO EXISTING 8" SANITARY SEWER WITH 8"x6" WYE (BY FUTURE WUA WORK ORDER)
- INSTALL 6" SANITARY SEWER SERVICE TO PROPERTY LINE PER ABCWUA STANDARD DRAWING 2125 (BY FUTURE WUA WORK ORDER).
- INSTALL TEMPORARY 6" SANITARY SEWER PLUG AT PROPERTY LINE; SEE FUTURE WUA WORK ORDER FOR REMOVAL AND SERVICE CONTINUATION)
- INSTALL 6" PVC SDR-35 SANITARY SEWER
- INSTALL 6" 90° WYE WITH SINGLE CLEANOUT TO GRADE
- INSTALL 6" 45° WYE WITH SINGLE CLEANOUT TO GRADE
- INSTALL 6" 90° WYE
- INSTALL DOUBLE CLEANOUT TO GRADE
- INSTALL DOUBLE CLEANOUT TO GRADE (FOR CONTINUATION, SEE PLUMBING BY BUILDING PERMIT)
- INSTALL 4" 45° TEE / WYE WITH SINGLE CLEANOUT TO GRADE
- FUTURE GREASE TRAP FOR REFUSE PAD AREA (TO BE CONSTRUCTED WITH BUILDING PERMIT, NOT PART OF EARLY WORK).
- FUTURE P-TRAP DRAIN PER SOLID WASTE STANDARD DETAIL (TO BE CONSTRUCTED WITH BUILDING PERMIT, NOT PART OF EARLY WORK)
- INSTALL 4" SANITARY SEWER PLUG ON SEWER LINE (FUTURE EXTENSION TO KITCHEN WASTE LINE AS PART OF BUILDING PERMIT)
- INSTALL 4" 45° BEND
- INSTALL 8"x6" RESTRAINED TEE
- NEW NATURAL GAS LINE, FOR SIZE AND SPECIFICATIONS, SEE PLUMBING PLAN
- INSTALL 6"x4" ECCENTRIC REDUCER
- INSTALL 4" PVC SDR-35 SANITARY SEWER
- INSTALL 4" 45° WYE WITH SINGLE CLEANOUT TO GRADE

**TEMPORARY BENCHMARK #204 (T.B.M.)**

A #5 REBAR WITH CAP STAMPED "HMCC CONTROL NMP5 11184". SET IN DIRT NEAR THE NORTH END OF THE PROJECT SITE, APPROXIMATELY 345' SOUTH OF THE BACK OF CURB ON THE SOUTH SIDE OF WEST CIBOLA LOOP NW AND 47' WEST OF A DIRT ROAD RUNNING DOWN THE CENTER OF THE PROJECT SITE, AS SHOWN ON THIS SHEET.

MODIFIED GROUND COORDINATES:  
NORTHING = 1,531,357.44 FEET  
EASTING = 1,516,704.85 FEET  
ELEVATION = 5102.33 FEET (NAVD 1988)

40' PRIVATE ACCESS EASEMENT AND PRIVATE WATERLINE, SANITARY AND DRAINAGE EASEMENT

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**STRUCTURAL**  
Chavez-Grievos Consulting Engineers, Inc.  
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p\_505.243.9287

CITY OF ALBUQUERQUE	
PROJECT TITLE: <b>COA CIBOLA LOOP MULTIGENERATIONAL CENTER</b>	
Cibola Loop NW Albuquerque, NM 87114	
DFT SITE PLAN AND EARLY WORK PACKAGE MARCH 25, 2024	
DRAWING TITLE: <b>EARLY WORK WATER AND SANITARY SEWER PLAN</b>	SHEET TITLE: <b>2024.001.3</b>
Design Review Committee	City Engineer Approval
City Project No.	Zone Map No.
DWG.	Sheet
CU-101	

**HIGH MESA**  
a Bowman company  
6010-B Midway Park Blvd NE, Albuquerque, NM 87109  
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File Name: P:\data\2024\2024.001.3\ENGIN\Early Work Package\240013\_Design Base-1\_R1.dwg - CU-101\_R2 - Plot Date: 06/24 - Plot Time: 18:03





# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** Cibola Loop Multi-gen. Facility (City Project # P7882.16) **Building Permit #:** 16EPC-40048 **Hydrology File #:** \_\_\_\_\_  
**DRB#:** 1011895 **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Tract A-2 Cibola Loop Subdivision Within the Town of Alameda Grant Projected Section 6, Township 11 North, Range 3 East, NMPM, City of Albuquerque Bernalillo County, NM  
**City Address:** 10751 Cibola Loop NW, Albuquerque, NM 87114

**Applicant:** FBT Architects **Contact:** Ted Grumblatt  
**Address:** 6501 America's Pkwy Suite 300, Albuquerque, NM 87110  
**Phone#:** (505)883-5200 **Fax#:** \_\_\_\_\_ **E-mail:** tcg@fbtarch.com

**Other Contact:** FBT Architects **Contact:** Antonio Vigil  
**Address:** 6501 America's Pkwy Suite 300, Albuquerque, NM 87110  
**Phone#:** (505)883-5200 **Fax#:** \_\_\_\_\_ **E-mail:** amv@fbtarch.com

**TYPE OF DEVELOPMENT:** 1 PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE \_\_\_\_\_

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes X No

**DEPARTMENT** X TRANSPORTATION \_\_\_\_\_ HYDROLOGY/DRAINAGE

Check all that Apply:

**TYPE OF SUBMITTAL:**

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY) \_\_\_\_\_
- PRE-DESIGN MEETING?

**TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG. PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/ RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING/ PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- FLOODPLAIN DEVELOPMENT PERMIT
- OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** 3/28/2024 **By:** Ted Grumblatt

COA STAFF: \_\_\_\_\_

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

April 11, 2024

Ted Grumblatt, RA  
fbt architects  
6501 Americas Pkwy NE  
Albuquerque, NM 87110

**Re: Cibola Loop Multi-gen Center**  
**10751 Cibola Loop Nw**  
**Traffic Circulation Layout**  
Architect's Stamp 04-11-24 (A13-D025)

Dear Mr. Grumblatt,

The TCL submittal received 03-29-2024 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. **AN APPROVED/ACCEPTED WORK ORDER IS CONDITION OF RELEASING THE FINAL CO.**

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

A handwritten signature in black ink, appearing to read "Ernest Armijo".

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File



### PROJECT DATA

**BUILDING ADDRESS** 10751 CIBOLA LOOP NW  
ALBUQUERQUE, NM 87114

**LEGAL DESCRIPTION**  
TRACT A-2 CIBOLA LOOP SUBDIVISION WITH 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

+/- 9.1379 ACRES

**CONSTRUCTION TYPE** NEW CONSTRUCTION - IIB

**OCCUPANT LOAD** MIXED OCCUPANCY - NON-SEPARATED USES  
A-3 (ASSEMBLY GROUP)  
B (BUSINESS GROUP)

**SQUARE FOOTAGE**  
FIRST LEVEL: 11,107 GSF  
SECOND LEVEL: 4,450 GSF (NON-OCCUPIED)  
TOTAL BUILDING: 15,557 GSF

**BUILDING HEIGHT** 31' - 5" ABOVE FINISH FLOOR LEVEL.

**PROJECT DESCRIPTION**  
THE CIBOLA LOOP MULTIGENERATIONAL CENTER PROJECT IS A NEW  
CONSTRUCTION BUILDING. THE FACILITY SHALL BE USED AS A COMMUNITY  
CENTER FOR THE CITY OF ALBUQUERQUE (COA).  
THE BUILDING SHALL CONSIST OF OFFICES, CLASSROOMS AND A SOCIAL HALL.  
THE SECOND LEVEL WILL BE A WARM SHELL CONSTRUCTION.

### KEYED NOTES

S01	EXISTING CURB AND GUTTER SYSTEM
S02	EXISTING SIDEWALK
S03	EXISTING ASPHALT DRIVE
S04	EXISTING DOUBLE YELLOW PAVEMENT STRIPE
S05	EXISTING STREETLIGHT
S06	LINE OF EXISTING CURB TO BE REMOVED
S10	PROPERTY LINE
S11	10' - 0" PUBLIC UTILITY EASEMENT
S12	NEW ASPHALT-PAVED DRIVE LANE FOR EXPANDED RIGHT-OF-WAY. SEE COA STD. DWG. 2430 FOR TYPICAL LOCAL STREET DETAILS.
S13	STRIPED ON-STREET PARKING (8' - 0" x 20' - 0" PARKING SPACE, TYPICAL, APPROXIMATELY 33 SPACES TOTAL), AS PART OF A SEPARATE CITY WORK ORDER DESIGN PACKAGE PERTAINING TO OFF-SITE IMPROVEMENTS.
S14	NEW ASPHALT-PAVED VEHICULAR ENTRY AT EXPANDED RIGHT-OF-WAY.
S15	ASPHALT PAVING, TYPICAL.

S18	PAINTED PARKING LOT 10' - 0" LENGTH ARROWS AND 30" HEIGHT LETTERING, TYPICAL. PAINT SHALL BE TRAFFIC-RATED LATEX PAINT, COLOR: WHITE.
S20	PAINTED ACCESS AISLE
S31	CONCRETE CURB & GUTTER SYSTEM, TYPICAL. SEE SITE DETAILS & CIVIL.
S33	CONCRETE SIDEWALK. SEE COA STD. DWG. 2430 FOR OFFSET TYPE SIDEWALK DETAILS.
S34	4" THICK STANDARD DUTY CONCRETE PAVEMENT WITH TURN DOWN EDGE AT ALL EXPOSED EDGES.
S35	ACCESSIBLE CURB RAMP. SEE COA STD. DWG. 2443 FOR PARALLEL CURB RAMP DETAILS. INSTALL TRUNCATED DOME IN ALL ADA RAMP. RECESS TO FLUSH WITH SURFACE OF CONCRETE SIDEWALK. SEE COA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.
S36	ACCESSIBLE PATH TO PUBLIC WAY
S37	CONCRETE STAIRS AND STEEL HANDRAILS
S38	6" TRAFFIC-RATED BOLLARD
S42	ENTRY PLAZA: INTEGRALLY COLORED CONCRETE AND STAMPED TEXTURE WITH INTEGRATED LANDSCAPING & CONCRETE SEATING.
S43	CONCRETE PATIO: INTEGRALLY COLORED CONCRETE AND STAMPED TEXTURE WITH INTEGRATED LANDSCAPING & CONCRETE SEATING.
S44	1' - 6" CONCRETE MOW STRIP, TYPICAL. ALL AROUND BUILDING PERIMETER.
S45	OVERHEAD OVERHANG

S52	6" CONCRETE APRON. 4,000 PSI, 3/4" AGGREGATE WITH 6X6-10/10WWM OR EQUAL, 1/2" EXPANSION JOINT BETWEEN PAD AND APRON.
S59	DRIVER'S EYE
S60	CLEAR SIGHT TRIANGLE
S61	LANDSCAPING. SEE LANDSCAPE.
S62	MANUAL DOUBLE SWING PIPE GATE
S64	REFUSE ENCLOSURE WITH MANUAL DOUBLE SWING GATES.
S70	WATER METERS, SEE CIVIL.
S72	DRAIN INLET, SEE CIVIL.
S73	STORM DRAIN MANHOLE, SEE CIVIL.
S76	RETENTION POND, SEE CIVIL.
S81	POST-INDICATOR VALVE (PIV), SEE CIVIL.
S82	REMOTE FDC WITH GROUND-MOUNTED SIGN, SEE CIVIL.
S83	FIRE HYDRANT, SEE CIVIL.
S84	PAINTED FIRE LANES, TYPICAL.
S90	SWITCHGEAR, SEE ELECTRICAL.
S91	UTILITY TRANSFORMER, SEE ELECTRICAL.
S92	SITE LIGHTING, SEE ELECTRICAL.

### GENERAL NOTES

- PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
- ALL PARKING DRIVES TO BE ASPHALT CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
- FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. IF DIMENSIONAL ERROR, VARIANCES, AND/OR CONFLICTS EXIST, AS DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS, OR CONDITIONS ARE ENCOUNTERED THAT ARE NOT COVERED IN THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE COMMENCING THAT PORTION OF THE WORK.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.

### SITE HATCH LEGEND

[Hatch Pattern]	NEW BUILDING
[Hatch Pattern]	NEW STANDARD DUTY CONCRETE PAVEMENT
[Hatch Pattern]	NEW HEAVY DUTY ASPHALT PAVEMENT
[Hatch Pattern]	CLEAR SIGHT TRIANGLE

**AN APPROVED/ACCEPTED WORK ORDER IS CONDITION OF RELEASING THE FINAL CO.**

### PARKING ANALYSIS

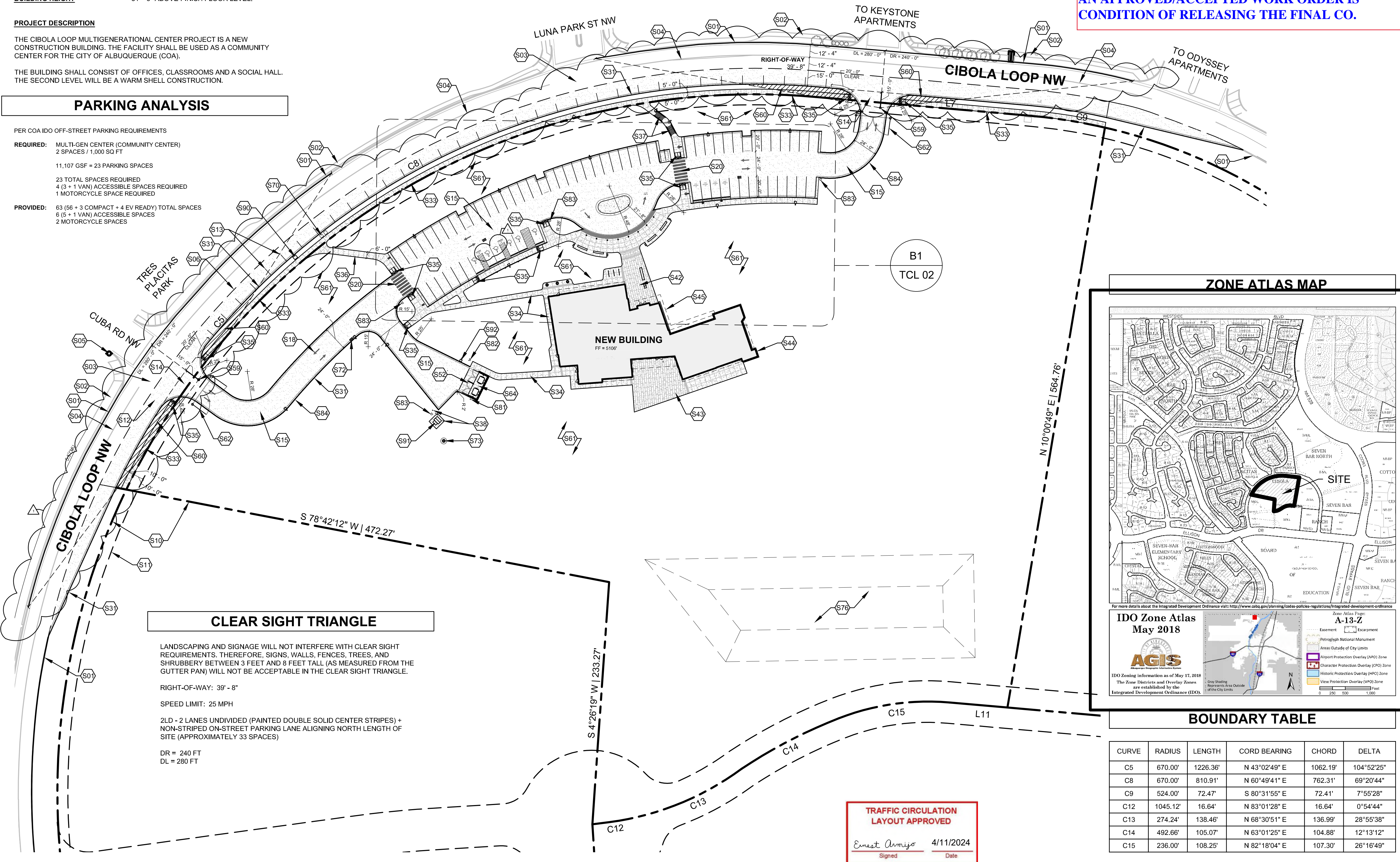
PER COA IDO OFF-STREET PARKING REQUIREMENTS

**REQUIRED:** MULTIGEN CENTER (COMMUNITY CENTER)  
2 SPACES / 1,000 SQ FT

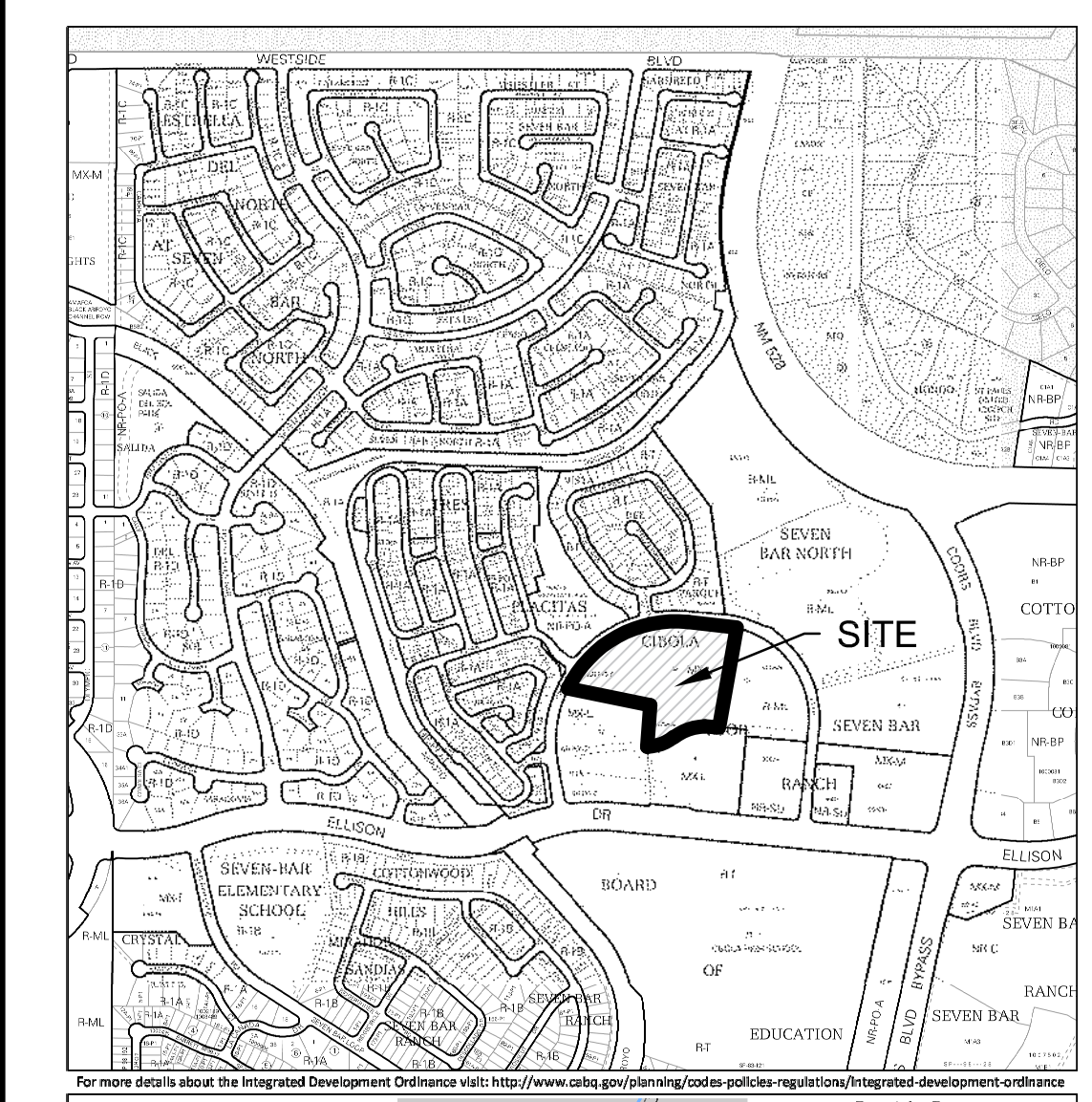
11,107 GSF = 23 PARKING SPACES

23 TOTAL SPACES REQUIRED  
4 (3 + 1 VAN) ACCESSIBLE SPACES REQUIRED  
1 MOTORCYCLE SPACE REQUIRED

**PROVIDED:** 63 (56 + 3 COMPACT + 4 EV READY) TOTAL SPACES  
6 (5 + 1 VAN) ACCESSIBLE SPACES  
2 MOTORCYCLE SPACES



### ZONE ATLAS MAP



### CLEAR SIGHT TRIANGLE

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

RIGHT-OF-WAY: 39' - 8"

SPEED LIMIT: 25 MPH

2LD - 2 LANES UNDIVIDED (PAINTED DOUBLE SOLID CENTER STRIPES) + NON-STRIPED ON-STREET PARKING LANE ALIGNING NORTH LENGTH OF SITE (APPROXIMATELY 33 SPACES)

DR = 240 FT  
DL = 280 FT

### BOUNDARY TABLE

CURVE	RADIUS	LENGTH	CORD BEARING	CHORD	DELTA
C5	670.00'	1226.36'	N 43°02'49" E	1062.19'	104°52'25"
C8	670.00'	810.91'	N 60°49'41" E	762.31'	69°20'44"
C9	524.00'	72.47'	S 80°31'55" E	72.41'	7°55'28"
C12	1045.12'	16.64'	N 83°01'28" E	16.64'	0°54'44"
C13	274.24'	138.46'	N 68°30'51" E	136.99'	28°55'38"
C14	492.66'	105.07'	N 63°01'25" E	104.88'	12°13'12"
C15	236.00'	108.25'	N 82°18'04" E	107.30'	26°16'49"

LINE	DIRECTION	DISTANCE
L7	S 84°31'26" E	207.04'
L11	S 84°36'05" E	56.17'

**TRAFFIC CIRCULATION LAYOUT APPROVED**  
Ernest Armijo 4/11/2024  
Signed Date

**fbt architects**  
6501 Americas Parkway NE, Suite 300  
Albuquerque, NM 87110  
505.883.5200  
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CITY OF ALBUQUERQUE

**PROJECT TITLE:**  
**COA CIBOLA LOOP MULTIGENERATIONAL CENTER**  
10751 Cibola Loop NW  
Albuquerque, NM 87114

**TRAFFIC CIRCULATION LAYOUT (TCL)**  
MARCH 2024

DRAWING TITLE: **TCL 01** SHEET TITLE: **TRAFFIC CIRCULATION LAYOUT**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

**A1 TRAFFIC CIRCULATION LAYOUT PLAN**  
SCALE: 1" = 50' - 0"

CONTRACTOR	WORK STARTED BY	DATE	INSPECTOR'S ACCEPTANCE BY	DATE	FIELD VERIFICATION BY	DATE	DRAWINGS CORRECTED BY	DATE	MICRO-FILM INFORMATION	RECORDED BY	DATE						
												AS BUILT INFORMATION	NO.	DATE			
															BENCH MARKS	NO.	DATE
SEAL ARCHITECT	NO.	DATE	REVISIONS	NO.	DATE	DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE						



**TRAFFIC CIRCULATION  
LAYOUT APPROVED**

*Ernest Amijo* 4/11/2024  
Signed Date

**GENERAL NOTES**

- A. PARKING LOT DIMENSIONS ARE FROM FACE OF CURBS TO FACE OF CURB.
- B. ALL PARKING DRIVES TO BE ASPHALT CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
- C. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.
- D. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. IF DIMENSIONAL ERROR, VARIANCES, AND/OR CONFLICTS EXIST, AS DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS, OR CONDITIONS ARE ENCOUNTERED THAT ARE NOT COVERED IN THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE COMMENCING THAT PORTION OF THE WORK.
- E. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.

**SITE HATCH LEGEND**

- NEW BUILDING
- NEW STANDARD DUTY CONCRETE PAVEMENT
- NEW HEAVY DUTY ASPHALT PAVEMENT
- CLEAR SIGHT TRIANGLE



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CITY OF ALBUQUERQUE

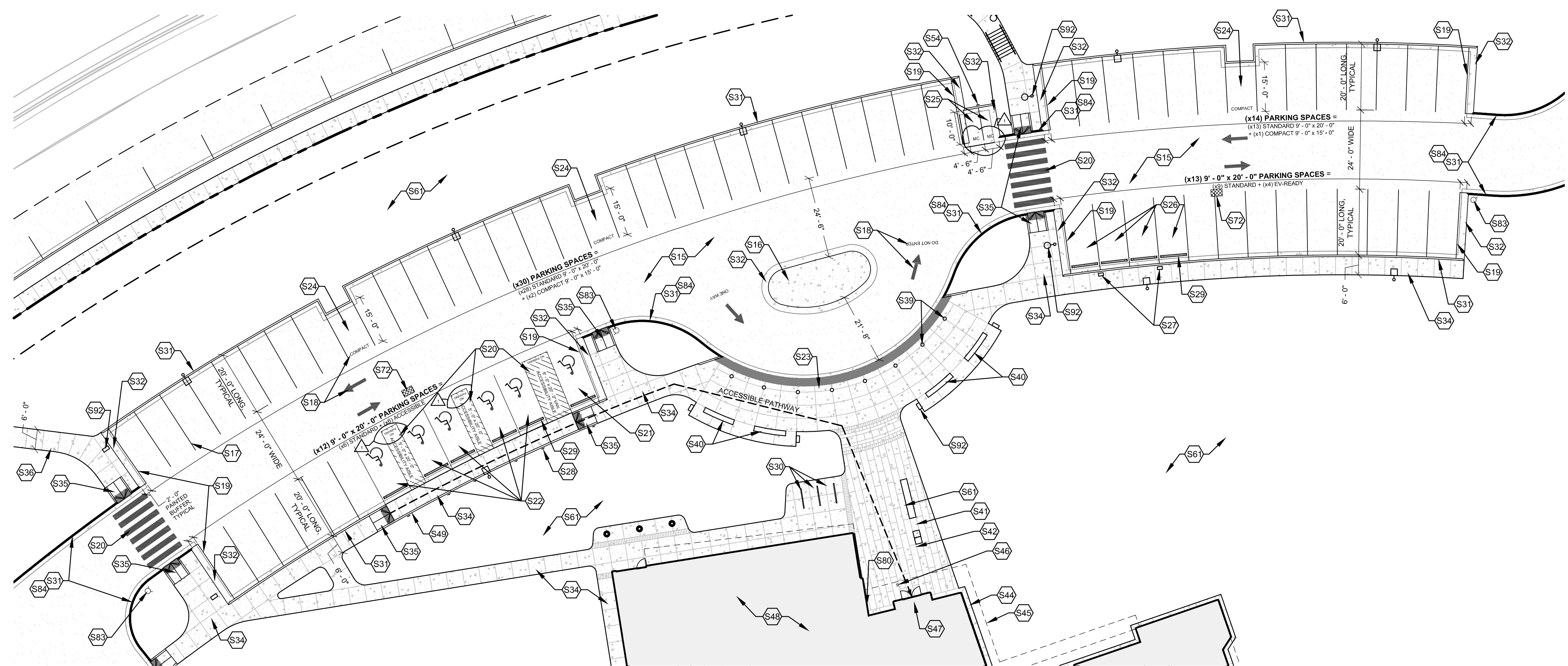
**PROJECT TITLE:  
COA CIBOLA LOOP  
MULTIGENERATIONAL CENTER**

10751 Cibola Loop NW  
Albuquerque, NM 87114

**TRAFFIC CIRCULATION LAYOUT (TCL)  
MARCH 2024**

DRAWING TITLE: **TRAFFIC CIRCULATION LAYOUT**  
TCL 02 SHEET TITLE:

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. P7882.16	Zone Map No. A-13-Z	DWG.	Sheet



**(B1) ENLARGED PARKING PLAN**  
1" = 20' - 0"

**KEYED NOTES**

S15	ASPHALT PAVING, TYPICAL.
S16	CONCRETE PAD
S17	PAINTED PARKING LOT 4" WIDE STRIPING, TYPICAL. PAINT SHALL BE TRAFFIC-RATED LATEX PAINT, COLOR: WHITE.
S18	PAINTED PARKING LOT 10' - 0" LENGTH ARROWS AND 30" HEIGHT LETTERING, TYPICAL. PAINT SHALL BE TRAFFIC-RATED LATEX PAINT, COLOR: WHITE.
S19	2" PAINTED BUFFER TO MOUNTABLE CURB, TYPICAL.
S20	PAINTED ACCESS AISLE
S21	ACCESSIBLE VAN PARKING SPACE PER TABLE 1106.1 WITH GROUND-MOUNTED SIGN
S22	ACCESSIBLE PARKING SPACE PER TABLE 1106.1 WITH GROUND-MOUNTED SIGN

S23	ACCESSIBLE DROP-OFF. INSTALL TRUNCATED DOME TO DESIGNATE THRESHOLD BETWEEN CONCRETE SIDEWALK AND ASPHALT DRIVE. RECESS TO FLUSH WITH SURFACE OF CONCRETE SIDEWALK. SEE COA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.
S24	COMPACT VEHICLE PARKING, TYPICAL.
S25	MOTORCYCLE PARKING WITH GROUND-MOUNTED SIGN
S26	(4) EV-READY SPACES
S27	FUTURE OWNER PROVIDED BY STATIONS, SEE ELECTRICAL FOR REQUIREMENTS.
S28	GROUND-MOUNTED ADA SIGN, TYPICAL. ACCESSIBLE PARKING SIGNAGE SHALL CONTAIN THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" PER 66-7-352.4C NMSA.
S29	CONCRETE WHEELSTOP, TYPICAL WHERE GROUND-MOUNTED SIGNAGE AND EV CHARGING EQUIPMENT IS PRESENT, SEE SITE DETAILS.
S30	TUBE STEEL FRAMED BICYCLE RACKS, PAINTED, PER COA STANDARDS. (3 SPACES REQUIRED / 6 SPACES PROVIDED)
S31	CONCRETE CURB & GUTTER SYSTEM, TYPICAL. SEE SITE DETAILS & CIVIL.
S32	MOUNTABLE CURB AT PARKING ROW ENDS, TYPICAL. SEE COA STD. DWG. 2415B FOR MOUNTABLE ROLL CURB AND GUTTER DETAIL.

S34	4" THICK STANDARD DUTY CONCRETE PAVEMENT WITH TURN DOWN EDGE AT ALL EXPOSED EDGES.
S35	ACCESSIBLE CURB RAMP. SEE COA STD. DWG. 2443 FOR PARALLEL CURB RAMP DETAILS. INSTALL TRUNCATED DOME IN ALL ADA RAMPS, RECESS TO FLUSH WITH SURFACE OF CONCRETE SIDEWALK. SEE COA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.
S36	ACCESSIBLE PATH TO PUBLIC WAY
S37	CONCRETE STAIRS AND STEEL HANDRAILS
S39	TRAFFIC-RATED BOLLARD WITH LIGHTING, SEE LIGHTING.
S40	CAST-IN-PLACE CONCRETE BENCH AT DROPOFF. (16" HIGH x 18" DEEP x +/- 9' LENGTH, TYPICAL)
S41	CAST-IN-PLACE CONCRETE BENCH AT ENTRY/PATIO. (16" HIGH x 16" DEEP, LENGTHS VARY, TYPICAL.)
S42	ENTRY PLAZA: INTEGRALLY COLORED CONCRETE AND STAMPED TEXTURE WITH INTEGRATED LANDSCAPING & CONCRETE SEATING.
S44	1' - 6" CONCRETE MOW STRIP, TYPICAL. ALL AROUND BUILDING PERIMETER.
S45	OVERHEAD OVERHANG
S46	ADA AUTOMATIC DOOR ACTUATOR

S47	MAIN ENTRY
S48	BUILDING INTERIOR
S49	CONCRETE HEADER CURB
S50	CONCRETE STAIRS
S51	STEEL HANDRAILS
S54	GROUND-MOUNTED MOTORCYCLE PARKING SIGN
S61	LANDSCAPING, SEE LANDSCAPE.
S63	ILLUMINATED FLAGPOLE, SEE LIGHTING PLAN.
S72	DRAIN INLET, SEE CIVIL.
S80	WALL-MOUNTED KNOX BOX
S83	FIRE HYDRANT, SEE CIVIL.
S84	PAINTED FIRE LANE, TYPICAL.
S90	SWITCHGEAR, SEE ELECTRICAL.
S91	UTILITY TRANSFORMER, SEE ELECTRICAL.
S92	SITE LIGHTING, SEE LIGHTING.

AS BUILT INFORMATION	
CONTRACTOR	NO.
WORK STAMPED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	NO.
RECORDED BY	DATE
NO.	DATE
BENCH MARKS	
NO.	DATE
SURVEY INFORMATION	
NO.	DATE
SEAL ARCHITECT	
NO.	DATE
COA TCL REVIEW COMMENTS	
NO.	DATE
REVISIONS	
NO.	DATE
DESIGNED BY:	
NO.	DATE
DRAWN BY:	
NO.	DATE
CHECKED BY:	
NO.	DATE

ARCHITECT



# Landscape Plan Documentation











**GENERAL NOTES**

- A. IF THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES LISTED IN THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLANTING PLAN, 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.
- B. IF THERE IS A DISCREPANCY IN THE FIELD OR IN DISCREPANCY 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.
- C. CONTRACTOR SHALL INSTALL A 2" DEPTH OF COMPACTED OF "MOUNTAINAIR SUNRISE GOLD" CRUSHER FINES AS AVAILABLE FROM RESTORATION GROUP INC. (055) 974-4910 OVER A COMPACTED DEPTH OF BASE COURSE. TOP OF FINES SHALL BE FLUSH WITH ADJACENT PAVEMENT. PROVIDE SAMPLE OF CRUSHER FINES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. SEE DETAIL ALP-501.
- D. CONTRACTOR SHALL INSTALL REVEGETATION SEEDING PER COA STANDARD SPECIFICATIONS SECTION 1013, SIM, USING "SANDY SOILS" SEED MIXTURE AND A 2" DEPTH OF 1" MOUNTAINAIR BROWN GRAVEL MULCH AS AVAILABLE FROM JPR GRAVEL (055) 877-4910 OVER FILTER FABRIC PER GENERAL NOTE K. PROVIDE SAMPLE OF GRAVEL MULCH FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. SEE GENERAL NOTE Y FOR EXTENDED WARRANTY PERIOD.
- E. CONTRACTOR SHALL INSTALL A 4" DEPTH OF 1" JUST GOLD GRAVEL MULCH AS AVAILABLE FROM JPR GRAVEL (055) 877-4913 OVER FILTER FABRIC PER NOTE K. PROVIDE SAMPLE OF GRAVEL MULCH FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL INSTALL A 4" DEPTH OF 2" MOUNTAINAIR BROWN COBBLE MULCH AS AVAILABLE FROM RESTORATION GROUP INC. (055) 877-4910 OVER FILTER FABRIC PER GENERAL NOTE K. CONTRACTOR SHALL CREATE A CLEAN LINE A BY HAND PLACING A SINGLE ROW OF COBBLES AT TRANSITION TO GRAVEL OR CONCRETE. TOP OF COBBLE SHALL BE 1" HIGHER THAN ADJACENT GRAVEL AND 1/2" BELOW ADJACENT CONCRETE. PROVIDE SAMPLE OF GRAVEL MULCH FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- G. CONTRACTOR SHALL INSTALL REVEGETATION SEEDING PER COA STANDARD SPECIFICATIONS SECTION 1013, SIM, USING "SANDY SOILS" SEED MIXTURE AND ONE-ROCK DEPTH OF 4"-8" COYOTE MIST COBBLE MULCH AS AVAILABLE FROM JPR GRAVEL (055) 877-4910 OVER FILTER FABRIC PER GENERAL NOTE K. PROVIDE SAMPLE OF GRAVEL MULCH FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. SEE GENERAL NOTE Y FOR EXTENDED WARRANTY PERIOD.
- H. CONTRACTOR SHALL FURNISH AND INSTALL 18-64 CF. MOUNTAINAIR SUNRISE GOLD LANDSCAPE BOULDERS AS AVAILABLE FROM RESTORATION GROUP INC. (055) 877-4910. INSTALL PER DETAIL BLP-501.
- I. TREES SHALL BE PLANTED PER COA STD. DWG. # 2714. SEE DETAIL DLP-501. TREES ON SLOPES SHALL BE PLANTED PER COA STD. DWG. # 2715. SEE DETAIL ELS-501. SHRUBS SHALL BE PLANTED PER COA STD. DWG. # 2716. PLANT SHRUBS ON SLOPES PER COA STD. DWG. # 2717.
- J. CONTRACTOR SHALL INSTALL A 4" SETTLED DEPTH OF WOOD MULCH AS AVAILABLE FROM SOLUTIONS (505) 877-0220. SEE COA IDO 14-165-6(C)(5)(E) NO FILTER FABRIC. PER COA IDO 14-165-6(C)(5)(E), A MINIMUM OF 2 INCHES OF ORGANIC MULCH IS REQUIRED IN ALL PLANTING AREAS.
- K. FILTER FABRIC SHALL BE MIN. 4 OZ/SY NONWOVEN NEEDLE PUNCHED POLYPROPYLENE (MIRAFI 140N OR EQUIVALENT). OVERLAP FABRIC ENDS 2", TURN DOWN EDGES 6". TOP OF GRAVEL MULCH SHALL BE 1" BELOW TOP OF ADJACENT PAVING. SEE DETAIL ALP-501. FILTER FABRIC SHALL BE PERMEABLE TO OPTIMIZE STORMWATER INFILTRATION AND PREVENT RUNOFF PER COA IDO 5-6(C)(5)(D).
- L. CONTRACTOR SHALL MAINTAIN SEEDED AREAS FOR TWO (2) YEARS AFTER FINAL REVIEW BY REMOVING NOXIOUS WEED SPECIES FROM THESE AREAS ALONG WITH ANY TRASH OR DEBRIS.
- M. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.
- N. THE PROPOSED LANDSCAPE INCLUDING STREET TREES SHALL BE IRRIGATED BY A TIMED, AUTOMATIC, SUBTERRANEAN IRRIGATION SYSTEM CONSTRUCTED PER CITY OF ALBUQUERQUE STD. DETAILS. SEE IRRIGATION PLAN. IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 9 OF THE ABQWUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCES). IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER. THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.

- O. ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.
- P. ALL VEGETATION SHALL COMPLY WITH ARTICLE 9-13 AND PARTS 6-1.1 AND 6.2 OF ROA 1994 (POLLEN CONTROL, WATER CONSERVATION LANDSCAPING AND WATER WASTE, AND STREET TREES) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABQWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE) AS APPLICABLE. PER COA IDO 5-6(C)(5)(G).
- Q. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- R. THE CONTRACTOR SHALL AVOID DISTURBING EXISTING LANDSCAPE AREAS OUTSIDE THE LIMITS OF CONSTRUCTION DURING CONSTRUCTION ACTIVITIES TO THE MAXIMUM EXTENT POSSIBLE. ALL DISTURBED SOIL AND NATIVE VEGETATION WILL BE RESTORED PER COA SPECIFICATIONS. THE LIMITS OF REVEGETATION SEEDING SHOWN ARE APPROXIMATE. CONTRACTOR SHALL INSTALL REVEGETATION SEEDING ON ANY AND ALL AREAS DISTURBED BY CONSTRUCTION OPERATIONS. BARE UNSEEDED GROUND WILL NOT BE ACCEPTED.
- S. PER COA IDO 5-6(C)(4)(H), ALL REQUIRED PLANT MATERIALS SHALL BE FREE OF DISEASE AND INSECTS AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI) OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- T. PER COA IDO 5-6(C)(5)(A), ALL REQUIRED VEGETATED MATERIAL SHALL BE PLANTED IN UNCOMPACTED SOIL.
- U. PER COA IDO 5-6(C)(5)(A), ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY. PER COA IDO 5-6(C)(5)(B), ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8-FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9-FOOT CLEARANCE OVER THE STREET SURFACE. PER COA IDO 5-6(C)(5)(C), WHERE LANDSCAPING IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, THE APPLICANT SHALL INSTALL AN ADEQUATE IRRIGATION SYSTEM THAT MEETS THE MINIMUM TECHNICAL REQUIREMENTS IN ARTICLE 6-4 OF ROA 1994 (TREES, VEGETATION AND LANDSCAPING) AND THE DPM, WITH A SEPARATE METER FOR THE LANDSCAPE AREA IN THE PUBLIC RIGHT-OF-WAY, OR A SEPARATE VALVE(S) AT THE PROPERTY LINE ALLOWING ISOLATION OF THE IRRIGATION TO THE LANDSCAPE WITHIN THE PUBLIC RIGHT-OF-WAY. Drip Irrigation Systems and Artificial Turf shall not be allowed within the public right-of-way.
- V. PER COA IDO 5-6(C)(15)(C) ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE ADJUTING PROPERTY OWNER OR THE PROPERTY OWNER'S AGENTS OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF ANY LANDSCAPING, SCREENING, OR BUFFERING IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT SHALL BE THE RESPONSIBILITY OF SUCH PROPERTY OWNER. ANY DAMAGE TO UTILITY LINES RESULTING FROM THE GROWTH OF PLANT MATERIALS THAT HAVE BEEN APPROVED BY THE APPLICABLE PUBLIC UTILITY AS PART OF A PLAN FOR LANDSCAPING, SCREENING, OR BUFFERING ON THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF SUCH PUBLIC UTILITY. IF A PUBLIC UTILITY DISTURBS LANDSCAPING, SCREENING, OR BUFFERING IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF THE PLANT MATERIALS DIE DESPITE THOSE EFFORTS, IT IS THE OBLIGATION OF THE ADJUTING PROPERTY OWNER TO REPLACE THE PLANT MATERIALS.
- W. PER COA IDO 5-6(C)(15)(D) PROPERTY OWNERS ACKNOWLEDGE THAT APPROVED LANDSCAPING AND TREES INSTALLED AND MAINTAINED IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT ADJUTING PRIVATE PROPERTIES ARE THE PROPERTY OF THE CITY, AND THAT THE CITY RESERVES THE RIGHT TO REMOVE THEM IF NECESSARY FOR A TRANSPORTATION PROJECT WITHOUT COMPENSATION, BUT AT NO COST TO THE PROPERTY OWNER. LANDSCAPING INSTALLED IN AN ADJUTING PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT BY PROPERTY OWNERS AND LATER REMOVED BY THE CITY SHALL NOT IMPACT PREVIOUSLY APPROVED NET LOT AREA CALCULATIONS FOR REQUIRED LANDSCAPING.
- X. PER COA IDO 5-13(B)(7) LANDSCAPING, SCREENING AND BUFFERING AREAS SHALL BE MAINTAINED IN COMPLIANCE WITH ARTICLES 6-6 AND 9-8 OF ROA 1994 (TREES, VEGETATION, AND LANDSCAPING AND WEEDS, LITTER, AND SNOW) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABQWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE). ALL LANDSCAPED AREAS SHALL BE MAINTAINED WITH A NEAT AND ORDERLY APPEARANCE, WHICH INCLUDES PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED PLANTS AND TREES, DISPOSAL OF LITTER, REPAIR OF DAMAGED WALLS AND HARD SURFACE AREAS, AND UPKEEP OF IRRIGATION SYSTEMS, WHERE LANDSCAPING WAS INSTALLED PURSUANT TO A SITE PLAN OR DEVELOPMENT APPROVAL. THE LANDSCAPING SHALL BE REPLACED ACCORDING TO ANY LANDSCAPING AND MAINTENANCE PLAN UNDER THAT APPROVAL. TREES OR PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER AS EXPEDITIOUSLY AS POSSIBLE, BUT IN NO CASE LONGER THAN 60 CALENDAR DAYS AFTER NOTICE FROM THE CITY. THE REPLACEMENT OF DEAD VEGETATION IS THE RESPONSIBILITY OF THE PROPERTY OWNER. STREET TREES SHALL BE MAINTAINED ALIVE AND HEALTHY, MAINTAINING AND REPLACING STREET TREES OR OTHER TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY ARE THE RESPONSIBILITY OF ADJUTING PROPERTY OWNERS.
- Y. EXTENDED WARRANTY PERIOD: CONTRACTOR SHALL PROVIDE WARRANTY FOR REVEGETATION AREAS, INCLUDING MAINTENANCE AND PROTECTION PER COA STANDARD SPECIFICATIONS, FOR A PERIOD OF TWO (2) COMPLETE GROWING SEASONS PRIOR TO FINAL ACCEPTANCE.

**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA (ACRES)	9.14
TOTAL LOT AREA (SF)	398,234
BUILDING AREA (SF)	127,988
NET LOT AREA (SF)	265,436
REQUIRED LANDSCAPE (%)	15
REQUIRED LANDSCAPE (SF)	57,815
LANDSCAPE PROVIDED (SF)	337,675
VEGETATIVE COVER (% - REQ)	75.0
VEGETATIVE COVER (% - PROV.)	253,256
GROUND COVER (% - REQ)	18.75
GROUND COVER (% - PROV.)	63,314
GROUND COVER (% - PROV.)	26,924
PARKING LOT AREA (SF)	23,855
REQ. PARKING LANDSCAPE 15% (SF)	3,578
PROV. PARKING LANDSCAPE (SF)	3,600
REQ. PARKING TREES (1/10 SPOTS)	7
PROV. PARKING TREES	8
STREET FRONTAGE (LF)	710
STREET TREES PROVIDED	24
AVERAGE SPACING (LF)	30
GRAVEL AND CRUSHER FINE (SF)	38585
GRAVEL AND CRUSHER FINE %	11

**HATCH LEGEND**

- CRUSHER FINE SURFACING. SEE GENERAL NOTE C.
- 1" MOUNTAINAIR BROWN GRAVEL WITH REVEGETATION SEEDING. SEE GENERAL NOTE D.
- 1" JUST GOLD GRAVEL. SEE GENERAL NOTE E.
- 2"-4" MOUNTAINAIR BROWN ROUNDED COBBLE. SEE GENERAL NOTE F.
- 4"-8" COYOTE MIST ANGULAR COBBLE MULCH WITH SEED. SEE GENERAL NOTE G.
- REVEGETATION SEEDING PER COA SPECS. SANDY SOILS SEED MIX - GRASS AND WILDFLOWER SPECIES ONLY.
- ORGANIC MULCH. SEE GENERAL NOTE J.
- CONCRETE. SEE ARCHITECTURAL.
- ASPHALT. SEE ARCHITECTURAL.
- PONDING AREA. SEE CIVIL.

**PLANT LEGEND**

CODE	COMMON NAME	BOTANICAL NAME	QTY	MIN. INSTALLED SIZE	CONTAINER	MATURE SIZE	COV. EA.	COV. TOTAL
<b>TREES</b>								
AE	ALLEE ELM	ULMUS PARVIFLORA 'EMER' I'	13	2" CAL. 12'-14" HT	B&B	40' HT & SPD	1600	22400
AB	AUTUMN BLAZE CALLARY PEAR	PYRUS CALLERYANA 'AUTUMN BLAZE'	11	2" CAL. 10'-12" H	B&B	25' HT X 20' SPD	400	4800
CP	CHINESE PISTACHE	PISTACIA CHINENSIS	7	2" CAL. 12'-14" HT	B&B	40' HT X 30' SPD	900	6300
JL	JOAN LIONETTI LIVE OAK	QUERCUS FULIFORMIS 'JOAN LIONETTI'	11	2" CAL. 10'-12" H	B&B	25' HT & 30' SPD	900	6300
PP	PINK POM POMS REDBUD	CERCIS CANADENSIS 'PINK POM POMS'	4	MIN 5' HT	B&B	15' HT X 12' SPD	144	576
SS	SINGLE SEED JUNIPER (FEMALE)	JUNIPERUS MONOSPERMA	13	MIN 5' HT	B&B	15' HT & SPD	225	675
<b>SHRUBS</b>								
AJ	AUTUMN JUDY SEDUM	HYLOTELEPHUM SPECTABILE	4	MIN 12" HT	1-GAL	2' HT X 2' SPD	4	16
BC	BLUE CREEPING PHLOX	PHLOX SUBULATA 'EMERALD CUSHION'	8	MIN 12" HT	1-GAL	2' HT X 2' SPD	4	32
BM	BLUE MIST SPIREA	CARYOPTERIS X CLANDOMENSIS	2	MIN 18" HT	5-GAL	3' HT & SPD	9	18
CH	CHAMISA	CHRYSOTHAMNUS NAUSEOSUS	9	MIN 18" HT	5-GAL	5' HT & SPD	25	225
GH	GIANT HESPERALOE	HESPERALOE FUNIFERA	2	MIN 18" HT	5-GAL	6' HT & SPD	36	72
TB	TURPENTINE BUSH	ERICAMERIA LARICIFOLIA	11	MIN 18" SPD	5-GAL	3' HT X SPD	9	99
<b>OTHER</b>								
ACCENT BOULDERS - SEE GENERAL NOTE H.								



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 Albuquerque, NM 87110  
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 www.fbtarch.com

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 Albuquerque, NM 87109  
 p\_505.344.4080

**M/E/P/FP**  
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 Albuquerque, NM 87109  
 p\_505.883.4111

**LIGHTING**  
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 Dallas, TX 75206  
 p\_310.450.1733

**INTERIORS**  
 Studio M  
 6501 Americas Parkway NE, Suite 302  
 Albuquerque, NM 87110  
 p\_505.243.9287

CITY OF ALBUQUERQUE

**PROJECT TITLE:**  
**COA CIBOLA LOOP MULTIGENERATIONAL CENTER**  
 10751 Cibola Loop NW  
 Albuquerque, NM 87114

**CONSTRUCTION DOCUMENTS - COA DFT COMMENTS**  
 AUGUST 7, 2024

**DRAWING TITLE:** PLANTING PLAN

DESIGNED BY	DATE	REVISIONS	DATE
DRAWN BY	DATE	NO.	DATE
CHECKED BY	DATE	NO.	DATE
IN CHARGE	DATE	NO.	DATE
APPROVED BY	DATE	NO.	DATE

**A1 PLANTING PLAN**  
 1" = 30'-0"

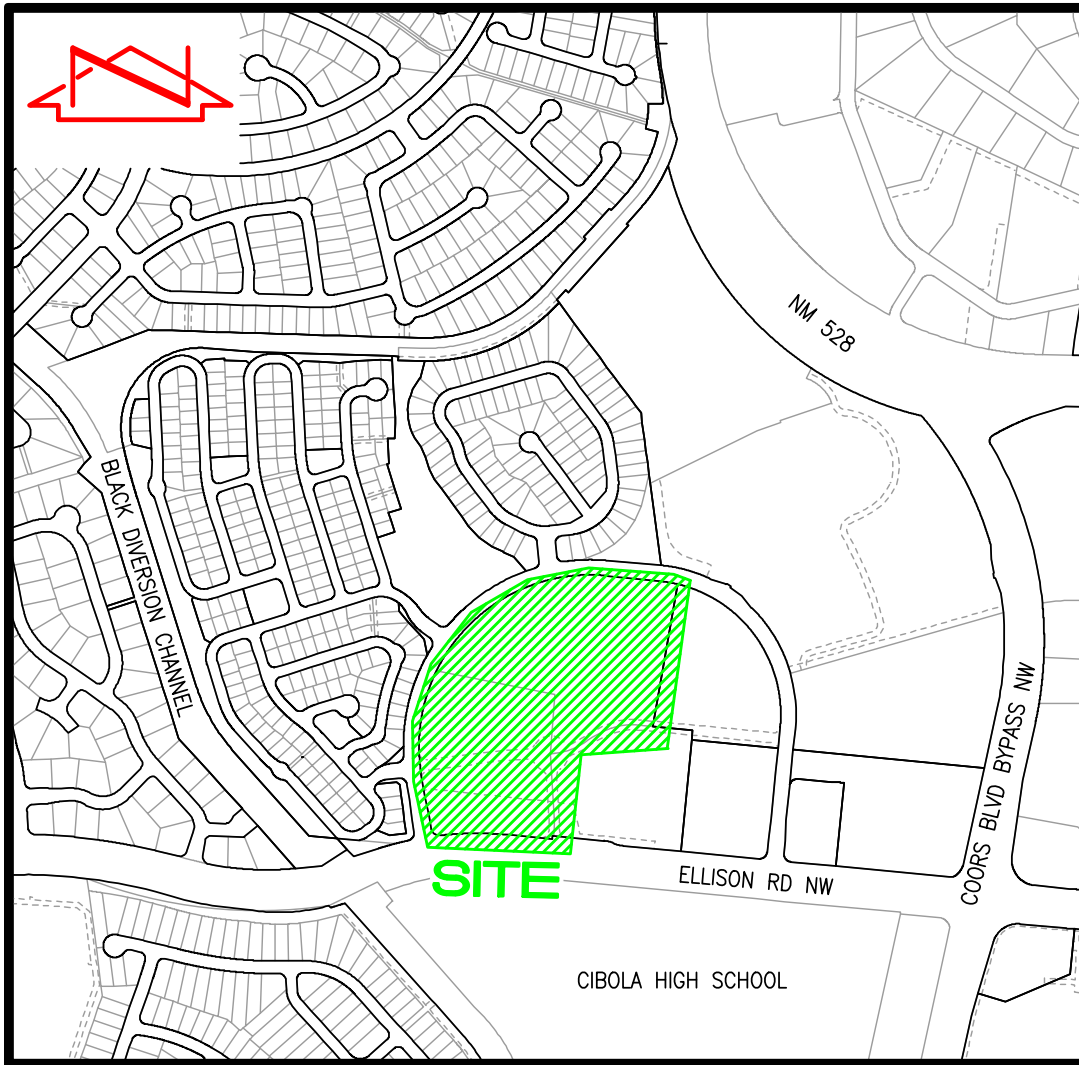






# Utility Plan Documentation





VICINITY MAP  
SCALE: 1"=750'

A-13

INDEX OF DRAWINGS

- COVER SHEET, NOTES, VICINITY MAP
- DIGITAL ORTHOPHOTO
- BOUNDARY SURVEY
- TOPOGRAPHIC SURVEY - NORTH PORTION
- TOPOGRAPHIC SURVEY - SOUTH PORTION
- UTILITY SURVEY - NORTH PORTION
- UTILITY SURVEY - SOUTH PORTION

GENERAL NOTES

- A BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY WAS PERFORMED IN JANUARY, 2024. PROPERTY CORNERS WERE FOUND OR SET AS INDICATED.
- SITE LOCATED WITHIN PROJECTED SECTION 6, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M. (TOWN OF ALAMEDA GRANT).
- ORTHOPHOTOGRAPHY WAS CAPTURED BY HMCG UNMANNED AERIAL VEHICLE (UAV) ON JANUARY 12, 2024.
- ALL DISTANCES ARE GROUND DISTANCES.
- BEARINGS SHOWN HEREON ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE (NAD 83). THESE BEARINGS ARE POSITIONED FROM AGRS CONTROL STATION "5-A13".
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
- THIS SURVEY HAS BEEN PREPARED BASED UPON NAVD 88 DATUM. PREVIOUS SURVEYS OF THIS AREA CONDUCTED BY OTHER CONSULTANTS MAY HAVE BEEN CONDUCTED BASED UPON NGVD 29 DATUM. SPECIAL CARE SHOULD BE EXERCISED WHEN COMPARING ELEVATIONS FROM THIS SURVEY TO CURRENT AND PREVIOUS SURVEYS, PLANS AND AS-BUILT DOCUMENTS.
- THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS SURVEY:
  - PLAT OF TRACTS B-9 THROUGH B-12, SEVEN-BAR RANCH, FILED NOVEMBER 08, 1985, VOLUME C28, FOLIO 161, DOC. NO. 1985094878.
  - EASEMENT FILED FEBRUARY 21, 1986, DOC. NO. 1986015530.
  - PLAT OF TRACTS B-9D THROUGH B-9K, SEVEN-BAR RANCH, FILED DECEMBER 21, 1989, VOLUME C40, FOLIO 75, DOC. NO. 1989107837.
  - PLAT OF TRACTS B-9H-1 AND B-9J-1, SEVEN-BAR RANCH, FILED NOVEMBER 17, 1994, VOLUME 94C, FOLIO 387, DOC. NO. 1994136793.
  - PLAT OF VISTA DEL PARQUE SUBDIVISION, FILED OCTOBER 07, 1997, VOLUME 97C, FOLIO 305, DOC. NO. 1997105217.
  - DRAINAGE EASEMENT FILED MAY 05, 1999, DOC. NO. 1999060060.
  - PLAT OF TRES PLACITAS, FILED OCTOBER 06, 1999, BOOK 99C, PAGE 283, DOC. NO. 1999128384.
  - PLAT OF TRACTS B-9D-1 AND TRACT B-9D-2, SEVEN-BAR RANCH, FILED JANUARY 02, 2003, BOOK 2003C, PAGE 1, DOC. NO. 2003000507.
  - PLAT OF TRACTS B-9J-1A-1 AND B-9J-1A-2, SEVEN-BAR RANCH, FILED MAY 16, 2006, BOOK 2006C, PAGE 156, DOC. NO. 2006071228.
  - PLAT OF TRACTS B-9E-1-A, B-9F-1 AND B-9E-2-A, SEVEN BAR RANCH, FILED FEBRUARY 13, 2008, BOOK 2008C, PAGE 26, DOC. NO. 2008016817.
  - BULK LAND PLAT OF CIBOLA LOOP SUBDIVISION, FILED APRIL 29, 2009, BOOK 2009C, PAGE 66, DOC. NO. 2009046789.
  - BULK PLAT OF TRACTS A-1, A-2, B-1 AND C-1, CIBOLA LOOP SUBDIVISION, FILED FEBRUARY 14, 2017, BOOK 2017C, PAGE 17, DOC. NO. 2017013734.
  - THE PROPERTY SURVEYED HEREON MAY BE SUBJECT TO THE RESERVATIONS CONTAINED IN THE ORIGINAL PATENT FROM THE UNITED STATES OF AMERICA.
  - THE PROPERTY SURVEYED HEREON MAY BE SUBJECT TO THE TEMPORARY TURNING EASEMENT FILLED ON 11/08/1985 SEE EASEMENT KEY NOTE 5.

A.G.R.S. BENCHMARK #201

AN AGRS BRASS DISK STAMPED "5-A13", SET IN CONCRETE, ON THE SOUTHEAST CORNER OF THE ISLAND NORTHWEST OF THE INTERSECTION OF COORS BLVD BYPASS NW AND ELLISON DR NW. NOT SHOWN

MODIFIED GROUND COORDINATES:	PUBLISHED COORDINATES:
NORTHING = 1,530,468.50 FEET	NORTHING = 1,530,468.63 FEET
EASTING = 1,518,154.32 FEET	EASTING = 1,518,153.56 FEET
ELEVATION = 5057.85 FEET (NAVD 1988)	ELLIPSOID HEIGHT = 4987.95 FEET (NAD 83)

PROJECT BENCHMARK #202 (P.B.M.)

A #5 REBAR W/CAP STAMPED "HMCG CONTROL NMPS 11184", SET IN DIRT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE, APPROXIMATELY 136' EAST OF THE STORM DRAIN INLET ON THE EAST SIDE OF WEST CIBOLA LOOP NW AND 233' NORTH OF THE BACK OF CURB ON THE NORTH SIDE OF ELLISON DR NW, AS SHOWN ON THIS SHEET AND SHEET 5.

MODIFIED GROUND COORDINATES:
NORTHING = 1,530,887.18 FEET
EASTING = 1,516,155.43 FEET
ELEVATION = 5090.57 FEET (NAVD 1988)

TEMPORARY BENCHMARK #203 (T.B.M.)

A #5 REBAR W/CAP STAMPED "HMCG CONTROL NMPS 11184", SET IN DIRT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE, APPROXIMATELY 200' EAST OF THE STORM DRAIN INLET ON THE EAST SIDE OF WEST CIBOLA LOOP NW AND 200' NORTH OF THE BACK OF CURB ON THE NORTH SIDE OF ELLISON DR NW, AS SHOWN ON THIS SHEET AND SHEET 5.

MODIFIED GROUND COORDINATES:
NORTHING = 1,530,854.64 FEET
EASTING = 1,516,222.95 FEET
ELEVATION = 5089.64 FEET (NAVD 1988)

TEMPORARY BENCHMARK #204 (T.B.M.)

A #5 REBAR W/CAP STAMPED "HMCG CONTROL NMPS 11184", SET IN DIRT NEAR THE NORTH END OF THE PROJECT SITE, APPROXIMATELY 349' SOUTH OF THE BACK OF CURB ON THE SOUTH SIDE OF WEST CIBOLA LOOP NW AND 47' WEST OF A DIRT ROAD RUNNING DOWN THE CENTER OF THE PROJECT SITE, AS SHOWN ON THIS SHEET AND SHEET 4.

MODIFIED GROUND COORDINATES:
NORTHING = 1,531,357.44 FEET
EASTING = 1,516,704.85 FEET
ELEVATION = 5102.33 FEET (NAVD 1988)

TEMPORARY BENCHMARK #206 (T.B.M.)

A #5 REBAR W/CAP STAMPED "HMCG CONTROL NMPS 11184", SET IN DIRT NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE, APPROXIMATELY 66' EAST OF A DIRT ROAD RUNNING DOWN THE CENTER OF THE PROJECT SITE AND 170' NORTH OF THE BACK OF CURB ON THE NORTH SIDE OF ELLISON DR NW, AS SHOWN ON THIS SHEET AND SHEET 5.

MODIFIED GROUND COORDINATES:
NORTHING = 1,530,781.43 FEET
EASTING = 1,516,671.67 FEET
ELEVATION = 5086.13 FEET (NAVD 1988)

LEGAL DESCRIPTION

TRACTS A-1, AND A-2, CIBOLA LOOP SUBDIVISION, ALBUQUERQUE, NEW MEXICO, PROJECTED SECTION 6, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M. (TOWN OF ALAMEDA GRANT). AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 14, 2017, BK. 2017C, PG. 17, DOC. NO. 2017013734.

EASEMENT

- 10' MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY EASEMENT, BEING 5' ON EACH SIDE OF CENTERLINE GRANTED BY DOCUMENT FILED 02-21-1986, BOOK 323A PAGE 942, DOC. NO. 1986015530.
- 10' NEW MEXICO UTILITIES SEWERLINE EASEMENT, GRANTED BY DOCUMENTS FILED 12-05-1974, BOOK 345 PAGE 971 AND AS DEPICTED ON PLAT FILED 02-14-2017, BOOK 2017C, PAGE 17.
- PUBLIC DRAINAGE EASEMENT, GRANTED BY DOCUMENTS FILED 05-05-1999, BOOK 9906 PAGE 9917, DOC. NO. 1999060060.
- 10' PUBLIC UTILITY EASEMENT, AS SHOWN ON PLAT FILED 12-21-1989, BOOK C40 PAGE 75.
- 50' RADIUS TEMPORARY TURNING EASEMENT, AS SHOWN ON PLAT FILED 11-08-1985, BOOK C28 PAGE 161.
- 12' MOUNTAIN BELL UNDERGROUND TELEPHONE EASEMENT, AS SHOWN ON PLAT FILED 11-08-1985, BOOK C28 PAGE 161.
- 10' PUBLIC UTILITY EASEMENT, GRANTED BY PLAT FILED 04-29-2009, BOOK 2009C PAGE 66.
- RECIPROCAL CROSS LOT ACCESS AND DRAINAGE EASEMENT FOR TRACTS A, B, C, THE JOINT USE AND BENEFIT OF AND TO BE MAINTAINED BY SAID BENEFICIARIES, GRANTED BY PLAT FILED 04-29-2009, BOOK 2009C PAGE 66.
- 40' WIDE PRIVATE ACCESS EASEMENT AND PRIVATE WATERLINE, SANITARY AND DRAINAGE EASEMENT, GRANTED BY DOCUMENTS FILED 02-14-2017, BOOK 2017C, PAGE 17.

CONTROL SURVEY NOTE

A CONTROL SURVEY WAS CONDUCTED AT THE SITE ON JANUARY 10, 2024. CONTROL WAS PROJECTED ONTO THE SUBJECT SITE UTILIZING RTK GPS OBSERVATIONS COMBINED WITH GEOID MODEL 18(CONUS) TO ESTABLISH HORIZONTAL AND VERTICAL POSITIONS BASED UPON NAD 83/NAVD 88 DATUM. THE RTK OBSERVATIONS WERE USED TO ESTABLISH THE TEMPORARY BENCHMARKS AT THE PROJECT SITE.

THE POINTS OBSERVED HAVE BEEN QUALITY CONTROLLED FOR RELATIVE ACCURACY. AN AGRS BENCHMARK "5-A13" IN THE VICINITY OF THE PROJECT WAS OBSERVED IN ORDER TO PROVIDE REFERENCE TIES TO THE SITE. ALL HORIZONTAL COORDINATES ARE MODIFIED NAD 83 GRID VALUES AND HAVE BEEN ADJUSTED TO THE GROUND AT THE PROJECTION POINT (THE SCALE FACTOR USED IS 1/CF=1.0003225529). THE CONTROL STATION USED TO PROJECT FROM GRID TO GROUND FOR THIS PROJECT IS THE PROJECT BENCHMARK "202" WITH NAD GRID COORDINATES OF:

NORTHING= 1,530,887.18 FEET
EASTING= 1,516,155.43 FEET
ELEVATION= 5090.57 FEET

THE ELEVATIONS ARE BASED UPON THE NAVD DATUM AND REQUIRE NO FURTHER ADJUSTMENT.

SUBSURFACE UTILITY ENGINEERING (SUE) QUALITY LEVEL DESCRIPTIONS

- QUALITY LEVEL A (QLA) - UTILITY COMPOSITION, SIZE AND PRECISE VERTICAL AND HORIZONTAL POSITION OF DESIGNATED UTILITY LINE OBTAINED THROUGH NON-DESTRUCTIVE METHODS OF EXCAVATION. ALSO REFERRED TO AS POTHOLING OR DAYLIGHTING.
- QUALITY LEVEL B (QLB) - HORIZONTAL UTILITY LOCATIONS ASCERTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODOLOGIES AND UTILITY LOCATING TECHNIQUES. ALSO REFERRED TO AS DESIGNATION OR LINE-SPOTTING.
- QUALITY LEVEL C (QLC) - SURVEYING OF VISIBLE SURFACE FEATURES.
- QUALITY LEVEL D (QLD) - UTILITY INFORMATION DERIVED FROM EXISTING UTILITY RECORDS AND VARIOUS OTHER RESOURCES OF UTILITY INFORMATION INCLUDING BUT NOT LIMITED TO: RECORD OR AS-BUILT DRAWINGS, SITE UTILITY PLANS, DISTRIBUTION AND SERVICE MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM (GIS) DATABASES, ORAL RECOLLECTIONS, ETC.

SUBSURFACE UTILITY NOTES

- UTILITIES SHOWN ARE A DEPICTION OF VISIBLE UTILITY FEATURES AND ASCERTAINABLE SUBSURFACE UTILITY LOCATIONS THAT HAVE BEEN DESIGNATED AND/OR OBSERVED BY, AND SUBSEQUENTLY SURVEYED BY HIGH MESA CONSULTING GROUP, AS A GENERAL GUIDELINE, ASCE STANDARD 38-22 (STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES) HAS BEEN FOLLOWED FOR GATHERING AND PRESENTING THE LEVEL OF UTILITY INFORMATION THAT HAS BEEN REQUESTED FOR THIS PROJECT. SUBSURFACE UTILITY ENGINEERING (SUE) QUALITY LEVELS B, C AND D HAVE BEEN COMPLETED AT THIS TIME.
- SURFACE GEOPHYSICAL LOCATING AND SUBSURFACE UTILITY DESIGNATION (SUE - QLB) EFFORTS HAVE BEEN BASED UPON VARIOUS RESOURCES OF UTILITY INFORMATION ALONG WITH CURRENT SITE CONDITIONS INCLUDING ACCESSIBLE SURFACE FEATURES OBSERVED WITHIN THE PROJECT LIMITS. RESULTS OF THIS EFFORT HAVE BEEN CORRELATED TO EXISTING RECORD DRAWINGS (OR OTHER RESOURCES OF UTILITY INFORMATION) THAT WERE AVAILABLE AT THE TIME THIS WORK WAS PERFORMED. UTILITY LOCATIONS THAT COULD NOT BE ASCERTAINED THROUGH SURFACE GEOPHYSICAL LOCATING METHODS, BUT WERE RECONCILED FROM UTILITY RECORDS, HAVE BEEN IDENTIFIED AND LABELED ON THIS SURVEY ACCORDINGLY. ADDITIONALLY, ANY DISCOVERED DISCREPANCIES RELATED TO THE RECORD DRAWINGS, UTILITY CONNECTIVITY OR PUBLIC UTILITY RESPONSE HAVE BEEN DOCUMENTED. REFER TO KEYED SUBSURFACE UTILITY NOTES ON SHEET 6 AND 7 FOR LOCATIONS AND SUBSURFACE UTILITY KEYED NOTES FOR DETAILS.
- PUBLICLY-OWNED UTILITIES REPRESENTED ON THIS SURVEY HAVE BEEN IDENTIFIED BY THE OWNER IN RESPONSE TO HMCG NM811 DESIGN LOCATE REQUEST (NM811 TICKET 24JAO30354 01/03/24 11:38AM) AND/OR THROUGH SUPPLEMENTAL DESIGNATION EFFORTS BY HMCG BASED UPON SURFACE EVIDENCE AND VARIOUS OTHER RESOURCES OF UTILITY INFORMATION OBTAINED FROM THE OWNER AT THE ONSET OF THE PROJECT. A LIST OF UTILITY OWNERS REGISTERED WITH NM811 HAS BEEN PROVIDED BELOW:
 

NM811 UTILITY OWNER/OPERATOR LIST	
NAME	*TELEPHONE NUMBER
ALBUQUERQUE/BERNALILLO COUNTY WUA	1-505-842-9287
CENTURYLINK LOCAL NETWORK CENTRAL	1-800-283-4237
CITY OF ALBUQUERQUE (C.O.A.)	1-505-857-8044
C.O.A.-STORM DRAINS	1-505-857-8022
C.O.A.- STREET LIGHTING DEPT.	1-505-508-0744
C.O.A.- STREET LIGHTING DEPT.	1-505-857-8689
COMCAST - ALBUQUERQUE	1-800-778-9140
MCI CABLE SEC	1-919-414-2782
NEW MEXICO GAS COMPANY - ALBUQUERQUE	1-505-934-5853
PNM ELECTRIC - ALBUQUERQUE	1-505-463-0024
UNITE PRIVATE NETWORKS, LLC	1-816-368-9039

\*TELEPHONE NUMBERS OBTAINED THROUGH NM811 WEB PORTAL
- THIS UTILITY SURVEY AND SUBSURFACE UTILITY ENGINEERING EFFORT IS NOT ALL-INCLUSIVE AND MAY NOT REPRESENT UTILITIES/INFRASTRUCTURE THAT HAVE BEEN ABANDONED-IN-PLACE, WERE INACCESSIBLE, OR OTHERWISE UNDETECTABLE DUE TO UNFORESEEN AND UNCONTROLLABLE SITE AND/OR UTILITY CONDITIONS. FURTHER, THIS UTILITY INVESTIGATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE PROPERTY OWNER, DEVELOPER, OR CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, NEW MEXICO EXCAVATION LAWS (NM811), MUNICIPAL AND LOCAL ORDINANCES, SITE SPECIFIC RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE UTILITY LINES AND FACILITIES.

SURVEYORS CERTIFICATION

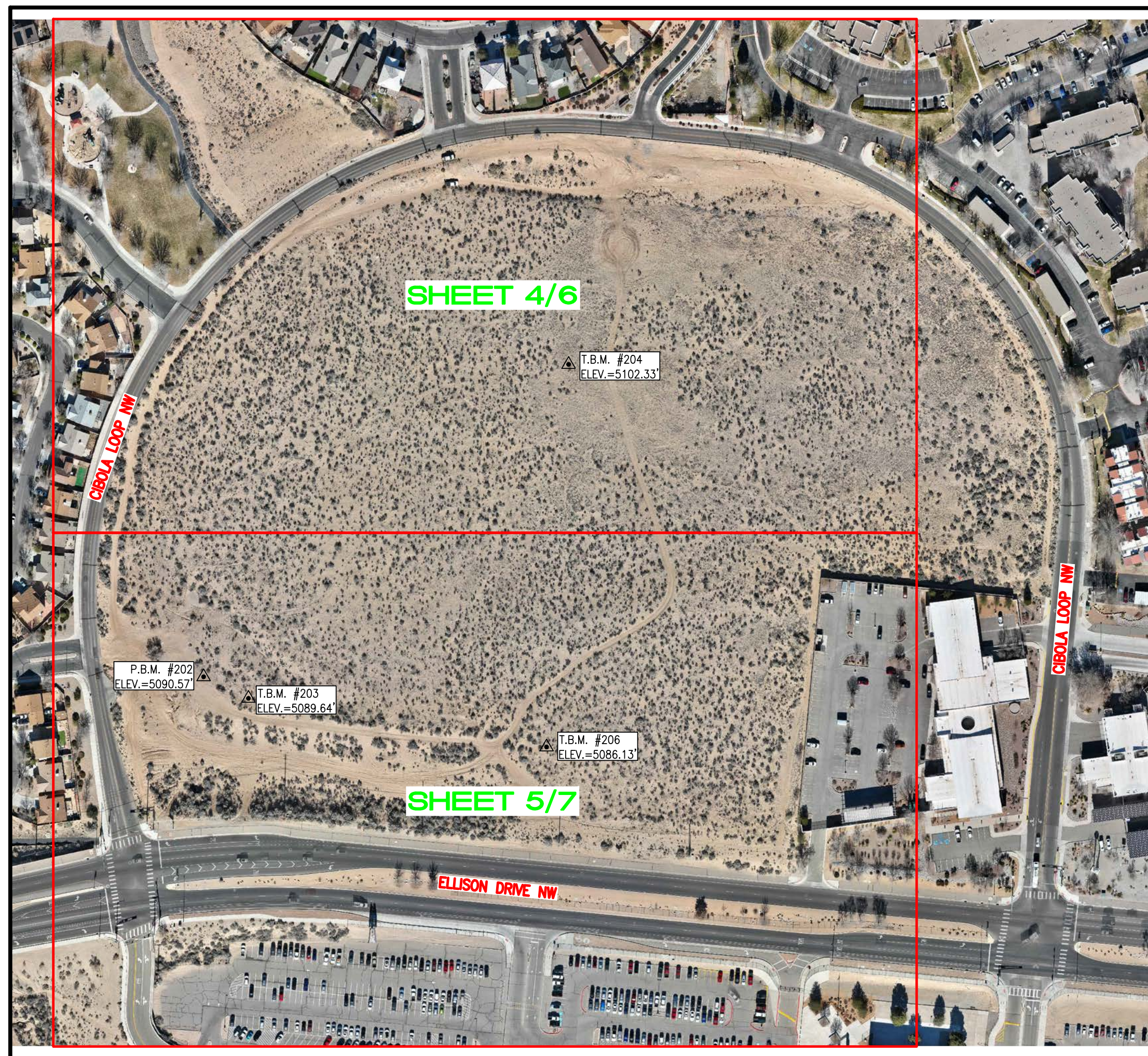
I, CHARLES G. CALA, JR., NEW MEXICO PROFESSIONAL SURVEYOR NO. 11184, DO HEREBY CERTIFY: THAT THIS BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Charles G. Cala, Jr.*  
CHARLES G. CALA, JR., NMPS 11184



February 23, 2024  
DATE

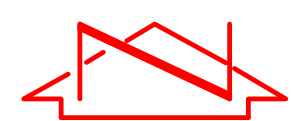
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SCALE: 1"=150'



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6010-B Midway Park Blvd. NE, Albuquerque, NM 87109  
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COVER SHEET  
CIBOLA LOOP  
ALBUQUERQUE, NM

SURVEYED BY M.V.Z.	NO.	DATE	BY	REVISIONS	JOB NO. 2024.001.2
				DATE 02-2024	
				SHEET 1 OF 7	

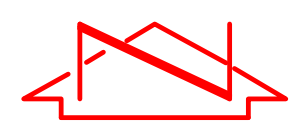




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6010-B Midway Park Blvd. NE, Albuquerque, NM 87109  
P:505.345.4250 highmesacg.com | bowman.com



SCALE: 1" = 60'



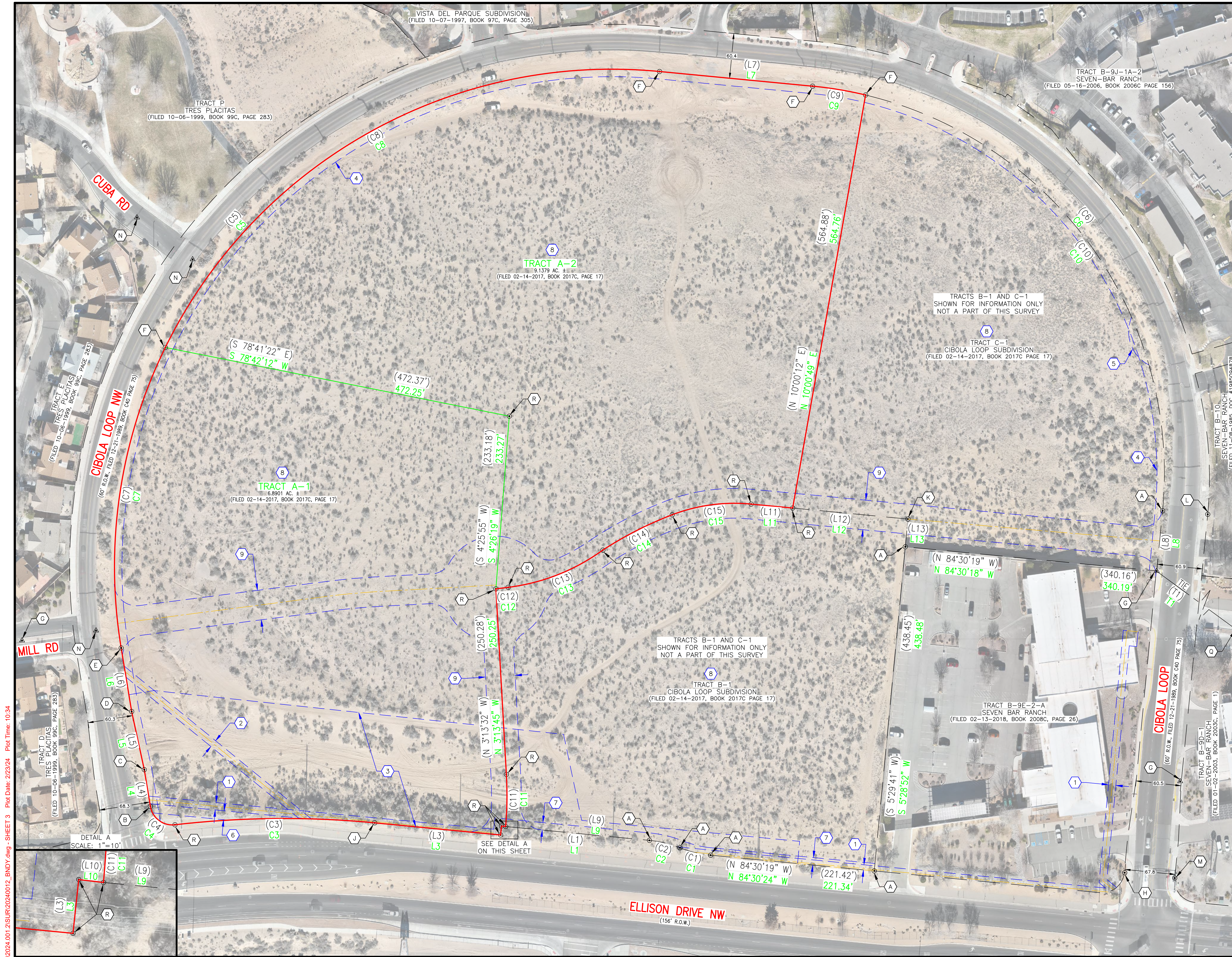
**DIGITAL ORTHOPHOTO  
CIBOLA LOOP  
ALBUQUERQUE, NM**

SURVEYED BY M.V.Z.  
DRAWN BY A.J.P.  
APPROVED BY C.G.C.

NO.	DATE	BY	REVISIONS

JOB NO. **2024.001.2**  
DATE **02-2024**  
SHEET **2** OF **7**





**BOUNDARY TABLE**

LINE	DIRECTION	DISTANCE
L1	N 84°27'31" W	200.07'
(L1)	N 84°30'19" W	200.08'
L2	S 6°06'27" W	12.12'
(L2)	S 5°29'41" W	12.00'
L3	N 84°29'47" W	170.35'
(L3)	N 84°30'19" W	170.46'
L4	N 9°23'51" W	50.00'
(L4)	N 9°23'51" W	50.00'
L5	N 12°15'36" W	80.10'
(L5)	N 12°15'36" W	80.10'
L6	N 9°23'51" W	86.78'
(L6)	N 9°23'51" W	86.78'
L7	S 84°31'26" E	207.04'
(L7)	S 84°30'19" E	207.09'
L8	S 5°34'59" E	81.43'
(L8)	S 5°29'41" W	81.50'
L9	N 84°29'26" W	194.48'
(L9)	N 84°30'19" W	194.50'
L10	N 83°20'47" W	5.59'
(L10)	N 84°30'19" W	5.58'
L11	S 84°36'05" E	56.17'
(L11)	S 84°33'00" E	56.18'
L12	S 84°32'08" E	156.00'
(L12)	S 84°33'00" E	156.06'
L13	S 5°29'51" W	37.49'
(L13)	S 5°29'41" W	37.49'
T1	S 53°47'12" E	907.38'
(T1)	S 53°45'54" E	906.69'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	150.00'	42.70'	N 76°22'52" W	42.55'	16°18'35"
(C1)	150.00'	42.57'	N 76°22'31" W	42.43'	16°15'37"
C2	150.00'	42.45'	N 76°26'41" W	42.31'	16°12'50"
(C2)	150.00'	42.57'	N 76°22'31" W	42.43'	16°15'37"
C3	1278.00'	269.51'	S 89°26'54" W	269.01'	12°04'58"
(C3)	1278.00'	269.61'	S 89°27'04" W	269.11'	12°05'14"
C4	30.00'	45.71'	N 53°07'01" W	41.42'	87°18'20"
(C4)	30.00'	45.66'	N 52°59'42" W	41.38'	87°11'42"
C5	670.00'	1226.36'	N 43°02'49" E	1062.19'	104°52'25"
(C5)	670.00'	1226.58'	N 43°02'55" E	1062.33'	104°53'32"
C6	524.00'	823.17'	S 39°30'30" E	741.10'	90°00'30"
(C6)	524.00'	823.10'	S 39°30'19" E	741.05'	90°00'00"
C7	670.00'	415.68'	N 8°21'51" E	409.04'	35°32'49"
(C7)	670.00'	415.66'	N 8°22'32" E	409.03'	35°32'46"
C8	670.00'	810.91'	N 60°49'41" E	762.31'	69°20'44"
(C8)	670.00'	810.91'	N 60°49'18" E	762.32'	69°20'46"
C9	524.00'	72.47'	S 80°31'55" E	72.41'	7°55'28"
(C9)	524.00'	72.42'	S 80°32'46" E	72.36'	7°55'06"
C10	524.00'	750.68'	S 35°32'51" E	688.11'	82°04'54"
(C10)	524.00'	750.68'	S 35°32'46" E	688.11'	82°04'54"
C11	500.06'	70.20'	N 0°46'48" E	70.14'	8°02'37"
(C11)	500.06'	70.19'	N 0°47'43" E	70.13'	8°02'30"
C12	1045.12'	16.64'	N 83°01'28" E	16.64'	0°54'44"
(C12)	1045.12'	16.67'	N 83°23'37" E	16.67'	0°54'49"
C13	274.24'	138.46'	N 68°30'51" E	136.99'	28°55'38"
(C13)	274.24'	138.37'	N 68°28'56" E	136.91'	28°54'34"
C14	492.66'	105.07'	N 63°01'25" E	104.88'	12°13'12"
(C14)	492.66'	105.15'	N 63°02'06" E	104.95'	12°13'45"
C15	236.00'	108.25'	N 82°18'04" E	107.30'	26°16'49"
(C15)	236.00'	108.33'	N 82°17'59" E	107.38'	26°18'02"

**MONUMENTS**

- (A) FOUND #4 REBAR W/ CAP STAMPED "ALDRICH NMPS 7719"
- (B) FOUND #5 REBAR W/ CAP STAMPED "S TOLER NMPS 11599", TAGGED WITH WASHER STAMPED "PS 11184"
- (C) FOUND #5 REBAR W/ CAP ILLEGIBLE, (BENT), REPLACED WITH #5 REBAR W/ CAP STAMPED "NEW MEXICO PS 11184"
- (D) FOUND #5 REBAR NO CAP, (BENT), WITH WASHER STAMPED "COMBS PS 23200" REPLACED WITH #5 REBAR W/ CAP STAMPED "NEW MEXICO PS 11184"
- (E) FOUND #4 REBAR W/ CAP ILLEGIBLE, (BENT), REPLACED WITH #5 REBAR W/ CAP STAMPED "NEW MEXICO PS 11184"
- (F) FOUND #4 REBAR W/ CAP STAMPED "ALDRICH NMPS 7719", WITH WASHER STAMPED "COMBS PS 23200", TAGGED WITH WASHER STAMPED "PS 11184"
- (G) FOUND CHISLED "X" IN CONCRETE
- (H) FOUND #5 REBAR W/ CAP STAMPED "HUGG LS 8686"
- (J) FOUND #5 REBAR W/ CAP STAMPED "NMPS 11599", TAGGED WITH WASHER STAMPED "PS 11184"
- (K) FOUND #4 REBAR W/ CAP ILLEGIBLE
- (L) FOUND #5 REBAR NO CAP
- (M) FOUND #4 REBAR W/ CAP STAMPED "L. MEDRANO PS 11993"
- (N) FOUND ALUMINUM CAP STAMPED "COA CL MON PLS 7719 1999"
- (P) FOUND ALUMINUM CAP STAMPED "COA CL MON PLS 6544 1998"
- (Q) FOUND ARGV BRASS DISK STAMPED "5\_A13" (HMCG POINT #201)
- (R) FOUND #4 REBAR W/ CAP STAMPED "ALDRICH NMPS 7719", TAGGED WITH WASHER STAMPED "PS 11184"

RECORD BEARINGS AND DISTANCES FROM THE FOLLOWING DOCUMENTS:

- ( ) BOUNDARY SURVEY BULK PLAT OF TRACTS A-1, A-2, B-1 AND C-1, CIBOLA LOOP SUBDIVISION, FILED 02/14/2017, BOOK 2017C, PAGE 17, DOC. #2017013734

File Name: P:\data\2024\0024.001.2\SUBJ\20240012\_BNDY.dwg - SHEET 3 Plot Date: 2/23/24 Plot Time: 10:34

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a Bowman company  
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SCALE: 1" = 60'

**BOUNDARY SURVEY  
CIBOLA LOOP  
ALBUQUERQUE, NM**

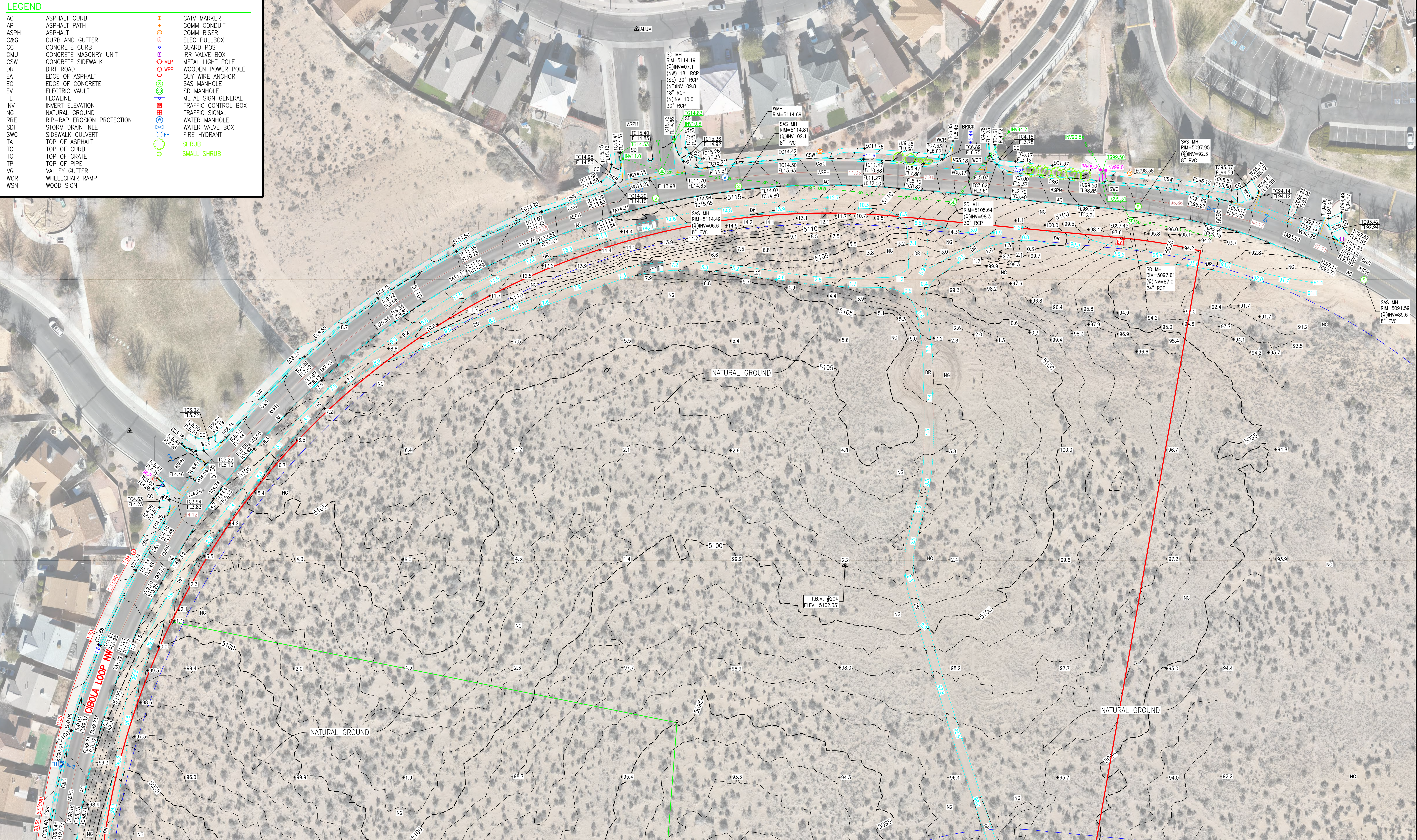
SURVEYED BY: M.V.Z.  
DRAWN BY: A.J.P.  
APPROVED BY: C.G.C.

NO.	DATE	BY	REVISIONS	JOB NO.
				2024.001.2
				DATE 02-2024
				SHEET 3 OF 7



**LEGEND**

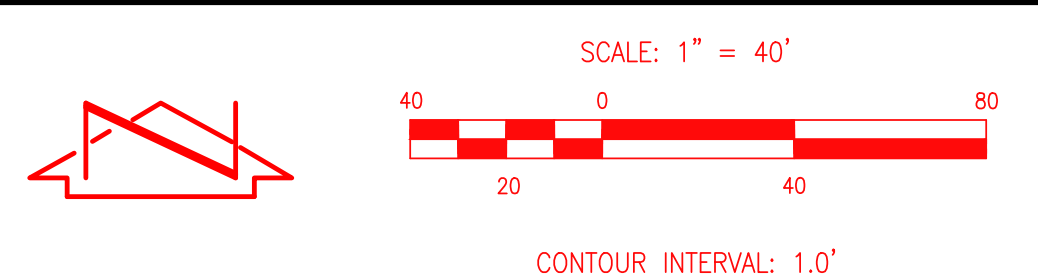
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AP	ASPHALT PATH	○	COMM CONDUIT
ASPH	ASPHALT	○	COMM RISER
C&G	CURB AND GUTTER	○	ELEC PULLBOX
CC	CONCRETE CURB	○	GUARD POST
CMU	CONCRETE MASONRY UNIT	○	IRR VALVE BOX
CSW	CONCRETE SIDEWALK	○	METAL LIGHT POLE
DR	DIRT ROAD	○	WOODEN POWER POLE
EA	EDGE OF ASPHALT	○	GUY WIRE ANCHOR
EC	EDGE OF CONCRETE	○	SAS MANHOLE
EV	ELECTRIC VAULT	○	SD MANHOLE
FL	FLOWLINE	○	METAL SIGN GENERAL
INV	INVERT ELEVATION	○	TRAFFIC CONTROL BOX
NG	NATURAL GROUND	○	WATER MANHOLE
RRE	RIP-RAP EROSION PROTECTION	○	WATER VALVE BOX
SDI	STORM DRAIN INLET	○	FIRE HYDRANT
SWC	SIDEWALK CULVERT	○	
TA	TOP OF ASPHALT	○	
TC	TOP OF CURB	○	
TG	TOP OF GRATE	○	
TP	TOP OF PIPE	○	
VG	VALLEY GUTTER	○	
WCR	WHEELCHAIR RAMP	○	
WSN	WOOD SIGN	○	



MATCHLINE SHEET 5

File Name: P:\data\2024\2024.001.2\SUR\20240012\_BNDY.dwg - SHEET 4 - Plot Date: 2/23/24 - Plot Time: 10:35

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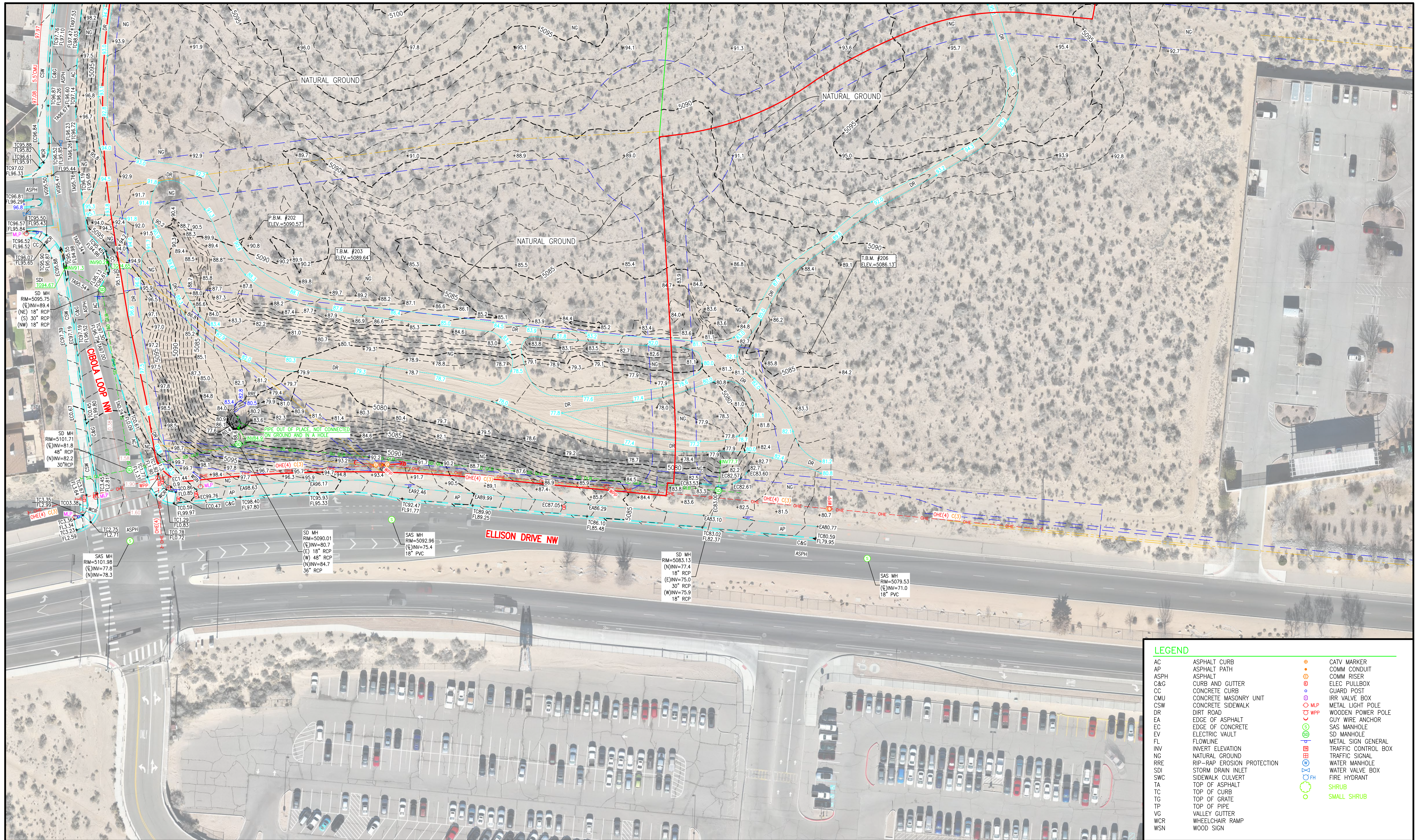


**TOPOGRAPHIC SURVEY - NORTH PORTION  
CIBOLA LOOP  
ALBUQUERQUE, NM**

SURVEYED BY: M.V.Z. DRAWN BY: A.J.P. APPROVED BY: C.G.C.	NO.	DATE	BY	REVISIONS	JOB NO.
					2024.001.2
					DATE: 02-2024
					SHEET 4 OF 7



MATCHLINE SHEET 4

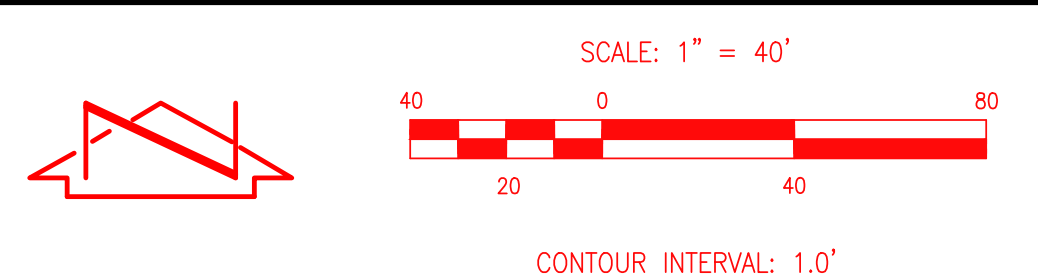


**LEGEND**

AC	ASPHALT CURB	●	CATY MARKER
AP	ASPHALT PATH	○	COMM CONDUIT
ASPH	ASPHALT	○	COMM RISER
C&G	CURB AND GUTTER	○	ELEC PULLBOX
CC	CONCRETE CURB	○	GUARD POST
CMU	CONCRETE MASONRY UNIT	○	IRR VALVE BOX
CSW	CONCRETE SIDEWALK	○	METAL LIGHT POLE
DR	DIRT ROAD	○	WOODEN POWER POLE
EA	EDGE OF ASPHALT	○	CUY WIRE ANCHOR
EC	EDGE OF CONCRETE	○	SAS MANHOLE
EV	ELECTRIC VAULT	○	SD MANHOLE
FL	FLOWLINE	○	METAL SIGN GENERAL
INV	INVERT ELEVATION	○	TRAFFIC CONTROL BOX
NG	NATURAL GROUND	○	TRAFFIC SIGNAL
RRE	RIP-RAP EROSION PROTECTION	○	WATER MANHOLE
SDI	STORM DRAIN INLET	○	WATER VALVE BOX
SWC	SIDEWALK CULVERT	○	FIRE HYDRANT
TA	TOP OF ASPHALT	○	SHRUB
TC	TOP OF CURB	○	SMALL SHRUB
TG	TOP OF GRATE	○	
TP	TOP OF PIPE	○	
VG	VALLEY GUTTER	○	
WCR	WHEELCHAIR RAMP	○	
WSN	WOOD SIGN	○	

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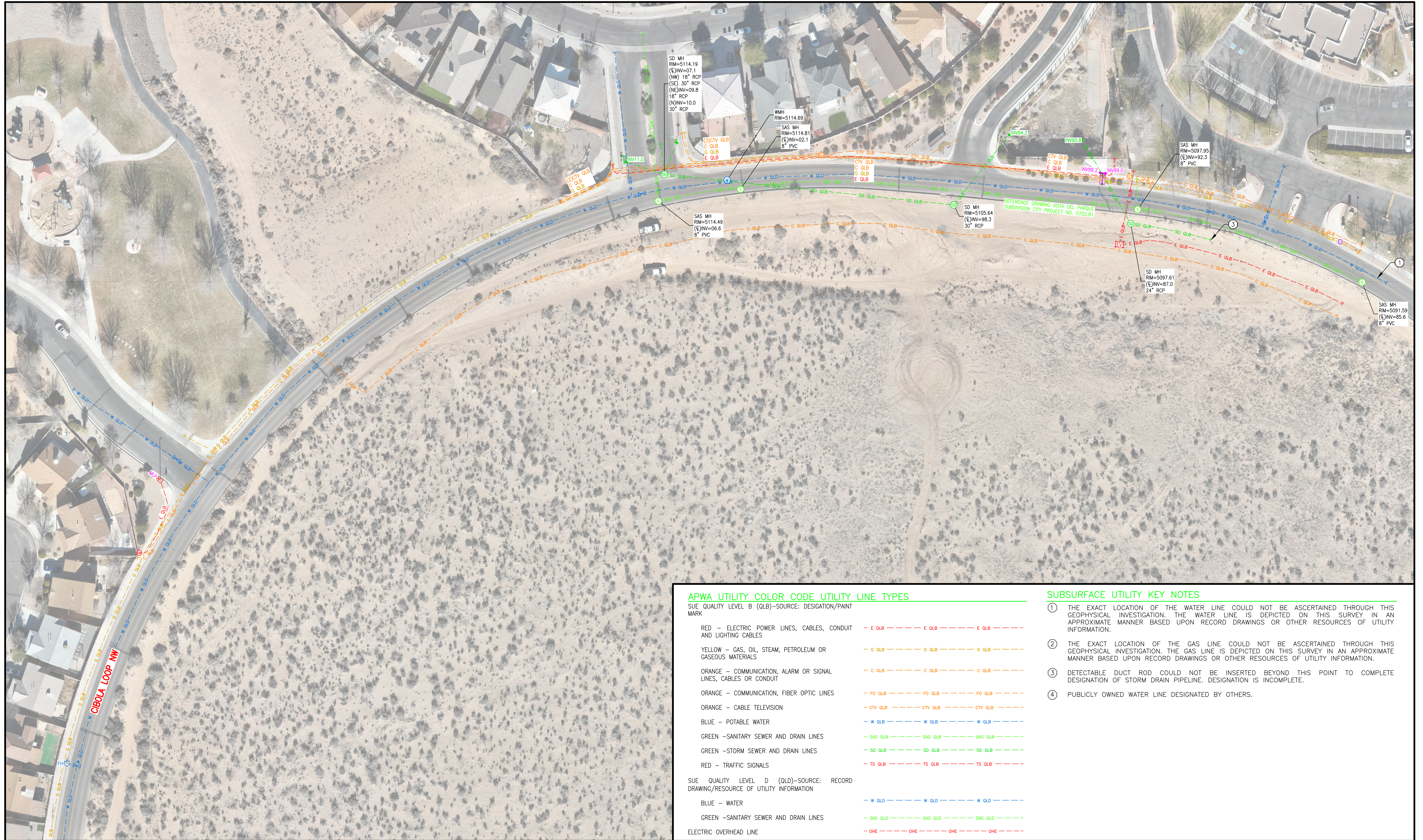
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**TOPOGRAPHIC SURVEY - SOUTH PORTION**  
**CIBOLA LOOP**  
**ALBUQUERQUE, NM**

SURVEYED BY M.V.Z.	NO.	DATE	BY	REVISIONS		JOB NO. <b>2024.001.2</b>
				DATE		
				SHEET	5 OF 7	
DRAWN BY A.J.P.						DATE <b>02-2024</b>
APPROVED BY C.G.C.						





MATCHLINE SHEET 7

**APWA UTILITY COLOR CODE UTILITY LINE TYPES**

SUE QUALITY LEVEL B (QLB) - SOURCE: DESIGNATION/PAINT MARK	
RED - ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES	--- E QLB --- E QLB --- E QLB ---
YELLOW - GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS	--- G QLB --- G QLB --- G QLB ---
ORANGE - COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT	--- C QLB --- C QLB --- C QLB ---
ORANGE - COMMUNICATION, FIBER OPTIC LINES	--- FO QLB --- FO QLB --- FO QLB ---
ORANGE - CABLE TELEVISION	--- CTV QLB --- CTV QLB --- CTV QLB ---
BLUE - POTABLE WATER	--- W QLB --- W QLB --- W QLB ---
GREEN - SANITARY SEWER AND DRAIN LINES	--- SAS QLB --- SAS QLB --- SAS QLB ---
GREEN - STORM SEWER AND DRAIN LINES	--- SD QLB --- SD QLB --- SD QLB ---
RED - TRAFFIC SIGNALS	--- TS QLB --- TS QLB --- TS QLB ---
SUE QUALITY LEVEL D (QLD) - SOURCE: RECORD DRAWING/RESOURCE OF UTILITY INFORMATION	
BLUE - WATER	--- W QLD --- W QLD --- W QLD ---
GREEN - SANITARY SEWER AND DRAIN LINES	--- SAS QLD --- SAS QLD --- SAS QLD ---
ELECTRIC OVERHEAD LINE	--- OHE --- OHE --- OHE ---

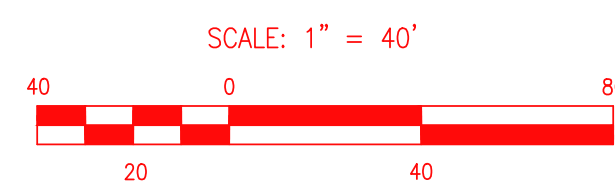
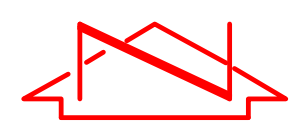
**SUBSURFACE UTILITY KEY NOTES**

- THE EXACT LOCATION OF THE WATER LINE COULD NOT BE ASCERTAINED THROUGH THIS GEOPHYSICAL INVESTIGATION. THE WATER LINE IS DEPICTED ON THIS SURVEY IN AN APPROXIMATE MANNER BASED UPON RECORD DRAWINGS OR OTHER RESOURCES OF UTILITY INFORMATION.
- THE EXACT LOCATION OF THE GAS LINE COULD NOT BE ASCERTAINED THROUGH THIS GEOPHYSICAL INVESTIGATION. THE GAS LINE IS DEPICTED ON THIS SURVEY IN AN APPROXIMATE MANNER BASED UPON RECORD DRAWINGS OR OTHER RESOURCES OF UTILITY INFORMATION.
- DETECTABLE DUCT ROD COULD NOT BE INSERTED BEYOND THIS POINT TO COMPLETE DESIGNATION OF STORM DRAIN PIPELINE. DESIGNATION IS INCOMPLETE.
- PUBLICLY OWNED WATER LINE DESIGNATED BY OTHERS.

File Name: P:\data\2024\0024.001.2\SUB\20240012\_BNDY.dwg - SHEET 6 Plot Date: 2/23/24 Plot Time: 10:36



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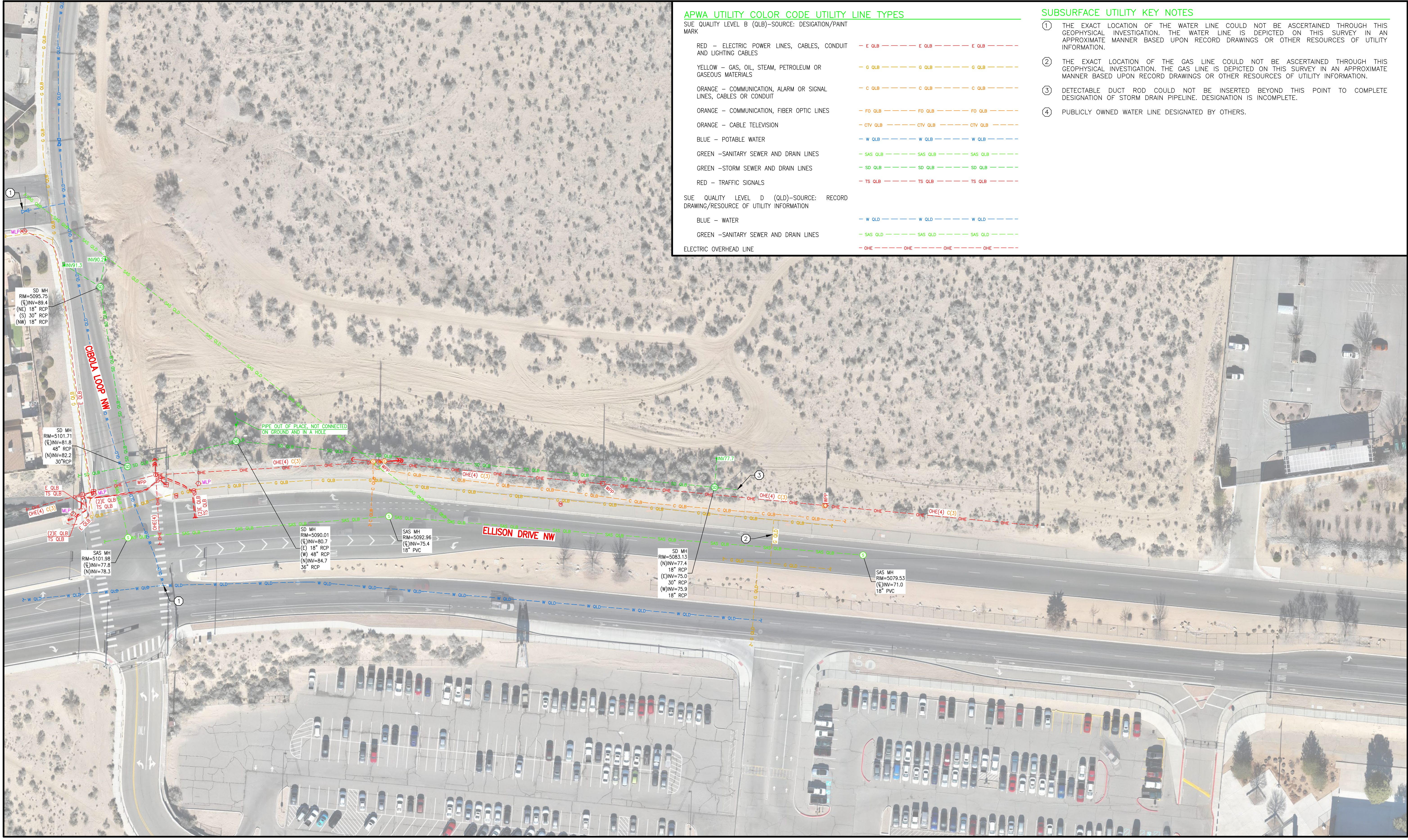


**UTILITY SURVEY - NORTH PORTION  
CIBOLA LOOP  
ALBUQUERQUE, NM**

SURVEYED BY M.V.Z.	NO.	DATE	BY	REVISIONS	JOB NO. 2024.001.2
				DATE 02-2024	
				SHEET 6 OF 7	
DRAWN BY A.J.P.					
APPROVED BY C.G.C.					



MATCHLINE SHEET 6



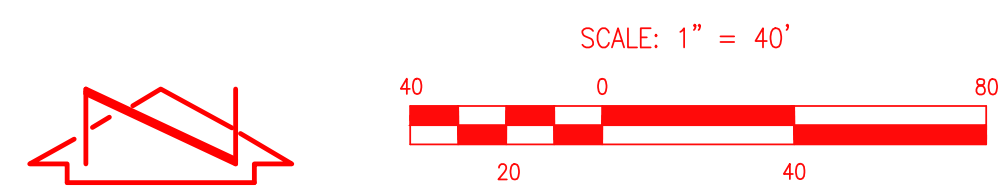
APWA UTILITY COLOR CODE UTILITY LINE TYPES

SUE QUALITY LEVEL B (QLB)-SOURCE: DESIGNATION/PAINT MARK	
RED - ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES	E QLB
YELLOW - GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS	G QLB
ORANGE - COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT	C QLB
ORANGE - COMMUNICATION, FIBER OPTIC LINES	FO QLB
ORANGE - CABLE TELEVISION	CTV QLB
BLUE - POTABLE WATER	W QLB
GREEN - SANITARY SEWER AND DRAIN LINES	SAS QLB
GREEN - STORM SEWER AND DRAIN LINES	SD QLB
RED - TRAFFIC SIGNALS	TS QLB
SUE QUALITY LEVEL D (QLD)-SOURCE: RECORD DRAWING/RESOURCE OF UTILITY INFORMATION	
BLUE - WATER	W QLD
GREEN - SANITARY SEWER AND DRAIN LINES	SAS QLD
ELECTRIC OVERHEAD LINE	OHE

SUBSURFACE UTILITY KEY NOTES

- THE EXACT LOCATION OF THE WATER LINE COULD NOT BE ASCERTAINED THROUGH THIS GEOPHYSICAL INVESTIGATION. THE WATER LINE IS DEPICTED ON THIS SURVEY IN AN APPROXIMATE MANNER BASED UPON RECORD DRAWINGS OR OTHER RESOURCES OF UTILITY INFORMATION.
- THE EXACT LOCATION OF THE GAS LINE COULD NOT BE ASCERTAINED THROUGH THIS GEOPHYSICAL INVESTIGATION. THE GAS LINE IS DEPICTED ON THIS SURVEY IN AN APPROXIMATE MANNER BASED UPON RECORD DRAWINGS OR OTHER RESOURCES OF UTILITY INFORMATION.
- DETECTABLE DUCT ROD COULD NOT BE INSERTED BEYOND THIS POINT TO COMPLETE DESIGNATION OF STORM DRAIN PIPELINE. DESIGNATION IS INCOMPLETE.
- PUBLICLY OWNED WATER LINE DESIGNATED BY OTHERS.

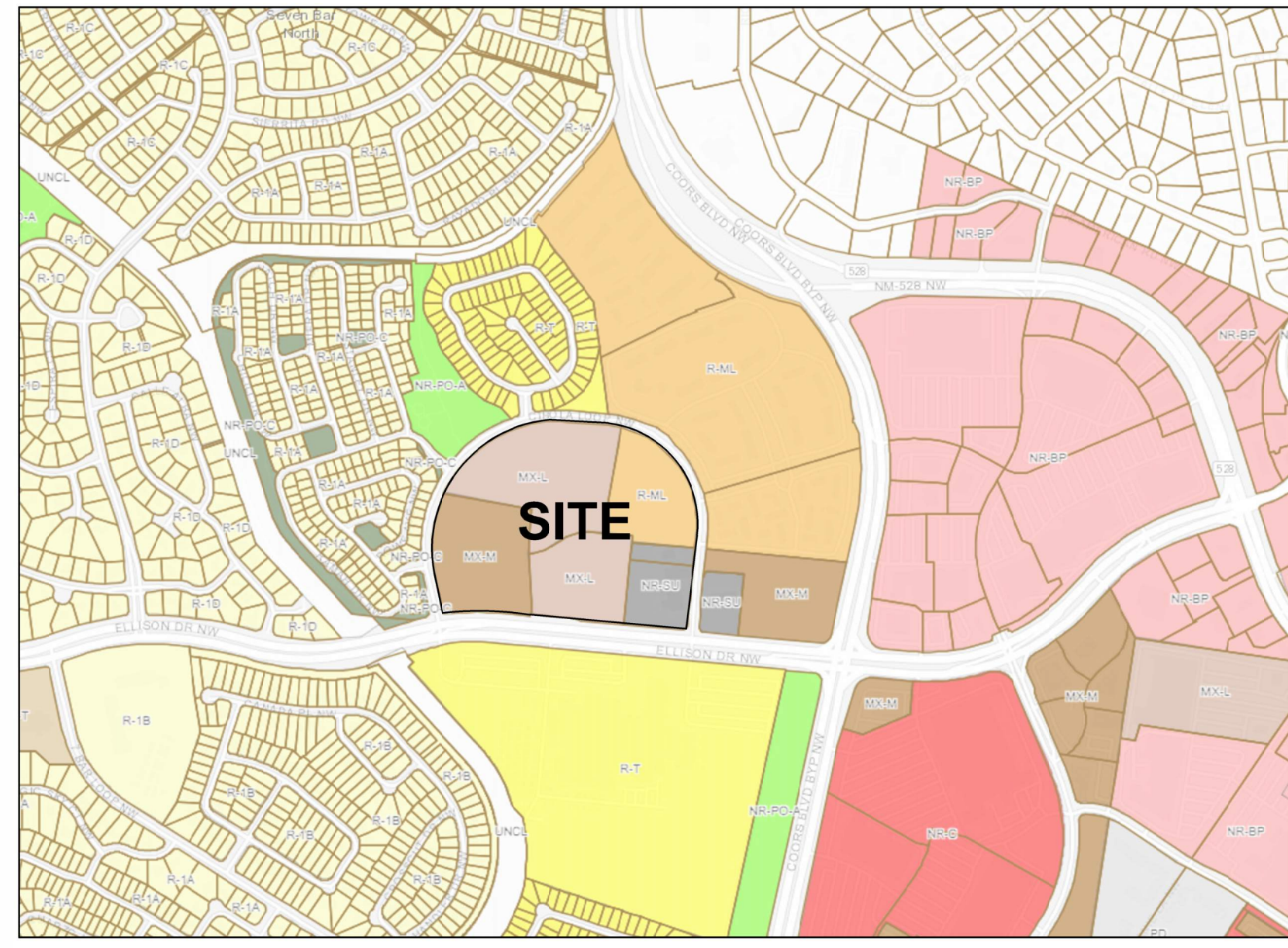
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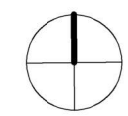
UTILITY SURVEY - SOUTH PORTION  
CIBOLA LOOP  
ALBUQUERQUE, NM

SURVEYED BY M.V.Z.	NO.	DATE	BY	REVISIONS		JOB NO. 2024.001.2
				DATE	BY	
				DATE 02-2024		
DRAWN BY A.J.P.						SHEET 7 OF 7
APPROVED BY C.G.C.						



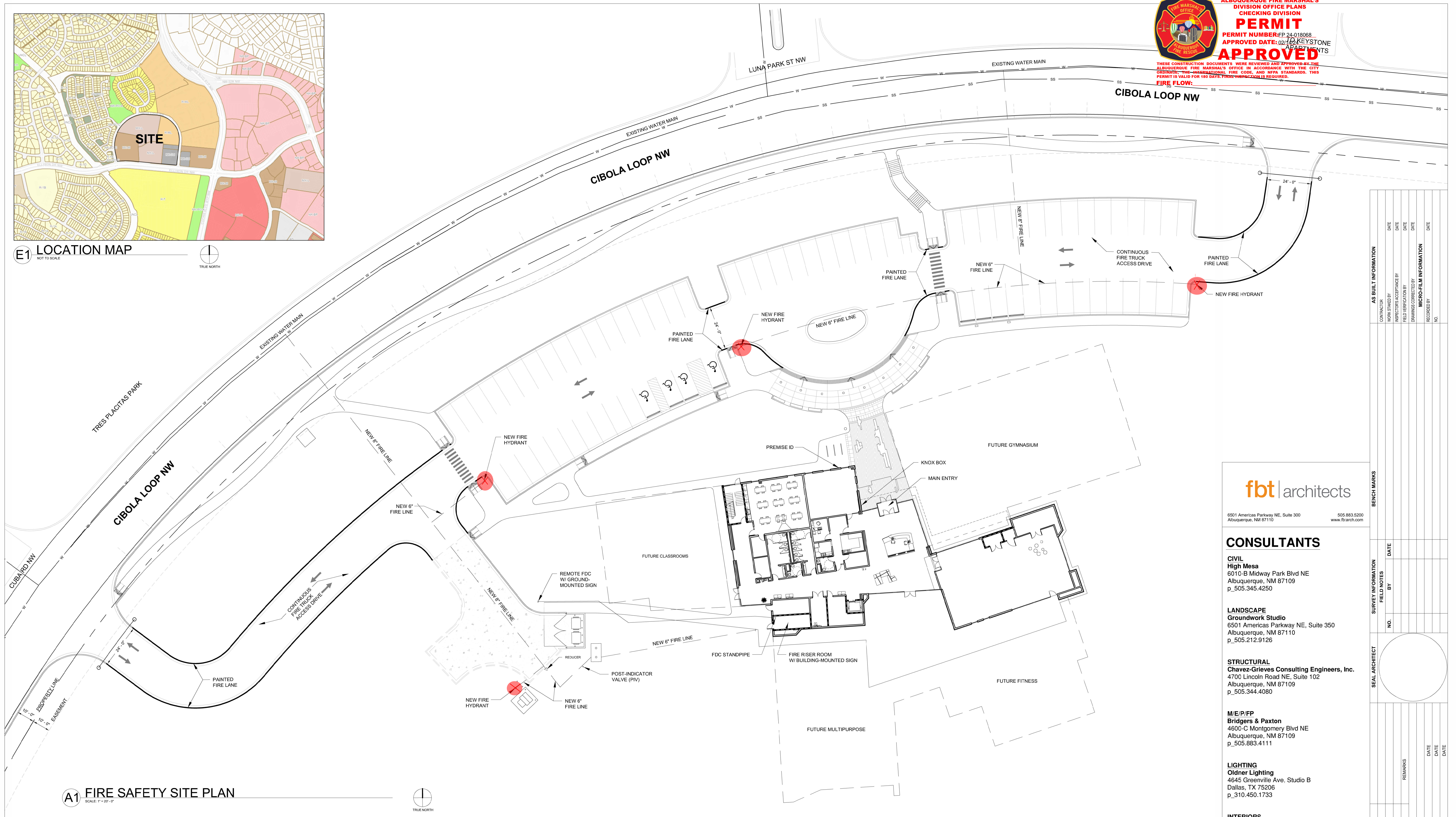


**E1 LOCATION MAP**  
NOT TO SCALE

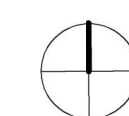


**ALBUQUERQUE FIRE MARSHAL'S  
DIVISION OFFICE PLANS  
CHECKING DIVISION**  
**PERMIT**  
PERMIT NUMBER: EP-24-018988  
APPROVED DATE: 02/14/2024  
**APPROVED**  
KEYSTONE  
APARTMENTS

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FIRE INSPECTION IS REQUIRED.  
**FIRE FLOW:**



**A1 FIRE SAFETY SITE PLAN**  
SCALE: 1" = 20'-0"



**CODE DATA**

<b>BUILDING ADDRESS</b>	10751 CIBOLA LOOP NW ALBUQUERQUE, NM 87114
<b>CONSTRUCTION TYPE</b>	NEW CONSTRUCTION - IIB
<b>OCCUPANT LOAD</b>	MIXED OCCUPANCY - NON-SEPARATED USES A3 (ASSEMBLY GROUP) B (BUSINESS GROUP)
<b>SQUARE FOOTAGE</b>	FIRST LEVEL (PHASE 01): 11,107 GSF SECOND LEVEL (PHASE 01): 4,450 GSF (NON-OCCUPIED) TOTAL BUILDING (PHASE 01): 15,557 GSF FUTURE ADDITION: 39,443 GSF TOTAL BUILDING (COMPLETE BUILD): 55,000 GSF

SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL OF ANY INSTALLATION OR MODIFICATION TO THE FIRE SPRINKLER SYSTEM, FIRE ALARM SYSTEM, KITCHEN SUPPRESSION SYSTEM, OR ANY OTHER FIRE RELATED SYSTEM.

THE FIRE SPRINKLER SYSTEM WILL BE SUPERVISED WHEN REQUIRED BY THE 2021 INTERNATIONAL FIRE CODE.

**BUILDING HEIGHT** 30' - 0" ABOVE FINISH FLOOR LEVEL.

**FIRE SEPARATION** NO FIRE SEPARATION REQUIRED.

**FIRE FLOW CALCULATIONS**  
PER 2015 IFC, APPENDIX B, TABLE B105.1  
PROPOSED SHELL BUILDING: IIB @ 55,000 SF (COMPLETE BUILD)  
= 5,000 GALLONS/MINUTE (4-HOUR DURATION)  
50% REDUCTION = 2,500 GPM REQUIRED (2-HOUR DURATION)

**FIRE HYDRANT DISTRIBUTION**  
PER 2015 IFC, APPENDIX C, TABLE C102.1  
3 FIRE HYDRANT REQUIRED  
4 FIRE HYDRANTS PROVIDED  
AVERAGE SPACING BETWEEN HYDRANTS SHALL BE 675 FEET (450 FT + 50% SPACING INCREASE PER C102.1 F).  
MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO HYDRANT SHALL BE 337.5 FEET (225 FT + 50% SPACING INCREASE PER C102.1 F).

**GENERAL NOTES:**

- ALL PARKING DRIVES TO BE ASPHALT CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
- FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.

**fbt architects**

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505.883.5200  
www.fbtarch.com

**CONSULTANTS**

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**LANDSCAPE**  
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CITY OF ALBUQUERQUE

PROJECT TITLE:  
**COA CIBOLA LOOP  
MULTIGENERATIONAL CENTER**

10751 Cibola Loop NW  
Albuquerque, NM 87114

DESIGN DEVELOPMENT  
FEBRUARY 2024

DRAWING TITLE: SHEET TITLE:  
FIRE 1 FIRE 1 - ENLARGED SITE PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. P7882.16 Zone Map No. A-13-Z DWG. FIRE 1 Sheet N.MORSE

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		SEAL ARCHITECT	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	NO.	DATE
WORKING BY	DATE						
INSPECTORS ACCEPTANCE BY	DATE						
FIELD VERIFICATION BY	DATE						
DRAWINGS CHECKED BY	DATE						
MICRO-FILM INFORMATION							
RECORDED BY	DATE						
NO.							



Building & Structure  
Elevations  
Documentation















# Albuquerque Site & Building Design Considerations

**This form should be submitted with all commercial and multifamily site plans, except if the development is industrial or the multifamily is less than 25 units. *The project architect and landscape architect must complete the evaluation and sign the end of this form (fillable in Adobe Acrobat Reader).***

The City of Albuquerque design philosophy promotes building performance: buildings that are sustainable and that promote the health and well-being of its citizens. This design philosophy will result in architecture that is unique to Albuquerque and fosters a sense of place and identity.

The most important aspect of a building is the building's ability to function well in response to its surroundings and the unique environmental constraints and opportunities of its specific location. They include bio-climate (winter and summer), solar access and impact, and views of Albuquerque's prominent geographic features. Albuquerque has compelling environmental forces--the daily and seasonal position of the sun, and a very unique force, the dramatic views to the Sandia mountains and other physical features. These are not subjective forces but rather tangible and timeless forces. They are physical properties that can be measured and documented. When architects and landscape architects acknowledge and respond to these forces, the resulting design is unique to Albuquerque in its aesthetic expression and its function.

## **Design Considerations for Compliance with IDO Section 5-2 (D)**

*In Albuquerque, building and site design must consider summer and winter climate zones in combination due to our high desert location. Albuquerque also has dramatic views of the Sandia mountains and other physical features that can be captured in windows, patios, and balconies. **Identify by checking the box that you have achieved, achieved in part, or evaluated only the following design principles in your site and building layout and building design.***

### **Section A.**

#### **General Site Arrangement and Building Orientation:**

1. The building design should account for sun and shadow in a sun and shade analysis. The design should allow for heat loss during the summer months and heat gain during the winter months. Specific submittal requirements for the sun and shade analysis are in *Section B*.  
Achieved       Achieved in Part       Evaluated Only
2. The building shapes should account for strong solar radiation effects on the east and west sides of the building and may encourage consideration of a slender elongation. Building wings extending on the east-west axis are preferable.  
Achieved       Achieved in Part       Evaluated Only
3. Buildings oriented slightly east of south are preferable to secure balanced heat distribution.  
Achieved       Achieved in Part       Evaluated Only



4. Design should allow for winter sun penetration and may inform depths of interiors so as not be excessive.  
Achieved       Achieved in Part       Evaluated Only
5. Design should allow for natural ventilation as much as possible.  
Achieved       Achieved in Part       Evaluated Only

**Building Entries and Windows:**

6. Building windows to the south and southeastern sides are preferable. South facing windows are easy to shade from the summer sun with simple horizontal overhangs, projections, or plantings.  
Achieved       Achieved in Part       Evaluated Only
7. North facing entries should be carefully considered because they receive no direct sunlight during much of the winter and increase the need for snow and ice removal.  
Achieved       Achieved in Part       Evaluated Only
8. North facing windows are encouraged as they require little to no shading.  
Achieved       Achieved in Part       Evaluated Only
9. Any west facing building entries and windows should mitigate solar effects.  
Achieved       Achieved in Part       Evaluated Only

**Outdoor Elements (Integration):**

10. Site plan design should spatially connect outdoor and indoor areas.  
Achieved       Achieved in Part       Evaluated Only
11. Buildings arranged around landscape vegetated areas are preferred to use evaporative cooling effects and heat radiation losses at night.  
Achieved       Achieved in Part       Evaluated Only
12. Buildings should be shaded by trees on all sun-exposed sides, especially the east and west exposures.  
Achieved       Achieved in Part       Evaluated Only
13. Trees placement should be in combinations of two-thirds deciduous to one-third evergreen. Trees selection should have three or more tree types to avoid loss of species due to disease.  
Achieved       Achieved in Part       Evaluated Only
14. Preservation or restoration of vegetation that is indigenous to Albuquerque is preferred.  
Achieved       Achieved in Part       Evaluated Only



15. Glare from direct sunlight through windows can be effectively diffused by tree canopies. Deciduous trees planted in small or large groups are preferred.

Achieved  Achieved in Part  Evaluated Only

Generally no trees considered because of future phase. Optimal view to Sandia Mountains are preserved.

16. Outdoor residential living areas should be designed to take advantage of sun in winter months and shading in summer months. Patios and balconies should have a thoughtful solar orientation and a close relationship to nature.

Achieved  Achieved in Part  Evaluated Only

17. Paving should be used discriminately and, where used, efforts should be made to shade the paving.

Achieved  Achieved in Part  Evaluated Only

Views:

18. Where the site has view potential, capture views of prominent visual forms--the Sandia mountains and foothills, the Bosque Rio Grande, Volcanos and escarpment--in windows, balconies, and patios. (Please note on the site layout and/or elevations where views are captured.)

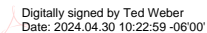
Achieved  Achieved in Part  Evaluated Only

By checking the boxes of the Design Considerations and signing, I verify that the items have been thoroughly evaluated in the design of Project \_\_\_\_\_ and Application No \_\_\_\_\_.

Ted C. Grumblatt



Ted Weber NM LA 635



Signature of Project Architect/License No.

Signature of Project Landscape Architect/License No.

NM RA License No. 03382



## **Section B.**

### **Sun and Shade Analysis requirements in compliance with 5-2(D)(1):**

A solar shading analysis shall be submitted with all site plan submittals, except for industrial development and multi-family residential development containing less than 25 units.

The desired outcome is that **summer sun** be shaded at least 50% or more on transparent windows and doors at three peak times on each facade.

The desired outcome is that 75% of **winter sun** should reach transparent windows and doors at noon on each facade.

**The submittal shall include sun and shade analysis on elevations of all primary facades with a minimum of four elevations.** Screen shots from a program like SketchUp are acceptable.

#### **Summer Sun Analysis**

1. Show the effects of summer sun on windows on the following date and times:
  - a. May 21<sup>st</sup> analysis:
    - 9:00 AM
    - Noon
    - 4:00 PM
  - b. The shading study for May should show the percentage of shading of transparent windows and doors at 9 am and 4 pm. **The desired outcome is that 50% or more of the transparent windows and doors be shaded at 9 am and 4 pm on each façade.**
  - c. The shading study for May should show the percentage of shading of transparent windows and doors at noon. **The desired outcome is for 90% or more of transparent windows and doors be shaded at noon on each façade.**
  - d. Plantings may be modeled and included in the shading analysis. Use the mature size of trees and large shrubs according to the Albuquerque Plant List.
  - e. If no sun is influencing a façade at any of the above times, the graphic should simple state “no solar effect.”

#### **Winter Sun Analysis**

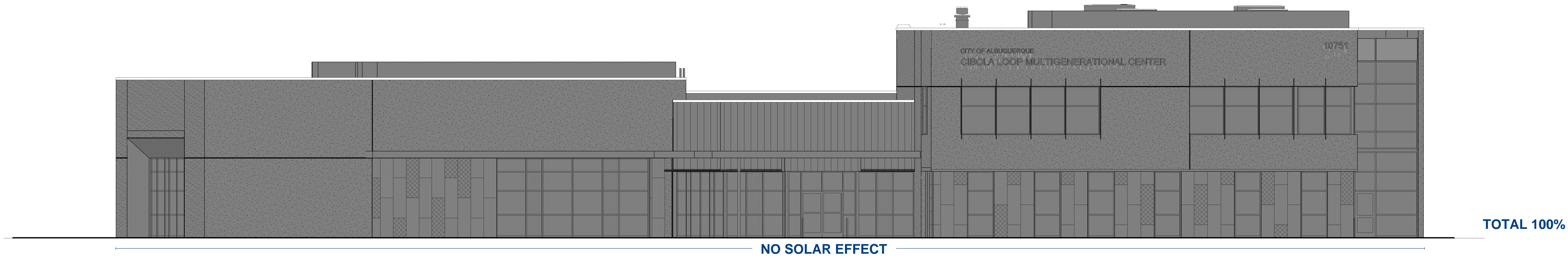
2. Show the effects of winter sun on windows on the following date and time:
  - a. November 21st analysis:
    - Noon
  - b. The shading study for November will show the amount of sun reaching the transparent windows or doors and not shaded. **The desired outcome is for 75% of available sun to reach the windows or doors on each facade.**



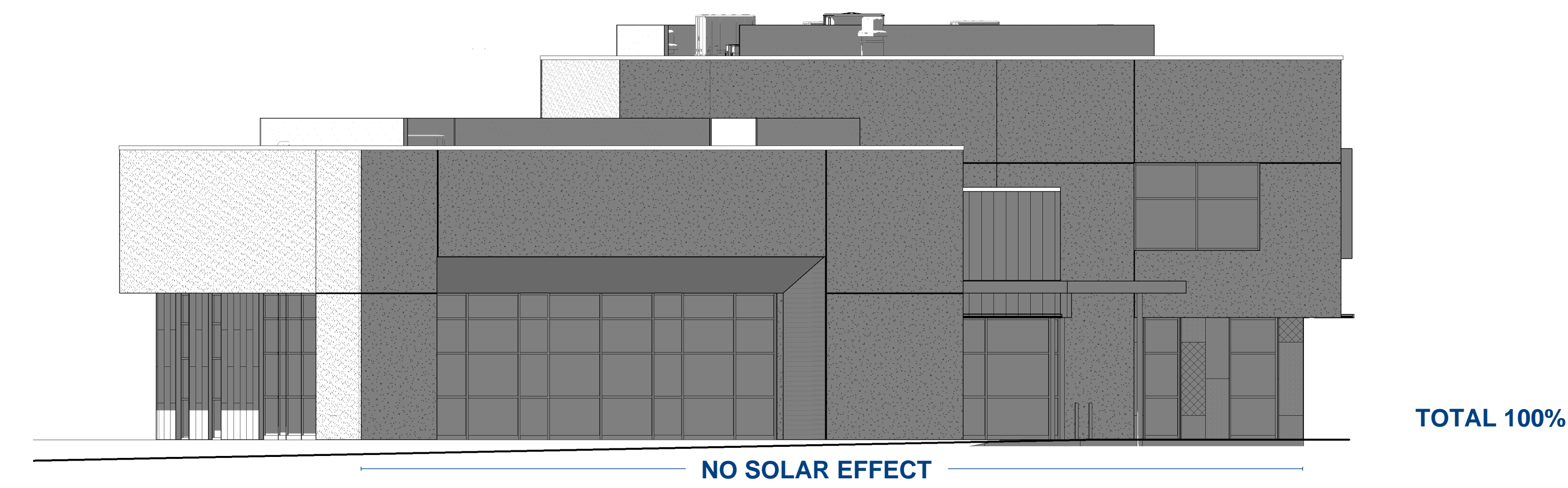




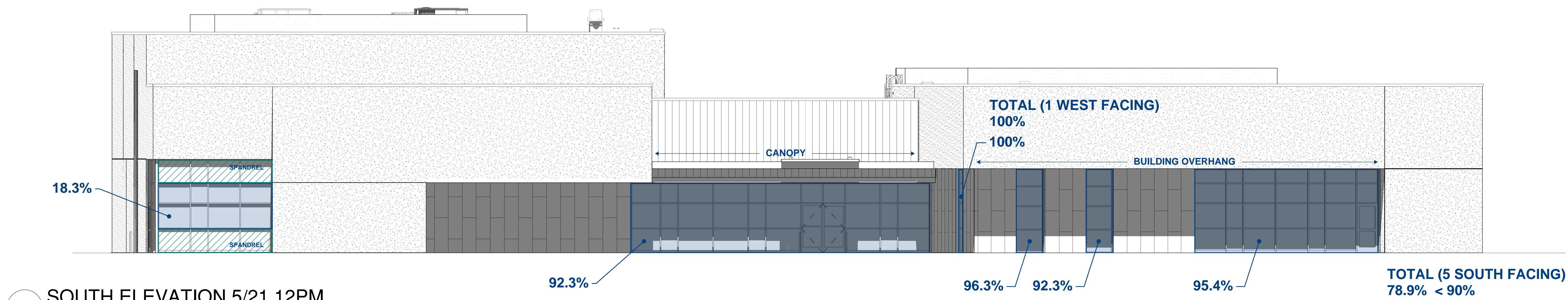
**SUN/SHADE ANALYSIS - 5-2(D)(1)**  
**APPROXIMATE PERCENTAGE OF SHADING**



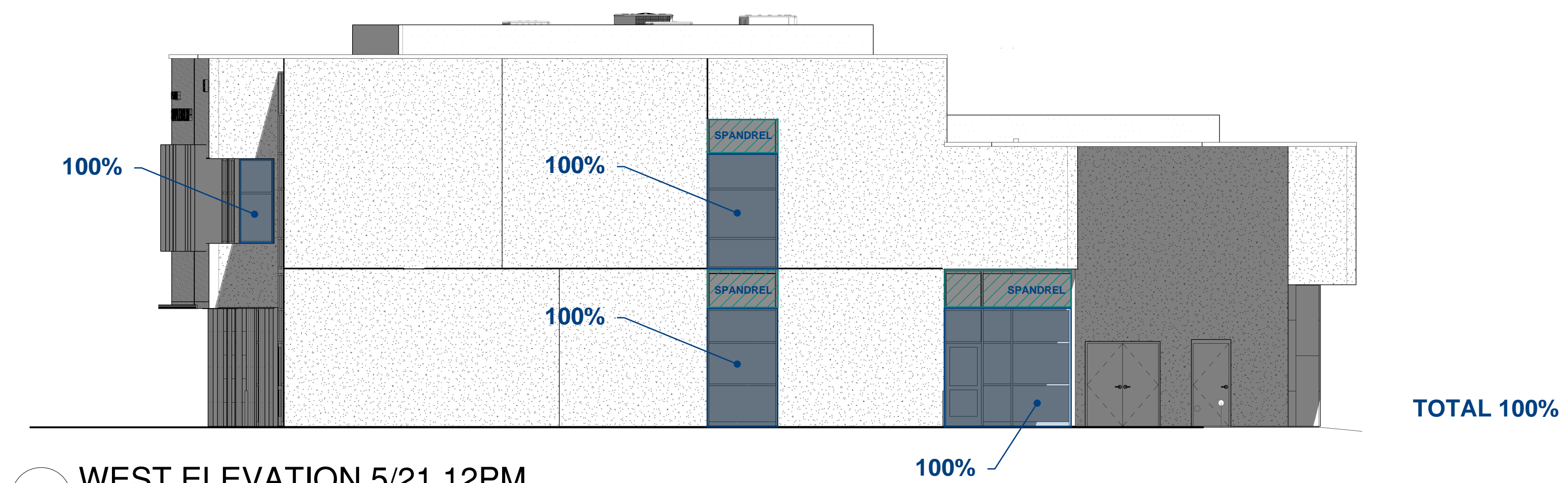
**4 NORTH ELEVATION 5/21 12PM**  
 1/8" = 1'-0"



**3 EAST ELEVATION 5/21 12PM**  
 1/8" = 1'-0"



**2 SOUTH ELEVATION 5/21 12PM**  
 1/8" = 1'-0"



**1 WEST ELEVATION 5/21 12PM**  
 1/8" = 1'-0"

**GENERAL NOTES**

- A. CIVIL ELEVATIONS OF 5'106.0' = 100' - 0" ON ARCHITECTURAL SHEETS. BEARING HEIGHTS ARE SHOWN FOR REFERENCE TO 100'-0" AND NOT INVDUAL HEIGHTS ABOVE FINISHED FLOORS. COORDINATED WITH FLOOR PLAN DRAWINGS AND STRUCTURAL.
- B. ANY EXPOSED PENETRATIONS, FLASHINGS, VENTS, UNFINISHED MECHANICAL EQUIPMENT, UTILITY LINES, ETC. SHALL BE PAINTED TO COLOR AS SELECTED BY THE ARCHITECT. DO NOT PAINT PRE FINISHED ITEMS.
- C. FURNISH AND INSTALL SEALANT AT INTERSECTION OF ALL DISSIMILAR MATERIALS.
- D. REFER TO CIVIL FOR ALL GRADING INFORMATION AROUND THE BUILDING.

**EXTERIOR FINISH LEGEND**

- EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) WITH ANTI-GRAFFITI COATING. FIELD COLOR, COLOR TO BE SELECTED BY ARCHITECT.
- 1" - 0" WIDE FLUSH ALUMINUM WALL PANELS, COLOR TO BE SELECTED BY ARCHITECT.
- 2x6" ALUMINUM WALL PANELS WITH REVEAL JOINTS, RUNNING BOND (1/2 OFFSET), TYPICAL. COLOR VARIATION, TYPICAL. COLORS TO BE SELECTED BY ARCHITECT.

**KEYED NOTES**

**fbt | architects**

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 www.fbtarch.com

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CITY OF ALBUQUERQUE

PROJECT TITLE:  
**COA CIBOLA LOOP  
 MULTIGENERATIONAL CENTER**  
 10751 Cibola Loop NW  
 Albuquerque, NM 87114

**75% CONSTRUCTION DOCUMENTS**

DRAWING TITLE: SHEET TITLE:  
**BUILDING ELEVATIONS SOLAR STUDY  
 5/21 12PM**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	DWG.	Sheet
P7882.16	A-13-Z	A-205	

AS BUILT INFORMATION		BENCH MARKS	
CONTRACTOR	DATE	NO.	DATE
WORK STAKED BY	DATE		
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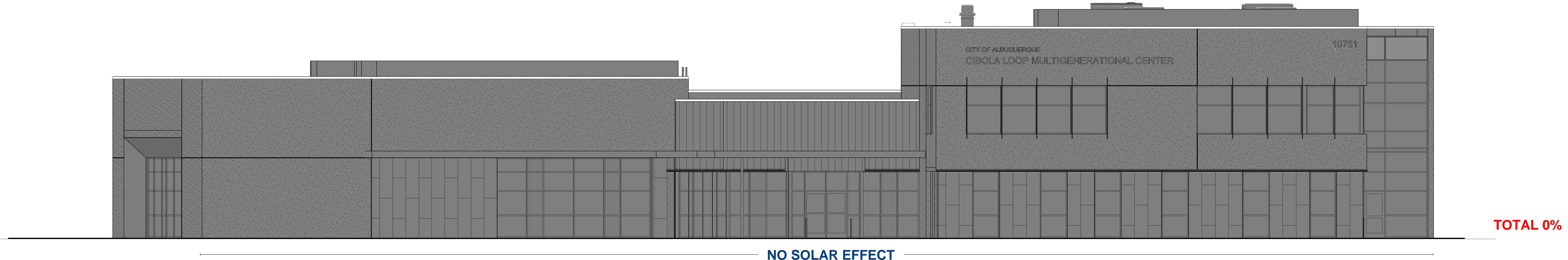
SEAL ARCHITECT  
 SIGN DEVELOPMENT  
 PROGRESS SET - NOT FOR  
 CONSTRUCTION



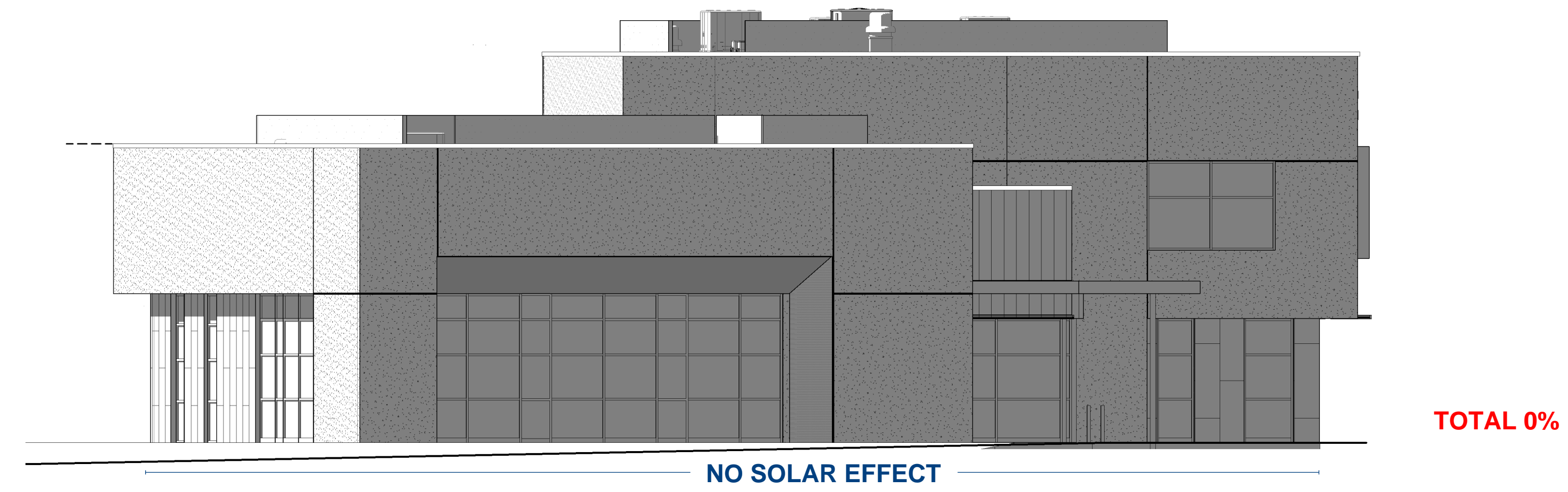




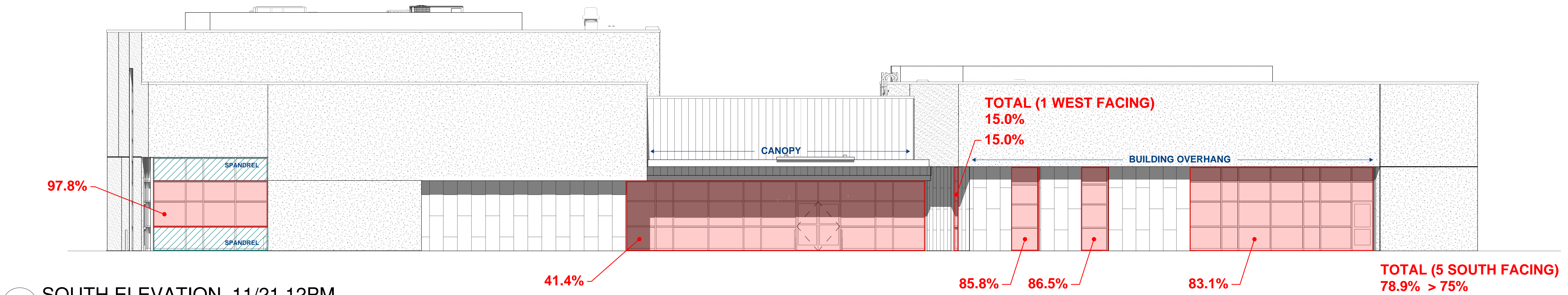
APPROXIMATE PERCENTAGE OF SOLAR ACCESS



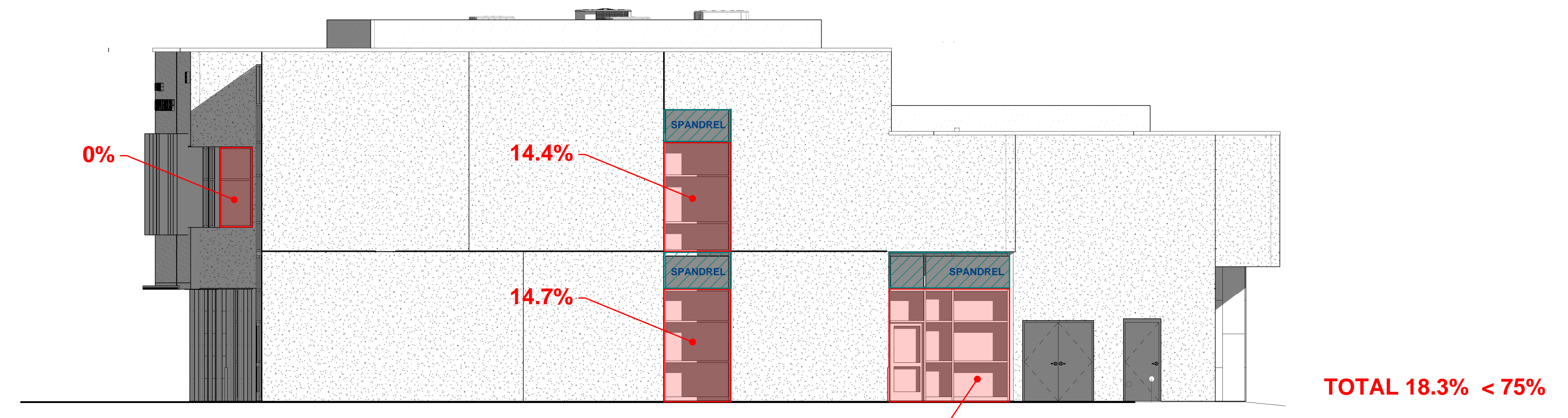
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**75% CONSTRUCTION DOCUMENTS**  
MAY, 2024

DRAWING TITLE: SHEET TITLE:  
BUILDING ELEVATIONS SOLAR STUDY  
11/21 12PM

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	DWG.	Sheet
P7882.16	A-13-Z	A-203	

AS BUILT INFORMATION		BENCH MARKS	
CONTRACTOR	DATE	NO.	DATE
WORK STARTED BY	DATE		
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NO.			

SEAL ARCHITECT  
SIGN DEVELOPMENT  
PROGRESS SET - NOT FOR  
CONSTRUCTION



# Supportive Documentation



# SITE PLAN CHECKLIST

Project #: P7882.16 Application #: #

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. **Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries.** Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

***I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.***

 5/8/2024  
Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

**The electronic format must be organized in the above manner.**

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

**NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.**

**NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.**

## SHEET #1 - SITE PLAN

### A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'  
1.0 - 5.0 acres 1" = 20'  
Over 5 acres 1" = 50'  
Over 20 acres 1" = 100'



# SITE PLAN CHECKLIST

- X 3. Bar scale
- X 4. North arrow
- X 5. Legend
- X 6. Scaled vicinity map
- X 7. Property lines (clearly identify)
- X 8. Existing and proposed easements (identify each)
- X 9. Phases of development, if applicable

## B. Proposed Development

### 1. Structural

- X A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- X B. Square footage of each structure
- X C. Proposed use of each structure
- X D. Signs (freestanding) and other improvements
- X E. Walls, fences, and screening: indicate height, length, color and materials
- X F. Dimensions of all principal site elements or typical dimensions
- N/A G. Loading facilities **NO LOADING FACILITY PRESENT ON SITE.**
- X H. Site lighting (indicate height & fixture type)
- N/A I. Indicate structures within 20 feet of site **NEIGHBORING TRACTS ARE UNDEVELOPED.**
- X J. Elevation drawing of refuse container and enclosure, if applicable.
- X K. Existing zoning/land use of all abutting properties

### 2. Parking, Loading and Internal Circulation

- X A. Parking layout with spaces numbered per aisle and totaled.
  - X 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
  - X 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
  - X 3. On street parking spaces
- X B. Bicycle parking & facilities
  - X 1. Bicycle racks – location and detail
  - N/A 2. Other bicycle facilities, if applicable **NO ADDITIONAL BICYCLE FACILITIES ON SITE.**
- X C. Vehicular Circulation (Refer to DPM and IDO)
  - X 1. Ingress and egress locations, including width and curve radii dimensions
  - X 2. Drive aisle locations, including width and curve radii dimensions
  - N/A 3. End aisle locations, including width and curve radii dimensions **NO END AISLES.**
  - X 4. Location & orientation of refuse enclosure, with dimensions
  - X 5. Loading, service area, and refuse service locations and dimensions
- X D. Pedestrian Circulation
  - X 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)



# SITE PLAN CHECKLIST

- 2. Location and dimension of drive aisle crossings, including paving treatment
- 3. Location and description of amenities, including patios, benches, tables, etc.
  
- E. Off-Street Loading **NO LOADING AREAS.**
  - 1. Location and dimensions of all off-street loading areas
  
- F. Vehicle Stacking and Drive-Through or Drive-Up Facilities **NO DRIVE-THROUGH.**
  - 1. Location and dimensions of vehicle stacking spaces and queuing lanes
  - 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
  - 3. Striping and Sign details for one-way drive through facilities

## 3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
  - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
  - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - 3. Location of traffic signs and signals related to the functioning of the proposal
  - 4. Identify existing and proposed medians and median cuts **NO MEDIANS.**
  - 5. Sidewalk widths and locations, existing and proposed
  - 6. Location of street lights
  - 7. Show and dimension clear sight triangle at each site access point
  - 8. Show location of all existing driveways fronting and near the subject site.
  
- B. Identify Alternate transportation facilities within site or adjacent to site
  - 1. Bikeways and bike-related facilities
  - 2. Pedestrian trails and linkages
  - 3. Transit facilities, including routes, bus bays and shelters existing or required **NONE IMMEDIATELY ADJACENT.**

## 4. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

## SHEET #2 - LANDSCAPING PLAN

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5 Existing and proposed easements
- 6. Identify nature of ground cover materials
  - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  - B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
  - C. Ponding areas either for drainage or landscaping/recreational use



# SITE PLAN CHECKLIST

- X 7. Identify type, location and size of plantings (common and/or botanical names).
  - X A. Existing, indicating whether it is to be preserved or removed.
  - X B. Proposed, to be established for general landscaping.
  - X C. Proposed, to be established for screening/buffering.
- X 8. Describe irrigation system – Phase I & II . . .
- X 9. Planting Beds, indicating square footage of each bed
- N/A 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage. **NO TURF AREA.**
- X 11. Responsibility for Maintenance (statement)
- X 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- N/A 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan) **NO LANDSCAPED BUFFERS REQUIRED.**
- X 14. Planting or tree well detail
- X 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- X 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- N/A 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material  
**ADJACENT CITY-OWNED R-ML ZONED PROPERTY IS UNDEVELOPED .**

## SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

### A. General Information

- X 1. Scale - must be same as Sheet #1 - Site Plan
- X 2. Bar Scale
- X 3. North Arrow
- X 4. Property Lines
- X 5. Existing and proposed easements
- X 6. Building footprints
- N/A 7. Location of Retaining walls **NO RETAINING WALLS ON SITE.**

### B. Grading Information

- X 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- X 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- X 3. Identify ponding areas, erosion and sediment control facilities.
- N/A 4. Cross Sections **NOT CHANGING THE GRADE AT THE PROPERTY LINES.**  
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.



# SITE PLAN CHECKLIST

## SHEET #4- UTILITY PLAN

- A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- B. Distribution lines
- C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- D. Existing water, sewer, storm drainage facilities (public and/or private).
- E. Proposed water, sewer, storm drainage facilities (public and/or private)
- F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

## SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

### A. General Information

- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
  - 1. Identify facade orientation
  - 2. Dimensions of facade elements, including overall height and width
  - 3. Location, material and colors of windows, doors and framing
  - 4. Materials and colors of all building elements and structures
  - 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

### B. Building Mounted Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO





April 30, 2024

City of Albuquerque Planning Department  
Project: C.O.A. Cibola Loop Multigenerational Facility

To Whom It May Concern:

This letter provides authorization from the City of Albuquerque's Department of Senior Affairs to agent, FBT Architects for purposes of a Development Facilitation Team (DFT) for Site Plan Amendment application.

Please feel free to contact me with any questions at 505-250-9984 or [amsanchez@cabq.gov](mailto:amsanchez@cabq.gov).

Sincerely,

A handwritten signature in cursive script that reads "Anna M. Sanchez".

Anna M. Sanchez  
Director



CORPORATE OFFICE:

MAIL One Park Square  
6501 Americas Pkwy NE, Ste. 300  
Albuquerque, NM 87110  
PHO 505.883.5200  
WEB fbtarch.com

REGIONAL OFFICES:

MAIL 4416 W Lovers Lane, Ste. 100  
Dallas, Texas 75209  
PHO 469.998.5542  
MAIL 415 N. Tejon St.  
Colorado Springs, CO 80903  
PHO 719.309.9440

May 6, 2024

Project: C.O.A. Project No. 7882.16: Cibola Loop Multigenerational Facility

Subject: SITE PLAN ADMINISTRATIVE DFT, JUSTIFICATION LETTER Per IDO 16-6-5(G)(3)

On behalf of the Department of Senior Affairs and us as the authorized Agent, we respectfully request approval of this site plan amendment. We believe the request complies with the Zoning requirements of the MX-L zoning criteria. There are no deviations or requests that vary from the IDO or City's DPM.

Per IDO Section 14-16-6-5(G)3, this proposed project complies with all of the review and decision criteria. The infrastructure will need some modifications that will allow tie-in to water and sewer, concrete and asphalt curb and gutter for this project.

The subject property is not within an approved or current Master Development Plan.

Please let us know if more information is required.

Architect:  
FBT Architects

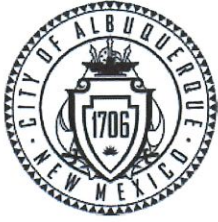


---

Ted C Grumblatt, Principal

5/6/2024





**City of Albuquerque**  
P.O. Box 1293 Albuquerque, NM 87103  
**Planning Department**  
Alan Varela, Interim Director

**Tim Keller, Mayor**  
**Sarita Nair, CAO**

**DATE:** May 2, 2024

**SUBJECT:** Albuquerque Archaeological Ordinance - Compliance Documentation

**Case Number(s):** PR-2023-009382, SI-2024-00620  
**Agent:** FBT Architects  
**Applicant:** City of Albuquerque, Department of Senior Affairs  
**Legal Description:** Lot A-2, Cibola Loop Subdivision  
**Zoning:** MX-L  
**Acreage:** 9.1379  
**Zone Atlas Page(s):** A-13-Z

**CERTIFICATE OF NO EFFECT:**  Yes  No

**CERTIFICATE OF APPROVAL:**  Yes  No

**SUPPORTING DOCUMENTATION:**

Gogle Earth historic images, ARMS/NMCRIS records

**SITE VISIT:** n/a

**RECOMMENDATIONS:**


The property was surveyed under NMCRIS 109639 with no significant finds, therefore:

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..."

**SUBMITTED BY:**

**SUBMITTED TO:**

Planning, Development Services

 5-2-2024  
Douglas H. M. Boggess, MA, RPA Date  
Senior Principal Investigator  
Acting City Archaeologist  
Lone Mountain Archaeological Services, Inc.



Public Notice  
Documentation



# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

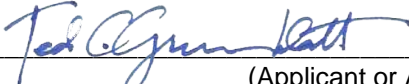
4. TIME

Signs must be posted from \_\_\_\_\_ To \_\_\_\_\_

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

\_\_\_\_\_  
  
(Applicant or Agent)

\_\_\_\_\_  
5/8/2024  
(Date)

I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_, \_\_\_\_\_  
(Date) (Staff Member)

**PROJECT NUMBER:** \_\_\_\_\_



[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision – Electronic Mail

Date of Notice\*: May 13, 2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA) \*: Cibola Loop Neighborhood Association

Name of NA Representative\*: Julie Rael

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: learrael@aol.com

### Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10751 Cibola Loop NW, Albuquerque, NM 87114

Location Description \_\_\_\_\_

2. Property Owner\* City of Albuquerque

3. Agent/Applicant\* [if applicable] FBT Architects/City of Albuquerque Department of Senior Affairs

4. Application(s) Type\* per IDO [Table 6-1-1](#)

Historic Certificate of Appropriateness – Minor

Sign Permit

Alternative Signage Plan

Wall/Fence Permit

Site Plan – Administrative<sup>2</sup>

Summary of project/request\*:

Request approval of the Site Plan Administrative DFT.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

5. This application will be decided by staff. Please contact [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860 to speak with staff.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Usually submitted and reviewed as part of building permit application, which can be searched by address here: <https://posse.cabq.gov/posse/pub/lms/Login.aspx>



[Note: Items with an asterisk (\*) are required.]

- 6. Where more information about the project can be found<sup>3</sup>:  
[FBT Architects, 6501 Americas Pkwy NE, Suite 300, Albuquerque, NM 87110](#)

**Information Required for Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)<sup>4</sup> A-13-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

- Deviation(s)
- Variance(s)<sup>5</sup>
- Waiver(s)<sup>6</sup>

Explanation<sup>\*</sup>:

Request of approval from the Planning Department.

- 4. Pre-submittal Neighborhood Meeting: Not Required
- 5. **For Site Plan – Administrative Applications only<sup>\*</sup>**, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas. <sup>\*</sup>
- b. Access and circulation for vehicles and pedestrians. <sup>\*</sup>
- c. Maximum height of any proposed structures, with building elevations. <sup>\*</sup>
- d. **For residential development<sup>\*</sup>**: Maximum number of proposed dwelling units.
- e. **For non-residential development<sup>\*</sup>**:
  - Total gross floor area of proposed project. 14,000 square feet
  - Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>7</sup>:

- 1. Area of Property [typically in acres] 9.1379
- 2. IDO Zone District MX-L
- 3. Overlay Zone(s) [if applicable] N/A
- 4. Center or Corridor Area [if applicable] N/A

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

<sup>5</sup> Separate notice is required for Variances.

<sup>6</sup> Separate notice is required for Waivers.

<sup>7</sup> Available here: <https://tinurl.com/idozoningmap>



[Note: Items with an asterisk (\*) are required.]

Current Land Use(s) [vacant, if none] VACANT

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**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Westside Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]

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**Ted**

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**From:** learrael@aol.com  
**Sent:** Friday, May 17, 2024 1:23 PM  
**To:** Ted; Grush, Matthew P.  
**Cc:** Armijo, Ernest M.; Al-najjar, Marwa G.; Cherne, Curtis; Ginny Forrest; Angela Gonzales  
**Subject:** Re: HT# A13D011 Cibola Loop Multigenerational Facility TIA May 17 2014 CABQ approval  
**Attachments:** A13D011 Cibola loop Multigenerational Facility TIA approval 5 17 2024.pdf

All,

On behalf of the Cibola Loop Neighborhood Association, we thank you for keeping us informed throughout this process.

Your work and efforts are greatly appreciated!

Best,

Julie Rael, President

On Friday, May 17, 2024 at 10:05:42 AM MDT, Grush, Matthew P. <mgrush@cabq.gov> wrote:

Good morning Ted,

The Cibola Loop Multigenerational Facility Traffic Impact Analysis dated May 2024, sealed 5/6/2024, has been approved by the City, see attached letter. If you have any questions feel free to contact me.

Thank you,



Matt Grush, P.E.

Senior Engineer

505-924-3362



[mgrush@cabq.gov](mailto:mgrush@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

**My last day working for the City will be May 26<sup>th</sup>.**



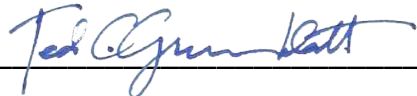


**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



<b>PART I - PROCESS</b>		
Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:		
Application Type:		
Decision-making Body:		
Pre-Application meeting required:	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Neighborhood meeting required:	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Mailed Notice required:	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is this a Site Plan Application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Note: if yes, see second page</b>
<b>PART II – DETAILS OF REQUEST</b>		
Address of property listed in application:	<a href="#">10751 Cibola Loop NW, Albuquerque, NM 87114</a>	
Name of property owner:	<a href="#">City of Albuquerque</a>	
Name of applicant:	<a href="#">FBT Architects</a>	
Date, time, and place of public meeting or hearing, if applicable:	<a href="#">Not Applicable.</a>	
Address, phone number, or website for additional information:		
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>		
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.		
<input type="checkbox"/> Drawings, elevations, or other illustrations of this request.		
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.		
<input type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.		
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">SUBSECTION 14-16-6-4(K)</a> OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>		

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.

 (Applicant signature)      May 13, 2024 (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

a. Location of proposed buildings and landscape areas.

b. Access and circulation for vehicles and pedestrians.

c. Maximum height of any proposed structures, with building elevations.

N/A d. For residential development: Maximum number of proposed dwelling units.

e. For non-residential development:

Total gross floor area of proposed project. 14,000 square feet

Gross floor area for each proposed use.







**Ted**

---

**From:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Sent:** Tuesday, April 30, 2024 9:53 AM  
**To:** Ted  
**Subject:** 10751 Cibola Loop NW\_Neighborhood Meeting Inquiry Sheet Submission  
**Attachments:** IDOZoneAtlasPage\_A-13-Z.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**PLEASE NOTE:**

**The neighborhood association contact information listed below is valid for 30 calendar days after today's date.**

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email
Cibola Loop NA	learrael@aol.com	Julie	Rael	learrael@aol.com
Cibola Loop NA	learrael@aol.com	Ginny	Forrest	gforrest47@comcast.net
Westside Coalition of Neighborhood Associations	wscona0@gmail.com	Rene	Horvath	aboard111@gmail.com
Westside Coalition of Neighborhood Associations	wscona0@gmail.com	Elizabeth	Haley	elizabethkayhaley@gmail.com

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: [https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official\\_public\\_notice\\_form-2019.pdf](https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf).
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>



- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

*Suzie*



**Suzie Flores**

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque  
(505) 768-3334 Office

E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

---

**From:** webmaster@cabq.gov <webmaster@cabq.gov>  
**Sent:** Tuesday, April 30, 2024 9:25 AM  
**To:** Office of Neighborhood Coordination <tcg@fbtarch.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Neighborhood Meeting Inquiry Sheet Submission

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:  
City Project



If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Ted Grumblatt

Telephone Number

5052636567

Email Address

[tcg@fbtarch.com](mailto:tcg@fbtarch.com)

Company Name

FBT Architects

Company Address

6501 Americas Pkwy Suite 300

City

Albuquerque

State

NM

ZIP

87110

Legal description of the subject site for this project:

Tract A-2 Cibola Loop Subdivision Within the Town of Alameda Grant Projected Section 6, Township 11 North, Range 3 East, NMPM, City of Albuquerque, Bernalillo County, NM

Physical address of subject site:

10751 Cibola Loop NW, Albuquerque, NM 87114

Subject site cross streets:

Ellison Rd. and Cibola Loop

Other subject site identifiers:

This site is located on the following zone atlas page:

A-13-Z

Captcha

x



**Ted**

---

**From:** Ted  
**Sent:** Monday, May 13, 2024 11:26 AM  
**To:** 'learrael@aol.com'; 'gforrest47@comcast.net'; 'aboard111@gmail.com';  
'elizabethkayhaley@gmail.com'  
**Cc:** Antonio M. Vigil; Nicholas A. Morse  
**Subject:** City Project No. P7882.16: Public Notice

Good Morning,

As a requirement of the City of Albuquerque Integrated Development Ordinance, FBT Architects is applying for approval from the Planning Department, a new Cibola Loop Multigenerational Facility located on Cibola Loop Road. The request is for a Site Plan Administrative DFT. Please find attached the Official Public Notification Form for Mailed or Electronic Mail Notice, along with supporting documents. Please contact us with any questions regarding this project.



NA COA  
Forms.pdf

Thank you.



Ted Grumblatt, LEED AP, PRINCIPAL

One Park Square | 6501 Americas Pkwy NE, Ste. 300 | Albuquerque, NM 87110

PHO 505.883.5200 x114 MOBILE 505.263.6567 EMAIL [tcg@fbtarch.com](mailto:tcg@fbtarch.com) WEB [fbtarch.com](http://fbtarch.com)

NEW MEXICO

COLORADO

TEXAS



**Ted**

---

**From:** learrael@aol.com  
**Sent:** Tuesday, May 14, 2024 9:34 AM  
**To:** Ted  
**Cc:** Antonio M. Vigil; Nicholas A. Morse; aboard111@gmail.com; elizabethkayhaley@gmail.com; gforrest47@comcast.net; Angela Gonzales  
**Subject:** Re: City Project No. P7882.16: Public Notice  
**Attachments:** NA COA Forms.pdf

Good Morning Ted,

Thank you for sending this along. We are in receipt of this and will pass along to our membership of Cibola Loop NA and will send along any questions, should any arise from them.

Thank you for also pointing out the necessity for the future development of the drainage and retention pond on the south side of the project site. This has been a concern for our residence for many many years.

You were also kind enough explain a decrease in elevation of the parking lot on the north side of the Project Site and the plan to widen Cibola Loop to accommodate turning lanes and also street parking.

Please also note our concern for keeping blowing dust to a minimum so that existing gravel landscapes aren't covered by the blowing dirt which will cover our existing mainly gravel landscape which we tend to see on the westside with new developments such as this.

Thank you again,

Julie Rael, President  
Cibola Loop NA  
505-235-8189

On Monday, May 13, 2024 at 11:26:43 AM MDT, Ted <tcg@fbtarch.com> wrote:

Good Morning,

As a requirement of the City of Albuquerque Integrated Development Ordinance, FBT Architects is applying for approval from the Planning Department, a new Cibola Loop Multigenerational Facility located on Cibola Loop Road. The request is for a Site Plan Administrative DFT. Please find attached the Official Public Notification Form for Mailed or Electronic Mail Notice, along with supporting documents. Please contact us with any questions regarding this project.

Thank you.



Ted Grumblatt, LEED AP, PRINCIPAL

One Park Square | 6501 Americas Pkwy NE, Ste. 300 | Albuquerque, NM 87110

PHO 505.883.5200 x114 MOBILE 505.263.6567 EMAIL [tcg@fbtarch.com](mailto:tcg@fbtarch.com) WEB [fbtarch.com](http://fbtarch.com)



**Ted**

---

**From:** Microsoft Outlook  
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@wallaengineering.com>  
**To:** aboard111@gmail.com; elizabethkayhaley@gmail.com  
**Sent:** Tuesday, May 14, 2024 11:32 AM  
**Subject:** Relayed: FW: City Project No. P7882.16: Public Notice

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[aboard111@gmail.com \(aboard111@gmail.com\)](mailto:aboard111@gmail.com)

[elizabethkayhaley@gmail.com \(elizabethkayhaley@gmail.com\)](mailto:elizabethkayhaley@gmail.com)

Subject: FW: City Project No. P7882.16: Public Notice



FW: City Project  
No. P7882.16:...



[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision – Electronic Mail

Date of Notice\*: May 16, 2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA) \*: Cibola Loop Neighborhood Association

Name of NA Representative\*: Ginny Forrest

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: gforrest47@comcast.net

### Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10751 Cibola Loop NW, Albuquerque, NM 87114

Location Description \_\_\_\_\_

2. Property Owner\* City of Albuquerque

3. Agent/Applicant\* [if applicable] FBT Architects/City of Albuquerque Department of Senior Affairs

4. Application(s) Type\* per IDO [Table 6-1-1](#)

Historic Certificate of Appropriateness – Minor

Sign Permit

Alternative Signage Plan

Wall/Fence Permit

Site Plan – Administrative<sup>2</sup>

Summary of project/request\*:

Request approval of the Site Plan Administrative DFT.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

5. This application will be decided by staff. Please contact [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860 to speak with staff.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Usually submitted and reviewed as part of building permit application, which can be searched by address here: <https://posse.cabq.gov/posse/pub/lms/Login.aspx>



[Note: Items with an asterisk (\*) are required.]

- 6. Where more information about the project can be found<sup>3</sup>:  
[FBT Architects, 6501 Americas Pkwy NE, Suite 300, Albuquerque, NM 87110](#)

**Information Required for Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)<sup>4</sup> A-13-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

- Deviation(s)
- Variance(s)<sup>5</sup>
- Waiver(s)<sup>6</sup>

Explanation<sup>\*</sup>:

Request of approval from the Planning Department.

- 4. Pre-submittal Neighborhood Meeting: Not Required
- 5. **For Site Plan – Administrative Applications only<sup>\*</sup>**, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas. <sup>\*</sup>
- b. Access and circulation for vehicles and pedestrians. <sup>\*</sup>
- c. Maximum height of any proposed structures, with building elevations. <sup>\*</sup>
- d. **For residential development<sup>\*</sup>**: Maximum number of proposed dwelling units.
- e. **For non-residential development<sup>\*</sup>**:
  - Total gross floor area of proposed project. 14,000 square feet
  - Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>7</sup>:

- 1. Area of Property [typically in acres] 9.1379
- 2. IDO Zone District MX-L
- 3. Overlay Zone(s) [if applicable] N/A
- 4. Center or Corridor Area [if applicable] N/A

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

<sup>5</sup> Separate notice is required for Variances.

<sup>6</sup> Separate notice is required for Waivers.

<sup>7</sup> Available here: <https://tinurl.com/idozoningmap>



[Note: Items with an asterisk (\*) are required.]

Current Land Use(s) [vacant, if none] VACANT

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**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Westside Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]

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**Ted**

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**From:** Ginny Forrest <gforrest47@comcast.net>  
**Sent:** Friday, May 17, 2024 2:23 PM  
**To:** Ted  
**Subject:** Re: City Project No. P7882.16-Cibola Loop Multigenerational Facility: Public Notice (Resending)

Ted,  
I am in receipt of the email and the required information. Thank you.  
Also, thank you for taking the time to answer questions and addressing CLNA's concerns when speaking with me yesterday when I returned your call. I appreciate your politeness and professional knowledge and hard work regarding this project.

Thank you,  
Ginny Forrest CLNA VP  
[gforrest47@comcast.net](mailto:gforrest47@comcast.net)  
(505) 417-0373

On 05/17/2024 8:29 AM MDT Ted <tcg@fbtarch.com> wrote:

Good Morning Ms. Forrest,  
We are resending this Public Notice with the revised cover sheet that includes your name. It's the same package sent previously, but specially addressed to you as a requirement of the City's administrative process. Would you mind acknowledging receipt of this email once again. Once again we appreciate your timely response.

Thank you.



Ted Grumblatt, LEED AP, PRINCIPAL

One Park Square | 6501 Americas Pkwy NE, Ste. 300 | Albuquerque, NM 87110

PHO 505.883.5200 x114 MOBILE 505.263.6567 EMAIL [tcg@fbtarch.com](mailto:tcg@fbtarch.com) WEB [fbtarch.com](http://fbtarch.com)

NEW MEXICO

COLORADO

TEXAS



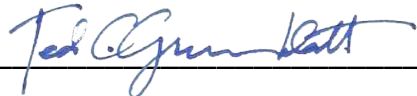


**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



<b>PART I - PROCESS</b>	
Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	
Decision-making Body:	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Note: if yes, see second page</b>
<b>PART II – DETAILS OF REQUEST</b>	
Address of property listed in application:	<a href="#">10751 Cibola Loop NW, Albuquerque, NM 87114</a>
Name of property owner:	<a href="#">City of Albuquerque</a>
Name of applicant:	<a href="#">FBT Architects</a>
Date, time, and place of public meeting or hearing, if applicable:	<a href="#">Not Applicable.</a>
Address, phone number, or website for additional information:	<a href="#">6501 Americas Pkwy NE Suite 300, Albuquerque, NM 87110 (505) 883-5200</a>
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">SUBSECTION 14-16-6-4(K)</a> OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>	

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.

 (Applicant signature) May 13, 2024 (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

a. Location of proposed buildings and landscape areas.

b. Access and circulation for vehicles and pedestrians.

c. Maximum height of any proposed structures, with building elevations.

N/A d. For residential development: Maximum number of proposed dwelling units.

e. For non-residential development:

Total gross floor area of proposed project. 14,000 square feet

Gross floor area for each proposed use.







**PROJECT DATA**

**BUILDING ADDRESS** 10751 CIBOLA LOOP NW  
ALBUQUERQUE, NM 87114

**LEGAL DESCRIPTION**  
TRACT A-2 CIBOLA LOOP SUBDIVISION WITH 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

+/- 9.1379 ACRES

**CONSTRUCTION TYPE** NEW CONSTRUCTION - IIB

**OCCUPANT LOAD** MIXED OCCUPANCY - NON-SEPARATED USES  
A-3 (ASSEMBLY GROUP)  
B (BUSINESS GROUP)

**SQUARE FOOTAGE**  
FIRST LEVEL: 11,107 GSF  
SECOND LEVEL: 4,450 GSF (NON-OCCUPIED)  
TOTAL BUILDING: 15,557 GSF

**BUILDING HEIGHT** 31' - 5" ABOVE FINISH FLOOR LEVEL.

**PROJECT DESCRIPTION**  
THE CIBOLA LOOP MULTIGENERATIONAL CENTER PROJECT IS A NEW  
CONSTRUCTION BUILDING. THE FACILITY SHALL BE USED AS A COMMUNITY  
CENTER FOR THE CITY OF ALBUQUERQUE (COA).

THE BUILDING SHALL CONSIST OF OFFICES, CLASSROOMS AND A SOCIAL HALL.  
THE SECOND LEVEL WILL BE A WARM SHELL CONSTRUCTION.

**KEYED NOTES**

S01	EXISTING CURB AND GUTTER SYSTEM
S02	EXISTING SIDEWALK
S03	EXISTING ASPHALT DRIVE
S04	EXISTING DOUBLE YELLOW PAVEMENT STRIPE
S05	EXISTING STREETLIGHT
S06	LINE OF EXISTING CURB TO BE REMOVED
S10	PROPERTY LINE
S11	10' - 0" PUBLIC UTILITY EASEMENT
S12	NEW ASPHALT-PAVED DRIVE LANE FOR EXPANDED RIGHT-OF-WAY. SEE COA STD. DWG. 2439/AB FOR TYPICAL LOCAL STREET DETAILS.
S13	STRIPED ON-STREET PARKING (8' - 0" x 20' - 0" PARKING SPACE, TYPICAL, APPROXIMATELY 33 SPACES TOTAL), AS PART OF A SEPARATE CITY WORK ORDER DESIGN PACKAGE PERTAINING TO OFF-SITE IMPROVEMENTS.
S14	NEW ASPHALT-PAVED VEHICULAR ENTRY AT EXPANDED RIGHT-OF-WAY.
S15	ASPHALT PAVING, TYPICAL.

S18	PAINTED PARKING LOT 10' - 0" LENGTH ARROWS AND 30" HEIGHT LETTERING, TYPICAL. PAINT SHALL BE TRAFFIC-RATED LATEX PAINT, COLOR: WHITE.
S20	PAINTED ACCESS AISLE
S31	CONCRETE CURB & GUTTER SYSTEM, TYPICAL. SEE SITE DETAILS & CIVIL.
S33	CONCRETE SIDEWALK. SEE COA STD. DWG. 2430 FOR OFFSET TYPE SIDEWALK DETAILS.
S34	4" THICK STANDARD DUTY CONCRETE PAVEMENT WITH TURN DOWN EDGE AT ALL EXPOSED EDGES.
S35	ACCESSIBLE CURB RAMP. SEE COA STD. DWG. 2443 FOR PARALLEL CURB RAMP DETAILS. INSTALL TRUNCATED DOME IN ALL ADA RAMP. RECESS TO FLUSH WITH SURFACE OF CONCRETE SIDEWALK. SEE COA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.
S36	ACCESSIBLE PATH TO PUBLIC WAY
S37	CONCRETE STAIRS AND STEEL HANDRAILS
S38	6" TRAFFIC-RATED BOLLARD
S42	ENTRY PLAZA: INTEGRALLY COLORED CONCRETE AND STAMPED TEXTURE WITH INTEGRATED LANDSCAPING & CONCRETE SEATING.
S43	CONCRETE PATIO: INTEGRALLY COLORED CONCRETE AND STAMPED TEXTURE WITH INTEGRATED LANDSCAPING & CONCRETE SEATING.
S44	1' - 6" CONCRETE MOW STRIP, TYPICAL. ALL AROUND BUILDING PERIMETER.
S45	OVERHEAD OVERHANG

S52	6" CONCRETE APRON. 4,000 PSI, 3/4" AGGREGATE WITH 6X6-10/10WWM OR EQUAL, 1/2" EXPANSION JOINT BETWEEN PAD AND APRON.
S59	DRIVER'S EYE
S60	CLEAR SIGHT TRIANGLE
S61	LANDSCAPING. SEE LANDSCAPE.
S62	MANUAL DOUBLE SWING PIPE GATE
S64	REFUSE ENCLOSURE WITH MANUAL DOUBLE SWING GATES.
S70	WATER METERS, SEE CIVIL.
S72	DRAIN INLET, SEE CIVIL.
S73	STORM DRAIN MANHOLE, SEE CIVIL.
S76	RETENTION POND, SEE CIVIL.
S81	POST-INDICATOR VALVE (PIV), SEE CIVIL.
S82	REMOTE FDC WITH GROUND-MOUNTED SIGN, SEE CIVIL.
S83	FIRE HYDRANT, SEE CIVIL.
S84	PAINTED FIRE LANES, TYPICAL.
S90	SWITCHGEAR, SEE ELECTRICAL.
S91	UTILITY TRANSFORMER, SEE ELECTRICAL.
S92	SITE LIGHTING, SEE ELECTRICAL.

**GENERAL NOTES**

- A. PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
- B. ALL PARKING DRIVES TO BE ASPHALT CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
- C. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.
- D. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. IF DIMENSIONAL ERROR, VARIANCES, AND/OR CONFLICTS EXIST, AS DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS, OR CONDITIONS ARE ENCOUNTERED THAT ARE NOT COVERED IN THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE COMMENCING THAT PORTION OF THE WORK.
- E. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.

**SITE HATCH LEGEND**

[Hatch Pattern]	NEW BUILDING
[Hatch Pattern]	NEW STANDARD DUTY CONCRETE PAVEMENT
[Hatch Pattern]	NEW HEAVY DUTY ASPHALT PAVEMENT
[Hatch Pattern]	CLEAR SIGHT TRIANGLE

**PARKING ANALYSIS**

PER COA IDO OFF-STREET PARKING REQUIREMENTS

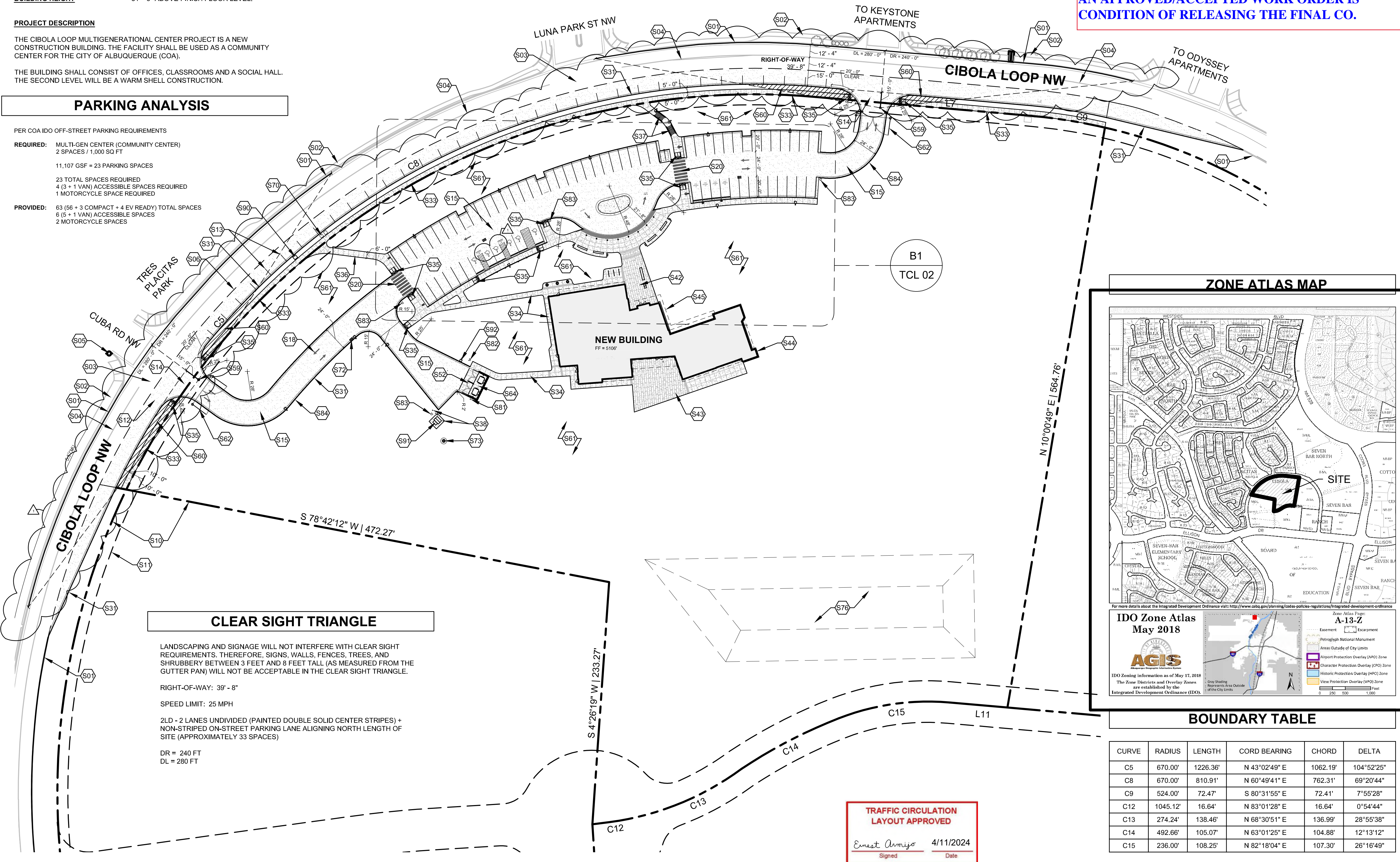
**REQUIRED:** MULTI-GEN CENTER (COMMUNITY CENTER)  
2 SPACES / 1,000 SQ FT

11,107 GSF = 23 PARKING SPACES

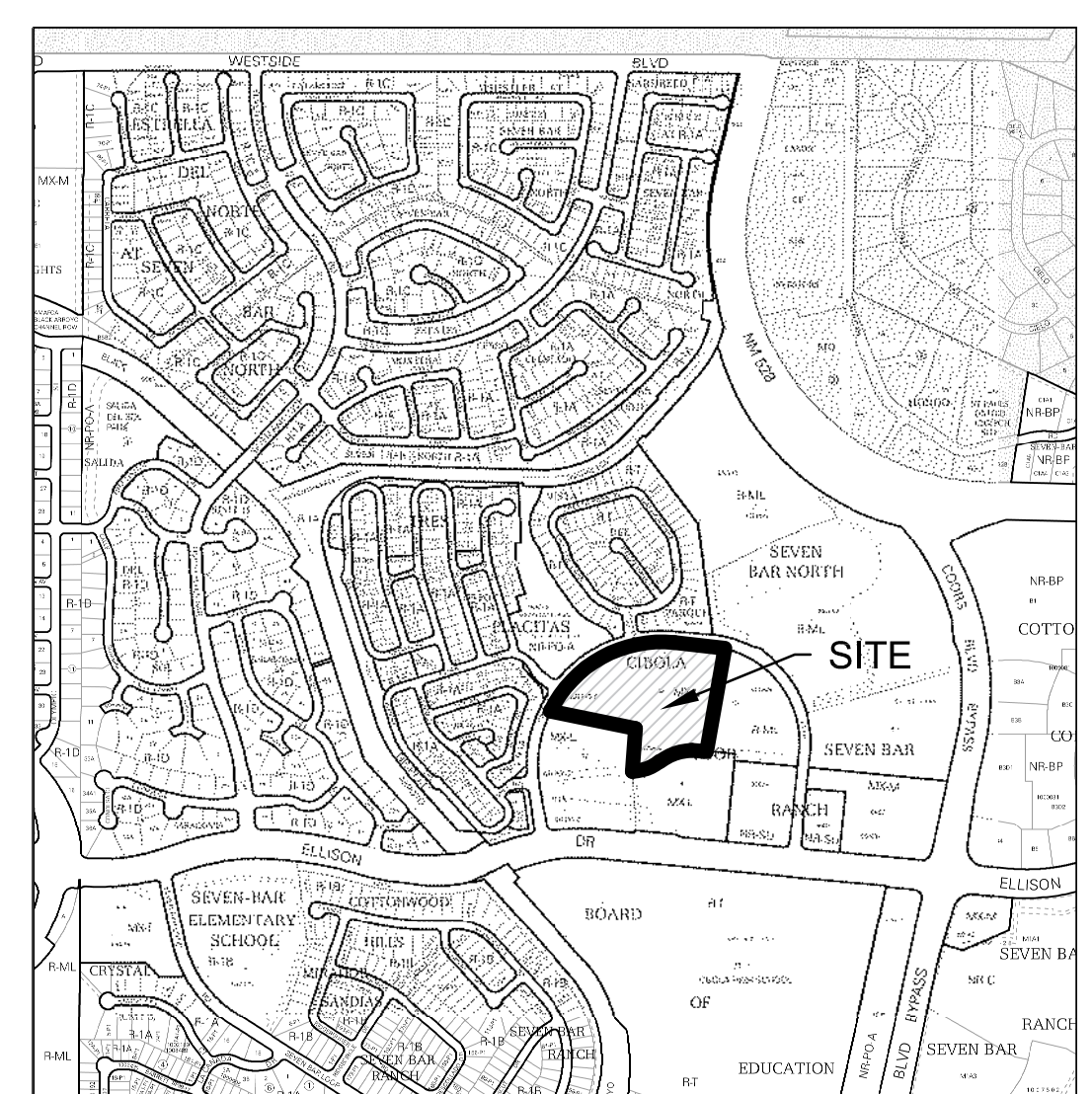
23 TOTAL SPACES REQUIRED  
4 (3 + 1 VAN) ACCESSIBLE SPACES REQUIRED  
1 MOTORCYCLE SPACE REQUIRED

**PROVIDED:** 63 (56 + 3 COMPACT + 4 EV READY) TOTAL SPACES  
6 (5 + 1 VAN) ACCESSIBLE SPACES  
2 MOTORCYCLE SPACES

**AN APPROVED/ACCEPTED WORK ORDER IS  
CONDITION OF RELEASING THE FINAL CO.**



**ZONE ATLAS MAP**



**IDO Zone Atlas**  
May 2018

**A-13-Z**

For more details about the Integrated Development Ordinance visit: <http://www.ci.albuquerque.nm.us/planning/ido-as-polices-regulations/integrated-development-ordinance>

AGIS

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

Legend:  
 - Easement  
 - Encroachment  
 - Pettingfield 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

**BOUNDARY TABLE**

CURVE	RADIUS	LENGTH	CORD BEARING	CHORD	DELTA
C5	670.00'	1226.36'	N 43°02'49" E	1062.19'	104°52'25"
C8	670.00'	810.91'	N 60°49'41" E	762.31'	69°20'44"
C9	524.00'	72.47'	S 80°31'55" E	72.41'	7°55'28"
C12	1045.12'	16.64'	N 83°01'28" E	16.64'	0°54'44"
C13	274.24'	138.46'	N 68°30'51" E	136.99'	28°55'38"
C14	492.66'	105.07'	N 63°01'25" E	104.88'	12°13'12"
C15	236.00'	108.25'	N 82°18'04" E	107.30'	26°16'49"

LINE	DIRECTION	DISTANCE
L7	S 84°31'26" E	207.04'
L11	S 84°36'05" E	56.17'

**CLEAR SIGHT TRIANGLE**

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

RIGHT-OF-WAY: 39' - 8"

SPEED LIMIT: 25 MPH

2LD - 2 LANES UNDIVIDED (PAINTED DOUBLE SOLID CENTER STRIPES) + NON-STRIPED ON-STREET PARKING LANE ALIGNING NORTH LENGTH OF SITE (APPROXIMATELY 33 SPACES)

DR = 240 FT  
DL = 280 FT

**TRAFFIC CIRCULATION LAYOUT APPROVED**

*Ernest Armijo* 4/11/2024  
Signed Date

**fbt architects**

6501 Americas Parkway NE, Suite 300  
Albuquerque, NM 87110

505.883.5200  
www.fbtarch.com

**CONSULTANTS**

- CIVIL**  
**High Mesa**  
6010-B Midway Park Blvd NE  
Albuquerque, NM 87109  
p\_505.345.4250
- LANDSCAPE**  
**Groundwork Studio**  
6501 Americas Parkway NE, Suite 350  
Albuquerque, NM 87110  
p\_505.212.9126
- STRUCTURAL**  
**Chavez-Grieves Consulting Engineers, Inc.**  
4700 Lincoln Road NE, Suite 102  
Albuquerque, NM 87109  
p\_505.344.4080
- M/E/P/FP**  
**Bridgers & Paxton**  
4600-C Montgomery Blvd NE  
Albuquerque, NM 87109  
p\_505.883.4111
- LIGHTING**  
**Oldner Lighting**  
4645 Greenville Ave, Studio B  
Dallas, TX 75206  
p\_310.450.1733
- INTERIORS**  
**Studio M**  
6501 Americas Parkway NE, Suite 302  
Albuquerque, NM 87110  
p\_505.243.9287

CITY OF ALBUQUERQUE

**COA CIBOLA LOOP  
MULTIGENERATIONAL CENTER**

10751 Cibola Loop NW  
Albuquerque, NM 87114

**TRAFFIC CIRCULATION LAYOUT (TCL)**

MARCH 2024

DRAWING TITLE: **TRAFFIC CIRCULATION LAYOUT**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. P7882.16 Zone Map No. A-13-Z DWG. Sheet

**AS BUILT INFORMATION**

CONTRACTOR	DATE
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
RECORDED BY	DATE
NO.	DATE

**BENCH MARKS**

NO.	DATE
1	
2	
3	
4	

**SURVEY INFORMATION**

NO.	DATE
1	
2	
3	
4	

**FIELD NOTES**

NO.	DATE
1	
2	
3	
4	

**SEALED ARCHITECT**

ARCHITECT

NO. 3382  
4/11/2024

**COA TCL REVIEW COMMENTS**

NO.	DATE
1	
2	
3	
4	

DESIGNED BY: DATE DATE DATE DATE  
DRAWN BY: DATE DATE DATE DATE  
CHECKED BY: DATE DATE DATE DATE

**A1 TRAFFIC CIRCULATION LAYOUT PLAN**

SCALE: 1" = 50' - 0"













**Ted**

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**From:** Ted  
**Sent:** Friday, May 17, 2024 8:29 AM  
**To:** gforrest47@comcast.net  
**Subject:** City Project No. P7882.16-Cibola Loop Multigenerational Facility: Public Notice (Resending)



NA COA  
Forms-GinnyFor...

Good Morning Ms. Forrest,  
We are resending this Public Notice with the revised cover sheet that includes your name. It's the same package sent previously, but specially addressed to you as a requirement of the City's administrative process. Would you mind acknowledging receipt of this email once again. Once again we appreciate your timely response.

Thank you.



Ted Grumblatt, LEED AP, PRINCIPAL

One Park Square | 6501 Americas Pkwy NE, Ste. 300 | Albuquerque, NM 87110

**PHO** 505.883.5200 x114 **MOBILE** 505.263.6567 **EMAIL** [tcg@fbtarch.com](mailto:tcg@fbtarch.com) **WEB** [fbtarch.com](http://fbtarch.com)

**NEW MEXICO**

**COLORADO**

**TEXAS**



[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision – Electronic Mail

Date of Notice\*: May 16, 2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA) \*: Westside Coalition of Neighborhood Associations

Name of NA Representative\*: Rene Horvath

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: aboard111@gmail.com

### Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10751 Cibola Loop NW, Albuquerque, NM 87114

Location Description \_\_\_\_\_

2. Property Owner\* City of Albuquerque

3. Agent/Applicant\* [if applicable] FBT Architects/City of Albuquerque Department of Senior Affairs

4. Application(s) Type\* per IDO [Table 6-1-1](#)

Historic Certificate of Appropriateness – Minor

Sign Permit

Alternative Signage Plan

Wall/Fence Permit

Site Plan – Administrative<sup>2</sup>

Summary of project/request\*:

Request approval of the Site Plan Administrative DFT.

\_\_\_\_\_

\_\_\_\_\_

5. This application will be decided by staff. Please contact [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860 to speak with staff.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Usually submitted and reviewed as part of building permit application, which can be searched by address here: <https://posse.cabq.gov/posse/pub/lms/Login.aspx>



[Note: Items with an asterisk (\*) are required.]

- 6. Where more information about the project can be found<sup>3</sup>:  
[FBT Architects, 6501 Americas Pkwy NE, Suite 300, Albuquerque, NM 87110](#)

**Information Required for Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)<sup>4</sup> A-13-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

- Deviation(s)
- Variance(s)<sup>5</sup>
- Waiver(s)<sup>6</sup>

Explanation<sup>\*</sup>:

Request of approval from the Planning Department.

- 4. Pre-submittal Neighborhood Meeting: Not Required
- 5. **For Site Plan – Administrative Applications only<sup>\*</sup>**, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas. <sup>\*</sup>
- b. Access and circulation for vehicles and pedestrians. <sup>\*</sup>
- c. Maximum height of any proposed structures, with building elevations. <sup>\*</sup>
- d. **For residential development<sup>\*</sup>**: Maximum number of proposed dwelling units. N/A
- e. **For non-residential development<sup>\*</sup>**:
  - Total gross floor area of proposed project. 14,000 square feet
  - Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>7</sup>:

- 1. Area of Property [typically in acres] 9.1379
- 2. IDO Zone District MX-L
- 3. Overlay Zone(s) [if applicable] N/A
- 4. Center or Corridor Area [if applicable] N/A

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

<sup>5</sup> Separate notice is required for Variances.

<sup>6</sup> Separate notice is required for Waivers.

<sup>7</sup> Available here: <https://tinurl.com/idozoningmap>



[Note: Items with an asterisk (\*) are required.]

Current Land Use(s) [vacant, if none] VACANT

---

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Cibola Loop NA [Other Neighborhood Associations, if any]

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OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type:
Decision-making Body:
Pre-Application meeting required: [ ] Yes [ ] No
Neighborhood meeting required: [ ] Yes [ ] No
Mailed Notice required: [ ] Yes [ ] No
Electronic Mail required: [x] Yes [ ] No
Is this a Site Plan Application: [x] Yes [ ] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 10751 Cibola Loop NW, Albuquerque, NM 87114
Name of property owner: City of Albuquerque
Name of applicant: FBT Architects
Date, time, and place of public meeting or hearing, if applicable: Not Applicable.
Address, phone number, or website for additional information: 6501 Americas Pkwy NE Suite 300, Albuquerque, NM 87110 (505) 883-5200
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[x] Zone Atlas page indicating subject property.
[ ] Drawings, elevations, or other illustrations of this request.
[ ] Summary of pre-submittal neighborhood meeting, if applicable.
[ ] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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.

Ted Aguirre (Applicant signature) May 13, 2024 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

a. Location of proposed buildings and landscape areas.

b. Access and circulation for vehicles and pedestrians.

c. Maximum height of any proposed structures, with building elevations.

N/Ad. For residential development: Maximum number of proposed dwelling units.

e. For non-residential development:

Total gross floor area of proposed project. 14,000 square feet

Gross floor area for each proposed use.







**PROJECT DATA**

**BUILDING ADDRESS** 10751 CIBOLA LOOP NW  
ALBUQUERQUE, NM 87114

**LEGAL DESCRIPTION**  
TRACT A-2 CIBOLA LOOP SUBDIVISION WITH 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

+/- 9.1379 ACRES

**CONSTRUCTION TYPE** NEW CONSTRUCTION - IIB

**OCCUPANT LOAD** MIXED OCCUPANCY - NON-SEPARATED USES  
A-3 (ASSEMBLY GROUP)  
B (BUSINESS GROUP)

**SQUARE FOOTAGE**  
FIRST LEVEL: 11,107 GSF  
SECOND LEVEL: 4,450 GSF (NON-OCCUPIED)  
TOTAL BUILDING: 15,557 GSF

**BUILDING HEIGHT** 31' - 5" ABOVE FINISH FLOOR LEVEL.

**PROJECT DESCRIPTION**  
THE CIBOLA LOOP MULTIGENERATIONAL CENTER PROJECT IS A NEW  
CONSTRUCTION BUILDING. THE FACILITY SHALL BE USED AS A COMMUNITY  
CENTER FOR THE CITY OF ALBUQUERQUE (COA).

THE BUILDING SHALL CONSIST OF OFFICES, CLASSROOMS AND A SOCIAL HALL.  
THE SECOND LEVEL WILL BE A WARM SHELL CONSTRUCTION.

**KEYED NOTES**

S01	EXISTING CURB AND GUTTER SYSTEM
S02	EXISTING SIDEWALK
S03	EXISTING ASPHALT DRIVE
S04	EXISTING DOUBLE YELLOW PAVEMENT STRIPE
S05	EXISTING STREETLIGHT
S06	LINE OF EXISTING CURB TO BE REMOVED
S10	PROPERTY LINE
S11	10' - 0" PUBLIC UTILITY EASEMENT
S12	NEW ASPHALT-PAVED DRIVE LANE FOR EXPANDED RIGHT-OF-WAY. SEE COA STD. DWG. 2439A/B FOR TYPICAL LOCAL STREET DETAILS.
S13	STRIPED ON-STREET PARKING (8' - 0" x 20' - 0" PARKING SPACE, TYPICAL, APPROXIMATELY 33 SPACES TOTAL), AS PART OF A SEPARATE CITY WORK ORDER DESIGN PACKAGE PERTAINING TO OFF-SITE IMPROVEMENTS.
S14	NEW ASPHALT-PAVED VEHICULAR ENTRY AT EXPANDED RIGHT-OF-WAY.
S15	ASPHALT PAVING, TYPICAL.

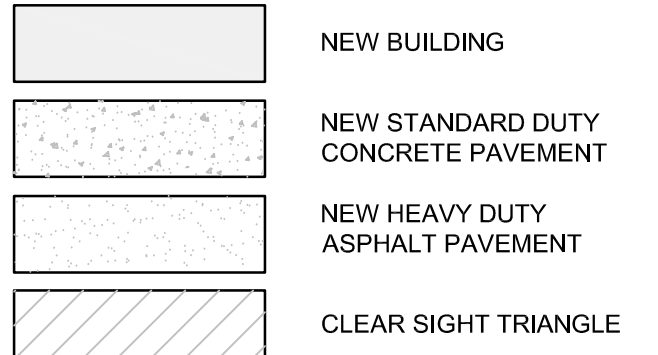
S18	PAINTED PARKING LOT 10' - 0" LENGTH ARROWS AND 30" HEIGHT LETTERING, TYPICAL. PAINT SHALL BE TRAFFIC-RATED LATEX PAINT, COLOR: WHITE.
S20	PAINTED ACCESS AISLE
S31	CONCRETE CURB & GUTTER SYSTEM, TYPICAL. SEE SITE DETAILS & CIVIL.
S33	CONCRETE SIDEWALK. SEE COA STD. DWG. 2430 FOR OFFSET TYPE SIDEWALK DETAILS.
S34	4" THICK STANDARD DUTY CONCRETE PAVEMENT WITH TURN DOWN EDGE AT ALL EXPOSED EDGES.
S35	ACCESSIBLE CURB RAMP. SEE COA STD. DWG. 2443 FOR PARALLEL CURB RAMP DETAILS. INSTALL TRUNCATED DOME IN ALL ADA RAMP. RECESS TO FLUSH WITH SURFACE OF CONCRETE SIDEWALK. SEE COA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.
S36	ACCESSIBLE PATH TO PUBLIC WAY
S37	CONCRETE STAIRS AND STEEL HANDRAILS
S38	6" TRAFFIC-RATED BOLLARD
S42	ENTRY PLAZA: INTEGRALLY COLORED CONCRETE AND STAMPED TEXTURE WITH INTEGRATED LANDSCAPING & CONCRETE SEATING.
S43	CONCRETE PATIO: INTEGRALLY COLORED CONCRETE AND STAMPED TEXTURE WITH INTEGRATED LANDSCAPING & CONCRETE SEATING.
S44	1' - 6" CONCRETE MOW STRIP, TYPICAL. ALL AROUND BUILDING PERIMETER.
S45	OVERHEAD OVERHANG

S52	6" CONCRETE APRON, 4,000 PSI, 3/4" AGGREGATE WITH 6X6-10/10WWM OR EQUAL, 1/2" EXPANSION JOINT BETWEEN PAD AND APRON.
S59	DRIVER'S EYE
S60	CLEAR SIGHT TRIANGLE
S61	LANDSCAPING. SEE LANDSCAPE.
S62	MANUAL DOUBLE SWING PIPE GATE
S64	REFUSE ENCLOSURE WITH MANUAL DOUBLE SWING GATES.
S70	WATER METERS, SEE CIVIL.
S72	DRAIN INLET, SEE CIVIL.
S73	STORM DRAIN MANHOLE, SEE CIVIL.
S76	RETENTION POND, SEE CIVIL.
S81	POST-INDICATOR VALVE (PIV), SEE CIVIL.
S82	REMOTE FDC WITH GROUND-MOUNTED SIGN, SEE CIVIL.
S83	FIRE HYDRANT, SEE CIVIL.
S84	PAINTED FIRE LANES, TYPICAL.
S90	SWITCHGEAR, SEE ELECTRICAL.
S91	UTILITY TRANSFORMER, SEE ELECTRICAL.
S92	SITE LIGHTING, SEE ELECTRICAL.

**GENERAL NOTES**

- A. PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
- B. ALL PARKING DRIVES TO BE ASPHALT CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
- C. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.
- D. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. IF DIMENSIONAL ERROR, VARIANCES, AND/OR CONFLICTS EXIST, AS DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS, OR CONDITIONS ARE ENCOUNTERED THAT ARE NOT COVERED IN THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE COMMENCING THAT PORTION OF THE WORK.
- E. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.

**SITE HATCH LEGEND**



**AN APPROVED/ACCEPTED WORK ORDER IS  
CONDITION OF RELEASING THE FINAL CO.**

**PARKING ANALYSIS**

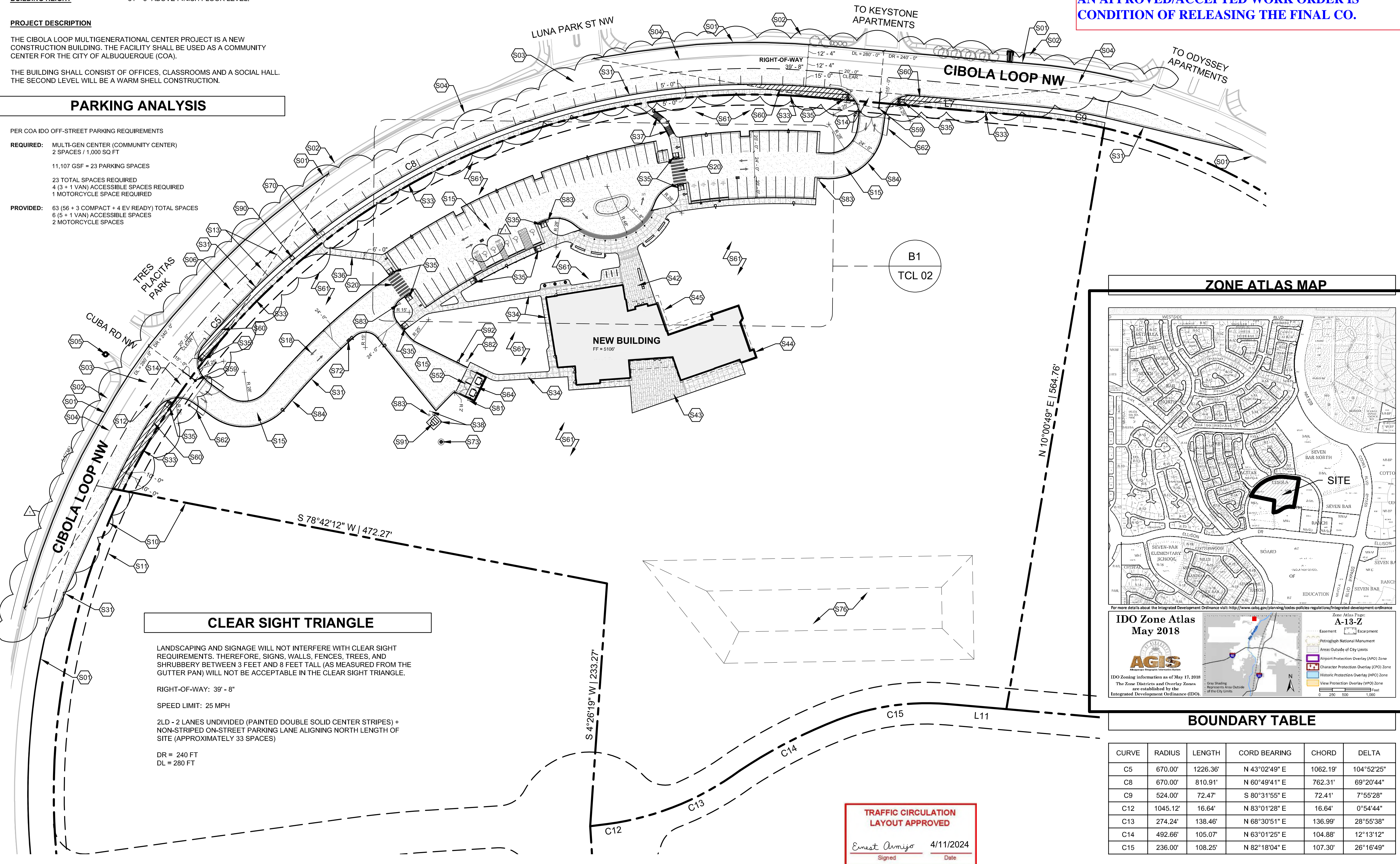
PER COA IDO OFF-STREET PARKING REQUIREMENTS

**REQUIRED:** MULTIGEN CENTER (COMMUNITY CENTER)  
2 SPACES / 1,000 SQ FT

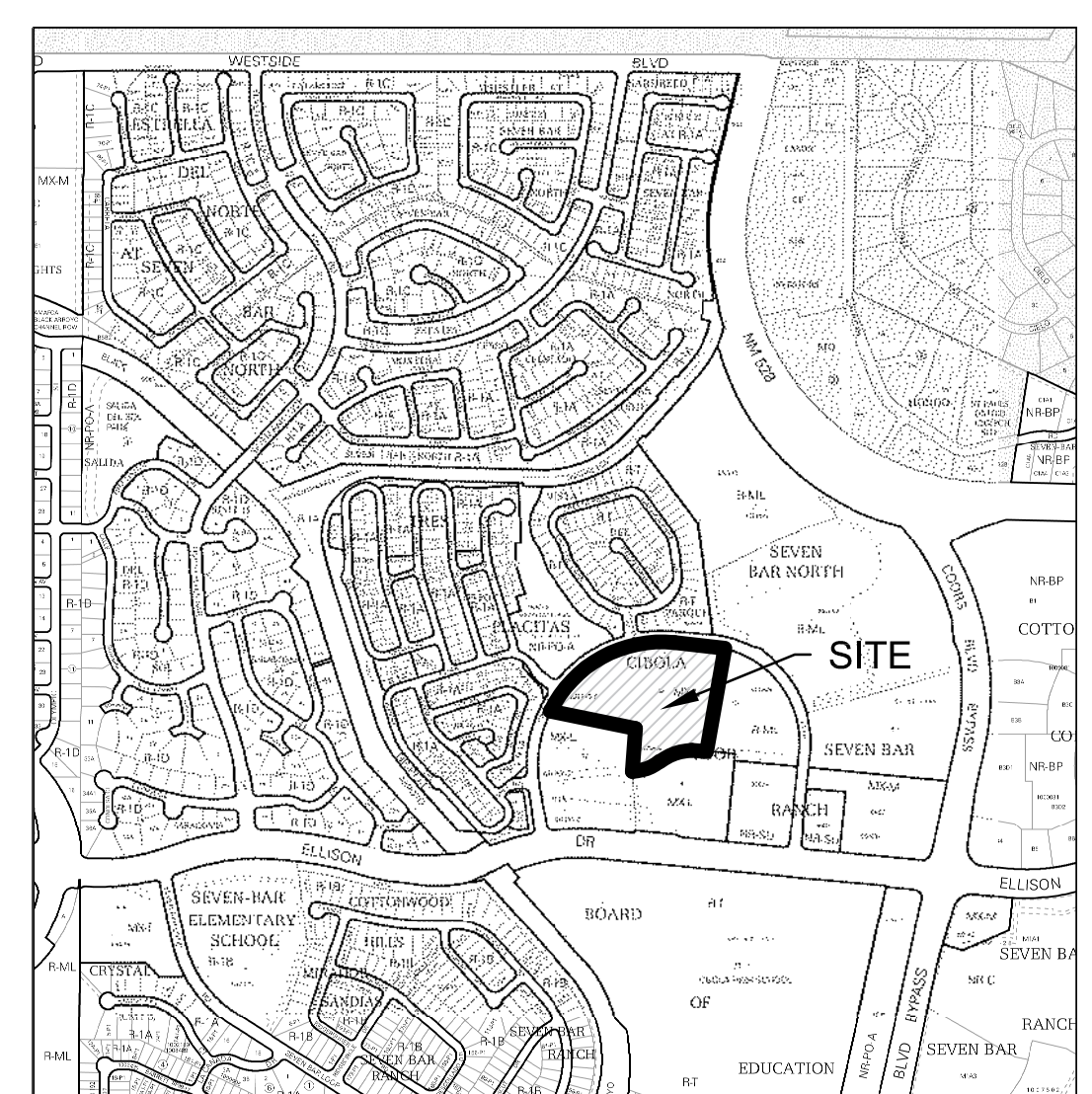
11,107 GSF = 23 PARKING SPACES

23 TOTAL SPACES REQUIRED  
4 (3 + 1 VAN) ACCESSIBLE SPACES REQUIRED  
1 MOTORCYCLE SPACE REQUIRED

**PROVIDED:** 63 (56 + 3 COMPACT + 4 EV READY) TOTAL SPACES  
6 (5 + 1 VAN) ACCESSIBLE SPACES  
2 MOTORCYCLE SPACES



**ZONE ATLAS MAP**



**IDO Zone Atlas**  
May 2018

**A-13-Z**

For more details about the Integrated Development Ordinance visit: <http://www.ci.albuquerque.nm.us/planning/ido-as-polices-regulations/integrated-development-ordinance>

AGIS

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

**BOUNDARY TABLE**

CURVE	RADIUS	LENGTH	CORD BEARING	CHORD	DELTA
C5	670.00'	1226.36'	N 43°02'49" E	1062.19'	104°52'25"
C8	670.00'	810.91'	N 60°49'41" E	762.31'	69°20'44"
C9	524.00'	72.47'	S 80°31'55" E	72.41'	7°55'28"
C12	1045.12'	16.64'	N 83°01'28" E	16.64'	0°54'44"
C13	274.24'	138.46'	N 68°30'51" E	136.99'	28°55'38"
C14	492.66'	105.07'	N 63°01'25" E	104.88'	12°13'12"
C15	236.00'	108.25'	N 82°18'04" E	107.30'	26°16'49"

LINE	DIRECTION	DISTANCE
L7	S 84°31'26" E	207.04'
L11	S 84°36'05" E	56.17'

**CLEAR SIGHT TRIANGLE**

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

RIGHT-OF-WAY: 39' - 8"

SPEED LIMIT: 25 MPH

2LD - 2 LANES UNDIVIDED (PAINTED DOUBLE SOLID CENTER STRIPES) + NON-STRIPED ON-STREET PARKING LANE ALIGNING NORTH LENGTH OF SITE (APPROXIMATELY 33 SPACES)

DR = 240 FT  
DL = 280 FT

**TRAFFIC CIRCULATION LAYOUT APPROVED**

*Ernest Armijo* 4/11/2024  
Signed Date

**fbt architects**

6501 Americas Parkway NE, Suite 300  
Albuquerque, NM 87110

505.883.5200  
www.fbtarch.com

**CONSULTANTS**

- CIVIL**  
**High Mesa**  
6010-B Midway Park Blvd NE  
Albuquerque, NM 87109  
p\_505.345.4250
- LANDSCAPE**  
**Groundwork Studio**  
6501 Americas Parkway NE, Suite 350  
Albuquerque, NM 87110  
p\_505.212.9126
- STRUCTURAL**  
**Chavez-Grieves Consulting Engineers, Inc.**  
4700 Lincoln Road NE, Suite 102  
Albuquerque, NM 87109  
p\_505.344.4080
- M/E/P/FP**  
**Bridgers & Paxton**  
4600-C Montgomery Blvd NE  
Albuquerque, NM 87109  
p\_505.883.4111
- LIGHTING**  
**Oldner Lighting**  
4645 Greenville Ave, Studio B  
Dallas, TX 75206  
p\_310.450.1733
- INTERIORS**  
**Studio M**  
6501 Americas Parkway NE, Suite 302  
Albuquerque, NM 87110  
p\_505.243.9287

CITY OF ALBUQUERQUE

**COA CIBOLA LOOP  
MULTIGENERATIONAL CENTER**

10751 Cibola Loop NW  
Albuquerque, NM 87114

**TRAFFIC CIRCULATION LAYOUT (TCL)**  
MARCH 2024

DRAWING TITLE: **TRAFFIC CIRCULATION LAYOUT**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		SEALED ARCHITECT		COA TCL REVIEW COMMENTS	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
WORK STAKED BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
INSPECTOR'S ACCEPTANCE BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
FIELD VERIFICATION BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
DRAWINGS CORRECTED BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
RECORDED BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
MICRO-FILM INFORMATION	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
RECORDED BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE

**A1 TRAFFIC CIRCULATION LAYOUT PLAN**

SCALE: 1" = 50' - 0"













**Ted**

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**From:** Ted  
**Sent:** Friday, May 17, 2024 8:31 AM  
**To:** aboard111@gmail.com  
**Subject:** City Project No. P7882.16-Cibola Loop Multigenerational Facility: Public Notice (Resending)



NA COA  
Forms-ReneHor...

Good Morning Ms. Horvath,  
We are resending this Public Notice with the revised cover sheet that includes your name. It's the same package sent previously, but specifically addressed to you as a requirement of the City's administrative process. Would you mind acknowledging receipt of this email once again. Once again we appreciate your timely response.

Thank you.

**fbt** | architects

Ted Grumblatt, LEED AP, PRINCIPAL

One Park Square | 6501 Americas Pkwy NE, Ste. 300 | Albuquerque, NM 87110

**PHO** 505.883.5200 x114 **MOBILE** 505.263.6567 **EMAIL** [tcg@fbtarch.com](mailto:tcg@fbtarch.com) **WEB** [fbtarch.com](http://fbtarch.com)

**NEW MEXICO**

**COLORADO**

**TEXAS**



## Ted

---

**From:** Rene' Horvath <aboard111@gmail.com>  
**Sent:** Tuesday, May 14, 2024 12:27 PM  
**To:** Ted  
**Cc:** learrael@aol.com; gforrest47@comcast.net; elizabethkayhaley@gmail.com; Antonio M. Vigil; Nicholas A. Morse  
**Subject:** Re: City Project No. P7882.16: Public Notice

Dear Ted,  
Thank you for the email notice and the phone call,  
letting us know about your proposal for the Cibola Loop multigenerational facility.  
Rene' Horvath  
WSCONA



Virus-free. [www.avg.com](http://www.avg.com)

On Mon, May 13, 2024 at 11:26 AM Ted <[tcg@fbtarch.com](mailto:tcg@fbtarch.com)> wrote:

Good Morning,

As a requirement of the City of Albuquerque Integrated Development Ordinance, FBT Architects is applying for approval from the Planning Department, a new Cibola Loop Multigenerational Facility located on Cibola Loop Road. The request is for a Site Plan Administrative DFT. Please find attached the Official Public Notification Form for Mailed or Electronic Mail Notice, along with supporting documents. Please contact us with any questions regarding this project.

Thank you.



Ted Grumblatt, LEED AP, PRINCIPAL

One Park Square | 6501 Americas Pkwy NE, Ste. 300 | Albuquerque, NM 87110

PHO 505.883.5200 x114 MOBILE 505.263.6567 EMAIL [tcg@fbtarch.com](mailto:tcg@fbtarch.com) WEB [fbtarch.com](http://fbtarch.com)

NEW MEXICO

COLORADO

TEXAS



**Ted**

---

**From:** Rene' Horvath <aboard111@gmail.com>  
**Sent:** Friday, May 17, 2024 2:31 PM  
**To:** Ted  
**Subject:** Re: City Project No. P7882.16-Cibola Loop Multigenerational Facility: Public Notice (Resending)

Ted,  
Yes, I received the email and cover sheet.  
Thank you,  
Rene  
Sent from my iPhone

On May 17, 2024, at 8:31 AM, Ted <tcg@fbtarch.com> wrote:

Good Morning Ms. Horvath,  
We are resending this Public Notice with the revised cover sheet that includes your name. It's the same package sent previously, but specifically addressed to you as a requirement of the City's administrative process. Would you mind acknowledging receipt of this email once again. Once again we appreciate your timely response.

Thank you.

[<Picture \(Device Independent Bitmap\) 1.jpg>](#)

Ted Grumblatt, LEED AP, PRINCIPAL

One Park Square | 6501 Americas Pkwy NE, Ste. 300 | Albuquerque, NM 87110

**PHO** 505.883.5200 x114 **MOBILE** 505.263.6567 **EMAIL** [tcg@fbtarch.com](mailto:tcg@fbtarch.com) **WEB** [fbtarch.com](http://fbtarch.com)

**NEW MEXICO**

**COLORADO**

**TEXAS**

<NA COA Forms-ReneHorvath.pdf>



[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision – Electronic Mail

Date of Notice\*: May 16, 2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA) \*: Westside Coalition of Neighborhood Associations

Name of NA Representative\*: Elizabeth Haley

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: elizabethkayhaley@gmail.com

### Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 10751 Cibola Loop NW, Albuquerque, NM 87114

Location Description \_\_\_\_\_

2. Property Owner\* City of Albuquerque

3. Agent/Applicant\* [if applicable] FBT Architects/City of Albuquerque Department of Senior Affairs

4. Application(s) Type\* per IDO [Table 6-1-1](#)

Historic Certificate of Appropriateness – Minor

Sign Permit

Alternative Signage Plan

Wall/Fence Permit

Site Plan – Administrative<sup>2</sup>

Summary of project/request\*:

Request approval of the Site Plan Administrative DFT.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

5. This application will be decided by staff. Please contact [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860 to speak with staff.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Usually submitted and reviewed as part of building permit application, which can be searched by address here: <https://posse.cabq.gov/posse/pub/lms/Login.aspx>



[Note: Items with an asterisk (\*) are required.]

- 6. Where more information about the project can be found<sup>3</sup>:  
[FBT Architects, 6501 Americas Pkwy NE, Suite 300, Albuquerque, NM 87110](#)

**Information Required for Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)<sup>4</sup> A-13-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project<sup>\*</sup>:

- Deviation(s)
- Variance(s)<sup>5</sup>
- Waiver(s)<sup>6</sup>

Explanation<sup>\*</sup>:

Request of approval from the Planning Department.

- 4. Pre-submittal Neighborhood Meeting: Not Required
- 5. **For Site Plan – Administrative Applications only<sup>\*</sup>**, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas. <sup>\*</sup>
- b. Access and circulation for vehicles and pedestrians. <sup>\*</sup>
- c. Maximum height of any proposed structures, with building elevations. <sup>\*</sup>
- d. **For residential development<sup>\*</sup>**: Maximum number of proposed dwelling units.
- e. **For non-residential development<sup>\*</sup>**:
  - Total gross floor area of proposed project. 14,000 square feet
  - Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>7</sup>:

- 1. Area of Property [typically in acres] 9.1379
- 2. IDO Zone District MX-L
- 3. Overlay Zone(s) [if applicable] N/A
- 4. Center or Corridor Area [if applicable] N/A

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

<sup>5</sup> Separate notice is required for Variances.

<sup>6</sup> Separate notice is required for Waivers.

<sup>7</sup> Available here: <https://tinurl.com/idozoningmap>



[Note: Items with an asterisk (\*) are required.]

Current Land Use(s) [vacant, if none] VACANT

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**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Cibola Loop NA [Other Neighborhood Associations, if any]

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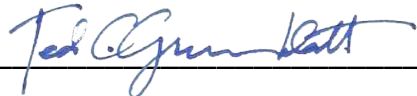


**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



<b>PART I - PROCESS</b>	
Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	
Decision-making Body:	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Note: if yes, see second page</b>
<b>PART II – DETAILS OF REQUEST</b>	
Address of property listed in application:	<a href="#">10751 Cibola Loop NW, Albuquerque, NM 87114</a>
Name of property owner:	<a href="#">City of Albuquerque</a>
Name of applicant:	<a href="#">FBT Architects</a>
Date, time, and place of public meeting or hearing, if applicable:	<a href="#">Not Applicable.</a>
Address, phone number, or website for additional information:	<a href="#">6501 Americas Pkwy NE Suite 300, Albuquerque, NM 87110 (505) 883-5200</a>
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">SUBSECTION 14-16-6-4(K)</a> OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>	

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.

 (Applicant signature) May 13, 2024 (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

a. Location of proposed buildings and landscape areas.

b. Access and circulation for vehicles and pedestrians.

c. Maximum height of any proposed structures, with building elevations.

N/A d. For residential development: Maximum number of proposed dwelling units.

e. For non-residential development:

Total gross floor area of proposed project. 14,000 square feet

Gross floor area for each proposed use.







**PROJECT DATA**

**BUILDING ADDRESS** 10751 CIBOLA LOOP NW  
ALBUQUERQUE, NM 87114

**LEGAL DESCRIPTION**  
TRACT A-2 CIBOLA LOOP SUBDIVISION WITH 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

+/- 9.1379 ACRES

**CONSTRUCTION TYPE** NEW CONSTRUCTION - IIB

**OCCUPANT LOAD** MIXED OCCUPANCY - NON-SEPARATED USES  
A-3 (ASSEMBLY GROUP)  
B (BUSINESS GROUP)

**SQUARE FOOTAGE**  
FIRST LEVEL: 11,107 GSF  
SECOND LEVEL: 4,450 GSF (NON-OCCUPIED)  
TOTAL BUILDING: 15,557 GSF

**BUILDING HEIGHT** 31' - 5" ABOVE FINISH FLOOR LEVEL.

**PROJECT DESCRIPTION**  
THE CIBOLA LOOP MULTIGENERATIONAL CENTER PROJECT IS A NEW  
CONSTRUCTION BUILDING. THE FACILITY SHALL BE USED AS A COMMUNITY  
CENTER FOR THE CITY OF ALBUQUERQUE (COA).  
THE BUILDING SHALL CONSIST OF OFFICES, CLASSROOMS AND A SOCIAL HALL.  
THE SECOND LEVEL WILL BE A WARM SHELL CONSTRUCTION.

**KEYED NOTES**

- S01 EXISTING CURB AND GUTTER SYSTEM
- S02 EXISTING SIDEWALK
- S03 EXISTING ASPHALT DRIVE
- S04 EXISTING DOUBLE YELLOW PAVEMENT STRIPE
- S05 EXISTING STREETLIGHT
- S06 LINE OF EXISTING CURB TO BE REMOVED
- S10 PROPERTY LINE
- S11 10' - 0" PUBLIC UTILITY EASEMENT
- S12 NEW ASPHALT-PAVED DRIVE LANE FOR EXPANDED RIGHT-OF-WAY. SEE COA STD. DWG. 2439A/B FOR TYPICAL LOCAL STREET DETAILS.
- S13 STRIPED ON-STREET PARKING (8' - 0" x 20' - 0" PARKING SPACE, TYPICAL, APPROXIMATELY 33 SPACES TOTAL), AS PART OF A SEPARATE CITY WORK ORDER DESIGN PACKAGE PERTAINING TO OFF-SITE IMPROVEMENTS.
- S14 NEW ASPHALT-PAVED VEHICULAR ENTRY AT EXPANDED RIGHT-OF-WAY.
- S15 ASPHALT PAVING, TYPICAL.

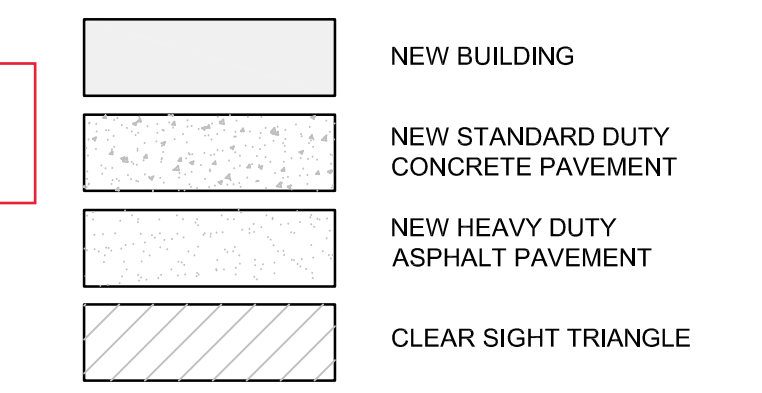
- S18 PAINTED PARKING LOT 10' - 0" LENGTH ARROWS AND 30" HEIGHT LETTERING, TYPICAL. PAINT SHALL BE TRAFFIC-RATED LATEX PAINT, COLOR: WHITE.
- S20 PAINTED ACCESS AISLE
- S31 CONCRETE CURB & GUTTER SYSTEM, TYPICAL. SEE SITE DETAILS & CIVIL.
- S33 CONCRETE SIDEWALK. SEE COA STD. DWG. 2430 FOR OFFSET TYPE SIDEWALK DETAILS.
- S34 4" THICK STANDARD DUTY CONCRETE PAVEMENT WITH TURN DOWN EDGE AT ALL EXPOSED EDGES.
- S35 ACCESSIBLE CURB RAMP. SEE COA STD. DWG. 2443 FOR PARALLEL CURB RAMP DETAILS. INSTALL TRUNCATED DOME IN ALL ADA RAMP. RECESS TO FLUSH WITH SURFACE OF CONCRETE SIDEWALK. SEE COA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.
- S36 ACCESSIBLE PATH TO PUBLIC WAY
- S37 CONCRETE STAIRS AND STEEL HANDRAILS
- S38 6" TRAFFIC-RATED BOLLARD
- S42 ENTRY PLAZA: INTEGRALLY COLORED CONCRETE AND STAMPED TEXTURE WITH INTEGRATED LANDSCAPING & CONCRETE SEATING.
- S43 CONCRETE PATIO: INTEGRALLY COLORED CONCRETE AND STAMPED TEXTURE WITH INTEGRATED LANDSCAPING & CONCRETE SEATING.
- S44 1' - 6" CONCRETE MOW STRIP, TYPICAL. ALL AROUND BUILDING PERIMETER.
- S45 OVERHEAD OVERHANG

- S52 6" CONCRETE APRON. 4,000 PSI, 3/4" AGGREGATE WITH 6X6-10/10WWM OR EQUAL, 1/2" EXPANSION JOINT BETWEEN PAD AND APRON.
- S59 DRIVER'S EYE
- S60 CLEAR SIGHT TRIANGLE
- S61 LANDSCAPING. SEE LANDSCAPE.
- S62 MANUAL DOUBLE SWING PIPE GATE
- S64 REFUSE ENCLOSURE WITH MANUAL DOUBLE SWING GATES.
- S70 WATER METERS, SEE CIVIL.
- S72 DRAIN INLET, SEE CIVIL.
- S73 STORM DRAIN MANHOLE, SEE CIVIL.
- S76 RETENTION POND, SEE CIVIL.
- S81 POST-INDICATOR VALVE (PIV), SEE CIVIL.
- S82 REMOTE FDC WITH GROUND-MOUNTED SIGN, SEE CIVIL.
- S83 FIRE HYDRANT, SEE CIVIL.
- S84 PAINTED FIRE LANES, TYPICAL.
- S90 SWITCHGEAR, SEE ELECTRICAL.
- S91 UTILITY TRANSFORMER, SEE ELECTRICAL.
- S92 SITE LIGHTING, SEE ELECTRICAL.

**GENERAL NOTES**

- A. PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
- B. ALL PARKING DRIVES TO BE ASPHALT CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
- C. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.
- D. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. IF DIMENSIONAL ERROR, VARIANCES, AND/OR CONFLICTS EXIST, AS DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS, OR CONDITIONS ARE ENCOUNTERED THAT ARE NOT COVERED IN THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE COMMENCING THAT PORTION OF THE WORK.
- E. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.

**SITE HATCH LEGEND**



**AN APPROVED/ACCEPTED WORK ORDER IS CONDITION OF RELEASING THE FINAL CO.**

**PARKING ANALYSIS**

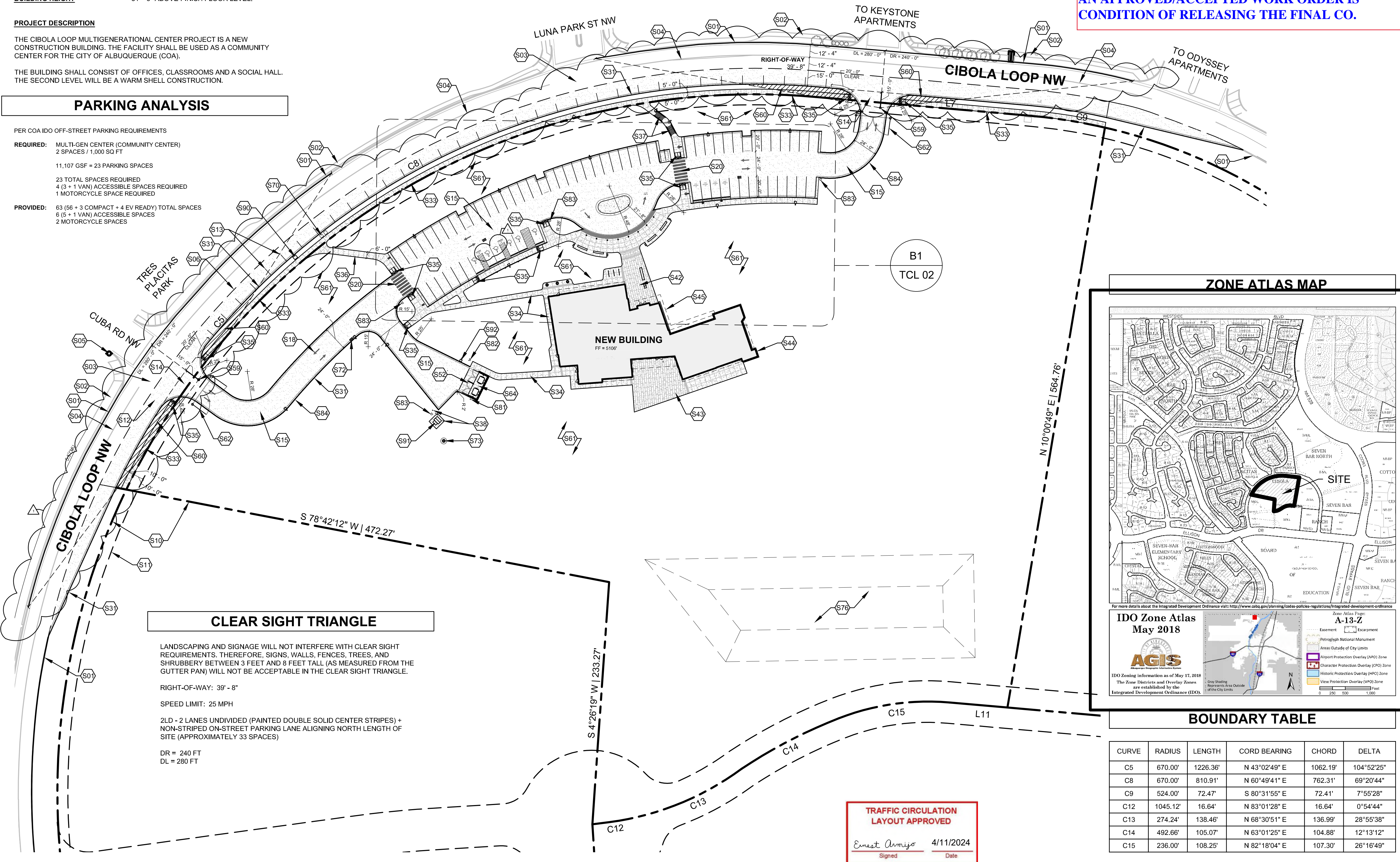
PER COA IDO OFF-STREET PARKING REQUIREMENTS

**REQUIRED:** MULTI-GEN CENTER (COMMUNITY CENTER)  
2 SPACES / 1,000 SQ FT

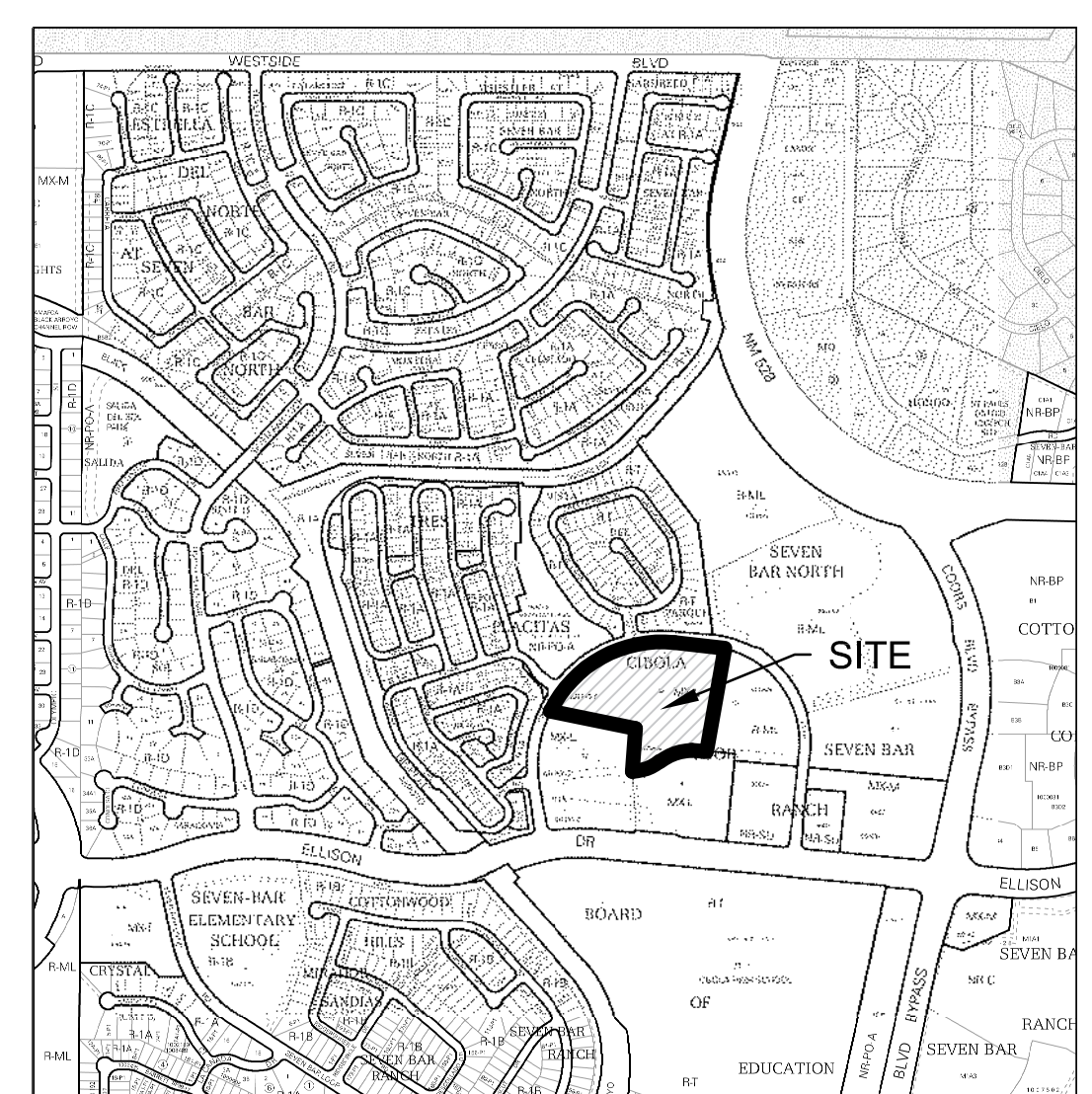
11,107 GSF = 23 PARKING SPACES

23 TOTAL SPACES REQUIRED  
4 (3 + 1 VAN) ACCESSIBLE SPACES REQUIRED  
1 MOTORCYCLE SPACE REQUIRED

**PROVIDED:** 63 (56 + 3 COMPACT + 4 EV READY) TOTAL SPACES  
6 (5 + 1 VAN) ACCESSIBLE SPACES  
2 MOTORCYCLE SPACES



**ZONE ATLAS MAP**



**CLEAR SIGHT TRIANGLE**

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

RIGHT-OF-WAY: 39' - 8"

SPEED LIMIT: 25 MPH

2LD - 2 LANES UNDIVIDED (PAINTED DOUBLE SOLID CENTER STRIPES) + NON-STRIPED ON-STREET PARKING LANE ALIGNING NORTH LENGTH OF SITE (APPROXIMATELY 33 SPACES)

DR = 240 FT  
DL = 280 FT

**BOUNDARY TABLE**

CURVE	RADIUS	LENGTH	CORD BEARING	CHORD	DELTA
C5	670.00'	1226.36'	N 43°02'49" E	1062.19'	104°52'25"
C8	670.00'	810.91'	N 60°49'41" E	762.31'	69°20'44"
C9	524.00'	72.47'	S 80°31'55" E	72.41'	7°55'28"
C12	1045.12'	16.64'	N 83°01'28" E	16.64'	0°54'44"
C13	274.24'	138.46'	N 68°30'51" E	136.99'	28°55'38"
C14	492.66'	105.07'	N 63°01'25" E	104.88'	12°13'12"
C15	236.00'	108.25'	N 82°18'04" E	107.30'	26°16'49"

LINE	DIRECTION	DISTANCE
L7	S 84°31'26" E	207.04'
L11	S 84°36'05" E	56.17'

**TRAFFIC CIRCULATION LAYOUT APPROVED**

*Ernest Armijo* 4/11/2024  
Signed Date

**fbt architects**

6501 Americas Parkway NE, Suite 300  
Albuquerque, NM 87110 505.883.5200  
www.fbtarch.com

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**Groundwork Studio**  
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- M/E/P/FP**  
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p\_505.243.9287

CITY OF ALBUQUERQUE

**COA CIBOLA LOOP MULTIGENERATIONAL CENTER**

10751 Cibola Loop NW  
Albuquerque, NM 87114

**TRAFFIC CIRCULATION LAYOUT (TCL)**

MARCH 2024

DRAWING TITLE: **TRAFFIC CIRCULATION LAYOUT**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. P7882.16 Zone Map No. A-13-Z DWG. Sheet

**AS BUILT INFORMATION**

CONTRACTOR	DATE	INSPECTOR'S ACCEPTANCE BY	DATE	FIELD VERIFICATION BY	DATE	DRAWINGS CORRECTED BY	DATE	MICRO-FILM INFORMATION	RECORDED BY	DATE

**BENCH MARKS**

NO.	DATE

**SURVEY INFORMATION**

FIELD NOTES	BY	NO.

**SEALED ARCHITECT**

ARCHITECT

ARCHITECT

**A1 TRAFFIC CIRCULATION LAYOUT PLAN**

SCALE: 1" = 50' - 0"





**GENERAL NOTES**

- A. 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. CONTRACTOR SHALL VERIFY ALL QUANTITIES BETWEEN THE PLANTING PLAN AND THE PLANT SCHEDULE.
- B. 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.
- C. CONTRACTOR SHALL INSTALL A 4" DEPTH OF COMPACTED OF "MOUNTAINAIR SUNRISE GOLD" CRUSHER FINES AS AVAILABLE FROM RESTORATION GROUP INC. (505) 294-1470 OVER A 4" COMPACTED DEPTH OF BASECOURSE. TOP OF FINES SHALL BE FLUSH WITH ADJACENT PAVEMENT. PROVIDE SAMPLE OF CRUSHER FINES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. SEE DETAIL C/LP-501.
- D. CONTRACTOR SHALL INSTALL A 4" DEPTH OF 1" AMARRETTO GRAVEL MULCH AS AVAILABLE FROM JPR GRAVEL (505) 877-4913. INSTALL MULCH OVER OVER FILTER FABRIC PER NOTE K. PROVIDE SAMPLE OF GRAVEL MULCH FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- E. CONTRACTOR SHALL INSTALL A 4" DEPTH OF 3/4" BASALT GRAVEL MULCH AS AVAILABLE FROM JPR GRAVEL (505) 877-4913 OVER FILTER FABRIC PER NOTE K. PROVIDE SAMPLE OF GRAVEL MULCH FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL INSTALL A 6" DEPTH OF 2"-4" "MOUNTAINAIR BROWN" COBBLE MULCH AS AVAILABLE FROM RESTORATION GROUP INC. (505) 847-2387 OVER FILTER FABRIC PER GENERAL NOTE K. CONTRACTOR SHALL CREATE A CLEAN LINE A BY HAND PLACING A SINGLE ROW OF COBBLES AT TRANSITION TO GRAVEL OR CONCRETE. TOP OF COBBLE SHALL BE 1" HIGHER THAN ADJACENT GRAVEL AND 1/2" BELOW ADJACENT CONCRETE. PROVIDE SAMPLE OF GRAVEL MULCH FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- G. CONTRACTOR SHALL INSTALL A 6" DEPTH OF 4"-8" "COYOTE MIST" COBBLE MULCH AS AVAILABLE FROM JPR GRAVEL (505) 877-4913 OVER FILTER FABRIC PER GENERAL NOTE K. PROVIDE SAMPLE OF GRAVEL MULCH FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- H. CONTRACTOR SHALL FURNISH AND INSTALL 18-24 C.F. "MOUNTAINAIR SUNRISE GOLD" LANDSCAPE BOULDERS AS AVAILABLE FROM RESTORATION GROUP INC. (505) 847-2387. INSTALL PER DETAIL B/LP-501.
- I. 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.
- J. CONTRACTOR SHALL INSTALL A 4" SETTLED DEPTH OF "WOOD MULCH" AS AVAILABLE FROM SOLUTIONS (505) 877-0220. INSTALL PER CABO IDO 14-16-5-6(C)(5)(E). NO FILTER FABRIC.
- K. INSTALL MULCH OVER OVER FILTER FABRIC. MIN. 4 OZ/SY NONWOVEN NEEDLE PUNCHED POLYPROPYLENE (MIRAFI 140N OR EQUIVALENT). OVERLAP FABRIC ENDS 3". TURN DOWN EDGES 6". TOP OF GRAVEL MULCH SHALL BE 1" BELOW TOP OF ADJACENT PAVING. SEE DETAIL A/LP-501.
- L. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.
- M. THE PROPOSED LANDSCAPE INCLUDING STREET TREES SHALL BE IRRIGATED BY AN AUTOMATIC SUBTERRANEAN IRRIGATION SYSTEM CONSTRUCTED PER CITY OF ALBUQUERQUE STANDARD DETAILS.
- N. ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.
- O. ALL VEGETATION SHALL COMPLY WITH ARTICLE 9-12 AND PARTS 6-1-1 AND 6-2-2 OF ROA 1994 (POLLEN CONTROL, WATER CONSERVATION LANDSCAPING AND WATER WASTE, AND STREET TREES) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABOWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE).
- P. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- Q. LIMITS OF REVEGETATION SEEDING SHOWN ARE APPROXIMATE. CONTRACTOR SHALL INSTALL REVEGETATION SEEDLING ON ANY AND ALL AREAS DISTURBED BY CONSTRUCTION OPERATIONS. BARE UNSEEDED GROUND WILL NOT BE ACCEPTED.

**LANDSCAPE CALCULATIONS**

ZONING	MX-M AND MX-L
APPLICABLE REGULATION(S)	IDO 14-16-5-6 AND PART 6-2 OF ROA 1994
TOTAL LOT AREA (ACRES)	9.14
TOTAL LOT AREA (SF)	398,234
BUILDING AREA (SF)	12,798
NET LOT AREA (SF)	385,436
REQUIRED LANDSCAPE (%)	15
REQUIRED LANDSCAPE (SF)	57,815
LANDSCAPE PROVIDED (SF)	337,675
VEGETATIVE COVER (% - REQ)	75.0
VEGETATIVE COVER (SF - REQ)	253,256
VEGETATIVE COVER (SF - PROV.)	3
GROUND COVER (% - REQ)	1
GROUND COVER (SF - REQ)	6
GROUND COVER (SF - PROV.)	2,76
PARKING LOT AREA (SF)	23,855
REQ. PARKING LANDSCAPE 15% (SF)	3,578
PROV. PARKING LANDSCAPE (SF)	3,600
REQ. PARKING TREES (1/10 SPOTS)	7
PROV. PARKING TREES	7
STREET FRONTAGE (LF)	710
STREET TREES PROVIDED	29
AVERAGE SPACING (LF)	24

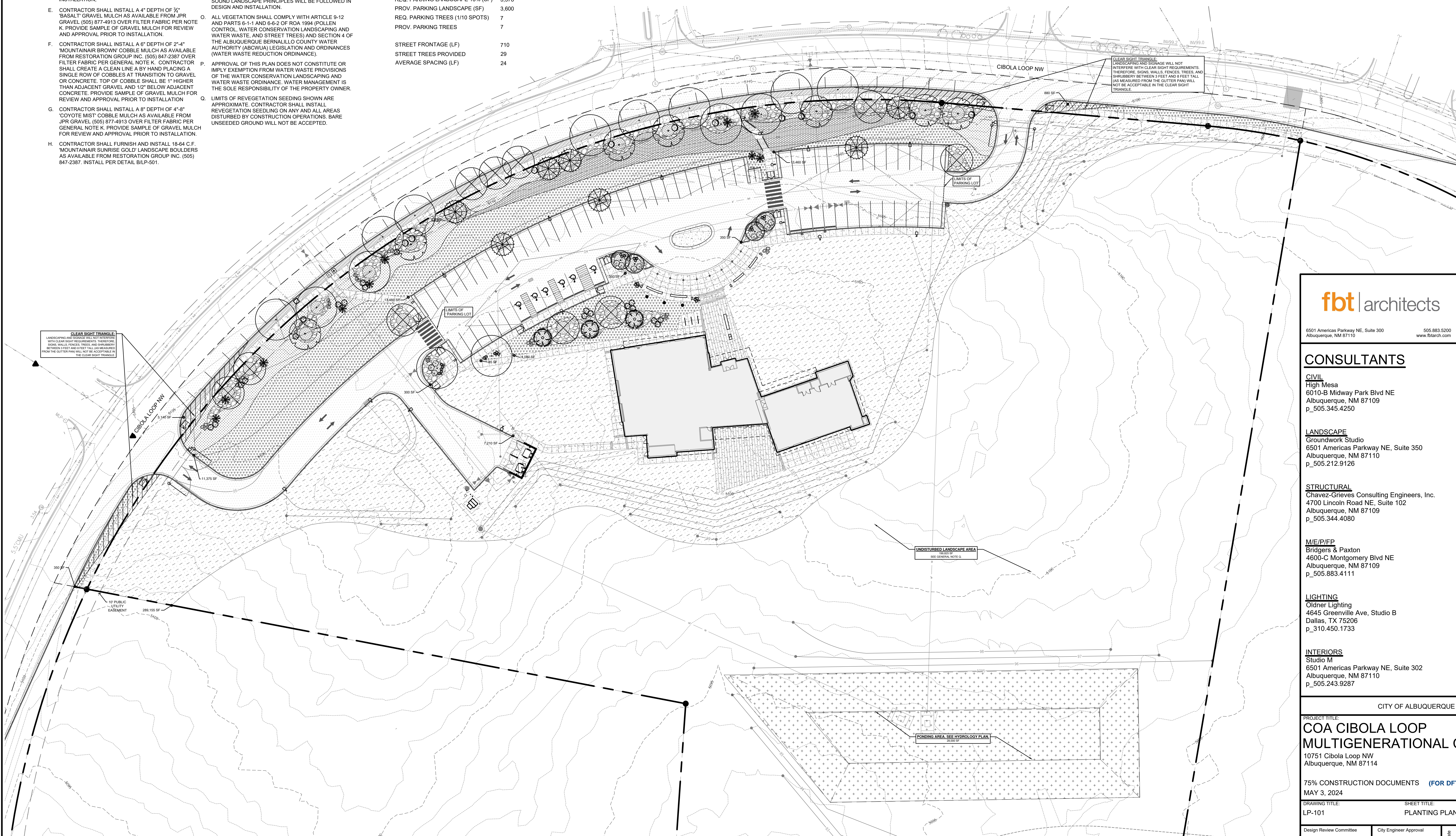
**PLANT LEGEND**

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	MIN. INSTALLED SIZE	CONTAINER	MATURE SIZE	COV. EA.	COV. TOTAL
<b>TREES</b>								
(Symbol)	AFGHAN PINE	PINUS ELDARICA	7	MIN 6' HT	B&B	40' HT X 18' SPD	324	2288
(Symbol)	ALLEE ELM	ULMUS PARVIFLORA 'EMER II'	14	2" CAL, 12'-14' HT	B&B	40' HT & SPD	1600	22400
(Symbol)	DESERT WILLOW	CHILOPSIS LINEARIS	10	2" CAL, 10'-12' H	B&B	20' HT X 25' SPD	625	6250
(Symbol)	OKLAHOMA REDBUD	CERCIS RENIFORMIS	4	MIN 5' HT	B&B	15' HT X 12' SPD	144	576
(Symbol)	JOAN LIONETTI LIVE OAK	QUERCUS FUSIFORMIS 'JOAN LIONETTI'	7	2" CAL, 10'-12' H	B&B	25' HT & 30' SPD	900	6300
(Symbol)	SINGLE SEED JUNIPER (FEMALE)	JUNIPERUS MONOSPERMA	3	MIN. 5' HT	B&B	15' HT & SPD	225	675
<b>SHRUBS</b>								
(Symbol)	APACHE PLUME	FALLUGIA PARADOXA	10	MIN 18" HT	5-GAL	5' HT & SPD	25	250
(Symbol)	CHAMISA	CHRYSOTHAMNUS NAUSEOSUS	20	MIN 18" HT	5-GAL	5' HT & SPD	25	500
(Symbol)	CREeping SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	11	MIN 18" SPD	5-GAL	2' HT X 5' SPD	25	275
(Symbol)	HEAVY BLOSSOM	HEBE LUNATA	1	MIN 18" HT	5-GAL	6' HT & SPD	36	360
(Symbol)	PINE MULCH PLANT	MULCH PLANT	28	N 12" HT	5-GAL	2' HT X 2' SPD	4	112
<b>OTHER</b>								
(Symbol)	ACCESSORIES	SEE GENERAL NOTE H						

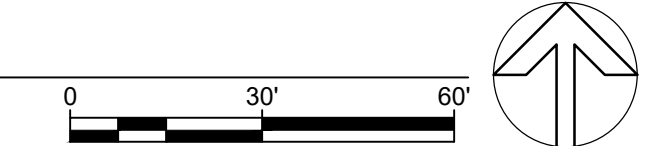
**HATCH LEGEND**

(Hatch)	CRUSHER FINE SURFACING. SEE GENERAL NOTE C.
(Hatch)	1" GRAVEL. SEE GENERAL NOTE D.
(Hatch)	3/4" GRAVEL MULCH OVER FILTER FABRIC. SEE GENERAL NOTE E.
(Hatch)	2"-4" COBBLE. SEE GENERAL NOTE F.
(Hatch)	4"-8" ANGULAR COBBLE MULCH. SEE GENERAL NOTE G.
(Hatch)	REVEGETATION SEEDING PER CABQ SPECIFICATIONS SANDY SOILS SEED MIX - GRASS AND WILDFLOWER SPECIES ONLY.
(Hatch)	ORGANIC MULCH. SEE GENERAL NOTE J.
(Hatch)	CONCRETE. SEE ARCHITECTURAL.
(Hatch)	ASPHALT. SEE ARCHITECTURAL.
(Hatch)	PONDING AREA. SEE CIVIL.

REPLACE SHEET



**A1 PLANTING PLAN**  
1" = 30'-0"



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CITY OF ALBUQUERQUE

PROJECT TITLE:  
**COA CIBOLA LOOP MULTIGENERATIONAL CENTER**  
10751 Cibola Loop NW  
Albuquerque, NM 87114

75% CONSTRUCTION DOCUMENTS (FOR DFT SUBMITTAL ONLY)  
MAY 3, 2024

DRAWING TITLE: LP-101 SHEET TITLE: PLANTING PLAN

Design Review Committee	City Engineer Approval	Mo/Day/YY	Mo/Day/YY

City Project No. P7882.16 Zone Map No. A-13-Z DWG. Sheet

AS BUILT INFORMATION		BENCH MARKS	
CONTRACTOR	DATE	NO.	DATE
WORK STAGED	DATE	NO.	DATE
INSPECTORS ACCEPTANCE	DATE	NO.	DATE
FIELD VERIFICATION	DATE	NO.	DATE
BY	DATE	NO.	DATE
REVISIONS	DATE	NO.	DATE
DESIGNED BY	DATE	NO.	DATE
DRAWN BY	DATE	NO.	DATE
CHECKED BY	DATE	NO.	DATE







**Ted**

---

**From:** Ted  
**Sent:** Thursday, May 16, 2024 2:20 PM  
**To:** elizabethkayhaley@gmail.com  
**Cc:** aboard111@gmail.com  
**Subject:** City Project No. P7882.16 Cibola Loop Multigenerational Facility: Public Notice



WSCONA.pdf

Good Elizabeth,  
Thank you for your time this afternoon. Please find attached application for DFT. Please respond confirming receipt of this email with the above referenced information.

Thank you.



Ted Grumblatt, LEED AP, PRINCIPAL

One Park Square | 6501 Americas Pkwy NE, Ste. 300 | Albuquerque, NM 87110

**PHO** 505.883.5200 x114 **MOBILE** 505.263.6567 **EMAIL** [tcg@fbtarch.com](mailto:tcg@fbtarch.com) **WEB** [fbtarch.com](http://fbtarch.com)

**NEW MEXICO**

**COLORADO**

**TEXAS**



**Ted**

---

**From:** Microsoft Outlook  
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@wallaengineering.com>  
**To:** elizabethkayhaley@gmail.com; aboard111@gmail.com  
**Sent:** Friday, May 17, 2024 2:46 PM  
**Subject:** Relayed: RE: City Project No. P7882.16 Cibola Loop Multigenerational Facility: Public Notice

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[elizabethkayhaley@gmail.com \(elizabethkayhaley@gmail.com\)](mailto:elizabethkayhaley@gmail.com)

[aboard111@gmail.com \(aboard111@gmail.com\)](mailto:aboard111@gmail.com)

Subject: RE: City Project No. P7882.16 Cibola Loop Multigenerational Facility: Public Notice



# Cibola Loop Multigenerational Center - North Entry





# Cibola Loop Multigenerational Center - South Facade





August 1, 2024

Chair  
Eric C. Olivas  
County of Bernalillo  
Commissioner, District 5

Vice Chair  
Louie Sanchez  
City of Albuquerque  
Councilor, District 1

Barbara Baca  
County of Bernalillo  
Commissioner, District 1

Joaquin Baca  
City of Albuquerque  
Councilor, District 2

Adriann Barboa  
County of Bernalillo  
Commissioner, District 3

Klarissa Peña  
City of Albuquerque  
Councilor, District 3

Timothy M. Keller  
City of Albuquerque  
Mayor

*Ex-Officio Member*  
Gilbert Benavides  
Village of Los Ranchos  
Board Trustee

*Executive Director*  
Mark S. Sanchez

*Website*  
www.abcwua.org

J. Graeme Means, PE  
High Mesa, a Bowman Company  
6010-B Midway Park Blvd NE  
Albuquerque, NM 87109

**RE: Water and Sanitary Sewer Serviceability Letter #240210R**  
**Project Name: Cibola Loop Multigenerational Center**  
**Project Address: 10751 Cibola Loop NW**  
**Legal Description: TR A-2 BULK PLAT TRACTS A-1, A-2, B-1 & C-1 CIBOLA LOOP SUBDIVISION**  
**UPC: 101306630817840305**  
**Zone Atlas Map: A-13**

Dear J. Graeme Means:

**Project Description:** The subject site is located south of the intersection of Luna Park Street NW and Cibola Loop NW within the City of Albuquerque, outside the established service area. The proposed development consists of approximately 9.14 acres and the property is currently zoned Mixed Use for Low Intensity use. The property lies within the Pressure Zone 2WR in the Corrales Trunk.

The Request for Availability indicates plans to construct a new City of Albuquerque Community Center. The first phase will be 15,557 square feet and the full buildout will be 55,000 square feet.

**Revision:** The purpose of this revision is to identify the need for a Service Connection Agreement as this site is outside of the Established Service Area. This was not initially identified in the prior letter (#240210) and will be a requirement to establish service.

**Service Connection Agreement Required:** This property is outside of the Water Authority's Established Service Area. Pursuant to the System Expansion Ordinance, service to this property shall be subject to a Service Connection Agreement which will establish the conditions for service. A Service Connection Agreement is required in lieu of a Development Agreement because there is no expansion or improvement of public infrastructure required to serve the development. Contact Utility Development regarding the Service Connection Agreement process.

**Existing Conditions:**

Water infrastructure in the area consists of the following:

- Eight-inch PVC distribution line (project #26-6069.81-04) along Cibola Loop NW.

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch PVC sanitary sewer collector (project #26-5182.90-96) along Cibola Loop NW.
- Eight-inch PVC sanitary sewer collector (project #26-5752.81-98) along Cibola Loop NW.



**Water Service:** New metered water service to the property can be provided via routine connection to the existing eight-inch distribution main along Cibola Loop NW. The engineer is responsible for determining pressure losses and sizing the service line(s) downstream of the public water line to serve the proposed development.

Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service. Each legally platted property shall have individual, independent water services. No property shall share a water service with any other property.

Existing service lines and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main. For fire lines, the line shall be capped near the public valve and valve access shall be grouted and the collar removed.

**Non-Potable Water Service:** Currently, there is no non-potable infrastructure available to serve the subject property.

**Sanitary Sewer Service:** New sanitary sewer service can be provided via routine connection to the existing eight-inch collector along Cibola Loop NW. No property shall share a private sewer service with any other property. The engineer is responsible for sizing the service line(s) upstream of the public sanitary sewer line to serve the proposed development.

**Fire Protection:** From the Fire Marshal's requirements calculated fire flow, the instantaneous fire flow requirements for the project are 2,500 gallons per minute. Three fire hydrants are required. There are zero existing hydrants available and four new hydrants are proposed with this project. As modeled using InfoWater™ computer software, the fire flow can be met by applying the required fire flow to the system as shown in the information provided by the requestor. Analysis was performed by simulating the required fire flow at the two proposed fire line connection points on the eight-inch distribution line in Cibola Loop NW. One proposed fire connection point is to be located west of the intersection of Cibola Loop NW and Luna Park Street NW, and one proposed fire line connection point is to be located east of the intersection of Cibola Loop NW and Luna Park Street NW.

Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

The engineer is responsible for determining pressure losses and sizing of the fire line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

**Cross Connection Prevention:** Per the Cross Connection Prevention and Control Ordinance, all new non-residential premises must have a reduced pressure principal backflow prevention assembly approved by the Water Authority installed at each domestic service connection at a location accessible to the Water Authority. No tees, branches, possible connection fittings, or openings are allowed between the reduced pressure principal backflow prevention assembly and the service connection unless protected by a backflow prevention assembly. These requirements also apply to all remodeled non-residential premises when the work area of the building undergoing repairs, alterations,



or rehabilitation, as defined in the International Existing Building Code, exceeds 50 percent of the aggregate area of the building regardless of the costs of repairs, alteration, or rehabilitation.

All non-residential irrigation water systems connected to the public water system shall have a pressure vacuum breaker, spill-resistant pressure vacuum breaker, or a reduced pressure principal backflow prevention assembly installed after the service connection. Such devices shall be approved by the Water Authority. No tees, branches, possible connection fittings, or openings are allowed between the containment backflow prevention assembly and the service connection.

All non-residential customers connected via piping to an alternative water source or an auxiliary water supply and the public water system shall install a containment reduced pressure principal backflow prevention assembly approved by the Water Authority after the potable service connection.

All new services to private fire protection systems shall be equipped with a containment reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction installed after the service connection. No tees, branches, possible connection fittings, or openings are allowed between the containment backflow prevention assembly and the service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the private fire protection system meets or exceeds ANSI/NSF Standard 60.61 throughout the entire private fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections nor connections from auxiliary water supplies.

The Water Authority recommends that all backflow (containment) devices be located above ground just outside the easement or road right-of-way, the containment backflow device can be installed within the building if there are no tees, branches, possible connection fittings, or openings between the reduced principal backflow prevention assembly and the service connection unless protected by another reduced pressure backflow prevention assembly device. Contact Cross Connection at (505) 289-3465 for more information.

**Pretreatment – Fats, Oils, and Greases:** The development is for commercial use and has the potential to discharge Fats, Oils, Grease, and/or Solids (FOGS) to the sanitary sewer and/or falls under one of the applicable users in the SUO:

FOGS Applicability SUO Section 3-3-2 A.:

Users "...such as food service establishments, commercial food processors, automotive shops, auto wash racks, car washes, vehicle fueling stations, septic tank pumpers, grease rendering facilities, breweries/distilleries, bottling plants, commercial and industrial laundries, slaughterhouses & meat packing establishments (fish, fowl, meat, curing, hide curing), oil tank firms and transporters..."

Such Users must comply with all FOGS discharge requirements defined in SUO Section 3-3-2 and FOGS Policy including but not limited to:



1. Installation of an adequately sized Grease Interceptor (GI) approved by the appropriate code enforcement authority (City of Albuquerque, and/or Bernalillo County)
  - a. Interceptors and/or Separators are required for dumpster pads, outdoor pools, and outdoor washdown areas that have the potential to discharge grease, sand, solids, and flammable liquids to the sanitary sewer. The pad shall be installed at an elevation higher than the surrounding grade. It is not required for dumpster pads to have a sewer connection.
  - b. Placement of Interceptors in drive-thru or traffic lanes is not allowed.
2. All FOGS sources within the facility are plumbed to the GI as required by the appropriate plumbing code.
3. Long-term Best Management Practices (BMP), and GI maintenance such as pumping and manifest requirements.
4. Unobstructed access to inspections of the facility and records.

**Easements and Property:** Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated Rights-of-Way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard-sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35-foot by 35-foot easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service. A Warranty Deed shall be required when a property will be transferred to the Water Authority for the installation of facilities to be owned by the Water Authority such as pump stations, reservoirs, wells, lift stations, or any other facility.

The Water Authority shall be granted perpetual, exclusive easement(s) in gross for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary lines, equipment, and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

**Pro Rata:** Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

**Design and Construction:** The design and construction of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated through the Water Authority Connection Permit process. Construction must be performed by a licensed (GF9 or GF98) and bonded public utility contractor.

**Utility Expansion Charge (UEC):** In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of application for service. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized. Per the Rate Ordinance, each customer



classification on the same premise requires a separate meter. Contact Customer Service at (505) 842-9287 (option 3) for more information regarding UECs.

**Water Resource Charge (WRC):** Any expansion of water service outside of the Water Authority's Established Service Area will be assessed a Water Resource Charge(s) (WRC) as provided in the Water Authority's Water and Sewer Rate Ordinance for the development of new water resources, rights, and supplies necessary to serve the development. Properties that receive only sewer service will not be charged a WRC.

Contact Customer Service at (505) 842-9287 (option 3) for more information regarding WRCs.

**Water Use:** All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Reduction Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

**Closure:** This serviceability letter does not provide a commitment from the Water Authority to provide services to the development. It only provides details of infrastructure that is available and potential precursors for the proposed development.

For service to be provided, an approved service connection agreement must be supplemented by this serviceability letter. The serviceability letter will remain in effect for a period of one (1) year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at [kcadena@abcwua.org](mailto:kcadena@abcwua.org) if you have questions regarding the information presented herein or need additional information.

Sincerely,



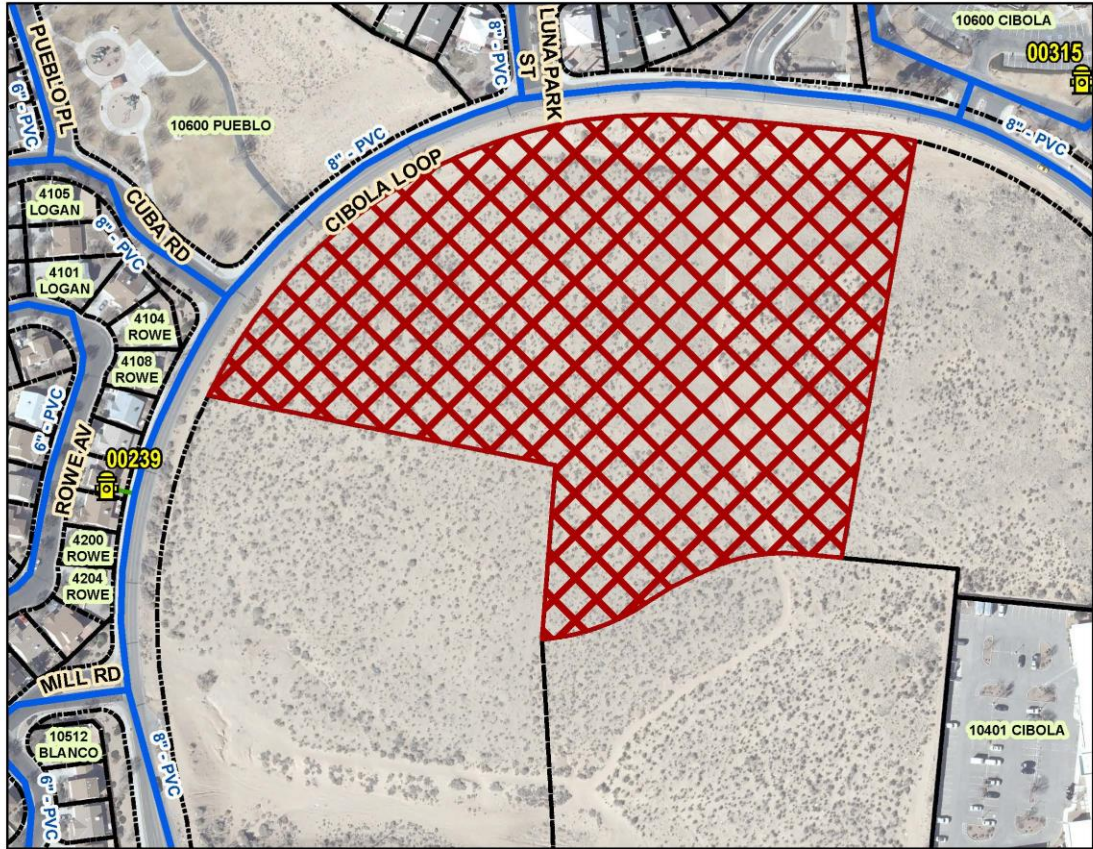
Mark S. Sanchez  
Executive Director

Enclosures: Infrastructure Maps

f/ **Serviceability Letter #240210R**



# 240210 - Water



0 375 750 Feet



## Legend



Hydrant




Project Location

## Water Pipe

### Subtype

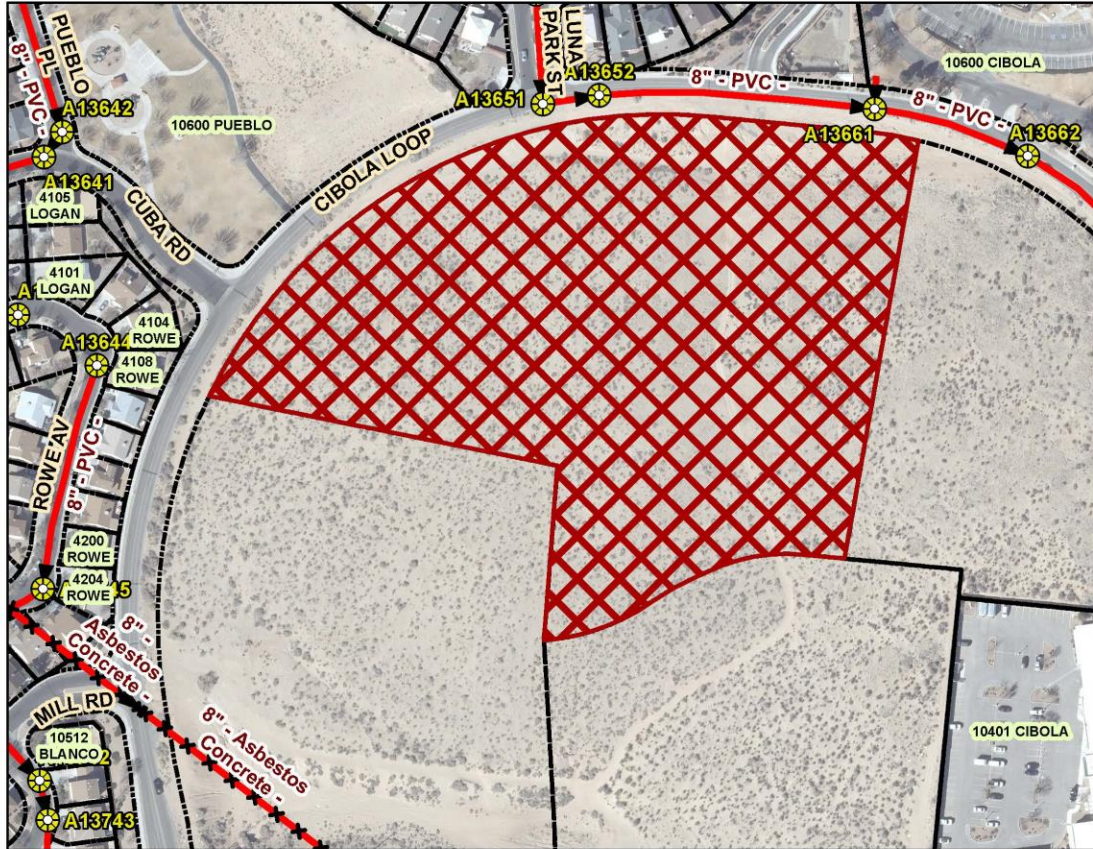
 Distribution Line

 Hydrant Leg





# 240210 - Sanitary Sewer



## Legend

-  Sewer Manhole
-  Project Location

## Sewer Pipe

### Subtype

-  COLLECTOR
-  Abandoned

