

Vicinity Map
B-14-Z



Project Number: 1000316

Application Number: 05DRB-01652

Is an Infrastructure List required? ☒ Yes () No
If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRS Site Development Plan Approval:

Traffic Engineer, Transportation Division
11-30-05
Utilities Division
11/30/05
Parks and Recreation Department
5/5/06
City Engineer
N/A
*Environmental Health Department (conditional)
Solid Waste Management
11/22/05
DRS Chairperson, Planning Department
11/07/05

PROJECT NUMBER: PR-2024-010074

Application Number: SI-2024-01533

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 4.18.24, 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 DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Ernest Amayo
Traffic Engineering, Transportation Division
11/13/24
ABCWUA
11/8/24
Parks and Recreation Department
11/7/24
Hydrology
11/7/24
Code Enforcement
11/8/25
*Environmental Health Department (conditional)
Solid Waste Management
Planning Department

General Notes

- To be vacated at Final Plat: A portion (labeled "A" on this plan) of the 30' Access Road and Right of Way Agreement Filed 8-25-88, Misc. BK 424, Pgs. 588-608 Amended by Corrective 30' Access Road Easement and Right of Way Agreement Filed 10-17-88, Misc. BK 424, Pgs. 508-521.
- To be dedicated at Final Plat: A portion (labeled "B" on this plan) of the Public Access Road and Public Utility Easement per Document Filed 5-11-2002, BK 438, Pg. 1484; COA Public Roadway Underground Utility, Storm Drain, Sewer and Water Improvement Easement per Document Filed 5-28-2002, BK 434, Pg. 1150.
- As approved by the Traffic Engineer, Old Airport Ave. shall be restriped to provide a 100' westbound left-turn lane for access into the site. The left-turn lane shall be preceded by a 50' gap in westbound striping to indicate where vehicles should enter the left-turn lane.
- As approved by the Traffic Engineer, raised channelization at 150' shall be constructed in Seven-Bar Loop Rd. for the eastbound left-in movement. The storage length should be 100' with a 180'-150' reverse curve transition taper. The island should be extended to the west to the extent practical, terminating the raised channelization so as not to impact the new bank access median opening. Appropriate striping and marking of the lane should also be installed.

Sheet Index

- SITE DEVELOPMENT PLAN FOR SUBDIVISION
- LANDSCAPE PLAN
- DESIGN STANDARDS WITH BUILDING ELEVATIONS
- LANDSCAPE DESIGN STANDARDS
- CONCEPTUAL GRADING & DRAINAGE PLAN
- CONCEPTUAL UTILITY PLAN

Site Development Plan for Subdivision
- Required Information

The Site:
The site consists of approximately 16.14 acres. Tract H will be re-platted into Tract A, Tract B and Tract C through the Development Review Board as shown on this Site Development Plan for Subdivision.

Proposed Use:
The site is zoned SU-1 IP for C-2 and IP uses/ SU-1 IP for C-2 and IP uses and Bumper Boats. The proposed use for Tracts B & C is SU-1 PRD (Planned Residential Development) for Apartments and Tract 3 SU-1 IP for C-2 and IP uses as shown on Site Development Plan for Subdivision.

Pedestrian Ingress & Egress:
Public sidewalks and private trails provide important connectivity within the project, as well as in and out of the site. These private landscaped trails are proposed along Old Airport Road and between the apartments and the adjacent commercial site on the southern boundary of the site. The western boundary of the site shall allow for pedestrian access to Seven-Bar Loop Road.

Vehicle Ingress & Egress:
The primary access to the apartments in Tract B and Tract C is from Old Airport Rd. This access is aligned with the access to site directly across Old Airport road to the north. The requirements for width, radius and design configurations comply with COA standards. This primary access will be a private easement with a public utilities easement to serve both tracts. The primary access is designed within the context of the Seven Bar Ranch Sector Development Plan design requirements. The main entrance is designed to provide a transition from the surrounding commercial activity to a village-type character within the apartment development.

Internal Circulation Requirements:
The internal circulation with a primary access off of Old Airport road meets the required street widths, radius and configurations comply with COA standards. These dimensions are shown on the Illustrative Landscape & Building Layout Plan sheet 2 of 6. The internal circulation is designed with a Boulevard as the main circulation pattern completed with a landscaped median, parking and pedestrian friendly tree-lined sidewalks that provide residents with welcoming entrance to their residence. Roundabouts shall meet design requirements of the Fire and Solid Waste Departments.

Maximum Building Height:
The maximum building height shall be in accordance to the height restrictions and regulations indicated in the Albuquerque Comprehensive City Zoning Code for the R-3 zone. The maximum height for Tract B and Tract C shall be 35'-10" as indicated in the Solar Study Diagram (see sheet 3 of 6).

Minimum Building Setbacks:
Setbacks for Tract B and Tract C shall be in accordance with the Albuquerque Comprehensive City Zoning Code for the R-3 zone.
Front Setback: 11 feet
Side Setback: 5 feet
Rear Setback: 15 feet

Setbacks for Tract A shall be in accordance with the Albuquerque Comprehensive City Zoning Code for the C-1 zone:
Front Setback: 5 feet
Side Setback: 15 feet
Rear Setback: 5 feet
Junction of Driveway and Sidewalk: 11 feet

Maximum/Minimum Dwelling Units:
The maximum number of dwelling units and/or density shall not exceed 32 DU's per acre. The minimum number of dwelling units and/or density shall not be less than 28 DU's.

Maximum Floor Area Ratio:
The maximum floor area ratio (FAR) shall be 1.0 as required by R-3 of the comprehensive zoning code.

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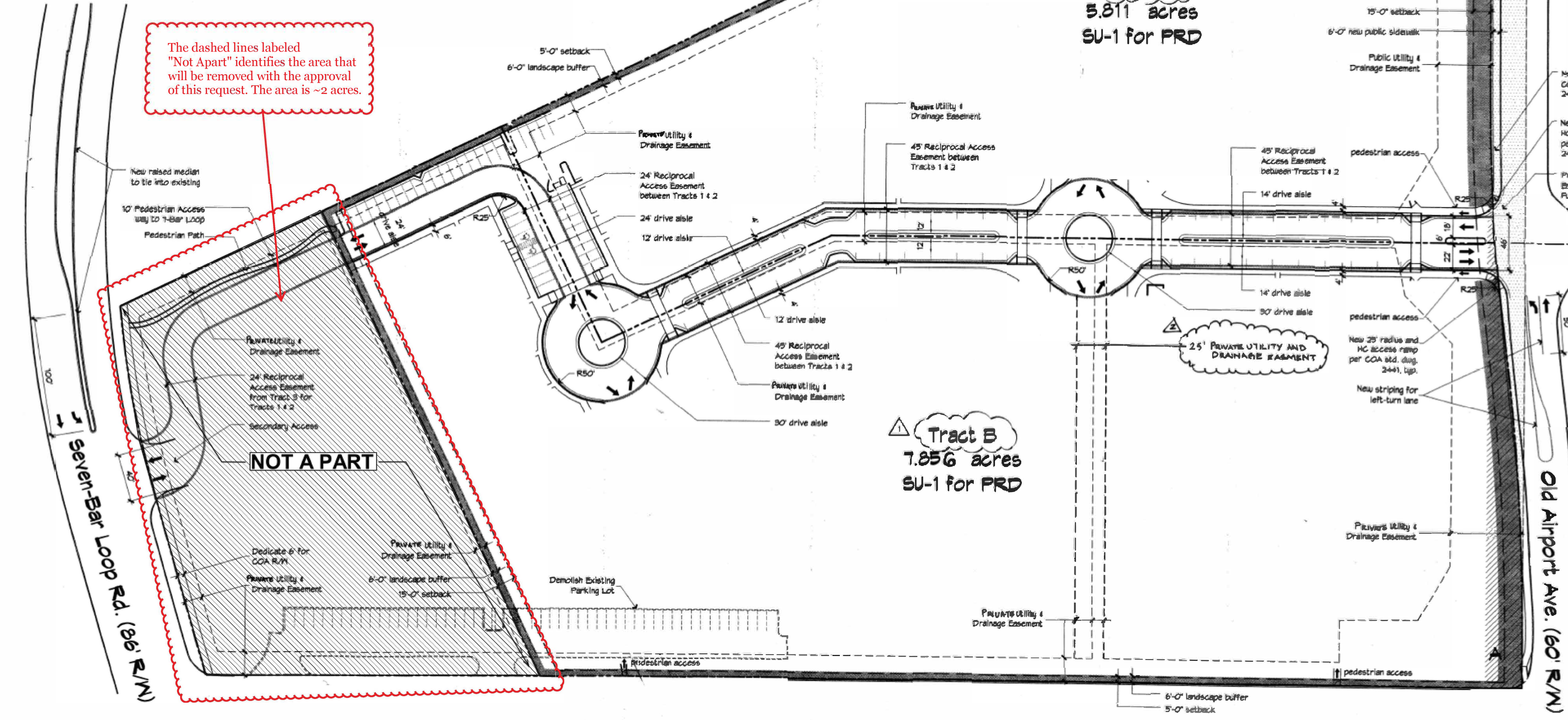
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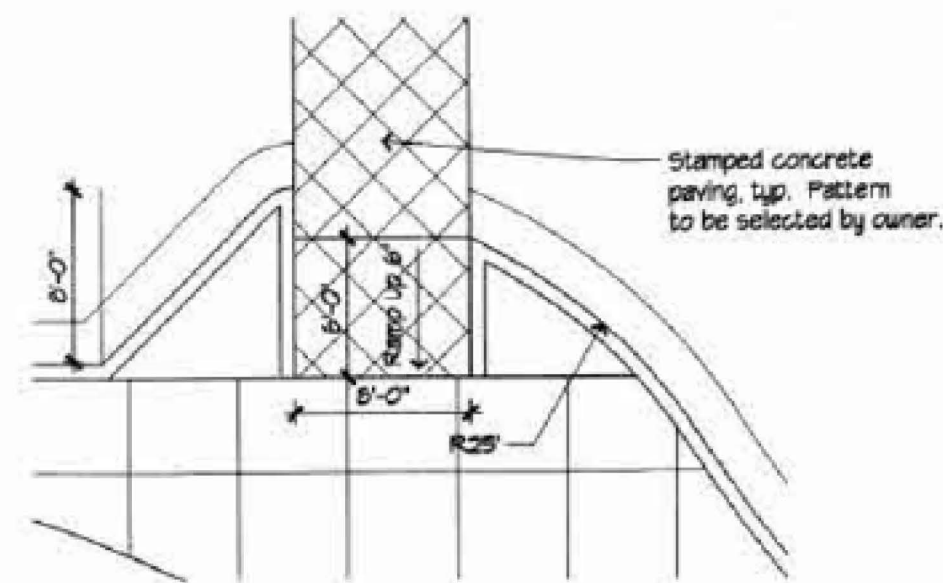
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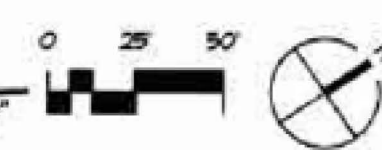


1 BUMP-OUT DETAIL
w/ curb access ramp
1/8" = 1'-0"

The dashed lines labeled "Not Apart" identifies the area that will be removed with the approval of this request. The area is ~2 acres

Illustrative Landscape + Layout Plan

1" = 50'-0"



- LANDSCAPE PALETTE**
- EVERGREEN TREES**
6'-8'
Austrian Pine
- LARGE SHADE TREES**
2' Cal.
Chinese Pistache
Purple Rope Locust
Rawwood Ash
Rio Grande Cottonwood
(In Ponding Areas/ Exterior Trails Only)
- ORNAMENTAL TREES**
15 Gal.
Flowering Pear (Along Center Strip Only)
Multi-Trunk Ornamental Trees
15 Gal.
Desert Willow
Forsythia (New Olive)
Japanese Maple (In Inner Courtyard Areas Only)
Vibex (Chaste) Tree
- DESERT ACCENTS**
5 Gal.
Agave
Nolina
Prickly Pear
Red Yucca
Sisal
Yucca
- XERIS/NATIVE SHRUBS**
5 Gal.
Apache Plume
Artemisia spp.
Autumn Sage
Bird of Paradise
Blue Mist Spires
Butterfly Bush
Chamisa
Cotoneaster
Lavender
Hugbo Pine
Photinia
Potentilla
Raphiolepis
Rosemary
Russian Sage
Salisbury
Spanish Broom
Three-Leaf Sumac
- ACCENT SHRUBS (In Inner Courtyard Areas Only)**
1 Gal.
Mahonia
Nandina
Red Twig Dogwood
Spreading Yew
- PERENNIALS, WILDFLOWERS AND GROUNDCOVERS**
1 Gal.
Agastache
Blanketflower (Gaillardia)
Catmint
Coneflower
Coreopsis
Creeping Rosemary
Creeping Thyme
Dwarf Plumbago (In Inner Courtyard Areas Only)
Gaillardia
Germanium
Iceplant
Kinnikinnick
Liriope (In Inner Courtyard Areas Only)
Penstemon
Pincushion Flower
Primrose
Red Hot Poker
Sedum spp.
Wallflower
Yarrow
- ORNAMENTAL GRASSES**
1 Gal.
Blue Archa Grass (Helictotrichon)
Blue Fescue (Festuca)
Deergrass (Muhlenbergia)
Threadgrass (Elycus)
5 Gal.
Walden Grass (Miscanthus)
Regal Mist (Muhlenbergia)
- NATIVE SEED MIX**
Will include wildflowers not mentioned above such as Desert Marigold (Hemizonia) and Globemallow (Sphaeralcea) as well as Native Shrubs such as Chamisa and Apache Plume.

- 100 SOD
- 1/2" GREY GRAVEL WITH FILTER FABRIC
- COBBLE
- COMMERCIAL GRADE STEEL EDGE

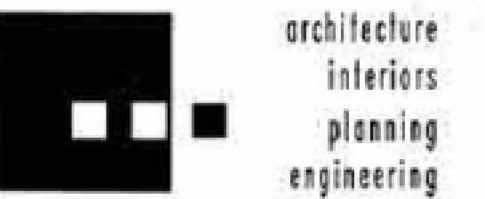
General Notes

- Locations of fire hydrants shall be determined at time of building permit with guidance from the Fire Marshal.
- Refer to Landscape Design Standards in Sheet 4 of 6.

Site Legend

- Accessible Parking Space
- Walled Refuse Container
- Walled Refuse Compactor
- Concrete Slabwalk/Paving
- Carport
- Bench
- Picnic Table

CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED 10/24/05



**Dekker
Perich
Sabatini**

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
Fax 761-4222
dps@dpsbq.com

ARCHITECT

ENGINEER

PROJECT

**Cottonwood Apartments
GSL**
Old Airport Avenue
Albuquerque, New Mexico

REVISIONS

- 10/24/05 EPC Conditions of Approval

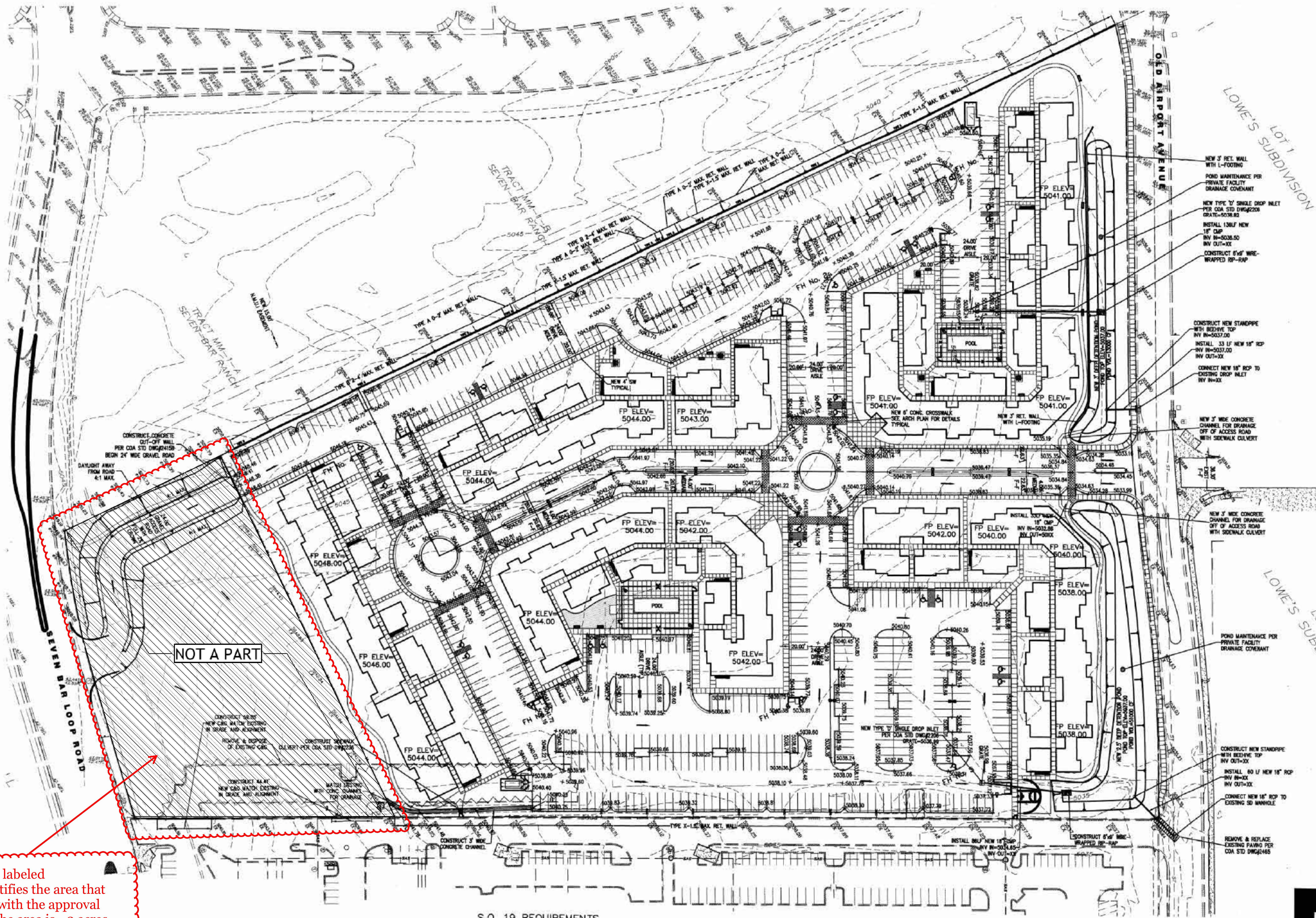
DRAWN BY AJT/MB
REVIEWED BY DIV/AT
DATE October 24, 2005
PROJECT NO. CBO18
DRAWING NAME

Illustrative Landscape
& Building Layout Plan

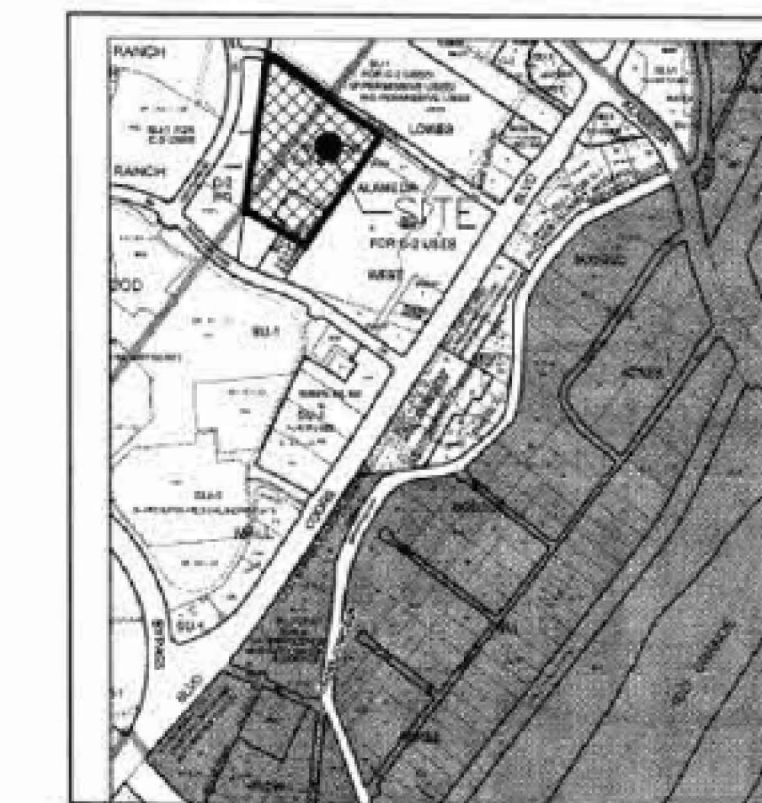
SHEET NO.

2

2 OF 6



FIRM PANEL 35001C0109

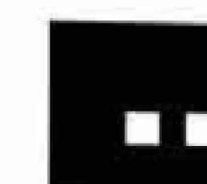


ZONE ATLAS PAGE B-14-Z

GENERAL NOTES

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
2. ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THEREOF, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
4. THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALB. FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

Designed By:
HUITT-ZOLLARS
 Huitt-Zollars, Inc.
 333 Rio Rancho Drive NE, Suite 101
 Rio Rancho, New Mexico 87124
 Phone (505) 892-5141 Fax (505) 892-3259



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 fax 761-4222

CONCEPTUAL GRADING AND DRAINAGE PLAN

5

S.O. 19 REQUIREMENTS

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

FLOOD ZONE

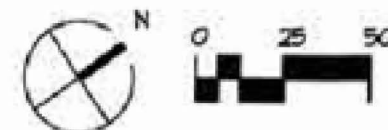
PER THE FEMA MAP NUMBER 35001 C0109 DATED SEPTEMBER 20, 1996 SHOWS THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AREA.

ENGINEER'S CERTIFICATION

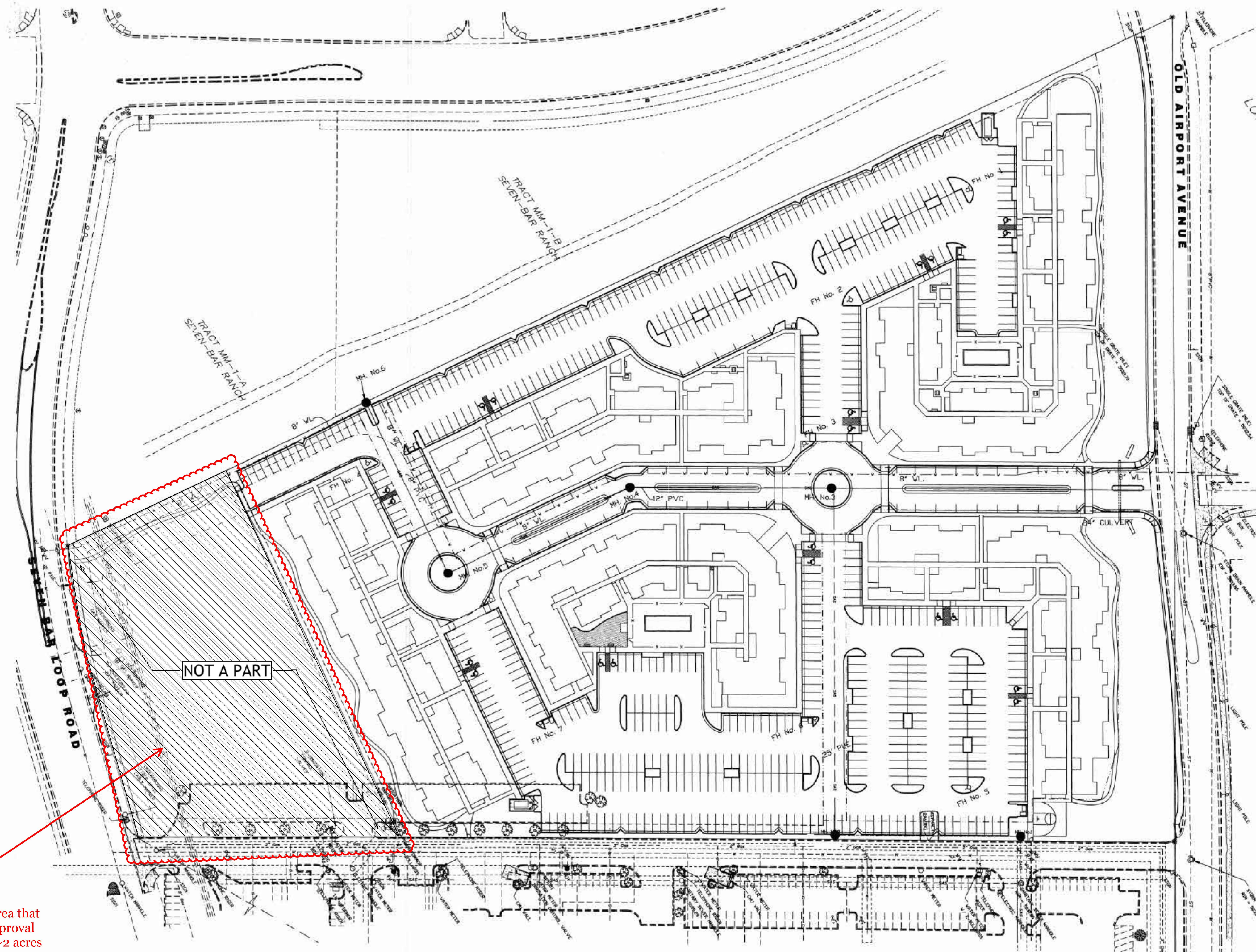
I PERSONALLY INSPECTED THIS SITE AND NO GRADING, FILLING, OR EXCAVATION HAS OCCURRED SINCE THE PREPARATION OF THE TOPOGRAPHY SHOWN ON THIS PLAN.

GSL - Cottonwood
 Albuquerque, New Mexico

NOVEMBER 15, 2005



The dashed lines labeled "Not Apart" identifies the area that will be removed with the approval of this request. The area is ~2 acres



LEGEND

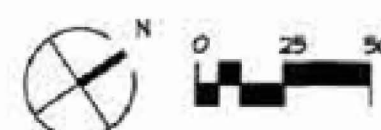
---	PROPERTY LINE
---	NEW EASEMENT
---	EXISTING SANITARY SEWER
---	EXISTING WATER LINE
---	EXISTING STORM DRAIN
□	EXISTING WATER METER
⊗	EXISTING CAP
⊗	EXISTING VALVE
⬮	EXISTING FIRE HYDRANT
⊙	EXISTING SANITARY SEWER MANHOLE
⊙	EXISTING STORM DRAIN
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER LINE
⊗	PROPOSED VALVE
⬮	PROPOSED HYDRANT
⊗	PROPOSED CAP
■	PROPOSED WATER METER
⊙	PROPOSED SANITARY SEWER MANHOLE
⊙	PROPOSED STORM DRAIN
★	PROPOSED STREET LIGHT

Designed By:
HUITT-ZOLIARS
 Huitt-Zoliars, Inc.
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 505 761-9700
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CONCEPTUAL UTILITY PLAN 6

GSL - Cottonwood
 Albuquerque, New Mexico
 NOVEMBER 4, 2005



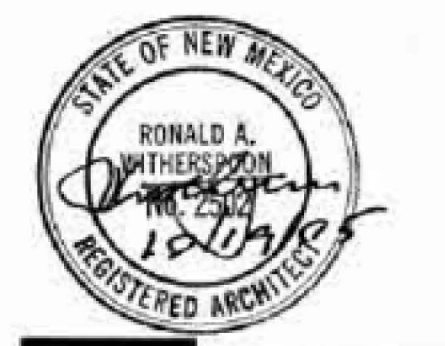
APPROVED FOR CONSTRUCTION
 11-30-05
 R.C. Sanchez

The dashed lines labeled "Not Apart" identifies the area that will be removed with the approval of this request. The area is ~2 acres

**Dekker
Perich
Sabatini**

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsbg.com

ARCHITECT



ENGINEER

PROJECT

**Cottonwood Apartments
GSL**
Old Airport Avenue
Albuquerque, New Mexico

REVISIONS
△
△
△
△

DRAWN BY: ms
REVIEWED BY: RJA, Hult-Zollars
DATE: October 19, 2005
PROJECT NO.: 05019
DRAWING NAME:

Traffic Circulation
Layout
OCT 19 2005
HYDROLOGY SECTION

SHEET NO.

1

Vicinity Map B-14-Z



Parking

Per EPC approved Site Development Plan for Subdivision. Parking shall be in accordance with the Albuquerque Comprehensive City Zoning Code section 14-1B-3-1 (A)(24)(b). For each dwelling unit with net leasable area of less than 1000 SF, one space per bath but not less than 1.5 spaces per unit.

Unit type / size	Qty	Space Factor	# Spaces
1BR/1BA (575 SF)	60	1.5	40
2BR/1BA (655 SF)	60	1.5	40
2BR/2BA (842 SF)	65	2.0	130
Clubhouse (1664 SF)	1	1 per 200 SF	4
		Subtotal:	314

10% Transit Reduction per 14-1B-3-1 (C)(6)(a): (32)
Total Required Parking: 281

Designated Disabled Parking Incl.: 8
Van-accessible (NMAC Table 110b.1): 1

Unit type / size	Qty	Space Factor	# Spaces
1BR/1BA (575 SF)	46	1.5	64
1BR/1BA (655 SF)	62	1.5	93
2BR/1BA (655 SF)	42	1.5	63
2BR/2BA (850 SF)	68	2.0	136
2BR/2BA (1100 SF)	36	2.0	72
Clubhouse (1664 SF)	1	1 per 200 SF	4
		Subtotal:	432

10% Transit Reduction per 14-1B-3-1 (C)(6)(a): (48)
Total Required Parking: 384

Designated Disabled Parking Incl.: 12
Van-accessible (NMAC Table 110b.1): 2

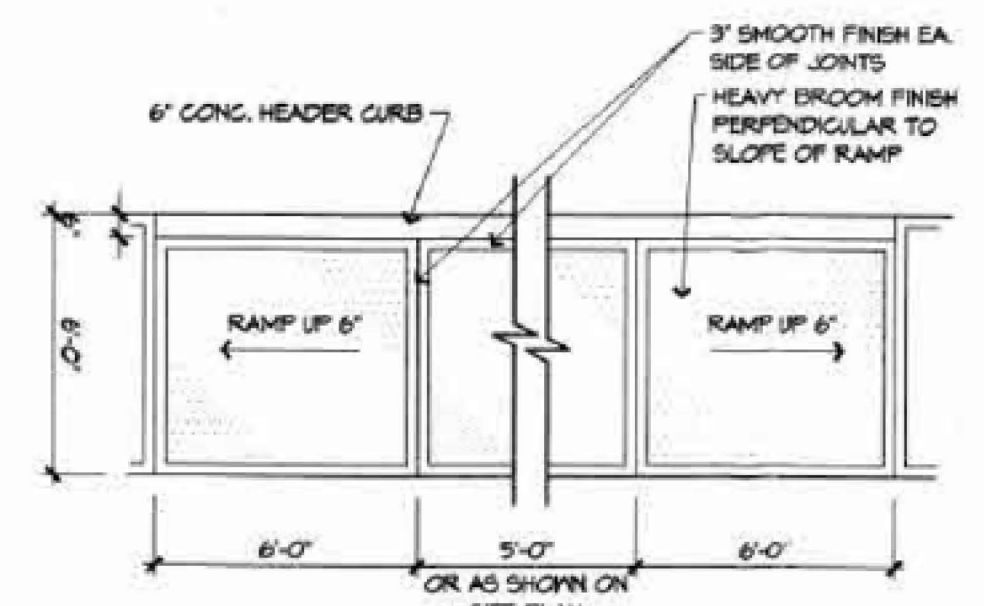
Description

Legal Description: Tract H, Seven Bar Ranch Subdivision

Type of Development: Apartments

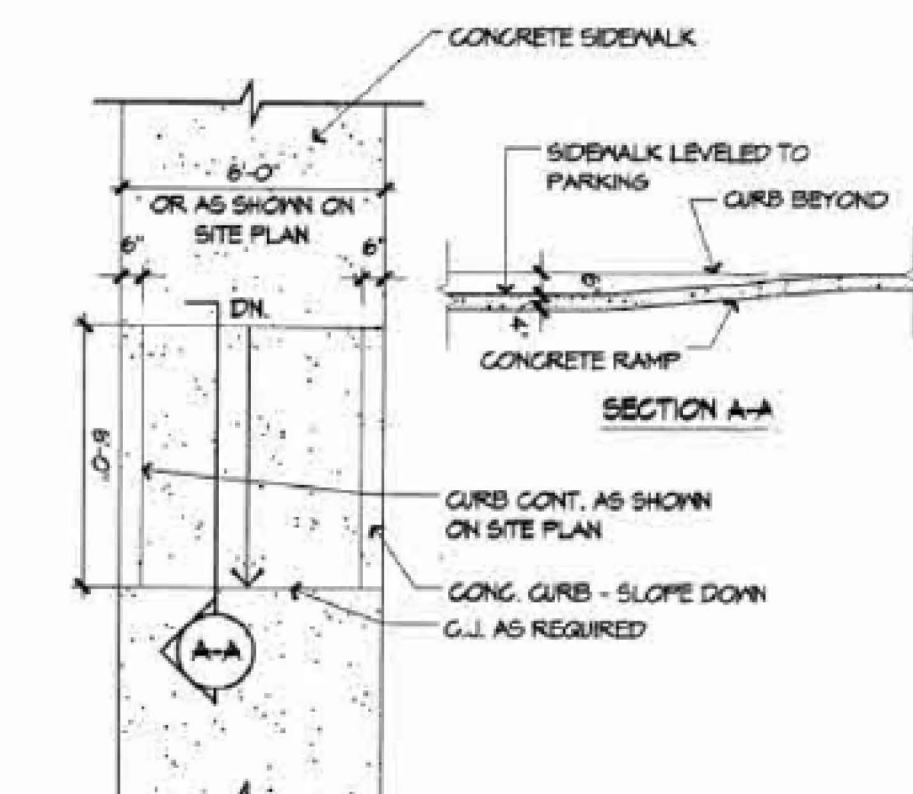
Size of Development:

Tract 1 - 5.8115 acres
Tract 2 - 7.6570 acres
Tracts 1 & 2 - 13.8665 acres
Tract 3 - 2.0014 acres



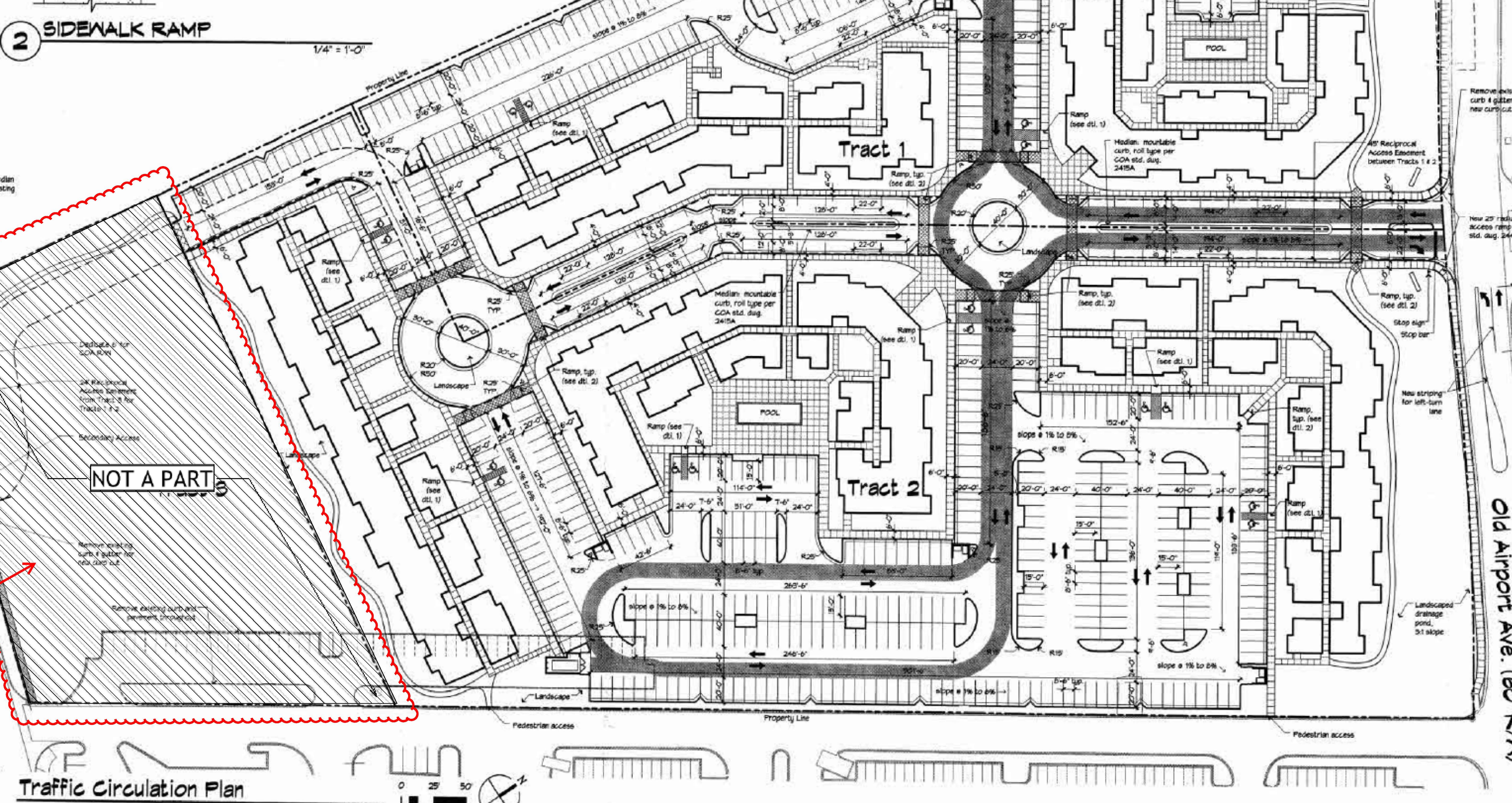
1 CURB ACCESS RAMP

1/4" = 1'-0"



2 SIDEWALK RAMP

1/4" = 1'-0"



Traffic Circulation Plan

1" = 50'-0"

The dashed lines labeled "Not a Part" identifies the area that will be removed with the approval of this request. The area is ~2 acres