

# CITY OF ALBUQUERQUE



April 28, 2016

Bruce Stidworthy,  
Bohannon Huston, Inc.  
7500 Jefferson St., NE Courtyard 1  
Albuquerque, NM

**Re: Affinity at Albuquerque Senior Housing  
McMahon and Fineland  
90-Day Temporary Certificate of Occupancy- Transportation Development  
Administrative Amendment dated 2-19-16 (A11-D014)  
Certification dated 4-25-16**

Dear Mr. Stidworthy,

Based upon the information provided in your submittal received 4-25-16, Transportation Development has no objection to the issuance of a 90-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 90-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

Albuquerque

- Completion of North Wing of the development.

New Mexico 87103

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to submittal. If you have any questions, please contact me at (505) 924-3630.

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

Sincerely,

John B. Gurulé, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

\gs via: email  
C: CO Clerk, File



# City of Albuquerque

## Planning Department

### Development & Building Services Division

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Affinity at Albuquerque Senior Housing Building Permit #: \_\_\_\_\_ City Drainage #: A11D014  
DRB#: 1000875 EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Lots B-1 & D-1, Fineland Development  
City Address: Northeast corner of McMahon & Fineland

Engineering Firm: Bohannon Huston, Inc. Contact: Bruce Stidworthy or Matt Satches  
Address: 7500 Jefferson St NE Courtyard 1  
Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: bstidworthy@bhinc.com & msatches@bhinc.com

Owner: Inland Group Contact: Robert Ketner  
Address: 1620 N. Mamer Rd Bldg. B, Spokane, Washington 99203  
Phone#: (509) 321-3204 Fax#: (509) 922-2251 E-mail: robertk@inlandconstruction.com

Architect: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Surveyor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

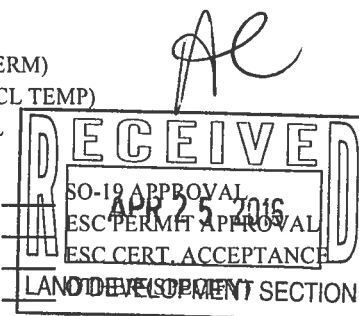
Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

#### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) \_\_\_\_\_

#### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☒ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION



WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes ☒ No \_\_\_\_\_ Copy Provided

DATE SUBMITTED: APRIL 25, 2016 By: Matt Satches

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

April 25, 2016

Ms. Racquel Michel, P.E.  
Transportation Development Section  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

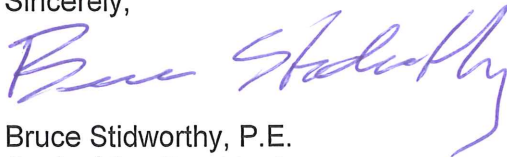
Re: Traffic Circulation Layout Engineer's Certification – Affinity at Albuquerque (A11)

Dear Racquel:

Enclosed for your review is the approved Site Plan with Administrative Amendment dated 2/19/2016. I visited the site on 04/18/16 and it is my belief that the traffic and pedestrian improvements have been constructed in substantial compliance with the approved site plan.

Your review and approval is requested for a **Temporary Certificate of Occupancy**. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

Sincerely,



Bruce Stidworthy, P.E.  
Senior Vice President  
Community Development & Planning

MHS  
Enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

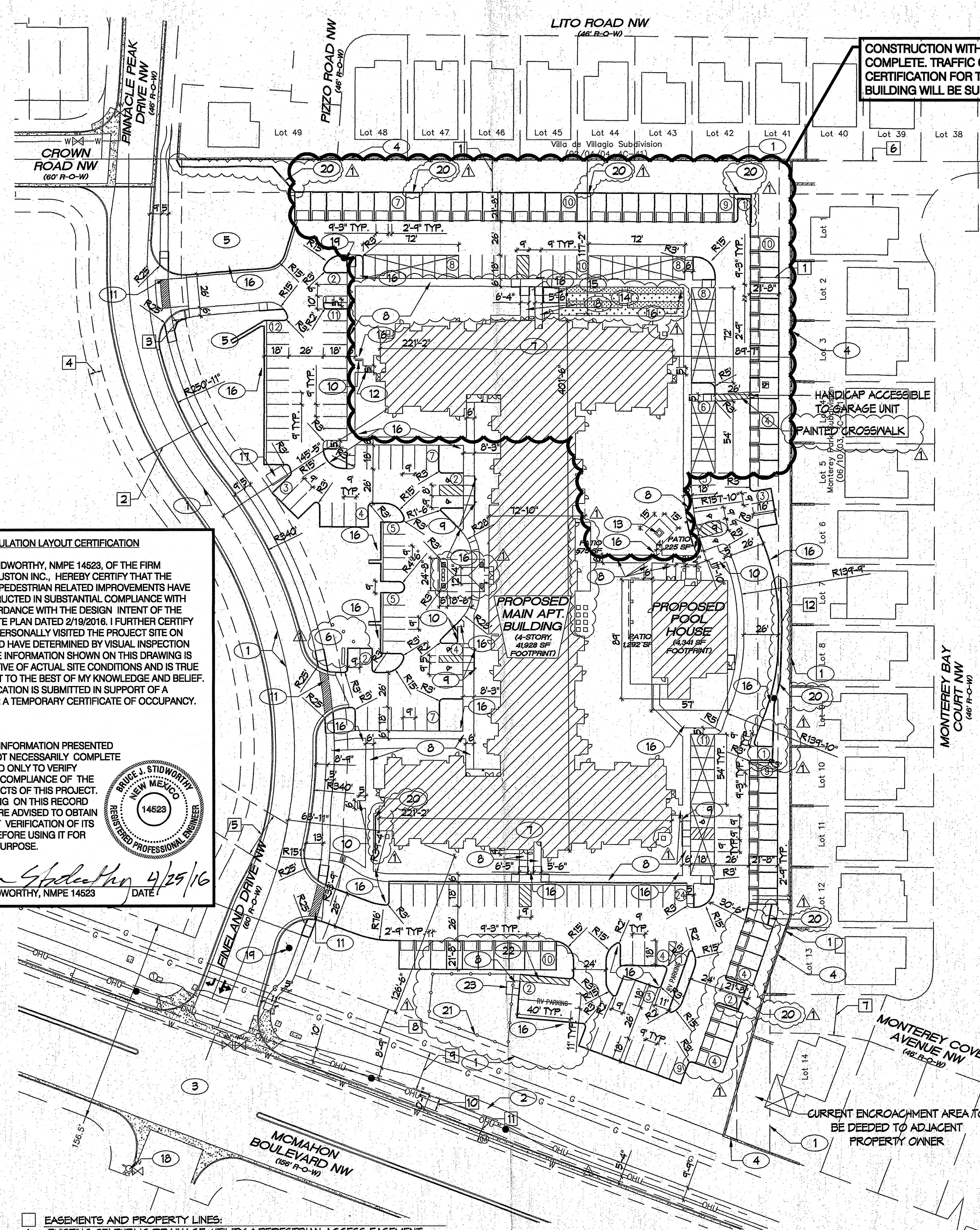



**TRAFFIC CIRCULATION LAYOUT CERTIFICATION**

I, BRUCE J. STIDWORTHY, NMPE 14523, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY THAT THE TRAFFIC AND PEDESTRIAN RELATED IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN DATED 2/19/2016. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 04/25/2016 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SITE INFORMATION SHOWN ON THIS DRAWING IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A TEMPORARY CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

*Bruce J. Stidworthy* 4/25/16  
BRUCE J. STIDWORTHY, NMPE 14523 DATE



- EASEMENTS AND PROPERTY LINES:**
- EXISTING 25' PUBLIC DRAINAGE, UTILITY & PEDESTRIAN ACCESS EASEMENT (1/11/02, 02C-16). TO BE VACATED VIA PLAT AT DRB.
  - EXISTING 60' PUBLIC ROADWAY EASEMENT (1/11/02, 02C-16)
  - EXISTING 10' FNM EASEMENT (1/11/02, 02C-16)
  - EXISTING 10' P.U.E. (11/21/03, 03C-354)
  - EXISTING FINELAND ACCESS EASEMENT AREA (3/20/09, DOC. NO. 2009021570)
  - EXISTING 25' PUBLIC SANITARY SEWER EASEMENT (9/4/03, 03C-216)
  - EXISTING PUBLIC NON-VEHICULAR PEDESTRIAN ACCESS EASEMENT & PUBLIC WATER EASEMENT (9/4/03, 03C-216)
  - EXISTING 20' SOUTHERN UNION GAS CO. EASEMENT (8/11/61, BK. D 606, PG. 525, BK. 112, PG. 515 & BK. D 346, PG. 356)
  - EXISTING 30' GAS LINE EASEMENT (3/1/61, BK. D585, PG. 409)
  - EXISTING 10' FNM & MST&T EASEMENT (DOC. NO. 84-13483, 2/23/89, BK. MISC. 116A, PG. 148-203) AMENDED (DOC. NO. 93-010908, 2/2/93, BK. BCR 93-3, PG. 3742-3743)
  - EXISTING 20' NMUI EASEMENT (DOC. NO. 84-13483, 2/23/89, BK. MISC. 116A, PG. 148-203)
  - EXISTING PROPERTY LINE BETWEEN PARCELS B-1 & D-1 (SEE PLAT RECORDED 11/21/03, BK. 2003C, PG. 354) TO BE ELIMINATED VIA PLAT AT DRB.
- KEY NOTES:**
- PROPERTY LINE.
  - EXISTING MULTI-USE TRAIL, WIDTH VARIES.
  - EXISTING TRAFFIC SIGNAL. (NOT IN SERVICE).
  - EXISTING WALL.
  - PONDING AREA. SEE GRADING/DRAINAGE SHEET.
  - MONUMENT SIGN AND FLAGPOLES.
  - TRASH ENCLOSURE (INTERIOR).
  - ADA ACCESSIBLE SIDEWALK, TYP. WIDTH VARIES.
  - HANDICAP SIGN, TYP. (12"x18" MOUNTED ON POLE).
  - BICYCLE RACK, TYP. (5 SPACES).
  - COLORLED, TEXTURED PEDESTRIAN CROSSING, TYP.
  - STAIRS.
  - FIRE PIT.
  - COMMUNITY GARDEN WITH RAISED PLANTERS.
  - SHED FOR GARDEN TOOLS. (8'x8' SHED ON 10'x10' SLAB).
  - LIGHT FIXTURE, TYP.
  - UTILITY BOX.
  - FIRE HYDRANT - EXISTING.
19. FIRE HYDRANT - PROPOSED.  
20. RETAINING WALL.  
21. FENCED DOG PARK.  
22. PAINTED PEDESTRIAN ACCESS.  
23. 5'x10' CONCRETE PAD.

**CONSTRUCTION WITHIN CLOUDED AREA IS NOT COMPLETE. TRAFFIC CIRCULATION LAYOUT CERTIFICATION FOR THE NORTHERN WING OF THE BUILDING WILL BE SUBMITTED PRIOR TO PERMANENT C.O.**

**PARKING LOT LIGHT FIXTURE DETAIL** Not to Scale

NOTE: LIGHTING DESIGN SHALL COMPLY WITH ANY LIGHT POLLUTION ORDINANCE(S) APPLICABLE TO THE SITE.

HOUSING PER MANUFACTURER. HORIZONTAL MOUNTED LIGHT LENS SHALL NOT PROJECT BELOW LIGHT SHIELD. OFF SITE LUMINANCE SHALL NOT BE GREATER THAN 1,000 FOOT LAMBERTS OR 200 FOOT LAMBERTS FROM ANY RESIDENTIAL PROPERTY LINE.

COLOR, BRONZE

FINISH GRADE OR PAVING

12'-25" MAX.  
(16" MAX. WITHIN 100 FEET OF RESIDENTIAL)

**USABLE OPEN SPACE:** PURSUANT TO THE R-2 ZONE USABLE OPEN SPACE REQUIREMENTS OF 400 SF PER STUDIO AND ONE BEDROOM UNIT, AND 500 SF PER TWO BEDROOM UNIT.

REQUIRED USABLE OPEN SPACE:	71,600 SF	74 x 400 SF = 29,600 SF
ON-SITE LANDSCAPE:	97,422 SF	80 x 500 SF = 40,000 SF
PATIOS AND BALCONIES:	7,440 SF	TOTAL = 71,600 SF
PEDESTRIAN CIRCULATION:	+ 17,522 SF	
TOTAL USABLE OPEN SPACE:	122,884 SF	

**PARKING ANALYSIS:**  
(1 PARKING SPACE PER BATH, BUT NO LESS THAN 1.5 SPACES PER UNIT)

	QUANTITY	PARKING RATIO REQUIRED	PARKING SPACES
DWELLING UNITS <1000 SF:			
BUILDING TYPE A (STUDIO/1-BATH)	8	1.5 / 1	12
BUILDING TYPE B (1-BED/1-BATH)	66	1.5 / 1	99
BUILDING TYPE C (2-BED/1-BATH)	18	1.5 / 1	27
BUILDING TYPE C (2-BED/1.5-BATH)	26	1.5 / 1.5	39
BUILDING TYPE D (2-BED/2-BATH)	12	2 / 2	24
DWELLING UNITS >1000 SF:			
BUILDING TYPE C (2-BED/1.5-BATH)	8	1.5 / 1.5	12
BUILDING TYPE D (2-BED/2-BATH)	16	2 / 2	32
TOTAL DWELLING UNITS: 154 (TOTAL BATHS: 199)			
TOTAL PARKING SPACES REQUIRED:			245

THE PARKING REQUIREMENT OF A BUILDING OR USE SHALL BE REDUCED 10% IF IT IS WITHIN 300 FEET OF A REGULAR ALBUQUERQUE TRANSIT SYSTEM ROUTE. THEREFORE,

TOTAL PARKING SPACES REQUIRED: 221  
TOTAL PARKING SPACES PROVIDED: 237  
(PARKING SPACES PROVIDED INCLUDE: 126 STANDARD, 41 CARPORT, 67 GARAGE, 3 RV)

**GENERAL NOTES:**

- THERE ARE NO EXISTING BUILDINGS ON-SITE. ALL BUILDINGS ARE PROPOSED.
- ALL LIGHTING SHALL COMPLY WITH THE STANDARDS OF §14-16-3-9, AREA REGULATIONS OF THE CITY COMPREHENSIVE ZONING CODE AND THE SITE PLAN FOR SUBDIVISION DESIGN STANDARDS.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.
- THE MECHANICAL SYSTEMS (HEATING AND COOLING) AND BUILDING ENVELOPE (WALLS, ROOF, AND WINDOWS) SHALL BE DESIGNED AND MAINTAINED TO PROMOTE THE EFFICIENT USE OF ENERGY.
- RAINWATER HARVESTING MEASURES, SUCH AS CURB CUTS, SHALL BE PROVIDED.
- 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.
- FNM COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO DEVELOPMENT. CONTACT SHALL BE MADE TO FNM'S NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRIC SERVICE CONNECTION.
- ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED DOMES) CURB CUTS, AND CURB AND GUTTER LOCATED WITHIN CITY RIGHT-OF-WAY SHALL BE BUILT PER C.O.A. STANDARD DRAWINGS: SIDEWALK (2430), RAMPS (2440), CURB CUTS (2426), CURB AND GUTTER (2415A).
- THERE ARE THREE (3) PATIOS IDENTIFIED. ALTHOUGH SITE FURNISHINGS (I.E. BENCHES, TABLES) WILL BE PROVIDED, THEY WILL NOT BE PERMANENT INSTALLATIONS SO ARE NOT INDICATED ON THE PLAN.
- ALL RAMPS LOCATED WITHIN THE CITY OF ALBUQUERQUE RIGHT-OF-WAY MUST HAVE TRUNCATED DOMES.

AA SUBMITTAL: 1/2016 - SPLIT GARAGES TO ACCOMMODATE UTILITIES, ELIMINATE STAMPED CONCRETE CROSSWALK @ REAR OF SITE - REPLACE WITH PAINTED CROSSWALK, RELOCATED MONUMENT SIGN AND FLAGPOLES (KEY NOTE 6) OUT OF UTILITY EASEMENT, REVISE PARKING SPACES INCLUDING CALCULATIONS, ADDED RETAINING WALLS TO MATCH GRADING PLAN, MOVED THE COMMUNITY GARDEN EAST, ADDED BUILDING MECHANICAL EQUIPMENT FEATURES AT GROUND, THE CENTERED VEHICULAR ENTRY (WEST FACADE OF BUILDING) WAS SLIGHTLY RE-CONFIGURED TO ACCURATELY DEPICT THE PERMIT SET OF PLANS. (FOUNTAIN FEATURE ADDED), ADDED A FENCED DOG PARK TO THE SOUTHERN SIDE OF THE SITE, ELIMINATED 1 R.V. PARKING SPACE TO ACCOMMODATE A PAINTED PEDESTRIAN ACCESS LOCATION IN ITS PLACE.

**SITE DATA:**  
**LEGAL DESCRIPTION:** LOTS B1 AND D1, FINELAND DEVELOPMENT SUBDIVISION.  
SITE IS WITHIN THE ESTABLISHED URBAN AREA AS DESIGNATED BY THE COMPREHENSIVE PLAN.  
**SITE AREA:** 6.64 ACRES (INCLUDING 2396 SF ENCROACHMENT AREA)  
(PARCEL B-1: 3.8012 AC, PARCEL D-1: 2.8416 AC)

**EXISTING ZONING:** SU-1 FOR C-1 USES  
**PROPOSED ZONING:** SU-1 FOR C-1 AND R-2 USES  
**LAND USE:** 4-STORY AGE-RESTRICTED SENIOR APARTMENTS  
**BUILDING AREA:** 42,998 SF + 4,341 = 47,339 SF [TOTAL GROUND FLOOR (MAIN BUILDING + POOL HOUSE)]  
168,438 SF [TOTAL BUILDING AREA (MAIN BUILDING 164,041 SF + POOL HOUSE 4,341 SF)]  
**MAXIMUM TOTAL BUILDING HEIGHT:** 49'-1 1/4"

**PARKING:** REQUIRED MINIMUM PARKING: 221 (SEE PARKING ANALYSIS)  
TOTAL PROVIDED PARKING: 237 (INCLUDING 4 RV PARKING SPACES)  
HANDICAPPED REQUIRED: 8  
HANDICAPPED PROVIDED: 8

**BICYCLE PARKING & FACILITIES:**  
BICYCLE REQUIRED: 12 (1 BICYCLE SPACE/20 REQUIRED PARKING SPACES)  
BICYCLE PROVIDED: 25 + ADDITIONAL ASSUMED WITHIN GARAGES  
BIKE LANE IS PROVIDED ALONG BOTH SIDES OF MCMAHON BOULEVARD NW.  
MULTIPLE USE TRAIL IS PROVIDED ALONG NORTH SIDE OF MCMAHON BOULEVARD NW AND EAST SIDE OF UNSER BOULEVARD NW.  
PUBLIC TRANSIT: THE SITE IS LOCATED ALONG BUS STOP ROUTE 155 WITH BUS STOPS LOCATED ALONG BOTH SIDES OF MCMAHON BOULEVARD NW, NORTHWEST AND SOUTHEAST OF THE SITE.

PROJECT NUMBER: 1000875  
Application Number: 14EPC-40016

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated April 10, 2014 and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

<i>[Signature]</i> Traffic Engineering, Transportation Division Date 05-21-14	05-21-14 Date
<i>[Signature]</i> ABCWUA Date 5/21/14	5/21/14 Date
<i>[Signature]</i> Parks and Recreation Department Date 12-10-14	12-10-14 Date
<i>[Signature]</i> City Engineer Date 5-19-2014	5-19-2014 Date
<i>[Signature]</i> Solid Waste Management Date 12-10-14	12-10-14 Date
DRB Chairperson, Planning Department	

# AFFINITY

## SITE PLAN FOR BUILDING PERMIT

Prepared For:  
Inland Group  
1620 N. Mamer Rd., Bldg. B  
Spokane, WA 99203

Prepared By:  
Consensus Planning, Inc.  
Bohannon Huston, Inc.  
The Architects Office, PLLC

Scale: 1" = 50'

NORTH 25 0 50

MAY 15, 2014 DRB SUBMITTAL

**ADMINISTRATIVE AMENDMENT**  
FILE # 10013 PROJECT # 1000875  
MINOR ADJUSTMENTS TO THE SITE SEE NOTE  
APPROVED BY DATE 4/19/2016

Sheet 1 of 12