

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Broadstone Cottonwood Buildings 17, 20, 21, and 22 Building Permit #: _____ City Drainage #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tract B-9H-1B-1 Vista Del Parque Subdivision
City Address: 10800 Cibola Loop Drive, Albuquerque, NM

Engineering Firm: Tierra West LLC. Contact: Ron Bohannon
Address: 5571 Midway Park PI NE Albuquerque, NM 87109
Phone#: _____ Fax#: _____ E-mail: rrb@tierrawestllc.com

Owner: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☒ ENGINEER/ ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

CHECK 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
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: _____ By: _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

TIERRA WEST, LLC

October 14, 2015

Ms. Racquel Michel, P.E.
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: SITE PLAN FOR BUILDING PERMIT
CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY
BROADSTONE COTTONWOOD APARTMENTS, 10800 CIBOLA LOOP NW
BUILDINGS 17, 20, 21, AND 22**

Dear Ms. Michel:

I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the Approved Administrative Amended Site Plan for Building Permit for issuance of the Permanent Certificate of Occupancy for Building 17, 20, 21 and 22 for the project referenced above. This project is in substantial compliance as inspected on October 14, 2015, and is in accordance with the design intent of the Approved AA Site plan for Building Permit dated 1/22/13. This certification is submitted in support of the request for Permanent Certificate of Occupancy to allow tenants to occupy the completed building.

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 the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Enclosed, please find the information sheet and the as-built AA Site Plan for Building Permit. Therefore, we request approval of the as-built AA Site Plan for Building Permit for a Permanent Certificate of Occupancy for the referenced buildings.

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



Ronald R. Bohannon, P.E.

Enclosures

JN: 2011043
RRB/JH/bf

FILE: \\Orb\ORB Job Files\11-227_A1.528 Apartments\CAD Files\11227 A110 Site.dwg USER: jca DATE: Jan, 07 2013 TIME: 06:15 am

GENERAL NOTES

1. CONSTRUCTION TYPE FOR APARTMENT BUILDINGS WILL BE VA AND VB FOR REC/LEASING, FITNESS AND CARRIAGE BUILDINGS.
2. PARKING LOT LIGHTING WILL BE LIMITED TO 14 FEET IN HEIGHT AND WILL BE DIRECTED AWAY FROM ANY EXISTING RESIDENTIAL UNITS AND/OR ANY PUBLIC RIGHT-OF-WAY.
3. MECHANICAL UNITS SHALL BE ROOF MOUNTED AND SCREENED.

DEVELOPMENT DATA

NET SITE AREA :
TRACT 2 (APARTMENTS) 13.0524 ACRES (568,563 S.F.)

ZONING:

CURRENT: SU-1 FOR R-2

BUILDING HEIGHT:

ALLOWED: 26/38 FEET
PROVIDED: 26/38 FEET

DENSITY:

ALLOWED: 30 DU/ACRE
PROPOSED: 19.46 DU/ACRE 254 DU

SETBACKS PROVIDED:

	SIDE (SE)	REAR (NW)	SIDE (NE)	FRONT (SW)
BUILDINGS	43'-4"	10'	39'-11"	15'
PARKING	9'	19'	15'-6"	15'

LEGEND

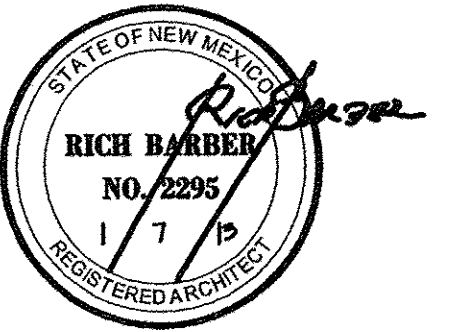
- DENOTES PROPERTY LINE
- ① BUILDING NUMBER
- TYPE 2 BUILDING TYPE
- ◇ NO. OF PARKING SPACES
NO. OF COVERED SPACES
- ♿ DENOTES ACCESSIBLE PARKING
- ***** DENOTES ACCESSIBLE ROUTE
- 3' CURB RADIUS

TITAN 528 APARTMENTS

CIBOLA LOOP ROAD
ALBUQUERQUE, NEW MEXICO

Office of Rich Barber
ORB
Architecture, LLC

WorldHQ@ORBArch.com



ADMINISTRATIVE AMENDMENT FILE #12-10145 PROJECT #1004541

minor site plan adjustments
Manone 1/22/13
APPROVED BY DATE

KEYNOTES ①

1. 9'x16' PARKING SPACE WITH 2' OVERHANG, TYPICAL.
2. 11'x18' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG.
3. ACCESSIBLE DRIVEWAY CROSSING MARKING.
4. INDICATES LOCATION OF CARPORT PARKING STRUCTURE.
5. DOUBLE TRASH ENCLOSURE SURROUNDED BY 6" CMU WALL PAINTED TO MATCH BUILDINGS.
6. TRASH COMPACTOR YARD SURROUNDED BY 6" CMU WALL PAINTED TO MATCH BUILDINGS.
7. ELECTRONIC ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS.
8. GATE CONTROL BOX AND SITE DIRECTORY MAP. PROVIDE KEY BOX FOR FIRE DEPARTMENT ACCESS.
9. PEDESTRIAN ENTRY GATE.
10. POOL GATE.
11. W/ FENCE.
12. 4' SIDEWALK, AT BUILDING APPROACH.
13. 6' SIDEWALK, TYPICAL ON SITE.
14. 6' SIDEWALK, TYPICAL AT PARKING.
15. BICYCLE PARKING RACK FOR 8 BICYCLES.
16. SCORE CONCRETE.
17. RETAINING WALL, REFER TO GRADING PLANS.
18. POOL EQUIPMENT ROOM IN FITNESS BUILDING.
19. ACCESSIBLE RAMP.
20. EXIT ONLY GATE TO BE EQUIPPED WITH AUTOMATIC OPENER.
21. 6" CMU PERIMETER WALL PAINTED TO MATCH BUILDINGS.

USABLE OPEN SPACE

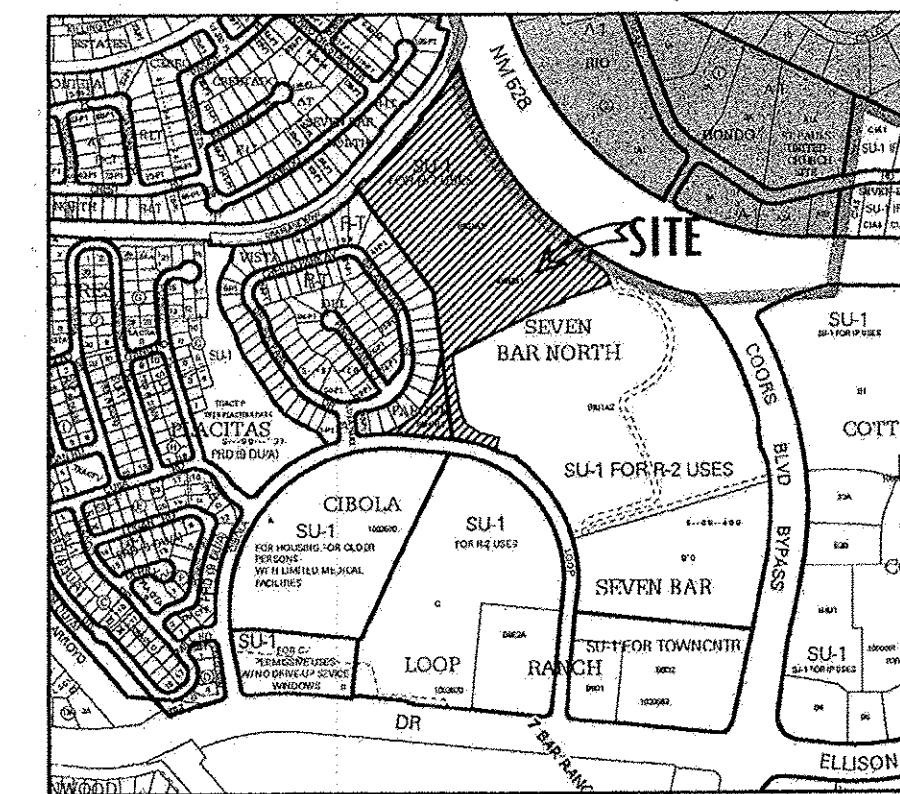
SITE OPEN SPACE	267,041
PRIVATE BALCONIES & PATIOS	17,540
TOTAL	284,581

MINIMUM ON-LOT USABLE OPEN SPACE REQUIRED AND PROVIDED

	SF REQ. PER DU	# OF DU'S	TOTAL SF REQUIRED	TOTAL SF PROVIDED
1 BEDROOM	400	112	44,800	
2 BEDROOM	500	112	56,000	
3 BEDROOM	600	30	18,000	
SITE OPEN SPACE				267,041
PRIVATE BALCONIES & PATIOS				17,540
TOTAL (excess of 165,781 SF)		254	118,800	284,581

PARKING SPACE REQUIREMENTS

	PARKING RATIO REQUIRED	PARKING SPACES
UNIT A1&A2 < 1,000 SF	112 - 1 BR / 1 BATH	1.5 / 1 168
UNIT B1&B2 > 1,000 SF	112 - 2 BR / 2 BATH	2 / 2 224
UNIT C1 > 1,000 SF	30 - 3 BR / 2 BATH	2 / 2 60
Total Parking Spaces Required		452
OPEN PARKING PROVIDED		219
CARPORT PARKING PROVIDED		166
GARAGE PARKING PROVIDED		88
Total Parking Provided		473
Accessible Parking Required		12
OPEN ACCESSIBLE PARKING PROVIDED		6
CARPORT ACCESSIBLE PARKING PROVIDED		4
GARAGE ACCESSIBLE PARKING PROVIDED		2
Total Accessible Parking Provided		12
Bicycle Parking Required		127
(1 SPACE FOR EVERY 2 DWELLING UNITS)		
GARAGE		88
BICYCLE RACK		40
Total Bicycle Parking Provided		128



VICINITY MAP
NOT TO SCALE

DATE: JANUARY 7, 2013 ORB# 11-227

A1.10

SITE PLAN DEVELOPMENT PLAN
FOR BUILDING PERMIT

SITE PLAN DEVELOPMENT PLAN FOR BUILDING PERMIT

SCALE: 1" = 60'-0"