

# CITY OF ALBUQUERQUE



April 28, 2017

Scott McGee PE  
Scott McGee PE, LLC  
9700 Tanoan Dr. NE  
Albuquerque, NM 87111

**Re: Aspen Ranch 2, 9677 Eagle Ranch Rd NW**  
**Request for Certificate of Occupancy- Transportation Development**  
Engineer's Stamp dated 07-18-11 (B13-D002B)  
Certification dated 04-21-17

Dear Mr. McGee

Based upon the information provided in your submittal received 04-21-17, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Logan Patz  
Senior Engineer, Planning Dept.  
Development Review Services

LWP via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

**Project Title:** ASPEN RANCH 2 **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** B13/D02B

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** Tract A Cottonwood Pointe

**City Address:** 9677 EAGLE RANCH RD NW

**Applicant:** Scott M McGee PE, LLC **Contact:** Scott McGee

**Address:** 9700 Tanoan Drive NE

**Phone#:** 263-2905 **Fax#:** \_\_\_\_\_ **E-mail:** scottmmcgee@gmail.com

**Other Contact:** American Realcorp **Contact:** Ernie Cohen

**Address:** \_\_\_\_\_

**Phone#:** 949-400-9500 **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

*Handwritten signature in pink ink.*

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)** \_\_\_\_\_

**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?**

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

☐ **OTHER (SPECIFY)** REDESIGN PLAN

**DATE SUBMITTED:** 4/21/17 **By:** Scott McGee

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_



**SCOTT M MCGEE PE, LLC**  
**CIVIL ENGINEER**

April 21, 2017

Ms. Racquel Michel, PE

Development & Review Services

600 2<sup>nd</sup> Street NW, Ste. 201

Albuquerque, NM 87102



RE: Aspen Ranch Phase 2 Final (B-13/D002B)

Dear Ms. Michel,

I, Scott M McGee NMPE # 10519, of the firm Scott M McGee PE, LLC hereby certify that phase 2B of this project is in substantial compliance with and in accordance with the design intent of the approved plan dated July 18, 2011. The record information edited onto the original design document has been obtained by David P Acosta of Construction Survey Technologies, Inc. I further certify that I have visited the project site on 4/19/17 and have determined by visual inspection that the survey data provided 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 permanent Cos for Phase 2B and the entire project.

Please contact me if you have additional questions. Thank you

Scott M McGee PE





# BUILDING AREAS

BUILDING TYPE	BLDG FOOTPRINT	1ST FLOOR S.F.	2ND FLOOR S.F.	3RD FLOOR S.F.	TOTAL S.F.
BUILDING TYPE 1	52'-0" X 109'-8"	4,288 S.F.	4,288 S.F.	N/A	8,576 S.F.
BUILDING TYPE 2	64'-8" X 127'-8"	5,656 S.F.	5,656 S.F.	5,656 S.F.	16,968 S.F.
BUILDING TYPE 3	21'-4" X 78'-4"	1,671 S.F.	1,671 S.F.	N/A	3,342 S.F.
BUILDING TYPE 4	70'-8" X 171'-4"	8,840 S.F.	8,840 S.F.	N/A	17,680 S.F.

# DEVELOPMENT DATA

**SITE ADDRESS:**  
9861 EAGLE RANCH ROAD NW, ALBUQUERQUE, NM

**SITE AREA:**  
NET: 1,363,428 S.F. (31.3 ACRES)  
PHASE 1: 884,156 SF (20.3 ACRES)  
PHASE 2: 479,272 SF (11 ACRES)

**ZONING:**  
SU-1 FOR 1-PC, C-2 AND R-2 USES

**PROPOSED USE:**  
MULTIFAMILY RESIDENTIAL

**DENSITY:**  
ALLOWED: 30 DU/AC  
PROVIDED: 17.5 DU/NET ACRE

**UNITS PROVIDED (EXISTING):**

84 - UNIT B (ONE BEDROOM)	703 S.F.
80 - UNIT BE (ONE BEDROOM)	732 S.F.
4 - UNIT BEH (ONE BEDROOM)	732 S.F.
102 - UNIT C (TWO BEDROOM)	986 S.F.
2 - UNIT CH (TWO BEDROOM)	986 S.F.
102 - UNIT D (THREE BEDROOM)	1251 S.F.
2 - UNIT DH (THREE BEDROOM)	1251 S.F.
12 - UNIT E (LOFT STUDIO)	756 S.F.

388 - TOTAL UNITS PHASE 1  
(S.F. BASED ON ENCLOSED AREA ONLY)

8 - UNIT A-2 (ONE BEDROOM)	540 S.F.
8 - UNIT AE (ONE BEDROOM)	540 S.F.
36 - UNIT B (ONE BEDROOM)	703 S.F.
34 - UNIT BE (ONE BEDROOM)	732 S.F.
2 - UNIT BEH (ONE BEDROOM)	732 S.F.
31 - UNIT C-2 (TWO BEDROOM)	986 S.F.
1 - UNIT CH (TWO BEDROOM)	986 S.F.
32 - UNIT D-2 (THREE BEDROOM)	1251 S.F.
0 - UNIT DH (THREE BEDROOM)	1251 S.F.
8 - UNIT E (LOFT STUDIO)	756 S.F.

160 - TOTAL UNITS PHASE 2  
(S.F. BASED ON ENCLOSED AREA ONLY)

**PARKING (EXISTING):**  
REQUIRED:  
180 ONE BATH X 1.5 270 SPACES  
208 TWO BATH X 2.0 416 SPACES  
TOTAL 686 SPACES

10% REDUCTION WITHIN 300 FEET OF REGULAR ALBUQUERQUE TRANSIT SYSTEM ROUTE  
TOTAL REQUIRED SPACES 617 SPACES

2% OF THE REQUIRED PARKING SPACES SHALL BE ACCESSIBLE PARKING SPACES

TOTAL PROVIDED:

645 TOTAL
44 GARAGE SPACES
2 ACCESSIBLE GARAGE SPACES
132 COVERED SPACES
445 UNCOVERED
18 ACCESSIBLE UNCOVERED

# GENERAL NOTES

- THE DEVELOPMENT AND USE OF THIS SITE, TO THE BEST OF OUR KNOWLEDGE CONFORMS TO ALL APPLICABLE CODES AND ORDINANCES.
- NOT USED
- FOR FINISH FLOOR ELEVATIONS, GRADING, DRAINAGE, PAVING INFORMATION AND OFF SITE IMPROVEMENTS REFER TO CIVIL DRAWINGS.
- ALL SITE RELATED INFORMATION (DIMENSIONS, GRADES, ETC.) ARE THE RESPONSIBILITY OF THE CIVIL ENGINEER. UTILITIES, LANDSCAPE AND IRRIGATION ARE SHOWN ELSEWHERE.
- SEE HARDSCAPE DRAWINGS FOR ALL INFORMATION REGARDING SIDEWALKS.
- REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING INFORMATION.
- NOT USED
- VERTICAL CONSTRUCTION WITH COMBUSTIBLE MATERIALS SHALL NOT BEGIN PRIOR TO ACCEPTANCE OF FIRE ACCESS ROADS AND FIRE HYDRANTS.
- CARPORTS UNDER SEPARATE PERMIT.
- NOT USED
- ALL EXTERIOR SIGNS SHALL HAVE A SEPARATE SIGN PERMIT AND SHALL MATCH BUILDING ARCHITECTURE.
- MAX. SLOPE OF ALL ACCESSIBLE ROUTES ARE 5% (1/20) UNLESS DESIGNED AS A RAMP.
- MAX. CROSS-SLOPE, IN ANY DIRECTION, OF ALL ACCESSIBLE ROUTES, PARKING SPACES AND AISLES ARE 2% (1/48).
- NOT USED
- ALL SIDEWALKS ON SITE ARE 4' WIDE UNLESS NOTED OTHERWISE.
- LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS SO THAT NO FUGITIVE LIGHT MAY ESCAPE BEYOND THE PROPERTY LINE. ALL LIGHT FIXTURES SHALL BE FULL CUT-OFF TO PREVENT FUGITIVE LIGHT; NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE.

# LEGEND

- FIRE HYDRANT - PROVIDE 3' CLEAR SPACE IN ALL DIRECTIONS
- PARKING CANOPIES - SIZE OF CANOPIES TO THE NUMBER OF SPACES COVERED.
- PROPERTY LINE
- NO. OF PARKING SPACES  
NO. OF COVERED PARKING SPACES  
STANDARD PARKING  
STALL DIMENSIONS: 9' X 18'
- HANDICAPPED PARKING EMBLEM  
INDICATES HANDICAPPED PARKING  
STALL - SEE DETAIL 54/7.40
- BUILDING NUMBER
- "NO PARKING/FIRE LANE" SIGNS -  
SINGLE REFUSE ENCLOSURE -  
SEE DETAIL 84/7.80
- BICYCLE RACKS

<b>ADMINISTRATIVE AMENDMENT</b>	
FILE #11-12113 PROJECT #1000771	
Bldg 39 - change from 1 bldg to 2+	
3 bldgs - replace 2nd pool area	
w/ open gathering area	
APPROVED BY	DATE
	9/2/11

Contractor must verify all dimensions at project before proceeding with this work.  
Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are instruments of service and shall remain the property of the Architect whether the project for which they are made is executed or not. These drawings and specifications shall not be used by anyone on any other project, for additions to this project, or for completion of this project by others except by the expressed written permission of the Architect.  
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△ SITE PLAN CHANGES FROM APPROVED SITE DEVELOPMENT PLAN

**PARKING (PHASE 2):**  
REQUIRED:  
112.96 ONE BATH X 1.5 - 16 UNITS 144 SPACES  
48.64 TWO BATH X 2.0 + 16 U 128 SPACES  
TOTAL 272 SPACES  
10% REDUCTION WITHIN 300 FEET OF REGULAR ALBUQUERQUE TRANSIT SYSTEM ROUTE 27 SPACES  
TOTAL REQUIRED SPACES 245 SPACES  
2% OF THE REQUIRED PARKING SPACES SHALL BE ACCESSIBLE PARKING SPACES

**TOTAL PROVIDED:**  
287 TOTAL  
32 GARAGE SPACES  
0 ACCESSIBLE GARAGE SPACES  
54 COVERED SPACES  
2 ACCESSIBLE COVERED  
193 UNCOVERED  
6 ACCESSIBLE UNCOVERED

**BICYCLE PARKING:**  
REQUIRED: 274 SPACES  
PROVIDED: 274 SPACES  
70 SPACES PROVIDED WITH BICYCLE RACKS  
204 SPACES PROVIDED IN STORAGE ROOMS

UNIT MIX TOTAL:	UNIT A, AE	UNIT B, BE, BEH	UNIT C & CH	UNIT D & DH	UNIT E
BUILDING TYPE 1	16	-	-	-	-
BUILDING TYPE 2	-	24	-	-	-
BUILDING TYPE 3	-	-	-	-	2
BUILDING TYPE 4	-	-	8	8	-

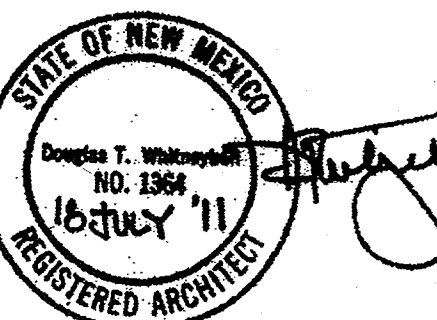
OCCUPANCY:	TYPE OF CONSTRUCTION:
APARTMENTS - R-2	V-A, V-B
CARPORTS - U	V-B
RAMADAS - U	V-B

**BUILDING HEIGHT:**  
ONE STORY (REC) 22'-0"  
TWO STORY 28'-6"  
THREE STORY 36'-5"

**BUILDING CODES:**  
2009 INTERNATIONAL BUILDING CODE  
2009 INTERNATIONAL PLUMBING CODE  
2009 INTERNATIONAL MECHANICAL CODE  
2009 NATIONAL ELECTRICAL CODE  
2009 NATIONAL ENERGY CONSERVATION CODE  
2008 INTERNATIONAL ENERGY CONSERVATION CODE  
AMERICAN DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAAG)  
FAIR HOUSING ACT

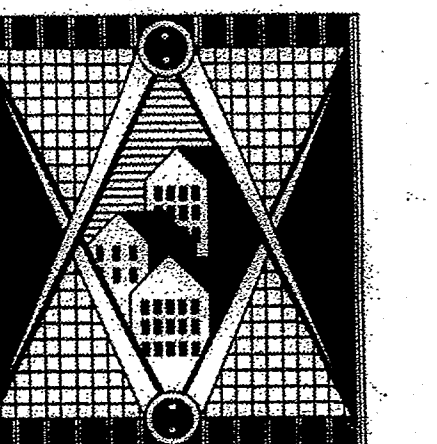
# ASPEN RANCH II APARTMENTS

ALBUQUERQUE, NEW MEXICO  
CWR RESIDENTIAL LTD. CO.



# WHITNEYBELL PERRY INC

1102 East Missouri Avenue  
Phoenix, Arizona 85014-2784  
575 West Chandler Blvd. Ste 123  
Chandler, Arizona 85225-7532  
(602)265-1891



ARCHITECTURE AND PLANNING

**1.10**  
1033

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2011

RECEIVED  
JUN 5 2012  
HYDROLOGY SECTION

SITE PLAN

TCL CERTIFICATION (PHASE 2A) 12/6/16

PARKING REVISIONS NOTED NORTH OF BUILDINGS 33 & 34. SMM

TCL CERTIFICATION (PHASE 2B & FINAL)



# PARTIAL SITE PLAN

SCALE: 1" = 50'

