



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Overture Senior Active Adult **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Lot 5-A, 28, 29 and 30 of Blk II North Albuquerque Acres
City Address: _____

Applicant: Tierra West, LLC **Contact:** Assad Rizvi
Address: 5571 Midway Park Place NE Albuquerque NM 87109
Phone#: 505-858-3100 **Fax#:** 505-858-1118 **E-mail:** arizvi@tierrawestllc.com

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

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT _____ 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: 3-31-2020 **By:** Assad Rizvi

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

GENERAL NOTES:

- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER INCLUDING THAT WITHIN THE CITY RIGHT-OF-WAY.
- ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
- THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
- NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
- THERE ARE NO TRANSIT FACILITIES ADJACENT TO OR WITHIN CLOSE PROXIMITY TO THE SITE.
- LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN PUBLIC WORK ORDER.

SIGNAGE NOTES:

- ALL SIGNS SHOWN ON THIS PLAN MUST BE PERMITTED SEPARATELY.
- PROPOSED SIGNS MUST MEET THE REQUIREMENTS OF THE NORTH I-25 SECTOR DEVELOPMENT PLAN. SEE SHEET CS FOR SIGNAGE REGULATIONS.

SITE DATA

LEGAL DESCRIPTION: LOT 1-A OF PLAT LOTS 1-A AND 2-A PASEO MARKETPLACE (BEING A REPLAT OF LOTS 1 THRU 5, PASEO MARKETPLACE)

ZONING: SU-2 C-1 OR SU-2 RC. DWELLING UNITS ALLOWED PER SPECIAL EXCEPTION 17ZHE-80268

SITE AREA: 4.07 ACRES

PROPOSED USE:
SINGLE-FAMILY APARTMENTS (AGE-RESTRICTED)

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
THREE DRIVEWAY ENTRANCES WILL PROVIDE VEHICULAR ACCESS FROM PALOMAS AVENUE, ONE OF WHICH (EASTERLY ACCESS) IS FOR EMERGENCY VEHICLES ONLY. PEDESTRIAN ACCESS WILL BE PROVIDED TO PALOMAS AVENUE AT A POINT ADJACENT TO THE MIDDLE DRIVEWAY, PER PLAN.

INTERNAL CIRCULATION REQUIREMENTS:
SOUTHERLY PARKING AREA IS ACCESSIBLE TO VISITORS AND RESIDENTS WHILE REMAINDER OF PARKING AREAS ARE GATE CONTROLLED. KNOX BOXES WILL PROVIDE ACCESS FOR EMERGENCY VEHICLES AT ALL GATES.

MAXIMUM BUILDING HEIGHT ALLOWED:
65 FEET (5 STORIES)

MINIMUM BUILDING SETBACK:
15' MIN.; SIDE- 5' MIN.; REAR- 5' MIN. (GOVERNED BY NORTH I-25 SDP, REGIONAL COMMERCIAL)

MAXIMUM TOTAL DWELLING UNITS:
200 DU (50 DU/AC) ALLOWED
175 DU PROPOSED

NONRESIDENTIAL USES MAXIMUM FLOOR AREA RATIO:
N/A

PHASING:
NONE PROPOSED

STRUCTURE LOCATIONS:
EXISTING SINGLE-STORY STRUCTURE ONSITE TO BE DEMOLISHED. PROPOSED STRUCTURE PER SITE PLAN

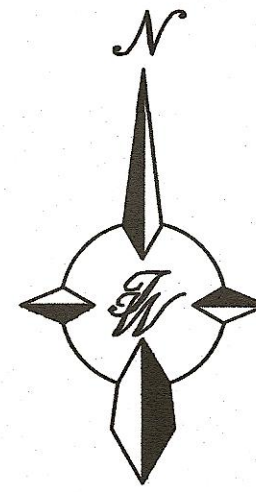
STRUCTURE ELEVATIONS AND DIMENSIONS:
BUILDING AREA: 158,984 SF
SEE SHEET A1 FOR STRUCTURE ELEVATIONS

PARKING FACILITIES:
CAR CHARGING STATIONS REQUIRED: 4 SPACES
CAR CHARGING STATIONS PROVIDED: 4 SPACES
PARKING REQUIRED: 220 SPACES (PER ZHE VARIANCE) (17ZHE-80268)
TOTAL PROVIDED: 220 SPACES (140 STANDARD; 72 COMPACT; 8 HC)
TOTAL COVERED PARKING: 51 SPACES
HC PARKING REQUIRED: 8 SPACES (2 VAN ACCESSIBLE)
HC PARKING PROVIDED: 8 SPACES (2 VAN ACCESSIBLE)

MOTORCYCLE PARKING REQUIRED: 5 SPACES
MOTORCYCLE PARKING PROVIDED: 5 SPACES

LOADING FACILITIES:
PASSENGER DROP OFF AT MAIN ENTRANCE

NON-AUTO TRANSPORTATION
NO PUBLIC TRANSPORTATION ROUTE ADJACENT TO SITE



GRAPHIC SCALE

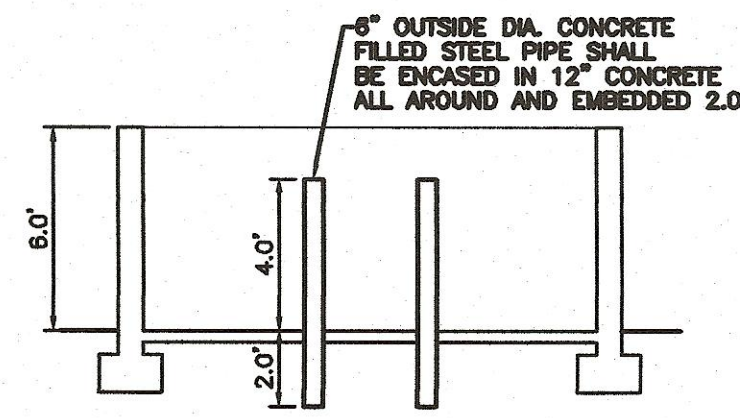
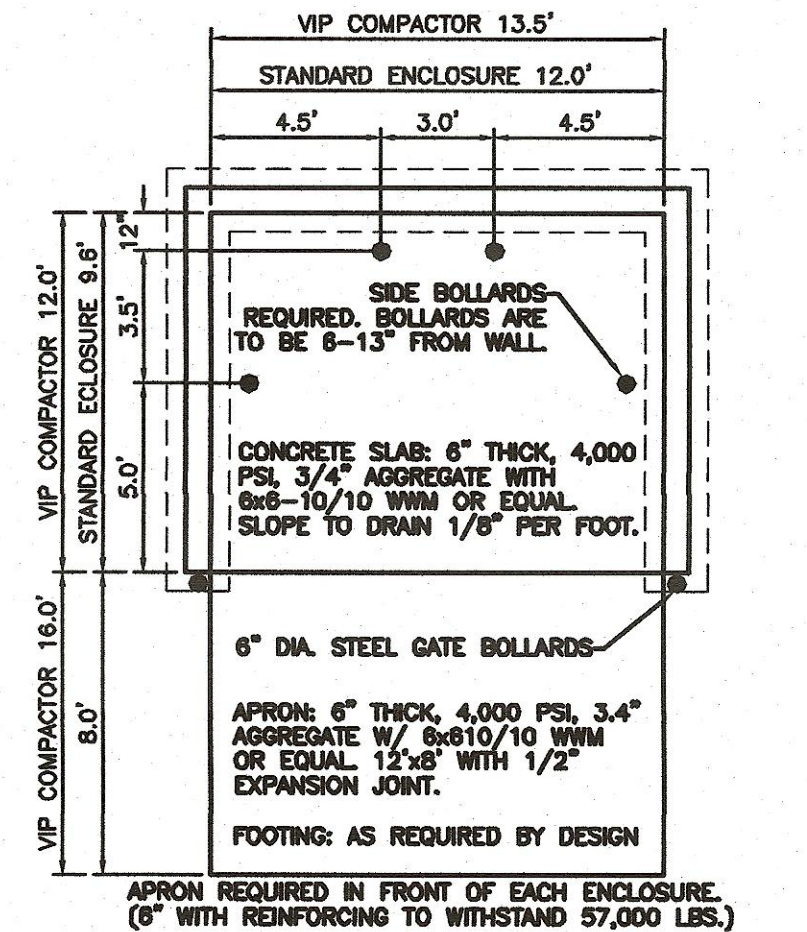
40 20 0 20 40
SCALE: 1"=40'

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Planning Department and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings.



The Purpose of this Temporary Certification is to allow the onsite Leasing Operations Trailer to be removed to complete work in the general area and for Leasing Operations to relocate inside the SE corner of the Building



NOTE: THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.

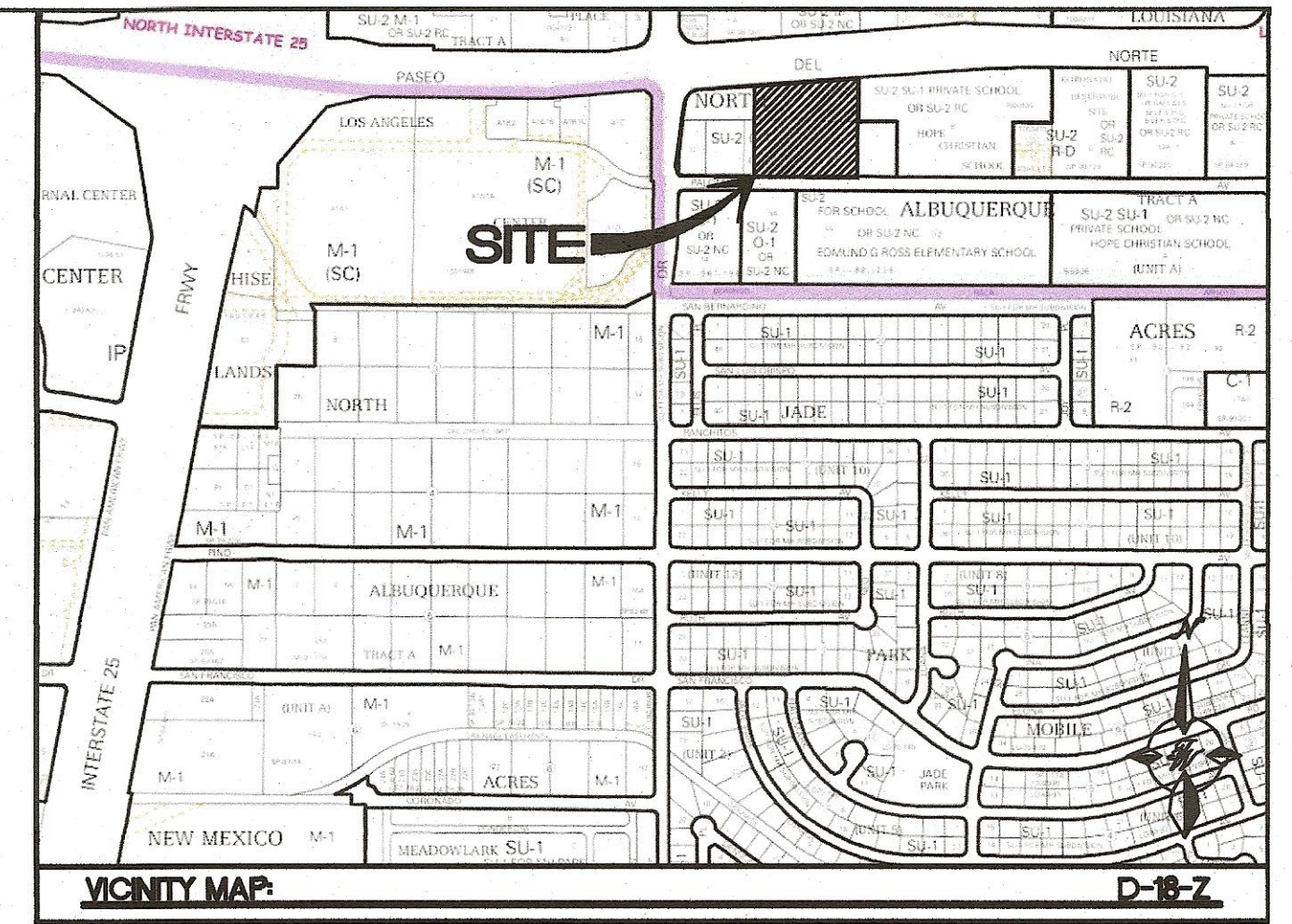
DUMPSTER ENCLOSURE DETAIL

KEYED NOTE:

- (A) 6" VALLEY GUTTER PER COA STD DWG #2420
- (B) SIDEWALK PER COA STD DWG #2430
- (C) 6" STANDARD CURB AND GUTTER PER COA STD DWG #2415B
- (D) ZERO CURB WITH TRUNCATED DOMES
- (E) UNIDIRECTIONAL HC RAMP PER DETAIL ON SHEET C4
- (F) HANDICAP PARKING SIGN PER DETAIL SHEET C4
- (G) VEHICULAR GATE
- (H) BIKE RACK (SEE DETAIL SHEET C4)
- (I) RETAINING WALL (SEE GRADING PLAN SHEET C2)
- (J) SITE LIGHTING
- (K) CROSSWALK, PAVERS
- (L) PUBLIC PLAZA WITH PAVERS AND BENCHES PER LANDSCAPE PLAN
- (M) MOTORCYCLE PARKING SIGN (SEE DETAIL SHEET C4)
- (NX) ACCESSIBLE PARKING PER ADA (SEE DETAIL FOR EACH AREA "X", SHEET C4) (INCLUDES CALLOUTS NA, NB, NC, & ND THIS SHEET)
- (O) STOP SIGN
- (P) PROPOSED FIRE HYDRANT
- (Q) ADA RAMP (SEE "ADA RAMP DETAIL", SHEET C4)
- (R) MONUMENT SIGN LOCATION (SIGNS BY SEPARATE PERMIT)
- (S) TRASH ENCLOSURE PER DETAIL THIS SHEET
- (T) PAVERS
- (U) COMPACT PARKING SPACES (SEE DETAIL SHEET C4)
- (V) MOTORCYCLE PARKING SPACES (SEE DETAIL SHEET C4)
- (W) PARKING W/ELECTRIC VEHICLE CHARGING STATIONS
- (X) SIGHT TRIANGLE. SEE GENERAL NOTE 7 THIS SHEET.
- (Y) CAR CHARGING STATION (SEE SHEET C4.1)

INDEX TO DRAWINGS

- C1. SITE PLAN FOR BUILDING PERMIT
- C2. GRADING AND DRAINAGE PLAN
- C3. MASTER UTILITY PLAN
- C4. DETAILS SHEET
- C5. SIGNAGE REGULATIONS
- L1. LANDSCAPING PLAN
- A4.00 BUILDING ELEVATIONS
- A4.01 BUILDING ELEVATIONS



LEGAL DESCRIPTION:

LOTS 1-A OF PLAT LOTS 1-A AND 2-A PASEO MARKETPLACE (BEING A REPLAT OF LOTS 1 THRU 5, PASEO MARKETPLACE)

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- BUILDING
- SIDEWALK
- RETAINING WALL
- EXISTING STREET LIGHTS
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- PROPOSED ASPHALT
- PROPOSED PARKING LOT LIGHT
- ACCESSIBLE ROUTE
- COVERED PARKING
- DRAINAGE FLOW ARROW FOR CARPORT

PROJECT NUMBER: 1010675

APPLICATION NUMBER: 18DRB-70120

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 3/2/2020, 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.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
ABCWUA	Date
Parks & Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

ISSUED FOR PERMIT DATE: 09.17.18

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO PROFESSIONAL ENGINEER 7868 03/18/2020 RONALD R. BOHANNAN P.E. #7868	OVERTURE SENIOR ACTIVE ADULT SITE PLAN FOR BUILDING PERMIT TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY DY DATE 3/02/2020 2017086-SPB
		SHEET # C1 JOB # 2017086

ADMINISTRATIVE AMENDMENT

FILE # SI-2020 **PROJECT #** PR-2020
-00012 -003271

Age Restricted Senior Living Facility

Minor Changes per comments from

Transportation Development (10 Mar 2020).

RBrito Project Engineer
2600 E. Highway 100, Suite 100
Tucson, AZ 85714
Date: 03/26/2020 10:10 AM 26 Mar 2020

APPROVED BY **DATE**