



## **SITE DATA**

PROPOSED USAGE: **RESIDENTIAL - MULTI FAMILY** MX-M MIXED USE MEDIUM INTENSITY IDO CLASSIFICATION: LOT AREA: 95,741 SF (2.1978 ACRES) ADDRESS: 4615 WYOMING BLVD. N.E.

SETBACKS FRONT PER PLAN REAR PER PLAN

**BUILDING AREA:** BLDG. 1: 51,345 SF. BLDG. 2: 15,375 SF. CLUBHOUSE: 2,107 SF. TOTAL: 68,827 SF.

**BUILDING UNITS 102** 

PARKING REQUIRED: STUDIOS - 36 UNITS X 1 SPACE PER UNIT = 36 SPACES

SIDE PER PLAN

1 BEDROOM - 60 UNITS X 1.2 SPACES PER UNIT = 72 SPACES 2 BEDROOMS - 6 UNITS X 1.6 SPACES PER UNIT = 10 SPACES SUB-TOTAL = 118 SPACES

30% TRANSIT REDUCTION = 35 SPACES TOTAL REQUIRED SPACES = 82 SPACES

TOTAL PROVIDED: 116 SPACES (30 SMALL CAR 25%)

HC PARKING REQUIRED: 4 (2 VAN SPACES) HC PARKING PROVIDED: 4 (2 VAN SPACES)

MC PARKING REQUIRED: NONE

MC PARKING PROVIDED: NONE BICYCLE PARKING REQUIRED: 12 SPACES (10% OF TOTAL PARKING)

LANDSCAPE AREA PROVIDED: 14,232 SF (20% OF NET)

BICYCLE PARKING PROVIDED: 12 SPACES LANDSCAPE AREA REQUIRED: 10,705 SF (15% OF NET)

1. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN THE WORK ORDER.

2. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER, ALL UNUSED CURBS CUTS MUST BE REPLACED WITH SIDEWAY AND CURB AND GUTTER; PER COA STD DWG 2415A AND 2430.

3. SEE ELECTRICAL PLANS FOR ALL LIGHT POLES & LIGHT POLE LOCATIONS. ALL LIGHT POLES BASES SHALL BE STRAIGHT AND PLASTERED SMOOTH. TOP OF LIGHT BASE SHALL BE 2'-6" ABOVE TOP OF CURB/SIDEWALK. BASES PROVIDED BY G.C., TYP.

4. ALL UTILITY DIGGING OR OTHER EXCAVATION SHALL TAKE IN CONSIDERATION EXISTING SIDEWALKS, CURB & GUTTERS AND OTHER STRUCTURES THAT MAY NEED TO BE REMOVED AND/OR REPLACED.

5. LANDSCAPE PLANTERS ARE TO BE 3'-0 WIDE AND 6'-0 IN LENGTH WITH A HEIGHT BETWEEN. 12-28 INCHES ABOVE FINISHED GRADE. USE CMU BLOCK WITH THE FINISH MATCHING THE DUMPSTER ENCLOSURE WALL SEE DETAIL SHEET C8. APPLY DRYLOCK SHIELD OR SIMILAR APPLICATION TO THE INSIDE OF THE CMU PLANTERS.

6. AUTOMATIC GATES WILL BE ACTUATED BY RESIDENTS AND STAFF BY WIRELESS FOB OR PHONE APP. NO ACCESS CONTROL KEYPADS OR RFID SCANNERS WILL BE INSTALLED IN DRIVE AISLES OR DRIVE AISLE

## PROJECT NUMBER: **APPLICATION NUMBER:** Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set approved DRC 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: Date Traffic Engineer, Transportation Division **ABCWUA** Date Date Parks & Recreation Department Date Hydrology Date Code Enforcement \* Environmental Health Department (conditional) Herman Gallegos Herman Gallegos 03-29-23 Solid Waste Management Date Date Planning Department

## INDEX TO DRAWINGS

- SITE PLAN FOR BUILDING PERMIT
- MASTER SITE PLAN GRADING PLAN
- MASTER UTILITY PLAN LANDSCAPE PLAN CONSTRUCTION DETAILS
- CONSTRUCTION DETAILS CONSTRUCTION DETAILS FIREONE PLAN 10. EROSION CONTROL
- 11. EROSION CONTROL DETAILS 12. EROSION CONTROL DETAILS
- 02/15/2023

P.E. #7868

MONTGOMERY/ WYOMING ENGINEER'S **APARTMENTS** SITE PLAN ALBUQUERQUE, NM 87109 (505) 858-3100 RONALD R. BOHANNAN www.tierrawestllc.com

\* Environmental Health, if necessary

RMG DATE 02/15/2023 2022030\_SITE PLAN 02.15.23 SHEET # TIERRA WEST, LLC SP-1 5571 MIDWAY PARK PLACE NE

DRAWN BY

JOB #

2022030