

City of Albuquerque

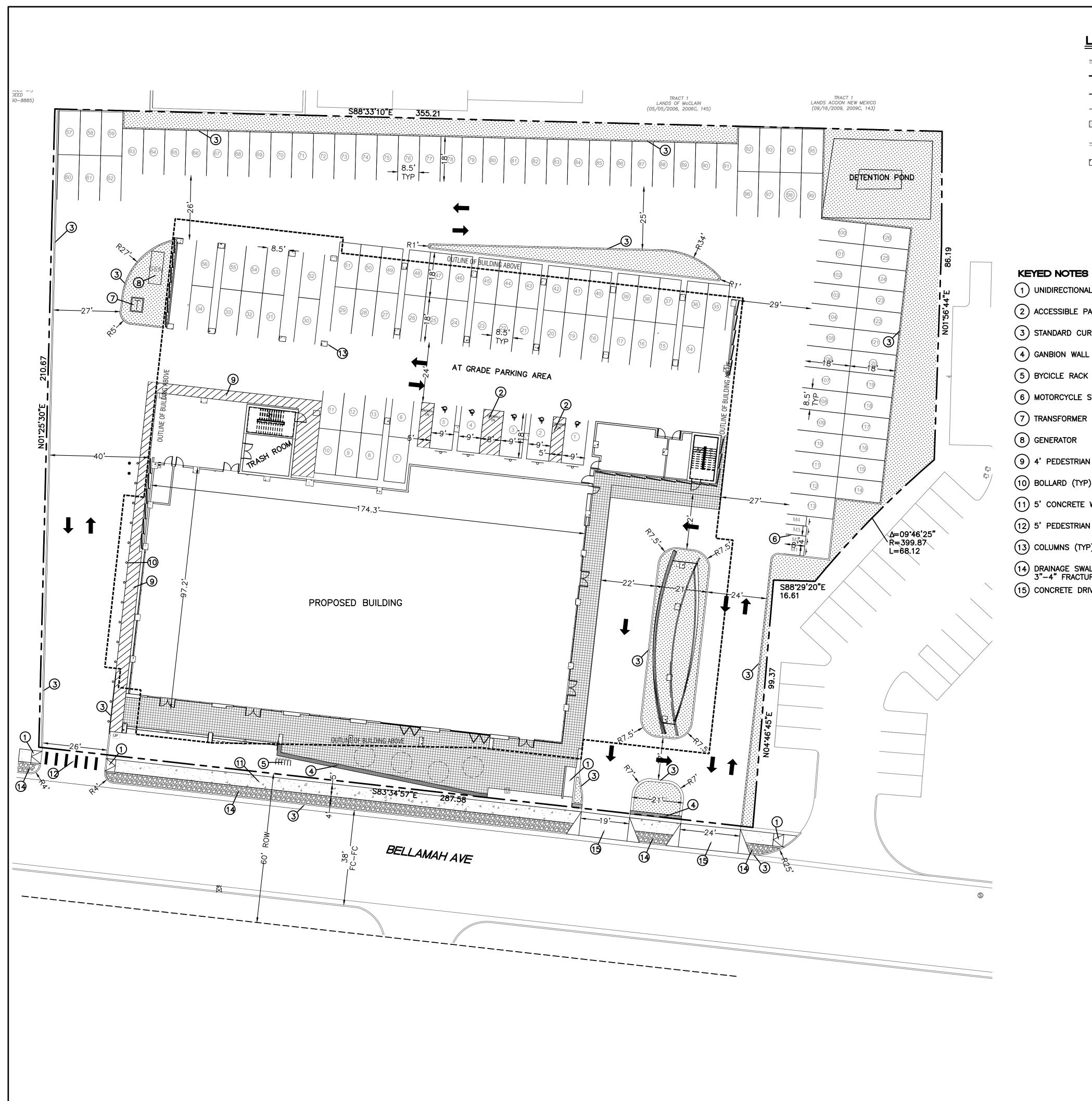
Planning Department

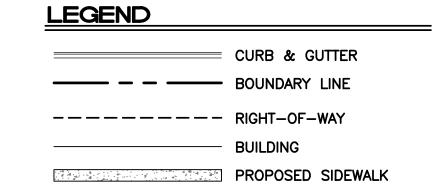
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: TRACT H SAWMILL	Building Permit #:	Hydrology File #:	
DRB#:	EPC#:	Work Order#:	
Legal Description: TRA A-2 PLAT OF TRACTS A-1 A-	2 AND A-3 LANDS OF WILLIAMANDREW MCCORD CONT 20290AC	UPC: 101305817952322307	
City Address: 1921 BELLAMAH AVE NW	ALBUQUERQUE, NM		
Applicant: TIERRA WEST LLC		Contact: JON NISKI	
Address: 5571 MIDWAY PARK PLACE NE	E, ALBUQUERQUE, NM 87109		
Phone#: 505-858-3100	Fax#:	E-mail: JNISKI@TIERRAWESTLLC.COM	
Other Contact:		Contact:	
Address:			
Phone#:	Fax#:	_E-mail:	
TYPE OF DEVELOPMENT: PLA	AT (# of lots)RESIDENCEX	DRB SITE ADMIN SITE	
IS THIS A RESUBMITTAL? Ye	sNo		
DEPARTMENT X TRANSPORTATION	NHYDROLOGY/DRAINAGE		
Check all that Apply:		TYPE OF APPROVAL/ACCEPTANCE SOUGHT:	
TYPE OF SUBMITTAL: ENGINEER/ARCHITECT CERTIFICATION PAD 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 (SPECIEY)		SE OF FINANCIAL GUARANTEE IN PERMIT APPROVAL ERMIT APPROVAL OVAL EMIT APPROVAL AD CERTIFICATION IN APPROVAL IN APPROVAL IN APPROVAL	
DATE SUBMITTED: 10.5.2022	By: Jon Niski	IFY)	
COA STAFF:	ELECTRONIC SUBMITTAL RECEIVED:		

FEE PAID:



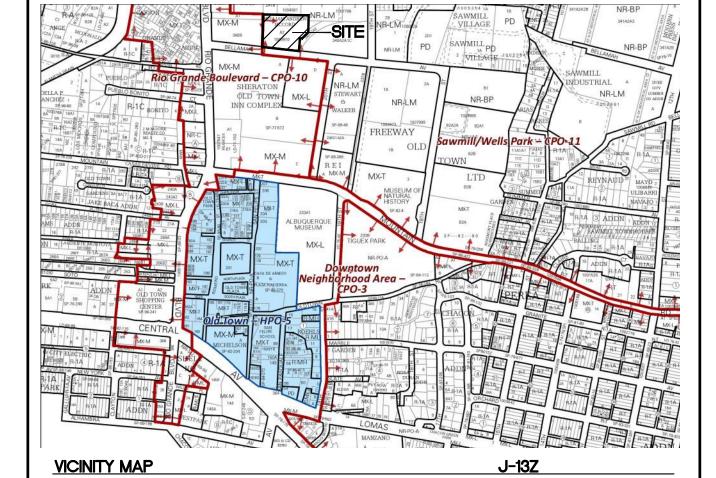


 \equiv \equiv \equiv \equiv \equiv \equiv \equiv EXISTING CURB & GUTTER

LANDSCAPING

- 1 UNIDIRECTIONAL ACCESSIBLE RAMP SEE DETAIL SHEET SP-2
- (2) ACCESSIBLE PARKING PER ADA STANDARDS
- 3 STANDARD CURB AND GUTTER PER COA STD DWG 2415A
- 4 GANBION WALL
- 5 BYCICLE RACK SEE DETAIL SHEET SP-2
- 6 MOTORCYCLE SPACE W/SIGN
- 7 TRANSFORMER
- 8 GENERATOR
- 9 4' PEDESTRIAN ACCESS
- 10 BOLLARD (TYP)
- 11) 5' CONCRETE WALK PER COA STD DWG 2430
- 12) 5' PEDESTRIAN CROSSWALK
- (13) COLUMNS (TYP)
- DRAINAGE SWALE WITH

 3"-4" FRACTURED ROCK ON MIRAFI FABRIC
- (15) CONCRETE DRIVWAY PAD PER COA STD DWG 2425



LEGAL DESCRIPTION

TRACTS A-1, A-2 AND A-3 LANDS OF WILLIAM ANDREW MCCORD

SITE DATA

COMMERCIAL PROPOSED USAGE

LOT AREA 88460 SF (2.03 ACRES) ZONING MX-4

BUILDING AREA 134709 SF BUILDING COVERAGE

BUILDING SETBACK

REAR SIDE

PARKING REQUIRED

GUEST PROVIDED 118 SPACES (1 SPACE PER GUEST ROOM)
126 SPACES

5 SPACES (1 VAN) 5 SPACES ACCESSIBLE SPACES REQUIRED ACCESSIBLE SPACES PROVIDED

NOTE - ALL PARKING TO BE VALET PARKING

MOTORCYCLE SPACES REQUIRED 4 SPACES MOTORCYCLE SPACES PROVIDED 4 SPACES

BICYCLE SPACES REQUIRED BICYCLE SPACES PROVIDED

LANDSCAPE REQUIRED 6656 SF (15% NET AREA, FIRST FLOOR=44082 SF)
LANDSCAPE PROVIDED 8070 SF

PROJECT NUMBER:

APPLICATION NUMBER:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated ______, 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:

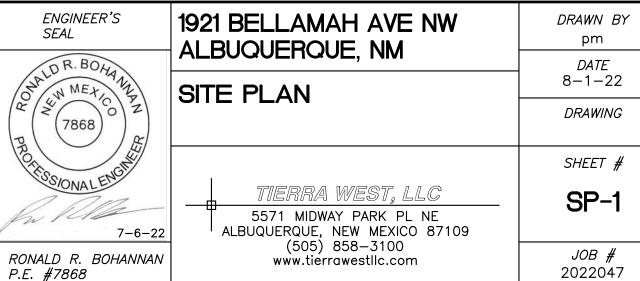
Traffic Engineer, Transportation Division Date Date Water Utility Development Parks & Recreation Department Date Date City Engineer * Environmental Health Department (conditional) Solid Waste Management Date

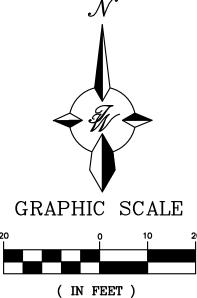
Date

* Environmental Health, if necessary

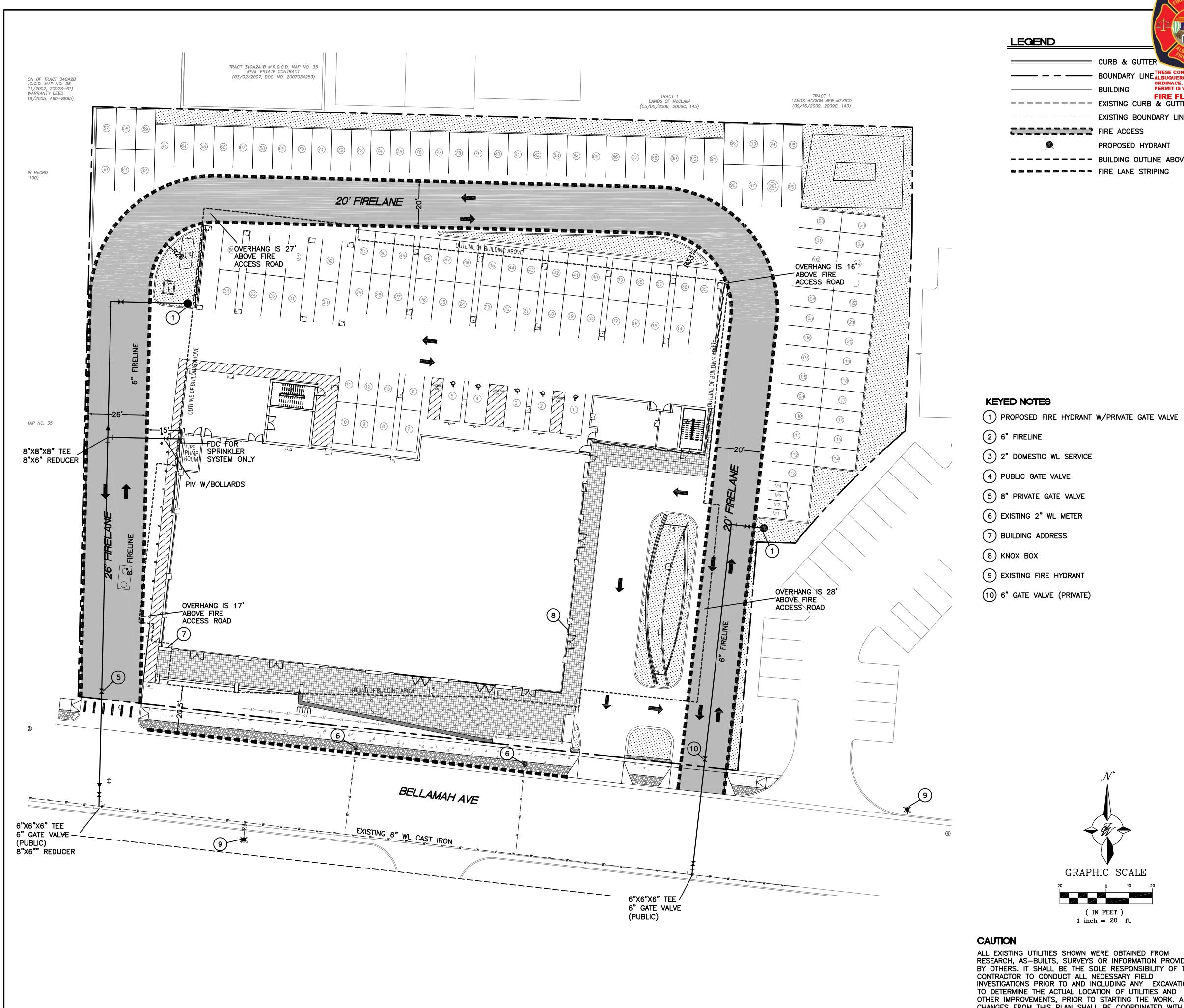
P.E. #7868

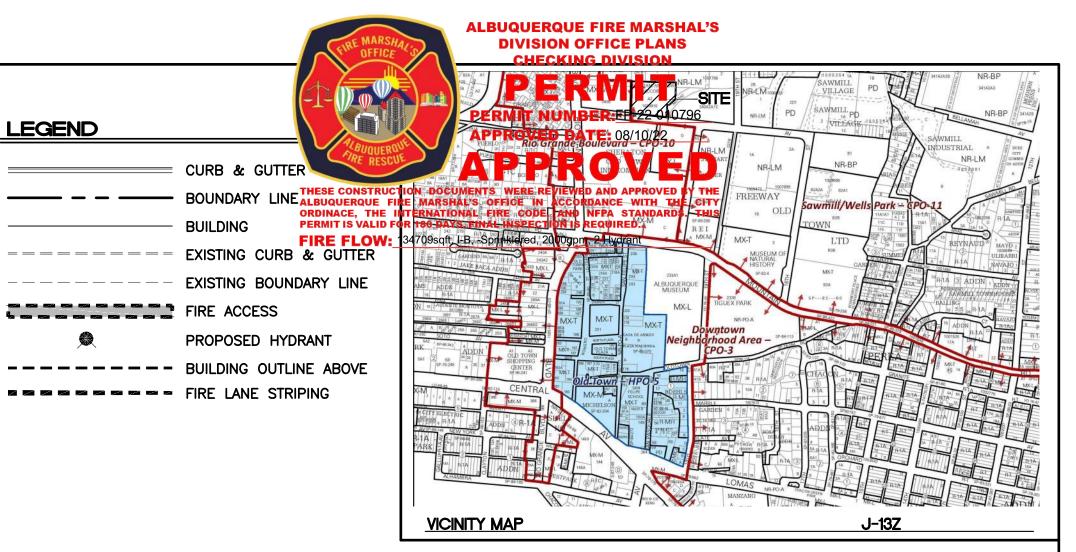
DRB Chairperson, Planning Department





1 inch = 20 ft.





TRACT H LANDS OF WILLIAM ANDREW MCCORD

1921 BELLAMAH AVE NW CITY OF ALBUQUERQUE, BERNALILLO COUNTY

RESIDENTAIL

OCCUPANCY TYPE: R-1, A-2, A-3, M, F-1, B280299 SF (6.43 ACRES) 134709 SF LOT AREA: BUILDING AREA:

TYPE I-B CONSTRUCTION TYPE: FULLY SPRINKLED (AUTOMATIC) STAND PIPE SYSTEM REQUIRED MAX BUILDING HEIGHT 67' (5 STORIES) DESIGN PER NFPA-13

4000 GPM FIRE FLOW

REQUIRED FIRE HYDRANTS 4

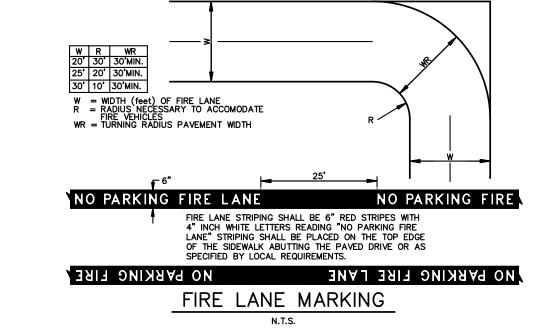
<u>NOTES</u>

ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL

2. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75000 LBS

3. KEY BOX (KNOX BOX) SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE AND SHALL BE ILLUMINATED.

4. THERE ARE NO OVERHEAD OBSTRUCTIONS THAT WOULD INTERFERE WITH ANY FIRE APPARATUS.



ENGINEER'S SEAL	1921 BELLAMAH AVE NW ALBUQUERQUE, NM	<i>DRAWN BY</i> pm
PRO TRANSPORTER TO THE PROPERTY OF THE PROPERT	FIRE ONE	<i>DATE</i> 8–2–22
	PLAN	DRAWING
PACE SONAL ENGINE		SHEET #
8-2-22	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	FO-1
RONALD R. BOHANNAN P.E. #7868	(505) 858-3100 www.tierrawestllc.com	<i>JOB #</i> 2022047



(IN FEET)

1 inch = 20 ft.

LEGEND

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.