

# CITY OF ALBUQUERQUE



September 26, 2017

Ron Witherspoon  
Dekker/ Perich/ Sabtini  
7601 Jefferson Blvd. NE  
Albuquerque, NM 87109

**Re: Village At Avalon- Phase 1**  
**601 90<sup>th</sup> St. NW**  
**30-Day Temporary Certificate of Occupancy- Transportation Development**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 12-9-15 (K09D040)  
Certification dated 9-22-17

Dear Mr. Witherspoon,

Based upon the information provided in your submittal received 9-25-17, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

1. The proposed Motorcycle parking space on the northwest side of phase 1 improvement has not been constructed per plan.
2. The Certification of Occupancy must be, stamped, signed, dated by an engineer or architect licensed in the State of New Mexico.

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to submittal. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Logan Patz  
Senior Engineer, Planning Dept.  
Development Review Services

MA/LP via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

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

2016-00353 2016-00314

**Project Title:** Village at Avalon \_\_\_\_\_ **Building Permit #:** 2016-00351 \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**DRB#:** 1003478 \_\_\_\_\_ **EPC#:** 1003478/15EPC-40040 \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** Tract 8, (Previously Tract A), Unit 5, (previously Unit 4) Avalon Subdivision \_\_\_\_\_

**City Address:** 601 90th Street NW, Albuquerque NM \_\_\_\_\_

**Applicant:** Dekker/Perich/Sabatini \_\_\_\_\_ **Contact:** Miriam Hicks \_\_\_\_\_

**Address:** 7601 Jefferson Blvd NE \_\_\_\_\_

**Phone#:** 505-761-9700 \_\_\_\_\_ **Fax#:** 505-262-4442 \_\_\_\_\_ **E-mail:** miriamh@dpsdesign.org

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

### 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) \_\_\_\_\_

**DATE SUBMITTED:** 9/22/2017 \_\_\_\_\_ **By:** Miriam J. Hicks, Dekker/Perich/Sabatini \_\_\_\_\_

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

September 22<sup>th</sup>, 2017

Traffic Engineer  
City of Albuquerque  
Transportation Development Coordination  
600 2<sup>nd</sup> Street NW  
Albuquerque, New Mexico 87102

RE: Village at Avalon  
601 90<sup>th</sup> Street NW  
Zone: SU-2 for R2 Uses  
Submittal: TCL for Final C.O. of Phase 1

To Whom It May Concern:

I, Ron Witherspoon, NMRA no.2502 of the firm Dekker/Perich/Sabatini, hereby certify that the portions of the site within the current phase of construction are in substantial compliance and in accordance with the design intent of the approved Site Development Plan for Building Permit 04/08/2016.

Miriam Hicks with Dekker/Perich/Sabatini visited the project site on my behalf on September 19, 2017 to verify construction was in accordance with the attached Site Development Plan. The following items are noted to differ from the approved site development plan:

- Traffic gate controllers are not installed yet, installation to be completed 9/25/2017
- Minor modification of parking lot striping are marked on the attached SDP As-built
- Concrete sidewalk and gate were relocated, this change is marked on the attached SDP As-built
- Site lighting is primarily achieved through wall packs on the buildings and pedestrian pole lights shown on the SDP were eliminated.

This certification is submitted in support of a request for Final Certificate of Occupancy for the Phase 1 of the project as shown on the attached Phasing Plan. Phase 1 includes Building 4 Permit Number 2016-00353, Building 6 Permit Number 2016-00351 and Garage Building 8 2016-00314.

The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to the above mentioned building. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions, please feel free to contact Miriam Hicks at 761-9700.

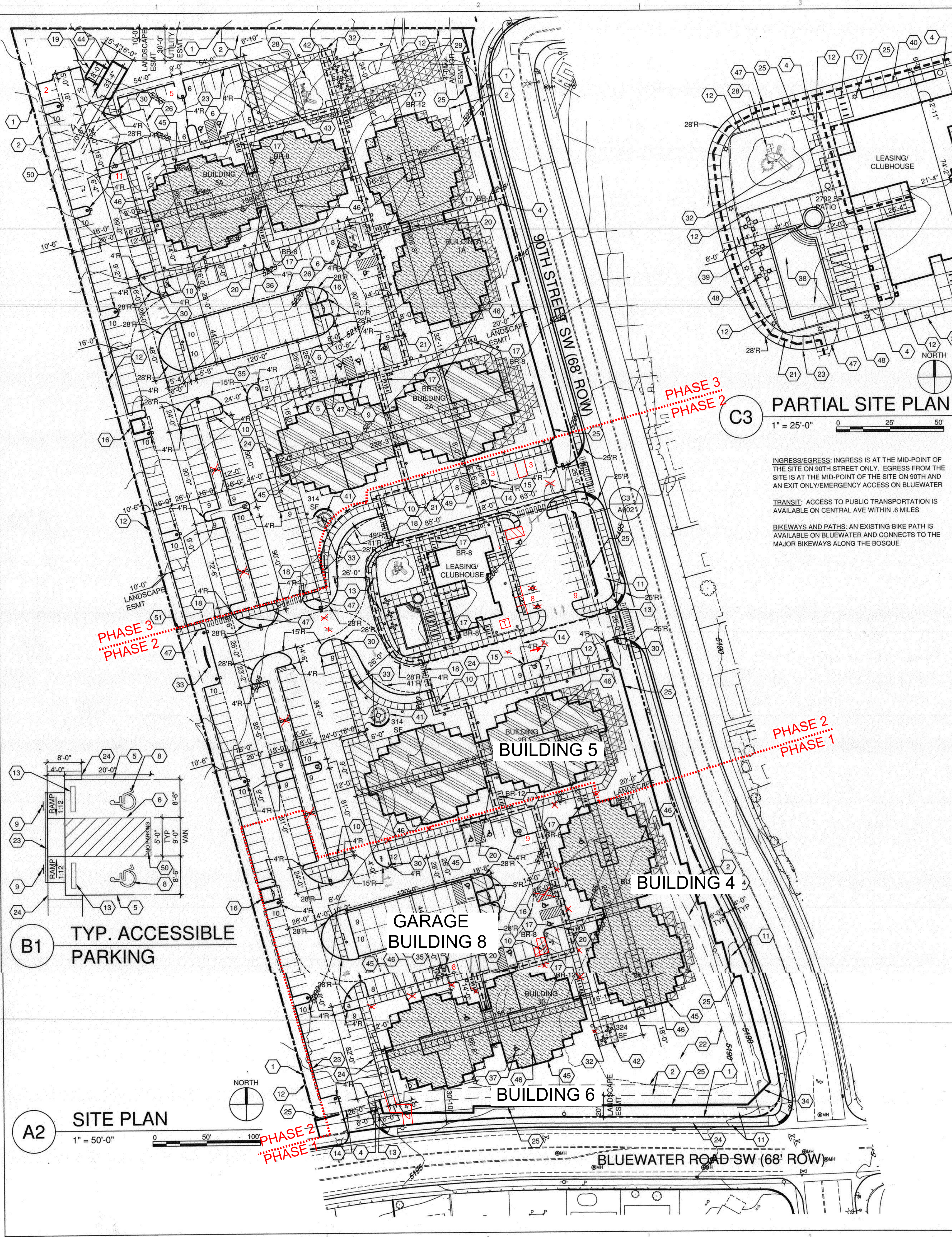
Very truly yours,

**Dekker/Perich/Sabatini Ltd.**



Ron Witherspoon, AIA  
Principal





### PARTIAL SITE PLAN

1" = 25'-0"

INGRESS/EGRESS: INGRESS IS AT THE MID-POINT OF THE SITE ON 90TH STREET ONLY. EGRESS FROM THE SITE IS AT THE MID-POINT OF THE SITE ON 90TH AND AN EXIT ONLY/EMERGENCY ACCESS ON BLUEWATER

TRANSIT: ACCESS TO PUBLIC TRANSPORTATION IS AVAILABLE ON CENTRAL AVE WITHIN 6 MILES

BIKEWAYS AND PATHS: AN EXISTING BIKE PATH IS AVAILABLE ON BLUEWATER AND CONNECTS TO THE MAJOR BIKEWAYS ALONG THE BOSQUE

### SITE DATA

SITE ADDRESS: TBD

LEGAL DESCRIPTION: TRACT 8, AVALON SUBDIVISION UNIT 5, FILED 5/22/2014 IN BOOK 2014C, PAGE 46.

ACRES: 9.9828 AC (434,851 SF)

DEVELOPMENT PLANS: NO SECTOR PLAN

AREA PLAN: WESTSIDE STRATEGIC PLAN

DEVELOPING URBAN COMPREHENSIVE PLAN

ZONING SUMMARY: SU-1 FOR R2 APARTMENTS

CONSTRUCTION TYPE: VA, FULLY SPRINKLERED, NFPA 13R

ALLOWABLE SF = 12,000SF, 3 STORY + FRONTAGE INCREASE OF 7,200SF = 19,200 PER STORY

INCREASE FOR FIRE SPRINKLER = 1 ADDITIONAL STORY

DENSITY: PERMITTED 30 DU PER AC

ACTUAL 24 DU PER AC, RE: UNIT DATA SHEET SDP-1.2

FLOOR AREA RATIO: FAR OF .5 PERMITTED

FAR OF .47 ACTUAL, RE: BUILDING DATA SHEET SDP-1.2

BUILDING SETBACKS: 15' FRONT SETBACK

10' SIDE SETBACK AT STREET SIDE

5' SIDE SETBACK AT INTERNAL PROPERTY LINE

15' REAR SETBACK

DESIGN STANDARDS INCREASE SETBACK ON 90TH AND BLUEWATER TO 30'-0" - DESIGN TEAM TO WORK COLLABORATIVELY WITH NEIGHBORHOOD ASSOCIATION TO ACHIEVE BUFFERING AND PRIVACY OBJECTIVES

BUILDING HEIGHT: REFER TO BUILDING HEIGHT DIAGRAMS ON SHEET SDP-1.2

HEIGHT UP TO 26' PERMITTED AT ANY LEGAL LOCATION

HEIGHT OVER 26' SHALL FALL WITHIN 60 DEGREE ANGLE - INTERNAL BOUNDARY

HEIGHT OVER 26' SHALL FALL WITHIN 60 DEGREE ANGLE - R.O.W. CENTERLINE

SOLAR ACCESS PROTECTION, NORTHERN BOUNDARY MUST:

HEIGHT OVER 26' SHALL FALL WITHIN 45 DEGREE ANGLE - INTERNAL BOUNDARY

HEIGHT SHALL NOT EXCEED 26' WITHIN 85' OF LOT ZONED FOR HOUSES

### PARKING

TOTAL PARKING AND ROAD AREA 160,723SF

PARKING REQUIRED - PER OFF-STREET PARKING REG. 14-16-3-1

SPACES PER BATH	QUANTITY OF UNITS < 1000SF	UNITS >1000SF	PARKING SPACES REQUIRED
1.5	84	1-1A	126
1.5	25	1-1B-1	38
1.5	3	1-1B-2	5
1.5	3	2-1A	5
2	57	2-2A	114
2	36	3-2A	72
2	32	3-2B	64
			424
			REDUCTION
			42.4
			TOTAL
			382
			PARKING
			REQUIRED
			387
			TOTAL
			PROVIDED

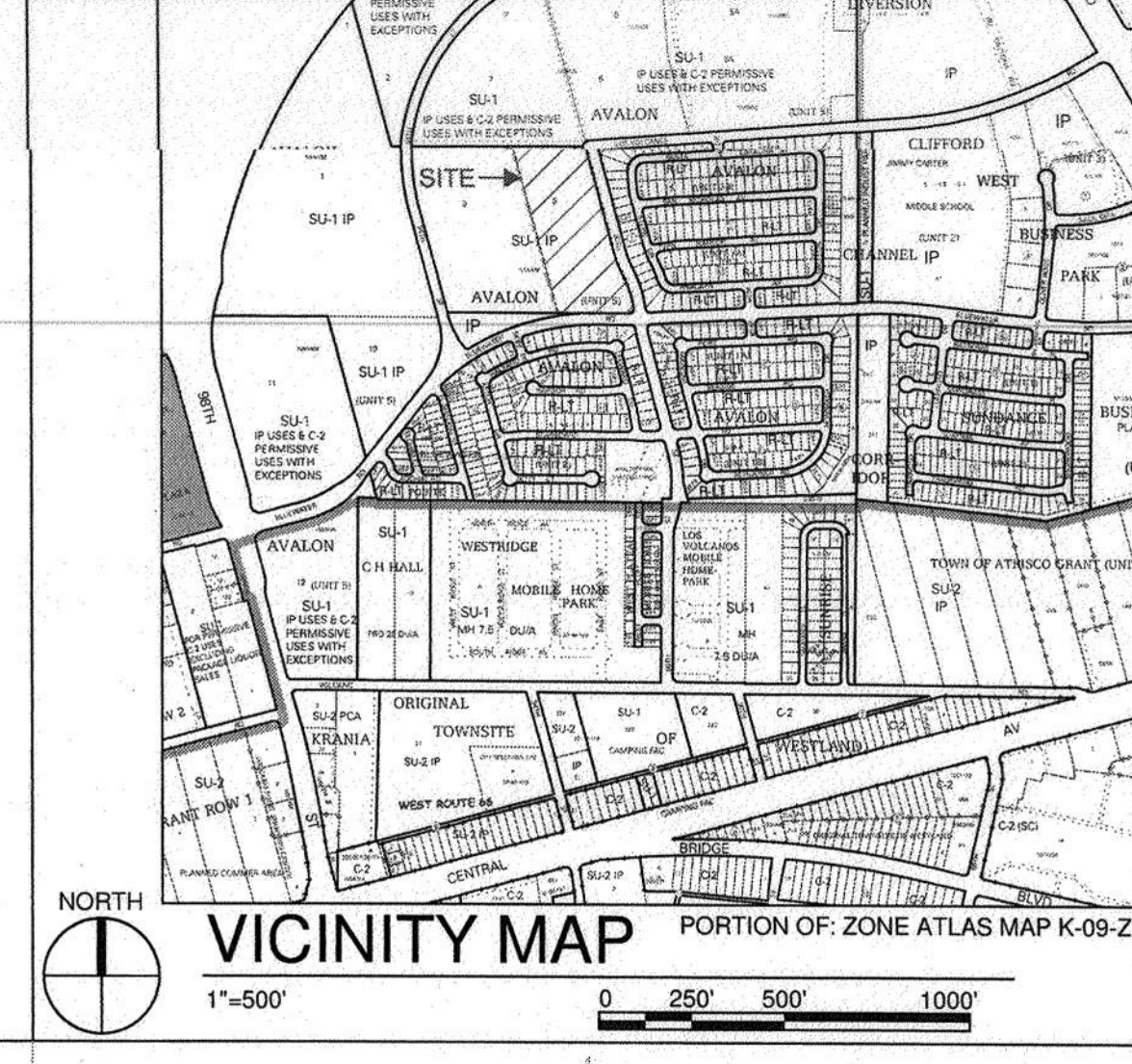
10% PARKING REDUCTION PER DESIGN STANDARDS FOR INCREASED LANDSCAPE BUFFER

LANDSCAPE BUFFER INCREASE = 10,541 SF, PARKING AREA DECREASE 8,380 SF, 42 SPACES AT 9'X20' = 7,560 SF

ACCESSIBLE SPACES REQUIRED = 12, PROVIDED 6 CAR AND 7 VAN

MOTORCYCLE SPACES REQUIRED = 6

40 GARAGE SPACES ARE INCLUDED WITH 1 VAN ACCESSIBLE



### DRAWING INDEX

- 1 OF 12 SDP-1.1 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
- 2 OF 12 SDP-1.2 PROJECT DETAILS
- 3 OF 12 SDP-2.1 LANDSCAPE PLAN
- 4 OF 12 SDP-3.1 GRADING AND DRAINAGE PLAN
- 5 OF 12 SDP-3.2 GRADING AND DRAINAGE PLAN
- 6 OF 12 SDP-4.1 UTILITY PLAN
- 7 OF 12 SDP-5.1 BUILDING ELEVATIONS
- 8 OF 12 SDP-5.2 BUILDING ELEVATIONS
- 9 OF 12 SDP-5.3 BUILDING ELEVATIONS
- 10 OF 12 SDP-5.4 BUILDING ELEVATIONS
- 11 OF 12 SDP-6.1 APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION
- 12 OF 12 SDP-6.2 DESIGN STANDARDS

### GENERAL SHEET NOTES

- A. SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS
- B. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED
- C. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS
- D. ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT, THE CITY OF ALBUQUERQUE ZONING CODE, SECTION 14-16-3-9 AREA LIGHTING REGULATIONS, RE: LIGHT POLE DETAIL SHEET SDP-1.2
- E. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE
- F. SEE UNIT DATA TABLE SHEET SDP-1.2 AND LANDSCAPE SHEET SDP-3.1 FOR OPEN SPACE CALCULATIONS
- G. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL ADA STANDARDS & GUIDELINES
- H. ALL PARKING SPACES AT 9'-0" X 18'-0" UNO, RE: SDP-1.2

### SHEET KEYED NOTES

- 1. PROPERTY LINE
- 2. PROPERTY SETBACK
- 3. LEASING/CLUBHOUSE BUILDING
- 4. METAL FENCE SWING GATE, HEIGHT AND FINISH TO MATCH ADJACENT FENCE
- 5. 8'-6" X 20' ADA PARKING STALL, RE: C3/SDP-1.2
- 6. 8'-6" X 20' ADA ACCESS AISLE, RE: C3/SDP-1.2
- 7. 3'-6" X 20' ADA ACCESS AISLE, RE: C3/SDP-1.2
- 8. PAINTED ADA PAVEMENT SIGN
- 9. POLE MOUNTED ADA SIGN, RE: B2/SDP-1.2
- 10. TYPICAL MOTORCYCLE PARKING SPACE, 4'-0" X 8'-0", WITH POLE MOUNTED SIGNAGE, RE: B2/SDP-1.2
- 11. LANDSCAPED AREA, RE: LANDSCAPE PLAN SHEET SDP-2.1
- 12. 6" METAL FENCE, PAINTED NEUTRAL COLOR
- 13. ONE WAY - DO NOT ENTER SIGN, POLE MOUNTED, RE: B2/SDP-1.2
- 14. ROLLING SECURITY GATE TO MATCH STYLE AND NEUTRAL TONE OF FENCE
- 15. GATE ENTRY PAD/POST
- 16. TRASH ENCLOSURE, RE: B1/SDP-1.2
- 17. METAL BIKE RACK IN CONCRETE SIDEWALK, PAINTED NEUTRAL COLOR, CAPACITY AS NOTED AT EACH LOCATION "BR-#", RE: A2/SDP-1.2. TOTAL BIKE PARKING 120 SPACES
- 18. PAINTED PEDESTRIAN CROSSWALK
- 19. TRASH COMPACTOR ENCLOSURE (1115 SF), SOLID MASONRY WALLS, HEIGHT AS REQUIRED FOR EQUIPMENT CLEARANCES, MAX 16'-0", RE: B1/SDP-1.2 SIMILAR
- 20. PRIMARY BUILDING ENTRY
- 21. ACCESSIBLE ROUTE
- 22. DRAINAGE AREA, RE: CIVIL GRADING AND DRAINAGE PLAN SHEET SDP-3.1
- 23. 6" CONCRETE CURB
- 24. CONCRETE SIDEWALK, WIDTH AS NOTED
- 25. SOLID MASONRY WALL, DESIGN TO COMPLIMENT EXISTING NEIGHBORHOOD WALLS AND MEET COA STANDARDS AND REGULATIONS
- 26. FIRE LANE, 26' WIDTH STANDARD, 28' WIDTH AROUND GARAGES
- 27. FIRE DEPARTMENT CONNECTION
- 28. PLAYGROUND AREA AND EQUIPMENT AGES 5-12 WITH WARNING SIGN
- 29. CONCRETE BASKETBALL HALF-COURT AND BASKETBALL STANDARD
- 30. STOP SIGN
- 31. CONCRETE WHEEL STOP
- 32. BENCH, BENCHES WILL BE ACCESSIBLE ALONG SIDEWALKS
- 33. SITE WALL
- 34. MONUMENT SIGN, RE: D1/SDP-1.2
- 35. GARAGE PARKING, 10' X 20' STALLS
- 36. GARAGE PARKING VAN ACCESSIBLE PARKING STALL
- 37. ACCESSIBLE GROUND FLOOR DWELLING UNIT
- 38. SWIMMING POOL
- 39. HOT TUB
- 40. CLUSTER MAILBOXES
- 41. SHADE STRUCTURE
- 42. BBQ GRILL AND PICNIC TABLES, FUTURE SHADE STRUCTURE
- 43. TURF AREA
- 44. MAINTENANCE SHED (320 SF)
- 45. MULTIFAMILY RESIDENTIAL BUILDING, RE: SHEET SDP-1.2 FOR BUILDING AND UNIT DATA
- 46. STEP IN BUILDING FINISHED FLOOR ELEVATION
- 47. CONCRETE ADA RAMP WITH 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES PER COA STANDARD
- 48. PATIO FURNITURE
- 49. LOADING/UNLOADING SPACE WITH POLE MOUNTED SIGN, RE: B2/SDP-1.2
- 50. PAINTED "NO PARKING", CAPITAL LETTERS TO BE MIN. 1'-0" TALL WITH 2" STROKE
- 51. THE PLAN REFLECTS THE POTENTIAL FOR A PEDESTRIAN GATE ON THE WEST SIDE OF THE PROPERTY THAT MAY BE ADDED WITH FUTURE DEVELOPMENT OF THE PROPERTY TO THE WEST

### LEGEND

- LANDSCAPE BUFFER INCREASED ALONG 90TH TO OFFSET 10% OF PARKING - TOTAL INCREASE 10,541 SF
- PARKING AREA REDUCED BY INCREASE IN LANDSCAPE BUFFER - TOTAL DECREASE 8,380 SF
- PAINTED DIRECTIONAL ARROWS
- PEDESTRIAN POLE LIGHTS, 12' HIGH MAX
- PARKING LOT LIGHT, 25' HIGH MAX AT PERIMETER PARKING, 16' HIGH MAX WITHIN 100' OF SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD
- 3 STORY BUILDING
- 4 STORY BUILDING
- FIRE HYDRANT, RE: CONCEPTUAL UTILITY PLAN
- POST INDICATOR VALVE, RE: CONCEPTUAL UTILITY PLAN
- FIRE DEPARTMENT CONNECTION, RE: CONCEPTUAL UTILITY PLAN
- ACCESSIBLE ROUTE

PROJECT NUMBER: 1003478

APPLICATION NUMBER: 15088-70379

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.

### SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION 12/2/15 DATE

11/2/15 DATE

12-2-15 DATE

4-6/16 DATE

12-8-15 DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER  
PERICH  
SABATINI

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

DRB  
SUBMITAL  
OCTOBER 13, 2015

PROJECT

VILLAGE AT AVALON APARTMENTS  
90TH STREET & BLUEWATER ROAD SW  
ALBUQUERQUE, NM

REVISIONS

△ EPC CONDITION OF APPROVAL

△ DRB COMMENTS

△

△

DRAWN BY MJH

REVIEWED BY RAW

DATE 10/27/2015

PROJECT NO. 15-0074

DRAWING NAME

SITE DEVELOPMENT  
PLAN

SHEET NO.

SDP-1.1

OF