

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 90th 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.

PO Box 1293

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

Albuquerque

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.

NM 87103

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

www.cabq.gov

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 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

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) _____

PRE-DESIGN MEETING?

____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: Yes No

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

September 22th, 2017

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

RE: Village at Avalon
601 90th 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

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

- 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

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...

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

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

PROJECT NUMBER: 1003478

APPLICATION NUMBER: 15DRB-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:

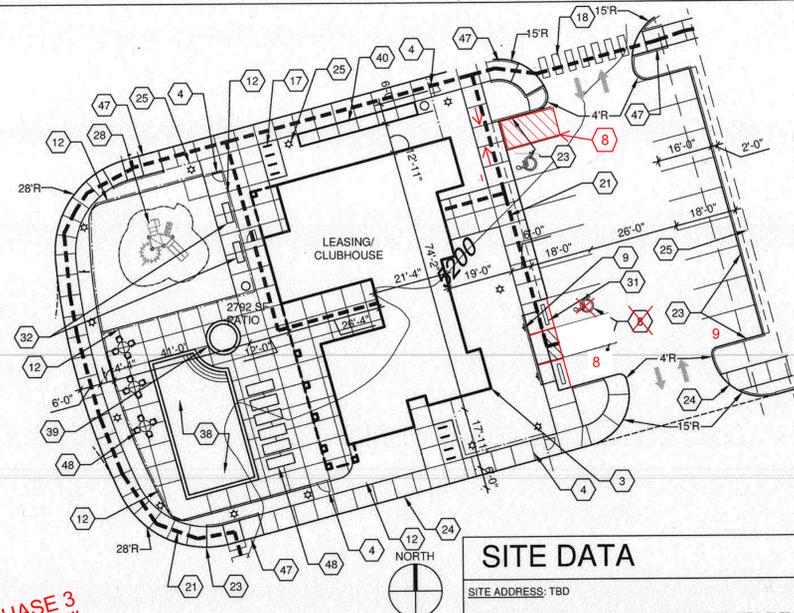
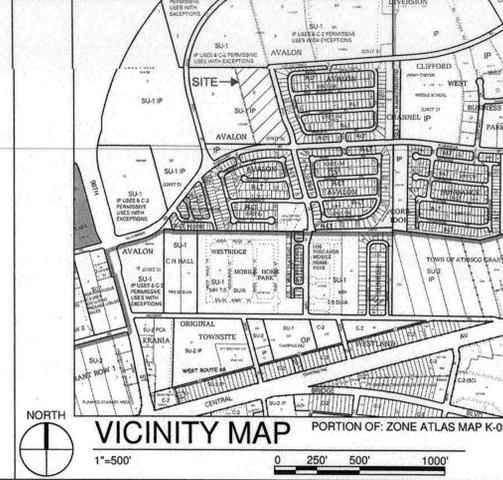
Approval signatures and dates: 12/2/15, 10/27/15, 10/27/15, 12-2-15, 4-6/16, 12-8-15

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
PERMITTED 30 DU PER AC
ACTUAL 24 DU PER AC, RE: UNIT DATA SHEET SDP-1.2
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 28' PERMITTED AT ANY LEGAL LOCATION
HEIGHT OVER 28' SHALL FALL WITHIN 60 DEGREE ANGLE - INTERNAL BOUNDARY
HEIGHT OVER 28' SHALL FALL WITHIN 60 DEGREE ANGLE - R.O.W. CENTERLINE
SOLAR ACCESS PROTECTION, NORTHERN BOUNDARY MUST: HEIGHT OVER 28' SHALL FALL WITHIN 45 DEGREE ANGLE - INTERNAL BOUNDARY
HEIGHT SHALL NOT EXCEED 28' WITHIN 85' OF LOT ZONED FOR HOUSES

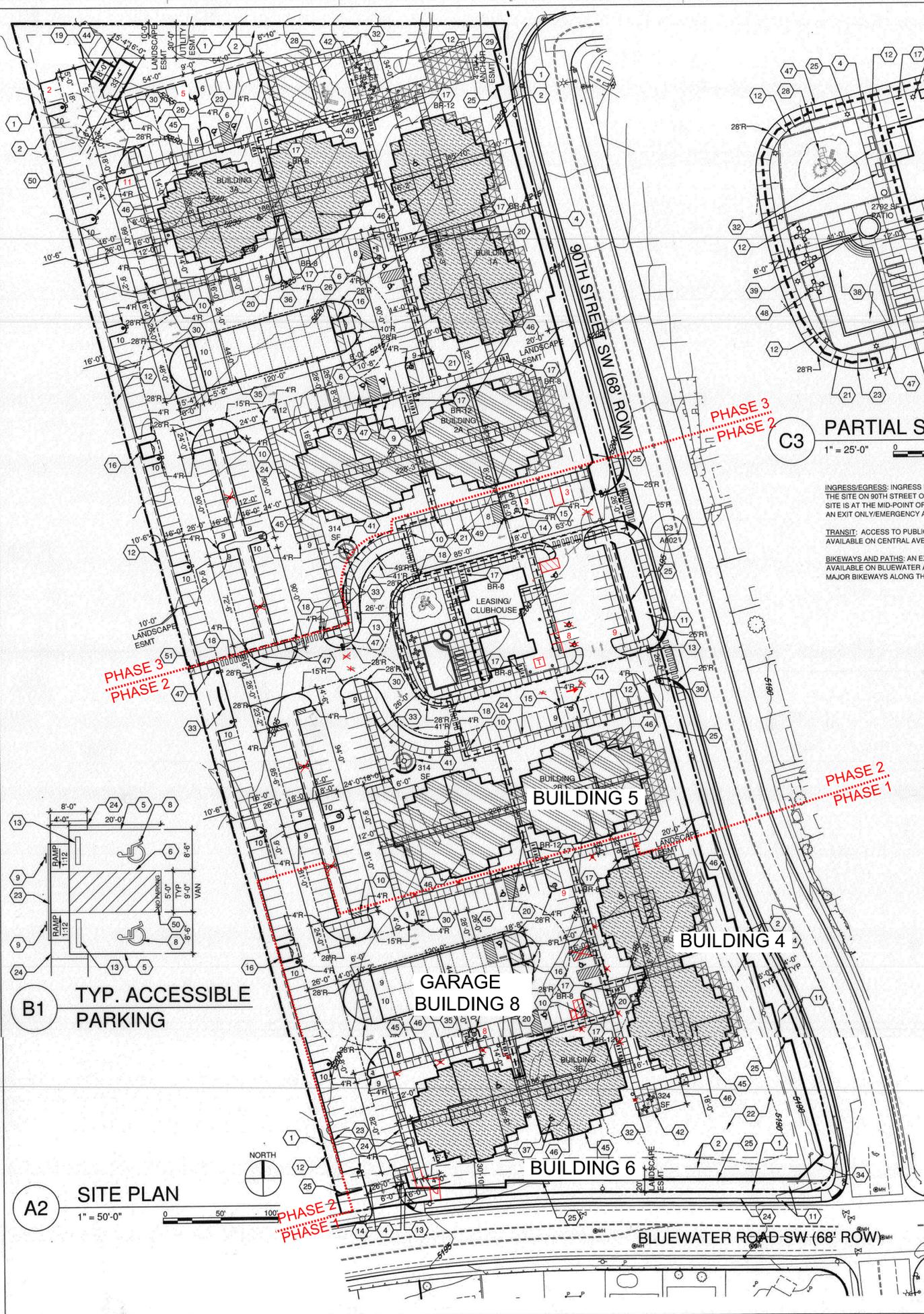
PARKING

Table with columns: SPACES PER BATH, QUANTITY OF UNITS < 1000SF, UNITS > 1000SF, PARKING SPACES REQUIRED. Includes summary: TOTAL PARKING AND ROAD AREA 160,723SF, PARKING REQUIRED - PER OFF-STREET PARKING REG. 14-16-3-1



C3 PARTIAL SITE PLAN 1" = 25'-0" 0 25' 50'

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



B1 TYP. ACCESSIBLE PARKING

A2 SITE PLAN 1" = 50'-0" 0 50' 100'