

# CITY OF ALBUQUERQUE



February 20, 2018

Ron Witherspoon, R.A.  
Dekker Perich Sabatini  
7601 Jefferson NE  
Albuquerque, NM 87109

**Re: Village at Avalon, 601 90<sup>th</sup> St. NW Buildings 1, 2, 3, 9, & 10**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's Stamp dated 4-8-16 (K09D040)  
Certification dated 2-20-18

Dear Mr. Witherspoon,

Based upon the information provided in your submittal received 2-20-18, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Please address the following comments prior to the final issuance of a permanent Certificate of Occupancy for phase 2:

- Changes to the site such as the removal of painted cross walk and site lighting changes require an approval administrative amendment.
- All stop signs must be constructed per the plan prior to the final CO.

If you have any questions, please contact me at (505)924-3991.

Sincerely,

Racquel M. Michel, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

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



# City of Albuquerque

Planning Department

Development & Building Services Division

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

2016-00354, 2016-00355, 2016-00356,  
2016-00356, 2016-02300

**Project Title:** Village at Avalon Phase 3 Building Permit #: \_\_\_\_\_ 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?

\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

**DATE SUBMITTED:** 2/20/2018 | 7 \_\_\_\_\_ **By:** Miriam J. Hicks, Dekker/Perich/Sabatini \_\_\_\_\_

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

February 14<sup>th</sup>, 2018

DEKKER  
PERICH  
SABATINI

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 3

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.

Christopher Whyman with Dekker/Perich/Sabatini visited the project site on my behalf on February 14, 2018 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:

- Bike rack north of Building 3 not installed yet, contractor to install.
- Painted pedestrian crosswalk internal to site have been removed from plan where noted.
- Stop sign internal to site has been removed from plan where noted.
- 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 3 of the project as shown on the attached Phasing Plan. Phase 3 includes Building 1 Permit Number 2016-00356, Building 2 Permit Number 2016-00355, Building 3 Permit Number 2016-00354, Garage Building 8 2016-00313, Building 10 2016-02300.

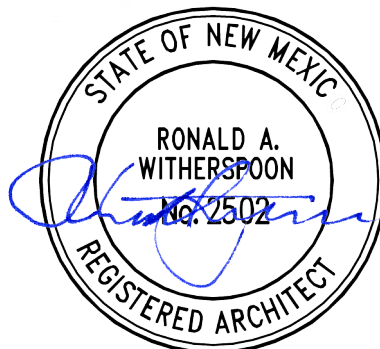
The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to the above mentioned building. Those relying on the record document are advised to obtain independent verification of its accuracy before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

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

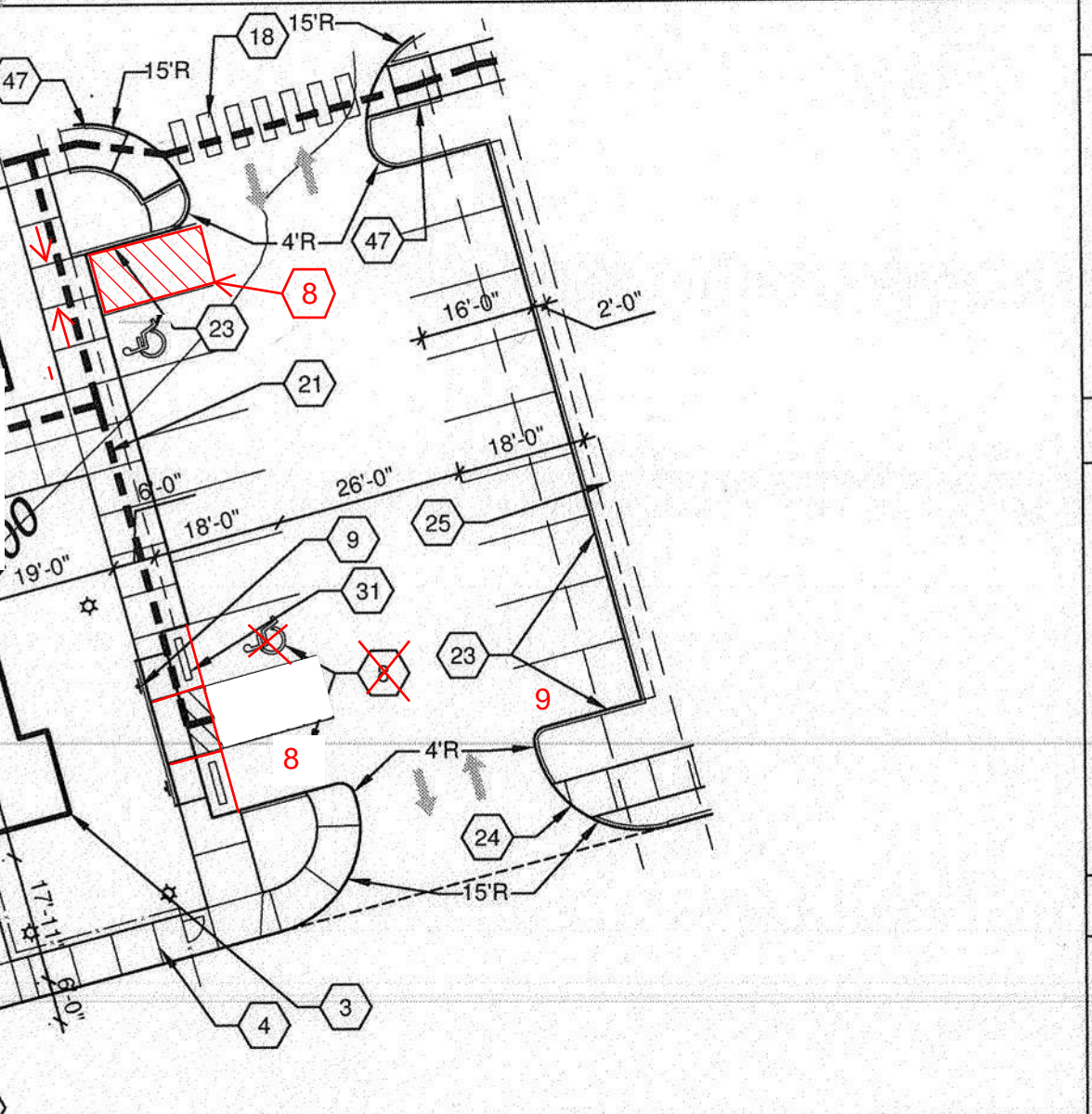
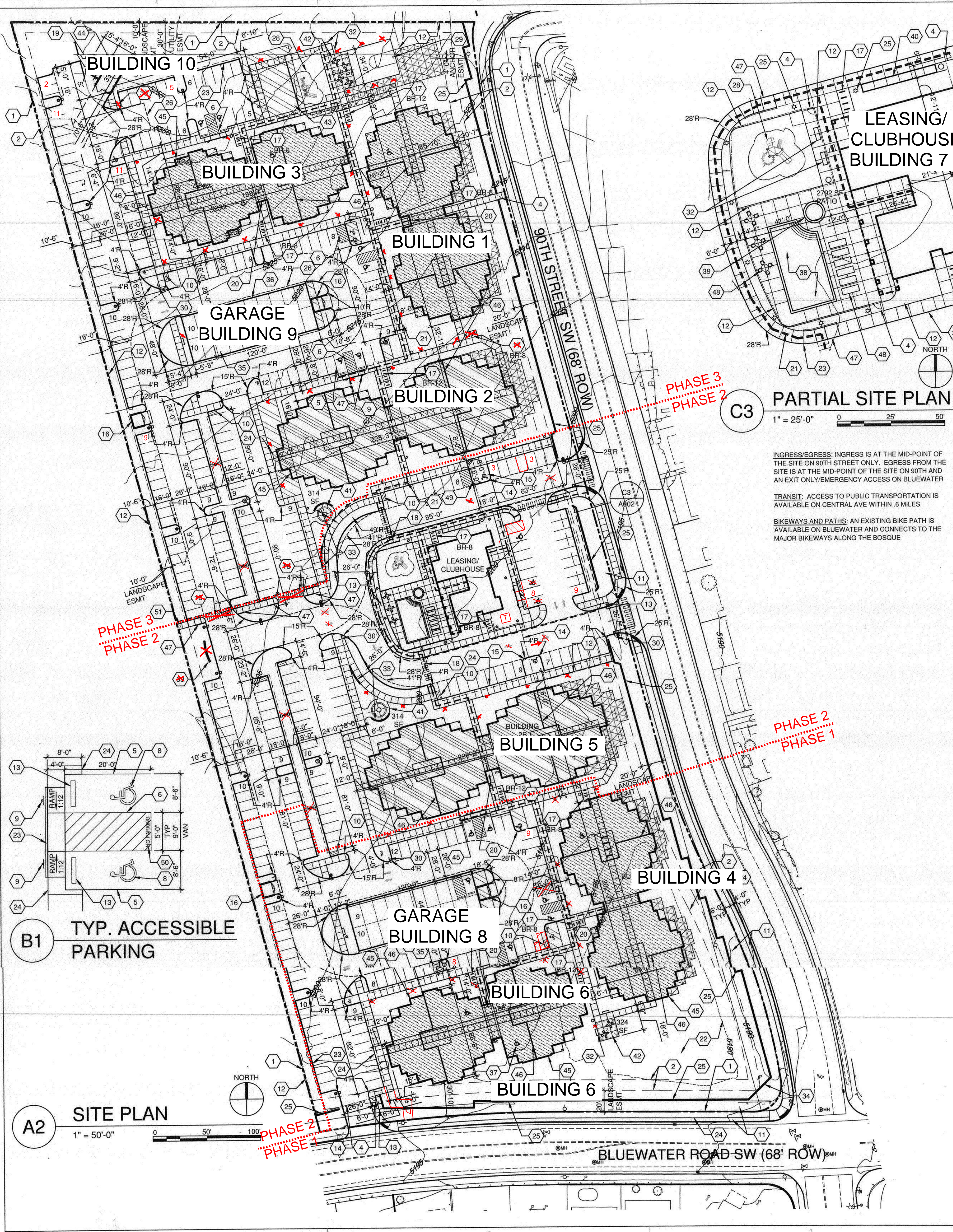
Very truly yours,

**Dekker/Perich/Sabatini Ltd.**

Ron Witherspoon, AIA  
Principal



2/20/2018



### 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
			42.4
			382
			387
			387
			387

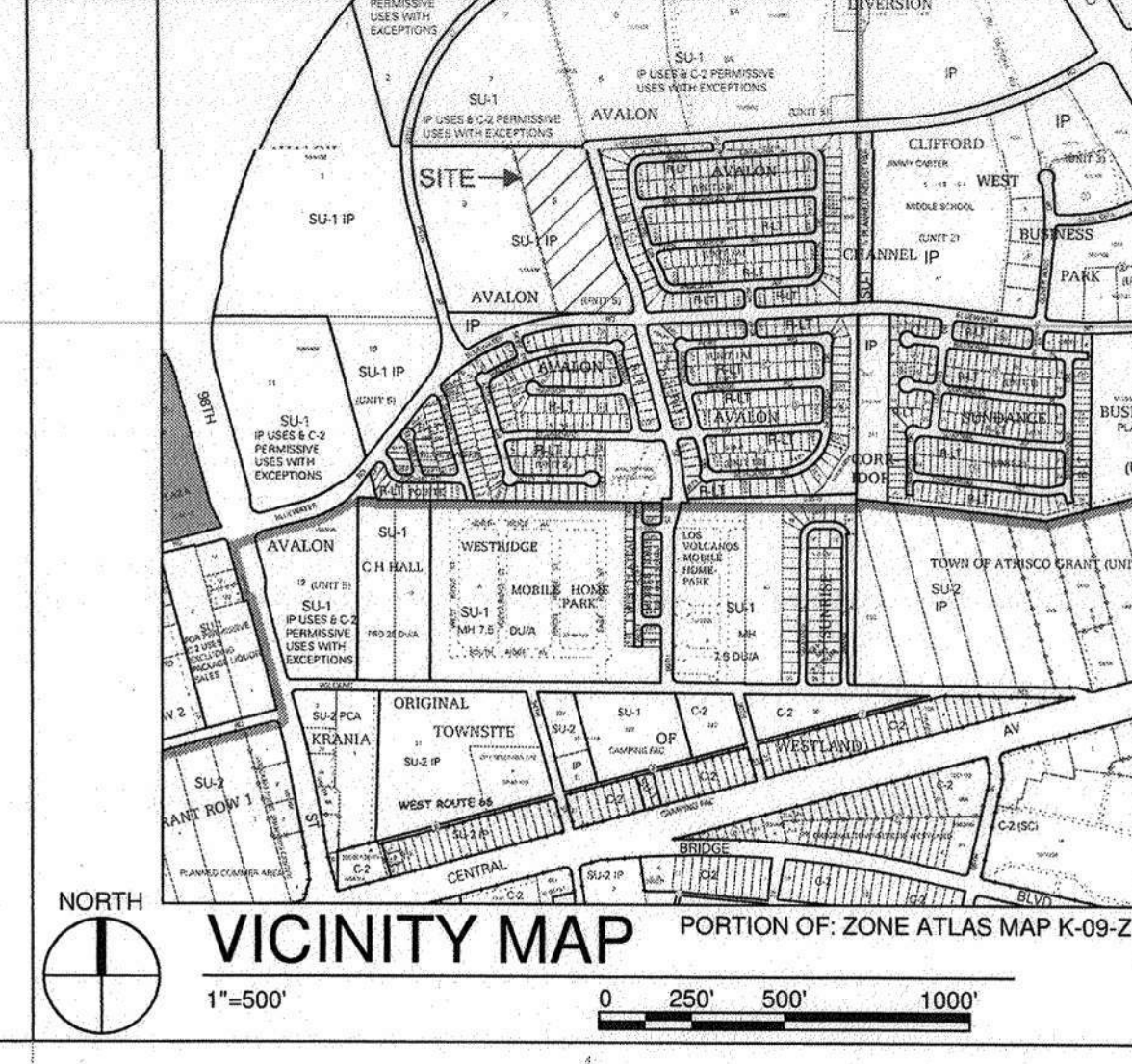
10% PARKING REDUCTION PER DESIGN STANDARDS FOR INCREASED LANDSCAPE BUFFER

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 14-16-9 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
- PROPERTY LINE
  - PROPERTY SETBACK
  - LEASING/CLUBHOUSE BUILDING
  - METAL FENCE SWING GATE, HEIGHT AND FINISH TO MATCH ADJACENT FENCE
  - 8'-6" X 20' ADA PARKING STALL, RE: C3/SDP-1.2
  - 8'-6" X 20' ADA ACCESS AISLE, RE: C3/SDP-1.2
  - 3'-6" X 20' ADA ACCESS AISLE, RE: C3/SDP-1.2
  - PAINTED ADA PAVEMENT SIGN
  - POLE MOUNTED ADA SIGN, RE: B2/SDP-1.2
  - TYPICAL MOTORCYCLE PARKING SPACE, 4'-0" X 8'-0", WITH POLE MOUNTED SIGNAGE, RE: B2/SDP-1.2
  - LANDSCAPED AREA, RE: LANDSCAPE PLAN SHEET SDP-2.1
  - 6' METAL FENCE, PAINTED NEUTRAL COLOR
  - ONE WAY - DO NOT ENTER SIGN, POLE MOUNTED, RE: B2/SDP-1.2
  - ROLLING SECURITY GATE TO MATCH STYLE AND NEUTRAL TONE OF FENCE
  - GATE ENTRY PAD/POST
  - TRASH ENCLOSURE, RE: B1/SDP-1.2
  - 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
  - PAINTED PEDESTRIAN CROSSWALK
  - TRASH COMPACTOR ENCLOSURE (1115 SF), SOLID MASONRY WALLS, HEIGHT AS REQUIRED FOR EQUIPMENT CLEARANCES, MAX 16'-0", RE: B1/SDP-1.2 SIMILAR
  - PRIMARY BUILDING ENTRY
  - ACCESSIBLE ROUTE
  - DRAINAGE AREA, RE: CIVIL GRADING AND DRAINAGE PLAN SHEET SDP-3.1
  - 6" CONCRETE CURB
  - CONCRETE SIDEWALK, WIDTH AS NOTED
  - SOLID MASONRY WALL, DESIGN TO COMPLIMENT EXISTING NEIGHBORHOOD WALLS AND MEET COA STANDARDS AND REGULATIONS
  - FIRE LANE, 26' WIDTH STANDARD, 28' WIDTH AROUND GARAGES
  - FIRE DEPARTMENT CONNECTION
  - PLAYGROUND AREA AND EQUIPMENT AGES 5-12 WITH WARNING SIGN
  - CONCRETE BASKETBALL HALF-COURT AND BASKETBALL STANDARD
  - STOP SIGN
  - CONCRETE WHEEL STOP
  - BENCH, BENCHES WILL BE ACCESSIBLE ALONG SIDEWALKS
  - SITE WALL
  - MONUMENT SIGN, RE: D1/SDP-1.2
  - GARAGE PARKING, 10' X 20' STALLS
  - GARAGE PARKING VAN ACCESSIBLE PARKING STALL
  - ACCESSIBLE GROUND FLOOR DWELLING UNIT
  - SWIMMING POOL
  - HOT TUB
  - CLUSTER MAILBOXES
  - SHADE STRUCTURE
  - BBO GILL AND PICNIC TABLES, FUTURE SHADE STRUCTURE
  - TURF AREA
  - MAINTENANCE SHED (320 SF)
  - MULTIFAMILY RESIDENTIAL BUILDING, RE: SHEET SDP-1.2 FOR BUILDING AND UNIT DATA
  - STEP IN BUILDING FINISHED FLOOR ELEVATION
  - CONCRETE ADA RAMP WITH 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES PER COA STANDARD
  - PATIO FURNITURE
  - LOADING/UNLOADING SPACE WITH POLE MOUNTED SIGN, RE: B2/SDP-1.2
  - PAINTED "NO PARKING", CAPITAL LETTERS TO BE MIN. 1'-0" TALL WITH 2" STROKE
  - 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:**

<i>Raymond M. M... TRAFFIC ENGINEER, TRANSPORTATION DIVISION</i>	12/2/15	DATE
<i>Kevin ... ABCWUA</i>	11/2/15	DATE
<i>Carol S. Dumont PARKS AND RECREATION DEPARTMENT</i>	12-2-15	DATE
<i>ALC CITY ENGINEER</i>	4-6-16	DATE
<i>202 SOLID WASTE MANAGEMENT</i>	12-8-15	DATE
<i>J... DRB CHAIRPERSON, PLANNING DEPARTMENT</i>		DATE

ARCHITECTURE / DESIGN / INSPIRATION

## DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

STATE OF NEW MEXICO  
RONALD A. WITHERSPOON  
No. 2502  
REGISTERED ARCHITECT  
2/20/2018

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