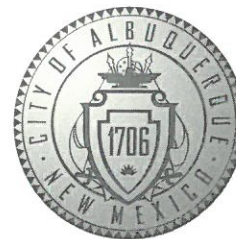


CITY OF ALBUQUERQUE



November 21, 2019

Ronald A Witherspoon, R.A.
Dekker/Perich/Sabatini
7601 Jefferson St NE, Suite 100
Albuquerque, NM 87109

Re: Generations at West Mesa
5701 Avalon Rd. NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 1-22-16(DRB) (K11D084)
Certification dated 11-19-19

Dear Mr. Witherspoon

Based upon the information provided in your submittal received 11-19-19, 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.

If you have any questions, please contact Ernie Gomez at (505) 924-3981.

Sincerely,

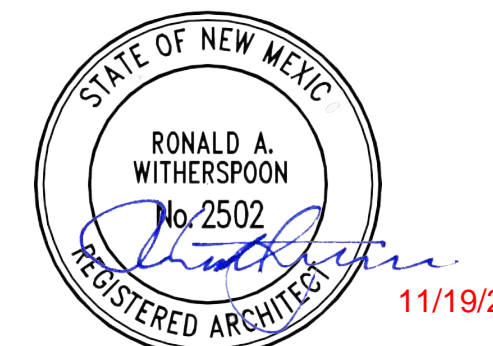
Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

**DEKKER
PERICH
SABATINI**

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
505.761.9700 / DPSDESIGN.ORG



**TCL-1.1
SUBMITTAL
NOVEMBER 19, 2019**

PROJECT

GENERATIONS AT WEST MESA
57TH STREET AND CENTRAL AVE
ALBUQUERQUE, NM

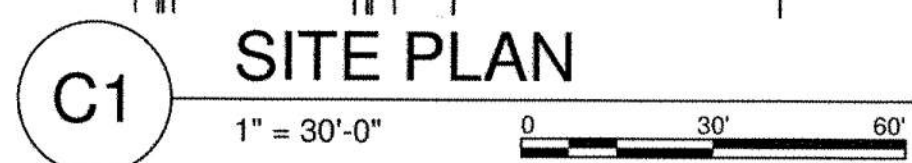
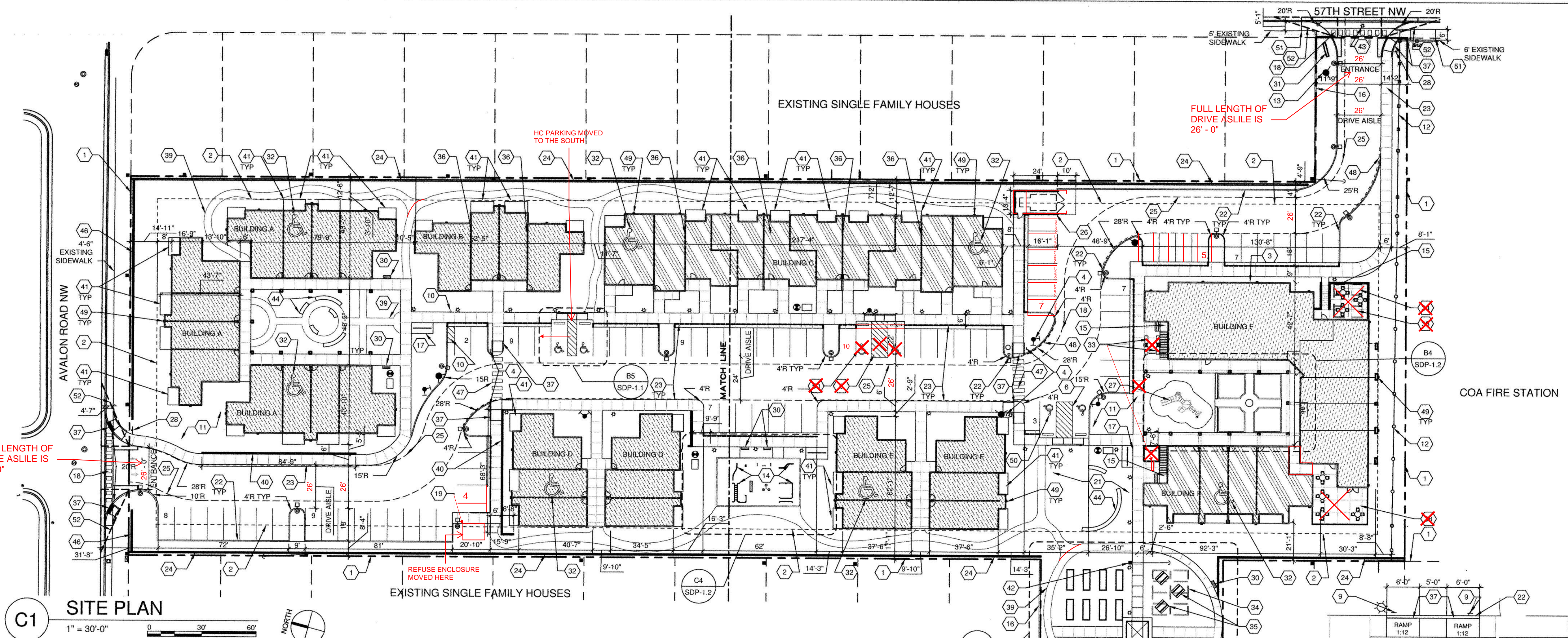
REVISIONS

△	
△	
△	
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△	
△	
△	

DRAWN BY MJH, CWW
REVIEWED BY RAW
DATE 12/11/2015
PROJECT NO 14-0701

DRAWING NAME
**SITE DEVELOPMENT
PLAN FOR BUILDING
PERMIT**

SHEET NO
SDP-1.1V4
1 OF 15



SITE DATA

SITE ADDRESS: 5710 57TH STREET NW, ALBUQUERQUE, NM

LEGAL DESCRIPTION: Tract c-8-B, Town of Arisco Grant, Airport Unit, as the same is shown on the plat thereof, filed Feb., 6, 2012, in Plat Book 2012C, Page 14, AND, Lots 5 and 6, Torres Addition, as the same is shown on the plat thereof, filed April 1, 1947, in volume, And, Vacated Portion, of Esperanza Drive, N.W. as the same is shown on the plat filed November 16, 1947, in Volume A1, Folio 69.

ACRES: 3.651 AC (159,037.56 SF)

DEVELOPMENT PLANS: WEST MESA SECTOR PLAN, AREA PLAN: WESTSIDE STRATEGIC PLAN

ZONING SUMMARY: ZONE CHANGE PROPOSED FROM R-1 TO SU-1 FOR R2 USES AND COMMUNITY CENTER

CONSTRUCTION TYPE: VB, FULLY SPRINKLERED

DENSITY: PERMITTED 30 DU PER AC, ACTUAL 14.8 DU PER AC, RE: UNIT DATA

FLOOR AREA RATIO: FAR OF .5 PERMITTED, FAR OF .31 ACTUAL, RE: BUILDING DATA

BUILDING SETBACKS:
15' FRONT SETBACK
10' SIDE SETBACK AT STREET SIDE
5' SIDE SETBACK AT INTERNAL PROPERTY LINE
15' REAR SETBACK

BUILDING HEIGHT: 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

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS
CENTRAL AVENUE AT 57TH STREET PROVIDES THE MAJOR SIGNALIZED ACCESS INTO THE GENERATIONS AT WEST MESA DEVELOPMENT. PRIMARY PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS FROM AVALON ROAD NW, PEDESTRIAN INGRESS AND EGRESS IS ALSO AVAILABLE FROM THE COMMUNITY GARDEN ALONG 58TH STREET NW.

BIKEWAY AND TRAIL ACCESS
CENTRAL BOULEVARD IS A DESIGNATED MAJOR TRANSIT CORRIDOR WITH REGULAR DAILY BUS ROUTES AND DAILY RAPID RIDE ROUTE.

UNIT DATA

QUANTITY	UNIT TYPE	BO/BA QUANTITY	GROSS SF.	NET SF.	OPEN SPACE REQUIRED PER UNIT	TOTAL OPEN SPACE REQUIRED	TOTAL OPEN SPACE PROVIDED
2	1A-HC	180/28A	597.4	584.4	400	3,200	
19	1B	180/18A	597.4	584.4	400	4,400	
2	2A-HC	280/18A	841.7	826.9	500	1,000	
9	2B	280/18A	841.7	826.9	500	4,500	
2	2C-HC	280/28A	1,011.6	997.2	500	1,000	
9	2D	280/28A	911.6	896.8	500	4,500	
2	2E	280/28A	1,159.2	1,046.4	500	1,000	
5	3	380/28A	1,162.8	1,151.1	600	3,600	
54	TOTAL UNITS					25,200	58,600

SHEET KEYED NOTES

- PROPERTY LINE
- PROPERTY SETBACK
- COMMUNITY BUILDING, SEE BUILDING DATA BUILDING F
- PEDESTRIAN CROSSING SIGN, RE: SDP-1.2
- 8'-6" X 20' ADA PARKING STALL, RE: C3/SDP-1.2
- 8'-6" X 20' ADA VAN 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, EXISTING TO REMAIN
- EXISTING FIRE HYDRANT TO BE RELOCATED, RE: CONCEPTUAL UTILITIES PLAN
- ADULT OUTDOOR FITNESS EQUIPMENT
- EXTERIOR STAIR
- EXISTING MASONRY WALL TO REMAIN
- METAL BIKE RACK W/ CONCRETE SIDEWALK, PAINTED DARK GRAY, CAPACITY 10 BIKES PER RACK AREA, RE: A2/SDP-1.2
- ACCESSIBLE PEDESTRIAN CROSSWALK
- CONVENIENCE TRASH BIN AND ENCLOSURE, 6' HIGH SOLID MASONRY WALLS, RE: A1/SDP-1.2
- PRIMARY BUILDING ENTRY
- DRAINAGE AREA, RE: CIVIL GRADING AND DRAINAGE PLAN SHEET SDP-3.1
- 6" CONCRETE CURB
- CONCRETE SIDEWALK, WIDTH AS NOTED
- PERIMETER MASONRY WALL TO BE REPLACED WITH 6" SOLID MASONRY WALL, RETAINING AND/OR FENCE AS NEEDED BY GRADING PLAN PAINTED NEUTRAL EARTH TONE RE: A3/SDP-1.2
- 26'-0"
- FIRE LANE, 20' WIDTH STANDARD
- 20' TRASH COMPACTOR WITH 6' HIGH CMU ENCLOSURE WALL AND GATE, RE: A5/SDP-1.3
- PLAYGROUND AREA AND EQUIPMENT AGES 5-12 WITH WARNING SIGN
- STOP SIGN
- CONCRETE WHEEL STOP
- BENCH, BENCHES WILL BE ACCESSIBLE ALONG SIDEWALKS
- MONUMENT SIGN, RE: C1/SDP-1.2
- ACCESSIBLE GROUND FLOOR DWELLING UNIT
- CLUSTER MAILBOXES
- SHADE STRUCTURE
- BBQ GRILL AND PICNIC TABLES
- STEP IN BUILDING FINISHED FLOOR ELEVATION
- CONCRETE ADA RAMP WITH 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES PER COA STANDARD
- PATIO FURNITURE
- COMPACTED GRAVEL PATH, RE: LANDSCAPE PLAN
- SOLID MASONRY RETAINING WALL, PAINTED, RE: A3/SDP-1.2
- DWELLING UNIT PATIO
- EXISTING POWER POLE TO REMAIN, RE: CONCEPTUAL UTILITIES PLAN
- EXISTING POWER POLE TO BE RELOCATED, RE: CONCEPTUAL UTILITIES PLAN
- CONCRETE SEAT WALLS AT 18" HIGH
- PEDESTRIAN SWING GATE W/ LOCK
- MASONRY WALL W/ STEEL PICKET DESIGN, DESIGN TO COMPLIMENT EXISTING NEIGHBORHOOD WALLS AND MEET COA STANDARDS AND REGULATIONS RE: C2/SDP-1.2
- 6 FT WIDE PATTERNED AND INTEGRALLY COLORED CONCRETE CROSSWALK PAVING
- PAINTED FIRE LANE STRIPING ON CURB RE: B1/SDP1.2
- DOWNSPOUT LOCATION
- VAN ACCESSIBLE PARKING WITH POLE MOUNTED SIGN, RE: DETAIL B2/SDP-1.2
- CONNECT NEW CONCRETE SIDEWALK TO BE FLUSH AND ALIGNED WITH THE EXISTING SIDEWALK
- SIGHT TRIANGLE, 7' LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

GENERAL SHEET NOTES

- SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS
- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED
- ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS
- 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 D1/SDP-1.2
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE
- SEE UNIT DATA TABLE AND LANDSCAPE SHEET SDP-3.1 FOR OPEN SPACE CALCULATIONS
- SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL ADA STANDARDS & GUIDELINES
- ALL PARKING SPACES TO BE 9'-0" X 18'-0" UNO, RE: C3/SDP-1.2
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER

LEGEND

- PAINTED DIRECTIONAL ARROWS
- PEDESTRIAN POLE LIGHTS, 12' HIGH MAX, DARK BRONZE FINISH
- PARKING LOT LIGHT, 25' HIGH MAX AT PERIMETER PARKING, 16' HIGH MAX WITHIN 100' OF SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD
- SINGLE STORY MULTIFAMILY BUILDING
- TWO STORY MULTIFAMILY BUILDING
- TWO STORY MULTIFAMILY & COMMUNITY BUILDING
- FIRE LANE STRIPPING AT CURB, RE: B1/SDP-1.2
- FIRE HYDRANT, RE: CONCEPTUAL UTILITIES PLAN
- FIRE DEPARTMENT CONNECTION (FDC), RE: CONCEPTUAL UTILITIES PLAN
- POST INDICATOR VALVE (PIV), BACK FLOW PREVENTER AND HOT BOX, RE: CONCEPTUAL UTILITIES PLAN

PARKING

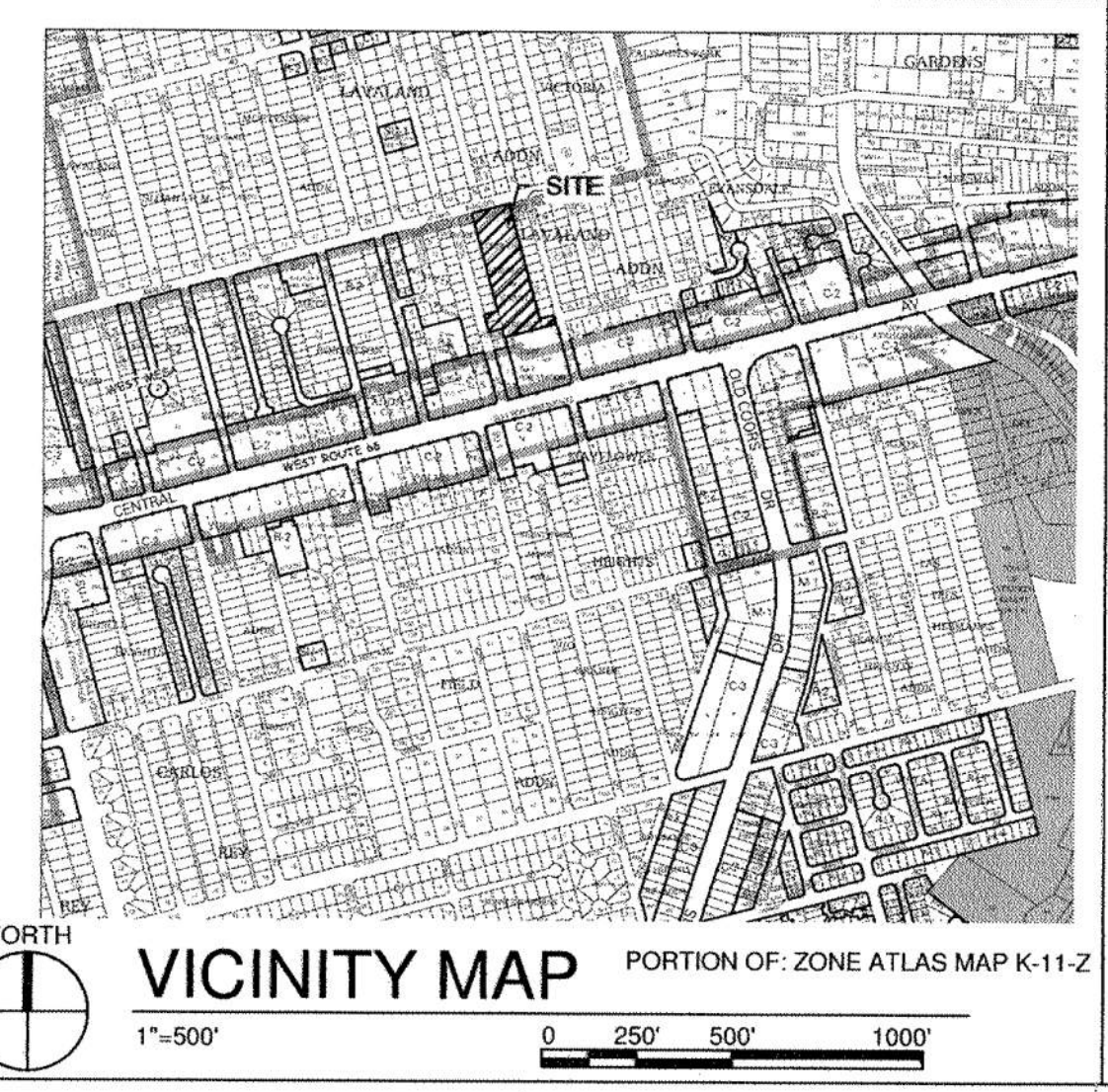
TOTAL PARKING AND ROAD AREA #SF
PARKING REQUIRED - PER OFF-STREET PARKING REG. 14-16-3-1

SPACES PER BATH	QUANTITY OF UNITS	UNITS < 1000SF	UNITS > 1000SF	PARKING SPACES REQUIRED
1.5	18	1.1		27
1.5	6	1.1A		9
1.5	8	2.1		12
2	2		2.2T	4
2	12	2.2P		24
2	2	2.2A		4
2	6		3.2	12
TOTAL UNITS		54		92
10% PARKING REDUCTION WITH A BUS STOP				9.2
TOTAL PARKING REQUIRED				82.8
TOTAL PROVIDED				87

ACCESSIBLE SPACES REQUIRED = 4, PROVIDED = 4
MOTORCYCLE SPACES REQUIRED = 0, PROVIDED = 1
BICYCLE PARKING REQUIRED = 27, PROVIDED = 30

BUILDING DATA

Generations at West Mesa - BUILDING DATA			UNIT MIX		
Building A	Heated NSF	Gross SF	1 BD	2 BD	3 BD
Level 1	8,607.4	10,978.1	6	6	0
Total	8,607.4	10,978.1	TOTAL UNITS		12
Building B	Heated NSF	Gross SF			
Level 1	2,824.6	3,174.0	2	2	
Total	2,824.6	3,174.0	TOTAL UNITS		4
Building C	Heated NSF	Gross SF			
Level 1	7,838.0	8,549.2	0	4	6
Level 2	3,518.4	3,774.0			
Total	11,356.4	12,323.2	TOTAL UNITS		10
Building D & E	Heated NSF	Gross SF	1 BD	2 BD	3 BD
Level 1	4,168.0	4,688.2	4	2	0
Total	8,336.0	9,376.4	TOTAL UNITS		12
Building F	Heated NSF	Gross SF	1 BD	2 BD	3 BD
Level 1	9,514.9	12,833.7	2	2	0
Level 2	8,607.6	11,706.5	6	6	0
Total	18,122.5	24,520.2	TOTAL UNITS		16
			Total		
			units on		
Total Bldg SF on site	49,246.90	60,971.90	site	54	



B5 TYP ACCESSIBLE PARKING

DRAWING INDEX

NO.	DESCRIPTION
1 OF 13	SDP-1.1 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
2 OF 13	SDP-1.2 PROJECT DETAILS
3 OF 13	SDP-1.3 PROJECT DETAILS
4 OF 13	SDP-2.1 LANDSCAPE PLAN
5 OF 13	SDP-2.2 LANDSCAPE DETAILS
6 OF 13	SDP-3.1 CONCEPTUAL GRADING AND DRAINAGE PLAN SHEET 1 OF 2
7 OF 13	SDP-3.2 CONCEPTUAL GRADING AND DRAINAGE PLAN SHEET 2 OF 2
8 OF 13	SDP-4.1 CONCEPTUAL UTILITY PLAN
9 OF 13	SDP-5.1 BUILDING ELEVATIONS
10 OF 13	SDP-5.2 BUILDING ELEVATIONS
11 OF 13	SDP-5.3 BUILDING ELEVATIONS
12 OF 13	SDP-5.4 BUILDING ELEVATIONS
13 OF 13	SDP-5.5 BUILDING ELEVATIONS

PROJECT NUMBER: 1003675

APPLICATION NUMBER:

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:

Rogger M. Mui 1/13/16
TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

Kristy Allen 01/13/16
ABCWA DATE

Chandora 1/13/16
PARKS AND RECREATION DEPARTMENT DATE

Ala 1/22/16
CITY ENGINEER DATE

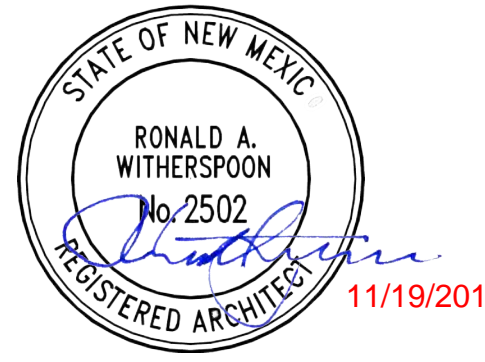
Carol Wilkins 8-25-15
SOLID WASTE MANAGEMENT DATE

Colin 1-22-16
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG



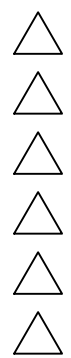
SEAL

TCL-1.1
SUBMITTAL
NOVEMBER 19, 2019

PROJECT

GENERATIONS AT WEST MESA
57TH STREET AND CENTRAL AVE
ALBUQUERQUE, NM

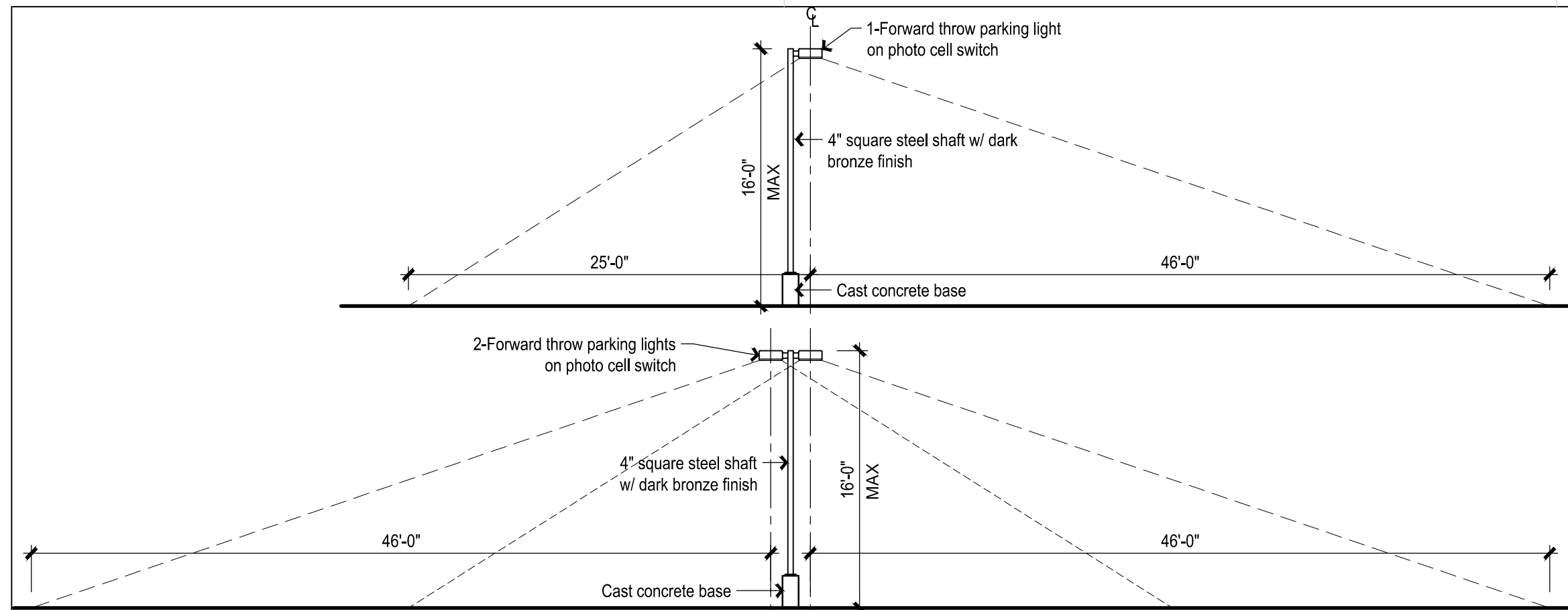
REVISIONS



DRAWN BY	MJH
REVIEWED BY	RAW
DATE	12/11/2015
PROJECT NO	14-0701

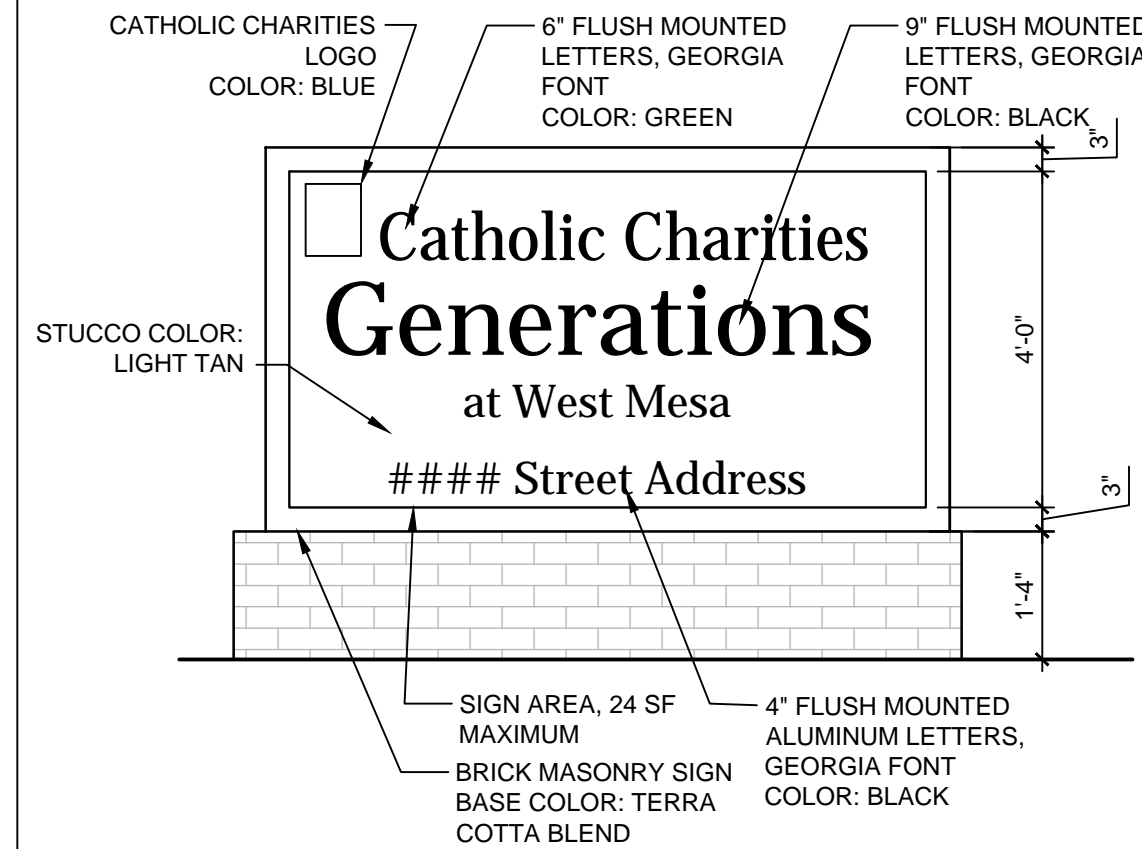
DRAWING NAME
PROJECT DETAILS

SHEET NO
SDP-1.2 V4



D1 16 FT LIGHT POLE

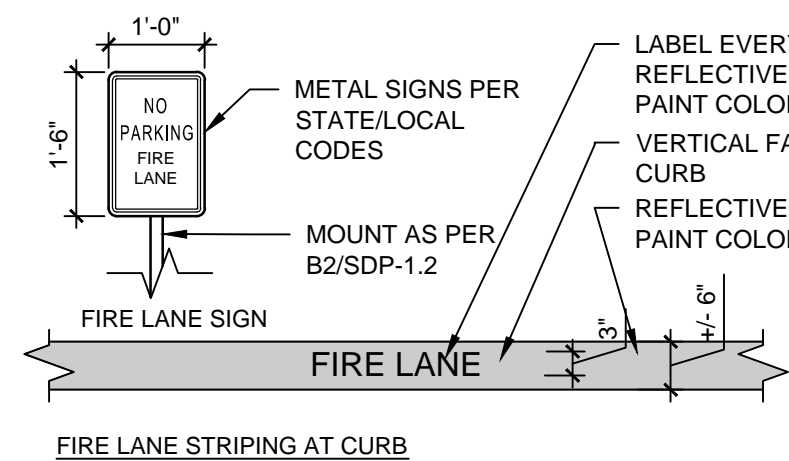
1/8" = 1'-0"



C1 MONUMENT SIGN

1/2" = 1'-0"

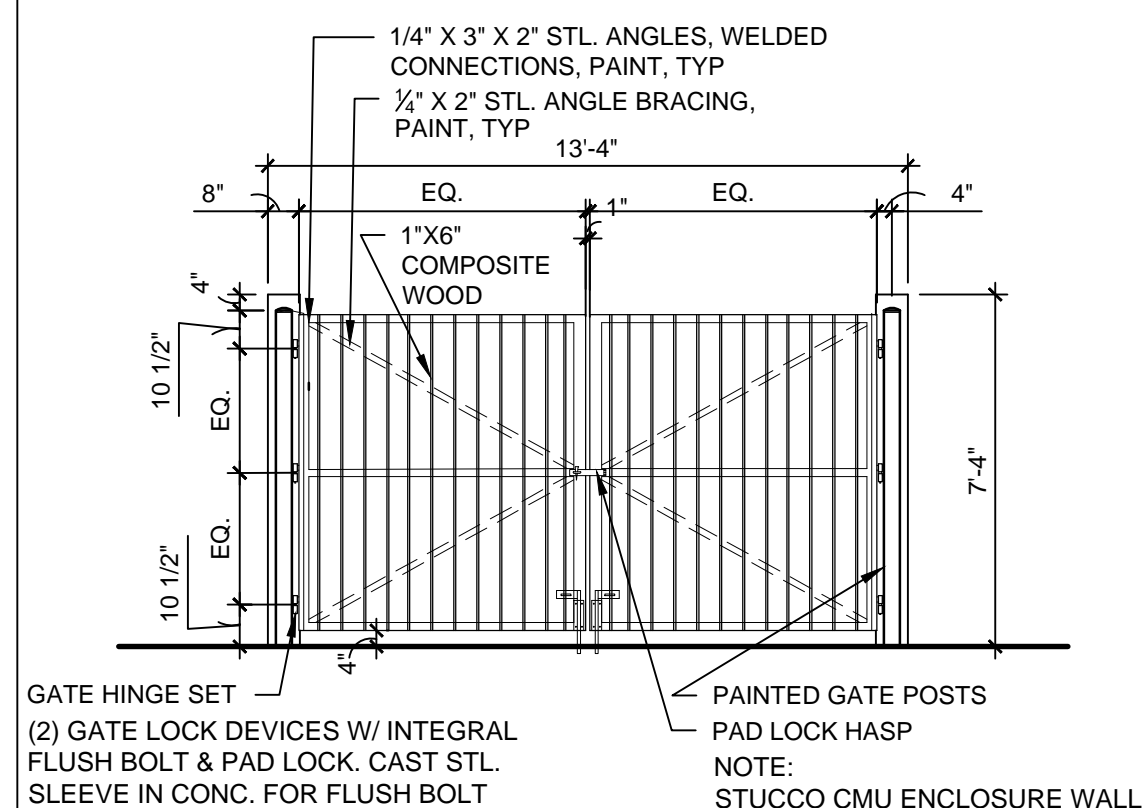
NOTE: ALL SIGNS WILL HAVE THE SAME POLE AND FOOTING, REFER TO SITE SIGNAGE DETAIL



B1

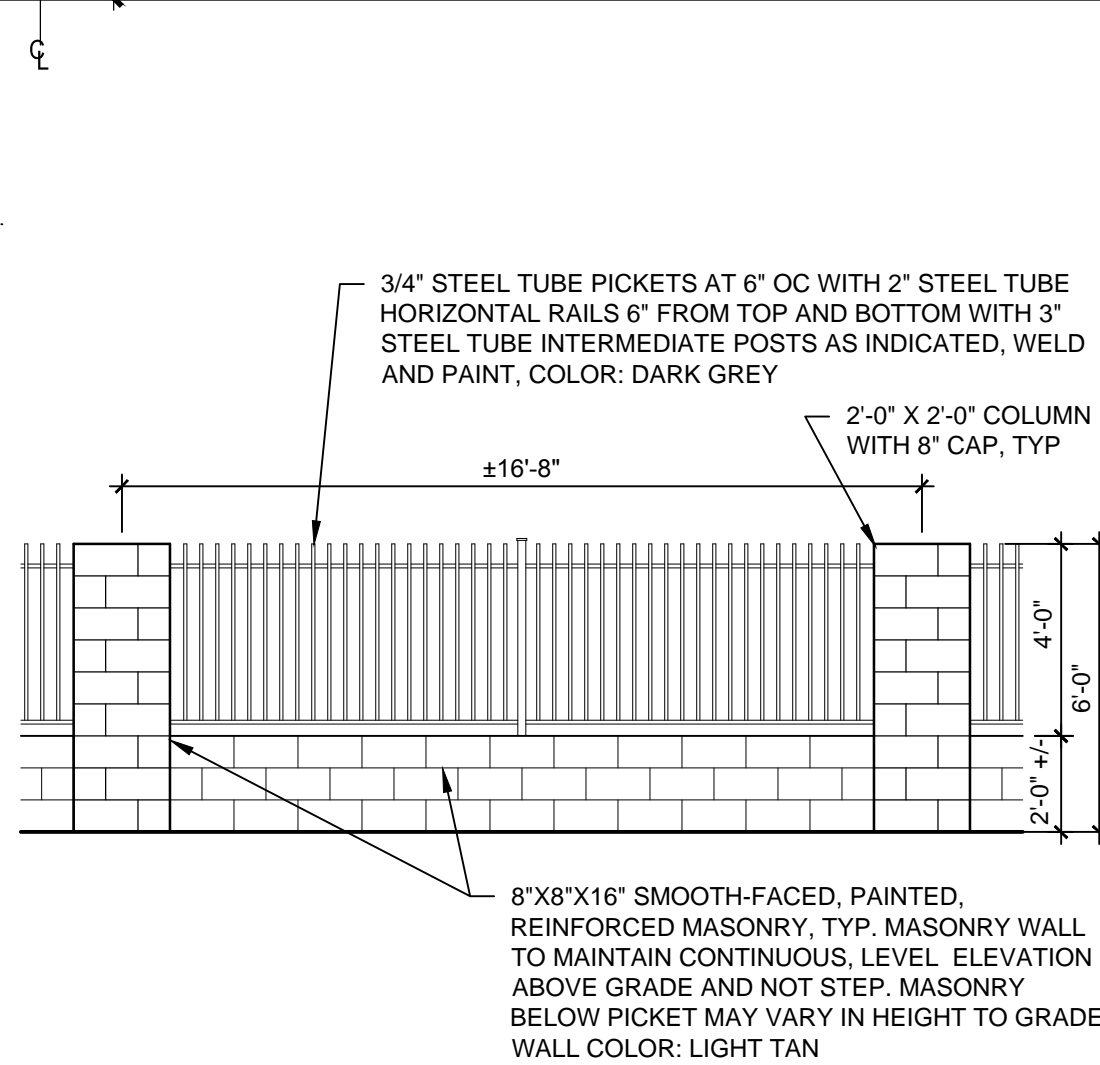
FIRE LANE STRIPING AND SIGNAGE

1/2" = 1'-0"



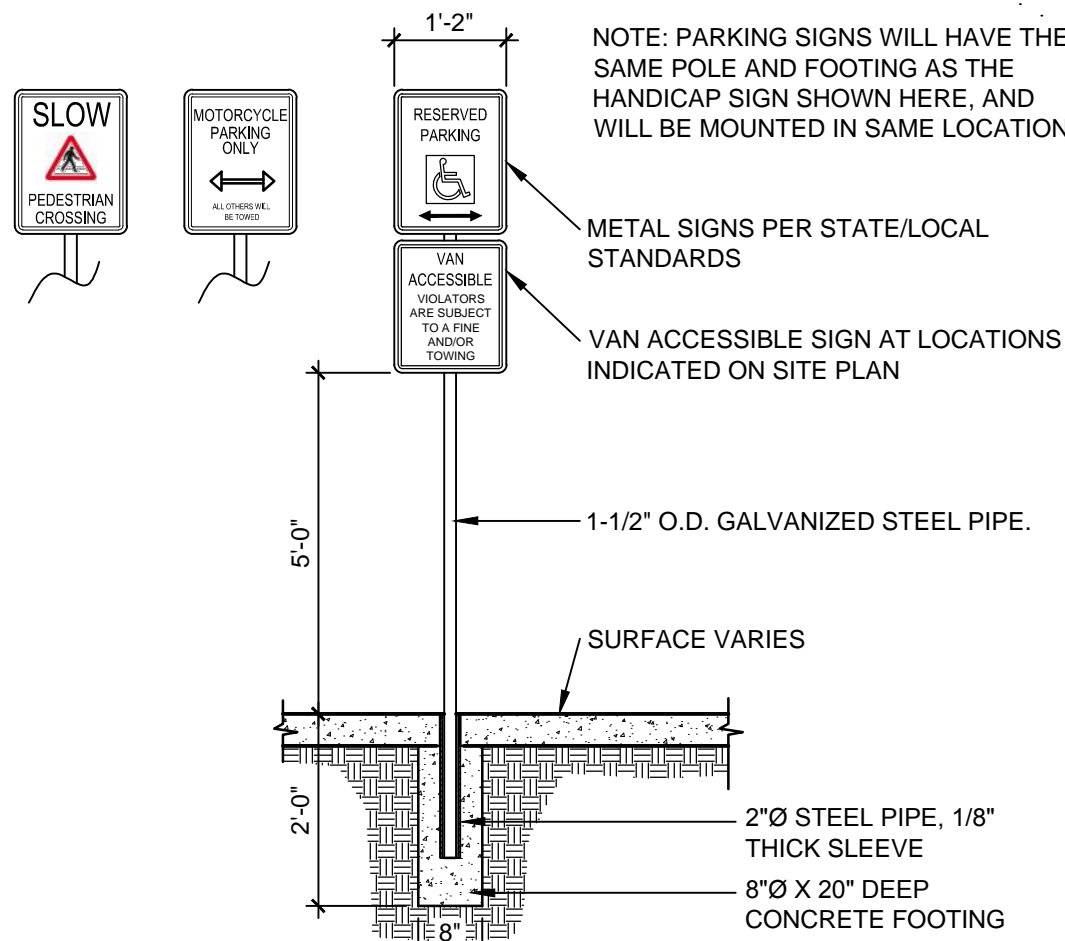
A1 GATE AT TRASH ENCLOSURE

1/4" = 1'-0"



C2 MASONRY & PICKET FENCE

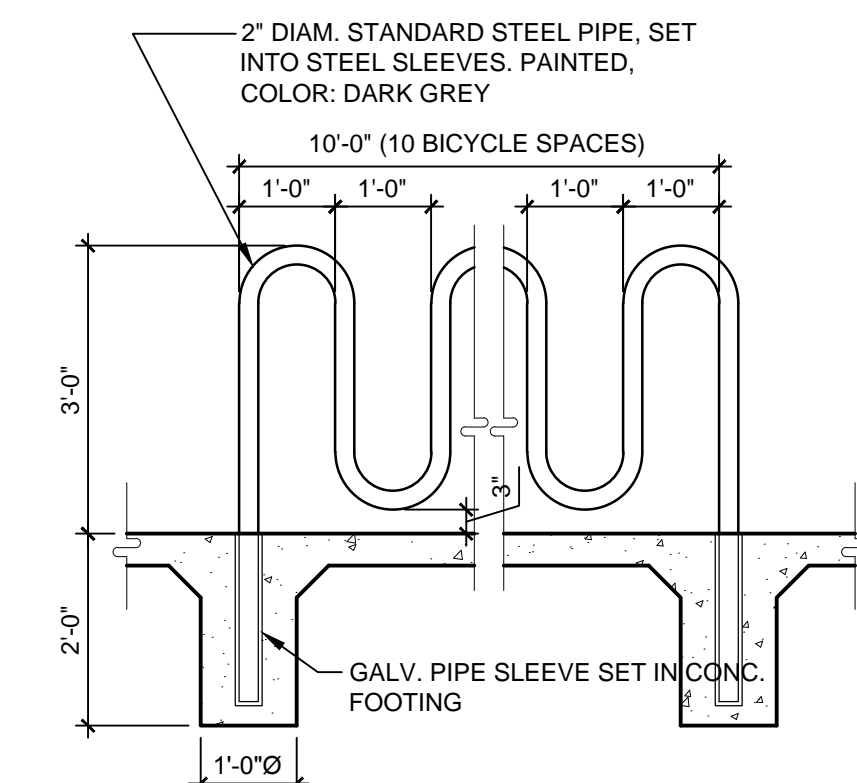
1/4" = 1'-0"



B2

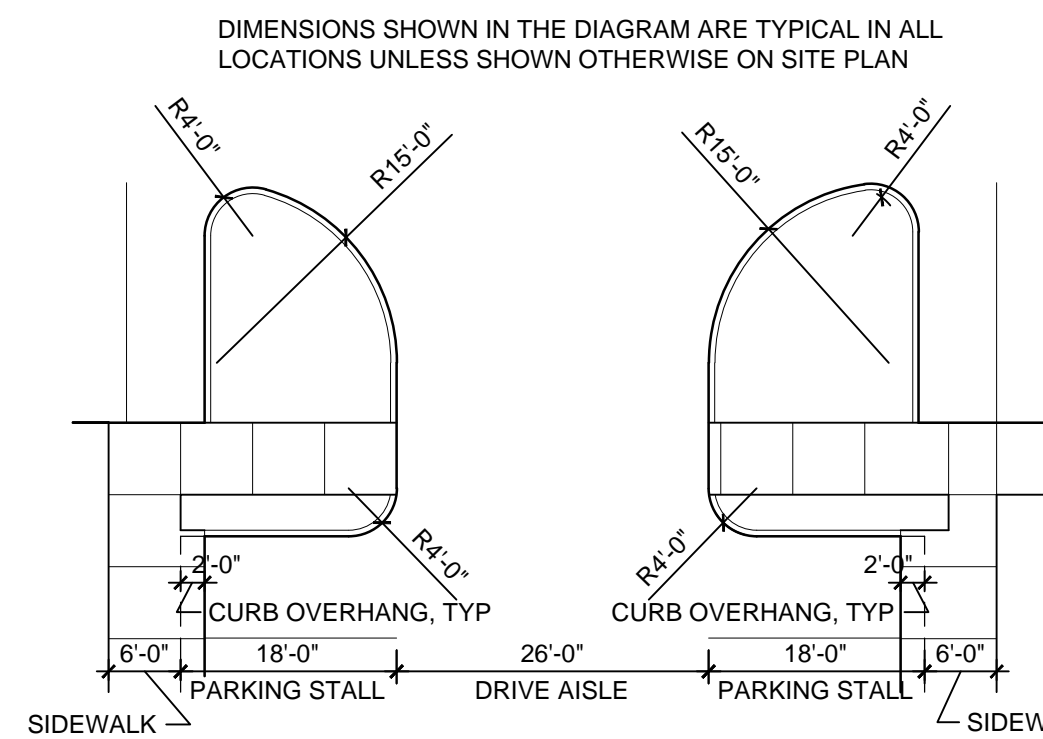
PARKING SIGNS

1/2" = 1'-0"



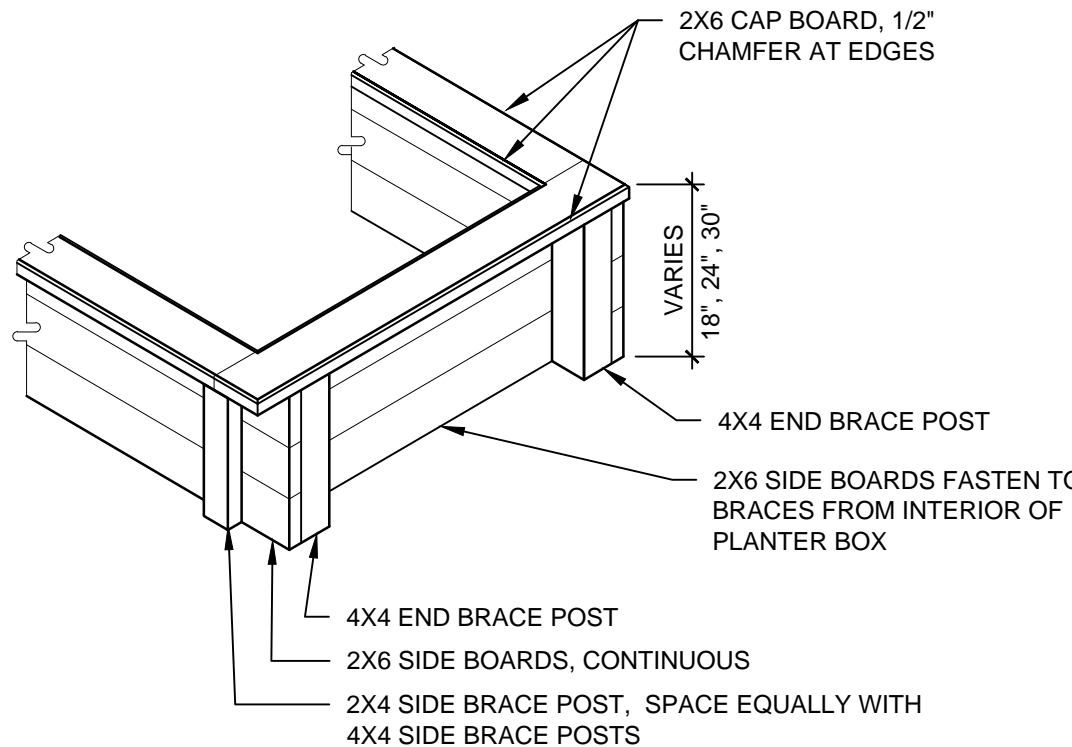
A2 BIKE RACK DETAIL

1/2" = 1'-0"



C3 TYP. PARKING DIMENSIONS

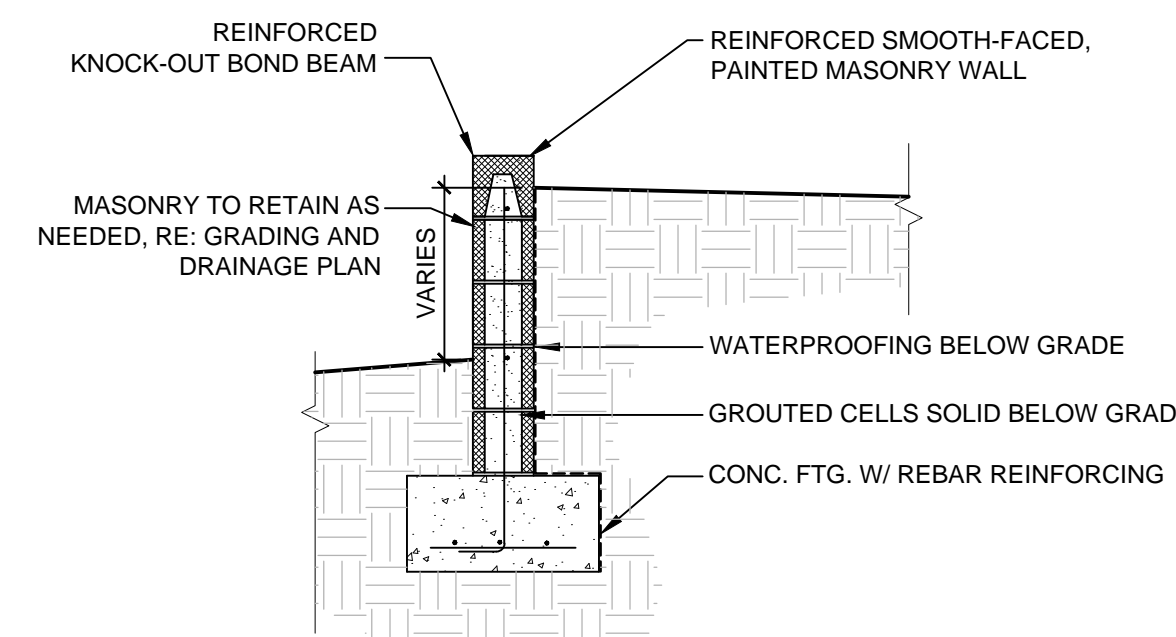
1/4" = 1'-0"



B3

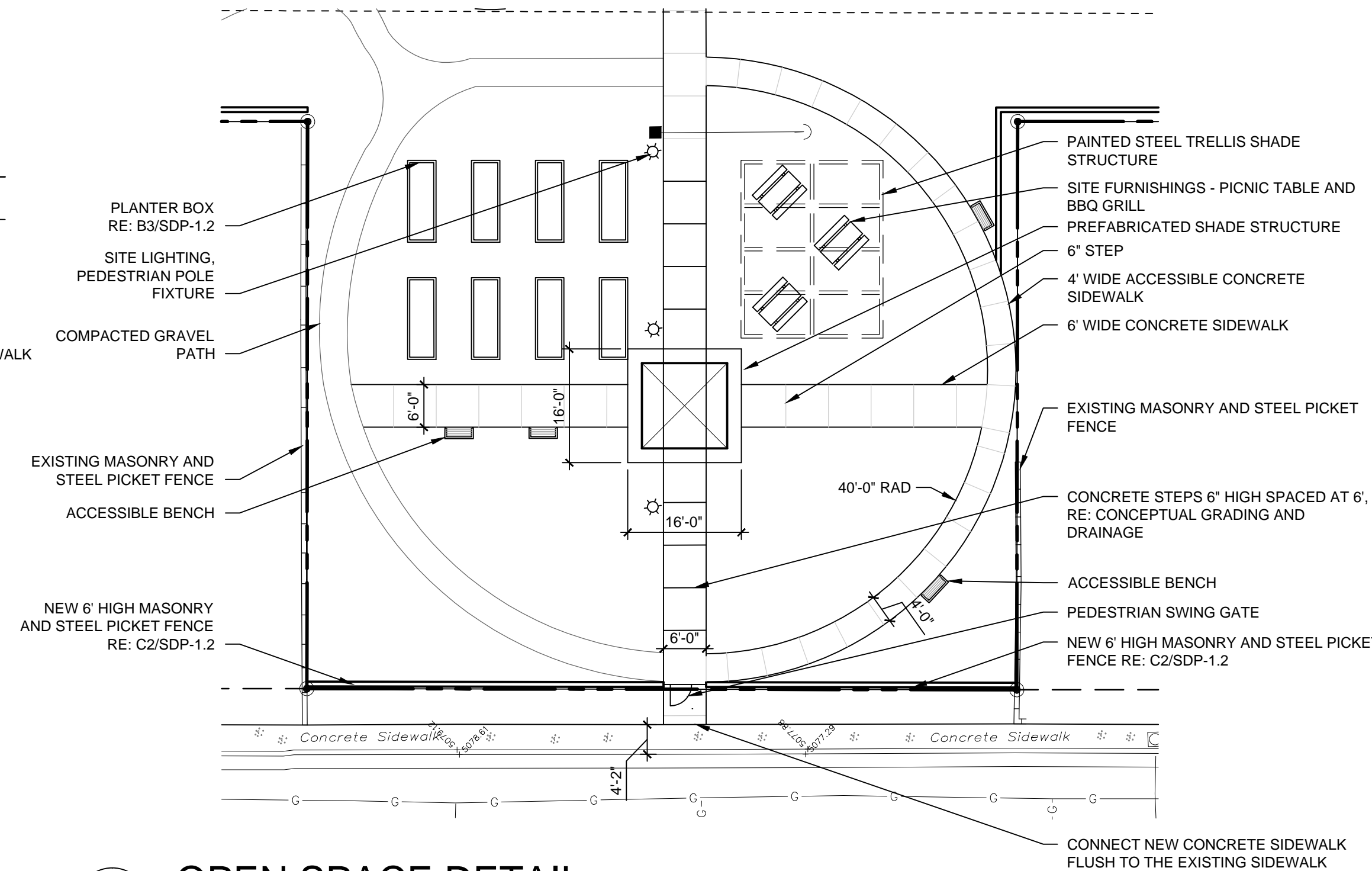
PLANTER BOX

1/2" = 1'-0"



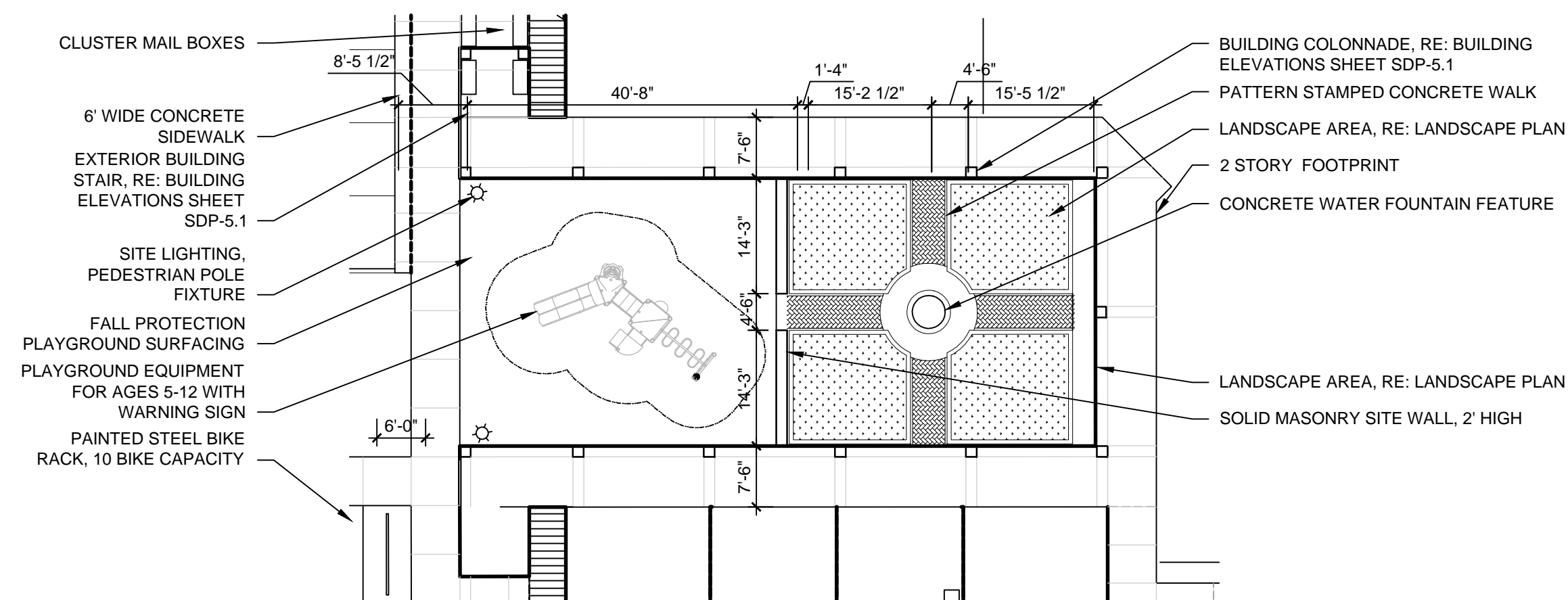
A3 MASONRY RETAINING WALL

1/2" = 1'-0"



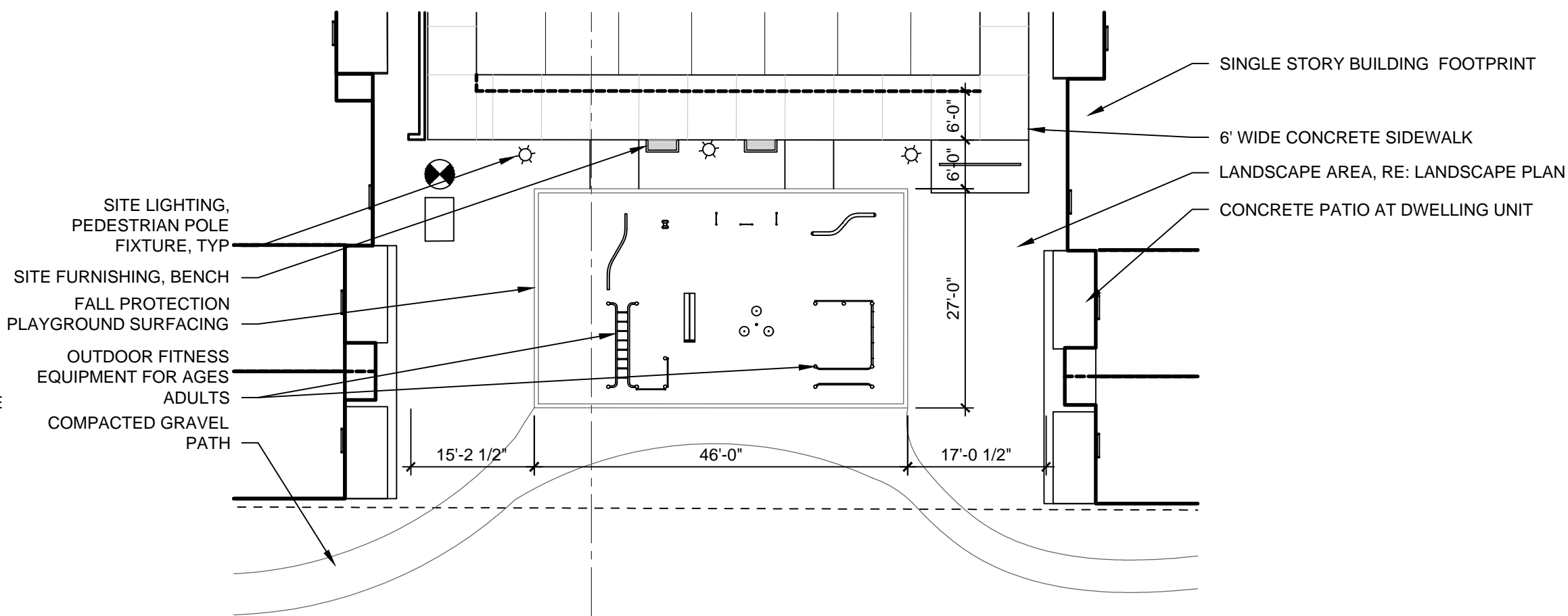
C4 OPEN SPACE DETAIL

1/16" = 1'-0"



B4 COURTYARD DETAIL

1/16" = 1'-0"



A4 FITNESS AREA DETAIL

1/16" = 1'-0"



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: Generations at West Mesa **Building Permit #:** 2018-07324 **Hydrology File #:** K11D084

DRB#: 1003675 **EPC#:** **Work Order#:**

Legal Description: TRACT C-8-B, TOWN OF ATRISCO GRANT, AIRPORT UNIT, AS THE SAME IS SHOWN ON THE PLAT THEREOF, FILED FEB. 6, 2012, IN PLAT BOOK 2012C, PAGE 14, AND, LOTS 5 AND 6, TORRES ADDITION, AS THE SAME IS SHOWN ON

City Address: THE PLAT THEREOF, FILED APRIL 1, 1947, IN VOLUME, AND, VACATED PORTION, OF ESPERANZA DRIVE, N.W. AS THE SAME IS SHOWN ON THE PLAT FILED NOVEMBER 18, 1947, IN VOLUME A1, FOLIO 60

2710 Avalon Rd. NW, Albuquerque, NM 87105

Applicant: Dekker/Perich/Sabatini **Contact:** Christopher Whyman

Address: 7601 Jefferson St. NE, Suite 100, Albuquerque, NM 87109

Phone#: 1-505-761-9700 **Fax#:** **E-mail:** christopgherw@dpsdesign.org

Other Contact: Dekker/Perich/Sabatini **Contact:** Dan monk

Address: 7601 Jefferson St. NE, Suite 100, Albuquerque, NM 87109

Phone#: 1-505-761-9700 **Fax#:** **E-mail:** danm@dpsdesign.org

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY

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)

☐ 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: November 18, 2019 **By:** Christopher Whyman

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED:

November 19, 2019

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

RE: Generations at West Mesa
5710 Avalon rd. NW
Albuquerque, NM 87105
Zone: SU-1
Submittal: SDP for Final C.O.

To Whom It May Concern:

I, Ron Witherspoon, NMRA no.2502 of the firm Dekker/Perich/Sabatini, hereby certify that the referenced portion of this project is in substantial compliance and in accordance with the design intent of the approved Site Development Plan for Building Permit dated December 11, 2015. (approved January 22, 2016)

Dekker/Perich/Sabatini visited the project site on November 19, 2019 to verify construction was in accordance with the attached Site Development Plan. The following items differ from the original plan. However, the design intent is the same as what was approved on the Site Development Plan:

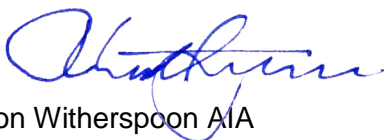
1. The drive aisle along the entirety of the site has been increased to 26'-0" per the request of the fire marshal.
2. The convenience refuse enclosure south of building D has been relocated to the west and an additional parking space has been included in this area.
3. The accessible parking west of building B has been relocated two spaces to the south.
4. The accessible parking west of building C has been removed do to VE. (the site requirements are maintained)
5. Parking layout north of building C have been revised to include an additional parking space.
6. Parking layout east of building F have been revised to include an additional parking space.
7. Mailboxes have been relocated to the west end of building F.
8. Seating areas on the north end of building F have been removed due to VE.

This certification is submitted in support of a request for Final Certificate of Occupancy for the development located at 5710 Avalon Rd. NW Called Generations at West Mesa.

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 buildings. 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 myself or Christopher Whyman at 761-9700.
Very truly yours,

Dekker/Perich/Sabatini Ltd.



Ron Witherspoon AIA
Principal

