

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Work Order#:				
Contact: E-mail: Contact:				
Contact: E-mail: Contact:				
E-mail: E-mail:				
E-mail: E-mail:				
E-mail: E-mail:				
SIDENCE DRB SITE ADMIN SITE				
GY/DRAINAGE				
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 GUARANTER FOUNDATION PERMIT APPROVAL GRADING PERMIT APPROVAL SO-19 APPROVAL PAVING PERMIT APPROVAL GRADING/ PAD CERTIFICATION WORK ORDER APPROVAL CLOMR/LOMR FLOODPLAIN DEVELOPMENT PERMIT OTHER (SPECIFY)				

FEE PAID:

TRAFFIC CIRCULATION LAYOUT CERTIFICATION I,MICHAEL J. BALASKOVITS, NMPE 18187, OF THE FIRM BOHANNAN HUSTON INC. HEREBY CERTIFY THAT THE TRAFFIC AND PEDESTRIAN REATED IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN DATED 07/15/2018. I FURTHUR CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 02/11/2021 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SITE INFORMATION SHOWN ON THIS DRAWING IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF REQUEST FOR A PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD

DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS
ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE. MICHAEL J. BALASKOVITS, NMPE 18187 DATE

H

MULBERRY ST

ZONING MX-M

UNIT

LIGHTING LEGEND

- -CI LED POLE LIGHT, +15' T.O.F. TYPE AS SHOWN ON PLAN.
- LED CARPORT LIGHT. TYPE 'OP'.

MIP

18' TVP. | 22' TVP. |

COPPER AVE NE

TIJERAS AVE NE

UNIT.

UNIT

MIT.

INT

REC./LEASING

- I LED WALL MINE WALL PACK, +10" B.O.F. TYPE "MP"
- LED WALL SCONCE DECORATIVE, +6' B.O.F. TYPE 'WS'

LEGEND

- PROPERTY LINE BUILDING NUMBER

- TRANSFORMER LOCATION

CEDAR ST

R-T

- WATER METER LOCATION FIRE HYDRANT
- GAS METER LOCATION
- REMOTE F.D.C. LOCATION

DEVELOPMENT DATA

NET SITE AREA:

2.3939 ACRES (104,278 S.F.)

ZONING AND LAND USE:

LAND USE: MULTI-FAMILY RESIDENTIAL

BUILDING HEIGHT

ALLOWED: 65'-0" PROPOSED: 17'-6" / 63'-5"

DENSITY -

PROPOSED: 92 D.U./2.39 AC = 38.49 DU/ACRE

SETBACKS:

					UNIT A	NX					
	UNIT TYPE										
	51	11	A2	A3	81	82	83	84	UNITS	NO.	TOTAL
LIVABLE PAT/BAL	615	992	692	771	1,091	959	1,108	1,010	BLDG	BLDGS	UNITS
KDING 1	8		38	8		12	14	4	84	- 1	84
EDING 385					2				2	2	4
LDING 486		2			7.4.				2	2	4
TOTAL	8	4	38		4	12	14	4		4	92

	SF REQ.	# CF	AREA	5.F.	
	PER DU	DU's	REQUIRED	PROVIDED	
STUDIO 1 BEDROOM 2 BEDROOM	200 200 250	8 50 34	1,800 10,000 8,500		
	TOTAL RE	COUPED	20,100		
DROUND LEVEL	11,830				
BALCONY PRIVA	7,076				
TOTAL PROVIDE	19,006				

PARKING SPACE	REQUIREMENTS		
	PARKING RATIO REQUIRED	SPACE	
REQUIRED 1 PARKING SPACE PER (ALLOWED 50% REDUCTION)	D.U. 1 x 92	46	
Total Parking Spaces Required ones Palmon Proceeding Control Palmon Proceding Control Palmon Proceding Control Palmon Pal			
Accessil OPEN ACCE CARPORT ACCE GRANAE ACCE	ple Purking Required SSBLE PARKING PROVIDED SSBLE PARKING PROVIDED SSBLE PARKING PROVIDED ble Purking Provided		
YOU OF REQUIRED PARKING (VENICA) BICY		3 4	





KEYNOTES ①

- COMP. SEE SELIKE 24/ALZI.

 AND PERMETER WALL SEE DETAB. 16/A1.21.

 WROUGHT PRON POOK, FENCE, SEE DETAB. 19/A1.21.
 CAUL POOK WALL, SEE DETAB. 16/A1.21.

 5' SEDEWALK CONNECTING TO PUBLIC WAYS, GRAY CONCRETE COLOR.

- COURT.

 4' SOCIMALY, TYPICAL ON SITE, GRAY CONCRETE COLOR.

 5' SOCIMALY, TYPICAL AT PARRIMO AREA, GRAY CONCRETE
 COLOR, SEE DETAL 08/A1.20.

 6' EXTERIOR SOCIMALY AROUND SITE, GRAY CONCRETE COLOR.

 5' SOCIMALY AT STAIR APPROACH, GRAY CONCRETE COLOR.

 7' SOCIMALY AT STAIR APPROACH, GRAY CONCRETE COLOR.

 7'PSCAL.
- BICYCLE PARKING RACK FOR 4 BICYCLES, SEE DET. 4/AL14

- 27. ELECTRICAL COLUMNINT, PER ELECTRICAL.
 28. ENTRY MONUMENT SIGN, PER DETAIL 29/A1.21
 29. ACCESSIBLE RAMP, PER DETAIL 8/A1.20
 30. POOL LIFT, PER DET. 43/A1.22
 31. 5'x8' MOTORCYCLE PARKING SPACE.

5. POOL SPA AND EQUIPMENT SHALL BE SUBMITTED AND REVIEWED UNDER SEPARATE PERMIT.

ER: PR-2018-001333

PROJECT NUMBER Application Number: 51 -2018 -000 69

ts an Infrastructure List required? () Yes (Link) If yes, then a set of approved DRC plans with a work order is required for any or or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL



MA



10-16-18 Nzelie 8/24/2018

4/22/K

22-AUG-2018

10-16-18

HIGHLANDS NORTH NWC CEDAR ST AND COPPER AVE ALBUQUERQUE, NEW MEXICO

BROADSTONE



WorldHQ@ORBArch.com





Contractor must verify all dimensions a

REVISIONS

DRB SUBMITTAL

SITE PLAN

SITE PLAN

