

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

May 26, 2023

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

**Re: Ceja Vista Apartments PHASE 1/ 10001 Ceja Vista Rd. SW**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 11-25-2019 (P09-D002G)  
Certification dated 05-04-23

Dear Mr. Witherspoon,

Based upon the information provided in your submittal received 05-26-23, 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 Ernest Armijo at (505) 924-3991 or at [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

Sincerely,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

\xxx via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

### DEPARTMENT:

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

### TYPE OF SUBMITTAL:

- ☐ AS-BUILT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE MASTER PLAN
- ☐ DRAINAGE REPORT
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ NEIGHBORHOOD IMPACT ASSESMENT (NIA)
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ GRADING/ESC PERMIT APPROVAL
- ☐ 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
- ☐ 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:** \_\_\_\_\_ **By:** \_\_\_\_\_

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

**FEE RECEIVED:** \_\_\_\_\_

May 4<sup>th</sup>, 2023



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

RE: Ceja Vista  
10001 Ceja Vista Road SW  
Zone: R2  
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 dated 11/25/2019.

Victoria Crook and Brett Frauenglass with Dekker/Perich/Sabatini visited the project site on my behalf on 04/25/2023 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:

- Fire access gate was omitted during construction. Knox Box no longer required at this location.
- Pedestrian gate is on order and will be installed upon its arrival.
- Walkway connection to Dennis Chaves Blvd. will be installed following the installation of the pedestrian gate.
- ADA access route was revised and red lined on plan.
- 2 sidewalk ramps were omitted per changes in the ADA access route.
- Block wall at Trash Compactor is in progress. It is currently at 6'-8" and the final height is 9'-4".
- Gates at Trash Compactor and Enclosure are on order.
- Trash Enclosure was revised to accommodate 5 trash bins from 2 bins. Changes have been approved by Solid Waste and COA.
- Pool and outdoor showers were omitted during construction. Artificial turf and a shade structure were installed in place of the pool.
- Fence around opens space has been revised but is not yet installed.
- Building mounted lights are not yet installed.
- Van Pool Parking signage is missing but will be ordered and installed.
- Speed table and stamped concrete were omitted during construction. Speed bumps will be installed at a later date.

This certification is submitted in support of a request for Final Certificate of Occupancy for Phase 1 of the project as shown on the attached TCL1 plan.

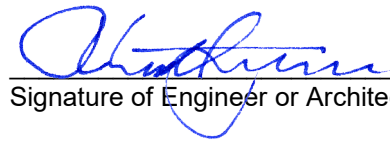
The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to the above mentioned building. Those relying on the record document are advised to obtain independent verification of its accuracy before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

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

Very truly yours,

**Dekker/Perich/Sabatini Ltd.**

**ENGINEER'S OR ARCHITECT'S STAMP**

  
Signature of Engineer or Architect

Ron Witherspoon, AIA  
Principal

May 23<sup>rd</sup>, 2023

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

RE: Ceja Vista  
10001 Ceja Vista Road SW  
Zone: R2  
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 on 12/04/2019.

Victoria Crook and Brett Frauenglass with Dekker/Perich/Sabatini visited the project site on my behalf on 05/22/2023 to verify outstanding construction items were installed and were in accordance with the attached Site Development Plan. The following items are noted to differ from the approved site development plan or have been corrected since the initial verification on 4/25/2023:

- Fire access gate was omitted during construction. Knox Box no longer required at this location.
- City Comment Response - Pedestrian gate has been installed as of 5/22/2023 and walkway connection to Dennis Chaves Blvd. have been installed as of 5/22/2023:



- ADA access route was revised and red lined on plan.
- 2 sidewalk ramps were omitted per changes in the ADA access route.
- Block wall at Trash Compactor is in progress. It is currently at 6'-8" and the final height is 9'-4".
- Gates at Trash Compactor and Enclosure have been installed as of 5/22/2023.

- Trash Enclosure was revised to accommodate 5 trash bins from 2 bins. Changes have been approved by Solid Waste and COA.
- Pool and outdoor showers were omitted during construction. Artificial turf and a shade structure were installed in place of the pool.
- Fence around opens space has been revised and installation is in progress as of 5/22/2023.
- Building mounted lights are not yet installed.
- City Comment Response - Van Pool Parking signage has been installed as of 5/23/2023.



- Speed table and stamped concrete were omitted during construction. Speed bumps will be installed at a later date.
- City Comment Response - Pathway striping at speed table was omitted during construction with omission of speed table.
- City Comment Response - Van accessible aisles have been revised to be 8 feet wide as of 5/23/2023.



- City comment Response – Sidewalk in front of Trash Enclosures has been revised to be 5 feet wide per plans.



This certification is submitted in support of a request for Final Certificate of Occupancy for Phase I of the project as shown on the attached TCL1 plan.

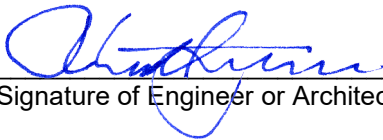
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Very truly yours,

**Dekker/Perich/Sabatini Ltd.**

**ENGINEER'S OR ARCHITECT'S STAMP**

  
Signature of Engineer or Architect

Ron Witherspoon, AIA  
Principal





DEKKER  
PERICH  
SABATINI7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

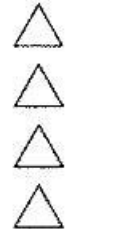


ENGINEER

PROJECT

CEJA VISTA  
10001 CEJA VISTA ROAD SW  
ALBUQUERQUE, NEW MEXICO 87121

REVISIONS



DRAWN BY AG, RM

REVIEWED BY RAW, JM

DATE 11/25/2019

PROJECT NO. 19-0019

DRAWING NAME

SITE PLAN  
FOR BUILDING  
PERMIT

SHEET NO.

SDP1.1

OF

PROJECT NO. 2019-002770(PR-2019-001345)

APPLICATION NO. SI - 2019-00279 SITE PLAN

IS AN APPROVED INFRASTRUCTURE LIST REQUIRED?  
[ ] YES [ ] NO. IF YES, THEN A SET OF APPROVED  
DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY  
CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR  
CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING,  
TRANSPORTATION DIVISIONDec 9, 2019  
DATE:

ABCWUA

12/4/19  
DATE:

PARKS &amp; RECREATION DEPARTMENT

12-4-19  
DATE:

CITY ENGINEER/HYDROLOGY

12/4/19  
DATE:

ENVIRONMENTAL HEALTH (CONDITIONAL)

DATE:

Signature on attached sheet-Jolene Wolfley

SOLID WASTE MANAGEMENT

DATE:

May 1, 2020

DRB CHAIRPERSON, PLANNING DEPT.

DATE:

12.4.19  
DATE:

CODE ENFORCEMENT

## LEGEND

- LANDSCAPE AREA
- STABILIZED CRUSHER FINES
- REINFORCED CONCRETE PAVING
- HEAVY DUTY ASPHALT CAPABLE TO SUPPORT 75,000 LBS
- BASE COURSE
- FIRELANE STRIPING MARKING FIRE ACCESS LANE; REF: A4/SDP1.2
- PROPERTY LINE
- FIRE HYDRANT
- POST INDICATOR VALVE, RE: CONCEPTUAL UTILITY PLAN
- FIRE DEPARTMENT CONNECTION
- SITE LIGHTING
- RAISED PLANTING BEDS
- CONCRETE BENCH
- BIKE RACK
- OUTDOOR FURNITURE
- SIDEWALK RAMP (ARROW POINTS DOWN)
- TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS
- POOL PERIMETER FENCE
- PRIVATE SIDEWALK EASEMENT PER DOC #2019023680 DATED 03/20/19
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2
- COMPACT PARKING; REF: D5/SDP1.3

EB LEFT TURN LANE AT 98<sup>TH</sup> STREET, WB RIGHT TURN LANE AT 98<sup>TH</sup> STREET, 98<sup>TH</sup> STREET EXTENSION AND CEJA VISTA ROAD CONSTRUCTION INCLUDED IN OFFSITE WORK ORDER(NMDOT) (UNIT 1) OF EXISTING INFRASTRUCTURE LIST DRB PROJECT # 1004428 DATED 05/09/2018

## OPEN SPACE CALCULATIONS

TABLE 5-1-1 / R-ML ZONING  
USABLE OPEN SPACE  
1 BD: 200 SF PER UNIT  
200SF x 112 UNITS = 22,400 SF  
2 BD: 250 SF PER UNIT  
250 SF x 44 UNITS = 11,000 SF  
TOTAL 33,400 SF REQUIRED OPEN SPACE  
PROVIDED OPEN SPACE: 73,603 SF

NORTH  
A1  
SITE PLAN  
1" = 50'-0"

0 50' 100'

CEJA VISTA ROAD SW

EXISTING TRAIL NEW TRAIL CONNECTION 12'-0" MULTI PURPOSE TRAIL INCLUDED IN OFFSITE WORK ORDER (NMDOT) (UNIT 1) OF EXISTING INFRASTRUCTURE LIST DRB PROJECT # 1004428 DATED 05/09/2018

TRASH COMPACTOR  
ENCLOSURE WALLS ARE  
INCOMPLETE. BLOCK TO  
COMPLETE IS ON ORDER

GATES ARE ON ORDER

SIDEWALK IN FRONT OF  
TRASH ENCLOSURE  
HAS BEEN WIDENED TO  
5 FEET AS OF 5/22/23TRASH ENCLOSURE WAS  
REVISED TO ACCOMMODATE  
5 BINS FROM 2 BINS.OUTDOOR SHOWERS  
OMITTED BECAUSE  
POOL WAS OMITTED.FENCE BOUNDARY  
REVISED, NOT YET  
INSTALLEDPOOL OMITTED; ARTIFICIAL  
TRUF WITH SHADE COVER  
INSTALLED IN ITS PLACELIGHTING NOT YET  
INSTALLEDPHASE 1  
PHASE 2PEDESTRIAN GATE HAS  
BEEN INSTALLED, 5/23/23.  
FIRE ACCESS GATE WAS  
OMITTED.  
ENTRY GATE  
OMITTED.  
PEDESTRIAN GATE  
OMITTED  
RELOCATED ACCESSIBLE  
SITE ACCESSVAN ACCESS AISLES  
HAVE BEEN REVISED  
TO BE 8 FEET WIDE AS  
OF 5/22/23STRIPING WAS  
OMITTED WITH  
OMISSION OF SPEED  
TABLE RAMPVANPOOL PARKING  
SIGNAGE HAS BEEN  
INSTALLED AS OF  
5/23/23SPEED TABLE RAMP  
WAS OMITTED.  
SPEED BUMPS WILL  
BE INSTALLED AT A  
LATER DATE.STRIPING WAS  
OMITTED WITH  
OMISSION OF SPEED  
TABLE RAMP

## GENERAL SHEET NOTES

- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL ADA STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- 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 CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-8 OUTDOOR LIGHTING.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALK, WHERE EXPANSION JOINT MATERIAL PROVIDED BETWEEN WALLS AND SIDEWALKS AND BETWEEN ASPHALT AND CONCRETE JOINTS.
- PROVIDE AIR ENTRAINED CONCRETE WITH MEDIUM BROOM FINISH AT ALL SITE CONCRETE. SLOPE ALL CONCRETE SIDEWALKS TO DRAIN, TYP. RE: CIVIL FOR SPOT ELEVATIONS, GRADING AND DRAINAGE.
- SOLID WASTE CONNECTION IS THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.

## SHEET KEYED NOTES

- BUILDING IDENTIFICATION PER REQUIREMENTS IN SECTION 505 OF THE 2009 IFC
- FIRE HYDRANT, PAINT SAFETY ORANGE. SEE CIVIL
- TRASH COMPACTOR AND RECYCLING ENCLOSURE WITH GATE, REF: A2/SDP1.3, A3/SDP1.3 & A4/SDP1.3
- WALKWAY CONNECTION TO DENNIS CHAVEZ BLVD. 12'-0" TRAIL, A PAVED MULTI-USE TRAIL CLOSED TO AUTOMOTIVE TRAFFIC. DEVELOPER TO COORDINATE WITH NMDOT ASSISTANT TRAFFIC ENGINEER ON TRAIL CONNECTION, WITH GATE REF: B2/SDP1.2
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2
- ACCESSIBLE RAMP, REF: C1/SDP1.2, C2/SDP1.2, C3/SDP1.2, C4/SDP1.2 & C5/SDP1.2
- MOTORCYCLE PARKING; REF: B3/ASP1.2
- BIKE RACK/PARKING PER IDO AND DPM STANDARD WITH TWO-POINT BIKE LOCKING, REF: A1/SDP1.3
- ACCESSIBLE AISLE WITH STRIPING
- MONUMENT SIGN PER IDO REQUIREMENTS, REF: C4/SDP1.3
- SHADE STRUCTURE
- RAISED GARDEN BEDS
- POTTING STATION TABLE
- 6" WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS, REF: B5/SDP1.2
- 4" WIDE SIDEWALK CONCRETE, REF: B5/SDP1.2
- CONCRETE CURB AND GUTTER, REF: A2/SDP1.2
- FLUSH CONCRETE SIDEWALK, REF: D4/SDP1.2
- FIRE RISER ROOM
- FIRE ACCESS GATE & KNOX BOX (LOCATE PER FIRE ONE PLAN)
- FIRE DEPARTMENT CONNECTION (FDC) FREE STANDING
- ELECTRICAL TRANSFORMER (ON 6" CONCRETE PAD)
- PARKING STRIPING 4" WIDE, COLOR WHITE
- PROPERTY LINE
- PERIMETER (MASONRY) WALL, TO MATCH ADJACENT, REF: B1/SDP1.2
- WEST MSE RETAINING WALL
- PEDESTRIAN GATE
- DEDICATED RESERVED CARPOOL PARKING WITH SIGNAGE, REF: B3/SDP1.2
- POOL SCREEN WALL
- SIDEWALK WITH TURNDOWN EDGE, REF: D3/SDP1.2
- STABILIZED BASE COURSE DEFINED BY EDGE TRANSITION
- VANPOOL PARKING WITH SIGNAGE, B3/SDP1.2
- GATE ENTRY PAD/POST WITH CONTROL ACCESS FOB
- POOL EQUIPMENT ENCLOSURE
- MAINTENANCE EQUIPMENT ROOM
- ELECTRIC VEHICLE CHARGING STATION WITH SIGNAGE, REF: B3/SDP1.2
- SOUTH PERIMETER WALL
- RAISED GARDEN BEDS
- INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- CONCRETE MOUNTABLE CURB; REF: D5/SDP1.2
- EXISTING PRIVATE ACCESS EASEMENT (03-15-11,2011-20) GRANTED PER PLAT 1004428 PR-2018-001345 DATED 08/15/2018
- CONCRETE HEADER CURB; REF: D2/SDP1.2
- SPEED TABLE RAMP; REF: B3/SDP1.3 & B2/SDP1.3
- SPEED LIMIT SIGN; REF: B3/SDP1.2

## PROJECT DATA

<b>ZONING:</b> (RM-L) RESIDENTIAL - MULTI-FAMILY LOW DENSITY ZONE DISTRICT	
<b>LEGAL DESCRIPTION:</b> TRACT RR-3-A-1, LOCATED ON DENNIS CHAVEZ BLVD. SW, BETWEEN 98TH ST. SW & 118TH ST. SW	
<b>SITE AREA:</b> 5.423 ACRES	
<b>ZONE ATLAS:</b> P-09-Z	
<b>SETBACKS:</b> FRONT= 15', SIDE= STREET 10', INTERIOR= 5', REAR= 15'	
<b>BUILDING HEIGHT:</b> 35'-0" + 10% WAIVER @ 3'-0" = 38'-0"	
<b>SPRINKLED:</b> FULLY SPRINKLED	
<b>FIRE FLOW:</b> 4,500 GPM	
<b>HYDRANTS REQUIRED:</b> 5 TOTAL	
<b>BUILDING OCCUPANCY:</b> R-2, 156 APARTMENTS	
<b>CONSTRUCTION TYPE:</b> V-A, FULLY SPRINKLED	
<b>BUILDING A</b>	
FIRST LEVEL	20,777 GSF
SECOND LEVEL	20,296 GSF
THIRD LEVEL	19,912 GSF
TOTAL	60,985 GSF
<b>BUILDING B</b>	
FIRST LEVEL	20,777 GSF
SECOND LEVEL	20,296 GSF
THIRD LEVEL	19,912 GSF
TOTAL	60,985 GSF
<b>CLUBHOUSE</b>	3,158 GSF
<b>TOTAL</b>	<b>125,128 GSF</b>

**PARKING CALCULATION:** (TABLE 5-5-1)  
REQUIRED: MULTI FAMILY = 1.5 / DU  
REQUIRED: 156 UNITS x 1.5 SPACES = 234 SPACES  
PROVIDED CARPOOL PARKING: 1 = 4 PARKING CREDIT SPACES  
PROVIDED VANPOOL PARKING: 1 = 7 PARKING CREDIT SPACES  
PROVIDED ELECTRIC VEHICLE CHARGING STATION: 2% OF 234 = 5 ELECTRIC CHARGING STATIONS CREDIT SPACES / EACH ELECTRIC CHARGING STATION SHALL COUNT AS 2 SPACES. 5 ELECTRIC CHARGING STATIONS X 2 = 5 CREDIT SPACES  
REQUIRED: 234 SPACES - 4 CARPOOL CREDIT - 7 VANPOOL CREDIT - 5 ELECTRIC CHARGING STATION CREDIT = 218  
TOTAL: 218 SPACES  
PROVIDED: 218 PARKING SPACES  
**25% OF 218 REQUIRED PARKING MAY BE COMPACT**  
PROVIDED COMPACT PARKING: 3 SPACES @ 9'-0" x 16'-0"  
PROVIDED STANDARD PARKING: 215 SPACES @ 9'-0" x 18'-0"  
**STANDARD ACCESSIBLE SPACES:**  
REQUIRED: 2 STANDARD SPACES & 8 VAN ACCESSIBLE  
PROVIDED: 10 TOTAL SPACES; 8 VAN ACCESSIBLE AND 2 STANDARD  
**BIKE PARKING: 00.25 PER UNIT**  
REQUIRED: 40  
PROVIDED: 40  
20% SECURED LONG TERM STORAGE: 8  
EXTERIOR BIKE PARKING: 32  
**MOTORCYCLE PARKING**  
REQUIRED AND PROVIDED = 5 SPACES FOR 51-300 TOTAL PARKING SPACES  
REQUIRED = 5 SPACES  
PROVIDED = 5 SPACES



DEKKER  
PERICH  
SABATINI

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT



ENGINEER

PROJECT

CEJA VISTA  
10001 CEJA VISTA ROAD SW  
ALBUQUERQUE, NEW MEXICO 87121

PROJECT NO.	
APPLICATION NO.	
IS AN APPROVED 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.	
DRB SITE DEVELOPMENT PLAN APPROVAL:	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE:
ABCWUA	DATE:
PARKS & RECREATION DEPARTMENT	DATE:
CITY ENGINEER/HYDROLOGY	DATE:
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE:
SOLID WASTE MANAGEMENT	DATE:
DRB CHAIRPERSON, PLANNING DEPT.	DATE:
CODE ENFORCEMENT	DATE:

LEGEND

- LANDSCAPE AREA
- STABILIZED CRUSHER FINES
- INTEGRAL COLORED CONCRETE
- REINFORCED CONCRETE PAVING
- HEAVY DUTY ASPHALT CAPABLE TO SUPPORT 75,000 LBS
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- FIRE HYDRANT
- POST INDICATOR VALVE, RE: CONCEPTUAL UTILITY PLAN
- SITE LIGHTING
- RAISED PLANTING BEDS
- CONCRETE BENCH
- BIKE RACK
- OUTDOOR FURNITURE
- SIDEWALK RAMP (ARROW POINTS DOWN)
- TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS
- POOL PERIMETER FENCE

REVISIONS



DRAWN BY AG, RM

REVIEWED BY RAW, JM

DATE 08/16/2019

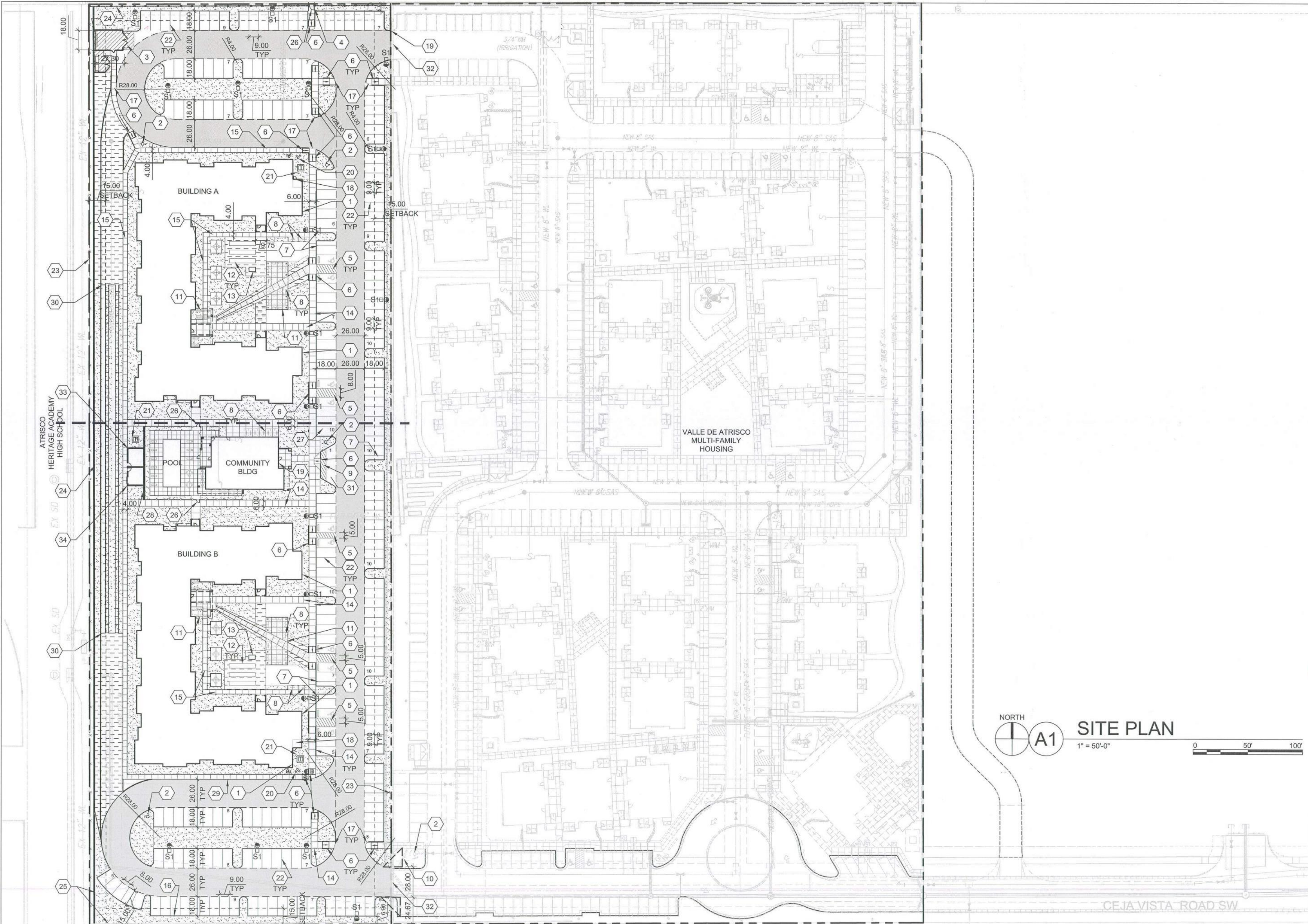
PROJECT NO. 19-0019

DRAWING NAME

SITE PLAN

SHEET NO.

SDP1.1  
OF



GENERAL SHEET NOTES

- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAYEMENT UNLESS OTHERWISE NOTED.
- SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL ADA STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
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- ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-B OUTDOOR LIGHTING.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALK, WHERE EXPANSION JOINT MATERIAL PROVIDED BETWEEN WALLS AND SIDEWALKS AND BETWEEN ASPHALT AND CONCRETE JOINTS.
- PROVIDE AIR ENTRAINED CONCRETE WITH MEDIUM BROOM FINISH AT ALL SITE CONCRETE. SLOPE ALL CONCRETE SIDEWALKS TO DRAIN, TYP. RE: CIVIL FOR SPOT ELEVATIONS, GRADING AND DRAINAGE.
- SOLID WASTE CONNECTION IS THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.

SHEET KEYED NOTES

- BUILDING IDENTIFICATION PER REQUIREMENTS IN SECTION 505 OF THE 2009 IFC
- FIRE HYDRANT. PAINT SAFETY ORANGE. SEE CIVIL.
- TRASH COMPACTOR ENCLOSURE (7'-4" MASONRY WALL) WITH GATE. REF: C5/SDP1.2.
- WALKWAY CONNECTION TO DENNIS CHAVEZ BLVD. TRAIL, A PAVED MULTI-USE TRAIL, CLOSED TO AUTOMOTIVE TRAFFIC. DEVELOPER TO COORDINATE WITH NMDOT ASSISTANT TRAFFIC ENGINEER ON TRAIL CONNECTION; REF: D3/SDP1.2.
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2.
- ACCESSIBLE RAMP. REF: A3/SDP1.2, C2/SDP1.2 & C3/SDP1.2.
- MOTORCYCLE PARKING
- BIKE RACK/PARKING PER IDO AND DPM STANDARD WITH TWO-POINT BIKE LOCKING, REF: D5/SDP1.2.
- ACCESSIBLE AISLE WITH STRIPING
- MONUMENT SIGN PER IDO REQUIREMENTS, REF: D1/SDP1.2 & D2/SDP1.2.
- SHADE STRUCTURE
- RAISED GARDEN BEDS
- POTTING STATION TABLE
- 6" WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS, REF: B5/SDP1.2.
- 4" WIDE SIDEWALK CONCRETE, REF: B5/SDP1.2.
- CONCRETE CURB AND GUTTER, REF: A2/SDP1.2.
- FLUSH CONCRETE SIDEWALK, REF: D4/SDP1.2.
- FIRE RISER ROOM
- FIRE ACCESS GATE & KNOX BOX (LOCATE PER FIRE ONE PLAN)
- FIRE DEPARTMENT CONNECTION (FDC) WALL MOUNT OR FREE STANDING
- ELECTRICAL TRANSFORMER (ON 6" CONCRETE PAD)
- PARKING STRIPING 4" WIDE, COLOR WHITE
- PROPERTY LINE
- PERIMETER (MASONRY) WALL, TO MATCH ADJACENT, REF: B1/SDP1.2.
- RETAINING WALL
- PEDESTRIAN GATE
- DEDICATED RESERVED CARPOOL PARKING WITH SIGNAGE
- POOL SCREEN WALL
- SIDEWALK WITH TURNDOWN EDGE, REF: D3/SDP1.2.
- STABILIZED BASED COURSE DEFINED BY EDGE TRANSITION
- VANPOOL PARKING
- GATE ENTRY PAD/ POST WITH CONTROL ACCESS FOB
- POOL EQUIPMENT ENCLOSURE
- MAINTENANCE EQUIPMENT ROOM

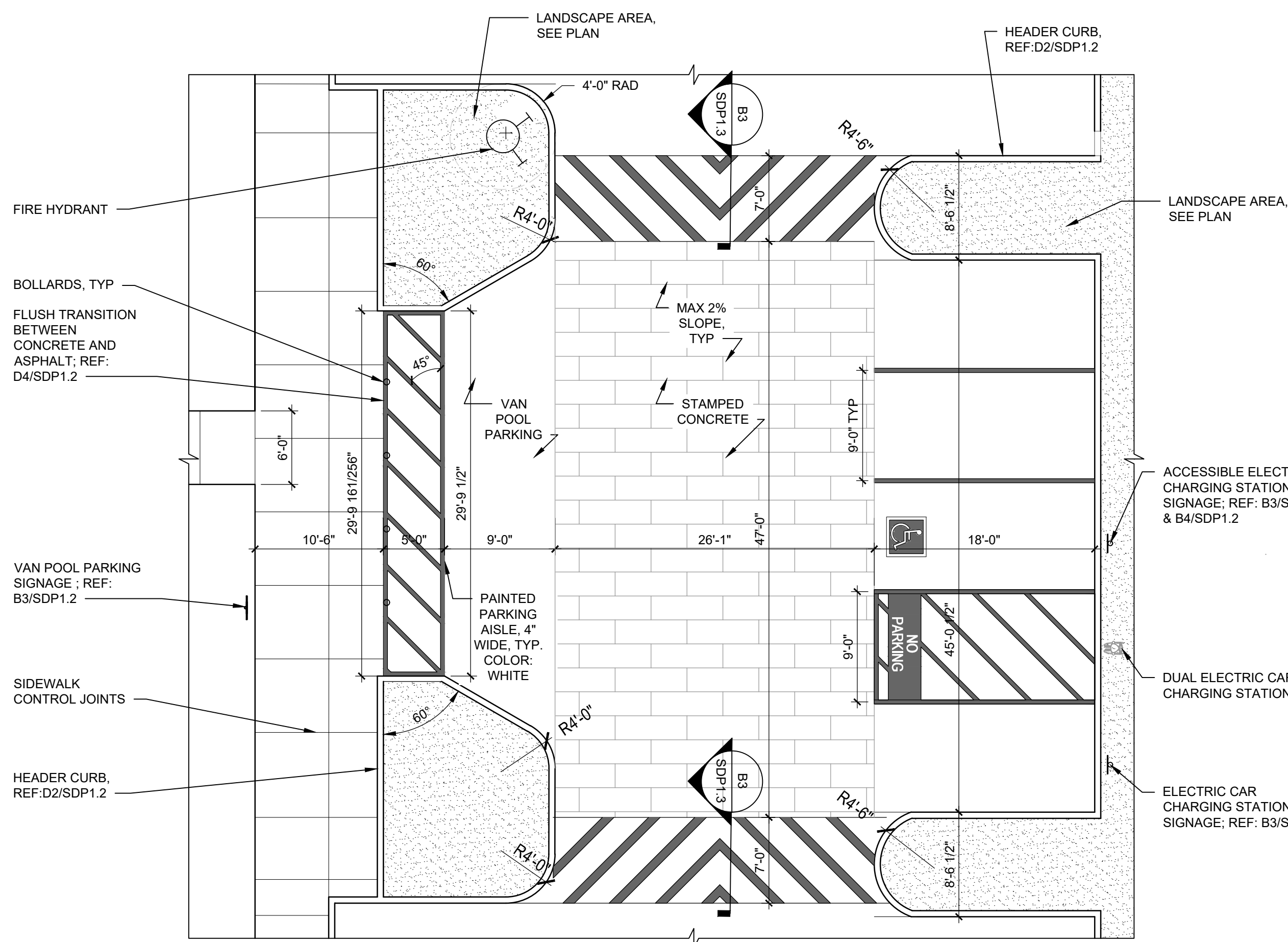
PROJECT DATA

<b>ZONING:</b> (RM-L) RESIDENTIAL - MULTI-FAMILY LOW DENSITY ZONE DISTRICT		<b>PARKING CALCULATION:</b> (TABLE 5-5-1) REQUIRED: MULTI FAMILY = 1.5 / DU REQUIRED: 156 UNITS x 1.5 SPACES = 234 SPACES PROVIDED CARPOOL PARKING: 1 = 4 PARKING CREDIT SPACES PROVIDED VANPOOL PARKING: 1 = 7 PARKING CREDIT SPACES REQUIRED: 234 SPACES - 4 CARPOOL CREDIT - 7 VANPOOL CREDIT = 223 TOTAL: 223 SPACES PROVIDED: 223 PARKING SPACES	
<b>LEGAL DESCRIPTION:</b> TRACT RR-3-A-1, LOCATED ON DENNIS CHAVEZ BLVD. SW, BETWEEN 98TH ST. SW & 118TH ST. SW		<b>25% OF 223 REQUIRED PARKING MAY BE COMPACT</b> PROVIDED COMPACT PARKING: 5 SPACES @ 8'-0" x 15'-0" REQUIRED STANDARD PARKING: 218 SPACES @ 9'-0" x 18'-0"	
<b>SITE AREA:</b> 5.423 ACRES <b>ZONE ATLAS:</b> P-09-Z <b>SETBACKS:</b> FRONT= 15', SIDE= STREET 10', INTERIOR= 5', REAR= 15' <b>BUILDING HEIGHT:</b> 35'-0"+10% DEVIATION @ 3'-0" = 38'-0" <b>SPRINKLED:</b> FULLY SPRINKLED <b>FIRE FLOW:</b> 4,500 GPM <b>HYDRANTS REQUIRED:</b> 5 TOTAL <b>BUILDING OCCUPANCY:</b> R-2, 156 APARTMENTS <b>CONSTRUCTION TYPE:</b> V-B, FULLY SPRINKLED		<b>STANDARD ACCESSIBLE SPACES:</b> REQUIRED: 8 STANDARD SPACES & 2 VAN ACCESSIBLE PROVIDED: 10 SPACES	
<b>BUILDING A</b> FIRST LEVEL 20,777 GSF SECOND LEVEL 20,296 GSF THIRD LEVEL 19,912 GSF TOTAL 60,985 GSF		<b>BIKE PARKING: 00.25 PER UNIT</b> REQUIRED: 0.25 x 156 = 39 PROVIDED: 40 20% SECURED LONG TERM STORAGE: 8 EXTERIOR BIKE PARKING: 32	
<b>BUILDING B</b> FIRST LEVEL 20,777 GSF SECOND LEVEL 20,296 GSF THIRD LEVEL 19,912 GSF TOTAL 60,985 GSF		<b>MOTORCYCLE PARKING</b> REQUIRED AND PROVIDED = 5 SPACES FOR 51-300 TOTAL PARKING SPACES REQUIRED = 5 SPACES PROVIDED = 5 SPACES	
CLUBHOUSE 3,158 GSF			
TOTAL 125,128 GSF			

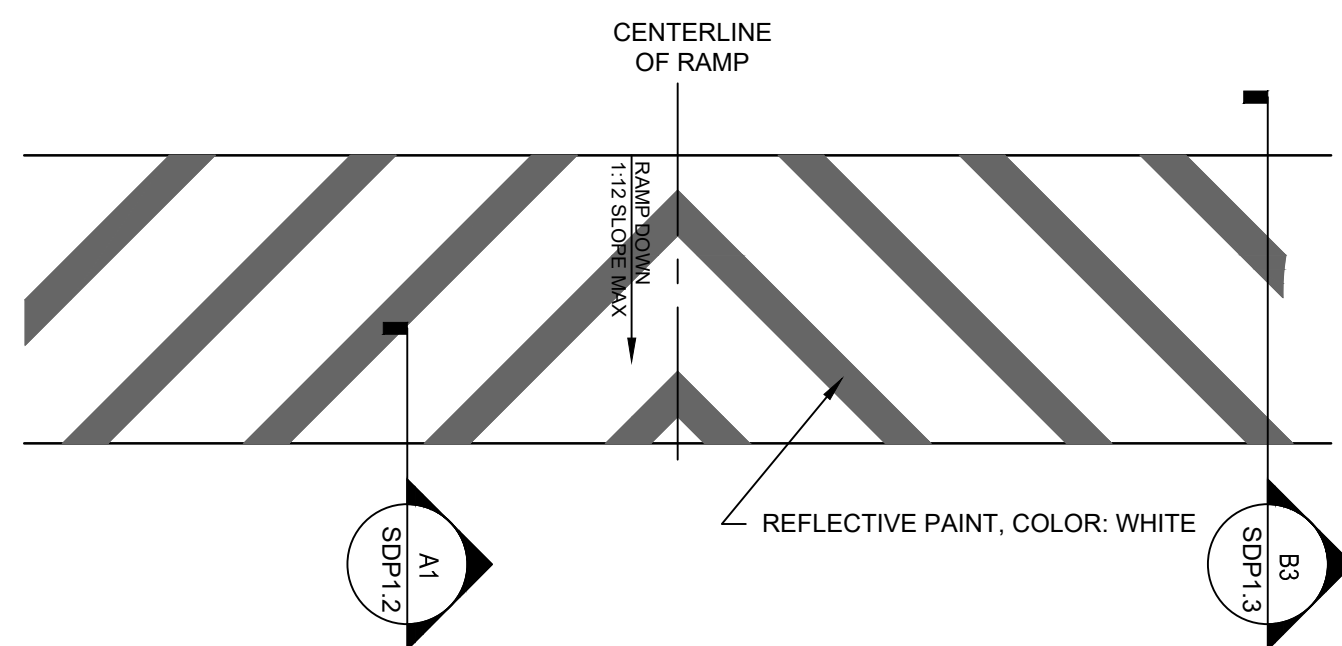




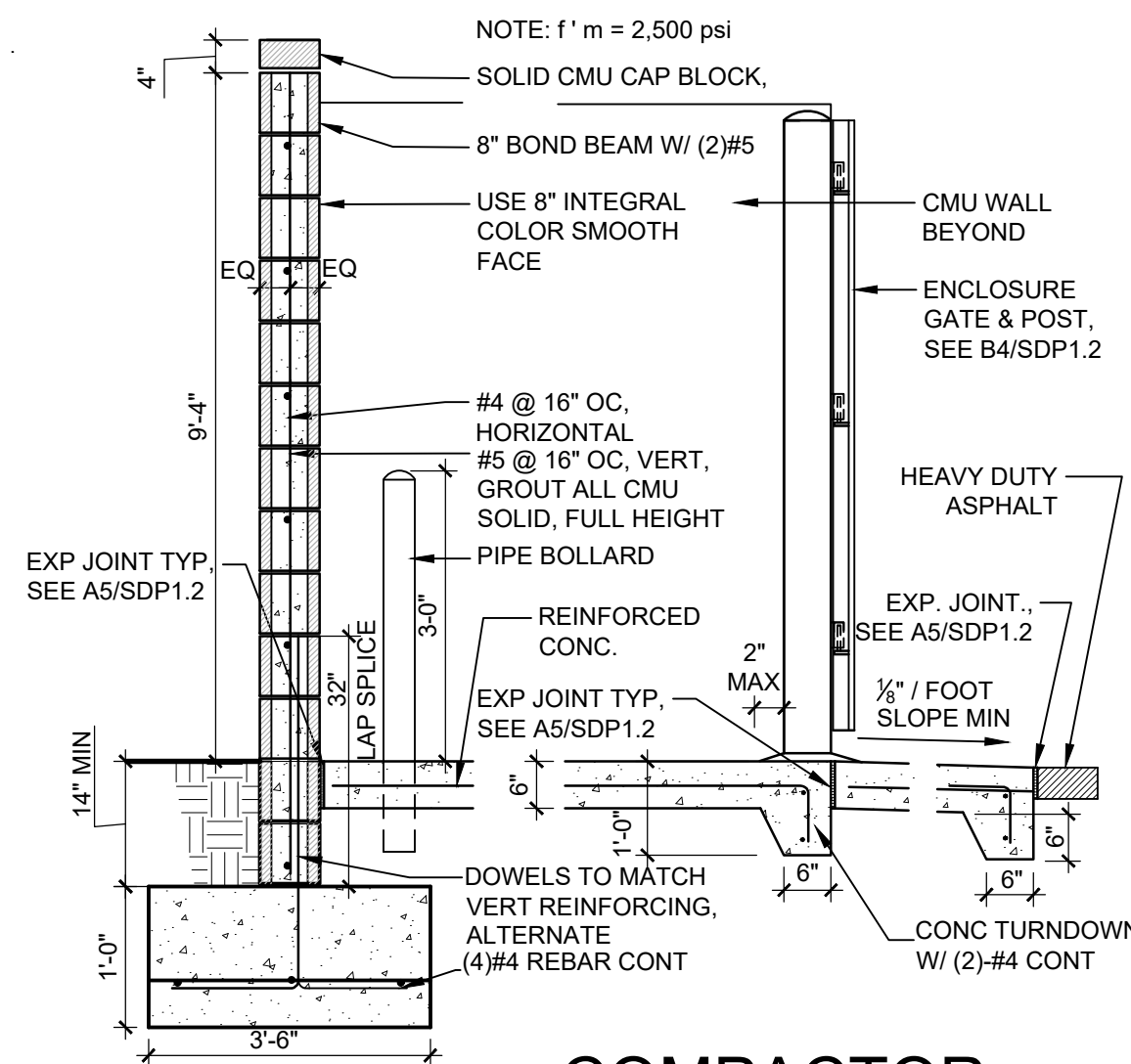




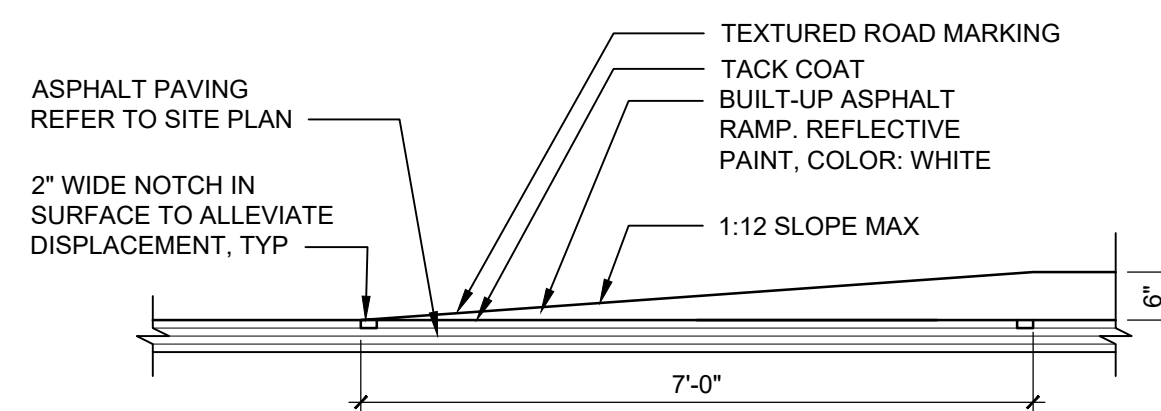
C2 RAISED PEDESTRIAN CROSSING  
1/8" = 1'-0"



B2 RAMP STRIPING  
1/4" = 1'-0"

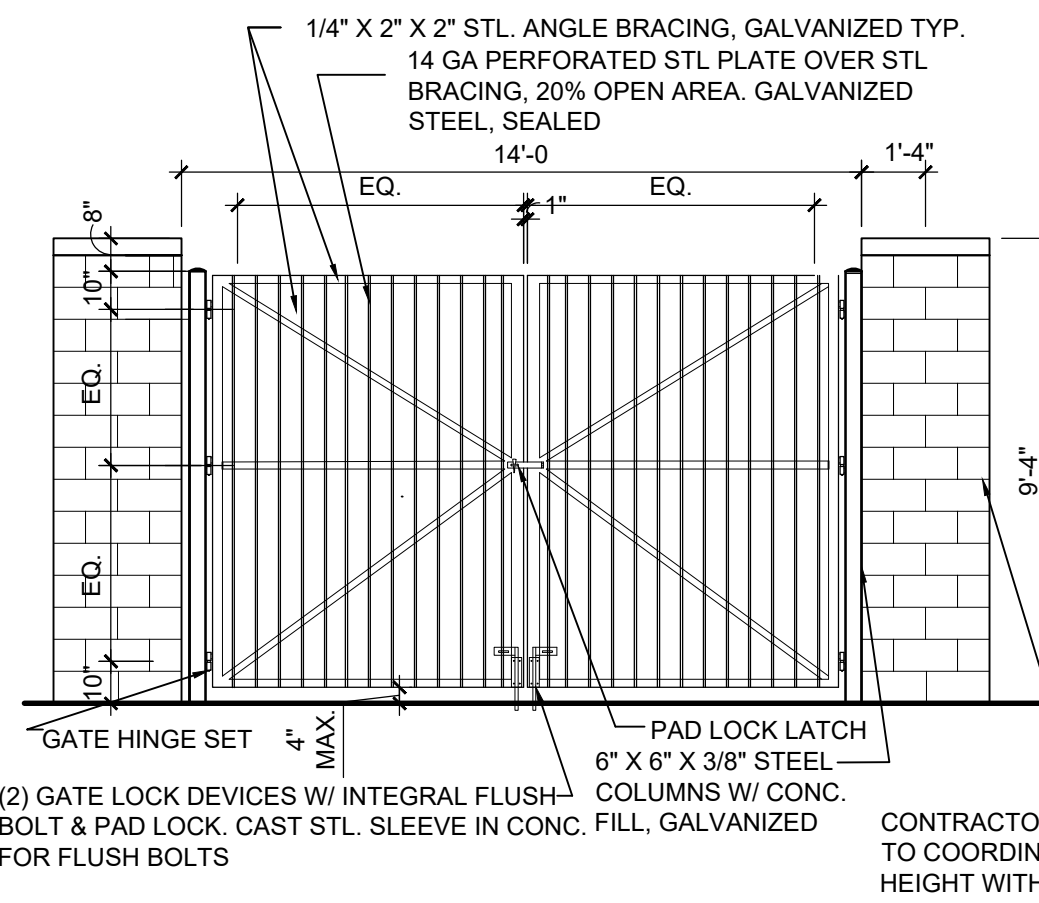


A2 COMPACTOR ENCLOSURE SECTION  
1/2" = 1'-0"

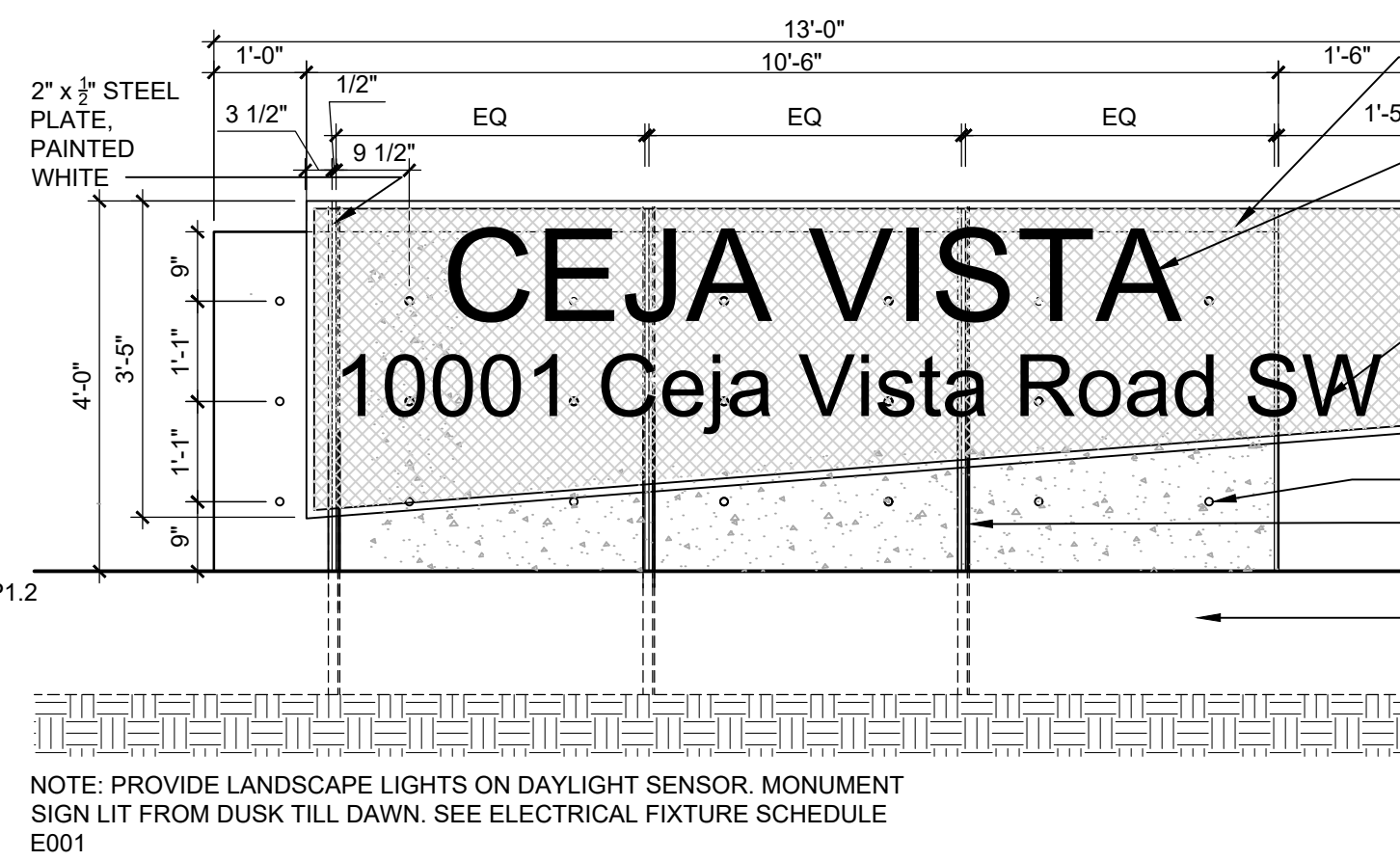


- NOTES:
1. APPLY A SEAL OF LIQUID ASPHALT TO THE ADJOINING EDGE OF THE INSTALLATION TO HELP PREVENT MOISTURE PENETRATION.
  2. APPLY TWO COATS OF PAINT.
  3. REFER TO STRIPPING DETAIL B2/SDP1.3.

B3 ASPHALT RAMP  
1/2" = 1'-0"

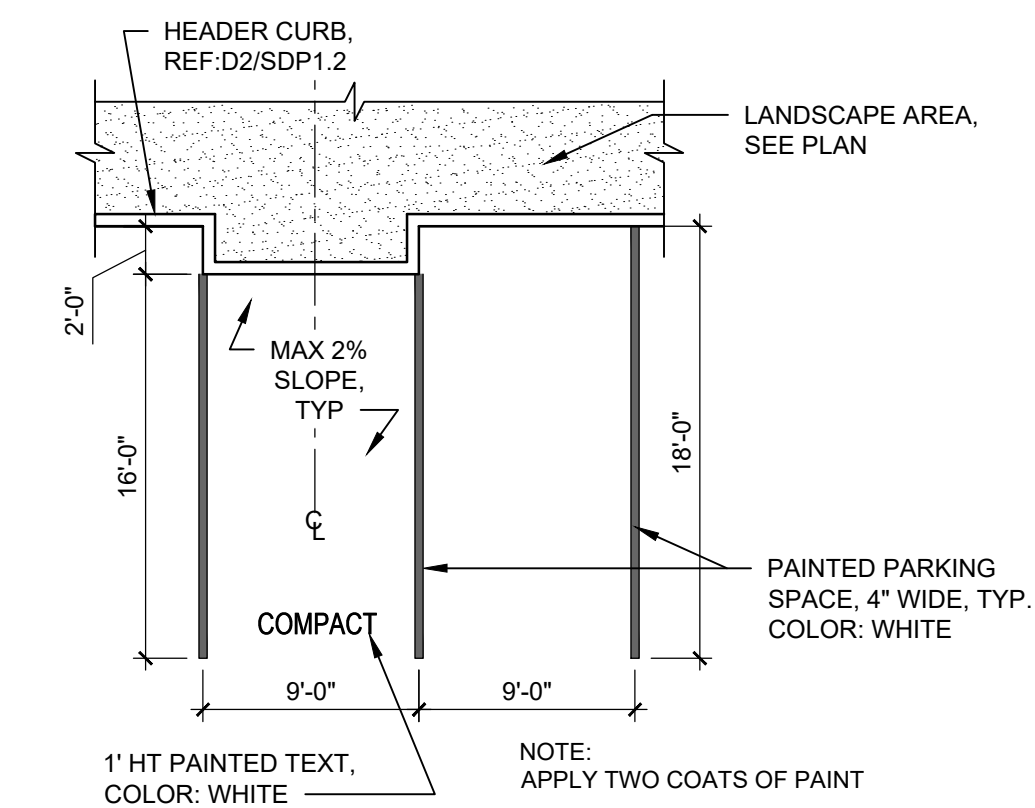


A3 COMPACTOR ENCLOSURE GATE  
1/4" = 1'-0"

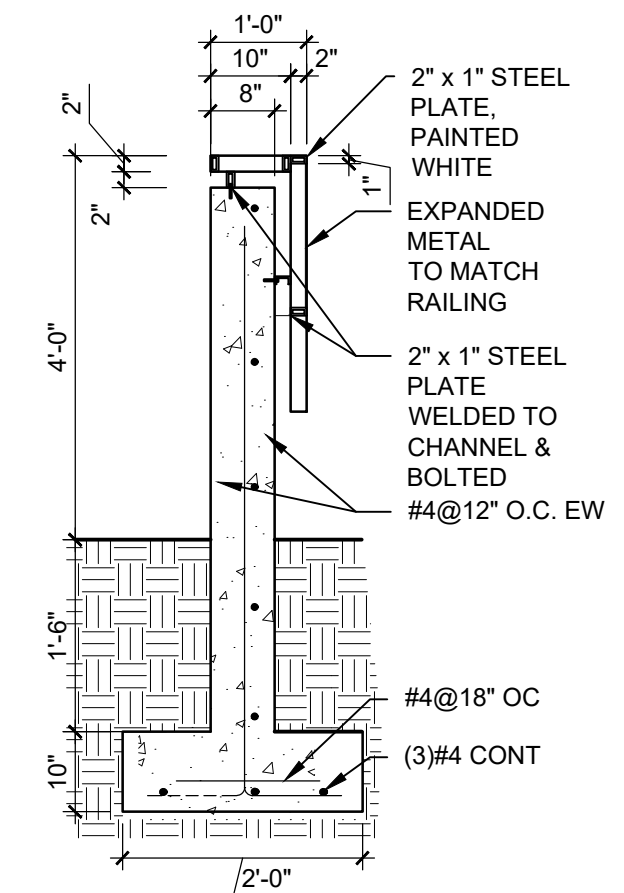


NOTE: PROVIDE LANDSCAPE LIGHTS ON DAYLIGHT SENSOR. MONUMENT SIGN LIT FROM DUSK TILL DAWN. SEE ELECTRICAL FIXTURE SCHEDULE E001

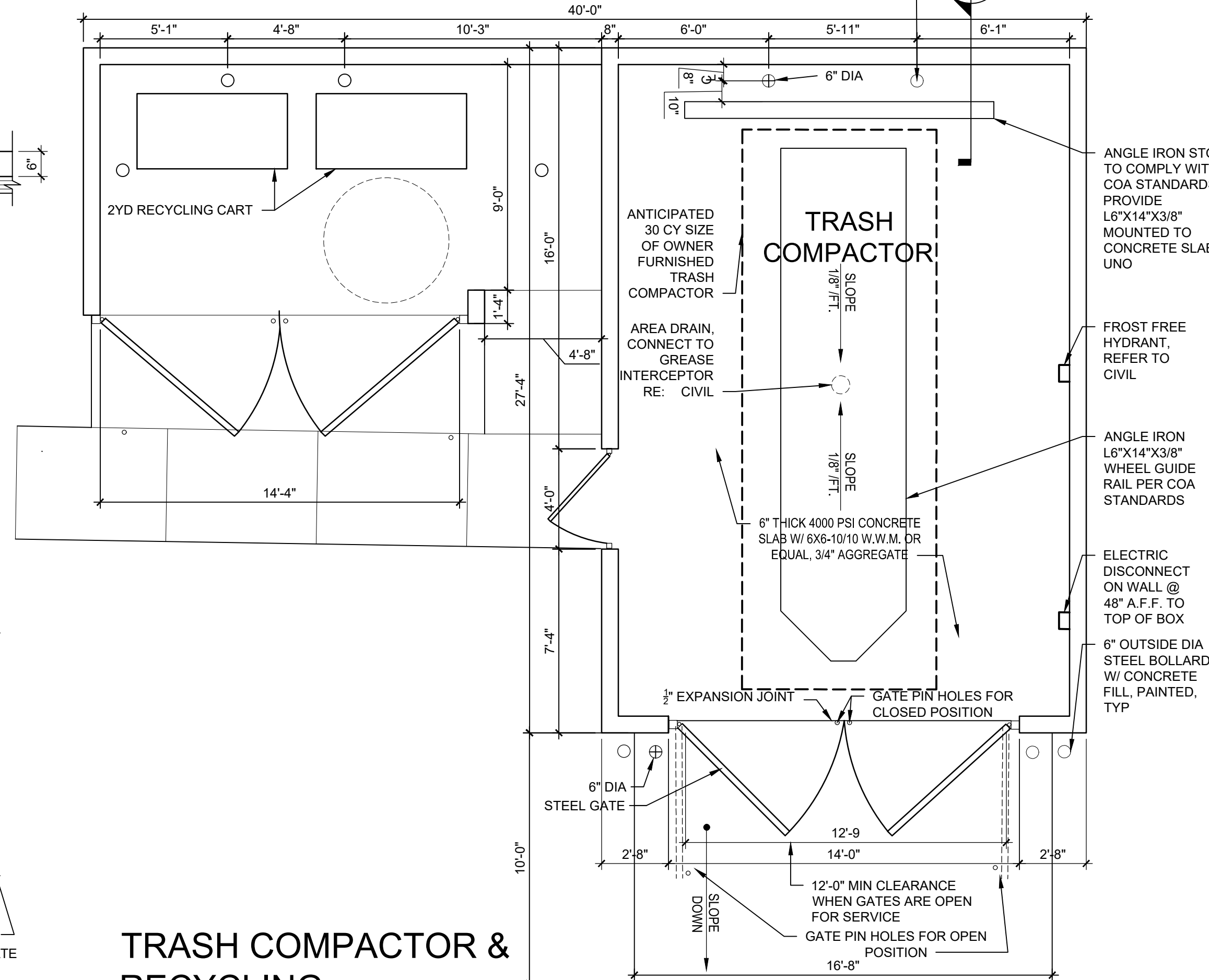
C4 MONUMENT SIGN  
1/2" = 1'-0"



D5 COMPACT PARKING  
1/8" = 1'-0"

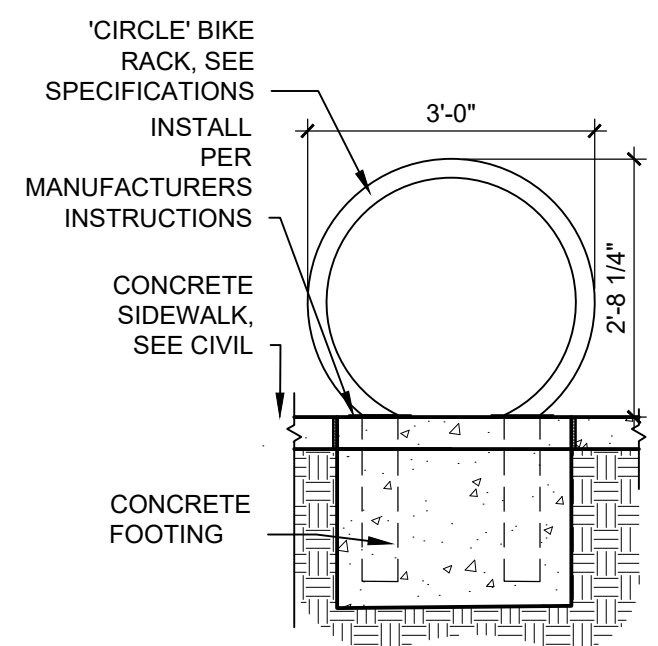


C5 MONUMENT SIGN SECTION  
1/2" = 1'-0"



A4 TRASH COMPACTOR & RECYCLING ENCLOSURE  
1/4" = 1'-0"

6" THICK, 4,000 PSI CONCRETE SLAB WITH 3/4" AGGREGATE AND 6X6-10/10 W.W.M. OR EQUAL, 12'-0" X 8'-0" WITH 1/2" EXPANSION JOINT



A1 BICYCLE RACK  
1/2" = 1'-0"