

INTRODUCTION

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION IS TO ENSURE THAT THE SOUTHEAST CORNER OF BROADWAY AND INDIAN SCHOOL NE IS COMPREHENSIVELY DEVELOPED WITH RESPECT TO SITE LAYOUT FOR BUILDINGS, PARKING, INGRESS/EGRESS POINTS, PEDESTRIAN CIRCULATION, AND LINKAGES TO ADJACENT USES AS WELL AS ARCHITECTURAL AND NEIGHBORHOOD DESIGN.

THE PROPOSED USE OF THE SITE IS TO DEVELOP 68 UNITS OF MULTI-FAMILY HOUSING AND ASSOCIATED COMMUNITY SUPPORT FUNCTIONS, INCLUDING A LEASING OFFICE, COMMUNITY SUPPORT BUILDING, AND PARK FACILITY ACCESSIBLE TO THE PUBLIC.

BUILDING MASSING IS ARRANGED RECTILINEARLY TO MELD THE DEVELOPMENT WITH THE EXISTING FABRIC OF SURROUNDING CITY BLOCKS. BUILDINGS ARE PLACED WITH THEIR FRONT FACADES FACING STREETS AND ADJACENT TO SIDEWALKS, WITH FRONT SETBACKS VARYING FROM A MAXIMUM OF 22' FROM THE PROPERTY LINE ALONG BROADWAY TO A MINIMUM ZERO SETBACK AT THE COMMUNITY BUILDINGS ALONG INDIAN SCHOOL. HEIGHTS RANGE FROM ONE TO THREE STORIES, WITH A MAXIMUM HEIGHT OF 48' AT THE THREE STORY UNITS. THE MAXIMUM FLOOR AREA RATIO FOR THE DEVELOPMENT IS .3.

OFF-STREET PARKING IS LOCATED AT THE CENTER OF EACH RESIDENTIAL BLOCK, WITH CONTROLLED VEHICULAR INGRESS AND EGRESS TO THE OFF-STREET PARKING AREAS FROM INDIAN SCHOOL, NE. A PROPOSED PUBLIC STREET BIASECTS THE CENTER OF THE SITE IN A NORTH / SOUTH DIRECTION, AND IS MASTER PLANNED TO CONNECT TO A POSSIBLE EASTWEST STREET TO THE SOUTH OF THIS DEVELOPMENT IN A FUTURE PHASE. NEW ON-STREET PARKING IS PROPOSED TO BE CONSTRUCTED AS A PART OF THIS DEVELOPMENT, 100% OF WHICH IS PROPOSED TO SERVE THE REQUIREMENTS OF THE DEVELOPMENT.

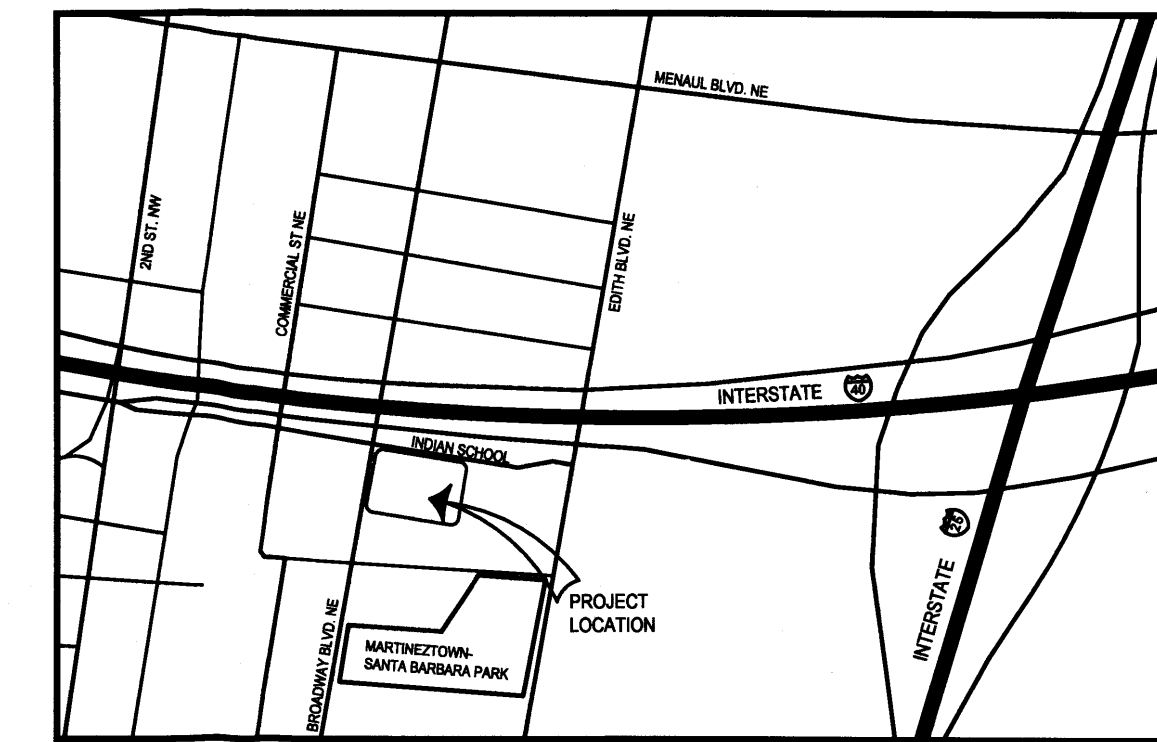
PEDESTRIAN INGRESS AND EGRESS IS THROUGH AN EXTENSION OF THE EXISTING NEIGHBORHOOD'S SIDEWALK SYSTEM ALONG BROADWAY AND INDIAN SCHOOL. CONTROLLED GATED PEDESTRIAN ACCESS POINTS CONNECT THE PERIMETER SIDEWALK SYSTEM TO THE INTERNAL CIRCULATION SYSTEM OF SIDEWALKS WITHIN THE PERIMETER SECURITY WALLS.

LANDSCAPING UTILIZES A PROPENSITY OF TREES FOR SHADING AND TO TIE THE PROPOSED PARK AREA VISUALLY TO THE PROPOSED OFF-STREET PARKING AREAS. CRUISER FINES ARE USED IN THE OFF-STREET PARKING AREAS TO ENCOURAGE THEIR USE AS MULTI-FUNCTIONING SPACES.

NOTE: PARK AREA IS PRIVATELY OWNED AND PRIVATELY MAINTAINED BY OWNER.

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VICINITY MAP
SCALE: 1" = 1000'

- LEGEND:**
- PEDESTRIAN ACCESS
 - PERMEABLE PAVEMENT
 - PATTERNED CONCRETE CROSSWALK
 - 5'-4" HIGH SECURITY WALL - CONCRETE BLOCK WITH DECORATIVE METAL GATES WHERE SHOWN.
 - 6'-0" HIGH SECURITY WALL - DECORATIVE METAL WITH DECORATIVE METAL GATES WHERE SHOWN.
 - LOW RETAINING WALL - CONCRETE BLOCK, 2'-0" APPROXIMATE HEIGHT.

PROJECT LOCATION: SOUTHEAST CORNER OF INDIAN SCHOOL AND BROADWAY NE
LEGAL DESCRIPTION: LOTS 1 THROUGH 3, BLOCK 9, FRANCISCAN ACRES
ZONE ATLAS PAGE: H-14
TOTAL ACREAGE: 2.9991 ACRES
PROPOSED SUBDIVISION PARCELS: PARCEL A 2.9991 ACRES
EXISTING ZONING: SU-2/SU-1 FOR PRD
PROPOSED USES: RESIDENTIAL DWELLINGS
LIST OF APPLICABLE PLANS:
 RANK 1 PLANS- ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN
 RANK 2 PLANS- NONE
 RANK 3 PLANS- MARTINEZTOWN / SANTA BARBARA SECTOR DEVELOPMENT PLAN
MAXIMUM BUILDING HEIGHT: 48 FEET
MINIMUM BUILDING SETBACK: ZERO (INDIAN SCHOOL ONLY)
MAXIMUM TOTAL DWELLING UNITS:
 68 DWELLING UNITS
 NET- 28.84 DU'S/ACRE
 GROSS- 22.67 DU'S/ACRE
PROPOSED TOTAL AREA FOR RESIDENTIAL UNITS:
 58,481 SF (LEASING OFFICE AND COMMUNITY BUILDING NOT INCL.)
FAR SUMMARY:
 MAXIMUM FAR FOR NONRESIDENTIAL UNITS 0.3
 PROVIDED FAR FOR NONRESIDENTIAL UNITS 0.05
 PROVIDED FAR FOR ALL DEVELOPMENT (RES AND NON-RES) 0.53
REQUIRED PARKING:
 RESIDENTIAL UNITS- 68 UNITS X 1.5 SPACES/UNIT= 102 SPACES
 LEASING OFFICE- 1,504 SF X 1 SPACE/200 SF = 8 SPACES
 COMMUNITY BUILDING- 2 SPACES + 2,408 SF X 1 SPACE/500 SF = 7 SPACES
 TOTAL REQUIRED PARKING- 117 SPACES
PROPOSED PARKING:
 OFF-STREET PARKING- 87 SPACES
 ON-STREET PARKING- 28 SPACES
 TOTAL PROPOSED PARKING- 115 SPACES
 HANDICAPPED, MOTORCYCLE, AND BICYCLE PARKING WILL BE PROVIDED AND WILL MEET THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE ZONING CODE.

SIGNATURE BLOCK

PROJECT NUMBER	1007649
APPLICATION NUMBER	
is an infrastructure list required? (Yes () No () If yes, then a set of approved DRB plans with a work order is required for any construction within public right-of-way or for construction of public improvements	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	08-08-12
UTILITIES DEVELOPMENT	08/08/12
PARKS AND RECREATION	8-8-12
CITY ENGINEER	8-8-12
ENVIRONMENTAL HEALTH DEPT. (if required)	
SOLID WASTE MANAGEMENT	8-8-12
DRB CHAIRPERSON, PLANNING DEPARTMENT	



120 VASSAR DRIVE SE SUITE 100
ALBUQUERQUE, NEW MEXICO 87106
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CONSULTANT

PROJECT NAME
GREATER ALBUQUERQUE HOUSING PARTNERSHIP

FRANCISCAN ACRES SUBDIVISION
INDIAN SCHOOL AND BROADWAY
ALBUQUERQUE, NM 87102

REVISIONS:

No.	DATE	DESCRIPTION
1	7/17/2012	PLAT REVISIONS
2	7/24/2012	DRB COMMENTS
3	8/5/2012	DRB COMMENTS

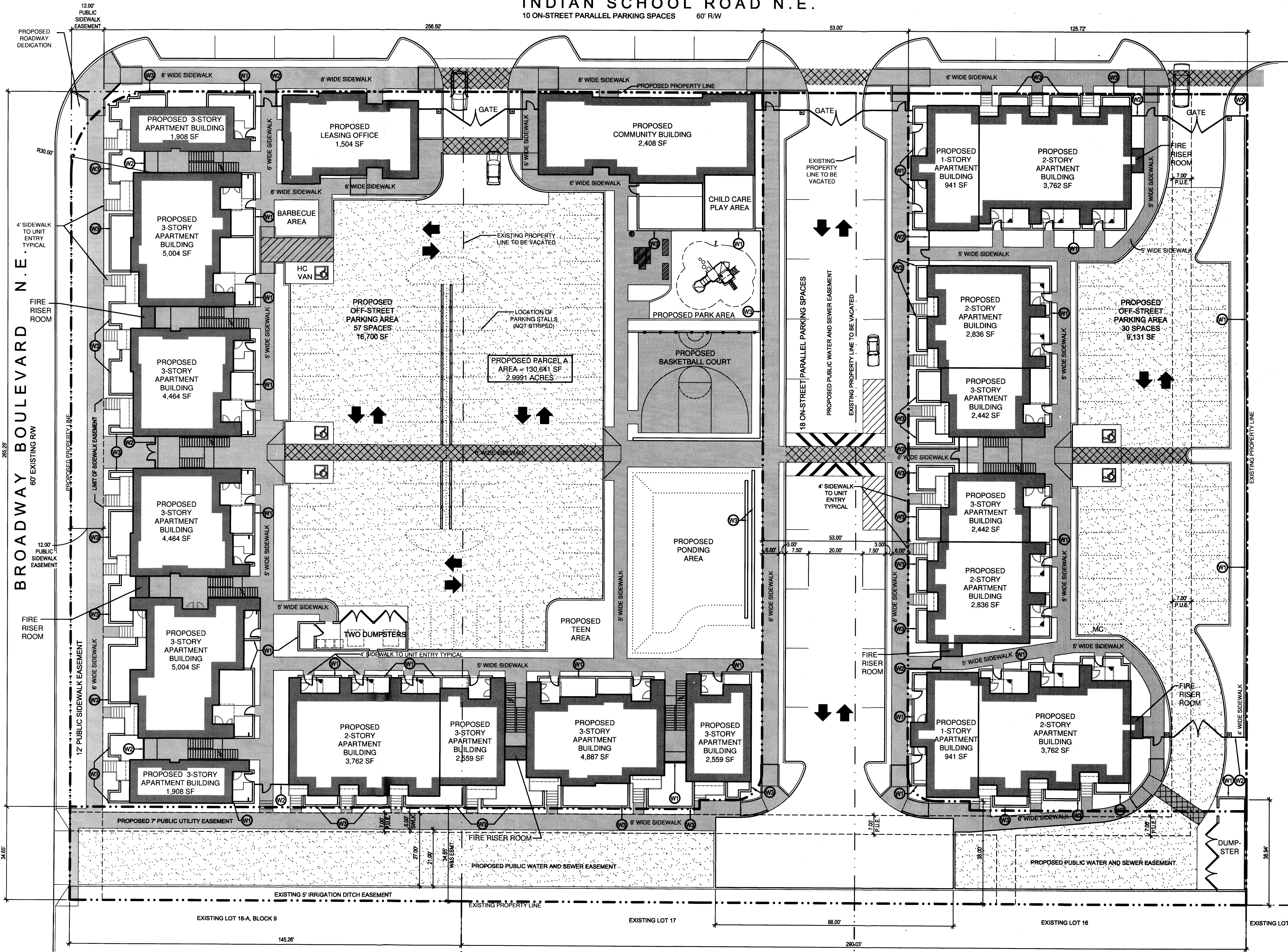
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 Drawn by: BH
 Checked by: MW
 Date: 7/24/2012
 Project number: 2493
 Cad file name:

SHEET TITLE:
SITE DEVELOPMENT PLAN FOR SUBDIVISION

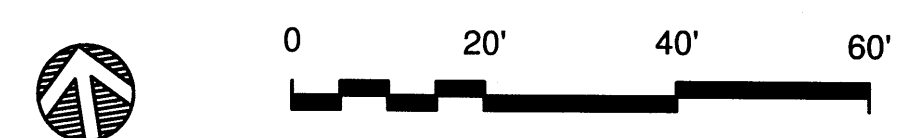
SHEET NUMBER:

DRB-1

INDIAN SCHOOL ROAD N.E.
10 ON-STREET PARALLEL PARKING SPACES 60' R/W



NOTE: ALL PROPOSED IMPROVEMENTS SHOWN ARE ILLUSTRATIVE ONLY.





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CONSULTANT

STAMP

PROJECT NAME

**GREATER ALBUQUERQUE
HOUSING PARTNERSHIP**

FRANCISCAN ACRES SUBDIVISION
INDIAN SCHOOL AND BROADWAY
ALBUQUERQUE, NM 87102

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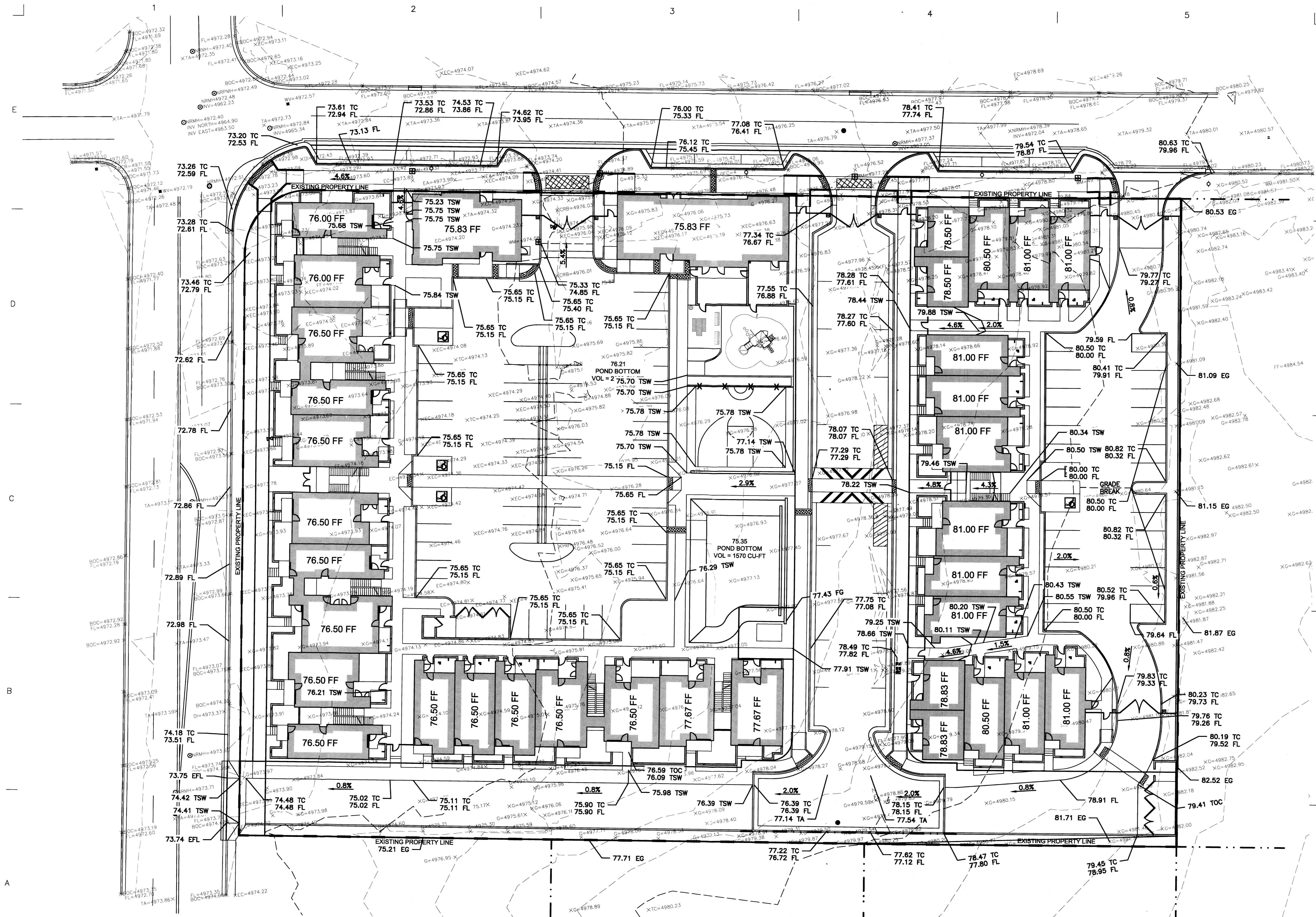
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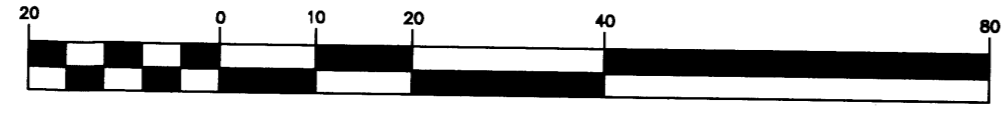
**SITE CONCEPTUAL
DRAINAGE
PLAN**

SHEET NUMBER:

DRB-2



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

A1 SITE CONCEPTUAL DRAINAGE PLAN

SCALE: 1" = 20'-0"

A1



2

3

4

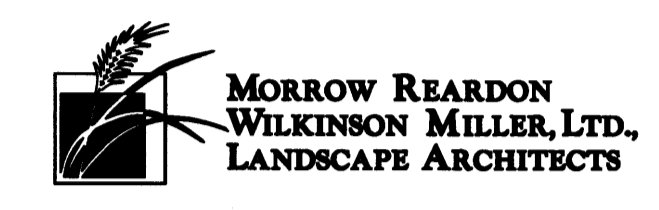
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STAMP

PROJECT NAME
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 INDIAN SCHOOL AND BROADWAY
 ALBUQUERQUE, NM 87102

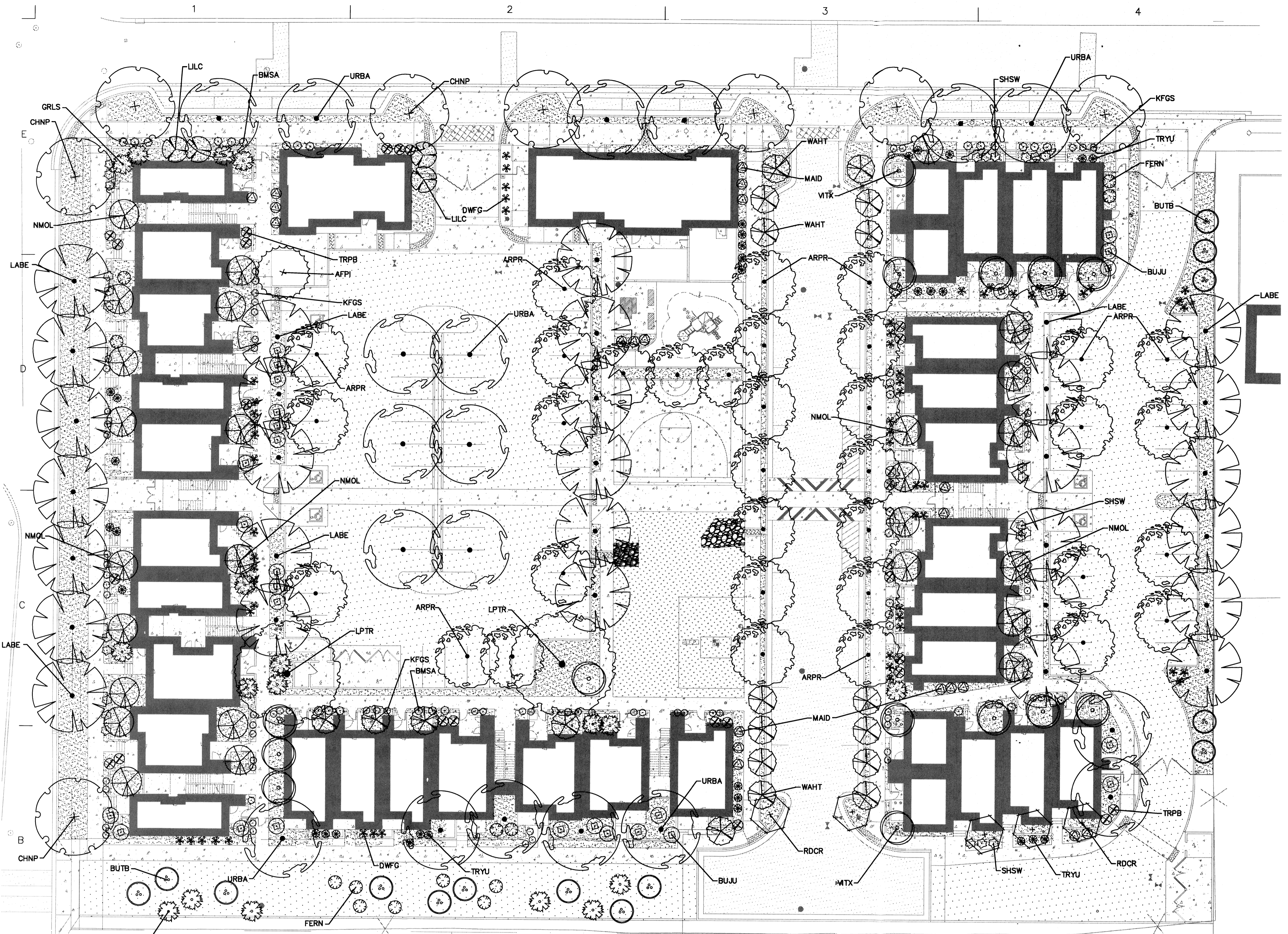
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No.	DATE	DESCRIPTION

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 Checked by: GM
 Date: 8/6/2012
 Project number: 2439
 Cad file name:

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:

DRB-4



HATCH LEGEND

- 4" DEPTH OF 1" ANTIQUE BRASS GRAVEL MULCH, (OR APPROVED EQUAL). AVAILABLE FROM BUILDOLGY (505) 344-6626, (OR APPROVED EQUAL).
- PARK BLEND TURF- SOD

NOTE:
 ALL TREES WILL BE LOCATED TO ENSURE SUFFICIENT SAFETY CLEARANCES AND TO AVOID INTERFERENCE WITH THE EXISTING ELECTRIC DISTRIBUTION LINE.
 ALL VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS IS DESIGNED TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

A1 PLANTING PLAN
 SCALE: 1" = 20'-0"

SCALE: 1" = 20'

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	INSTALLED SIZE	MATURE SIZE	CONDITION
TREES						
URBA	Urbanite Ash	<i>Fraxinus pennsylvanica</i> 'Urbanite'	X	2" cal., 12'-14'ht.	40' ht. & 25' spd.	30" box
AFPI	Afghan Pine	<i>Pinus eildarica</i>	X	5'-7' ht.	40' ht. & 25' spd.	30" box
CHNP	Chinese Pistache	<i>Pistacia chinensis</i>	X	2 cal., 10'-12'ht.	40' ht. & 25' spd.	30" box
LPTR	London Plane Tree	<i>Platanus acerifolia</i>	X	2" cal., 12'-14'ht.	50' ht. & 30' spd.	30" box
ARPR	Aristocrat Pear	<i>Pyrus calleryana</i> 'Aristocrat'	X	2" cal., 10'-12'ht.	25' ht. & 20' spd.	30" box
LABE	Lacebark Elm	<i>Ulmus parvifolia</i>	X	2" cal., 12'-14'ht.	30' ht. & 25' spd.	30" box
ACCENT TREES						
NMOL	New Mexico Olive	<i>Forestiera neomexicana</i>	X	Min. 4' ht.	18' ht. & 15' spd.	15-Gal.
WAHT	Washington Hawthorne	<i>Crataegus phoenopyrum</i>	X	2" cal., 9'-10'ht.	25' ht. & 20' spd.	15-Gal.
RDCR	Radiant Crabapple	<i>Malus 'Radiant'</i>	X	2" cal., 9'-10'ht.	24' ht. & 20' spd.	30" Box
VITX	Vitex	<i>Vitex angus-castus</i>	X	Min. 4' ht.	25' ht. & 20' spd.	15-Gal.

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	INSTALLED SIZE	MATURE SIZE	CONDITION
SHRUBS						
BUTB	Butterfly Bush	<i>Buddleia davidii</i>	X	1'-6"ht.	9' ht. & spd.	5-Gal.
BMSA	Blue Mist Spirea	<i>Caryopteris x clandonensis</i>	X	1'-6"ht.	3' ht. & spd.	5-Gal.
FERN	Fernbush	<i>Chamaebatiaria millefolium</i>	X	1'-6"ht.	5' ht. & spd.	5-Gal.
TRPB	Turpentine Bush	<i>Ericameria larkifolia</i>	X	1'-6"ht.	4' ht. & spd.	5-Gal.
BUJU	Buffalo Juniper	<i>Juniperus horizontalis</i> 'Buffalo'	X	6"ht.	1' ht. & 6' spd.	5-Gal.
GRLS	Gro-Low Sumac	<i>Rhus aromatic</i> 'Gro-Low'	X	1'ht.	3' ht. & 8' spd.	5-Gal.
LILC	Lilac	<i>Syringa vulgaris</i>	X	1'-6"ht.	15' ht. & spd.	5-Gal.
GRASSES AND ACCENTS						
KFGS	Karl Foester Grass	<i>Calamagrostis x acutiflora</i> 'Karl Foester'	X	1'-6"ht.	5' ht. & spd.	5-Gal.
TRYU	Red Yucca	<i>Hesperaloe parviflora</i>	X	1'-6"ht.	4' ht. & 3' spd.	5-Gal.
MAID	Malden Grass	<i>Miscanthus sinensis</i> 'Gracillimus'	X	1'-6"ht.	5' ht. & 3' spd.	5-Gal.
SHSW	Shenandoah Switchgrass	<i>Panicum virgatum</i> 'Shenandoah'	X	1'-6"ht.	4' ht. & spd.	5-Gal.
DWFG	Dwarf Fountain Grass	<i>Pennisetum alopecuroides</i> 'Hameln'	X	1' ht.	3' ht. & spd.	1-Gal.

