



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): RIO GRANDE ENGINEERING PHONE: 505.321.9099

ADDRESS: PO BOX 93924 FAX: 505.872.0999

CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: david@riograndeengineering.com

APPLICANT: VANDY INVESTMENTS PHONE: _____

ADDRESS: 6501 EAGLE ROCK NE STE C FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: jazar@joeazar.com

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: prelim/final plat

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. LOTS 4-10 AND 23-29 Block: 28 Unit: B

Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES

Existing Zoning: SU2 Proposed zoning: SU2 MRGCD Map No _____

Zone Atlas page(s): C-18 UPC Code: 101806434040610329

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
1008670, 1009881

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO

No. of existing lots: 14 No. of proposed lots: 1 Total site area (acres): 12.4

LOCATION OF PROPERTY BY STREETS: On or Near: ALAMEDA BLVD NE

Between: SAN PEDRO BLVD NE and LOUISIANA BLVD NE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE _____ DATE _____

(Print Name) DAVID SOULE Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____

Hearing date _____

Project # _____

Staff signature & Date _____

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
 - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
 - Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
 - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
 - 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies** site plan controlled
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

_____ Applicant name (print)

_____ Applicant signature / date



Form revised **October 2007**

- Checklists complete Application case numbers
- Fees collected _____ - _____
- Case #s assigned _____ - _____
- Related #s listed _____ - _____

_____ Planner signature / date

_____ Project #

October 11, 2016

Mr. Jack Cloud
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

**RE: Preliminary Plat Approval
Legacy NAA Apartments**

Albuquerque, New Mexico

Dear Mr. Cloud:

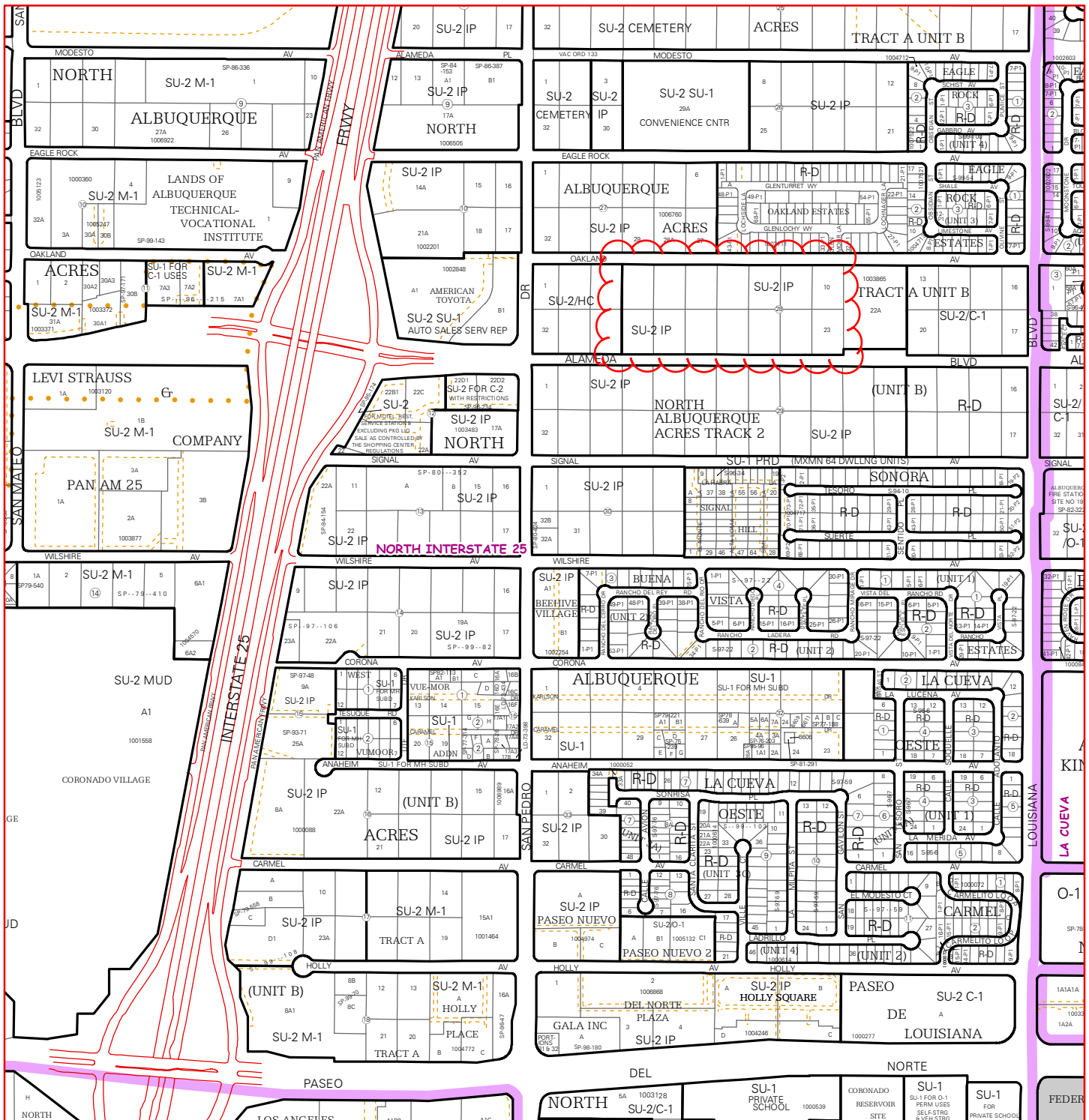
Rio Grande Engineering requests approval of the enclosed preliminary / final plat. The proposed plat will consolidate lots, dedicate easements and grant right of way to allow the development of a 232-unit luxury apartment complex. The site plan for building permit was approved and delegated pending financial guarantee of improvements. The project is located within the North Interstate 25 Sector development plan. The site is currently zoned SU2 IP /SU2 NC. Based upon prior discussion a site plan for subdivision was not required for lot consolidations.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures



For more current information and more details visit: <http://www.cabq.gov/gis>

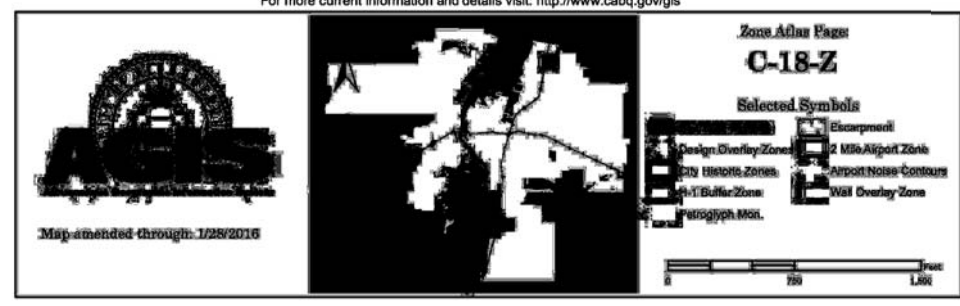
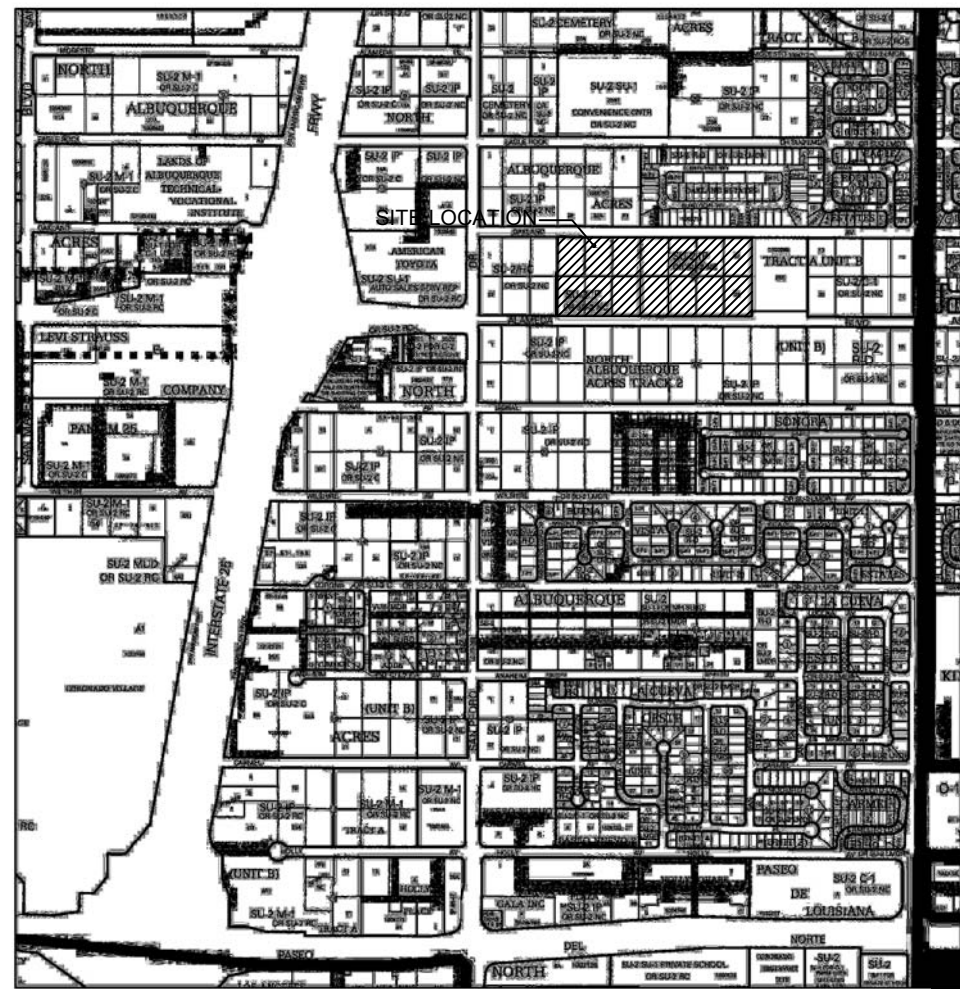
Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-18-Z

Selected Symbols

- Escarpment
- 2 Mile Airport Zone
- Design Overlay Zones
- Airport Noise Contours
- City Historic Zones
- Wall Overlay Zone
- H-1 Buffer Zone
- Petroglyph Mon.



LEGAL DESCRIPTION:

LOTS 4-10 AND LOTS 23-29, BLOCK 28, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN VOLUME D, FOLIO 130 DOC. 1936042436

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT & DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF SHOWN LOTS, DO HEREBY CONSENT TO THE SUBDIVISION AND DEDICATION OF THE PROPERTY AS SHOWN HEREON AND IS THE SAME WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.SAID OWNER(S) DO HEREBY GRANT ADDITIONAL PUBLIC UTILITY EASEMENTS, DEDICATE 30' OF RIGHT OF WAY OF ALAMEDA BLVD NE IN FEE SIMPLE WITH WARRANTY COVENANTS, DEDICATE RIGHT OF WAY OF OAKLAND AVE NE IN FEE SIMPLE .

OWNER _____

ACKNOWLEDGMENT

STATE OF)
) SS.
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2016, BY _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

PLAT OF
TRACT 1
LEGACY APARTMENTS
WITHIN PROJECTED SECTION SECTION 13
TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
ELENA GALLEGOS GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 2016

CDRA CASE NUMBER:

APPROVALS:

CITY OF ALBUQUERQUE SURVEYOR DATE

BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY, CHAIR DATE

BERNALILLO COUNTY ZONING DATE

BERNALILLO COUNTY FIRE MARSHAL'S OFFICE DATE

BERNALILLO COUNTY ENVIRONMENTAL HEALTH DATE

BERNALILLO COUNTY PUBLIC WORKS DATE

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY DATE

A.M.A.F.C.A. DATE

M.R.G.C.D. DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS COMPANY DATE

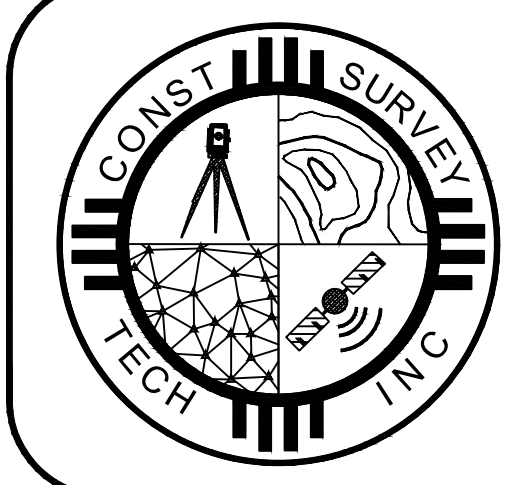
QWEST CORPORATION d/b/a CENTURY LINK QC DATE

COMCAST DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, N.M.P.S. NO. 21082 06-14-2016
DATE



CONSTRUCTION SURVEY TECHNOLOGIES, INC
MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193 505-917-8921
OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106
NMSURVEYOR@GMAIL.COM

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) TRACT FROM FOURTEEN (14) LOTS, GRANT RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE (OAKLAND AVE NE), GRANT RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS (ALAMEDA BLVD) AND GRANT ADDITIONAL PUBLIC UTILITY EASEMENTS AND ANY OTHER EASEMENTS AS SHOWN HEREON.

SUBDIVISION DATA:

CITY OF ALBUQUERQUE CASE NO. DRB-
ZONE ATLAS INDEX NO. C-18
DATE OF SURVEY OCTOBER 2015
TOTAL NO. OF LOTS EXISTING 14
TOTAL NO. OF LOTS CREATED 0
TOTAL NO. OF TRACTS CREATED 1
GROSS SUBDIVISION ACREAGE 11.5685 ACRES
CURRENT ZONING A-1

NOTES:

- 1. BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS USING FOUND MONUMENTS USING "6-B23".
- 2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- 3. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.

DOCUMENTS USED:

- 1. NORTH ALBUQUERQUE ACRE TRACT A, UNIT B, BLOCK 28 (PLAT BOOK D, FOLIO 130)
- 2. LOT 22-A, BLK 28, TR A, UNIT B NORTH ALBUQUERQUE ACRES (BK. 2005C, PG. 283 JULY 28, 2005)
- 3. ALAMEDA BLVD WIDENING RIGHT OF WAY MAPS (COA PROJECT #7663.91)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURE'S OFFICE: _____

PLAT OF
TRACT 1
LEGACY APARTMENTS
 WITHIN PROJECTED SECTION SECTION 13
 TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 ELENA GALLEGOS GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JUNE 2016

Parcel Line Table		
Line #	Length	Direction
L1	30.00	N0° 09' 15.20"E
L2	30.00	S0° 08' 47.48"W
L3	32.00	S0° 13' 10.66"W
L4	32.00	N0° 09' 15.20"E

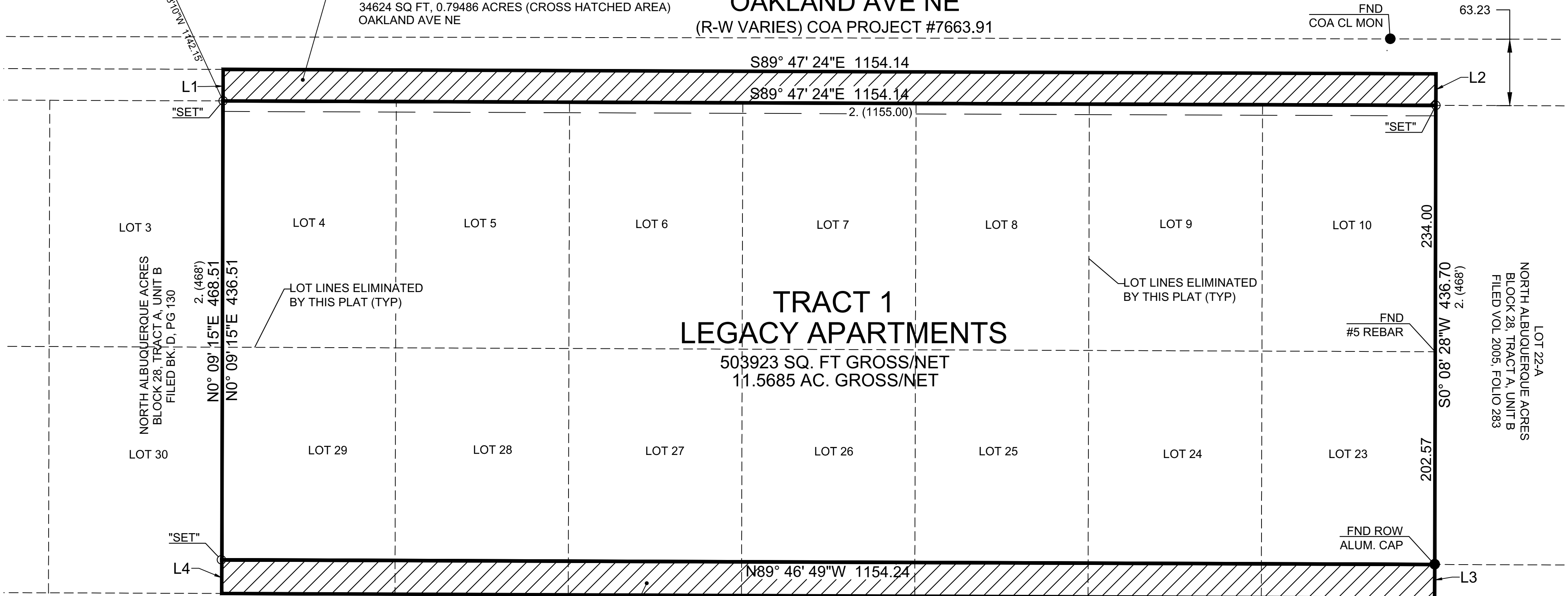
LEGEND OF SYMBOLS

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH 1" PLASTIC CAP "LS 21082" OR PK NAIL WITH SHINER "21082"

ACS CONTROL STATION "10-C18 1985"
 Projection: New Mexico State Plane
 Zone: Central NAD 1983
 Latitude: 35° 11' 18.24965
 Longitude: 106° 34' 39.00037
 Ellipsoidal Height (meters): 1570.768
 Ground to Grid Factor: 0.99965042
 Mapping Angle: -0.11, 19.43
 Northing (US survey feet): 1524123.895
 Easting (US survey feet): 1542565.263
 NAVD 1988 Elevation
 Orthometric Height (US survey feet): 5222.090

R-W DEDICATED TO THE CITY OF ALBUQUERQUE
 IN FEE SIMPLE TITLE GRANTED BY THIS PLAT
 34624 SQ FT, 0.79486 ACRES (CROSS HATCHED AREA)
 OAKLAND AVE NE

OAKLAND AVE NE
 (R-W VARIES) COA PROJECT #7663.91



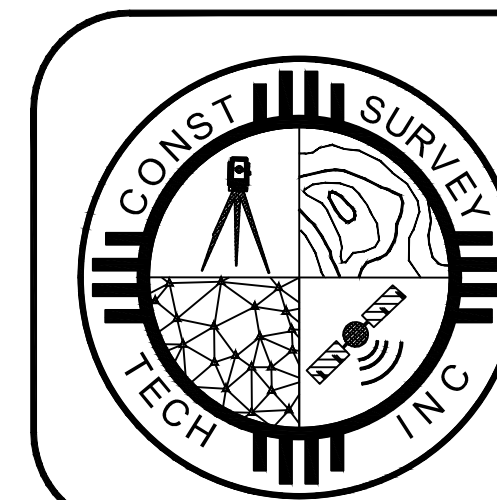
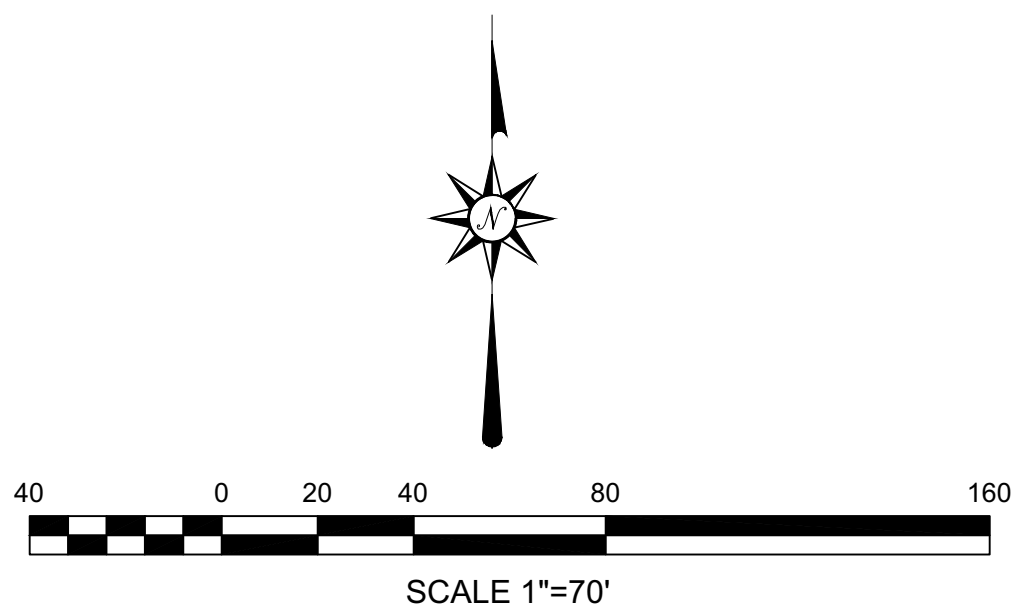
R-W DEDICATED TO THE CITY OF ALBUQUERQUE
 32' (CROSS HATCHED AREA)
 IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS
 GRANTED BY THIS PLAT
 36935 SQ FT, 0.84791 ACRES (CROSS HATCHED AREA)
 ALAMEDA BLVD NE

ALAMEDA BOULEVARD N.E.
 (R-W VARIES) COA PROJECT #7663.91

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.



CONSTRUCTION SURVEY TECHNOLOGIES, INC

MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193 505-917-8921
 OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106
 NMSURVEYOR@GMAIL.COM

LIGHTING LEGEND

- ☐ TYPE 'SA'. 18" TALL POLE LIGHT.
 - ⊕ TYPE 'SB'. 12" TALL POLE LIGHT.
 - ⊕ TYPE 'SC'. 7" TALL POLE LIGHT.
 - ▽ TYPE 'SD'. LED UPLIGHT.
 - TYPE 'SE'. CARPORT LIGHT.
 - ⊕ TYPE 'SF'. WALL SCONCE AT 6"-6" B.O.F. ADA COMPLIANT.
 - ☐ TYPE 'SG'. 18" TALL POLE LIGHT.
- B.O.F. - HEIGHT IS MEASURED FROM BOTTOM OF FIXTURE OR FIXTURE LENS TO ABOVE FINISHED FLOOR.
 T.O.F. - HEIGHT MEASURED FROM TOP OF FIXTURE TO ABOVE FINISHED FLOOR.

DEVELOPMENT DATA

NET SITE AREA :
11.6221 ACRES (506,259 S.F.)

ZONING :
CURRENT: SU-2

BUILDING HEIGHT :
PROVIDED: 38 FEET

DENSITY :
PROPOSED: 19.96 DU/ACRE

SETBACKS PROVIDED :

	REAR (N)	SIDE (W)	FRONT (S)	SIDE (E)
BUILDINGS	15'	59'	15'	59'
PARKING	22'	5'	15'	5'

UNIT MIX

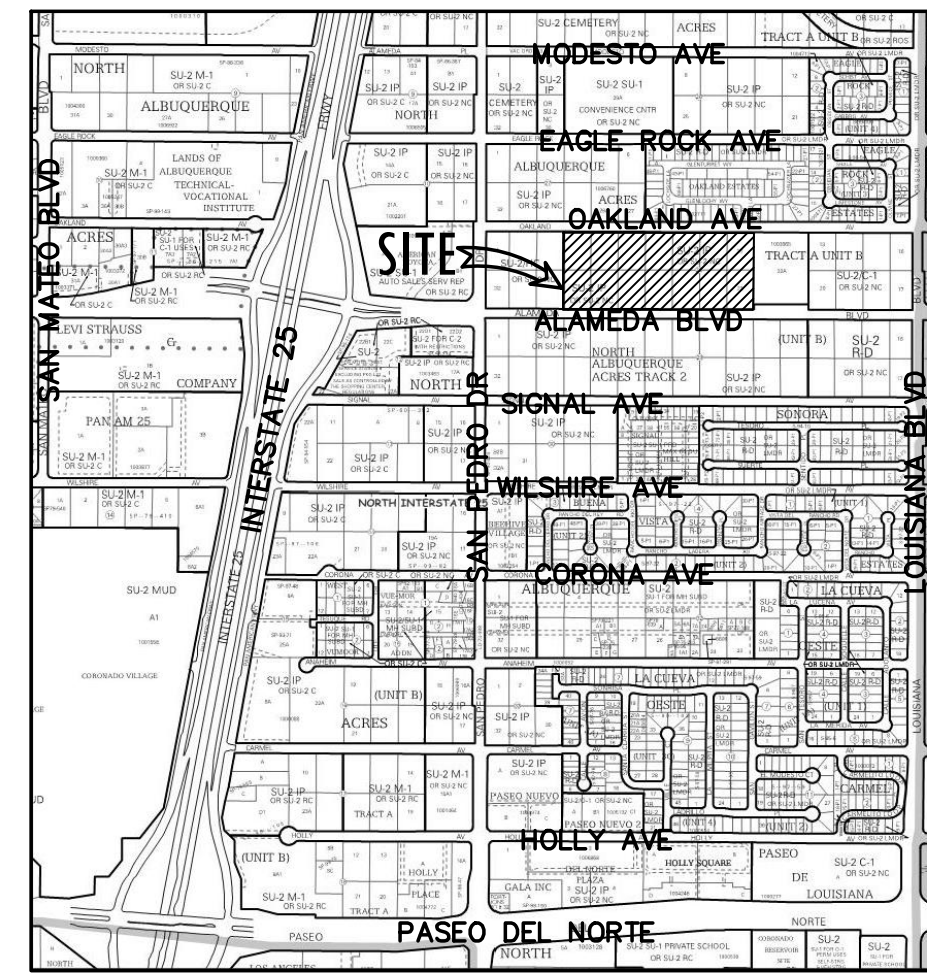
	UNIT TYPE				UNITS/BLDG	NO. BLDGS	TOTAL UNITS
	A1	A2	B1	C1			
LIVABLE STORAGE PAT/BAL	719	874	1,033	1,220			
BLDG TYPE 1	12	8			20	2	40
BLDG TYPE 2	10		6		16	6	96
BLDG TYPE 3			12	8	20	3	60
BLDG TYPE 4			8	8	18	2	32
BLDG TYPE 5	2				2	2	4
TOTAL	84	4	104	40		15	232

MINIMUM ON-LOT USABLE OPEN SPACE REQUIRED AND PROVIDED

	SF REQ. PER DU	# OF DU'S	TOTAL SF REQUIRED	TOTAL SF PROVIDED
1 BEDROOM	400	88	35,200	
2 BEDROOM	500	104	52,000	
3 BEDROOM	600	40	24,000	
PROVIDED SITE OPEN SPACE				224,907
PROVIDED BALCONY PRIVATE OPEN SPACE				14,848
TOTAL (excess of 126,555 SF)	232	111,200	239,755	

PARKING SPACE REQUIREMENTS

	PARKING RATIO REQUIRED	PARKING SPACES
UNIT A1, A2 < 1,000 SF	84 - 1 BR / 1 BATH	1.5 / 1
UNIT B1 > 1,000 SF	104 - 2 BR / 2 BATH	2 / 2
UNIT C1 > 1,000 SF	40 - 3 BR / 2 BATH	2 / 2
Total Parking Spaces Required		420
OPEN PARKING PROVIDED		189
CARPOT PARKING PROVIDED		157
GARAGE PARKING PROVIDED		75
Total Parking Provided		421
Accessible Parking Required		12
OPEN ACCESSIBLE PARKING PROVIDED		7
CARPOT ACCESSIBLE PARKING PROVIDED		3
GARAGE ACCESSIBLE PARKING PROVIDED		2
Total Accessible Parking Provided		12
Bicycle Parking Required (1 SPACE FOR EVERY 2 DWELLING UNITS)		116
GARAGE BICYCLE RACK		75
Total Bicycle Parking Provided		117



VICINITY MAP
NOT TO SCALE

PROJECT NUMBER:
Application Number:

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

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.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

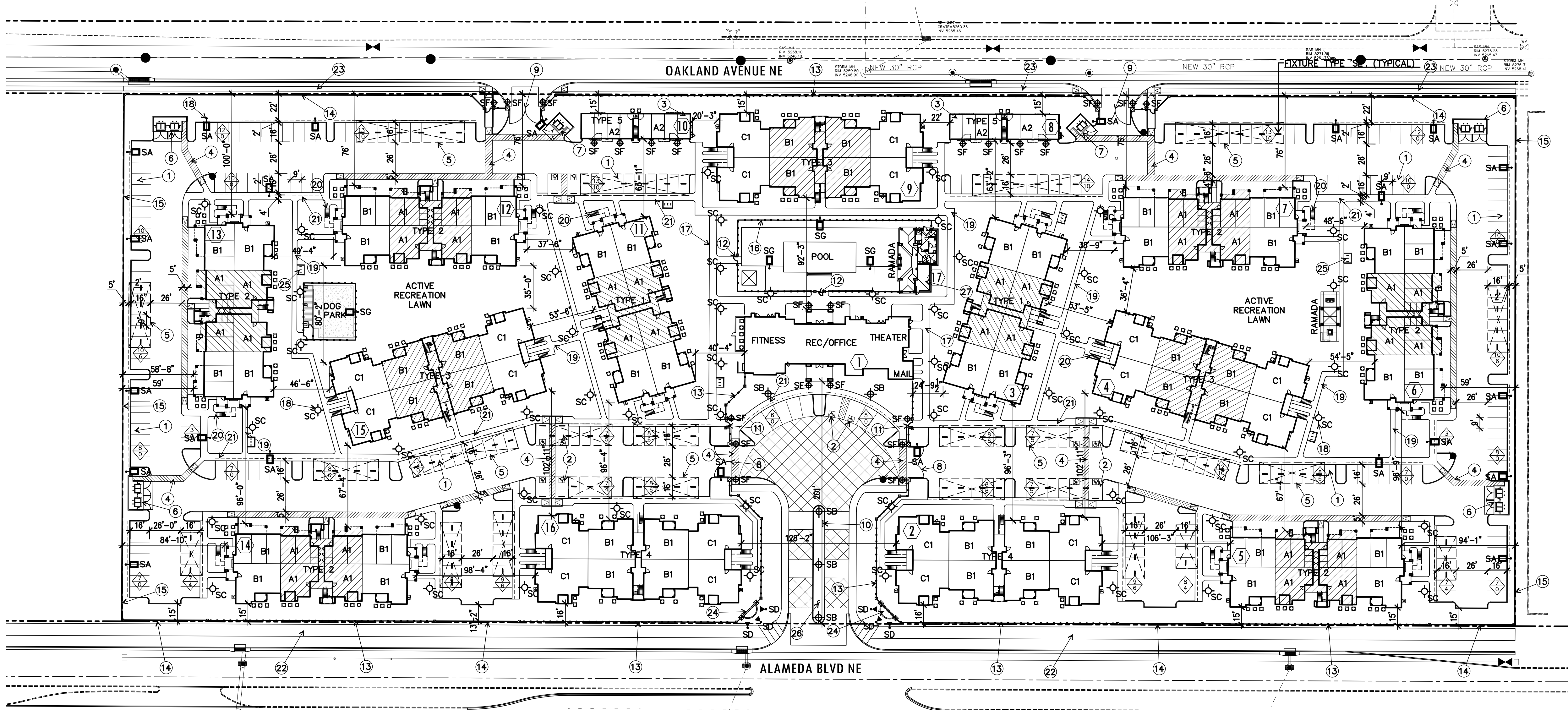
- Traffic Engineering, Transportation Division _____ Date _____
- ABCWUA _____ Date _____
- Parks and Recreation Department _____ Date _____
- City Engineer _____ Date _____
- Solid Waste Management _____ Date _____
- DRB Chairperson, Planning Department _____ Date _____

LEGACY NAA APARTMENTS
SAN PEDRO AND ALAMEDA
Albuquerque, New Mexico



KEYNOTES ①

1. 9'x16' PARKING SPACE WITH 2' OVERHANG, TYPICAL, SEE DETAIL 01/A1.20.
2. 11'x18' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 05/A1.20.
3. ACCESSIBLE GARAGE SPACE.
4. ACCESSIBLE DRIVEWAY CROSSING MARKING.
5. INDICATES LOCATION OF CARPORT PARKING STRUCTURE, SEE DET 06/A1.20.
6. DOUBLE TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 13/A1.20.
7. SINGLE TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 07/A1.20.
8. ELECTRONIC ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 28/A1.21.
9. RESIDENT ONLY REMOTE CONTROL ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 28/A1.21.
10. GATE CONTROL BOX AND SITE DIRECTORY MAP, SEE DETAIL 17/A1.21. PROVIDE KEY BOX FOR FIRE DEPARTMENT ACCESS.
11. PEDESTRIAN ENTRY GATE, SEE DETAIL 23/A1.21.
12. POOL GATE, SEE DETAIL 24/A1.21.
13. WROUGHT IRON PERIMETER VIEW FENCE, SEE DETAIL 18 & 19/A1.21.
14. CMU/WROUGHT IRON COMBO PERIMETER FENCE, SEE DETAIL 27/A1.21.
15. CMU PERIMETER WALL, SEE DETAIL 16/A1.21.
16. WROUGHT IRON POOL FENCE, SEE DETAIL 19/A1.21.
17. 6' SIDEWALK CONNECTING TO EACH BUILDING AND TO PUBLIC WAYS.
18. SITE LIGHTING - SEE LIGHTING LEGEND.
19. 4' SIDEWALK, TYPICAL ON SITE.
20. 3'-6" SIDEWALK AT STAIR APPROACH, TYPICAL.
21. 6' SIDEWALK, TYPICAL AT PARKING, SEE DETAIL 09/A1.20.
22. 6' SIDEWALK DETACHED 4' FROM STREET CURB AT ALAMEDA BLVD.
23. 6' SIDEWALK DETACH 6' FROM STREET CURB AT OAKLAND AVE.
24. MONUMENT SIGN, SEE DETAIL 29/A1.21.
25. BICYCLE PARKING RACK FOR 6 BICYCLES, SEE DETAIL 30/A1.21.
26. FLAG POLE.
27. POOL EQUIPMENT AT POOL RAMADA.

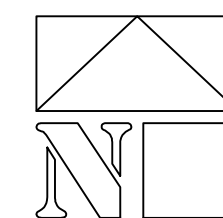


LEGEND

- DENOTES PROPERTY LINE
- ① BUILDING NUMBER
- TYPE 2 BUILDING TYPE
- ⊕ NO. OF PARKING SPACES
- ⊕ NO. OF COVERED SPACES
- ⊕ DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT
- FIRE HYDRANT

PRELIMINARY SITE PLAN

10' 11' 125' 150' 100'
SCALE: 1" = 50'-0"



DATE: FEBRUARY 4, 2016 ORB # 15-218

A1.10

SITE PLAN
PRELIMINARY