FORM P3

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP.

☑ INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- χ Letter of authorization from the property owner if application is submitted by an agent
- x Zone Atlas map with the entire site clearly outlined and label

□ ARCHEOLOGICAL CERTIFICATE

Landscape Plan

- ___ Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archaeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- X Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- x The approved Site Plan being amended
- X Copy of the Official Notice of Decision associated with the prior approval
- X The proposed Site Plan, with changes circled and noted
 - Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- N/A Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a) The approved Site Development Plan being amended Copy of the Official Notice of Decision associated with the prior approval The proposed Site Development Plan, with changes circled and noted Refer to the Site Plan Checklist for information needed on the proposed Site Plan. Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units
Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.
ACCELERATED EXPIRATION SITE PLAN Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c) Site Plan to be Expired
ALTERNATIVE SIGNAGE PLAN Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b) Required notices with content per IDO Section 14-16-6-4(K) Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives Sign Posting Agreement
ALTERNATIVE LANDSCAPE PLAN

Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)







DEVELOPMENT REVIEW APPLICATION

Effective 4/17/19

Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.							
Administrative Decisions	Decisions Rec	quiring a Pu	blic Meeting or Hearing	Policy	Decisions		
☐ Archaeological Certificate (Form P3)	☐ Site Plan – EPC including any Variances – EPC (Form P1)				☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)		
☐ Historic Certificate of Appropriateness – Minor (Form L)	☐ Master Deve	☐ Master Development Plan (Form P1)			☐ Adoption or Amendment of Historic Designation (Form L)		
☐ Alternative Signage Plan (Form P3)	☐ Historic Cert (Form L)	tificate of App	propriateness – Major	□ Ame	☐ Amendment of IDO Text (Form Z)		
☑ Minor Amendment to Site Plan (Form P3)	☐ Demolition C	Outside of HF	PO (Form L)	☐ Annexation of Land (Form Z)			
☐ WTF Approval <i>(Form W1)</i>	☐ Historic Des	sign Standard	ds and Guidelines (Form L)	□ Ame	☐ Amendment to Zoning Map – EPC (Form Z)		
	☐ Wireless Tel (Form W2)	lecommunica	ations Facility Waiver	☐ Amendment to Zoning Map – Council (Form Z)			
				Appea	ls		
				□ Dec	ision by EPC, LC, ZHE	, or City Staff (Form	
APPLICATION INFORMATION							
Applicant: Adam Gromer, Legacy De	evelopment	& Mana	gement, LLC	Ph	one: 505-702-11	53	
Address: 5051 Journal Center Blvd,	Suite 500		T	Em	ail: agromer@le@	gacydm.net	
City: Albuqueruqe			State: NM	Zip	: 87109		
Professional/Agent (if any): Anthony San	ti, Dekker/P	erich/Sa	batini	Phone: 505-761-9700			
Address: 7601 Jefferson St. NE, Su	ite 100			Email: anthonys@dpsdesign.org			
City: Albuquerque			State: NM	Zip: 87109			
Proprietary Interest in Site:			List <u>all</u> owners:				
BRIEF DESCRIPTION OF REQUEST							
Minor Amendment to Site Plan to Adjust Building Area and Landscape Area Calculations							
SITE INFORMATION (Accuracy of the existing	egal description	n is crucial!	Attach a separate sheet if	necessa	ry.)		
Lot or Tract No.: Tract B-1-A, Mesa Del Norte Addition, City of Block: Unit:							
Subdivision/Addition: Albuquerque, Bernalillo County, New Mexico			MRGCD Map No.:	UPC Code: 10190580392463221			
Zone Atlas Page(s): J-19-Z Existing Zoning: MX			-M	Proposed Zoning: MX-M			
# of Existing Lots: 1 # of Proposed Lots: 1				Tot	al Area of Site (acres):	1.74	
LOCATION OF PROPERTY BY STREETS	-						
Site Address/Street: 7050 Constitution A	ve Between:	Louisiana	a Blvd.	and: P	ennsylvania St.		
CASE HISTORY (List any current or prior proje	ct and case num	nber(s) that	may be relevant to your re	quest.)			
PR-2021-005689							
Signature: Date: 8/18/2022							
Printed Name: Anthony Santi				☐ Applicant or ☒ Agent			
FOR OFFICIAL USE ONLY							
Case Numbers Actio	on	Fees	Case Numbers		Action	Fees	
Meeting/Hearing Date:			•	Fee	e Total:		
Staff Signature:			Date:	Pro	Project #		

LETTER OF AUTHORIZATION

August 18, 2022

Ms. Jolene Wolfley Chair, Development Review Board City of Albuquerque Planning Department 600 2nd St. NW Albuquerque, NM 87103

Re: Letter of Authorization
Request for Minor Amendment to Site Plan - DRB
7050 Constitution Ave. NE
Albuquerque, NM 87110

Dear Ms. Wolfley,

I, Adam Gromer, on behalf of Legacy Development & Management LLC., owner of the parcel located at 7050 Constitution Avenue NE authorize Anthony Santi of Dekker/Perich/Sabatini to act as an agent in matters relating to the submission of a Minor Amendment to Site Plan – DRB.

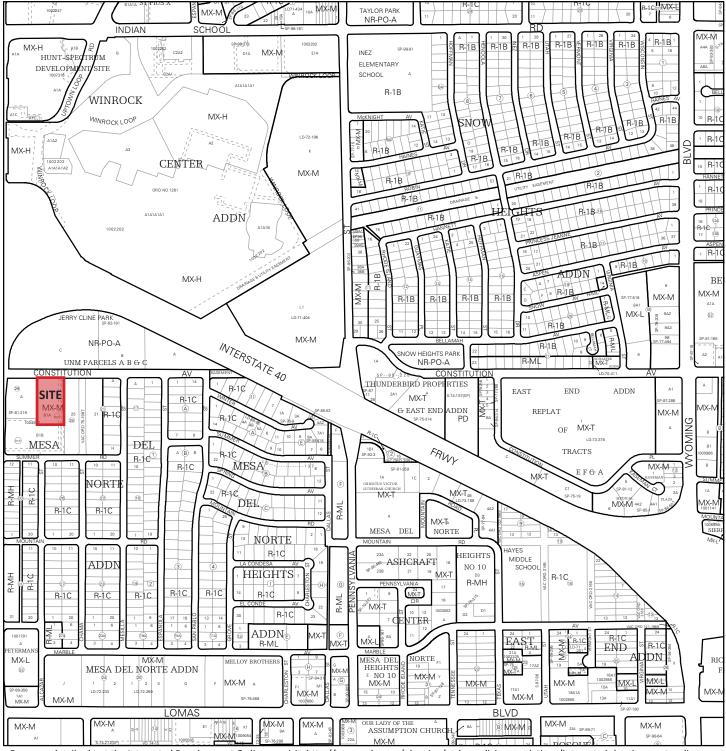
Sincerely,

Adam Gromer

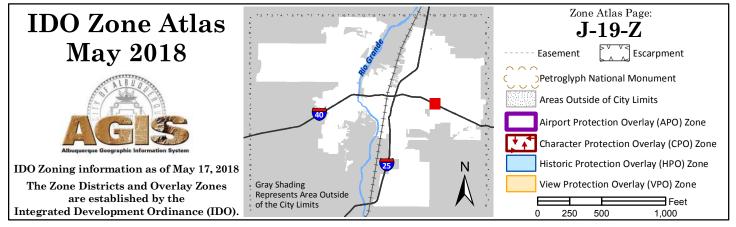
Director of Planning and Design

Legacy Development & Management, LLC

ZONE ATLAS MAP



For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance



JUSTIFICATION LETTER



August 18, 2022

Zoning Enforcement Officer (ZEO)
City of Albuquerque Planning Department
600 Second Street NW | Albuquerque, NM 87102

Ref: Request for Administrative Amendment of a Site Development Plan
Markana Flats Multi-Family Housing Development
Located at 7050 Constitution Ave. NE, Albuquerque, New Mexico 87110

Dear Zoning Enforcement Officer,

Legacy Development and Management, LLC is seeking to amend the prior approved site plan-DRB for the property located at 7050 Constitution Ave. NE to adjust the building and landscape area calculations that were previously approved. The project is currently in review for building permit approval.

Pursuant to IDO Section 6-4(Y)(2) This request qualifies as a minor amendment as it meets all of the following criteria.

6-4(Y)(2)

- 1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.
 - The minimal increase in building area is necessary to right size the support/amenity spaces for the facility.
- 2. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments).

All changes total less than 10% and qualify as a minor amendment per IDO table 6-4-4

Comparison Item	Year	Approved	Proposed AA	Proposed Change	% Change
	Approved	Plan			
Total Building Square	2021	182,052 SF	190,745 SF	Net gain 8,693 SF	4.5% Change
Footage					
Total Landscape Area	2021	12,278 SF	1,076 SF	Net loss 2,066 SF	8.8% Change

- 3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.
 - The amendment does not change the amount of open space from the original approval.
- 4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.
 - The amendment does not change any building setback from the original approval.
- 5. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.
 - The amendment does not change the number of dwelling units from the original approval.

- The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.
 - The amendment does not adjust any building design standard from the original approval.
- 7. The amendment does not reduce the amount of total landscaping installed on the subject property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas.
 - N/A
- 8. The amendment does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.
 - No change from the original approval.
- 9. The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property.
 - No change from the original approval.
- 10. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the subject property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process.
 - The amendment does not change any specific conditions from the original approval.
- 11. The amendment does not affect a property in an Overlay zone as regulated pursuant to 0, in which case amendments may be granted per the original approval process for the Site Plan governing the site.
 - The property is not in an overlay zone.
- 12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the subject property.
 - No change from the original approval.
- 13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).
 - No change from the original approval.

If you have any questions or need clarification of anything contained herein, please contact Anthony Santi at (505)761-9700.

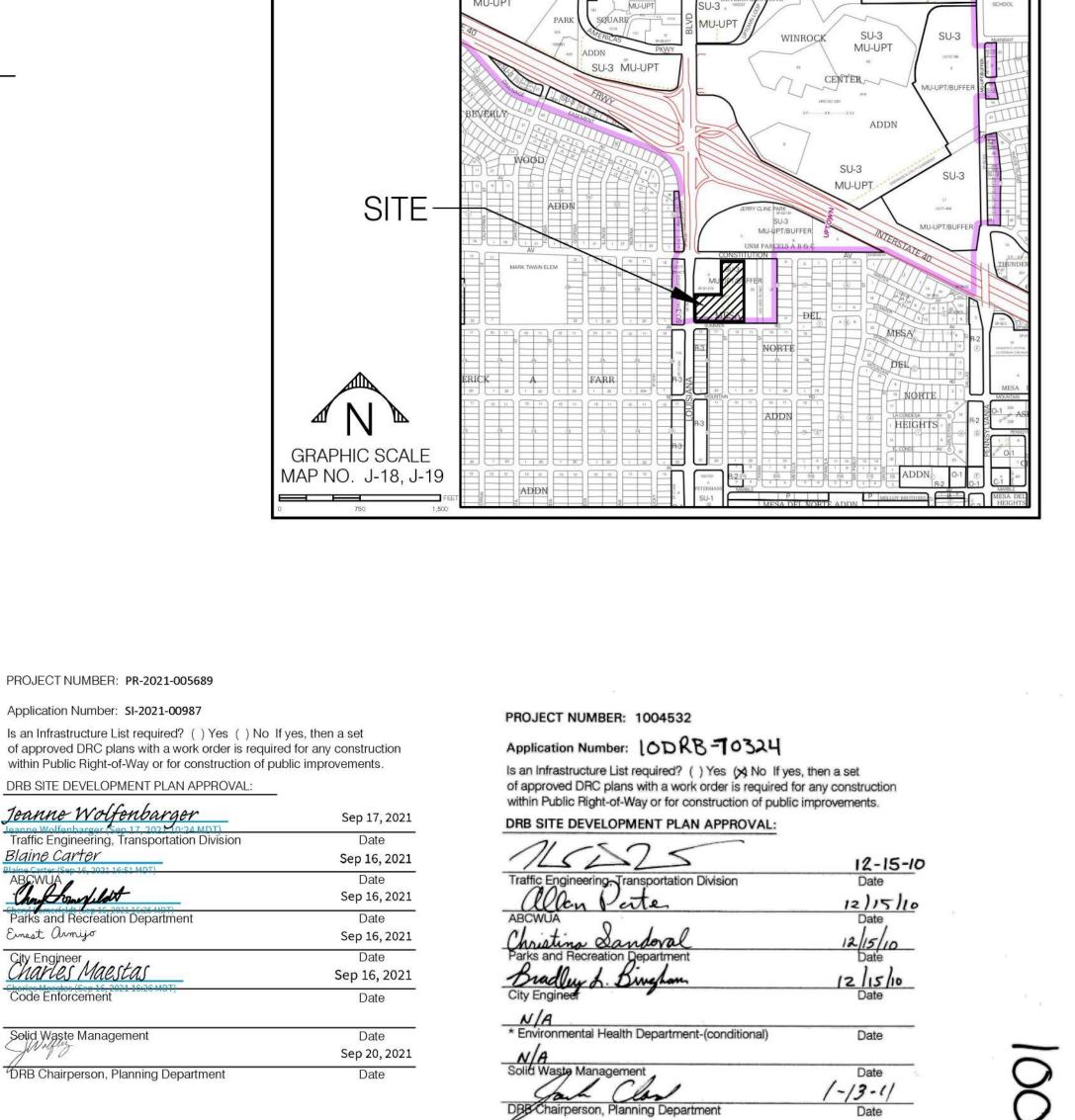
Sincerely,

Anthony Santi

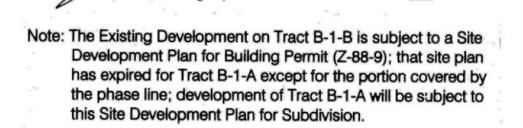
Dekker/Perich/Sabatini

Agent for Legacy Development and Management, LLC

APPROVED SITE PLAN



SITE VICINITY

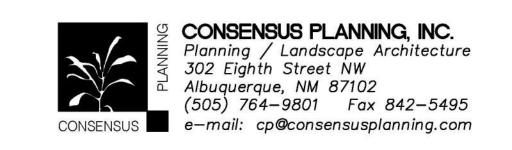


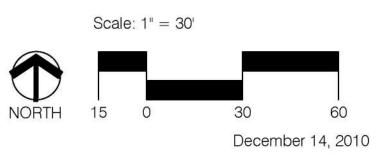


TRACT B-1-A & TRACT B-1-B, MESA DEL NORTE SUBDIVISION

SITE PLAN FOR SUBDIVISION

Prepared For: Ashcraft Real Estate 8200 Mountain Road NE Albuquerque, NM 87110







The Site:

The property consists of 4.53 acres and is located at the southeast corner of Louisiana Boulevard and Summer Avenue. The legal description is Tracts B-1-A and B-1-B, Mesa Del Norte Addition. Tract B-1-B is fully developed

Existing zoning is MX-M SU-3 MU-UPT BUFFER as established by the Uptown Sector Development Plan. The proposed use shall be consistent with the SU-3 MU-UPT BUFFER ZONE in the Uptown Sector Development Plan. MX-M ZONE

The Uptown Sector Development Plan (Rank III) and the Comprehensive Plan (Rank I) applies to this site.

Pedestrian and Vehicular Ingress and Egress:

Vehicular Access and Circulation

Vehicular access and circulation to both Tracts is from Louisiana Boulevard via a 30 foot common access easement that provides internal access to Tract A, Tract B-1-A, and Tract B-1-B. Vehicular access is also provided from Constitution Avenue to Tract B-1-A.

Pedestrian Access and Circulation

Pedestrian access exists along Louisiana Boulevard, Summer Avenue, and Constitution Avenue. Internal circulation will be provided by sidewalks that are designed to meet the City's Zoning and Development Process Manual requirements.

Transit

Transit routes 3 and 157 run along Louisiana Boulevard adjacent to this site. Bus stops are located at the southeast corner of Constitution Avenue / Louisiana Boulevard and southeast corner of Summer Avenue / Louisiana Boulevard for northbound travel and the southwest corner of Constitution Avenue / Louisiana

Boulevard and south of the southwest corner of Summer Avenue / Louisiana Boulevard for southbound travel.

Building Heights and Setbacks:

Buildings shall not exceed 36 feet, subject to Buffer Setback regulations as provided in the Uptown Sector 65 FEET, WITH A STRUCTURED PARKING BONUS OF 12 FEET ALLOWED.

Maximum F.A.R.:

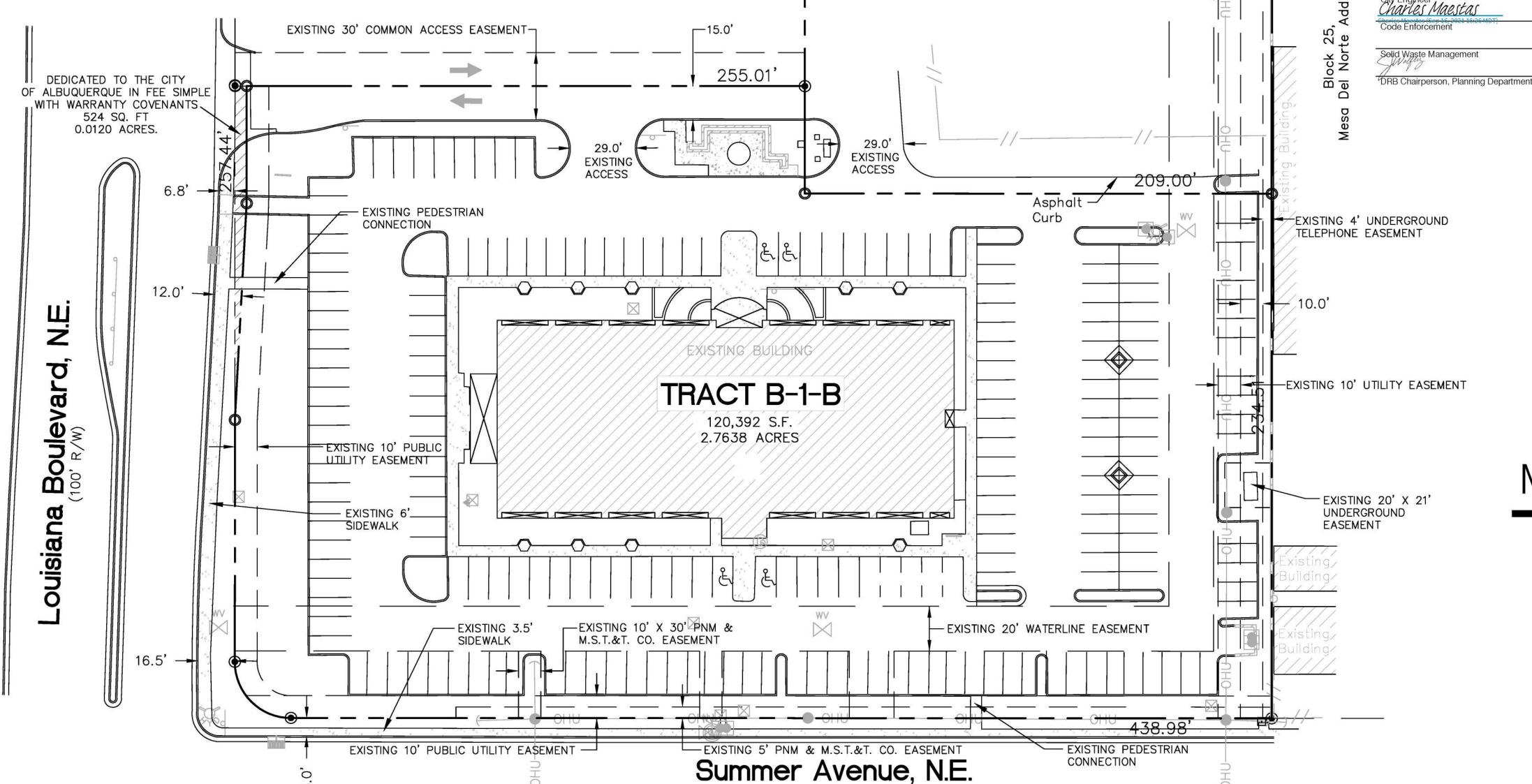
Consistent with the Uptown Sector Development Plan, there is no maximum F.A.R. for this property.

Landscape Plan:

The Landscape Plan shall be submitted with the individual Site Plans for Building Permit. Landscape plans shall be consistent with the City's Water Conservation Landscaping and Water Waste Ordinance and the Pollen Control Ordinance.

General Note:

A private reciprocal cross lot access, parking, and drainage easement is granted by plat for the benefit and use by and for the owners of Tracts B-1-A and B-1-B, and is to be maintained by said owners and consists of the entire parcel exclusive of the building areas.



(50' R/W)

DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE

WITH WARRANTY COVENANTS, 572 SQ. FT

0.0131 ACRES.

Constitution Avenue, N.E.

- EXISTING 3.5' SIDEWALK

MX-M

 ∞

PROJECT NUMBER: PR-2021-005689

Application Number: SI-2021-00987

Jeanne Wolfenbarger

arks and Recreation Department

Blaine Carter

Einest armijo

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division

EXISTING 10' PUBLIC

UTILITY EASEMENT

(60' R/W)

TRACT B-1-A

75,854 S.F.

1.7414 ACRES

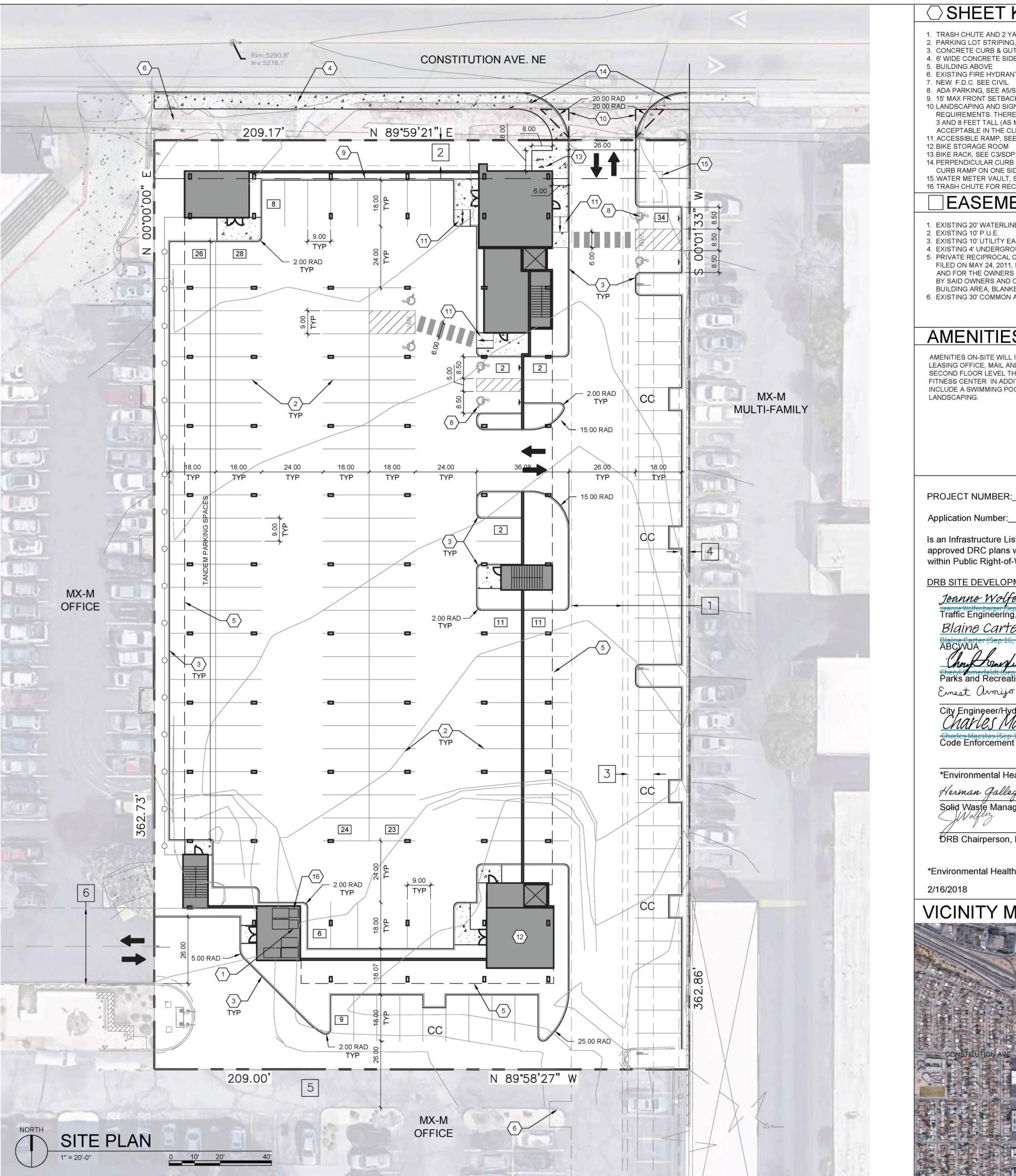
EASEMENT

EXISTING 20' WATERLINE-

EXISTING

31

MX-M



SHEET KEYED NOTES

- TRASH CHUTE AND 2 YARD TRASH COMPACTOR.
- 2. PARKING LOT STRIPING, 4" WIDE TYPICAL, COLOR: WHITE
- 3. CONCRETE CURB & GUTTER, SEE D3/SDP1.2 4. 6' WIDE CONCRETE SIDEWALK SEE D5/SDP1.2
- 5. BUILDING ABOVE
- 6. EXISTING FIRE HYDRANT, SEE CIVIL
- 7. NEW F.D.C. SEE CIVIL
- 8. ADA PARKING, SEE A5/SDP1.2
- 9. 15' MAX FRONT SETBACK 10. LANDSCAPING AND SIGNAGE WILL NOT 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 11. ACCESSIBLE RAMP, SEE B3/SDP1.2
- 12. BIKE STORAGE ROOM 13. BIKE RACK, SEE C3/SDP1.2
- 14. PERPENDICULAR CURB RAMPS ONE SIDE PER C.O.A. DETAIL 2441 AND PARALLEL CURB RAMP ON ONE SIDE PER C.O.A. DETAIL 2443.
- 15. WATER METER VAULT, SEE CIVIL 16. TRASH CHUTE FOR RECYCLE ONLY AND 2 YARD COMPACTOR.

EASEMENT NOTES

- 1. EXISTING 20' WATERLINE EASEMENT
- 2. EXISTING 10' P.U.E.
- 3. EXISTING 10' UTILITY EASEMENT 4. EXISTING 4' UNDERGROUND TELEPHONE EASEMENT
- 5. PRIVATE RECIPROCAL CROSS LOT ACCESS, PARKING, AND DRAINAGE EASEMENT FILED ON MAY 24, 2011, IN BOOK 2011C, PAGE 48, FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF TRACTS B-1-A AND B-1-B, AND IS TO BE MAINTAINED BY SAID OWNERS AND CONSISTS OF THE ENTIRE PARCEL EXCLUSIVE OF THE
- BUILDING AREA, BLANKET IN NATURE 6. EXISTING 30' COMMON ACCESS EASEMENT

AMENITIES

AMENITIES ON-SITE WILL INCLUDE AT FIRST LEVEL COVERED PARKING GARAGE, LEASING OFFICE, MAIL AND PACKAGE CENTER AND BIKE STORAGE ROOM. AT SECOND FLOOR LEVEL THERE IS A CLUBHOUSE WITH GATHERING SPACE AND FITNESS CENTER. IN ADDITION TO THE CLUBHOUSE, OUTDOOR AMENITIES INCLUDE A SWIMMING POOL AND SPA, COVERED GATHERING AREAS AND

PROJECT NUMBER: PR-2021-005689

SI-2021-00987 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-Wayor for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Jeanne Wolfenbarger	Sep 17, 2021
Traffic Engineering, Transportation Division	Date
Blaine Carter	Sep 16, 2021
ABCYVUA	Date
Charle transfilat	Sep 16, 2021
Cheryl Comerfeldt (Sep 16, 2021 16:25 MDT) Parks and Recreation Department	Date
Einest armijo	Sep 16, 2021
City Engineeer/Hydrology	Date
Charles Maestas	Sep 16, 2021

Date

Date

Date

Date

09-15-21

Sep 20, 2021

*Environmental Heath Department (conditional)

Herman Gallegos

Solid Waste Management

DRB Chairperson, Panning Department

*Environmental Health, if necessary

2/16/2018

VICINITY MAP



GENERAL NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- D. SITE PLAN SHALL COMPLY WITH LOCAL, STATE AND FEDERAL ADA STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015. E. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THI
- CITY OF ALBUQUERQUE STANDARDS. F. LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-8 OUTDOOR
- LIGHTING. G. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- H. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR
- ALL PUBLIC INFRASTRUCTURE LOCATED WITHIN CITY RIGHT-OF-WAY SHALL BE INCLUDED IN A PUBLIC WORK ORDER.

PROJECT DATA

IDO - MIXED USE - MODERATE INTENSITY ZONING DISTRICT (MX-M)

LANDUSE: MULTIFAMILY RESIDENTIAL

PLANNING CONTEXT: SITE IS WITHIN THE UPTOWN URBAN CENTER

PROJECT SITE IS WITHIN A MAJOR TRANSIT CORRIDOR (LOUISIANA BOULEVARD).

BUS ROUTE 12 IS ALONG CONSTITUTION, WEST OF LOUISIANA BOULEVARD. BUS ROUTE 157 IS ALONG LOUISIANA. A BUS STOP IS LOCATED APPROXIMATELY 255 FEET FROM THE SUBJECT SITE AT THE LOUISIANA/CONSTITUTION INTERSECTION. A BIKE ROUTE IS WITHIN CONSTITUTION AVENUE EAST OF LOUISIANA BOULEVARD

AND BIKE LANES ARE WITHIN CONSTITUTION AVENUE WEST OF LOUISIANA BOULEVARD. THE PASEO DE LAS MONTANAS MULTI-USE TRAIL IS NORTH OF THE SUBJECT SITE, WHICH CROSSES OVER I-40 AND CONTINUES ALONG THE FRONTAGE ROAD AS THE I-40 TRAIL.

LEGAL DESCRIPTION: Tract B-1-A, Mesa Del Norte Addition, City of Albuquerque, Bernalillo County, New Mexico SITE AREA: 1.74 ACRES ONE ATLAS: J-19-Z

SETBACKS: FRONT= 0' MIN / 15' MAX, SIDE = 0' MIN / N/A MAX

REAR= 15'

MAXIMUM ALLOWED: 65'-0" UC-MS-PT + 12'-0" STRUCTURED PARKING BONUS: 77'-0" ACTUAL HEIGHT: 69'-1" SPRINKLERED: YES, NFPA 13

BUILDING OCCUPANCY: S-2 COVERED PARKING, R-2 MULTIFAMILY RESIDENTIAL CONSTRUCTION TYPE: 1 STORY COVERED PARKING (PODIUM) - TYPE IA 4 STORY RESIDENTIAL BUILDING - TYPE VA

BUILDING SF: FIRST LEVEL - COVERED PARKING (PODIUM) 44,987 GSF 34,015 GSF SECOND LEVEL THIRD LEVEL 34,350 GSF FOURTH LEVEL 34,350 GSF FIFTH LEVEL 34,350 GSF TOTAL 182,052 GSF

PARKING CALCULATION: (TABLE 5-5-1, UC-MS-PT) REQUIRED SPACES: 151 SPACES 1 SPACES / DWELLING UNITS: 151 X 1 = 151 SPACES

PROVIDED PARKING = 187 TOTAL SPACES ACCESSIBLE PARKING: (ADA 208.2.3) 2% OF UNITS = 151 X .02 = 3.02 = 4 SPACES REQUIRED

2 STANDARD SPACES + 4 VAN ACCESSIBLE SPACES = 6 SPACES PROVIDED

BICYCLE PARKING REQUIRED = 16 SPACES (10% OF REQUIRED OFF-STREET PARKING = 151 X 0.10 = 16 SPACES)
BICYCLE PARKING PROVIDED = 16 SPACES

UNIT DATA

w demandary control of the Adolesia resp		Chapter Affective Chiefe	SAR SELECTION OF THE STREET	and some artists or on.
UNIT TYPE	DESCRIPTION	GSF	#UNITS	TOTAL
STUDIO	STUDIO	513 SF	51	26,418 SF
1-1B	1 BEDROOM / 1 BATHROOM	698 SF	16	11,168 SF
1-1C	1 BEDROOM / 1 BATHROOM	696 SF	15	10,455 SF
1-1D	1 BEDROOM / 1 BATHROOM	639 SF	17	10,897 SF
1-1E	1 BEDROOM / 1 BATHROOM	626 SF	15	9,930 SF
1-1F	1 BEDROOM / 1 BATHROOM	764 SF	3	2,343 SF
1-1G	1 BEDROOM / 1 BATHROOM	753 SF	4	2,964 SF
1-1H	1 BEDROOM / 1 BATHROOM	700 SF	4	2,800 SF
1-1J	1 BEDROOM / 1 BATHROOM	667 SF	4	2,660 SF
2-2C	2 BEDROOM / 2 BATHROOM	1,014 SF	22	22,990 SF
je -		TOTAL:	151 UNITS	102,625 SF

OPEN SPACE CALCULATIONS

TABLE 2-4-5 / MX-M ZONING USABLE OPEN SPACE 1 BD: 225 SF PER UNIT 225 SF x 129 UNITS = 29,025 SF 285 SF x 22 UNITS = 6,270 SF = 35,295 SF 2 BD: 285 SF PER UNIT UC-MS-PT: 50% REDUCTION = 35,295 SF X 50% = 17,648 SF

REQUIRED OPEN SPACE: = 17,648 SF PROVIDED OPEN SPACE: = 10,138 SF

LEGEND



CONCRETE

HEAVY DUTY ASPHALT (RATED FOR UP TO 75,000 LBS)

FIRELANE STRIPING MARKING FIRE ACCESS LANE; REF: A4/SDP1.2

FIRE HYDRANT

POST INDICATOR VALVE (PIV), RE: CONCEPTUAL UTILITY PLAN FIRE DEPARTMENT CONNECTION (FDC) WALL-MOUNTED

BIKE RACK

SIDEWALK RAMP (ARROW POINTS DOWN) TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAI PER PNM STANDARDS

6' TALL DECORATIVE METAL FENCE

ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2

COMPACT PARKING; REF: D5/SDP1.3

6" BOLLARD WITH SIGN

6' WIDE PAINTED CROSSWALK, SEE A3/SDP1.2

PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION



PROJECT

LOUISIANA BLVD. ALBUQUERQUE, NM

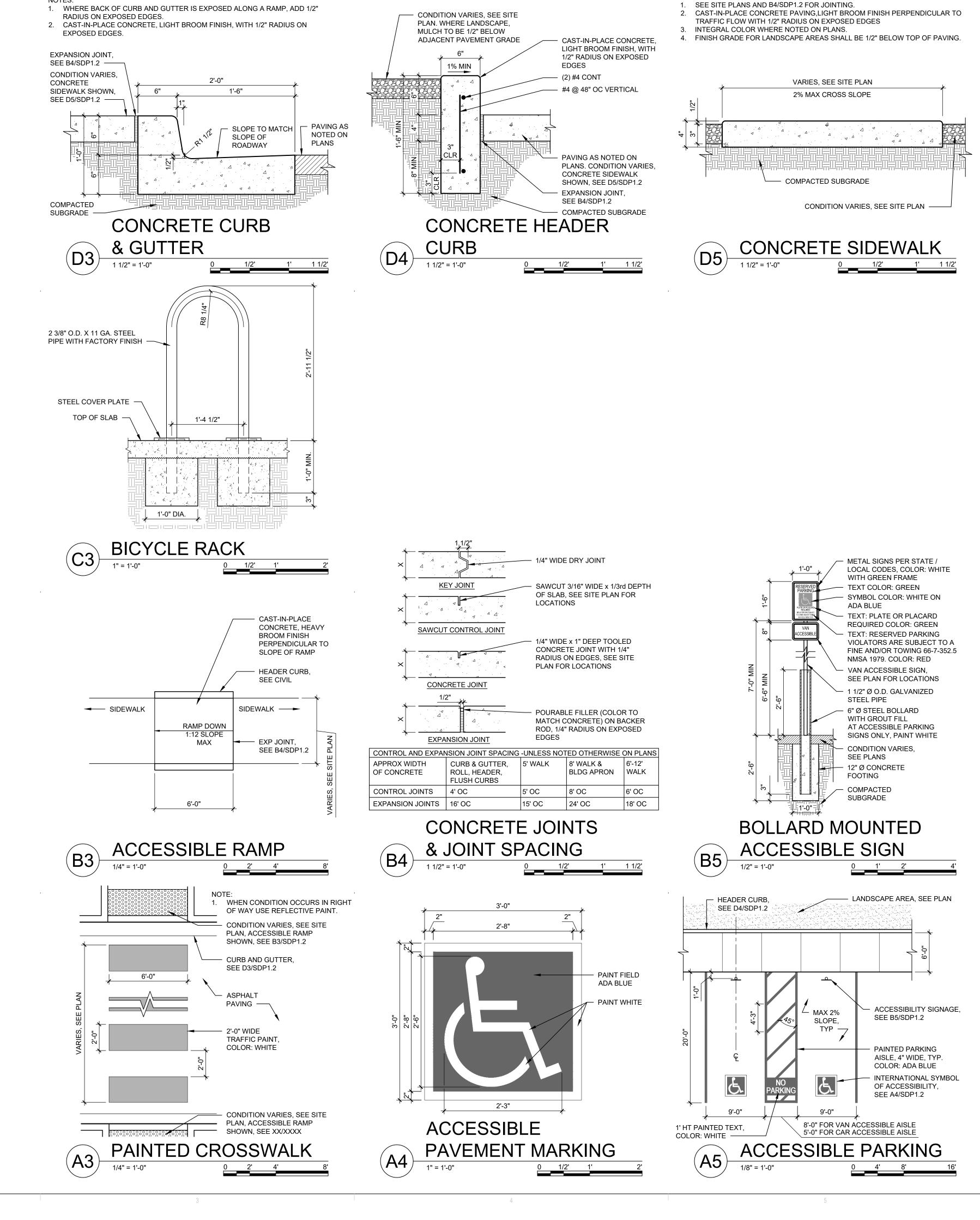
SITE PLAN - DRB

REVISIONS

DRAWN BY REVIEWED BY 7/1/2021 PROJECT NO. 21-0020

DRAWING NAME ARCHITECTURAL SITE PLAN

SHEET NO.



DEKKER
PERICH
SABATINI

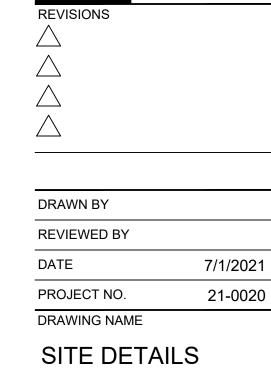
ARCHITECTURE DESIGN INSPIRATION



PROJECT

MAKKANA FLATS
LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87110

SITE PLAN - DRB



SHEET NO.
SDP1.2

ARCHITECTURE IN PROGRESS

DEKKER PERICH SABATINI



PROJECT

MARKANA FLATS
LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87110

DRB SUBMITTAL

REVISIONS

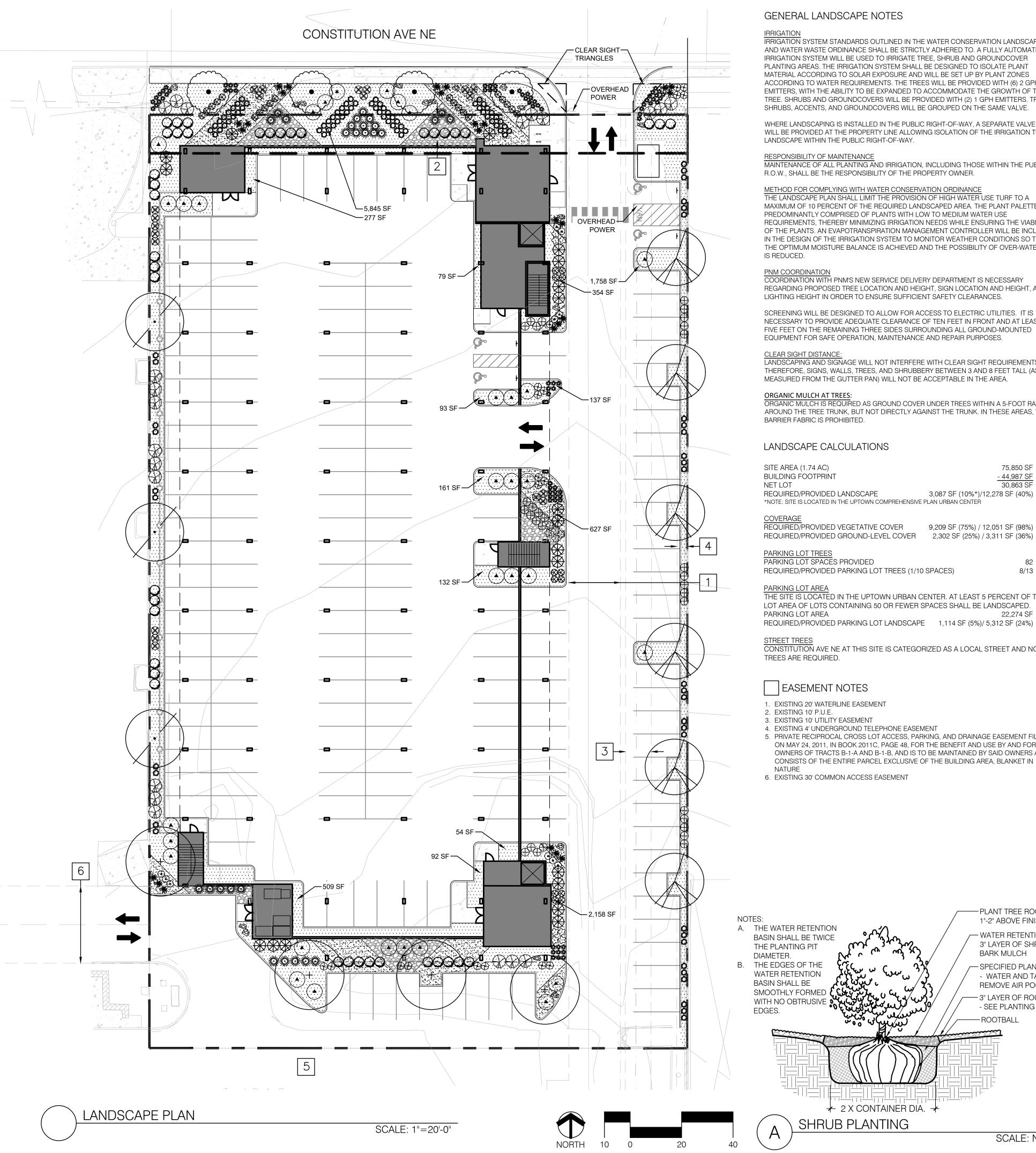
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EVIEWED BY	DM
ATE	6/30/2021
ROJECT NO:	21-0020

DRAWING NAME

LEVEL 2 FLOOR PLAN

SDP4.1



GENERAL LANDSCAPE NOTES

IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS, ACCENTS, AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

WHERE LANDSCAPING IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, A SEPARATE VALVE(S) WILL BE PROVIDED AT THE PROPERTY LINE ALLOWING ISOLATION OF THE IRRIGATION TO THE LANDSCAPE WITHIN THE PUBLIC RIGHT-OF-WAY.

RESPONSIBILITY OF MAINTENANCE

MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE THE LANDSCAPE PLAN SHALL LIMIT THE PROVISION OF HIGH WATER USE TURF TO A MAXIMUM OF 10 PERCENT OF THE REQUIRED LANDSCAPED AREA. THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING

COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST FIVE FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

LANDSCAPING AND SIGNAGE WILL NOT 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 AREA.

ORGANIC MULCH AT TREES:

ORGANIC MULCH IS REQUIRED AS GROUND COVER UNDER TREES WITHIN A 5-FOOT RADIUS AROUND THE TREE TRUNK, BUT NOT DIRECTLY AGAINST THE TRUNK. IN THESE AREAS, WEED BARRIER FABRIC IS PROHIBITED.

LANDSCAPE CALCULATIONS

SITE AREA (1.74 AC)	75,850 SI
BUILDING FOOTPRINT	- 44,987 SI
NET LOT	30,863 SI
REQUIRED/PROVIDED LANDSCAPE	3.087 SF (10%*)/12.278 SF (40%

REQUIRED/PROVIDED VEGETATIVE COVER 9,209 SF (75%) / 12,051 SF (98%) REQUIRED/PROVIDED GROUND-LEVEL COVER 2,302 SF (25%) / 3,311 SF (36%)

PARKING LOT SPACES PROVIDED 8/13

THE SITE IS LOCATED IN THE UPTOWN URBAN CENTER. AT LEAST 5 PERCENT OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR FEWER SPACES SHALL BE LANDSCAPEL

CONSTITUTION AVE NE AT THIS SITE IS CATEGORIZED AS A LOCAL STREET AND NO STREET

EASEMENT NOTES

- 1. EXISTING 20' WATERLINE EASEMENT
- 2. EXISTING 10' P.U.E.
- 4. EXISTING 4' UNDERGROUND TELEPHONE EASEMENT
- 5. PRIVATE RECIPROCAL CROSS LOT ACCESS, PARKING, AND DRAINAGE EASEMENT FILED ON MAY 24, 2011, IN BOOK 2011C, PAGE 48, FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF TRACTS B-1-A AND B-1-B, AND IS TO BE MAINTAINED BY SAID OWNERS AND CONSISTS OF THE ENTIRE PARCEL EXCLUSIVE OF THE BUILDING AREA, BLANKET IN
- 6. EXISTING 30' COMMON ACCESS EASEMENT

- PLANT TREE ROOT COLLAR

1"-2" ABOVE FINISH GRADE

WATER RETENTION BASIN -

3" LAYER OF SHREDDED

— SPECIFIED PLANTING MIX

- WATER AND TAMP TO

REMOVE AIR POCKETS

- SEE PLANTING PLAN

— 3" LAYER OF ROCK MULCH

SCALE: N.T.S.

BARK MULCH

-ROOTBALL

2,136 SF

PLANT LEGEND

SHRUBS

DESERT ACCENTS

ORNAMENTAL GRASSES

FLOWERING PLANTS

BOULDERS AND MULCHES

SCIENTIFIC NAME

CELTIS RETICULATA

CHILOPSIS LINEARIS

DESERT WILLOW (LM)

PRUNUS CERASTIFERA

PURPLELEAF PLUM (M)

QUERCUS FUSIFORMIS ESCARPMENT LIVE OAK (M)

PURPLE BUTTERFLY BUSH (M)

CYTISUS X PRAECOX 'ALLGOLD'

GULF STREAM NANDINA (M)

HESPERALOE PARVIFLORA

TWISTLEAF YUCCA (RW)

YUCCA RUPICOLA

RED FLOWERING YUCCA (L+)

NANDINA DOMESTICA 'GULF STREAM'

RHUS TRILOBATA 'AUTUMN AMBER'

CREEPING THREE-LEAF SUMAC (L+)

PANICUM VIRGATUM 'SHENANDOAH'

REGAL MIST® PINK MUHLY GRASS (M)

SHENANDOAH SWITCH GRASS (M) MUHLENBERGIA CAPILLARIS 'LENCA'

FESTUCA GLAUCA 'ELIJAH BLUE'

ULTRA VIOLET HYBRID SAGE (L)

MUNSTEAD LAVENDER (M)

LANDSCAPE BOULDERS (3'X3' MIN)

(3" DEPTH OVER FILTER FABRIC) 2" TEQUILA SUNRISE ROCK MULCH

4" DEPTH OVER FILTER FABRIC)

2"-4" COYOTE MIST COBBLE MULCH (6" DEPTH OVER FILTER FABRIC)

3/8"-1" AMARETTO BROWN ROCK MULCH

RED RIDING HOOD BEARDTONGUE (L)

PENSTEMON SCHMIDEL 'RED RIDING HOOD'1 GAL.

LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' 1 GAL. 18" HT. X 18" SPR.

ELIJAH BLUE FESCUE (M)

ACHILLEA 'MOONSHINE' MOONSHINE YARROW (M) SALVIA 'ULTRA VIOLET'

ALLGOLD BROOM (M)

NETLEAF HACKBERRY (LM)

WICHITA BLUE JUNIPER (M)

JUNIPERUS SCOPULORUM 'WICHITA BLUE' 24" BOX

BUDDLEIA DAVIDII NAN. 'NANHO PURPLE' 5-GAL.

SIZE

2" B&B

2" B&B

2" B&B

5-GAL.

5-GAL.

1-GAL.

MATURE SIZE

25' HT. X 25' SPR.

20' HT. X 25' SPR.

10' HT. X 4' SPR.

25' HT. X 30' SPR.

4' HT. X 4' SPR.

5' HT. X 5' SPR.

3' HT. X 3' SPR.

18" HT. X 6' SPR.

4' HT. X 4' SPR.

2' HT. X 3' SPR.

3' HT. X 2' SPR.

3' HT. X 3' SPR.

1' HT. X 1' SPR.

2' HT. X 2' SPR.

2' HT. X 2' SPR.

3' HT. X 2' SPR.

2" B&B 20' HT. X 20' SPR.

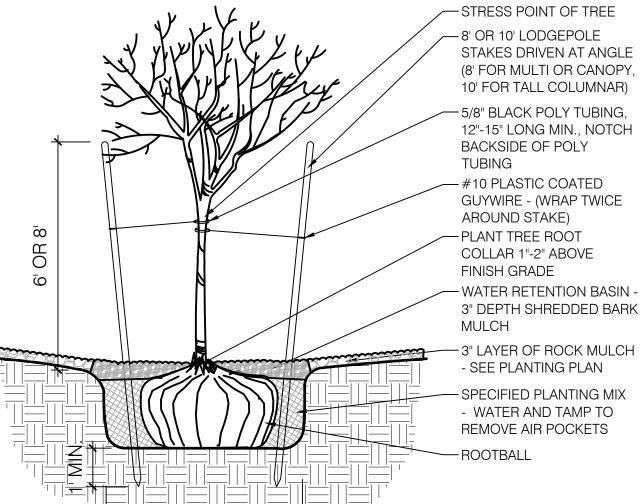
(FEMALE ONLY)

QTY. SYMBOL COMMON NAME (WATER USE)

- A. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
- B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
- C. REMOVE ROPE AND BURLAP AFTER PLANTING.

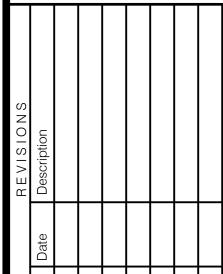
★ 2 X CONTAINER DIA.

TREE PLANTING



Landscape Architecture Urban Design Planning Services

302 EIGHTH ST. NW Albuquerque, NM 87102 Phone (505) 764-9801 Fax (505) 842-5495



OPMEN. Z

_andscape Architect's Seal: CHRISTOPHER J. GREEN PAR #234 SCAPE ARCHIT

NOT FOR CONSTRUCTION Designed By: Checked By:

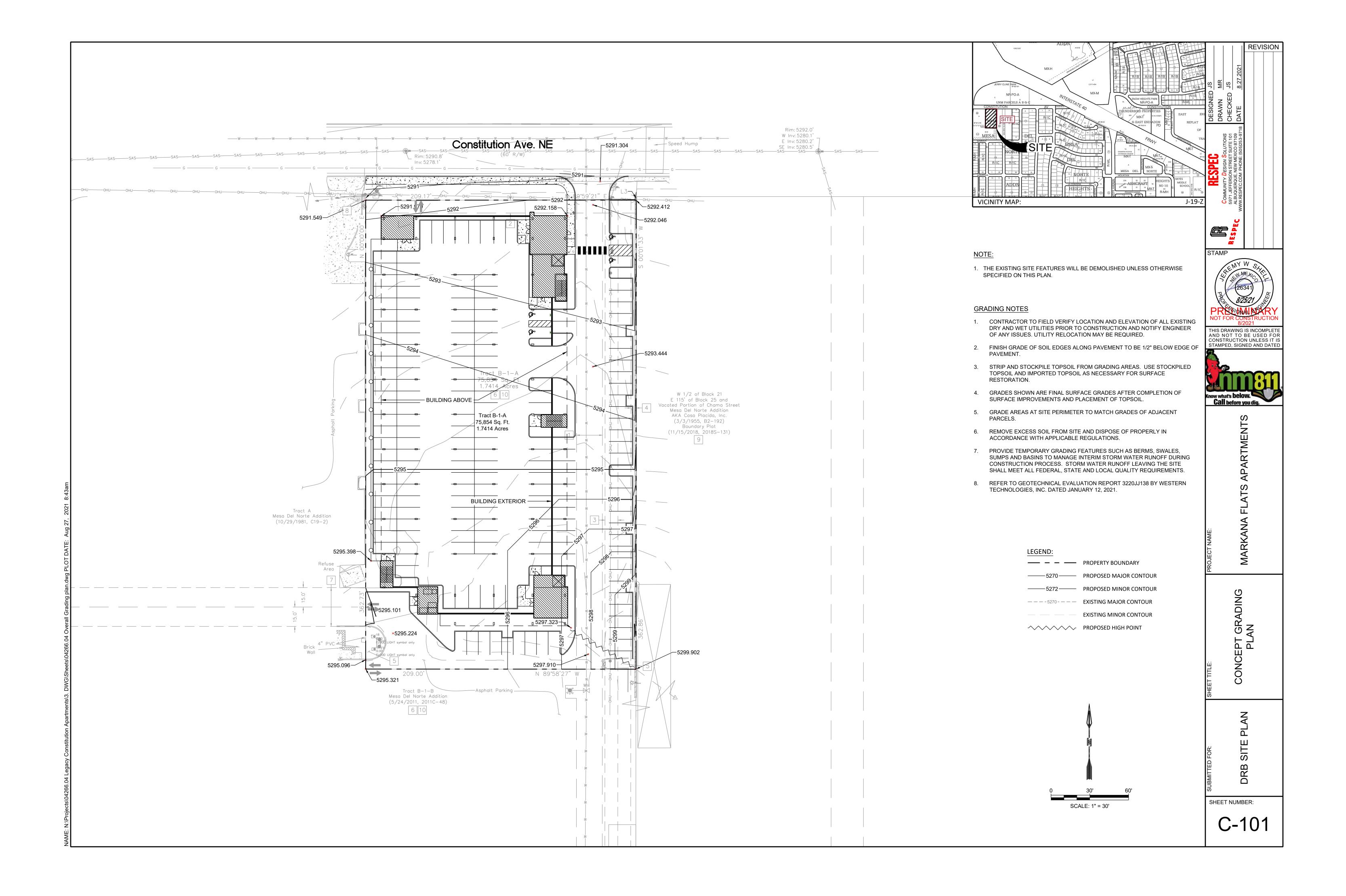
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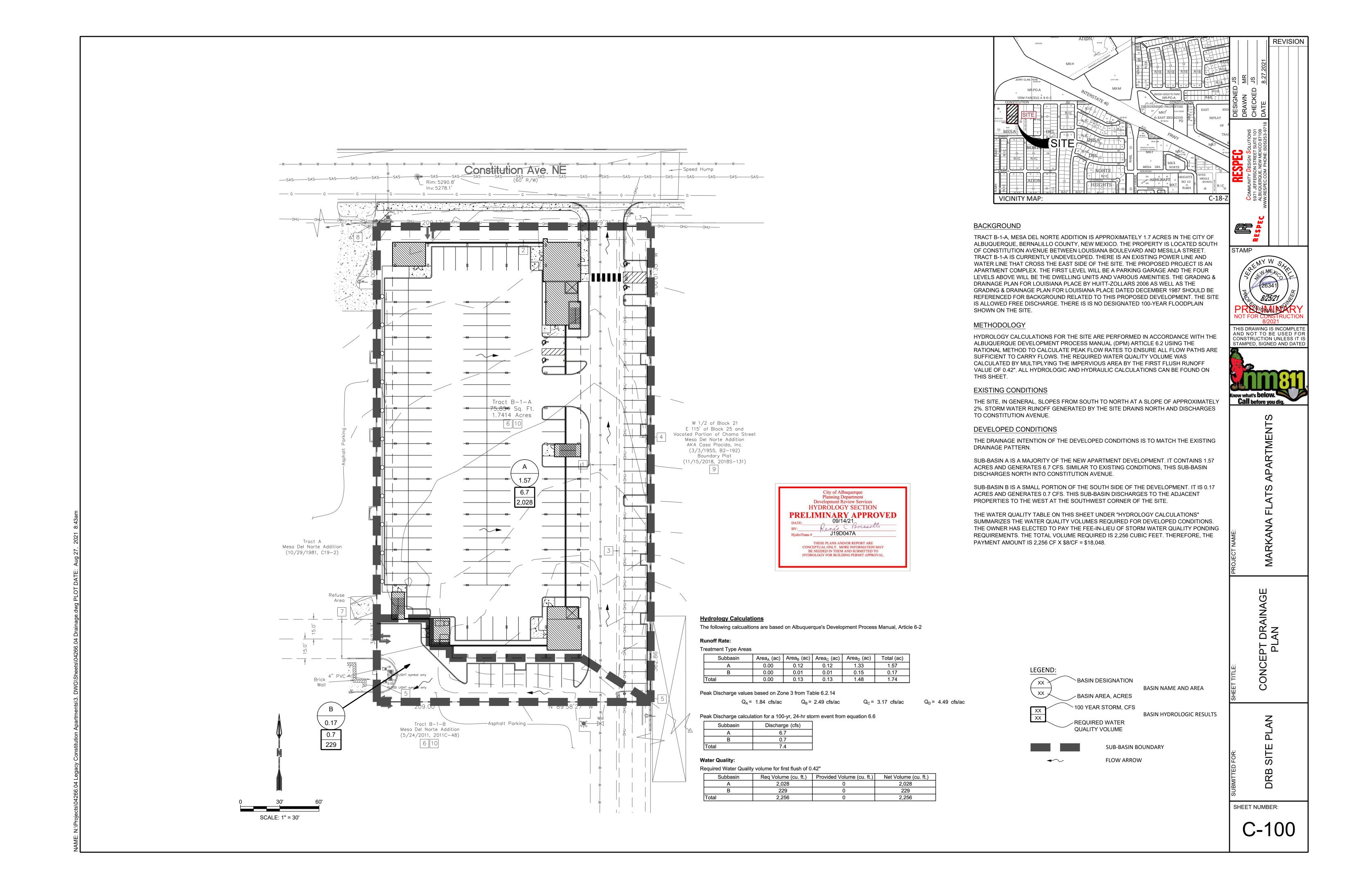
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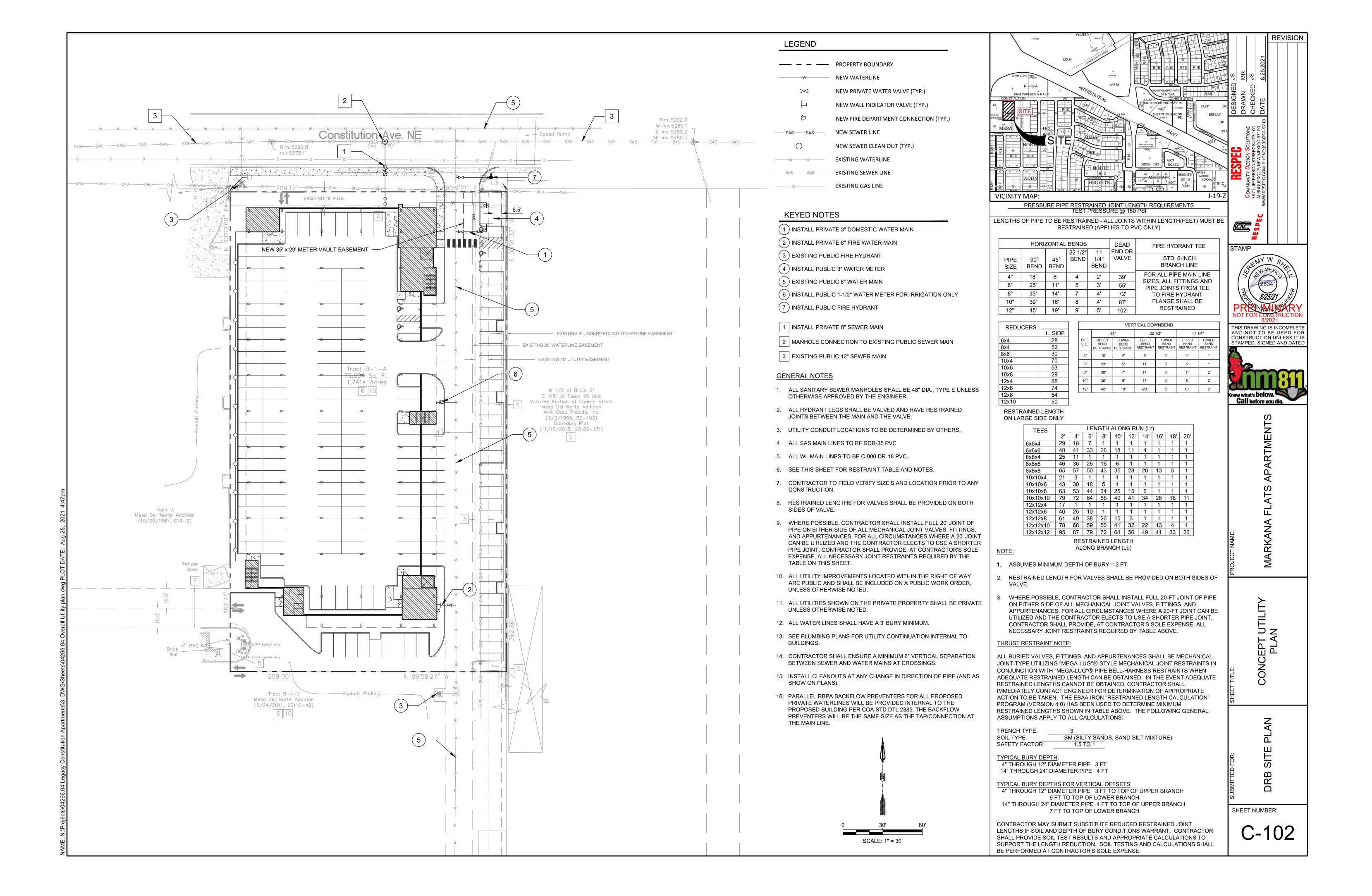
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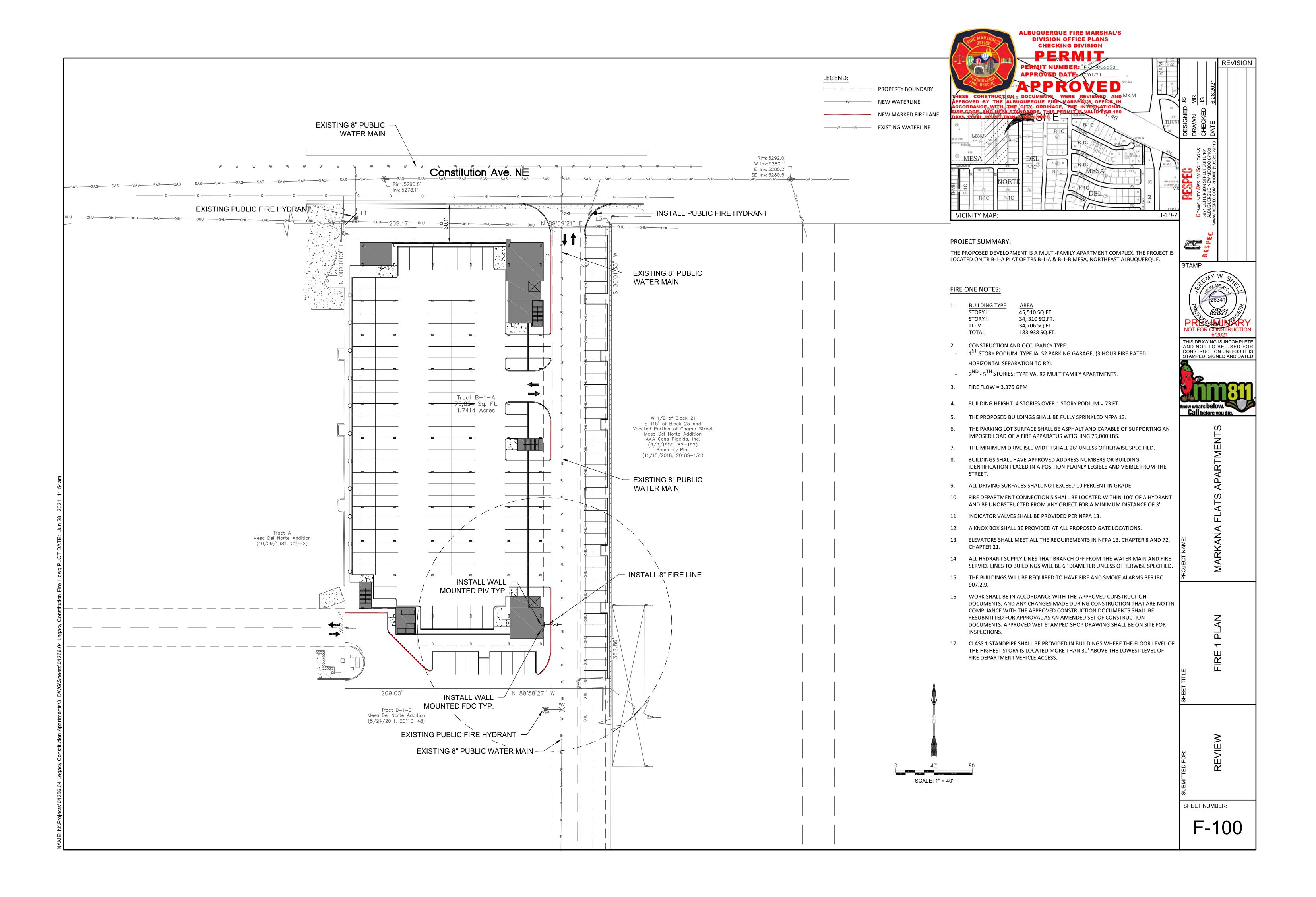
> PLAN L101

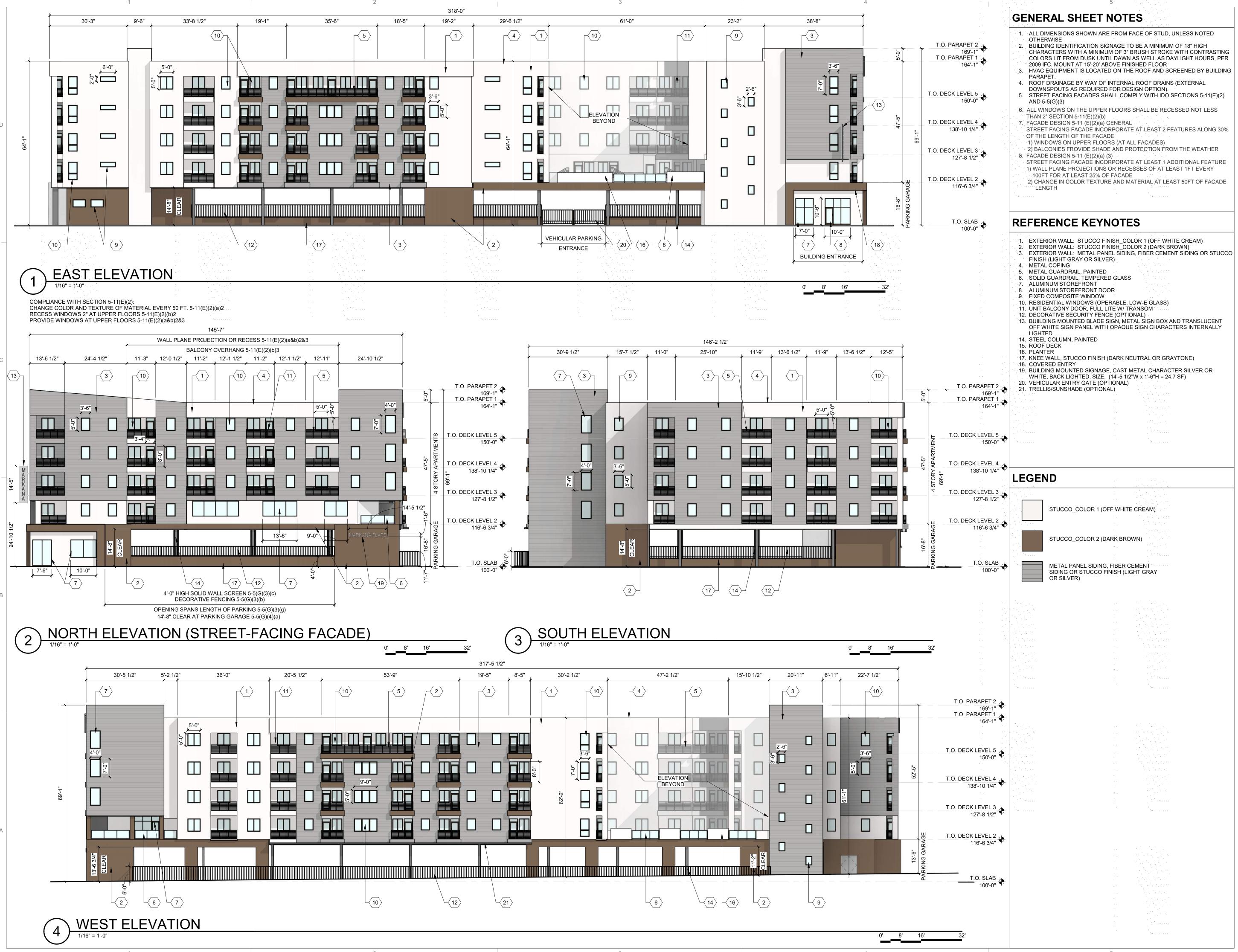
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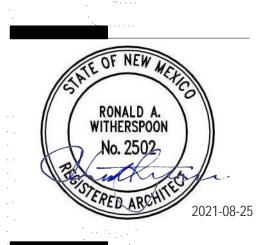






ARCHITECTURE IN PROGRESS

DEKKER
PERICH
SABATINI



SEAL

PROJECT

MARKANA FLATS
LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87110

DRB SUBMITTAL

DRAWN BY SP, AG

REVIEWED BY DM

DATE 6/30/2021

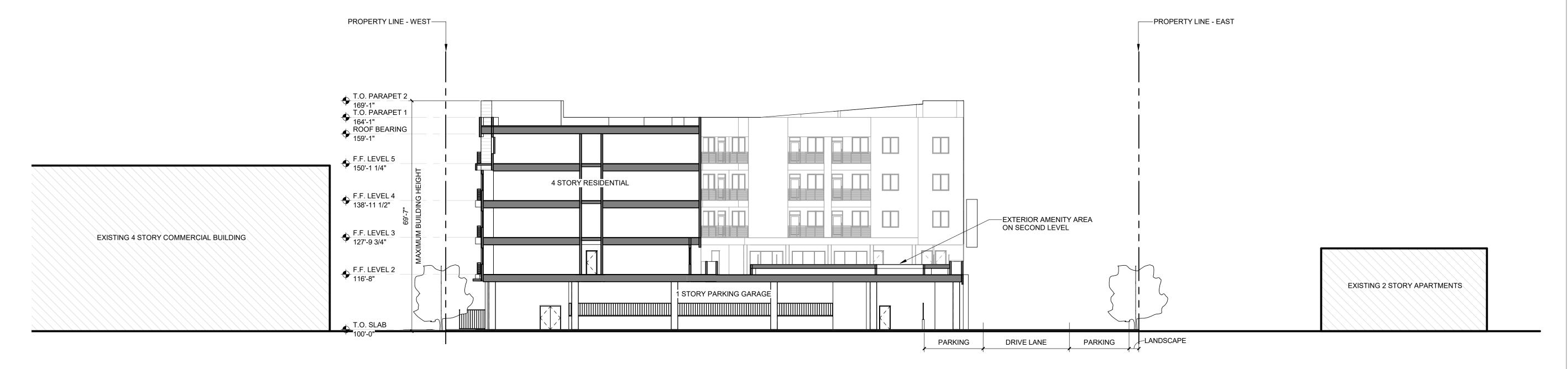
PROJECT NO: 21-0020

DRAWING NAME

EXTERIOR ELEVATIONS

SDP5.1

DEM PER SAE



1) SITE SECTION NORTH

' 8' 16'

DEKKER PERICH SABATINI

ARCHITECTURE IN PROGRESS

PROJECT

MARKANA FLATS
LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87110

DRB SUBMITTAL

DRAWN BY

SP

REVIEWED BY

DATE

6/30/2021

REVIEWED BY DM

DATE 6/30/2021

PROJECT NO: 21-0020

DRAWING NAME

SITE SECTION

SDP5.2

MG 00.00.01 12.00.00 DM

AWN BY SP
VIEWED BY DM
TE 6/30/2021

REVIEWED BYDMDATE6/30/2021PROJECT NO:21-0020

DRAWING NAME

AERIAL VIEWS

SDP5.3







PR-2021-005689_SI-2021-00987_Site_Plan_Am endment_Approved_9-15-21_Signature_Sheets

Final Audit Report 2021-09-20

Created: 2021-09-16

By: Jay Rodenbeck (jrodenbeck@cabq.gov)

Status: Signed

Transaction ID: CBJCHBCAABAANjUvpZzfaeHyjNR0By4G5FFpziaDkVaX

"PR-2021-005689_SI-2021-00987_Site_Plan_Amendment_Approved_9-15-21_Signature_Sheets" History

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- Document e-signed by Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)

 Signature Date: 2021-09-17 4:24:13 PM GMT Time Source: server- IP address: 143.120.132.68
- Document e-signed by Jolene Wolfley, CABQ Planning (jwolfley@cabq.gov) Signature Date: 2021-09-20 - 3:15:38 PM GMT - Time Source: server- IP address: 67.0.234.152
- Agreement completed. 2021-09-20 - 3:15:38 PM GMT

OFFICIAL NOTICE OF DECISION

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

Legacy Development & Management, LLC 5051 Journal Center Blvd., Suite 500 Albuquerque, NM 87109

Project# PR-2020-005689
Application#
SI-2021-00987 SITE PLAN AMENDMENT

LEGAL DESCRIPTION:

For all or a portion of: **TRACT B-1-A, MESA DEL NORTE ADDITION** zoned MX-M, located on **CONSTITUTION AVE NE, between LOUISIANA BLVD NE and MESILLA ST NE**containing approximately 1.7414 acre(s).
(J-19)

On September 15, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Transportation and Planning, based on the following Findings:

- 1. The original Site Plan governing the site is a Site Plan for Subdivision approved by the DRB in 2010 (Project 1004532; 10DRB-70324) consisting of Tracts B-1-A and B-1-B of the Mesa Del Norte Addition and comprising a total of 4.53-acres. This is a request to amend a note on the Site Plan for Subdivision approved in 2010, which restricted the height of buildings on the site to 36 feet in height, to permit a maximum building height of 77 feet (a maximum of 65-feet in height per the MX-M zone district requirement with a structured parking bonus of 12 additional feet), and to develop the currently vacant site consisting of the 1.7414-acre Tract B-1-A by constructing a 102,625 square foot, 5-story, 151-unit multi-family residential facility on the site under the standards of the IDO.
 - 1. <u>Pursuant to 6-6(G)(3) Review and Decision Criteria An application for a Site Plan DRB</u> shall be approved if it meets all of the following criteria:

a. <u>6-6(I)(3)(a)</u> The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The dimensional standards, parking, landscaping, and facades comply with the applicable provisions of the IDO: 22,963 square feet of open space is provided where a total of 17,648 square feet are required, the maximum height of the building is 69-feet in height where a maximum height of 77-feet is permitted, and the setback requirements are met; 187 parking spaces are provided where a total of 151 parking spaces are required; 12,278 square feet of landscaping is proposed where 3,087 square feet is required; and the change in color and texture and 2" recessed windows on the upper floors meet the façade design requirements.

b. 6-6(I)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The site has access to a full range of urban services including utilities, roads and emergency services. A Traffic Impact Study (TIS) was not required for this project.

c. <u>6-6(I)(3)(c)</u> If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The site is not located within an approved Master Development Plan, therefore this criterion does not apply.

2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

- Final sign-off is delegated to Transportation for curb ramp configuations of the access-way.
- 2. Final sign-off is delegated to Planning for the Solid Waste signature.
- 3. The applicant will obtain final sign off from Transportation and Planning by November 15, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

Official Notice of Decision
Project # PR-2020-005689 Application# SI-2021-00987
Page 3 of 3

<u>APPEAL:</u> If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **SEPTEMBER 30, 2021.** The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using https://wetransfer.com. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

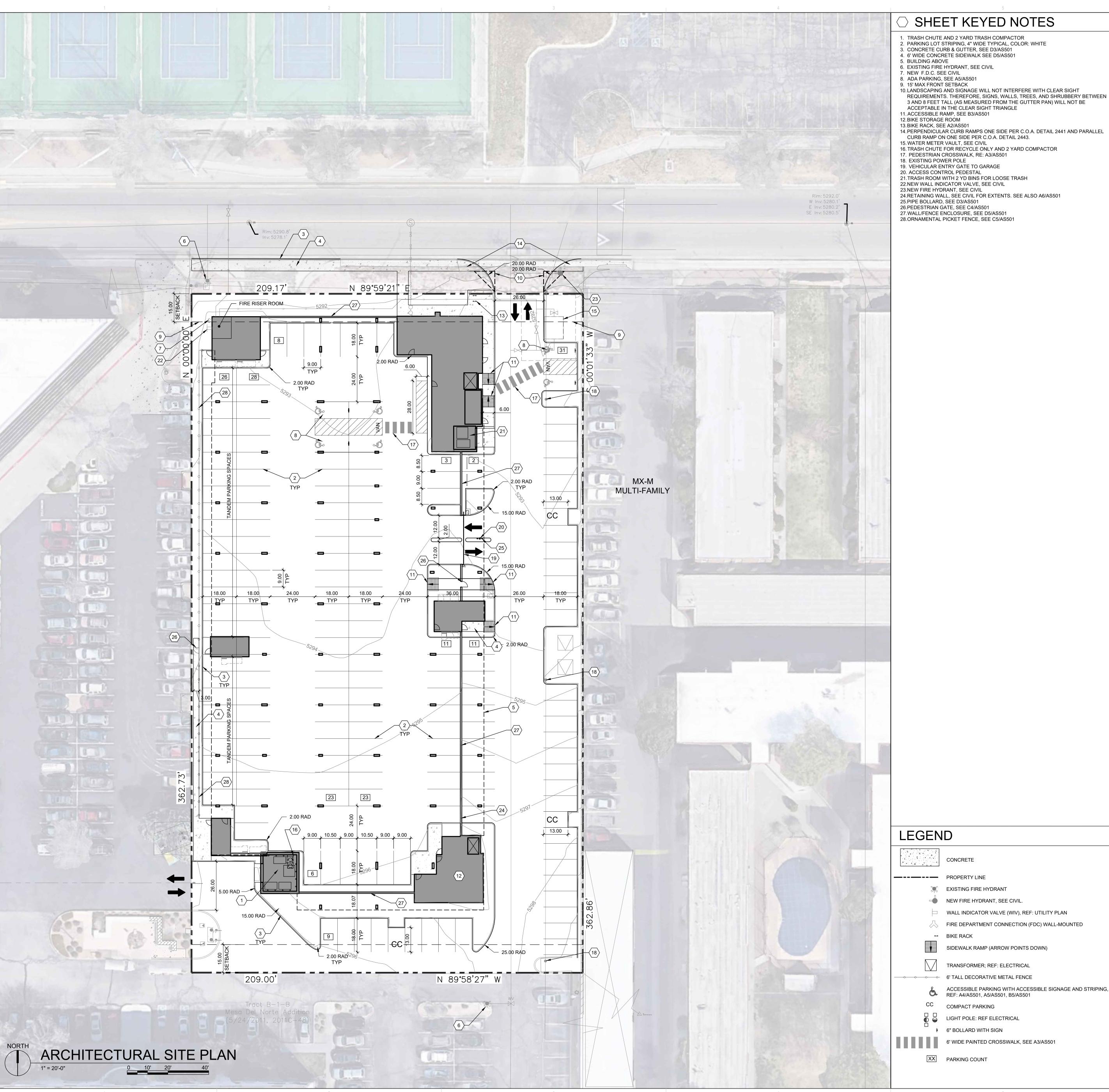
Sincerely.

Jolene Wolfley DRB Chair

JW/jr

Consensus Planning, Inc., 302 8th Street NW, Albuquerque, NM 87102

PROPOSED SITE PLAN



SHEET KEYED NOTES

- 1. TRASH CHUTE AND 2 YARD TRASH COMPACTOR
- 2. PARKING LOT STRIPING, 4" WIDE TYPICAL, COLOR: WHITE
- 3. CONCRETE CURB & GUTTER, SEE D3/AS501 4. 6' WIDE CONCRETE SIDEWALK SEE D5/AS501
- 6. EXISTING FIRE HYDRANT, SEE CIVIL
- 7. NEW F.D.C. SEE CIVIL
- 8. ADA PARKING, SEE A5/AS501
- 9. 15' MAX FRONT SETBACK 10.LANDSCAPING AND SIGNAGE WILL NOT 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
- 13.BIKE RACK, SEE A2/AS501 14. PERPENDICULAR CURB RAMPS ONE SIDE PER C.O.A. DETAIL 2441 AND PARALLEL
- CURB RAMP ON ONE SIDE PER C.O.A. DETAIL 2443. 15. WATER METER VAULT, SEE CIVIL
- 16. TRASH CHUTE FOR RECYCLE ONLY AND 2 YARD COMPACTOR
- 17. PEDESTRIAN CROSSWALK, RE: A3/AS501
- 18. EXISTING POWER POLE 19. VEHICULAR ENTRY GATE TO GARAGE
- 20. ACCESS CONTROL PEDESTAL
- 21.TRASH ROOM WITH 2 YD BINS FOR LOOSE TRASH 22.NEW WALL INDICATOR VALVE, SEE CIVIL
- 24.RETAINING WALL, SEE CIVIL FOR EXTENTS. SEE ALSO A6/AS501 25.PIPE BOLLARD, SEE D3/AS501
- 26.PEDESTRIAN GATE, SEE C4/AS501 27.WALL/FENCE ENCLOSURE, SEE D5/AS501

GENERAL SHEET NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT
- UNLESS OTHERWISE NOTED. D. SITE PLAN SHALL COMPLY WITH LOCAL, STATE AND FEDERAL ADA STANDARDS
- & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO
- THE CITY OF ALBUQUERQUE STANDARDS. LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-8 OUTDOOR
- G. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE. I. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET CLEAR SIGHT TRIANGLE.
- TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE ALL PUBLIC INFRASTRUCTURE LOCATED WITHIN CITY RIGHT-OF-WAY SHALL BE INCLUDED IN A PUBLIC WORK ORDER. SEE THE APPROVED FIRE 1 PLAN FOR FIRE LANE STRIPING, ALSO REF A1/AS501.

PROJECT DATA

IDO - MIXED USE - MODERATE INTENSITY ZONING DISTRICT (MX-M)
LANDUSE: MULTIFAMILY RESIDENTIAL

PLANNING CONTEXT: SITE IS WITHIN THE UPTOWN URBAN CENTER

Tract B-1-A, Mesa Del Norte Addition, City of Albuquerque, Bernalillo County, New Mexico SITE AREA: 1.74 ACRES **ZONE ATLAS**: J-19-Z

SETBACKS: FRONT= 0' MIN / 15' MAX, SIDE = 0' MIN / N/A MAX REAR= 15'

REQUIRED SPACES: 151 SPACES

BICYCLE PARKING PROVIDED

BUILDING HEIGHT: MAXIMUM ALLOWED: 65'-0" UC-MS-PT + 12'-0" STRUCTURED PARKING BONUS: 77'-0" ACTUAL HEIGHT: 69'-1" **SPRINKLERED:** YES, NFPA 13

BUILDING OCCUPANCY: S-2 COVERED PARKING, R-2 MULTIFAMILY RESIDENTIAL CONSTRUCTION TYPE: 1 STORY COVERED PARKING (PODIUM) - TYPE IA BUILDING SF:

FIRST LEVEL - COVERED PARKING (PODIUM) 43,209 GSF SECOND LEVEL 44,580 GSF THIRD LEVEL 34,427 GSF FOURTH LEVEL 34,233 GSF FIFTH LEVEL 34,296 GSF

TOTAL 190,745 GSF PRIOR APPROVAL 182,052 GSF PERCENT CHANGE 4.78% PARKING CALCULATION: (TABLE 5-5-1, UC-MS-PT)

1 SPACES / DWELLING UNITS: 151 X 1 = 151 SPACES PROVIDED PARKING = 187 TOTAL SPACES ACCESSIBLE PARKING: (ADA 208.2.3) 2% OF UNITS = 151 X .02 = 3.02 = 4 SPACES REQUIRED

2 STANDARD SPACES + 4 VAN ACCESSIBLE SPACES = 6 SPACES PROVIDED BICYCLE PARKING REQUIRED = 16 SPACES (10% OF REQUIRED OFF-STREET PARKING = 151 X 0.10 = 16 SPACES)

= 16 SPACES

OPEN SPACE CALCULATIONS

TABLE 2-4-5 / MX-M ZONING USABLE OPEN SPACE 1 BD: 225 SF PER UNIT 225 SF x 129 UNITS = 29,025 SF 285 SF x 22 UNITS = 6,270 SF = 35,295 SF 2 BD: 285 SF PER UNIT UC-MS-PT: 50% REDUCTION = 35,295 SF X 50% = 17,648 SF

REQUIRED OPEN SPACE: = 17,648 SF PROVIDED OPEN SPACE: = 7,109 SF = 10,928 SF LEVEL 2 OPEN BALCONIES
TOTAL = 875 SF = 18,912 SF

> **ADMINISTRATIVE AMENDMENT**

ARCHITECTURE IN PROGRESS

DEKKER

PERICH

ARCHITECT

ENGINEER

PROJECT

VICINITY MAP



REVISIONS 08/18/2022 AMENDMENT

DRAWN BY	AS
REVIEWED BY	AS/ JM
DATE	08/18/2022
PROJECT NO.	21-0020
DRAWING NAME	

SITE PLAN

SHEET NO. AS101

LANDSCAPE

SCALE: 1/16"=1'-0"

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	NOTES
	TREES				
·	Celtis reticulata	Netleaf Hackberry	2" Cal. 8'-10' Insta 25'x25' Matu		Single-Trunk Dense Canopy Medium Water, Ba
<u> </u>	Chilopsis Linearis	Desert Willow	2" Cal. 8'-10' Insta 20'x25' Matu		and Burlap Single-Trunk Dense Canopy Medium Water, Ba
	* Prunus cerastifera	Purpleleaf Plum	1.5" Cal. 8'-10' Insta 20'x20' Matu		and Burlap Single-Trunk Dense Canopy Medium Water, Ba
	Quercus fusiformis	Escarpment Live Oak	12" Cal. 8'-10' Insta 25'x30' Mati		and Burlap Single-Trunk Dense Canopy Medium Water, Ba and Burlap
	Juniper scopulorum 'Wichita blue'	Wichita Blue juniper	1.5" Cal. 8'-10' Inst <i>a</i> 40'×40' Mat		Single-Trunk Dense Canopy Medium Water, Ba and Burlap
	Acer palmatum	Japanese Maple	1.5" Cal. 5'-5' Insta 5'x10' Matur		Single-Trunk Dense Canopy High Water, Ball and Burlap
+	* Pistachia chinensis	Chinese Pistache	2" Cal. 8'-10' Insta 50'x60' Mat		and Burlap Single-Trunk Dense Canopy Medium Water, Ba
	* Malus cultivars	Crabapple	1.5" Cal. 8'-10' Insta 5'x10' Matur		and Burlap Single-Trunk Dense Canopy High Water, Ball and Burlap
	ACCENTS & VINES				ı
*	Hesperaloe parviflora	Red Yucca	5 Gal.	32	As Per Plan
	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	5 Gal.	75	As Per Plan
*	Muhlenbergia capillaris	Regal Mist	5 Gal.	30	As Per Plan
\bigoplus	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	5 Gal.	1Ø2	As Per Plan
*	Yucca rupicola	Twisted Yucca	5 Gal.	27	As Per Plan
	SHRUBS				
	Buddleia davidii nan. 'Nanho Purple'	Purple Butterfly Bush	5 Gal.	41	As Per Plan
	Cytisus x praecox Aligola	Allgold Broom	5 Gal.	21	As Per Plan
\bigoplus	Nandina domestica Gulf Stream	Gulf Stream Nandina	5 Gal.	37	As Per Plan
	Rhus trílobata Autumn Amber'	Creeping Three-Leaf Suma	c 5 Gal.	31	As Per Plan
3	Salvia 'Ultra Violet'	Ultra Violet Hybrid Sage	5 Gal.	28	As Per Plan
	GROUND COVERS				
3-4 3-4	Achillea 'Moonshine'	Moonshine Yarrow	1 Gal.	65	As Per Plan

MISCELLANEC	pus
	3/8"-1" Amaretto Brown Rock Mulch (3" Depth Over Filter Fabric) - QTY: ± 7,784 s.f.
+ + <th>2" Tequila Sunrise Rock Mulch (4" Depth Over filter Fabric) - QTY: ± 1,631 s.f.</th>	2" Tequila Sunrise Rock Mulch (4" Depth Over filter Fabric) - QTY: ± 1,631 s.f.
	2"-4" Coyote Mist Cobble Mulch (6" Depth Over Filter Fabric) - <u>QTY: ± 748 s.f.</u>
	4'x4' Landscape Boulders - QTY: ± 4
	3'x3' Landscape Boulders - QTY: ± 9

2'x2' Landscape Boulders - QTY: ± 6

4'x4' Sonoran Stonecrete Fiberglass Planter - QTY: ± 9 4'x2' Sonoran Stonecrete Fiberglass Planter - QTY: ± 12

GENERAL NOTES

D Lavandula anguistifolia "Munstead"

1. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUM, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE DRAWINGS.

Red Riding Hood Beardtongue Gal. 33 As Per Plan

- 2. A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- 3. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF ANY WORK.
- 4. LANDSCAPE CONTRACTOR SHALL INSPECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK, ALL HARDSCAPE SHALL BE RE-INSPECTED DURING THE FINAL WALK-THRU, ANY DAMAGED AREAS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 5. VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING CONSTRUCTION., NOTIFY THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY SHOULD CONFLICTS ARISE.
- 6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENT LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE, CONTACT BLUE STAKE AT 602-263-1100, 72 HOURS MINIMUM PRIOR TO INITIATING CONSTRUCTION, NOTIFY THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY SHOULD CONFLICT ARISE.
- 1. OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT DO NOT INCLUDE INSPECTIONS OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
- 8. UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS AND BE RAKED UNIFORMLY ALONG WALK, SIDEWALK, AND CURBS.
- 9. LANDSCAPE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
- 10. REFER TO THE ENGINEERING DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND NOT IMPAIRED WITH OBSTRUCTIONS.
- 11. LANDSCAPE CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE EACH
- APPLICATION OF PRE-EMERGENT FOR VERIFICATION. 12. BOULDERS TO BE SURFACE SELECT BOULDERS, ANY EXPOSED SURFACE SCARRING THAT MAY HAVE OCCURRED DURING TRANSPORTING OR

LANDSCAPE CALCULATIONS

CONSTRUCTION IS TO BE EONITED.

SITE AREA (1.74 AC) BUILDING FOOTPRINT WETKOTOOO SO/SS/SS/SS/SS REQUIRED/PROVIDED LANDSCAPE 3,087 S.F. (10%*)/11,202 S.F. (36%) NOTE: SITE IS LOCATED IN THE UPTOWN COMPREHENSIVE PLAN URBAN CENTER

REQUIRED/PROVIDED VEGETATIVE COVER 7,659 S.F. (75%)/ 8,169 S.F. (80%)

<u>Parking Lot trees</u> Parking Lot spaces provided REQUIRED/PROVIDED PARKING LOT TREES (1/10 SPACES) 10/19

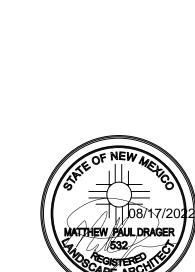
THE SITE IS LOCATED IN THE UPTOWN URBAN CENTER, AT LEAST 5 PERCENT OF THE PARKING LOT AREAS OF LOTS CONTAINING 50 OR FEWER SPACES SHALL BE LANDSCAPED.

PARKING LOT AREA REQUIRED/PROVIDED PARKING LOT LANDSCAPE 1,458 S.F. (5%)/4,752 S.F. (16%)

CONSTITUTION AVE NE AT THIS SITE IS CATEGORIZED AS A LOCAL STREET AND NO STREET TREES ARE REQUIRED

- EXISTING 20' WATERLINE EASEMENT EXISTING 10' PUE EXISTING 10' UTILITY EASEMENT
- 4. EXISTING 4' UNDERGROUND TELEPHONE EASEMENT 5. PRIVATE RECIPROCAL CROSS LOT ACCESS, PARKING, AND DRAINAGE EASEMENT FILES ON MAY 24, 2011, IN BOOK 2011C, PAGE 48, FOR THE BENEFIT AND USE BY AND FOR THE OWNERS AND CONSISTS OF THE ENTIRE PARCEL EXCLUSIVE OF THE BUILDING AREA, BLANKET IN NATURE

6. EXISTING 30' COMMON ACCESS EASEMENT



EXPIRES 06 / 30 / 2025 Collaborative ' Design Studio Inc 7116 East 1st Avenue Suite 1 Scottsdale, Arizo office: 480-347-0 fax: 480-656-6

DEKKER PERICH

SABATINI

ARCHITECTURE IN PROGRESS

ARCHITECT

SINGLE-TRUNK

8' TO 10' LODGEPOLE STAKES DRIVEN -INTO GROUND (8' FOR MULTI OR CANOPY 10'

NOTCH BACKSIDE OF POLY TUSING

5/8" BLACK POLY TUBING 12"-15" LONG MIN.

FOR TALL COLUMNAR) STRESS POINT OF TREE

#10 PLASTIC GUYWIRE

WRAP A MIN. OF 5 TIMES AROUND ITSELF

PLANTING PIT SIZES:

1 PER I GAL.,

2 PER 5 GAL., 4 PER 15 GAL.,

GRADE

FERTILIZER TABLET -

SEE PLANTING DETAIL

NOTE: 15 GAL AND 24" BOX (SMALL CALIPER) TO HAVE DOUBLE TIES BETWEEN STAKES. 24" AND LARGER TO HAVE SINGLE TIE

AL MANUEL MANUEL

BETWEEN STAKES.

SCALE: N.T.S.

SCALE: N.T.S.

TREE STAKING

WRAP TWICE AROUND STAKE

NOTE: MULTI-TRUNKED TREES TO HAVE ALL MAJOR LEADERS STAKED OR SUPPORTED. ALL WIRE TO

> 1 PART MULCH TO 2 PARTS EXCAVATED SOIL, 4 LB GYPSUM & 1 LB SULFUR PER CUBIC

1 GAL. OR 5 GAL: 2X WIDTH OF ROOTBALL DEPTH-DEPTH OF ROOTBALL FERTILIZER TABLETS (AGRIFORM TABLETS)

DOWN ALONG PLANT ROOTBALL

6 PER 24"BOX OR LARGER

- SEE STAKING DETAIL

TOP OF ROOTBALL

- FLUSH WITH FINISH

TREE AND SHRUB PLANTING

ENGINEER

PROJECT

ISSUED FOR **PERMIT**

REVISIONS

DRAWN BY REVIEWED BY DATE 08/17/2022 PROJECT NO. 21-0020 DRAWING NAME

LANDSCAPE PLAN - SITE

SHEET NO.

L101



DEKKER PERICH SABATINI

ADMINISTRATIVE AMENDMENT

> 08/11/2022 21-0020

EXTERIOR ELEVATIONS

SDP5.1



DEKKER PERICH

050 CONSTITUTI ALBUQUERQUE

ADMINISTRATIVE AMENDMENT

08/11/2022

EXTERIOR ELEVATIONS

SDP5.2