



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 Requiring a Public 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 Development Plan (Form P1)	☐ Adoption or Amendment of Historic Designation (Form L)
☐ Alternative Signage Plan (Form P3)	☐ Historic Certificate of Appropriateness – Major (Form L)	☐ Amendment of IDO Text (Form Z)
☒ Minor Amendment to Site Plan (Form P3)	☐ Demolition Outside of HPO (Form L)	☐ Annexation of Land (Form Z)
☐ WTF Approval (Form W1)	☐ Historic Design Standards and Guidelines (Form L)	☐ Amendment to Zoning Map – EPC (Form Z)
	☐ Wireless Telecommunications Facility Waiver (Form W2)	☐ Amendment to Zoning Map – Council (Form Z)
		Appeals
		☐ Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Luminaria Apartments Limited Partnership, LLLP		Phone: 505-244-1614
Address: 320 Gold Avenue SW #918		Email: miriam@abqgahp.org
City: Albuquerque	State: NM	Zip: 87102
Professional/Agent (if any): Peter Page		Phone: 505-470-9876
Address: PO Box 1972		Email: peter@amenergynm.com
City: Corrales	State: NM	Zip: 87048
Proprietary Interest in Site:		List <u>all</u> owners: State Land Office

BRIEF DESCRIPTION OF REQUEST

Add 3 Solar Carport structure in existing Parking lot over existing parking spaces

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tract C	Block:	Unit:
Subdivision/Addition: Video Addition	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): L-21-Z	Existing Zoning: MX-H	Proposed Zoning: n/a
# of Existing Lots: 1	# of Proposed Lots: n/a	Total Area of Site (acres): 1.88 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 10600 Central Ave. SE	Between: Central	and: Eubank
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PRT 19-358, BP-2020-43242, PR-2020-004062, SI-2020-00552 SITE PLAN

Signature:	Date: 2/21/2023
Printed Name: Peter Page	☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

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**

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

☐ **ARCHEOLOGICAL CERTIFICATE**

- ☐ 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 archeological 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**

- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ☒ The approved Site Plan being amended
- ☒ Copy of the Official Notice of Decision associated with the prior approval
- ☒ The proposed Site 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.

☐ **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)
- ☐ Landscape Plan

February 21, 2023

To: City of Albuquerque, Design Review Board

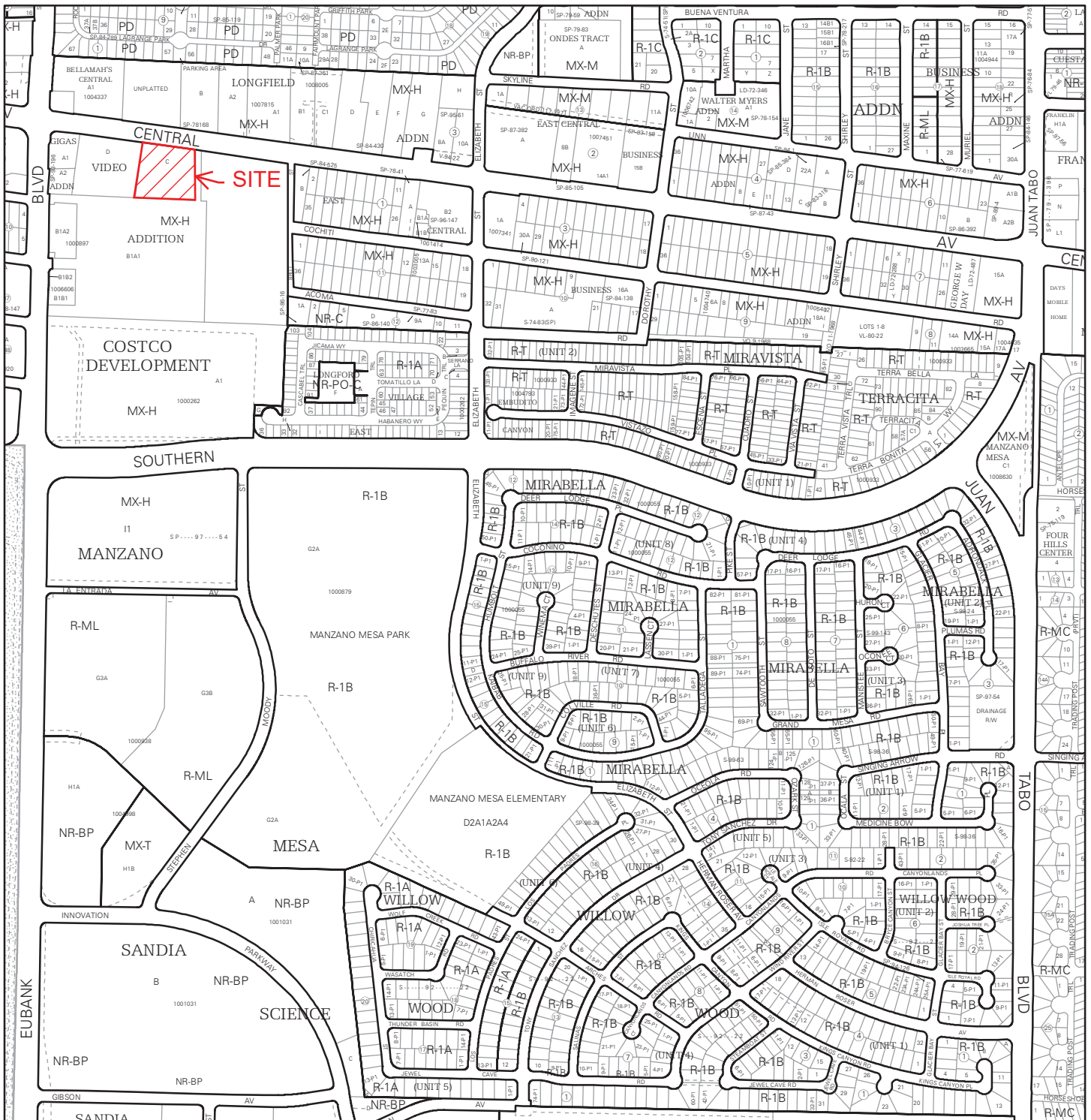
The New Mexico State Land Office is the owner of the land at 10600 Central Ave. SE, Albuquerque, NM 87123. Luminaria Apartments Limited Partnership LLLP ("Luminaria"), an entity created by Greater Albuquerque Housing Partnership, has a 40-year business lease agreement (BL-2727) with the New Mexico State Land Office for occupancy and development of the above-referenced land. Luminaria is an applicant to the Design Review Board for a residential project.

This letter authorizes AMENERGY, Inc, solar contractor for the applicant, Luminaria, to act as Agent for purposes of the DRB application, as required by Minor Amendment to Site Plan (Form P3) DRB.

Sincerely,

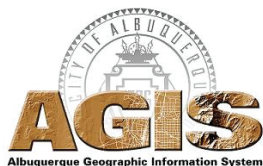
A handwritten signature in blue ink, appearing to read "Steve Nield".

Assistant Commissioner, Commercial Resources Division

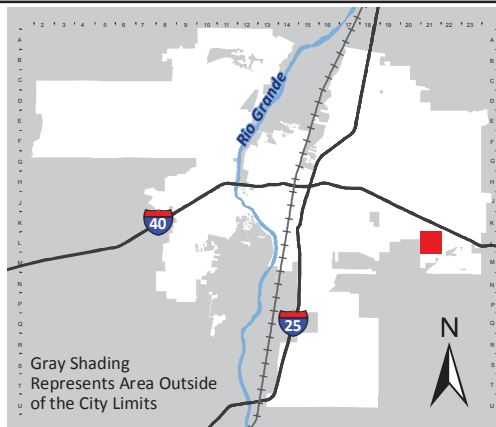


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
L-21-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

February 21, 2023



City of Albuquerque Planning
Department 600 2nd St. NW
Albuquerque, NM 87103

Re: Reason for Request – 10600 Central Avenue SW, Albuquerque, NM 87123

Request for Minor Amendment to Site Plan - Solar Carport Installation

Legal Description: Tract C, Video Addition and Parcels of Land Owned by the State of New Mexico situated within the NM1/4 NW1/4 Sec. 28 T10N, R4E, NMPM, Parcel B, 1.88 Acres

Dear Cabq planning department reviewer:

AMENERGY, Inc. is acting as agent for Luminaria Apartments Limited Partnership, LLLP, owners of the subject property, for the actions referenced above.

In a previous DRB dated February 10, 2022 for this site, a request was approved that included minor adjustments "to the site plan and landscape plan to accommodate requirements of construction and market demand for accessible parking spaces and future opportunity to provide more covered parking spaces and solar photovoltaic installed on the carport structures for better energy efficiency for the project". This current request is for the approval of three solar photovoltaic installed on the carport structures. **For the reasons set forth in this letter, we respectfully request approval of the Request for Minor Amendment to Site Plan - Solar Carport Installation.**

Project Description per prior submittal (no changes):

The previous approved request, PR-2020-004062 SI-2022-00333, that included "proposed future opportunity to provide more covered parking spaces and solar photovoltaic installed on the carport structures for better energy efficiency for the project" did not specifically define the number of solar carports on the site plan. One solar carport structure was installed in 2022 (Building Permit BP-2021-52692) and this request is to add 3 additional solar carport structures (Building Permit BP-2022-53736 - In E-Review).

Luminaria Senior Community is an affordable senior living development consisting of 92 apartment units, 72 one bedroom and 20 two bedrooms. All of the rentable units are intended for senior residents 55 years and over at or below 60% AMI. The proposed community includes a single, four-story wood framed building which wraps an outdoor parking court. The building hosts residential units along with community amenities along the ground floor facing Central Avenue. Each end of the building is celebrated by an outdoor community space: an entry courtyard at the west, an intimate community courtyard to the northeast, and a dog park at the southeast. Total size is 68,800 GSF.

The owner of this project was not able to determine how many solar carports structures they could afford until the overall project books were complete (2023) and only then could they could determine what monies were available for additional solar.

And, due to this development providing affordable housing for senior residents, the owners also wanted to be able to subsidize as much of the tenants electricity as possible, with solar electricity offsets.

This request does not alter the number of parking spaces or change the parking site plan in any way other than provide covered parking that will have solar panels, over existing spaces. No trenching across the parking lot from the new carport structures to the electric service area will be required as all infrastructure (underground conduits) for these carports was installed in 2022.

Project Components

Installation of 3 carport shade structures with solar panels.

All carports are cantilever style with mono posts.

Carport 1 will be located at the North side of the parking lot over a portion (5 spaces) of the existing paved handicap parking spaces (dimensions 31'D x 84"W).

Carports 2-3 are identical will be located on the South side of the existing parking lot over (7 each) existing unpaved parking spaces (dimensions 20'D x 69"W each) and spaces will remain unpaved.

All existing parking spaces will remain usable, the existing parking space count will not change and no other modifications in the parking lot / area, other than the 3 new carports are proposed or will take place.

The addition of these 3 carports will not affect existing navigation or parking for the site or alter the foot print of the site other than provide covered parking in 3 locations, This installation will assist in long term economic relief for the low income residents (in the form of reduced monthly electric bills).

Conclusion:

We respectfully request approval of this minor amendment of the site plan.

If you have any questions or need clarification on anything contained in this application please feel free to contact me.

Mobile Phone: 505-470-9876

Email: peter@amenergynm.com

Sincerely,

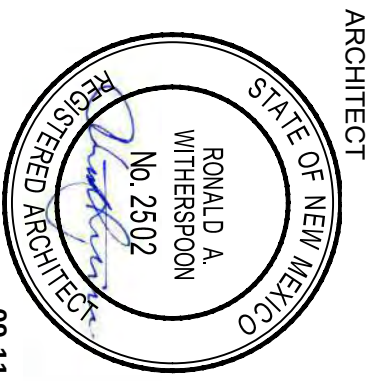
AMENERGY, Agent for Luminaria Limited Partnership, LLP

A handwritten signature in black ink, appearing to read "Peter Page". The signature is stylized with a large, looped "P" and a cursive "Page".

Peter Page, President AMENERGY

DEKER
PERICH
SABATINI

ARCHITECTURE
DESIGN
INSPIRATION



ENGINEER
09-11-2020

PROJECT

LUMINARIA SENIOR COMMUNITY
10600 CENTRAL AVE SE
ALBUQUERQUE, NM 87123

50%
CONSTRUCTION
DOCUMENTS

REVISIONS

△	AG, JF
△	RAW, HFG
△	DATE: 09/11/2020

PROJECT NO. 19-0058
DRAWING NAME
SITE
PLAN

SHEET NO.
SDP1.1
OF

OPEN SPACE CALCULATIONS

TABLE 2-4.7 / MM-H ZONING	
TABLE 1: OPEN SPACE	
1 BD, 20MSF ± 172 UNITS ± 14,400 SF	
2 BD, 200 SF PER UNIT	
TOTAL	250 SF ± 20 UNITS ± 5,000 SF
PROVIDED OPEN SPACE	19,400 SF REQUIRED OPEN SPACE

PROJECT NO.

APPLICATION NO.

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:

<u>Jeanne Weferlunger</u> TRANSPORTATION DIVISION DATE: Dec 2, 2020	<u>Leanne Wolfenbarger</u> TRANSPORTATION DIVISION DATE: Dec 7, 2020	<u>Kristopher Cadena</u> DATE: Dec 2, 2020	<u>ABOVIA</u> DATE: Dec 2, 2020	<u>Christophor</u> DATE: Dec 2, 2020	<u>Enrico</u> DATE: Dec 2, 2020
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ENVIRONMENTAL HEALTH (CONDITIONAL) <u>Herma Gallegos</u> DATE: Dec 3, 2020	SOLID WASTE MANAGEMENT <u>Wendy</u> DATE: Dec 7, 2020
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DRB-CHAIRPERSON, PLANNING DEPT. <u>Carol Garcia</u> DATE: Dec 2, 2020

CODE ENFORCEMENT

LEGEND

LANDSCAPE AREA	REINFORCED CONCRETE	HEAVY DUTY ASPHALT (RATED FOR UP TO 75,000 LBS)	STABILIZED CRUSHER FINES	PERMEABLE PAVING	LIGHT DUTY ASPHALT	FIRELANE STRIPPING MARKING FIRE ACCESS LANE. REF: A/MSDP-1.2	PROPERTY LINE	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 PAD PER PMH STANDARDS	PERIMETER FENCE	ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPPING. REF: A/MSDP-1.2, A/MSDP-1.2 & B/MSDP-1.2	COMPACT PARKING. REF: D/MSDP-1.3	LIGHT POLE	6" BOLLARD WITH SIGN
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PROJECT DATA

PARKING CALCULATION (TABLE 5-4-1)	REQUIRED SPACES: 33 SPACES	CREDIT OF 55 SPACES FOR PROXIMITY TO TRANSIT, VANPOOL, PARKING, AND OFF-STREET PARKING = 88 SPACES REQUIRED	NO. OF SPACES REQUIRED = 11 SPACES	NO. OF SPACES PROVIDED = 11 SPACES	MOTORCYCLE PARKING REQUIRED = 3 SPACES	MOTORCYCLE PARKING PROVIDED = 3 SPACES	BIKE PARKING REQUIRED = 23 SPACES	BIKE PARKING PROVIDED = 42 SPACES	12 OUTDOOR SPACES ARE PROVIDED FOR VISITORS THAT ARE FIXED, PERMANENT AND ARE LOCATED AT ALL THE RACKS SERVING THE TRAIL, AND ALONG CENTRAL AVENUE FOR THE ROUTE 66 ACTION PLAN.
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REFER TO SPDS-1 AND SPDS-2 FOR
ELEVATION INFORMATION.
ITEM #1 FROM 5-11(E)(2) IS ADDRESSED:
-ALL FACADES INCLUDE COLOR CHANGE
AND A BAND DESIGN BETWEEN THE
GROUND AND UPPER LEVELS TO
DESIGNATE THE BASE OF THE BUILDING
-THE NORTH FACADE FACING CENTRAL
AVENUE HAS A TILE CHECKERED
WAINSCOT 3' HIGH RELATING TO HUMAN
SCALE AT GROUND LEVEL, AND BRING
IN THE GOALS OF THE ROUTE 66 ACTION
PLAN
-THE NORTH FACADE FACING CENTRAL
AVENUE HAS A SPACE DEDICATED FOR A
FUTURE MURAL AT THE GROUND LEVEL
THAT WILL BE LOCALLY SOURCED AND
WILL BE INSPIRED BY HISTORIC ROUTE
66

ITEM #2 FROM 5-11(E)(2) IS ADDRESSED:
-THE NORTH FACADE DESIGN INCLUDES
2 RAISED PLANTERS 3' HIGH.
-WINDOWS ON ALL UPPER FLOORS THAT
PROVIDE NATURAL LIGHTING INTO
COMMUNITY AMENITIES CREATE A
DYNAMIC PEDESTRIAN EXPERIENCE.
EAST FACADE
-THE EAST FACADE INCLUDES THE
NORTH EAST COURTYARD ACCESS WITH
DOOR INCLUDING A CANOPY
-THE STAIR EXIT ALONG THE EAST
FACADE HAS WEATHER PROTECTION
WITH A CANOPY.
ALL FLOORS INCLUDE WINDOWS FOR
NATURAL LIGHT
-THE EAST FACADE ADDITIONAL SHADE
PROTECTION ON THIS ELEVATION IS
INCLUDED AS AN ADD ALTERNATE PER
THE SUGGESTION OF THE PLANNING
DEPARTMENT AND THE BUILDING
OWNER.

WEST FACADE
-WINDOWS ON ALL UPPER FLOORS THAT
PROVIDE NATURAL LIGHT.
-PRIMARY PEDESTRIAN ENTRANCE
ALONG THE WEST FACADE IN THE ENTRY
COURTYARD WEATHER PROTECTION
-TRILLIS DESIGN IN THE NORTHWEST
ENTRY COURTYARD TO PROVIDE SHADE
-AN OPTION FOR ADDITIONAL SHADE
PROTECTION ON THIS ELEVATION IS
INCLUDED AS AN ADD ALTERNATE PER
DEPARTMENT AND THE BUILDING
OWNER.

TRACT B-1A-1
HOME DEPOT
TRUCK ACCESS
DRIVE
ADDITION
VIDEO
HOME
COMMUNITY
OWNER
ITEM #3 FROM 5-11(E)(2) IS ADDRESSED:
-THE NORTH FACADE DESIGN
INCORPORATES 5 STICCO COLOR
CHANGES INTEGRATED IN A MINIMUM OF
EVERY 35 LINEAR FEET.
-THE NORTH FACADE WILL HAVE A
MURAL DESIGN WITH COLOR CHANGING
THROUGH THE CITY PUBLIC ART
PROGRAM.
-THE CHANGE IN WALL PLANE OF AT
LEAST 1 FOOT IN DEPTH OCCURS AT
LEAST EVERY 100 LINEAR FEET AND
EXTENDS AT LEAST 25% OF THE LENGTH
OF THE FACADE
-THE NORTH FACADE HAS A BASE
TREATMENT USING 3 FEET HIGH TILE
WAINSCOT.
-THE DESIGN INCLUDES CHANGE IN
FACADE HEIGHT FOR EVERY 100 LINEAR
FEET SOUTH AND WEST FACADE
-THE CHANGE IN WALL PLANE OF AT
LEAST 1 FOOT IN DEPTH OCCURS AT
LEAST EVERY 100 LINEAR FEET AND
EXTENDS AT LEAST 25% OF THE LENGTH
OF THE FACADE
-THE DESIGN INCLUDES CHANGE IN
PARAPET HEIGHT FOR EVERY 100 LINEAR
FEET OF THE FACADE.

ITEM #4 FROM 5-11(E)(2) IS ADDRESSED:
-EXISTING CONCRETE CURB AND GUTTER. REF: A/MSDP-1.2
-3' HIGH CMU WALL. REF: ELEVATIONS SPDS-1
-VEHICULAR ROLLING EXIT GATE. PROXIMITY ACTIVATED
-DOGS PARK ENTRANCE
-ROUTE 66 ACTION PLAN
-MAJOR TRANSIT CORRIDOR AREA
-ROUTE 66 ACTION PLAN
-TRACT C VIDEO ADDITION. FILED IN THE BERNALILLO
IN BOOK 964 AT PAGE 283
SITE AREA: 1.88 ACRES
ZONE ATLAS: L-21-2
SETBACKS: FRONT = 5' MIN MAX, MAX
INTERIOR OF: REAR = 15' MAX
BUILDING HEIGHT: 51'-9"
MAXIMUM ALLOWED: 66'-9"
ACTION HEIGHT: 51'-9"
SPRINKLER: 2.275 GPM
FIRE FLOW: 2.275 GPM
HYDRANTS REQUIRED: 2
BUILDING OCCUPANCY: 1-2
BUILDING TYPE: TYPE 1A
BUILDING SET
FIRST LEVEL: 17,066 GSF
SECOND LEVEL: 17,066 GSF
THIRD LEVEL: 17,066 GSF
TOTAL: 69,338 GSF

PROJECT KEYED NOTES	
1. BUILDING IDENTIFICATION PER REQUIREMENTS IN SECTION 505 OF THE 2015 INTERNATIONAL FIRE CODE. SEE CIVIL.	23. PEDESTRIAN SLIDING GATE
2. TRASH AND RECYCLING ENCLOSURE WITH GATE. REF: A/MSDP-1.3, A/MSDP-1.3, A/MSDP-1.3, B/MSDP-1.3 AND C/MSDP-1.3	24. DEDICATED RESERVED VAN POOL AND CAR POOL PARKING BOLLARD
3. WALKWAY CONNECTION TO CENTRAL AVE SE	25. SIDEWALK WITH TURNDOWN EDE. REF: B/MSDP-1.2
4. ELECTRICAL METER BANK	26. PARTIALLY REUSED EXISTING CMU WALL WITH ORNAMENTAL FACADE ABOVE. TOTAL HEIGHT 6'-0" DESIGNED TO SCREEN ADJACENT REAR PROPERTY FROM HEADLIGHTS' BERSHISH
5. STRIPPING REF: A/MSDP-1.2, C/MSDP-1.2, C/MSDP-1.2 AND ACCESSIBLE RAMP. REF: C/MSDP-1.2, C/MSDP-1.2, C/MSDP-1.2, AND C/MSDP-1.2	27. CLEAR SIGHT TRIANGLE LANSICAPING FENCING AND SIGNING THEREFORE SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8' FEET TALL (AS MEASURED FROM THE GUTTER PAD) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT
6. MOTORCYCLE PARKING. REF: C/MSDP-1.2	28. EXISTING 5'-0" ELECTRIC & TELEPHONE EASEMENT. FILED: AUGUST 14, 1997, BOOK 874, PAGE 779
7. BICYCLE STORAGE ROOM (80 BICYCLES) PER IDO SECTION 505.1.2	29. CONCRETE HEADR CURB. REF: B/MSDP-1.2
8. BICYCLE STORAGE ROOM (80 BICYCLES) PER IDO SECTION 505.1.2	30. VEHICULAR ROLLING ENTRY GATE, FOR MOUNTED
9. PROVIDE AN ENTRAINED CONCRETE WITH MEDIUM BROWN FINISH AT ALL SITE SPOT ELEVATIONS, AND GRADING AND DRAINAGE REQUIREMENTS	31. FIRE DEPARTMENT CONNECTION (FDC) WALL-MOUNTED
10. SOLID WASTE CONNECTION IS THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE	32. ELECTRICAL TRANSFORMER (ON 6" CONCRETE PAD)
11. 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 PAD) WILL NOT BE PERMITTED IN ALL EXISTING ASPHALT AND CONCRETE TO BE REMOVED PRIOR TO	33. DOWNSPROUT TO COBBLE FIN OFF. RE: CIVIL PLANS PROVIDED
12. REMOVE EXISTING TREES	34. OPTION FOR FUTURE CITY BUS SHELTER (CONCRETE PAD PROVIDED)
13. PROJECT CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND DURING CONSTRUCTION COORDINATE WITH CITY OF ALBUQUERQUE'S MEDIAN LANDSCAPING PROJECT AT THIS LOCATION.	35. OPTION FOR PHOTOVOLTAIC (PV) CAR PORT. SEPARATE PERMIT REQUIRED
	36. TRASH ENCLOSURE AND MAINTENANCE STORAGE. REF: A/MSDP-1.3

GENERAL SHEET NOTES	
A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.	
B. ALL DIMENSIONS INCLUDING THE INTERNATIONAL FIRE CODE 2015	
C. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.	
D. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO) SECTION 14-16-5-4	
E. OUTDOOR LIGHTING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE	
F. PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE AND SIDEWALKS AND BETWEEN ASPHALT AND CONCRETE JOINTS.	
G. PROVIDE AN ENTRAINED CONCRETE WITH MEDIUM BROWN FINISH AT ALL SITE SPOT ELEVATIONS, AND GRADING AND DRAINAGE REQUIREMENTS	
H. SOLID WASTE CONNECTION IS THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE	
I. 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 PAD) WILL NOT BE PERMITTED IN ALL EXISTING ASPHALT AND CONCRETE TO BE REMOVED PRIOR TO	
J. REMOVE EXISTING TREES	
K. PROJECT CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND DURING CONSTRUCTION COORDINATE WITH CITY OF ALBUQUERQUE'S MEDIAN LANDSCAPING PROJECT AT THIS LOCATION.	

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F. PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE AND SIDEWALKS AND BETWEEN ASPHALT AND CONCRETE JOINTS.	
G. PROVIDE AN ENTRAINED CONCRETE WITH MEDIUM BROWN FINISH AT ALL SITE SPOT ELEVATIONS, AND GRADING AND DRAINAGE REQUIREMENTS	
H. SOLID WASTE CONNECTION IS THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE	
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J. REMOVE EXISTING TREES	
K. PROJECT CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND DURING CONSTRUCTION COORDINATE WITH CITY OF ALBUQUERQUE'S MEDIAN LANDSCAPING PROJECT AT THIS LOCATION.	

PROJECT DATA	
ZONING: RESIDENTIAL, HIGH DENSITY ZONE DISTRICT (MX-H)	
USE: HIGH INTENSITY ZONE DISTRICT (MX-H)	
NEIGHBORHOOD DEVELOPMENT AREA (MNA), EAST	
MAJOR TRANSIT CORRIDOR AREA	
ROUTE 66 ACTION PLAN	
TRACT C VIDEO ADDITION. FILED IN THE BERNALILLO	
IN BOOK 964 AT PAGE 283	
SITE AREA: 1.88 ACRES	
ZONE ATLAS: L-21-2	
SETBACKS: FRONT = 5' MIN MAX, MAX	
INTERIOR OF: REAR = 15' MAX	
BUILDING HEIGHT: 51'-9"	
MAXIMUM ALLOWED: 66'-9"	
ACTION HEIGHT: 51'-9"	
SPRINKLER: 2.275 GPM	
FIRE FLOW: 2.275 GPM	
HYDRANTS REQUIRED: 2	
BUILDING OCCUPANCY: 1-2	
BUILDING TYPE: TYPE 1A	
BUILDING SET	
FIRST LEVEL: 17,066 GSF	
SECOND LEVEL: 17,066 GSF	
THIRD LEVEL: 17,066 GSF	
TOTAL: 69,338 GSF	

PROJECT DATA	
PARKING CALCULATION (TABLE 5-4-1)	REQUIRED SPACES: 33 SPACES
CREDIT OF 55 SPACES FOR PROXIMITY TO TRANSIT, VANPOOL, PARKING, AND OFF-STREET PARKING = 88 SPACES REQUIRED	
NO. OF SPACES REQUIRED = 11 SPACES	
NO. OF SPACES PROVIDED = 11 SPACES	
MOTORCYCLE PARKING REQUIRED = 3 SPACES	
MOTORCYCLE PARKING PROVIDED = 3 SPACES	
BIKE PARKING REQUIRED = 23 SPACES	
BIKE PARKING PROVIDED = 42 SPACES	
12 OUTDOOR SPACES ARE PROVIDED FOR VISITORS THAT ARE FIXED, PERMANENT AND ARE LOCATED AT ALL THE RACKS SERVING THE TRAIL, AND ALONG CENTRAL AVENUE FOR THE ROUTE 66 ACTION PLAN.	

LUMINARIA SENIOR COMMUNITY
10600 CENTRAL AVE SE
ALBUQUERQUE, NM 87123

APPLICATION TO
DESIGN REVIEW
BOARD (DRB)

VISIONS

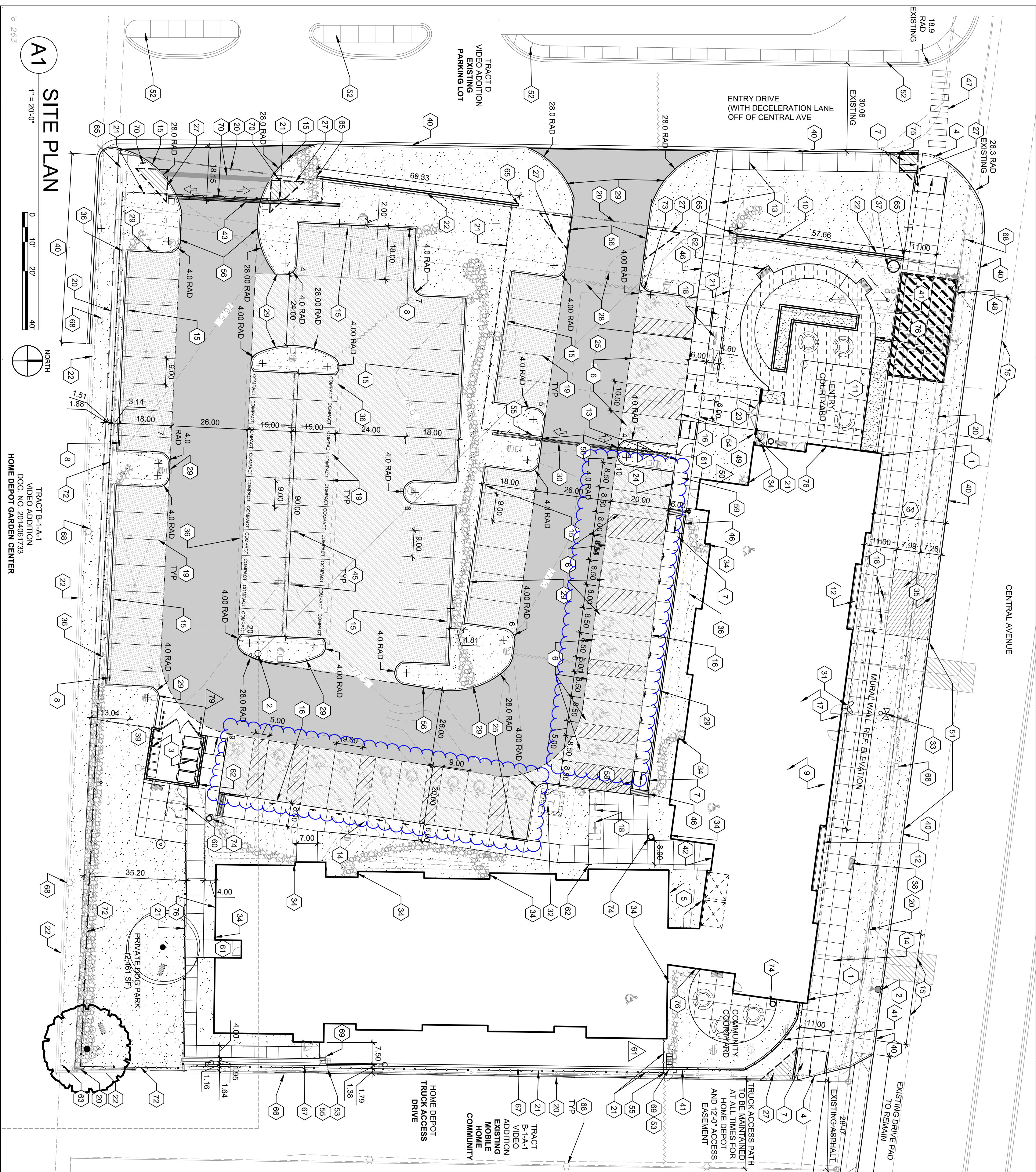
DRAWN BY	AG, JF
REVIEWED BY	RAW, HFG
DATE	02/10/2022
PROJECT NO.	19-0058
DRAWING NAME	

SITE

PLAN

LAN

SDP1.1



PROJECT DATA

[illegible]

ZONING:
 D2 - MIXED-USE - HIGH INTENSITY ZONE DISTRICT (MX-H)
 METROPOLITAN REDEVELOPMENT AREA (MRA) - EAST GATEWAY
 MAJOR TRANSIT CORRIDOR AREA
 ROUTE 66 ACTION PLAN
 TRACT C, VIERA ADDITION, FILED IN THE BERNALILLO COUNTY CLERK AND RECORDS OFFICE AUGUST 9, 1990
 IN BOOK 342 AT PAGE 283
SITE AREA: 1.88 ACRES
SETBACKS: FRONT: 57' MIN / N/A MAX
 STREET SIDE: 57' MIN / N/A MAX
 INTERIOR: 0' / REAR: 15'
BUILDING HEIGHT: UNLIMITED / UNLIMITED
 ACTUAL HEIGHT: 51'-9"
SPRINKLED: YES, NFPA 13R
FIRE FLOW: 2.35 GPM
BUILDING OCCUPANCY: R2
CONSTRUCTION TYPE: TYPE VA
BUILDING SF:
 SECOND LEVEL 17,095 GSF
 THIRD LEVEL 17,095 GSF
 FOURTH LEVEL 17,095 GSF
TOTAL CALCULATED: 67,395 GSF
REQUIRED SPACES: 13 SPACES
REQUIRED SPACES: 13 SPACES
 1.5 SPACES / DWELLING UNITS 92 X 1.5 = 138 SPACES
 CREDITS TAKEN: 16 SPACES FOR A COMBINATION OF CREDITS (TAKEN FOR 1) PROXIMITY TO TRANSIT, 2) 4.40 SPACES FOR 51'-0" STREET PARKING = 13 SPACES
DESCRIPTION OF CREDITS:
 5.50(C)IG) REDUCTION FOR PROXIMITY TO TRANSIT = 30% REDUCTION
 1.8 X .30% = .41 PARKING SPACES CREDIT
 PROXIMITY TO TRANSIT PARKING CREDIT = 1.39 SPACES
 7 PARKING SPACES CREDIT
 TABLE 6-4.2 ALLOWABLE DEVIATIONS - OFF-STREET VEHICLE PARKING SPACES = 13 SPACES
 3% CREDIT = 1.88 X .3% = PARKING SPACES CREDIT
TOTAL PROVIDED PARKING SPACES = 34 TOTAL SPACES
 (20 COMPACT SPACES + 43 STANDARD SPACES + 6 VAN ACCESSIBLE SPACES + 15 STANDARD ACCESSIBLE SPACES)

OPEN SPACE CALCULATIONS

TABLE 2-4.7 / MAX-H ZONING	
SABLE OPEN SPACE	
3D, 200 SF PER UNIT	
200SF x 72 UNITS = 14,400 SF	
3D, 250 SF PER UNIT	
250 SF x 20 UNITS = 5,000 SF	
TOTAL	19,400 SF REQUIRED OPEN SPACE
PROVIDED OPEN SPACE: 19,898 SF	

APPLICATION NO.

IS AN APPROVED INFRASTRUCTURE LIST REQUIRED?
YES [] NO. IF YES, THEN A SET OF APPROVED
ORC 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: _____

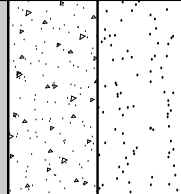
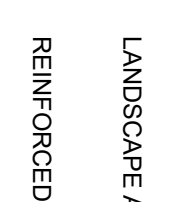
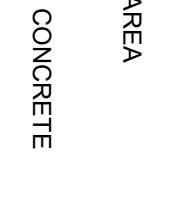
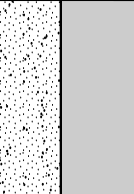
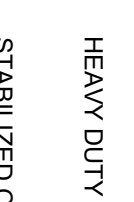
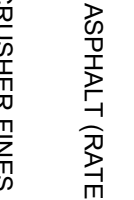
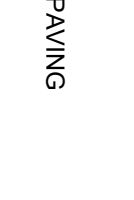
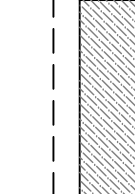
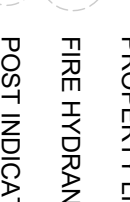
JBCWUA

DATE: _____

ENVIRONMENTAL HEALTH (CONDITIONAL)

SOLID WASTE MANAGEMENT	DATE:
ARB CHAIRPERSON, PLANNING DEPT.	DATE:

LEGEND

	LANDSCAPE AREA
	REINFORCED CONCRETE
	HEAVY DUTY ASPHALT (RAIED FOR UP TO 75,000 LBS)
	STABILIZED CRUSHER FINES
	PERMEABLE PAVING
	LIGHT DUTY ASPHALT
	FIRELINE STRIPING MARKING FIRE ACCESS LANE, REF. A/MSD1.2
	PROPERTY LINE
	FIRE HYDRANT
	POST INDICATOR VALVE (PIV), RE. CONCEPTUAL UTILITY PLAN
	FREIGHT DEPARTMENT CONNECTION (FDC) WALL-MOUNTED
	BIKE RACK
	SIDEWALK RAMP (ARROW POINTS DOWN)
	TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER P/M IN STANDARDS
	PERIMETER FENCE

PROJECT DATA

RESIDENT BICYCLE PARKING (LONG-TERM) REQUIREMENTS

BICYCLE PARKING REQUIRED BY MMMA = 23 SPACES
0.25 SPACES PER DU = $92 \times .25 = 23$ SPACES, MUST BE SECURED AND COVERED

IF CURRENTLY PASSESS, BICYCLE PARKING REQUIRED BY LEED FOR HOMES =
BICYCLE PARKING REQUIRED BY CABO I/O SECTION 5-6(F) = $83 \times .1\% = 9$ SPACES

≥ 5 MULTI-FAMILY OR LIVE-WORK UNITS: 3 SPACES OR 1% OF REQUIRED OFF-STREET PARKING SPACES, WHICHEVER IS GREATER

TOTAL LONG-TERM BICYCLE PARKING SPACES PROVIDED = 23 SPACES

TOTAL SHORT-TERM BICYCLE PARKING SPACES PROVIDED = 0 SPACES (NO ALLOTTMENT)

VISITOR BICYCLE PARKING (SHORT-TERM) REQUIREMENTS

BICYCLE PARKING REQUIRED BY LEED FOR HOMES = 5 SPACES
LEED SHORT-TERM BICYCLE PARKING = $(92 \times 2) \times 0.025 = 4.6 = 5$

TOTAL SHORT-TERM BICYCLE PARKING SPACES PROVIDED = 5 SPACES

LUMINARIA SENIOR COMMUNITY
10600 CENTRAL AVE SE
ALBUQUERQUE, NM 87123

APPLICATION TO
DESIGN REVIEW
BOARD (DRB)

DISCUSSION

△	
△	
△	
DRAWN BY	AG, JF
REVIEWED BY	RAW, HFG
DATE	02/10/2022
PROJECT NO	49 00000

PLAN

OPEN SPACE CALCULATIONS

TABLE 2.4-7 / MX-H ZONING	
USABLE OPEN SPACE	
BD: 200 SF PER UNIT	
200SF x 72 UNITS = 14,400 SF	
BD: 250 SF PER UNIT	
250 SF x 20 UNITS = 5,000 SF	
TOTAL	19,400 SF
PROVIDED OPEN SPACE: 19,888 SF	

APPLICATION NO.

IS AN APPROVED INFRASTRUCTURE LIST REQUIRED?

YES ☐ NO ☐ IF YES, THEN A SET OF APPROVED ORC PLANS WITH A WORK ORDER IS REQUIRED FOR AN CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

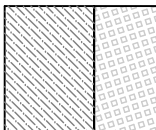
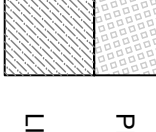
DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE:
ABCWUA	DATE:

ENVIRONMENTAL HEALTH (CONDITIONAL)

SOLID WASTE MANAGEMENT	DATE:
IRB CHAIRPERSON, PLANNING DEPT.	DATE:

LEGEND

	LANDSCAPE AREA
	REINFORCED CONCRETE
	HEAVY DUTY ASPHALT (RATED FOR UP TO 75,000 LBS)
	STABILIZED CRUSHER FINES
	PERMEABLE PAVING
	LIGHT DUTY ASPHALT
	FIRELINE STRIPING MARKING FIRE ACCESS LANE, REF. A4SDP.1.2
	PROPERTY LINE
	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 PAD PER PDM STANDARDS

PROJECT DATA

BICYCLE PARKING (LONG-TERM) REQUIREMENTS
BICYCLE PARKING PROVIDED BY NIMFA = 23 SPACES

102,625 SPACES PER 100 - 92 A 23 - 65 SPACES, MUST BE SECURED AND
IF CEMENT PAVED, BICYCLE PARKING REQUIRED BY LEED FOR HOMES
(R2X23.23% = 66 SPACES)
BICYCLE PARKING REQUIRED BY CABO PD SECTION 5-416-B 3 X 10% = 9
SPACES
26 MULTI-FAMILY OR LIVE-WORK UNITS, 3 SPACES OR 10% OF
REQUIRED OFF-STREET PARKING SPACES, WHICHEVER IS GREATER
TOTAL, LONG-TERM BICYCLE PARKING SPACES REQUIRED = 23 SPACES
TOTAL, SHORT-TERM BICYCLE PARKING SPACES REQUIRED = 10 SPACES
(SEE INTERIOR BICYCLE STORAGE ROOM FOR REQUIRED LOCATION)
VISITOR BICYCLE PARKING (SHORT-TERM) REQUIREMENTS:
BICYCLE PARKING REQUIRED BY LEED FOR HOMES = 5 SPACES
LEED SHORT-TERM BICYCLE PARKING = $(92 \times 2 \times 0.025) = 4.6 \times 5$
TOTAL, SHORT-TERM BICYCLE PARKING SPACES REQUIRED = 5 SPACES
TOTAL, SHORT-TERM BICYCLE PARKING SPACES PROVIDED = 12 SPACES

[illegible]

PROJECT DATA

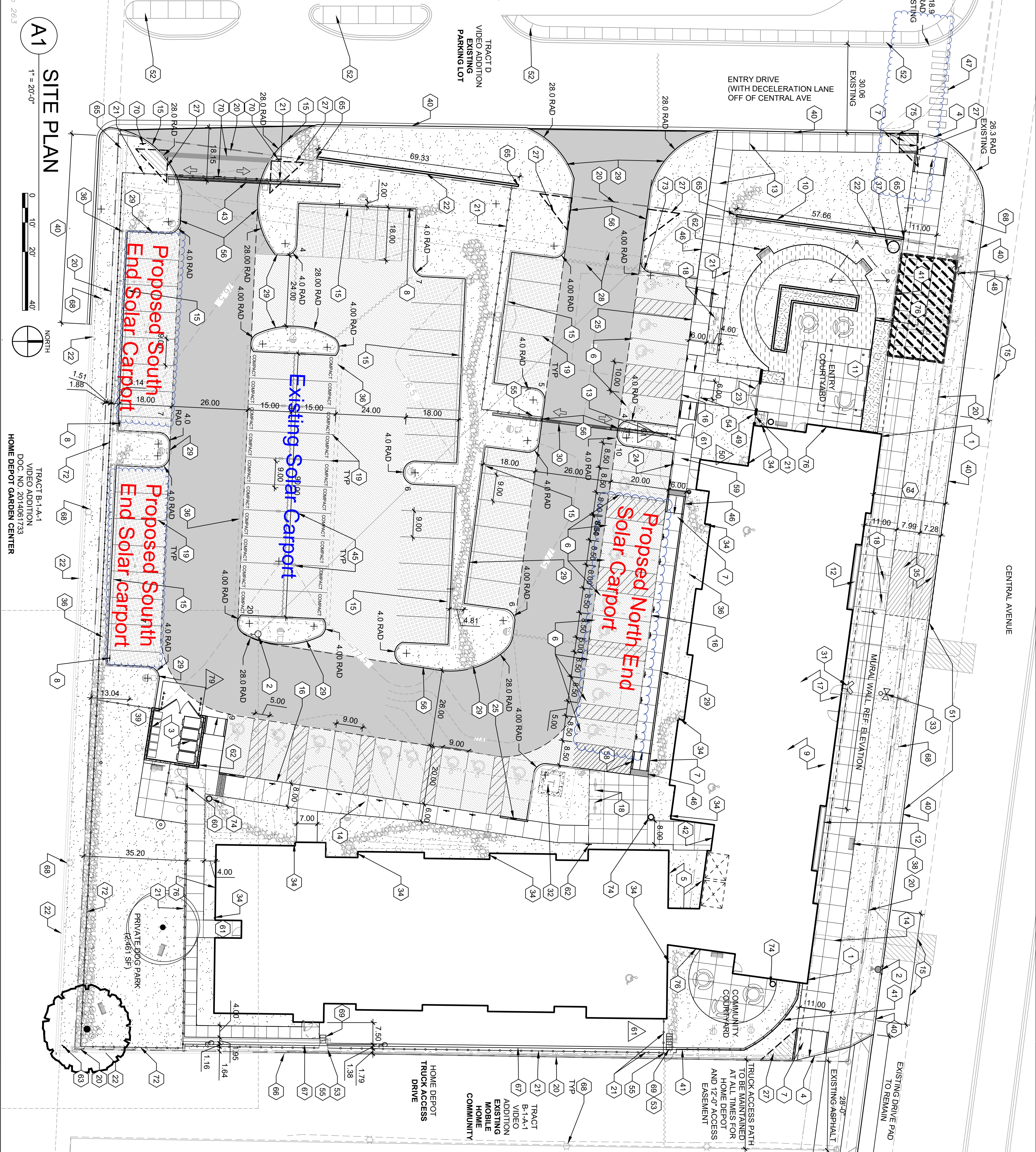
ZONING:
 IDO - MIXED-USE - HIGH INTENSITY ZONE DISTRICT (MX-H)
 METROPOLITAN REDEVELOPMENT AREA (MRA) - EAST
 GATEWAY
 MAJOR TRANSIT CORRIDOR AREA
 ROUTE 66 ACTION PLAN
LEGAL DESCRIPTION:
 TRACT C, VIDEO ADDITION, FILED IN THE BERNALILLO
 COUNTY CLERK AND RECORDERS OFFICE AUGUST 9, 1999
 IN BOOK 64C AT PAGE 683

LEGEND

ACTUAL HEIGHT:	51'-9"
SPRINKLED: YES, NFPA:	13R
HIDRANTS REQUIRED:	2
BUILDING OCCUPANCY:	R-2
CONSTRUCTION TYPE:	TYPE I/A
FINISH FLOOR:	17,595 GSF
SECOND LEVEL:	17,095 GSF
THIRD LEVEL:	17,095 GSF
FOURTH LEVEL:	16,095 GSF
FIFTH LEVEL:	16,095 GSF
PARKING CALCULATION: (TABLE 6-5-1)	
REQUIRED SPACES:	83 SPACES
1.5 SPACES / DWELLING UNITS: 92 x 1.5 = 138 SPACES	
CREDITS TAKEN: 55 SPACES FOR A COMBINATION OF	
VA/NOPT, PARKING, AND 310'-STREET PARKING = 131	
- 55 = 5 SPACES REQUIRED	
DESCRIPTION OF CREDITS:	
5.5(5)(C) REDUCTION FOR PROXIMITY TO TRANSIT = 30% REDUCTION	
5.5(5)(C) PARKING SPACES CREDIT	
5.5(5)(C) VAN AND CARPOOL PARKING CREDIT = PROVIDED 1 VAN/CAR POOL = 7 PARKING SPACES CREDIT	
TABLE 6-4-2 ALLOWABLE DEVIATIONS - OFF-STREET	
5% CREDIT: 19.5 x 5% = 9.75 PARKING SPACES CREDIT	
41+/-2 = 55 PARKING SPACE CREDIT	
TOTAL PROVIDED SPACES = 41 TOTAL SPACES	
20 COMPACT SPACES + 43 STANDARD ACCESSIBLE SPACES	
15 STANDARD ACCESSIBLE SPACES	

GENERAL SHEET NOTES

SHEET KEYED NOTES



GENERAL SHEET NOTES

- [illegible]

GENERAL SHEET NOTES

- [illegible]

Electrical Symbol Legend

AFG	Above Finished Grade
GFI	Ground Fault circuit Interrupter
Isc	Available short circuit current. Circuit breaker and fuse AIC ratings shall be minimum 110% x Isc.
Typ	Typical
UN	Unless Otherwise Noted
WP	Weather Proof
UG	Underground
#	Inverter equipment identification. See One-Line Diagram.
⊖ GFI	Duplex receptacle outlet with ground fault circuit-interrupter. Mount 16" AFF UONL.
⌚	Safety switch with number of poles and rating as required, NEMA-3R enclosure if located outdoors. Where fused switch is required, provide fuses sized at 125% of FLA UON
■	Circuit breaker panelboard.
▨	Power distribution panelboard or switchboard.
□	Special cabinet. Telephone type terminal cabinet UON.
⊠	Transformer, pad mount.
⌚	Meter.
⌚	Connection to grounding electrode system.
⌚	Switch.
⌚	Fuse.
⌚	Circuit breaker.
⌚	Junction box, pull box
⌚	Concealed raceway in walls or ceiling with neutral, hot, switched and ground conductors respectively.
⌚	Home-run to panelboard with circuit numbers as indicated.
⌚	Concealed raceway in floor, underfloor or underground.

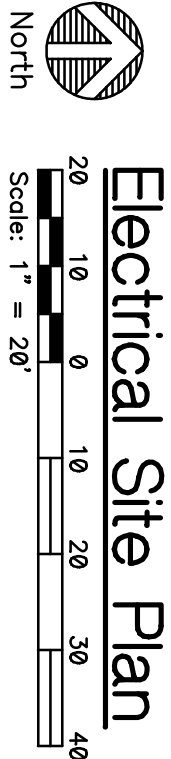
Specifications:

All work shall be in accordance with the following Delapp & Associates, Inc. Standard Specifications for Electrical Construction which are incorporated by reference:

Section	Description	Date
16010	Electrical General Provisions	06/06/16
16110	Raceways And Boxes	06/06/16
16120	Wire And Cable	06/06/16
16140	Wiring Devices	06/06/16
16195	Electrical Identification	06/06/16
16450	Grounding	06/06/16
16470	Panelboards	06/06/16
16475	Fuses	06/06/16
16476	Disconnect Switches	06/06/16

Copies of the specifications are available at Delapp & Associates, Inc. web site at <http://Delapp.com>. Printed copies of the specifications can be obtained from Delapp & Associates, Inc.

South Property line to the center of carport structure mono posts - 10'



General Notes

A. All conductors shall be copper unless otherwise noted.

The pictard: "Utility Safety Disconnect, use Customer Generation" shall be placed on the Customer Generation Disconnect.

SYSTEM SUMMARY	
TOTAL SYSTEM	
Inverters: 9 x Fronius SYMO 15.0-3-208 (15.0 kw each) = 135.0 kw AC	
Modules	
Modules: 276 x Longi LR4-72HPH-455M (455 W each) = 125.58 kw DC	
Array 1.1	
Inverters: 3 x Fronius SYMO 15.0-3-208 (15.0 kw each) = 45.0 kw AC	
Modules: 104 x Longi LR4-72HPH-455M (455 W each) = 47.32 kw DC	
Array 2.1	
Inverters: 3 x Fronius SYMO 15.0-3-208 (15.0 kw each) = 45.0 kw AC	
Modules: 72 x Longi LR4-72HPH-455M (455 W each) = 32.04 kw DC	
Array 2.1	
Inverters: 3 x Fronius SYMO 15.0-3-208 (15.0 kw each) = 45.0 kw AC	
Modules: 100 x Longi LR4-72HPH-455M (455 W each) = 45.50 kw DC	

1	Phase 2 - add array 2.1 + 2.2	JMD	12/20/22
REV NO.	REVISION DESCRIPTION	APPROVED	DATE

Delapp & Associates, Inc. **dba**
Delapp Engineering®
1190 Harrison Road, Suite 30
Santa Fe, NM 87507
(505) 983-5557
jmdelapp@delapp.com; <http://Delapp.com>

AM ENERGY
Luminaria Senior Community
Carport Solar PV System
10600 Central Ave SE, Albuquerque, NM 87123

Electrical	
Site Plan, General Notes, Legend, Specifications	
DRAWN BY: JMD	PROJECT NO: 21031
CHECKED BY: JMD	DATE: 10/13/21
FLOOR SCALE: 1" = 1'	DRAWING NO: E1
	SHEET OF

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

October 26, 2020

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E
Albuquerque, NM 87108

**RE: Luninaria Senior Community
Grading and Drainage Plan
Engineer's Stamp Date: 10/01/20
Hydrology File: L21D023**

Dear Mr. Arfman:

Based upon the information provided in your submittal received 10/05/2020, the Grading and Drainage Plan is approved for Building Permit.

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

If the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

Also, please provide the Drainage Covenant for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. There is a recording fee (\$25, payable to Bernalillo County). Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996). Due to COVID-19, please follow the instructions:

Either email a pdf copy of the executed drainage covenant and the exhibit to clabadie@cabq.gov or either mail or drop off the originals. Please mail the \$25.00 recording fee check made payable to Bernalillo County to:

Planning Dept./DRC
Attn: Charlotte LaBadie
600 2nd St. NW, Ste. 400
ABQ, NM, 87102

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

If you drop off the originals, there is a drop box outside the building labeled DRC. Once approved and recorded, Charlotte will email you a copy.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov