



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
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

Minor Amendment of the approved site plan to move two off site ADA accessible parking spaces onsite. These changes affect the approved Site Plan and Landscape Plan.


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

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

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

Signature: 	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> 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**_ ARCHAEOLOGICAL CERTIFICATE**

A Single PDF file of the complete application including all 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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Archaeological Compliance Form with property information section completed
- ___ 6) 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

A Single PDF file of the complete application including all 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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments 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



GREATER ALBUQUERQUE HOUSING PARTNERSHIP

March 13, 2023

City of Albuquerque Planning Department
600 Second Street NW
Albuquerque, NM 87102

Planning Department Staff:

The purpose of this letter is to provide authorization to Consensus Planning, Inc. and The Hartman + Majewski Design Group to act as our agents on behalf of the Greater Albuquerque Housing Partnership (owner of the property) for all requests related to the proposed development of Hiland Plaza.

The subject property is located at 5000 Central Avenue SE, Albuquerque, 87108, and is legally described as Lots 1 through 22, Block 34, Valley View Addition. The subject site is approximately 1.6 acres.

Sincerely,

Felipe Rael

Executive Director
Greater Albuquerque Housing Partnership

FR/ae



March 14, 2023

James M. Aranda, Deputy Director, Zoning Enforcement Officer
City of Albuquerque, Planning Department
600 2nd Street NW
Albuquerque, NM 87102
jmaranda@cabq.gov

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Mr. Aranda:

The purpose of this letter is to request approval of a Minor Amendment to the previously approved Site Plan-DRB (PR-2021-005390 / SI-2021-00832) at 5000 Central Avenue NE. Two ADA-accessible parking spaces were relocated from Jackson Avenue to onsite adjacent to the building at the request of the Mortgage Finance Authority (MFA), one of the two entities (City of Albuquerque Family and Community Services being the other entity) that financed this affordable housing project, which is currently under construction.

The proposed modifications affect the site design and landscaping. The following changes to the Site Plan and Landscape Plan are detailed below:

Site Plan

- Two ADA-accessible parking spaces are shown relocated from Jackson Avenue to an onsite location on the south side of the building and the curb access ramp associated with the parking spaces has been removed. Two additional ADA-accessible parking spaces have been added to the south of the building. The parking area was reconfigured to allow for the additional accessible parking spaces. Total onsite parking provided decreased from 62 to 55 and ADA-accessible parking increased from 8 to 12. Both the onsite parking and ADA parking provided exceed the minimum requirement.
- Eight of the parking spaces are designated for electric vehicles (EV).
- The 5-foot-wide opening in the curb was removed between the dog park and the skateboard park.

Landscape Plan

- Responding to required changes to the Site Plan, landscaping was added along the Jackson Avenue curb access ramp location and at the southeast corner of the site.
- The landscape quantities changed moderately and are documented in the Plant Legend.

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

6-4(Y)(2) Minor Amendments

6-4(Y)(2)(a) A minor amendment must meet all of the following criteria:

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.

Applicant Response: The Minor Amendment is being requested because of conditions and user requirements that were not known when the DRB approved PR-2021-005390 / SI-2021-00832. The approved Site Plan showed two on-street parking spaces, required to be removed and relocated onsite by the MFA to comply with its internal standards. The relocation of the parking spaces onsite created a ripple effect that required small changes in limited areas of the site. This situation could not have been reasonably known and was not created by the property owner's actions.

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) and does not affect density, parking, or drive aisles.*

Applicant Response: This request falls under the "Any other numerical standard" standard in Table 6-4-4. The modifications to the site are either not related to a dimensional standard or are within 10%. The Minor Amendment will add onsite parking spaces, exceeding minimum City parking standards.

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.*

Applicant Response: The requested Minor Amendment will not reduce the total amount of open space, and the property does not abut a lot containing residential use; therefore, this criterion does not apply.

4. *The amendment does not reduce any building setback adjacent to development containing residential uses.*

Applicant Response: The requested Minor Amendment does not affect any setbacks, and the property does not abut any residential land uses; therefore, this criterion does not apply.

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.*

Applicant Response: The requested Minor Amendment will not affect the maximum number of residential dwelling units in the development; therefore, this criterion does not apply.

6. *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.*

Applicant Response: The requested Minor Amendment does not affect the required building design standards affecting the subject property; therefore, this criterion does not apply.

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.*

Applicant Response: The requested Minor Amendment will improve the visual quality, screening, and buffering effect of landscaping along Jackson Street and Silver Avenue. Landscaping will replace the access curb ramp on Jackson Street. An additional tree and shrubbery will be added to the southeast corner at Silver Avenue. While the landscaping modifications slightly reduce the landscaping on the site, the totals exceed IDO minimum landscape requirements.

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.*

Applicant Response: The requested Minor Amendment will not affect access to the subject property from local streets or streets, sidewalks, or trails connecting to abutting properties; therefore, this criterion does not apply.

9. *The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property.*

Applicant Response: The Minor Amendment request does not require any major public infrastructure or significant changes to access or circulation patterns. Additional accessible parking spaces are configured within the parking and circulation pattern on the approved site plan.

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.*

Applicant Response: The requested Minor Amendment does not affect any specific conditions associated with the original approval for PR-2021-005390/SI-2021-00832.



11. *The amendment does not affect a property in an Overlay zone as regulated pursuant to Part 14-16-3 Overlay Zones, in which case amendments may be granted per the original approval process for the Site Plan governing the site.*

Applicant Response: The subject property is within the Nob Hill/Highland CPO-8, Building Height Sub-area 3, and the Building Facades Boundary. The requested Minor Amendment does not affect any requirements associated with the Overlay Zones.

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.*

Applicant Response: This amendment does not change the land use for this property; therefore, this criterion does not apply.

13. *The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).*

Applicant Response: There are no non-conformities on the subject site; therefore, this criterion does not apply.

Based on the IDO Criteria and responses provided above, we respectfully request approval of the attached Minor Amendment as provided for in the IDO. Please do not hesitate to contact us if you have any questions or require additional information.

Sincerely,

Jacqueline Fishman, AICP
Principal

PROJECT TABULATED PARKING COUNTS AND OPEN SPACE

Space/Unit Type	Number of Units	Use	GSF per unit	Req'd Parking	On-Site Parking Provided	Open Space Req'd	Open Space Provided	HC Req'd	HC Provided	MC Req'd	MC Provided	Bicycle Req'd	Bicycle Provided
Leasing Office	1	Office	2000	3	3								
Commercial	1	Office/Retail	2000	3	3								
1 bdr, 1 ba	68	Residential	533	34		7650							
2 bdr, 2 ba	14	Residential	795	7		1995							
3 bdr, 2 ba	10	Residential	1016	5		1750							
Total	92			52	62	11395	17,150 sf	6	8	2	3	5	8

Notes:

- Parking required 1 space per DU, with 50% reduction for UC-MS-PT
- Bicycle parking required, 3 spaces or 10% whichever is greater
- Motorcycle parking required 1 space per 25 off street parking
- Accessible Parking is based on 2020M Commercial Building Code, Table 1106.1 of Title 14, Chapter 7, Part 2.
- Open Space per table 2-4-5 including a 50% reduction for UC-MS-PT. Open space includes 8,516 sf of landscaping and 7,534 sf of sidewalk and patio space.
- Un-assigned On Street Parking available along Silver Avenue SE and Jackson Street SE is 17 including ADA stalls.

Table 5-5-1: Off-street Parking Requirements
Table 5-5-5: Bicycle Parking Requirements
Table 5-5-4: Motorcycle Parking Requirements

For Visibility, landscaping, fencing, and signs shall not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubs between 3 and 8 feet in height (as measured from the gutter pan) are not allowed in the clear sight triangle.

ALL WORK WITHIN THE RIGHT-OF-WAY TO BE CONSTRUCTED AT PART OF THE PUBLIC WORK ORDER.

SITE PLAN GENERAL NOTES

- MINI SIGHT TRIANGLE (11' ON EACH SIDE STARTING AT BACK OF SIDEWALK AND THEN EXTENDING TO FLOW LINE OF CURB PER DEVELOPMENT PROCESS MANUAL FIGURE 7-4-4). FOR ILLUSTRATIVE PURPOSES ONLY.
- LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SITE TRIANGLE.
- ALL PARCELS SURROUNDING THE PROJECT SITE ARE MX-M ZONING.
- REFUSE WILL BE COLLECTED INTERNALLY BY A TRASH CHUTE AND COMPACTOR. MAINTENANCE STAFF WILL MOVE REFUSE TO THE REFUSE HOLDING YARD. A MINIMUM OF (4) 2 CUBIC YARD ROLLING DUMPSTERS FOR TRASH WILL BE AVAILABLE.
- RECYCLE MATERIALS WILL BE COLLECTING IN ROLLING BINS ON EACH FLOOR OF THE BUILDING AND WILL BE MOVED OUT TO HOLDING YARD BY MAINTENANCE STAFF.
- SOLID WASTE WILL BE PROVIDED A PROXIMITY CARD AND KEY PAD ACCESS CODES TO ENSURE ACCESS FOR REFUSE COLLECTION.
- ACCESS SHALL BE PROVIDED TO ABCWUA AS NECESSARY FOR WATER METER VAULT FOR MAINTENANCE.
- ALL WORK WITHIN THE RIGHT-OF-WAY TO BE CONSTRUCTED AT PART OF THE PUBLIC WORK ORDER.
- CURB ACCESS RAMPS WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE DETAILED AS PART OF PUBLIC WORK ORDER.
- VARIANCES TO BUILDING DESIGN STANDARDS IN THE NOB HILAND CPO-8 WERE APPROVED BY THE ZHE FOR THIS PROJECT UNDER PROJECT PR-2021-005390. SEE BUILDING ELEVATION SHEET FOR DETAILS.

SITE PLAN KEYED NOTES

- CONCRETE PAVEMENT PER DETAIL D3/C-501.
- CONCRETE HEADER CURB, 9" TALL PER DETAIL A5/C-501.
- STANDARD CURB AND GUTTER PER DETAIL A5/C-501.
- CONCRETE PAVEMENT STRIP 2" WIDE PER DETAIL D3/C-501.
- GRAVEL PAVEMENT PER DETAIL D4/C-501.
- CONCRETE CURB ACCESS RAMP PER DETAIL A1/C-501 AND TYPE C PARALLEL CURB ACCESS RAMP PER COA STANDARD DWG 2443. TO BE DETAILED IN PWO PLANS.
- DETECTABLE WARNING SURFACE PER DETAIL A3/C-501.
- CONCRETE SIDEWALK PER DETAIL B4/C-501.
- ADA RESERVED PARKING STALL PER DETAIL A1/C-502.
- ADA RESERVED PARKING SIGN MOUNTED PER DETAIL C3/C-502 AND D2/C-502.
- ADA VAN ACCESSIBLE RESERVED SIGN MOUNTED PER DETAIL C3/C-502 AND D2/C-502.
- RESERVED PARKING SYMBOL PER DETAIL E3/C-502.
- CONCRETE PARKING BLOCK PER DETAIL E4/C-502.
- 24" SLIDING VEHICLE GATE PER DETAIL A5/C-504 WITH LIFT MASTER PROFESSIONAL MODEL SL3000111 HEAVY DUTY SLIDING GATE OPERATOR WITH 1-HP MOTOR ON 18"x34"x24" CONCRETE FOUNDATION. INSTALL PER MANUFACTURER RECOMMENDATIONS.
- BICYCLE RACK PER DETAIL E5/C-502.
- ASPHALT PAVEMENT PER DETAIL E2/C-501.
- PAINT CURB RED WITH 6" TALL LETTERS READING "NO PARKING FIRE LANE".
- FIRE DEPARTMENT KNOX BOX.
- SIDEWALK CULVERT PER DETAIL B3/C-501.
- MOTORCYCLE PARKING STALL WITH SIGNAGE AND PAVEMENT MARKINGS.
- CONCRETE STAIR PER B4/C-502 AND HANDRAILS PER DETAILS A2/C-502.
- CONCRETE CUT OFF WALL TO SEPARATE ASPHALT FROM GRAVEL PARKING. PER DETAIL A5/C-501.
- 4" WIDE WHITE PARKING STRIPE.
- CONTINENTAL CROSS WALK STRIPING.
- REFUSE ENCLOSURE PER DETAIL A3/C-502.
- FIRE RISER ROOM. SEE ARCHITECTURAL AND MECHANICAL PLANS.
- LANDSCAPED AREA.
- CONCRETE STOOP PER DETAIL C3/C-501.
- CONCRETE SPLASH BLOCK PER DETAIL D6/C-501 AND CONCRETE RUNDOWN PER DETAIL D5/C-501.
- 6" TALL PERIMETER FENCE PER DETAIL A5/C-504.
- 6" TALL PERIMETER FENCE PERSONNEL GATE PER DETAIL A4/C-504.
- 4" TALL PERIMETER FENCE PERSONNEL GATE PER DETAIL A4/C-504.
- ~~6" TALL PERIMETER FENCE PERSONNEL GATE PER DETAIL A4/C-504.~~
- REFUSE ENCLOSURE GATE PER DETAIL D5/C-504.
- ENCLOSURE GATE PER DETAIL A2/C-504.
- ~~6" TALL PERIMETER FENCE PERSONNEL GATE PER DETAIL A4/C-504.~~
- ~~6" TALL PERIMETER FENCE PERSONNEL GATE PER DETAIL A4/C-504.~~
- ~~6" TALL PERIMETER FENCE PERSONNEL GATE PER DETAIL A4/C-504.~~
- 6" STEEL BOLLARD PER DETAIL E1/C-501.
- PAINT CURB YELLOW WHERE HEIGHT IS BETWEEN 3" AND 6" TALL.
- STORM WATER RETENTION POND. SEE GRADING PLANS.
- TURN DOWN EDGE SIDEWALK PER DETAIL E3/C-501.
- NATURAL GAS METER OR REGULATOR SEE UTILITY PLANS.
- WATER METER VAULT. SEE UTILITY PLAN.
- ELECTRICAL TRANSFORMER. SEE SHEET ES-101.
- ELECTRICAL METER PACK. SEE ELECTRICAL PLANS.
- ~~KEY FOR GATE OPERATOR. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.~~
- LOOP DETECTOR FOR AUTOMATIC GATE OPERATORS. SEE ELECTRICAL PLANS FOR DETAILS.
- PATIO RAILING PER DETAIL C5/C-501.
- CONCRETE RAMP AND HANDRAILS PER DETAIL A2/C-502.
- DOG WASTE STATION. SEE LANDSCAPING PLANS.
- ~~PROVIDE 6" WIDE OPENING IN CURB.~~
- DOG PARK SURROUNDED BY 4' TALL FENCE PER DETAIL A5/C-504.
- SKATE BOARD PARK AREA SURROUNDED BY 4' TALL FENCE PER DETAIL A5/C-504.
- LOW SEAT WALL. SEE LANDSCAPING PLANS.
- CONCRETE SIDEWALK TO BE FLUSH WITH ASPHALT. PROVIDE 3" LONG CURB TRANSITION FROM 6" TALL TO FLUSH ON EACH SIDE.
- CONCRETE CURB ACCESS RAMP DETAIL A PAIRED PARALLEL CURB ACCESS RAMP WITH A COMMON LANDING PER COA STANDARD DWG 2443. TO BE DETAILED IN PWO PLANS.
- ~~CONCRETE CURB ACCESS RAMP TYPE C PARALLEL CURB ACCESS RAMP PER COA STANDARD DWG 2443.~~
- CONCRETE CURB ACCESS RAMP DETAIL B CORNER ACCESS RAMP PER COA STANDARD DWG 2441. TO BE DETAILED IN PWO PLANS.
- 24" THERMOPLASTIC WHITE STOP BAR STRIPING.
- CONCRETE CURB ACCESS RAMP TYPE A PARALLEL CURB ACCESS RAMP PER COA STANDARD DWG 2443.
- CONCRETE CURB ACCESS RAMP SIMILAR TO COA STANDARD DWG 2443 DETAIL B MODIFIED TO HAVE SLOPING WING INSTEAD OF HEADER CURB. TO BE DETAILED IN PWO PLANS.

TABLE OF CONTENTS:

SP-DRB:	SITE PLAN - DRB
C-102:	ENLARGED SITE PLAN
LP-101:	LANDSCAPING PLAN
C-201:	SITE GRADING PLAN
C-301:	SITE UTILITY PLAN
A-201:	ELEVATIONS
C-501:	CIVIL DETAILS
C-502:	CIVIL DETAILS
C-503:	CIVIL DETAILS
C-504:	CIVIL DETAILS

PROJECT LOCATION:
CENTRAL AVENUE SE AND JACKSON STREET SE

LEGAL DESCRIPTIONS:
LOTS NUMBERED ONE (1) THROUGH TWENTY-TWO (22), INCLUSIVE, IN BLOCK NUMBERED THIRTY-FOUR (34) OF THE VALLEY VIEW ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DELINEATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNILLO COUNTY, NEW MEXICO, ON SEPTEMBER 2, 1911.

CONTAINING 1.59 ACRES

ZONE ATLAS PAGES:

K-17-Z

EXISTING ZONING:

MX-M MIXED USE MEDIUM DENSITY

PROPOSED USES:

MULTI FAMILY RESIDENTIAL, WITH 92 UNITS AND TWO COMMERCIAL SPACES (APPROX. 2,000 SF TOTAL)

PROJECT NUMBER: PR-2021-005390

Application Number: SI-2021-00832 - SITE PLAN

Is an Infrastructure List Required? (X) Yes () No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Jeanne Wolfenbarger
Traffic Engineering, Transportation Division
Blaine Carter
ABCWUA
Carpenter
Parks and Recreation Department
Ernest Arriaga
City Engineer/Hydrology
Charles Maestas
Code Enforcement

Sep 28, 2021
Date
Sep 28, 2021
Date
Sep 29, 2021
Date
Sep 28, 2021
Date
Sep 29, 2021
Date
Date
08-31-21
Date
Oct 8, 2021
Date

* Environmental Health Department (conditional)

Herman Gallegos
Solid Waste Management
DRB Chairperson, Planning Department

STAMP



PROJECT NAME

HILAND PLAZA

5000 CENTRAL AVENUE NE
ALBUQUERQUE, NM 87108

REVISIONS

NO.	DATE	DESCRIPTION

Copyright: Design Group

Drawn by: DAA
Checked by: DAA
Date: August 5, 2021
Project number: 2574

SHEET TITLE

SITE PLAN
DRB

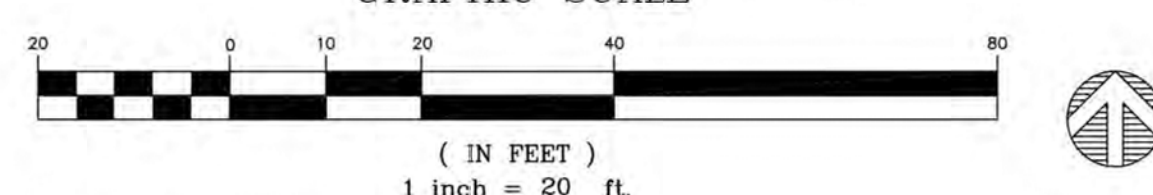
SHEET NUMBER

SP-DRB

A1 SITE PLAN - DRB

1" = 20'-0"

GRAPHIC SCALE



FEBRUARY 16, 2023
MINOR AMENDMENT - ON STREET PARKING SPACES
RELOCATED FROM JACKSON ST. TO THE PROPERTY,
ENTRY GATES SHIFTED NORTH TO ACCOMMODATE
RELOCATED ACCESSIBLE PARKING.

A5 ZONE ATLAS PAGE K-17-Z

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

Greater Albuquerque Housing Partnership
320 Gold Avenue SW, Suite 918
Albuquerque, NM 87102

Project# PR-2021-005390
Application#
SI-2021-00832 SITE PLAN
VA-2021-00217 SIDEWALK WIDTH WAIVER

LEGAL DESCRIPTION:

For all or a portion of: **LOTS 1-22, VALLEY VIEW ADDITION** zoned MX-M, located at **5000 CENTRAL AVE SE between JACKSON ST SE and SAN MATEO BLVD** containing approximately 1.61 acre(s). (K-17)

On August 4, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to Transportation and Planning, based on the following Findings:

SI-2021-00832 SITE PLAN

1. This is a request to construct 92 multi-family residential units and two commercial spaces approximately 2,000 square feet in size. The site plan is required to be reviewed by the Development Review Board (DRB) because per 6-5(G(1)(e) it's a mixed use development with more than 75 dwelling units.
 1. Pursuant to 6-6(I)(3) Review and Decision Criteria An application for a Site Plan – DRB shall be approved if it meets all of the following criteria:
 - a. 6-6(I)(3)(a) *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 dimensions, parking, landscaping/screening, and façade design meet/exceed the IDO requirements: The proposed mixed-use facility is set back in accordance with the requirements of the MX-M zone district, Main Street Corridor Area, and Premium Transit Station Area. The 50-foot maximum height of the proposed facility is less than the 65-foot maximum permitted building height. The Site Plan includes 17,150 square feet of open space where 11,395 square feet of open space is required; and 9,954 square feet of landscaping is proposed where 7,185 square feet is required. The Site Plan includes 62 parking spaces where 52 parking spaces are required. The windows will be recessed at least 2 inches in accordance with the Façade Design Requirements. A Deviation to allow for a patio railing up to 39-inches in height (from the required 3-foot, 6-inches) was administratively approved in association with the Site Plan (see finding #2 below). A Sidewalk Width Waiver along Jackson Street was justified and approved by the DRB in association with the Site Plan as application VA-2021-00217.

The Zoning Hearing Examiner (ZHE) separately approved variances to Façade Design Requirements for windows (see Findings #3, #4, and #5).

- b. 6-6(l)(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. 6-6(l)(3)(c) *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 subject property is not located within an approved Master Development Plan, therefore this criterion does not apply.

2. A Deviation to allow for a patio railing up to 39-inches in height (from the required 3-foot, 6-inches) was administratively approved in association with the Site Plan.
3. On August 4, 2021, the ZHE approved Variances of 6 inches to the 30 inch window sill height requirement to allow a 36 inch window sill height on upper facades facing Jackson Street.
4. On August 4, 2021, the ZHE approved Variances allowing of 20% to the 60% transparent window requirement on the ground floor façade facing Central Avenue.

5. On August 4, 2021, the ZHE approved Variances of 20% to the 40% mixed-use development transparent window requirement on upper facades facing Jackson Street.
6. An Infrastructure List was approved with this Site Plan. A recorded Infrastructure Improvements Agreement (IIA) must be submitted.
7. The proposed development is permitted within the MX-M zone district.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (8/4/2021). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Transportation for notes to be placed on the Site Plan regarding private and public ramps.
3. Final sign off is delegated to Planning for the Solid Waste signature, the recorded IIA, for the ZHE Variances to be noted on the Site Plan, for the patio railing Deviation to be noted on the Site Plan, for the Sidewalk Width Waiver to be noted on the Site Plan, and for the 15-day appeal period deadline for the ZHE Variances approved on August 4, 2021 to expire (by August 19, 2021).
4. The applicant will obtain final sign off from Transportation and Planning by November 4, 2021 or the case may be scheduled for the next DRB hearing and could be denied her the DRB Rules of Procedure.

VA-2021-00217 SIDEWALK WIDTH WAIVER

1. The applicant proposes a waiver to the IDO/DPM standard(s) consisting of a waiver from the IDO/DPM requirements to permit a 6-foot wide sidewalk along Jackson Street.
2. The request is justified per 14-16-6-6(P)(3) of the IDO. The 6-foot sidewalk width, while not meeting the IDO requirements, meets the minimum DPM sidewalk width requirement and ADA standards for a pedestrian access route. Additionally, a 6-foot wide sidewalk is an increase in width over the existing sidewalk width presently in this location and surrounding properties, and the Jackson Street frontage is not projected to receive the same level of foot traffic as the Central Avenue frontage along the site, with the Central Avenue frontage featuring a 10-foot wide sidewalk.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **AUGUST 19, 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.

Official Notice of Decision

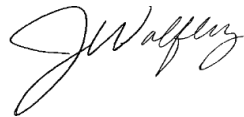
Project # PR-2021-005390 Applications# SI-2021-00832, VA-2021-00217

Page 4 of 4

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://wettransfer.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,

A handwritten signature in black ink, appearing to read 'J. Wolfley', written in a cursive style.

Jolene Wolfley
DRB Chair

JW/jr

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

PROJECT TABULATED PARKING COUNTS AND OPEN SPACE

Space/Unit Type	Number of Units	Use	GSF per unit	Req'd Parking	On-Site Parking Provided	Open Space Req'd	Open Space Provided	HC Req'd	HC Provided	MC Req'd	MC Provided	Bicycle Req'd	Bicycle Provided	Electric Vehicle Parking
Leasing Office	1	Office	2000	3										
Commercial	1	Office/Retail	2000	3										
1 bdr, 1 ba	68	Residential	533	34		7650								
2 bdr, 2 ba	14	Residential	795	7		1995								
3 bdr, 2 ba	10	Residential	1016	5		1750								
Total	92			52	62	11395	17,150 sf	6	12	8	2	3	5	8
Notes:														
1. Parking required 1 space per DU, with 50% reduction for UC-MS-PT				Table 5-5-1: Off-street Parking Requirements										
2. Bicycle parking required, 3 spaces or 10% whichever is greater				Table 5-5-5: Bicycle Parking Requirements										
3. Motorcycle parking required 1 space per 25 off street parking				Table 5-5-4: Motorcycle Parking Requirements										
4. Accessible Parking is based on 2015NM Commercial Building Code, Table 1106.1 of Title 14, Chapter 7, Part 2.														
5. Open Space per table 2-4-5 including a 50% reduction for UC-MS-PT. Open space includes 9,616 sf of landscaping and 7,534 sf of sidewalk and patio space.														
6. Un-assigned On Street Parking available along Silver Avenue SE and Jackson Street SE is 17 including 2 ADA Spaces														

SITE PLAN GENERAL NOTES

- MINI SIGHT TRIANGLE (11' ON EACH SIDE STARTING AT BACK OF SIDEWALK AND THEN EXTENDING TO FLOW LINE OF CURB PER DEVELOPMENT PROCESS MANUAL FIGURE 7.4.94), FOR ILLUSTRATIVE PURPOSES ONLY.
- LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SITE TRIANGLE.
- ALL PARCELS SURROUNDING THE PROJECT SITE ARE M-X-M ZONING.
- REFUSE WILL BE COLLECTED INTERNALLY BY A TRASH CHUTE AND COMPACTOR. MAINTENANCE STAFF WILL MOVE REFUSE TO THE REFUSE HOLDING YARD, A MINIMUM OF (4) 2 CUBIC YARD ROLLING DUMPSTERS FOR TRASH WILL BE AVAILABLE.
- RECYCLE MATERIALS WILL BE COLLECTING IN ROLLING BINS ON EACH FLOOR OF THE BUILDING AND WILL BE MOVED OUT TO HOLDING YARD BY MAINTENANCE STAFF.
- SOLID WASTE WILL BE PROVIDED A PROXIMITY CARD AND KEY PAD ACCESS CODES TO ENSURE ACCESS FOR REFUSE COLLECTION.
- ACCESS SHALL BE PROVIDED TO ABCWUA AS NECESSARY FOR WATER METER VAULT FOR MAINTENANCE.
- ALL WORK WITHIN THE RIGHT-OF-WAY TO BE CONSTRUCTED AT PART OF THE PUBLIC WORK ORDER.
- CURB ACCESS RAMPS WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE DETAILED AS PART OF PUBLIC WORK ORDER.
- VARIANCES TO BUILDING DESIGN STANDARDS IN THE NOB HILL/LAND CPO-8 WERE APPROVED BY THE ZHE FOR THIS PROJECT UNDER PROJECT PR-2021-005535. SEE BUILDING ELEVATION SHEET FOR DETAILS.

SITE PLAN KEYED NOTES

- CONCRETE PAVEMENT PER DETAIL D3/C-501.
- CONCRETE HEADER CURB, 9" TALL PER DETAIL A5/C-501.
- STANDARD CURB AND GUTTER PER DETAIL A6/C-501.
- CONCRETE PAVEMENT STRIP 2' WIDE PER DETAIL D3/C-501.
- GRAVEL PAVEMENT PER DETAIL D4/C-501.
- CONCRETE CURB ACCESS RAMP PER DETAIL A1/C-501 AND TYPE C PARALLEL CURB ACCESS RAMP PER COA STANDARD DWG 2443. TO BE DETAILED IN TWO PLANS.
- DETECTABLE WARNING SURFACE PER DETAIL A3/C-501.
- CONCRETE SIDEWALK PER DETAIL B4/C-501.
- ADA RESERVED PARKING STALL PER DETAIL A1/C-502.
- ADA RESERVED PARKING SIGN MOUNTED PER DETAIL C3/C-502 AND D2/C-502.
- ADA VAN ACCESSIBLE RESERVED SIGN MOUNTED PER DETAIL C3/C-502 AND D2/C-502.
- RESERVED PARKING SYMBOL PER DETAIL E3/C-502.
- CONCRETE PARKING BLOCK PER DETAIL E4/C-502.
- 24" SLIDING VEHICLE GATE PER DETAIL A5/C-504 WITH LIFT MASTER PROFESSIONAL MODEL SL300001U1 HEAVY DUTY SLIDING GATE OPERATOR WITH 1-HP MOTOR ON 18"x34"x24" CONCRETE FOUNDATION. INSTALL PER MANUFACTURER RECOMMENDATIONS.
- BICYCLE RACK PER DETAIL E5/C-502.
- ASPHALT PAVEMENT PER DETAIL E2/C-501.
- PAINT CURB RED WITH 6" TALL LETTERS READING "NO PARKING FIRE LANE".
- FIRE DEPARTMENT KNOX BOX.
- SIDEWALK CULVERT PER DETAIL B3/C-501.
- MOTORCYCLE PARKING STALL WITH SIGNAGE AND PAVEMENT MARKINGS.
- CONCRETE STAIR PER B4/C-502 AND HANDRAILS PER DETAILS A2/C-502.
- CONCRETE CUT OFF WALL TO SEPARATE ASPHALT FROM GRAVEL PARKING, PER DETAIL A5/C-501.
- 4" WIDE WHITE PARKING STRIPE.
- CONTINENTAL CROSS WALK STRIPING.
- REFUSE ENCLOSURE PER DETAIL A3/C-502.
- FIRE RISER ROOM. SEE ARCHITECTURAL AND MECHANICAL PLANS.
- LANDSCAPED AREA.
- CONCRETE STOOP PER DETAIL C3/C-501.
- CONCRETE SPLASH BLOCK PER DETAIL D6/C-501 AND CONCRETE RUNDOWN PER DETAIL D5/C-501.
- 6" TALL PERIMETER FENCE PER DETAIL A5/C-504.
- 6" TALL PERIMETER FENCE PERSONNEL GATE PER DETAIL A4/C-504.
- 4" TALL PERIMETER FENCE PERSONNEL GATE PER DETAIL A4/C-504.
- NOT USED.
- REFUSE ENCLOSURE GATE PER DETAIL D5/C-504.
- ENCLOSURE GATE PER DETAIL A2/C-504.
- NOT USED.
- NOT USED.
- 6" STEEL BOLLARD PER DETAIL E1/C-501.
- PAINT CURB YELLOW WHERE HEIGHT IS BETWEEN 1' 2" AND 6" TALL.
- STORM WATER RETENTION POND, SEE GRADING PLANS.
- TURN DOWN EDGE SIDEWALK PER DETAIL E3/C-501.
- NATURAL GAS METER OR REGULATOR SEE UTILITY PLANS.
- WATER METER VAULT. SEE UTILITY PLAN.
- ELECTRICAL TRANSFORMER, SEE SHEET ES-101.
- ELECTRICAL METER PACK. SEE ELECTRICAL PLANS.
- NOT USED.
- LOOP DETECTOR FOR AUTOMATIC GATE OPERATORS. SEE ELECTRICAL PLANS FOR DETAILS.
- PATIO RAILING PER DETAIL C5/C-501.
- CONCRETE RAMP AND HANDRAILS PER DETAIL A2/C-502.
- DOG WASTE STATION. SEE LANDSCAPING PLANS.
- NOT USED.
- DOG PARK SURROUNDED BY 4" TALL FENCE PER DETAIL A5/C-504.
- SKATE BOARD PARK AREA SURROUNDED BY 4" TALL FENCE PER DETAIL A5/C-504.
- LOW SEAT WALL. SEE LANDSCAPING PLANS.
- CONCRETE SIDEWALK TO BE FLUSH WITH ASPHALT. PROVIDE 3" LONG CURB TRANSITION FROM 6" TALL TO FLUSH ON EACH SIDE.
- CONCRETE CURB ACCESS RAMP DETAIL A PAIRED PARALLEL CURB ACCESS RAMP WITH A COMMON LANDING PER COA STANDARD DWG 2445, TO BE DETAILED IN TWO PLANS.
- NOT USED.
- CONCRETE CURB ACCESS RAMP DETAIL B CORNER ACCESS RAMP PER COA STANDARD DWG 2441, TO BE DETAILED IN TWO PLANS.
- 24" THERMOPLASTIC WHITE STOP STRIPING.
- CONCRETE CURB ACCESS RAMP TYPE A PARALLEL CURB ACCESS RAMP PER COA STANDARD DWG 2443.
- CONCRETE CURB ACCESS RAMP SIMILAR TO COA STANDARD DWG 2443 DETAIL B, MODIFIED TO HAVE SLOPING WING INSTEAD OF HEADER CURB, TO BE DETAILED IN TWO PLANS.
- PROVIDE 12" TURN DOWN ON SIDEWALK.
- 4" WIDE CONCRETE RUNDOWN PER DETAIL D5/C-501.
- TURNED DOWN SIDEWALK AT PLAYGROUND PER DETAIL C4/C-502.
- SEE LANDSCAPING PLANS FOR DETAILS OF THIS AREA.

SITE PLAN KEYED NC

- PAINTED ONE-WAY ARROW.
- GATE MOUNTED SIGN: "NO EXIT".
- GATE MOUNTED SIGN: "ENTRY ONLY, NO EXIT".
- GATE MOUNTED SIGN: "NO ENTRY".
- GATE MOUNTED SIGN: "EXIT ONLY, NO ENTRY".
- NOT USED.
- NOT USED.
- SIGN: ELECTRIC VEHICLE CHARGING STATION.
- ELECTRONIC GATE TOP PEDESTAL.
- FUTURE ELECTRIC VEHICLE (EV) PEDESTALS WITH BOLLARDS.

PROJECT NUMBER: PR-2021-005390

Application Number: SI-2021-00832 - SITE PLAN

Is an Infrastructure List Required? (X) 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:

Jeanne Wolfenbarger
Traffic Engineering, Transportation Division
Blaine Carter
ABCWUA
Camp Humphreys
Parks and Recreation Department
Ernest Amigo
City Engineer/Hydrology
Charles Maestas
Code Enforcement

* Environmental Health Department (conditional)

Herman Gallages
Solid Waste Management

DRB Chairperson, Planning Department

Sep 28, 2021
Date
Sep 28, 2021
Date
Sep 29, 2021
Date
Sep 28, 2021
Date
Sep 29, 2021
Date
Date
08-31-21
Date
Oct 8, 2021
Date

REVISIONS

No.	DATE	DESCRIPTION
5	01-20-23	ASI 011

Copyright: Design Group

Drawn by: BJB
Checked by: FCA
Date: December 6, 2022
Project number: IA 2511

SHEET TITLE

SITE PLAN
DRB

SHEET NUMBER

SP-DRB-A



THE HARTMAN • MAJEWSKI
DESIGN GROUP
Architects • Engineers • Interior Design
Planners • Urban Designers • LEED®

120 Vassar Dr SE Suite 100
Albuquerque New Mexico 87106
T 505 242 6880 • F 505 242 6881

CONSULTANT

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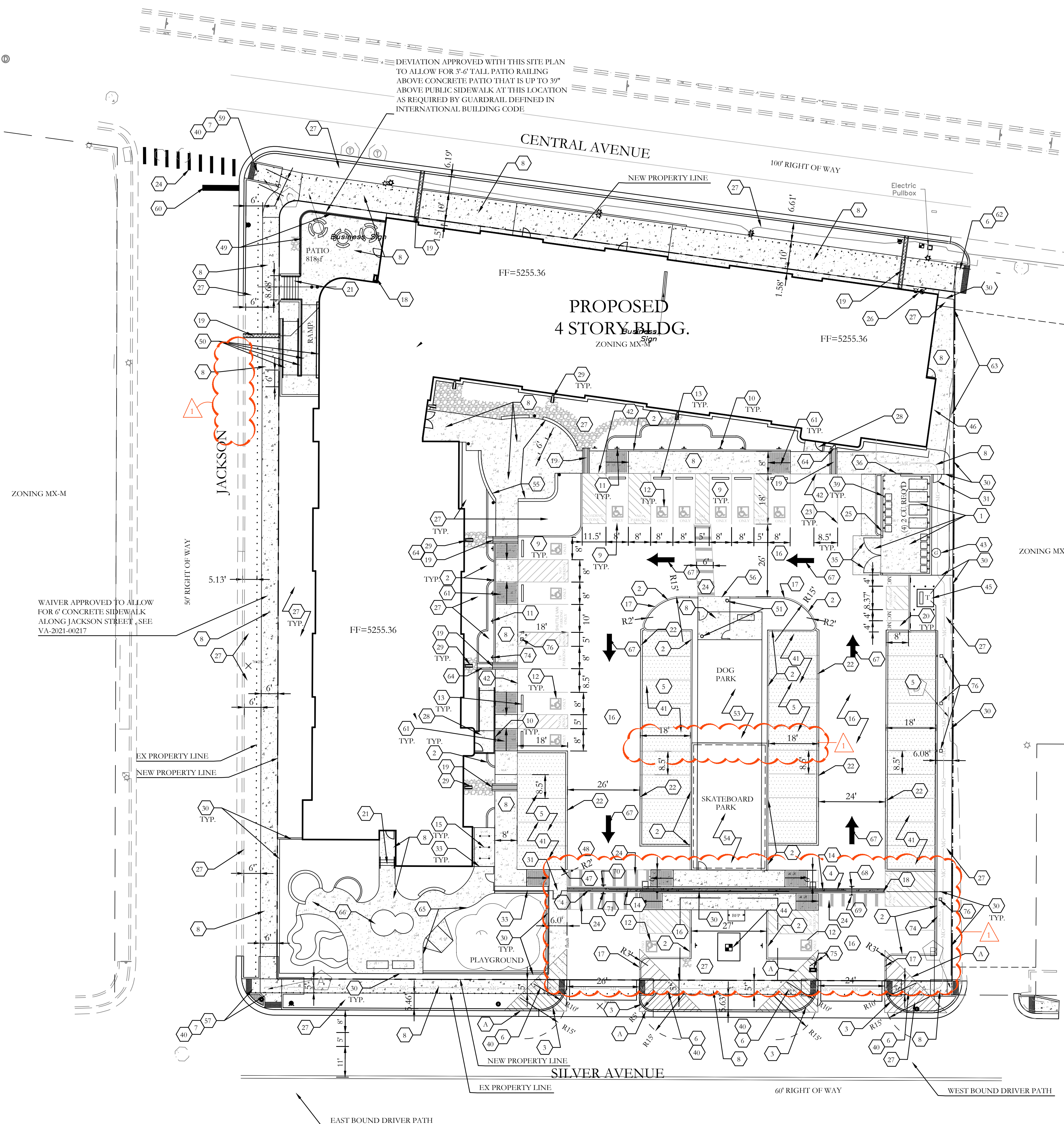
PROJECT NAME

HILAND PLAZA

5000 CENTRAL AVENUE NE
ALBUQUERQUE, NM 87108

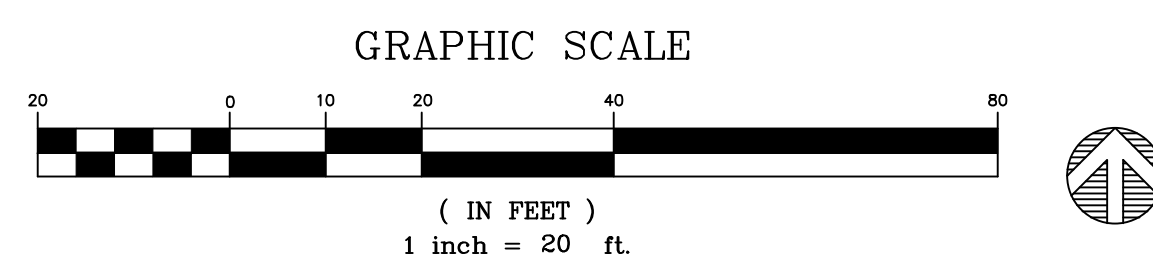
For Visibility, landscaping, fencing, and signs shall not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubs between 3 and 8 feet in height (as measured from the gutter pan) are not allowed in the clear sight triangle.

ALL WORK WITHIN THE RIGHT-OF-WAY TO BE
CONSTRUCTED AT PART OF THE PUBLIC WORK ORDER.



A1 SITE PLAN - DRB

1" = 20'-0"



A5 ZONE ATLAS PAGE K-17-Z

03/15/2021 5:38:40 PM

LANDSCAPE PLAN

SCALE: 1"=20'-0"

SCALE: 1"=20'-0"



FEBRUARY 16, 2023
MINOR AMENDMENT
LANDSCAPE PLAN CHANGES PER SITE PLAN

HATCH AND SYMBOL LEGEND

- GRAVEL MULCH
- CRUSHER FINES MULCH
- ORGANIC MULCH
- ENGINEERED WOOD FIBER MULCH PLAY AREA SURFACING
- COBBLE MULCH
- SAND PLAY SURFACING
- BIKE RACK
- ROUND CONCRETE TABLE AND CHAIRS
- ADA PICNIC TABLE

REVISIONS

NO.	DATE	DESCRIPTION
1	01/12/2023	ASI 011

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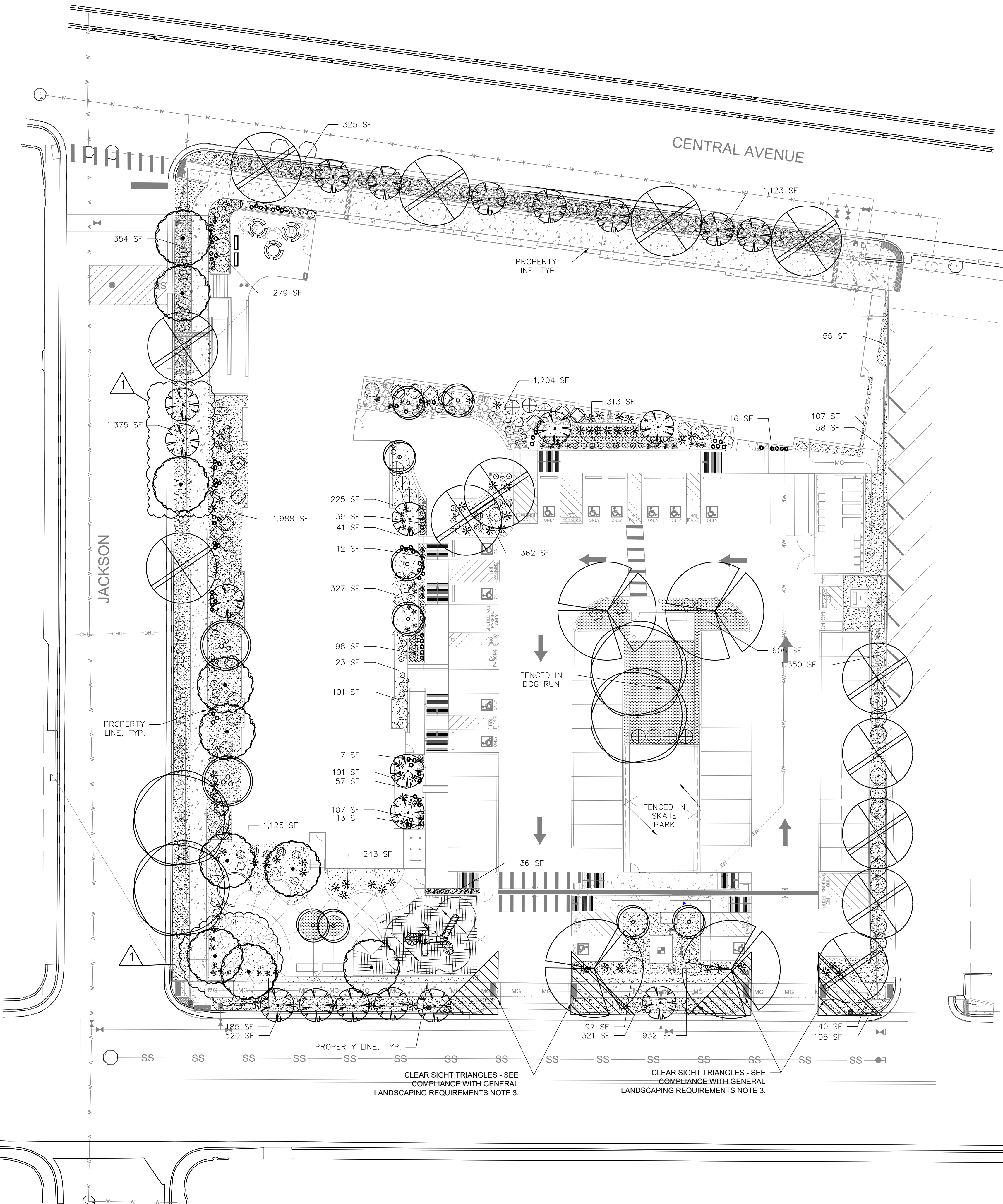
Drawn by: KA
Checked by: GM
Date: SEPTEMBER 20, 2021
Project number: 21023

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

LP101



NOTE:
A. THE WIDTH OF THE TREE WELL MAY BE REDUCED AS NOTED ON THE PLANS OR ADJUSTED BY THE LANDSCAPE ARCHITECT TO MEET FIELD CONDITIONS

D3 TREE PLANTING DETAIL

SCALE: NTS

- CONSTRUCTION NOTES:
1. TREE LOCATION AND SPECIES AS PER PLAN
 2. INSTALL ORGANIC MULCH OVER ROOTBALL AND TO COVER DRIPLINE. MULCH SHALL BE HELD BACK 4" FROM TREE TRUNK
 3. REMOVE EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
 4. MULCH - SEE PLANTING PLAN
 5. WEED BARRIER FABRIC - SEE PLANTING PLAN - TURN DOWN 6" AT EDGES
 6. INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL
 7. EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS
 8. SCARIFY EDGES AND LOOSEN SOIL AROUND EXCAVATED PLANTING PIT
 9. 4" HIGH X 12" WIDE BERM, 6" MINIMUM DIAMETER OR AS SHOWN ON THE PLANS

D5 SHRUB PLANTING DETAIL

- CONSTRUCTION NOTES:
1. SHRUB LOCATION AND SPECIES AS PER PLAN
 2. MULCH SHALL BE FEATHERED TO A 2" DEPTH ON TOP OF ROOT BALL AND SHALL BE HELD BACK 2" FROM SHRUB STEM(S)
 3. PLANT WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
 4. 4" DEPTH MULCH THROUGHOUT SHRUB BED UNLESS OTHERWISE NOTED
 5. EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS
 6. SCARIFY EDGES AND LOOSEN SOIL AROUND EXCAVATED PLANTING PIT
 7. 2" HIGH X 6" WIDE BERM
 8. WEED BARRIER FABRIC - SEE IRRIGATION PLANTING PLAN - TURN DOWN 6" AT EDGES

PLANT LEGEND

KEY	COMMON NAME	BOTANICAL NAME	QTY	INSTALLED SIZE	REMARKS	MATURE SIZE	WATER USE	DECIDUOUS/ EVERGREEN	COVERAGE
TREES									
JP	JAPANESE PAGODA TREE	STYHNLOBIUM JAPONICUM 'HALKA'	4	2" CAL., 10'-12' HT.	B&B	45' HT. X 35' SPD.	M	DECIDUOUS	962 SF
LE	LACEBARK ELM	ULMUS PARVIFOLIA 'EMER II'	4	2" CAL., 10'-12' HT.	B&B	50' HT. X 35' SPD.	L	DECIDUOUS	962 SF
CP	CHINESE PISTACHE	PISTACHIA CHINENSIS	14 13	2" CAL., 10'-12' HT.	24" BOX	30' HT. X 30' SPD.	M	DECIDUOUS	707 SF
CR	CANADA RED CHOKECHERRY	PRUNUS X VIRGINIANA 'CANADA RED'	16 10	2" CAL., 8'-10' HT.	24" BOX	25' HT. X 20' SPD.	M	DECIDUOUS	314 SF
DW	DESERT WILLOW	CHLOPSIS LINEARIS	4-6	4'-6" HT.	15 GA. MULTI	20' HT. X 20' SPD.	L	DECIDUOUS	314 SF
VT	CHASTE TREE	VITEX AGNUS-CASTUS	15 21	4'-6" HT.	15 GA. MULTI	20' HT. X 20' SPD.	M	DECIDUOUS	314 SF
NMO	NEW MEXICO OLIVE	FORESTIERA NEOMEXICANA	9	4'-6" HT.	15 GA. MULTI	15' HT. X 12' SPD.	M	DECIDUOUS	113 SF
SHRUBS/GROUNDCOVERS/GRASSES/PERENNIALS									
FB	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	17	MIN. 12" HT.	5 GALLON	5' HT. X 6' SPD.	L	DECIDUOUS	28 SF
BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	7 11	MIN. 18" HT.	5 GALLON	5' HT. X 5' SPD.	L	DECIDUOUS	20 SF
QLS	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	43 42	MIN. 18" SPD.	5 GALLON	3' HT. X 5' SPD.	L	DECIDUOUS	20 SF
TB	TURPENTINE BUSH	ERICAMERIA LARICIFOLIA	37 35	MIN. 12" HT.	5 GALLON	3' HT. X 4' SPD.	L	EVERGREEN	13 SF
GT	GOLDEN TORCH GOLDENROD	SOLIDAGO SP.	64 66	MIN. 12" HT.	5 GALLON	2' HT. X 2' SPD.	M	DECIDUOUS	3 SF
WGC	WESTERN SAND CHERRY	PRUNUS BESSEYI 'PANWEE BUTTES'	23	MIN. 18" SPD.	5 GALLON	2' HT. X 5' SPD.	M	DECIDUOUS	20 SF
RED	RED YUCCA	HESPERALOE PARVIFLORA	61 62	MIN. 12" HT.	5 GALLON	3' HT. X 3' SPD.	L	EVERGREEN	7 SF
CAT	CATMINT	NEPETA FAASSENII	19 21	MIN. 6" SPD.	1 GALLON	1' HT. X 3' SPD.	L	DECIDUOUS	7 SF
NWR	NEARLY WILD ROSE	ROSA 'NEARLY WILD'	40 39	MIN. 12" HT.	1 GALLON	2' HT. X 3' SPD.	M	DECIDUOUS	7 SF
BRY	BREAKLIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	76 61	MIN. 6" HT.	3 GALLON	2' HT. X 2' SPD.	L	EVERGREEN	3 SF
PP	PINELEAF PENSTEMON	PENSTEMON PINIFOLIUS	76 73	MIN. 8" HT.	1 GALLON	1' HT. X 18" SPD.	L	EVERGREEN	2 SF

CITY LANDSCAPE ORDINANCE COMPLIANCE

LANDSCAPING RESPONSIBILITY FOR MAINTENANCE:

1. THE OWNER WILL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE AT HILAND PLAZA.

COMPLIANCE WITH WATER CONSERVATION ORDINANCE:

1. NO SPRAY IRRIGATION IS PROPOSED.

2. PLANT SPECIES WILL BE LOW OR MEDIUM USE SPECIES PER THE ABOVE'S XERIC PLANT LIST.

3. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL PLANT MATERIAL. THE SYSTEM WILL BE CONTROLLED BY AN AUTOMATIC CONTROLLER. PLANTS WILL BE IRRIGATED BY LOW WATER USE BUBBLERS. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE INSTALLED IN A HEATED ENCLOSURE TO PROTECT THE DOMESTIC WATER SUPPLY FROM CROSS-CONTAMINATION.

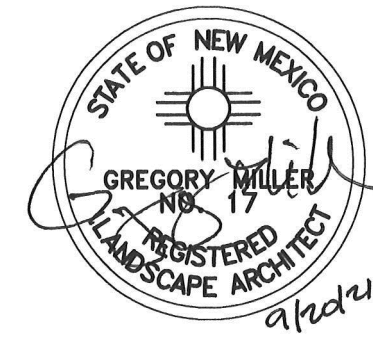
COMPLIANCE WITH GENERAL LANDSCAPING REGULATIONS:

1. THIS PLAN PROVIDES VISUALLY ATTRACTIVE LANDSCAPE, A VISUALLY ATTRACTIVE STREETScape, AND INTERSPERSED TREES IN LANDSCAPE AREAS TO PROVIDE SHADE AND REDUCE LARGE EXPANSES OF PAVEMENT.
2. GROUNDCOVER MULCH SHALL COMPRISE OF A COMBINATION OF CRUSHED GRAVEL (NOT TO EXCEED 75% OF TOTAL AREA) AND ORGANIC MULCH SUCH AS SHREDDED BARK, PECAN SHELLS, ETC.
3. VISIBILITY, LANDSCAPING FENCING, AND SIGNS SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET IN HEIGHT (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE LOCATED IN THE CLEAR SIGHT TRIANGLE.
4. GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.

LANDSCAPE CALCULATION TABLE:

TOTAL LOT AREA: 69,260 SF
LESS TOTAL BUILDING AREA: 21,363 SF
NET LOT AREA: 47,897 SF
REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA): 7,185 SF
PROVIDED LANDSCAPE AREA: 9,954 SF 9,810 SF
REQUIRED PLANTS:
REQUIRED STREET TREES:
12 (296 LF ALONG JACKSON ST SE, TREES AVERAGE 25' O.C.)
11 (255 LF ALONG CENTRAL AVE SE, TREES AVERAGE 25' O.C.)
11 (254 LF ALONG SILVER AVE SE, TREES AVERAGE 25' O.C.)
STREET TREES PROVIDED:
14 ALONG JACKSON ST SE
11 ALONG CENTRAL AVE SE
11 ALONG SILVER AVE SE
NUMBER OF GROUND FLOOR* DWELLING UNITS: 14
*IN DT-UC-MS-PT AREAS, ONLY GROUND FLOOR DWELLING UNITS ARE USED TO CALCULATE THE REQUIRED TREES
NUMBER OF TREES REQUIRED (AT LEAST ONE TREE PER GROUND FLOOR DWELLING UNITS): 14
REQUIRED PARKING LOT TREES AT ONE TREE PER TEN SPACES: 62 TOTAL SPACES
7 REQUIRED TREES
PARKING LOT TREES PROVIDED: 13
REQUIRED PARKING LOT INTERIOR LANDSCAPE (15% OF PARKING LOT AREA): 2,972 SF
PROVIDED PARKING LOT INTERIOR LANDSCAPE: 3,037 SF (102.2% OF REQUIRED INTERIOR LANDSCAPE)
REQUIRED COVERAGE (75% OF PROVIDED LANDSCAPE AREA): 7,466 SF 7,362 SF
PROVIDED COVERAGE: 9,937 SF 9,742 SF (137.0% 132.3% OF REQUIRED COVERAGE)
REQUIRED GROUND LEVEL VEGETATIVE COVERAGE (25% OF PROVIDED LANDSCAPE AREA): 2,489 SF 2,454 SF
PROVIDED GROUND LEVEL PLANT COVERAGE: 2,690 SF 2,985 SF (120.2% 121.6% OF REQUIRED GROUND LEVEL COVERAGE)

STAMP



PERMIT SET

PROJECT NAME

HILAND PLAZA

5000 CENTRAL AVENUE NE
ALBUQUERQUE, NM 87108