

ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE

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									
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	8	2	3	5	8

Notes:
 1. Parking required 1 space per DU, with 50% reduction for UC-MS-PT
 2. Bicycle parking required, 3 spaces or 10% whichever is greater
 3. Motorcycle parking required 1 space per 25 off street parking
 4. Accessible Parking is based on 2015 NM 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 8,616 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 ADA stalls.

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.

SEE SHEET SP-DRB-A

SEE SHEET SP-DRB-A

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 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 HIGHLAND 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 A2/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 PER DETAIL A5/C-504.
- 4" TALL PERIMETER FENCE PERSONNEL GATE PER DETAIL A4/C-504.
- ~~CONCRETE FENCE END PER DETAIL A1/C-504~~
- REFUSE ENCLOSURE GATE PER DETAIL D5/C-504.
- ENCLOSURE GATE PER DETAIL A2/C-504.
- ~~BONNET VALLEY GUTTER PER DETAIL E1/D-662~~
- ~~WHT POLY PER ELECTRICAL SHEET E6-101~~
- 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.
- ~~REPAIR 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 B 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.

SEE SHEET SP-DRB-A

SEE SHEET SP-DRB-A

SEE SHEET SP-DRB-A

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.

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 BERNALILLO 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)

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

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CONSULTANT

STAMP

DAVID A. AUBREY
 STATE OF NEW MEXICO
 PROFESSIONAL ENGINEER
 No. 4221
 Exp. 12/31/2023

David Aubrey
 State of New Mexico
 Professional Engineer
 No. 4221
 Exp. 12/31/2023

PROJECT NAME
HILAND PLAZA

5000 CENTRAL AVENUE NE
 ALBUQUERQUE, NM 87108

REVISIONS

NO.	DATE	DESCRIPTION

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

SHEET TITLE
**SITE PLAN
 DRB**

SHEET NUMBER
SP-DRB

PROJECT NUMBER: **PR-2021-005390**

Application Number: **SI-2021-00832 - SITE PLAN**

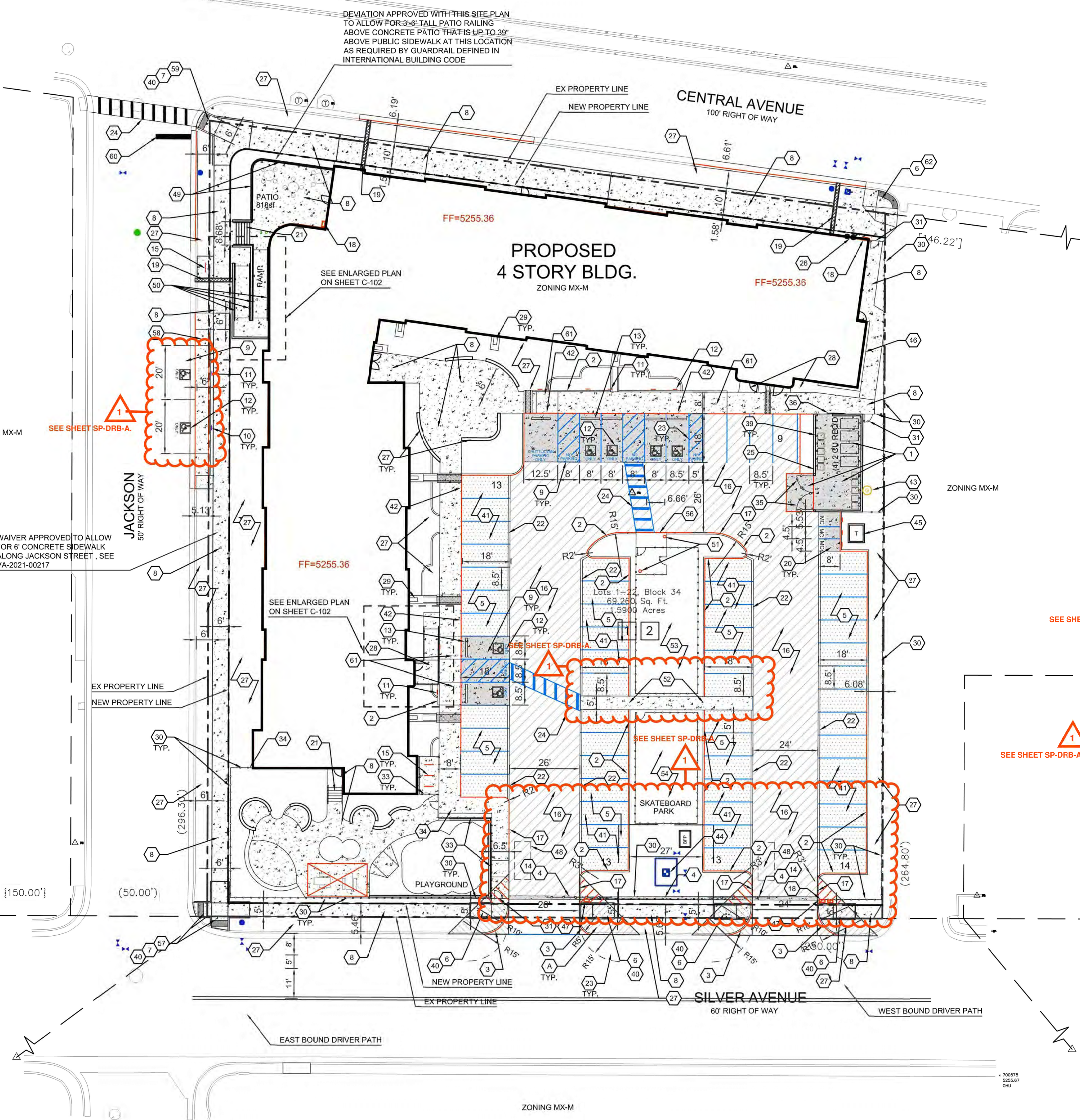
Is an Infrastructure List Required? (X) Yes () No. If yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

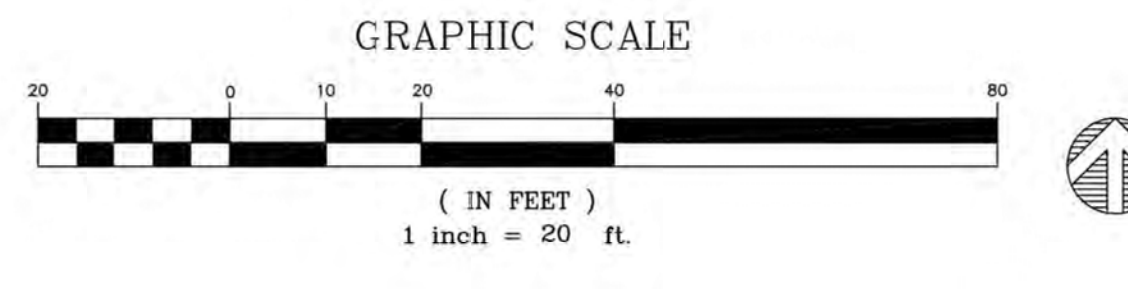
<i>Jeanne Wolfenbarger</i> Traffic Engineering, Transportation Division	Sep 28, 2021
<i>Blaine Carter</i> ABCWUA	Sep 28, 2021
<i>Jeffrey H. ...</i> Parks and Recreation Department	Sep 29, 2021
<i>Ernest Arriaga</i> City Engineer/Hydrology	Sep 28, 2021
<i>Charles Maestas</i> Code Enforcement	Sep 29, 2021
Environmental Health Department (conditional)	Date
<i>Herman Gallegos</i> Solid Waste Management	08-31-21
<i>...</i>	Date
DRB Chairperson, Planning Department	Oct 8, 2021



A5 ZONE ATLAS PAGE K-17-Z



A1 SITE PLAN - DRB
 1" = 20'-0"



09/15/2021 1:53:40 PM

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
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Notes:
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SITE PLAN KEYED NOTES

- CONCRETE PAVEMENT PER DETAIL D3/C-501.
- CONCRETE HEADER CURB: 4" TALL PER DETAIL AS/C-501.
- STANDARD CURB AND GUTTER PER DETAIL AS/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.
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- BICYCLE RACK PER DETAIL E2/C-502.
- ASPHALT PAVEMENT PER DETAIL E2/C-501.
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- FIRE DEPARTMENT KNOX BOX.
- SIDEWALK CULVERT PER DETAIL B3/C-501.
- MOTORCYCLE PARKING STALL WITH SIGNAGE AND PAVEMENT MARKINGS.
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- CONCRETE CUT OFF WALL TO SEPARATE ASPHALT FROM GRAVEL PARKING. PER DETAIL AS/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 AS/C-504.
- 6" TALL PERIMETER FENCE PERSONNEL GATE PER DETAIL A4/C-504.
- 4" TALL PERIMETER FENCE PER DETAIL AS/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' 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 GS/C-501.
- CONCRETE RAMP AND HANDRAILS PER DETAIL A2/C-502.
- DOG WASTE STATION. SEE LANDSCAPING PLANS.
- DOG PARK SURROUNDED BY 4" TALL FENCE PER DETAIL AS/C-504.
- SKATE BOARD PARK AREA SURROUNDED BY 4" TALL FENCE PER DETAIL AS/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 PARALLEL CURB ACCESS RAMP WITH A COMMON LANDING PER COA STANDARD DWG 2445. TO BE DETAILED IN PWO PLANS.
- NOT USED.
- CONCRETE CURB ACCESS RAMP DETAIL B CORNER ACCESS RAMP PER COA STANDARD DWG 2441. TO BE DETAILED IN PWO 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 WALK INSTEAD OF HEADER CURB. TO BE DETAILED IN PWO PLANS.
- PROVIDE 12" TURNDOWN ON SIDEWALK.
- 2" 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.

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C-503:	CIVIL DETAILS
C-504:	CIVIL DETAILS

PROJECT LOCATION:
CENTRAL AVENUE SE AND JACKSON STREET SE

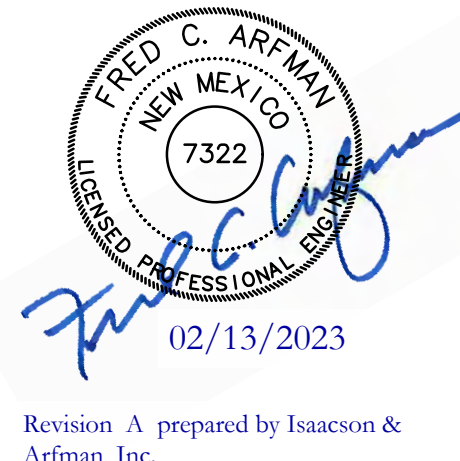
LEGAL DESCRIPTIONS:
LOTS NUMBERED ONE (1) THROUGH TWENTY-TWO (22), INCLUSIVE, IN BLOCK NUMBERED THIRTY-FOUR (34) OF THE VALLEY VIEW ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DELINEATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY,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



Revision A prepared by Isaacson & Artman, Inc.

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 FOR 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:

<i>Jeanne Wolfenbarger</i> Traffic Engineering, Transportation Division	Sep 28, 2021
<i>Blaine Carter</i> ABCWUA	Date
<i>Chris Hunsplett</i> Parks and Recreation Department	Sep 28, 2021
<i>Ernest Arriaga</i>	Date
<i>Charles Maestas</i> Code Enforcement	Sep 29, 2021
<i>Hamas Gallages</i> Solid Waste Management	Date
<i>DRB Chairperson, Planning Department</i>	Sep 28, 2021
<i>Environmental Health Department (conditional)</i>	Date
<i>Hamas Gallages</i>	08-31-21
<i>Solid Waste Management</i>	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	

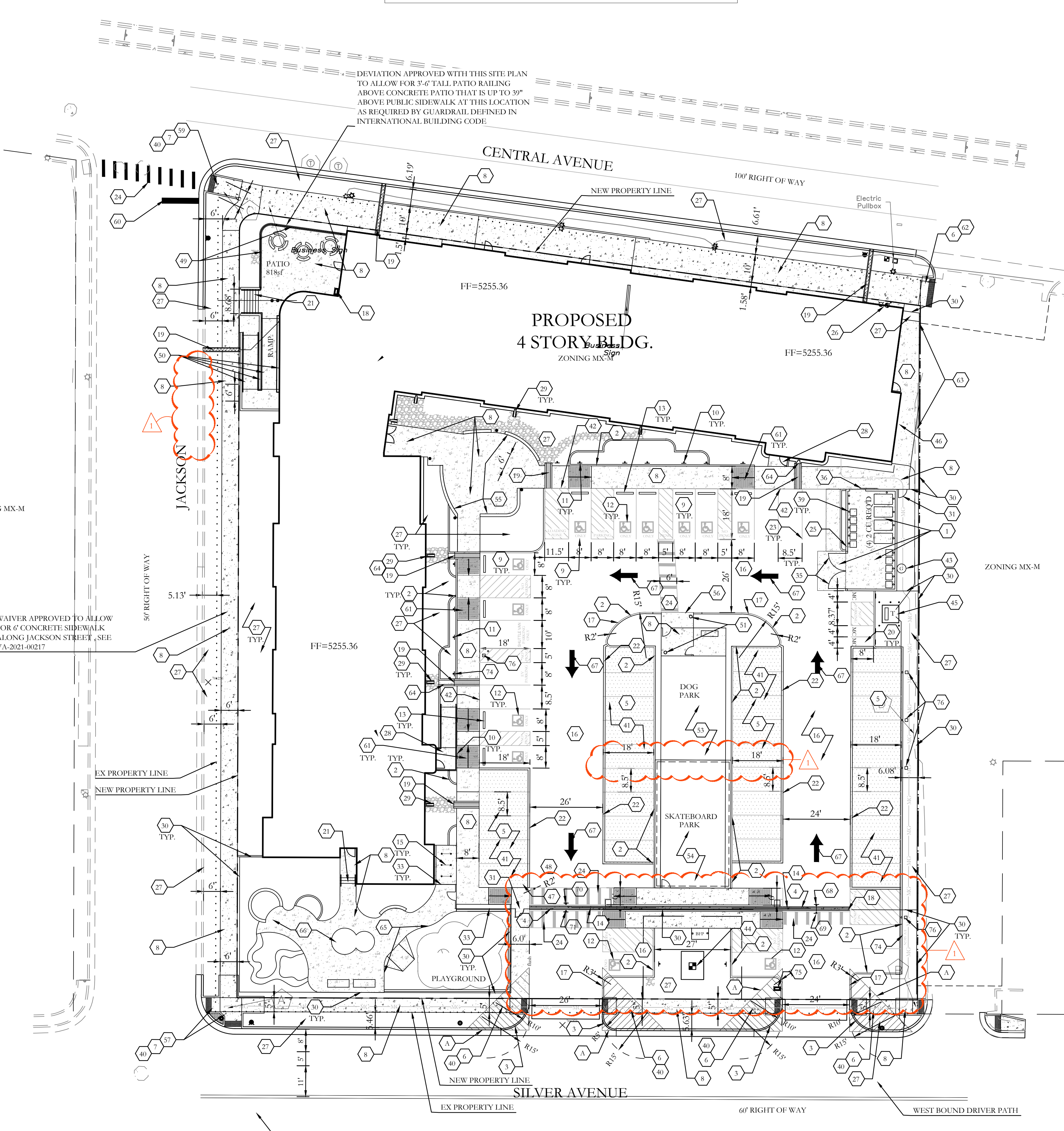
SHEET TITLE

SITE PLAN
DRB

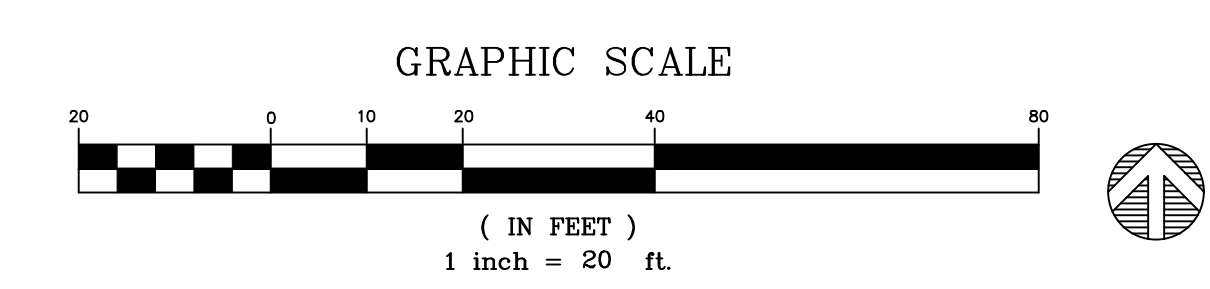
SHEET NUMBER

SP-DRB-A

09/16/2021



A1 SITE PLAN - DRB
1" = 20'-0"



A5 ZONE ATLAS PAGE K-17-Z



CONSULTANT

STAMP

PERMIT SET

PROJECT NAME

HILAND PLAZA

5000 CENTRAL AVENUE NE
ALBUQUERQUE, NM 87108



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

MRWM
LANDSCAPE ARCHITECTS
mrwmla.com 505 268 2266

STAMP



PERMIT SET

PROJECT NAME
HILAND PLAZA

5000 CENTRAL AVENUE NE
ALBUQUERQUE, NM 87108

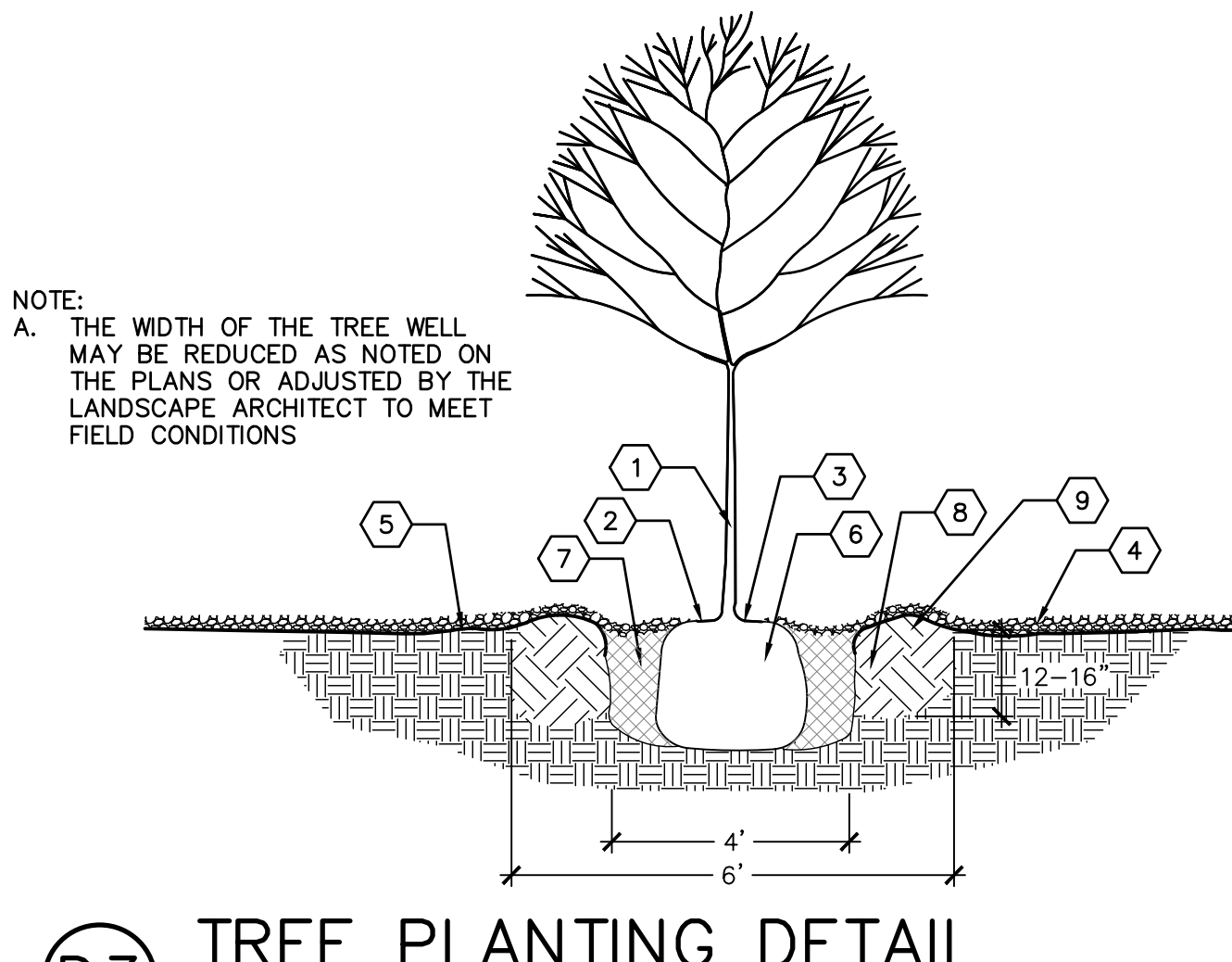
REVISIONS

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

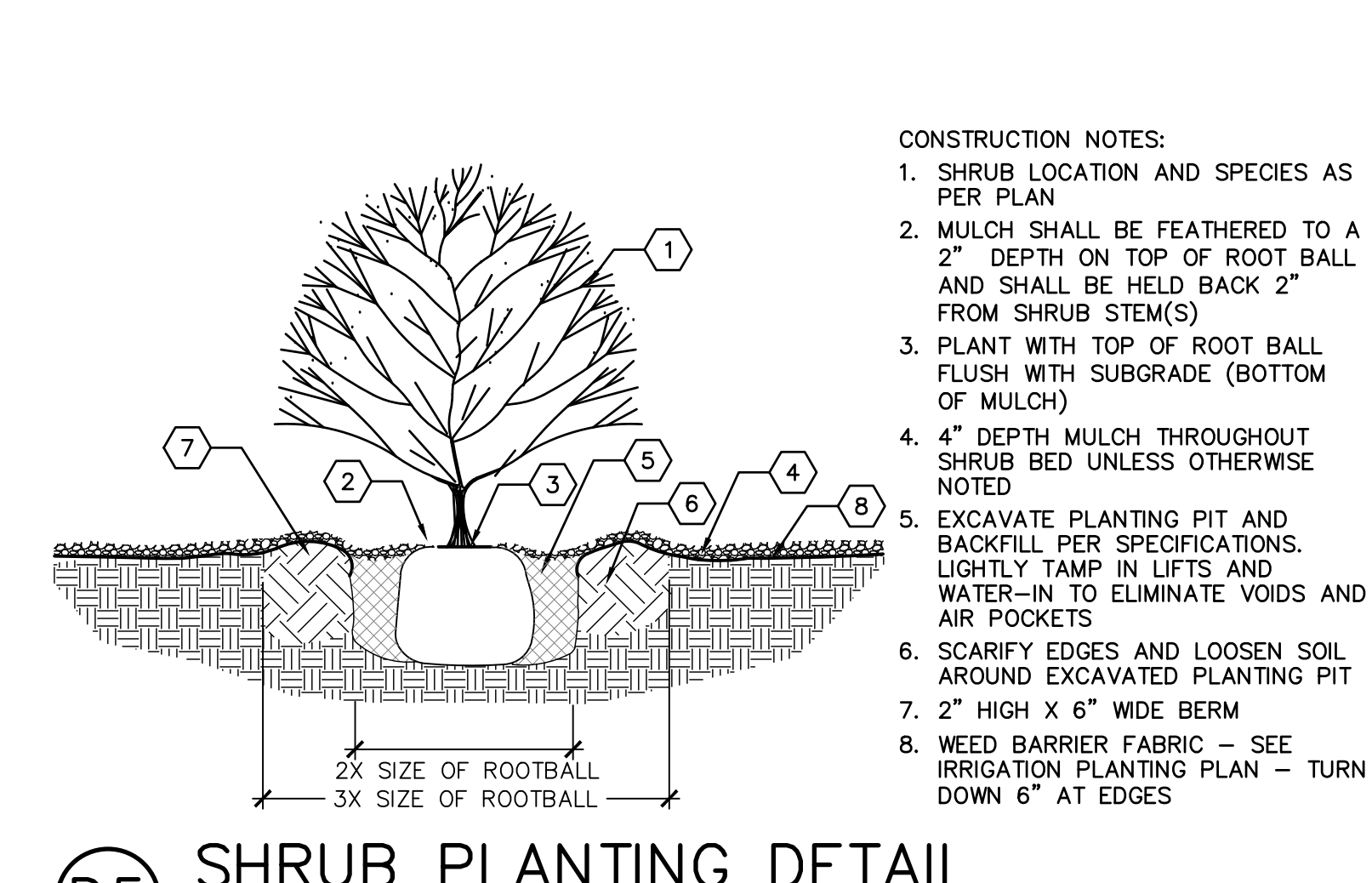
SHEET TITLE
LANDSCAPE PLAN
SHEET NUMBER
LP101

- CONSTRUCTION NOTES:
1. TREE LOCATION AND SPECIES AS PER PLAN
 2. INSTALL ORGANIC MULCH OVER ROOTBALL AND TO COVER DRIFLINE. 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



D3 TREE PLANTING DETAIL
SCALE: NTS

- 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



D5 SHRUB PLANTING DETAIL

PLANT LEGEND

KEY	COMMON NAME	BOTANICAL NAME	QTY	INSTALLED SIZE	REMARKS	MATURE SIZE	WATER USE	DECIDUOUS/EVERGREEN	COVERAGE
TREES									
JP	JAPANESE PAGODA TREE	STYPHNOLOBIUM 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	2" CAL., 10'-12" HT.	24" BOX	30' HT. X 30' SPD.	M	DECIDUOUS	707 SF
CRC	CANADA RED CHOKECHERRY	PRUNUS X VIRGINIANA 'CANADA RED'	16	2" CAL., 8'-10" HT.	24" BOX	25' HT. X 20' SPD.	M	DECIDUOUS	314 SF
DW	DESERT WILLOW	CHILOPSIS LINEARIS	15	4'-6" HT.	15 GA. MULTI	20' HT. X 20' SPD.	L	DECIDUOUS	314 SF
VT	CHASTE TREE	VITEX AGNUS-CASTUS	15	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	MIN. 18" HT.	5 GALLON	5' HT. X 5' SPD.	L	DECIDUOUS	20 SF
GLS	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	43	MIN. 18" SPD.	5 GALLON	3' HT. X 5' SPD.	L	DECIDUOUS	20 SF
TB	TURPENTINE BUSH	ERICAMERIA LARICIFOLIA	37	MIN. 12" HT.	5 GALLON	3' HT. X 4' SPD.	L	EVERGREEN	13 SF
GT	GOLDEN TORCH GOLDENROD	SOLIDAGO SP.	64	MIN. 12" HT.	5 GALLON	2' HT. X 2' SPD.	M	DECIDUOUS	3 SF
WC	WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	23	MIN. 18" SPD.	5 GALLON	2' HT. X 5' SPD.	M	DECIDUOUS	20 SF
RED	RED YUCCA	HESPERALOE PARVIFLORA	61	MIN. 12" HT.	5 GALLON	3' HT. X 3' SPD.	L	EVERGREEN	7 SF
CAT	CATMINT	NEPETA FAASSENII	19	MIN. 6" SPD.	1 GALLON	1' HT. X 3' SPD.	L	DECIDUOUS	7 SF
NWR	NEARLY WILD ROSE	ROSA 'NEARLY WILD'	40	MIN. 12" HT.	1 GALLON	2' HT. X 3' SPD.	M	DECIDUOUS	7 SF
BRY	BREAKLIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	76	MIN. 6" HT.	3 GALLON	2' HT. X 2' SPD.	L	EVERGREEN	3 SF
PP	PINELEAF PENSTEMON	PENSTEMON PINIFOLIUS	76	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 ABCWA'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.

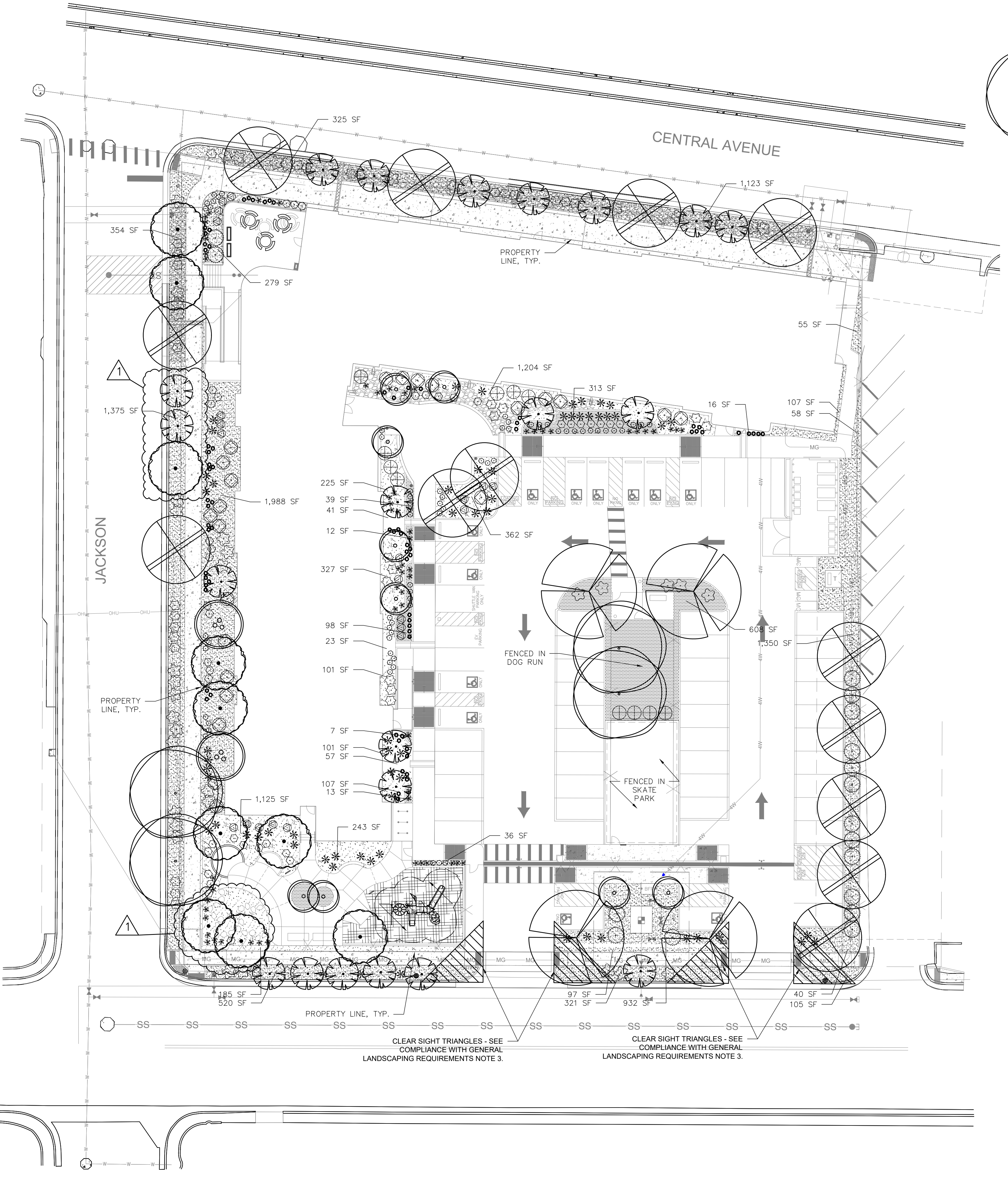
COMPLIANCE WITH GENERAL LANDSCAPING REGULATIONS:
1. THIS PLAN PROVIDES VISUALLY ATTRACTIVE LANDSCAPE, A VISUALLY ATTRACTIVE STREETScape, AND INTERSPERSED TREES IN LANDSCAPE AREAS TO PROVIDE SHADE AND REDUCE LARGE EXPANSES OF PAVEMENT.
2. GROUNDCOVER MULCH SHALL COMPRISE OF A COMBINATION OF CRUSHED GRAVEL (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):
7,489 SF (7,362 SF)
PROVIDED COVERAGE:
9,937 SF (9,742 SF (137.8% 132.3% OF REQUIRED COVERAGE)
REQUIRED GROUND LEVEL VEGETATIVE COVERAGE (25% OF PROVIDED LANDSCAPE AREA):
2,469 SF (2,454 SF)
PROVIDED GROUND LEVEL PLANT COVERAGE:
2,690 SF (2,985 SF (120.2% 121.6% OF REQUIRED GROUND LEVEL COVERAGE)

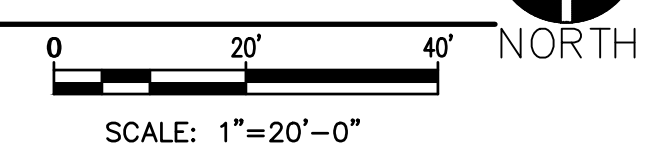
HATCH AND SYMBOL LEGEND

- 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

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



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



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