

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		6.8						
2 bdr, 2 ba	14	Residential	795	7		1995		1.4						
3 bdr, 2 ba	10	Residential	1016	5		1750		1						
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 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 RAMP 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 SL3000(1)U 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 PER DETAIL A5/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 2443. 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 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 TWO PLANS.
- PROVIDE 12" TURNDOWN 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.

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PROJECT LOCATION:
CENTRAL AVENUE SE AND JACKSON STREET SELEGAL 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-ZEXISTING ZONING:
MX-M MIXED USE MEDIUM DENSITYPROPOSED USES:
MULTI FAMILY RESIDENTIAL, WITH 92 UNITS AND TWO COMMERCIAL SPACES (APPROX. 2,000 SF TOTAL)

Revision A prepared by Isaacson & Arfman, 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:

Jeanne Wolfenbarger
Traffic Engineering, Transportation Division
Blaine Carter
ABCWUA
Ernest Amigo
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 Gallages
Solid Waste Management
DRB Chairperson, Planning Department

STAMP



PERMIT SET

PROJECT NAME

HILAND PLAZA

5000 CENTRAL AVENUE NE
ALBUQUERQUE, NM 87108

REVISIONS

NO.	DATE	DESCRIPTION
3	07-27-23	ASI 022
2	06-19-23	ASI 020
1	1-20-23	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

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.

DEVIATION APPROVED WITH THIS SITE PLAN
TO ALLOW FOR 3'-6" TALL PATIO RAILING
ABOVE CONCRETE PATIO THAT IS UP TO 30"
ABOVE PUBLIC SIDEWALK AT THIS LOCATION
AS REQUIRED BY GUARDRAIL DEFINED IN
INTERNATIONAL BUILDING CODE

CENTRAL AVENUE

PROPOSED
4 STORY BLDG.

ZONING MX-M

SILVER AVENUE

ZONING MX-M

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

A1 SITE PLAN - DRB

1" = 20'-0"

A5 ZONE ATLAS PAGE K-17-Z