

Easement Notes

- EXISTING 5' UTILITY EASEMENT (6/29/1984, C24-89)
- EXISTING 20' COA WATER & SEWER EASEMENT (9/14/1965, D3-126) & (6/29/1984, C24-89)
- EXISTING 10' PNM EASEMENT (4/29/1975, BK. MISC. 418, PG. 830)
- INTENTIONALLY OMITTED
- EXISTING NON-EXCLUSIVE PRIVATE ACCESS EASEMENT (8/7/1998, BK. 98-13, PG. 8016)
- INTENTIONALLY OMITTED
- INTENTIONALLY OMITTED
- EXISTING CABLE EASEMENT OVER NON-BUILDING AREAS (10/12/2007, DOC. NO. 2007144250)
- EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT, PRIVATE CROSS LOT UTILITY EASEMENT AND RECIPROCAL PRIVATE CROSS PARKING EASEMENT BENEFITING AND MAINTAINED BY TRACT A-2-B AND TRACTS A-2-A & A-2-B (7/2/2001, 2001C-186) (4/19/2011, 2011C-35)
- PRIVATE CROSS LOT DRAINAGE EASEMENT ACROSS TRACTS A-2-A-2 AND A-2-A-1 BENEFITING AND MAINTAINED BY TRACT A-2-B (8/13/1998, 98C-241)
- PRIVATE PARKING, VEHICULAR ACCESS, AND PEDESTRIAN EASEMENT BENEFITING AND MAINTAINED BY TRACTS 1-B-1, A-2-A-1 AND A-2-A-2, PARK SQUARE (7/15/1998, BK. 9812, PG. 6785)(7/31/2002, BK. A39, PG. 6377) (1/14/2005, BK. A90, PG. 7567)(5/19/2007, BK. A136, PG. 8823)
- PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY TRACTS A-2-A-1, A-2-A-2 AND A-2-B, PARK SQUARE (4/19/2011, 11C-35)
- PRIVATE CROSS LOT DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY TRACTS A-2-A-1 AND A-2-A-2, PARK SQUARE (4/19/2011, 11C-35)
- EXISTING 33' COA WATER & SEWER EASEMENT (6/29/1984, C24-89)
- 10' PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAT

SITE PLAN - DRB

DEVELOPMENT DATA

NET SITE AREA:
TRACK A-2-A-2-A 2.4244 ACRES (105,609 S.F.)
TRACK A-2-A-1-A 1.6520 ACRES (71,959 S.F.)

ZONING AND LAND USE:

CURRENT: MX-H (UC-MS-PT)
LAND USE: RESTAURANT / HOTEL
MULTI-FAMILY RESIDENTIAL

BUILDING HEIGHT:

ALLOWED: 99 FEET
PROPOSED: 80 FEET

DENSITY:

PROPOSED: 79.2 DU/ACRE

SETBACKS REQUIRED:

	FRONT(E)	SIDE(N)	SIDE(S)	REAR(W)
ALLOWED	0	0	0	15'
PROVIDED	10'	3'	2'	7'

FLOOR AREA RATIO:

BUILDING NET AREA 200,481 S.F.
F.A.R. PROVIDED 200,481 / 105,609 = 1.90

BUILDING AREAS:

LEVEL	S-2 GARAGE	R-2 RES.	REC	A-3 ASSEMBLY FITNESS	POOL HOUSE	TOTAL	B LEASING	TOTAL
P1	74,043						2,033	76,076
P2	72,350						1,129	73,479
L1		44,857	1,961	1,126	647	3,734		48,591
L2		47,182	975	621		1,596		49,778
L3		49,975						49,975
L4		49,975						49,975
TOTAL	146,393	191,989	2,936	1,747	647	5,330	3,162	346,874

USABLE OPEN SPACE:

REQUIRED:
STUDIO 200 SF x 42 = 8,400 S.F.
1 BR 200 SF x 91 = 18,200 S.F.
2 BR 250 SF x 59 = 14,750 S.F.
TOTAL REQUIRED = 41,350 S.F.

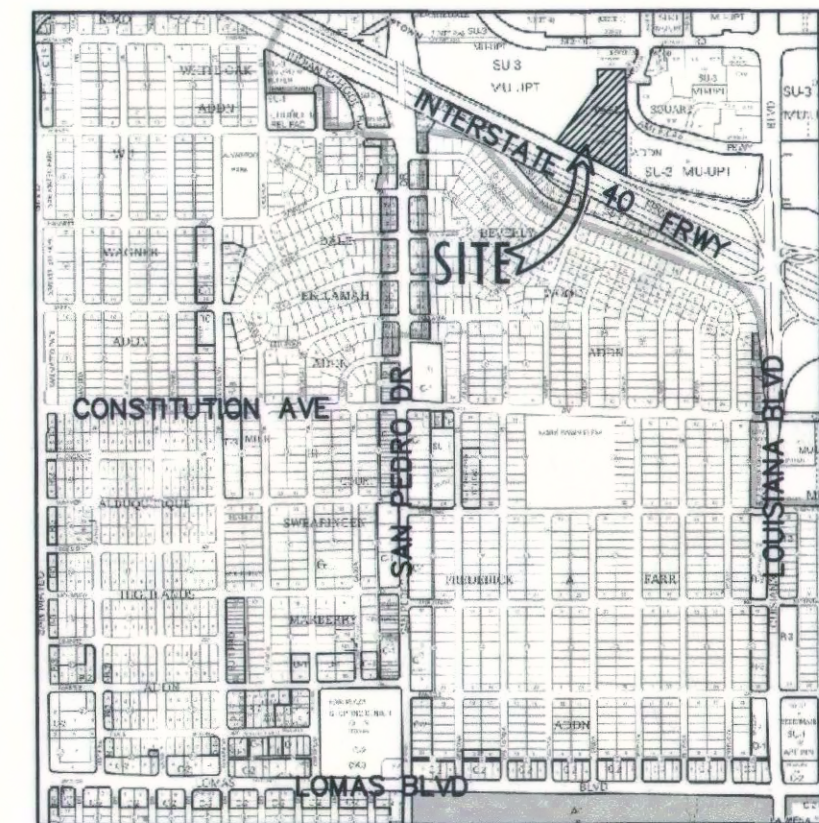
PROVIDED:
LEVEL L1 COURTYARDS 22,173 S.F.
PRIVATE BALCONIES 12,040 S.F.
AT GRADE ON SITE 11,594 S.F.
TOTAL PROVIDED 45,807 S.F.

THE FIRST RESIDENTIAL LEVEL (PODIUM LEVEL L1) HAS TWO OPEN COURTYARDS, CONNECTED BY A COVERED BREEZEWAY. THE SOUTH COURTYARD IS THE POOL AREA WITH AMENITIES LIKE CABANAS, RAMADA, SEATING AREA. THE FITNESS CENTER, RECREATIONAL SPACE AND POOL HOUSE ARE PART OF THE BUILDING ORIENTED TOWARDS THE POOL COURTYARD. THE NORTH COURTYARD IS ANOTHER OPEN SPACE WITH RAMADAS, BARBECUES, GAME LAWN, AND SEATING AREAS.

UNIT MIX						
UNIT TYPE						
	S1	A2	A3	A4	B1	B2
LIVABLE	582	638	754	667	921	1,020
PAT/BAL	53	51	63	60	60	107
LEVEL L1	9	14	8	3	5	6
LEVEL L2	9	14	8		8	6
LEVEL L3	12	14	8		10	7
LEVEL L4	12	14	8		10	7
TOTAL	42	56	32	3	33	26
						192

PARKING SPACE REQUIREMENTS		
	PARKING RATIO REQUIRED	PARKING SPACES
RESTAURANT		90
HOTEL		149
OFFICE (PER SHARE PARKING AGREEMENT)		191
192 DWELLING UNITS	1	192
PARKING SPACES REQUIRED		622
TRANSIT REDUCTION 5%		31
Total Parking Spaces Required		591
OPEN PARKING PROVIDED		162
GARAGE P1 LEVEL PARKING PROVIDED		220
GARAGE P2 LEVEL PARKING PROVIDED		213
Total Parking Provided		595
Compact Parking Spaces Allowed		200
OPEN COMPACT PARKING PROVIDED		-
GARAGE P1 LEVEL COMPACT PARKING PROVIDED		63
GARAGE P2 LEVEL COMPACT PARKING PROVIDED		65
Total Compact Parking Provided		128
Accessible Parking Required		13
OPEN ACCESSIBLE PARKING PROVIDED		5
GARAGE P1 LEVEL ACCESSIBLE PARKING PROVIDED		8
GARAGE P2 LEVEL ACCESSIBLE PARKING PROVIDED		4
Total Accessible Parking Provided		17
Motorcycle Parking Required		4
HOTEL AND RESTAURANT		4
Total Motorcycle Parking Provided		4
Bicycle Parking Required		41
10% OF REQUIRED VEHICULAR PARKING (410 PARKING SPACES EXCLUDING OFFICE)		
Total Bicycle Parking Provided		42
GARAGE		34
OPEN ON SITE		8

TRANSIT ROUTE 157 IS ALONG AMERICAS PARKWAY AND TRANSIT ROUTES 34, 6, AND 786 ARE ALONG INDIAN SCHOOL ROAD. BUS STOPS ARE LOCATED TO THE EAST ALONG AMERICAS PARKWAY IN FRONT OF THE MARRIOTT AND PARK SQUARE.



VICINITY MAP

NOT TO SCALE

KEYNOTES

- 8'-6"x18' PARKING SPACE, TYPICAL, SEE DETAIL 01/A1.20
- 11'x18' ACCESSIBLE PARKING SPACE, SEE DETAIL 05/A1.20
- ACCESSIBLE DRIVEWAY CROSSING MARKING TO COMPLY WITH REGULATIONS IN THE FORM BASED CODE.
- 8'x15' COMPACT PARKING SPACE
- TRASH YARD ENCLOSURE WITH COMPACTOR SURROUNDED BY 8' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 14/A1.20. TRASH YARD TO BE SHARED WITH HOTEL TO THE SOUTH.
- 10'x30' LOADING PARKING SPACE.
- 6' SIDEWALK CONNECTING TO PUBLIC WAYS.
- BICYCLE PARKING LOCATION, SEE DETAIL 06/A1.20.
- EXISTING PERIMETER WALL.
- EXISTING STREET CURB WITH 13'-6" MIN. SIDEWALK AT AMERICA'S PARKWAY.
- EXISTING HOTEL BUILDING.
- EXISTING RESTAURANT BUILDING (NOT A PART).
- EXISTING DRIVEWAY ENTRY.
- SIGHT VISIBILITY. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- EXISTING HOTEL SIGN TO REMAIN.
- MOTORCYCLE PARKING.

GENERAL NOTES

- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER.
- LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- THE MATERIALS USED FOR CROSSWALKS WILL COMPLY WITH REGULATIONS IN THE FORM BASED CODE.
- SITE WILL COMPLY WITH THE LIGHTING STANDARDS IN THE MX-H ZONE AND IDO SECTION 14-16-5-7.

LIGHTING LEGEND

- TYPE 'S1'. POLE MOUNTED LED LIGHTING FIXTURE, FULLY CUT-OFF, 3000K. B.O.F. AT +15' AFG.
- TYPE 'S2'. POLE MOUNTED LED LIGHTING FIXTURE, FULLY CUT-OFF, 3000K, WITH INTEGRAL HOUSE-SIDE SHIELD. B.O.F. AT +15' AFG.
- TYPE 'S3'. FULLY CUT-OFF WALL MOUNTED LED LIGHTING FIXTURE, 3000K. 2522 LUMENS, 22W.
- TYPE 'S4'. FULLY CUT-OFF WALL MOUNTED LED LIGHTING FIXTURE, 3000K. 1310 LUMENS, 45W.
- TYPE 'S5'. FULLY CUT-OFF WALL MOUNTED LED LIGHTING FIXTURE, 3000K. 2513 LUMENS, 18W. ADA COMPLIANT.

PROJECT NUMBER: PR-2018-001284
Application Number: 67-2018-00131

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Rogers M. M... 10/17/18
Traffic Engineering, Transportation Division Date
ABCWJA 10-17-18 Date

Parks and Recreation Department Date
City Engineer 10/17/18 Date

Solid Waste Management Date
Code Enforcement 10/17/18 Date
DRB Chairperson, Planning Department 10-17-18 Date

MARKANA UPTOWN

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Albuquerque, New Mexico

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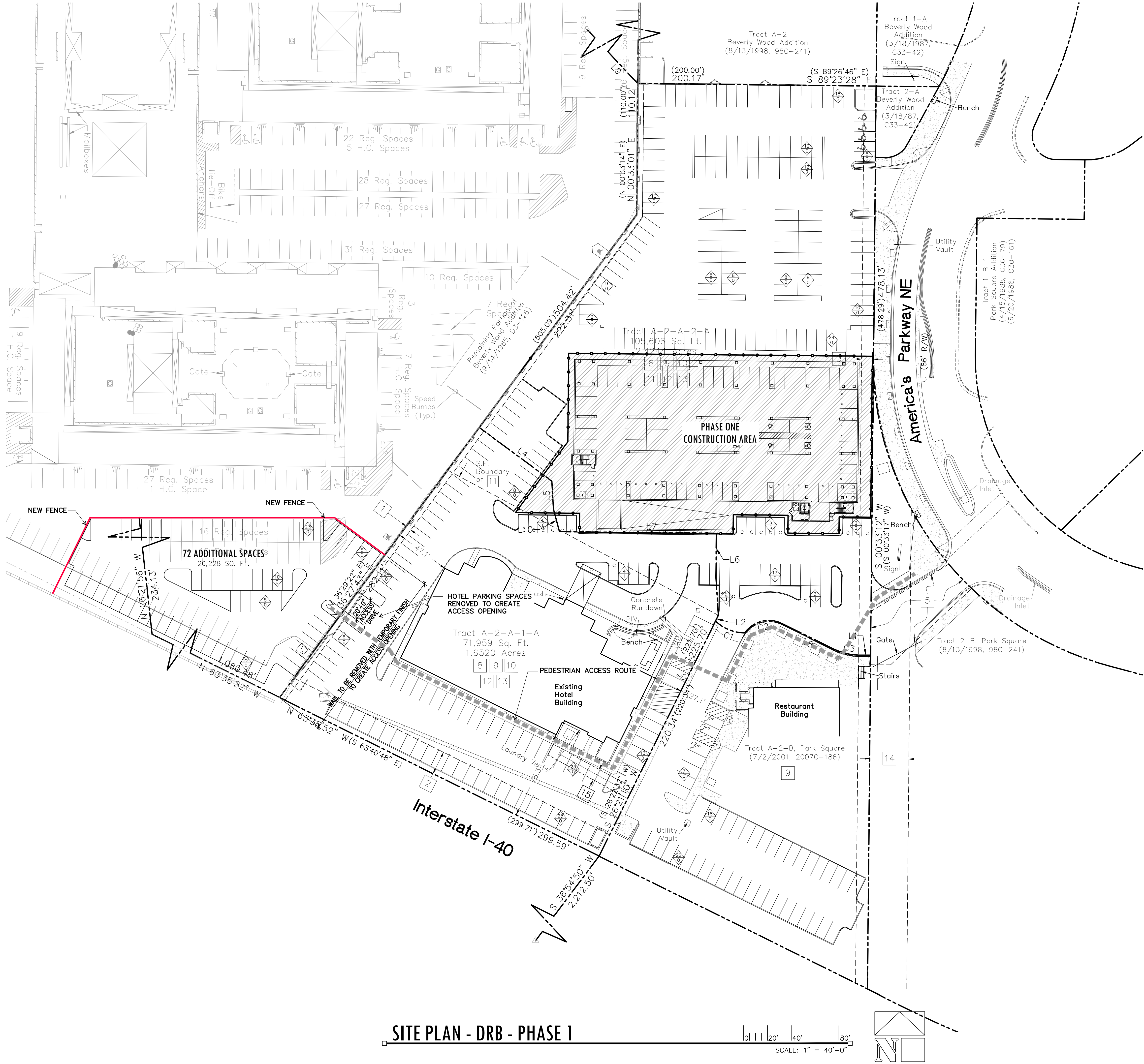
LEGACY HOSPITALITY

DATE: OCTOBER 10, 2018 ORB # 16-221

A1.10

SITE PLAN - DRB

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PARKING PROVIDED:	
ON SITE:	316
WEST PROPERTY:	72
GARAGE P1 LEVEL:	-
GARAGE P2 LEVEL:	-
TOTAL:	388

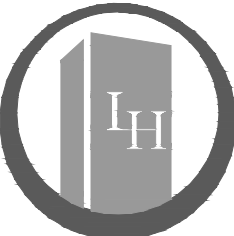
SITE PLAN - DRB - PHASE 1

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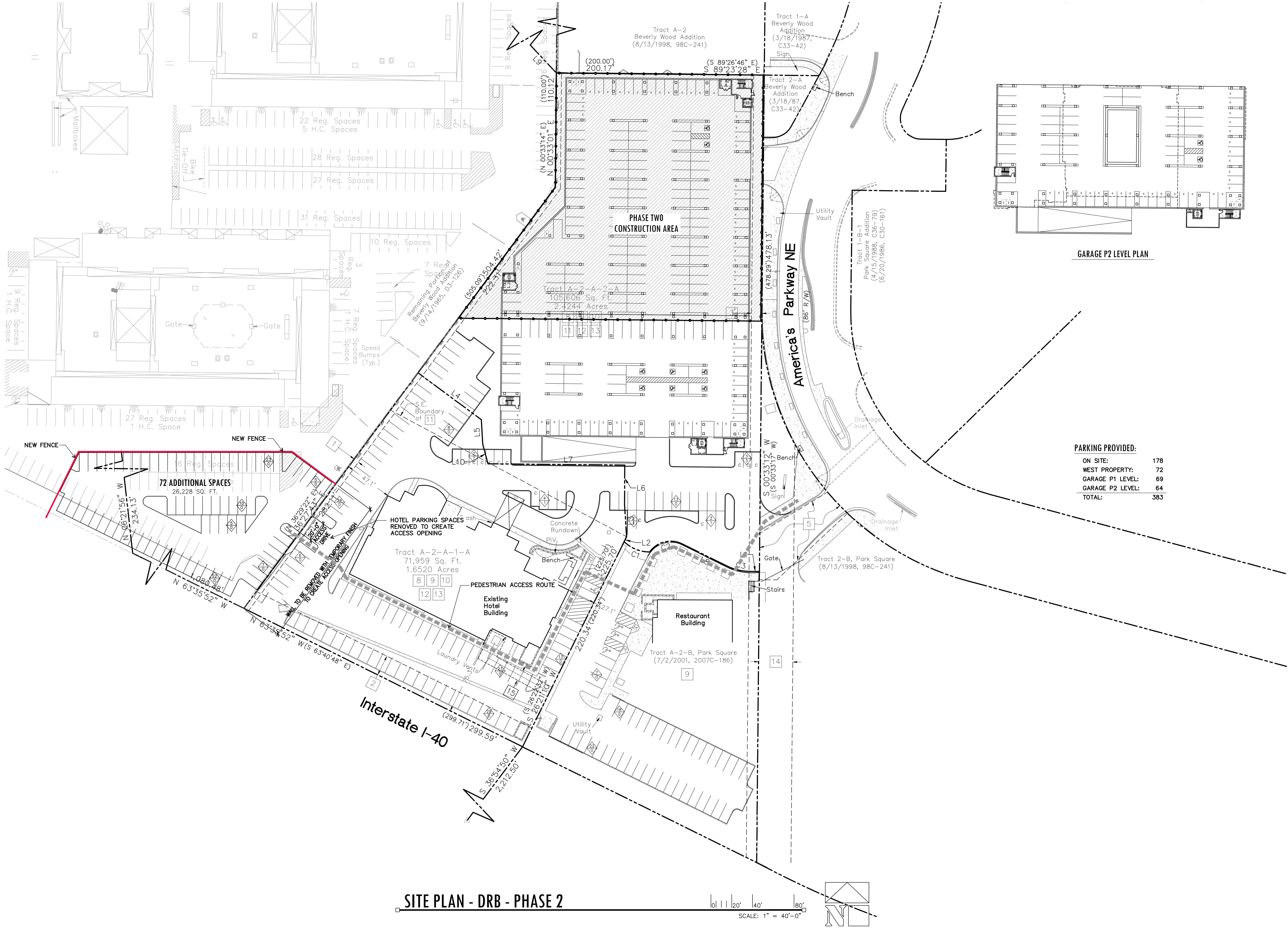


LEGACY HOSPITALITY

DATE: OCTOBER 10, 2018 ORB # 16-221

A1.11

SITE PLAN - DRB
PHASE 1

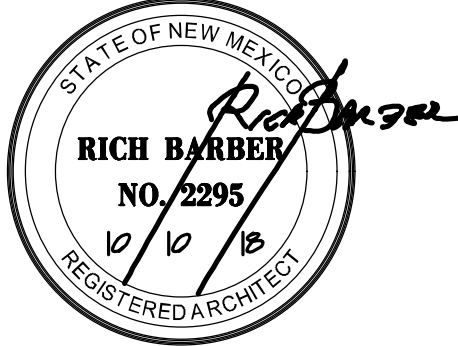


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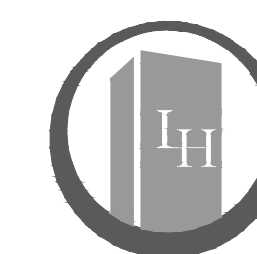
DATE: OCTOBER 10, 2018 ORB # 16-221

A1.12

SITE PLAN - DRB
PHASE 2

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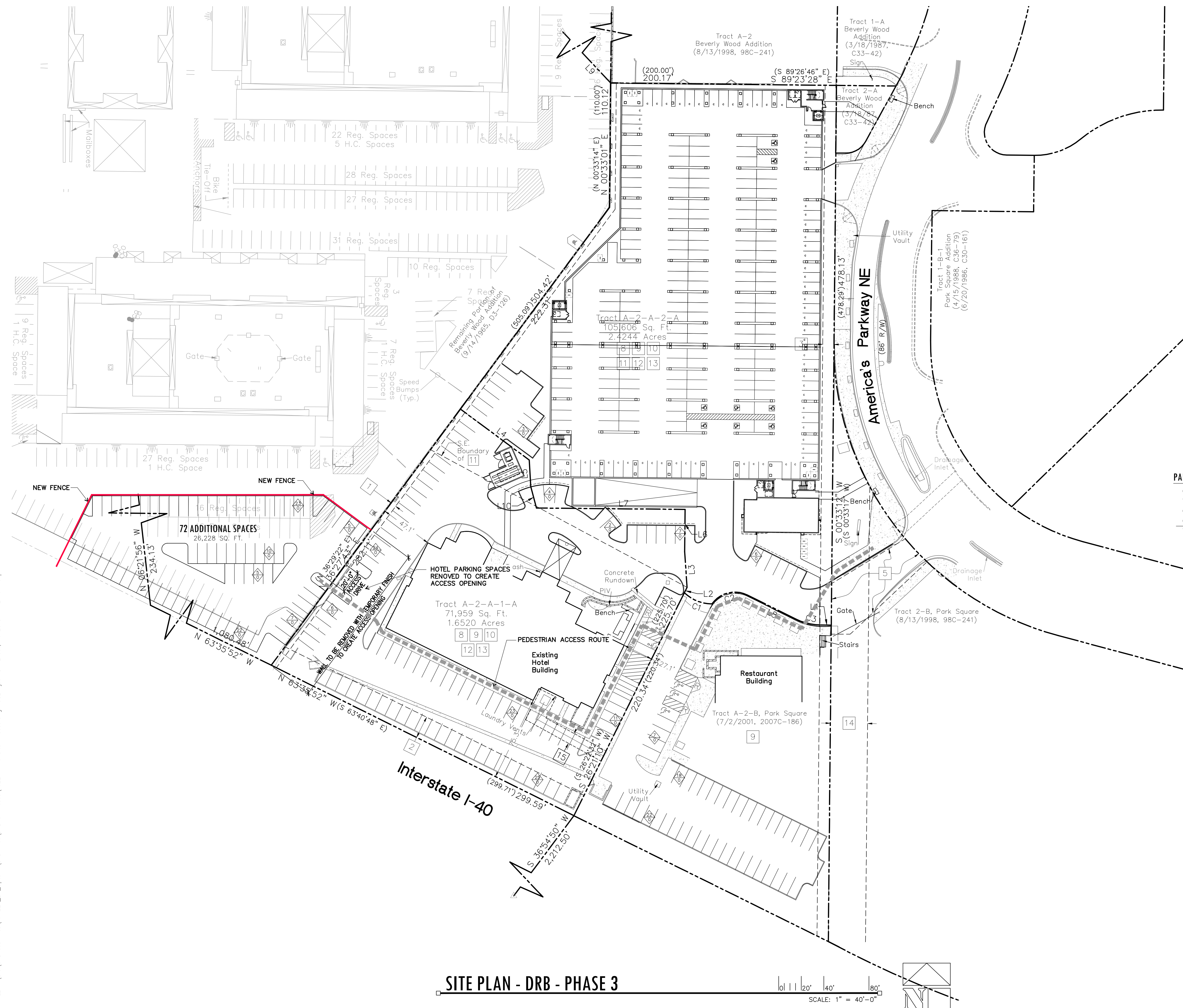
LEGACY HOSPITALITY

PARKING PROVIDED:	
ON SITE:	158
WEST PROPERTY:	72
GARAGE P1 LEVEL:	220
GARAGE P2 LEVEL:	—
TOTAL:	450

DATE: OCTOBER 10, 2018 ORB # 16-221

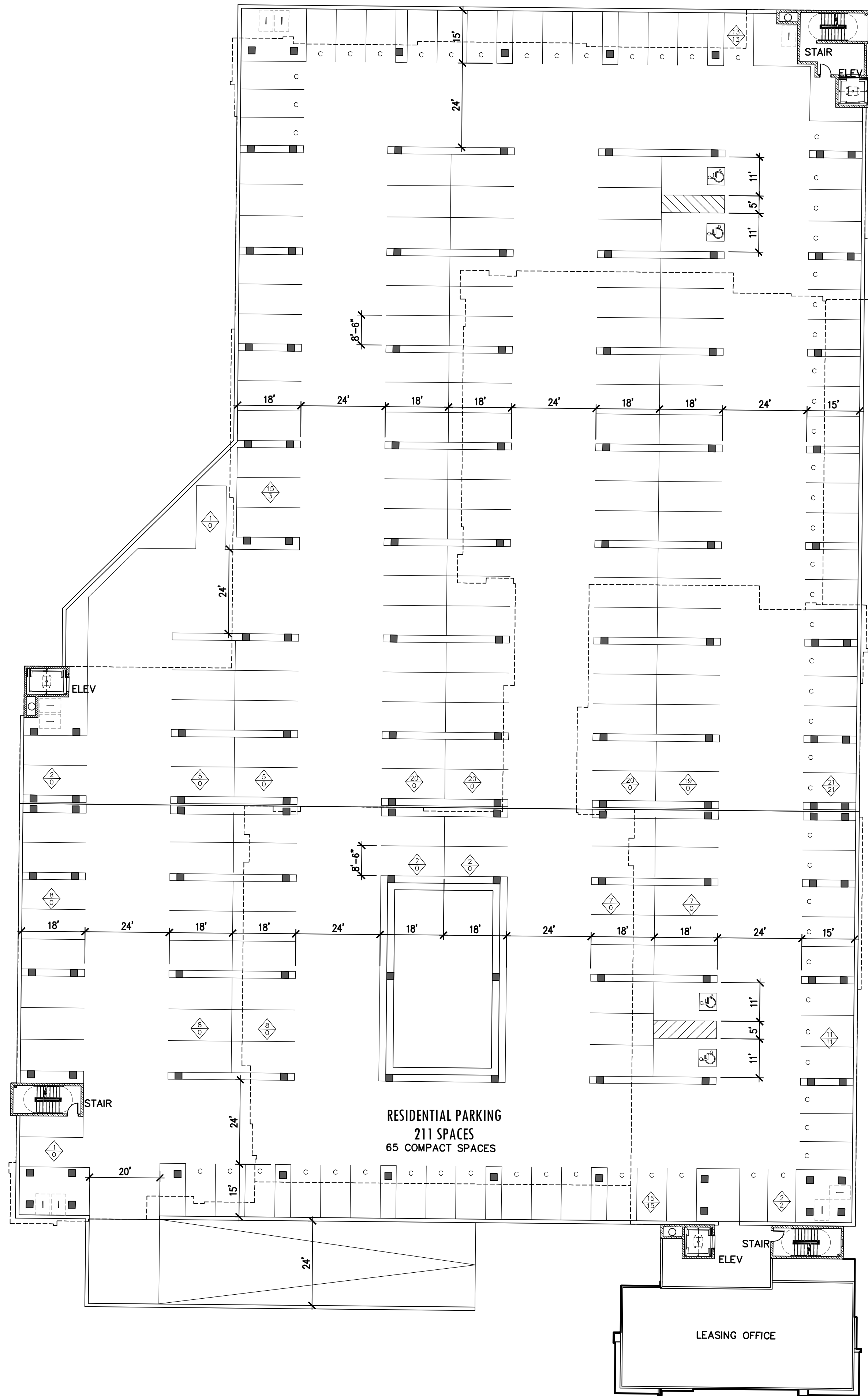
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**SITE PLAN - DRB
PHASE 3**



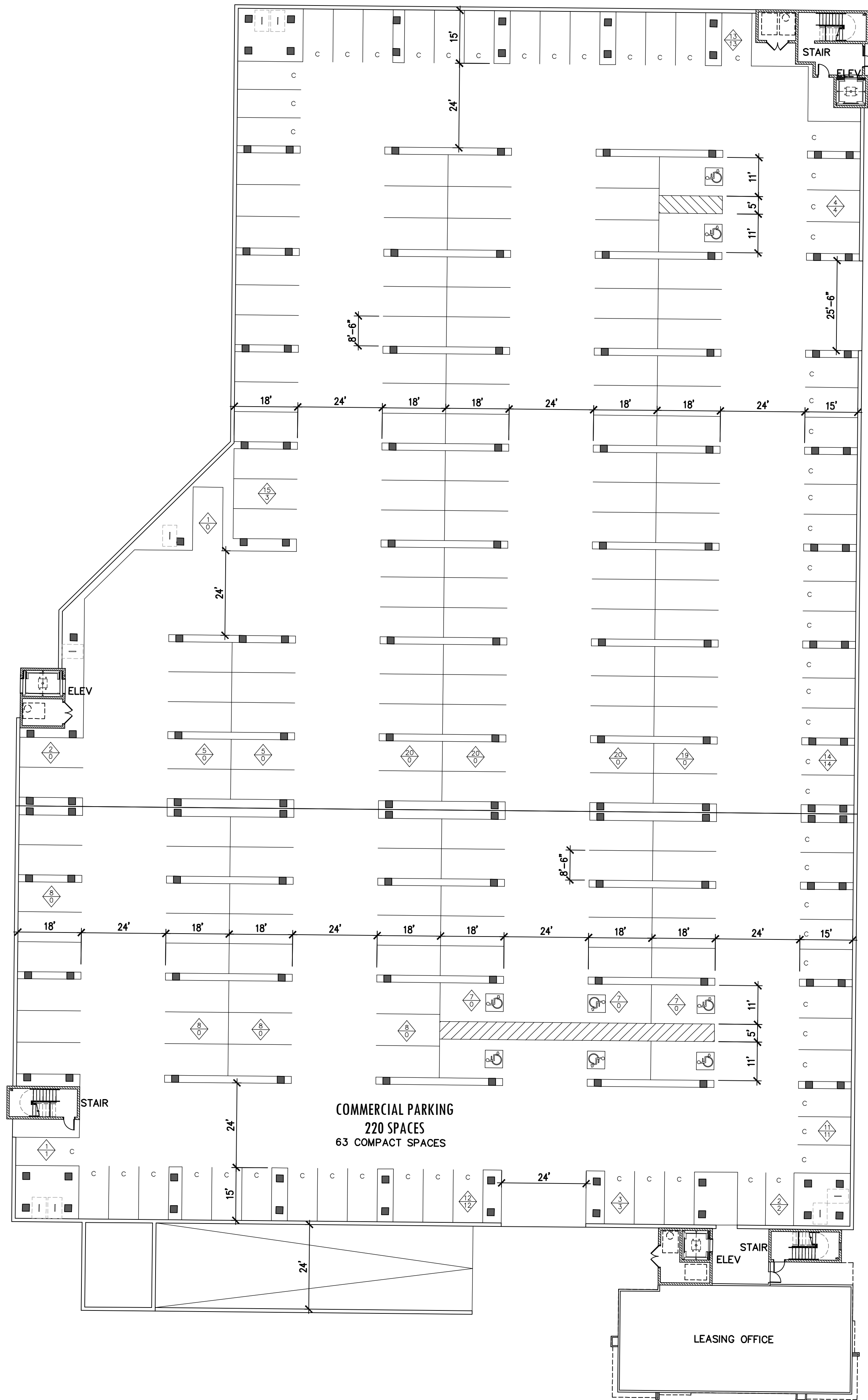
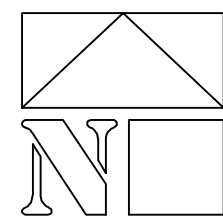
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BUILDING FLOOR PLAN - LEVEL P2

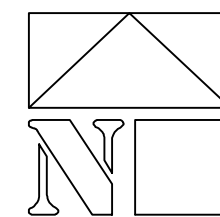
10' 10' 20' 40'
SCALE: 1" = 20'-0"



BUILDING FLOOR PLAN - LEVEL P1

GRADE LEVEL

10' 10' 20' 40'
SCALE: 1" = 20'-0"

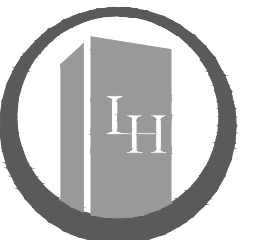
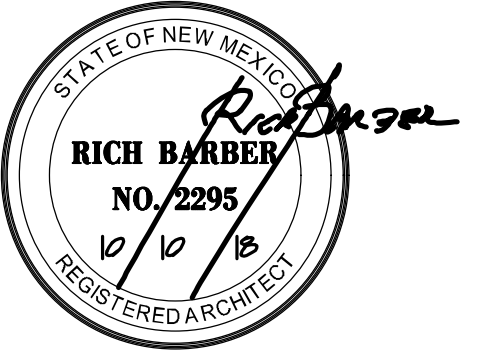


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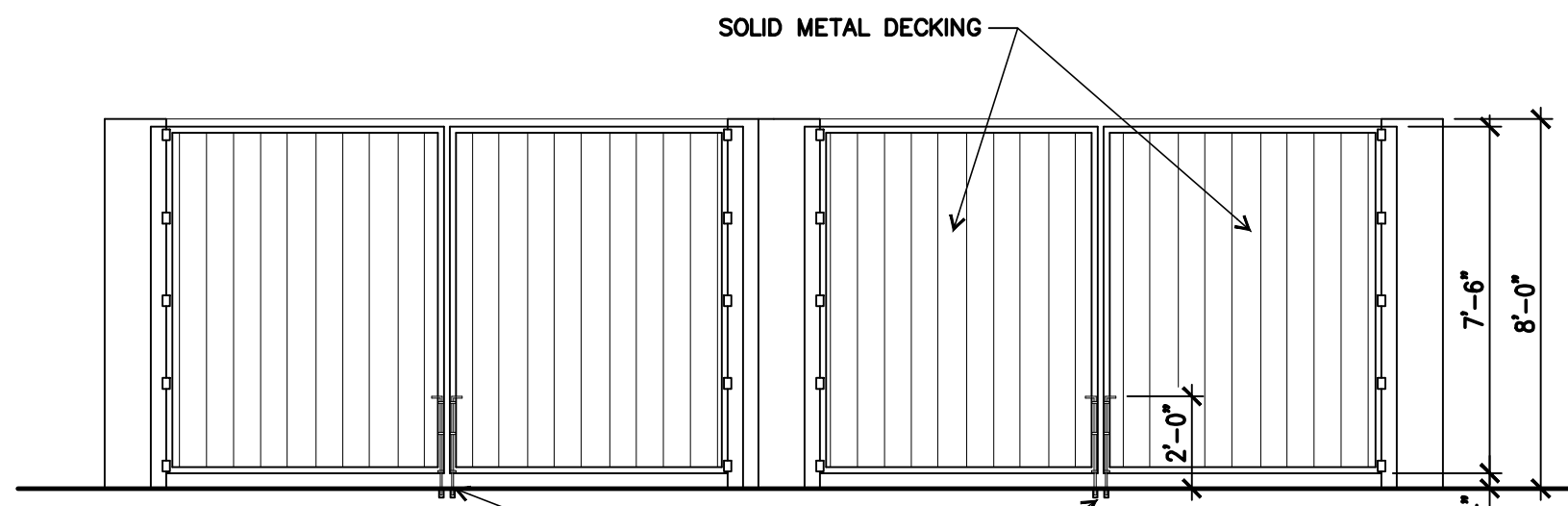
LEGACY HOSPITALITY

DATE: OCTOBER 10, 2018 ORB # 16-221

A3.11

BUILDING FLOOR PLAN
LEVELS P1 & P2

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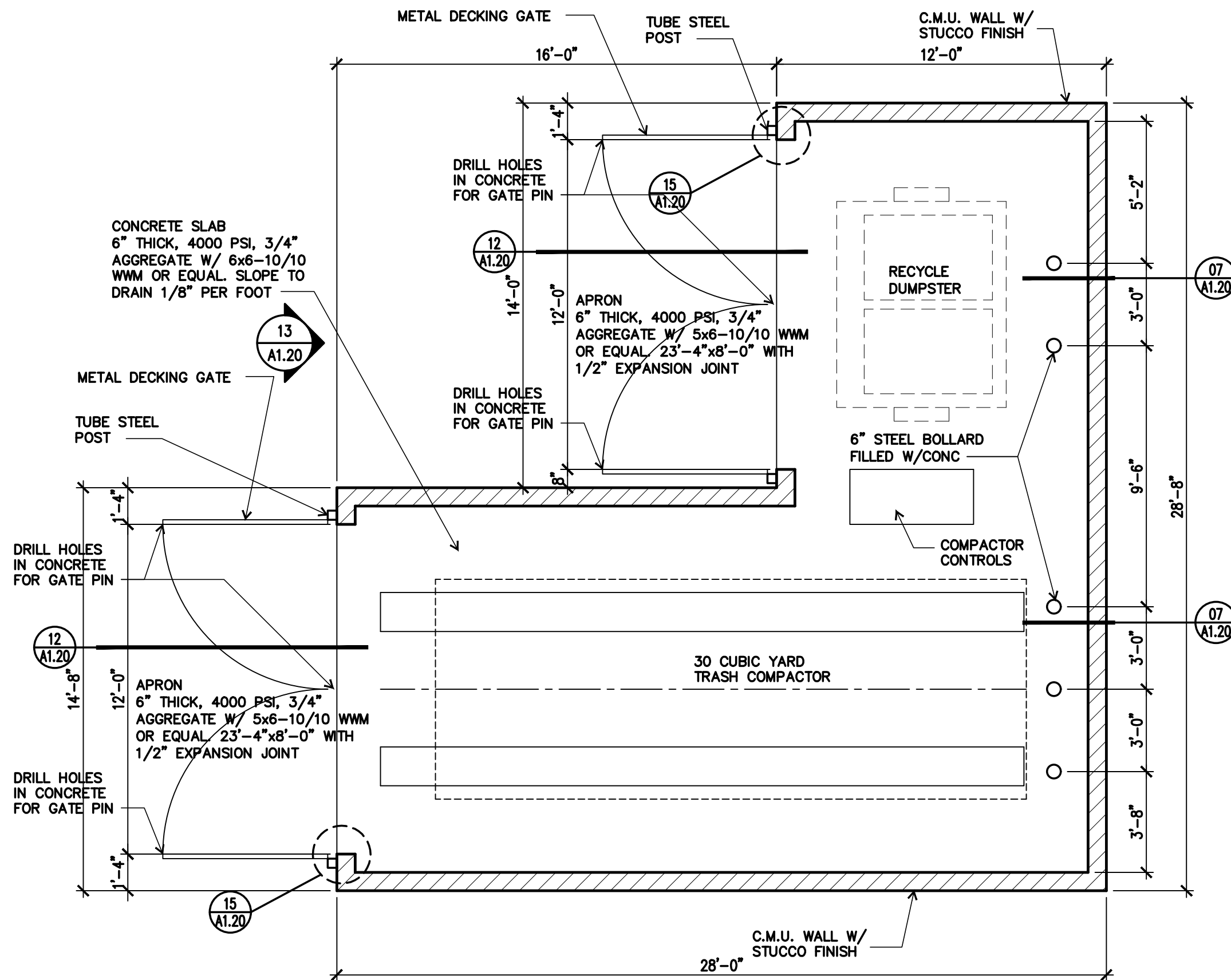


FRONT ELEVATION TRASH YARD

13

REFUSE ENCLOSURE ELEVATION

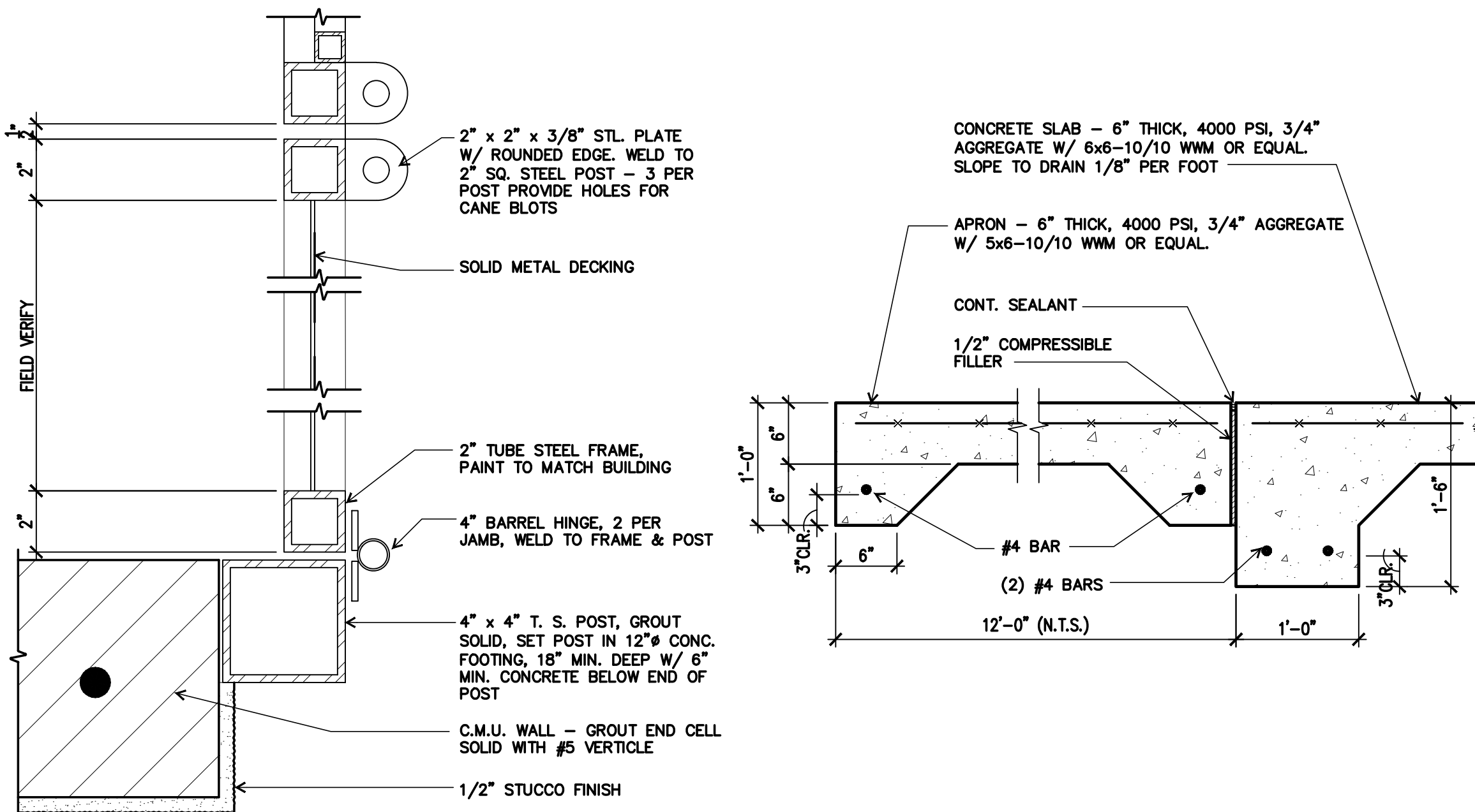
SCALE: 1/4" = 1'-0"



14

TRASH YARD ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



15

TRASH ENCLOSURE GATE

SCALE: 3" = 1'-0"

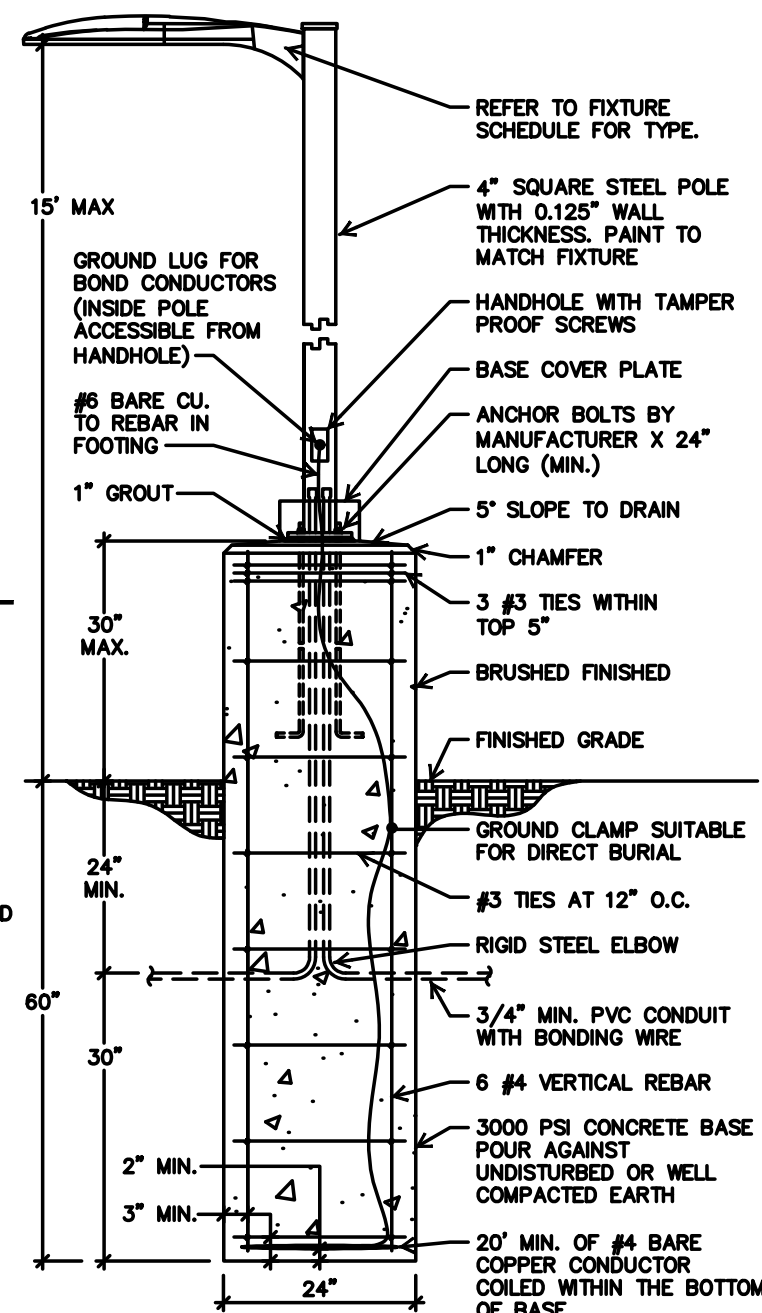
12

REFUSE ENCLOSURE SLAB JOINT

SCALE: 1" = 1'-0"

09

POLE MOUNTING DETAIL



NOT TO SCALE

06

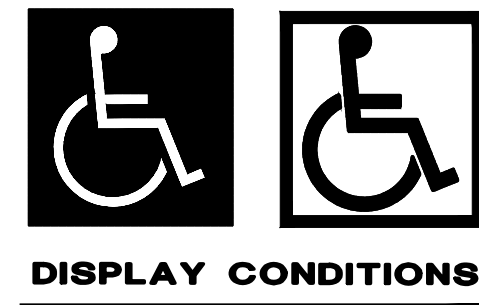
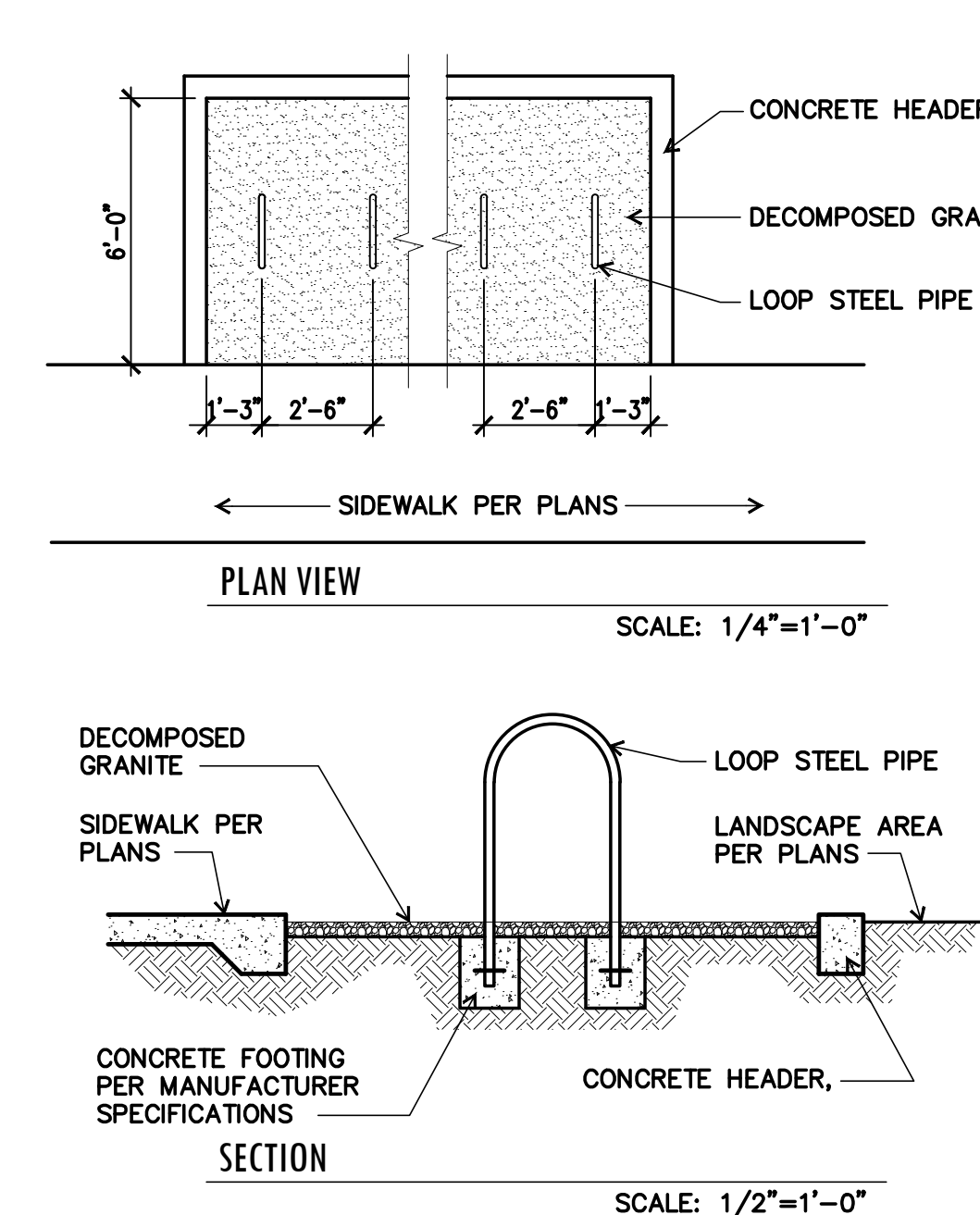
BICYCLE PARKING

SCALE AS NOTED

03

INTERNATIONAL SYMBOL OF ACCESSIBILITY

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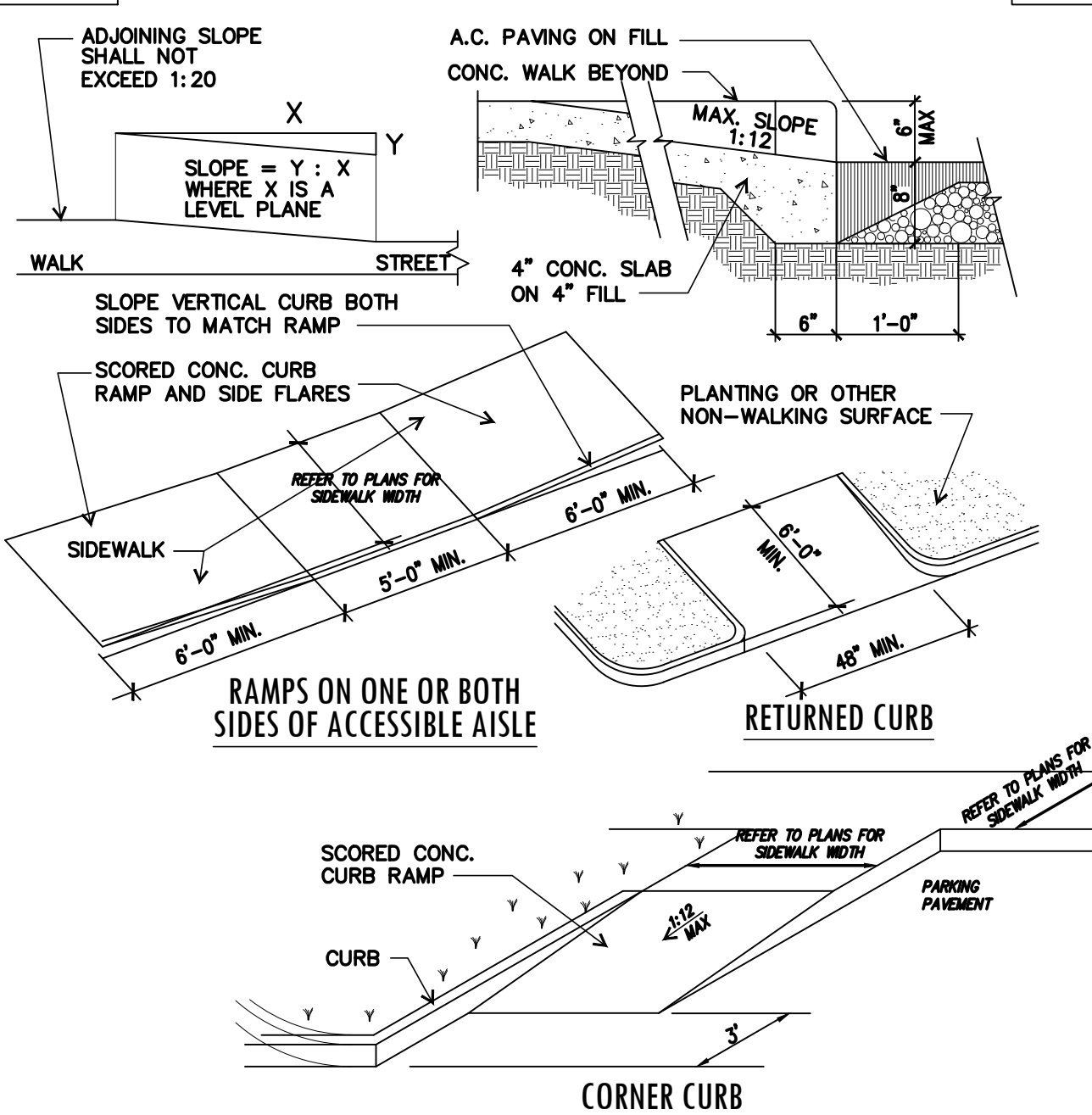
PROPORTIONS

SYMBOL AT PARKING SPACE

07

TRASH ENCLOSURE WALL

SCALE: 3/4" = 1'-0"



04

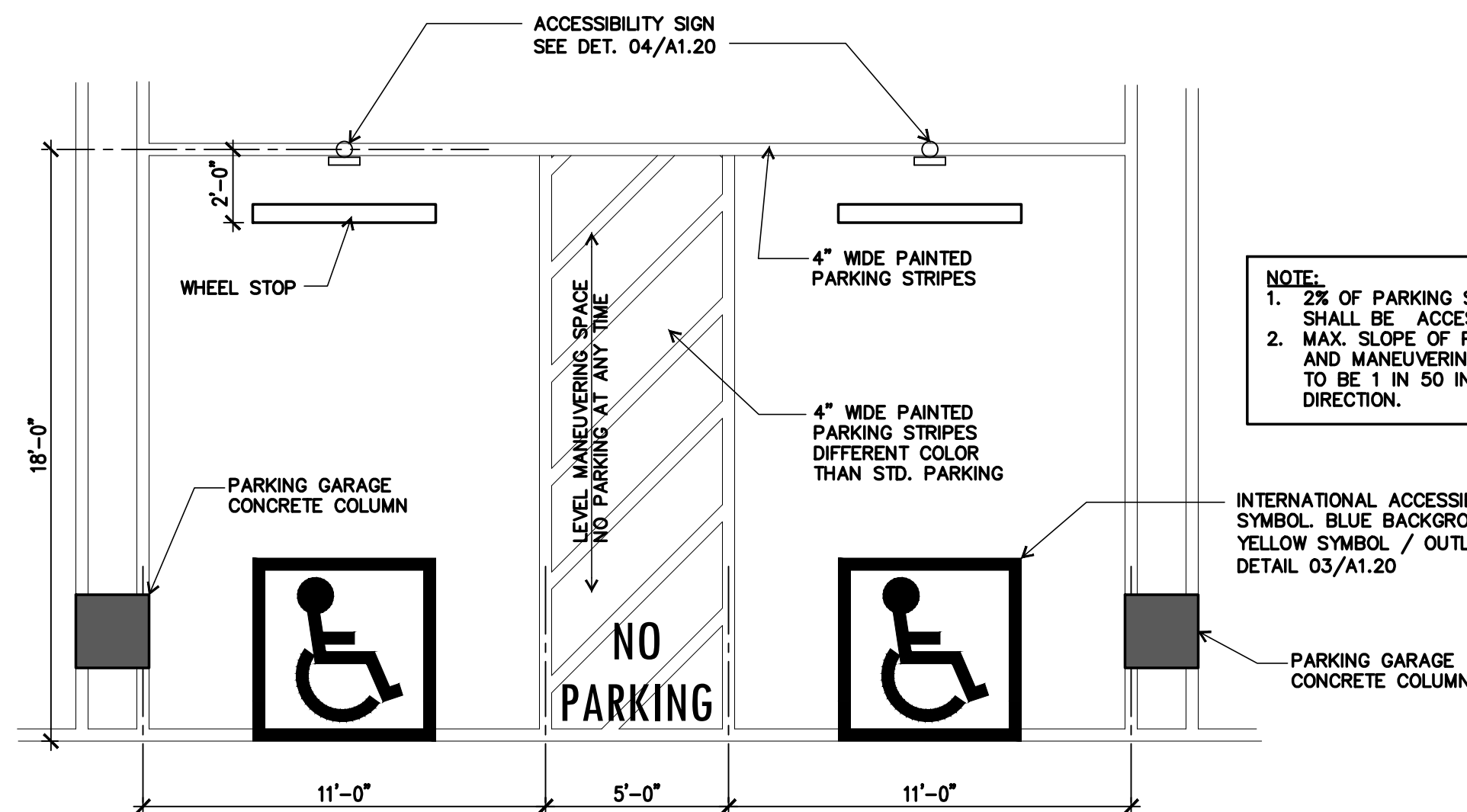
ACCESSIBLE PARKING SIGN

NOT TO SCALE

01

TYPICAL PARKING STALL WITH ISLAND

SCALE: 1/4" = 1'-0"



NOTE:
1. 2% OF PARKING SPACES SHALL BE ACCESSIBLE.
2. MAX. SLOPE OF PARKING AND MANEUVERING AREA TO BE 1 IN 50 IN ANY DIRECTION.

INTERNATIONAL ACCESSIBLE SYMBOL: BLUE BACKGROUND & YELLOW SYMBOL / OUTLINE. SEE DETAIL 03/A1.20

PARKING GARAGE CONCRETE COLUMN

08

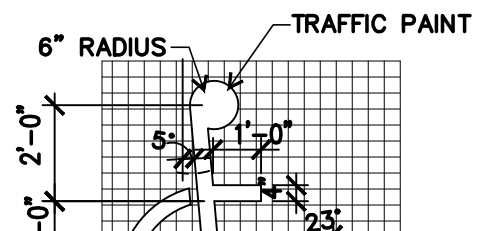
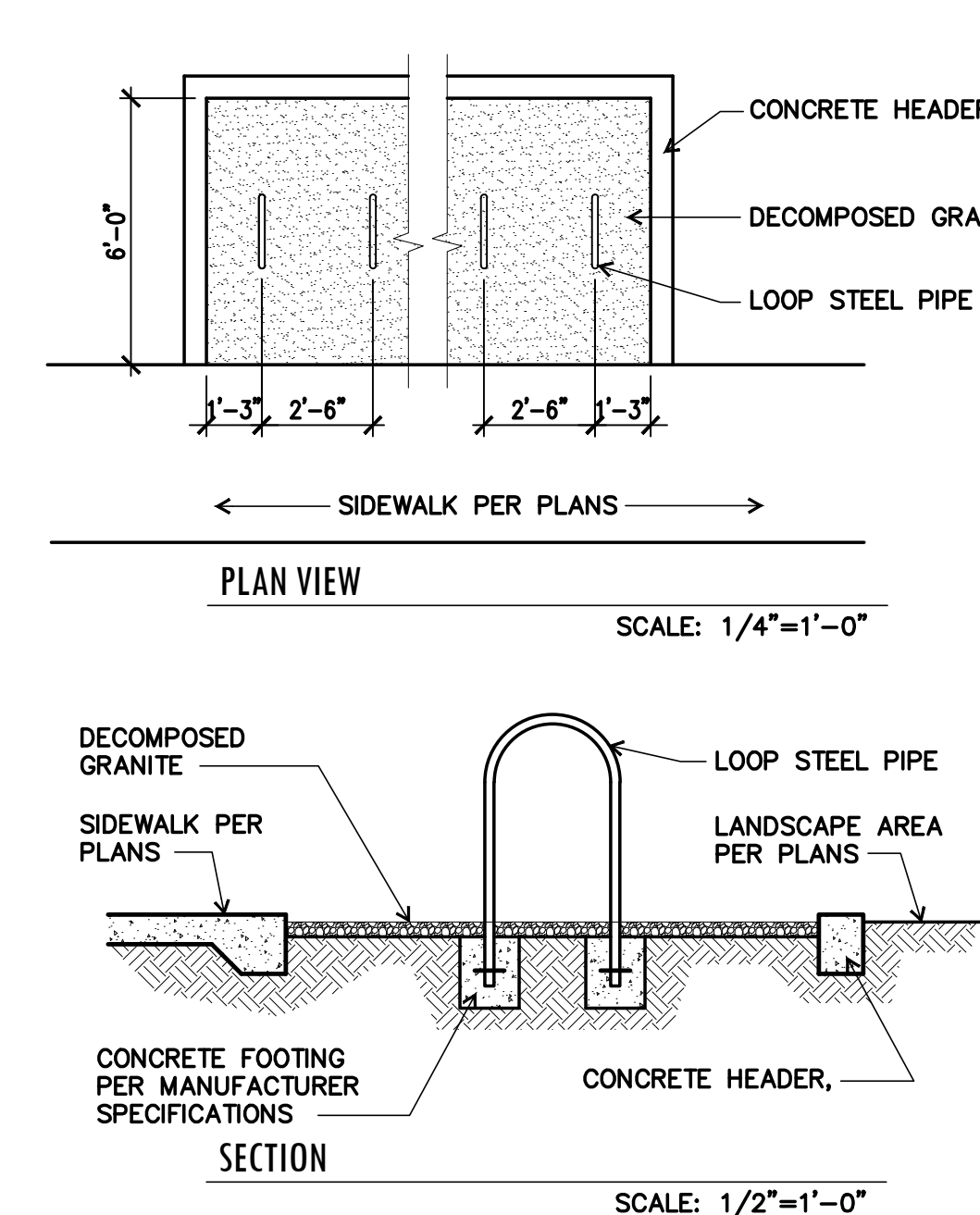
TYPICAL ACCESSIBLE RAMP

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05

TYPICAL ACCESSIBLE PARKING STALL

SCALE: 1/4" = 1'-0"

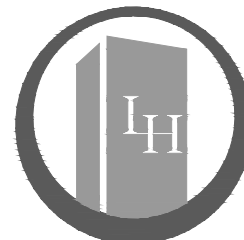
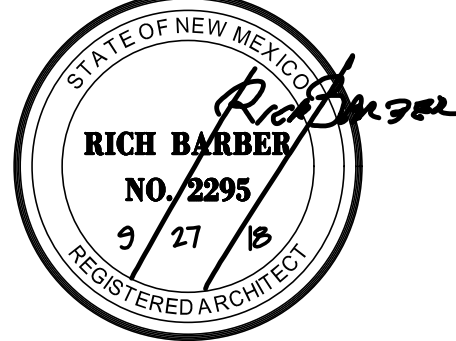


PROPORTIONS

SYMBOL AT PARKING SPACE

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LEGACY HOSPITALITY

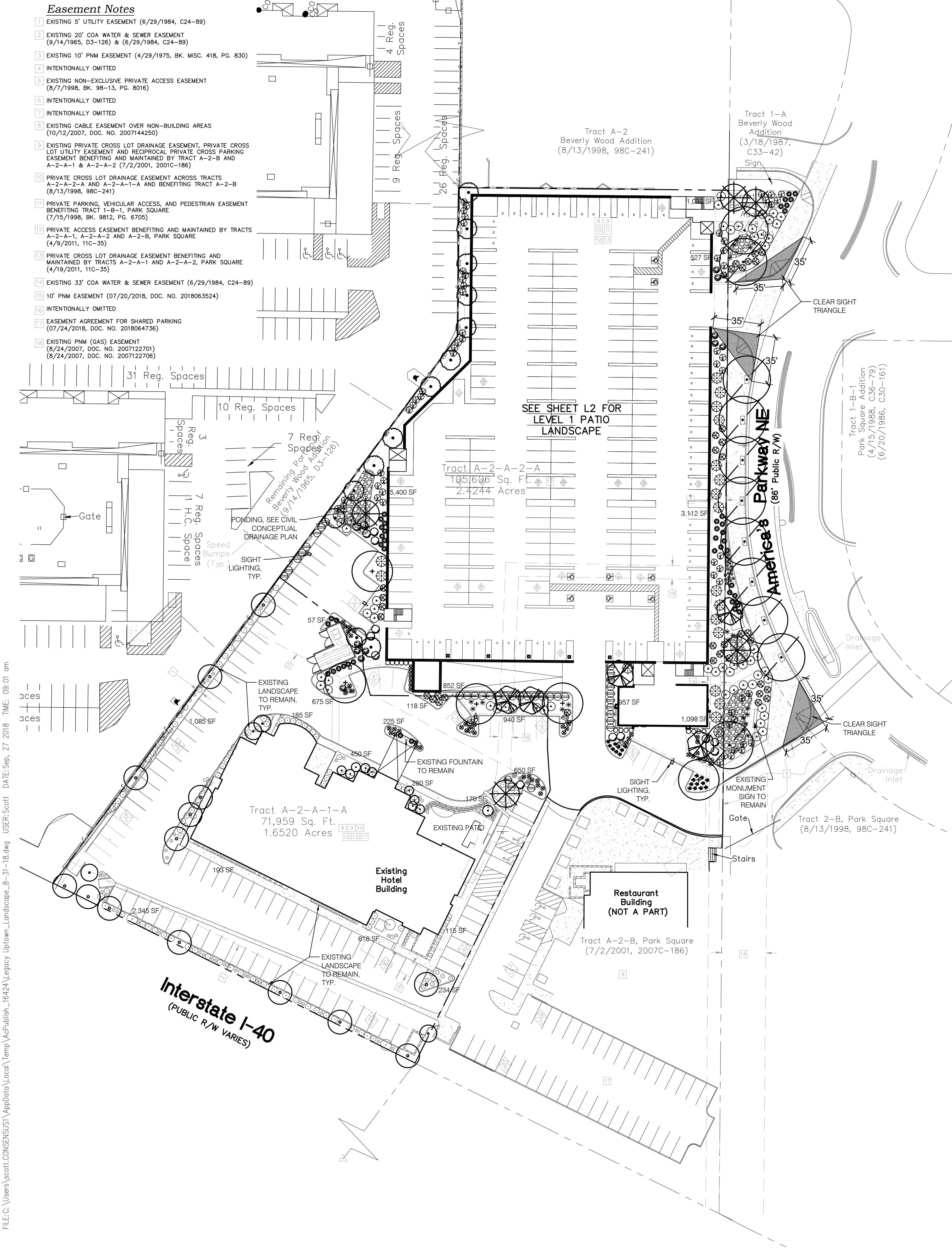
NOTES:
1. REFER TO STRUCTURAL DETAILS AND PLANS FOR STRUCTURAL RELATED INFORMATION, TYPICAL. THESE DRAWINGS ARE ARCHITECTURAL ONLY.
2. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON SPECIFIC MATERIALS AND MANUFACTURERS.

DATE: SEPTEMBER 27, 2018 ORB # 16-221

A1.20

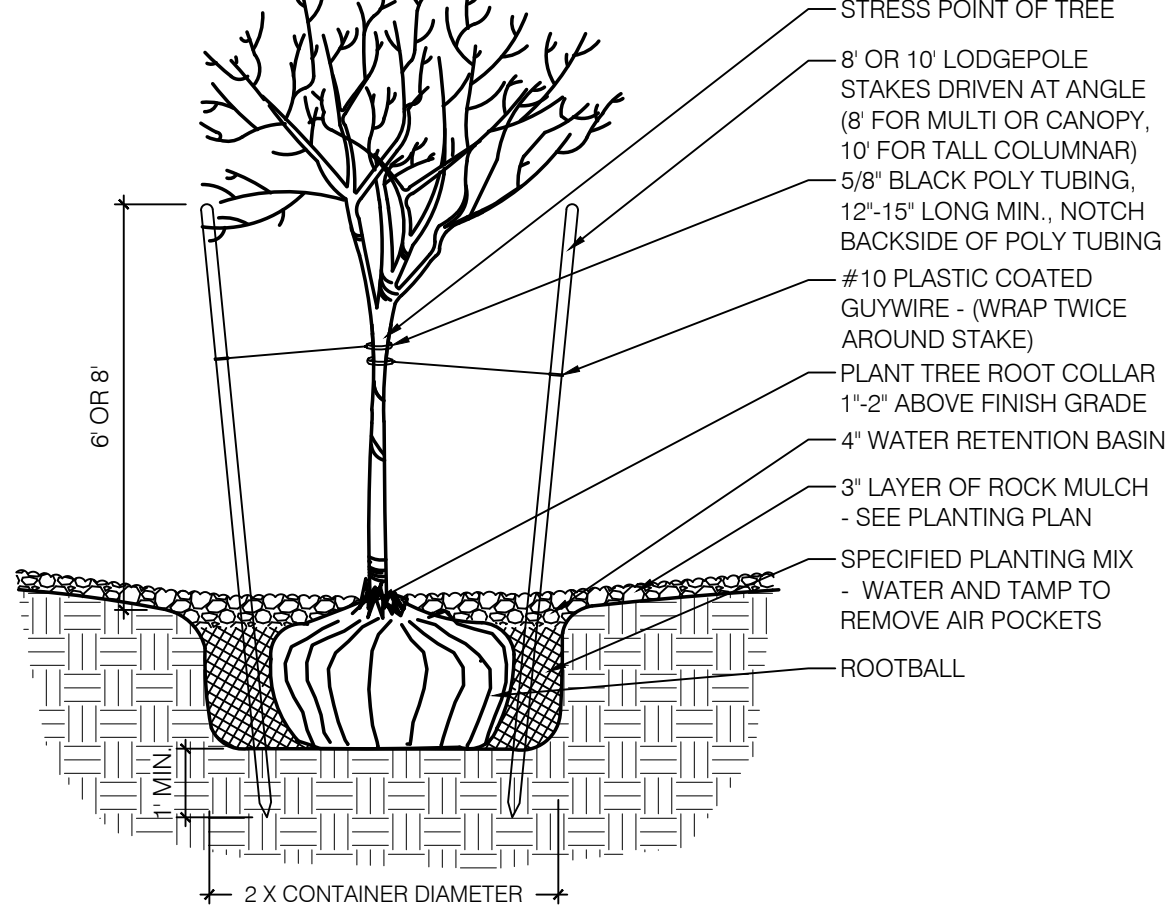
SITE DETAILS
01 - 15

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PLANT LEGEND		SCIENTIFIC NAME	COMMON NAME (WATER USE)	SIZE	INSTALLED SIZE
PATIO QTY.	SITE QTY.	SYMBOL			MATURE SIZE
EXISTING					
			EXISTING TREE TO REMAIN		
			EXISTING SHRUB TO REMAIN		
DECIDUOUS TREES					
-	11		FRAXINUS PENNSYLVANICA 'URBANITE' URBANITE ASH (M)	2" B&B	10' HT. X 4 SPR. 40' HT. X 35' SPR.
-	5		JUNIPERUS SCOPULORUM, FEMALE ROCKY MOUNTAIN JUNIPER (L+)	B&B	6' HT. MIN 40' HT. X 20' SPR.
6	-		LAGERSTROEMIA INDICA 'MUSKOGEE' MUSKOGEE CRAPE MYRTLE (H)	2" MS/ 24" BOX	6' HT. MIN 25' HT. X 15' SPR.
-	13		PYRUS CALLERYANA 'CHANTICLEER' CHANTICLEER FLOWERING PEAR (M)	2" B&B	10' HT. X 4 SPR. 30' HT. X 15' SPR.
-	5		ULMUS HYBRID 'FRONTIER' FRONTIER ELM (M)	2" B&B	10' HT. X 4' SPR. 30' HT. X 30' SPR.
8	5		VITEX AGNUS-CASTUS CHASTE TREE (M)	2" MS/ 24" BOX	6' HT. MIN 20' HT. X 20' SPR.
SHRUBS					
92	-		BUXUS JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD (M)	5-GAL.	3" O.C. 3' HT. X 3 SPR.
-	35		CARYOPTERIS CLANDONENSIS 'DARK KNT' BLUE MIST DARK KNIGHT SPIREA	5-GAL.	6" O.C. 5' HT. X 5 SPR.
-	14		CYTISUS SCOPARIUS 'MOONLIGHT' MOONLIGHT SCOTCH BROOM (M)	5-GAL.	6" O.C. 4' HT. X 6 SPR.
-	22		DASYLIRION TEXANA SOTOL (RW)	5-GAL.	4" O.C. 4' HT. X 4 SPR.
-	63		FALLUGIA PARADOXA APACHE PLUME (L+)	5-GAL.	5" O.C. 5' HT. X 5 SPR.
-	44		HESPERALOE PARVIFLORA 'YELLOW' YELLOW FLOWERING YUCCA (L+)	5-GAL.	4" O.C. 4' HT. X 4 SPR.
28	14		JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER (L+)	5-GAL.	5" O.C. 12' HT. X 3 SPR.
-	19		PINUS MUGO MUGHUS MUGO PINE (M)	5-GAL.	5" O.C. 8' HT. X 8 SPR.
-	36		RHAPHIOLEPIS INDICA 'PINK LADY' PINK LADY INDIAN HAWTHORN (M)	5-GAL.	5" O.C. 5' HT. X 5 SPR.
54	-		RHUS TRILOBATA 'AUTUMN AMBER' CREEPING THREE-LEAF SUMAC (L+)	5-GAL.	5" O.C. 18' HT. X 6 SPR.
-	11		ROSA WOODSII WOODS ROSE (L+)	5-GAL.	5" O.C. 5' HT. X 5 SPR.
-	20		YUCCA RUPICOLA TWISTLEAF YUCCA (RW)	5-GAL.	5" O.C. 2' HT. X 3 SPR.
ORNAMENTAL GRASSES					
24	-		CALAMAGROSTIS A. 'OVERDAM' VARIEGATED REED GRASS (M)	1-GAL.	3" O.C. 3' HT. X 3 SPR.
25	-		MISCANTHUS SINENSIS 'PURPURASCENS' FLAME GRASS (M)	1-GAL.	3" O.C. 4' HT. X 3 SPR.
81	53		MISCANTHUS SINENSIS 'YAKU JIMA' DWARF MAIDEN GRASS (M)	1-GAL.	3" O.C. 4' HT. X 4 SPR.
36	-		PENNISETUM ALOP. 'HAEMEL' DWARF FOUNTAIN GRASS (M)	1-GAL.	3" O.C. 3' HT. X 3 SPR.
46	-		PENNISETUM ORIENTALE 'KARLEY ROSE' ORIENTAL FOUNTAIN GRASS (M)	1-GAL.	3" O.C. 3' HT. X 3 SPR.
50 SF	-		SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED (L)	1-GAL.	3" O.C. 2' HT. X 2 SPR.
FLOWERING PLANTS					
62	18		ACHILLEA 'MOONSHINE' MOONSHINE YARROW (M)	1-GAL.	2" O.C. 2' HT. X 2 SPR.
20	-		CENTRANTHUS RUBER 'RED' RED VALERIAN (M)	1 GAL.	2" O.C. 18" HT. X 2 SPR.
50 SF	-		DELOSPERMA COOPERI/NUBIGENUM PURPLE/YELLOW ICEPLANT (L+)	1-GAL.	16" O.C. 6' HT. X 16" SPR.
31	-		ECHINACEA PURPUREA PURPLE CONEFLOWER (M)	1 GAL.	18" O.C. 3' HT. X 3 SPR.
50 SF	-		NEPETA HYBRID 'KIT CAT' KIT KAT CATMINT (L+)	1 GAL.	16" O.C. 16" HT. X 16" SPR.
25 SF	-		OENOTHERA BERLANDIERI MEXICAN EVENING PRIMROSE (L+)	1 GAL.	2" O.C. 10" HT. X 2" SPR.
BOULDERS AND MULCHES					
7			MOSS ROCK BOULDERS (3'X3' MIN)		
18,960 SF			7/16" SANTA FE BROWN ROCK MULCH (3" DEPTH OVER FILTER FABRIC)		
1,990 SF			2"-4" COYOTE MIST ROCK MULCH (6" DEPTH OVER FILTER FABRIC)		

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



TREE PLANTING DETAIL
SCALE: N.T.S.

GENERAL LANDSCAPE NOTES

LANDSCAPE DESIGN

ALL PLANTING AREAS SHALL BE TOP DRESSED WITH CRUSHER FINES, 7/16" SANTA FE BROWN ROCK MULCH, 2-4" COYOTE MIST ROCK MULCH, OR SIMILAR MATERIAL. ALL LEVEL 1 PLANTERS SHALL BE TOP DRESSED WITH A MINIMUM 2" OF SHREDDED BARK MULCH.

IRRIGATION

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

WHERE LANDSCAPING IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, A SEPARATE VALVE(S) WILL BE PROVIDED AT THE PROPERTY LINE ALLOWING ISOLATION OF THE IRRIGATION TO THE LANDSCAPE WITHIN THE PUBLIC RIGHT-OF-WAY. DRIP IRRIGATION SYSTEMS AND ARTIFICIAL TURF SHALL NOT BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.

RESPONSIBILITY OF MAINTENANCE

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

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE

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

PNM COORDINATION

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

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

CLEAR SIGHT DISTANCE:

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

LANDSCAPE AREA COVERAGE	
TRACT A-2-A-2-A	
TOTAL SITE AREA:	105,606 SF (2.42 AC)
BUILDING AREA (BUILDING ENVELOPE):	- 78,932 SF
NET AREA	26,674 SF
REQUIRED LANDSCAPE AREA (15% OF NET AREA):	4,001 SF
PROVIDED LANDSCAPE AREA	13,023 SF (48%)
TRACT A-2-A-1-A	
TOTAL SITE AREA:	71,959 SF (1.65 AC)
BUILDING AREA (BUILDING ENVELOPE):	- 17,345 SF
NET AREA	54,614 SF
REQUIRED LANDSCAPE AREA (15% OF NET AREA):	8,192 SF
PROVIDED LANDSCAPE AREA	8,340 SF (15%)

LANDSCAPE LIVE VEGETATIVE COVERAGE	
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75%. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.	
TRACT A-2-A-2-A	
PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE	9,977 SF (77% OF LANDSCAPE AREA)
PROVIDED GROUND-LEVEL PLANT COVERAGE	4,502 SF (45% OF LIVE VEGETATIVE COVERAGE)
TRACT A-2-A-1-A	
PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE	16,500 SF (98% OF LANDSCAPE AREA)
PROVIDED GROUND-LEVEL PLANT COVERAGE	5,980 SF (36% OF LIVE VEGETATIVE COVERAGE)

LANDSCAPE TURF

NO MORE THAN 10% OF REQUIRED LANDSCAPE AREAS SHALL BE TURF GRASS SPECIES REQUIRING IRRIGATION FOR SURVIVAL AFTER THE FIRST 2 GROWING SEASONS. NO TURF GRASS IS USED.

PARKING LOT AREA

AT LEAST 10% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR FEWER SPACES, AND AT LEAST 15% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES, SHALL BE LANDSCAPED.

TRACT A-2-A-2-A IS PROVIDING 19 PARKING SPACES, EXCLUDING GARAGE PARKING.

TOTAL PARKING LOT AREA: 14,355 SF

LANDSCAPE AREA: 3,870 SF (26% OF PARKING LOT AREA)

TRACT A-2-A-1-A IS PROVIDING 98 PARKING SPACES.

TOTAL PARKING LOT AREA: 43,130 SF

LANDSCAPE AREA: 6,750 SF (15% OF PARKING LOT AREA)

PARKING LOT TREES

PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

TRACT A-2-A-2-A IS PROVIDING 19 PARKING SPACES, EXCLUDING GARAGE PARKING.

PARKING LOT TREES REQUIRED: 2

PARKING LOT TREES PROVIDED: 3

TRACT A-2-A-1-A IS PROVIDING 98 PARKING SPACES.

PARKING LOT TREES REQUIRED: 10

PARKING LOT TREES PROVIDED: 14

STREET TREES

AMERICA'S PARKWAY IS A MAJOR COLLECTOR AND THEREFORE REQUIRES STREET TREES. STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 35' O.C.

AMERICA'S PARKWAY FRONTAGE IS 168'.

STREET TREES REQUIRED: 4

STREET TREES PROVIDED: 4

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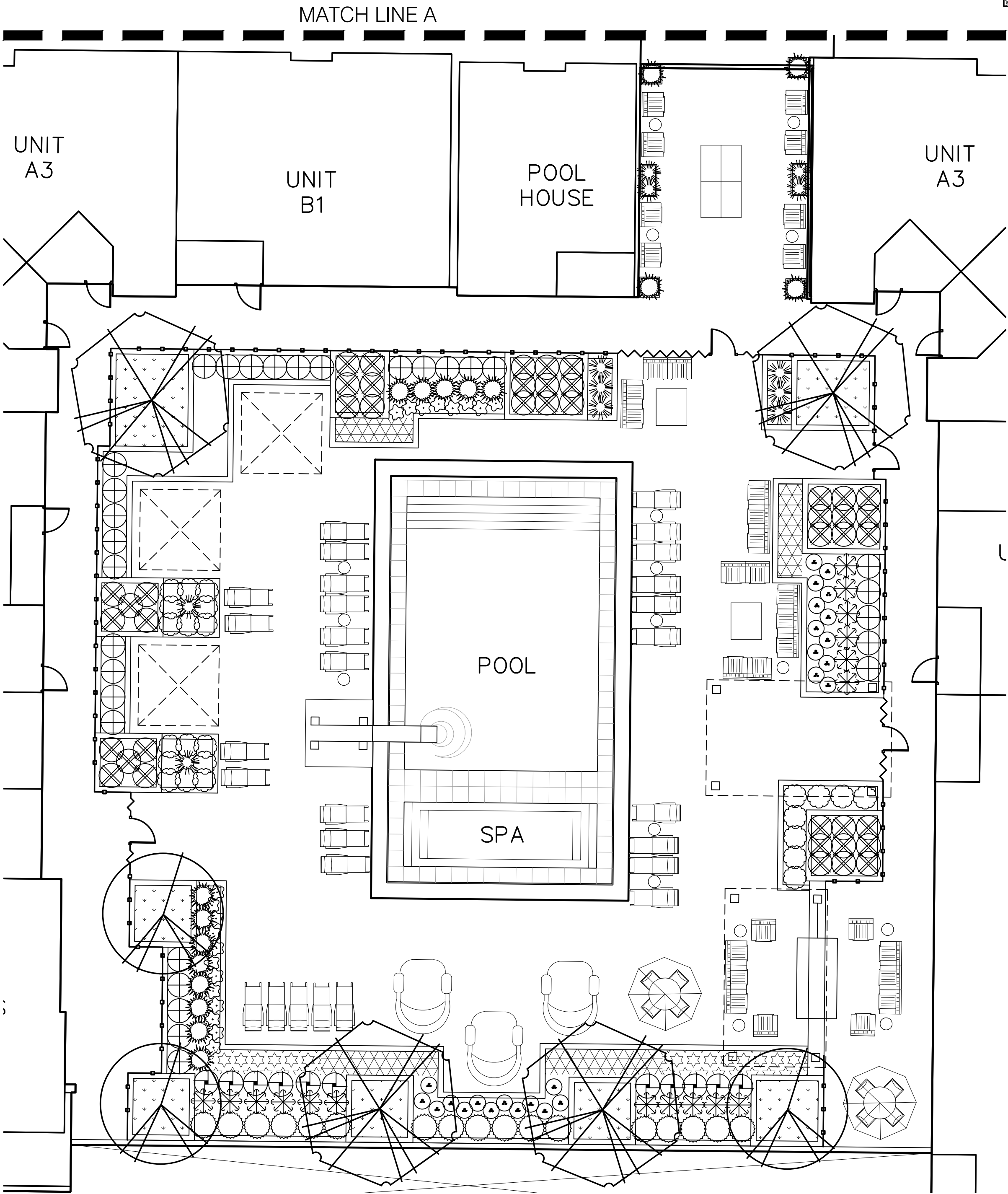
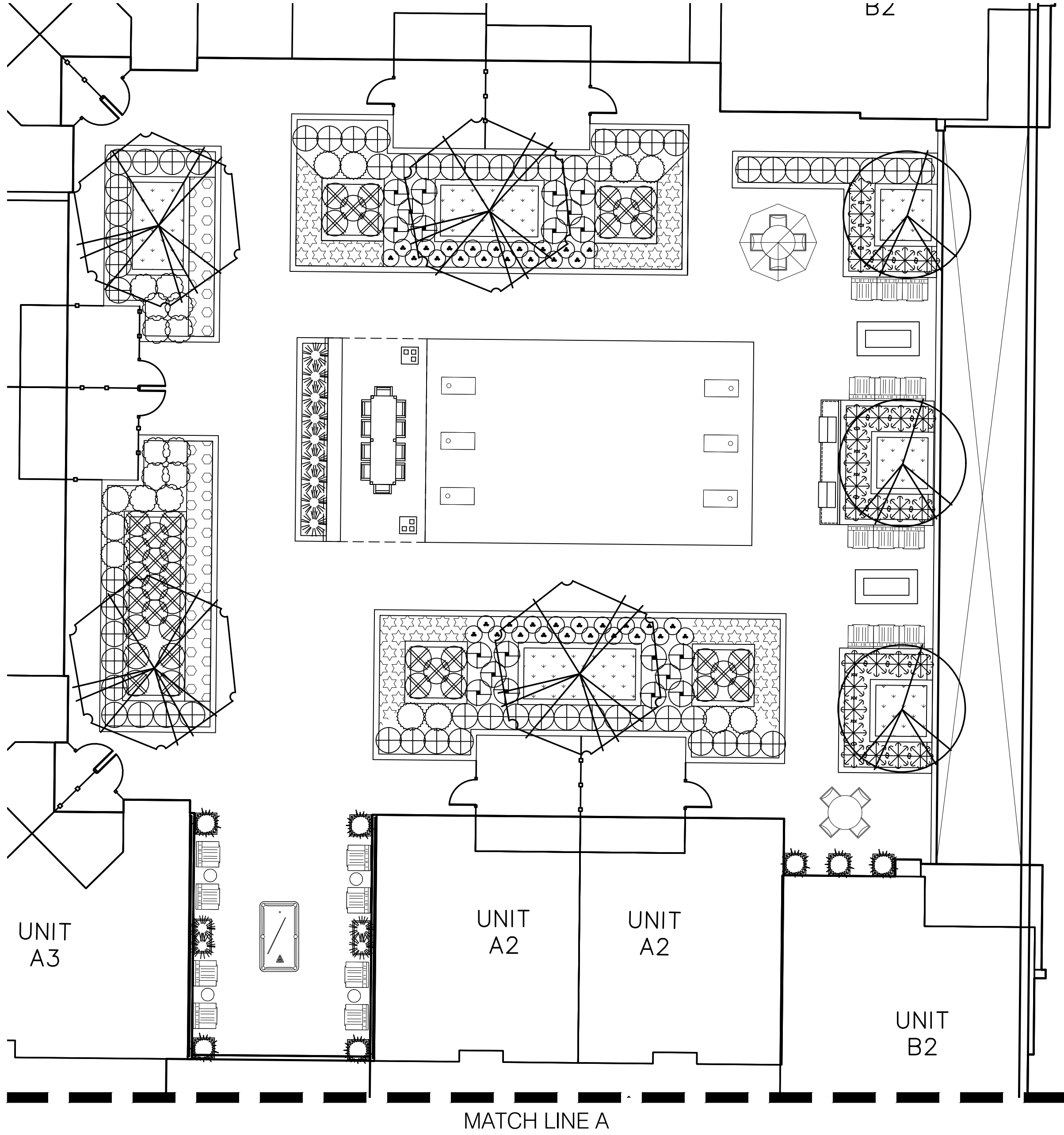
PROGRESS SET

DATE: SEPTEMBER 27, 2018 ORB # 16-221

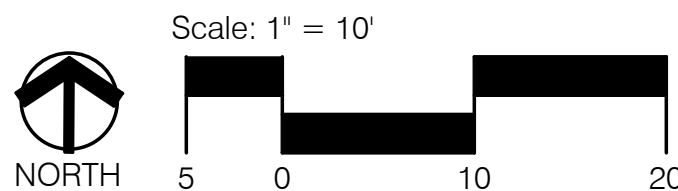
L1

LANDSCAPE PLAN

FILE: C:\Users\scott\CONSENSUS\Temp\AcPublish\Local\Temp\AcPublish_14752\Legacy\Uptown_Landscape_8-31-18.dwg USER: Scott DATE: Sep. 06 2018 TIME: 11:39 am



PLANT LEGEND							
PATIO QTY.	SITE QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	INSTALLED SIZE MATURE SIZE	PATIO QTY.	SITE QTY.
EXISTING							
			EXISTING TREE TO REMAIN				
			EXISTING SHRUB TO REMAIN				
DECIDUOUS TREES							
-	11		FRAXINUS PENNSYLVANICA 'URBANITE' URBANITE ASH (M)	2" B&B	10' HT. X 4' SPR. 40' HT. X 35' SPR.	-	11
-	5		JUNIPERUS SCOPULORUM, FEMALE ROCKY MOUNTAIN JUNIPER (L+)	B&B	6' HT. MIN 40' HT. X 20' SPR.	-	20
6	-		LAGERSTROEMIA INDICA 'MUSKOGEE' MUSKOGEE Crape Myrtle (H)	2" MS/ 24" BOX	6' HT. MIN 25' HT. X 15' SPR.	24	-
-	13		PYRUS CALLERYANA 'CHANTICLEER' CHANTICLEER Flowering Pear (M)	2" B&B	10' HT. X 4' SPR. 30' HT. X 15' SPR.	25	-
-	5		ULMUS HYBRID 'FRONTIER' FRONTIER Elm (M)	2" B&B	10' HT. X 4' SPR. 30' HT. X 30' SPR.	81	53
8	5		VITEX AGNUS-CASTUS CHASTE TREE (M)	2" MS/ 24" BOX	6' HT. MIN 20' HT. X 20' SPR.	36	-
SHRUBS							
92	-		BUXUS JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD (M)	5-GAL.	3' O.C. 3' HT. X 3' SPR.	46	-
-	35		CARYOPTERIS CLANDONENSIS 'DARK KNT' BLUE MIST DARK KNIGHT SPIREA	5-GAL.	6' O.C. 5' HT. X 5' SPR.	750 SF	-
-	14		CYTISUS SCOPARIUS 'MOONLIGHT' MOONLIGHT SCOTCH BROOM (M)	5-GAL.	6' O.C. 4' HT. X 6' SPR.	62	18
-	22		DASYLIUM TEXANA SOTOL (RW)	5-GAL.	4' O.C. 4' HT. X 4' SPR.	20	-
-	63		FALLUGIA PARADOXA APACHE PLUME (L+)	5-GAL.	5' O.C. 5' HT. X 5' SPR.	150 SF	-
-	44		HESPERALOE PARVIFLORA 'YELLOW' YELLOW FLOWERING YUCCA (L+)	5-GAL.	4' O.C. 4' HT. X 4' SPR.	31	-
28	14		JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER (L+)	5-GAL.	5' O.C. 12' HT. X 3' SPR.	150 SF	-
-	19		PINUS MUGO 'MUGHUS' MUGO PINE (M)	5-GAL.	5' O.C. 8' HT. X 8' SPR.	325 SF	-
-	36		RHAPHIOLEPIS INDICA 'PINK LADY' PINK LADY INDIAN HAWTHORN (M)	5-GAL.	5' O.C. 5' HT. X 5' SPR.	7	-
-	54		RHUS TRILOBATA 'AUTUMN AMBER' CREEPING THREE-LEAF SUMAC (L+)	5-GAL.	5' O.C. 18' HT. X 6' SPR.	18,960 SF	-
ORNAMENTAL GRASSES							
			ROSA WOODSII WOODS ROSE (L+)	5-GAL.	5' O.C. 5' HT. X 5' SPR.		
			YUCCA RUPICOLA TWISTLEAF YUCCA (RW)	5-GAL.	5' O.C. 2' HT. X 3' SPR.		
FLOWERING PLANTS							
			CALAMAGROSTIS A. 'OVERDAM' VARIEGATED REED GRASS (M)	1-GAL.	3' O.C. 3' HT. X 3' SPR.		
			MISCANTHUS SINENSIS 'PURPURASCENS' FLAME GRASS (M)	1-GAL.	3' O.C. 4' HT. X 3' SPR.		
			MISCANTHUS SINENSIS 'YAKU JIMA' DWARF MAIDEN GRASS (M)	1-GAL.	3' O.C. 4' HT. X 4' SPR.		
			PENNISETUM ALOP. 'HAMELYN' DWARF FOUNTAIN GRASS (M)	1-GAL.	3' O.C. 3' HT. X 3' SPR.		
			PENNISETUM ORIENTALE 'KARLEY ROSE' ORIENTAL FOUNTAIN GRASS (M)	1-GAL.	3' O.C. 3' HT. X 3' SPR.		
			SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED (L)	1-GAL.	3' O.C. 2' HT. X 2' SPR.		
			ACHILLEA MOONSHINE MOONSHINE YARROW (M)	1-GAL.	2' O.C. 2' HT. X 2' SPR.		
			CENTRANTHUS RUBER 'RED' RED VALERIAN (M)	1 GAL.	2' O.C. 18' HT. X 2' SPR.		
			DELOSPERMA COOPERI/NUBIGENUM PURPLE/YELLOW ICEPLANT (L+)	1-GAL.	16' O.C. 6' HT. X 16' SPR.		
			ECHINACEA PURPUREA PURPLE CONEFLOWER (M)	1 GAL.	18' O.C. 3' HT. X 3' SPR.		
			NEPETA HYBRID 'KIT KAT' KIT KAT CATMINT (L+)	1 GAL.	16' O.C. 16' HT. X 16' SPR.		
			OENOTHERA BERLANDIERI MEXICAN EVENING PRIMROSE (L+)	1 GAL.	2' O.C. 10' HT. X 2' SPR.		
BOULDERS AND MULCHES							
			MOSS ROCK BOULDERS (3X3' MIN)				
			7/16" SANTA FE BROWN ROCK MULCH (3' DEPTH OVER FILTER FABRIC)				
			2-4" COYOTE MIST ROCK MULCH (6' DEPTH OVER FILTER FABRIC)				



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DATE: SEPTEMBER 6, 2018 ORB # 16-221

L2

LANDSCAPE PLAN
(LEVEL 1 PATIO)

Hydrology Calculations

The following calculations are based on Albuquerque's Development Process Manual, Seciton 22.2

Runoff Rate:

Treatment Type Areas

Subbasin	Area _A (ac)	Area _B (ac)	Area _C (ac)	Area _D (ac)	Total (ac)
Subbasin 1	0.00	0.06	0.06	1.69	1.81
Subbasin 2	0.00	0.05	0.05	0.00	0.10
Subbasin 3.1	0.00	0.02	0.02	0.09	0.13
Subbasin 3.2	0.00	0.02	0.02	0.32	0.36
Total	0.00	0.15	0.28	2.09	2.40

Peak Discharge values based on Zone 3 from Table A-9

$Q_A = 1.87$ cfs/ac $Q_B = 2.60$ cfs/ac $Q_C = 3.45$ cfs/ac $Q_D = 5.02$ cfs/ac

Peak Discharge calculation for a 100-yr, 24-hr storm event from equation A-10

Subbasin	Discharge (cfs)
Subbasin 1	8.8
Subbasin 2	0.3
Subbasin 3.1	0.6
Subbasin 3.2	1.7
Total	11.4

Water Quality:

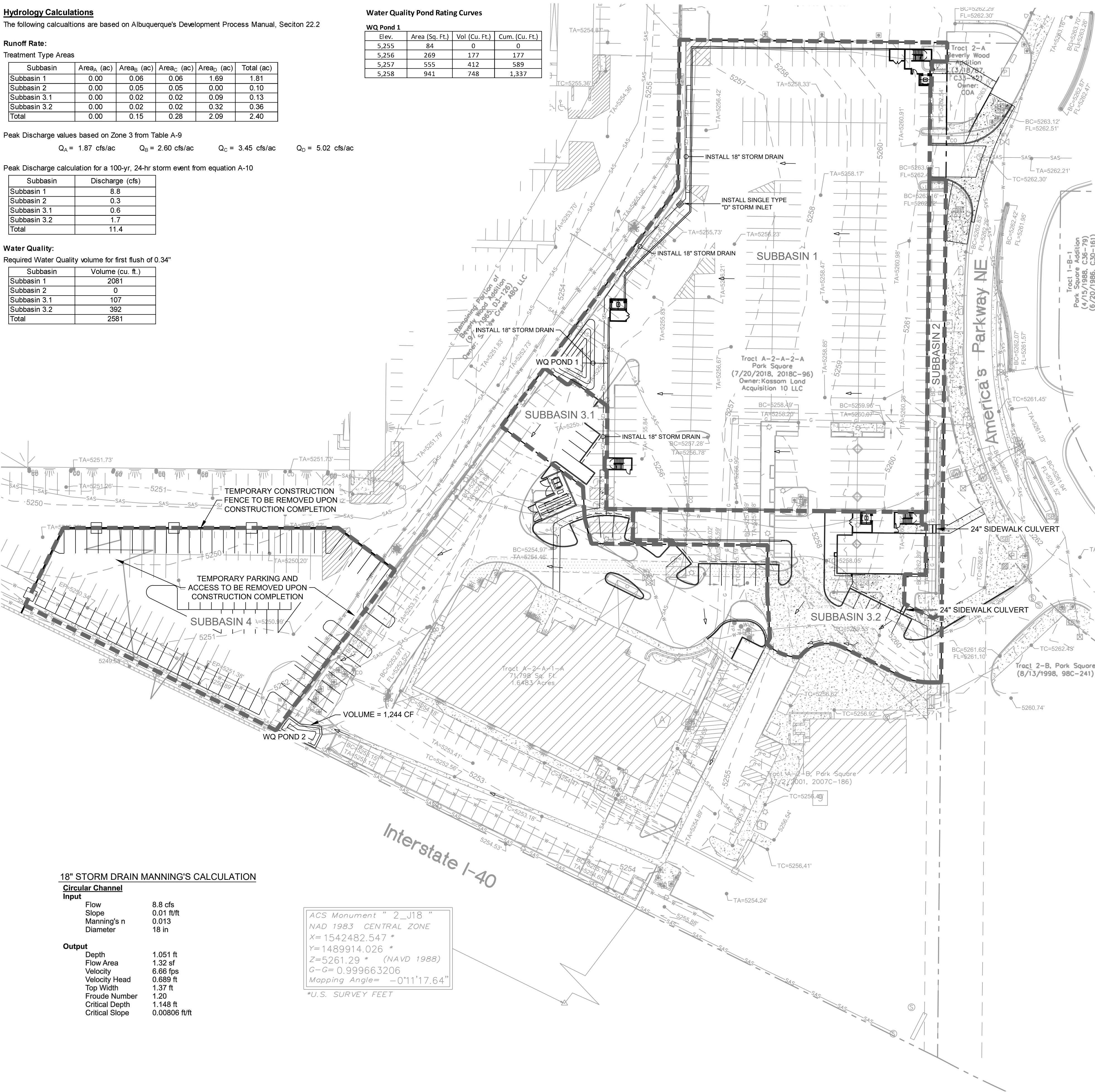
Required Water Quality volume for first flush of 0.34"

Subbasin	Volume (cu. ft.)
Subbasin 1	2081
Subbasin 2	0
Subbasin 3.1	107
Subbasin 3.2	392
Total	2581

Water Quality Pond Rating Curves

WQ Pond 1

Elev.	Area (Sq. Ft.)	Vol (Cu. Ft.)	Cum. (Cu. Ft.)
5,255	84	0	0
5,256	269	177	177
5,257	555	412	589
5,258	941	748	1,337



LEGEND

- EXISTING PROPERTY BOUNDARY
- - - PROPOSED PROPERTY BOUNDARY
- - - 4965 EXISTING MAJOR CONTOUR
- - - 4964 EXISTING MINOR CONTOUR
- SUBBASIN BOUNDARY

BACKGROUND

TRACT A-2-A-2-A, PARK SQUARE IS APPROXIMATELY 2.4 ACRES IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE PROPERTY IS LOCATED JUST WEST OF AMERICAS PARKWAY BETWEEN INDIAN SCHOOL ROAD AND INTERSTATE 40. THE SITE CURRENTLY IS A PARKING LOT. THE PROPOSED PROJECT IS AN APARTMENT BUILDING. THIS PROPERTY RECEIVES NO OFFSITE FLOWS. THERE IS NO DESIGNATED 100-YEAR FLOODPLAIN SHOWN ON THE SITE. A GRADING PLAN WAS DONE FOR THE PARKING LOT BY AFRA CONSTRUCTION & DESIGN FOR TRACT A-2-A-2-A (J18-D33). THIS FILE CAN BE REFERENCED FOR GENERAL BACKGROUND RELATED TO THE PROPERTY.

METHODOLOGY

HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) SECTION 22.2 USING THE RATIONAL METHOD TO CALCULATE PEAK FLOW RATES IN ORDER TO ENSURE ALL FLOW PATHS ARE SUFFICIENT TO CARRY FLOWS. THE REQUIRED WATER QUALITY VOLUME WAS CALCULATED BY MULTIPLYING THE IMPERVIOUS AREA BY THE FIRST FLUSH RUNOFF VALUE OF 0.34". ALL HYDROLOGIC AND HYDRAULIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

EXISTING CONDITIONS

THE AREA, IN GENERAL, SLOPES FROM EAST TO WEST AT AT AN APPROXIMATE SLOPE OF 3% - 4%. STORM WATER RUNOFF GENERATED BY TRACT A-2-A-2-A SHEET DRAINS INTO TRACT A-2-A-1-A, THE ADJACENT PROPERTY TO THE SOUTH, AND IS CONCENTRATED INTO A CONCRETE RUNDOWN AT THE SOUTHWEST CORNER OF TRACT A-2-A-1-A. THE CONCRETE RUNDOWN DIRECTS WATER INTO A DROP INLET, WHICH THEN FLOWS IN A RCP UNDER THE WEST BOUND LANES OF INTERSTATE 40 AND DISCHARGES INTO THE I-40 CHANNEL.

PROPOSED CONDITIONS

THE APARTMENT BUILDING WILL CONSIST OF A PARKING GARAGE AT GRADE, ANOTHER LEVEL OF PARKING GARAGE ABOVE, AND FOUR FLOORS OF APARTMENT UNITS ABOVE THE PARKING GARAGE LEVELS. THE BASIN HAS BEEN SPLIT INTO 3 SUBBASINS.

SUBBASIN 1 IS 1.81 ACRES AND GENERATES 8.8 CFS. THIS SUBBASIN CONSISTS PRIMARILY OF THE RUNOFF GENERATED BY THE ROOF OF THE BUILDING. THE ROOF WILL FLOW WEST AND FLOW INTO SCUPPERS. STORM WATER IS THEN ROUTED THROUGH A 18" STORM DRAIN THAT DISCHARGES INTO WATER QUALITY POND 1. THE MANNING'S CALCULATION FOR THE 18" STORM DRAIN IS INCLUDED ON THIS SHEET. THE REQUIRED WATER QUALITY VOLUME FOR THIS SUBBASIN IS 2,081 CUBIC FEET. WATER QUALITY POND 1 PROVIDES 1,337 CUBIC FEET. ONCE FULL, RUNOFF ENTERS THE PARKING LOT AND FLOWS TO THE SOUTHWEST CORNER OF THE PROPERTY ALONG THE PROPERTY LINE AS THE SITE HAS DONE HISTORICALLY.

SUBBASIN 2 IS 0.10 ACRES AND GENERATES 0.3 CFS. THIS SUBBASIN CONSISTS OF THE LANDSCAPING AREA EAST OF THE BUILDING. THIS LANDSCAPING AREA WILL FLOW SOUTH AND DISCHARGE INTO THE PARKING LOT THROUGH A 24" SIDEWALK CULVERT. IT THEN RUNS THROUGH SUBBASIN 3.2 TO THE EXISTING VALLEY GUTTER IN THE PARKING LOT EAST OF THE EXISTING HOTEL. THIS VALLEY GUTTER ROUTES WATER TO THE SOUTHWEST CORNER OF THE PROPERTY AS THE SITE HAS DONE HISTORICALLY. NO WATER QUALITY VOLUME IS REQUIRED FOR SUBBASIN 2 SINCE IT CONTAINS ONLY LANDSCAPING AREA AND NO IMPERVIOUS SURFACES.

SUBBASIN 3 IS 0.49 ACRES AND GENERATES 2.3 CFS. THIS SUBBASIN CONSISTS OF THE PARKING LOT LOCATED ON THE SUBJECT PROPERTY. SUBBASIN 3.1 FLOWS SOUTH ALONG THE WEST BOUNDARY OF THE SITE AND SUBBASIN 3.2 FLOWS SOUTH INTO THE VALLEY GUTTER TO THE SOUTHWEST CORNER OF THE PROPERTY AS THE SITE HAS HISTORICALLY DONE. THE REQUIRED WATER QUALITY VOLUME FOR THIS SUBBASIN IS 499 CUBIC FEET. WATER QUALITY POND 3 PROVIDES 1,244 CUBIC FEET. THIS AMOUNT ACCOUNTS FOR THE ENTIRETY OF SUBBASIN 3 AND ALSO MAKES UP FOR THE REMAINING VOLUME REQUIRED FOR SUBBASIN 1.

SUBBASIN 4 WILL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS. SUBBASIN 4 DISCHARGES WEST INTO THE EXISTING PARKING LOT AND DOES NOT CONTRIBUTE TO THE DROP INLET LOCATED ON TRACT A-2-A-1-A.

18" STORM DRAIN MANNING'S CALCULATION

Circular Channel

Input

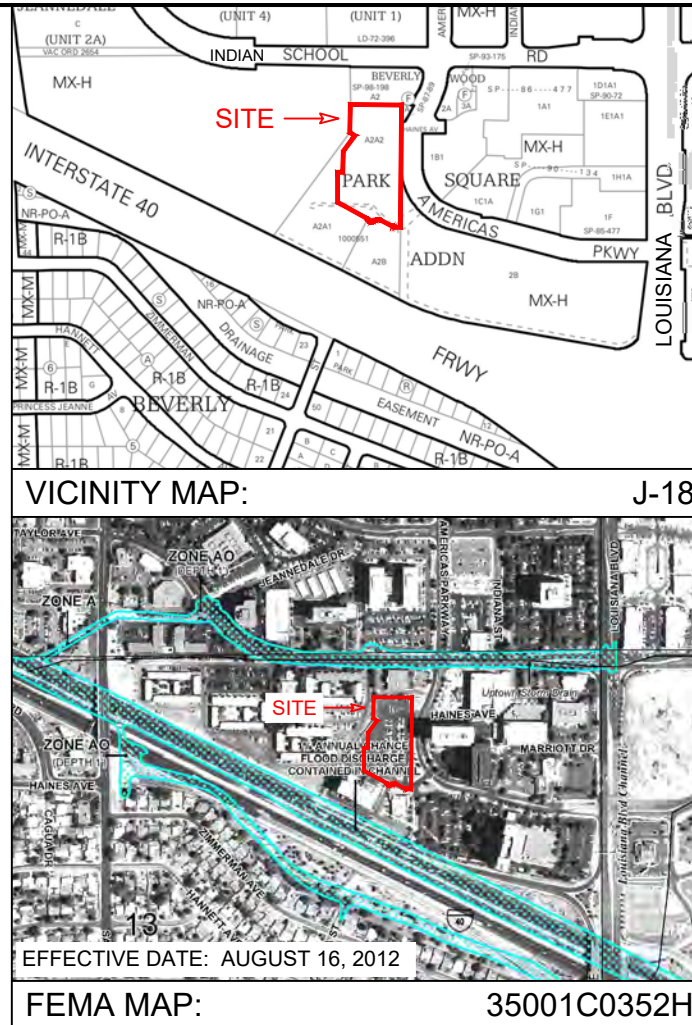
Flow 8.8 cfs
Slope 0.01 ft/ft
Manning's n 0.013
Diameter 18 in

Output

Depth 1.051 ft
Flow Area 1.32 sf
Velocity 6.66 fps
Velocity Head 0.689 ft
Top Width 1.37 ft
Froude Number 1.20
Critical Depth 1.148 ft
Critical Slope 0.00806 ft/ft

ACS Monument " 2_J18 "
NAD 1983 CENTRAL ZONE
X=1542482.547 *
Y=1489914.026 *
Z=5261.29 * (NAVD 1988)
G-G= 0.999663206
Mapping Angle= -0°11'17.64"

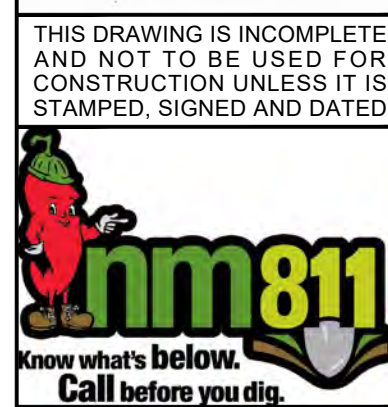
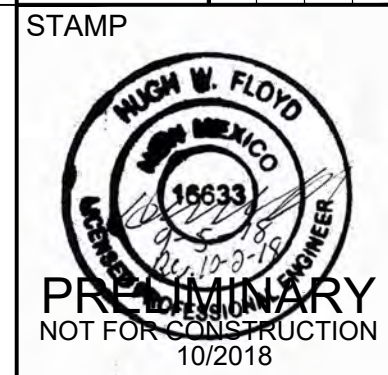
*U.S. SURVEY FEET



DESIGNED	RB
DRAWN	JS
CHECKED	HF
DATE	10/02/2018

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ALBUQUERQUE, NM 87109
PHONE (505) 243-2287

FEMA MAP: 35001C0352H



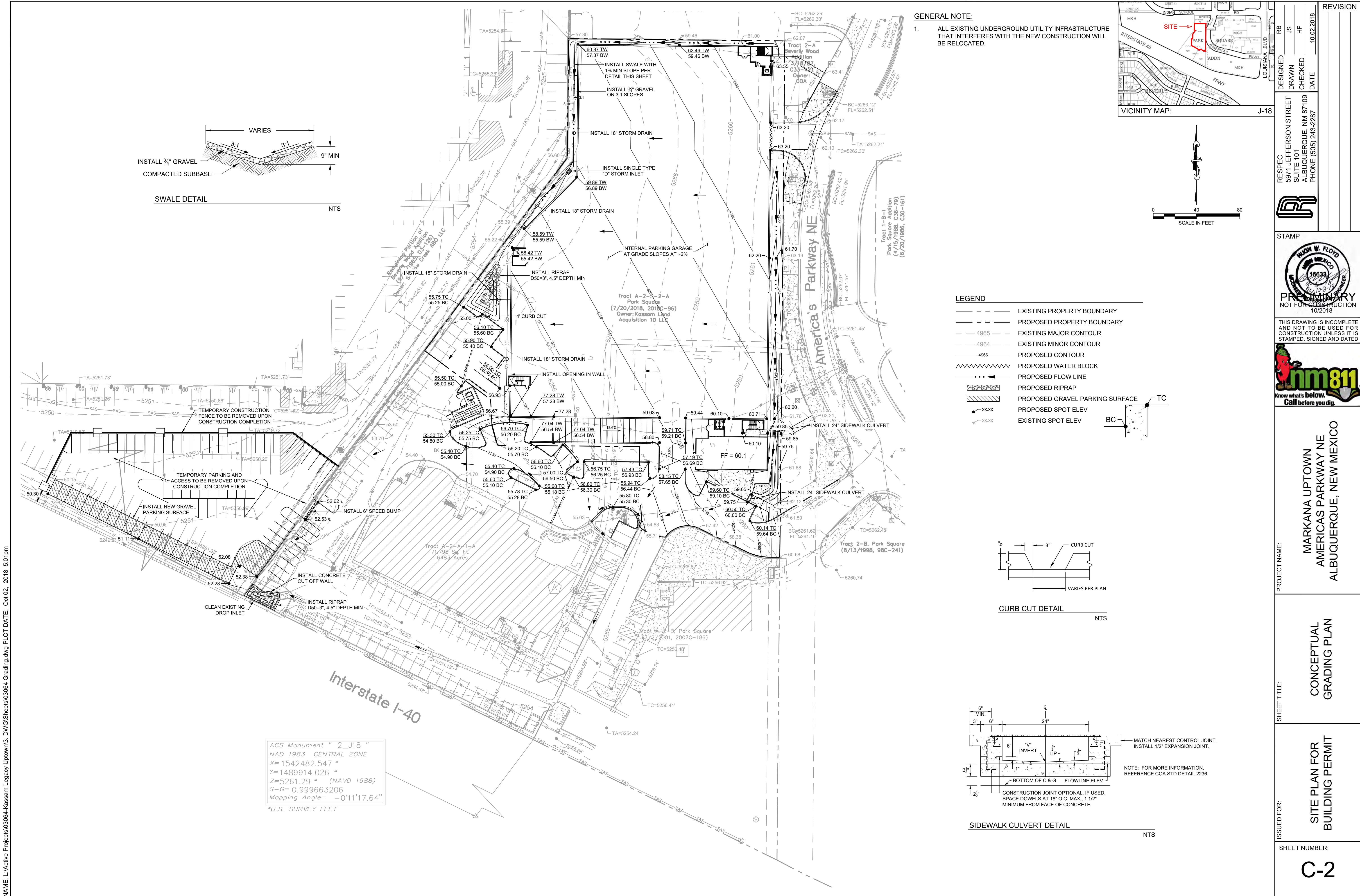
PROJECT NAME:
MARKANA UPTOWN
AMERICAS PARKWAY NE
ALBUQUERQUE, NEW MEXICO

SHEET TITLE:
CONCEPTUAL
DRAINAGE PLAN

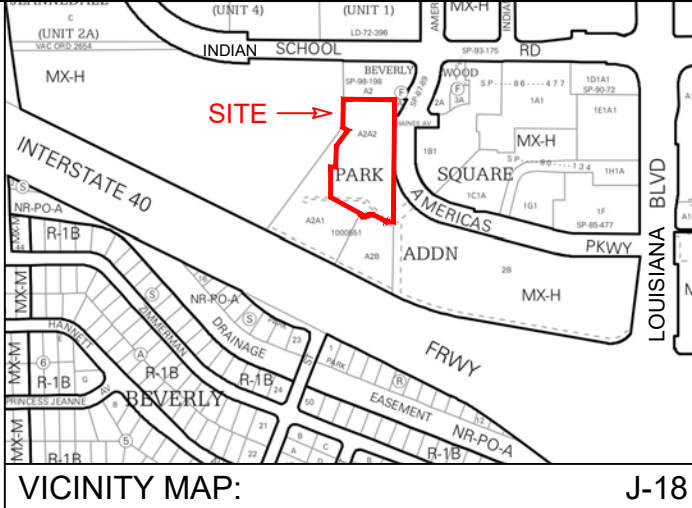
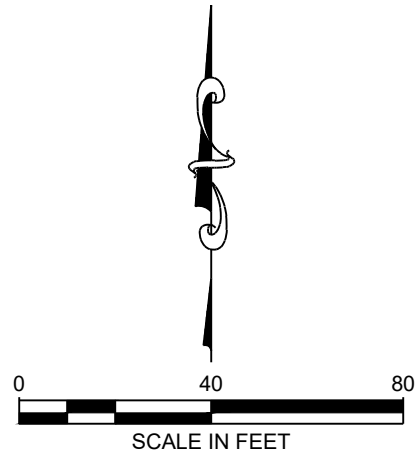
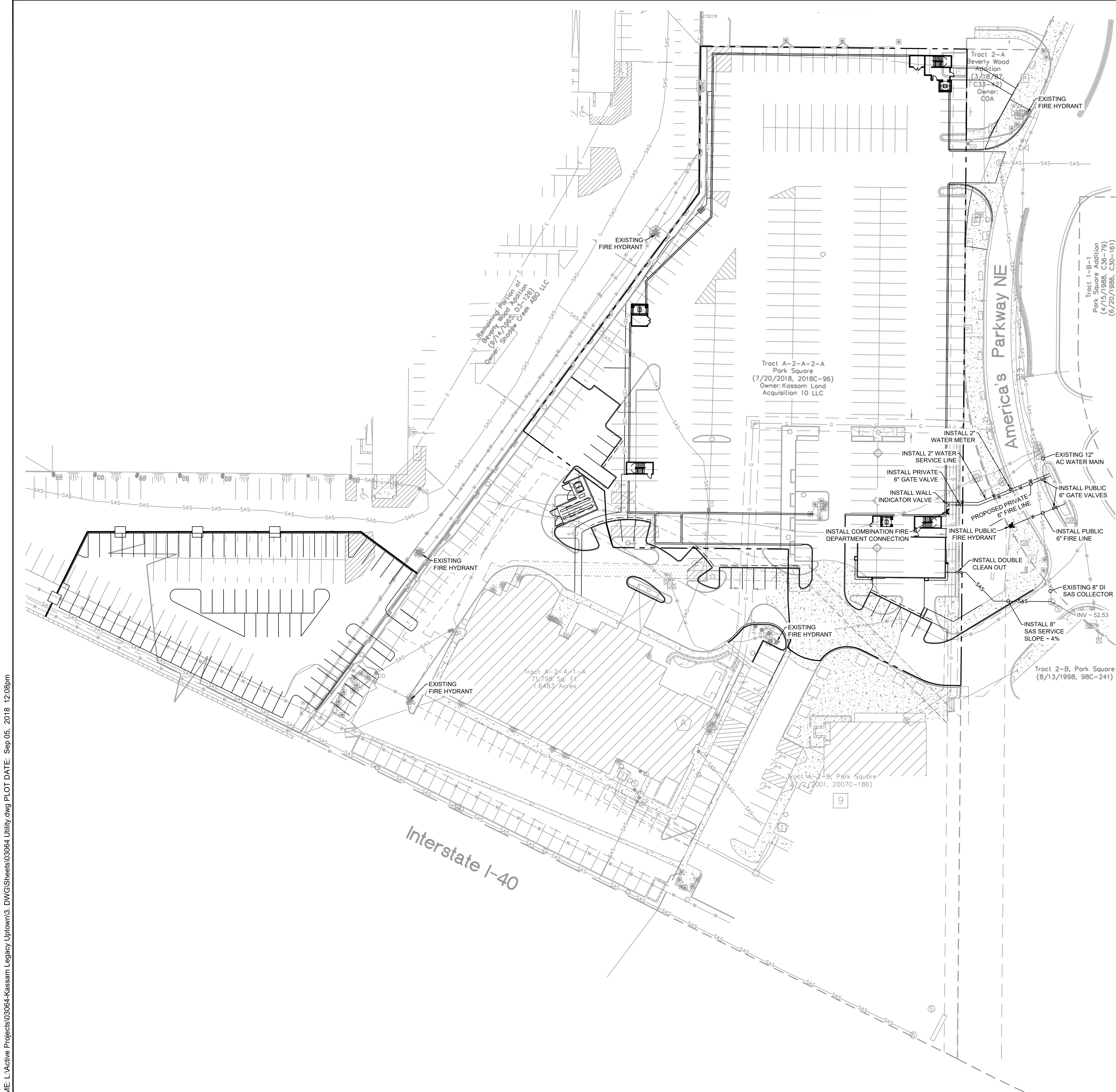
ISSUED FOR:
SITE PLAN FOR
BUILDING PERMIT

SHEET NUMBER:
C-1

NAME: L:\Active Projects\03064-Kassam Legacy Uptown\3_DWG\Sheets\03064 Grading.dwg PLOT DATE: Oct 02, 2018 5:01pm

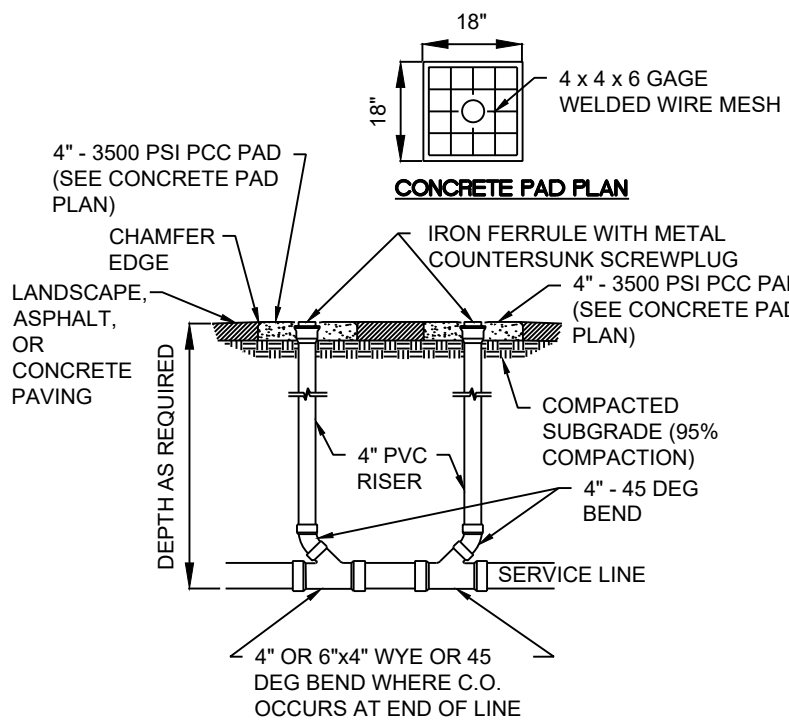


NAME: L:\Active Projects\03064-Kassam Legacy Uptown\3. DWG\Sheets\03064 Utility.dwg PLOT DATE: Sep 05, 2018 12:08pm



GENERAL NOTE:

1. TYPE RBPA BACKFLOW PREVENTERS FOR THE PROPOSED PRIVATE WATER LINES WILL BE PROVIDED INTERNAL TO THE PROPOSED BUILDING PER COA STD DWG 2385. THE BACKFLOW PREVENTERS WILL BE THE SAME SIZE AS THE TAP/CONNECTION AT THE MAIN LINE.



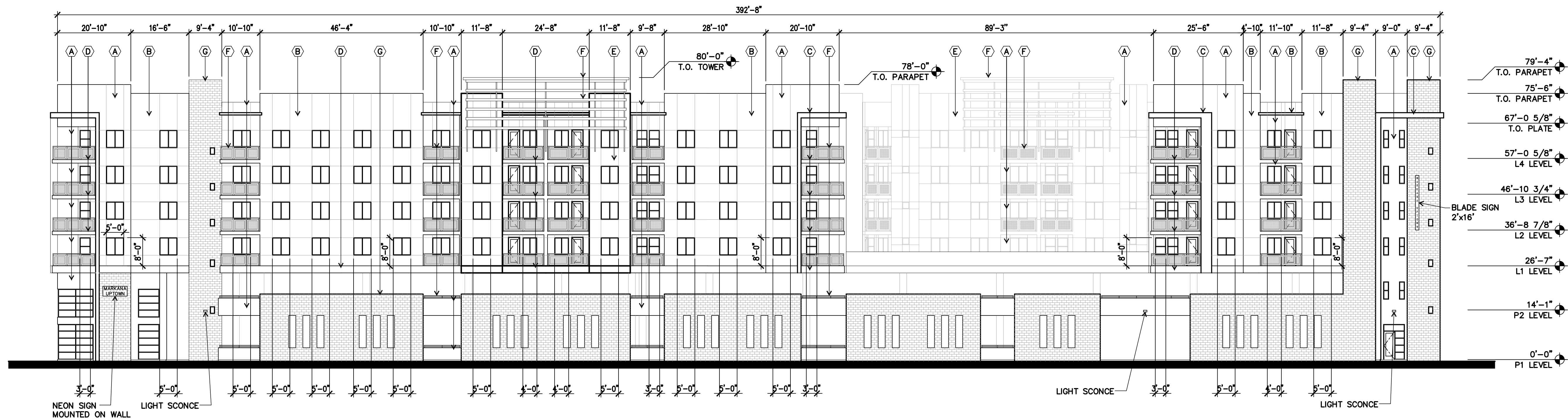
TWO WAY CLEANOUT DETAIL
NTS

LEGEND

- PROPOSED PROPERTY BOUNDARY
- W — W — EXISTING WATER LINE
- W — W — PROPOSED WATER LINE
- SAS — SAS — EXISTING SANITARY SEWER LINE
- SAS — SAS — PROPOSED SANITARY SEWER LINE

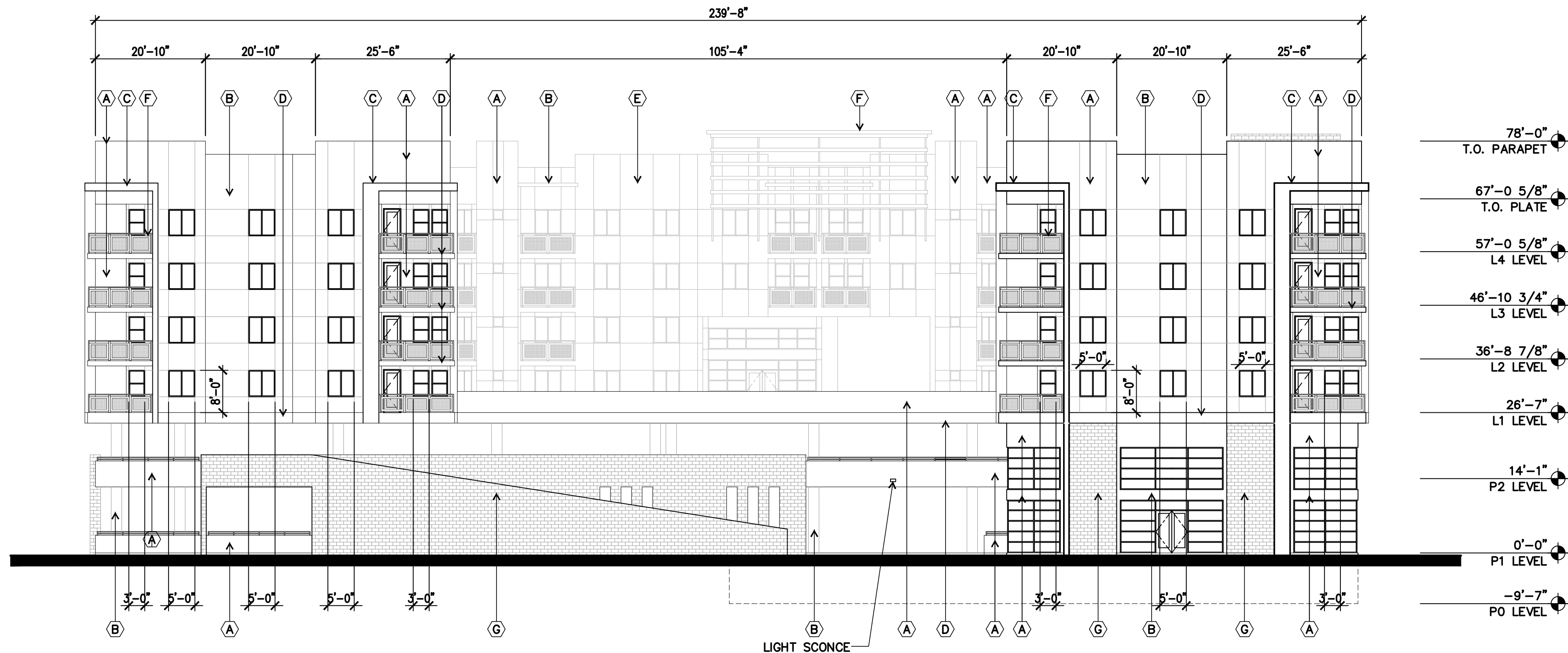
DESIGNED RB		DRAWN JS		CHECKED HF		DATE 9.05.2018	
RESPEC		5971 JEFFERSON STREET		SUITE 101		ALBUQUERQUE, NM 87109	
PHONE (505) 243-2287							
STAMP							
PRELIMINARY		NOT FOR CONSTRUCTION 9/2018					
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.							
PROJECT NAME:		MARKANA UPTOWN AMERICAS PARKWAY NE ALBUQUERQUE, NEW MEXICO					
SHEET TITLE:		CONCEPTUAL UTILITY PLAN					
ISSUED FOR:		SITE PLAN FOR BUILDING PERMIT					
SHEET NUMBER:		C-3					

FILE: F:\06\ORB Job Files\16-221_LH_Uptown\CAD Files\ORB 3 Phases\16221_A330 Elevations.dwg USER: jco DATE: Sep, 26, 2018 TIME: 04:33 pm



EAST ELEVATION

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



SOUTH ELEVATION

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

MATERIAL KEY NOTES:

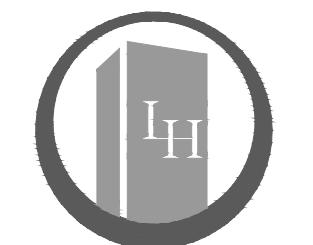
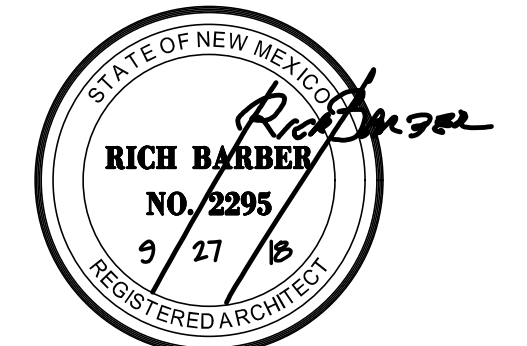
- (A) STUCCO FINISH LIGHT GRAY
- (B) STUCCO FINISH MEDIUM GRAY
- (C) STUCCO FINISH DARK GRAY
- (D) STUCCO FINISH DARK GRAY
- (E) STUCCO FINISH MEDIUM BLACK
- (F) RAILINGS, CANOPIES, DARK GRAY
- (G) BRICK VENEER

MARKANA UPTOWN

Americas Parkway NE
Albuquerque, New Mexico

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Architecture, LLC
ORB

WorldHQ@ORBArch.com



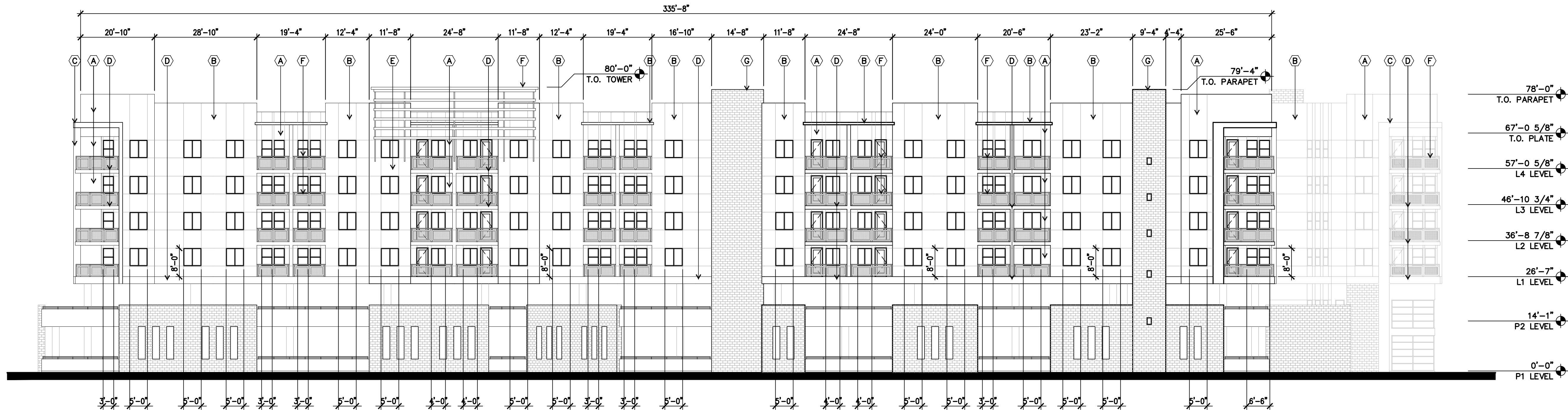
LEGACY HOSPITALITY

DATE: SEPTEMBER 27, 2018 ORB # 16-221

A3.30

BUILDING ELEVATIONS

FILE: F:\06\ORB Job Files\16-221_Uptown\CA0_Files\ORB 3 Phases\16221_A330 Elevations.dwg USER: jco DATE: Sep, 06 2018 TIME: 09:16 am



WEST ELEVATION

0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

MATERIAL KEY NOTES:

- (A) STUCCO FINISH LIGHT GRAY
- (B) STUCCO FINISH MEDIUM GRAY
- (C) STUCCO FINISH DARK GRAY
- (D) STUCCO FINISH DARK GRAY
- (E) STUCCO FINISH MEDIUM BLACK
- (F) RAILINGS, CANOPIES, DARK GRAY
- (G) BRICK VENEER



NORTH ELEVATION

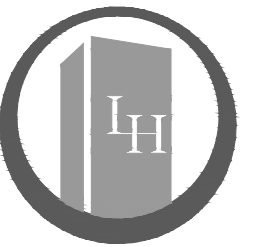
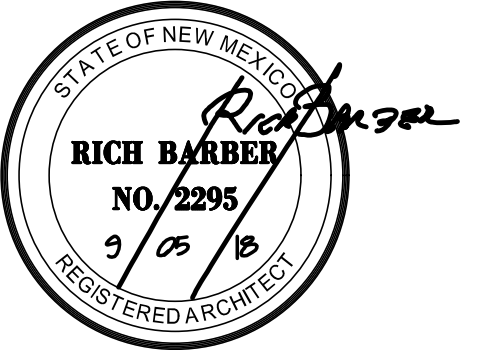
0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

MARKANA UPTOWN

Americas Parkway NE
Albuquerque, New Mexico

Office of Rich Barber
Architecture, LLC
ORB

WorldHQ@ORBArch.com



LEGACY HOSPITALITY

DATE: SEPTEMBER 5, 2018 ORB # 16-221

A3.31

BUILDING ELEVATIONS