

SECTION 1
SITE PLAN DOCUMENTATION



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)

BRIEF DESCRIPTION OF REQUEST

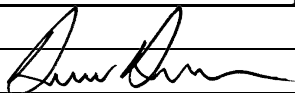
APPLICATION INFORMATION		
Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

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:

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:		Date:
Printed Name:		<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FORM P2: SITE PLAN ADMINISTRATIVE – Development Facilitation Team (DFT) as of 12/25/2022**_ SITE PLAN ADMINISTRATIVE – DFT**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. 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. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

SITE PLAN DOCUMENTATION

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form P2 with all the submittal items checked/marked
- ___ 3) Form P with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Site Plan and related drawings (include a Site Plan key of the sheets submitted)
- ___ 6) Copy of the original approved Site Plan or Master Development Plan (for amendments to or Extensions of the Site Plan)
- ___ 7) Infrastructure List, if required for building of public infrastructure
- ___ 8) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C) (The Sensitive Lands Site Analysis form can be obtained online at):
https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf
- ___ 9) Responses to climatic and geographic responsive design considerations (Recommended to promote sustainability, but not required. The Climatic and Geographic Responsiveness form can be obtained online at): [https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2\(D\)ClimaticGeographic_Responsiveness.pdf](https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2(D)ClimaticGeographic_Responsiveness.pdf)

SUPPORTIVE DOCUMENTATION

- ___ 10) Completed Site Plan Checklist
- ___ 11) Letter of authorization from the property owner if application is submitted by an agent
- ___ 12) Justification letter describing and justifying the request per the criteria in IDO Section 16-6-5(G)(3)
- ___ 13) Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P). *Note: If requesting more than allowed by deviation, a Variance – ZHE or Waiver –DHO will be required, as applicable*
- ___ 14) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*

___ 15) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone

___ 16) Architectural Review Committee approval letter if the site is located within a Master Development Plan area or a Framework Plan area

PUBLIC NOTICE DOCUMENTATION

___ 17) Sign Posting Agreement

___ 18) Proof of a Pre-Submittal Neighborhood Meeting per IDO 6-4(C)(1)(b) for new building or multiple new buildings that include a total of more than 100 multi-family residential dwelling units or more than 50,000 square feet of non-residential development

___ Office of Neighborhood Coordination neighborhood meeting inquiry response

___ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

___ Completed neighborhood meeting request form(s)

___ If a meeting was requested or held, copy of sign-in sheet and meeting notes

___ 19) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)

___ Office of Neighborhood Coordination notice inquiry response

___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

___ Proof of emailed notice to affected Neighborhood Association representatives

_ FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC

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) DFT Application form completed, signed, and dated
- ___ 2) Form P2 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Site Plan and related drawings
- ___ 5) Infrastructure List, if require
- ___ 6) Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- ___ 7) Letter of authorization from the property owner if application is submitted by an agent
- ___ 8) Solid Waste Department signature on Site Plan
- ___ 9) Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- ___ 10) Approved Grading and Drainage Plan
- ___ 11) Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (*not required for Master Development Plans*)

FORM P: PRE-APPROVALS/SIGNATURES

Legal Description & Location: Lot 2, Block A, Unit 17, Universe View Subdivision -
Universe Blvd. between Spinning Ball Ave. NW and Rosa Parks Rd. NW

Job Description: Site Plan for a 196 unit apartment complex with a gym, pool, offices, club house and storage space on a 6.57 acre property.

Hydrology:

- Grading and Drainage Plan Approved NA
- AMAFCA Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Renee C. Brissette
 Hydrology Department

9/5/23
 Date

Transportation:

- Traffic Circulations Layout (TCL) Approved NA
- Traffic Impact Study (TIS) Approved NA
- Neighborhood Impact Analysis (NIA) Approved NA
- Bernalillo County Approved NA
- MRCOG Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Ernest Armijo
 Transportation Department

10/16/2023
 Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

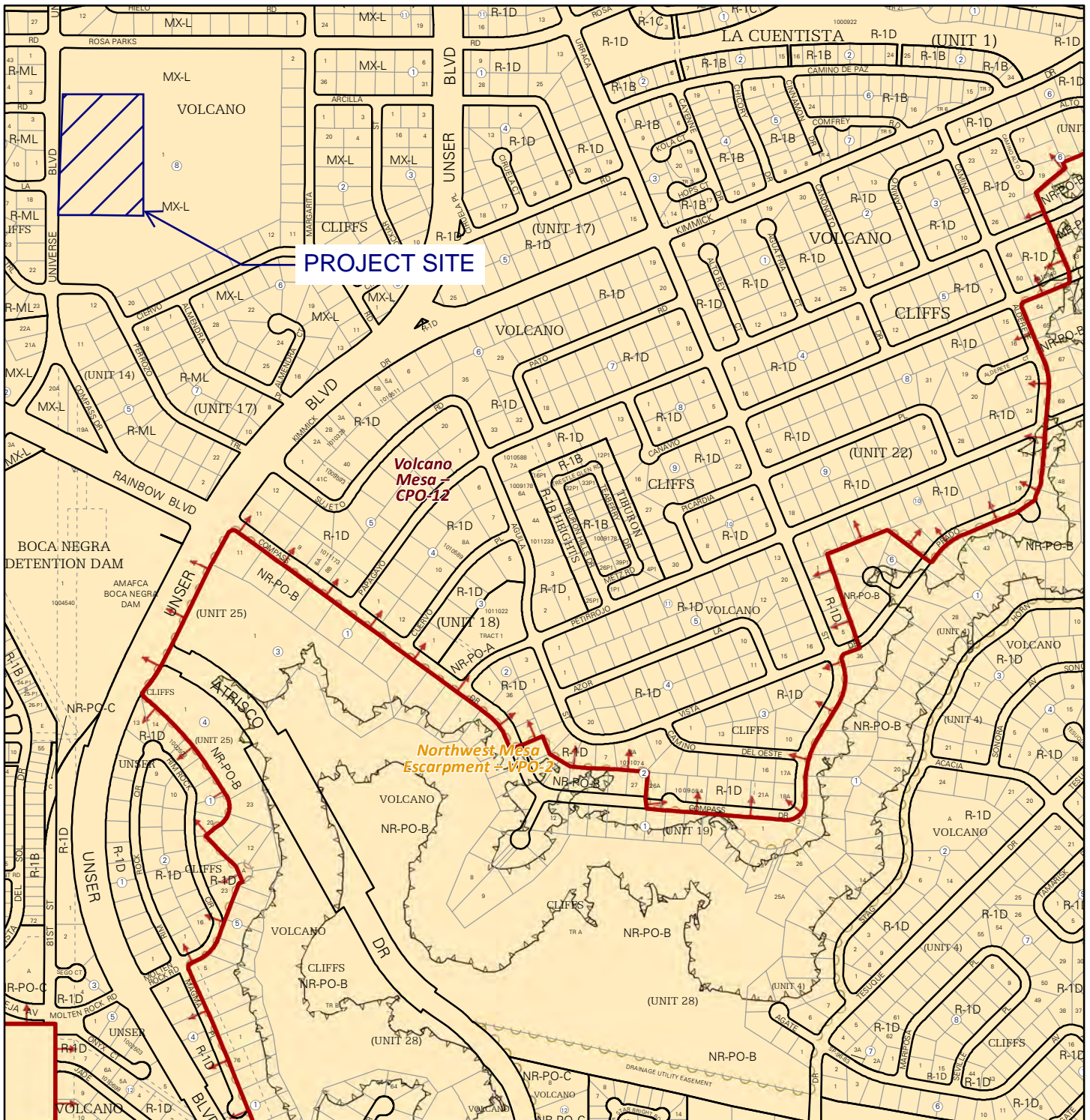
- Water/Sewer Availability Statement/Serviceability Letter Approved NA
- ABCWUA Development Agreement Approved NA
- ABCWUA Service Connection Agreement Approved NA

Diego Gutierrez
 ABCWUA

9/25/2023
 Date

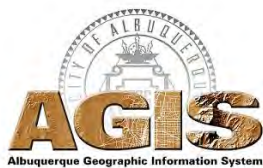
- Infrastructure Improvements Agreement (IIA*) Approved NA
- Solid Waste Department Signature on the plan Approved NA
- Fire Marshall Signature on the plan Approved NA

* Prior to Final Site Plan approval submittals (include a copy of the recorded IIA)

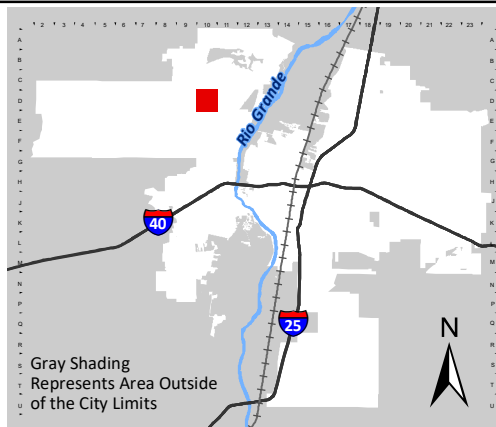


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

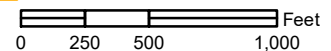


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
D-10-Z

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



SITE PLAN AND RELATED DRAWINGS

SITE PLAN

PRELIMINARY LANDSCAPE DESIGN

CONCEPTUAL GRADING & DRAINAGE PLAN

CONCEPTUAL GRADING & DRAINAGE PLAN CROSS SECTIONS

CONCEPTUAL UTILITY PLAN

BUILDING ELEVATIONS

FIRE ONE PLAN

SOLID WASTE CALCS:
175 UNITS X 0.55 CY = 96 CY PER WEEK

SOLID WASTE NOTES:
THE DEVELOPMENT HAS GATES, OWNER TO PROVIDE THE REFUSE DRIVER WITH REMOTE CONTROL GATE OPENER.

THE SLOPE LEADING TO THE TRASH ENCLOSURE/DUMPSTER SHALL BE NO GREATER THAN 1/8" PER FOOT ON THE APPROACH.

THERE IS NO FOOD SERVICE FOR THIS PROJECT.

RECYCLING CONTAINERS LOCATED ADJACENT TO THE REFUSE ENCLOSURE, SEE KEYED NOTE.

THE REFUSE DRIVER SHALL HAVE ACCESS TO TRASH ENCLOSURE/DUMPSTER BY 5:00AM.

THERE ARE NO OVERHANGING WIRES LEADING TO AND EXITING FROM THE TRASH ENCLOSURE.

THIS PROJECT WILL NOT ALTER EXISTING TRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION.

OWNER SHALL PURCHASE 8 CY REFUSE CONTAINER.

UPC: 101006305745520820
LEGAL: LOT 001 BLOCK 8 VOLCANO CLIFFS SUBDIVISION
ZONING: MX-L
ZONE ATLAS PAGE: D-10

GROSS LOT AREA = 6.5656 AC = 285,999.06 SF
BUILDING FOOTPRINT = 31,561 SF
NET LOT AREA = 30 SF
REQUIRED LANDSCAPE AREA @ 15% = 29,023 SF; 74,520 SF PROVIDED

PARKING:
MULTI-FAMILY
1 BEDROOM: 87 EACH X 1.2 SPACES = 104 SPACES
2 BEDROOM: 88 EACH X 1.6 SPACES = 140 SPACES
LEASING OFFICE: 38 SF X 0.0035 = 2 SPACES REQUIRED
TOTAL SPACES REQUIRED = 246 SPACES
SPACES PROVIDED = 300 SPACES
246 SPACES X 2% = 5 CHARGING SPACES REQUIRED, 6 PROVIDED

HC REQUIRED: 4 STANDARD, 3 VAN
MOTORCYCLE PARKING 151-300 SPACES: 5 SPACES REQUIRED / 7 PROVIDED
BIKE PARKING 10% OF 246: 25 REQUIRED, 32 SPACES PROVIDED

IDO TABLE 5-1-2 OPEN SPACE:
1 BEDROOM: 87 EA X 225 SF = 19,575 SF
2 BEDROOM: 88 EA X 285 SF = 25,080 SF

TOTAL REQUIRED = 44,837 SF

GRADE LEVEL OPEN SPACE = 67,985 SF PROVIDED (INCLUDING SIDEWALKS)
UPPER FLOOR BALCONIES & DECKS = 7,875 SF PROVIDED
TOTAL PROVIDED = 75,860 (69% MORE THAN REQUIRED)

NOTE:
ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN ON A PUBLIC 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.

ALL PAVING SHALL BE ASPHALT UNLESS NOTED OTHERWISE, REF. DETAIL THIS SHEET.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-5 (G).

ALL OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES 70 WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.

BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.

WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER.

PROVIDE ELECTRIC VEHICLE CHARGER AT EACH BAY OF LEASED GARAGES

SITE LIGHTING WILL BE PROVIDED BY LIGHT BOLLARDS AND WALL MOUNTED FIXTURES AND SHALL COMPLY WITH 5-8 OF THE IDO

MC SHALL BE PAINTED ON THE PAVEMENT OF EACH MOTORCYCLE PARKING SPACE

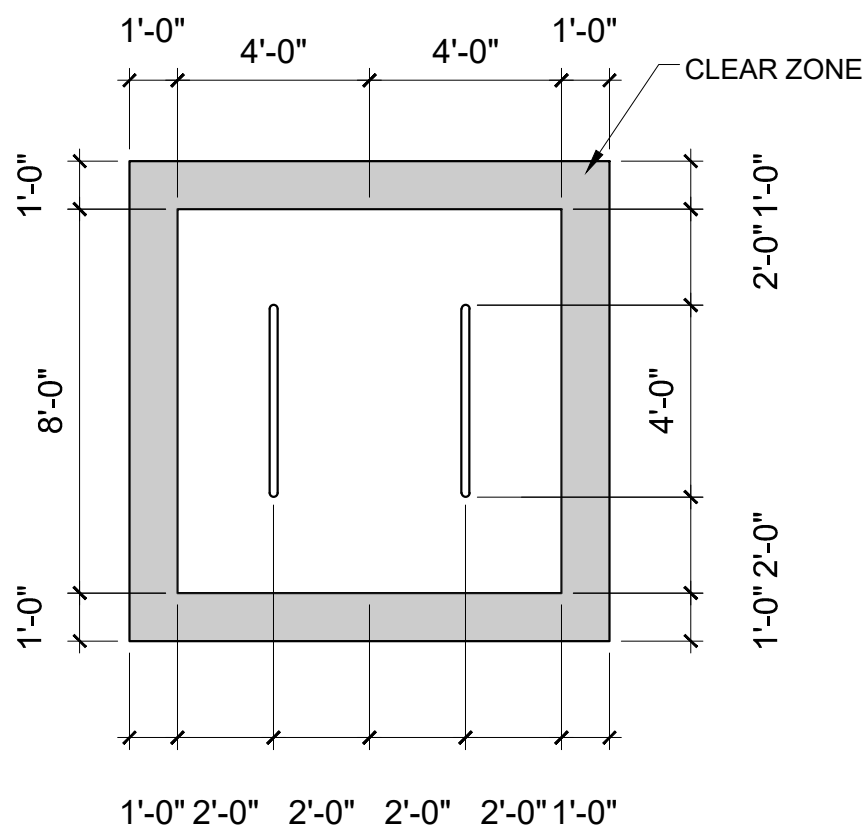
AN APPROVED WORK ORDER IS A CONDITION OF RELEASING THE FINAL CO.

TRAFFIC CIRCULATION LAYOUT APPROVED

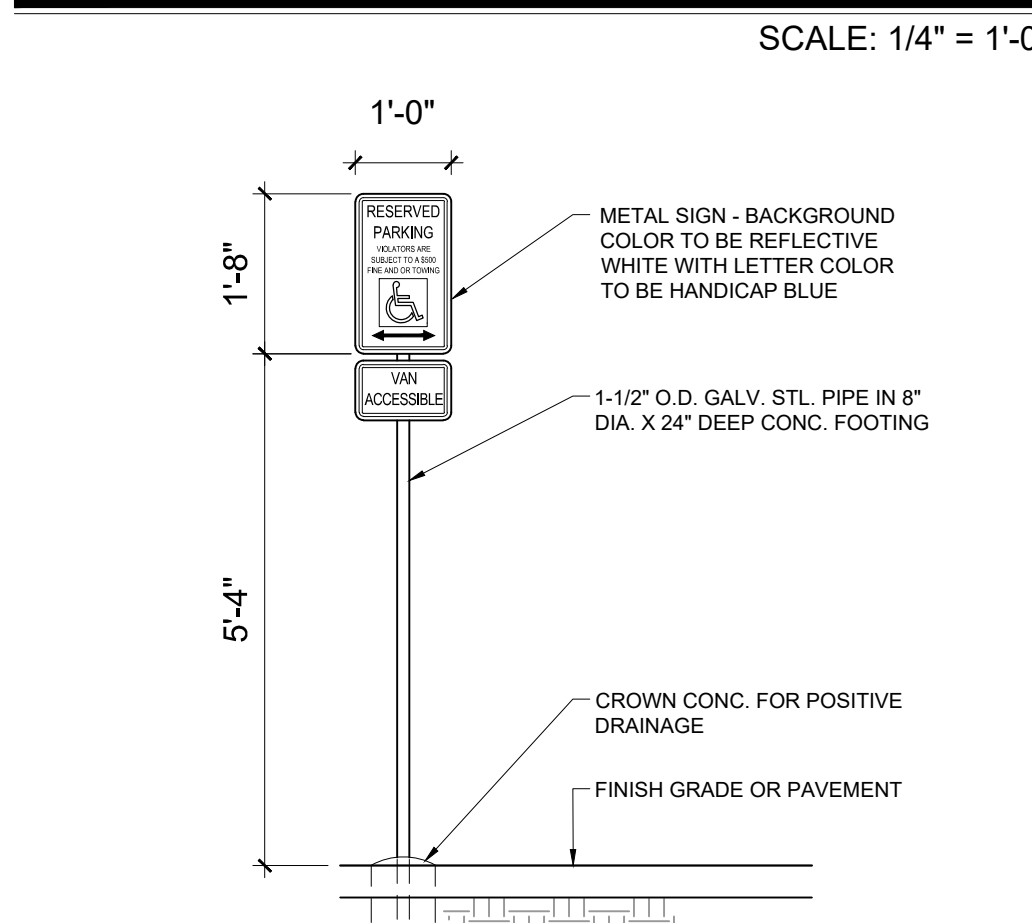
Ernest Armijo 10/5/2023
Signed Date

- LEGEND
- BUILDING
 - CONCRETE
 - ASPHALT PAVING
 - LANDSCAPE
 - POOL
 - CLEAR SIGHT TRIANGLE

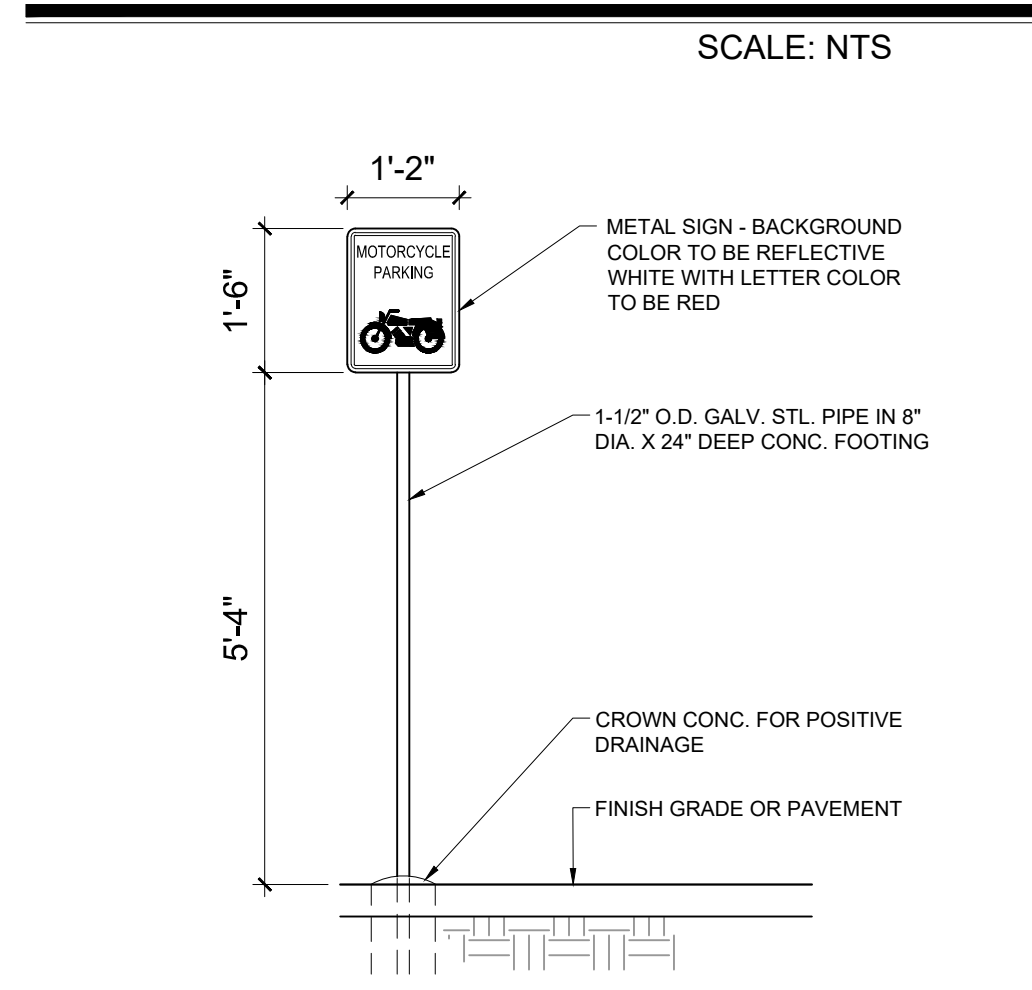
- KEYED NOTES
1. 8 SPACE BIKE RACK, REF DETAIL THIS SHEET
 2. MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
 3. H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
 4. NEW FIRE HYDRANT
 5. IRRIGATION BOX
 6. NEW 6" SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
 7. FIRE DEPT. CONNECTION
 8. PEDESTRIAN GATE
 9. PARALLEL CURB RAMP, REF DETAIL A, COA STANDARD DETAIL 2443
 10. PERPENDICULAR CURB RAMP, REF DETAIL B COA STANDARD DETAIL 2441
 11. PROPERTY LINE
 12. VEHICULAR GATE
 13. EXISTING POWER POLE
 14. KNOX BOX
 15. CLEAR SIGHT TRIANGLE, LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FT TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
 16. PERPENDICULAR RAMP, REF COA STANDARD DETAIL 2447
 17. 6" WROUGHT IRON FENCE
 18. REFUSE CONTAINER, REF DETAIL THIS SHEET
 19. RECYCLING CONTAINER, REF DETAIL THIS SHEET
 20. FIRE DEPARTMENT CONNECTION
 21. 100FT POWER LINE EASEMENT
 22. ELECTRIC VEHICLE CHARGING STATION
 23. 20FT DRAINAGE EASEMENT
 24. 10FT PUBLIC UTILITY EASEMENT
 25. 8" STANDARD C & G PER COA STANDARD DETAIL 2415A
 26. PLAYGROUND



BIKE PARKING

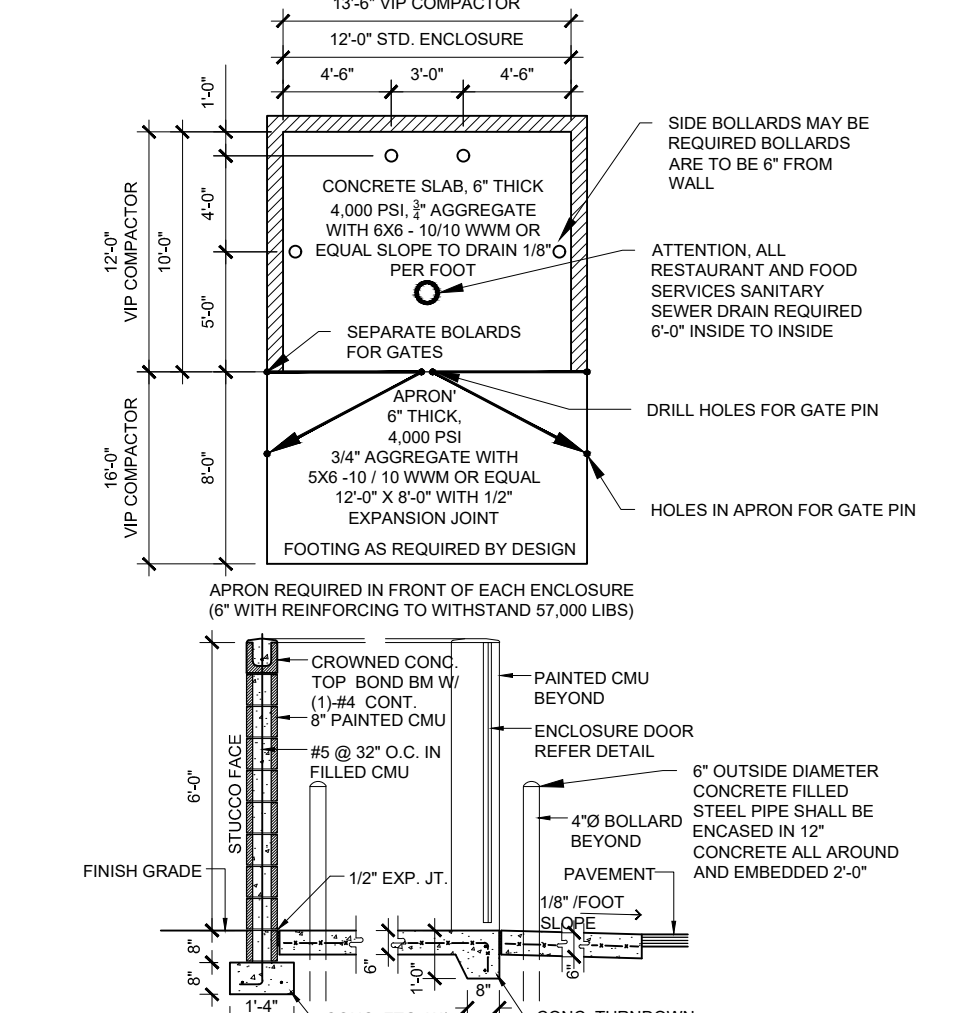


HC SIGN

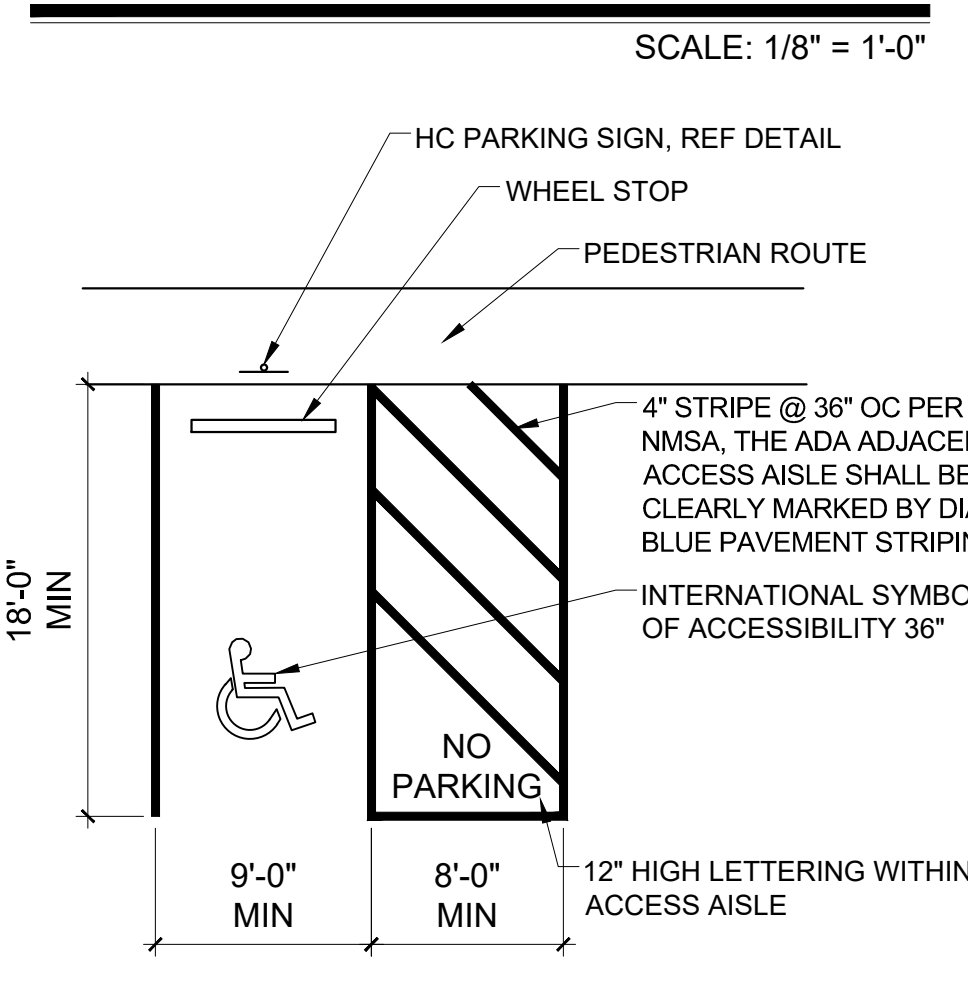


MOTORCYCLE SIGN

SCALE: 1/2" = 1'-0"

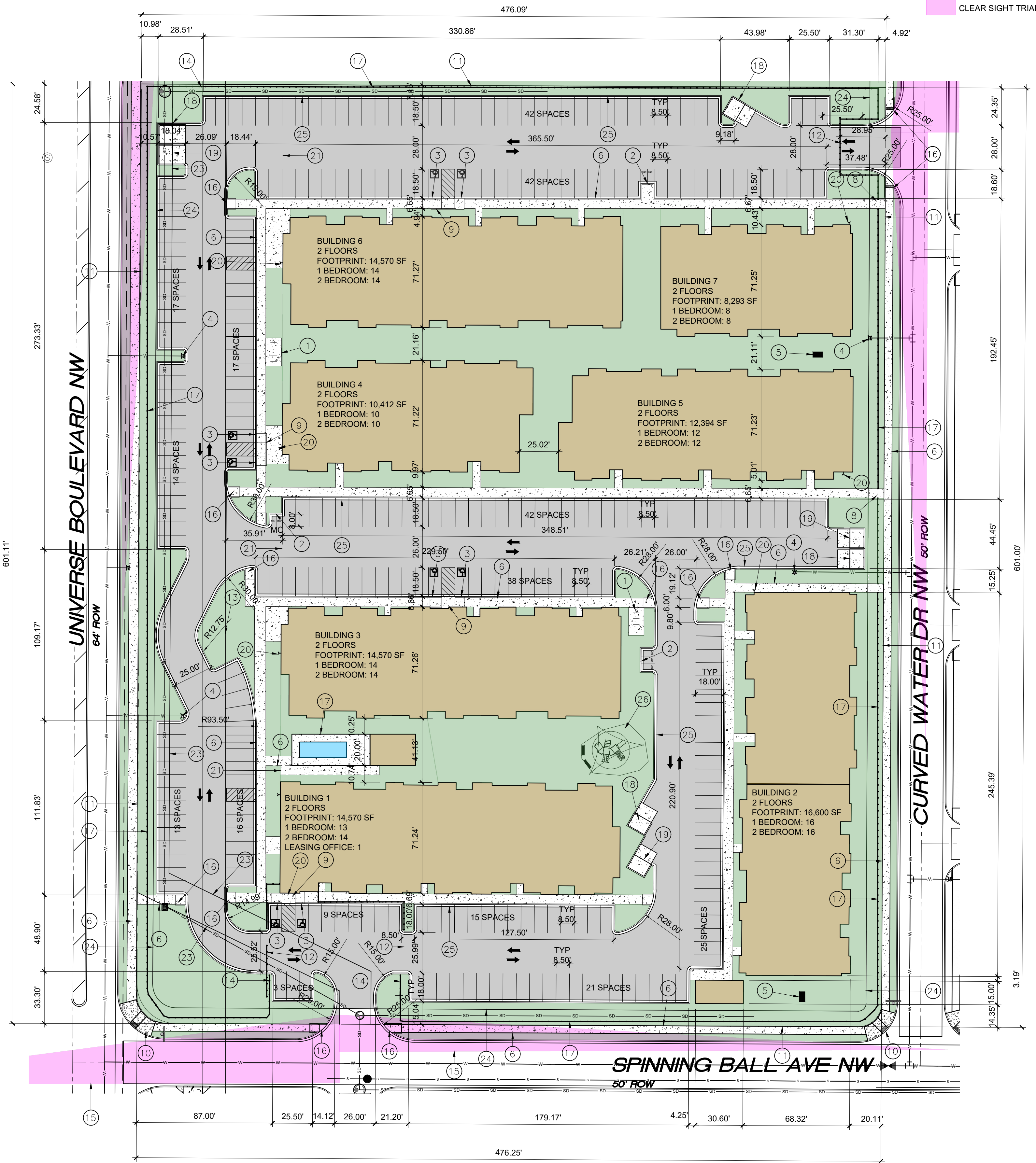


REFUSE ENCLOSURE



ADA PARKING

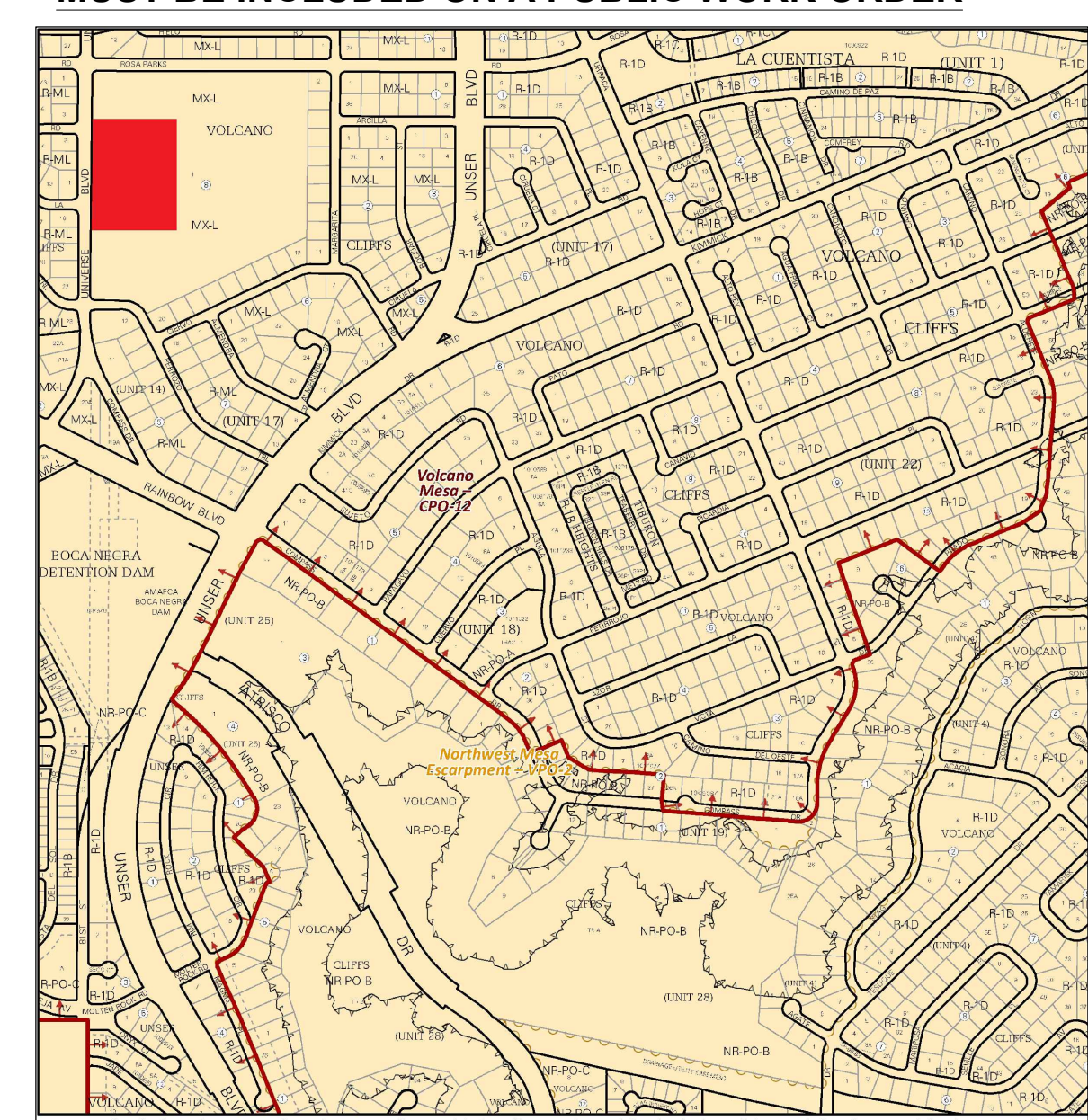
SCALE: 3/8" = 1'-0"



SITE PLAN

SCALE: 1" = 40'-0"

ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WALL MUST BE INCLUDED ON A PUBLIC WORK ORDER



IDO Zone Atlas May 2018

AGIS

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

Zone Atlas Page: D-10-Z

Legend for IDO Zone Atlas:

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

AREA MAP

SCOTT C. ANDERSON & associates architects
2818 4th St NW, Suite C Albuquerque, NM 87107
scott@scarchitects.com 505.401.7575

UNIVERSE VIEW APARTMENTS
UNIVERSE BLVD NW
ALBUQUERQUE, NM 87108

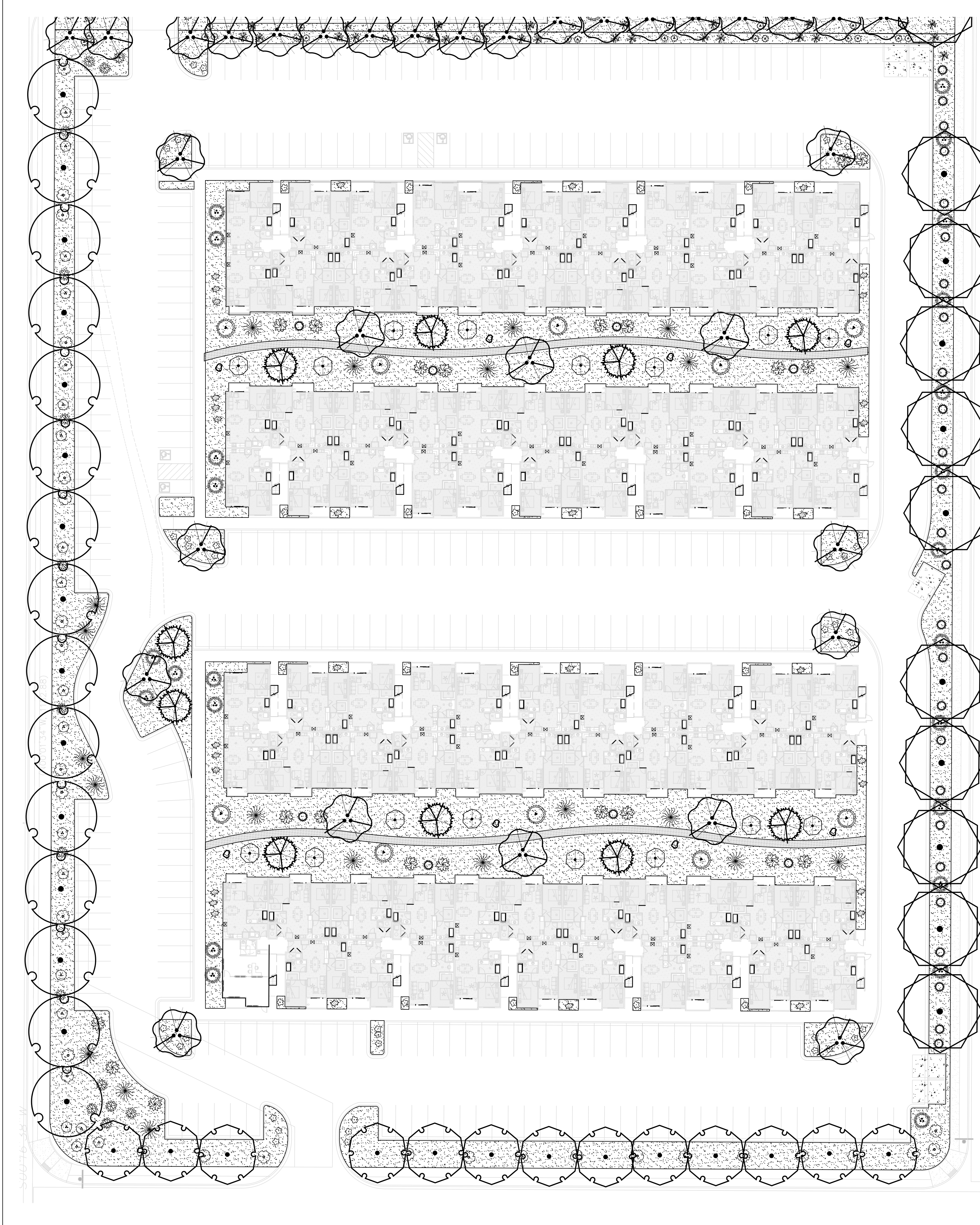
DRAWING TITLE: **SITE PLAN**

SEAL: SCOTT C. ANDERSON, No. 4341, 09/29/2023, REGISTERED ARCHITECT

DESIGNED	PROJECT NO.
DRAWN	SCALE
CHECKED	DRAWING NO.
REVIEWED	DATE

09/29/2023

A-100



TREE LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HxW	WATER USE	COVER (EA.)	TOTAL
Trees							
	10	2" Cal	Burr Oak <i>Quercus macrocarpa</i>	50' x 50'	M	2500	25000
	18	2+ Trunks w/ 2" Combined Cal.	Desert Willow <i>Chilopsis linearis</i>	20' x 25'	L	625	11250
	13	2" Cal	Green Ash <i>Fraxinus pennsylvanica</i>	40' x 30'	M	900	11700
	10	6" Height	Pinon Pine <i>Pinus edulis</i>	30' x 20'	M+	400	4000
	15	2" Cal	Texas Red Oak <i>Quercus buckleyi</i>	40' x 40'	M	1600	24000
Total Tree Count:							66
Total Tree Coverage:							75950

SHRUB LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HxW	WATER USE	COVER (EA.)	TOTAL
Shrubs & Groundcovers							
	61	5 Gal	Blue Mist Spirea <i>Caryopteris x clandonensis</i>	3' x 3'	Low+	9	549
	10	5 Gal	Althea / Rose of Sharon <i>Hibiscus syriacus</i>	10' x 10'	M	100	1000
	34	5 Gal	Morning Light Maidengrass <i>Miscanthus sinensis var.</i>	5' x 5'	M	25	850
	16	5 Gal	Switchgrass <i>Panicum virgatum</i>	4' x 4'	M	16	256
	18	5 Gal	Tree-Leaf Sumac <i>Rhus trilobata</i>	6' x 6'	Low+	36	648
	21	5 Gal	Silverberry <i>Elaeagnus Fungens</i>	10' x 10'	M	100	2100
	21	5 Gal	Dwarf Butterfly Bush <i>Buddleia davidii nanhoensis</i>	5' x 1'	M	49	1029
	16	5 Gal	Grey-Leaf Cotoneaster <i>Cotoneaster buxifolius/glaucophyllus</i>	8' x 10'	M	100	1600
	30	5 Gal	Manhattan Euonymus <i>Euonymus kiautschowicus</i>	6' x 6'	M+	36	1080
	21	5 Gal	Dogwood <i>Cornus sericea 'Bailey'</i>	3' x 3'	M+	9	189
	24	5 Gal	Buffalo Juniper (female only) <i>Juniperus sabina 'Buffalo'</i>	1' x 8'	L+	64	1536
	15	5 Gal	Bear Grass <i>Nolina macrocarpa</i>	5' x 6'	RW	36	540
	32	5 Gal	Pink Double Knock Out Rose <i>Rosa 'Pink Double Knock Out'</i>	4' x 4'	M	16	512
Total Shrub Count:							319
Total Shrub Coverage:							11889

Other Materials

SYMB.	QTY	TYPE
	8	EA Boulders (2-3cf) To be placed at contractor's discretion
	63215	SF Landscape Gravel A with Filter Fabric 1/2" Santa Fe Brown Gravel
	2824	SF Grey Crusher Fines
	1428	LF Steel Edging For Walkway

LANDSCAPE CALCULATIONS

APPLICABLE REGULATION(S): IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1994

TOTAL LOT AREA (ACRES)	7.05	GROUND COVER (%) - REQ	25.0%
TOTAL LOT AREA (SF)	307138	GROUND COVER (SF) - REQ	11853
BUILDING AREA (SF)	93060	GROUND COVER (SF) - PROV.	11889
NET LOT AREA (SF)	214238		
		PARKING LOT AREA (SF)	54756
REQUIRED LANDSCAPE (%)	15.0%	REQ. PARKING LANDSCAPE 10% (SF)	5476
REQUIRED LANDSCAPE (SF)	32136	PROV. PARKING LANDSCAPE (SF)	43558
LANDSCAPE PROVIDED (SF)	63215	REQ. PARKING TREES (1/10 SPOTS)	33
		PROV. PARKING TREES	45
VEGETATIVE COVER (%) - REQ	15.0%		
VEGETATIVE COVER (SF) - REQ	47411		
VEGETATIVE COVER (SF) - PROV.	15950		

PLANTING NOTES
ALL PLANTS TO CONTAIN BARK MULCH AROUND THE ROOTBALL, TO THE EXTENT TO COVER THE DRIP LINES.

GENERAL NOTES
IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 3" SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED OR OTHER HATCHED GROUND COVER AREA. ALL GRAVEL SHALL BE PLACED 5'-1" LOWER THAN ADJACENT HARD SURFACES.

PRIOR TO CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES. IN CASE OF A DISCREPANCY BETWEEN UTILITIES INDICATED ON PLAN AND ACTUAL FIELD VERIFICATION, CONTRACTOR SHALL CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTIONS ON HOW TO PROCEED.

POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.

IRRIGATION NOTES:
IRRIGATION SYSTEM MAINTENANCE AND OPERATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. IT SHALL BE THE OWNER'S RESPONSIBILITY TO ENSURE THAT FUGITIVE WATER DOES NOT LEAVE THE SITE DUE TO OVERWATERING OR MALFUNCTIONING EQUIPMENT.

ALL ON-SITE PLANT MATERIAL, NEW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. TREES SHALL RECEIVE ONE (1) NETAFIM SPIRAL (50' LENGTH) WITH 3 LOOPS AT A FINAL RADIUS OF 45' FROM TREE TRUNK, PINNED IN PLACE. NETAFIM SHALL HAVE EMITTERS 12" O.C. WITH A FLOW OF 6 GPH. SHRUBS TO RECEIVE (2) 10 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.

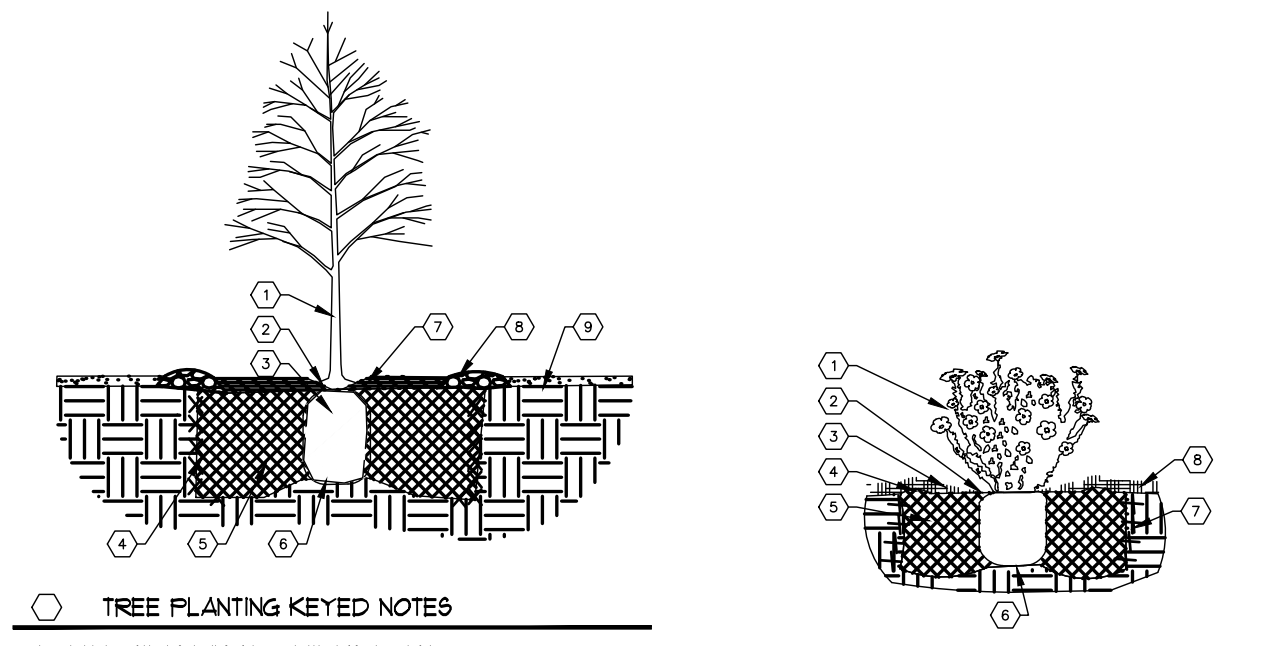
RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE SHALL RUN 15 HOURS, 3 TIMES PER WEEK. RUN TIME WILL BE ADJUSTED ACCORDING TO THE SEASON.

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER.

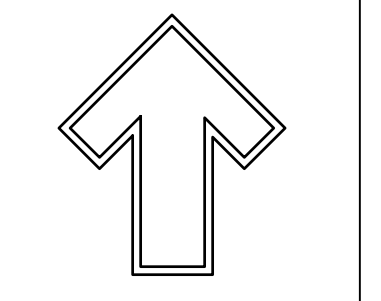
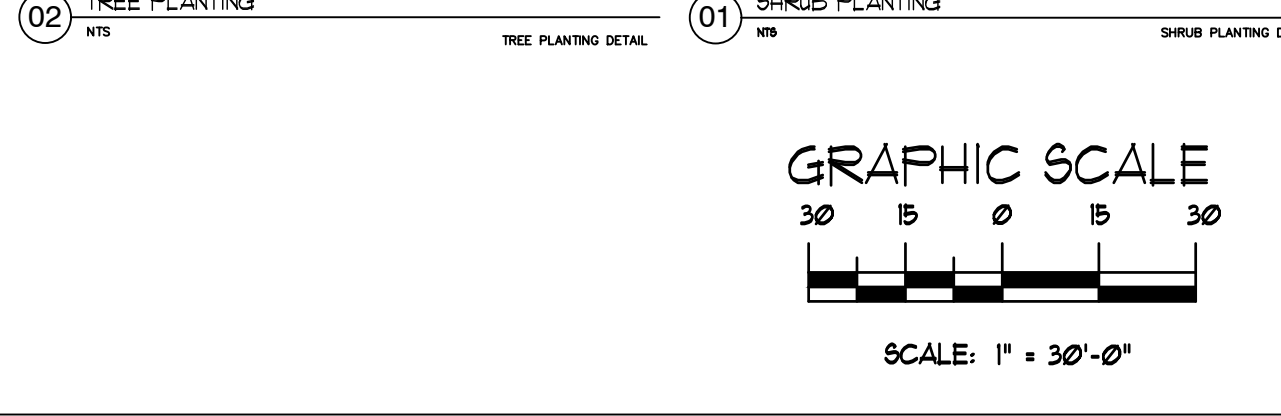
LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

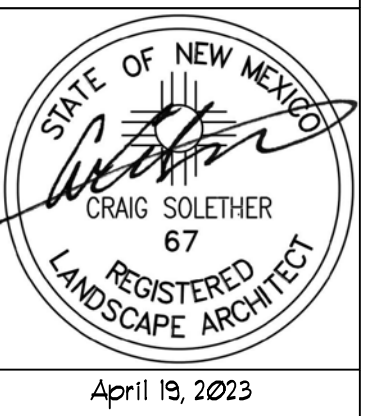
WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.



- 01 TREE PLANTING KEYED NOTES**
1. TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN.
 2. REMOVE EXISTING SOIL FROM ROOTBALL AS NECESSARY TO EXPOSE ROOT FLARE. INSTALL 1/4" ROOT FLARE FILM WITH SUBGRADE (BOTTOM OF FILM).
 3. INSTALL TREE FLAPS REMOVE EXISTING MULCH, WOOD SHIP, PLASTIC, TIE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE MULCH EXCEPT FROM BOTTOM OF ROOT BALL.
 4. SCARP AND LOWER EDGES OF PLANTER PER PLAN.
 5. PLACE 1/2" MULCH OVER DRIP LINE.
 6. BACKFILL WITH SPECIFICATION GRADE WITH 1/4" LIME AND WATER IN TO ELIMINATE VOIDS AND AIR POCKETS.
 7. UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
 8. INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL, AND TO COVER DRIP LINE. GENERALLY MULCH SHOULD BE 2" DEEP AT BACK ROOT TREE TRUNK.
 9. AT HIGH X 1/4" MULCH COBBLES BENT AT DRIP LINE.
 10. TIE - SEE PLANTING PLAN.
- 02 SHRUB PLANTING KEYED NOTES**
1. SHRUB LOCATION, SPECIES, AND CONDITION AS PER PLAN.
 2. INSTALL 1/4" ROOT FLARE FILM WITH SUBGRADE (BOTTOM OF FILM).
 3. SCARP AND LOWER EDGES OF PLANTER PER PLAN.
 4. PLACE 1/2" MULCH OVER DRIP LINE.
 5. BACKFILL WITH SPECIFICATION GRADE WITH 1/4" LIME AND WATER IN TO ELIMINATE VOIDS AND AIR POCKETS.
 6. UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
 7. INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL, AND TO COVER DRIP LINE. GENERALLY MULCH SHOULD BE 2" DEEP AT BACK ROOT TREE TRUNK.
 8. AT HIGH X 1/4" MULCH COBBLES BENT AT DRIP LINE.
 9. TIE - SEE PLANTING PLAN.
 10. TIE - SEE PLANTING PLAN.



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1909 Edith NE
Albuquerque, NM 87113
Cort. Lic. #6458
Ph. (505) 898-3630
Fax (505) 898-1131
led@hilltoplandscaping.com



April 19, 2023

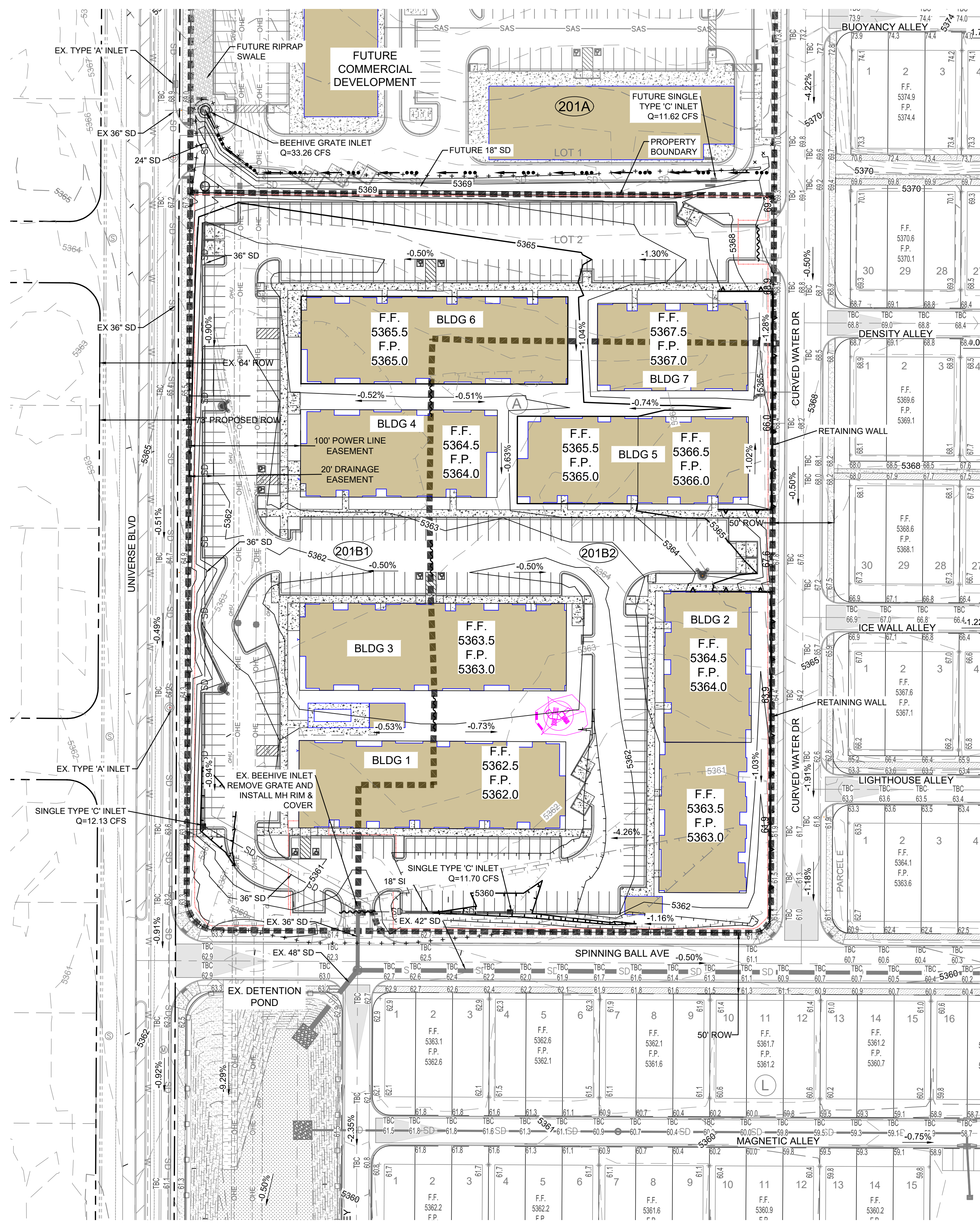
Apartments at Universe View
Universe Blvd, N.W.
Albuquerque, NM
Preliminary Landscape Design

The design contained herein remains the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be reproduced without the written consent of the author. Fees have been paid on a job order placed.

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY: tth
CHECKED BY: CS
DATE: 04/19/2023
SHEET #
LS-101

Printed: 10/23/2023 5:09:35 PM. By: Duneman, Donnie
 Hydro\RS14494.01 - Volcano Cliffs Subdivision UT1 B\1110 CADD & BIM\10.1 AutoCAD\Sheet
 SA\APARTMENTS\RS14494.01 - Grading Plan - Apartments.dwg
 Last Saved: 10/23/2023 5:09:35 PM, Duneman



GENERAL NOTES

- SEE SWPPP (BY OTHERS) FOR STABILIZATION MEASURES.
- SEE PLAT FOR LOT DIMENSIONS.
- RETAINING WALL DESIGN WILL BE SUBMITTED SEPARATELY FOR BUILDING PERMIT.
- EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION FOR THIS PROJECT.
- THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROJECT.
- CONTRACTOR SHALL OBTAIN PERMISSION TO GRADE ON PRIVATE PROPERTY. CITY SHALL NOT BE RESPONSIBLE FOR CONTRACTOR TRESPASSING ON PRIVATE PROPERTY

LEGEND

- - - - - EXISTING (INDEX) CONTOUR
- - - - - EXISTING (INTERMED.) CONTOUR
- - - - - PROPOSED (INDEX) CONTOUR
- - - - - PROPOSED (INTERMED.) CONTOUR
- + + + + - GRADING LIMITS
- [Pattern] NATIVE SEEDING PER SECTION 1013
- [Pattern] GRAVEL MULCH PER SECTION 1013
- [Pattern] 2" - 4" LANDSCAPE ROCK (DEFERRED)
- [Pattern] 2" - 4" LANDSCAPE ROCK
- [Pattern] 6" - 8" LANDSCAPE ROCK
- [Pattern] 12" - 18" LANDSCAPE ROCK
- [Pattern] 12" SUBGRADE PREP
- [Pattern] CONCRETE
- [Pattern] BASE COURSE ACCESS ROAD
- [Symbol] WATERBLOCK (HIGH POINT)
- [Symbol] SWALE
- [Symbol] PROPOSED RETAINING WALL
- [Symbol] DRAINAGE BASIN BOUNDARY
- [Symbol] DRAINAGE BASIN NUMBER

DRAINAGE PLAN:

LOCATION: LOT 2 OF UNIVERSE VIEW SUBDIVISION (A REPLAT OF LOT 1, BLOCK 8, UNIT 17, VOLCANO CLIFFS SUBDIVISION)

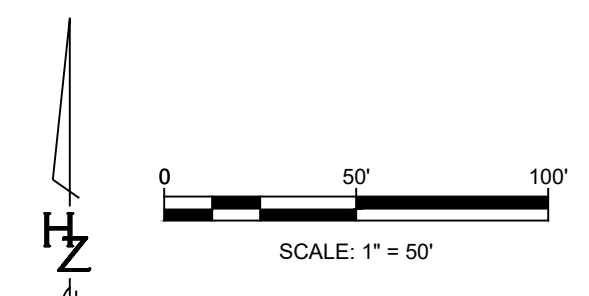
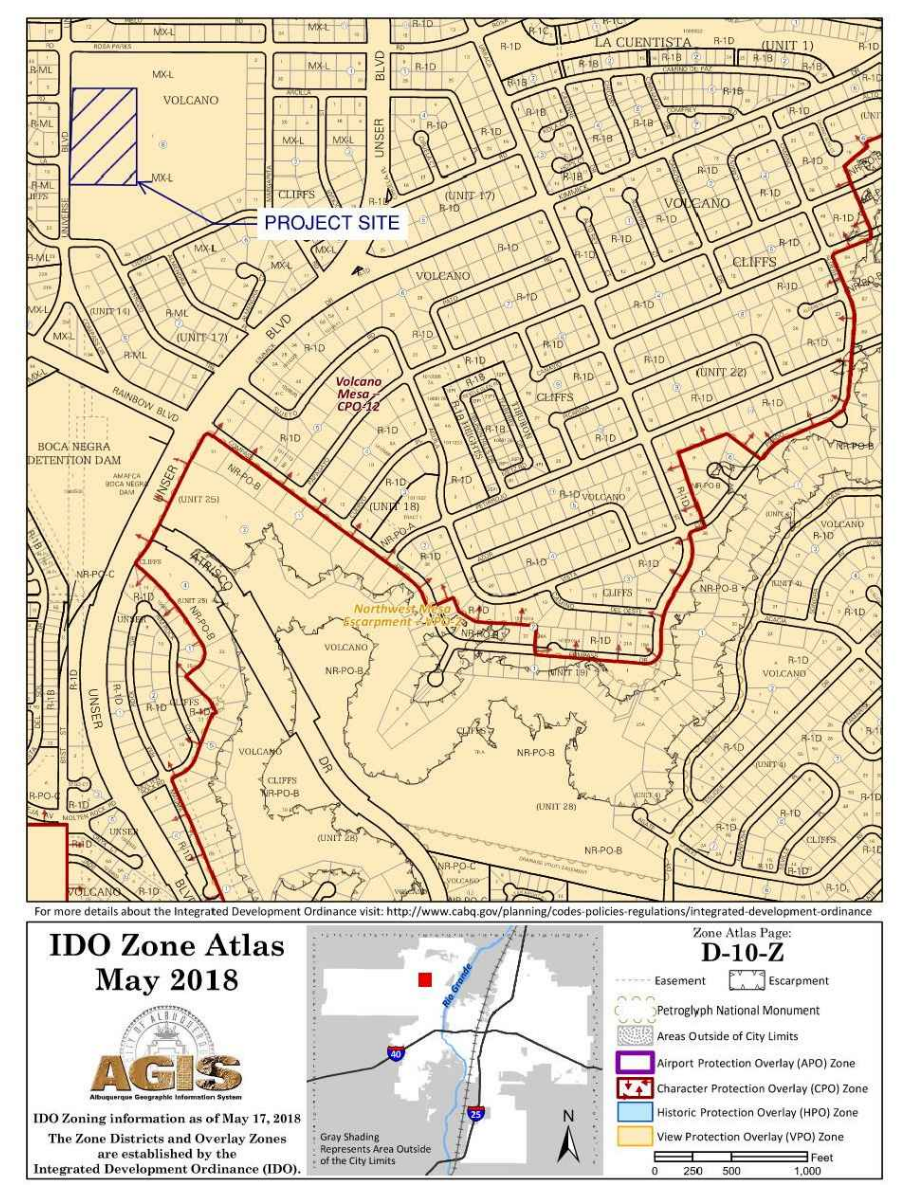
SITE AREA: APPROX. 6.6 ACRES

FLOOD HAZARD STATEMENT: THE SITE IS NOT ENCUMBERED BY A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. FIRM MAP DATED SEPTEMBER 26, 2008 (MAP NUMBER 35001C0111G).

EXISTING DRAINAGE CONDITIONS: THE PROJECT SITE IS LOT 2 OF UNIVERSE VIEW SUBDIVISION, WHICH HAS BEEN APPROVED WITH CONDITIONS FOR PRELIMINARY PLAT. THE AREA IS UNDEVELOPED AND IS SPLIT INTO TWO DRAINAGE BASINS: A NORTHERN PORTION WHICH DRAINS WEST AND THE SOUTHERN PORTION WHICH DRAINS SOUTH. THERE IS AN EXISTING "PLAYA" OR DEPRESSION TO THE WEST OF THE SITE WHICH PREVENTS STORM-WATER RUNOFF FROM DRAINING INTO THE UNIVERSE BOULEVARD RIGHT-OF-WAY. STORM-WATER RUNOFF FROM THE SOUTHERN BASIN DRAINS SOUTH TO AN EXISTING DETENTION POND (POND 4A) LOCATED AT THE NORTHWEST CORNER OF UNSER BOULEVARD AND RAINBOW BOULEVARD. THE SITE IS BOUND BY UNIVERSE BOULEVARD TO THE WEST, A COMMERCIAL LOT TO THE NORTH, SPINNING BALL AVENUE TO THE SOUTH AND CURVED WATER DRIVE TO THE EAST.

DEVELOPED DRAINAGE CONDITIONS: THE AMENDED DRAINAGE STUDY FOR UNIVERSE VIEW SUBDIVISION DATED MARCH 8, 2023 WAS APPROVED BY CITY HYDROLOGY ON MARCH 16, 2023 AND SERVES AS THE BASIS FOR DESIGN OF THE PROJECT SITE. DEVELOPED CONDITIONS STORM-WATER RUNOFF WILL DRAIN ON THE SURFACE TO 2-SINGLE TYPE 'C' INLETS IN SAG LOCATED NEAR THE SOUTHERN PROPERTY LINE OF THE SITE, THEN CONVEYED TO THE DETENTION POND 1 TO BE CONSTRUCTED WITH COA WORK ORDER PROJECT #709790. OFFSITE BASINS OS-1 (LOCATED TO THE NORTH OF BASIN 201A) AND BASIN 201A WILL BE CAPTURED BY A BEEHIVE TYPE INLET LOCATED TO THE NORTHWEST OF THE APARTMENT SITE. A BASIN SUMMARY TABLE WITH LAND TREATMENTS AND RESULTS OF THE HYDROLOGIC ANALYSIS IS SHOWN BELOW. THE APPROVED DRAINAGE REPORT AND THIS ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL.

Universe View Apartments						
Basin Summary - Developed Conditions						
Basin	Area (Acre)	%A	%B	%C	%D	100-Year Q (CFS)
OS-1	27.95	98	0	0	2	1.35
201A	2.94	0	5	5	90	0.45
201B1	3.34	0	15	15	70	0.45
201B2	3.22	0	15	15	70	0.43
	37.5					2.68
						68.7



Designed By: **HUITT-ZOLLARS**
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 Rio Rancho, New Mexico 87124
 Phone (505) 892-5141 Fax (505) 892-3259

nm811
 Know what's below. Call before you dig.
 TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 280-1990

UNIVERSE VIEW SUBDIVISION APARTMENTS

TITLE: CONCEPTUAL GRADING & DRAINAGE PLAN

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. **709790** Zone Map No. **D - 10** Sheet **3A** Of **5**

PROJECT NO. **PR-2020-004596** SHEET

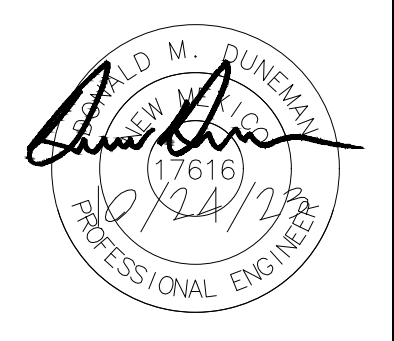
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		MAPPING ANGLE=-0°16'20.35"			

NO.	DATE	REVISIONS	BY
		DESIGN	

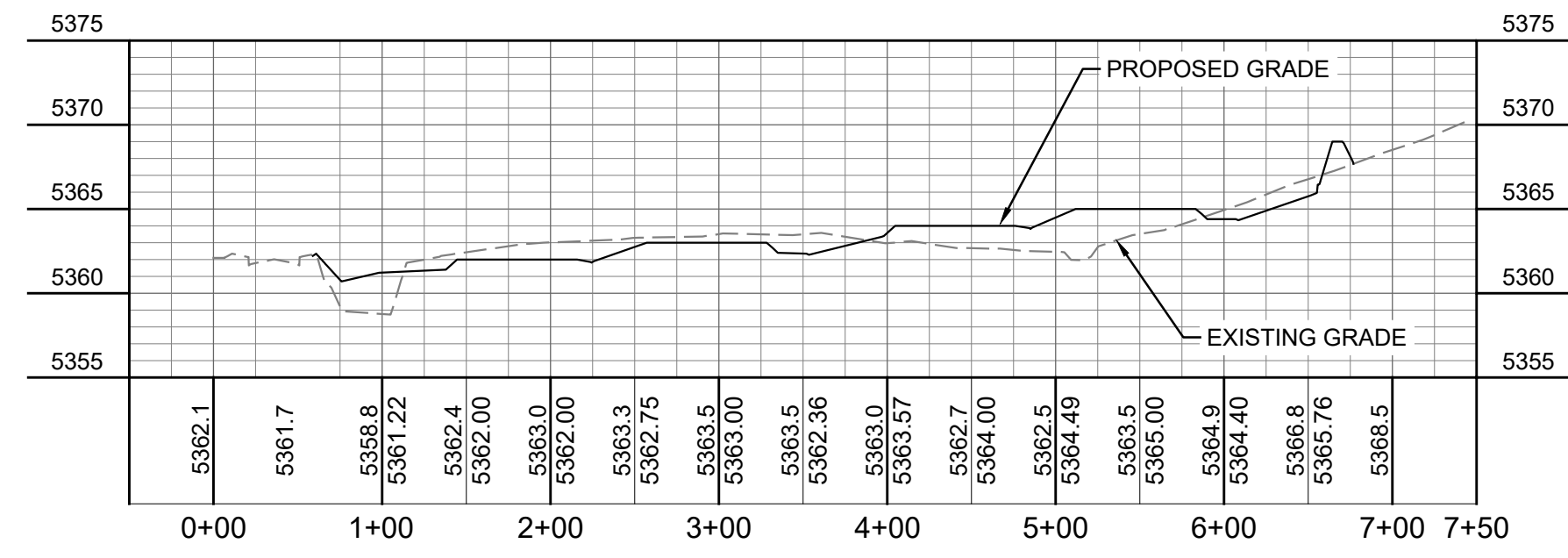
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DMD	MTR		DMD

DATE:	PROJ #:
4/13/2023	R31494.01

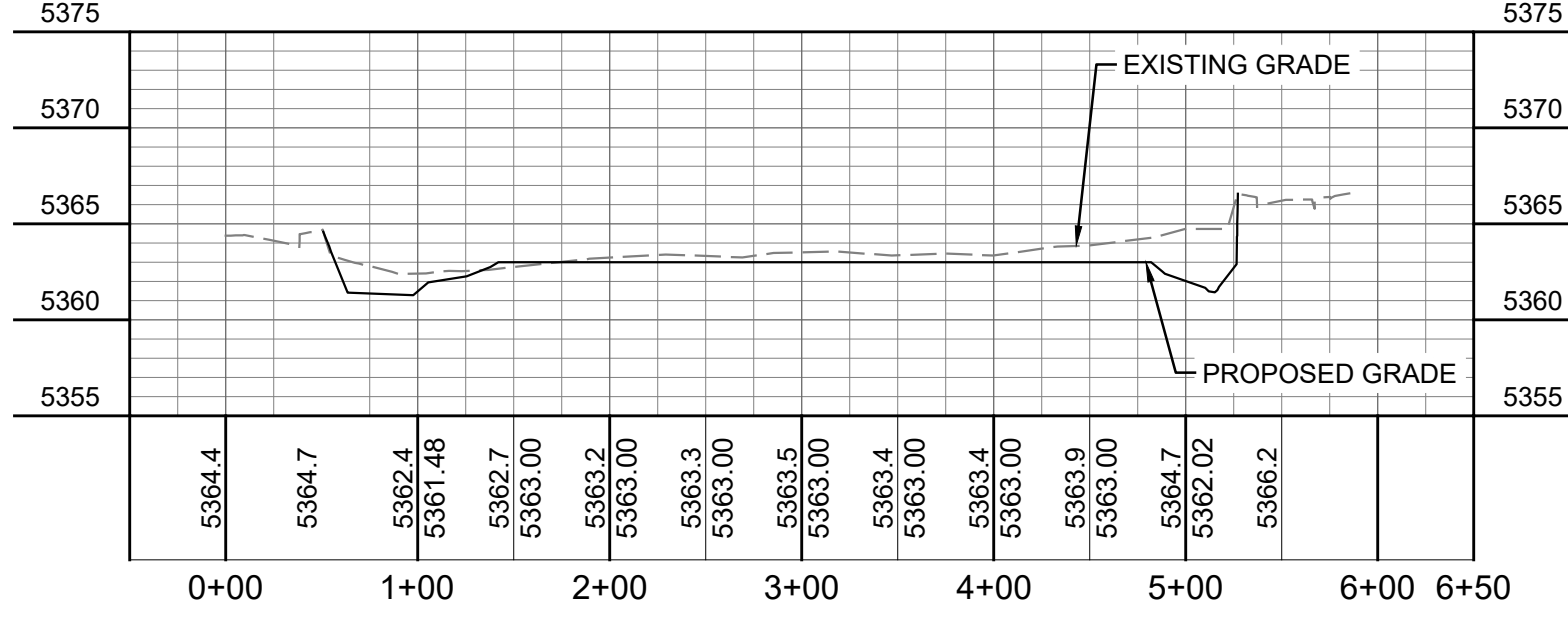
DATE:	DATE:
4/13/2023	4/13/2023



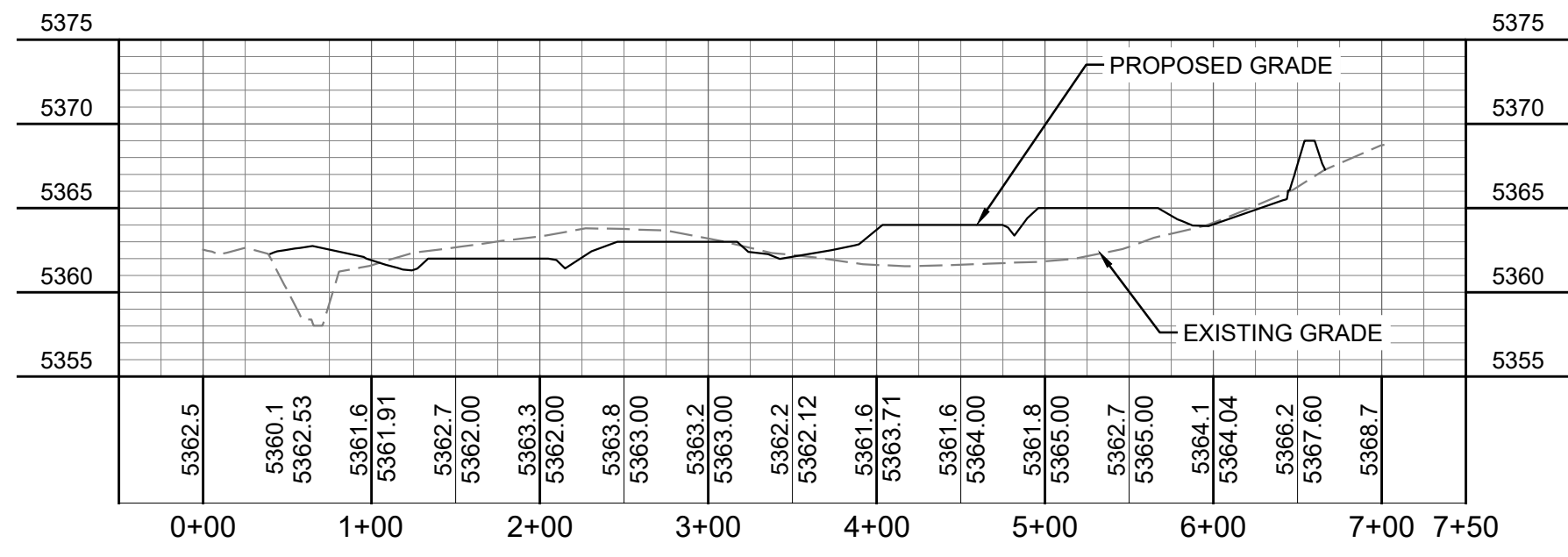
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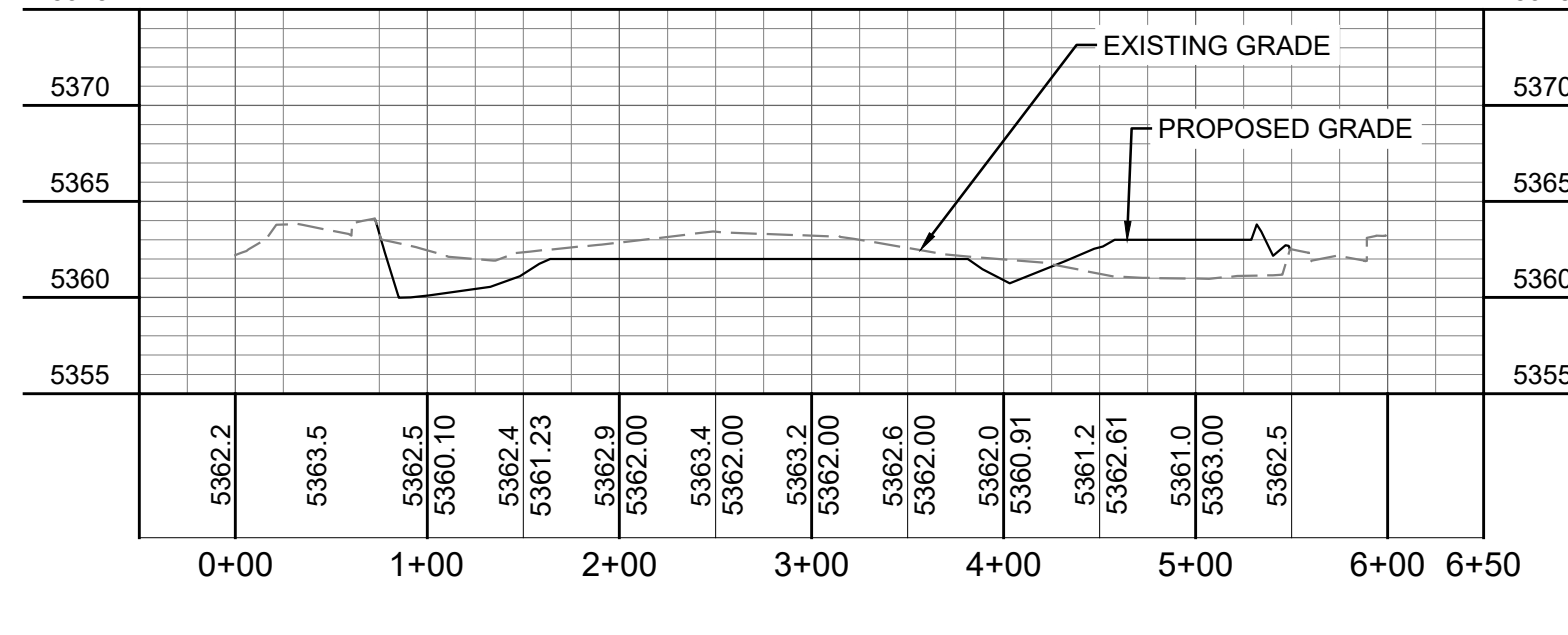
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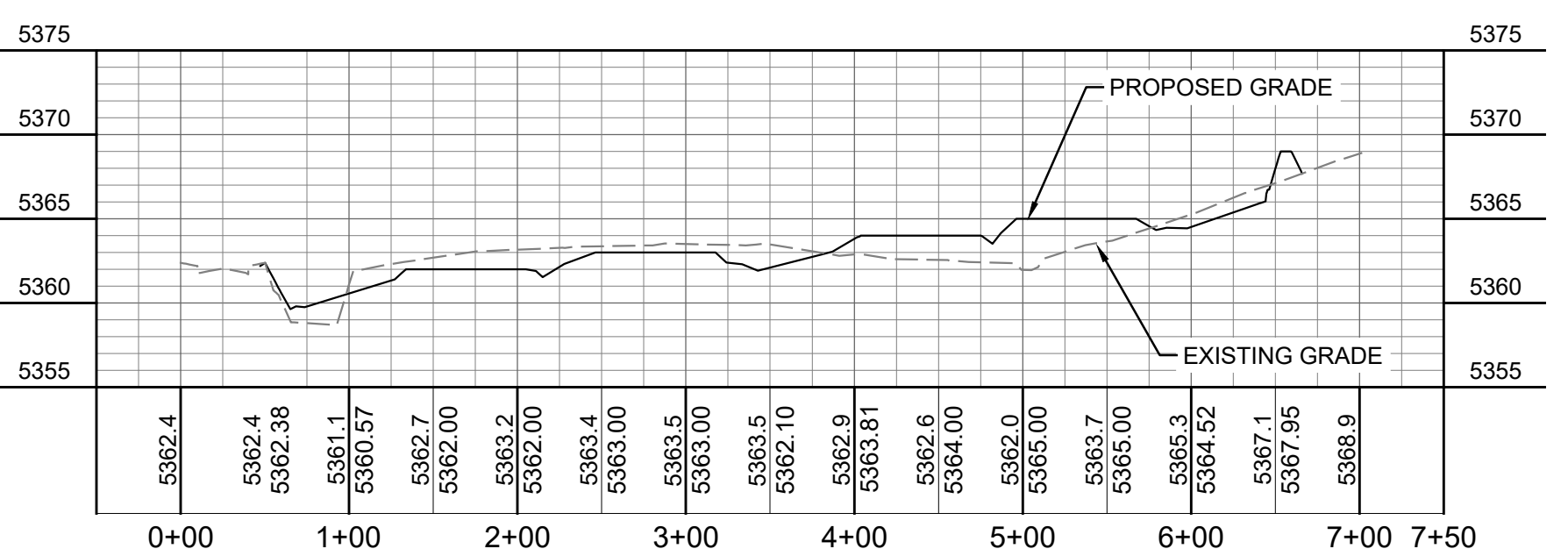
WEST-EAST CROSS SECTION 01



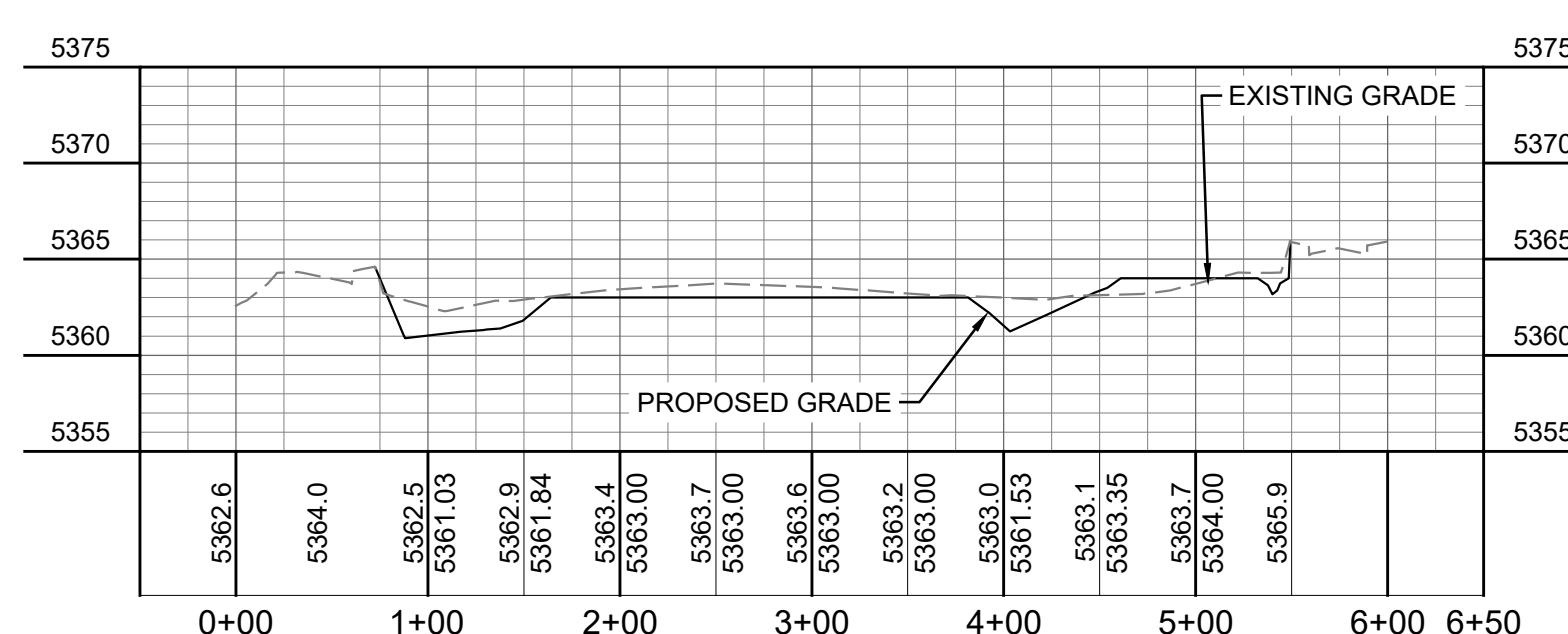
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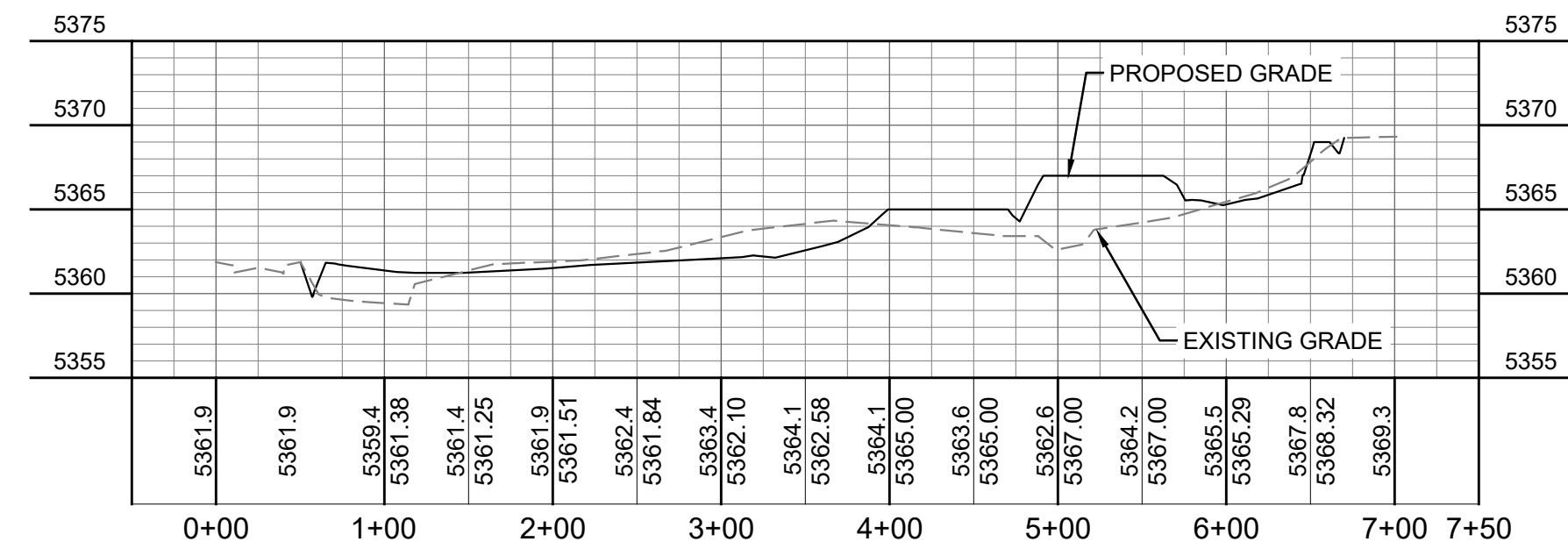
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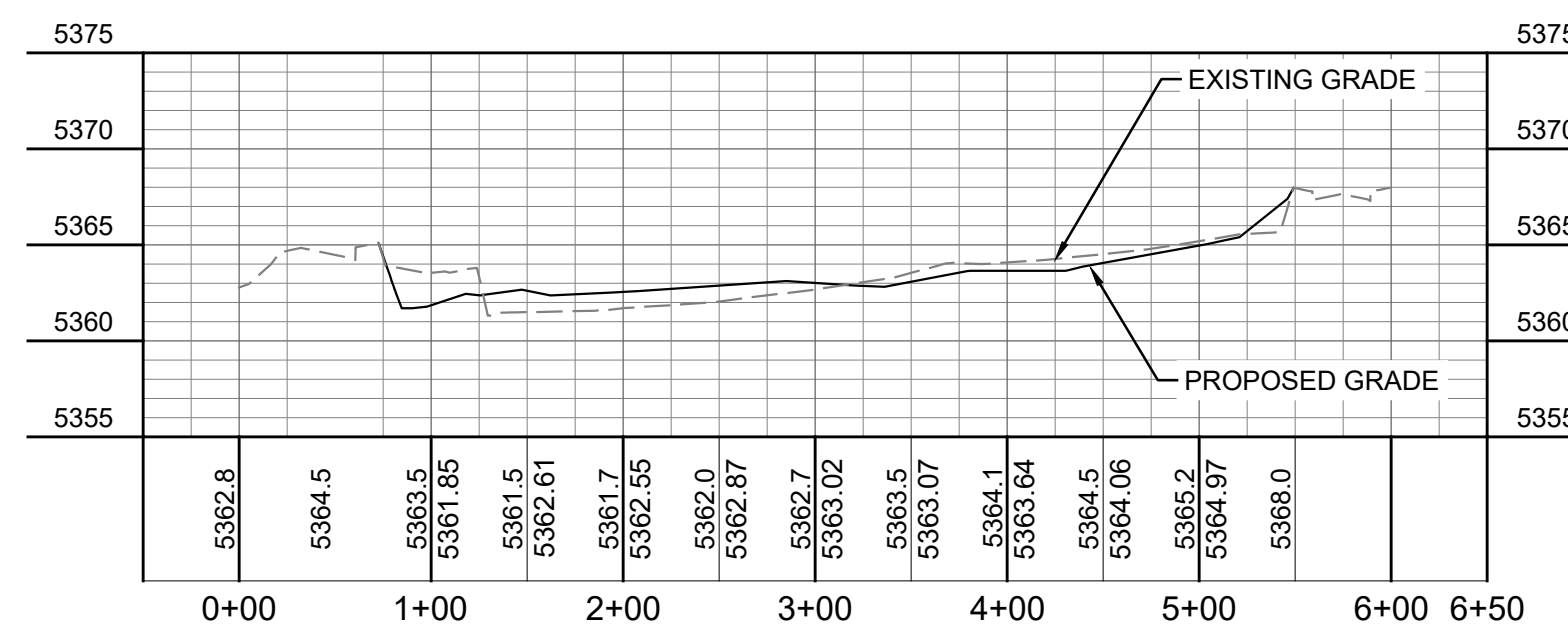
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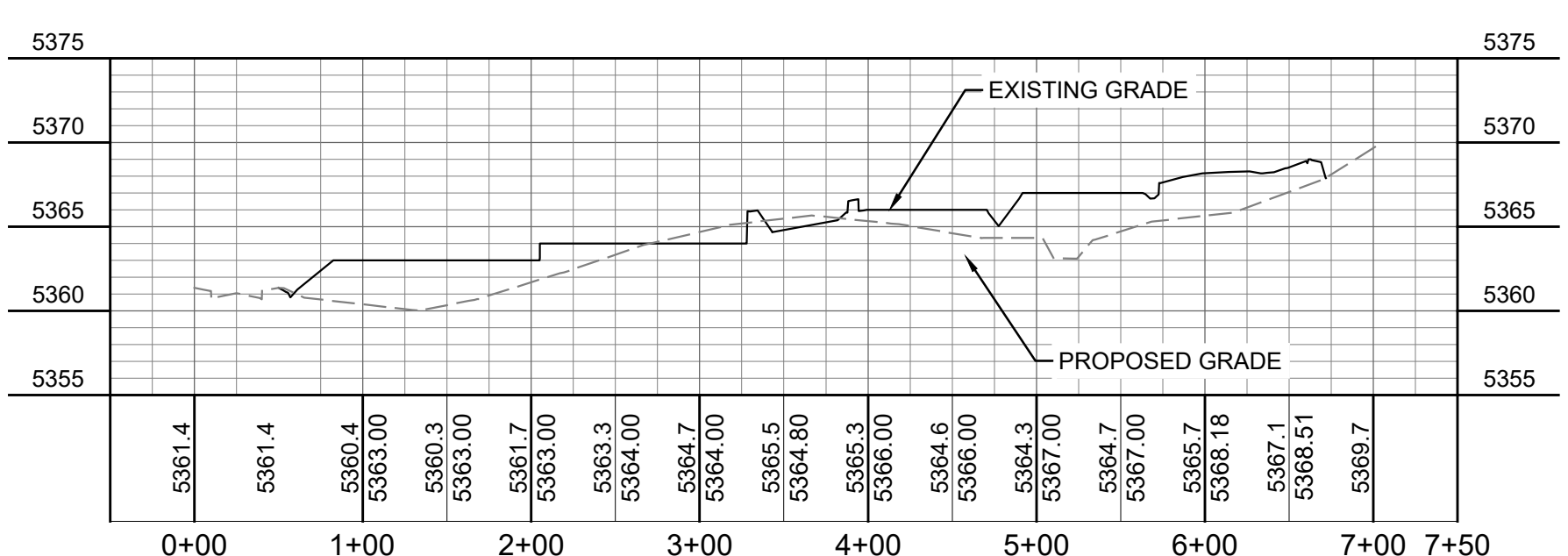
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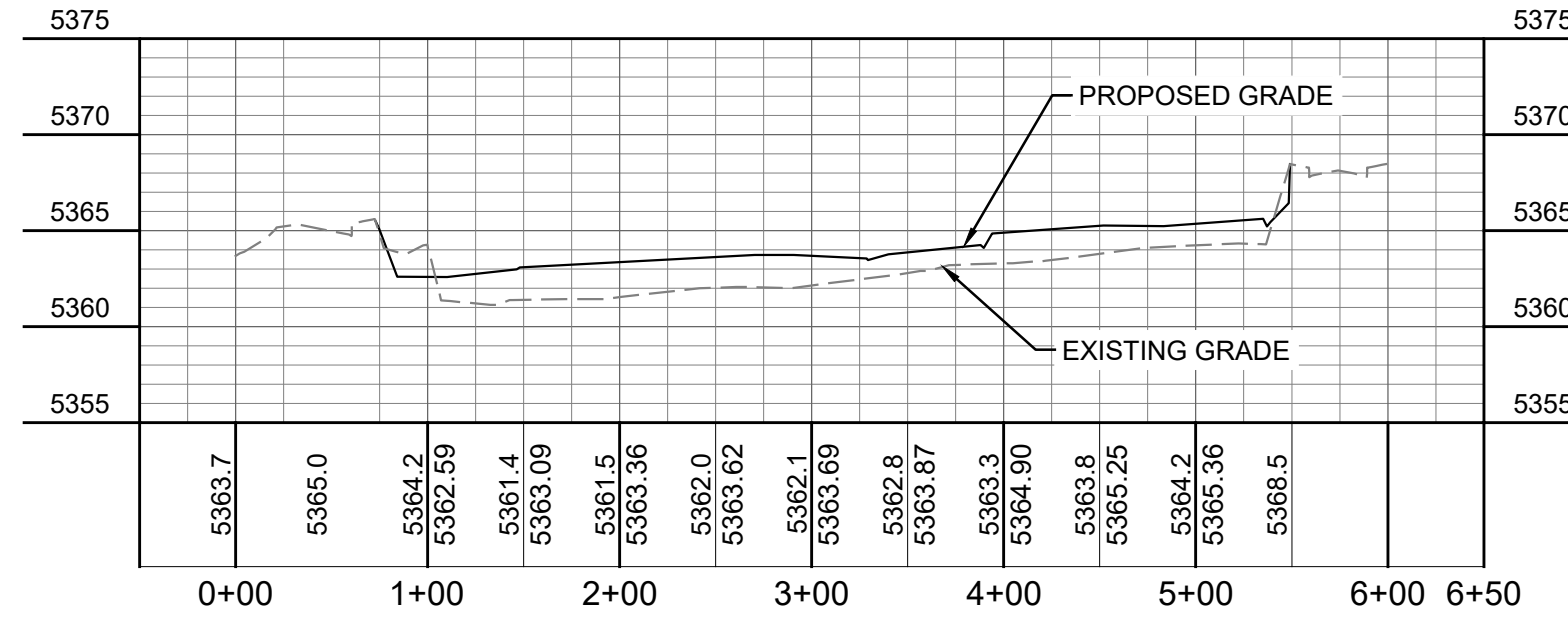
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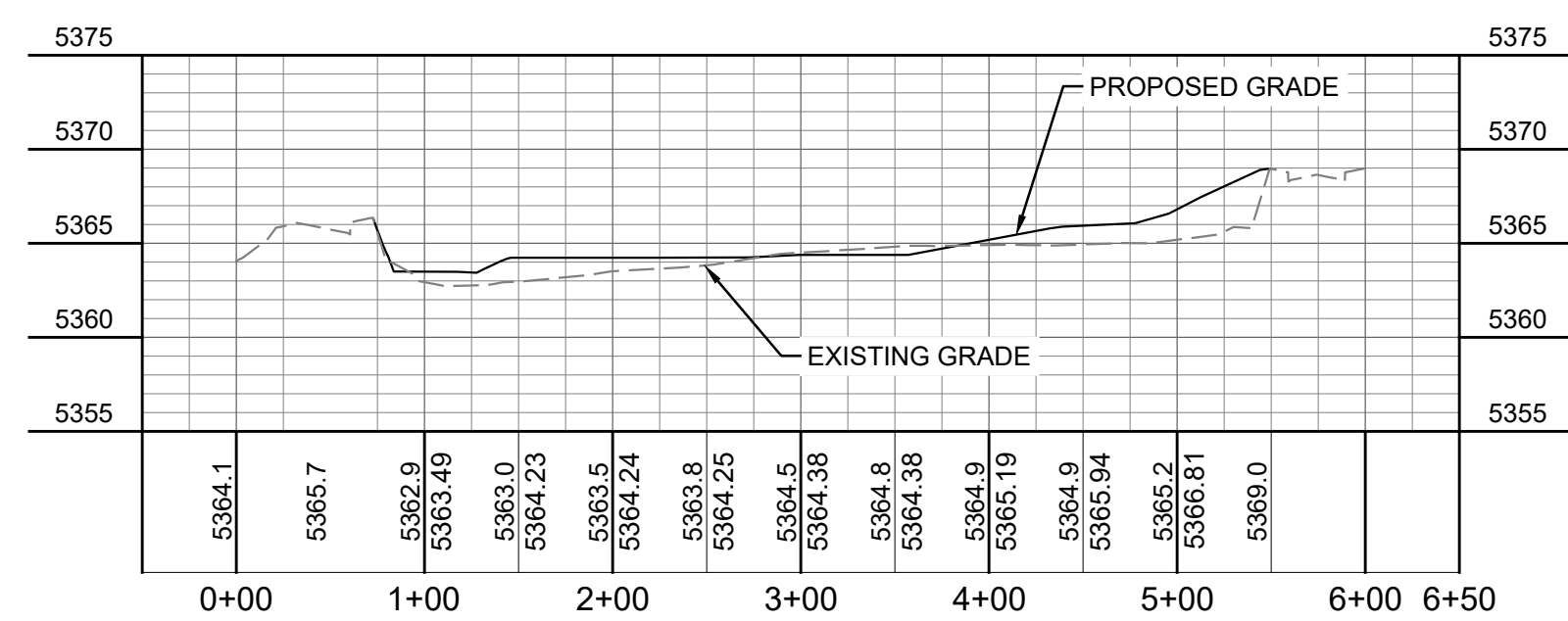
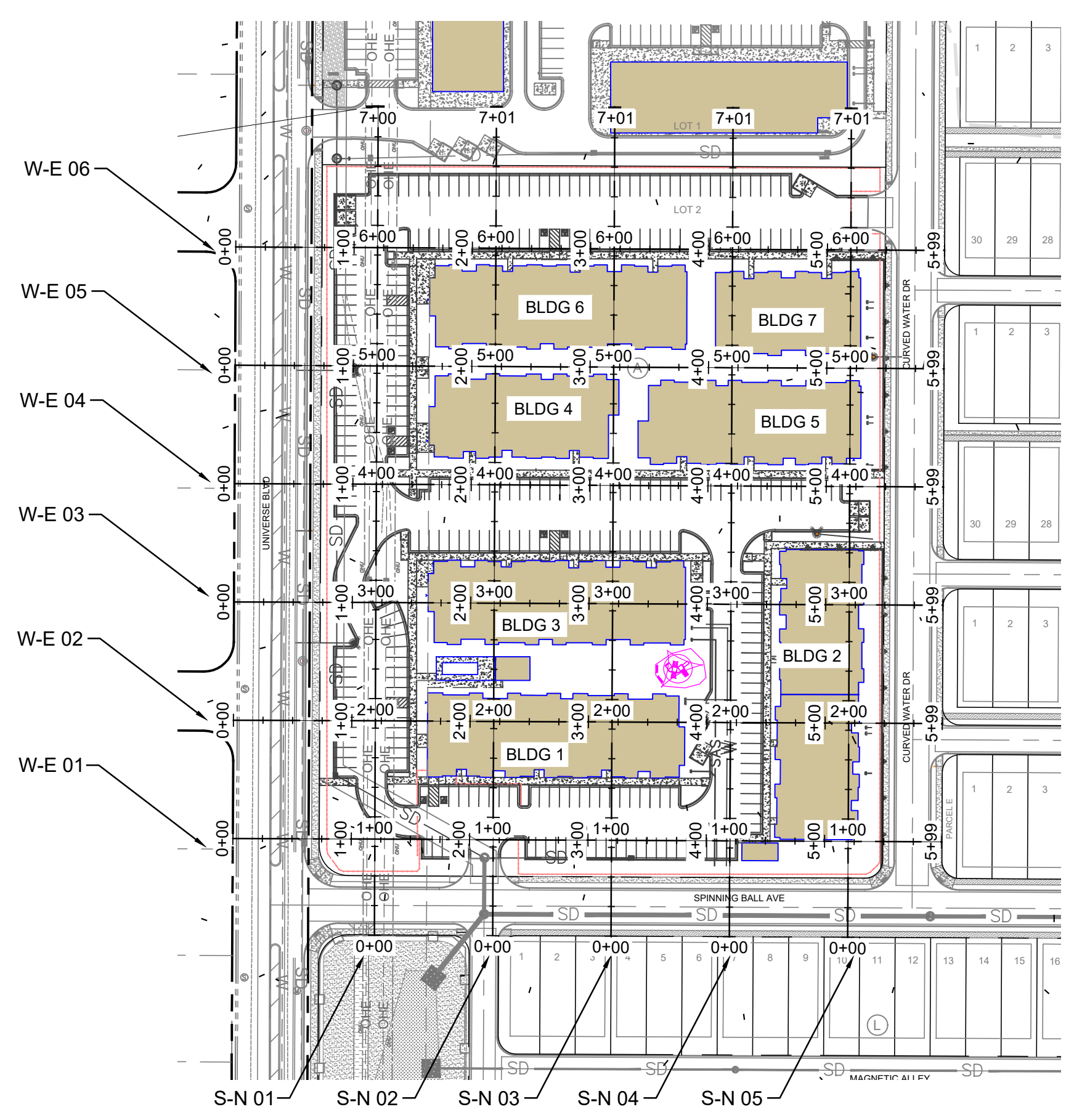
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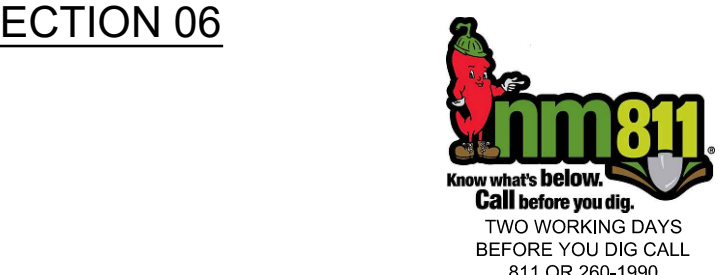
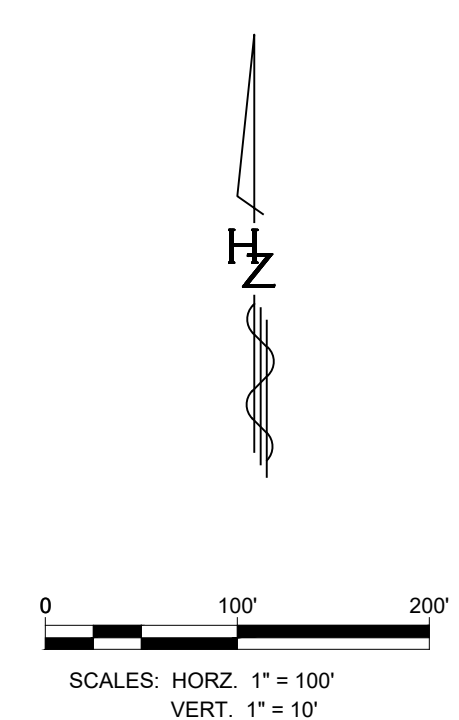
SOUTH-NORTH CROSS SECTION 05



WEST-EAST CROSS SECTION 05



WEST-EAST CROSS SECTION 06



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 Rio Rancho, New Mexico 87124
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UNIVERSE VIEW SUBDIVISION APARTMENTS

TITLE: **CONCEPTUAL GRADING & DRAINAGE PLAN CROSS SECTIONS**

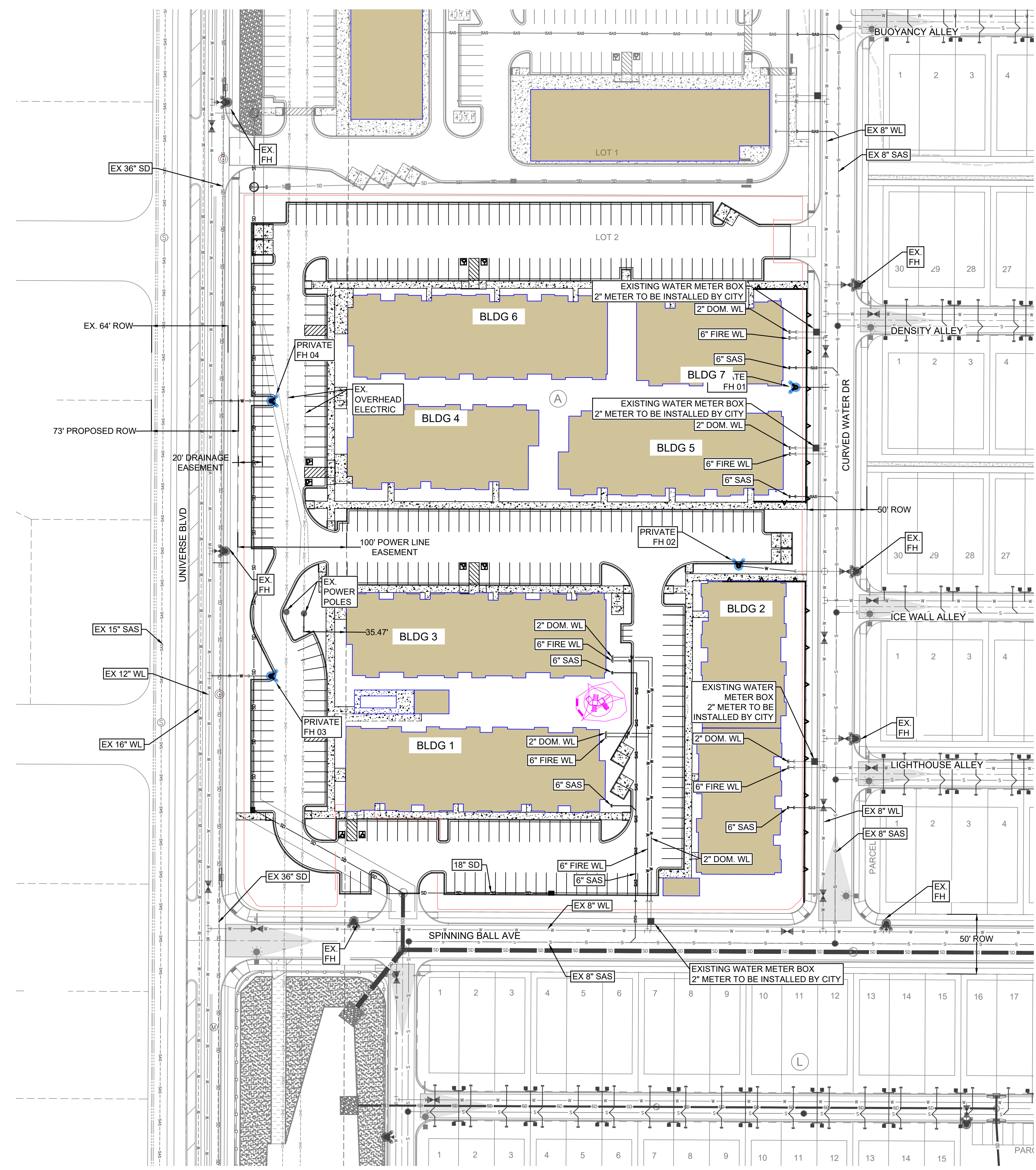
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
Least Update			

City Project No. **709790** Zone Map No. **D - 10** Sheet **3B** Of **5**

PROJECT NO. **PR-2020-004596** SHEET

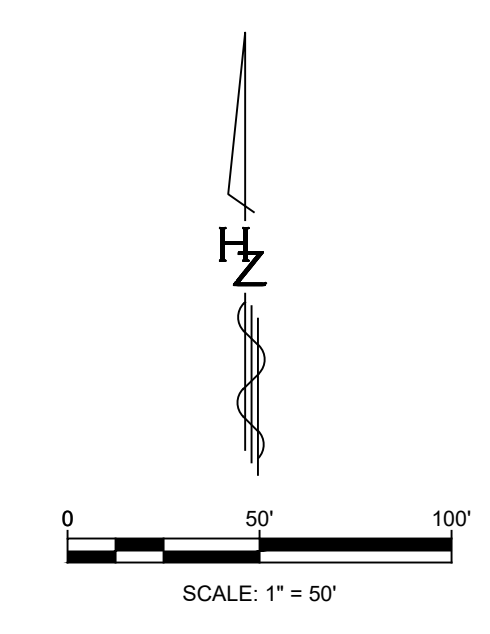
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DRAWINGS CORRECTED BY	DATE	E=1,499,059,808	DATE		
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	DATE	MAPPING ANGLE=-0°16'20.35"	DATE		
	DATE		DATE		

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GENERAL NOTES

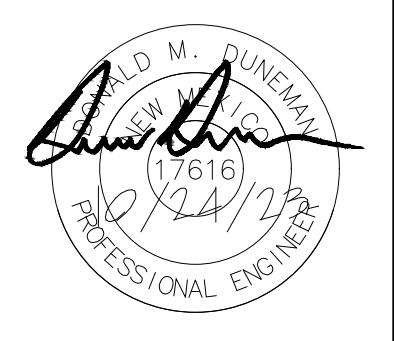
- SD/SAS MANHOLES SHALL BE INSTALLED PER CORR STD DWG S-03-01, MH FRAME & COVER PER CORR STD DWG S-02 AND MH CONC. COLLAR PER CORR STD DWG S-01.
- SD/SAS DROP MANHOLES SHALL BE INSTALLED PER CORR STD DWG S-10 & S-03-01, MH FRAME & COVER PER CORR STD DWG S-02 AND MH CONC. COLLAR PER CORR STD DWG S-01.
- FIRE HYDRANT ASSEMBLIES SHALL BE FULLY RESTRAINED PER CORR STD DWG W-15.
- GATE VALVES SHALL BE FULLY RESTRAINED WITH CONCRETE COLLARS PER CORR STD DWG W-05. GATE VALVES WILL BE OPERATED BY THE CITY ONLY.
- FITTINGS SHALL BE FULLY RESTRAINED MARKER BALL PER CORR STD DWG GU-01.
- SD PIPE MATERIAL PER NMDOT SECTION 570
- ALL CONCRETE PADS FOR UTILITY WORK MUST BE PLACED 3" ABOVE FINISHED GRADE.
- WORK WITHIN CITY OF RIO RANCHO RIGHT OF WAY IS BY A SEPARATE PERMIT.



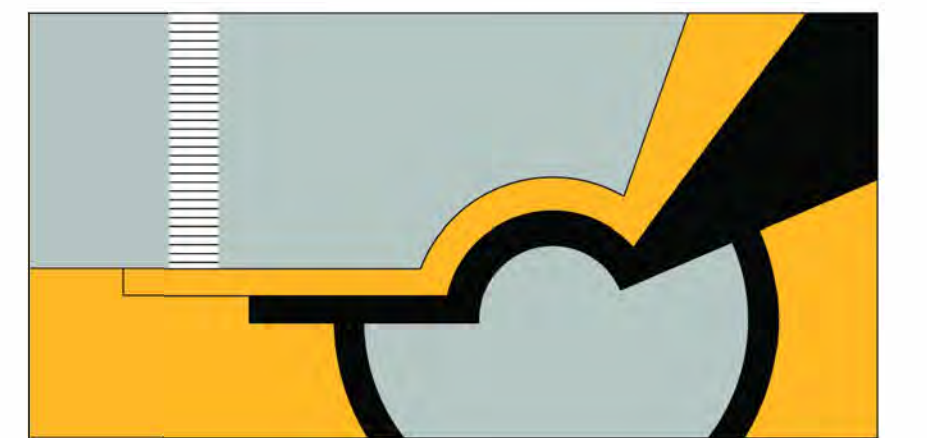
Designed By:
HUITT-ZOLLARS
 Huitt-Zollars, Inc. Rio Rancho
 333 Rio Rancho Drive, Suite 100
 Rio Rancho, New Mexico 87124
 Phone (505) 892-5141 Fax (505) 892-3259

UNIVERSE VIEW SUBDIVISION APARTMENTS			
TITLE: CONCEPTUAL UTILITY PLAN			
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 709790	Zone Map No. D - 10	Sheet 4	Of 5
PROJECT NO. PR-2020-004596		SHEET	

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION	
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	DATE		DATE		DATE



NO.	DATE	REVISIONS	BY
		DESIGN	
DESIGNED BY:	DATE:		
DRAWN BY: MTR	DATE: - 4/13/2023		
DWG NAME:	PROJ # - R314494.01		
CHECKED BY: DMD	DATE: - 4/13/2023		



SCOTT C. ANDERSON
& associates architects
albuquerque



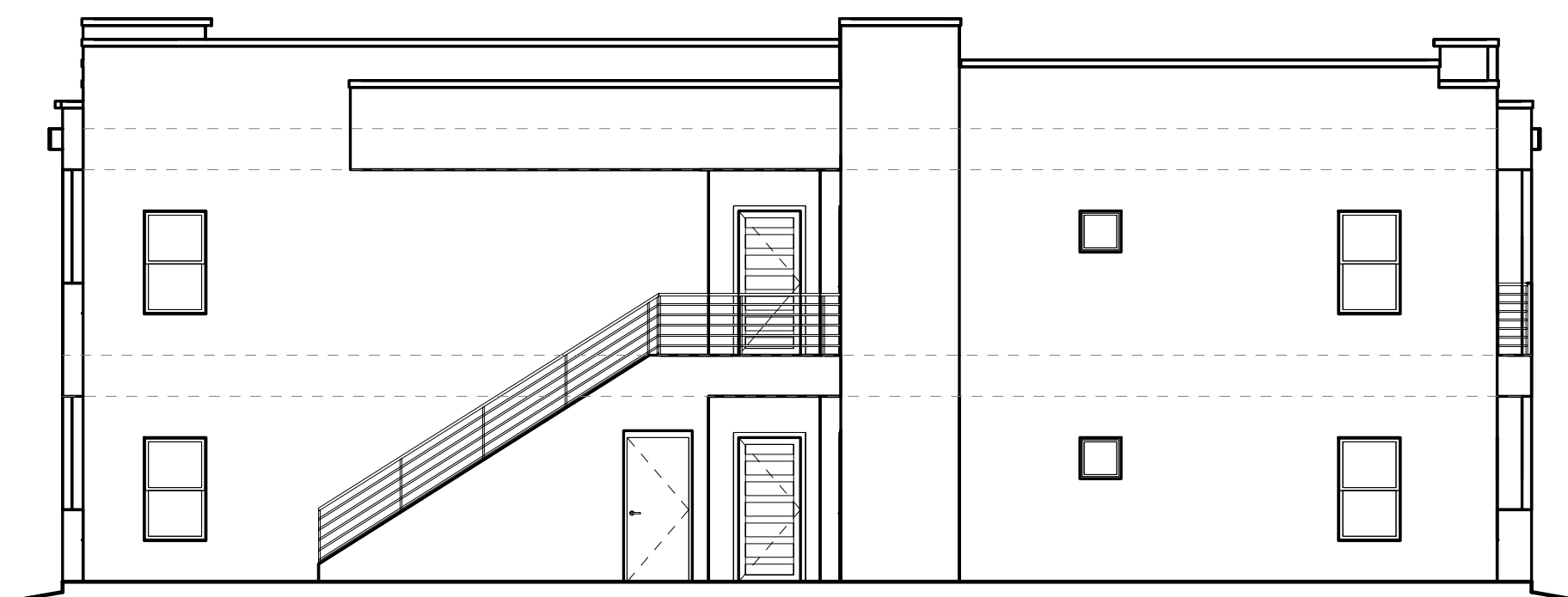
BUILDING 1 SOUTH ELEVATION

1/8" = 1'-0"



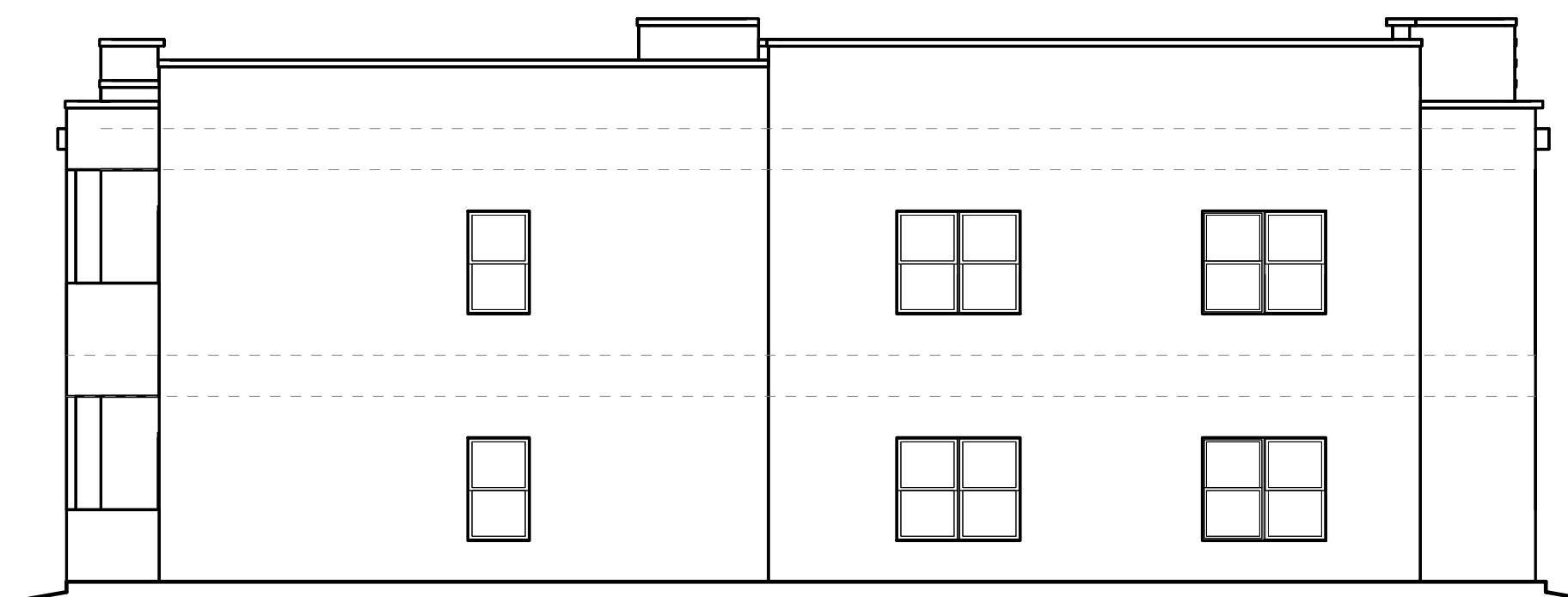
BUILDING 1 NORTH ELEVATION

1/8" = 1'-0"



BUILDING 1 EAST ELEVATION

1/8" = 1'-0"



BUILDING 1 WEST ELEVATION

1/8" = 1'-0"

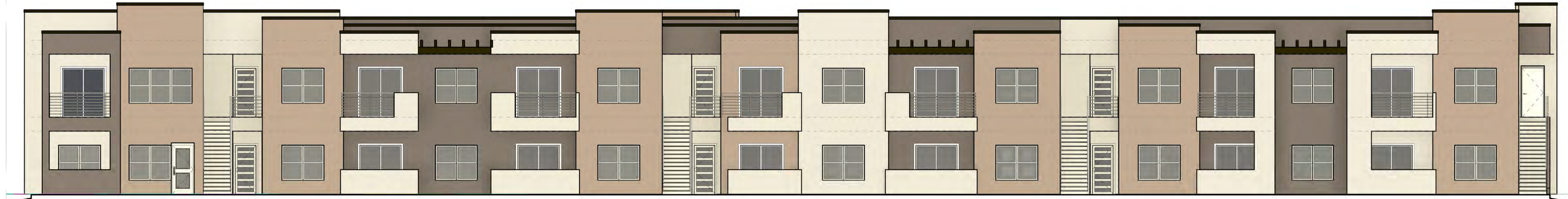


SCOTT C. ANDERSON
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 2818 4th St NW, Suite C Albuquerque NM 87107
 scott@scaarchitects.com
 505.401.7575

**UNIVERESE VIEW APARTMENTS
 PERESOSO TRAIL NW
 ALBUQUERQUE, NEW MEXICO**

DRAWING TITLE
BUILDING 1 ELEVATIONS

SEAL	DESIGNED	Designer	PROJECT NO	18-072
	DRAWN	Author	SCALE	1/8" = 1'-0"
	CHECKED	Checker	DRAWING NO	
	REVIEWED	Designer	A-201	
	DATE	03/30/23		



BUILDING 1 SOUTH COLOR ELEVATION

1/8" = 1'-0"



BUILDING 1 NORTH COLOR ELEVATION

1/8" = 1'-0"



BUILDING 1 EAST COLOR ELEVATION

1/8" = 1'-0"



BUILDING 1 WESTCOLOR ELEVATION

1/8" = 1'-0"



**UNIVERESE VIEW APARTMENTS
PERESOSO TRAIL NW
ALBUQUERQUE, NEW MEXICO**

BUILDING 1 COLOR ELEVATIONS

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	CHECKED	Checker	DRAWING NO	
	REVIEWED	Designer		A-201.C
	DATE	03/30/23		



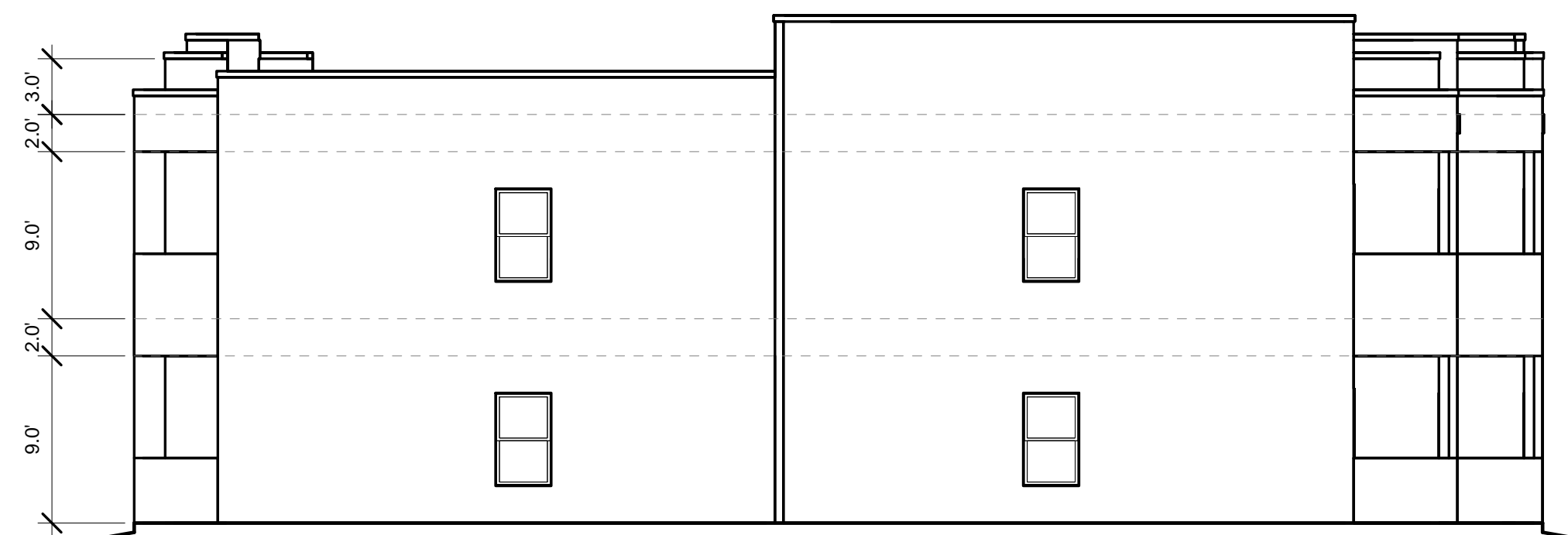
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1/8" = 1'-0"



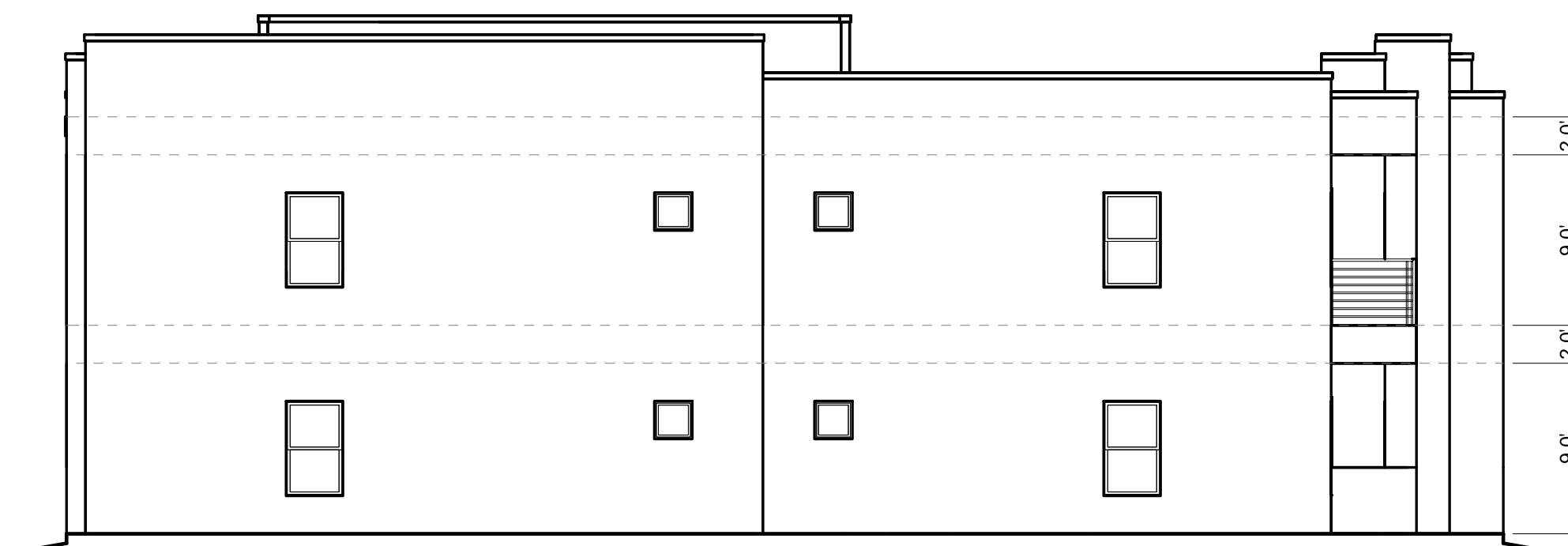
BUILDING 2 WEST ELEVATION

1/8" = 1'-0"



BUILDING 2 NORTH ELEVATION

1/8" = 1'-0"



BUILDING 2 SOUTH ELEVATION

1/8" = 1'-0"



**UNIVERESE VIEW APARTMENTS
 PERESOSO TRAIL NW
 ALBUQUERQUE, NEW MEXICO**

DRAWING TITLE
BUILDING 2 ELEVATIONS

SEAL	DESIGNED Designer	PROJECT NO 18-072
	DRAWN Author	SCALE 1/8" = 1'-0"
	CHECKED Checker	DRAWING NO
	REVIEWED Designer	A-202
	DATE 03/30/23	



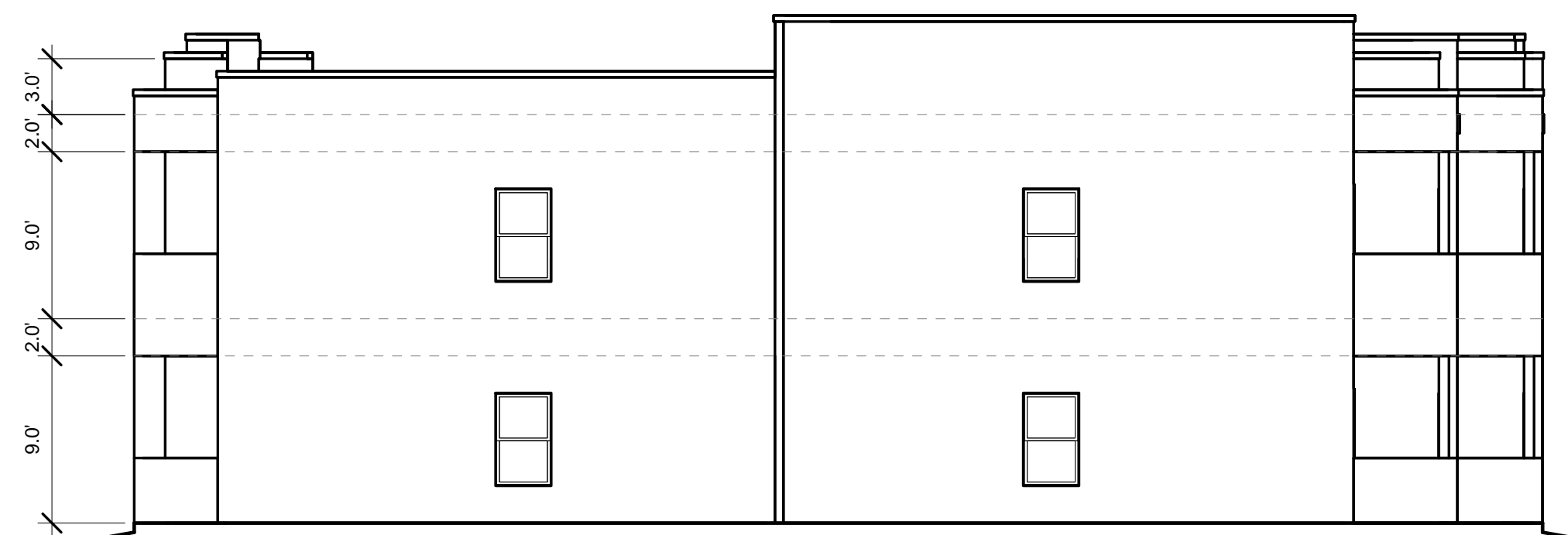
BUILDING 2 EAST COLOR ELEVATION

1/8" = 1'-0"



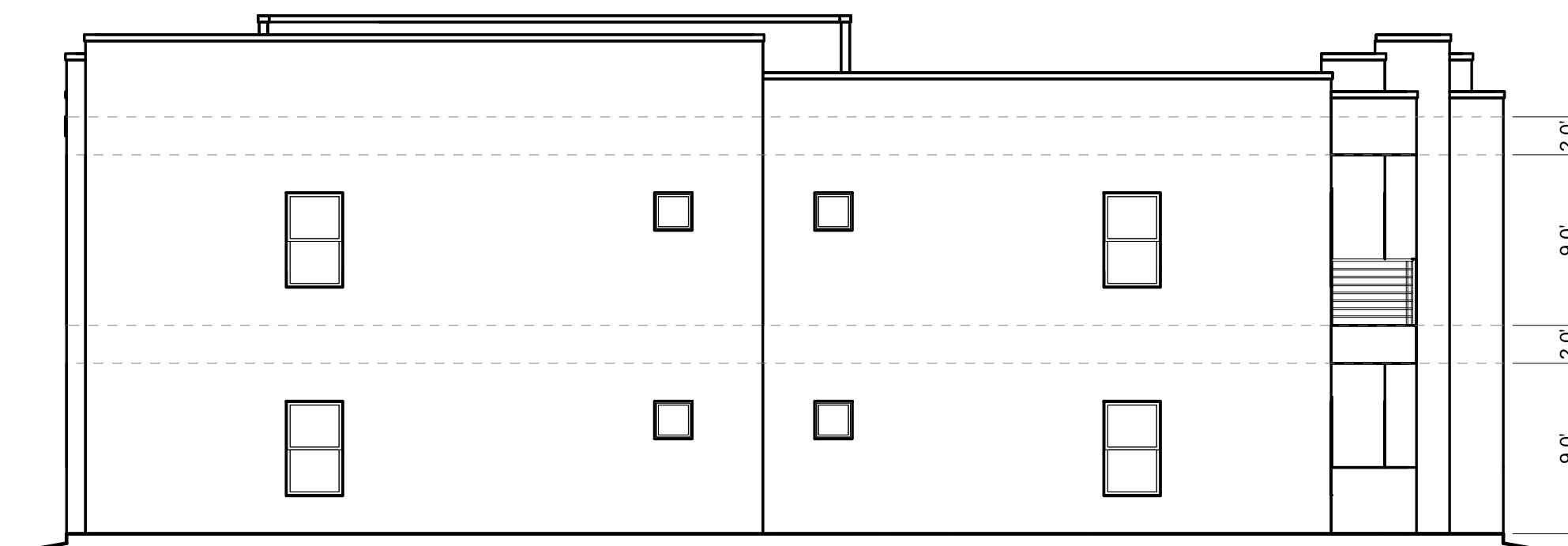
BUILDING 2 WEST ELEVATION - Dependent 1

1/8" = 1'-0"



BUILDING 2 NORTH ELEVATION - Dependent 1

1/8" = 1'-0"



BUILDING 2 SOUTH ELEVATION - Dependent 1

1/8" = 1'-0"



**UNIVERESE VIEW APARTMENTS
 PERESOSO TRAIL NW
 ALBUQUERQUE, NEW MEXICO**

BUILDING 2 COLOR ELEVATIONS

SEAL	DESIGNED	Designer	PROJECT NO	18-072
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	CHECKED	Checker	DRAWING NO	
	REVIEWED	Designer	A-202.C	
	DATE	03/30/23		



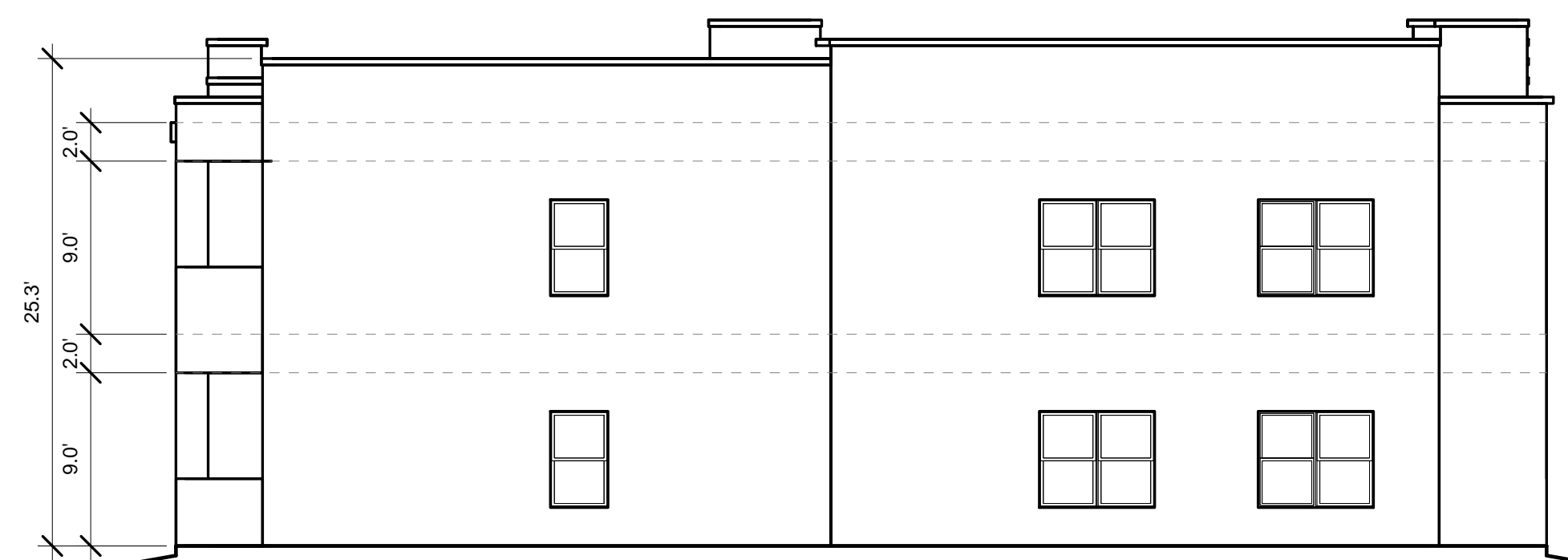
BUILDING 3 SOUTH ELEVATION1

1/8" = 1'-0"



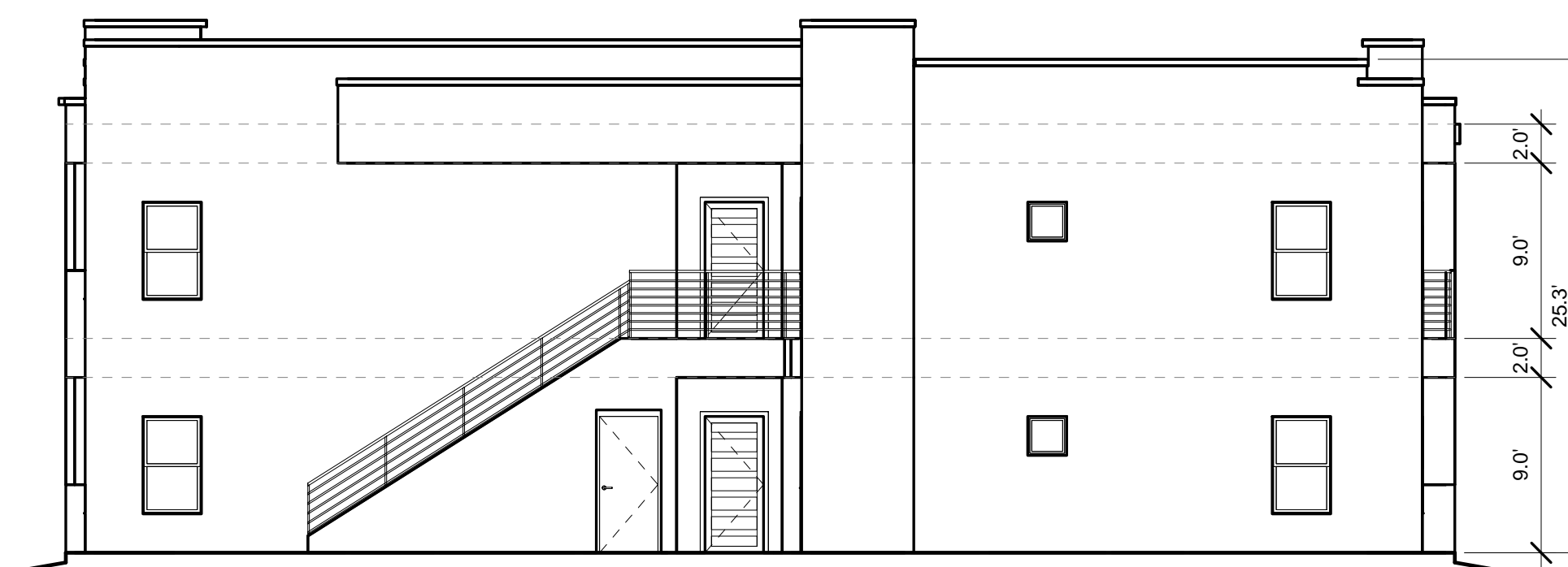
BUILDING 3 NORTH ELEVATION

1/8" = 1'-0"



BUILDING 3 EAST ELEVATION

1/8" = 1'-0"



BUILDING 3 WEST ELEVATION

1/8" = 1'-0"



**UNIVERESE VIEW APARTMENTS
 PERESOSO TRAIL NW
 ALBUQUERQUE, NEW MEXICO**

DRAWING TITLE		BUILDING 3 ELEVATIONS	
DESIGNED	Designer	PROJECT NO	18-072
DRAWN	Author	SCALE	1/8" = 1'-0"
CHECKED	Checker	DRAWING NO	
REVIEWED	Designer	A-203	
DATE	03/30/23		



BUILDING 3 SOUTH COLOR ELEVATION

1/8" = 1'-0"



BUILDING 3 NORTH COLOR ELEVATION

1/8" = 1'-0"



BUILDING 3 EAST COLOR ELEVATION

1/8" = 1'-0"



BUILDING 3 WEST COLOR ELEVATION

1/8" = 1'-0"



**UNIVERESE VIEW APARTMENTS
 PERESOSO TRAIL NW
 ALBUQUERQUE, NEW MEXICO**

BUILDING 3 COLOR ELEVATIONS

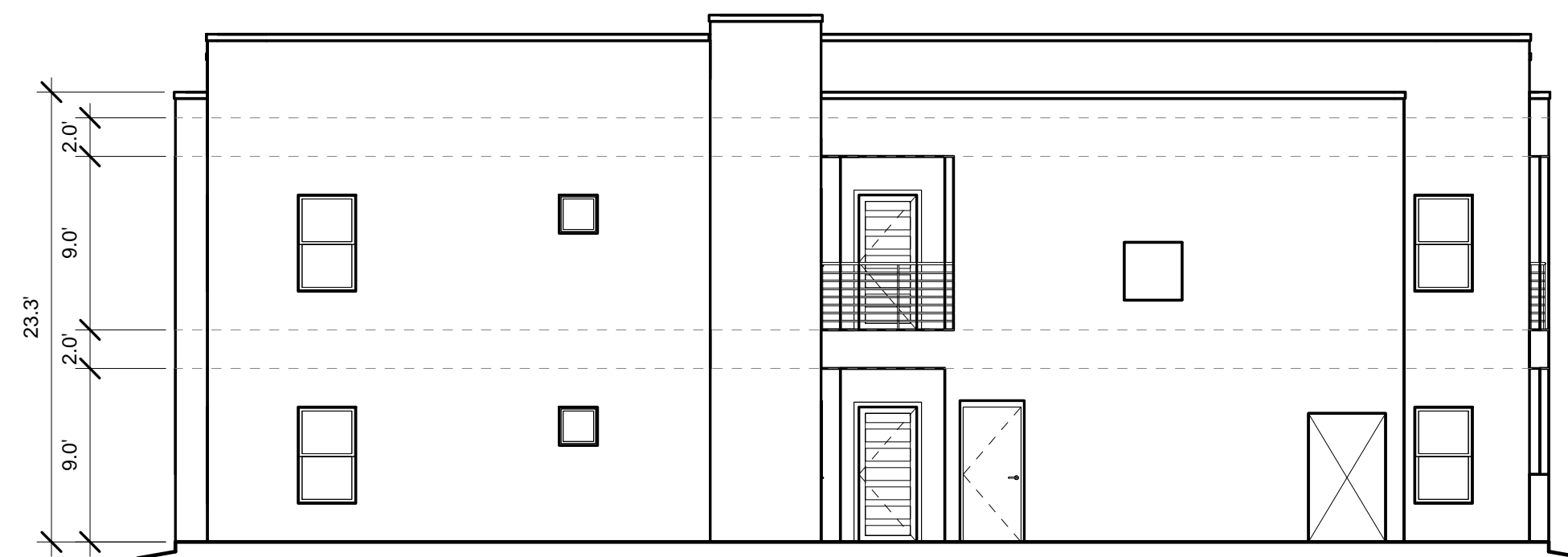
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	DRAWN	Author	SCALE	1/8" = 1'-0"
	CHECKED	Checker	DRAWING NO	
	REVIEWED	Designer	A-203.C	
	DATE	03/30/23		



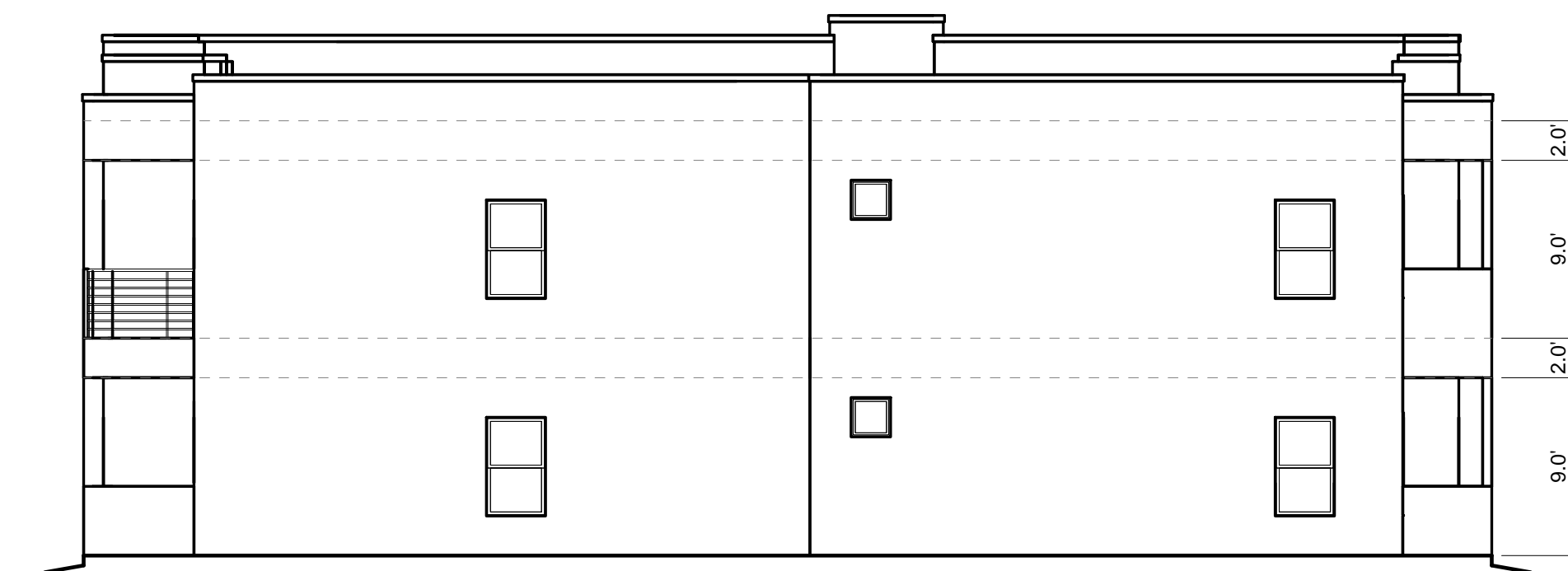
BUILDING 4 NORTH ELEVATION
1/8" = 1'-0"



BUILDING 4 SOUTH ELEVATION
1/8" = 1'-0"



BUILDING 4 WEST ELEVATION
1/8" = 1'-0"



BUILDING 4 EAST ELEVATION
1/8" = 1'-0"



**UNIVERESE VIEW APARTMENTS
PERESOSO TRAIL NW
ALBUQUERQUE, NEW MEXICO**

DRAWING TITLE
BUILDING 4 ELEVATIONS

SEAL	DESIGNED Designer	PROJECT NO 18-072
	DRAWN Author	SCALE 1/8" = 1'-0"
	CHECKED Checker	DRAWING NO
	REVIEWED Designer	A-204
	DATE 03/30/23	



BUILDING 4 NORTH COLOR ELEVATION

1/8" = 1'-0"



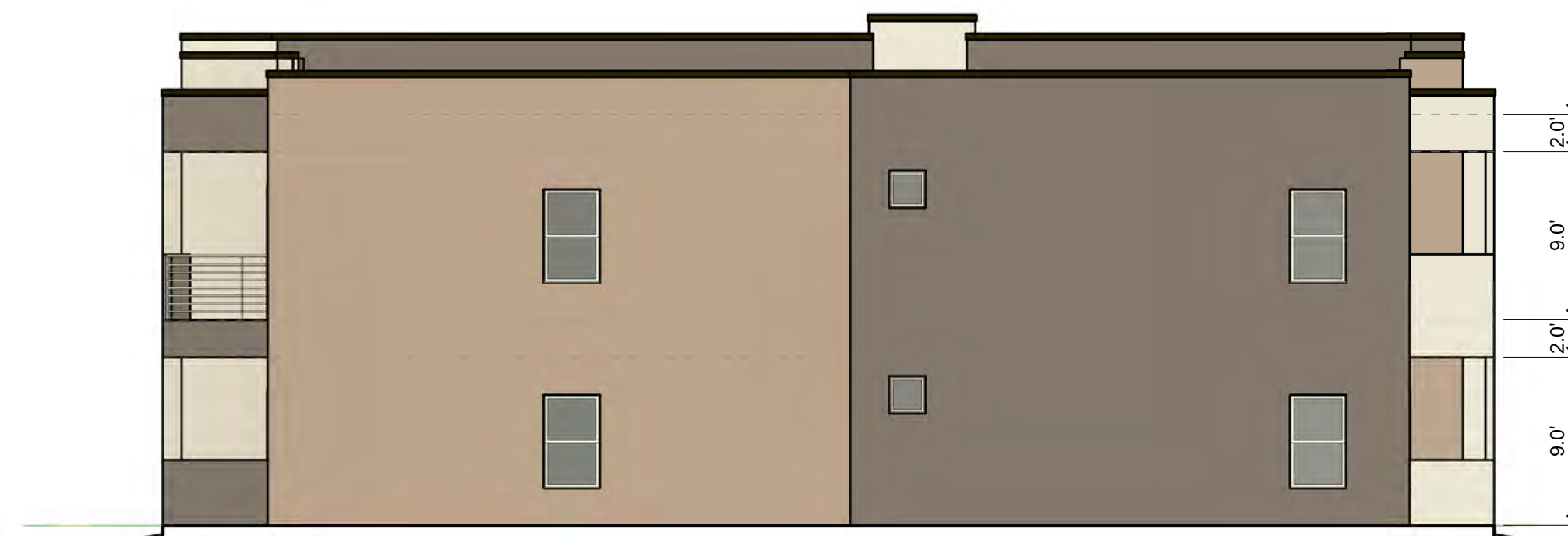
BUILDING 4 SOUTH COLOR ELEVATION

1/8" = 1'-0"



BUILDING 4 WEST COLOR ELEVATION

1/8" = 1'-0"



BUILDING 4 EAST COLOR ELEVATION

1/8" = 1'-0"



**UNIVERESE VIEW APARTMENTS
 PERESOSO TRAIL NW
 ALBUQUERQUE, NEW MEXICO**

BUILDING 4 COLOR ELEVATIONS

SEAL	DESIGNED	Designer	PROJECT NO	18-072
	DRAWN	Author	SCALE	1/8" = 1'-0"
	CHECKED	Checker	DRAWING NO	
	REVIEWED	Designer		A-204.C
	DATE	03/30/23		



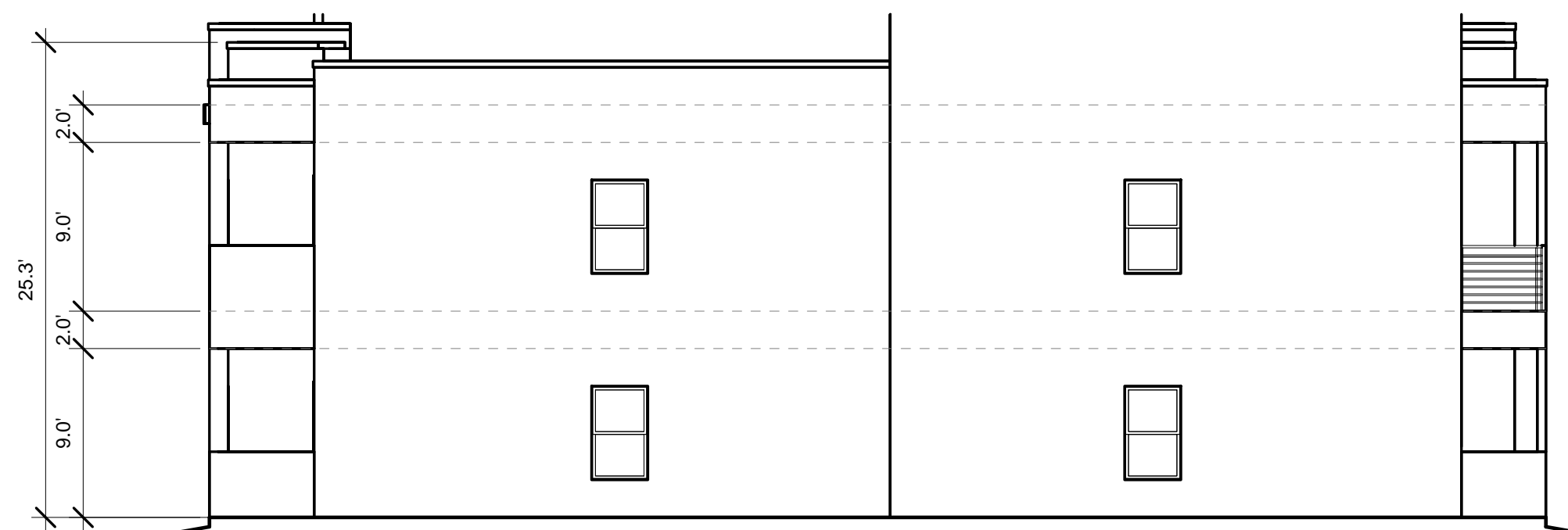
BUILDING 5 SOUTH ELEVATION

1/8" = 1'-0"



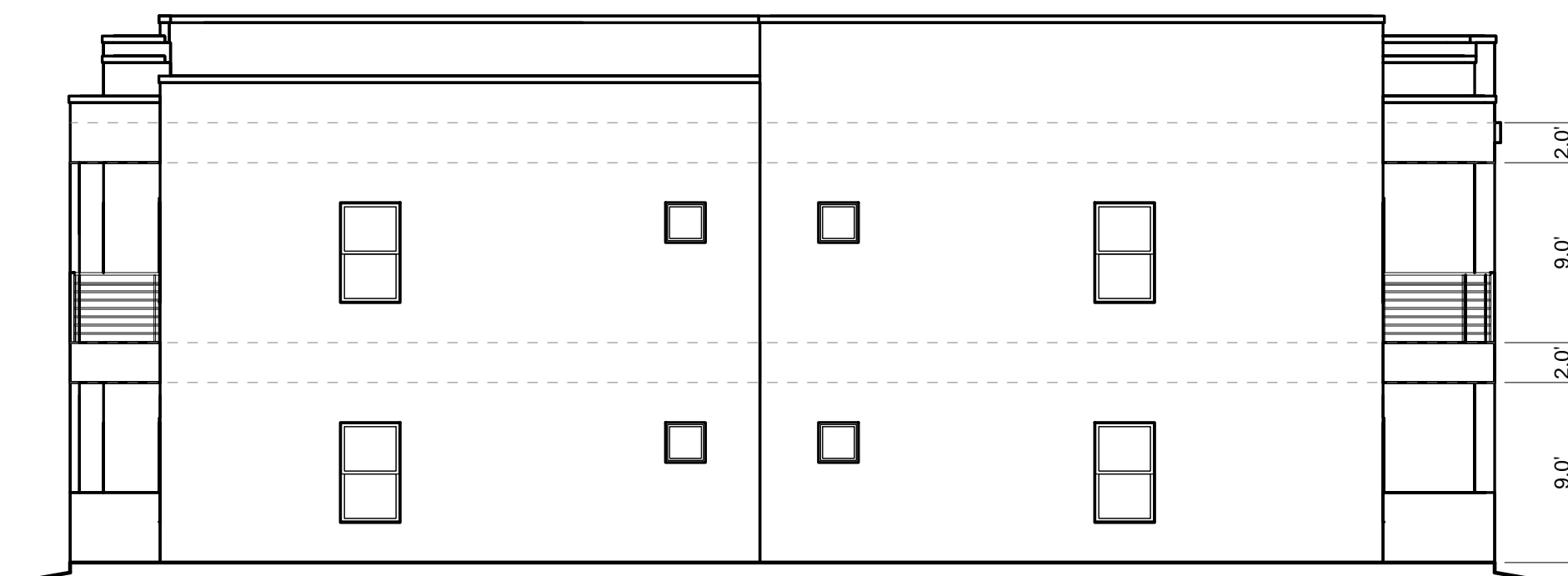
BUILDING 5 NORTH ELEVATION

1/8" = 1'-0"



BUILDING 5 EAST ELEVATION

1/8" = 1'-0"



BUILDING 5 WEST ELEVATION

1/8" = 1'-0"



**UNIVERESE VIEW APARTMENTS
 PERESOSO TRAIL NW
 ALBUQUERQUE, NEW MEXICO**

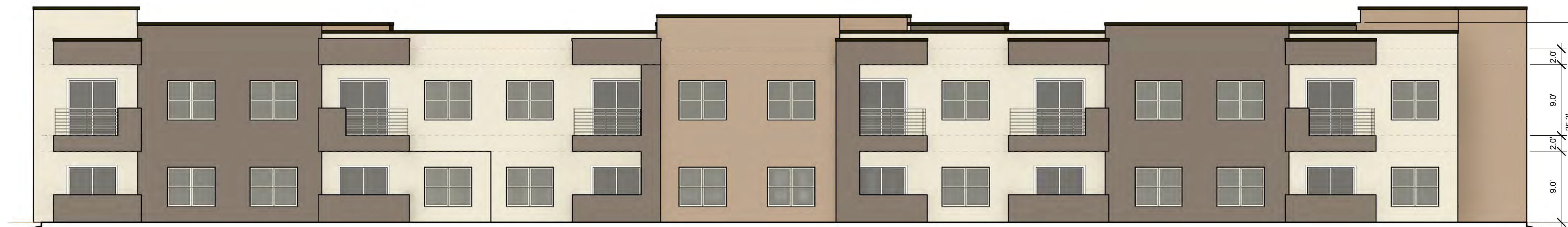
BUILDING 5 ELEVATIONS

SEAL	DESIGNED	Designer	PROJECT NO	18-072
	DRAWN	Author	SCALE	1/8" = 1'-0"
	CHECKED	Checker	DRAWING NO	
	REVIEWED	Designer	A-205	
	DATE	03/30/23		



BUILDING 5 SOUTH COLOR ELEVATION

1/8" = 1'-0"



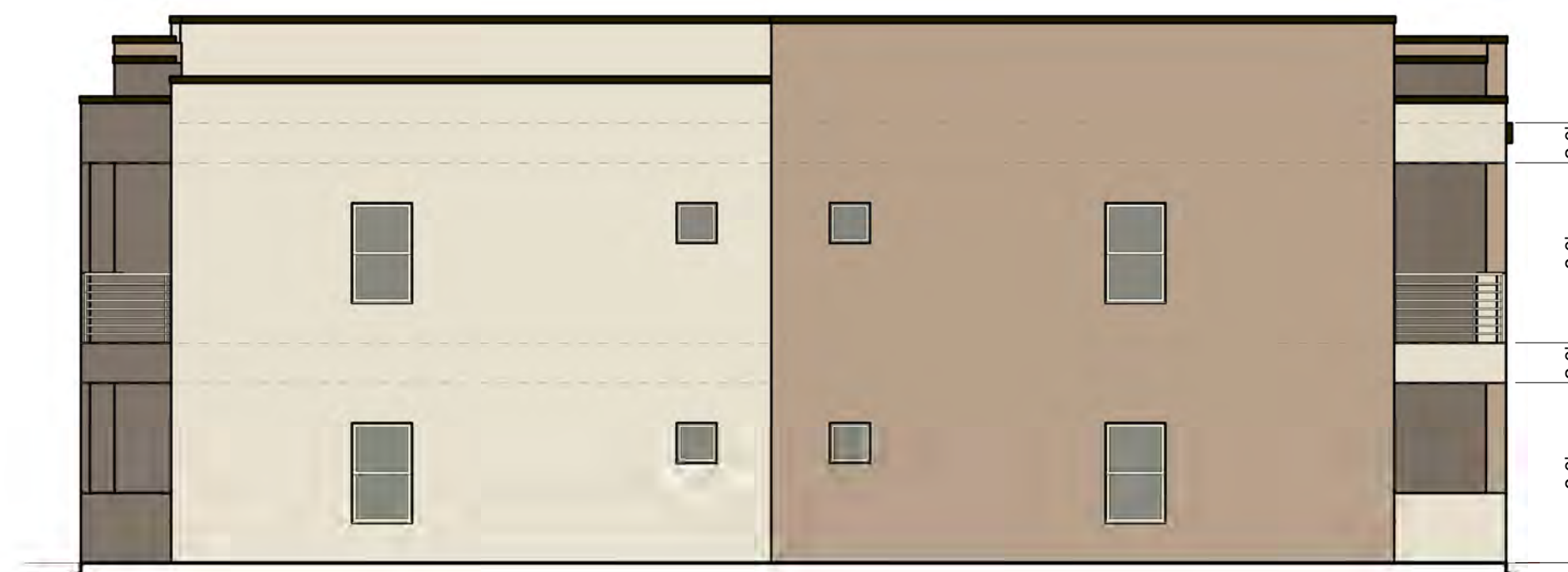
BUILDING 5 NORTH COLOR ELEVATION

1/8" = 1'-0"



BUILDING 5 EAST COLOR ELEVATION

1/8" = 1'-0"



BUILDING 5 WEST COLOR ELEVATION

1/8" = 1'-0"



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**UNIVERESE VIEW APARTMENTS
 PERESOSO TRAIL NW
 ALBUQUERQUE, NEW MEXICO**

BUILDING 5 COLOR ELEVATIONS

SEAL	DESIGNED	Designer	PROJECT NO	18-072
	DRAWN	Author	SCALE	1/8" = 1'-0"
	CHECKED	Checker	DRAWING NO	
	REVIEWED	Designer	A-205.C	
	DATE	03/30/23		



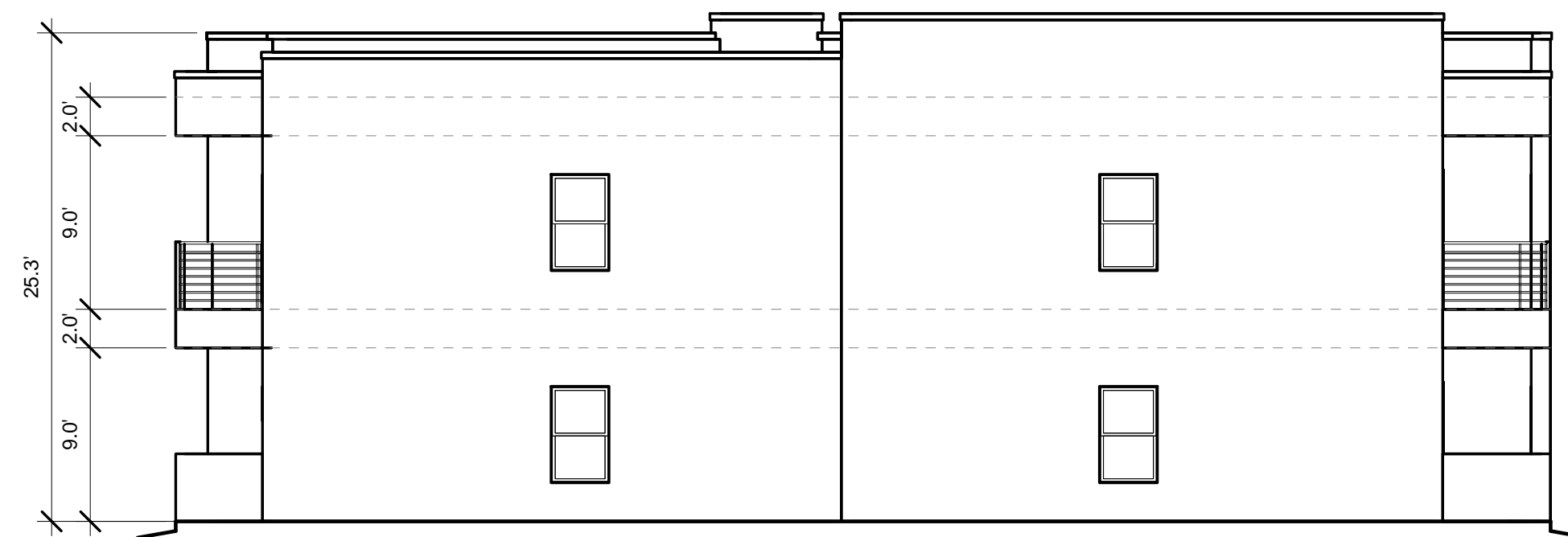
BUILDING 6 NORTH ELEVATION

1/8" = 1'-0"



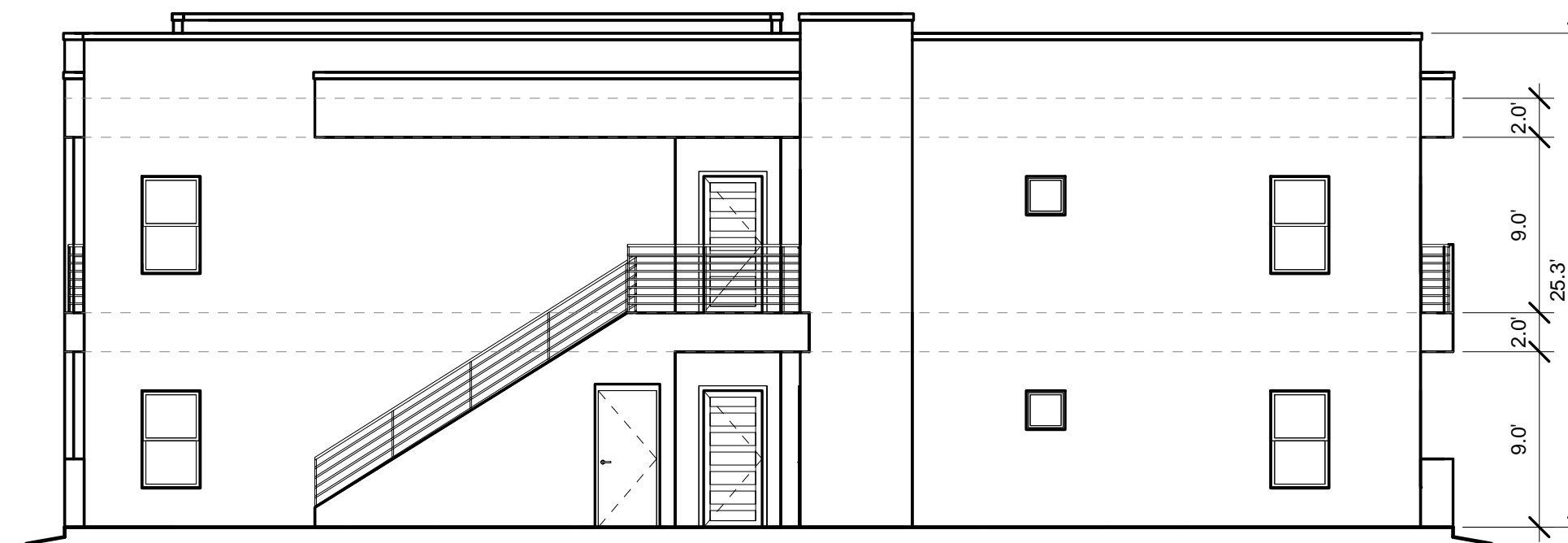
BUILDING 6 SOUTH ELEVATION

1/8" = 1'-0"



BUILDING 6 EAST ELEVATION

1/8" = 1'-0"



BUILDING 6 WEST ELEVATION

1/8" = 1'-0"



**UNIVERESE VIEW APARTMENTS
 PERESOSO TRAIL NW
 ALBUQUERQUE, NEW MEXICO**

DRAWING TITLE		BUILDING 6 ELEVATIONS	
SEAL	DESIGNED Designer	PROJECT NO 18-072	
	DRAWN Author	SCALE 1/8" = 1'-0"	
	CHECKED Checker	DRAWING NO	
	REVIEWED Designer	A-206	
	DATE 03/30/23		



BUILDING 6 NORTH COLOR ELEVATION
1/8" = 1'-0"



BUILDING 6 SOUTH COLOR ELEVATION
1/8" = 1'-0"



BUILDING 6 EAST COLOR ELEVATION
1/8" = 1'-0"



BUILDING 6 WEST COLOR ELEVATION
1/8" = 1'-0"



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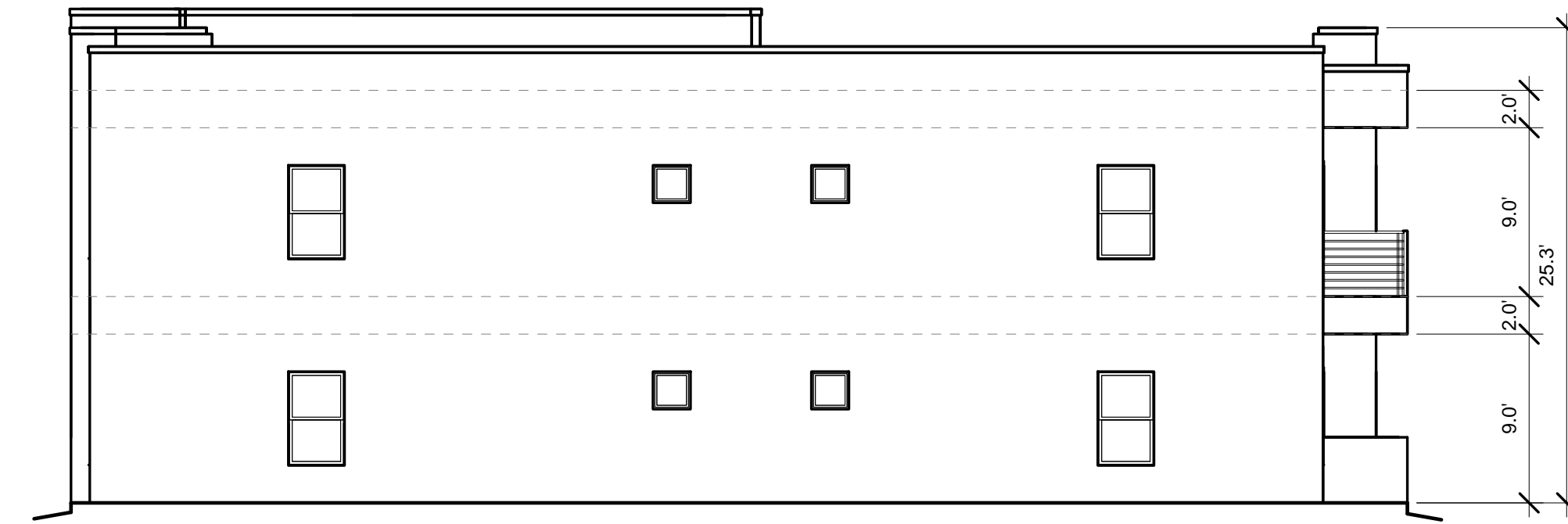
UNIVERESE VIEW APARTMENTS
PERESOSO TRAIL NW
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE
BUILDING 6 COLOR ELEVATIONS

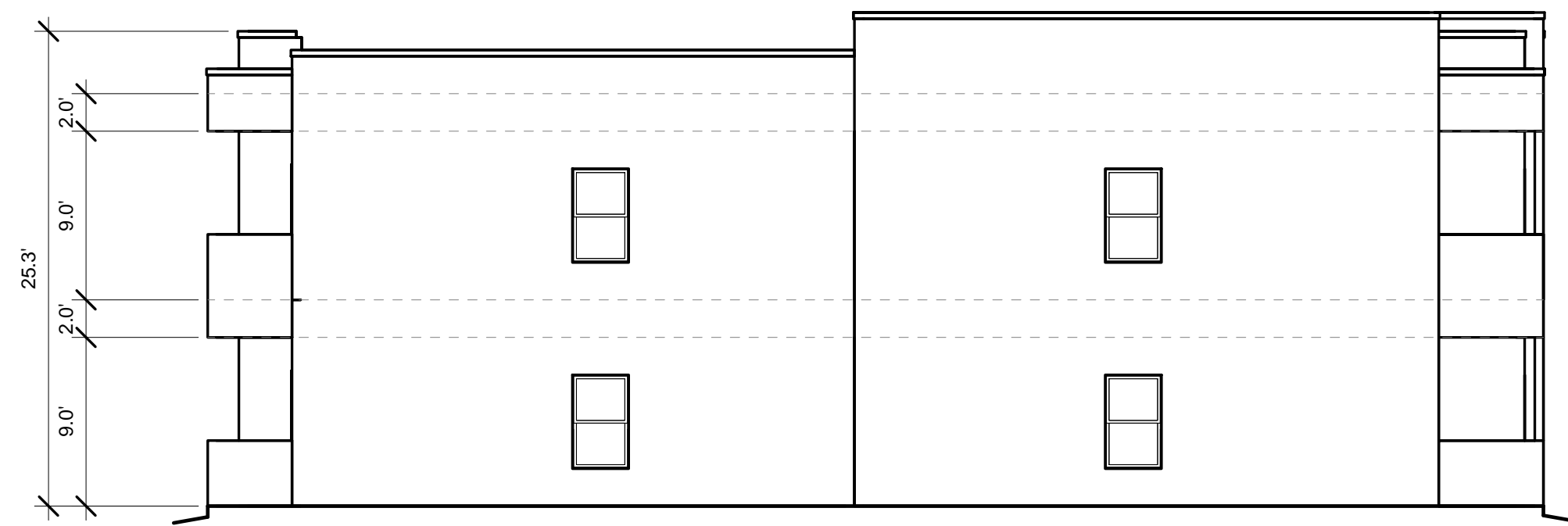
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	DRAWN	Author	SCALE	1/8" = 1'-0"
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	REVIEWED	Designer	A-206.C	
	DATE	03/30/23		



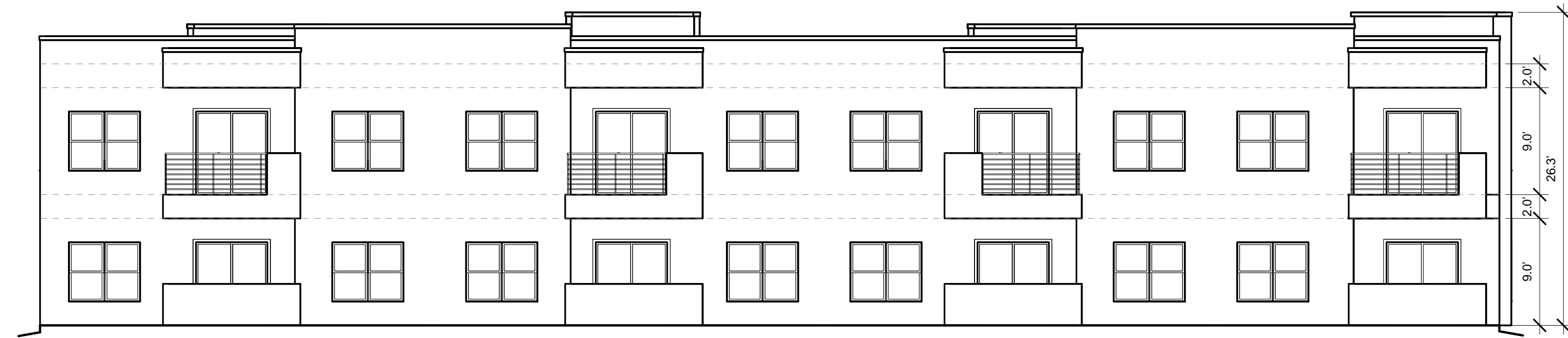
BUILDING 7 NORTH ELEVATION
1/8" = 1'-0"




BUILDING 7 WEST ELEVATION
1/8" = 1'-0"

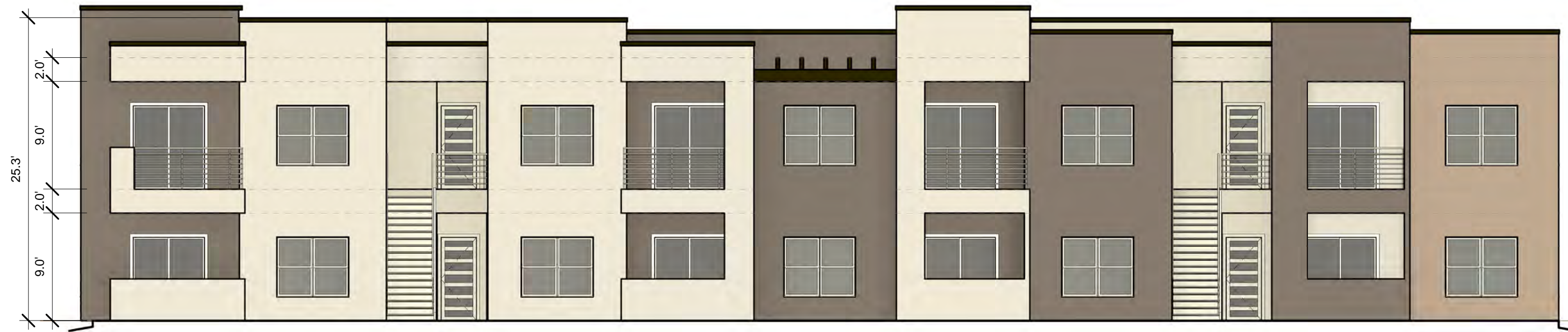


BUILDING 7 EAST ELEVATION
1/8" = 1'-0"



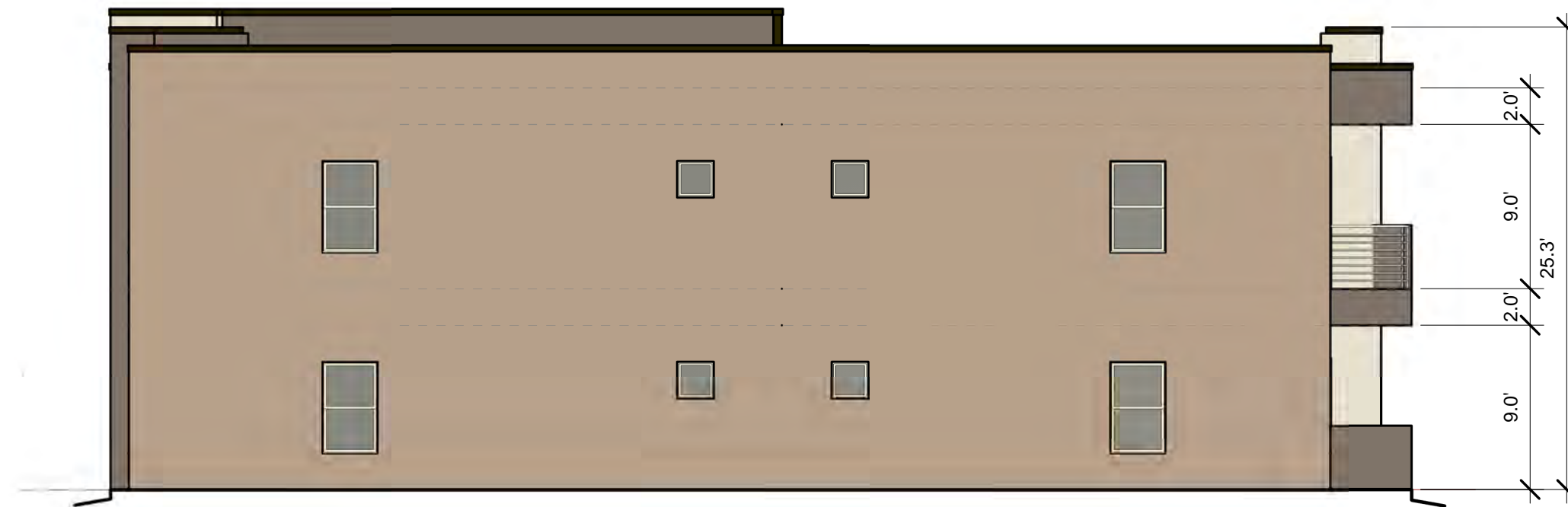
BUILDING 7 SOUTH ELEVATION
1/8" = 1'-0"

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		UNIVERESE VIEW APARTMENTS PERESOSO TRAIL NW ALBUQUERQUE, NEW MEXICO	
DRAWING TITLE		BUILDING 7 ELEVATIONS	
SEAL	DESIGNED	Designer	PROJECT NO. 18-072
	DRAWN	Author	SCALE 1/8" = 1'-0"
	CHECKED	Checker	DRAWING NO.
	REVIEWED	Designer	A-207
	DATE	03/30/23	



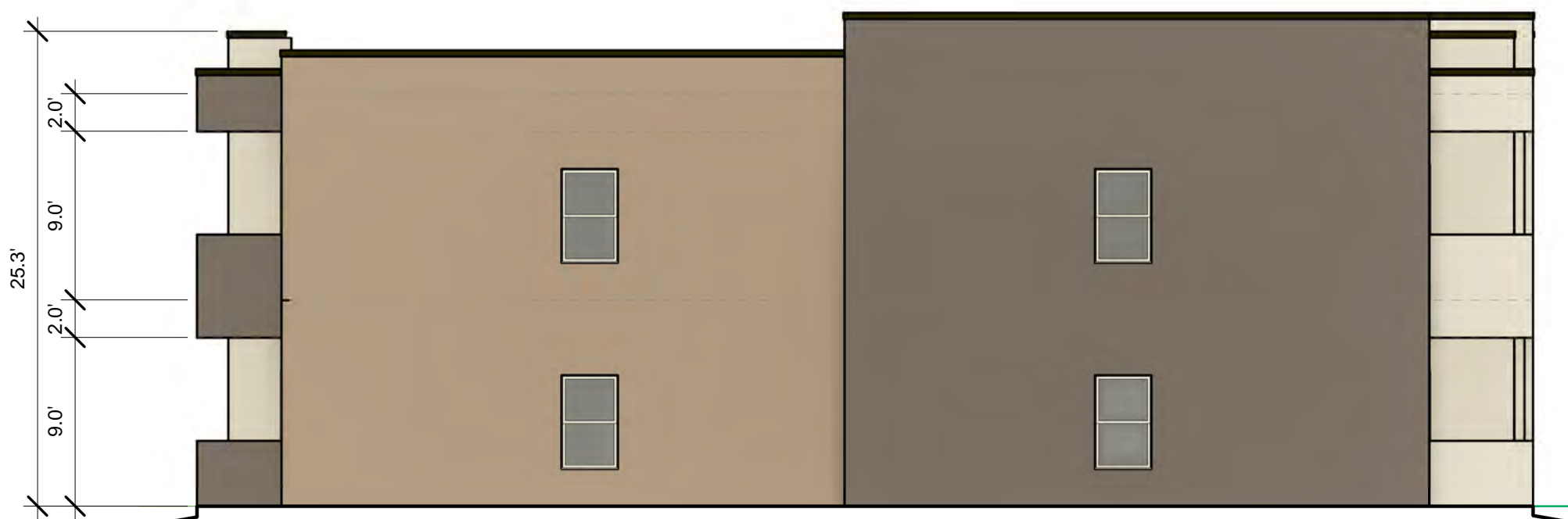
BUILDING 7 NORTH COLOR ELEVATION

1/8" = 1'-0"



BUILDING 7 WEST COLOR ELEVATION

1/8" = 1'-0"



BUILDING 7 EAST COLOR ELEVATION

1/8" = 1'-0"



BUILDING 7 SOUTH COLOR ELEVATION

1/8" = 1'-0"

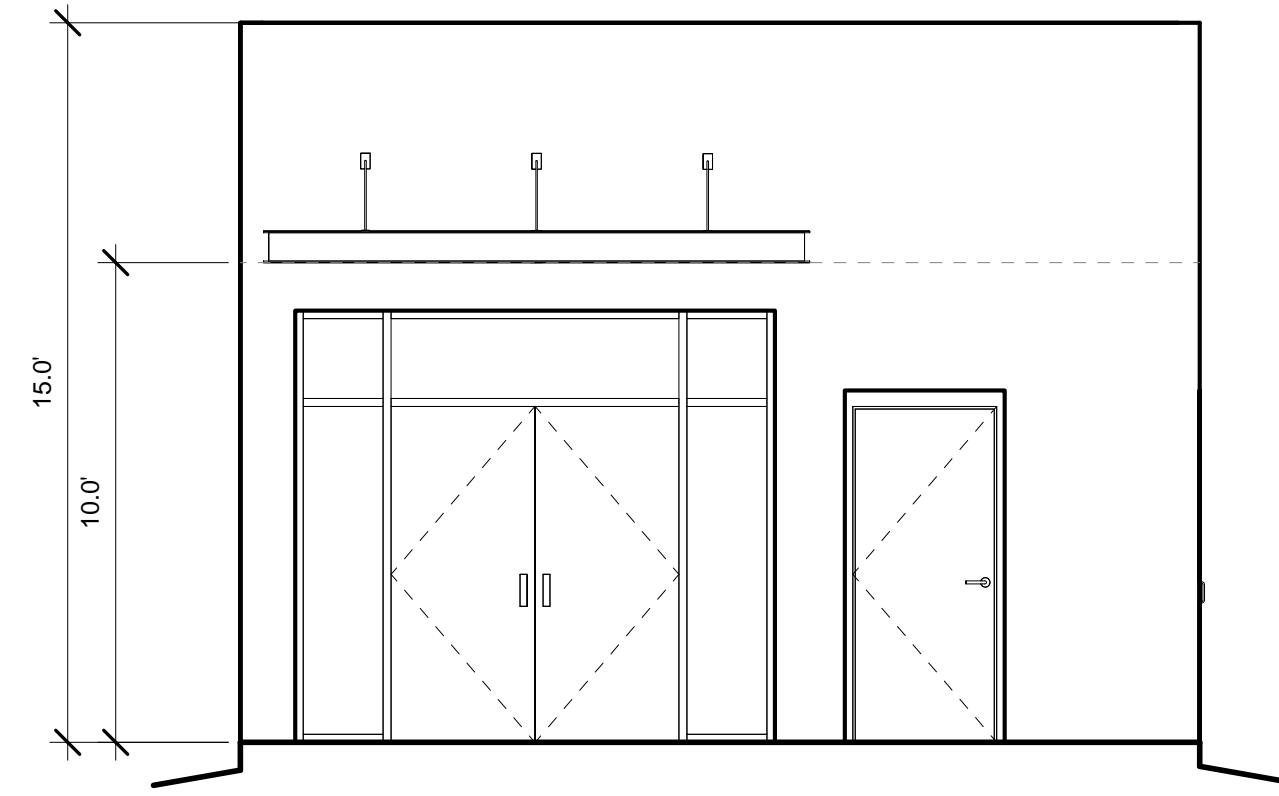


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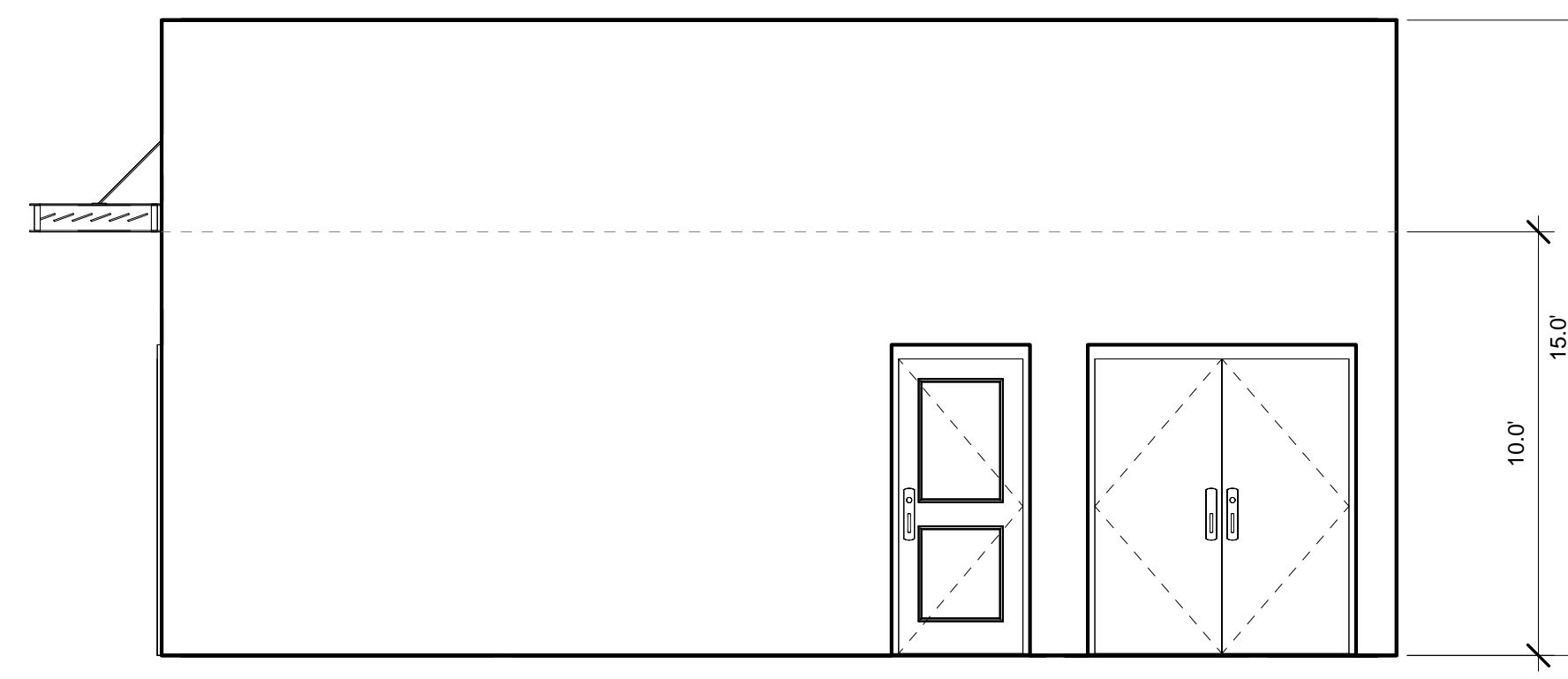
BUILDING 7 COLOR ELEVATIONS

SEAL	DESIGNED	Designer	PROJECT NO	18-072
	DRAWN	Author	SCALE	1/8" = 1'-0"
	CHECKED	Checker	DRAWING NO	
	REVIEWED	Designer	A-207.C	
	DATE	03/30/23		



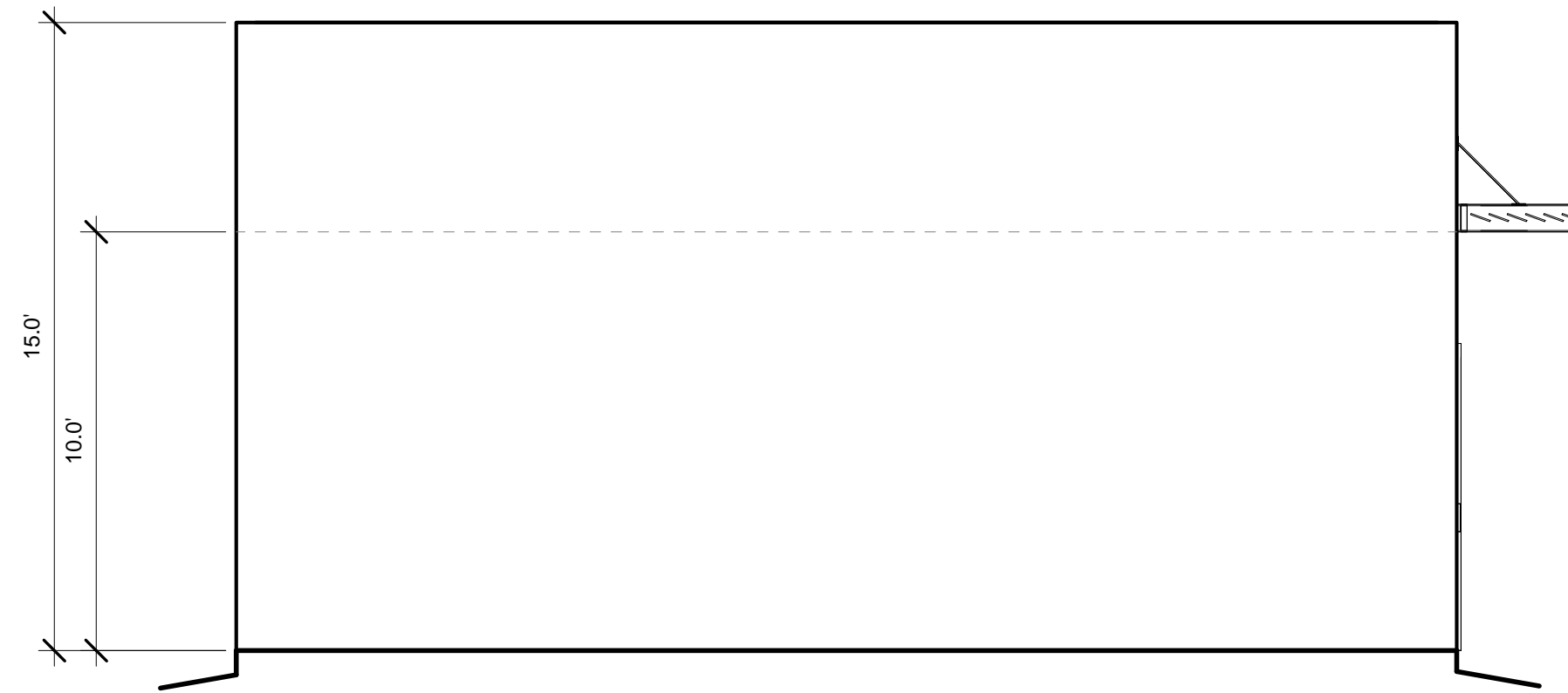
CLUB HOUSE WEST ELEVATION

1/4" = 1'-0"



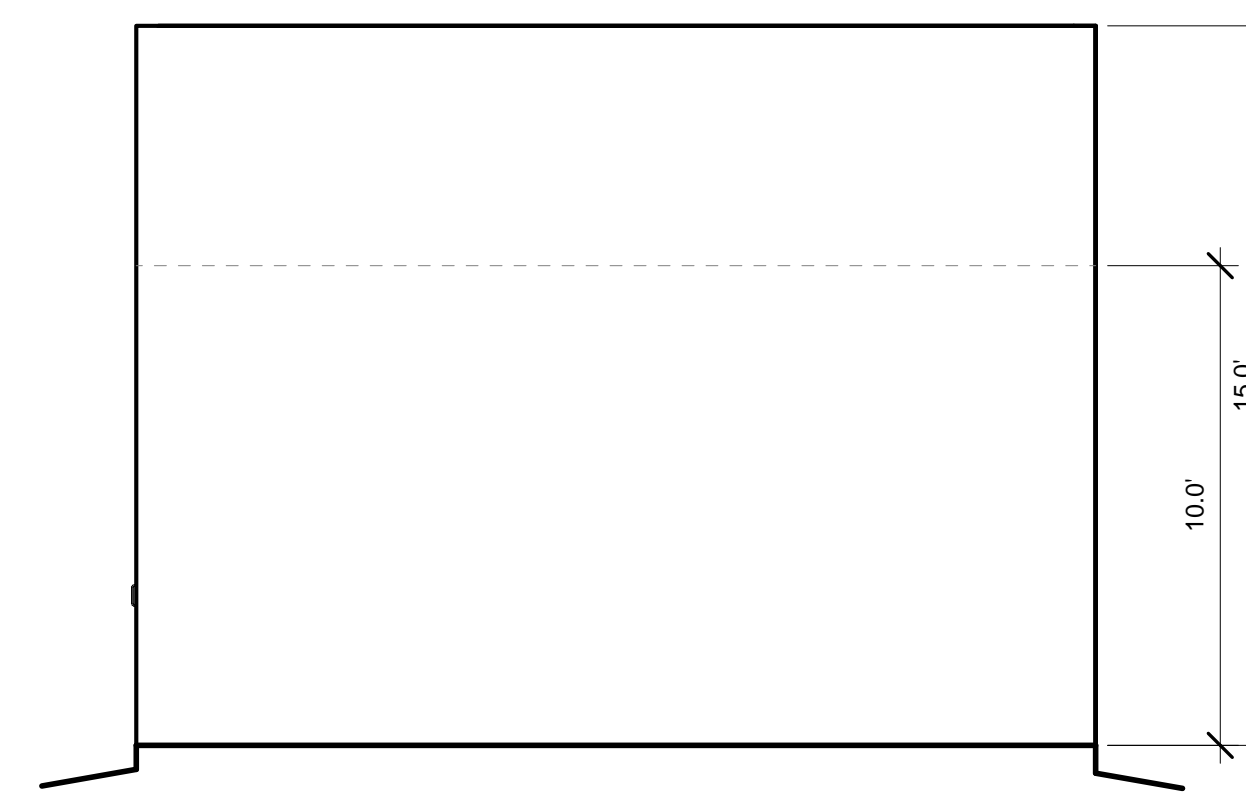
CLUB HOUSE SOUTH ELEVATION

1/4" = 1'-0"



CLUB HOUSE NORTH ELEVATION

1/4" = 1'-0"



CLUB HOUSE EAST ELEVATION

1/4" = 1'-0"

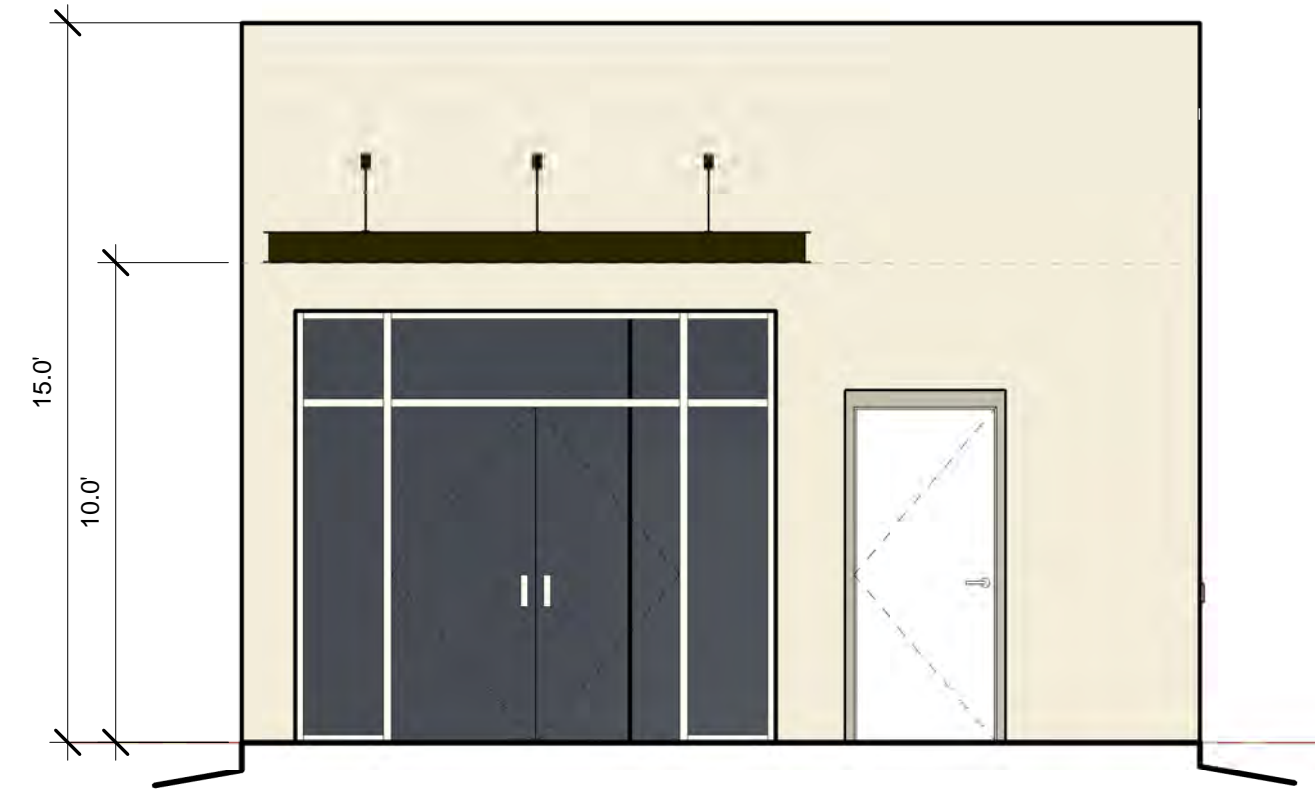


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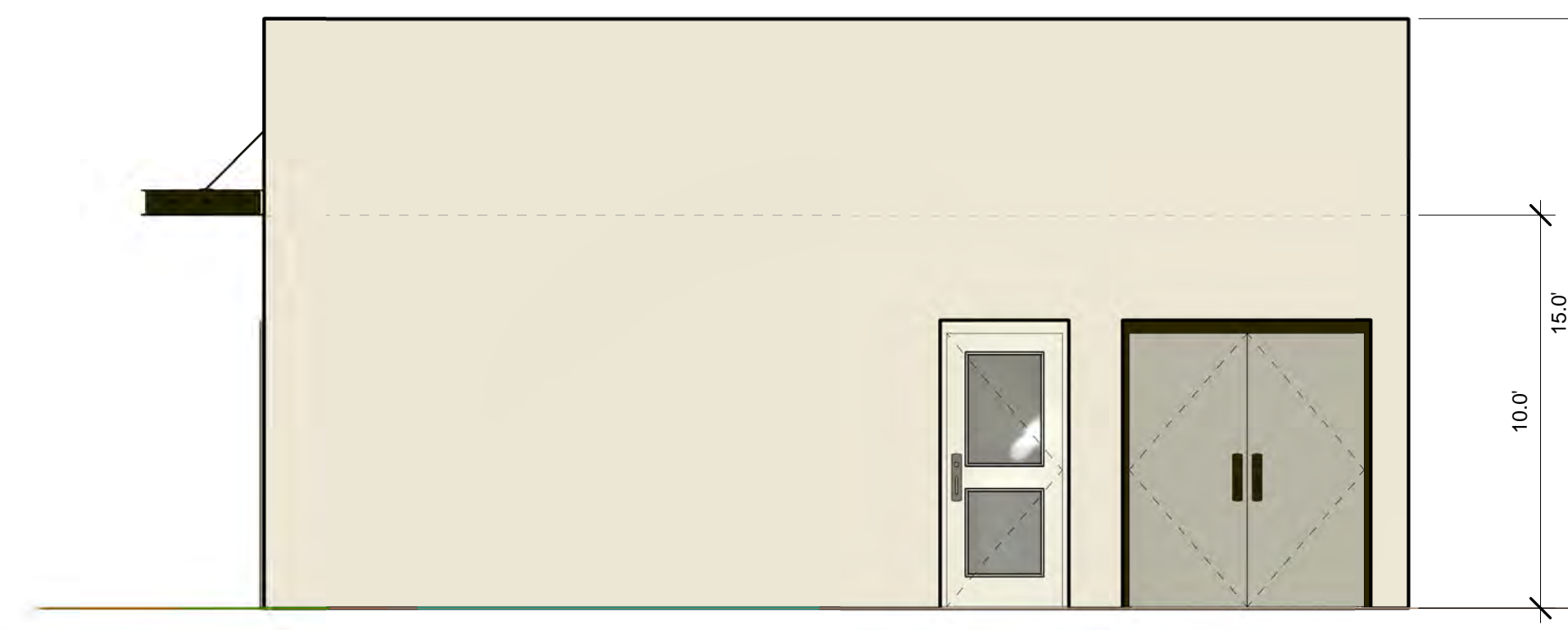
**UNIVERESE VIEW APARTMENTS
 PERESOSO TRAIL NW
 ALBUQUERQUE, NEW MEXICO**

CLUB HOUSE ELEVATIONS

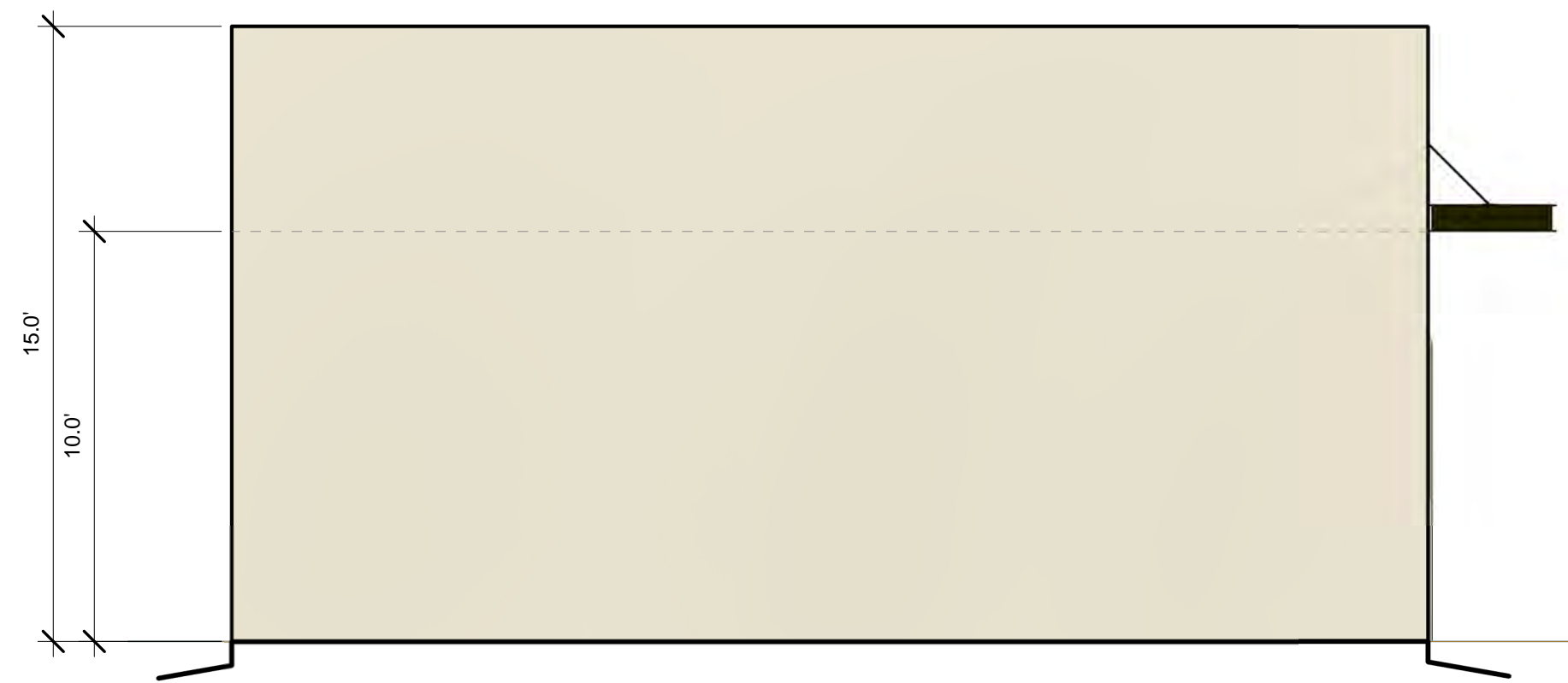
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	DRAWN	Author	SCALE	1/4" = 1'-0"
	CHECKED	Checker	DRAWING NO	
	REVIEWED	Designer	A-208	
	DATE	03/30/23		



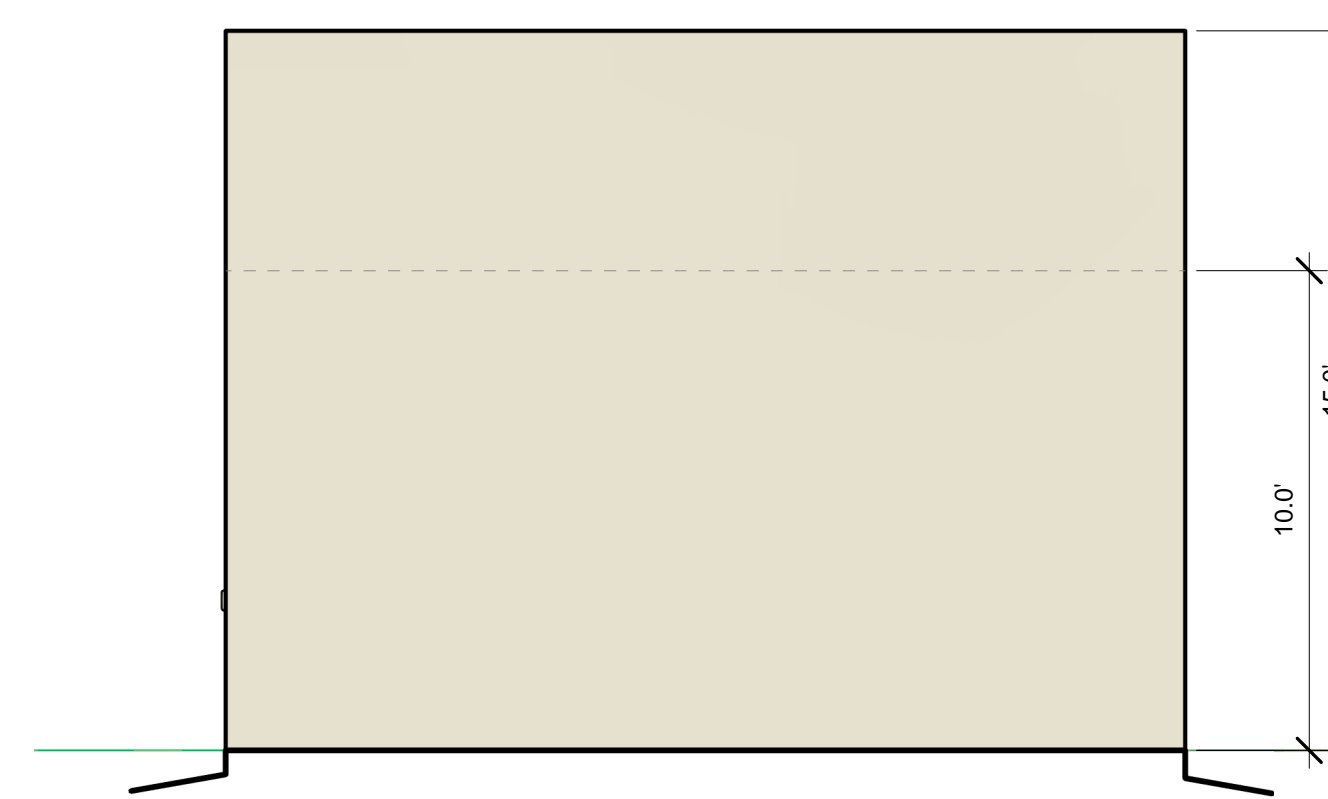
CLUB HOUSE WEST COLOR ELEVATION
1/4" = 1'-0"



CLUB HOUSE SOUTH COLOR ELEVATION
1/4" = 1'-0"



CLUB HOUSE NORTH COLOR ELEVATION
1/4" = 1'-0"



CLUB HOUSE EAST COLOR ELEVATION
1/4" = 1'-0"

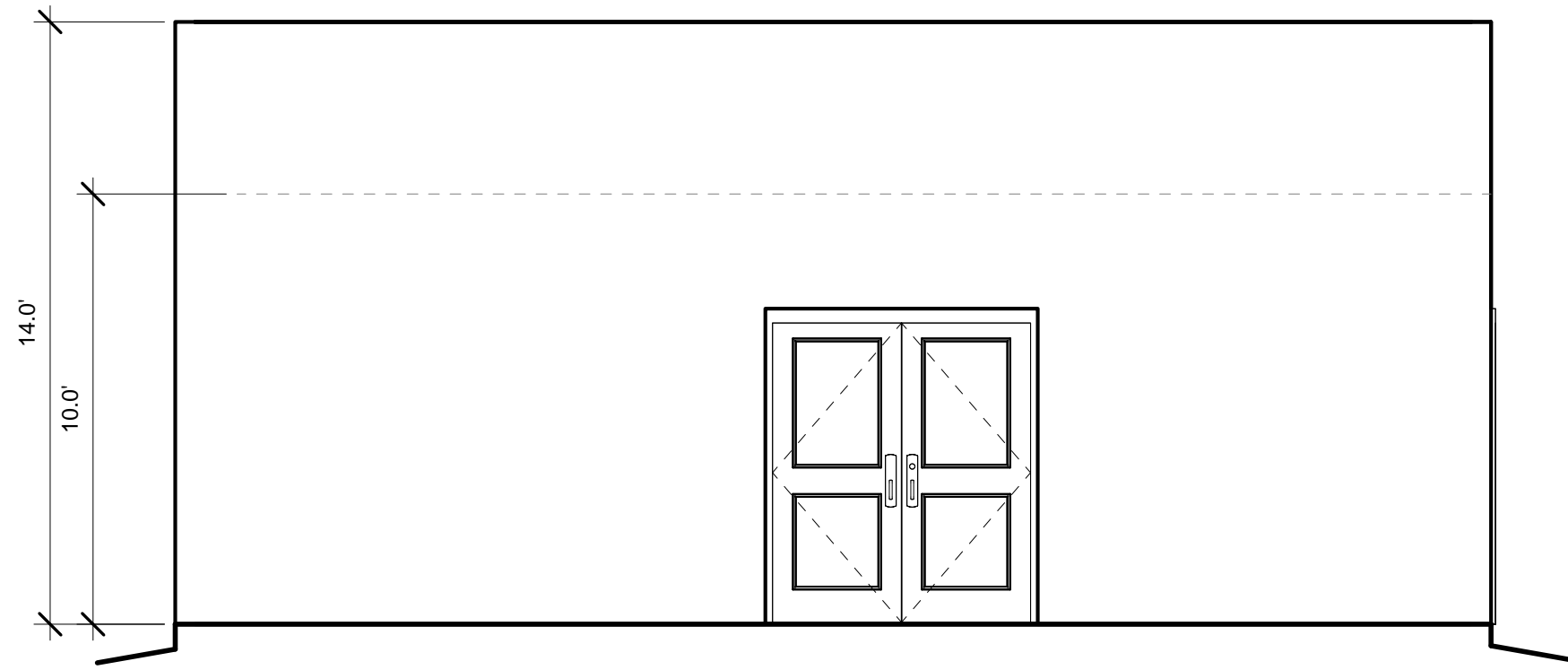


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ALBUQUERQUE, NEW MEXICO**

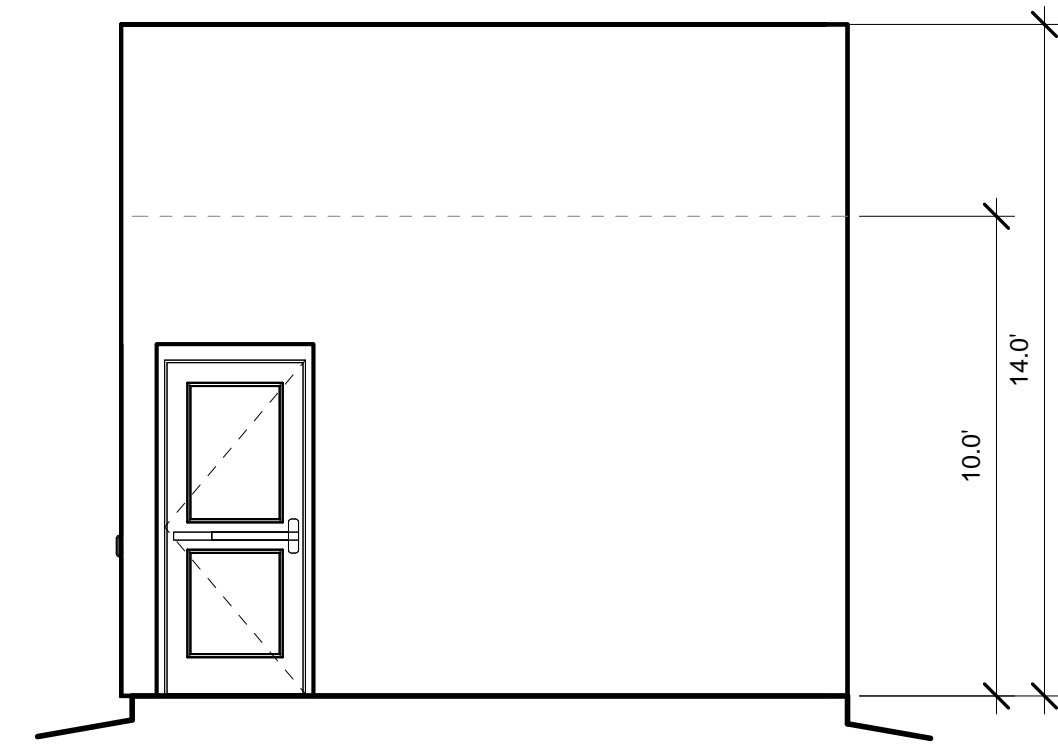
DRAWING TITLE
CLUB HOUSE COLOR ELEVATIONS

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	DRAWN	Author	SCALE	1/4" = 1'-0"
	CHECKED	Checker	DRAWING NO	
	REVIEWED	Designer	A-208.C	
	DATE	03/30/23		



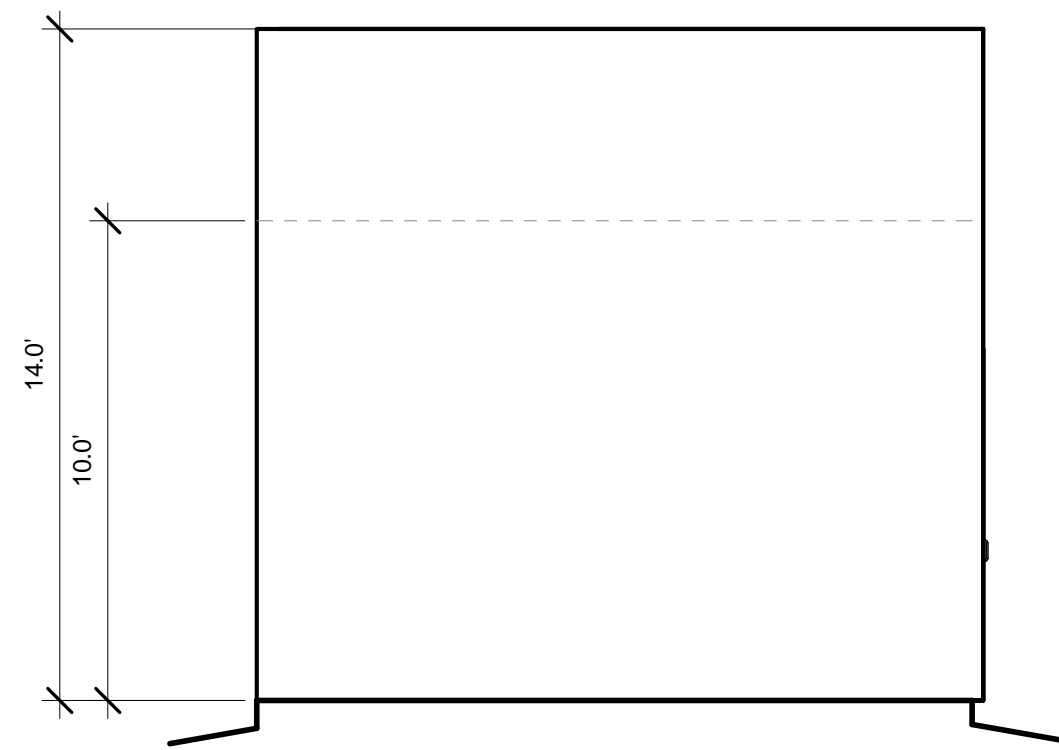
MAINTENANCE BUILDING NORTH ELEVATION

1/4" = 1'-0"



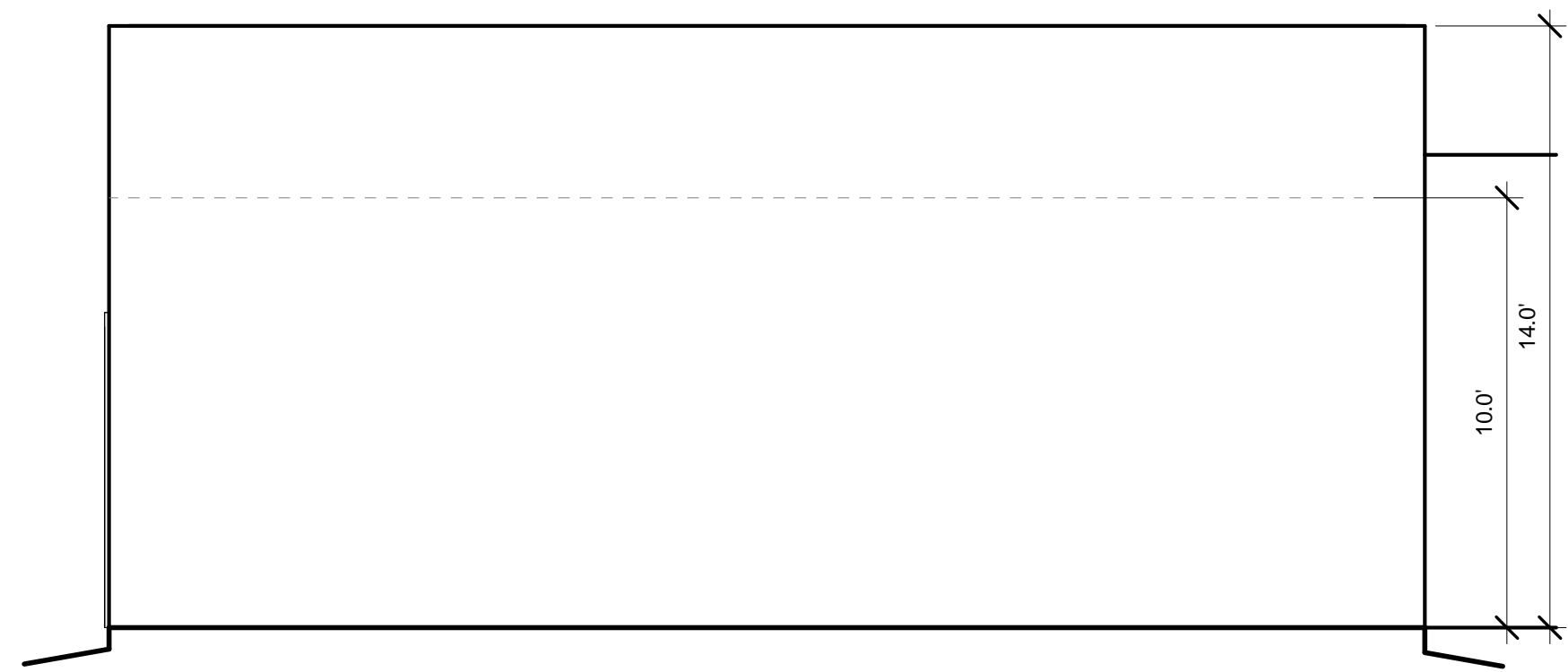
MAINTENANCE BUILDING WEST ELEVATION

1/4" = 1'-0"



MAINTENANCE BUILDING EAST ELEVATION

1/4" = 1'-0"



MAINTENANCE BUILDING SOUTH ELEVATION

1/4" = 1'-0"

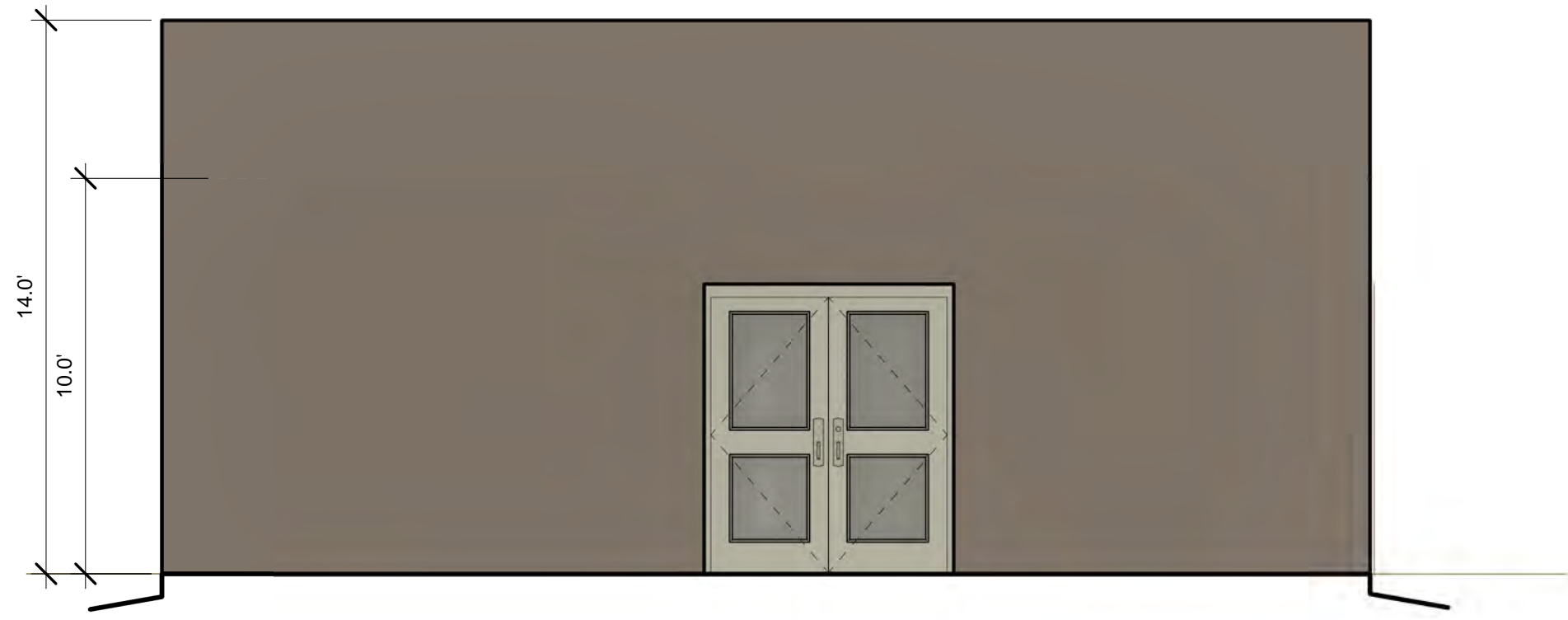


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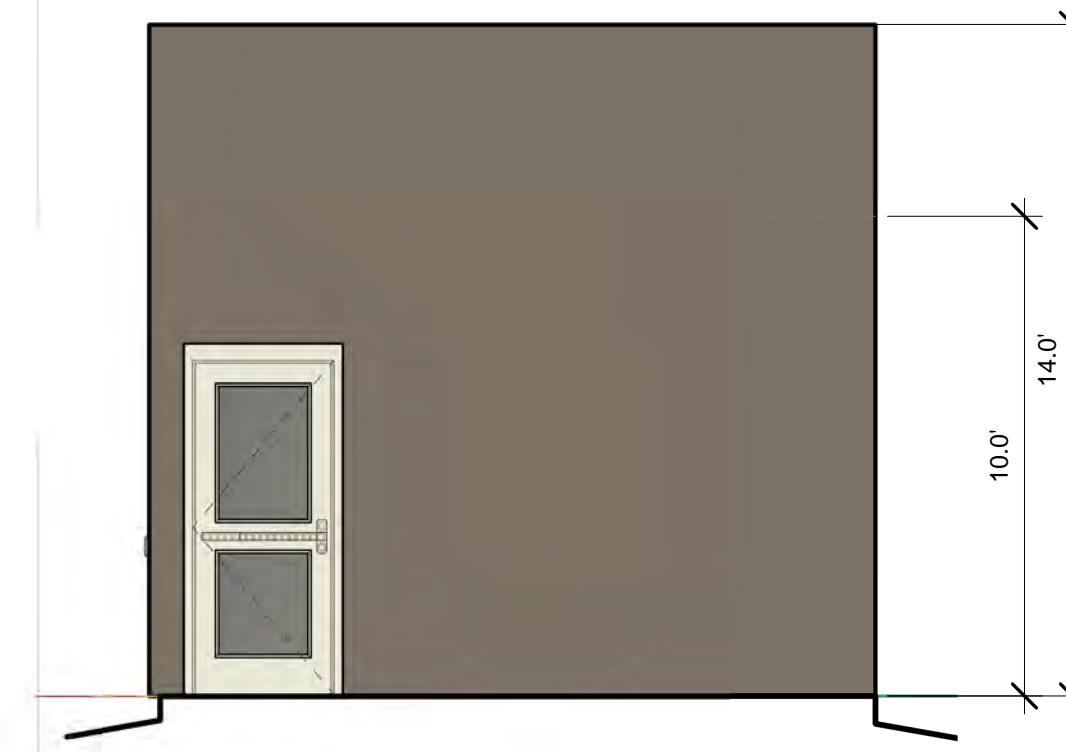
MAINTENANCE BUILDING

SEAL	DESIGNED	Designer	PROJECT NO	18-072
	DRAWN	Author	SCALE	1/4" = 1'-0"
	CHECKED	Checker	DRAWING NO	
	REVIEWED	Designer	A-209	
	DATE	03/30/23		



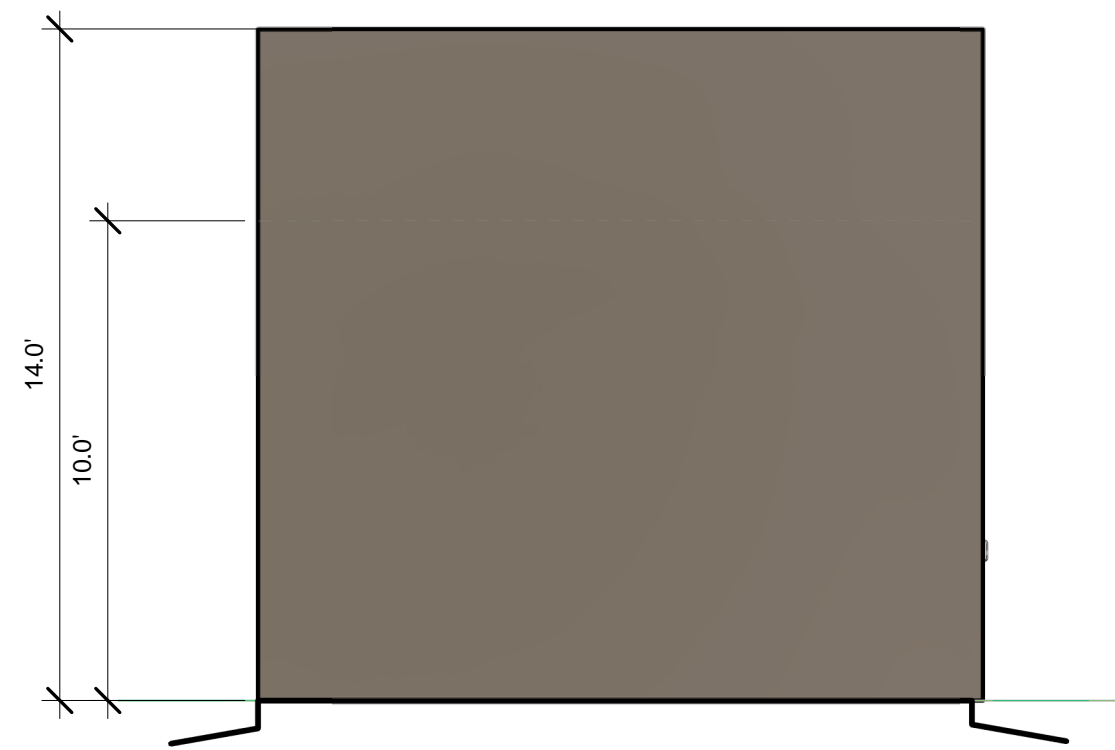
MAINTENANCE BUILDING NORTH COLOR ELEVATION

1/4" = 1'-0"



MAINTENANCE BUILDING WEST COLOR ELEVATION

1/4" = 1'-0"



MAINTENANCE BUILDING EAST COLOR ELEVATION

1/4" = 1'-0"



MAINTENANCE BUILDING SOUTH COLOR ELEVATION

1/4" = 1'-0"



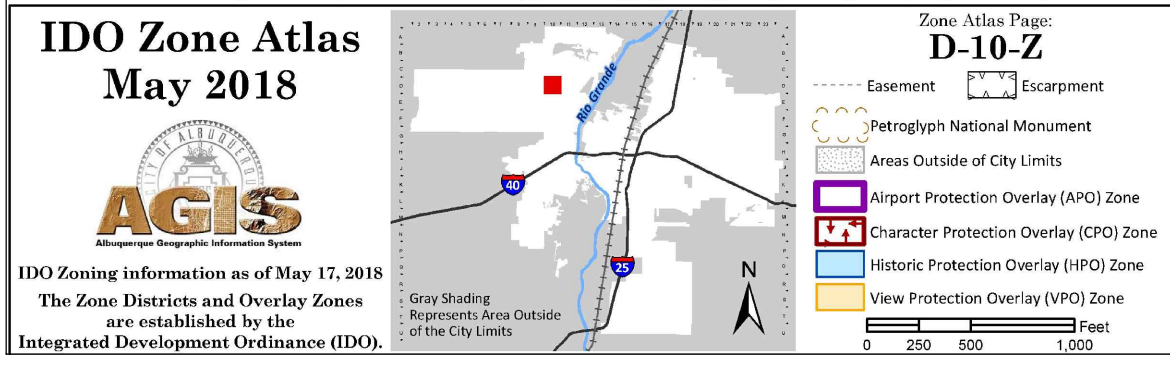
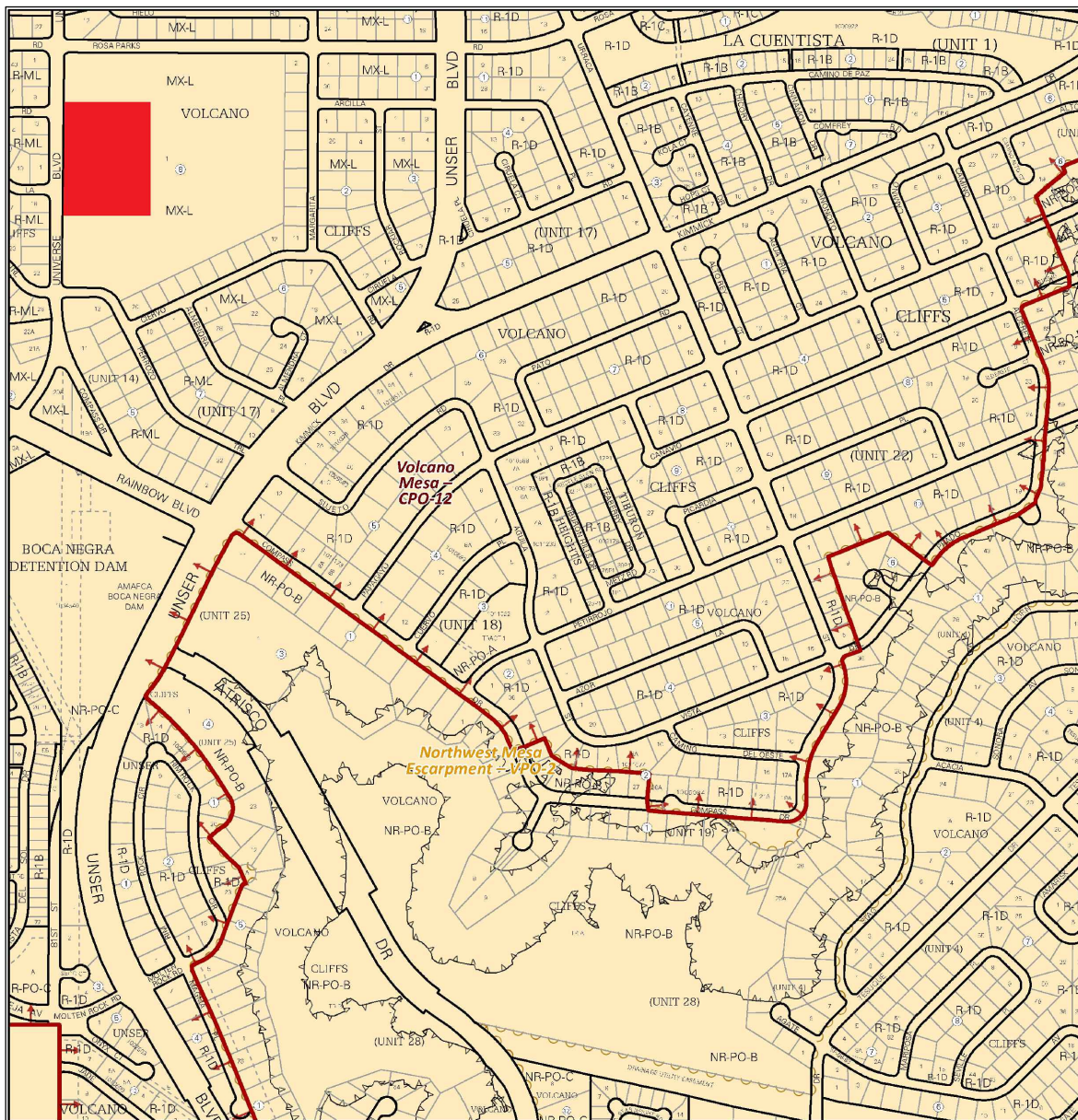
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**UNIVERESE VIEW APARTMENTS
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 ALBUQUERQUE, NEW MEXICO**

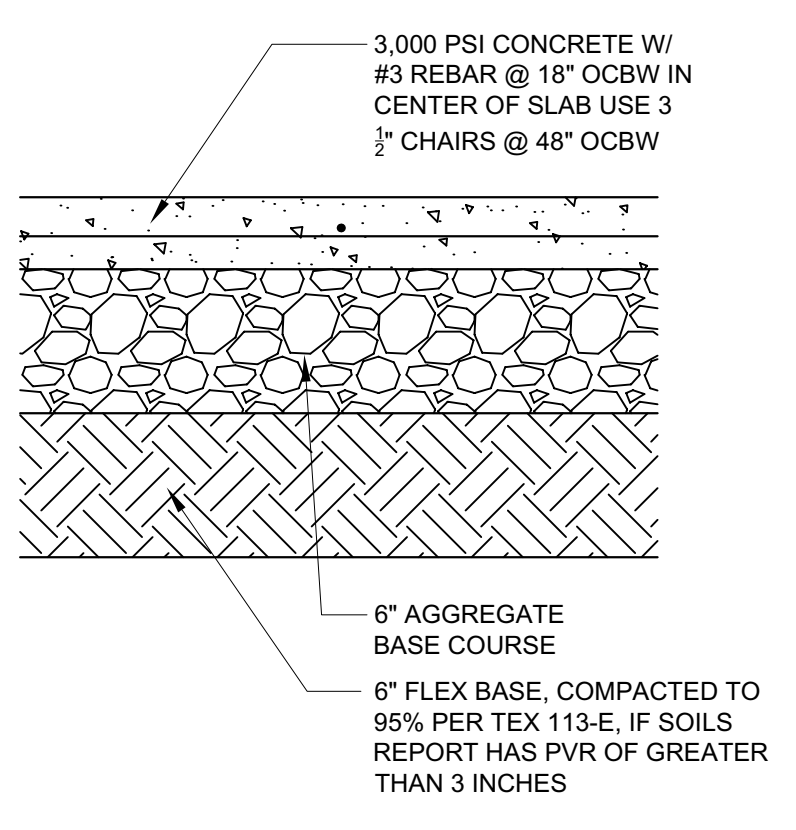
MAINTENANCE COLOR BUILDING

SEAL	DESIGNED	Designer	PROJECT NO	18-072
	DRAWN	Author	SCALE	1/4" = 1'-0"
	CHECKED	Checker	DRAWING NO	
	REVIEWED	Designer	A-209.C	
	DATE	03/30/23		

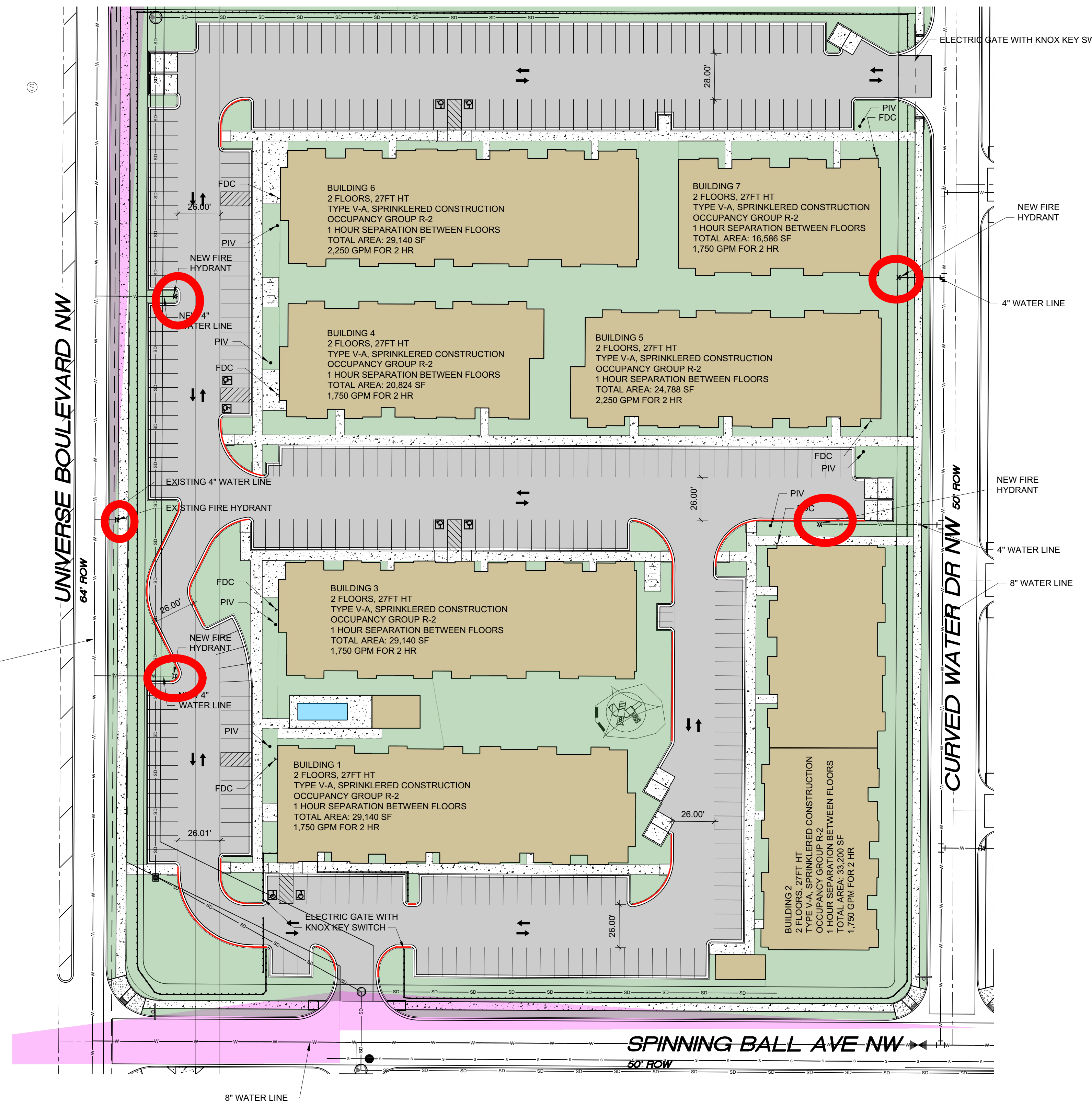
ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WALL MUST BE INCLUDED ON A PUBLIC WORK ORDER



AREA MAP
SCALE: NTS



PAVING SECTION
SCALE: NTS



SITE PLAN
SCALE: 1" = 40'-0"



ALBUQUERQUE FIRE SITE PLAN CHECKLIST
 DIVISION OFFICE PLANS CHECKING DIVISION
PERMIT
 PERMIT NUMBER: 22-01511
 APPROVED DATE: 03/28/2023
APPROVED

REQUIREMENTS: CONSTRUCTION TYPE V-A: 2,250 GPM, 2 HR (CALCS BELOW)
 FIRE FLOW: 1,750 GPM, 1 HYDRANT, VA

8. NO PARKING 15FT FROM THE HYDRANT
9. ACCESS PROVIDED TO 150FT
10. BUILDING HT 27FT, 3 MEANS OF APPARATUS ACCESS
11. TOTAL BUILDING AREA LESS THAN 62,000 SF, 2 MEANS OF APPARATUS ACCESS
12. THIS IS A 175 UNIT MULTI-FAMILY, 2 MEANS OF APPARATUS ACCESS PROVIDED
13. THIS IS NOT A ONE OR TWO FAMILY RESIDENTIAL PROJECT
14. 2 MEANS OF ACCESS PROVIDED, 2 REQUIRED
15. BUILDING LESS THAN 30 FT IN HT, 24 FT ROAD WIDTH PROVIDED
16. ACCESS ROAD 26 FT WIDE
17. ACCESS ROAD 26 FT WIDE
18. ACCESS ROADS ARE PUBLIC STREETS
19. TURNING RADIUS = 28 FT
20. DEAD END IS LESS THAN 150 FT
21. ACCESS ROAD IS CONCRETE CAPABLE OF SUPPORTING 75,000LBS
22. REFERENCE DETAIL THIS SHEET AND CIVIL SHEETS FOR CONCRETE PAVING DATA
23. ACCESS ROAD GRADE LESS THAN 10%
24. KNOX BOX PROVIDED AT EACH GATE
25. REFER TO G SHEETS FOR FIRE RATINGS, 1HR SEPARATION BETWEEN DWELLING UNITS, 1 HOUR SEPARATION BETWEEN FLOORS
26. SPRINKLER SYSTEM PROVIDED
27. FDC LOCATED LESS THAN 100 FT FROM HYDRANT
28. FDC HAS 3FT CLEARANCE
29. PIV ON EAST SIDE OF EACH RISER ROOM
30. STANDPIPE NOT REQUIRED
31. STANDPIPE NOT REQUIRED
32. REMISE ID SHALL BE 12" BRONZE LETTERS MOUNTED TO WEST FACADE (UNIVERSE BLVD NW)
33. MULTIPLE BUILDINGS WITH SINGLE ADDRESS
34. KNOX BOX PROVIDED AT MAIN ENTRANCE TO THE BUILDING

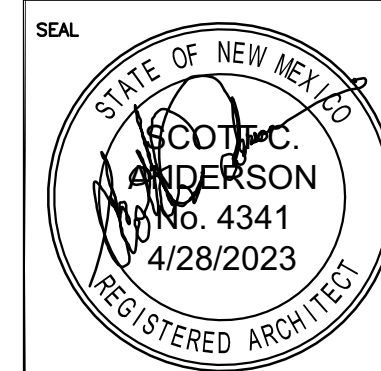
FIRE CALCULATIONS

BUILDING HEIGHT = 27'-0", 2 STORY
 TYPE V-A, SPRINKLERED CONSTRUCTION
 HYDRANTS REQUIRED PER IFC TABLE C105.1 = 2 HYDRANT @ 450FT MAX
 CONCRETE PAVING SHALL SUPPORT 75,000 LBS.
 FIRE FLOW CALCULATION IFC 2015 APPENDIX B TABLE B105.1:
 IFC B105.1 CONSTRUCTION TYPE V-A SPRINKLERED
 29,140 SF: FLOW @ 3,000 GPM X 50% (SPRINKLERS) = : 2,250 GPM FOR 2 HR

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 Albuquerque, NM 87107
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UNIVERSE VIEW APARTMENTS
 UNIVERSE BLVD NW
 ALBUQUERQUE, NM 87114

DRAWING TITLE		
SITE PLAN		
DESIGNED	PROJECT NO	A-100
DRAWN	SCALE	
CHECKED	DRAWING NO	
REVIEWED	DATE	
DATE: 4/28/2023		OF



Plotted: 12/19/2022 11:28:51 AM B:\Duneman, Dennis
 Hydro\RG3\4484.01 - Volcano Cliffs Subdivision U17 B8 L110 CADD & BIM\10 - AutoCAD\Exhibits\RG3\4484 -
 Sensitive Land.dwg
 Last Saved: 12/19/2022 11:28:08 AM d.duneman



SITE 1



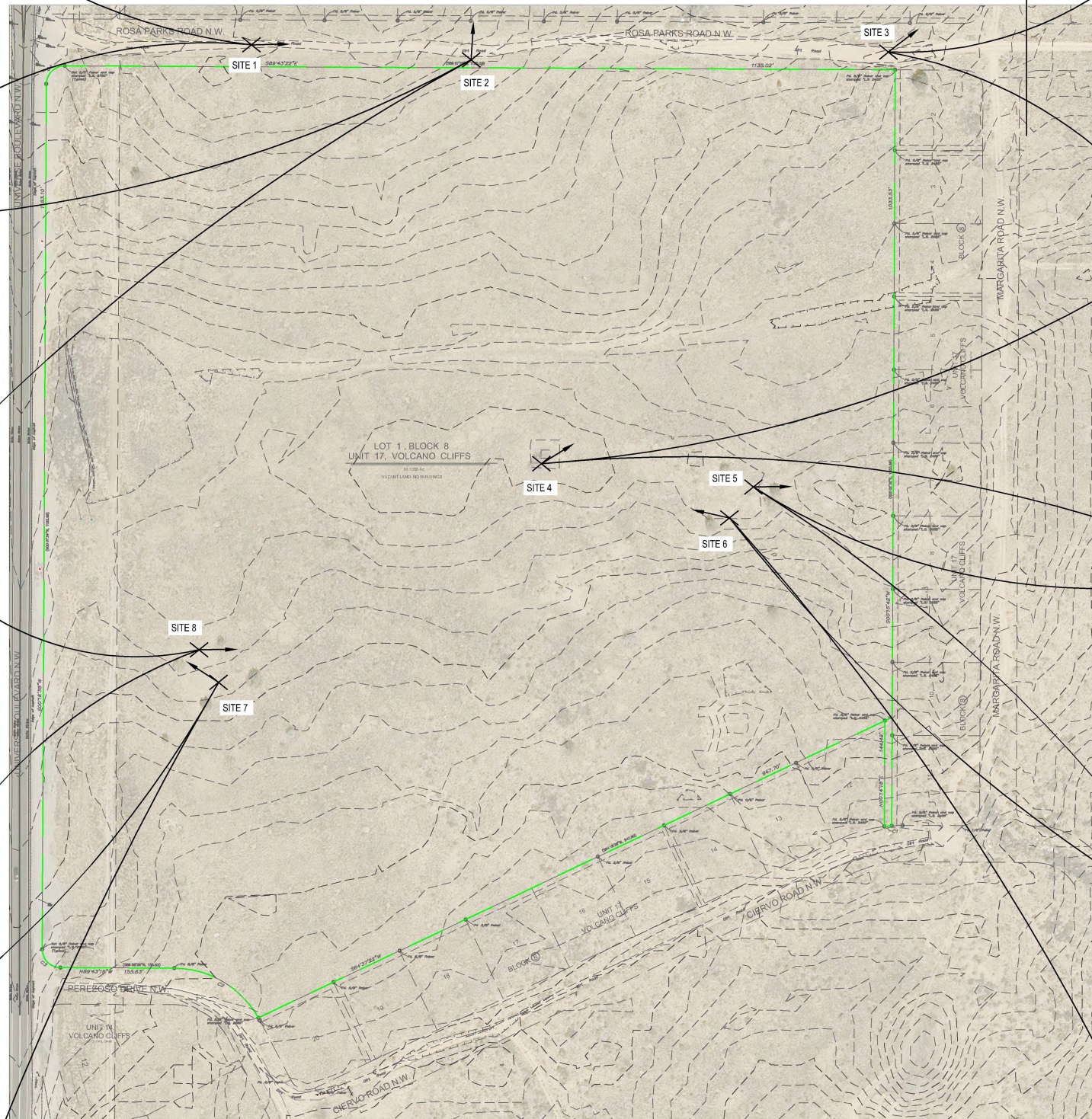
SITE 2



SITE 8



SITE 7



SITE 3



SITE 4



SITE 5



SITE 6

SENSITIVE LANDS ANALYSIS

INTRODUCTION

THE PROJECT SITE IS ESSENTIALLY UNDEVELOPED WITH A GROUND SURFACE CONTAINING A MODERATE GROWTH OF GRASS, SHRUBS, AND SCATTERED CEDAR TREES. THERE ARE SEVERAL DIRT ROADS TRAVERSING THE SITE. THERE IS A RIDGE RUNNING WEST-EAST ALONG THE MIDDLE OF THE SITE, WHICH CAN BE EXPECTED TO HAVE BASALT ROCK BENEATH THE SURFACE.

A GEOTECHNICAL EVALUATION WAS CONDUCTED WHICH INCLUDED 60 BORINGS. ALL BORINGS ENCOUNTERED REFUSAL TO AUGER DRILLING ON BASALT, AT DEPTHS RANGING FROM 2 FEET TO 9 FEET.

A SITE VISIT WAS COMPLETED ON OCTOBER 18TH, 2022 TO INVESTIGATE FOR SIGNIFICANT ROCK OUTCROPPINGS IN ACCORDANCE WITH IDO SECTION 14-16-5-2. EIGHT (8) SITES WERE IDENTIFIED TO HAVE BASALT ROCK ON THE SURFACE. NONE OF THE SITES ARE SIGNIFICANT, SO NO MITIGATION IS NECESSARY. THE DEVELOPMENT WILL CONSIST OF IMPORTING FILL MATERIAL TO AVOID EXCESSIVE ROCK REMOVAL/DISTURBANCE. A SUMMARY OF THE SITES IS LISTED BELOW:

SITE 1
 THIS SMALL OUTCROPPING IS LOCATED WITHIN THE ROSA PARKS ROAD ROW ON THE NORTH HALF OF THE GRADED DIRT ROADWAY. IT IS APPROXIMATELY 15-FEET WIDE BY 30-FEET LONG, AND FLUSH WITH THE SURROUNDING TERRAIN. IT APPEARS THIS ROCK WAS EXPOSED DUE TO THE GRADING OF THE DIRT ROAD. THERE ARE NO TREES OR SHRUBS WITHIN THE OUTCROPPING.

SITE 2
 THIS SITE IS VERY SIMILAR TO SITE 1. IT IS LOCATED WITHIN THE ROSA PARKS ROAD ROW AND APPEARS TO HAVE BEEN EXPOSED BY GRADING OF THE DIRT ROAD. IT IS APPROXIMATELY 12-FEET WIDE BY 25-FEET LONG, AND FLUSH WITH THE SURROUNDING TERRAIN. THERE ARE NO TREES OR SHRUBS WITHIN THE OUTCROPPING.

SITE 3
 THIS SITE IS APPROXIMATELY 10-FEET BY 10-FEET AND FORMS A SMALL HIGH POINT ABOUT 6" HIGHER THAN THE SURROUNDING TERRAIN. IT IS WITHIN THE ROSA PARKS ROW. THERE ARE NO TREES OR SHRUBS WITHIN THE OUTCROPPING.

SITE 4
 THIS SITE IS APPROXIMATELY 20-FEET BY 30-FEET AND FORMS A HIGH POINT ABOUT 1-FOOT HIGHER THAN THE SURROUNDING TERRAIN. THERE IS ONE (1) JUNIPER WITHIN THE OUTCROPPING, WHICH APPEARS TO BE DEAD.

SITE 5
 THIS SITE IS APPROXIMATELY 25-FEET BY 30-FEET AND IS FLUSH WITH THE SURROUNDING TERRAIN. THERE ARE TWO (2) JUNIPERS WITHIN THE OUTCROPPING, ONE OF WHICH APPEARS TO BE DYING.

SITE 6
 THIS SITE IS APPROXIMATELY 20-FEET BY 25-FEET AND IS FLUSH WITH THE SURROUNDING TERRAIN. THERE IS ONE (1) JUNIPER WITHIN THE OUTCROPPING, ONE OF WHICH APPEARS TO BE HEALTHY.

SITE 7
 THIS SITE IS APPROXIMATELY 30-FEET BY 40-FEET AND IS FLUSH WITH THE SURROUNDING TERRAIN. THERE ARE NO SHRUBS OR TREES WITHIN THE OUTCROP AREA, ALTHOUGH FOUR (4) JUNIPERS SURROUND THE SITE. THERE IS GRASS AND SEDIMENT BUILDUP COVERING MUCH OF THIS OUTCROPPING.

SITE 8
 THIS SITE IS THE SAME OUTCROPPING AS SITE 7, FACING EAST.

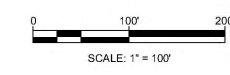
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION	
CONTRACTOR -	DATE	FOUND MONUMENT "3" E10"	NO.	FIELD NOTES	BY
STARTED BY -	DATE	STANDARD 3 1/4" ALUMINUM DISC			
ACCEPTANCE BY -	DATE	NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-NAD, 1983)			
FIELD CORRECTED BY -	DATE	N=1,512,827.946			
DRAWINGS BY -	DATE	E=1,489,059.508			
CHECKED BY -	DATE	PUBLISHED EL: 5318.888 (NAD 1983)			
		GROUND TO GRID FACTOR: 0.99987246			
		MAPPING ANGLE: -0°16'20.35"			



Designed By:
HUITT-ZOLLARS
 Huitt-Zollars, Inc. Albuquerque
 6501 Americas Pkwy NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 ENGINEERING DIVISION
 TITLE: **UNIVERSE VIEW SUBDIVISION SENSITIVE LAND ANALYSIS EXHIBIT**

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
	D - 10		##



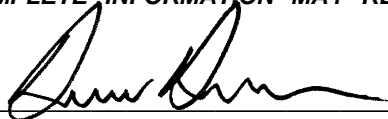
SECTION 2
SUPPORTING DOCUMENTATION

SITE PLAN CHECKLIST

Project #: PR-2020-004596 Application #: SD-2022-00212

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. **Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries.** Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 4/27/23
Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100'

SITE PLAN CHECKLIST

- X 3. Bar scale
- X 4. North arrow
- X 5. Legend
- X 6. Scaled vicinity map
- X 7. Property lines (clearly identify)
- X 8. Existing and proposed easements (identify each)
- X 9. Phases of development, if applicable

B. Proposed Development

1. Structural

- X A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- X B. Square footage of each structure
- X C. Proposed use of each structure
- X D. Signs (freestanding) and other improvements
- X E. Walls, fences, and screening: indicate height, length, color and materials
- X F. Dimensions of all principal site elements or typical dimensions
- X G. Loading facilities
- X H. Site lighting (indicate height & fixture type)
- X I. Indicate structures within 20 feet of site
- X J. Elevation drawing of refuse container and enclosure, if applicable.
- X K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

- X A. Parking layout with spaces numbered per aisle and totaled.
 - X 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
 - X 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
 - X 3. On street parking spaces
- X B. Bicycle parking & facilities
 - X 1. Bicycle racks – location and detail
 - X 2. Other bicycle facilities, if applicable
- X C. Vehicular Circulation (Refer to DPM and IDO)
 - X 1. Ingress and egress locations, including width and curve radii dimensions
 - X 2. Drive aisle locations, including width and curve radii dimensions
 - X 3. End aisle locations, including width and curve radii dimensions
 - X 4. Location & orientation of refuse enclosure, with dimensions
 - X 5. Loading, service area, and refuse service locations and dimensions
- X D. Pedestrian Circulation
 - X 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

SITE PLAN CHECKLIST

- 2. Location and dimension of drive aisle crossings, including paving treatment
- 3. Location and description of amenities, including patios, benches, tables, etc.

- E. Off-Street Loading
 - 1. Location and dimensions of all off-street loading areas

- F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
 - 1. Location and dimensions of vehicle stacking spaces and queuing lanes
 - 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
 - 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
 - 6. Location of street lights
 - 7. Show and dimension clear sight triangle at each site access point
 - 8. Show location of all existing driveways fronting and near the subject site.

- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities
 - 2. Pedestrian trails and linkages
 - 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5 Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN CHECKLIST

- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- 14. Planting or tree well detail
- 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN CHECKLIST

SHEET #4- UTILITY PLAN

- A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- B. Distribution lines
- C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- D. Existing water, sewer, storm drainage facilities (public and/or private).
- E. Proposed water, sewer, storm drainage facilities (public and/or private)
- F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
 - 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO

May 3, 2022

Jolene Wolfley, DRB Chair
Planning Department
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87102

Dear Jolene,

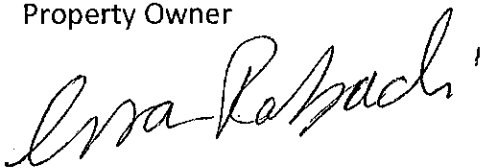
Please accept this letter as our authorization to have Huitt-Zollars, Inc. act as our agent for the following property:

Lot 1, Block 8, Unit 17, Volcano Cliffs Subdivision

If you have any questions regarding the request please feel free to contact me at 602-233-1005.

Sincerely,

Issa Rabadi
Property Owner

A handwritten signature in black ink that reads "Issa Rabadi". The signature is written in a cursive style with a large, stylized initial "I".

October 25, 2023

Development Facilitation Team
City of Albuquerque Planning Department
Development Review Services
600 2nd St. NW
Albuquerque, NM 87102

**RE: Universe View Apartment Complex – Site Plan Submittal
(Zone Atlas D-10)**

Dear DFT Members,

Huitt-Zollars, Inc., on behalf of Issa and Nancy Rabadi, requests review and comment for a Site Plan on Lot 2, Block A, Unit 17, Universe View Subdivision. Universe View Subdivision is a re-plat of Lot 1, Block 8, Unit 17 of Volcano Cliffs Subdivision and has been conditionally approved for preliminary plat. Since preliminary plat, the apartment complex site has been modified to include 9 buildings rather than 1, and the overall unit count has been reduced from 196 to 175. The site is zoned MX-L, which allows for an apartment complex.

The purpose of this request is to create 175 apartment complex units with associated parking, utilities, landscaping and amenities. The apartment complex will have a gym designated for residents only, along with a leasing office, a maintenance building, a pool, a club house building and a playground. Work Order Project Number 709790 includes the construction of all surrounding public infrastructure to provide vehicular access, utility service and a drainage outfall for the apartment complex. The total gross building area between the 9 buildings is approximately 183,000 square feet.

We greatly appreciate your time and consideration. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me at 505-235-7158 or email at dduneman@huitt-zollars.com.

Sincerely,



Donald Duneman, P.E.
Project Manager

CC: Issa Rabadi



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: September 1, 2022

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2020-004596
Agent: Donnie Duneman, PE
Applicant: Huitt-Zollars, Inc. for Issa Rabadi
Legal Description: Lot 1, Block 8, Unit 17, Volcano Cliffs subdivision
Zoning: MX-L
Acreage: 30.126
Zone Atlas Page(s): D-10-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images, NMCRIS records

SITE VISIT: N/A

RECOMMENDATIONS:

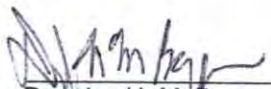
The property was surveyed under NMCRIS 150125 with no significant finds

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..."

SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services



Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

9-1-2022

SECTION 3
PUBLIC NOTICE DOCUMENTATION

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

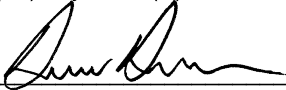
4. TIME

Signs must be posted from 6/27/23 To 7/12/23

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.



 (Applicant or Agent)

6/23/23

 (Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: PR-2020-004596

REQUEST
APPROVAL FOR Site Plan for the development of
a 196 unit apartment complex

~~Site Plan Review~~ ^{City} ~~Office~~ ^{of the City of Albuquerque} will hold a
The ~~Development Hearing~~ ^{City} ~~Basement, Plaza Del Sol Building~~
~~600, 2nd St. NW~~ ^{600, 2nd St. NW} and remotely VIA ZOOM on July 12th @ 9:00 am
and such additional dates as may duly be established. The Zoom Meeting invitation
link and information can be obtained on the agenda for the ~~City~~ meeting featuring
this case, which is located on the ~~City~~ webpage at:
<https://www.cabq.gov/planning/boards-commissions/>

All persons have a right to appear at or attend such hearing. For information on this
case or instruction on filing written comments, you may call the City Planning
Department Development Review at 505-224-3946.
Required to be posted from June 27th to July 12th
By (applicant/agent) Donnie Duxeman Phone 505-872-5141
REFER TO FILE # PR-2020-004596

It is illegal for an individual to post a sign on property for removal or tamper with this sign (1-14-03) Revised Ordinance of Albuquerque April 1998
Revised December 2012

REQUEST

APPROVAL FOR Site Plan for the development of
a 196 unit apartment complex

~~The Development Hearing Officer (DHO) of the City of Albuquerque will hold a~~
~~Public Hearing in the Plaza Del Sol Meeting Room, Basement, Plaza Del Sol Building~~
600, 2nd St. NW and remotely VIA ZOOM on June 27th, 2020 at 9:00 am
and such additional dates as may duly be established. The Zoom Meeting invitation
link and information can be obtained on the agenda for the ~~DHO~~ meeting featuring
this case, which is located on the ~~DHO~~ webpage at:

<https://www.cabq.gov/planning/boards-commissions/>

All persons have a right to appear at or attend such hearing. For information on this
case or instruction on filing written comments, you may call the City Planning
Department Development Review at 505-924-3946.

Required to be posted from June 27th to July 17th

By (applicant/agent) Donnie Dueman Phone 505-892-5441

REFER TO FILE # PR-2020-004596

It is illegal for an unauthorized person to remove or tamper with this sign (7-14-42) Revised Ordinances of Albuquerque NM 1994

Revision December 2022



REQUEST
 for Site Plan for the development of
 a 176 unit apartment complex

City of Albuquerque
 500 2nd St. NE
 Albuquerque, NM 87102
 (505) 243-3300

City of Albuquerque Planning and Development Department
 500 2nd St. NE, Room 2004
 Albuquerque, NM 87102
 (505) 243-3300

Public Hearing Date: June 27th
 Public Hearing Time: 5:00 PM

Project Name: Donce Durson July 17th
 Project Address: PR-2019-004576

Phone: 505 872-5411

City of Albuquerque Planning and Development Department
 500 2nd St. NE, Room 2004
 Albuquerque, NM 87102
 (505) 243-3300

Duneman, Donnie

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Wednesday, June 7, 2023 12:59 PM
To: Duneman, Donnie
Subject: Universe Blvd. Between Rosa Parks Road NW and Perezoso Trail NW Neighborhood Meeting Inquiry Sheet Submission
Attachments: 04-IDOZoneAtlasPage_D-10-Z.pdf

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

As of Wednesday, June 7, 2023, there are **NO** neighborhood associations/coalitions to notify.

Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to attach a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Wednesday, June 7, 2023 10:47 AM

To: Office of Neighborhood Coordination <dduneman@huitt-zollars.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:

Development Hearing Officer

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Donald Duneman

Telephone Number

505-235-7158

Email Address

dduneman@huitt-zollars.com

Company Name

Huitt-Zollars, Inc.

Company Address

333 Rio Rancho Dr. NW

City

Albuquerque

State

NM

ZIP

87124

Legal description of the subject site for this project:

Portion of Lot 1, Block 8, Unit 17, Volcano Cliffs Subdivision

Lot 2, Block A of Universe View Subdivision Preliminary Plat

Physical address of subject site:

Universe Blvd.

Subject site cross streets:

Between Rosa Parks Road NW and Perezoso Trail NW

Other subject site identifiers:

This site is located on the following zone atlas page:

D-10-Z

Captcha

x

CAUTION: This email originated from outside Huitt-Zollars. Treat all links and attachments with appropriate caution. Verify with sender if unexpected.

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM ZOOM MEETING REPORT
Universe View Apartments – Rainbow & Unser NW

Project: Universe View Apartments

Property Description/Address: Rainbow and Unser

Date Submitted: July 26, 2023

Submitted By: Jocelyn M. Torres, Land Use Facilitator

Meeting Date/Time: July 20, 2023, 5:00 pm – 7:00 pm

Meeting Location: Conducted via Zoom

Applicant: Universe View Apartments

Agents: Donne Duneman and Scott Anderson

Neighborhood Associations/Interested Parties – WSCONA, SFVNA, TRNA and Neighbors

Background Summary:

This 30 acre site is located near Rainbow and Unser. Zoning is mixed-use (MX-L). The four building, 196 unit apartments will be located on Rosa Parks and Universe NW. This meeting primarily pertained to the apartments. The two story gated apartment complex will total 80,000 square feet. The gates will be oriented north and south. There will be a pool, community room, gym, playground, landscaping, office space and other amenities. The complex will also include a maintenance building and drainage pond. The 162 townhouse units and planned commercial space were briefly noted.

Existing Universe Boulevard power lines have presented a challenge in apartment design and orientation. Parking may occur beneath the power lines but structures are prohibited. Consequently, the buildings were moved further from Universe Boulevard and are oriented east/west, rather than north/south. This also helps minimize sightline and construction safety issues. The two story design is intended to maintain existing views, although previously installed power lines may somewhat interrupt the view.

The Agents initially applied with the DRB and are now at the Development Facilitation Team (DFT) stage of the planning process. Once approved through the DFT, they will complete the infrastructure and apply for building permits.

Discussion.

- a. The development team primarily addressed the following topics:
 - i. Development background;
 - ii. Intended apartment, townhome and commercial development;
 - iii. Apartment location, appearance and orientation; and
 - iv. Responses to questions and comments.¹

- b. Neighborhood feedback:

¹ This list is not intended to be exhaustive, as further detailed in the report.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- i. Neighbors commented and asked questions primarily regarding: the entire development; apartment height, façade and colors; building articulation; amenities; ponding; parks; landscaping; and views.²

Conclusions.

- a. Participants voiced support for the proposed apartment development.
- b. Participants voiced support for the developer's intended articulation of the apartment buildings.
- c. Participants encouraged the developer to maintain the neighborhood's existing aesthetic and color palette in constructing the apartments.

Meeting Specifics. *Participant Questions and Comments are Italicized.* Others are displayed in regular font. *Q- Question; C-Comment; A-Answer; C- Comment.*

1. Apartment, Townhome and Commercial Development.

- a. Facilitator: What commercial property will be included in this development?

A: There is a separate commercial component. That was not part of this apartment building application. The commercial strip mall style development will be located north of the apartments, near the corner of Rosa Parks and Universe.

C: This is the proposed scale and façade of the commercial buildings. We tried to have shade along the building façade to make it walkable. The façade has pushing and pulling building elements to prevent monotony and provide space for boutique signage. We're still in development and I'm always reluctant to share preliminary drawings. The two story apartments are much taller than the adjoining commercial, which is broken into 25 by 65 foot spaces. The 180 to 200 square foot commercial strip is a very leasable commodity in Albuquerque and is an appropriate product to provide. The overall commercial structure is 10,000 square feet.

C: Thank you very much. That's something that we haven't seen with other mixed use lot proposals up here. That gives us hope that it's always a crapshoot as far as whose business is going to succeed or fail. It sounds like it's a flexible space. Hopefully some good businesses will emerge and they'll provide amenities that people like. That will be good for everybody. People will make money and it'll be livable. So thanks for doing that!

- b. *C/Q: I'm looking at the apartments and there are four rows of apartments. Does the red square designate only the apartment complex or does it include the townhomes, apartments, and commercial buildings?*

² This list is not intended to be exhaustive, as further detailed in the report.

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A: To clarify, the red square only represents the apartments which are the subject of this application. There will be other applications, and I assume other meetings, regarding the commercial.

Q: So you're planning to develop everything highlighted in yellow?

A: Yes the development plan also includes townhomes and commercial space. This apartment complex is part of the overall subdivision.

In order to get the preliminary plat approval, we need to improve the adjacent roads and build all the interior roads. I just wanted to show an overview of what it will look like around the apartment complex.

Q: What direction do the power lines run?

A: The existing power lines run north and south.

c. *Q: What will the apartment facade look like?*

A: I'm showing the elevations for the four apartment buildings. They are two stories and about 26 feet high. We've used different colors throughout. There are also balconies and patios.

Q: Are these all articulated to look like individual units?

A: There is horizontal articulation in the facade going in and out. There is also vertical articulation. We don't necessarily distinguish individual units, but we do try and break up the facade so it's not monotonous. The three dimensional building footprint shows the building's shape. It's not going to be just a square, straight face. We're also trying to provide some level of detail with articulation of different portals over balconies.

We're working on better articulation of the stairwell and the internal courtyard. We want to provide enough light in the internal courtyard to meet security and privacy requirements.

We're certainly amenable to changing our approach to accommodate comments that come from these meetings and from further City review.

d. *C/Q: Earlier you said that the plan had conditional approval and that there were some outstanding issues.*

A: There were minimal conditions imposed. One involved ponding design (discussed below).

e. *C/Q: I was noticing the color and want to check on reflection values. The old sector development plan emphasized between a 20% and 50% light reflection value (LRV). The buildings that you were showing looked pretty good, except building one looked like it*

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might be on the light side. That could just be a rendering issue in terms of choosing what paint colors to use. Please ensure that it doesn't get too light, because that'll stick out glaringly on the West Mesa. Also not too dark. I think buildings two, three, and four look like they're within acceptable reflection values.

- f. A: We have not chosen specific colors but prefer muted colors. We are certainly amenable to having a discussion about those things. We'll be sensitive about staying within a more muted palette.

C: Yeah, that looks good.

- g. *C: I really do appreciate that you're keeping it to two stories. I think it looks like a pretty good project. The only thing I would add right now, and I know this is only relating to the apartments, but you are developing the whole parcel. One of the things that was sold to folks who bought over here was that there would be neighborhood scale amenities in terms of whether it's a small grocery store, coffee shop, restaurant, small office, or other things of that nature. It will be appreciated if you also limit the commercial sector properties to the two story range at the most.*

A: I'm happy to show our preliminary designs for the speculative commercial space. It has two structures. Neither is two story. It's all one story. It's geared towards neighborhood, rather than office amenities. It's designed for small shops, retail and restaurants. We are proposing two drive through end caps; one on each building. It's not inundated with drive through. We propose a coffee shop type of drive through. I'm happy to share our initial designs on that. We tried to design on a local pedestrian small scale, so it's not mammoth. We expect that people in the apartments, townhouses and existing neighbors will be customers. We also have sufficient parking.

- h. *C: I'm glad to hear that the neighborhood center will be a modest scale and not a big, tall building. It's very important to us to have buildings blend with the natural landscape. I'm glad that Mike brought up the color issue. When I hike up there, I find that it's important to have colors blend with the natural landscape. Architects have told me that colors should blend with the natural landscape. That usually requires earth tone colors. It could be a variety of colors. It looks like you have two toned colors on your apartments to show different units. So when you hike up there from the volcanoes looking down, sometimes the houses look invisible because they are earth tone until you get up there, and I say, "oh, there's the houses." But if they're white and really light colored, then they show off. That's why we're saying that the colors should blend with the natural landscape. I'm glad you're keeping it to two stories.*

- i. *C/Q: I see usable open space between the four buildings. Does that meet or exceed IDO requirements?*

A: We also have upper level balconies and first floor courtyards. We therefore exceed IDO requirements.

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j. *Q/C: How long are the apartment buildings? They look long.*

A: Approximately 300 feet.

k. *Q: Do some apartments face the open space area inward and some facing the parking lot?*

A: Yes. Half face north and half face south.

l. *Q: How will people in the units access the open space? Do the buildings have central access to either the open space or parking lot without having to walk around the entire building?*

A: As it stands now, we don't have breaks in that long façade. We are exploring that option and were discussing it this week. We may be able to add a pedestrian pass through the building midpoint to create a gap in that long façade.

m. *C: That would be a good idea. Make it more pedestrian friendly for people to access their apartments from either the parking or open space areas.*

A: All of the stairwells open towards the parking lot so that residents don't have to go around the entire building to get to that lot. It's just green space access that we'd be doing this for.

C: I think that would be a good idea. Thank you.

n. *C: I noticed that the upper floors have beams sticking out over the balconies. They have a nice viga look. It is an architectural feature that makes it more interesting. I support architectural features that make it more interesting. We appreciate the more you can do to make it look beautiful.*

A: Thank you.

2. **Parking, Landscaping and Ponding.**

a. *C/Q: I see a lot of parking spaces. How many parking spaces do you have per unit?*

A: Even though the IDO requires a minimum number, property managers prefer additional on-site parking to make it more manageable. We are providing a total of 301 spaces. There will be approximately 1.5 spaces for the 196 apartment units.

b. *Q: Will the communal areas have grass and not gravel?*

A: We have not designed that and don't have a landscape architect yet. We want to get through some other submittals prior to doing so. It's a tough thing to navigate. We don't want grass everywhere and we do want a family friendly environment. We anticipate having playgrounds, so there will be fall protection materials in that regard. That is

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typically a rubber mulch or something like that. I imagine there will be some gravel because Xeriscaping and water conservation are important to us. At the same time, we want to provide a place with lawn space for athletic activities.

- c. *C: I understand the water conservation issue with the grass, but I also worry about having too much gravel and creating heat islands because it has been very hot. Sometimes you need vegetation, shade trees and sitting areas to cool things off. I don't know if your buildings align towards the volcanoes and the mountains to take in the views. I don't know if you have thought about that, but sitting areas can also face those views, a water, or art feature,. I do see you have a swimming pool.*

A: To clarify, we actually do have a preliminary landscape plan that was part of the site plan submittal. The IDO has specific requirements regarding the number of trees per unit. There will be 196 trees, and/or shrubs for that number of units. Grass is not required but hardy native grass is encouraged.

- d. *C: I have a comment on that ponding area. I think it's near Universe Road at the southern end of the property. You were trying to figure out what the surface would look like. I've seen some nice ponding areas with vegetation growing. I think that would be nice. It would look more like a park, be more attractive, be a little cooler, not have all the gravel. Maybe you can look around town for some nice ponding areas with vegetation.*

A. One condition was to refine and look into the pond surfacing. We can add a few trees and some landscaping to make it look nicer.

- e. *C: That would be good. Do you have an indoor community gathering place?*

A: Yes. That's part of the pool area, which also has a hospitality room.

C: If you have a chance, come over to Petroglyph Estates. As you drive in, it's very close to that property. Rainbow becomes Compass as it crosses over Unser. There is a ponding area park that was installed before all the other houses were built. It has a lot of native vegetation, with a rudimentary loop of concrete walkways and drainage facilities. It's a great example of what can be done for relatively little expense. It takes a very utilitarian flood control measure and makes it an asset to the area. That's just a good example if you want to look at that.

- f. *C: I have a question about facilitating electric vehicle recharging stations and infrastructure. This can be problematic for folks who live in apartments. The Governor recently stated that half of New Mexico should switch to electric vehicles (EVs) within the next two years. That's something that you probably want to facilitate.*

If nothing else, ensure that there are electrical conduits available for the parking area. The format, or type of charging stations, may change over the next couple of years, but you won't have to dig up your parking lots to put something in and will have power available as that technology emerges. Also consider solar parking. Costco gets power off of that and

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provides shade to the folks parking there. Although there is no obligation, shaded parking might be an amenity that people are willing to pay a little more for. We get a lot of sun and put solar on our house. Our monthly utility payment to PNM is \$8.00, which is just the interconnect fee. That's something to consider.

A: Thank you for that. The IDO mandates a certain number of available EV charging stations. We haven't delved into those discussions with the client yet, but we're more than happy to do that. The shade structures are a wonderful idea. I'm not sure if that will be included in our final project. We will defer to the owner, who is not on this call, to let us know at a later date.

g. *Q: Does this complex have guest parking?*

A: Currently we don't have assigned parking. We'll defer to the parking management company on that. As we mentioned earlier, we do exceed the IDO parking minimum. With that, the presumption is that the extra parking spaces can be used by guests.

3. **Rental Rate, Accessibility and Townhomes.**

a. *Q/C: Will there be any low income apartments incorporated into this development? It's hard to find low income apartments. Also thanks for the extra parking because that helps keep parking off of the street.*

A: This property is designed as market rate housing. They will accept Section Eight vouchers per city ordinance. It is open to everyone in that regard.

b. *C: I'm sure it's ADA compliant for disabled and older people to get in and out easily enough.*

A: It's designed to HUD standards. We provide both Type A and Type B units, as required by those standards, so we do provide fully accessible units. We have convertible units that are also fully compliant. From a site design perspective, the apartments are accessible to all amenities.

c. *C/Q: As for the townhomes, those are nice because people can own them. You mentioned some pocket parks on the periphery. Are you thinking of including a central park for children? Parks and Recreation says they're not doing any more parks on the West Side. We need something for kids to play in and a nice public space for residents. I'm giving you a hint for future development.*

d. *C: The Mesa Top has a lot of archaeological sites. I don't know if that's something that you guys run across, but you may have to do some surveys for archaeology. I remember years ago, the closer you got to Volcano Vista High School, there were some sites that needed to be preserved. There are unique natural features like rock outcrops. Maybe you can incorporate them into your design for preservation, parks, or sitting areas. Possibly add*

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some juniper trees. I'm not sure that you have them in your area, but think about using these.

Next Steps.

The developer will proceed with the DRT process and will then seek transportation and hydrology approvals to complete the infrastructure. The three construction phases will include: 1. townhomes; 2. apartments; and 3. commercial. The development team hopes to go to the Development Hearing Officer (DHO) in September, 2023. Permit applications will follow DHO approval. The developer would like to break ground in January, 2024.

Meeting Adjourned.

Participants and other interested parties

Rene Horvath	WSCONA
Michael Vorhees	WSCONA
Jane Baechle	SFVNA
Marian Pendleton	TRNA
Val Vaughn	PHCA, PHSZD
Monica Hernandez	La Cuentista
Brian Wills	La Cuentista
Elaine Candelaria	Neighbor

Agents

Donnie Duneman	Huitt-Zollars, Inc.
Scott Anderson	Scott Anderson Design

CABQ Planning

Jolene Wolfley	Associate Director
Bonnie Strange	Development Review Planner

CABQ Land Use Facilitation

Jocelyn M. Torres	Land Use Facilitator
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