



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

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input checked="" type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input checked="" type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

**BRIEF DESCRIPTION OF REQUEST**

Site Plan - DRB for a 4-story mixed-use development with 92 dwelling units and 2,000 sq. ft. commercial.

Waiver - DRB for sidewalk width along Jackson Street.

**APPLICATION INFORMATION**

Applicant: Greater Albuquerque Housing Partnership		Phone: (505) 244-1614
Address: 320 Gold Ave SW, Suite 918		Email:
City: Albuquerque	State: NM	Zip: 87102
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email: fishman@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List all owners:	

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

Lot or Tract No.: Lots 1-22	Block: 34	Unit:
Subdivision/Addition: Valley View Addition	MRGCD Map No.:	UPC Code: 101705747017842904 101705745716542901
Zone Atlas Page(s): K-17-Z	Existing Zoning: MX-M	Proposed Zoning: No Change
# of Existing Lots: 22	# of Proposed Lots: 1	Total Area of Site (Acres): 1.61 acres

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 5000 Central Avenue SE Between: Jackson Street SE and: San Mateo Blvd

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

PR-2021-005390

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: 6/4/21
Printed Name: Jacqueline Fishman, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting Date:	Fee Total:
Staff Signature:	Date:
	Project #

**FORM P2: SITE PLAN – DRB**

**Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 on a CD. PDF shall be organized with the Development Review Application and this Form P2 at the front followed by the remaining documents in the order provided on this form.

**SITE PLAN – DRB**

**MAJOR AMENDMENT TO SITE PLAN – DRB**

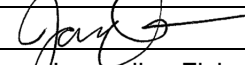
**EXTENSION OF SITE PLAN – DRB**


- Interpreter Needed for Hearing? No if yes, indicate language: \_\_\_\_\_
- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (not required for Extension)
- Signed Traffic Impact Study (TIS) Form
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information (not required for Extension)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)(3)
- 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 Variance – DRB will be required, as applicable.*
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) (not required for Extension)
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C) (not required for extension)
  - Office of Neighborhood Coordination neighborhood meeting inquiry response
  - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
  - If a meeting was requested or held, copy of sign-in sheet and meeting notes
- Sign Posting Agreement
- Required notices with content per IDO Section 14-16-6-4(K)(1) (not required for extension)
  - Office of Neighborhood Coordination notice inquiry response
  - Copy of notification letter and proof of first-class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first-class mailing
- Completed Site Plan Checklist
- Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- Copy of the original approved Site Plan or Master Development Plan (for amendments and extensions) (1 copy, 24" x 36")
- Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2).(d.) if site is within a designated landfill buffer zone
- Infrastructure List, if required

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

- Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Solid Waste Department signature on Site Plan
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- Approved Grading and Drainage Plan
- Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (not required for Master Development Plans)
- Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- Infrastructure List, if required

**I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.**

<b>Signature:</b> 	<b>Date:</b> 6/4/21
<b>Printed Name:</b> Jacqueline Fishman, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
<b>Staff Signature:</b>	
<b>Date:</b>	



**FORM V2: Waiver– DRB**

**Please refer to the DRB case schedules for meeting dates and deadlines. Your attendance is required.**

**WAIVER – IDO**

- Interpreter Needed for Meeting? No if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 on a CD. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(P)(3), compliance with the DPM, and all improvements to be waived, as applicable. .
- Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K)
  - Office of Neighborhood Coordination neighborhood meeting inquiry response
  - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
  - If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)
  - Office of Neighborhood Coordination Public Notice Inquiry response
  - Proof of emailed notice to affected Neighborhood Association representatives

**WAIVER – DPM (MUST BE HEARD WITH SUBDIVISION/SITE PLAN ACTION)**

- \_\_\_ Interpreter Needed for Meeting? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 on a CD. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Justification letter describing, explaining, and justifying the request per the criteria in DPM – Chapter 2
- \_\_\_ Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)
  - \_\_\_ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - \_\_\_ Proof of Neighborhood Meeting
  - \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives
  - \_\_\_ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing\* **this step is not required if waiver is to be heard with minor subdivision plat**
  - \_\_\_ Sign Posting Agreement - **this step is not required if waiver is to be heard with minor subdivision plat**

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- \_\_\_ Interpreter Needed for Meeting? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 on a CD. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ A scale drawing showing the location of the deferred sidewalk with appropriate dimensions.
- \_\_\_ Proof of Neighborhood Meeting

**EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- \_\_\_ Interpreter Needed for Meeting? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 on a CD. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Letter describing, explaining, and justifying the deferral or extension
- \_\_\_ Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")

<b><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i></b>	
Signature:	Date: 6/4/21
Printed Name: Jacqueline Fishman, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers:	Project Number:
Staff Signature:	
Date:	





Compañeros en la Vivienda

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## GREATER ALBUQUERQUE HOUSING PARTNERSHIP

April 5, 2021

Jolene Wolfley, DRB Chair  
Development Review Board  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

Dear Ms. Wolfley,

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

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

Sincerely,

*Felipe Rael*

**Felipe Rael** | Executive Director



Greater Albuquerque  
Housing Partnership

*Compañeros en la Vivienda*

O: 505.244.1614 | D: 505.705.3705

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# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

**Project Title:** Hiland Plaza Building Permit #: \_\_\_\_\_ Hydrology File #: K17D120  
Zone Atlas Page: K-17-Z DRB#: PR-2021-005390 EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Lots 1 thru 22, Block 34, Valley View Addition  
City Address: 5000 Central Avenue SE

**Applicant:** Greater ABQ Housing Partnership (Agent: Consensus Planning, Inc.) Contact: Michael Vos, AICP  
Address: 302 8th Street NW, Albuquerque, NM 87102  
Phone#: (505) 764-9801 Fax#: \_\_\_\_\_ E-mail: vos@consensusplanning.com

### Development Information

Build out/Implementation Year: 2021-2022 Current/Proposed Zoning: MX-M

Project Type: New:  Change of Use: ( ) Same Use/Unchanged: ( ) Same Use/Increased Activity: ( )

Proposed Use (mark all that apply): Residential: ( ) Office: ( ) Retail: ( ) Mixed-Use: ( )

Describe development and Uses:

New development of 92 affordable housing units and 2,000 square feet of commercial space.

Days and Hours of Operation (if known): \_\_\_\_\_

### Facility

Building Size (sq. ft.): \_\_\_\_\_

Number of Residential Units: 92 dwelling units (4-story Mid-Rise)

Number of Commercial Units: 2 (1,000 sq. ft. each)

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* \_\_\_\_\_

Expected Number of Employees (if known):\* \_\_\_\_\_

Expected Number of Delivery Trucks/Buses per Day (if known):\* \_\_\_\_\_

Trip Generations during PM/AM Peak Hour (if known):\* \_\_\_\_\_

Driveway(s) Located on: Street Name Silver Avenue SE

Adjacent Roadway(s) Posted Speed: Street Name Central Avenue Posted Speed 35 mph

Street Name Silver Avenue SE Posted Speed 18 mph

Jackson Street SE 25 mph

ITE Land Use Code  
#221 Multi Family  
Housing (mid-rise):  
AM peak 32 trips  
PM peak 41 trips

\* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required

**Roadway Information (adjacent to site)**

Comprehensive Plan Corridor Designation/Functional Classification: Central Ave: Main Street, Major/Premium Transit, and Principal Arterial  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Hiland Activity Center  
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: ADT: 15,128 Volume-to-Capacity Ratio: \_\_\_\_\_  
AWDT: 16,251 (if applicable)

Adjacent Transit Service(s): Routes 66, 766, and 777 Nearest Transit Stop(s): Central/Monroe and Central/San Mateo

Is site within 660 feet of Premium Transit?: Yes

Current/Proposed Bicycle Infrastructure: Bicycle Boulevard on Silver and Monroe  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing sidewalks to be upgraded during construction

**Relevant Web-sites for Filling out Roadway Information:**

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidid=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

**TIS Determination**

**Note:** Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [ ] No  Borderline [ ]

Thresholds Met? Yes [ ] No

Mitigating Reasons for Not Requiring TIS: \_\_\_\_\_ Previously Studied: [ ]

Notes:

*M. P. E.*

6/4/2021

\_\_\_\_\_  
TRAFFIC ENGINEER

\_\_\_\_\_  
DATE





## Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov) . Call 924-3362 for information.

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### Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (~~show new, existing, remodel~~), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
4. Location of nearby multi-use trails, if applicable ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.





**FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY**  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

**PROJECT NAME:** Hiland Plaza

**AGIS MAP #** K-17-Z

**LEGAL DESCRIPTIONS:** Lots 1-22. Block 34, Valley View Addition  
\_\_\_\_\_  
\_\_\_\_\_

X **DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on 6-1-2021 (date).

David Aube 6-3-2021  
Applicant/Agent Date

\_\_\_\_\_  
Hydrology Division Representative Date

**NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL**

X **WATER AND SEWER AVAILABILITY STATEMENT**

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)) on 3-24-2021 (date).

David Aube 6-3-2021  
Applicant/Agent Date

\_\_\_\_\_  
ABCWUA Representative 6/3/21  
Date

**PROJECT #** \_\_\_\_\_



June 4, 2021  
Jolene Wolfley, Chair  
Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

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

Re: Site Plan and Waiver – DRB Request for Hiland Plaza

Dear Ms. Wolfley:

The purpose of this letter is to request review and approval of a Site Plan – DRB and a Waiver to IDO Section 14-16-5-3(D)(3)(b)4 to allow a reduction of the sidewalk width on Jackson Street from the required 8-foot minimum to a 6-foot sidewalk. This application is made on behalf of the Greater Albuquerque Housing Partnership (GAHP) and the City of Albuquerque Department of Family and Community Services. The project is located at 5000 Central Avenue SE at the corner of Central Avenue and Jackson Street SE (Figure 1). The legal description of the site is Lots 1 through 22, Block 34, Valley View Addition containing approximately 1.61 acres.

The proposed Hiland Plaza development project will provide approximately 92 dwelling units, 85% of which are set aside for low-income families at the 60% area median income (AMI). The project also includes nearly 2,000 square feet of commercial space on the ground floor. The Applicant is in the process of consolidating these lots into a single tract for the proposed development.



#### PRINCIPALS

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

Figure 1: Site Location at the southeast corner of Central Avenue and Jackson Street.

The subject site is zoned MX-M: Mixed-use Moderate Intensity, which allows for multi-family residential development and a wide variety of commercial uses permissively. The subject property is within a highly connected, developed area of Albuquerque at the southeast corner of Central Avenue and Jackson Street. It falls within the Central Avenue Main Street Corridor Area and the Major Transit Corridor Areas of Central Avenue and San Mateo Boulevard, as designated by the Comprehensive Plan. It is also within a Premium Transit Station Area and the Hiland Activity Center. The entire project site is considered an Area of Change.

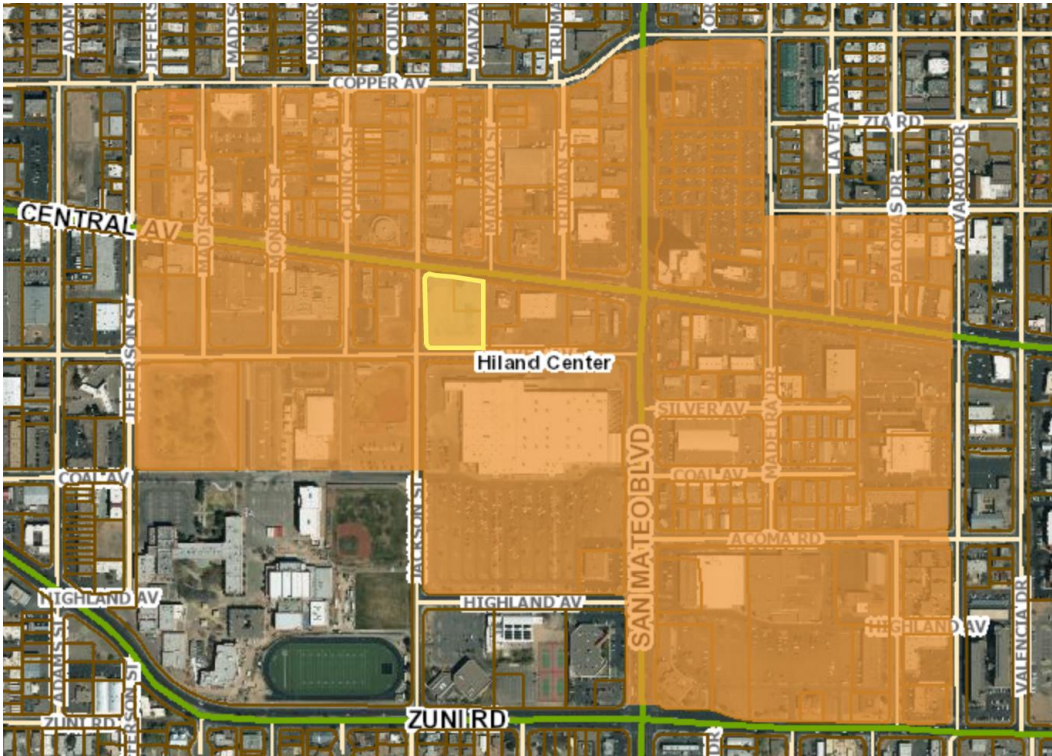


Figure 2: Site Location within the Hiland Activity Center.

The Applicant and Project Team met with the affected Neighborhood Associations, the Highland Business and Neighborhood Association and District 6 Coalition, in a facilitated meeting on April 21, 2021. The Applicant shared information about the proposed development and building design, and a discussion of the potential for the requested sidewalk width waiver and variances to the glazing requirements, which are separately under review by the Zoning Hearing Examiner. Neighbors in attendance did not express any concerns about the potential for variance requests, sidewalk width waiver, or of the project in general. There were some positive views of the proposed development shared, including positive responses to providing affordable housing, which is a critical need in the Albuquerque community.

The Site Plan is required to be reviewed by the DRB because it is a mixed-use development with more than 75 dwelling units. In accordance with Integrated Development Ordinance Section 14-16-6(I)(3), an application for a Site Plan – DRB shall be approved if it meets all the following criteria (Our responses are provided in italics following each of the criteria below):



6-6(l)(3)(a) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

*The project has been designed in compliance with the IDO and the MX-M Development Standards except for the requested sidewalk width waiver along Jackson Street, which is justified below, and the building design variances that are under separate review by the Zoning Hearing Examiner. The height of the buildings complies with the general 65-foot maximum of the MX-M zone district for properties located within a Main Street and Premium Transit Station area. The project meets the IDO minimum parking requirements of 1 space per dwelling unit with a 50% reduction allowed due to the site's location within an Albuquerque Rapid Transit Premium Transit Station Area, near the intersection of Central Avenue and San Mateo Boulevard. All other IDO requirements will be met with this request.*

6-6(l)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

*The City's existing infrastructure and public improvements have adequate capacity to serve this project. This is an infill site surrounded by existing development and has access to a full range of services, including water and sewer, public transportation, bicycle facilities, and a connected street grid. There are numerous commercial uses surrounding the proposed development to serve future residents and Highland High School, located to the southwest of the project site, provides an additional amenity to this area. Any burdens on those systems will be mitigated to the maximum extent practicable by this development, including the improvement and expansion of the existing sidewalk system along the frontages of the property, regardless of the proposed waiver along Jackson Street.*

6-6(l)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

*The subject site is not within a Master Development Plan area, so this criterion does not apply.*

In addition to the general criteria for approval of this Site Plan – DRB, this project meets the requirements for approval of the requested Waiver – DRB for a reduction in the sidewalk width along Jackson Street to a 6-foot minimum sidewalk. This reduction still allows for ample maneuvering while allowing the provision of a wider and more continuous landscape area for the proposed street trees that will beautify the streetscape and improve pedestrian safety along the western edge of the project. Further, the Jackson front of the project is dedicated to residential use south of the first 65 feet from Central and will not get the same level of foot traffic as the building frontage along Central Avenue.



The following responses explain how this waiver request meets IDO Section 14-16-6(P)(3):

6-6(P)(3)(a) Any of the following applies:

1. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.
2. The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, State, or federal government, and a Waiver is needed and appropriate to maintain such historical, archeological, and/or architectural significance.
3. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.
4. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.

*The subject site meets Criterion #4, as approval of the requested Waiver will encourage flexibility, economy, and effective use of open space in accordance with accepted principles of site planning for this affordable housing project. Allowing a 6-foot-wide sidewalk along Jackson Street allows for lower costs on concrete while simultaneously providing additional landscape area for the street trees that are being provided along this edge. The additional landscape area will allow these trees to grow better and healthier than if they were constrained by additional sidewalk and tree grates. The project is also continuing to provide the required 10-foot-wide sidewalk along the Central Avenue frontage consistent with its designation as a Main Street Corridor and Premium Transit area.*

6-6(P)(3)(b) The Waiver will not be materially contrary to the public safety, health, or welfare.

*The requested Waiver will not be materially contrary to the public safety, health, or welfare because the project still meets the overall intent of the IDO and DPM in providing a 10-foot-wide sidewalk along the Central Avenue frontage and keeping a 6-foot-minimum sidewalk along Jackson Street. While 6 feet is less than the IDO requirement, it meets the minimum DPM sidewalk width and ADA standards for a pedestrian access route.*

6-6(P)(3)(c) The Waiver does not cause significant material adverse impacts on surrounding properties.

*The requested Waiver does not cause significant material adverse impacts on surrounding properties because a 6-foot-wide sidewalk is an increase in width over the existing sidewalk width presently in this location and adjacent to the surrounding properties. The proposed development and provision of these improved sidewalks benefit the surrounding properties and greater community.*



6-6(P)(3)(d) The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

*The proposed Waiver will not hinder future planning, public right-of-way acquisition, or the financing of public infrastructure improvements. The proposed sidewalk, whether this Waiver is granted or not, will be contained within the existing public right-of-way. Approval of the Waiver will not preclude the City from widening the adjacent roadway or this sidewalk at any point in the future, but rather it will allow for an improved landscape and street trees for pedestrians and residents of the proposed development.*

6-6(P)(3)(e) The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.

*The Waiver does not conflict with any other provisions of any City code or ordinance. The requested 6-foot-wide sidewalk is consistent with the minimum sidewalk width in the DPM, ADA requirements, and the City's sidewalk ordinance.*

6-6(P)(3)(f) The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.

*The site is not located in or near the 100-year Floodplain.*

6-6(P)(3)(g) The Waiver will not materially undermine the intent and purpose of this IDO or the applicable zone district.

*The Waiver will not materially undermine the intent and purpose of the IDO or the MX-M zone district. The proposed development is providing much needed affordable housing and improving the surrounding streetscapes, including the provision of a 10-foot-wide sidewalk along Central Avenue and street trees on both Central and Jackson Street. The proposed sidewalk widths are greater than the existing widths and are consistent with the purpose of IDO Section 5-3 to ensure convenient and efficient access and adequate street connectivity, among others. As stated above, the Jackson Street frontage is primarily devoted to residential use and will not receive the same level of foot traffic as the Central Avenue frontage.*

6-6(P)(3)(h) The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation to such standards is within the thresholds established by Subsection 14-16-6-4(P)(Deviations) and is granted by the DRB as part of this approval.

*The proposed lot and mixed-use development are allowed by the underlying zoning and approval of the requested Waiver does not allow for a type of development that does not meet the applicable Development Standards for the MX-M zone district. The Applicant is separately requesting approval of variances to the building design standards of the Nob Hill/Highland CPO-8, but those are separate and distinct from the*





*requested sidewalk width waiver and approval of the Waiver does not affect the proposed building design.*

6-6(P)(3)(i) The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).

*The proposed Waiver to the sidewalk width along Jackson Street is the minimum necessary provide redress for the Applicant of this affordable housing project. The Waiver does not result in a sidewalk that is less than the minimum DPM or ADA standards for general commercial and mixed-use areas and allows for an adequate landscaping buffer area for the proposed street trees.*

6-6(P)(3)(j) If the request is a for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.

*The requested Waiver is only to the required sidewalk width and does not completely waive the installation of required sidewalks, so this criterion does not apply. The proposed sidewalks are an improvement over the existing conditions for this site.*

Based upon the information provided above and supporting documents, we respectfully request the DRB's review and approval of the Site Plan and Waiver to the minimum sidewalk width requirement along Jackson Street. Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

Jacqueline Fishman, AICP  
Principal



# PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. ***PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.*** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

<i>Official Use only</i>		
PA#: <u>20-222</u>	Received By: <u>Diego Ewell</u>	Date: <u>11/23/2020</u>
<b>APPOINTMENT DATE &amp; TIME:</b> <u>N/A</u>		

Applicant Name: Ketan Bharatiya Phone#: 505.998.6462 Email: kbharatiya@designgroupnm.com

## PROJECT INFORMATION:

***For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.***

Size of Site: 1.61 Acres Existing Zoning: MX-M Proposed Zoning: MX-M

Previous case number(s) for this site: \_\_\_\_\_

Applicable Overlays or Mapped Areas: Premium Transit Zone, Highland Activity Zone, CPO-8 Nob Hill/Highland

Residential – Type and No. of Units: \_\_\_\_\_

Non-residential – Estimated building square footage: \_\_\_\_\_ No. of Employees: \_\_\_\_\_

Mixed-use – Project specifics: 92 Dwelling Units

## LOCATION OF REQUEST:

Physical Address: 5000 Central Ave SE Zone Atlas Page (Please identify subject site on the map and attach) K-17-Z

## BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

4 Story multifamily affordable housing - 92 dwelling units.  
2,000 SF of commercial space at first floor along Central Avenue

## QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

Building setback requirements

Street Elements (Frontage Zone, Sidewalk Width, Landscape Buffer) Dimensions along Central, Jackson and Silver.

Landscape buffer along east property line (neighboring property) and along Silver Ave.

Total building gross area = 78,000 SF

Building Height = +/- 54 ft.

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-222 Date: 11/30/20 Time: N/A (sent via email to [kbharatiya@designgroupnm.com](mailto:kbharatiya@designgroupnm.com))

Address: 5000 Central Ave SE

### AGENCY REPRESENTATIVES

Planning: Linda Rumpf ([lrumpf@cabq.gov](mailto:lrumpf@cabq.gov))

Zoning/Code Enforcement: Carl Garcia ([cagarcia@cabq.gov](mailto:cagarcia@cabq.gov))

Fire Marshal: Bob Nevárez ([rnevarez@cabq.gov](mailto:rnevarez@cabq.gov)) or call 505-924-3611 (if needed)

Transportation: Nilo Salgado ([nsalgado-fernandez@cabq.gov](mailto:nsalgado-fernandez@cabq.gov))

Hydrology: Ernest Armijo, P.E. ([earmijo@cabq.gov](mailto:earmijo@cabq.gov))

Solid Waste: Herman Gallegos ([hgallegos@cabq.gov](mailto:hgallegos@cabq.gov))

#### **PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!**

*THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.*

*Additional research may be necessary to determine the exact type of application and/or process needed.*

*Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

**REQUEST:** 4 Story multifamily affordable housing – 92 dwelling units. 2,000 SF of commercial space at first floor along Central Avenue

### SITE INFORMATION:

Zone: MX-M

Size: 1.61 acres

Use: Commercial Services

Overlay zone: (CPO) - Character Protection Overlay Zone (3-4)-Nob Hill/Highland – CPO-8; Nob Hill/Highland – CPO-8, Building Height Sub-area 3; Nob Hill/Highland – CPO-8, Building Facades Boundary

Comp Plan Area of: Change

Comp Plan Corridor: (MS) Main Street Corridors 660ft-Central Av; (MT) Major Transit Corridors 660ft-Central Av

Comp Plan Center: Hiland/Activity

MPOS or Sensitive Lands: x

Parking: 5-5

MR Area: x

Landscaping: 5-6

Street Trees: 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: Table 5-1-2: Mixed-use Zone District Dimensional Standards

\*Neighborhood Organization/s: District 6 Coalition of NAs, Highland Business and NA Incorporated

*\*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at [www.cabq.gov/neighborhoods.resources](http://www.cabq.gov/neighborhoods.resources).*

### PROCESS:

Type of Action: Site plan DRB 6-6(l)

Review and Approval Body: DRB Is this a PRT requirement? Yes

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-222 Date: 11/30/20 Time: N/A (sent via email)

Address: 5000 Central Ave SE

### NOTES:

**QUESTIONS OR CONCERNS** (Please be specific so that our staff can do the appropriate research)

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Building setback requirements

---

Street Elements (Frontage Zone, Sidewalk Width, Landscape Buffer) Dimensions along Central, Jackson and Silver.

---

Landscape buffer along east property line (neighboring property) and along Silver Ave.

---

Total building gross area = 78,000 SF

---

Building Height = +/- 54 ft.

---

See the **Integrated Development Ordinance**

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

### New Public Notice Forms

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings. Please complete these forms for public notice:

- [Neighborhood Meeting](#) or <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- [Public Notice](#) or <http://www.cabq.gov/planning/urban-design-development/public-notice>

### Records requests

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

### Requests to Inspect Public Records

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

- Linda Rumpf, [lrumpf@cabq.gov](mailto:lrumpf@cabq.gov)

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-222 Date: 11/30/20 Time: N/A (sent via email)

Address: 5000 Central Ave SE

### File Submittal

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and/or to Maggie Gould at [mgould@cabq.gov](mailto:mgould@cabq.gov).

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website: <https://www.cabq.gov/planning/building-safety-permits>

### Zoning Comments

#### 5000 CENTRAL AV SE

(MT) Major Transit Corridors 660ft

(MS) Main Street Corridors 660ft

Demolition Review (6-6)

Building Design, Residential (5-11)

Nob Hill/Highland – CPO-8

**1009243**-Does not apply

**1001620** Text amendment – no impact to this project.

Nob Hill/Highland – CPO-8, Building Height Sub-area 3

Area of Change

Activity Center

IDO Zoning: MX-M

Multi-family permissive

Commercial services permissive

Use specific standard 4-3(B)(8) Dwelling, Multi-family

#### Dwelling, Multi-family-Definition

A building, multiple buildings, or a portion of a building located on a single lot, containing 3 or more dwelling units, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each, and that does not meet the definition of a townhouse dwelling. Within mixed-use development, a building containing 2 or more dwelling units is considered multi-family.<sup>583</sup> See also Development Definitions for Multi-family

#### Commercial Services-Definition

Any activity involving the provision of services carried out for profit, generally for a business customer and not an individual buyer, including but not limited to upholstering, welding, laundry, printing, or

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-222 Date: 11/30/20 Time: N/A (sent via email)

Address: 5000 Central Ave SE

publishing, that is not listed separately as a distinct use in Table 4-2-1.

### **Lot-Definition**

A tract or parcel of land, exclusive of public right-of-way, that meets any of the following criteria:

3. Is a portion of one or more platted lots, which portion was placed on the records of the Bernalillo County Assessor prior to November 16, 1973, provided that such portion met all requirements of area and dimension of the zone in which it was located when created.

### **Lots must meet this definition to avoid replat.**

3-4(I)(3) Setback Standards

3-4(I)(3)(a) Side, Minimum 0 feet.

3-4(I)(3)(b) Rear, Minimum 0 feet.

Table 5-1-2 for additional set backs

50% of front property line width must be occupied by the primary building constructed within 15 ft. of the property line. On a corner lot, the required 50% must begin at the corner

### **5-3 ACCESS AND CONNECTIVITY**

5-3(C)(1) Americans with Disabilities Act

# PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-222 Date: 11/30/20 Time: N/A (sent via email)

Address: 5000 Central Ave SE

4. In any Mixed-use zone district or for lots with uses in the Civic and Institutional or Commercial use categories in any Non-residential zone district, the following requirements shall apply:<sup>231</sup>

- a. Walkways shall be installed along any street-facing façade with a pedestrian entrance. Walkways shall meet the standards of the DPM, except where Table 5-3-1 requires a wider walkway.

Table 5-3-1: Required Walkway Width	
Building Size (sq. ft.)	Minimum Walkway Width (ft.)
≤10,000	8
>10,000 and ≤50,000	10
>50,000 and ≤60,000	11
>60,000 and ≤70,000	12
>70,000 and ≤80,000	13
>80,000 and ≤90,000	14
>90,000	15

## 5-5 PARKING AND LOADING

5-5(F)(1)(b) Downtown, Urban Centers, Main Street Areas, and Premium Transit Areas

## 5-6 LANDSCAPING, BUFFERING, AND SCREENING

5-6(E)(2)(b) Downtown, Urban Centers, and Main Street and Premium Transit Areas

5-6(E)(3)(b) Downtown, Urban Centers, and Main Street and Premium Transit Areas

## 5-7 WALLS AND FENCES

## 5-8 OUTDOOR LIGHTING<sup>324</sup>

5-11(E)(2)(b) Urban Centers, Activity Centers, and Main Street and Premium Transit Areas

## Process

Site plan DRB 6-6(l)

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-222 Date: 11/30/20 Time: N/A (sent via email)

Address: 5000 Central Ave SE

### Transportation Development comments

For additional information contact Nilo Salgado (924-3630) or Jeanne Wolfenbarger (924-3991)

### Curb Cuts

- Follow DPM guidelines for residential and commercial curb cuts.
- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

### Clear Sight Triangle at Access Points and Intersections

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

### Private Site and Parking Lot Design

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.
- **Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)**
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

### Traffic Studies and Traffic Signals

1. **See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for**



## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-222 Date: 11/30/20 Time: N/A (sent via email)

Address: 5000 Central Ave SE

**determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.**

2. A proposed new traffic signal needs to A) follow guidelines for traffic signal spacing, B) meet the requirements for a traffic signal warrant study to be in operation and C) be approved by both Planning and by Traffic Operations (**IF APPLICABLE**).

### Platting and Public Infrastructure Requirements for Roadways

1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
2. All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
3. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
4. There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.
5. Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
6. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
7. Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
8. **Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.**

*If you would have additional questions or would like to schedule a follow-up conference call meeting please contact Linda Rumpf at [lrumpf@cabq.gov](mailto:lrumpf@cabq.gov)*

**From:** [Carmona, Dalaina L.](#)  
**To:** [Dmcsa Delgado](#)  
**Subject:** 5000 Central Avenue SE Neighborhood Meeting Inquiry  
**Date:** Thursday, April 1, 2021 5:05:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image007.png](#)  
[IDOZoneAtlasPage\\_K-17-Z.PDF](#)

Dear Applicant:

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Highland Business and NA Incorporated	Melissa	Pacheco	melissa.ann.pacheco@gmail.com	213 Madison Street NE	Albuquerque	NM	87108		5059999799
Highland Business and NA Incorporated	Omar	Durant	omardurant@yahoo.com	305 Quincy Street NE	Albuquerque	NM	87108		5052654949
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	5052668944
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedyspa.com	119 Vassar Drive SE	Albuquerque	NM	87106		5054014367

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334  
[dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://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.

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**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)  
**Sent:** Thursday, April 01, 2021 1:20 PM  
**To:** Office of Neighborhood Coordination <[delgado@consensusplanning.com](mailto:delgado@consensusplanning.com)>  
**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
**Subject:** Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:  
Development Review Board

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

Contact Name

Jacqueline Fishman

Telephone Number  
5057649801

Email Address  
[delgado@consensusplanning.com](mailto:delgado@consensusplanning.com)

Company Name  
Consensus Planning, Inc.

Company Address  
302 8th St. NW

City  
Albuquerque

**From:** [Michael Vos](#)  
**To:** [melissa.ann.pacheco@gmail.com](mailto:melissa.ann.pacheco@gmail.com); [omardurant@yahoo.com](mailto:omardurant@yahoo.com); [info@willsonstudio.com](mailto:info@willsonstudio.com); "Mandy Warr"  
**Cc:** [Jackie Fishman](#); [Omega Delgado](#)  
**Subject:** Neighborhood Meeting Notification for 5000 Central Avenue SE  
**Date:** Monday, April 12, 2021 5:45:00 PM  
**Attachments:** [Hiland Plaza Neighborhood Meeting Notice Information.pdf](#)

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Dear Neighbors,

This email is notification that Consensus Planning, Inc. is preparing a Site Plan application to the City of Albuquerque Development Review Board (DRB) for the +/- 1.6-acre property located at 5000 Central Avenue SE, Albuquerque, 87108. This property is zoned MX-M: Moderate-Intensity Zone District. The Applicant, The Greater Albuquerque Housing Partnership, is proposing a mixed-use development with 92 affordable housing units and 2,485 square feet of ground floor commercial space. The legal description of the property is as follows: Lots 1 – 22, Block 34, Valley View Edition. Additional required information, including the conceptual site plan and elevations are attached to this notice.

As part of the IDO regulations, we are providing you an opportunity to discuss this application prior to submittal. Should you have any questions or would like to request a meeting regarding this anticipated application, please do not hesitate to email Jackie Fishman, Principal with Consensus Planning at [fishman@consensusplanning.com](mailto:fishman@consensusplanning.com), me at [vos@consensusplanning.com](mailto:vos@consensusplanning.com), or call us by phone at 505-764-9801. Per the IDO, you have 15 days or until April 27, 2021 to request a meeting. If you do not want to schedule a meeting, please let us know so that we can continue our application process.

Sincerely,

**Michael Vos, AICP**  
**CONSENSUS PLANNING, INC.**  
302 Eighth Street NW  
Albuquerque, NM 87102  
phone (505) 764-9801  
[vos@consensusplanning.com](mailto:vos@consensusplanning.com)



**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



<b>PART I - PROCESS</b>	
Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	Site Plan- DRB
Decision-making Body:	Development Review Board
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Note: if yes, see second page</b>
<b>PART II – DETAILS OF REQUEST</b>	
Address of property listed in application:	5000 Central Avenue SE, Albuquerque, NM 87108
Name of property owner:	Greater Albuquerque Housing Partnership
Name of applicant:	Greater Albuquerque Housing Partnership
Date, time, and place of public meeting or hearing, if applicable:	
Address, phone number, or website for additional information:	Please contact the Agent, Jacqueline Fishman, AICP, at fishman@consensusplanning.com or by calling 505-764-9801
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">SUBSECTION 14-16-6-4(K)</a> OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>	

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.

\_\_\_\_\_ (Applicant signature) 4/12/2021 (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

[Note: Items with an asterisk (\*) are required.]

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: April 12, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Association (NA)\*: See attached

Representative\*: See attached

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: See attached

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: Jacqueline Fishman at fishman@consensusplanning.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

\_\_\_\_\_

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 5000 Central Avenue SE, Albuquerque, 87108  
Location Description Southeast corner of Jackson Street and Central Avenue
2. Property Owner\* Greater Albuquerque Housing Partnership
3. Agent/Applicant\* [if applicable] Jackie Fishman, AICP, Consensus Planning, Inc.
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (\*) are required.]

- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

This a request for a Site Plan - DRB for a mixed-use development (93 unit Multi-family and 2,485 square feet of commercial).

5. This type of application will be decided by<sup>\*</sup>:  City Staff  
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE)  Development Review Board (DRB)
  - Landmarks Commission (LC)  Environmental Planning Commission (EPC)
  - City Council
6. Where more information about the project can be found<sup>\*4</sup>:  
Contact the agent Jacqueline Fishman at fishman@consensusplanning.com or at 505-764-9801.

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>\*5</sup> K-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:  
 Deviation(s)  Variance(s)  ~~Waiver(s)~~  
 Explanation: \_\_\_\_\_  
Project is currently being designed to comply with all IDO Development Standards, but there is a possibility a sidewalk width waiver will be needed along Jackson Street.
4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1\\*](#): xYes  No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>



[Note: Items with an asterisk (\*) are required.]

- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - d. **For residential development\***: Maximum number of proposed dwelling units.
  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information:**

- 1. From the IDO Zoning Map<sup>6</sup>:
  - a. Area of Property [typically in acres] Approximately 1.6 acres
  - b. IDO Zone District MX-M
  - c. Overlay Zone(s) [if applicable] Nob Hill/Highland - CPO-8, Building Height Sub-area 3, and Building Facades Boundary
  - d. Center or Corridor Area [if applicable] Premium Transit Station Area - 600 ft.; Major Transit Corridor; Main Street Corridor; Hiland Center; Central Avenue Corridor; Area of Change
- 2. Current Land Use(s) [vacant, if none] Vacant

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]

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<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>



Celebrating the dynamic spirit of route 66 by connecting past, present, and future



Hiland Plaza Composite Rendering with View looking East on Central Ave - Hartman + Majewski Design Group

LOCAL CHARM

## ROUTE 66 CHARM IN HIGHLAND

The Highland Business District developed in the 1940s and 50s during the heyday of Route 66's popularity. The spirit of modern manufacturing and auto-mobility inspired the Streamline Moderne architectural style, examples of which are found throughout the Albuquerque stretch of Route 66.

Hiland Plaza at 5000 Central Avenue combines the best of contemporary mixed-use development with a local architectural classic to create a charming new neighborhood destination enhancing the community character.



Route 66 Diner- Photo by Jim Nix



Hiland Theater Photo by Podulux



Desert Sands Motor Hotel as a community hub

## STREAMLINE MODERNE

Hiland Plaza, inspired by the charm of Streamline Moderne, incorporates several distinctive elements from this unique style:

- Curving Corners
- Sweeping Horizontals
- Lofting Verticals
- Clean Lines
- Contrasting Colors
- Bold Neon Signage





Route 66, Central Ave. Highland Stretch 1969 - Photo by Ernst Haas



Wide sidewalk and landscape buffer allowing for a pedestrian-friendly environment.

### FROM THE OPEN ROAD TO WALKABLE PARADISE

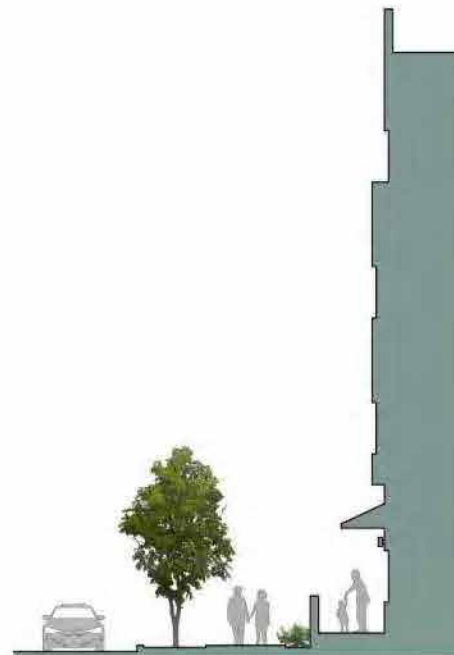
Route 66 exemplifies the freedom of mobility made possible by the automobile. Albuquerque is re-envisioning this freedom of mobility by embracing a new equitable and urban multi-modal approach.

Hiland Plaza is convenient for families to live near employment, schools, shopping and amenities without relying on an automobile. By living close to city transportation (buses), having access to area amenities (daycare, schools, shopping, healthcare, church) and near local activities for all ages (indoor soccer, Highland sports fields and pool, parks, bike boulevard, National Dance Institute), we are providing reasonably priced, quality housing with equitable access to a high opportunity area east of Nob Hill.

The access to multi-modal forms of transportation offers the freedom for residents to choose to live without owning a personal automobile, providing an urban lifestyle choice, embracing other modes of transportation improves both health and environmental outcomes.



Street section along Central Avenue with commercial uses, landscape buffer with street trees and building lighting, awnings, & street furniture.



Street section along Jackson Street with optional residential front stoops with awnings, landscape buffer with street trees, & lighting.



Central Avenue – 12’- 13’ wide sidewalk & 6’ low water landscape buffer with street trees to offer summer shade. Pedestrian friendly, walkable streetscape provides equitable mobility and an urban lifestyle.



Jackson Street – Family friendly, residential street with pedestrian scaled streetscape and on-street parking.

**Livable, walkable, mixed-use, transit-oriented & vibrant hub for Albuquerque families.**





Main Entry on Jackson Street



Commercial & Residential Amenities on Central Ave



Corner Plaza with Cafe Seating, adjacent to Commercial Space on Central Ave and the Building Entry on Jackson Street with a Community Room above

## ROUTE 66 - CENTER OF SOCIAL LIFE

5000 Central Avenue was once occupied by the Desert Sands Motel built in 1957. It was a community feature with its front swimming pool, landscaped entrance, and two private dining rooms, popular for local events like Kiwanis Club and the Philatelic Society meetings.

Hiland Plaza renews that community connection, bringing back an active social life to this stretch of Route 66 with ground floor commercial and residential amenities, as well as indoor and outdoor gathering and play spaces for resident families and events.

Inside the corner glazing are the leasing offices and a resident gathering space, each with a lively view onto Central and over the corner Plaza, thus connecting the indoor and outdoor spaces and providing residents with the best views to the street and neighborhood.

Hiland Plaza is helping to meet an overwhelming need of new, energy efficient, quality housing in an area with most renters, and where the housing is aging, rents are high, and units are scarcely available. Helping to balance a system that is currently forcing families to spend larger and larger portions of their income on housing and less on nutritious food, good healthcare, and quality childcare.



**A community hub offering indoor & outdoor gathering, play spaces, and amenities.**





*Residential family play areas for different age groups & view down Jackson Street Sidewalks*



*Main Residential Entry from Secured Parking & Front Stoops*



*Residential Stoops along Jackson Street*

## RESIDENTIAL COMFORT & SAFETY

Hiland Plaza embodies the Central/Highland/Upper Nob Hill vision for a catalyst redevelopment of the old Desert Sands Motel site, transforming a long vacant lot into a captivating, mixed-use and mixed-income multifamily community enhancing the neighborhood character and design. As stated in the Central/Highland/Upper Nob Hill Metropolitan Redevelopment Plan adopted by the City in 2003, "The goal of the Master Plan is the creation of a robust place which is a walkable, mixed-use district that features great main street shopping and new options for exciting living spaces. It is envisioned as a place that both enlivens the surrounding neighborhood and secures its future."

Hiland Plaza's unit mix of one-, two- and three-bedroom units is ideal for small family households of 2-4 members, providing needed affordability in a gentrifying area. Safe and friendly enclosed play areas face the quiet, bike-friendly Silver Avenue, providing spaces for children of all age groups to join in fun and physically engaging activities. Seating and a verdant green setting provide comfortable vantage points for parents to relax and socialize while keeping watch on the playscapes.



*Desert Sands Motor Hotel Swimming Pool*

**Family-centered play spaces provide active social gathering areas away from the noise of central**





January 8, 2021

# Hiland Plaza

S I T E P L A N

**PROJECT DATA**

**Address:** 5000 Central Ave SE, Albuquerque, NM 87108  
**Total Building Square Footage:** 79,000 GSF  
 (Includes 2,485 GSF commercial)

**Total Units:** 92 Dwelling Units

**Unit Distribution:**

Required		Provided	
1 BR/1 BA	75%	(68) 1 BR/1 BA	74%
2 BR/1.75 BA Min.	15%	(14) 2 BR/2 BA	15%
3 BR/1.75 BA Min.	10%	(10) 3 BR/2 BA	11%

**Unit Matrix:**

Unit	# of Units	Gross SF	Net SF	Comments
Unit 1	65	533 GSF	495 NSF	1BR/1BA - Type B
Unit 1A	3	533 GSF	495 NSF	1BR/1BA - Type A
Unit 2	13	795 GSF	733 NSF	2BR/2BA - Type B
Unit 2A	1	795 GSF	733 NSF	2BR/2BA - Type A
Unit 3	9	1,016 GSF	950 NSF	3BR/2BA - Type B
Unit 3A	1	1,016 GSF	950 NSF	3BR/2BA - Type A

**Zoning:** IDO Moderate-Use-Moderate Intensity Zone District (MX-M)  
 Premium Transit Area  
 Highland Activity Zone  
 Nob Hill / Highland / Zone 3

**Setback Requirements:** Front: 0 ft. / 15 ft.  
 Side: 0 ft. / 15 ft.  
 Rear: 15 ft.

**Allowable Building Height:** 65 ft. Zone 3 Allowable Height  
**Actual Building Height:** +/- 54 ft.

**PARKING DATA**

1 space/ DU = 92 spaces  
 UC-MS-PT (Part 14-16-5; 5-5: Parking and Loading; pg. 229)

50% Reduction  
 Proposed Development located within Premium Transit Area

**Off-Street Parking Required** = 46 spaces

**Off-Street Parking Provided** = 59 spaces

(53) Standard Parking Spaces

(6) Van Accessible Parking Spaces

**Additional Public On-Street Parking** = 18 Spaces

**Motorcycle Parking Required** = 3 Spaces

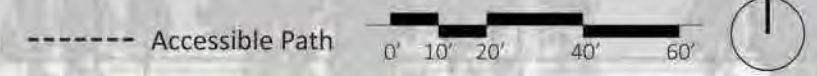
**Motorcycle Parking Provided** = 3 Spaces

**Bicycle Parking Required**

10% of Off-Street Parking Spaces Required= 14

Bicycle Parking Provided = 46 spaces (Indoor Bike Storage)

Meets requirement of 0.5 bicycle parking spaces per unit





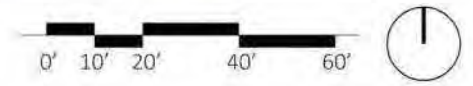
### SITE LANDSCAPING

- The landscape balances resident comfort and recreation with on-site stormwater detention required by the City of Albuquerque which will both reduce irrigation water consumption and assist in aquifer recharge.
- The campus-like landscape includes five-foot sidewalks, a central resident entry and social gathering area, play areas for families with children, and a generous number of shade trees. Drought tolerant plant selections define the pedestrian realm versus private patios and areas near resident windows while maintaining visibility in key areas for safety per CPTED principles.
- Parking lot landscape areas are slightly depressed for stormwater collection, and plant species in these areas have been selected for both drought and inundation tolerance. Plantings in these areas create a functional aesthetic amenity for residents. Plant roots will also help to increase infiltration and evapotranspiration rates, which will reduce the time that stormwater sits in the basins.

(see next page for additional site landscaping notes).

### PLAN LEGEND

- Large deciduous shade trees with varying degrees of leaf texture and fall color. (bur oak, lacebark elm, or similar)
- Medium trees, deciduous or evergreen. (chinese pistache, escarpment live oak, or similar)
- Ornamental trees, to be selected for seasonal color and aesthetic interest. (oklahoma redbud, canada red chokecherry, desert willow, or similar)
- Large shrubs, to provide shade and privacy. (new mexico olive, crape myrtle, or similar)
- Medium shrubs/grasses, to provide year round interest and primary plantings. (blue mist spirea, turpentine bush, little bluestem, or similar)
- Groundcovers, to reduce large expanses of paving and serve as accent plantings. ('gro-low sumac', 'pawnee buttes' sand cherry, or similar)
- Gravel mulch over weed-barrier fabric.





## PLANT PALETTE - TREES



Bur Oak



Canada Red Chokecherry



Chinese Pistache



Escarpment Live Oak



Lacebark Elm



Oklahoma Redbud

## PLANT PALETTE - SHRUBS



Blue Mist Spirea



Crape Myrtle



Gro-Low Sumac



New Mexico Olive



Pawnee Buttes Sand Cherry



Turpentine Bush

## SITE LANDSCAPING (CONTINUED)

- Shade and evapotranspiration from the planting areas will create a cool microclimate adjacent to the building while seasonal flowers and colors create four-season interest for residents.
- Landscaping shall provide visually attractive community spaces, streetscape frontage, and will incorporate interspersed trees and shrubs within the landscape areas to provide shade and reduce large expanses of pavement.
- All plant species will be low or medium use species per the ABCWUA's xeric plant list.
- Native, semi-native, and drought tolerant plants shall be used.
- Landscaping shall not interfere with clear sight requirements.
- Ground-mounted equipment screening will be designed to allow safe access to utility facilities for operation, maintenance and repair.
- The site shall be improved, constructed, and monitored in accordance with the Federal Clean Water Act.

## ACCESSIBLE PLAY AREAS

- Play and activity areas for different but appropriately defined age groups will be designed to promote community interaction, physical activity, and sensory stimulation.
- Play areas are located in a highly visible, yet secured space behind site perimeter fencing, and away from adjacent roadway traffic to promote a sense of safety and security for both children and adults.
- Highly visible warning signs indicating play area rules and risks shall be included with age appropriate play structures/features in each designated play space.



*Native landscaping creates a verdant beautiful framework for the accessible play spaces.*

## SITE AMENITIES

- Permanently mounted bike racks will be provided. The size and quantity of racks shall accommodate required capacity. If necessary, a second location within the site shall be utilized to accommodate additional capacity.
  - Accessible, weather resistant, and permanently mounted seating benches are provided in the community use space to allow parents to observe in comfort while children are at play. These benches also serve to promote utilization of the community space by all residents, regardless of age or ability.
- ## IRRIGATION SYSTEM
- The irrigation system will be designed with low water use, durability, and ease of maintenance in mind.
  - The system will incorporate automatic valves with a programmable controller for all plant material and the application method will consist of bubblers for trees and shrubs.
  - Stormwater collection and low-water-use plant selection will decrease irrigation needs. Irrigation zones will reflect plant water needs and account for micro-climates and stormwater collection to allow for precise watering.
  - By fine-tuning irrigation for the plants' needs, over-watering will be avoided which will decrease need for plant trimming and maintenance.
  - A reduced pressure backflow preventer will be installed in a heated enclosure to protect the domestic water supply from cross-contamination.



*Biodiverse landscaping and other walkability improvements make walking safer and more pleasant for families.*



**GENERAL NOTES**

- Building is designed to meet State and Local codes, UFAS, ADA, IECC, CFR 24, and Fair Housing Guidelines per MFA design guidelines for projects with HOME funds.
- Universal Design features are incorporated into the overall floor plans include the centrally located elevator near amenity spaces, conditioned hallways connecting to amenities and trash chute, exterior shade cover and operable windows in hallways.
- Building is designed to meet enhanced energy efficiency requirements including LEED for Homes Certification and a HERS Index of better than 55. This includes building envelope efficiency, water use reduction strategies, and incorporation of sustainability materials and practices.
- The centralized gas-fired (solar is optional) hot water system provides hot water throughout the building and contributes to the sustainability goals of the project.
- LED neon lighting and historic Route 66 design elements pay respect to The Hiland Theater Streamline Moderne architectural style
- Residential amenity spaces are located along ground level public facades to activate the streetscape with resident activities and building lighting.
- Entry doors are locked with resident key fob access except at the main entry to the entry vestibule and lobby.
- Standardizing unit kitchen and bath provides faster layout. Stacked units, including plumbing walls, provides efficient structure and construction
- All walls, floors, and joint penetrations to be sealed with a low-VOC caulking or other appropriate nontoxic sealing methods to prevent pest entry.
- Access to trash and recycling on all levels for all residents and building personnel
- Optional roof deck area will provide views along Central.



*The Large Community Room (8) welcomes all kinds of active gatherings including family potlucks, nutrition services, and activities for building friendships with neighbors.*



**Legend**

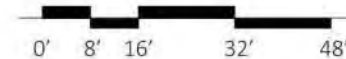
1. Entry Vestibule
2. Lobby
3. Leasing Office (200+ SF)
4. Social Services Coordinator's Office
5. Resident Amenity
6. Elevator
7. Commercial Space (Total SF- 2,485 GSF / 2,333 NSF)
8. Large Community Room
9. Flex Amenity Space
10. Bicycle Storage - 46 Units
11. Mechanical + Maintenance (200+ SF)
12. Electrical Room
13. Elevator Equipment Room
14. Janitor Closet
15. Fire Riser
16. Secure Mail Center (24-Hour Access)
17. Accessible Public Restroom
18. Storage

**Unit Count - Level 01**

Unit	# of Units	Comments
Unit 1	11	1BR/1BA - Type B
Unit 1A	1	1BR/1BA - Type A
Unit 2	2	2BR/2BA - Type B
Unit 2A	0	2BR/2BA - Type A
Unit 3	1	3BR/2BA - Type B
Unit 3A	1	3BR/2BA - Type A

16 Units

**FLOOR PLAN - LEVEL 01**











Neighborhood Context - 66 Diner  
Photo taken by Laurence + Jessica Norah



Each residential unit creates a welcoming atmosphere with natural light and comfortably sized rooms.



**FLOOR PLAN - LEVEL 04**



**Legend**

- 1. Elevator Lobby
- 2. Elevator
- 3. Communications Closet
- 4. Housekeeping
- 5. Maintenance Office (100 SF)
- 6. Trash Chute and Recycling Room

**Unit Count - Level 04**

Unit	# of Units	Comments
Unit 1	17	1BR/1BA - Type B
Unit 1A	1	1BR/1BA - Type A
Unit 2	4	2BR/2BA - Type B
Unit 2A	0	2BR/2BA - Type A
Unit 3	2	3BR/2BA - Type B
Unit 3A	0	3BR/2BA - Type A

24 Units



## ALBUQUERQUE DECO COLOR REVIVAL

The Art Deco movement in New Mexico expressed itself with a unique regional color palette, seen both in the Pueblo Deco and Streamline Moderne architecture along Albuquerque's Route 66. Hiland Plaza draws on that tradition with a complementary contemporary take on a timeless high-desert palette.

A warm, welcoming earthen-colored base, Adobe Clay, defines the commercial frontage on Central Avenue, transitioning upwards to a cooler Meteorite grey for the residences above, and culminating with a Streamline Moderne appropriate white reminiscent of White Sands.

Storefront awnings contrast in a cool bright Juniper green, a Petroglyph basalt bronze outlines the windows and storefront glazing, and the Hiland Plaza blade sign pops bright with a classic gemstone Turquoise.



Nob Hill Business Center



Adobe in Old Town



Bank of Albuquerque



New Mexico Juniper & Sage



Hiland Theater

Horizontal use of color emphasizes separation of ground floor commercial spaces from residential units above in keeping with zoning requirements and Streamline Moderne style.

Rounded corners are a cornerstone of Streamline Moderne style

Changes in plane within the unit plans bring in a subtle vertical texture to the elevations and provide more variation to the building shape at not less than the number of units on the ground floor (16)

Illuminated, Iconic Blade Sign

Roof Deck, optional

Stucco White Sands (Light)

+/- 52'

Stucco Blue Sage (Dark)

Stucco will consist of 3 distinct colors

+/- 39'

Metal Sunshade, optional

+/- 39'

Vinyl Windows

Stucco - Meteorite (Medium)

Building Identification Signage, Illuminated Dusk til Dawn

Commercial Storefront Glazing

Stucco - Adobe Clay (Dark)

Commercial Business Signage, optional

Wall Sconce Lighting Along Central

Exterior facades contain at least 3 building materials - stucco, commercial storefront glazing, residential vinyl windows, and metal specialties

Exterior Tile, optional

Commercial Business Signage, optional

Illuminated Horizontal Band with Signage, optional

Community Plaza with Metal Railing, Seating, and Umbrellas, optional

North Elevation





Mesa Prieta Petroglyph



El Camino Motor Lodge



New Mexico Meteorite



Highland High School



Albert Jake Turquoise Bracelet

### ALBUQUERQUE DECO COLOR REVIVAL

The residential streetscape on Jackson Street is delineated with a light and friendly Blue Sage at the base, enveloped by White Sands front stoops and the Petroglyph Basalt residential awnings and framing accents.

Above, Jackson Street unites with the Central Ave palette, moving from Meteorite Grey to White Sands. Blue Sage wraps the community space, highlighting the corner entry by embracing the full vertical reach of the structure.



Stucco - Blue Sage (Dark)

+/- 39'

Metal Sunshade, optional

Commercial Storefront Glazing

5000 CENTRAL

Illuminated Horizontal Band with Signage, optional

Main Public Entry with Decorative Lighting

Residential Lighting at Doors or Evenly Distributed for Appropriate Lighting Levels

Metal Awning, optional

Unit Front Stoop, optional

+/- 52'

+/- 52'  
Stucco White Sands (Light)

+/- 39'  
Stucco - Meteorite (Medium)

Building Identification Signage, Illuminated Dusk til Dawn

West Elevation





Outdoor spaces surrounding the building on the east and south provide space for family gathering, rest, and play. Photo by Earth Wrights

Changes in plane within the unit plans bring in a subtle vertical texture to the elevations and provide more variation to the building shape at not less than the number of units on the ground floor (16)

Vertical Circulation Tower

Elevator Tower

+/- 52'

+/- 54'

Stucco Blue Sage (Dark)

Metal Awning, optional

Unit Front Stoop, optional

Main Residential Entry with Decorative Lighting

Fully Shielded Building Mounted Lighting

Fire Dept. Connections Visible from Central

Hollow Metal Service Doors

Stucco White Sands (Light)

Vinyl Windows

Stucco Meteorite (Medium)

+/- 52'

+/- 39'

### East Elevation - Perspective



Silver Avenue's bike boulevard provides a safe bikeable route for residents.

Horizontal use of color emphasizes separation of ground floor commercial spaces from residential units above in keeping with zoning requirements and Streamline Moderne style.

Rounded corners are a cornerstone of Streamline Moderne style

Vertical Circulation Tower

+/- 54'

+/- 52'

Stucco will consist of 3 distinct colors

Stucco White Sands (Light)

+/- 54'

Stucco Meteorite (Medium)

Vinyl Windows

Stucco Blue Sage (Dark)

Unit Front Stoop, optional

Residential Lighting at Doors or Evenly Distributed for Appropriate Lighting Levels

Exterior facades contain at least 3 building materials - Stucco, Commercial storefront glazing, residential vinyl windows, and metal specialties

### South Elevation - Perspective



### GENERAL NOTES

- All units incorporate Universal Design to ensure the built environment can be utilized to the greatest extent by everyone, regardless of age or ability.
- 5% of total dwelling units will be designated Type "A" fully accessible. All remaining units will all meet Type "B" requirements and 2% of units will have provisions for residents with limited hearing.
- Single lever deadbolts and eye viewers at two different heights will be included on all entry doors to residential units.
- Interior finishes will be easily cleanable and durable. Flooring to be SCS Floorscore Certified LVT throughout
- Every room will be equipped with permanent, hardwired, energy star rated light fixtures.
- Units constructed to include access to high speed broadband Internet, telephone, and cable/satellite television.
- Interior paints and sealants shall be low volatile organic compounds (VOC) or no VOC.
- Each unit will be provided with a washer and dryer. All appliances will be Energy Star Rated.
- Windows and wall assemblies will be specified with greater acoustic ratings to mitigate sound from Central Ave.
- Large windows in each unit provide ample daylight and are operable for fresh air in each unit.
- Units shall be individually marked with visible contrasting identifying signage that shall be illuminated so that it is clearly visible from dusk until dawn, as well as daylight hours.

### LEGEND

- CLST Closet
- BT Bar counter top
- D Dryer
- DW Dishwasher
- LAV Lavatory faucet - 1.0 gpm or better
- MC Medicine cabinet (Optional)
- R/O Electric range and oven
- R&S Wire closet rod and shelf
- REF Refrigerator
- RH Range hood/ microwave (vented to exterior)- at Type A units, range hood will have controls within accessible reach height and a countertop microwave will be provided
- RSH Roll-in shower (located in first floor Type A units)
- KF Kitchen faucet- 1.2 gpm or better
- SHVS Wire shelving at multiple heights
- SH Shower head- 2.0 gpm or better
- T/S Tub/Shower- four piece fiberglass surround
- T Toilet- 1.28 gpf fixture or better
- WS Work Surface- 30" clear, at Type A units
- W Washer
- Ceiling-Mounted Light Fixture
- ▬ Wall-Mounted Vanity light Fixture

### Unit Matrix:

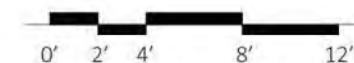
Unit	# of Units	Gross SF	Net SF	Comments
Unit 1	65	533 GSF	495 NSF	1BR/1BA - Type B
Unit 1A	3	533 GSF	495 NSF	1BR/1BA - Type A



UNIT 1 - RCP + LIGHTING LAYOUT



UNIT 1 PLAN - 1 BR/1 BA - 533 GSF





### GENERAL NOTES

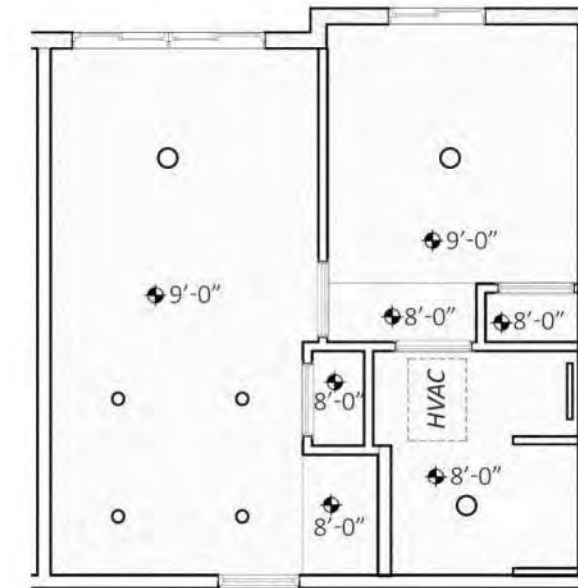
- All units incorporate Universal Design to ensure the built environment can be utilized to the greatest extent by everyone, regardless of age or ability.
- 5% of total dwelling units will be designated Type "A" fully accessible. All remaining units will all meet Type "B" requirements and 2% of units will have provisions for residents with limited hearing.
- Single lever deadbolts and eye viewers at two different heights will be included on all entry doors to residential units.
- Interior finishes will be easily cleanable and durable. Flooring to be SCS Floorscore Certified LVT throughout
- Every room will be equipped with permanent, hardwired, energy star rated light fixtures.
- Units constructed to include access to high speed broadband Internet, telephone, and cable/satellite television.
- Interior paints and sealants shall be low volatile organic compounds (VOC) or no VOC.
- Each unit will be provided with a washer and dryer. All appliances will be Energy Star Rated.
- Windows and wall assemblies will be specified with greater acoustic ratings to mitigate sound from Central Ave.
- Large windows in each unit provide ample daylight and are operable for fresh air in each unit.
- Units shall be individually marked with visible contrasting identifying signage that shall be illuminated so that it is clearly visible from dusk until dawn, as well as daylight hours.

### LEGEND

- CLST Closet
- BT Bar counter top
- D Dryer
- DW Dishwasher
- LAV Lavatory faucet - 1.0 gpm or better
- MC Medicine cabinet (Optional)
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- T/S Tub/Shower- four piece fiberglass surround
- T Toilet- 1.28 gpf fixture or better
- WS Work Surface- 30" clear, at Type A units
- W Washer
- Ceiling-Mounted Light Fixture
- ▬ Wall-Mounted Vanity light Fixture

### Unit Matrix:

Unit	# of Units	Gross SF	Net SF	Comments
Unit 1	65	533 GSF	495 NSF	1BR/1BA - Type B
Unit 1A	3	533 GSF	495 NSF	1BR/1BA - Type A



UNIT 1A - RCP + LIGHTING LAYOUT



UNIT 1A PLAN - 1 BR/1 BA - 533 GSF





### GENERAL NOTES

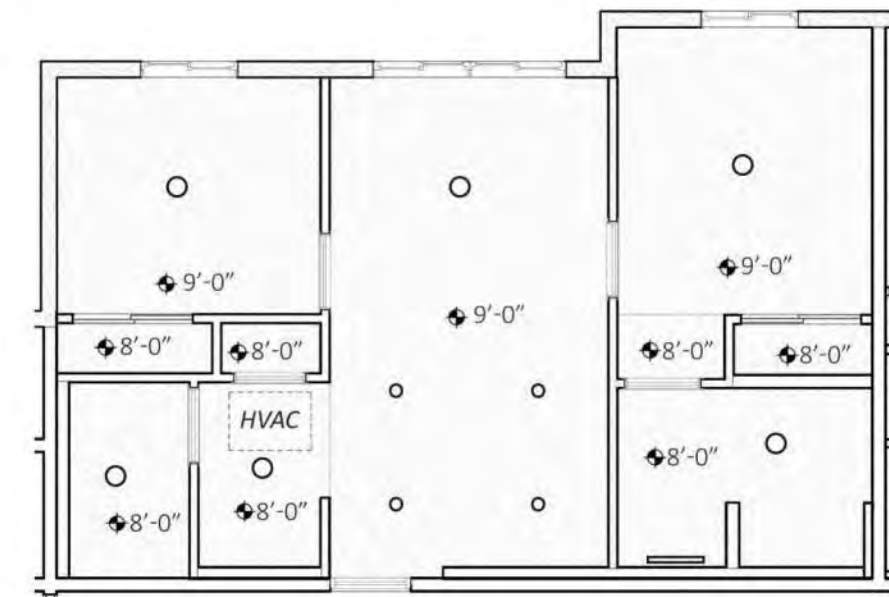
- All units incorporate Universal Design to ensure the built environment can be utilized to the greatest extent by everyone, regardless of age or ability.
- 5% of total dwelling units will be designated Type "A" fully accessible. All remaining units will all meet Type "B" requirements and 2% of units will have provisions for residents with limited hearing.
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- T Toilet- 1.28 gpf fixture or better
- WS Work Surface- 30" clear, at Type A units
- W Washer
- Ceiling-Mounted Light Fixture
- ▬ Wall-Mounted Vanity light Fixture

### Unit Matrix:

Unit	# of Units	Gross SF	Net SF	Comments
Unit 2	13	795 GSF	733 NSF	2BR/2BA - Type B
Unit 2A	1	795 GSF	733 NSF	2BR/2BA - Type A



UNIT 2 - RCP + LIGHTING LAYOUT



UNIT 2 PLAN - 2BR/2BA - 795 GSF





### GENERAL NOTES

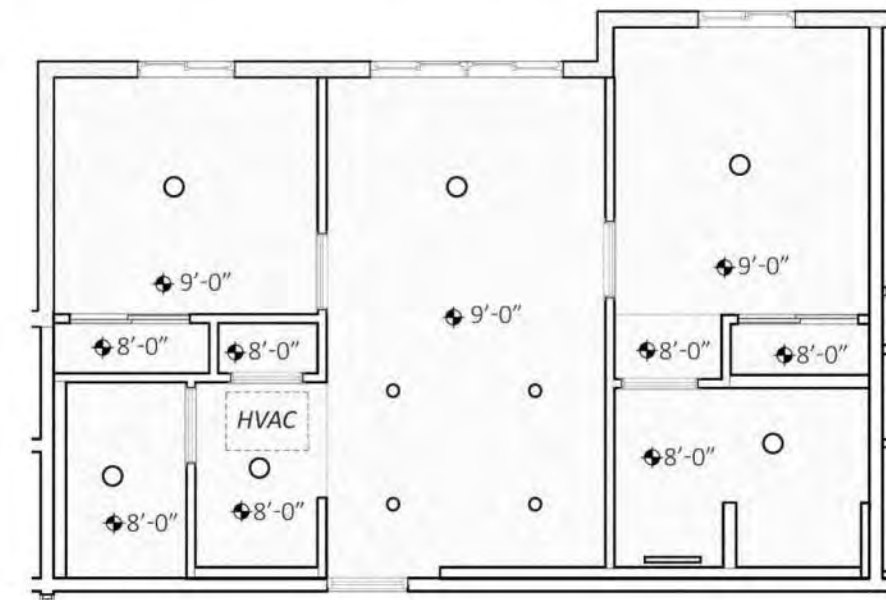
- All units incorporate Universal Design to ensure the built environment can be utilized to the greatest extent by everyone, regardless of age or ability.
- 5% of total dwelling units will be designated Type "A" fully accessible. All remaining units will all meet Type "B" requirements and 2% of units will have provisions for residents with limited hearing.
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- Every room will be equipped with permanent, hardwired, energy star rated light fixtures.
- Units constructed to include access to high speed broadband Internet, telephone, and cable/satellite television.
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### LEGEND

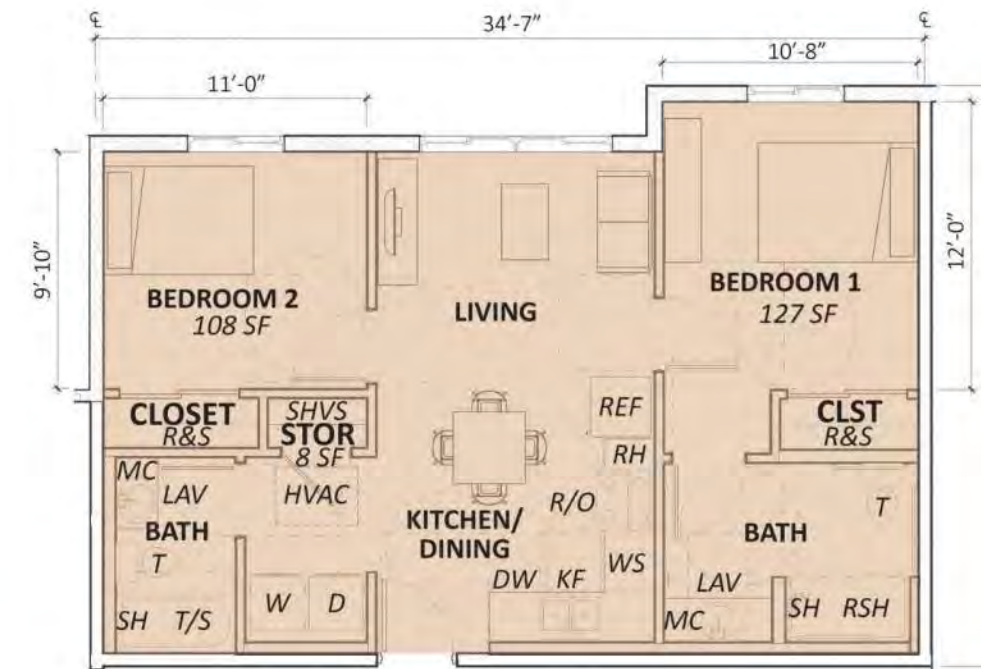
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- R&S Wire closet rod and shelf
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- WS Work Surface- 30" clear, at Type A units
- W Washer
- Ceiling-Mounted Light Fixture
- ▬ Wall-Mounted Vanity light Fixture

### Unit Matrix:

Unit	# of Units	Gross SF	Net SF	Comments
Unit 2	13	795 GSF	733 NSF	2BR/2BA - Type B
Unit 2A	1	795 GSF	733 NSF	2BR/2BA - Type A



UNIT 2A - RCP + LIGHTING LAYOUT



UNIT 2A PLAN - 2BR/2BA - 795 GSF





### GENERAL NOTES

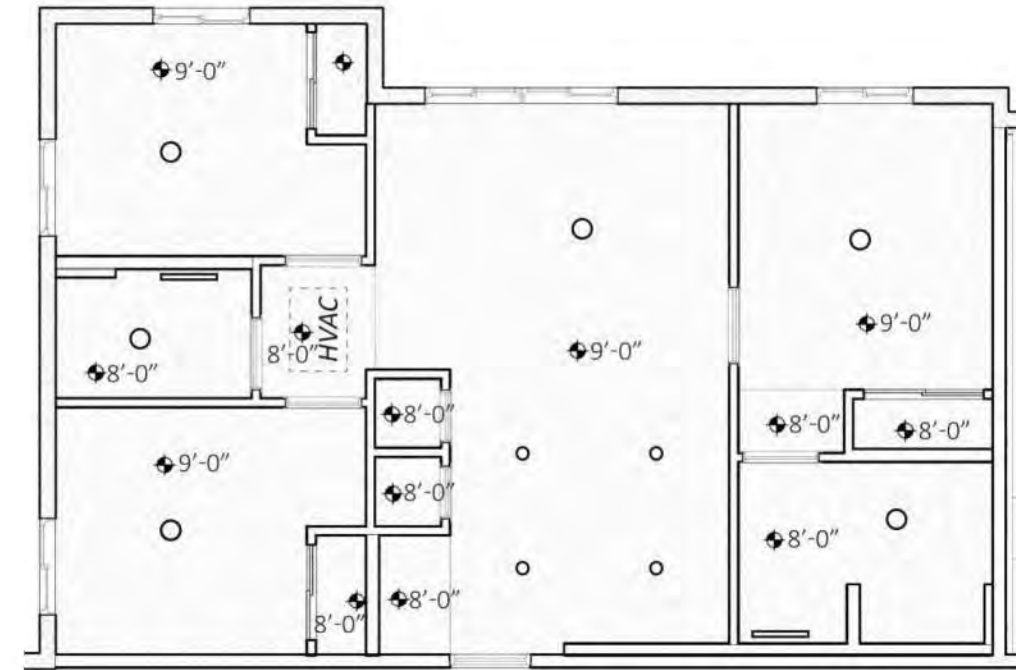
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- WS Work Surface- 30" clear, at Type A units
- W Washer
- Ceiling-Mounted Light Fixture
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### Unit Matrix:

Unit	# of Units	Gross SF	Net SF	Comments
Unit 3	9	1,016 GSF	950 NSF	3BR/2BA - Type B
Unit 3A	1	1,016 GSF	950 NSF	3BR/2BA - Type A



UNIT 3 - RCP + LIGHTING LAYOUT



UNIT 3 PLAN - 3 BR/2 BA - 1,016 GSF





### GENERAL NOTES

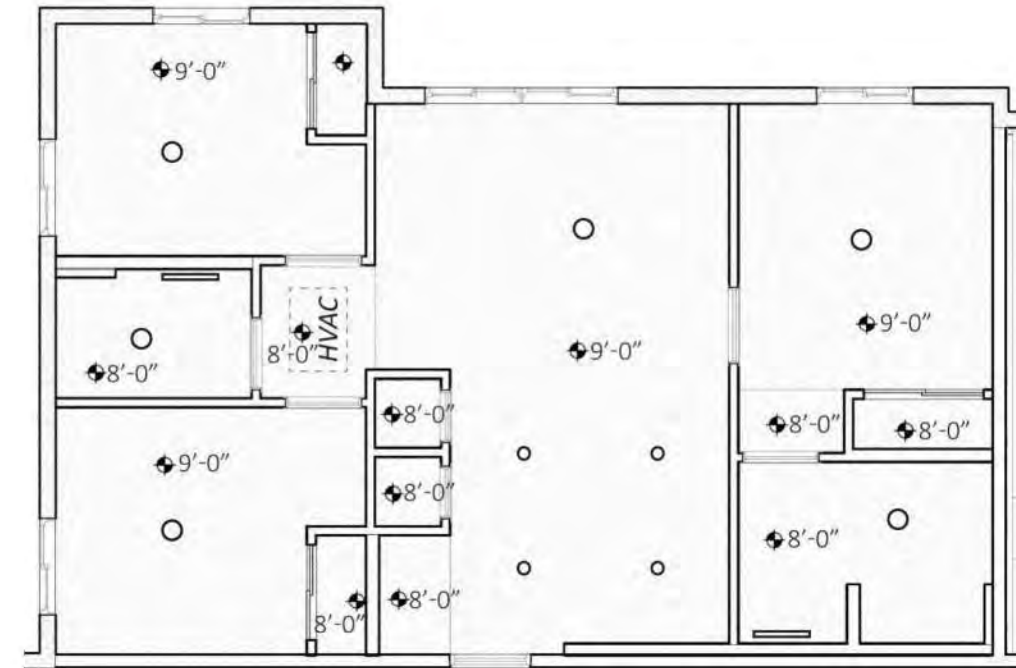
- All units incorporate Universal Design to ensure the built environment can be utilized to the greatest extent by everyone, regardless of age or ability.
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- T Toilet- 1.28 gpf fixture or better
- WS Work Surface- 30" clear, at Type A units
- W Washer
- Ceiling-Mounted Light Fixture
- ▬ Wall-Mounted Vanity light Fixture

### Unit Matrix:

Unit	# of Units	Gross SF	Net SF	Comments
Unit 3	9	1,016 GSF	950 NSF	3BR/2BA - Type B
Unit 3A	1	1,016 GSF	950 NSF	3BR/2BA - Type A



UNIT 3A - RCP + LIGHTING LAYOUT



UNIT 3A PLAN - 3 BR/2 BA - 1,016 GSF







January 8, 2021

# Hiland Plaza



LOCAL JAZZEDY KREDOZDI FIDCOF



# CITY OF ALBUQUERQUE

## LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

**Project #:** DRB Pre-application.

**Property Description/Address:** 5000 Central SE 87108

**Date Submitted:** April 22, 2021

**Submitted By:** Philip Crump and Jocelyn M. Torres

**Meeting Date/Time:** April 21, 2021, 5:00 – 7:00 PM

**Meeting Location:** Conducted via Google Meet

**Facilitator:** Philip Crump

**Co-facilitator:** Jocelyn M. Torres

**Applicant:** Greater Albuquerque Housing Partnership (GAHP)

**Agent:** Jackie Fishman, Michael Vos and Omega Delgado, Consensus Planning

**Neighborhood Associations/Interested Parties:** Highland Business and NA Inc., District 6 Coalition, Victory Hills NA, Neighbors

### **Background/Meeting Summary:**

#### **1) Planned Development.**

The proposed development is located on approximately 1.6 acres, at the southeast corner of Central and Jackson. This was the site of the Desert Sands Motel, which was demolished due to disrepair prior to GAHP's purchase of the property. The property is zoned MX-M. The four-story residential building will be 54 feet in height, although the IDO allows for 65 feet. Residential housing includes 92 units, including 68 one-bedroom; 14 two-bedroom; and 10 three-bedroom units. The commercial space is approximately 2485 square feet. There are sidewalks and pathways with lush landscaping throughout the development and on the streetscapes. Secure Parking is on the south side facing Silver. The residential development also includes a community plaza area, play areas, indoor bicycle storage, and optional roof decks, **first-floor stoops and balconies, depending upon the budget.**

GAHP has developed 612 multifamily units and 98 single family units since it was established in 1993. This development is designed for families. It includes three play areas for years: 2-5; 5-12; and 13 and above. It is located near a dance studio, Highland Theater, Highland High School, Highland swimming pool and the ART stop.

### **Outcomes:**

#### **- *Areas of Agreement:***

- Participants did not voice opposition to the proposed development; several expressed positive views.
- The application will likely be filed May 14, 2021 and heard by the DRB on June 9, 2021.
- Neighborhood Associations will be notified of the DRB filing and hearing dates.

#### **- *Unresolved Issues & Concerns:***

- GAHP will likely request a DRB waiver regarding sidewalk widths.

# CITY OF ALBUQUERQUE

## LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- GAHP may file a ZHE variance request regarding IDO glazing requirements on 150 feet of residential units facing Jackson Street. There were no expressed concerns in this regard.
- **Key Points:**
- NAs did not voice opposition to the planned development.
- GAHP, the Architect and Design Team have incorporated several features of Route 66, the Highland and Nob Hill Districts into the planned design and function of this residential and commercial development.

### Meeting Specifics:

#### 1) Introduction.

Facilitator: Philip Crump: phcrumpsf@gmail.com. Co-Facilitator: Jocelyn M. Torres: nmlawyer09@comcast.net. Philip Crump and Jocelyn M. Torres are neutral facilitators with the City of Albuquerque. Consensus Agent Jackie Fishman began the presentation. Hartman & Majewski Design Group lead architect Ketan Bharatiya and GAHP Executive Director Felipe Rael also presented.

#### 2) Questions:

- a) What is the mix of workforce, market rate and supportive housing? Can Mr. Rael can speak to that?

- i) Answer from Mr. Rael:

For the NM Mortgage Finance Authority, for families with children, 25% of the units are two bedroom or greater with 15% percentage of those at two bedroom and 10% at three bedroom. And we're meeting that with 14 two-bedroom units and 10 three-bedroom units; the balance being one bedroom. There are three income tiers: 85% of the units are set aside for low-income at the federal definition of 60% of area median income. In addition we have agreed to set aside 15% of the units at above 60%. So those are market rate units for the city's definition because they're not income restricted at the affordable level which is federally defined low-income units. It's 60% of area meeting income. The rental rates on the market rate units start at \$975 for the one, \$1,117 for two and \$1235 for three-bedroom units. The affordable units range from \$388 up to \$744 on the one bedrooms. They go from \$466 to \$896 on the two bedrooms. and then, from \$539 to \$1078 on the three bedrooms units.

- b) Who will maintain and manage this property?

- i) Answer from Mr. Rael:

GAHP has management and landscaping contracts on all its properties, to include this development.

# CITY OF ALBUQUERQUE

## LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- c) Will glazing variances be requested for the north and west facing sides of the building for purposes of privacy and heat gain? Will sidewalk variances also be requested?
  - i) Answers from Ms. Fishman, Mr. Rael and Mr. Bharatiya:  
Glazing variances will be requested of the ZHE for the 150 feet, including three units of residential space, along Jackson. There will not be a glazing variance request along Central.
  - ii) The issue of sidewalk width will be requested as a waiver from the DRB.
- d) Will the 2nd floor space be available to the community?
  - i) Answer from Mr. Rael:  
No it will only be available to residents and their guests.
- e) What is the accessibility design of the residential units?
  - i) Answers from Mr. Rael and Mr. Bharatiya and Miriam Hicks:  
These are designed as family, not special needs units. We are meeting the MFA requirements of 5% Type A accessibility, a 2% provision for hearing impaired, and Universal Design of 3' wide doorways. The remaining units are designed to Type B standards. There will be an elevator for residential units. Type B units may be adaptable but are not fully accessible. All doorways must be wheelchair accessible. One or two units are designed for hearing impaired, with special doorbell lights and other features for that population.
  - ii) Fully accessible units have a five-foot turning radius and features such as roll in showers.
  - iii) Accessible units often have to accommodate multiple disabilities.
  - iv) All units have blocking in the walls for handrails.

### 3) Building Design - Architect, Ketan Bharatiya.

- a) Key factors:
  - i) L-shaped building with different sidewalk designs facing Central and facing Jackson. The commercial sidewalk is wider than the residential sidewalk.
  - ii) There is an interesting community space on the second floor overlooking the plaza which creates an indoor-outdoor gathering space.
  - iii) The color palette includes adobe on the first level, meteorite gray in the central area, then white on the upper levels.
  - iv) Route 66, Highland and Nob Hill design elements are incorporated into the building's architecture, colors, signage, façade and green space.
  - v) The Nob Hill Character Protection Ordinance requires 60% of glazing on the first floor. The Developer may request a ZHE variance due to residential use of three ground floor units on Jackson.
  - vi) Unit plans include open space kitchens with an island; kitchen appliances and microwaves; nine-foot ceilings; large windows; large bathrooms; washers and driers.
- b) Building Architecture.
  - i) The building will have curving corners, strong horizontal lines, contrasting colors including sage blue and turquoise, neon and other signage inspired by the district and Desert Sands Motel, residential and commercial gathering areas, sidewalk buffer zones and landscaping along the Central, Jackson and Silver roadways.



# CITY OF ALBUQUERQUE

## LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- ii) There will also be amenities such as a covered shade porch, walking loop and outdoor corner plaza.
- iii) There may be building stoops if finances allow.
- iv) Doors opening towards the outside will be slightly recessed to avoid hitting pedestrians.
- v) Sidewalks will vary in width and will provide necessary landscaping buffers.
- vi) Ten-foot sidewalks may include six-foot squares that extend to the center line striping between parallel parking spaces.
- vii) Decreasing ten-foot sidewalk width to six feet will allow for more lush landscaping, harvesting water and a cooler environment.

### Next Steps – DRB Application and Hearing:

- DRB Application will be submitted May 14, 2021.
- DRB hearing will likely commence at 9:00 am on June 9, 2021 (via Zoom).
- NAs will be notified.

### Action Items:

- Sidewalk width waiver will likely be requested of the DRB.
- Variance for 150-foot residential glazing facing Jackson Street likely will be requested of the ZHE.

### Meeting Adjourned.

### Names & Affiliations of Attendees and Interested Parties:

Michael Vos	Consensus Planning
Jackie Fishman	Consensus Planning
Omega Delgado	Consensus Planning
Arlene Engel	Greater Abq Housing Partnership
Kelle Senyé	Greater Abq Housing Partnership
Felipe Rael	Greater Abq Housing Partnership
Miriam Hicks	Greater Abq Housing Partnership
Don Dudley	Greater Abq Housing Partnership
Tessah Latson	Greater Abq Housing Partnership
Sarah Hurteau	Greater Abq Housing Partnership
David Poole	Greater Abq Housing Partnership
Ketan Bharatiya	Hartman + Majewski Design Group
Dave Aube	Hartman + Majewski Design Group
Rebecca Habtour	Hartman + Majewski Design Group
Mandy Warr	District 6 Coalition of NAs
Patty Willson	Dist 6 Coalition, Victory Hills NA
Elise Nye	Deaf Culture Center
Lisa McNiven	Deaf Culture Center
Melissa Ann Pacheco	Highland Business and NA
Janine Kennedy	Highland Business and NA
David Keleher	Highland Business and NA

**CITY OF ALBUQUERQUE**  
**LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT**

Russell Brito  
Jeff Hertz  
David Shaffer  
Heidi Pitts

Greater Abq Housing Partnership  
Council Policy Analyst

Greater Abq Housing Partnership

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. 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 for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or 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.

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 \_\_\_\_\_ To \_\_\_\_\_

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)

June 4, 2021  
(Date)

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

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

## Omega Delgado

---

**From:** Baca, Vanessa <vanessabaca@cabq.gov>  
**Sent:** Thursday, June 03, 2021 10:03 AM  
**To:** Omega Delgado  
**Subject:** 5000 Central SE\_Public Notice Inquiry Sheet\_DRB

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Omega:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip
Highland Business and NA Incorporated	Omar	Durant	omardurant@yahoo.com	305 Quincy Street NE	Albuquerque	NM	87102
Highland Business and NA Incorporated	Melissa	Pacheco	melissa.ann.pacheco@gmail.com	213 Madison Street NE	Albuquerque	NM	87102
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedypassa.com	119 Vassar Drive SE	Albuquerque	NM	87102
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87102

**PLEASE NOTE:** 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](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thank you.



**Vanessa Baca**

Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

Office Phone: (505) 768-3331

E-mail: [vanessabaca@cabq.gov](mailto:vanessabaca@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



---

**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

**Sent:** Thursday, June 03, 2021 8:57 AM

**To:** Office of Neighborhood Coordination <delgado@consensusplanning.com>

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

**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

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

Contact Name

Omega Delgado

Telephone Number

5057649801

Email Address

[delgado@consensusplanning.com](mailto:delgado@consensusplanning.com)

Company Name

Consensus Planning, Inc.

Company Address

City

Albuquerque

State

ZIP

87102

Legal description of the subject site for this project:

LOTS 1 THRU 22 BLK 34 VALLEY VIEW ADDN

Physical address of subject site:

5000 Central Ave SE

Subject site cross streets:

Jackson Street and Central Ave

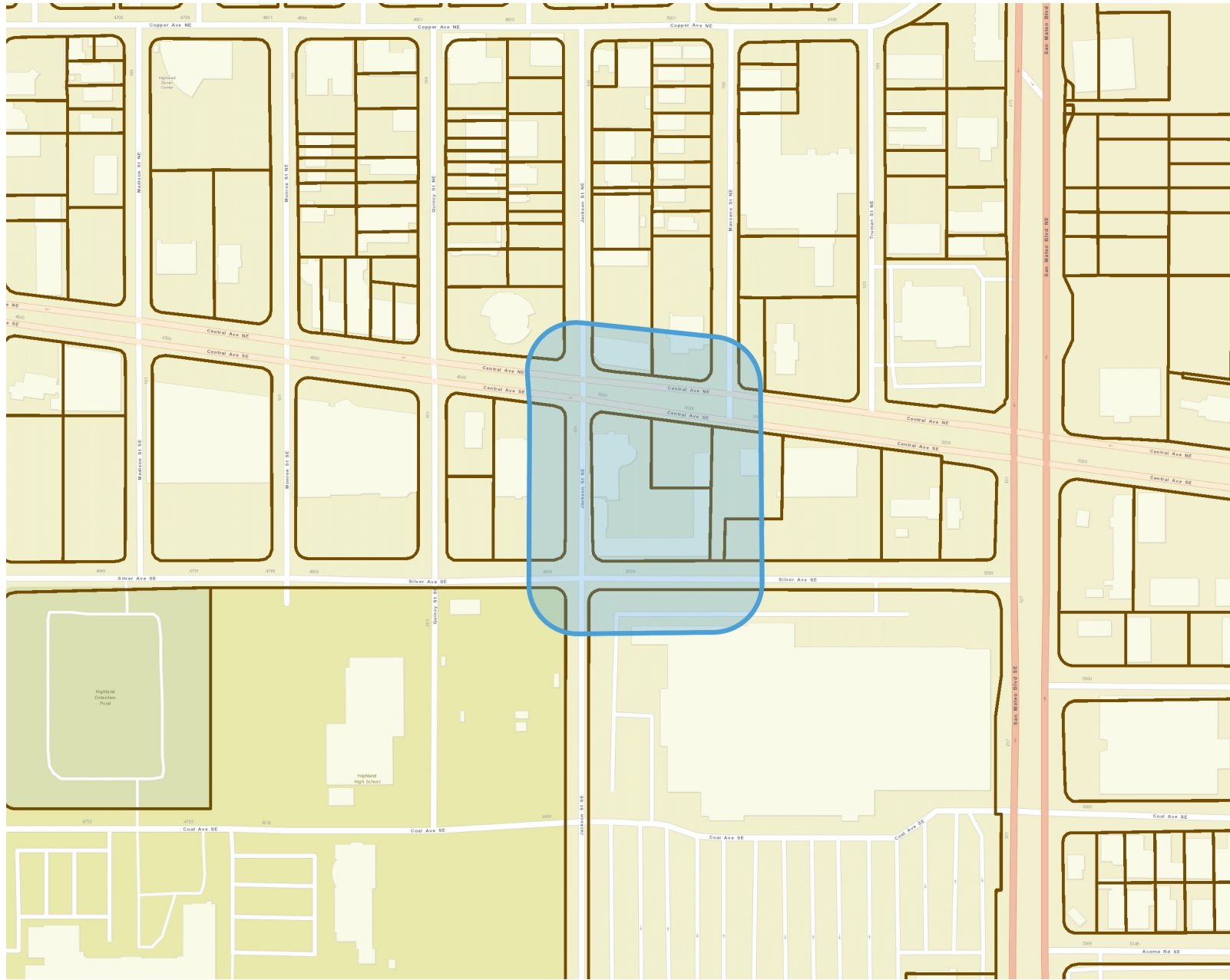
Other subject site identifiers:

This site is located on the following zone atlas page:

K-17-Z



# Buffer Map - Property Owners within 100 ft.



## Legend

- Bernalillo County Parcels
- Municipal Limits**
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED
- World Street Map**

## Notes

Prepared by Consensus Planning, Inc.

601 0 301 601 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
6/3/2021 © City of Albuquerque

1: 3,607

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



## Omega Delgado

---

**From:** Omega Delgado  
**Sent:** Friday, June 04, 2021 10:06 AM  
**To:** omardurant@yahoo.com; melissa.ann.pacheco@gmail.com; mandy@theremedyspa.com; info@willsonstudio.com  
**Cc:** Michael Vos (vos@consensusplanning.com); Jackie Fishman (fishman@consensusplanning.com)  
**Subject:** Hiland Plaza - Public Notice for Site Plan - DRB

Dear Neighbors,

This email is notification that Consensus Planning, Inc. on behalf of The Greater Albuquerque Housing Partnership is submitting a Site Plan-DRB application to the Development Review Board (DRB) for a mixed-use development (93 multi-family units and 2,485 square feet of commercial space) at 5000 Central Avenue SE, Albuquerque, 87108. The subject property is +/- 1.6 acres and is zoned MX-M. The legal description of the property is Lots 1 thru 22, Block 34, Valley View Addition. The application includes a sidewalk Waiver and the potential request for a Deviation to the fence height for the patio handrail. Additional information, including all notice requirements and exhibits, can be downloaded at: <https://www.dropbox.com/t/wwYpBjmWxGcb4rbP>

The application will be heard by the Development Review Board on June 30, 2021 at 9:00 am via Zoom at <https://cabq.zoom.us/j/98852933623> Meeting ID: 988 5293 3623 +1 312 626 6799 or Find your local number: <https://cabq.zoom.us/u/aecfahkr6v>

As part of the IDO regulations, we are providing you an opportunity to discuss this application. Should you have any questions or would like to request a meeting regarding this anticipated application, please do not hesitate to email Jacqueline Fishman, Principal with Consensus Planning at [fishman@consensusplanning.com](mailto:fishman@consensusplanning.com) or Michael Vos at [vos@consensusplanning.com](mailto:vos@consensusplanning.com), or call us by phone at 505-764-9801. Per the IDO, you have 15 days or until June 18, 2021 to request a meeting. If you do not want to schedule a meeting, please let us know so that we can continue our application process.

Omega Delgado

Planner

Consensus Planning, Inc.

505.764.9801 ext. 106

[Consensusplanning.com](http://Consensusplanning.com)

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: June 4, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: See attached list of Neighborhood Associations

Name of NA Representative\*: See attached list of Neighborhood Associations

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: See attached list of Neighborhood Associations

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 5000 Central Avenue SE, Albuquerque, NM 87108  
Location Description Southeast corner of Central Ave. and Jackson Street.
2. Property Owner\* The Greater Albuquerque Housing Partnership
3. Agent/Applicant\* [if applicable] Consensus Planning, Inc.
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver A reduction in the sidewalk width along Jackson Street to a 6-foot minimum sidewalk.
  - Other: May require a Deviation to the 3-foot wall/fence height for the patio handrail

Summary of project/request<sup>2</sup>\*:

This request is for a Site Plan-DRB for a mixed-used development (93 multi-family units and 2,485 square feet of ground floor commercial.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.



[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*
- d. **For residential development\***: Maximum number of proposed dwelling units.
- e. **For non-residential development\***:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] Approximately 1.6 acres
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] Nob/Hiland-CPO-8, Build Height Sub-area 3, and Building Facades Boundary
  4. Center or Corridor Area [if applicable] Premium Transit Area-600 ft.; Major Transit Corridor; Main Street Corridor  
Central Avenue Corridor; Area of Change
- Current Land Use(s) [vacant, if none] Vacant

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]  
\_\_\_\_\_

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

- Variance of 20% to the 60% requirement along Central Ave. (providing 40%) – Lots 1 thru 10, Valley View Addition
- Variance of 20% to the 60% requirement along Jackson Street (providing 40%) – Lots 10 and 11, Block 34, Valley View Addition;
- Variance of 6 inches to the 30-inch sill height on the ground floor along Jackson Street (allowing 36-inch sill height) – Lots 10 and 11, Block 34, Valley View Addition;
- Variance of 20% to the 40% requirement for mixed-use development (providing 20%) – Lots 1 thru 10, Block 34, Valley View Addition (upper façade facing Central Ave.);
- Variance of 20% to the 40% requirement for mixed-use development (providing 20%) – Lots 10 thru 16, Block 34, Valley View Addition (upper façade facing Jackson St.);
- Variance of 6 inches to the 30-inch sill height requirement to allow a 36-inch minimum sill height above the finished floor – Lots 1 thru 10, Block 34, Valley View Addition (upper façade facing Central Ave.); and
- Variance of 6 inches to the 30-inch sill height requirement allow a 36-inch minimum sill height above the finished floor – Lots 10 thru 16, Bock 34, Valley View Addition (upper façade facing Jackson).

## Omega Delgado

---

**From:** Baca, Vanessa <vanessabaca@cabq.gov>  
**Sent:** Thursday, June 03, 2021 10:03 AM  
**To:** Omega Delgado  
**Subject:** 5000 Central SE\_Public Notice Inquiry Sheet\_DRB

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Omega:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip
Highland Business and NA Incorporated	Omar	Durant	omardurant@yahoo.com	305 Quincy Street NE	Albuquerque	NM	87102
Highland Business and NA Incorporated	Melissa	Pacheco	melissa.ann.pacheco@gmail.com	213 Madison Street NE	Albuquerque	NM	87102
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedyspa.com	119 Vassar Drive SE	Albuquerque	NM	87102
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87102

**PLEASE NOTE:** 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](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thank you.



**Vanessa Baca**

Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

Office Phone: (505) 768-3331

E-mail: [vanessabaca@cabq.gov](mailto:vanessabaca@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



---

**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

**Sent:** Thursday, June 03, 2021 8:57 AM

**To:** Office of Neighborhood Coordination <delgado@consensusplanning.com>

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

**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

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

Contact Name

Omega Delgado



Telephone Number

5057649801

Email Address

[delgado@consensusplanning.com](mailto:delgado@consensusplanning.com)

Company Name

Consensus Planning, Inc.

Company Address

City

Albuquerque

State

ZIP

87102

Legal description of the subject site for this project:

LOTS 1 THRU 22 BLK 34 VALLEY VIEW ADDN

Physical address of subject site:

5000 Central Ave SE

Subject site cross streets:

Jackson Street and Central Ave

Other subject site identifiers:

This site is located on the following zone atlas page:

K-17-Z

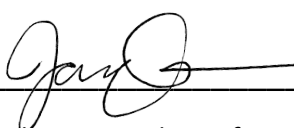


**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



<b>PART I - PROCESS</b>	
Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	Site Plan- DRB
Decision-making Body:	Development Review Board
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Note: if yes, see second page</b>
<b>PART II – DETAILS OF REQUEST</b>	
Address of property listed in application:	5000 Central Avenue SE, Albuquerque, NM 87108
Name of property owner:	Greater Albuquerque Housing Partnership
Name of applicant:	Greater Albuquerque Housing Partnership
Date, time, and place of public meeting or hearing, if applicable:	June 30, 2021 at 9:00 a.m.
https://cabq.zoom.us/j/98852933623 Meeting ID: 988 5293 3623 +1 312 626 6799 or Find your local number: https://cabq.zoom.us/j/98852933623	
Address, phone number, or website for additional information:	Please contact the Agent, Jacqueline Fishman, AICP, at fishman@consensusplanning.com or by calling 505-764-9801
Supporting documentation can be downloaded at https://www.dropbox.com/t/wwYpBjmWxGcb4rbP	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input checked="" type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">SUBSECTION 14-16-6-4(K)</a> OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>	

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.

 \_\_\_\_\_ (Applicant signature)
 June 4, 2021 \_\_\_\_\_ (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.



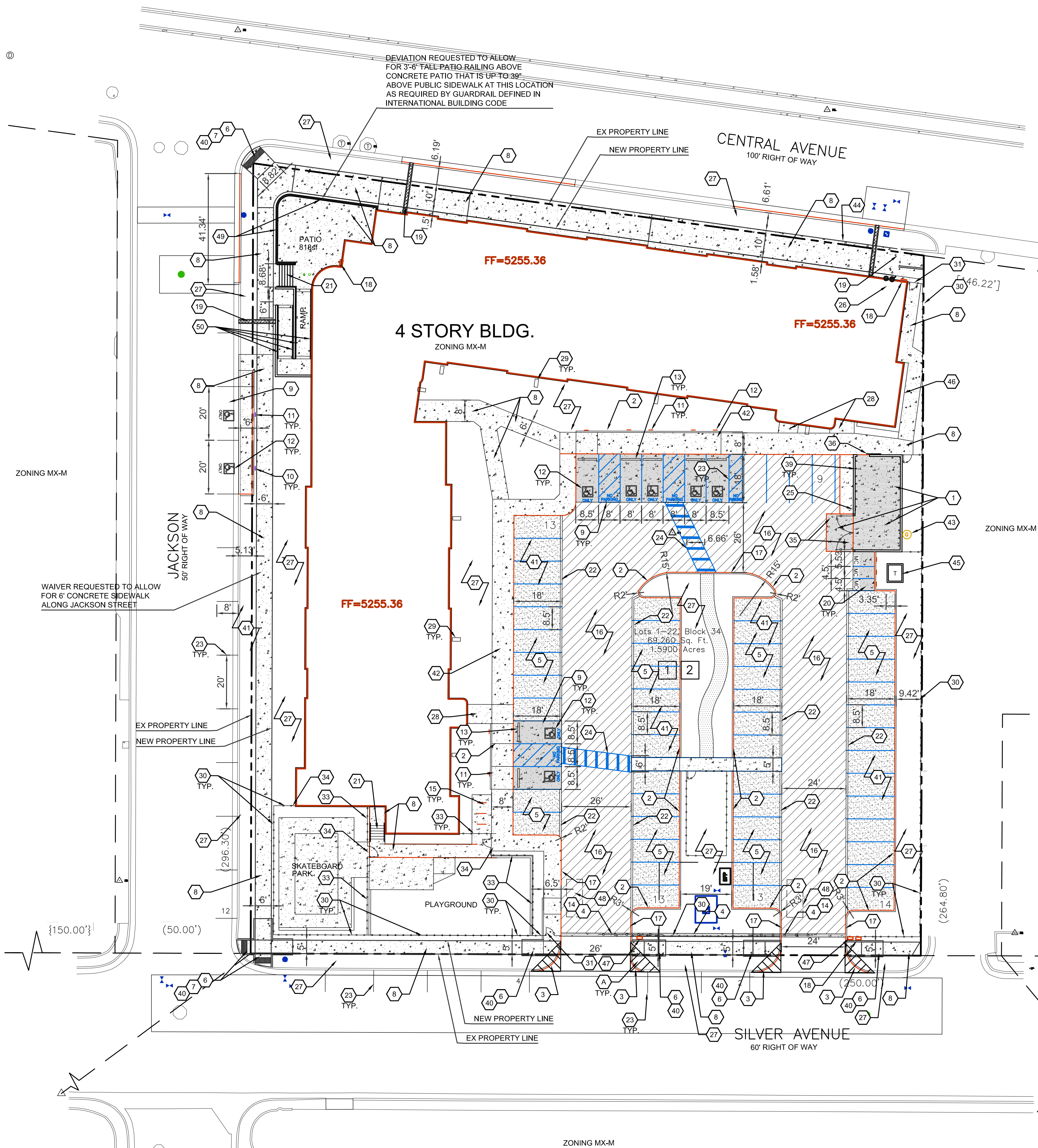


PROJECT TABULATED PARKING COUNTS AND OPEN SPACE

Space/Unit Type	Number of Units	Use	GSF per unit	Req'd Parking	On-Site Parking Provided	Open Space Req'd	Open Space Provided	HC Req'd	HC Provided	MC Req'd	MC Provided	Bicycle Req'd	Bicycle Provided
Leasing Office	1	Office	2000	3									
Commercial	1	Office/Retail	2000	3									
1 bdr, 1 ba	68	Residential	533	34		7650							
2 bdr, 2 ba	14	Residential	795	7		1995							
3 bdr, 2 ba	10	Residential	1016	5		1750							
<b>Total</b>	<b>92</b>			<b>52</b>	<b>62</b>	<b>11395</b>	<b>16,535 sf</b>	<b>6</b>	<b>8</b>	<b>2</b>	<b>3</b>	<b>5</b>	<b>6</b>

Notes:  
 1. Parking required 1 space per DU, with 50% reduction for UC-MS-PT  
 2. Bicycle parking required, 3 spaces or 10% whichever is greater  
 3. Motorcycle parking required 1 space per 25 off street parking  
 4. Accessible Parking is based on 2015NM Commercial Building Code, Table 1106.1 of Title 14, Chapter 7, Part 2.  
 5. Open Space per table 2-4-5 including a 50% reduction for UC-MS-PT. Open Space areas listed does not include sidewalks, private areas in back yards, or front porches of units.  
 6. On Street Parking provided along Silver Avenue SE and Jackson Street SE is 18 including 2 ADA Stalls.

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



**SITE PLAN GENERAL NOTES**

- A. MINI SIGHT TRIANGLE (11' ON EACH SIDE), FOR ILLUSTRATIVE PURPOSES ONLY.
- B. ALL PARCELS SURROUNDING THE PROJECT SITE ARE MX-M ZONING.

**SITE PLAN KEYED NOTES**

- CONCRETE PAVEMENT PER DETAIL D3/C-501.
- CONCRETE HEADER CURB, 6" TALL, PER DETAIL A5/C-501.
- STANDARD CURB AND GUTTER PER DETAIL A5/C-501.
- CONCRETE PAVEMENT STRIP 2" WIDE PER DETAIL D3/C-501.
- GRAVEL PAVEMENT PER DETAIL D4/C-501.
- CONCRETE CURB ACCESS RAMP PER DETAIL A1/C-501.
- DETECTABLE WARNING SURFACE PER DETAIL A3/C-501.
- CONCRETE SIDEWALK PER DETAIL B4/C-501.
- ADA RESERVED PARKING STALL PER DETAIL A1/C-502.
- ADA RESERVED PARKING SIGN MOUNTED PER DETAIL C3/C-502 AND D2/C-502.
- ADA VAN ACCESSIBLE RESERVED SIGN MOUNTED PER DETAIL C3/C-502 AND D2/C-502.
- RESERVED PARKING SYMBOL PER DETAIL E3/C-502.
- CONCRETE PARKING BLOCK PER DETAIL E4/C-502.
- 24" SLIDING VEHICLE GATE PER DETAIL A5/C-504 WITH LIFT MASTER PROFESSIONAL MODEL SL3000101U HEAVY DUTY SLIDING GATE OPERATOR WITH 1-HP MOTOR ON 18"x34"x24" CONCRETE FOUNDATION. INSTALL PER MANUFACTURER RECOMMENDATIONS.
- BICYCLE RACK PER DETAIL E5/C-502.
- ASPHALT PAVEMENT PER DETAIL E2/C-501.
- PAINT CURB RED WITH 6" TALL LETTERS READING "NO PARKING FIRE LANE."
- FIRE DEPARTMENT KNOX BOX.
- SIDEWALK CULVERT PER DETAIL B3/C-501.
- MOTORCYCLE PARKING STALL WITH SIGNAGE AND PAVEMENT MARKINGS.
- CONCRETE STAIR PER B4/C-502 AND HANDRAILS PER DETAILS A2/C-502.
- CONCRETE CUT OFF WALL TO SEPARATE ASPHALT FROM GRAVEL PARKING, PER DETAIL A5/C-501.
- 4" WIDE WHITE PARKING STRIPE.
- CONTINENTAL CROSS WALK STRIPING.
- REFUSE ENCLOSURE PER DETAIL A3/C-502.
- FIRE RISER ROOM, SEE ARCHITECTURAL AND MECHANICAL PLANS.
- LANDSCAPED AREA.
- CONCRETE STOOP PER DETAIL C3/C-501.
- CONCRETE SPLASH BLOCK PER DETAIL D6/C-501.
- 6" TALL PERIMETER FENCE PER DETAIL A2/C-504.
- 6" TALL PERIMETER FENCE PERSONNEL GATE PER DETAIL A4/C-504.
- 4" TALL PERIMETER FENCE PER DETAIL A5/C-504.
- 4" TALL PERIMETER FENCE PERSONNEL GATE PER DETAIL A4/C-504.
- CANTILEVERED FENCE END PER DETAIL A1/C-504.
- REFUSE ENCLOSURE GATE PER DETAIL D5/C-504.
- ENCLOSURE GATE PER DETAIL A2/C-504.
- CONCRETE VALLEY GUTTER PER DETAIL E1/C-502.
- LIGHT POLE PER ELECTRICAL SHEET ES-101.
- 6" STEEL BOLLARD PER DETAIL E1/C-501.
- PAINT CURB YELLOW WHERE HEIGHT IS BETWEEN 3" AND 6" TALL.
- STORM WATER RETENTION POND, SEE GRADING PLANS.
- TURN DOWN EDGE SIDEWALK PER DETAIL E3/C-501.
- NATURAL GAS METER OR REGULATOR SEE UTILITY PLANS.
- WATER METER VAULT. SEE UTILITY PLAN.
- ELECTRICAL TRANSFORMER, SEE SHEET ES-101.
- ELECTRICAL METER PACK. SEE ELECTRICAL PLANS.
- KEY PAD FOR GATE OPERATOR. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- LOOP DETECTOR FOR AUTOMATIC GATE OPERATORS. SEE ELECTRICAL PLANS FOR DETAILS.
- PATIO RAILING PER DETAIL C5/C-501.
- CONCRETE RAMP AND HANDRAILS PER DETAIL A2/C-502.

**TABLE OF CONTENTS:**

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

PROJECT LOCATION:  
 CENTRAL AVENUE SE AND JACKSON STREET SE

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

CONTAINING 1.59 ACRES

ZONE ATLAS PAGES:  
 K-17-Z

EXISTING ZONING:  
 MX-M MIXED USE MEDIUM DENSITY

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

STAMP



SITE PLAN - DRB  
 NOT FOR CONSTRUCTION

PROJECT NAME  
 HILAND PLAZA

5000 CENTRAL AVENUE NE  
 ALBUQUERQUE, NM 87108

REVISIONS

NO.	DATE	DESCRIPTION

Copyright: Design Group  
 Drawn by: DAA  
 Checked by: DAA  
 Date: MAY 24, 2021  
 Project number: 2574

SHEET TITLE

SITE PLAN  
 DRB

SHEET NUMBER

**SP-DRB**

PROJECT NUMBER: \_\_\_\_\_  
 Application Number: \_\_\_\_\_

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

**DRB SITE DEVELOPMENT PLAN APPROVAL:**

Traffic Engineering, Transportation Division	Date _____
ABCWUA	Date _____
Parks and Recreation Department	Date _____
City Engineer/Hydrology	Date _____
Code Enforcement	Date _____
*Environmental Health Department (conditional)	Date _____
Solid Waste Management	Date _____
DRB Chairperson, Planning Department	Date _____

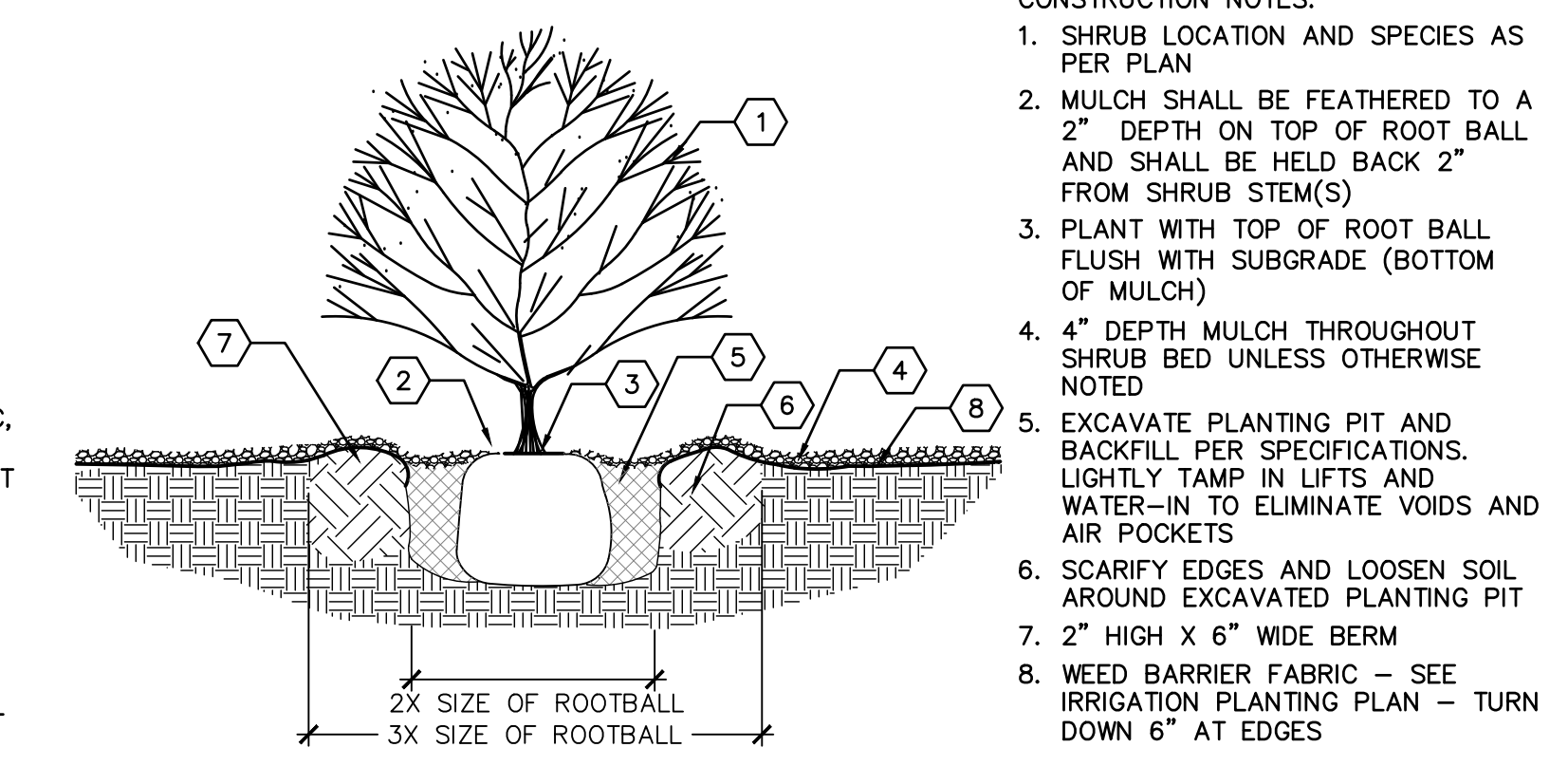


**A1 SITE PLAN - DRB**  
 1" = 20'-0"

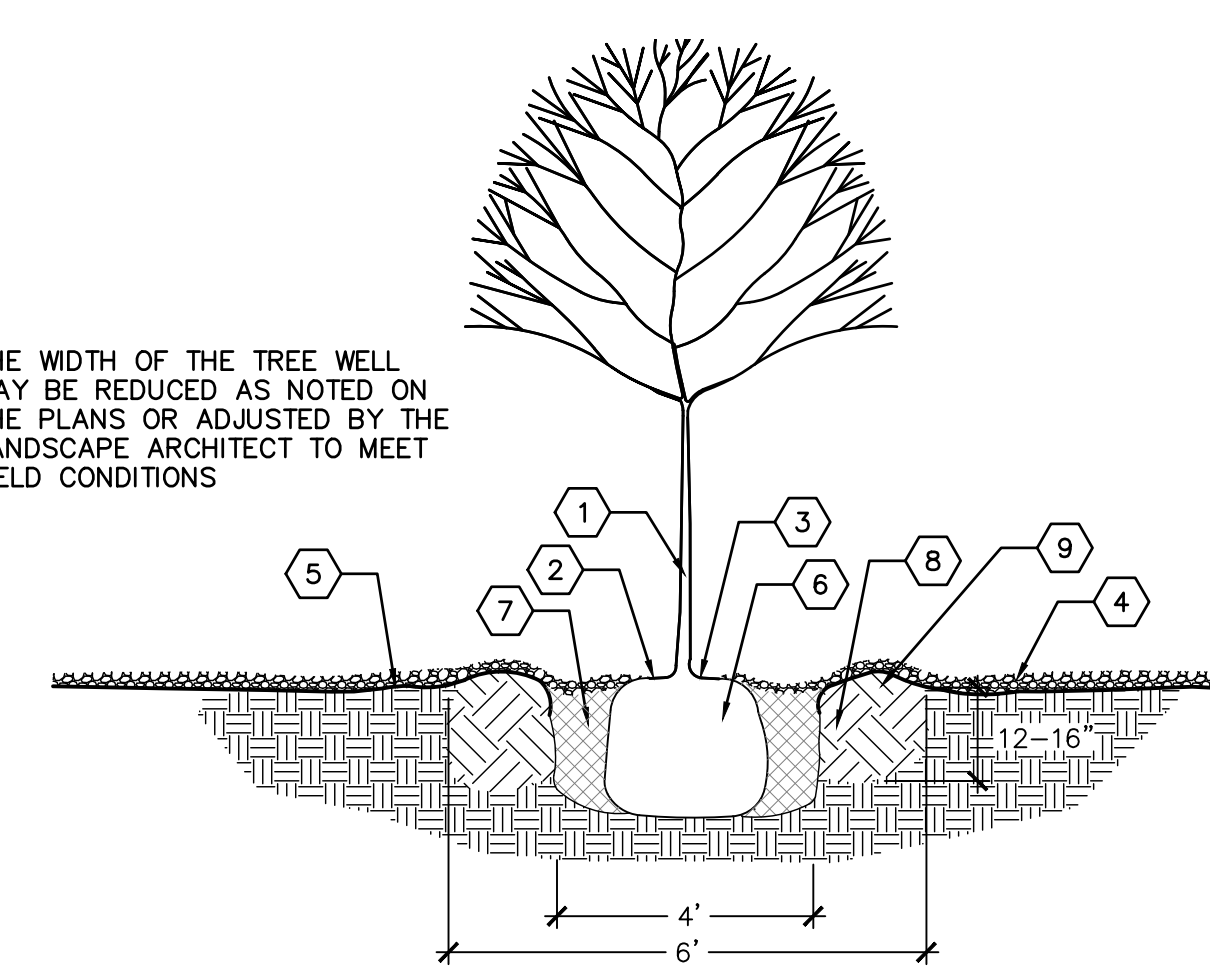




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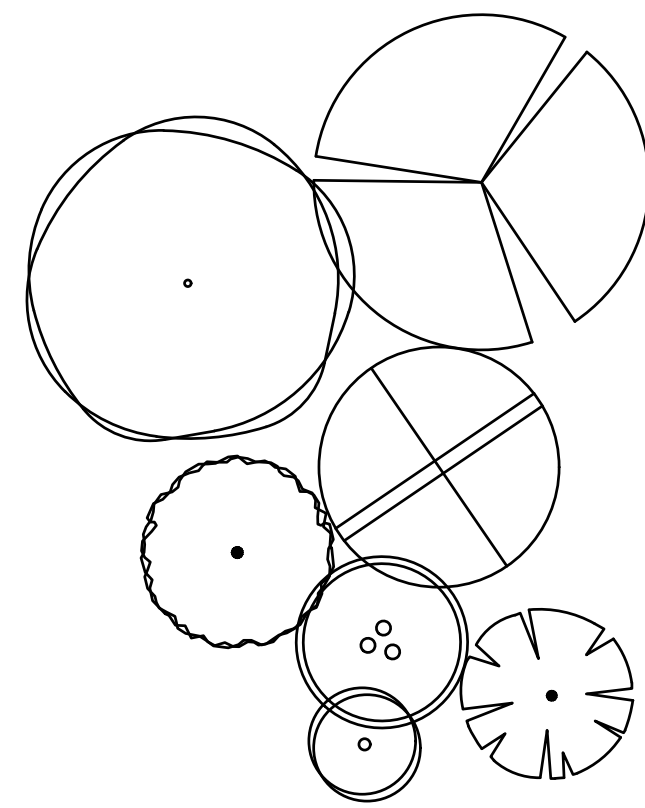
**D5 SHRUB PLANTING DETAIL**



**D3 TREE PLANTING DETAIL**  
SCALE: NTS

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

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



**PLANT LEGEND**

KEY	COMMON NAME	BOTANICAL NAME	QTY	INSTALLED SIZE	REMARKS	MATURE SIZE	WATER USE	DECIDUOUS/EVERGREEN	COVERAGE
<b>TREES</b>									
JP	JAPANESE PAGODA TREE	STYPHNOLOBIUM JAPONICUM 'HALKA'	5	2" CAL., 10'-12' HT.	B&B	45' HT. X 35' SPD.	M	DECIDUOUS	962 SF
LE	LACEBARK ELM	ULMUS PARVIFOLIA 'EMER II'	8	2" CAL., 10'-12' HT.	B&B	50' HT. X 35' SPD.	L	DECIDUOUS	962 SF
CP	CHINESE PISTACHE	PISTACHIA CHINENSIS	13	2" CAL., 10'-12' HT.	24" BOX	30' HT. X 30' SPD.	M	DECIDUOUS	707 SF
CRC	CANADA RED CHOKECHERRY	PRUNUS X VIRGINIANA 'CANADA RED'	16	2" CAL., 8'-10' HT.	24" BOX	25' HT. X 20' SPD.	M	DECIDUOUS	314 SF
DW	DESERT WILLOW	CHILOPSIS LINEARIS	4	4'-6' HT.	15 GA. MULTI	20' HT. X 20' SPD.	L	DECIDUOUS	314 SF
VIT	CHASTE TREE	VITEA AGNUS-CASTUS	14	4'-6' HT.	15 GA. MULTI	20' HT. X 20' SPD.	M	DECIDUOUS	314 SF
NMO	NEW MEXICO OLIVE	FORESTIERA NEOMEXICANA	4	4'-6' HT.	15 GA. MULTI	15' HT. X 12' SPD.	M	DECIDUOUS	113 SF
<b>SHRUBS/GROUNDCOVERS/GRASSES/PERENNIALS</b>									
FB	FERNBUSH	CHAMAEBATARIA MILLEFOLIUM	15	MIN. 12" HT.	5 GALLON	5' HT. X 6' SPD.	L	DECIDUOUS	28 SF
BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	18	MIN. 18" HT.	5 GALLON	5' HT. X 5' SPD.	L	DECIDUOUS	20 SF
GLS	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	55	MIN. 18" SPD.	5 GALLON	3' HT. X 5' SPD.	L	DECIDUOUS	20 SF
TB	TURPENTINE BUSH	ERICAMERIA LARICIFOLIA	46	MIN. 12" HT.	5 GALLON	3' HT. X 4' SPD.	L	EVERGREEN	13 SF
GT	GOLDEN TORCH GOLDENROD	SOLIDAGO SP.	51	MIN. 12" HT.	5 GALLON	2' HT. X 2' SPD.	M	DECIDUOUS	3 SF
WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	33	MIN. 18" SPD.	5 GALLON	2' HT. X 5' SPD.	M	DECIDUOUS	20 SF
RED	RED YUCCA	HESPERALOE PARVIFLORA	60	MIN. 12" HT.	5 GALLON	3' HT. X 3' SPD.	L	EVERGREEN	7 SF
CAT	CATMINT	NEPETA FAASSENII	27	MIN. 6" SPD.	1 GALLON	1' HT. X 3' SPD.	L	DECIDUOUS	7 SF
NWR	NEARLY WILD ROSE	ROSA 'NEARLY WILD'	40	MIN. 12" HT.	1 GALLON	2' HT. X 3' SPD.	M	DECIDUOUS	7 SF
BRY	BREAKLIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	37	MIN. 6" HT.	3 GALLON	2' HT. X 2' SPD.	L	EVERGREEN	3 SF
PP	PINELEAF PENSTEMON	PENSTEMON PINIFOLIUS	96	MIN. 8" HT.	1 GALLON	1' HT. X 18" SPD.	L	EVERGREEN	2 SF

**CITY LANDSCAPE ORDINANCE COMPLIANCE**

- LANDSCAPING RESPONSIBILITY FOR MAINTENANCE:**
1. THE OWNER WILL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE AT HILAND PLAZA.
- COMPLIANCE WITH WATER CONSERVATION ORDINANCE:**
1. NO SPRAY IRRIGATION IS PROPOSED.
  2. PLANT SPECIES WILL BE LOW OR MEDIUM USE SPECIES PER THE ABCWA'S XERIC PLANT LIST.
  3. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL PLANT MATERIAL. THE SYSTEM WILL BE CONTROLLED BY AN AUTOMATIC CONTROLLER. PLANTS WILL BE IRRIGATED BY LOW WATER USE BUBBLERS. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE INSTALLED IN A HEATED ENCLOSURE TO PROTECT THE DOMESTIC WATER SUPPLY FROM CROSS-CONTAMINATION.
- COMPLIANCE WITH GENERAL LANDSCAPING REGULATIONS:**
1. THIS PLAN PROVIDES VISUALLY ATTRACTIVE LANDSCAPE, A VISUALLY ATTRACTIVE STREETSCAPE, AND INTERSPERSED TREES IN LANDSCAPE AREAS TO PROVIDE SHADE AND REDUCE LARGE EXPANSES OF PAVEMENT.
  2. GROUNDCOVER MULCH SHALL COMPRISE OF A COMBINATION OF CRUSHED GRAVEL (NOT TO EXCEED 75% OF TOTAL AREA) AND ORGANIC MULCH SUCH AS SHREDDED BARK, PECAN SHELLS, ETC.
  3. VISIBILITY, LANDSCAPING FENCING, AND SIGNS SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET IN HEIGHT (AS MEASURED FROM TRIANGLE) WILL NOT BE LOCATED IN THE CLEAR SIGHT TRIANGLE.
  4. GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.

**LANDSCAPE CALCULATION TABLE:**

TOTAL LOT AREA: 69,260 SF

LESS TOTAL BUILDING AREA: 21,363 SF

NET LOT AREA: 47,897 SF

**REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA):**

7,185 SF

**PROVIDED LANDSCAPE AREA:**

16,775 SF

**REQUIRED PLANTS:**

**REQUIRED STREET TREES:**

12 (296 LF ALONG JACKSON ST SE, TREES AVERAGE 25' O.C.)

11 (255 LF ALONG CENTRAL AVE SE, TREES AVERAGE 25' O.C.)

11 (254 LF ALONG SILVER AVE SE, TREES AVERAGE 25' O.C.)

**STREET TREES PROVIDED:**

12 ALONG JACKSON ST SE

11 ALONG CENTRAL AVE SE

11 ALONG SILVER AVE SE

**REQUIRED PARKING LOT TREES AT ONE TREE PER TEN SPACES:**

62 TOTAL SPACES

7 REQUIRED TREES

PARKING LOT TREES PROVIDED: 13

**REQUIRED PARKING LOT INTERIOR LANDSCAPE (15% OF PARKING LOT AREA):**

3,495 SF

**PROVIDED PARKING LOT INTERIOR LANDSCAPE:**

4,979 SF (142.4% OF REQUIRED INTERIOR LANDSCAPE)

**REQUIRED COVERAGE (75% OF PROVIDED LANDSCAPE AREA):**

12,581 SF

**PROVIDED COVERAGE:**

12,583 SF (100.0% OF REQUIRED COVERAGE)

**REQUIRED GROUND LEVEL VEGETATIVE COVERAGE (25% OF PROVIDED LANDSCAPE AREA)**

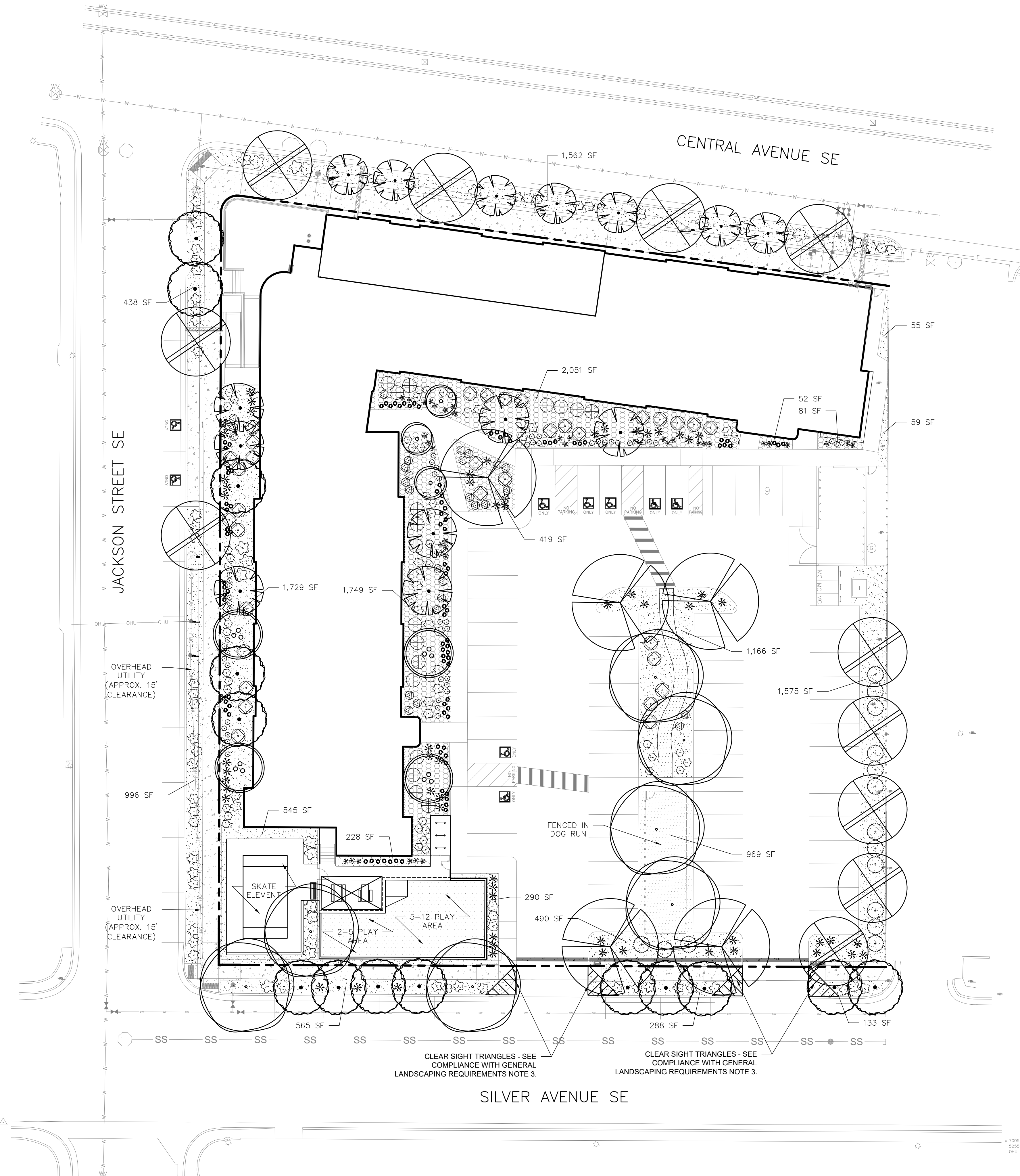
4,194 SF

**PROVIDED GROUND LEVEL PLANT COVERAGE:**

4,498 SF (107.2% OF REQUIRED GROUND LEVEL COVERAGE)

**HATCH AND SYMBOL LEGEND**

- GRAVEL MULCH
- CRUSHER FINES MULCH
- ORGANIC MULCH
- ENGINEERED WOOD FIBER MULCH PLAY AREA SURFACING
- BIKE RACK
- BENCH
- PICNIC TABLE
- ADA PICNIC TABLE









**UTILITY PLAN GENERAL NOTES**

1. SEE SHEET C-G01 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.

**UTILITY PLAN KEYED NOTES**

1. EXISTING PVC WATERLINE TO REMAIN.
2. EXISTING SANITARY SEWER LINE TO REMAIN.
3. WATER SUPPLY LINE, 1"Ø COPPER, PER DETAIL A5/C-503.
4. WATER SUPPLY LINE, 4"Ø PVC DR14, PER DETAIL A5/C-503.
5. WATER SUPPLY LINE, 6"Ø C900 DR14, PER DETAIL A5/C-503 WITH RESTRAINED JOINTS PER DETAIL A1/C-503.
6. BEND, 45°, MATERIAL AND SIZE TO MATCH THE CONNECTING WATER LINES. RESTRAIN JOINTS PER A1/C-503.
7. DUCTILE IRON TEE, 8"x8"x4", RESTRAIN JOINTS PER A1/C-503.
8. DUCTILE IRON TEE, 8"x8"x6", RESTRAIN JOINTS PER A1/C-503.
9. REDUCER, 4"x3".
10. GATE VALVE ASSEMBLY, 3"Ø, VALVE BOX AND CONCRETE COLLAR PER DETAIL C4/C-503. RESTRAIN JOINTS PER A1/C-503.
11. GATE VALVE ASSEMBLY, 6"Ø, VALVE BOX AND CONCRETE COLLAR PER DETAIL C4/C-503. RESTRAIN JOINTS PER A1/C-503.
12. GATE VALVE ASSEMBLY, 8"Ø, VALVE BOX AND CONCRETE COLLAR PER DETAIL C4/C-503. RESTRAIN JOINTS PER A1/C-503.
13. TRANSITION COUPLING.
14. FIRE HYDRANT PER DETAIL A4/C-503.
15. WALL MOUNTED FIRE DEPARTMENT CONNECTION. SEE FIRE SUPPRESSION PLANS.
16. WALL MOUNTED INDICATOR VALVE. SEE FIRE SUPPRESSION PLANS.
17. INSTALL 3" DOMESTIC WATER METER PER COA STD DWGS, 2370.
18. INSTALL 1" IRRIGATION WATER METER AND METER BOX PER COA STD DWGS, 2363 AND 2367.
19. CONNECT WATER LINE ONTO BUILDING WATER LINES. SEE PLUMBING SHEETS.
20. SANITARY SEWER LINE, 6"Ø, PER DETAIL D5/C-503.
21. SANITARY SEWER LINE, 8"Ø, PER DETAIL D5/C-503.
22. 4' Ø SANITARY SEWER MANHOLE PER DETAIL D1/C-504.
23. SANITARY SEWER WYE, 8"x8"x6".
24. SANITARY SEWER WYE, 8"x8"x8".
25. TERMINAL CLEANOUT PER DETAIL E1/C-503.
26. DOUBLE CLEANOUT PER DETAIL E3/C-503.
27. CONNECT SANITARY SEWER LINE ONTO BUILDING SEWER LINES. SEE PLUMBING SHEETS.
28. NOT USED.
29. NEW GAS LINE TO METER, SIZE TO BE DETERMINED BY NM GAS CO.
30. NATURAL GAS METER MANIFOLD AND METERS, SIZE TO BE DETERMINED BY NM GAS CO.
31. NEW NATURAL GAS YARD LINE. SEE MECHANICAL PLANS FOR SIZE REQUIREMENTS.
32. EXISTING NATURAL GAS LINE TO REMAIN.
33. PNM PRIMARY LINES. SEE ELECTRICAL SHEET ES-101.
34. ELECTRICAL TRANSFORMER. SEE ELECTRICAL SHEET ES-101.
35. SECONDARY LINES. SEE ELECTRICAL SHEET ES-101.
36. ELECTRICAL METER PACK. SEE ELECTRICAL SHEET ES-101.
37. WATER SUPPLY LINE, 3"Ø PVC SCH 40, PER DETAIL A5/C-503.
38. DUCTILE IRON TEE, 8"x8"x8", AND 8" TRANSITION COUPLING, RESTRAIN JOINTS PER A1/C-503.
39. 8" DUCTILE IRON END CAP. RESTRAIN JOINTS PER A1/C-503.
40. 8" PVC SRD 35 END CAP AND EMS.
41. 8" PVC SDR 35 SANITARY SEWER LINE.
42. 4' Ø SANITARY SEWER MANHOLE PER COA STANDARD DRAWING XXXX.
43. CONNECT NEW 8" SANITARY SEWER MANHOLE. RESHAPE SHELF AS REQUIRED FOR NEW CONNECTION.
44. EASEMENT AROUND WATER METER PER ABCWUA REQUIREMENTS.
45. 3" REDUCED PRESSURE ZONE BACKFLOW PREVENTOR, PER ABCWUA REQUIREMENTS. PROVIDE SAFE-T-COVER 300TD-AL INSULATED ENCLOSURE WITH 2 KW HEATER.



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CONSULTANT

STAMP



**SITE PLAN - DRB**  
**NOT FOR CONSTRUCTION**

PROJECT NAME  
**HILAND PLAZA**

5000 CENTRAL AVENUE NE  
ALBUQUERQUE, NM 87108

REVISIONS

NO.	DATE	DESCRIPTION

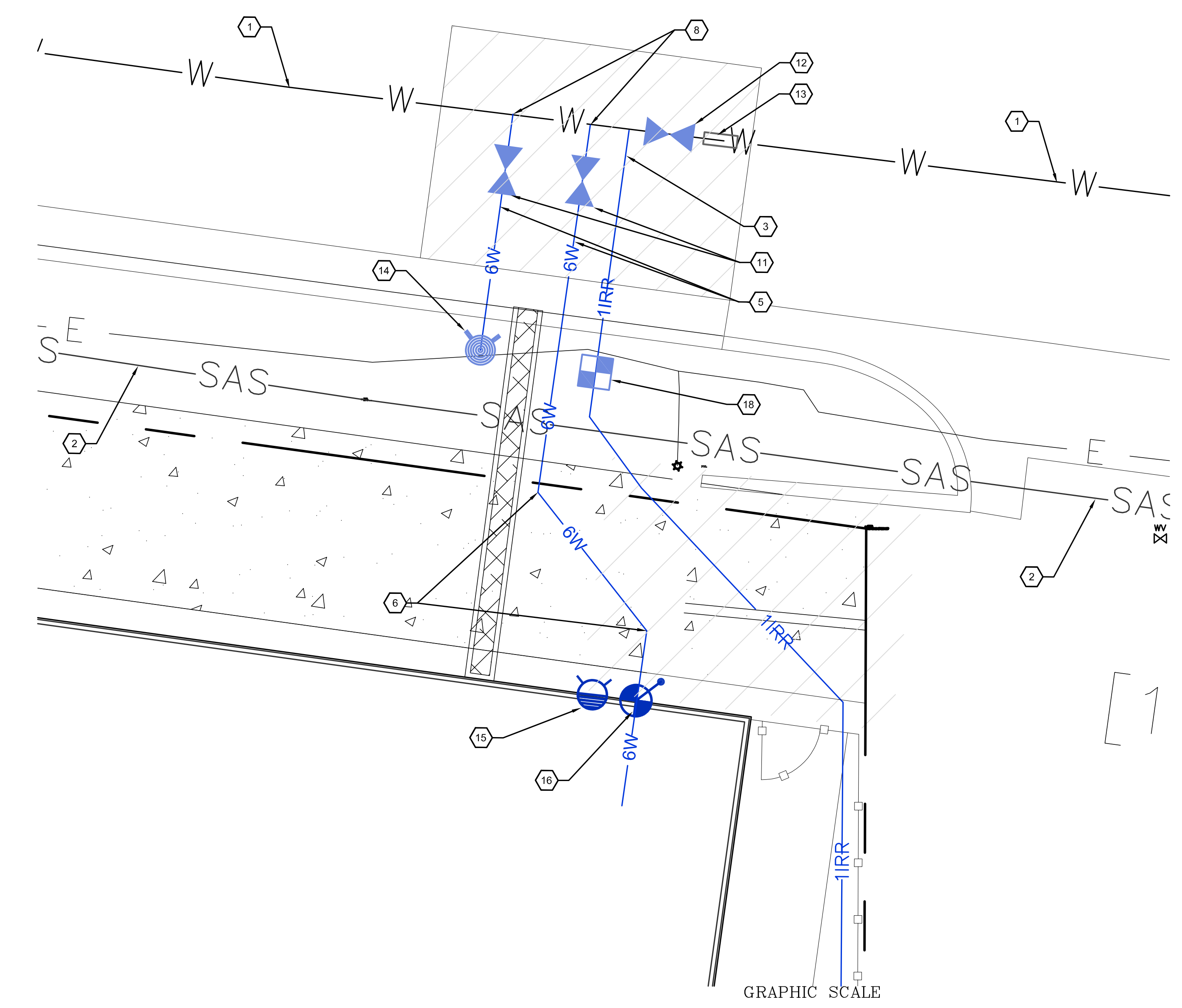
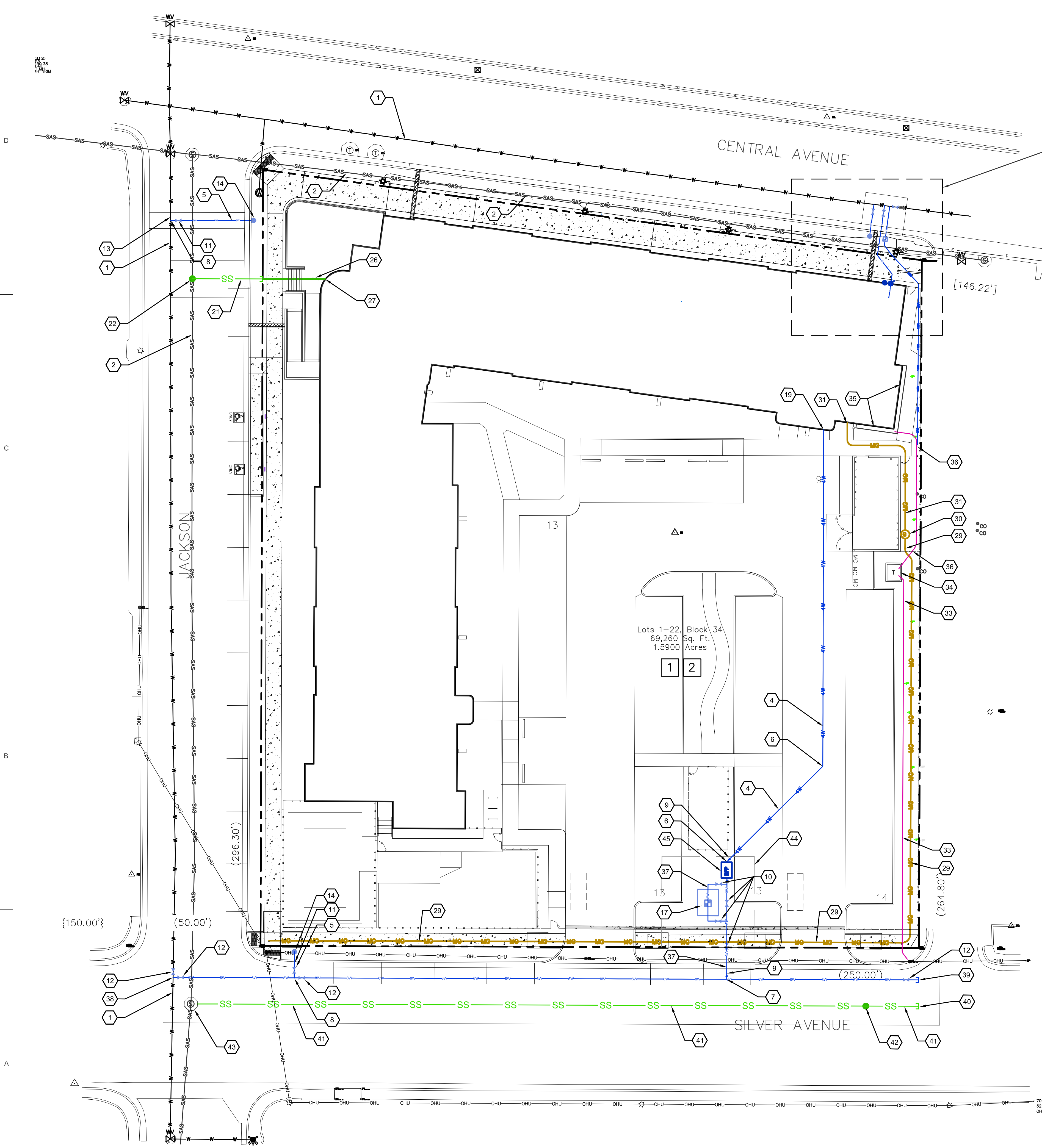
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Checked by: DAA  
Date: MAY 24, 2021  
Project number: 2574

SHEET TITLE

**SITE UTILITY PLAN**

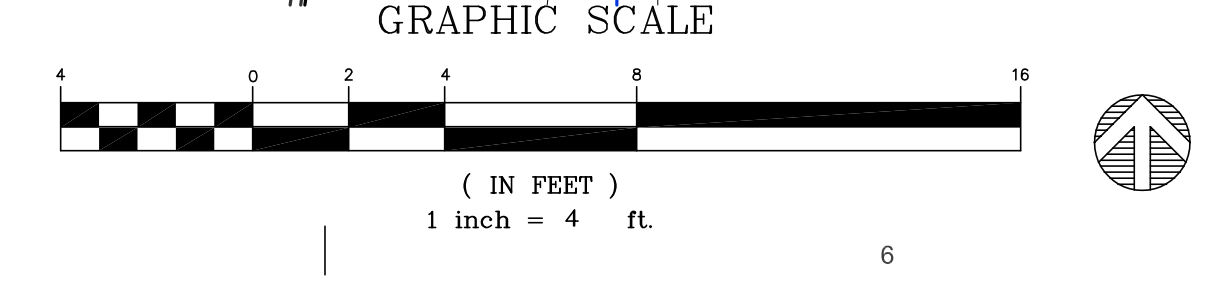
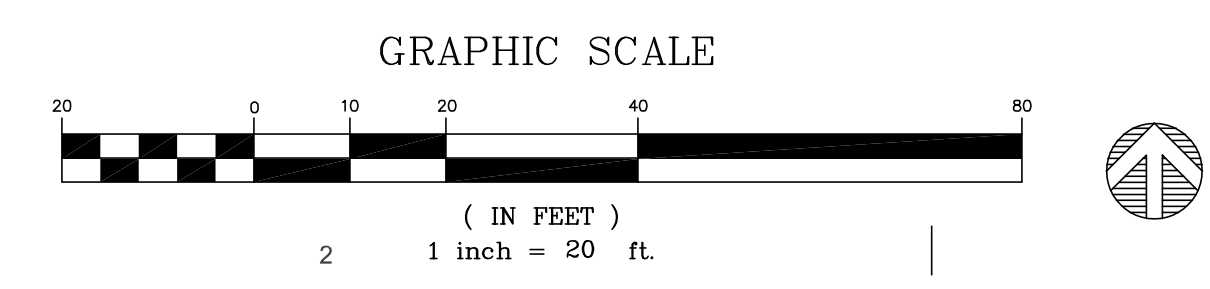
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**C-301**



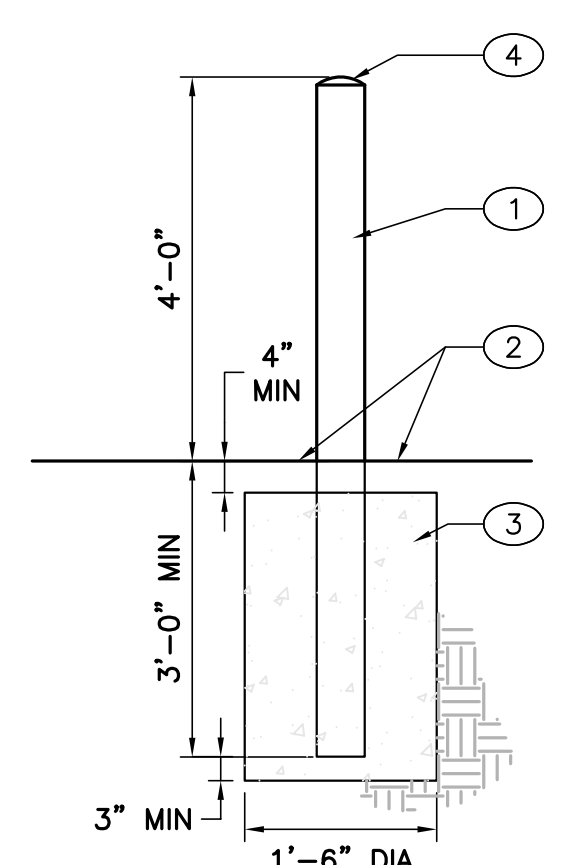
**A1 ENLARGED SITE UTILITY PLAN**  
1" = 4" ft.

**A1 SITE UTILITY PLAN**  
1" = 20" ft.



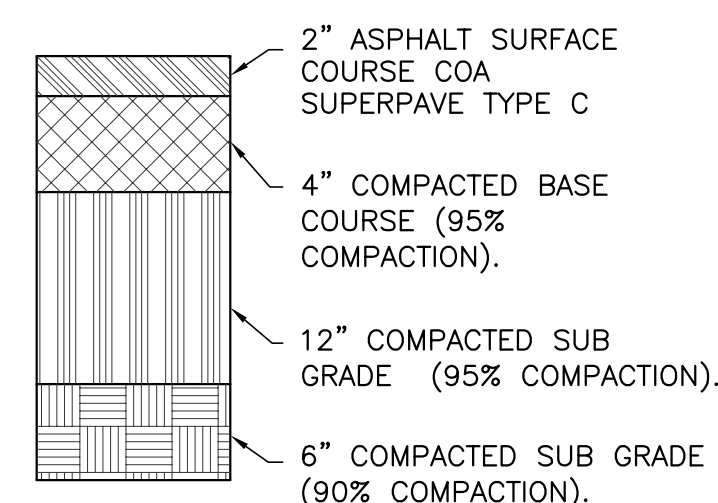
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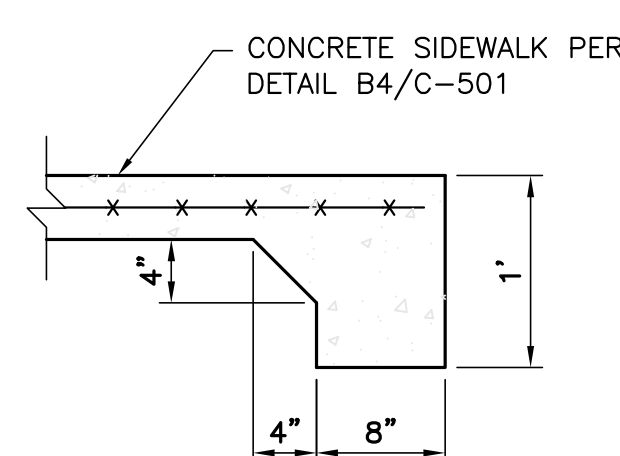


**E1 BOLLARD, 6"Ø**  
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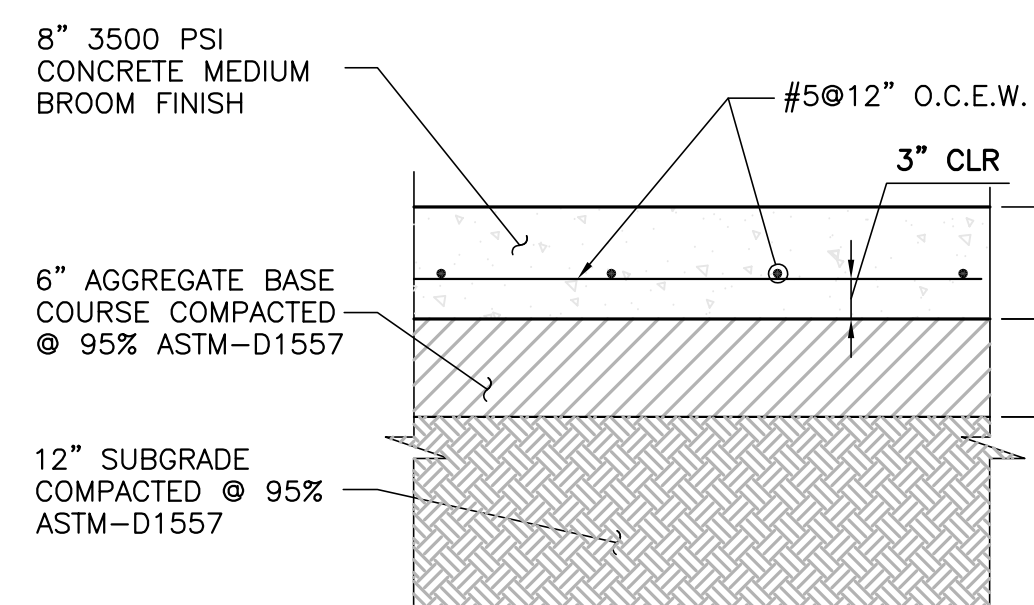
- KEYED NOTES: #
- 6" DIA. STEEL PIPE W/ REFLECTORIZED YELLOW PAINT (CONC. FILLED W/ SMOOTH EDGES).
  - FINISHED GRADE OR PAVING AS PER DRAWINGS & SPECS - SEE PLANS.
  - CONCRETE FOOTING.
  - ROUNDED CONCRETE.



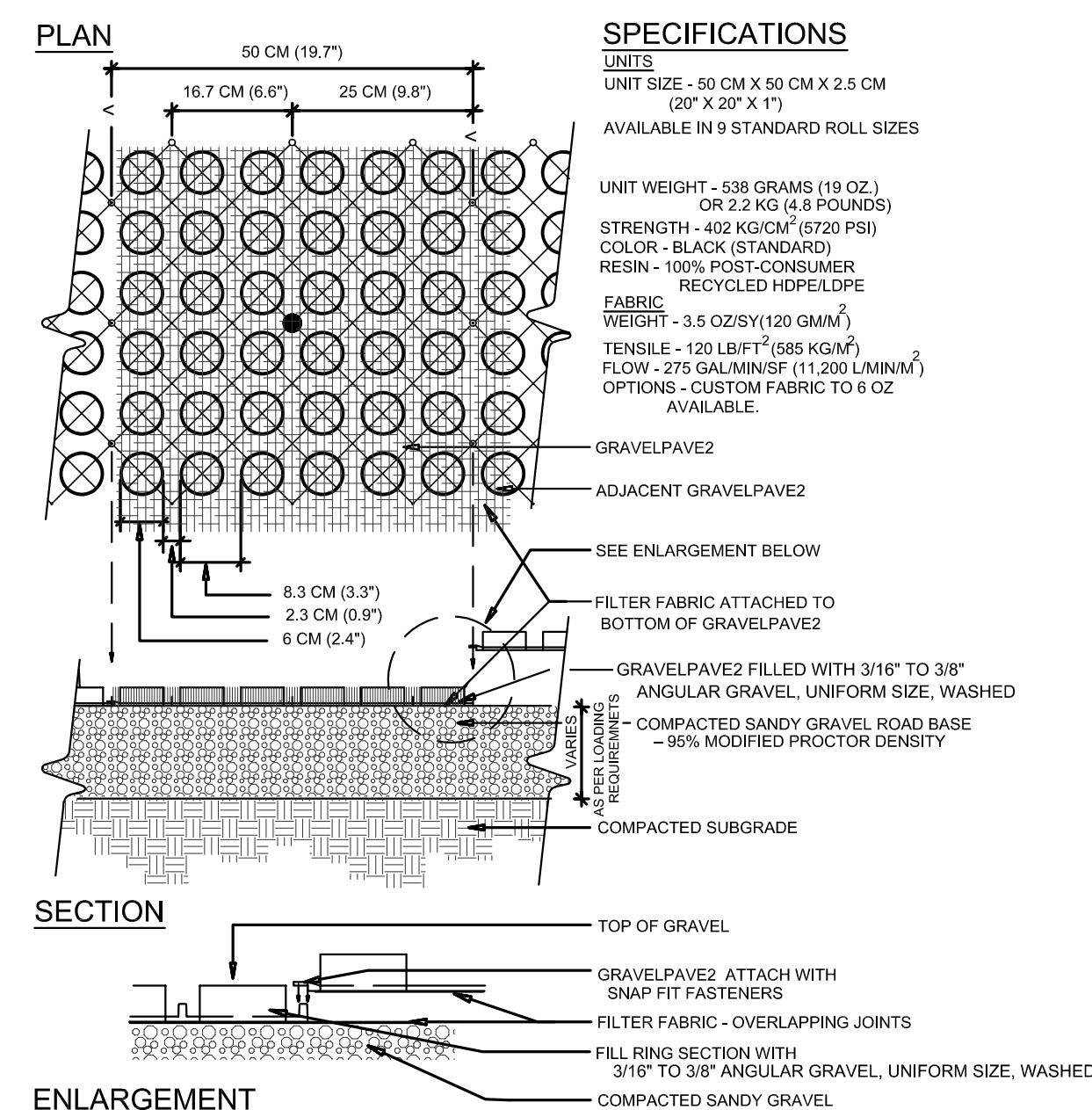
**E2 PARKING LOT ASPHALT**  
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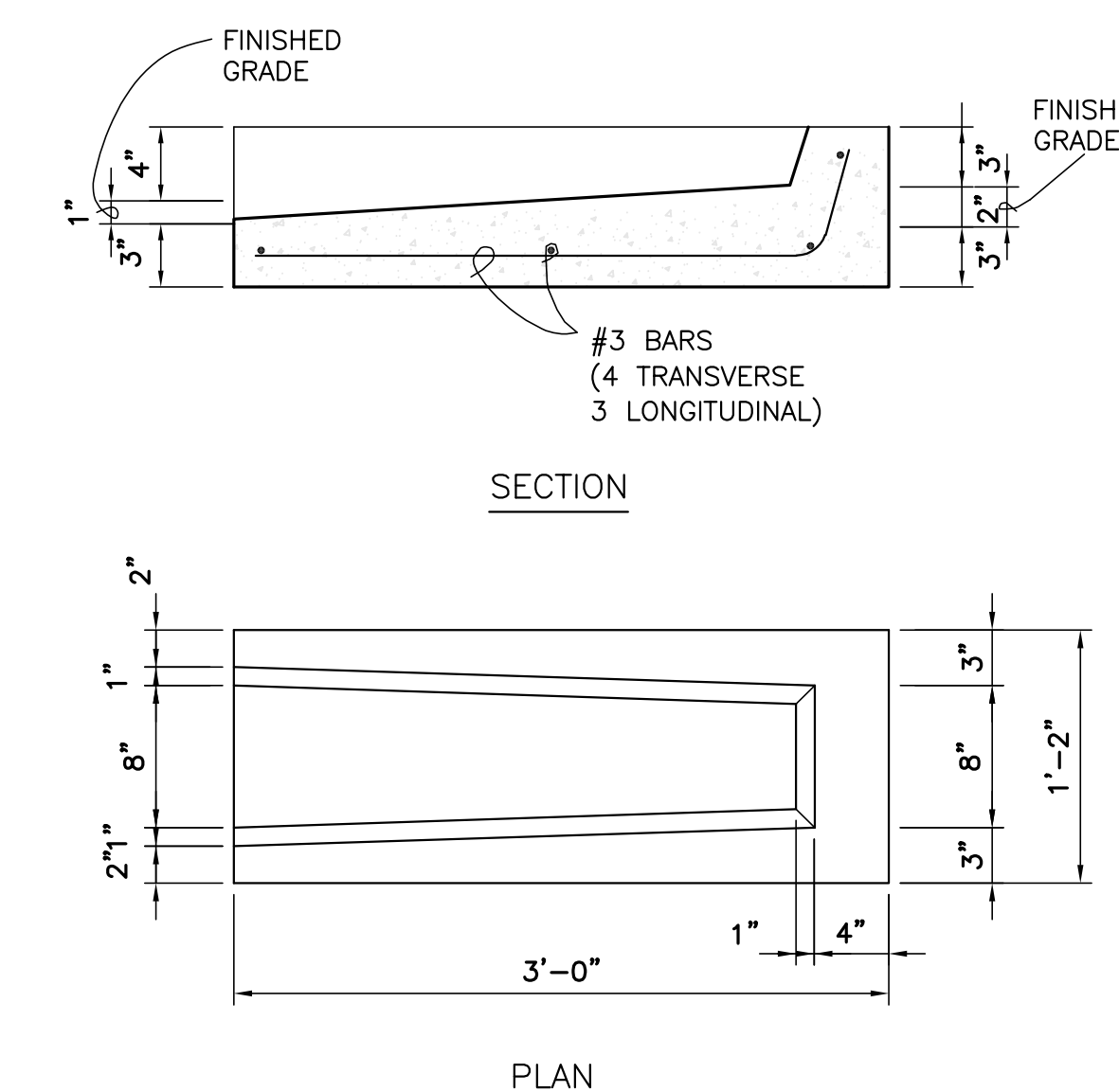
**E3 TURNDOWN EDGE**  
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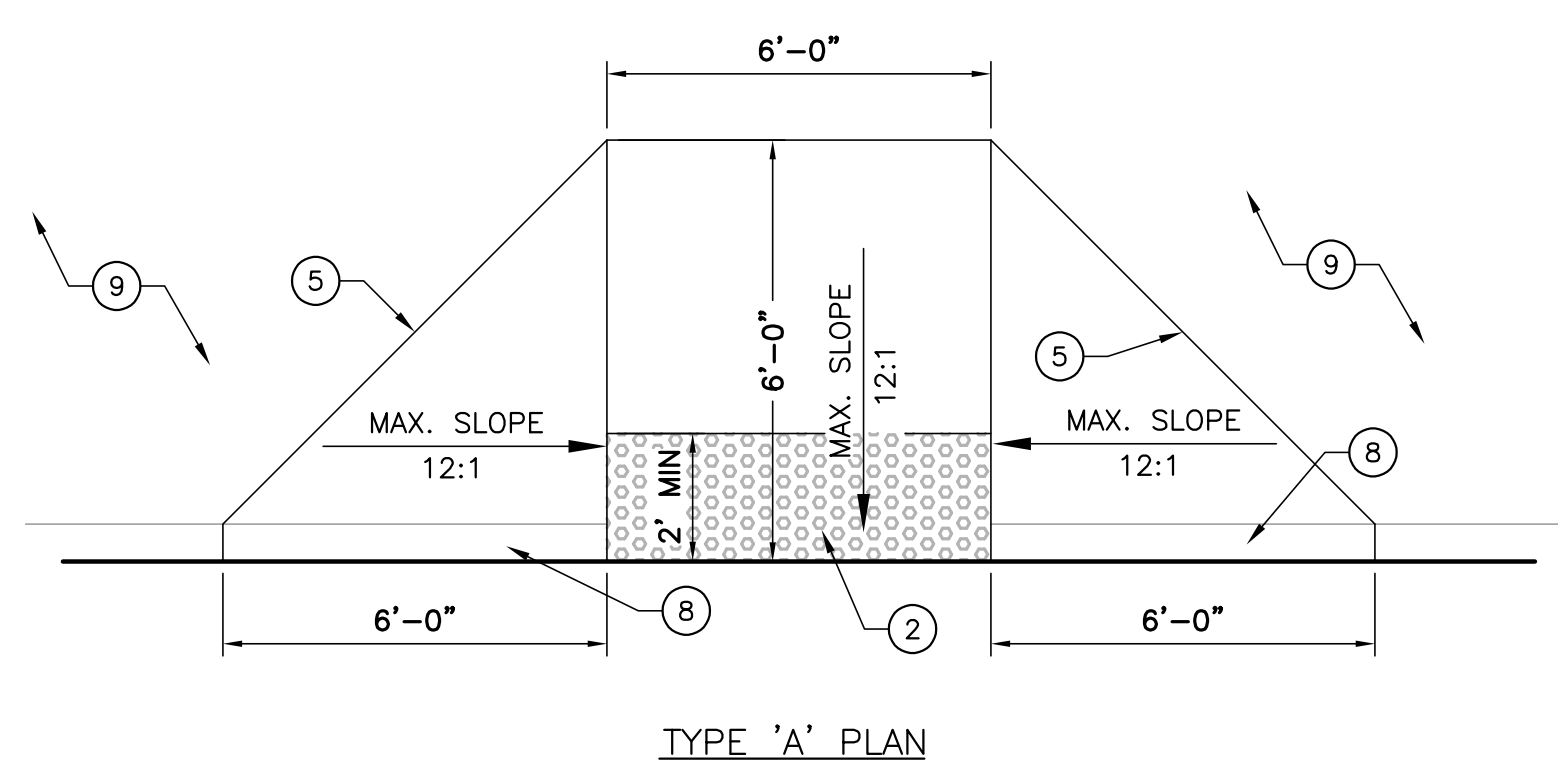
**D3 CONCRETE PAVEMENT**  
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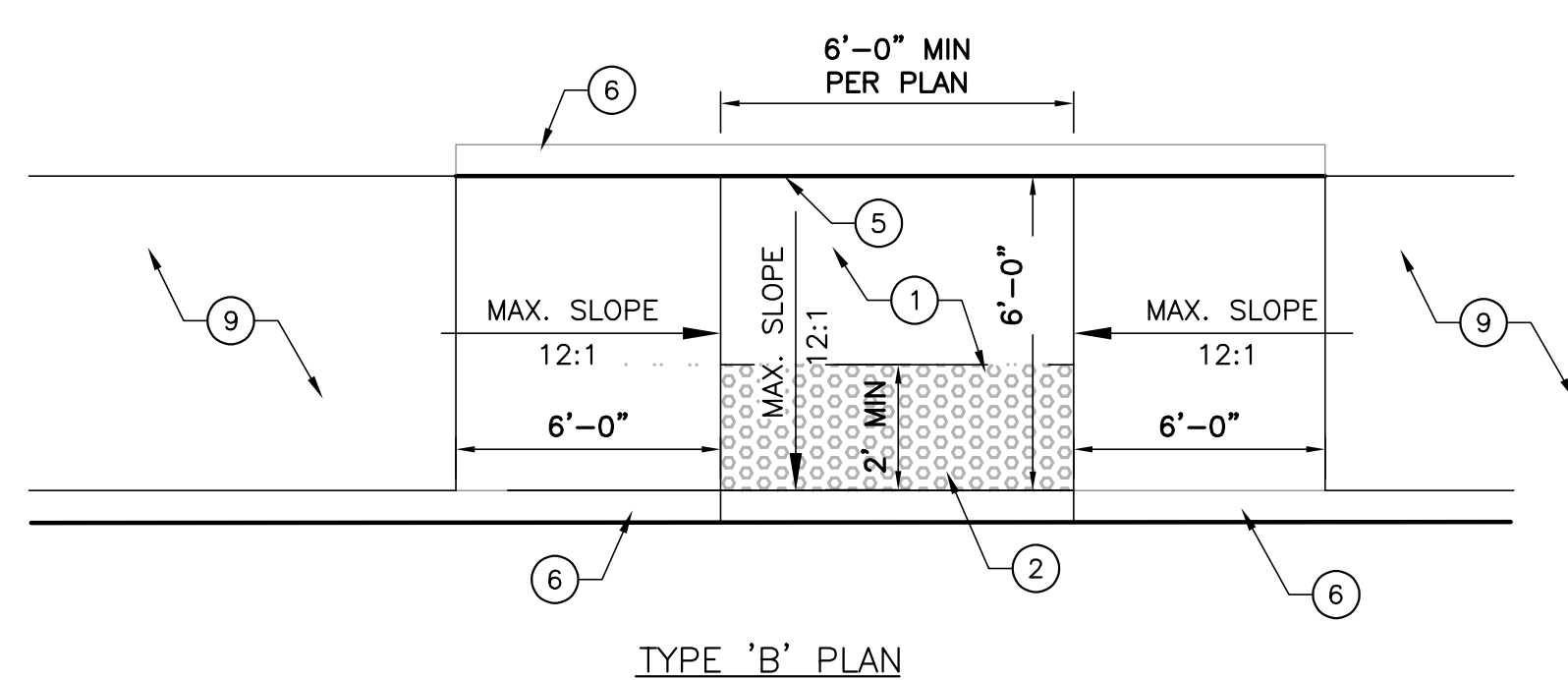
**D4 GRAVEL PAVEMENT**  
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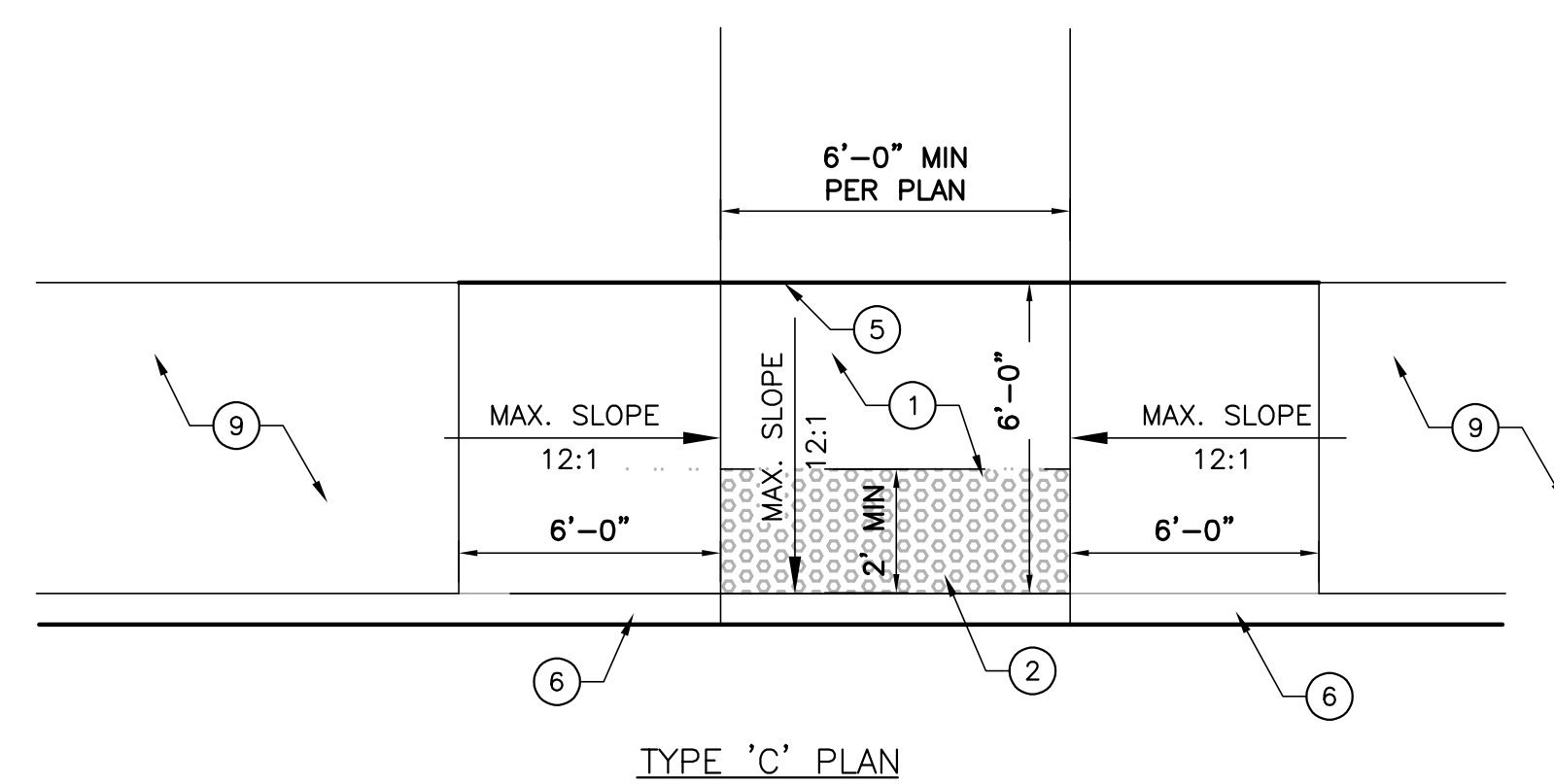
**D6 CONCRETE SPLASH BLOCK**  
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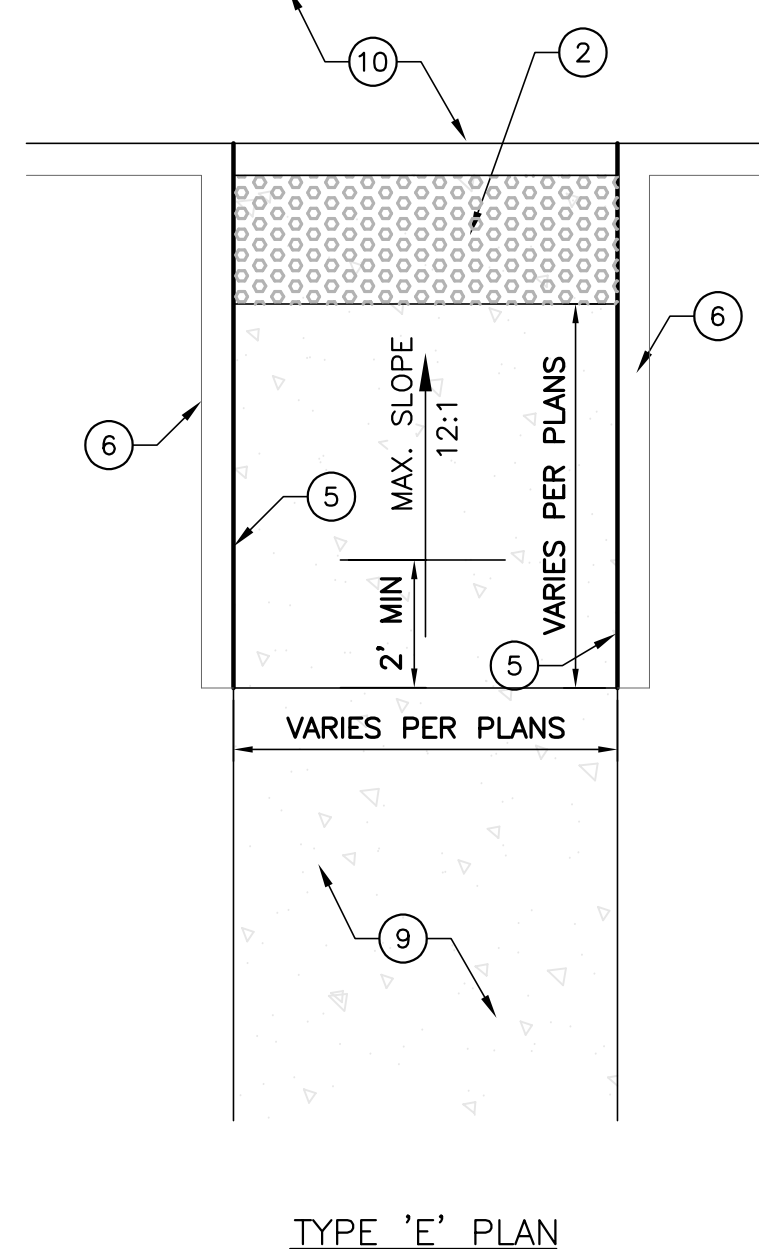
TYPE 'A' PLAN



TYPE 'B' PLAN



TYPE 'C' PLAN

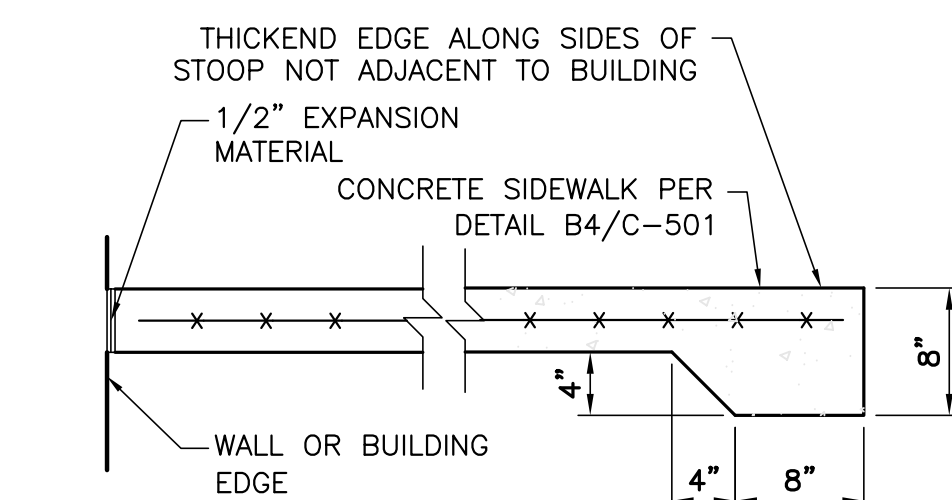


TYPE 'E' PLAN

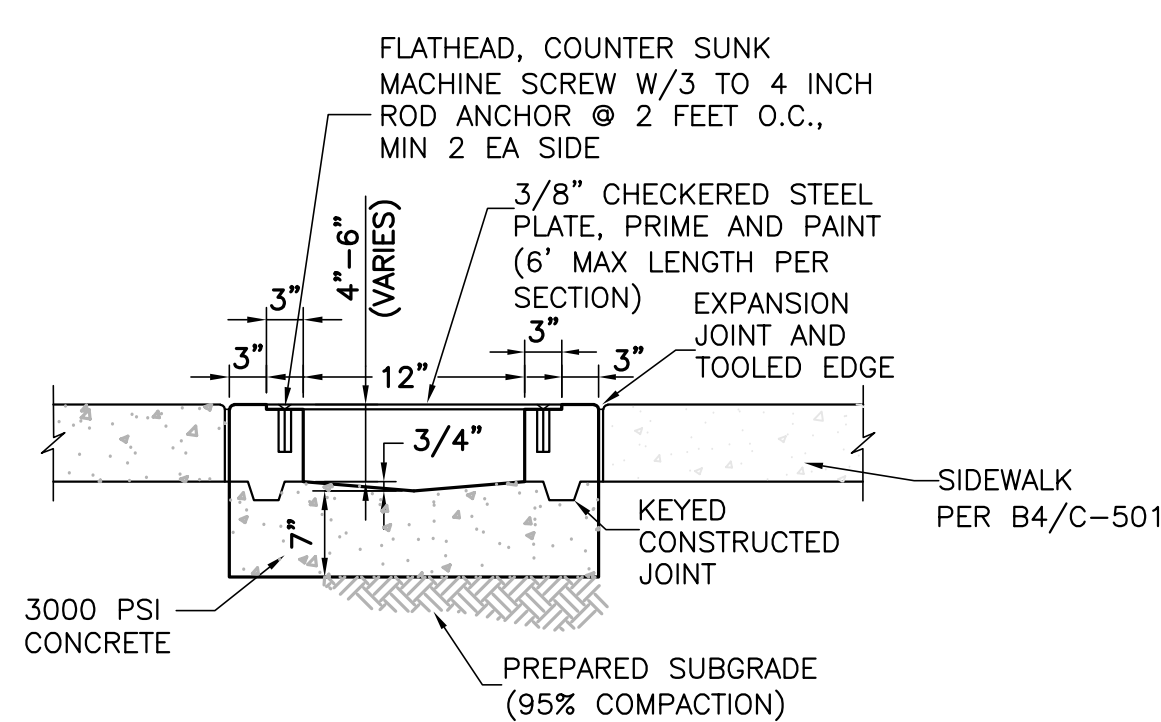
KEYED NOTES: #

- 2% CROSS SLOPE MADE IN ANY DIRECTION.
- DETECTABLE WARNING SURFACE PER A4/C-501.
- CONC. CURB, SEE PLANS.
- CURB, WALL, OR BUILDING, SEE PLANS.
- 1/2" EXPANSION MATERIAL.
- STD. CONC. HEADER CURB AS REQUIRED.
- POINT OF CURVE.
- SLOPE CURB @ 12:1.
- CONCRETE SIDEWALK PER PLANS.
- RAMP LANDING PER PLANS.

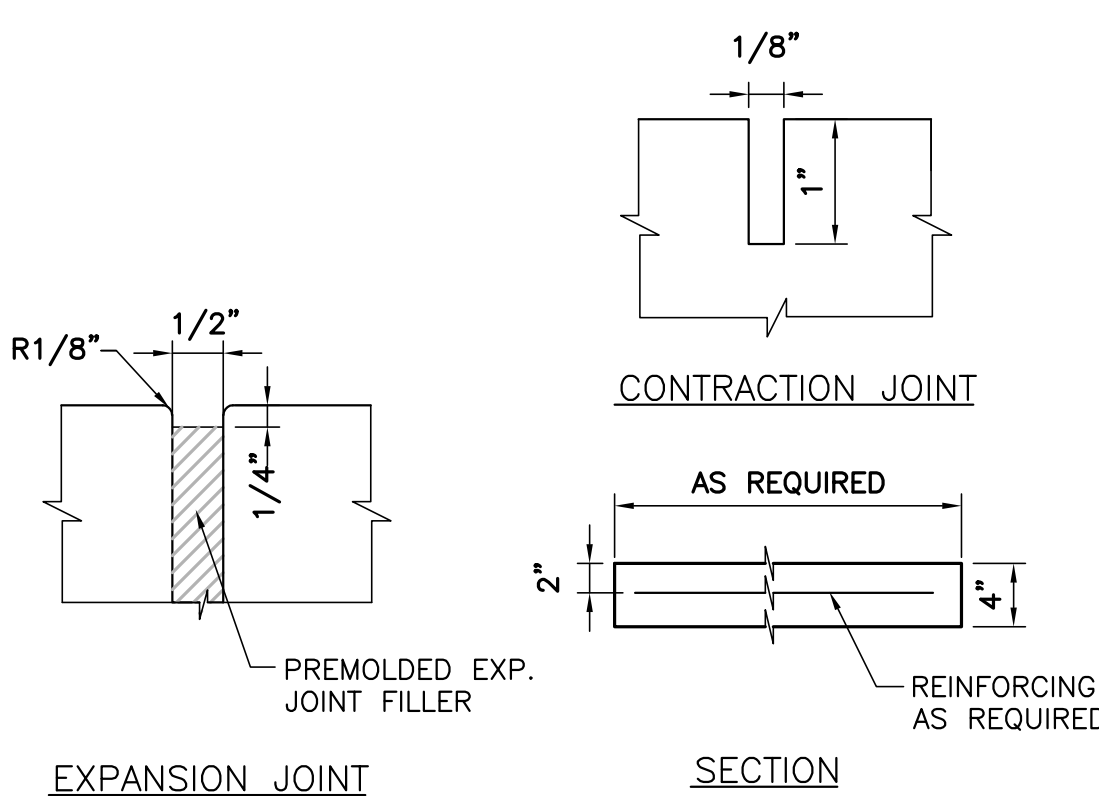
**A1 CURB ACCESS RAMPS**  
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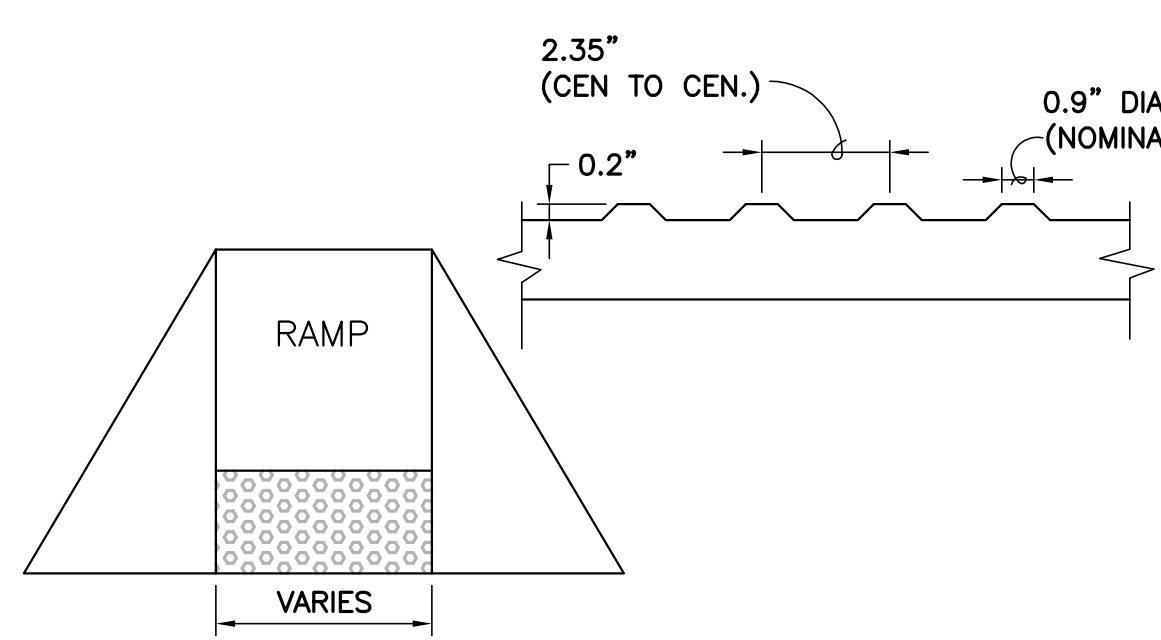
**C3 CONCRETE STOOP**  
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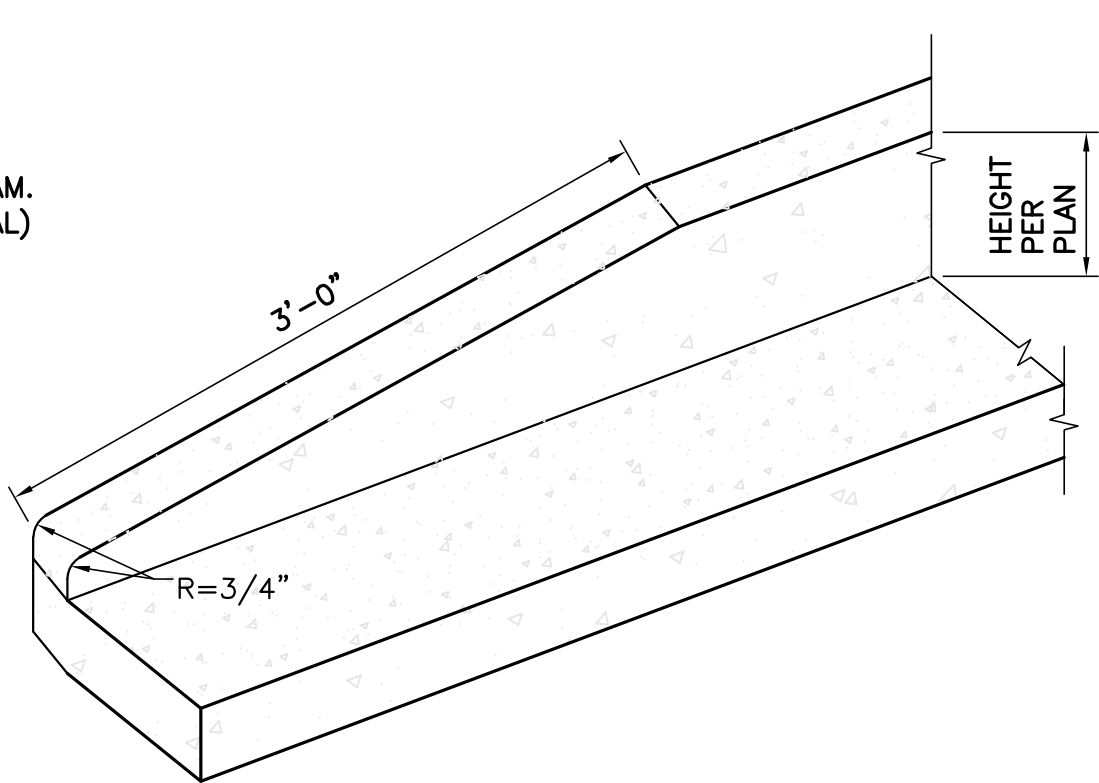
**B3 SIDEWALK CULVERT**  
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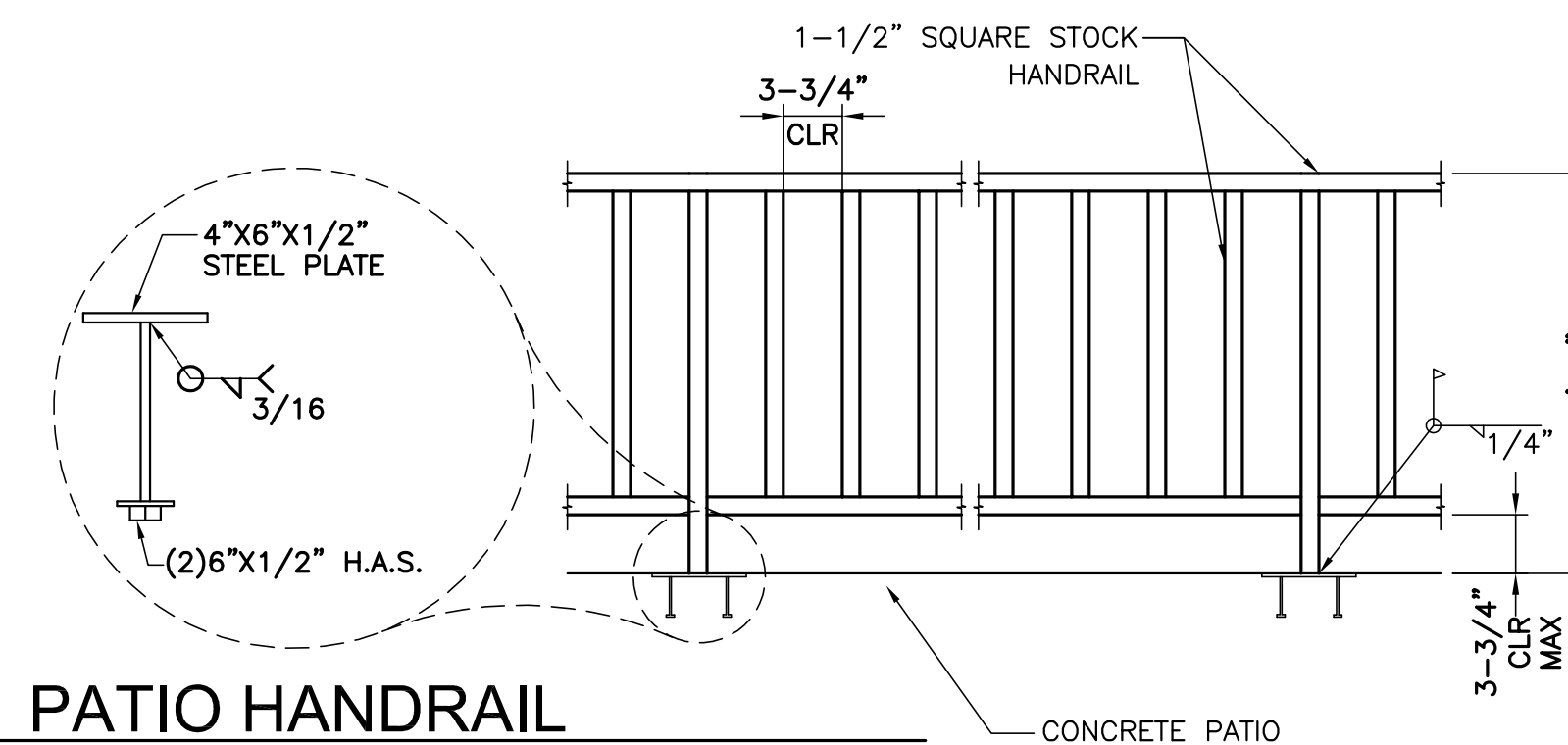
**B4 TYPICAL SIDEWALK**  
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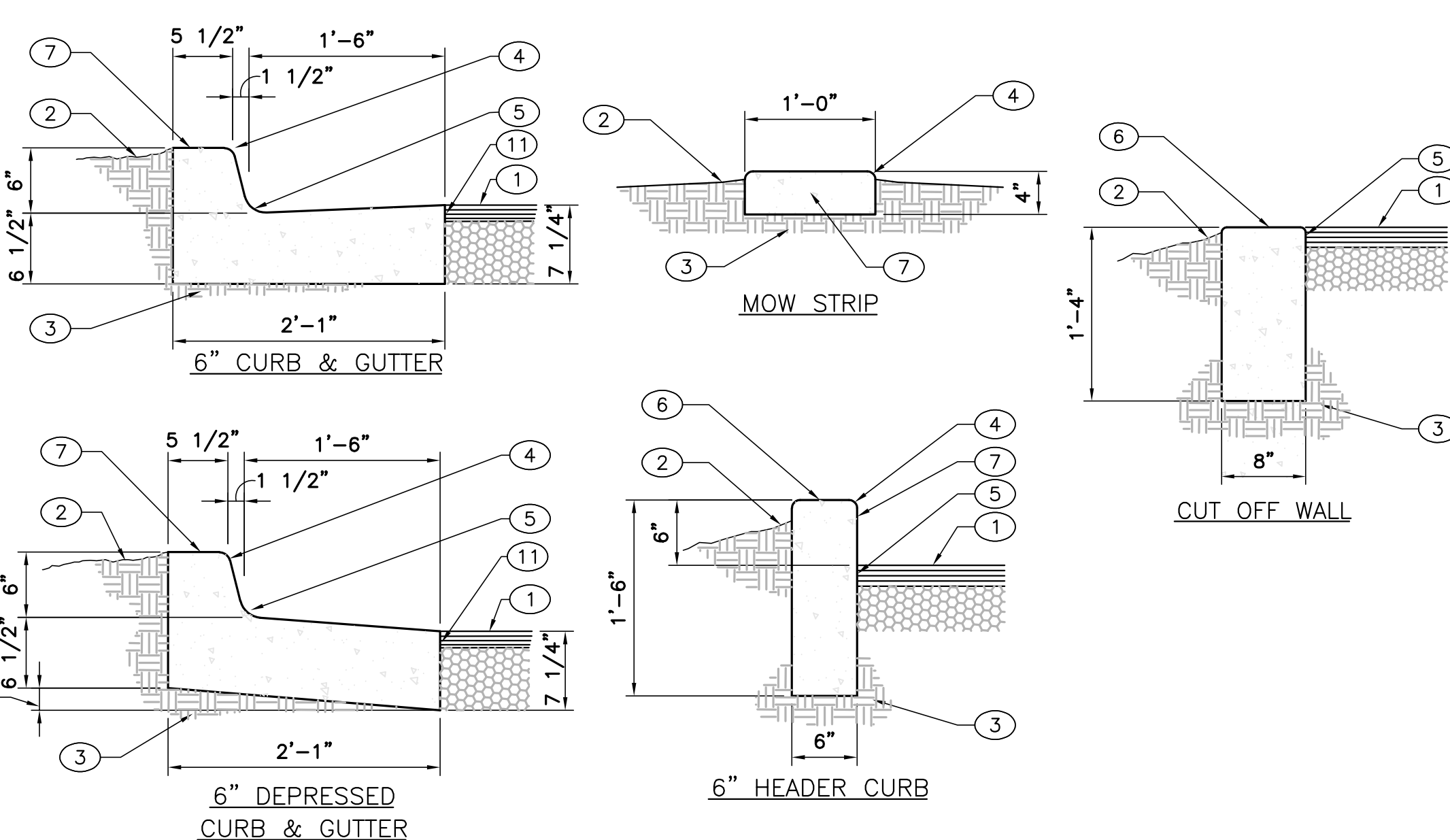
**A3 DETECTABLE WARNING SURFACE**  
 NOT TO SCALE



**A4 CURB TRANSITION**  
 NOT TO SCALE



**C5 PATIO HANDRAIL**  
 NOT TO SCALE



KEYED NOTES: ○

- PAVEMENT SECTION PER DRAWINGS AND SPECS.
- FINISHED GRADE OR GRAVEL PAVEMENT.
- PREPARED SUBGRADE.
- 3/4" RADIUS.
- TACK COAT IF ADJACENT TO ASPHALT.
- SMOOTH RUBBED FINISH.
- CONCRETE CURB.

CURB & GUTTER CONSTRUCTION NOTES:

- CURBS, GUTTERS & CUT-OFF WALLS TO BE CONSTRUCTED OF 3500 PSI P.C.C. UNLESS OTHERWISE NOTED.
- EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
- REMOVE & REPLACE 12" WIDE STRIP OF PAVEMENT BEYOND LIP OF GUTTER WHEN CONSTRUCTING CURB & GUTTER ADJACENT TO EXISTING A.C. PAVEMENT.
- DIMENSIONS AT ROUNDED CORNERS MEASURED TO INTERSECTION OF STRAIGHT LINES.
- FOR 6" CURB & GUTTER PROVIDE CONTROL JTS. @ 6' O.C. MAX. ALSO PROVIDE 1/2" EXPANSION JTS. AT 30' O.C. MAX. AT CURB RETURNS, & AT EACH SIDE OF DRIVEWAYS.
- FOR ALL OTHER CURBING PROVIDE CONTROL JOINTS @ 10' O.C. PROVIDE EXPANSION JOINTS @ 50' O.C. & ADJACENT TO BUILDINGS AND WALLS.

REVISIONS

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SHEET TITLE

CIVIL DETAILS

SHEET NUMBER





REVISIONS

NO.	DATE	DESCRIPTION

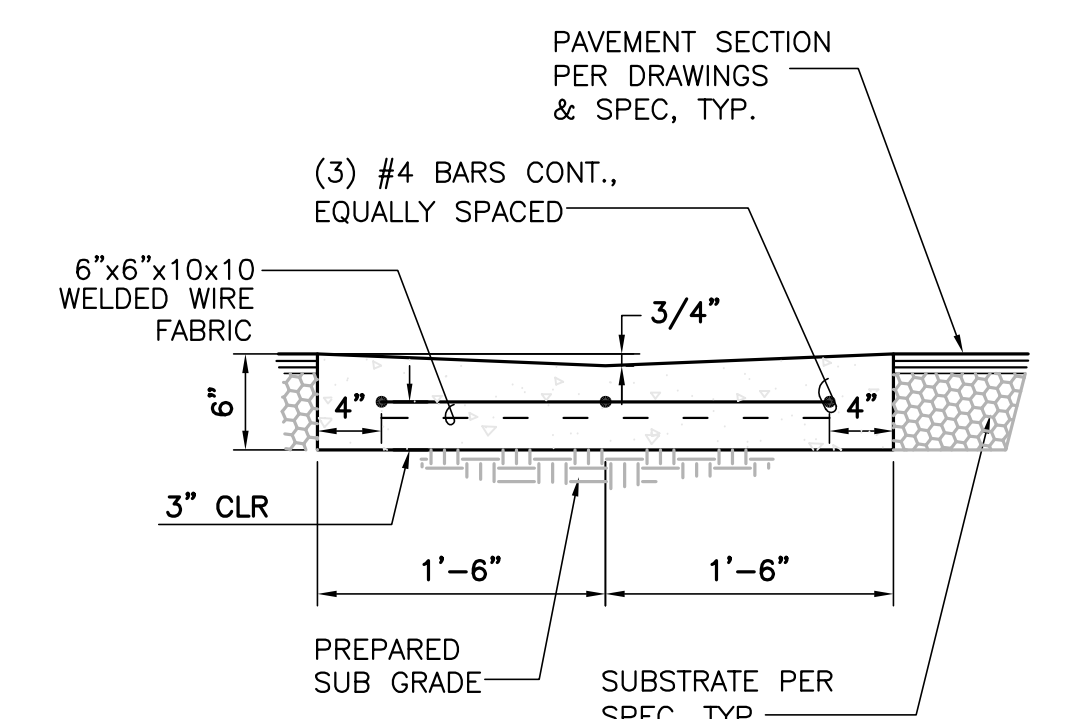
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Checked by	DAA
Date	MAY 24, 2021
Project number	2574

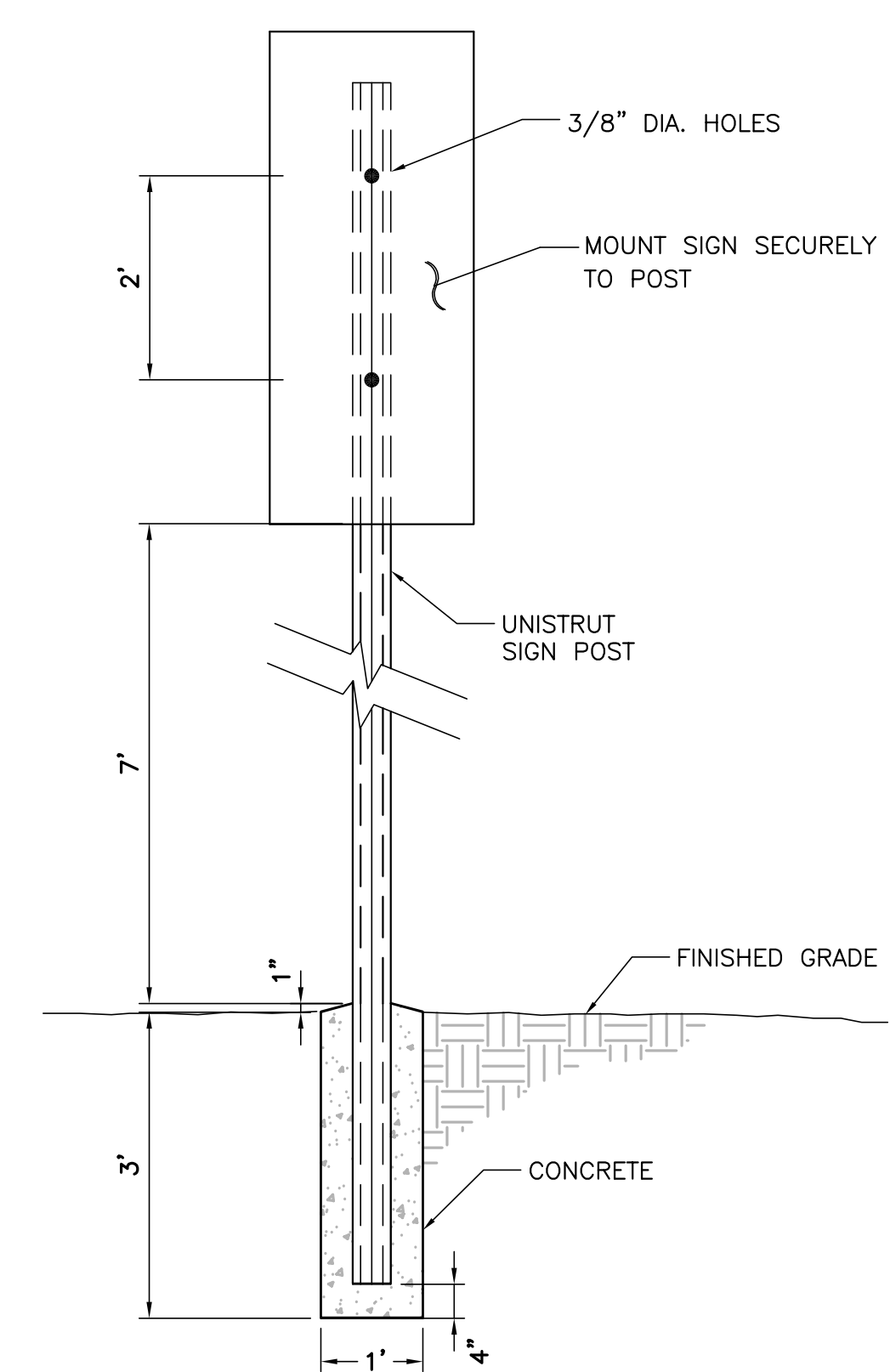
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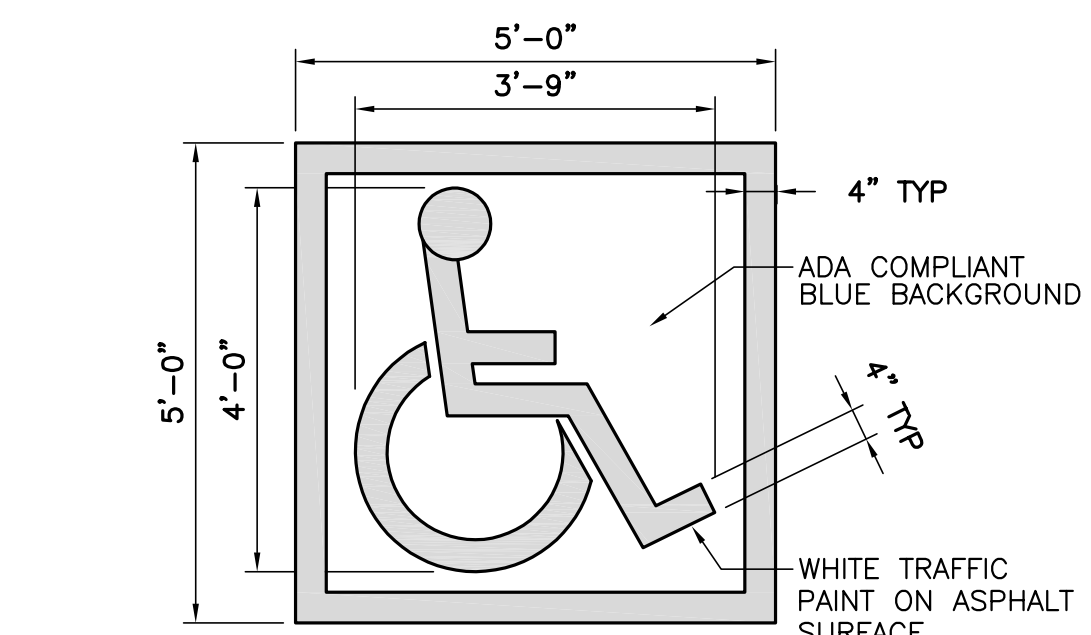
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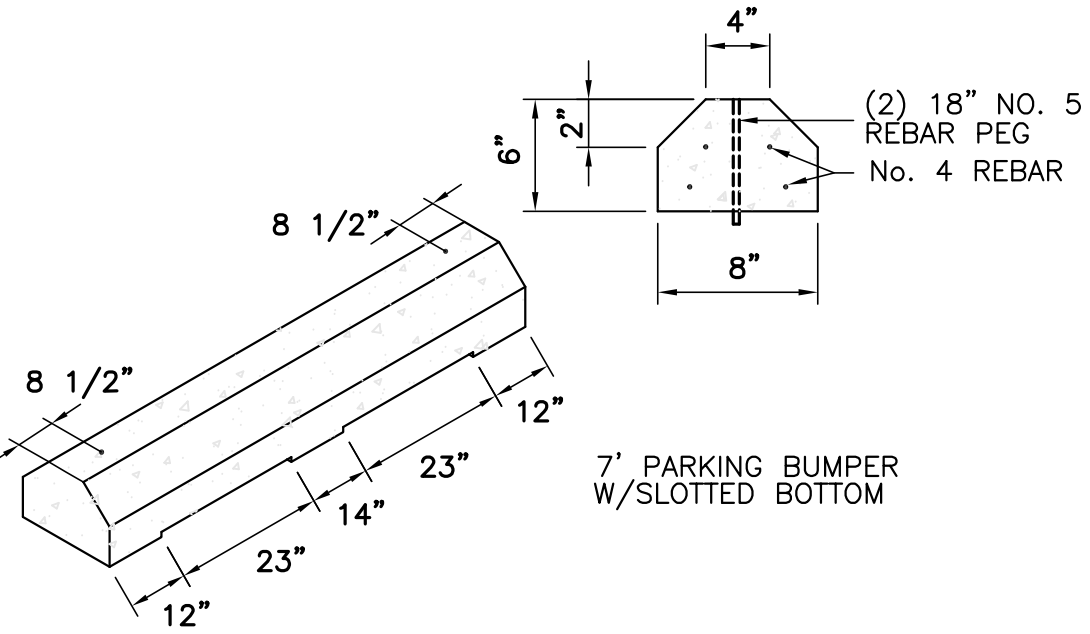
**E1 CONCRETE VALLEY GUTTER**  
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**E2 PARKING SIGN POST**  
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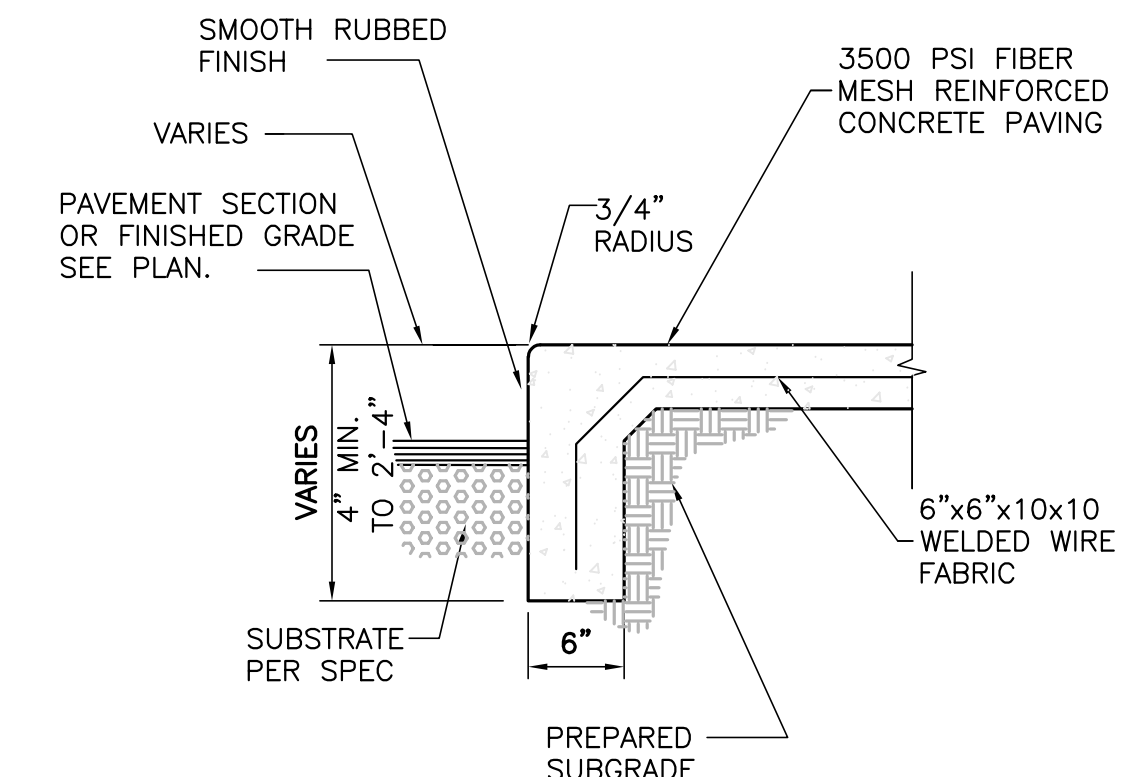


**E3 RESERVED SYMBOL**  
 NOT TO SCALE

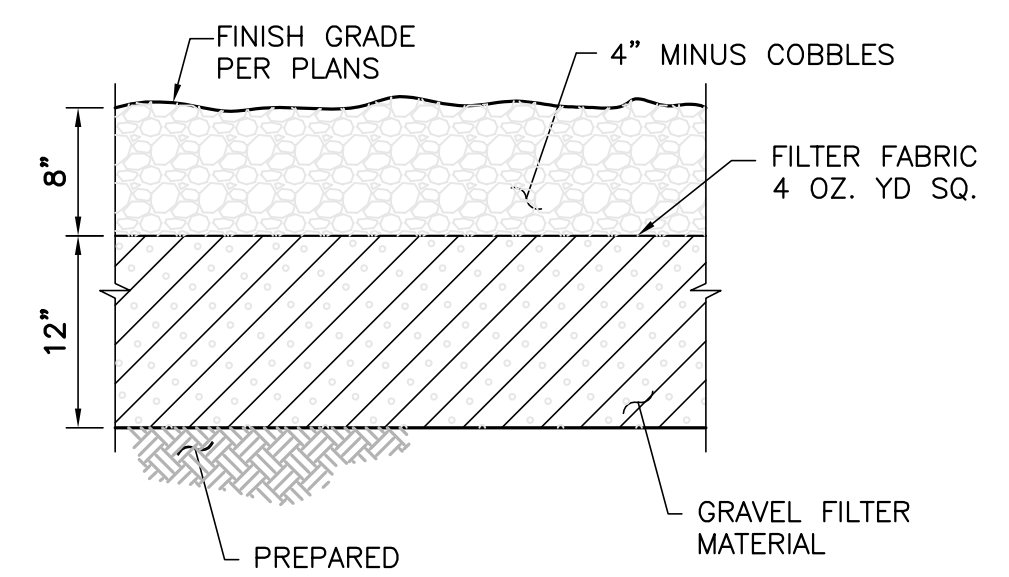


**E4 PARKING BLOCK**  
 NOT TO SCALE

**E5 BICYCLE RACK**  
 NOT TO SCALE

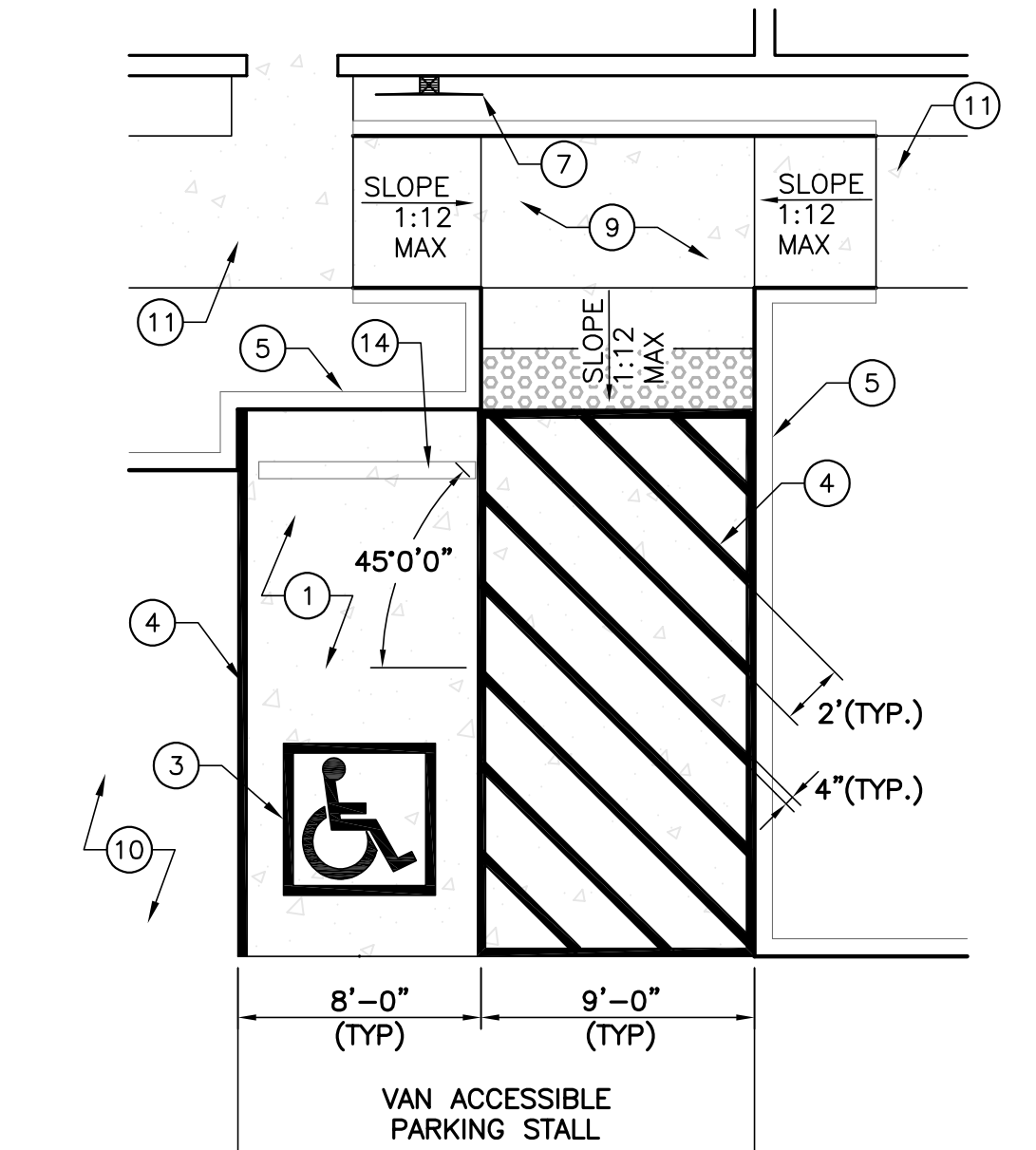


**D4 CONCRETE PATIO TURNDOWN**  
 NOT TO SCALE



**D5 RIP-RAP SECTION**  
 NOT TO SCALE

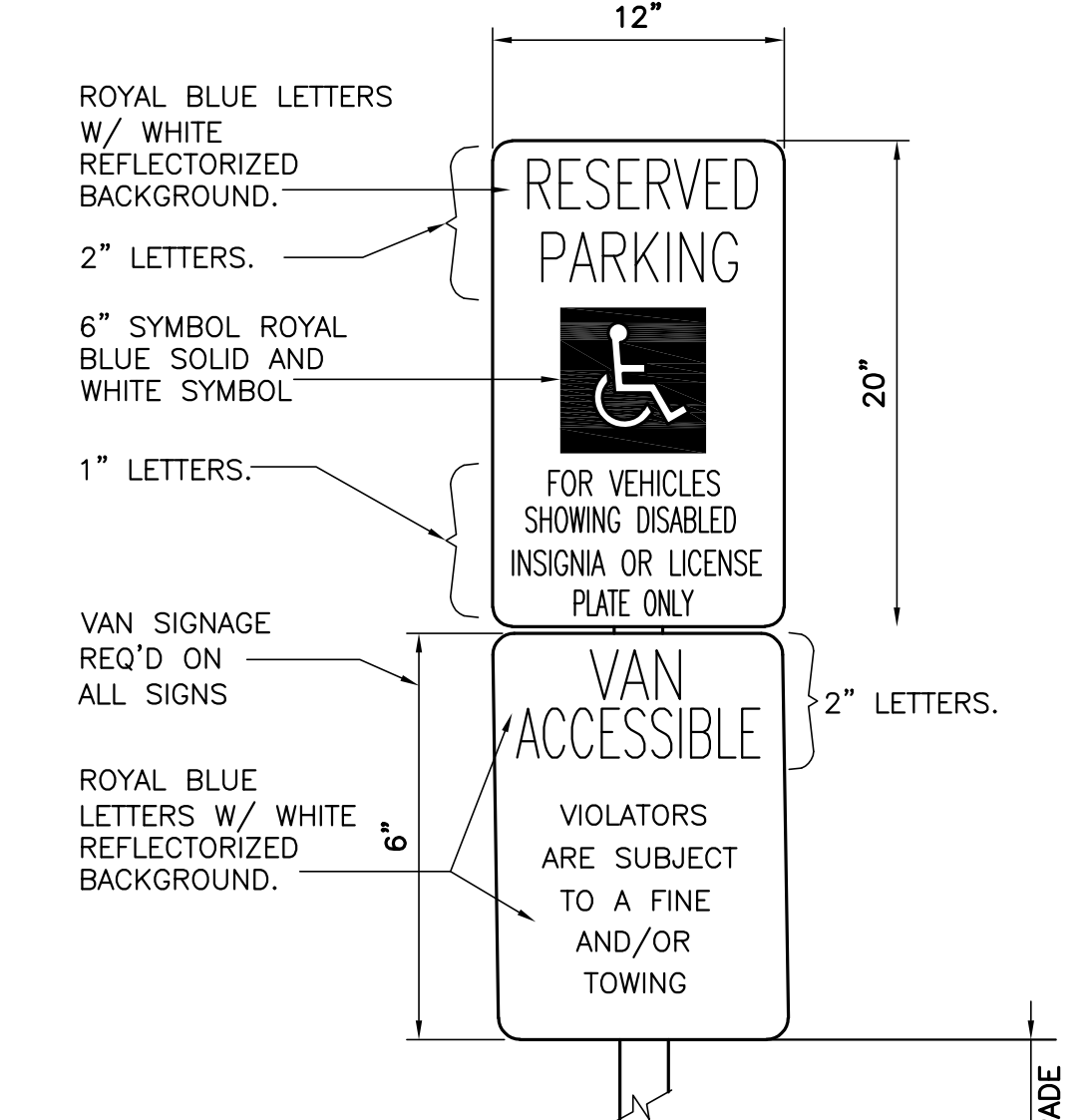
NOTE: Install gravel filter material or filter fabric



**A1 ADA PARKING STALL**  
 NOT TO SCALE



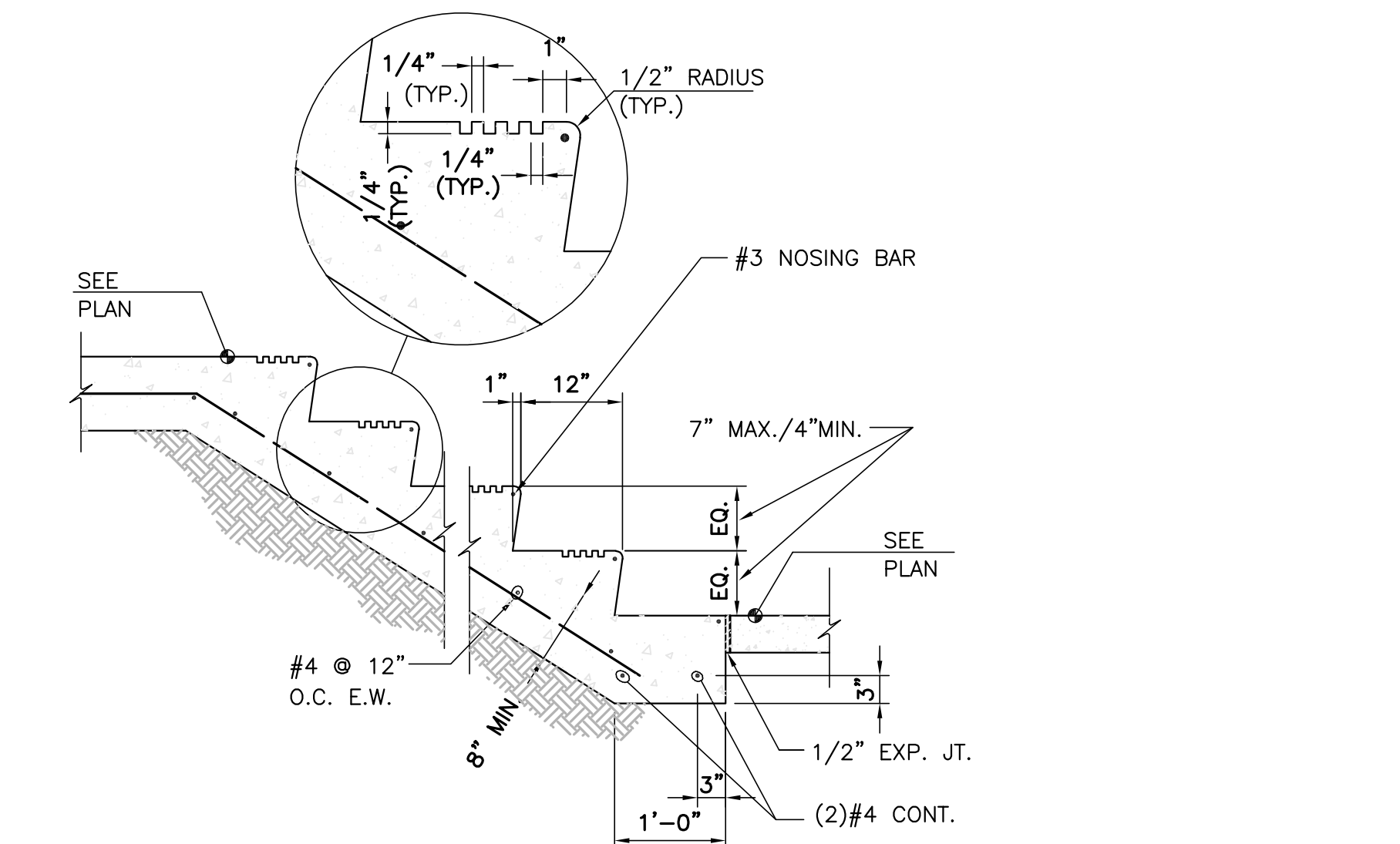
**C3 RESERVED PARKING SIGNS**  
 NOT TO SCALE



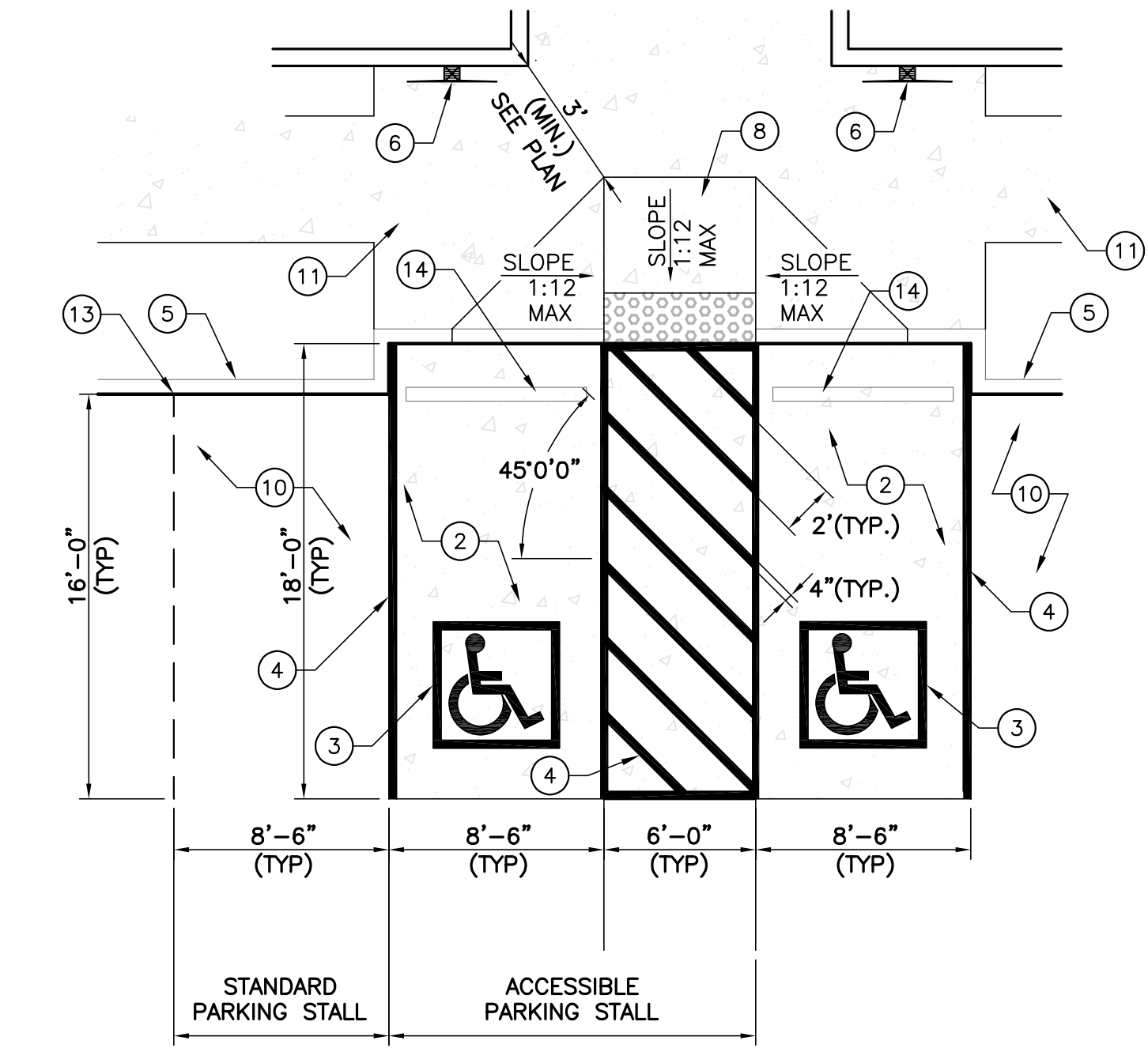
**C2 CONCRETE STAIR**  
 NOT TO SCALE



**A2 STAIR/RAMP RAILING**  
 NOT TO SCALE



**B2 CONCRETE STAIR**  
 NOT TO SCALE



**A1 ADA PARKING STALL**  
 NOT TO SCALE

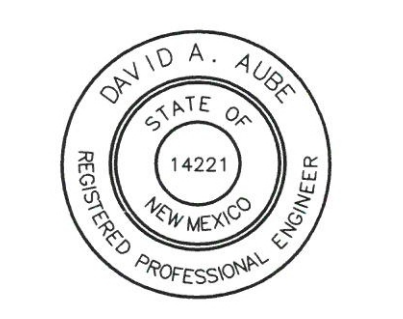
- KEYED NOTES:**
- TYPICAL VAN ACCESSIBLE SPACE.
  - TYPICAL STANDARD ACCESSIBLE SPACE.
  - RESERVED PARKING SYMBOL PER DETAIL E3/C-501.
  - 4" WIDE WHITE STRIPING (TYP.).
  - CONCRETE HEADER CURB PER DETAIL A5/C-501.
  - RESERVED PARKING SIGN PER DETAIL C2/C0502.
  - VAN ACCESSIBLE RESERVED PARKING SIGN PER DETAIL C2/C-502.
  - TYPICAL TYPE 'A' CURB RAMP, PER DETAIL A1/C-501.
  - TYPICAL TYPE 'B' CURB RAMP, PER DETAIL A1/C-501.
  - GRAVEL PARKING STALL.
  - CONC. SIDEWALK, SEE PLANS AND DETAIL B4/C-501.
  - DETECTABLE WARNING SURFACE PER DETAIL A3/C-501.
  - 2" V-NOTCH CUT INTO HEADER CURB TO INDICATE EDGE OF PARKING STALL.
  - CONCRETE PARKING BLOCK PER DETAIL D2/C-502.





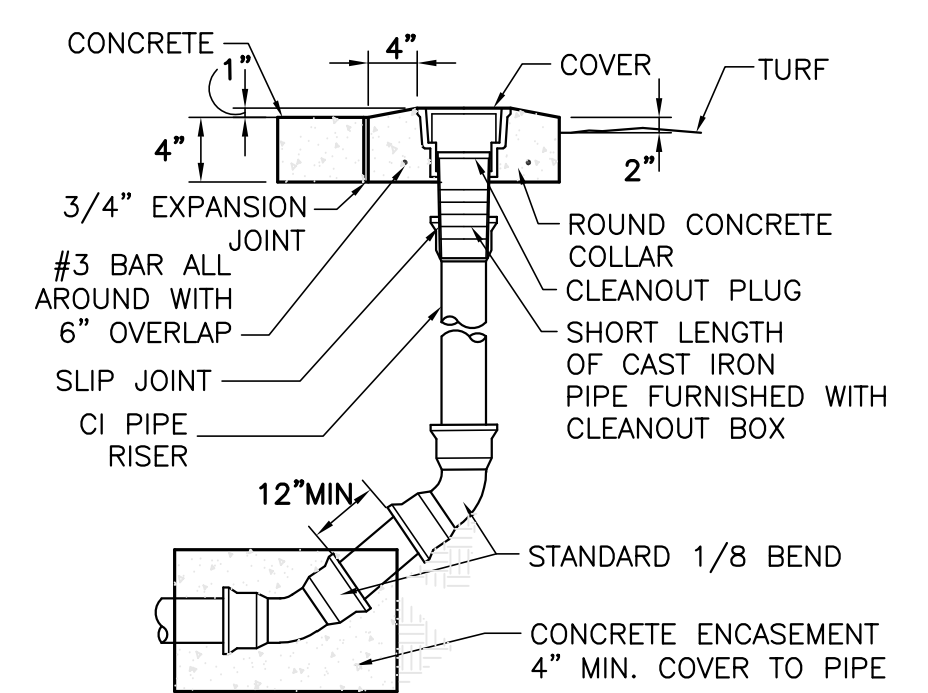
CONSULTANT

STAMP

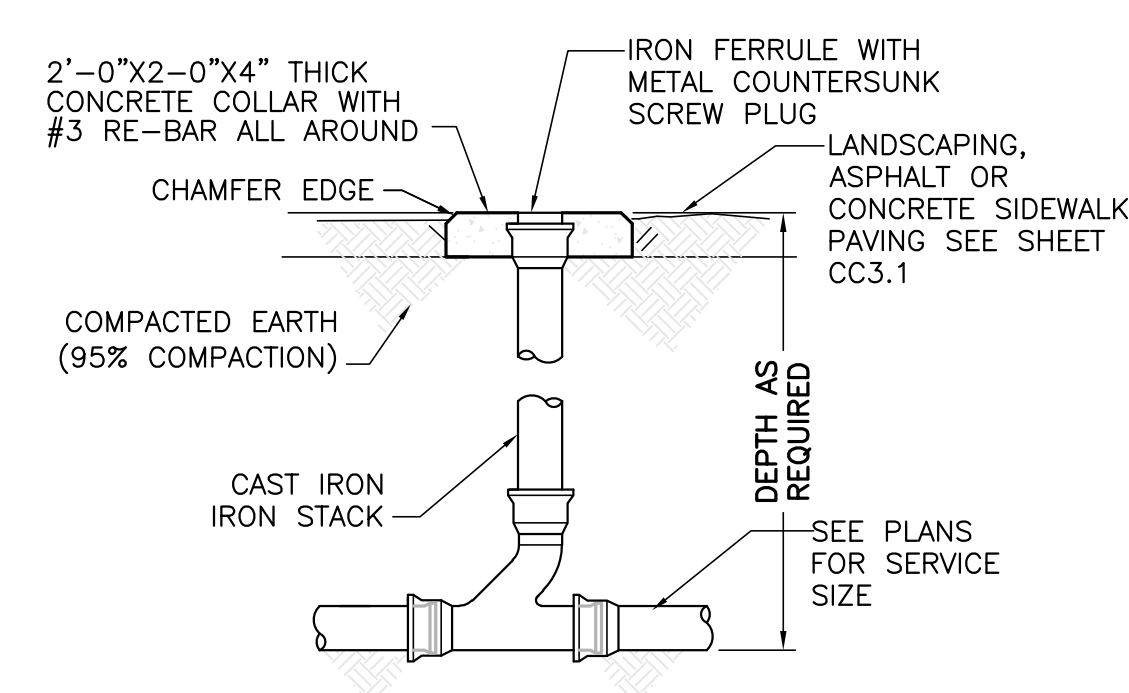


**SITE PLAN - DRB**  
 NOT FOR CONSTRUCTION  
 PROJECT NAME  
**HILAND PLAZA**

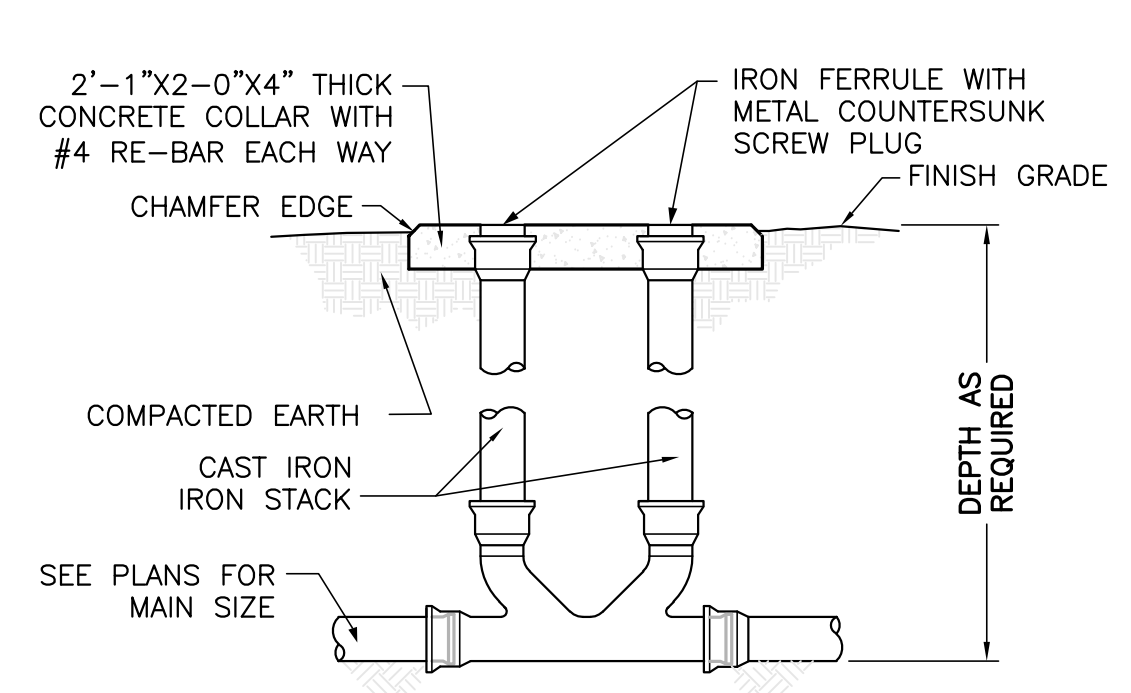
5000 CENTRAL AVENUE NE  
 ALBUQUERQUE, NM 87108



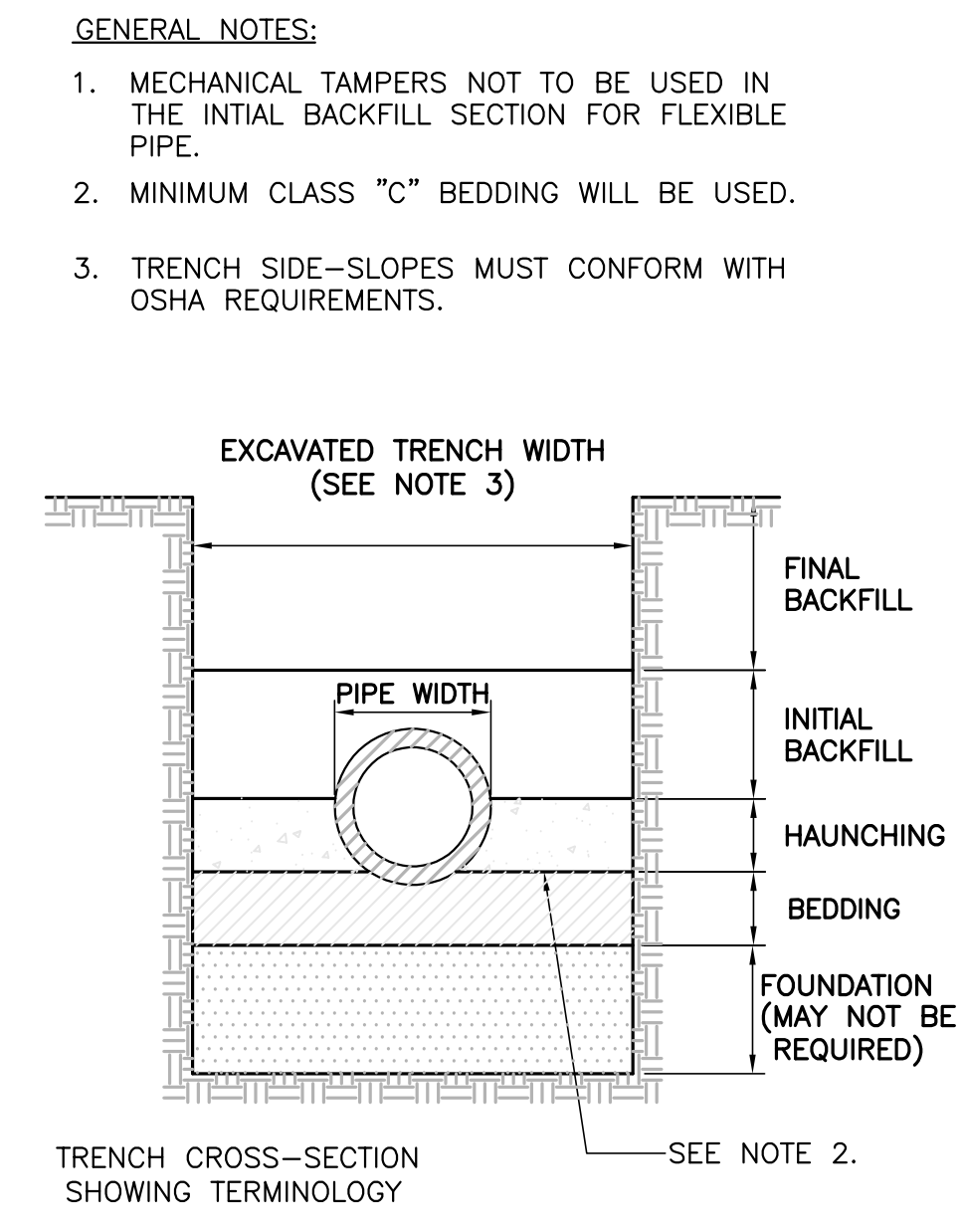
**E1 TERMINAL CLEANOUT**  
 NOT TO SCALE



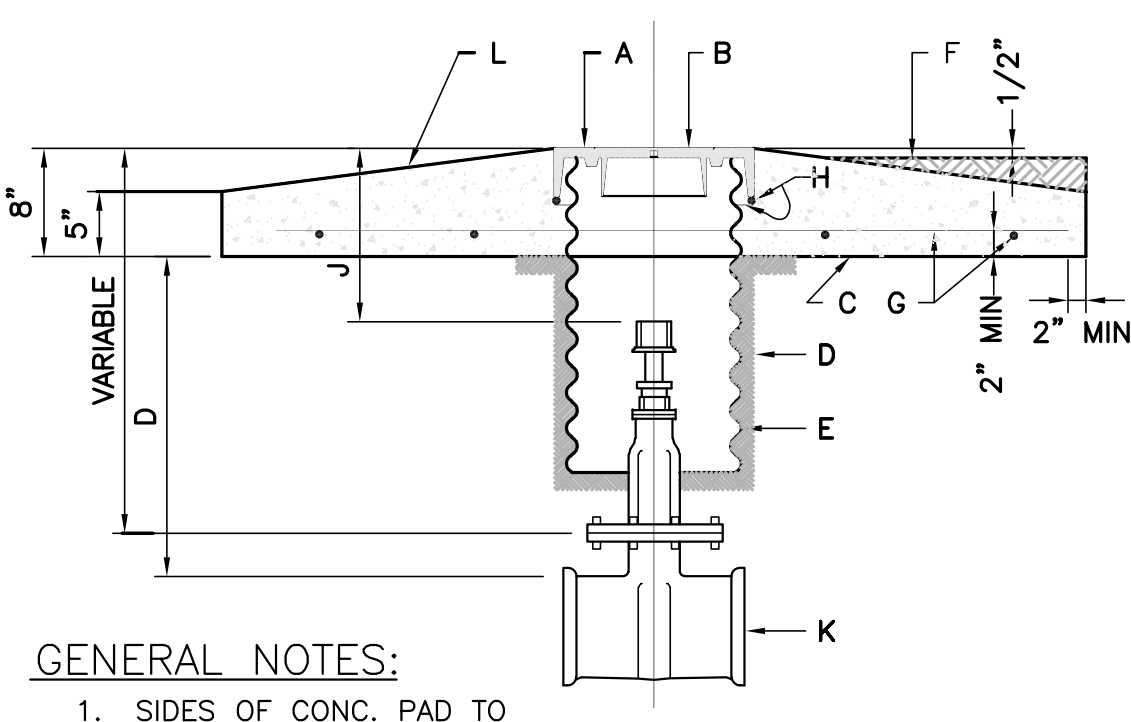
**E2 SINGLE CLEANOUT**  
 NOT TO SCALE



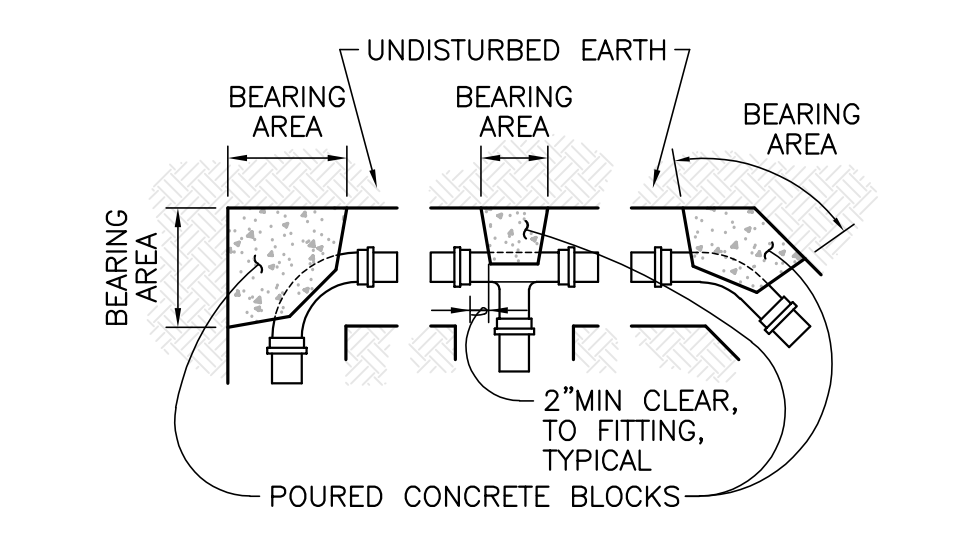
**E3 DOUBLE CLEANOUT**  
 NOT TO SCALE



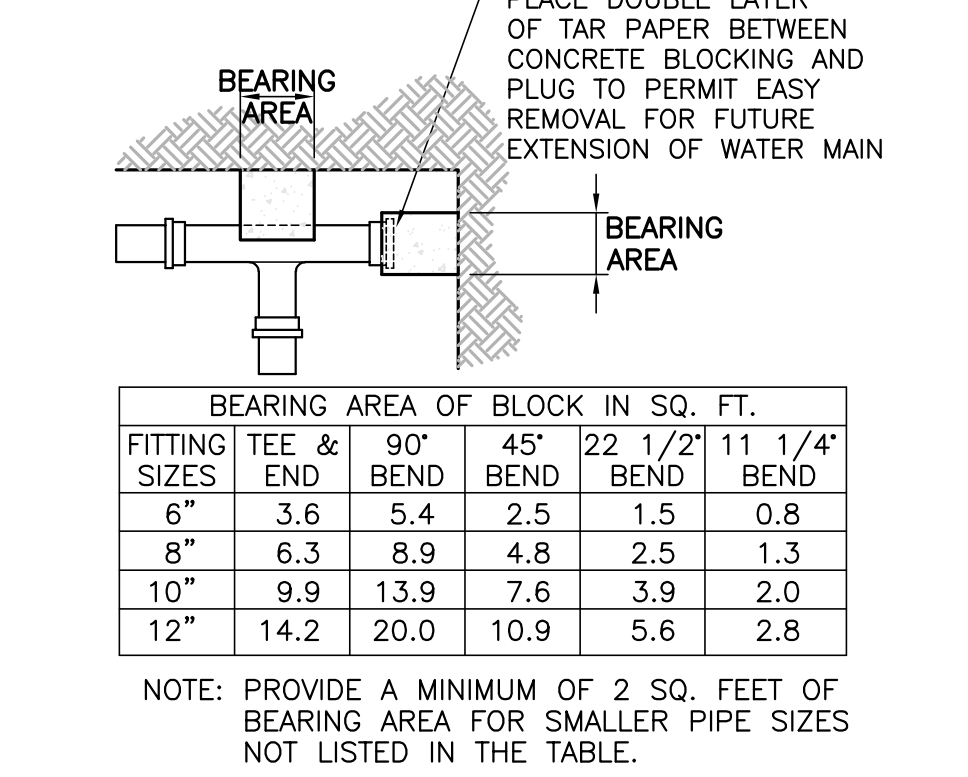
**D5 SEWER PIPE TRENCH**  
 NOT TO SCALE



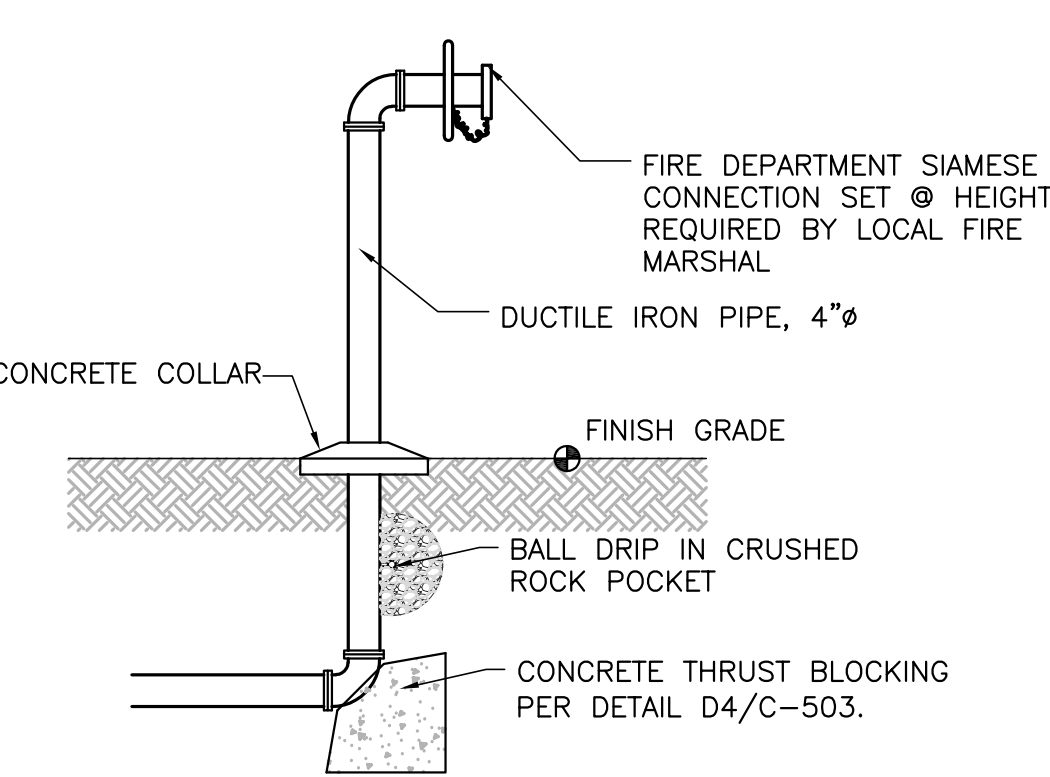
**C4 WATER VALVE BOX**  
 NOT TO SCALE



**D6 BACKFLOW PREVENTER AND HOT BOX**  
 NOT TO SCALE



**C5 THRUST BLOCKING**  
 NOT TO SCALE



**C6 FIRE DEPARTMENT CONNECTION.**  
 NOT TO SCALE

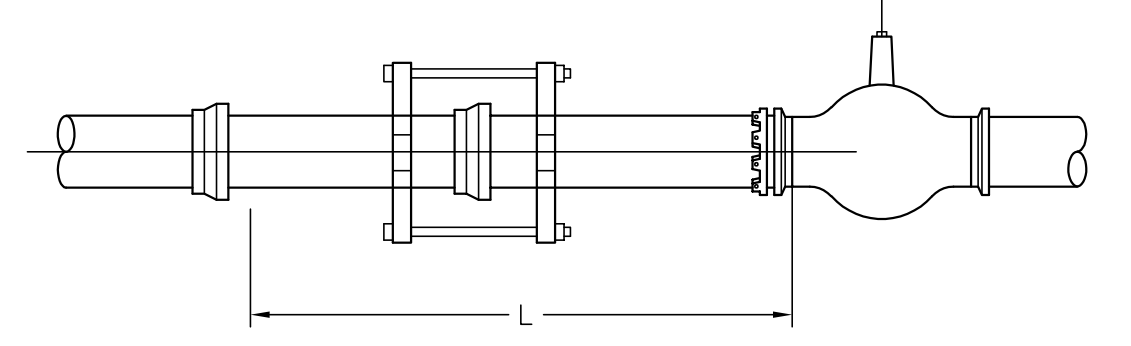
**REDUCER**

RESTRAIN EITHER L <sub>s</sub> OR L <sub>l</sub> LENGTH	(L <sub>s</sub> ) L SMALL or (L <sub>l</sub> ) L LARGE	
	UNOBSTRUCTED STRAIGHT RUN LENGTH, FEET RESTRAINED	LARGE SIDE RESTRAINED LENGTH, FEET
6" x 4"	42	28
8" x 4"	39	30
8" x 6"	39	30
10" x 6"	87	53
10" x 8"	36	29
12" x 8"	81	54
12" x 10"	36	30
14" x 10"	78	55

**GATE VALVES**

LINE SIZE	RESTRAINED LENGTH L, BOTH SIDES OF VALVE, FEET
4"	39
6"	55
8"	72
10"	86
12"	102
14"	116

THESE LENGTHS MAY BE USED WHERE ENOUGH NEW PIPE EXISTS TO INSTALL THE RESTRAINT JOINTS ALONG A STRAIGHT PIPE RUN.



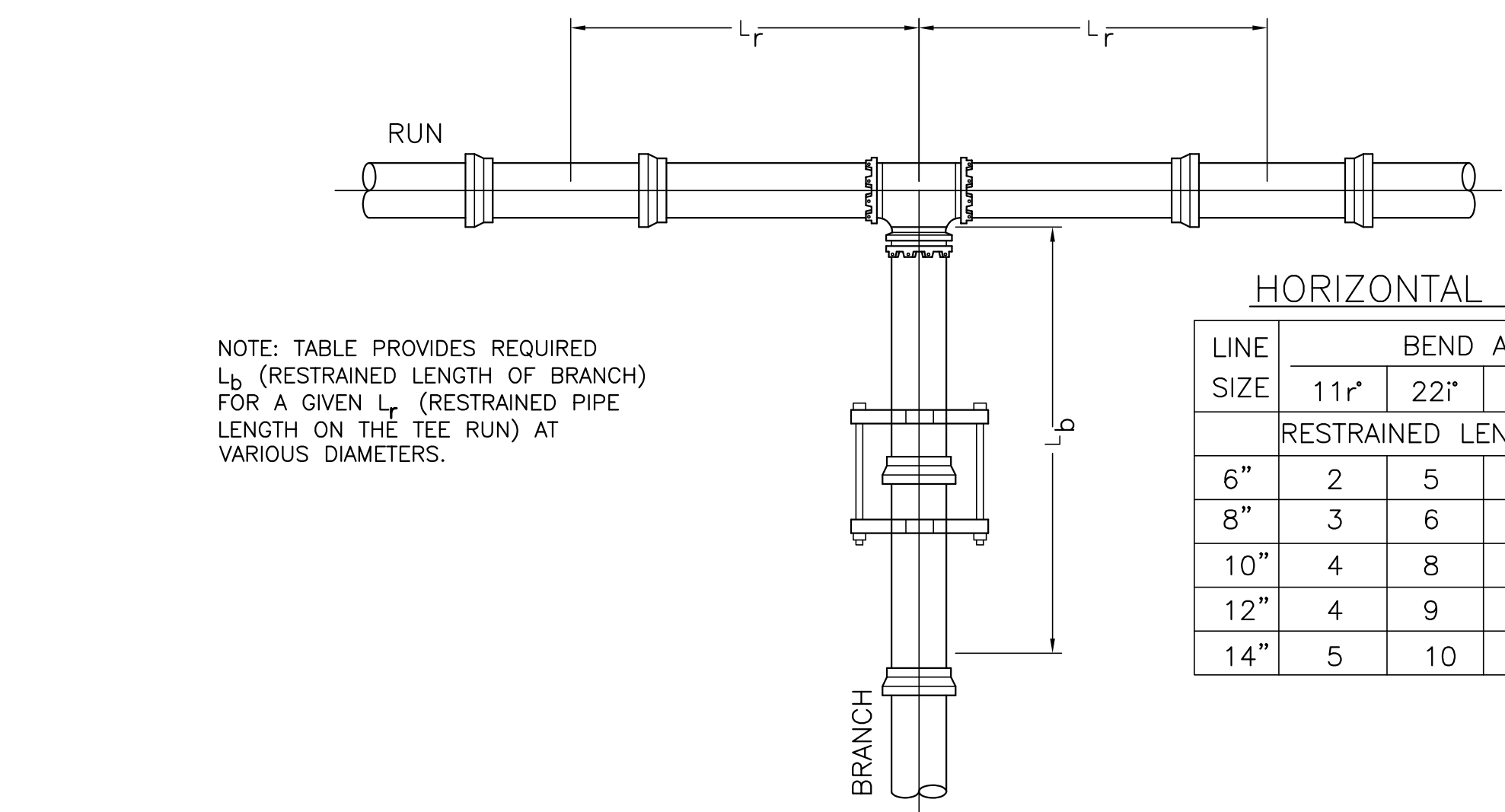
**THRUST RESTRAINT GENERAL NOTES**

- RESTRAINED PIPE LENGTHS FOR PVC USING EBAA IRON THRUST RESTRAINING SYSTEM.
- LENGTHS MAY OVERLAP TO DETERMINE GREATEST RESTRAINT LENGTH IN ANY ONE DIRECTION.
- CONTRACTOR SHALL MINIMIZE NUMBERS OF RESTRAINED JOINTS REQUIRED BY USING 20' LONG SECTIONS OF PIPE WITHIN THE RESTRAINED LENGTH WHERE POSSIBLE. DIVIDE LENGTH BY 20 AND TRUNCATE DECIMAL PORTION OF NUMBER TO DETERMINE THE NUMBER OF REQUIRED RESTRAINED JOINTS.
- SPECIAL CONSIDERATION MAY BE NEEDED TO MEET CERTAIN FIELD CONDITIONS.
- RESTRAINT LENGTHS MAY EXTEND INTO EXISTING WATER MAINS, REQUIRING RESTRAINED FITTINGS TO BE PLACED AT EXISTING WATERLINE JOINTS FOR THE LENGTH SPECIFIED IN THE TABLES ON THIS SHEET.
- CONCRETE BLOCKING, PER COA STANDARD DRAWING 2320, SHALL BE USED IN LIEU OF RESTRAINED JOINTS AT ALL CAPS. DESIGN ASSUMPTIONS:  
 SAFETY FACTOR: 1.5  
 PRESSURE: 150 PSI  
 SOIL TYPE: GM & SM - SILTY GRAVELS AND SILTY SANDS  
 PIPE: PVC  
 TRENCH TYPE: 3 (PIPE BEDDED IN 4 INCHES MINIMUM LOOSE SOIL; BACKFILL LIGHTLY CONSOLIDATED TO TOP OF THE PIPE.)

**TEES**

LINE SIZE	BRANCH SIZE 6"				BRANCH SIZE 8"				BRANCH SIZE 10"				BRANCH SIZE 12"			
	L <sub>r</sub> =5'	L <sub>r</sub> =10'	L <sub>r</sub> =15'	L <sub>r</sub> =20'	L <sub>r</sub> =5'	L <sub>r</sub> =10'	L <sub>r</sub> =15'	L <sub>r</sub> =20'	L <sub>r</sub> =5'	L <sub>r</sub> =10'	L <sub>r</sub> =15'	L <sub>r</sub> =20'	L <sub>r</sub> =5'	L <sub>r</sub> =10'	L <sub>r</sub> =15'	L <sub>r</sub> =20'
6"	36	18	FJO	FJO	58	44	30	16	75	64	53	41	-	-	-	-
8"	30	6	FJO	FJO	53	35	16	FJO	71	56	42	27	-	-	-	-
10"	24	FJO	FJO	FJO	48	24	1	FJO	67	48	29	10	86	70	54	38
12"	17	FJO	FJO	FJO	43	14	FJO	FJO	63	40	17	FJO	83	63	44	25
14"	FJO	FJO	FJO	FJO	41	FJO	FJO	FJO	39	12	FJO	FJO	56	33	11	FJO

FJO: RESTRAINT REQUIRED AT FITTING JOINT ONLY



NOTE: TABLE PROVIDES REQUIRED L<sub>b</sub> (RESTRAINED LENGTH OF BRANCH) FOR A GIVEN L<sub>r</sub> (RESTRAINED PIPE LENGTH ON THE TEE RUN) AT VARIOUS DIAMETERS.

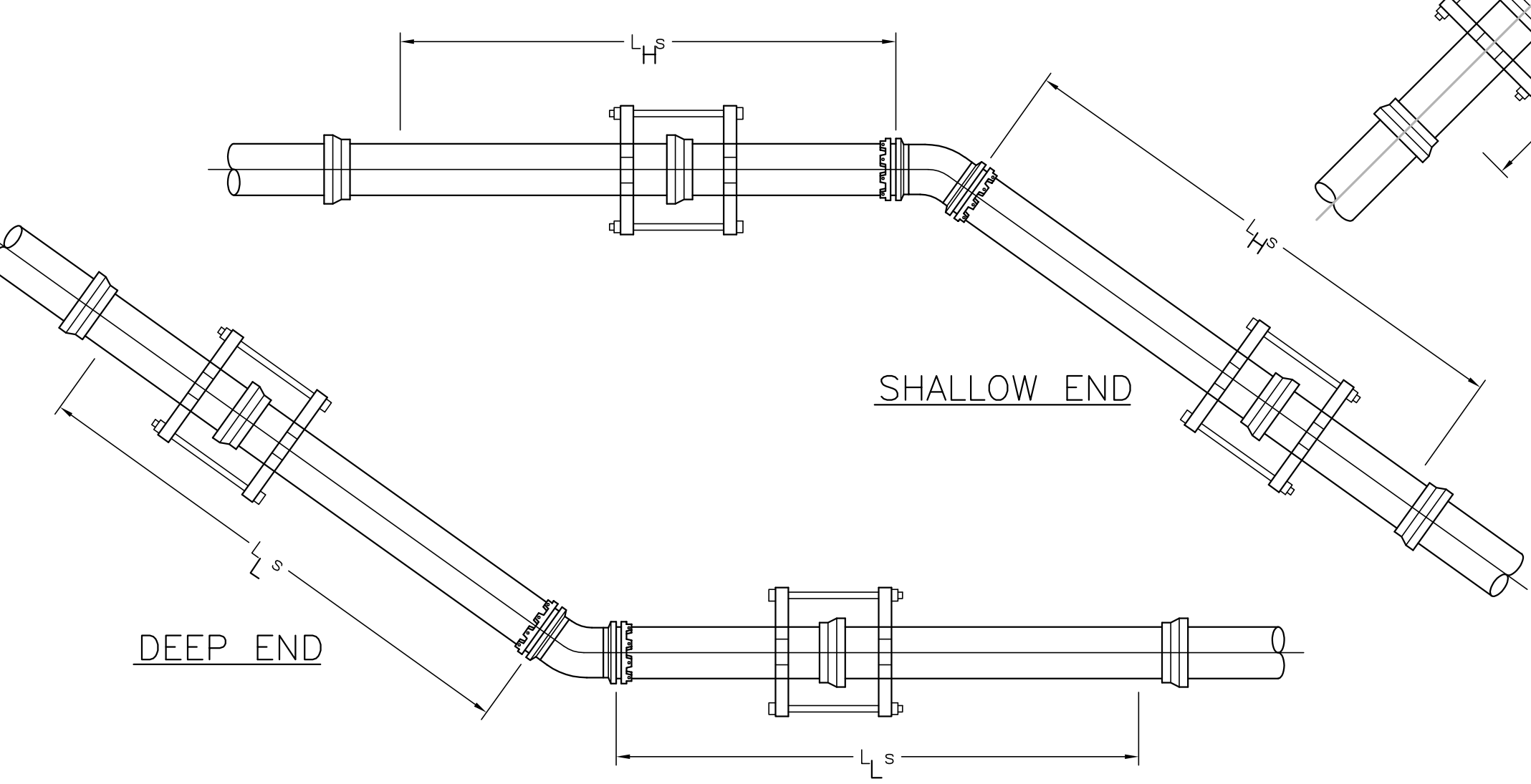
**HORIZONTAL BENDS**

LINE SIZE	BEND ANGLE			
	11r°	22°	45°	90°
6"	2	5	10	25
8"	3	6	13	32
10"	4	8	16	38
12"	4	9	19	45
14"	5	10	21	51

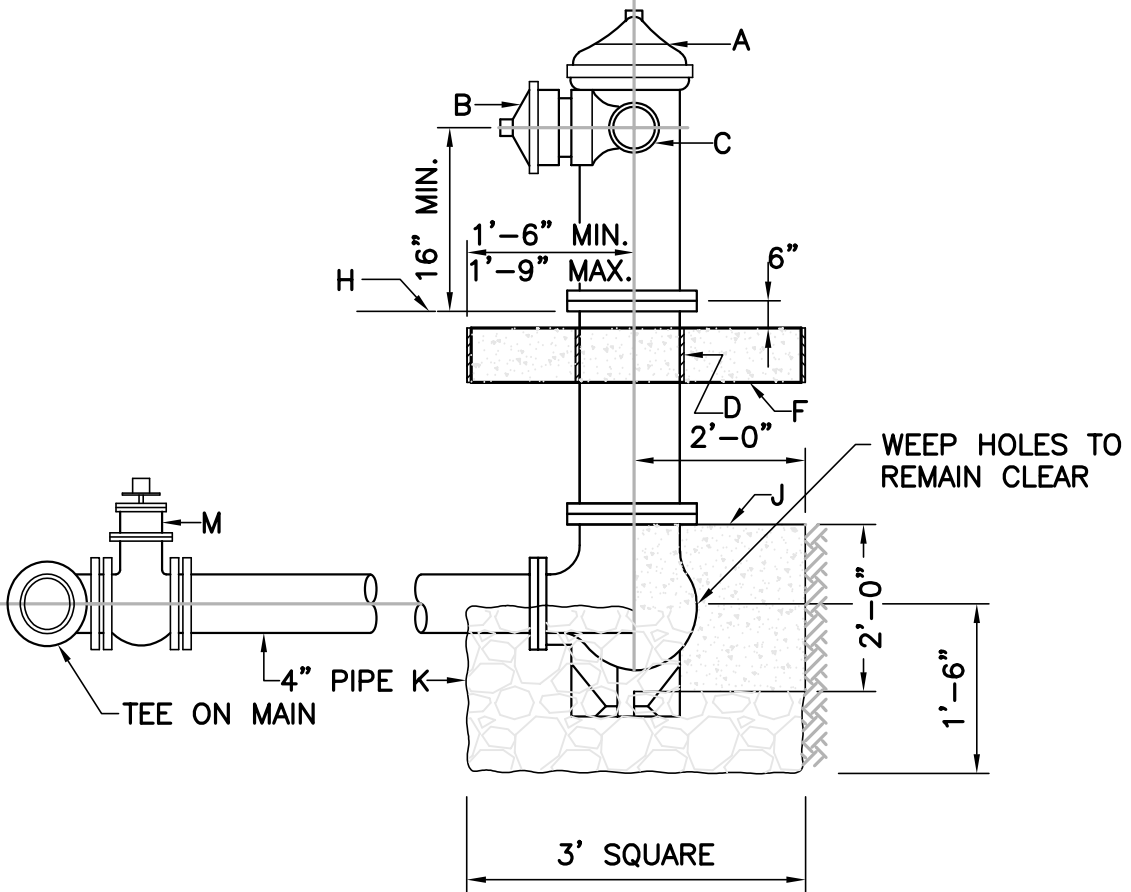
**VERTICAL OFFSETS**

ADDITIONAL DESIGN PARAMETERS  
 SHALLOW END DEPTH = 3.0'  
 DEEP END DEPTH = 6.0'

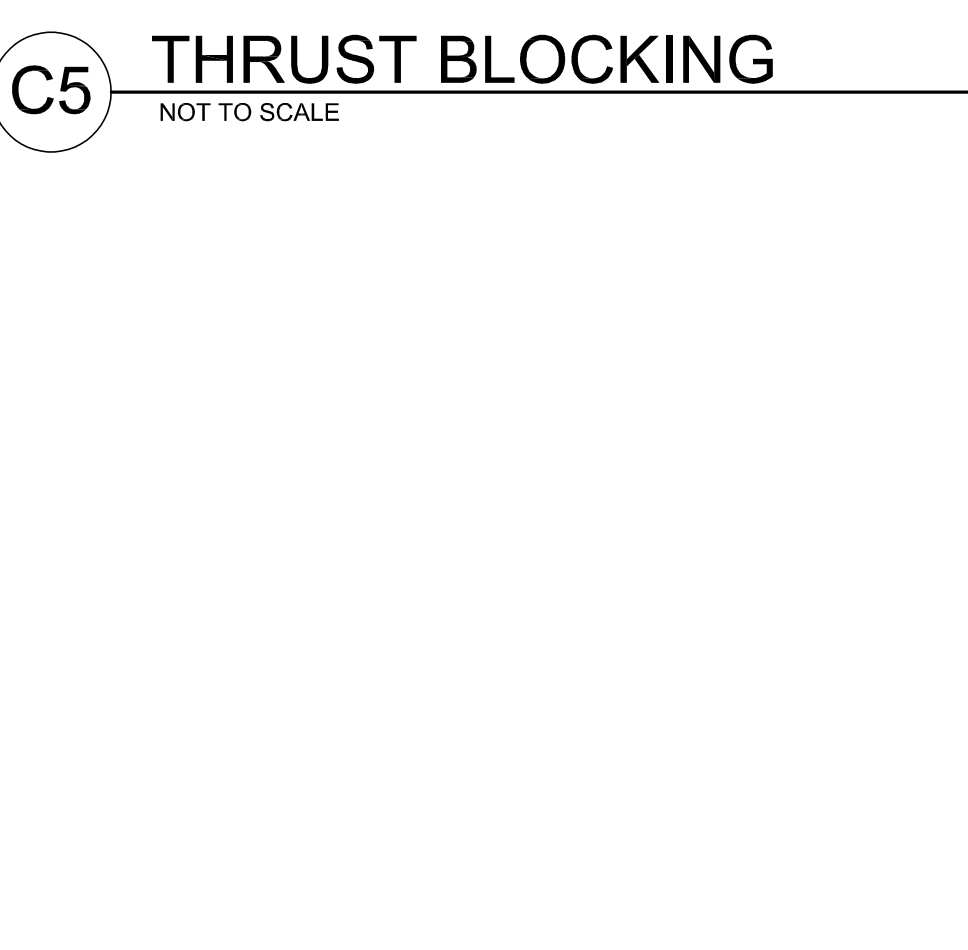
LINE SIZE	RESTRAINED LENGTH			
	DEEP END L <sub>s</sub> , FEET	SHALLOW END L <sub>h</sub> , FEET	DEEP END L <sub>s</sub> , FEET	SHALLOW END L <sub>h</sub> , FEET
6"	3	11	5	23
8"	3	14	7	30
10"	4	17	8	36
12"	5	20	10	42
14"	5	23	11	48



**A1 PIPE RESTRAINT LENGTHS**  
 NOT TO SCALE



**C4 WATER VALVE BOX**  
 NOT TO SCALE

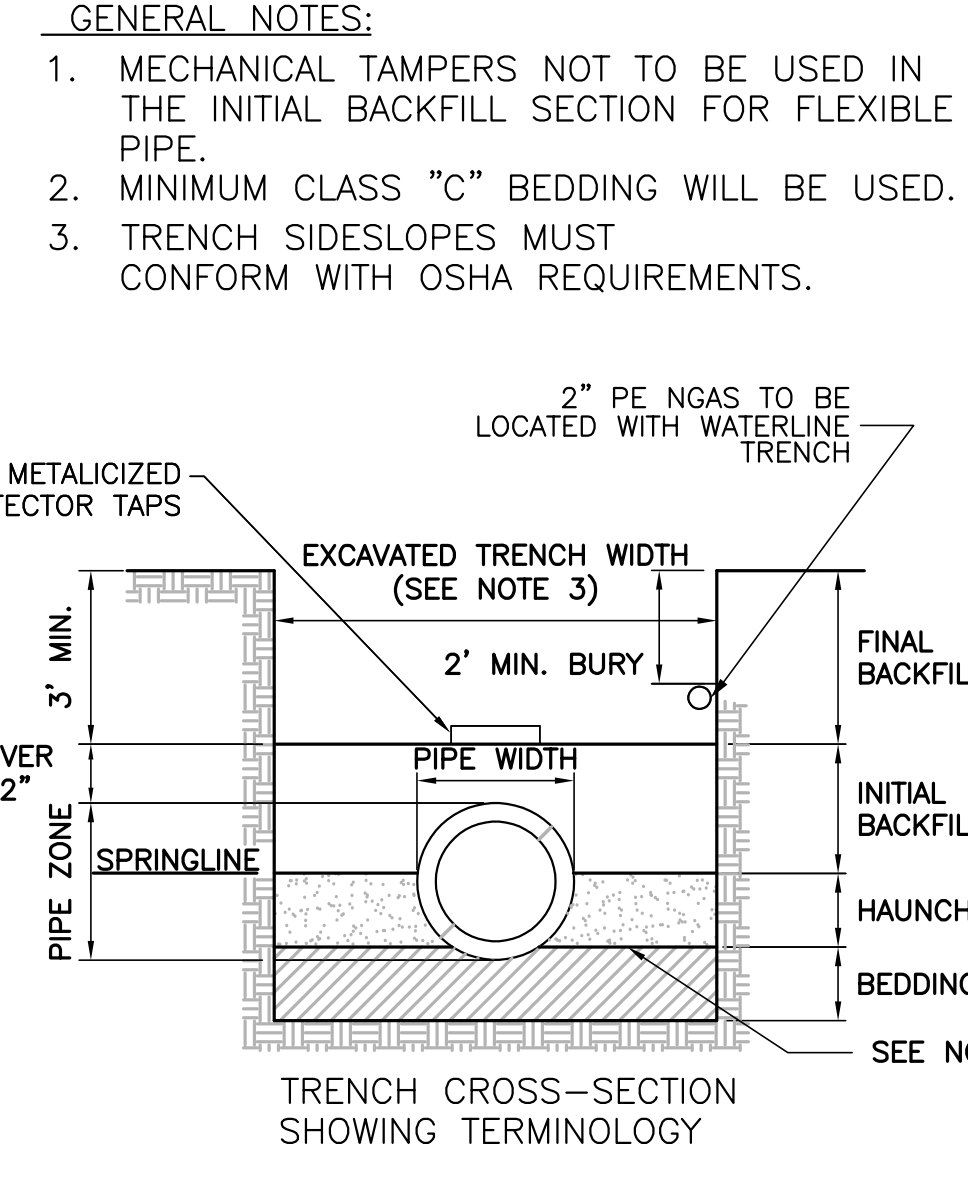


**C5 THRUST BLOCKING**  
 NOT TO SCALE

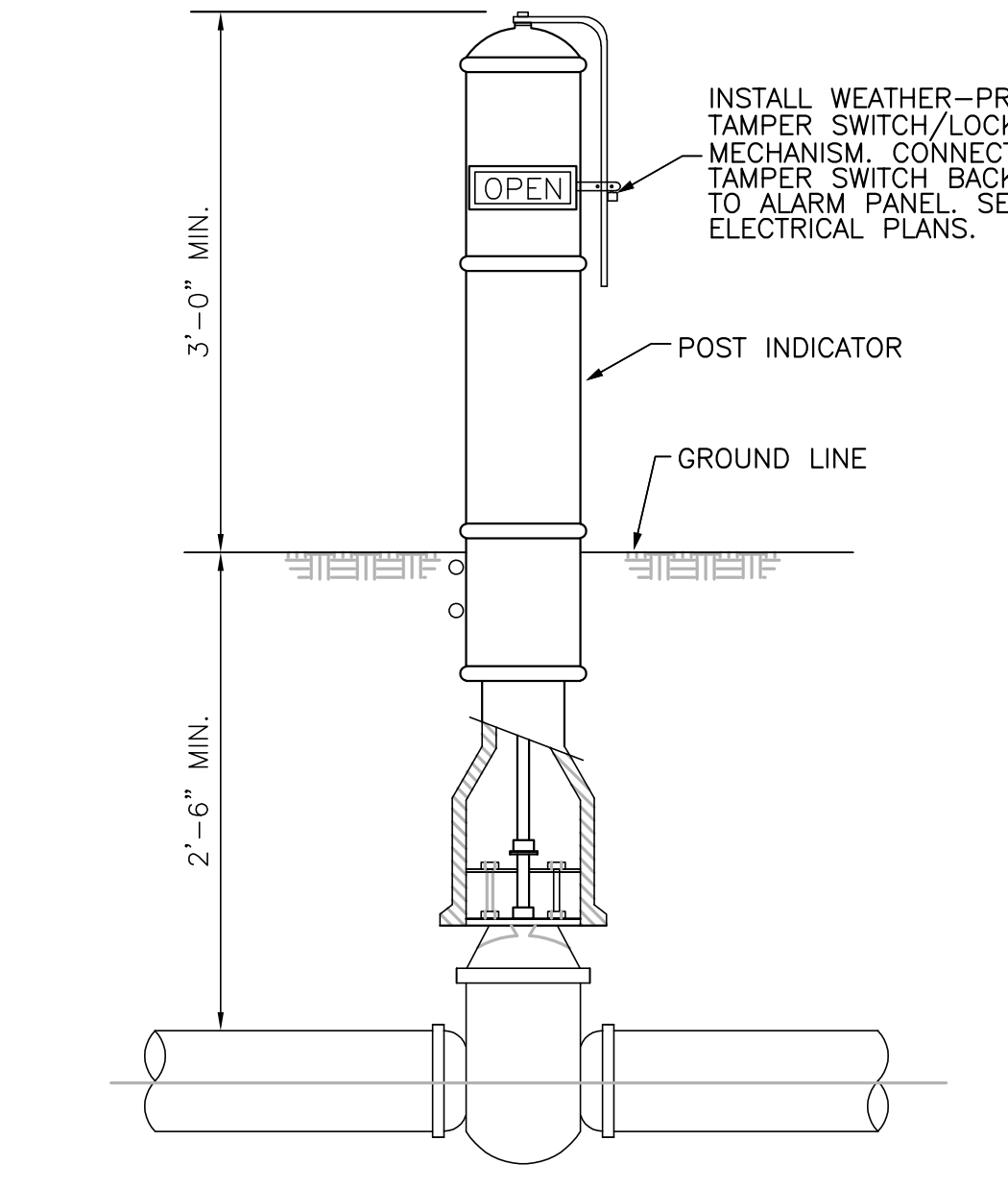
- GENERAL NOTES:**
- NO OBSTRUCTIONS WILL BE PERMITTED WITHIN 3 FT. OF FIRE HYDRANT.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING TOP FLANGE OF FIRE HYDRANT TO THE CONTROLLED ELEVATION LINE.
  - PUMPER NOZZLE TO BE SET FACING THE TRAVELED WAY, UNLESS OTHERWISE NOTED ON PLANS.

- CONSTRUCTION NOTES:**
- FIRE HYDRANT PER SPEC'S
  - PUMPER NOZZLE 4 1/2"
  - HOSE NOZZLE 2 1/2"
  - 1/2" EXPANSION JOINT MATERIAL
  - 3'x3'x6" CONC. SQ. PAD, TO BE CONSTRUCTED AROUND FIRE HYDRANT'S CENTER LINE.
  - CONTROLLED ELEV. LINE, LEVEL IN ALL DIRECTIONS
  - CONC. THRUST BLOCK, APPROX. 2'x2'x3' TO BE POURED AGAINST UNDISTURBED EARTH, F.H. WEEP HOLE MUST BE UNOBSTRUCTED.
  - GRAVEL DRAIN POCKET, COVER TOP SURFACE WITH TAR PAPER
  - IF VALVE IS REQUIRED, VALVE WILL BE CONNECTED TO TEE AT MAIN.

**A4 FIRE HYDRANT**  
 NOT TO SCALE



**A5 WATER PIPE TRENCH**  
 NOT TO SCALE



**A6 POST INDICATOR VALVE**  
 NOT TO SCALE

**REVISIONS**

NO.	DATE	DESCRIPTION

Copyright: Design Group  
 Drawn by: DAA  
 Checked by: DAA  
 Date: MAY 24, 2021  
 Project number: 2574

SHEET TITLE

**CIVIL DETAILS**

SHEET NUMBER

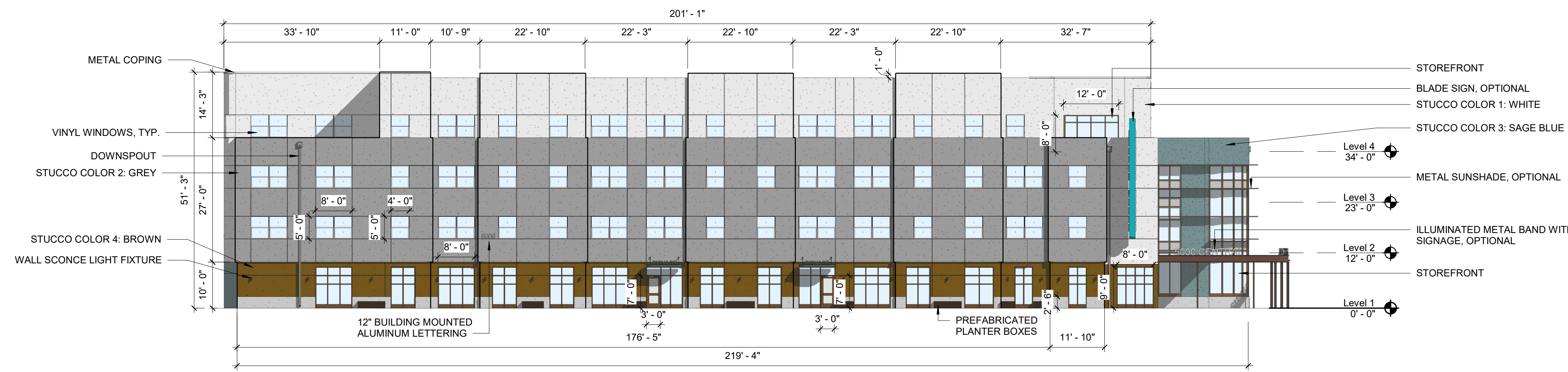
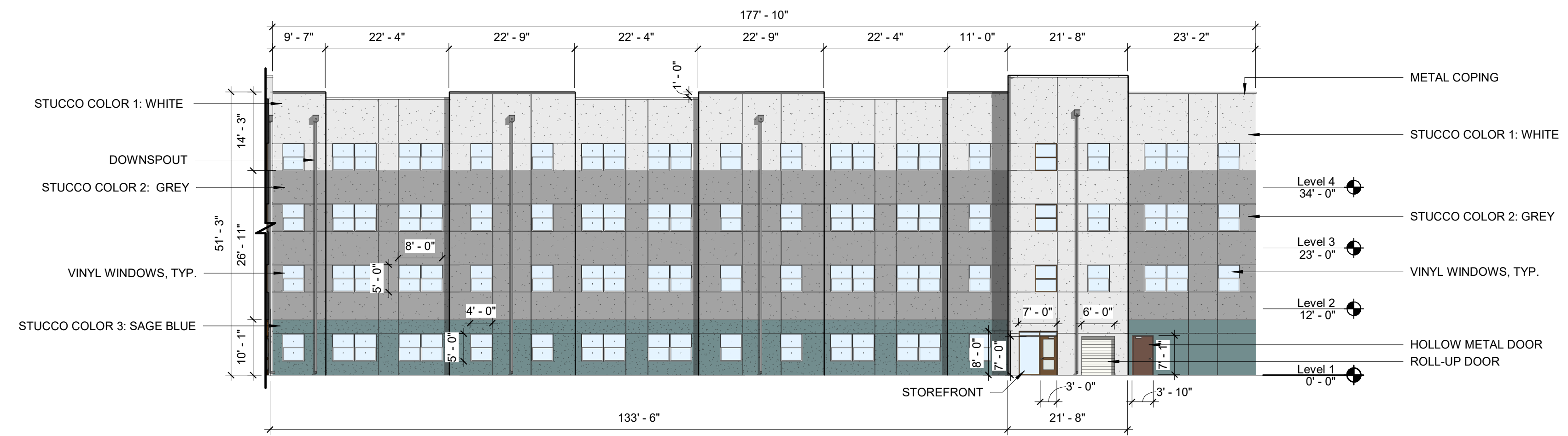
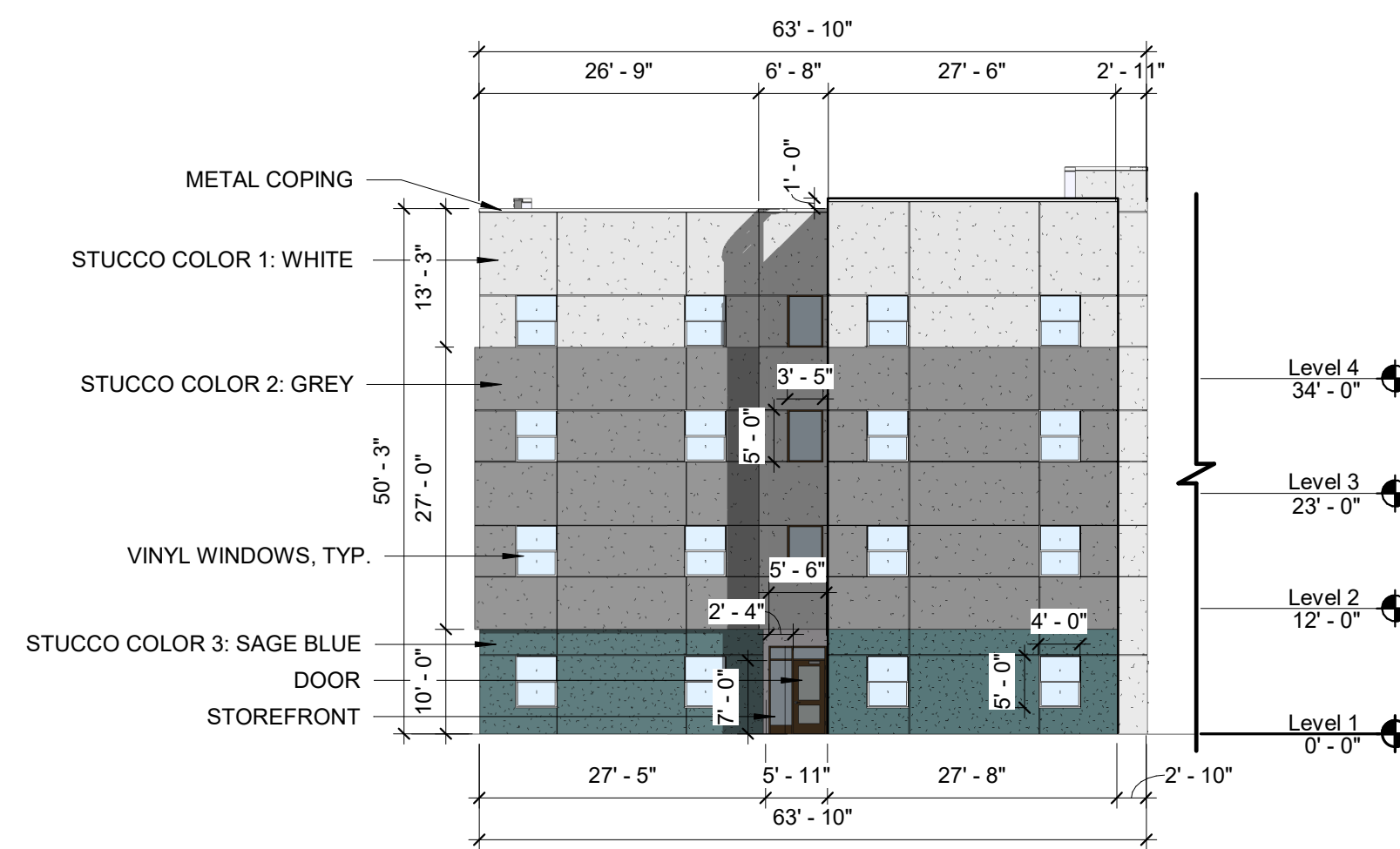
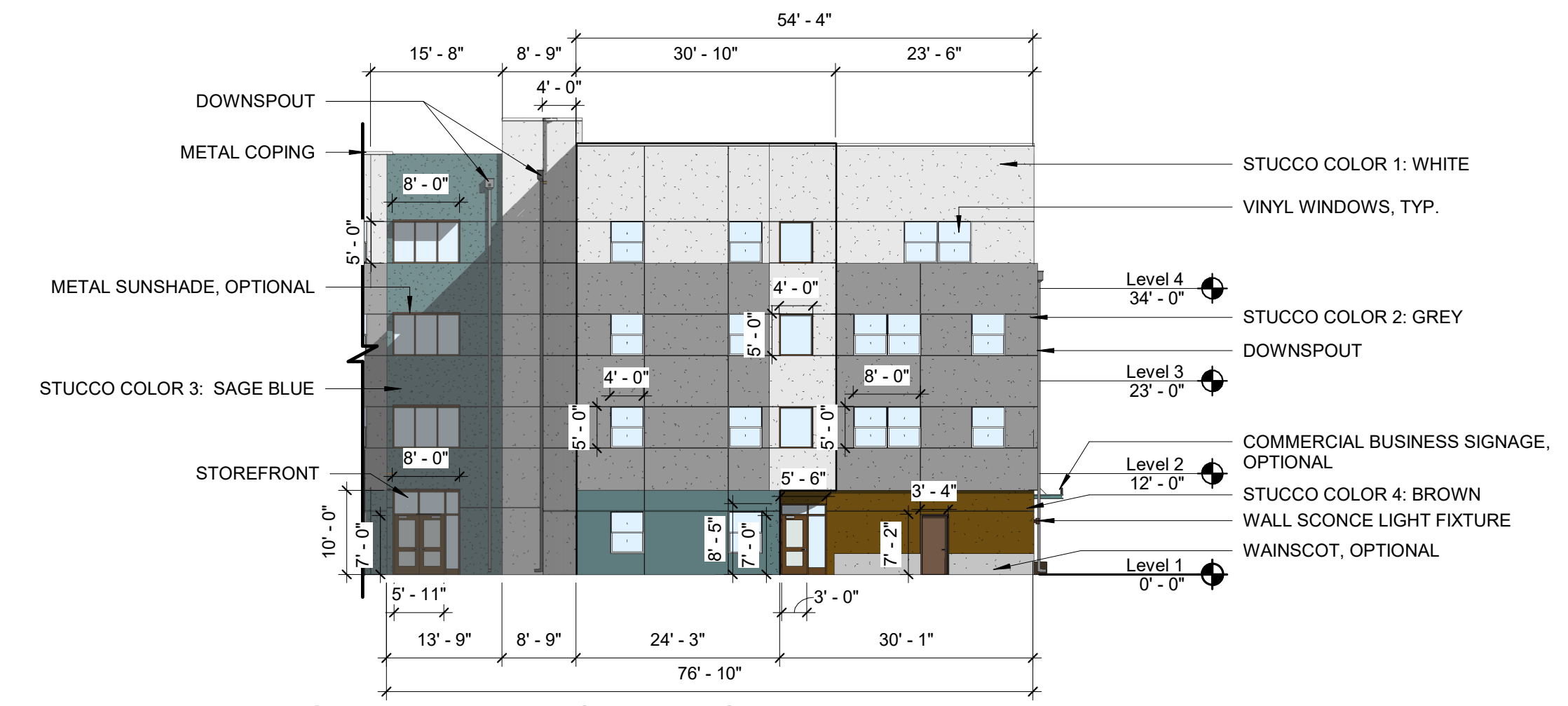
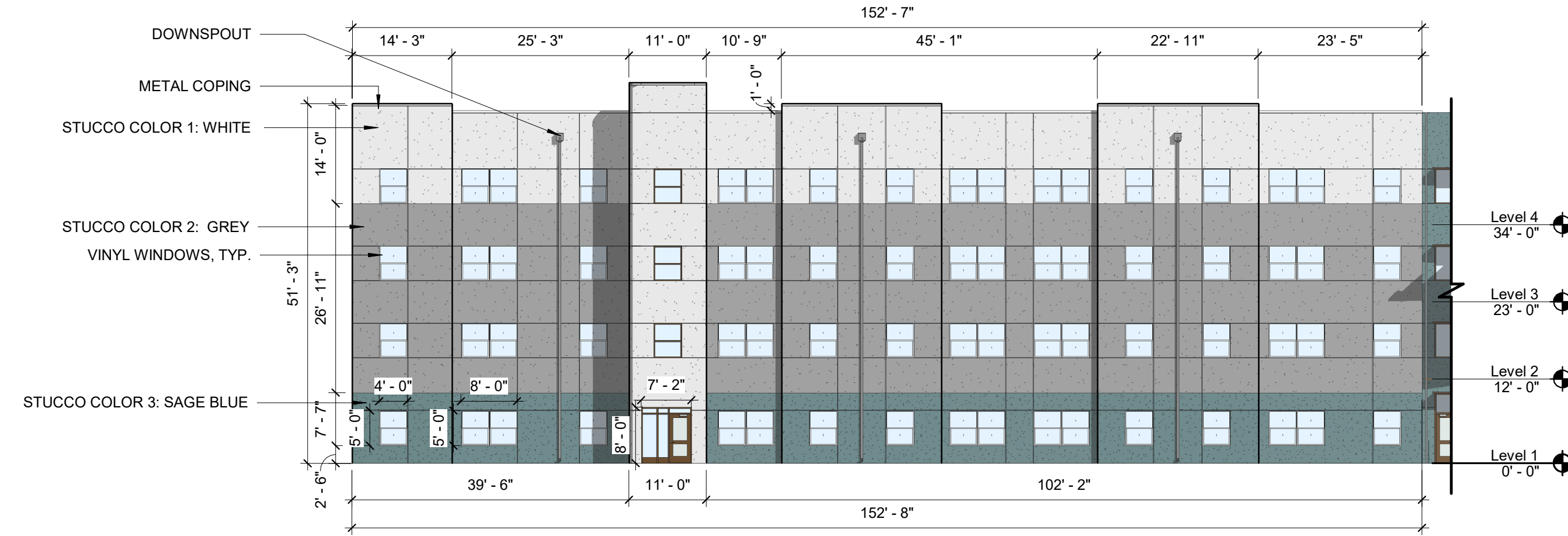
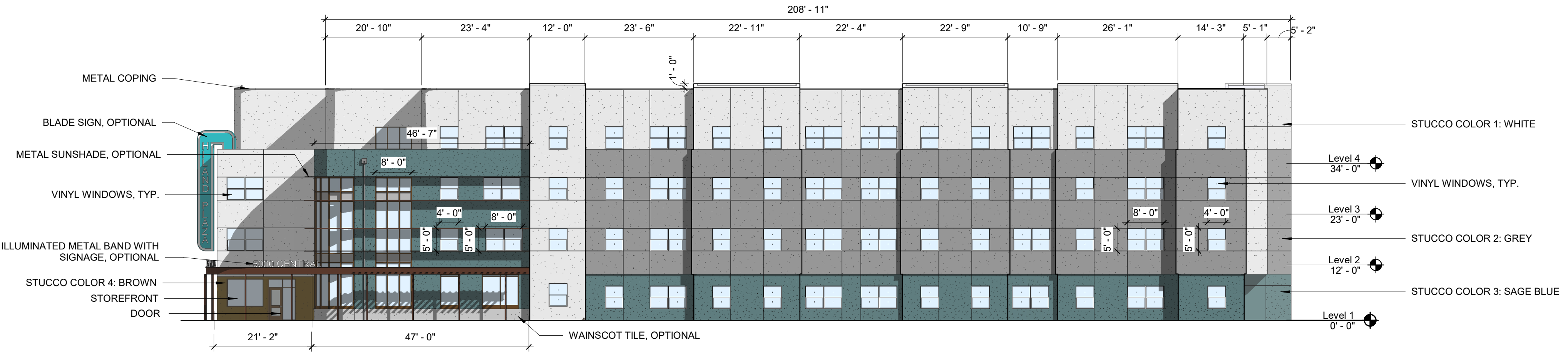
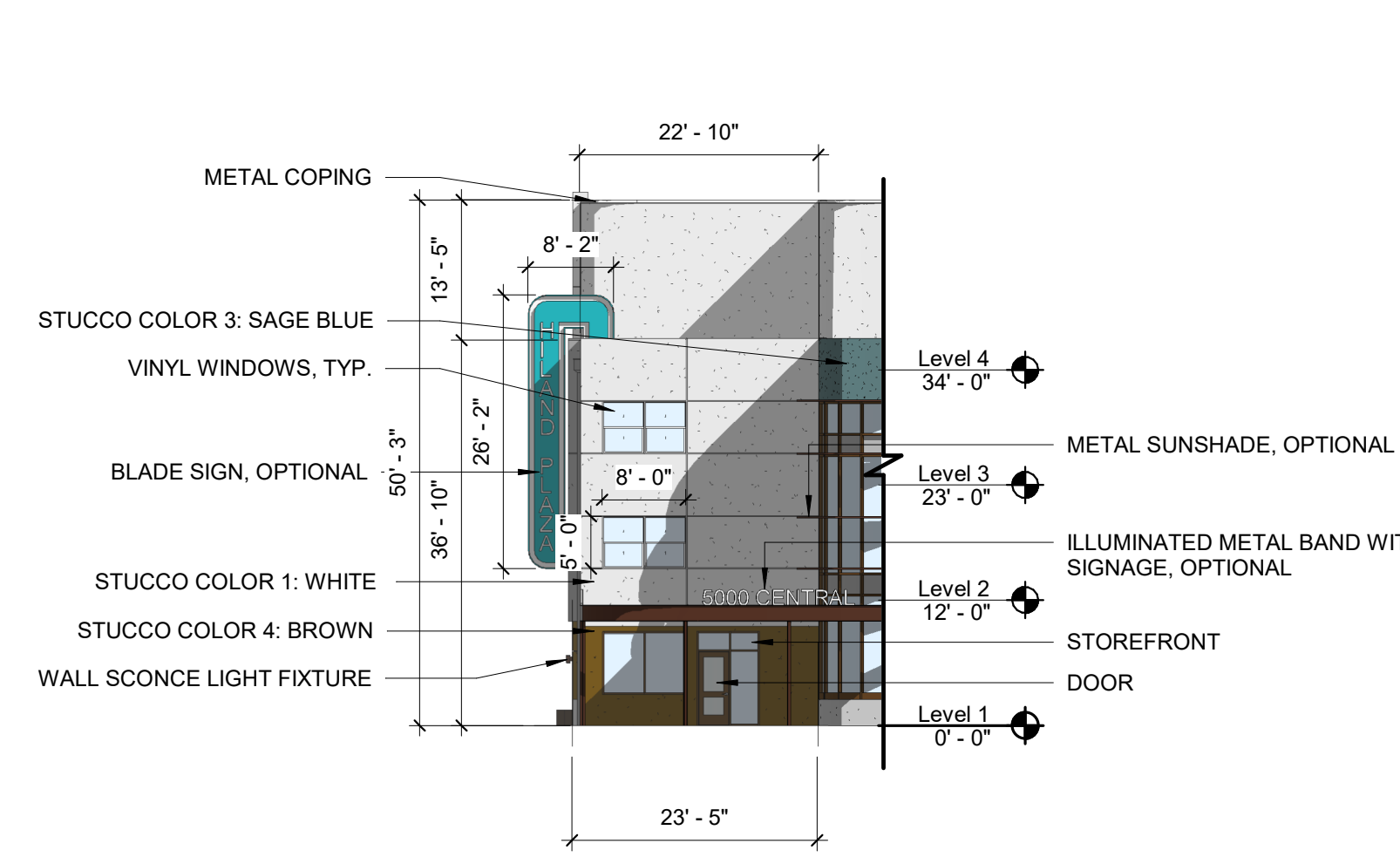




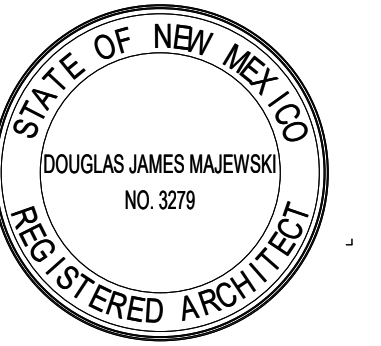




THE HARTMAN • MAJEWSKI  
**DESIGN GROUP**  
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 Planners • Urban Designers • LEED®  
 120 Vassar Dr SE Suite 100  
 Albuquerque New Mexico 87106  
 T 505 242 6880 • F 505 242 6881  
 CONSULTANT



STAMP



**DRB SUBMITTAL**  
 PROJECT NAME  
**H I L A N D P L A Z A**

5000 CENTRAL AVENUE SE,  
 ALBUQUERQUE, NM, 87106

**GREATER ALBUQUERQUE  
 HOUSING PARTNERSHIP**

REVISIONS

NO.	DATE	DESCRIPTION

Copyright: Design Group

Drawn by: RHJJ  
 Checked by: VM  
 Date: JUNE 4, 2021  
 Project number: 2574

SHEET TITLE

**BUILDING ELEVATIONS**  
 SHEET NUMBER

**201.1**

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: June 4, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: \_\_\_\_\_

Mailing Address\*: \_\_\_\_\_

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 5000 Central Avenue SE, Albuquerque, NM 87108  
Location Description southeast corner of Central Avenue and Jackson Street.
2. Property Owner\* The Greater Albuquerque Housing Partnership
3. Agent/Applicant\* *[if applicable]* Consensus Planning, Inc.
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver A reduction in the sidewalk width along Jackson Street to a 6-foot minimum sidewalk.
  - Other: May require a Deviation to the 3-foot wall/fence height for the patio handrail

Summary of project/request<sup>1\*</sup>:

This request is for a Site Plan-DRB for a mixed-use development (93 multi-family units and 2,485 square feet of ground floor commercial.

5. This application will be decided at a public meeting or hearing by\*:
- |  |  |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input checked="" type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC)     | <input type="checkbox"/> Environmental Planning Commission (EPC)   |

<sup>1</sup> Attach additional information, as needed to explain the project/request.



[Note: Items with an asterisk (\*) are required.]

Date/Time\*: June 30, 2021 at 9:00 a.m.

Location\*<sup>2</sup>: https://cabq.zoom.us/j/98852933623 Meeting ID: 988 5293 3623  
+1 312 626 6799 or Find your local number: https://cabq.zoom.us/j/98852933623

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

Supporting documentation can be downloaded at <https://www.dropbox.com/t/wwYpBjmWxGcb4rbP>

6. Where more information about the project can be found\*<sup>3</sup>:  
Please contact Jacqueline Fishman at [fishman@consensusplanning.com](mailto:fishman@consensusplanning.com) or Michael Vos at [vos@consensusplanning.com](mailto:vos@consensusplanning.com); both can be reached by phone at (505)764-9801.

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)       Variance(s)       Waiver(s)

Explanation\*:

A Variance application was submitted to the Zoning Hearing Examiner on June 1. This request will be heard on July 20. Please see the list of requested Variances attached.

May require a Deviation to the 3-foot wall/fence height for the patio handrail

A reduction in the sidewalk width along Jackson Street to a 6-foot minimum sidewalk.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A facilitated pre-application meeting was held on April 22, 2021. The Land Use

Facilitation Program Project Report can be downloaded at:

<https://www.dropbox.com/t/wwYpBjmWxGcb4rbP>

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- d. For residential development\*: Maximum number of proposed dwelling units.
- e. For non-residential development\*:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] +/- 1.6 acres \_\_\_\_\_
  2. IDO Zone District MX-M \_\_\_\_\_
  3. Overlay Zone(s) [if applicable] Nob/Hiland-CPO-8, Build Height Sub-area 3, and Building Facades Boundary \_\_\_\_\_
  4. Center or Corridor Area [if applicable] Premium Transit Area-600 ft.; Major Transit Corridor; Main Street Corridor; Central Avenue Corridor; Area of Change \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Vacant \_\_\_\_\_
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>



- Variance of 20% to the 60% requirement along Central Ave. (providing 40%) – Lots 1 thru 10, Valley View Addition
- Variance of 20% to the 60% requirement along Jackson Street (providing 40%) – Lots 10 and 11, Block 34, Valley View Addition;
- Variance of 6 inches to the 30-inch sill height on the ground floor along Jackson Street (allowing 36-inch sill height) – Lots 10 and 11, Block 34, Valley View Addition;
- Variance of 20% to the 40% requirement for mixed-use development (providing 20%) – Lots 1 thru 10, Block 34, Valley View Addition (upper façade facing Central Ave.);
- Variance of 20% to the 40% requirement for mixed-use development (providing 20%) – Lots 10 thru 16, Block 34, Valley View Addition (upper façade facing Jackson St.);
- Variance of 6 inches to the 30-inch sill height requirement to allow a 36-inch minimum sill height above the finished floor – Lots 1 thru 10, Block 34, Valley View Addition (upper façade facing Central Ave.); and
- Variance of 6 inches to the 30-inch sill height requirement allow a 36-inch minimum sill height above the finished floor – Lots 10 thru 16, Bock 34, Valley View Addition (upper façade facing Jackson).

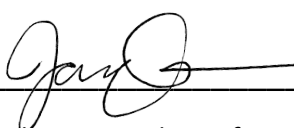


**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



<b>PART I - PROCESS</b>	
Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	Site Plan- DRB
Decision-making Body:	Development Review Board
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Note: if yes, see second page</b>
<b>PART II – DETAILS OF REQUEST</b>	
Address of property listed in application:	5000 Central Avenue SE, Albuquerque, NM 87108
Name of property owner:	Greater Albuquerque Housing Partnership
Name of applicant:	Greater Albuquerque Housing Partnership
Date, time, and place of public meeting or hearing, if applicable:	June 30, 2021 at 9:00 a.m.
https://cabq.zoom.us/j/98852933623 Meeting ID: 988 5293 3623 +1 312 626 6799 or Find your local number: https://cabq.zoom.us/j/98852933623	
Address, phone number, or website for additional information:	Please contact the Agent, Jacqueline Fishman, AICP, at fishman@consensusplanning.com or by calling 505-764-9801
Supporting documentation can be downloaded at <a href="https://www.dropbox.com/t/wwYpBjmVxGcb4rbP">https://www.dropbox.com/t/wwYpBjmVxGcb4rbP</a>	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input checked="" type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">SUBSECTION 14-16-6-4(K)</a> OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>	

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.

 \_\_\_\_\_ (Applicant signature)
 June 4, 2021 \_\_\_\_\_ (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.





**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.



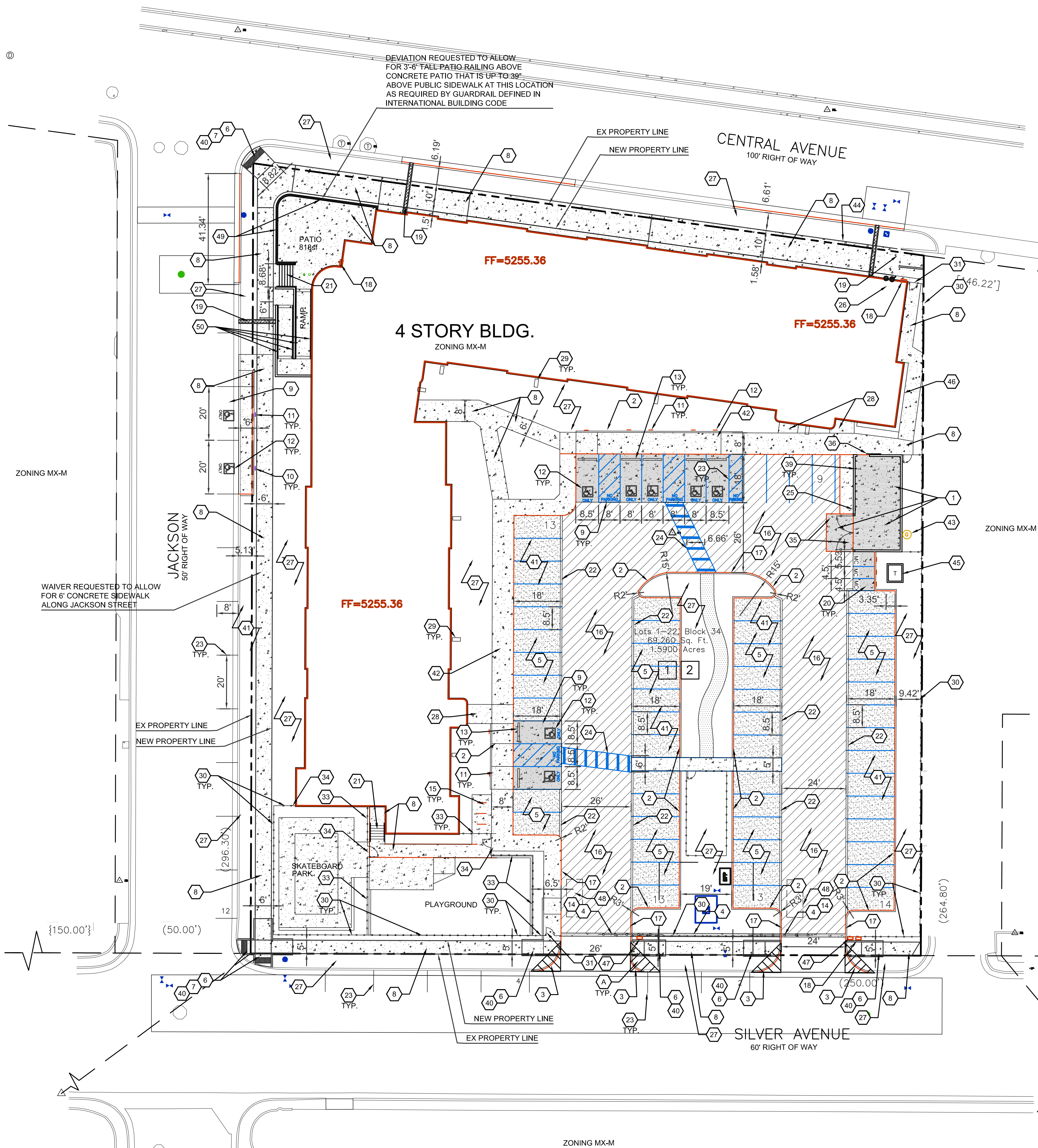


PROJECT TABULATED PARKING COUNTS AND OPEN SPACE

Space/Unit Type	Number of Units	Use	GSF per unit	Req'd Parking	On-Site Parking Provided	Open Space Req'd	Open Space Provided	HC Req'd	HC Provided	MC Req'd	MC Provided	Bicycle Req'd	Bicycle Provided
Leasing Office	1	Office	2000	3									
Commercial	1	Office/Retail	2000	3									
1 bdr, 1 ba	68	Residential	533	34		7650							
2 bdr, 2 ba	14	Residential	795	7		1995							
3 bdr, 2 ba	10	Residential	1016	5		1750							
<b>Total</b>	<b>92</b>			<b>52</b>	<b>62</b>	<b>11395</b>	<b>16,535 sf</b>	<b>6</b>	<b>8</b>	<b>2</b>	<b>3</b>	<b>5</b>	<b>6</b>

Notes:  
 1. Parking required 1 space per DU, with 50% reduction for UC-MS-PT  
 2. Bicycle parking required, 3 spaces or 10% whichever is greater  
 3. Motorcycle parking required 1 space per 25 off street parking  
 4. Accessible Parking is based on 2015NM Commercial Building Code, Table 1106.1 of Title 14, Chapter 7, Part 2.  
 5. Open Space per table 2-4-5 including a 50% reduction for UC-MS-PT. Open Space areas listed does not include sidewalks, private areas in back yards, or front porches of units.  
 6. On Street Parking provided along Silver Avenue SE and Jackson Street SE is 18 including 2 ADA Stalls.

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



**SITE PLAN GENERAL NOTES**

- A. MINI SIGHT TRIANGLE (11' ON EACH SIDE), FOR ILLUSTRATIVE PURPOSES ONLY.
- B. ALL PARCELS SURROUNDING THE PROJECT SITE ARE MX-M ZONING.

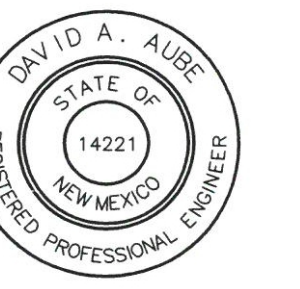
**SITE PLAN KEYED NOTES**

- CONCRETE PAVEMENT PER DETAIL D3/C-501.
- CONCRETE HEADER CURB, 6" TALL, PER DETAIL A5/C-501.
- STANDARD CURB AND GUTTER PER DETAIL A5/C-501.
- CONCRETE PAVEMENT STRIP 2" WIDE PER DETAIL D3/C-501.
- GRAVEL PAVEMENT PER DETAIL D4/C-501.
- CONCRETE CURB ACCESS RAMP PER DETAIL A1/C-501.
- DETECTABLE WARNING SURFACE PER DETAIL A3/C-501.
- CONCRETE SIDEWALK PER DETAIL B4/C-501.
- ADA RESERVED PARKING STALL PER DETAIL A1/C-502.
- ADA RESERVED PARKING SIGN MOUNTED PER DETAIL C3/C-502 AND D2/C-502.
- ADA VAN ACCESSIBLE RESERVED SIGN MOUNTED PER DETAIL C3/C-502 AND D2/C-502.
- RESERVED PARKING SYMBOL PER DETAIL E3/C-502.
- CONCRETE PARKING BLOCK PER DETAIL E4/C-502.
- 24" SLIDING VEHICLE GATE PER DETAIL A5/C-504 WITH LIFT MASTER PROFESSIONAL MODEL SL3000101U HEAVY DUTY SLIDING GATE OPERATOR WITH 1-HP MOTOR ON 18"x34"x24" CONCRETE FOUNDATION. INSTALL PER MANUFACTURER RECOMMENDATIONS.
- BICYCLE RACK PER DETAIL E6/C-502.
- ASPHALT PAVEMENT PER DETAIL E2/C-501.
- PAINT CURB RED WITH 6" TALL LETTERS READING "NO PARKING FIRE LANE."
- FIRE DEPARTMENT KNOX BOX.
- SIDEWALK CULVERT PER DETAIL B3/C-501.
- MOTORCYCLE PARKING STALL WITH SIGNAGE AND PAVEMENT MARKINGS.
- CONCRETE STAIR PER B4/C-502 AND HANDRAILS PER DETAILS A2/C-502.
- CONCRETE CUT OFF WALL TO SEPARATE ASPHALT FROM GRAVEL PARKING, PER DETAIL A5/C-501.
- 4" WIDE WHITE PARKING STRIPE.
- CONTINENTAL CROSS WALK STRIPING.
- REFUSE ENCLOSURE PER DETAIL A3/C-502.
- FIRE RISER ROOM, SEE ARCHITECTURAL AND MECHANICAL PLANS.
- LANDSCAPED AREA.
- CONCRETE STOOP PER DETAIL C3/C-501.
- CONCRETE SPLASH BLOCK PER DETAIL D6/C-501.
- 6" TALL PERIMETER FENCE PER DETAIL A2/C-504.
- 6" TALL PERIMETER FENCE PERSONNEL GATE PER DETAIL A4/C-504.
- 4" TALL PERIMETER FENCE PER DETAIL A5/C-504.
- 4" TALL PERIMETER FENCE PERSONNEL GATE PER DETAIL A4/C-504.
- CANTILEVERED FENCE END PER DETAIL A1/C-504.
- REFUSE ENCLOSURE GATE PER DETAIL D5/C-504.
- ENCLOSURE GATE PER DETAIL A2/C-504.
- CONCRETE VALLEY GUTTER PER DETAIL E1/C-502.
- LIGHT POLE PER ELECTRICAL SHEET ES-101.
- 6" STEEL BOLLARD PER DETAIL E1/C-501.
- PAINT CURB YELLOW WHERE HEIGHT IS BETWEEN 3" AND 6" TALL.
- STORM WATER RETENTION POND, SEE GRADING PLANS.
- TURN DOWN EDGE SIDEWALK PER DETAIL E3/C-501.
- NATURAL GAS METER OR REGULATOR SEE UTILITY PLANS.
- WATER METER VAULT. SEE UTILITY PLAN.
- ELECTRICAL TRANSFORMER, SEE SHEET ES-101.
- ELECTRICAL METER PACK. SEE ELECTRICAL PLANS.
- KEY PAD FOR GATE OPERATOR. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- LOOP DETECTOR FOR AUTOMATIC GATE OPERATORS. SEE ELECTRICAL PLANS FOR DETAILS.
- PATIO RAILING PER DETAIL C5/C-501.
- CONCRETE RAMP AND HANDRAILS PER DETAIL A2/C-502.

**TABLE OF CONTENTS:**

- SP-DRB: SITE PLAN - DRB
  - LP-101: LANDSCAPING PLAN
  - C-201: SITE GRADING PLAN
  - C-301: SITE UTILITY PLAN
  - A-201: ELEVATIONS
  - C-501: CIVIL DETAILS
  - C-502: CIVIL DETAILS
  - C-503: CIVIL DETAILS
  - C-504: CIVIL DETAILS
- PROJECT LOCATION:  
 CENTRAL AVENUE SE AND JACKSON STREET SE
- LEGAL DESCRIPTIONS:  
 LOTS NUMBERED ONE (1) THROUGH TWENTY-TWO (22), INCLUSIVE, IN BLOCK NUMBERED THIRTY-FOUR (34) OF THE VALLEY VIEW ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DELINEATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 2, 1911.
- CONTAINING 1.59 ACRES
- ZONE ATLAS PAGES:  
 K-17-Z
- EXISTING ZONING:  
 MX-M MIXED USE MEDIUM DENSITY
- PROPOSED USES:  
 MULTI FAMILY RESIDENTIAL, WITH 92 UNITS AND TWO COMMERCIAL SPACES (APPROX. 2,000 SF TOTAL)

STAMP



SITE PLAN - DRB  
 NOT FOR CONSTRUCTION

PROJECT NAME  
 HILAND PLAZA

5000 CENTRAL AVENUE NE  
 ALBUQUERQUE, NM 87108

REVISIONS

NO.	DATE	DESCRIPTION

Copyright: Design Group

Drawn by	DAA
Checked by	DAA
Date	MAY 24, 2021
Project number	2574

SHEET TITLE

SITE PLAN  
 DRB

SHEET NUMBER

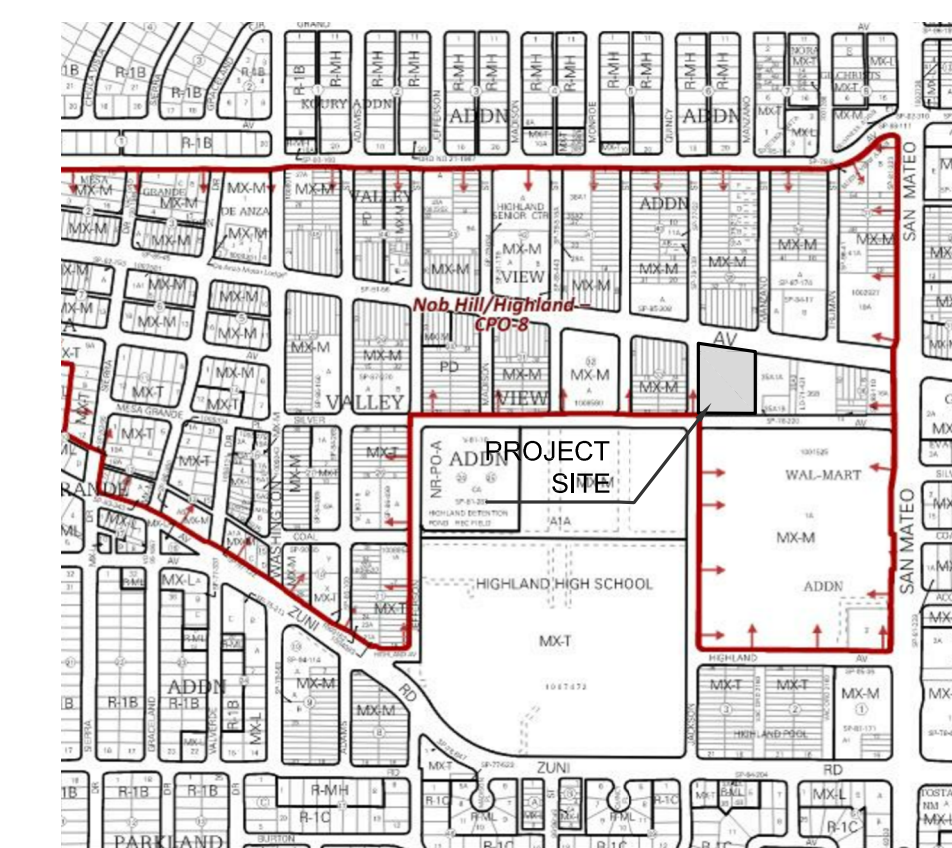
**SP-DRB**

PROJECT NUMBER: \_\_\_\_\_  
 Application Number: \_\_\_\_\_

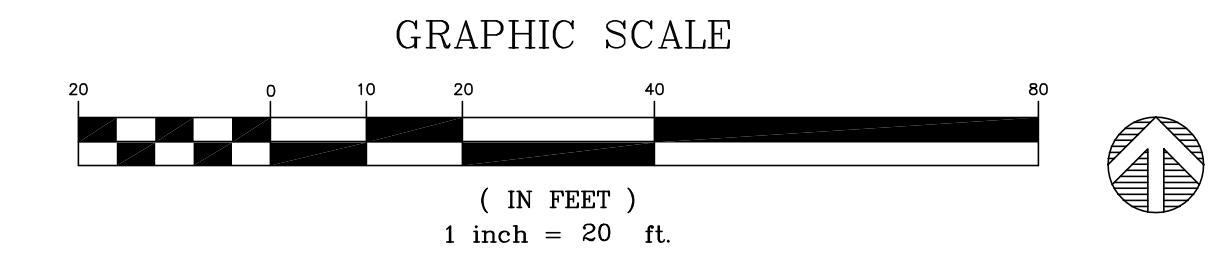
Is an Infrastructure List Required? ( ) Yes ( ) No. If yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN APPROVAL:**

Traffic Engineering, Transportation Division	Date _____
ABCWUA	Date _____
Parks and Recreation Department	Date _____
City Engineer/Hydrology	Date _____
Code Enforcement	Date _____
*Environmental Health Department (conditional)	Date _____
Solid Waste Management	Date _____
DRB Chairperson, Planning Department	Date _____



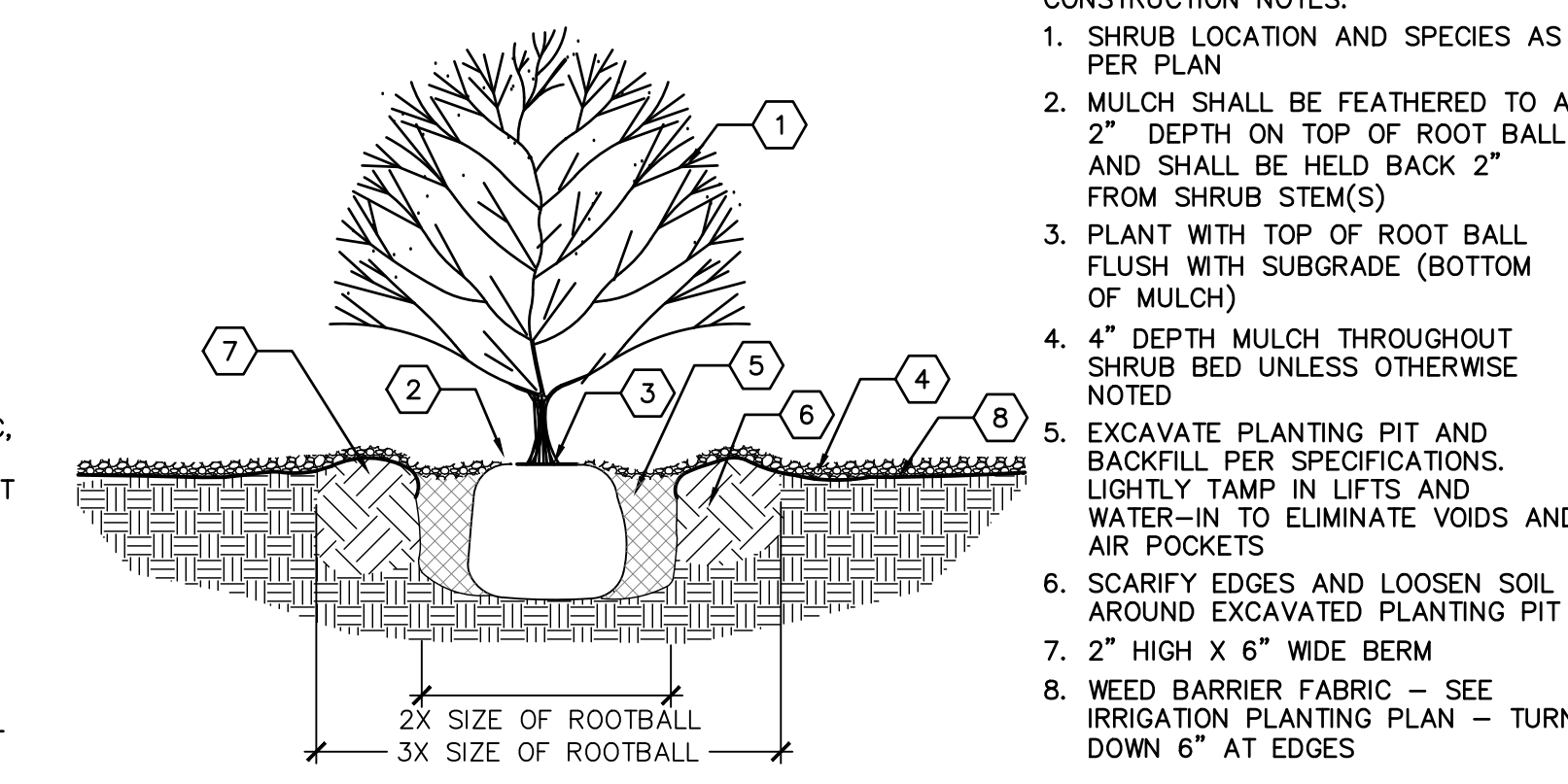
**A1 SITE PLAN - DRB**  
 1" = 20'-0"



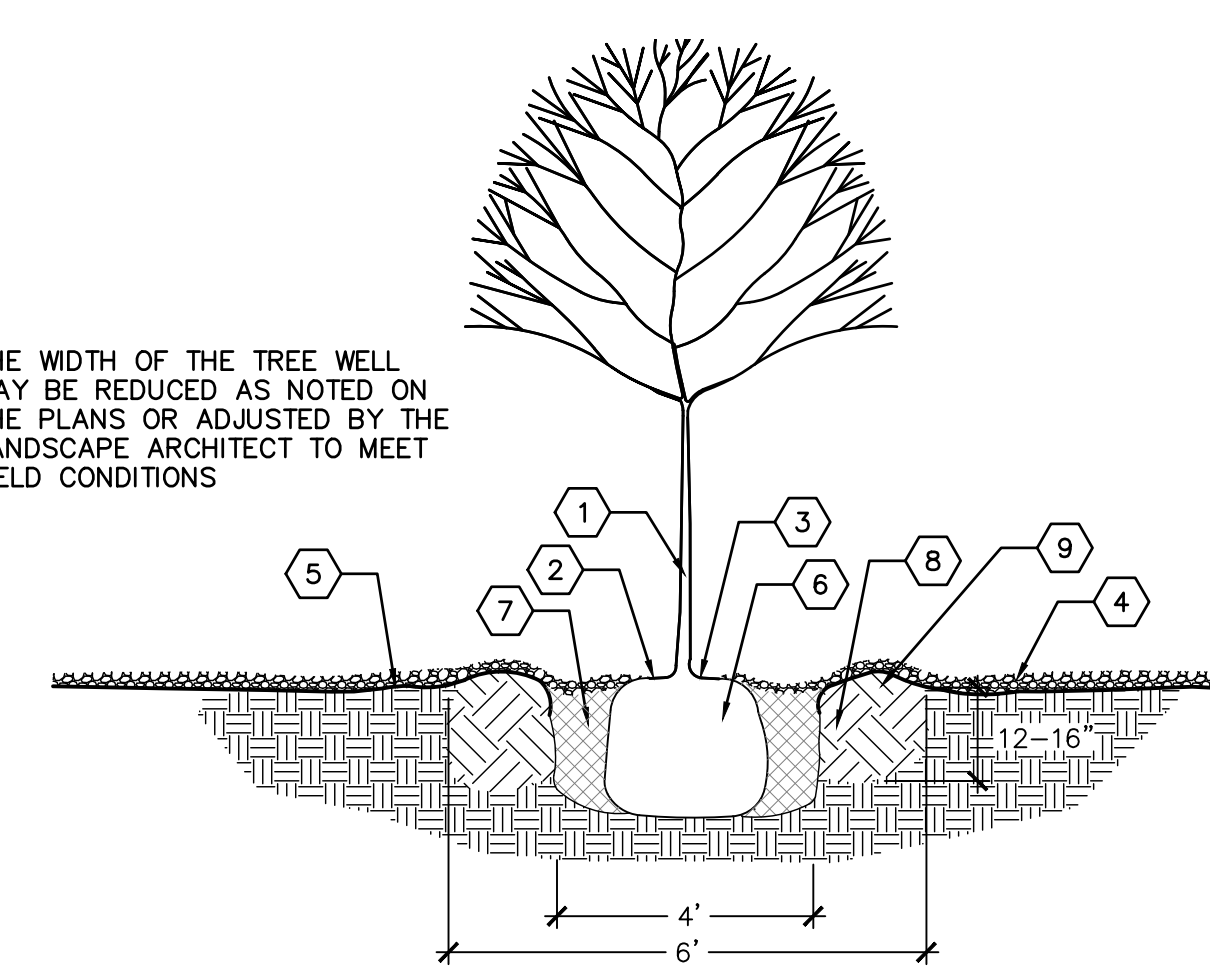




NO.	DATE	DESCRIPTION



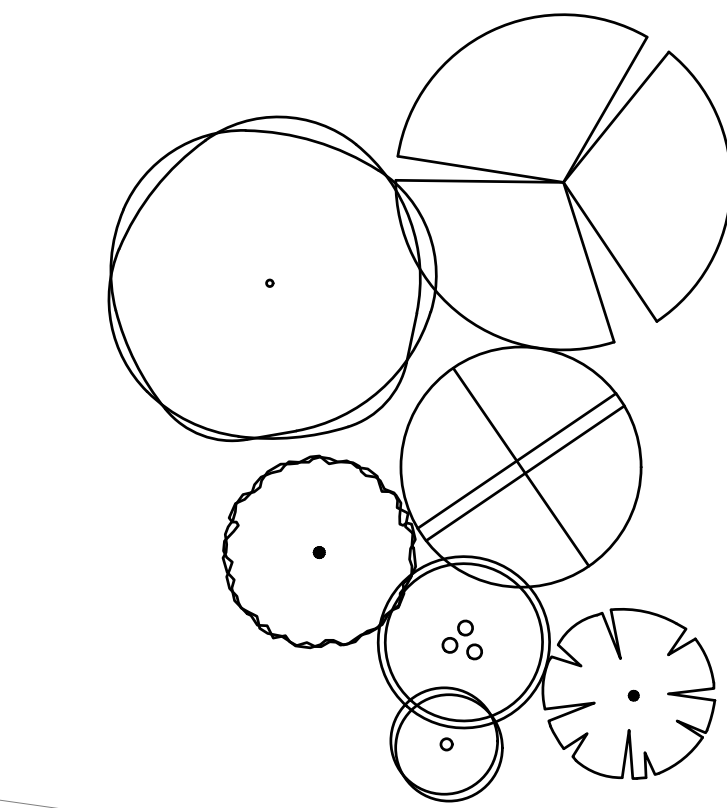
**D5 SHRUB PLANTING DETAIL**



**D3 TREE PLANTING DETAIL**

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

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



**PLANT LEGEND**

KEY	COMMON NAME	BOTANICAL NAME	QTY	INSTALLED SIZE	REMARKS	MATURE SIZE	WATER USE	DECIDUOUS/ EVERGREEN	COVERAGE
<b>TREES</b>									
JP	JAPANESE PAGODA TREE	STYPHNOLOBIUM JAPONICUM 'HALKA'	5	2" CAL., 10'-12' HT.	B&B	45' HT. X 35' SPD.	M	DECIDUOUS	962 SF
LE	LACEBARK ELM	ULMUS PARVIFOLIA 'EMER II'	8	2" CAL., 10'-12' HT.	B&B	50' HT. X 35' SPD.	L	DECIDUOUS	962 SF
CP	CHINESE PISTACHE	PISTACHIA CHINENSIS	13	2" CAL., 10'-12' HT.	24" BOX	30' HT. X 30' SPD.	M	DECIDUOUS	707 SF
CRC	CANADA RED CHOKECHERRY	PRUNUS X VIRGINIANA 'CANADA RED'	16	2" CAL., 8'-10' HT.	24" BOX	25' HT. X 20' SPD.	M	DECIDUOUS	314 SF
DW	DESERT WILLOW	CHILOPSIS LINEARIS	4	4'-6' HT.	15 GA. MULTI	20' HT. X 20' SPD.	L	DECIDUOUS	314 SF
VIT	CHASTE TREE	VITEA AGNUS-CASTUS	14	4'-6' HT.	15 GA. MULTI	20' HT. X 20' SPD.	M	DECIDUOUS	314 SF
NMO	NEW MEXICO OLIVE	FORESTIERA NEOMEXICANA	4	4'-6' HT.	15 GA. MULTI	15' HT. X 12' SPD.	M	DECIDUOUS	113 SF
<b>SHRUBS/GROUNDCOVERS/GRASSES/PERENNIALS</b>									
FB	FERNBUSH	CHAMAEBATARIA MILLEFOLIUM	15	MIN. 12" HT.	5 GALLON	5' HT. X 6' SPD.	L	DECIDUOUS	28 SF
BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	18	MIN. 18" HT.	5 GALLON	5' HT. X 5' SPD.	L	DECIDUOUS	20 SF
GLS	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	55	MIN. 18" SPD.	5 GALLON	3' HT. X 5' SPD.	L	DECIDUOUS	20 SF
TB	TURPENTINE BUSH	ERICAMERIA LARICIFOLIA	46	MIN. 12" HT.	5 GALLON	3' HT. X 4' SPD.	L	EVERGREEN	13 SF
GT	GOLDEN TORCH GOLDENROD	SOLIDAGO SP.	51	MIN. 12" HT.	5 GALLON	2' HT. X 2' SPD.	M	DECIDUOUS	3 SF
WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	33	MIN. 18" SPD.	5 GALLON	2' HT. X 5' SPD.	M	DECIDUOUS	20 SF
RED	RED YUCCA	HESPERALOE PARVIFLORA	60	MIN. 12" HT.	5 GALLON	3' HT. X 3' SPD.	L	EVERGREEN	7 SF
CAT	CATMINT	NEPETA FAASSENII	27	MIN. 6" SPD.	1 GALLON	1' HT. X 3' SPD.	L	DECIDUOUS	7 SF
NWR	NEARLY WILD ROSE	ROSA 'NEARLY WILD'	40	MIN. 12" HT.	1 GALLON	2' HT. X 3' SPD.	M	DECIDUOUS	7 SF
BRY	BREAKLIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	37	MIN. 6" HT.	3 GALLON	2' HT. X 2' SPD.	L	EVERGREEN	3 SF
PP	PINELEAF PENSTEMON	PENSTEMON PINIFOLIUS	96	MIN. 8" HT.	1 GALLON	1' HT. X 18" SPD.	L	EVERGREEN	2 SF

**CITY LANDSCAPE ORDINANCE COMPLIANCE**

- LANDSCAPING RESPONSIBILITY FOR MAINTENANCE:**
1. THE OWNER WILL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE AT HILAND PLAZA.
- COMPLIANCE WITH WATER CONSERVATION ORDINANCE:**
1. NO SPRAY IRRIGATION IS PROPOSED.
  2. PLANT SPECIES WILL BE LOW OR MEDIUM USE SPECIES PER THE ABCWA'S XERIC PLANT LIST.
  3. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL PLANT MATERIAL. THE SYSTEM WILL BE CONTROLLED BY AN AUTOMATIC CONTROLLER. PLANTS WILL BE IRRIGATED BY LOW WATER USE BUBBLERS. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE INSTALLED IN A HEATED ENCLOSURE TO PROTECT THE DOMESTIC WATER SUPPLY FROM CROSS-CONTAMINATION.
- COMPLIANCE WITH GENERAL LANDSCAPING REGULATIONS:**
1. THIS PLAN PROVIDES VISUALLY ATTRACTIVE LANDSCAPE, A VISUALLY ATTRACTIVE STREETSCAPE, AND INTERSPERSED TREES IN LANDSCAPE AREAS TO PROVIDE SHADE AND REDUCE LARGE EXPANSES OF PAVEMENT.
  2. GROUNDCOVER MULCH SHALL COMPRISE OF A COMBINATION OF CRUSHED GRAVEL (NOT TO EXCEED 75% OF TOTAL AREA) AND ORGANIC MULCH SUCH AS SHREDDED BARK, PECAN SHELLS, ETC.
  3. VISIBILITY, LANDSCAPING FENCING, AND SIGNS SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET IN HEIGHT (AS MEASURED FROM TRIANGLE. THE GUTTER PAN) WILL NOT BE LOCATED IN THE CLEAR SIGHT TRIANGLE.
  4. GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.

**LANDSCAPE CALCULATION TABLE:**

TOTAL LOT AREA: 69,260 SF

LESS TOTAL BUILDING AREA: 21,363 SF

NET LOT AREA: 47,897 SF

**REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA):**

7,185 SF

**PROVIDED LANDSCAPE AREA:**

16,775 SF

**REQUIRED PLANTS:**

**REQUIRED STREET TREES:**

12 (296 LF ALONG JACKSON ST SE, TREES AVERAGE 25' O.C.)

11 (255 LF ALONG CENTRAL AVE SE, TREES AVERAGE 25' O.C.)

11 (254 LF ALONG SILVER AVE SE, TREES AVERAGE 25' O.C.)

**STREET TREES PROVIDED:**

12 ALONG JACKSON ST SE

11 ALONG CENTRAL AVE SE

11 ALONG SILVER AVE SE

**REQUIRED PARKING LOT TREES AT ONE TREE PER TEN SPACES:**

62 TOTAL SPACES

7 REQUIRED TREES

PARKING LOT TREES PROVIDED: 13

**REQUIRED PARKING LOT INTERIOR LANDSCAPE (15% OF PARKING LOT AREA):**

3,495 SF

**PROVIDED PARKING LOT INTERIOR LANDSCAPE:**

4,978 SF (142.4% OF REQUIRED INTERIOR LANDSCAPE)

**REQUIRED COVERAGE (75% OF PROVIDED LANDSCAPE AREA):**

12,581 SF

**PROVIDED COVERAGE:**

12,583 SF (100.0% OF REQUIRED COVERAGE)

**REQUIRED GROUND LEVEL VEGETATIVE COVERAGE (25% OF PROVIDED LANDSCAPE AREA)**

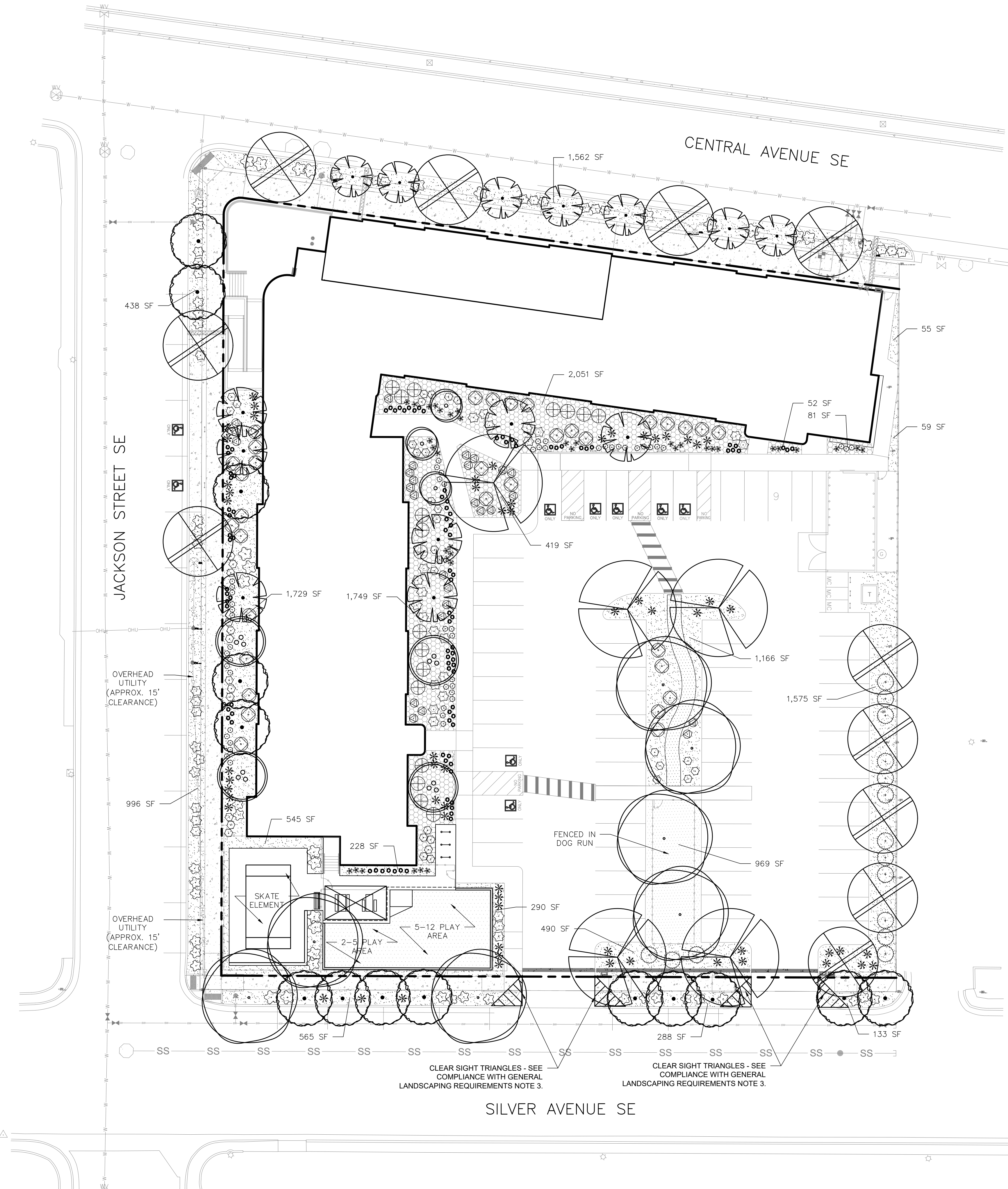
4,194 SF

**PROVIDED GROUND LEVEL PLANT COVERAGE:**

4,498 SF (107.2% OF REQUIRED GROUND LEVEL COVERAGE)

**HATCH AND SYMBOL LEGEND**

- GRAVEL MULCH
- CRUSHER FINES MULCH
- ORGANIC MULCH
- ENGINEERED WOOD FIBER MULCH PLAY AREA SURFACING
- BIKE RACK
- BENCH
- PICNIC TABLE
- ADA PICNIC TABLE









**UTILITY PLAN GENERAL NOTES**

1. SEE SHEET C-G01 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.

**UTILITY PLAN KEYED NOTES**

1. EXISTING PVC WATERLINE TO REMAIN.
2. EXISTING SANITARY SEWER LINE TO REMAIN.
3. WATER SUPPLY LINE, 1"Ø COPPER, PER DETAIL A5/C-503.
4. WATER SUPPLY LINE, 4"Ø PVC DR14, PER DETAIL A5/C-503.
5. WATER SUPPLY LINE, 6"Ø C900 DR14, PER DETAIL A5/C-503 WITH RESTRAINED JOINTS PER DETAIL A1/C-503.
6. BEND, 45°, MATERIAL AND SIZE TO MATCH THE CONNECTING WATER LINES. RESTRAIN JOINTS PER A1/C-503.
7. DUCTILE IRON TEE, 8"x8"x4", RESTRAIN JOINTS PER A1/C-503.
8. DUCTILE IRON TEE, 8"x8"x6", RESTRAIN JOINTS PER A1/C-503.
9. REDUCER, 4"x3".
10. GATE VALVE ASSEMBLY, 3"Ø, VALVE BOX AND CONCRETE COLLAR PER DETAIL C4/C-503. RESTRAIN JOINTS PER A1/C-503.
11. GATE VALVE ASSEMBLY, 6"Ø, VALVE BOX AND CONCRETE COLLAR PER DETAIL C4/C-503. RESTRAIN JOINTS PER A1/C-503.
12. GATE VALVE ASSEMBLY, 8"Ø, VALVE BOX AND CONCRETE COLLAR PER DETAIL C4/C-503. RESTRAIN JOINTS PER A1/C-503.
13. TRANSITION COUPLING.
14. FIRE HYDRANT PER DETAIL A4/C-503.
15. WALL MOUNTED FIRE DEPARTMENT CONNECTION. SEE FIRE SUPPRESSION PLANS.
16. WALL MOUNTED INDICATOR VALVE. SEE FIRE SUPPRESSION PLANS.
17. INSTALL 3" DOMESTIC WATER METER PER COA STD DWGS, 2370.
18. INSTALL 1" IRRIGATION WATER METER AND METER BOX PER COA STD DWGS, 2363 AND 2367.
19. CONNECT WATER LINE ONTO BUILDING WATER LINES. SEE PLUMBING SHEETS.
20. SANITARY SEWER LINE, 6"Ø, PER DETAIL D5/C-503.
21. SANITARY SEWER LINE, 8"Ø, PER DETAIL D5/C-503.
22. 4' Ø SANITARY SEWER MANHOLE PER DETAIL D1/C-504.
23. SANITARY SEWER WYE, 8"x8"x6".
24. SANITARY SEWER WYE, 8"x8"x8".
25. TERMINAL CLEANOUT PER DETAIL E1/C-503.
26. DOUBLE CLEANOUT PER DETAIL E3/C-503.
27. CONNECT SANITARY SEWER LINE ONTO BUILDING SEWER LINES. SEE PLUMBING SHEETS.
28. NOT USED.
29. NEW GAS LINE TO METER, SIZE TO BE DETERMINED BY NM GAS CO.
30. NATURAL GAS METER MANIFOLD AND METERS, SIZE TO BE DETERMINED BY NM GAS CO.
31. NEW NATURAL GAS YARD LINE. SEE MECHANICAL PLANS FOR SIZE REQUIREMENTS.
32. EXISTING NATURAL GAS LINE TO REMAIN.
33. PNM PRIMARY LINES. SEE ELECTRICAL SHEET ES-101.
34. ELECTRICAL TRANSFORMER. SEE ELECTRICAL SHEET ES-101.
35. SECONDARY LINES. SEE ELECTRICAL SHEET ES-101.
36. ELECTRICAL METER PACK. SEE ELECTRICAL SHEET ES-101.
37. WATER SUPPLY LINE, 3"Ø PVC SCH 40, PER DETAIL A5/C-503.
38. DUCTILE IRON TEE, 8"x8"x8", AND 8" TRANSITION COUPLING, RESTRAIN JOINTS PER A1/C-503.
39. 8" DUCTILE IRON END CAP. RESTRAIN JOINTS PER A1/C-503.
40. 8" PVC SRD 35 END CAP AND EMS.
41. 8" PVC SDR 35 SANITARY SEWER LINE.
42. 4' Ø SANITARY SEWER MANHOLE PER COA STANDARD DRAWING XXXX.
43. CONNECT NEW 8" SANITARY SEWER MANHOLE. RESHAPE SHELF AS REQUIRED FOR NEW CONNECTION.
44. EASEMENT AROUND WATER METER PER ABCWUA REQUIREMENTS.
45. 3" REDUCED PRESSURE ZONE BACKFLOW PREVENTOR, PER ABCWUA REQUIREMENTS. PROVIDE SAFE-T-COVER 300TD-AL INSULATED ENCLOSURE WITH 2 KW HEATER.



THE HARTMAN • MAJEWSKI  
**DESIGN GROUP**  
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Albuquerque New Mexico 87106  
T 505 242 6880 • F 505 242 6881

CONSULTANT

STAMP



**SITE PLAN - DRB**  
**NOT FOR CONSTRUCTION**

PROJECT NAME  
**HILAND PLAZA**

5000 CENTRAL AVENUE NE  
ALBUQUERQUE, NM 87108

REVISIONS

NO.	DATE	DESCRIPTION

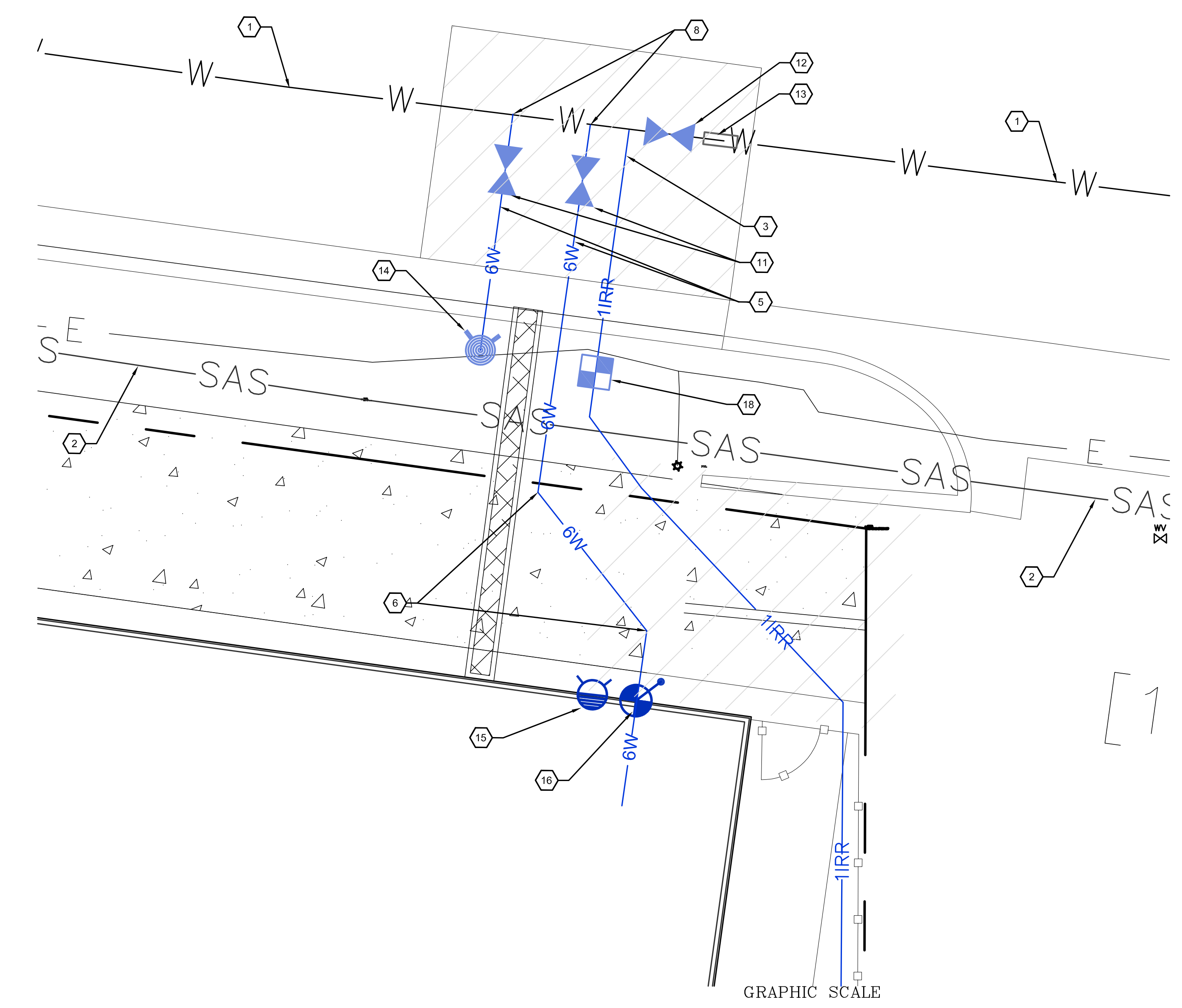
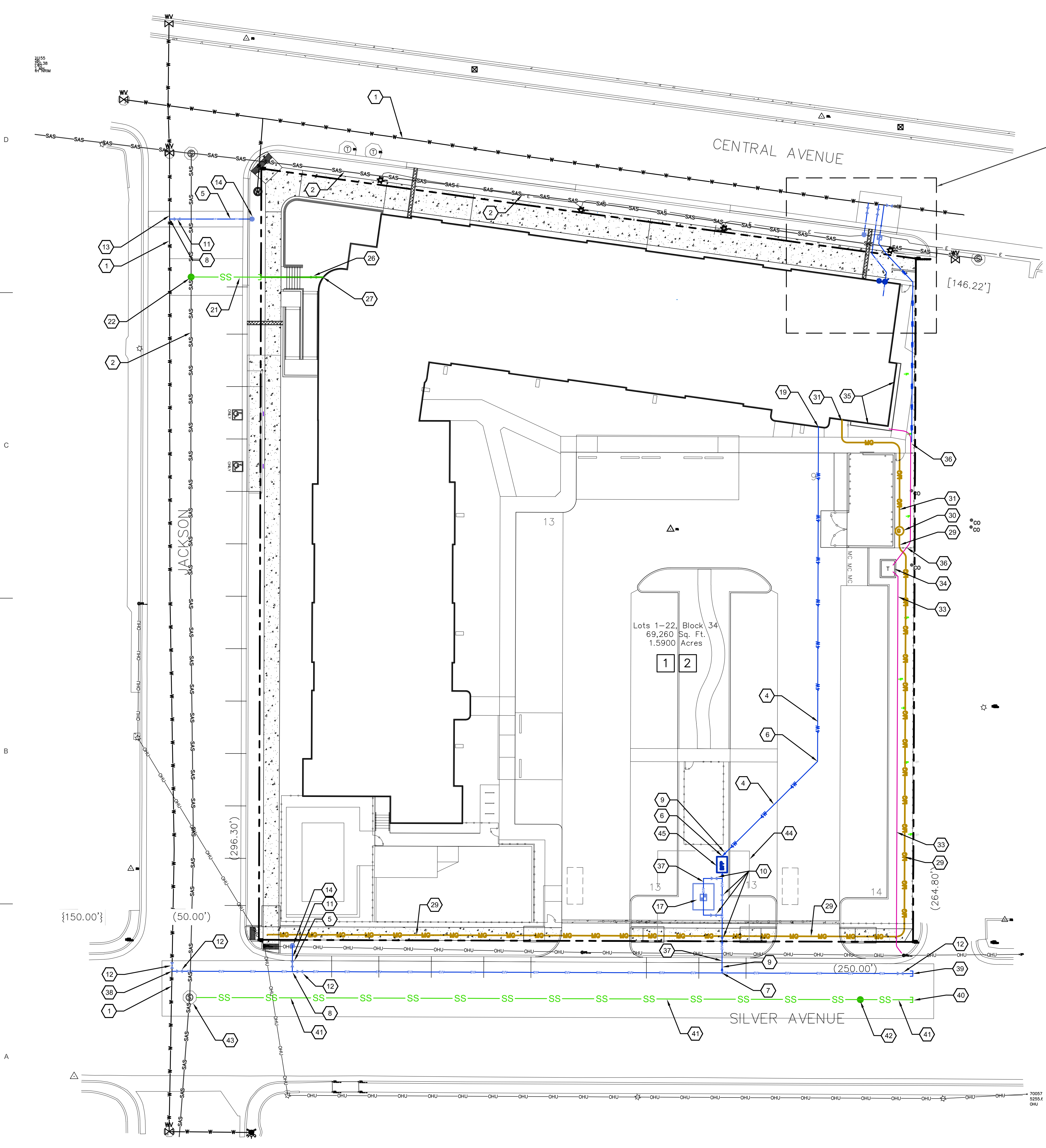
Copyright: Design Group  
Drawn by: DAA  
Checked by: DAA  
Date: MAY 24, 2021  
Project number: 2574

SHEET TITLE

**SITE UTILITY PLAN**

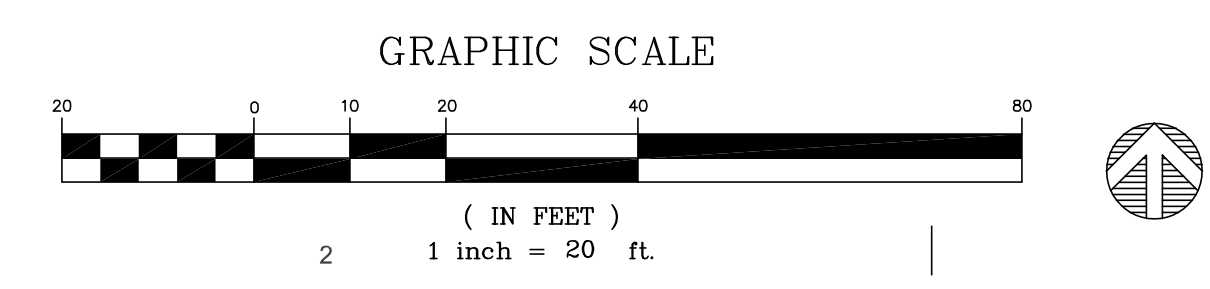
SHEET NUMBER

**C-301**



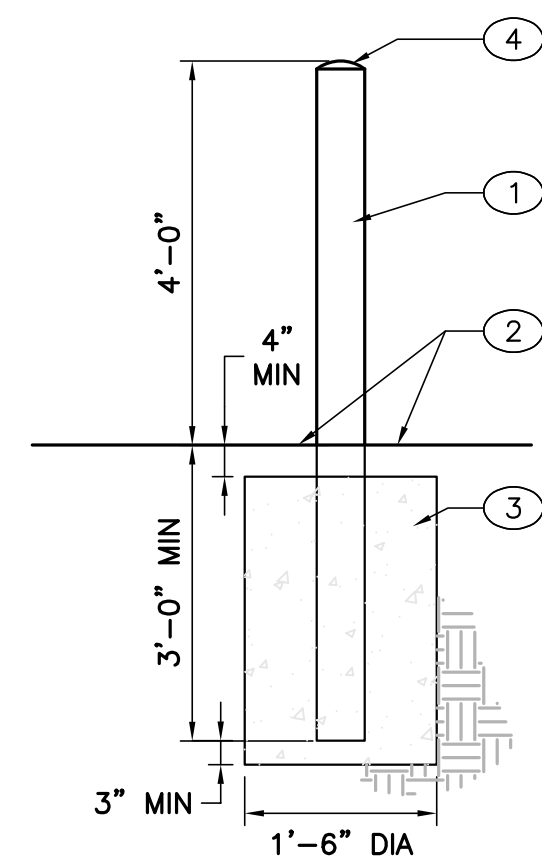
**A1 ENLARGED SITE UTILITY PLAN**  
1" = 4'-0"

**A1 SITE UTILITY PLAN**  
1" = 20'-0"



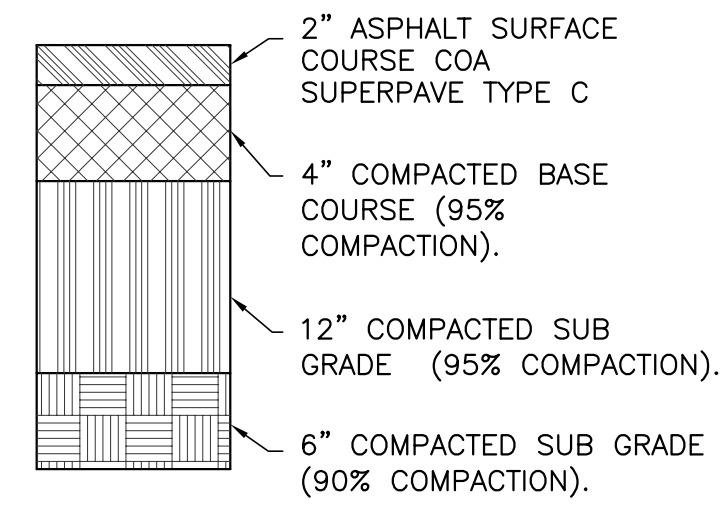
03/15/2021 5:33:40 PM



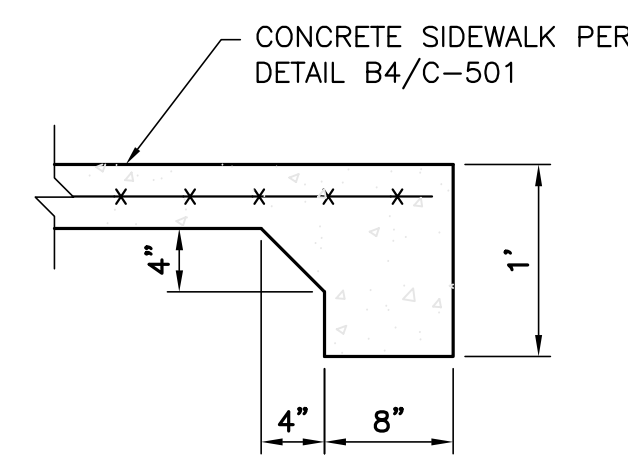


**E1 BOLLARD, 6"Ø**  
 NOT TO SCALE

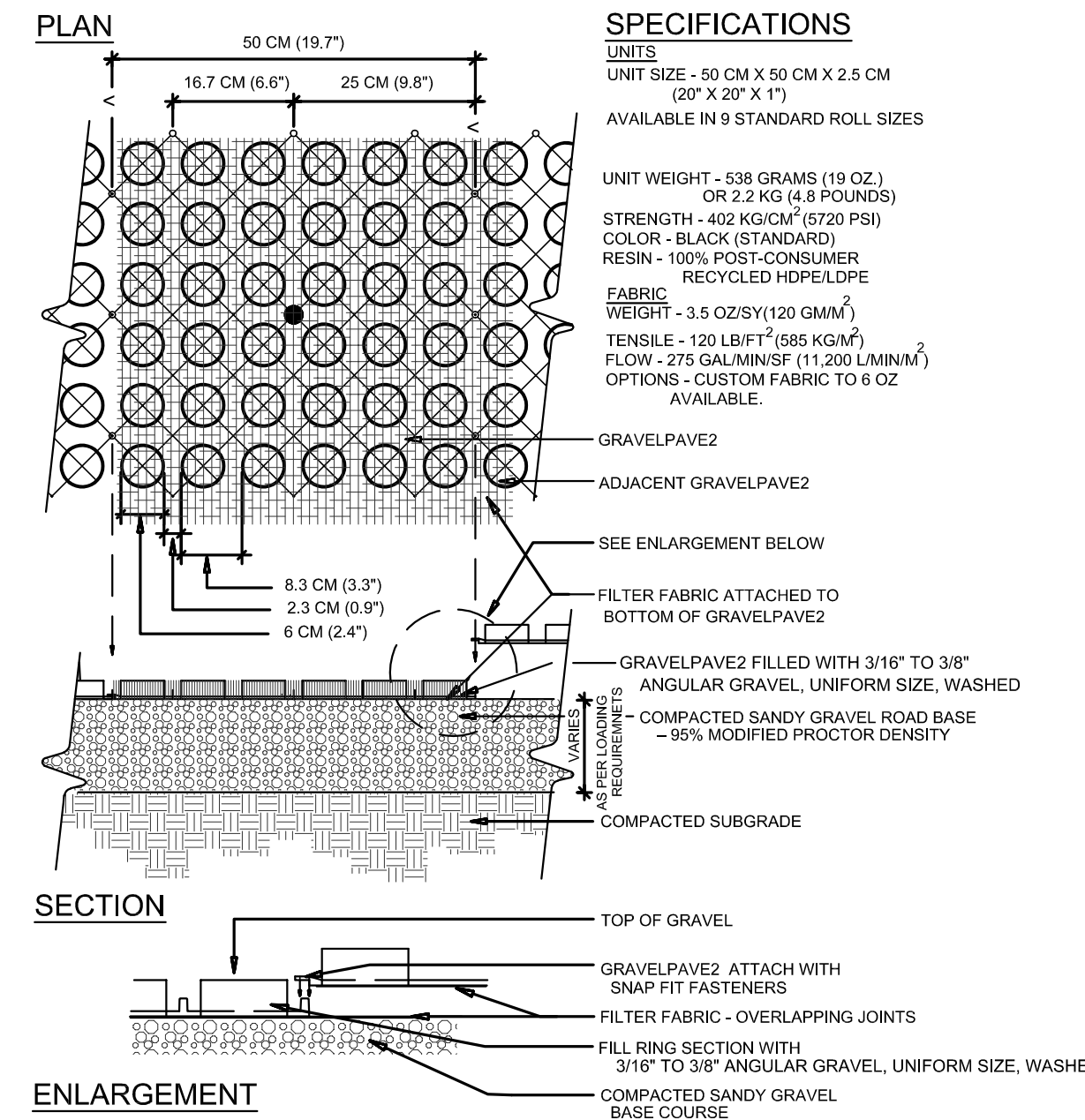
- KEYED NOTES: #
- 6" DIA. STEEL PIPE W/ REFLECTORIZED YELLOW PAINT (CONC. FILLED W/ SMOOTH EDGES).
  - FINISHED GRADE OR PAVING AS PER DRAWINGS & SPECS - SEE PLANS.
  - CONCRETE FOOTING.
  - ROUNDED CONCRETE.



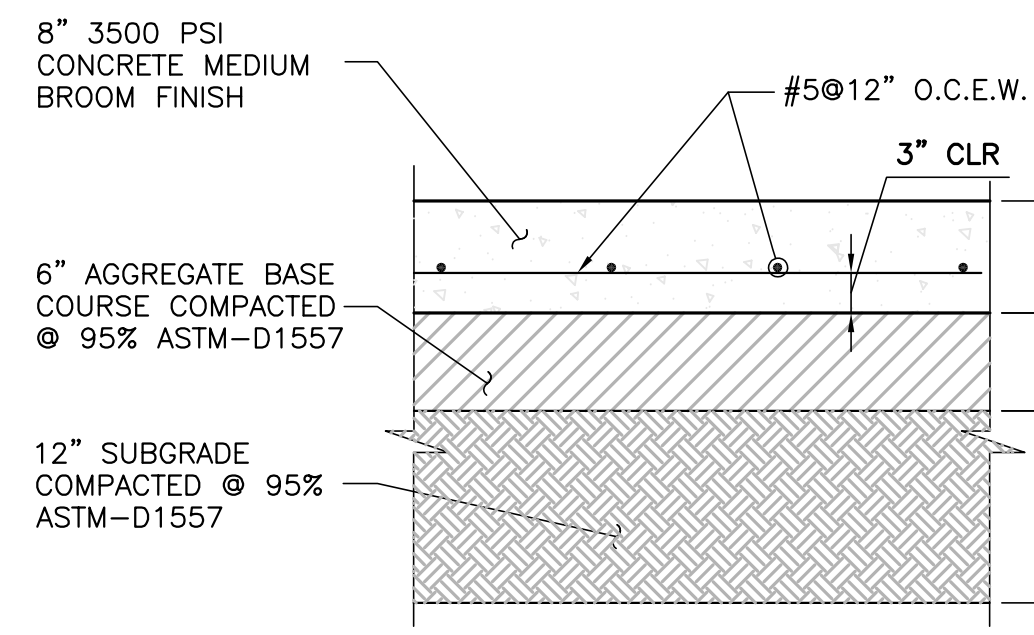
**E2 PARKING LOT ASPHALT**  
 NOT TO SCALE



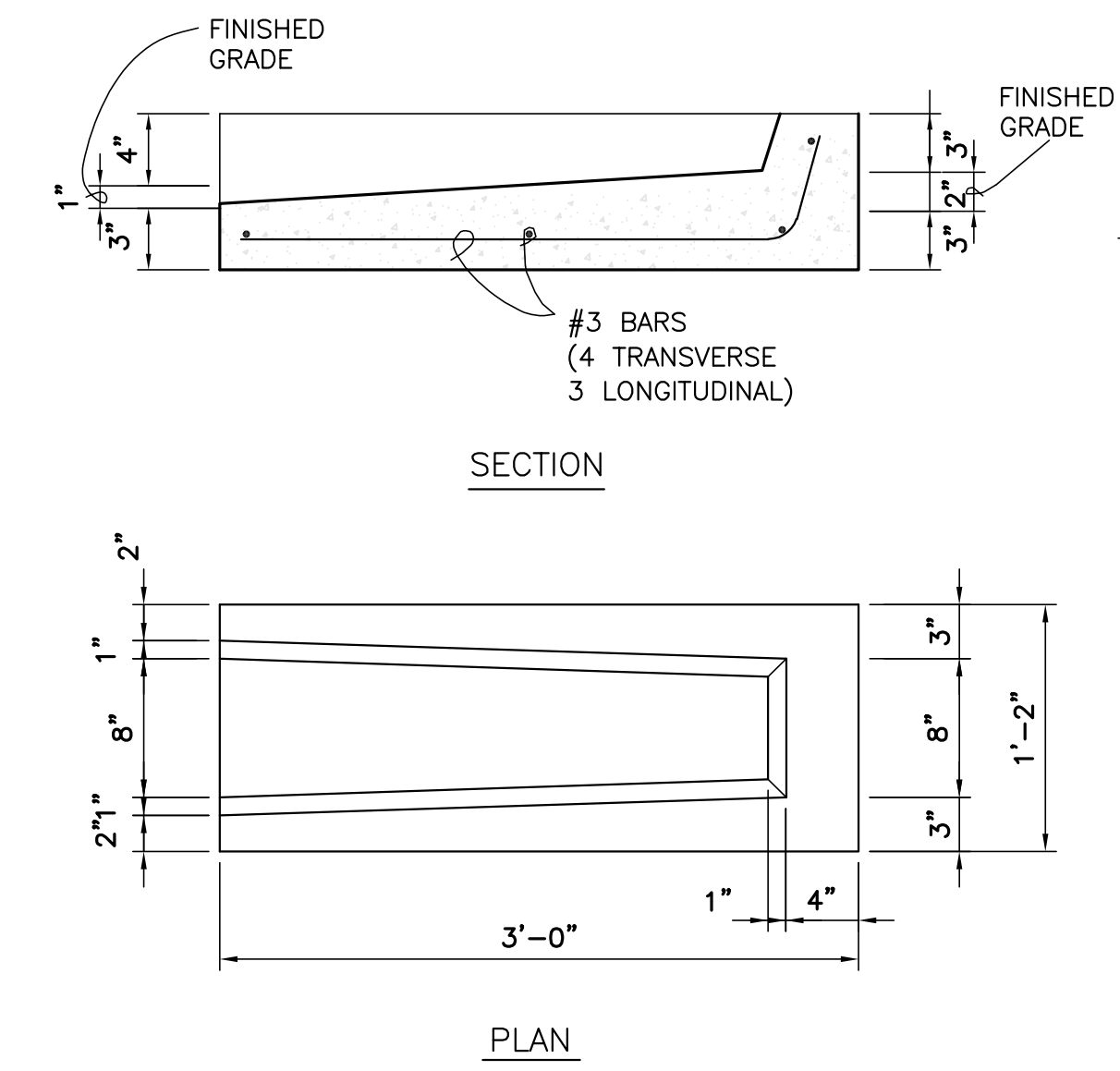
**E3 TURNDOWN EDGE**  
 NOT TO SCALE



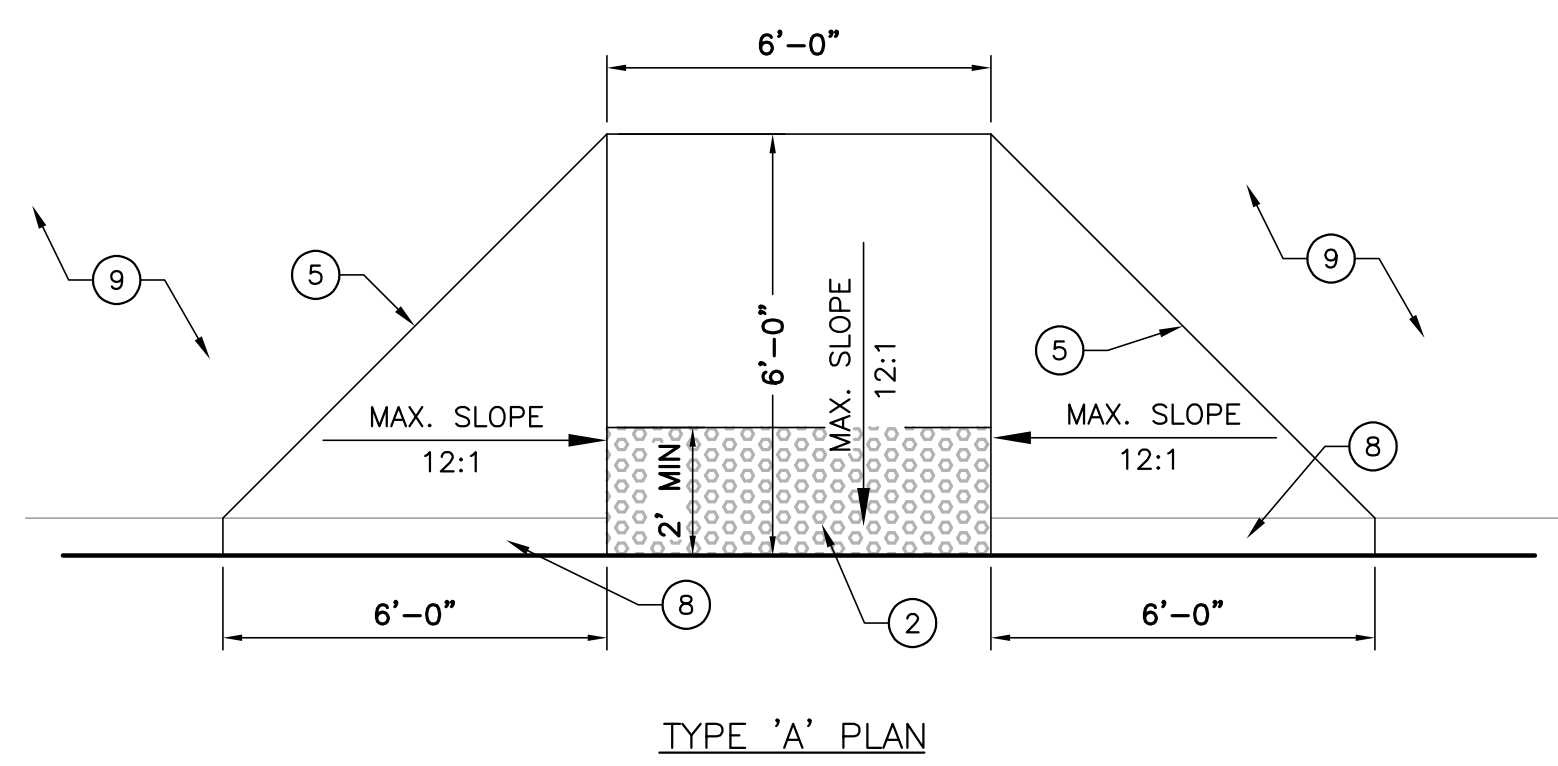
**D4 GRAVEL PAVEMENT**  
 NOT TO SCALE



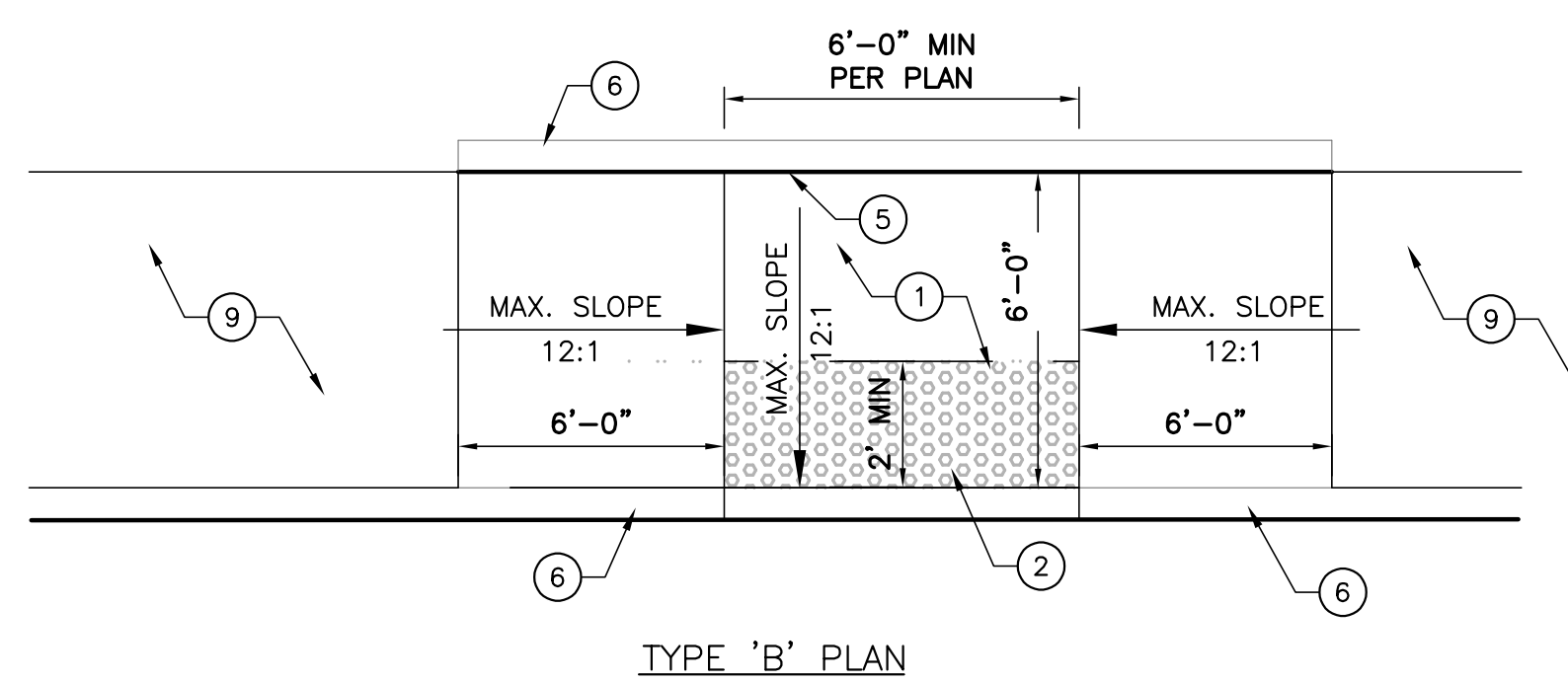
**D3 CONCRETE PAVEMENT**  
 NOT TO SCALE



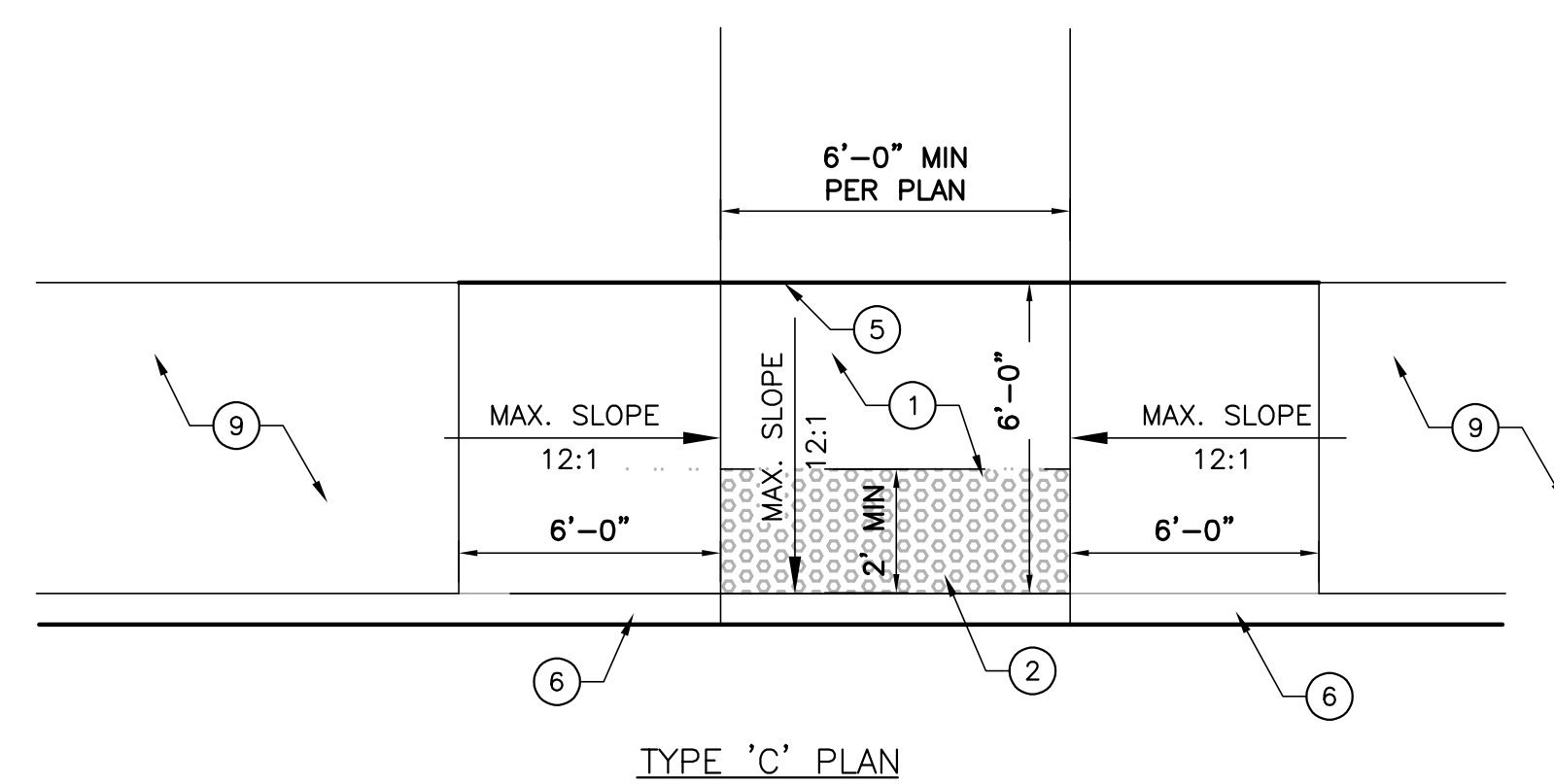
**D6 CONCRETE SPLASH BLOCK**  
 NOT TO SCALE



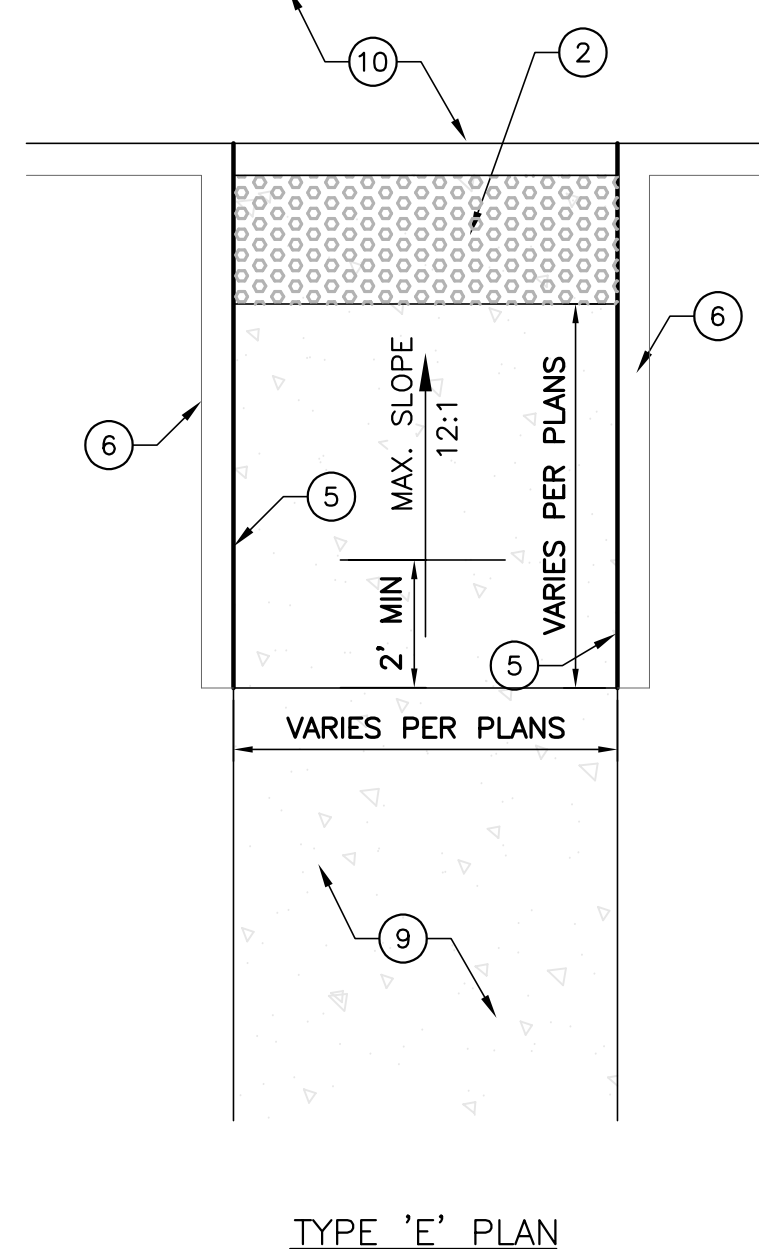
TYPE 'A' PLAN



TYPE 'B' PLAN



TYPE 'C' PLAN

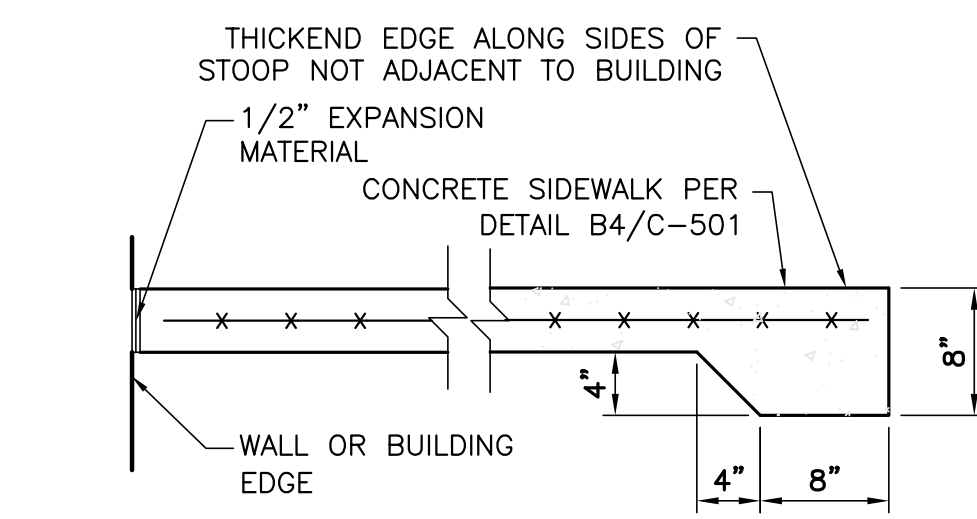


TYPE 'E' PLAN

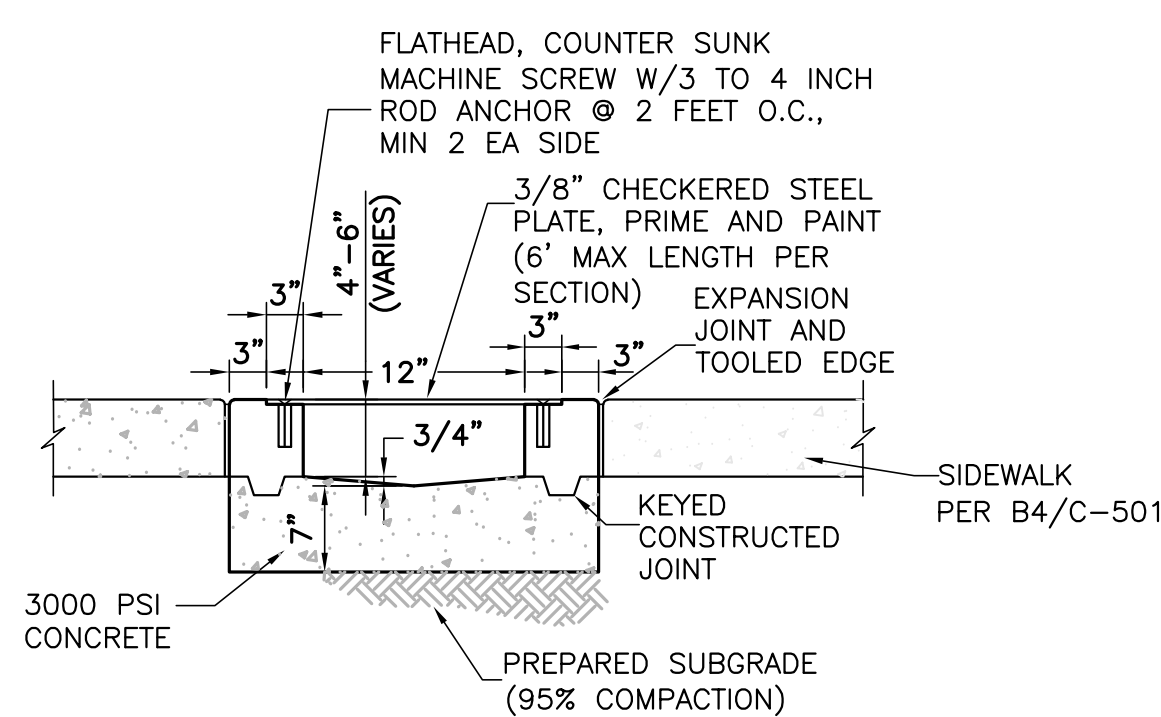
KEYED NOTES: #

- 2% CROSS SLOPE MADE IN ANY DIRECTION.
- DETECTABLE WARNING SURFACE PER A4/C-501.
- CONC. CURB, SEE PLANS.
- CURB, WALL, OR BUILDING, SEE PLANS.
- 1/2" EXPANSION MATERIAL.
- STD. CONC. HEADER CURB AS REQUIRED.
- POINT OF CURVE.
- SLOPE CURB @ 12:1.
- CONCRETE SIDEWALK PER PLANS.
- RAMP LANDING PER PLANS.

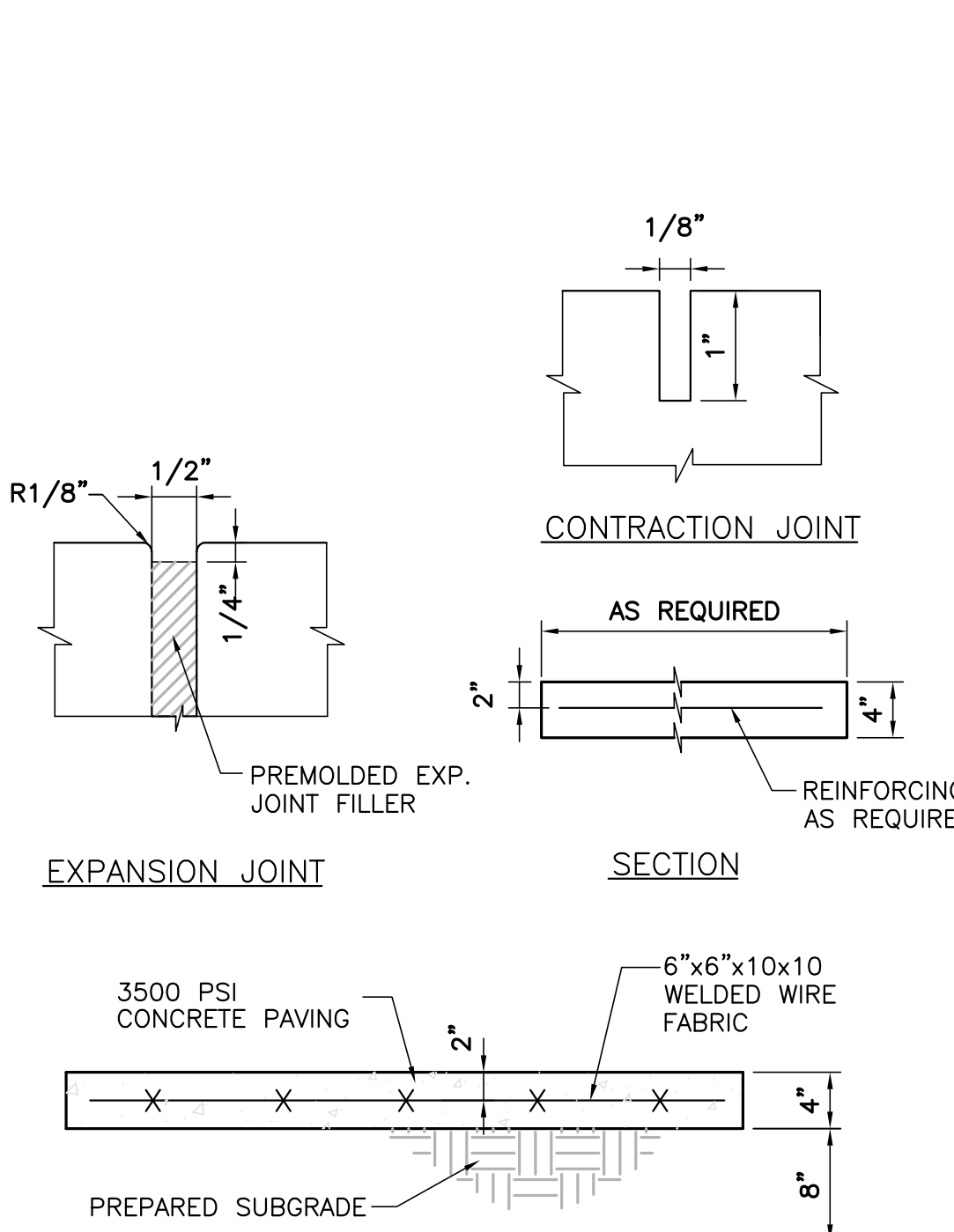
**A1 CURB ACCESS RAMPS**  
 NOT TO SCALE



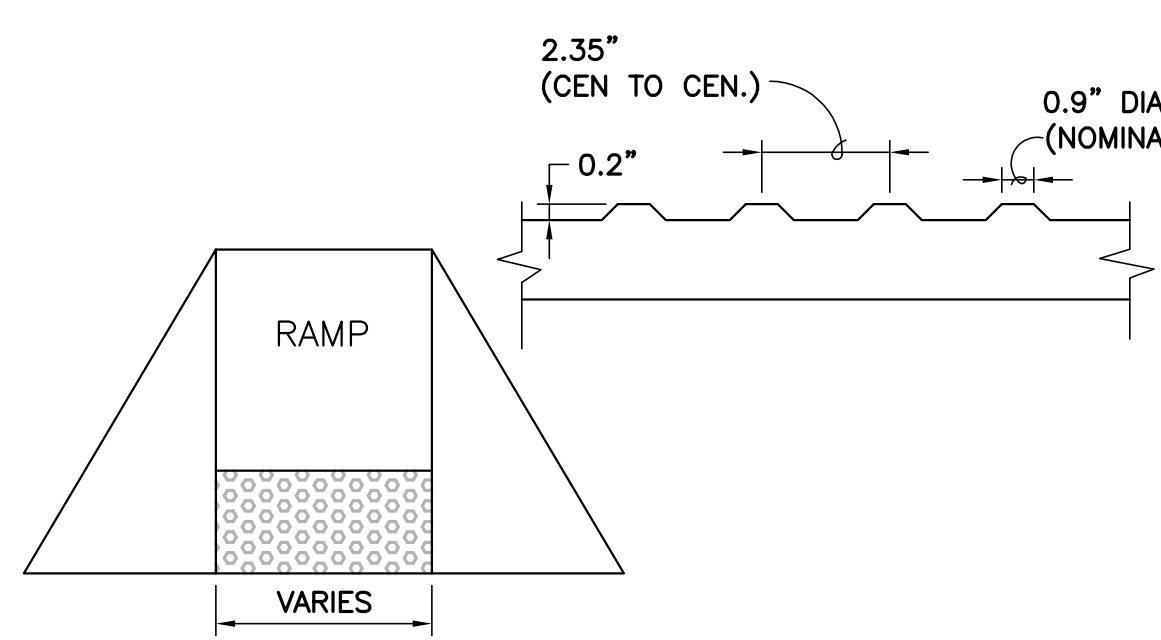
**C3 CONCRETE STOOP**  
 NOT TO SCALE



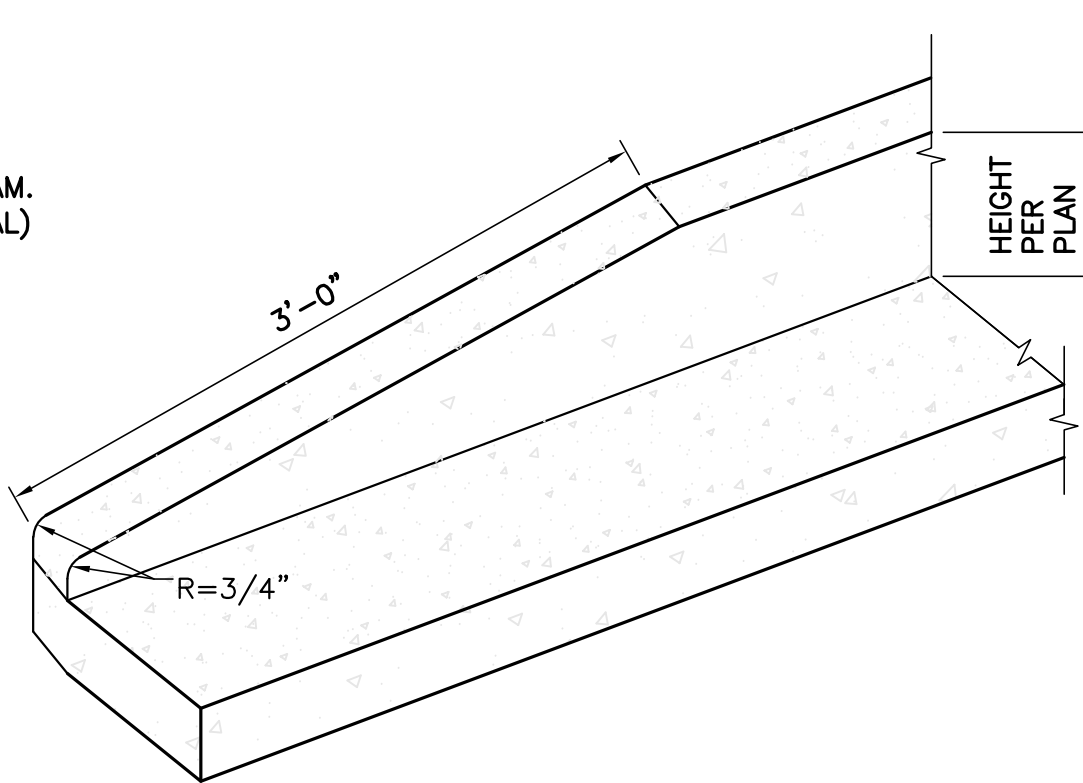
**B3 SIDEWALK CULVERT**  
 NOT TO SCALE



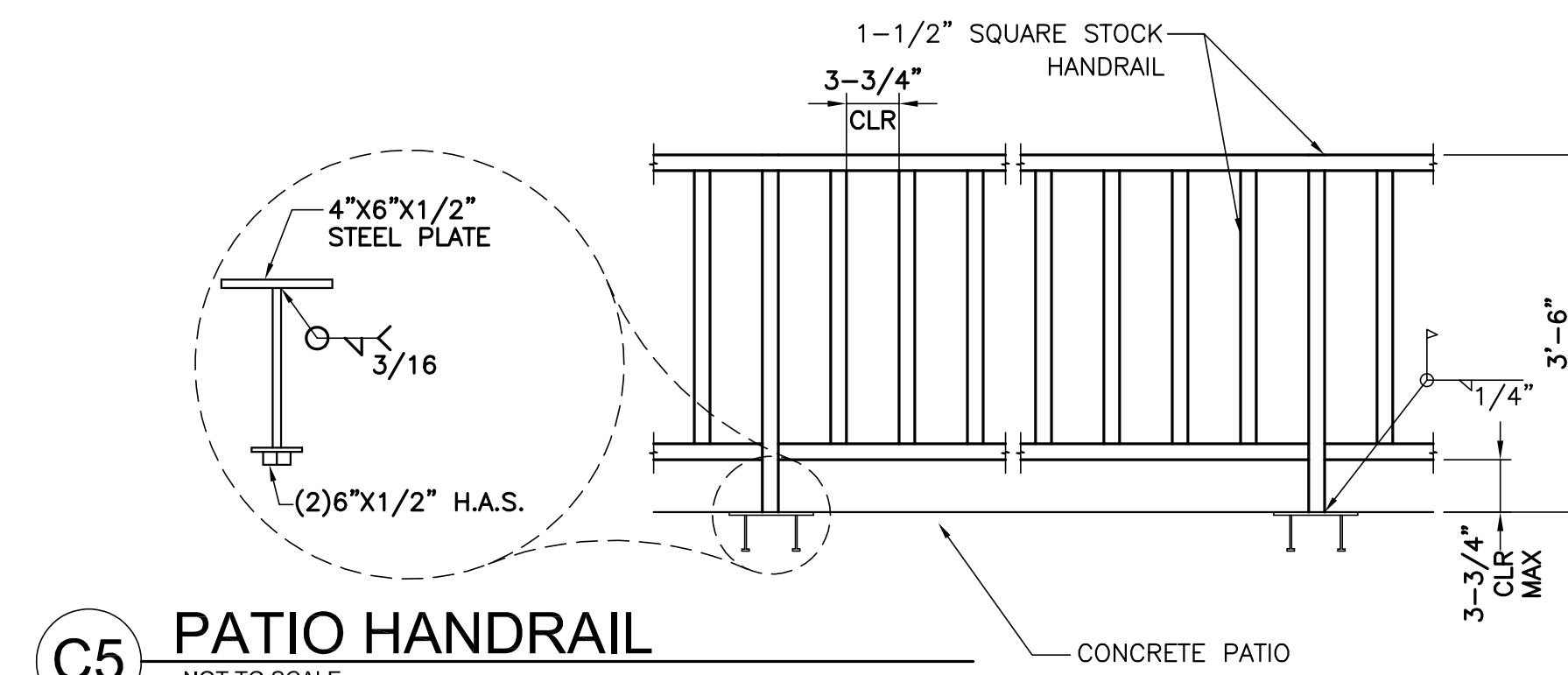
**B4 TYPICAL SIDEWALK**  
 NOT TO SCALE



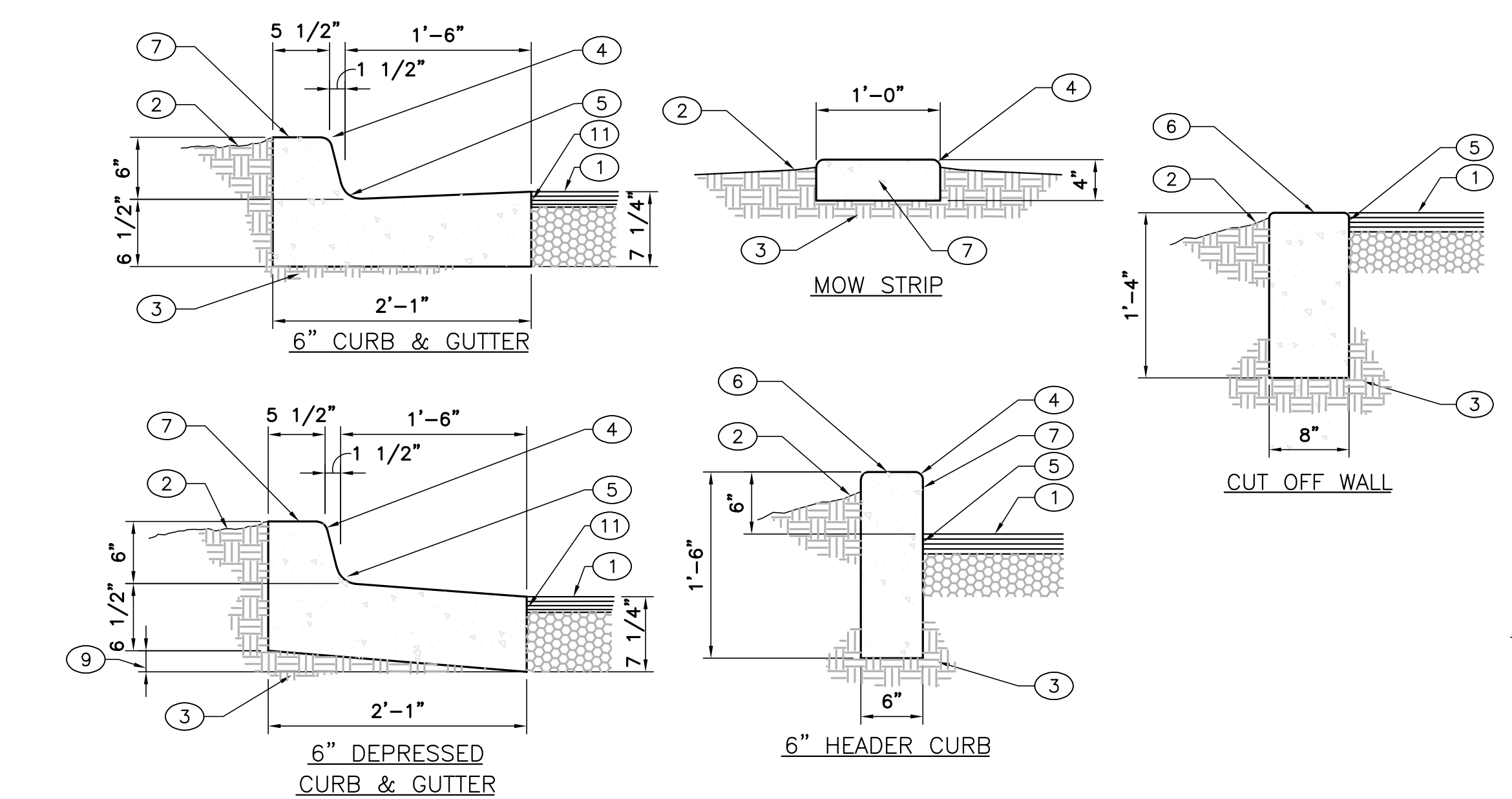
**A3 DETECTABLE WARNING SURFACE**  
 NOT TO SCALE



**A4 CURB TRANSITION**  
 NOT TO SCALE



**C5 PATIO HANDRAIL**  
 NOT TO SCALE



KEYED NOTES: ○

- PAVEMENT SECTION PER DRAWINGS AND SPECS.
- FINISHED GRADE OR GRAVEL PAVEMENT.
- PREPARED SUBGRADE.
- 3/4" RADIUS.
- TACK COAT IF ADJACENT TO ASPHALT.
- SMOOTH RUBBED FINISH.
- CONCRETE CURB.

CURB & GUTTER CONSTRUCTION NOTES:

- CURBS, GUTTERS & CUT-OFF WALLS TO BE CONSTRUCTED OF 3500 PSI P.C.C. UNLESS OTHERWISE NOTED.
- EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
- REMOVE & REPLACE 12" WIDE STRIP OF PAVEMENT BEYOND LIP OF GUTTER WHEN CONSTRUCTING CURB & GUTTER ADJACENT TO EXISTING A.C. PAVEMENT.
- DIMENSIONS AT ROUNDED CORNERS MEASURED TO INTERSECTION OF STRAIGHT LINES.
- FOR 6" CURB & GUTTER PROVIDE CONTROL JTS. @ 6' O.C. MAX. ALSO PROVIDE 1/2" EXPANSION JTS. AT 30' O.C. MAX. AT CURB RETURNS, & AT EACH SIDE OF DRIVEWAYS.
- FOR ALL OTHER CURBING PROVIDE CONTROL JOINTS @ 10' O.C. PROVIDE EXPANSION JOINTS @ 50' O.C. & ADJACENT TO BUILDINGS AND WALLS.

REVISIONS

NO.	DATE	DESCRIPTION

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Drawn by: DAA  
 Checked by: DAA  
 Date: MAY 24, 2021  
 Project number: 2574

SHEET TITLE

CIVIL DETAILS

SHEET NUMBER





REVISIONS

NO.	DATE	DESCRIPTION

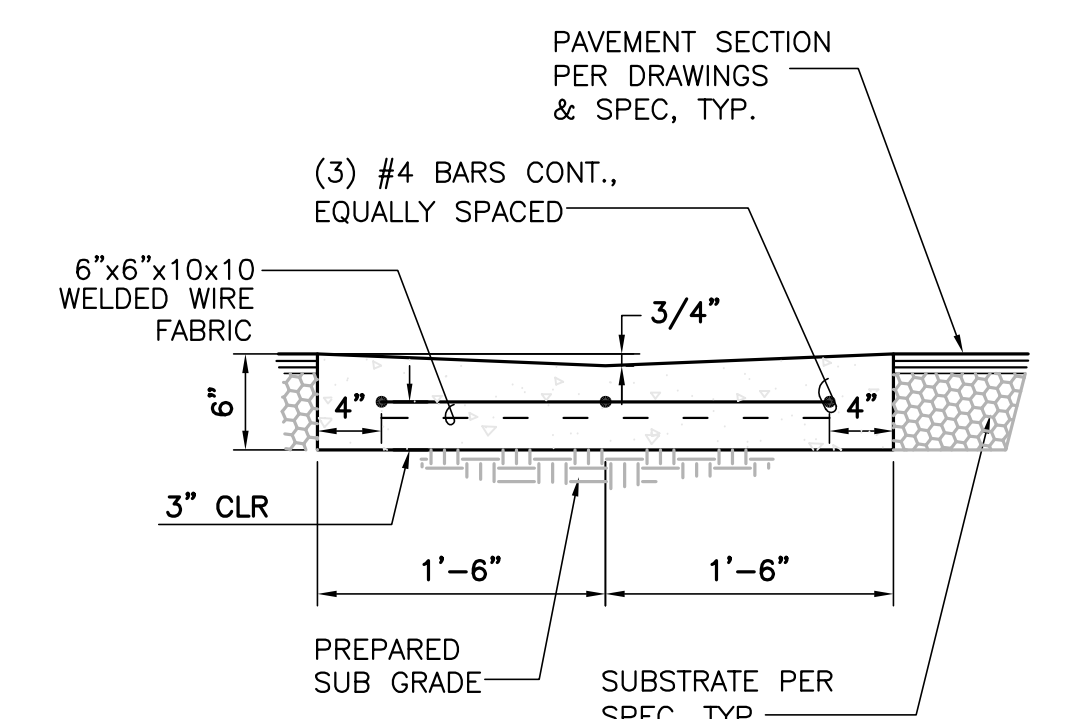
Copyright: Design Group

Drawn by	DAA
Checked by	DAA
Date	MAY 24, 2021
Project number	2574

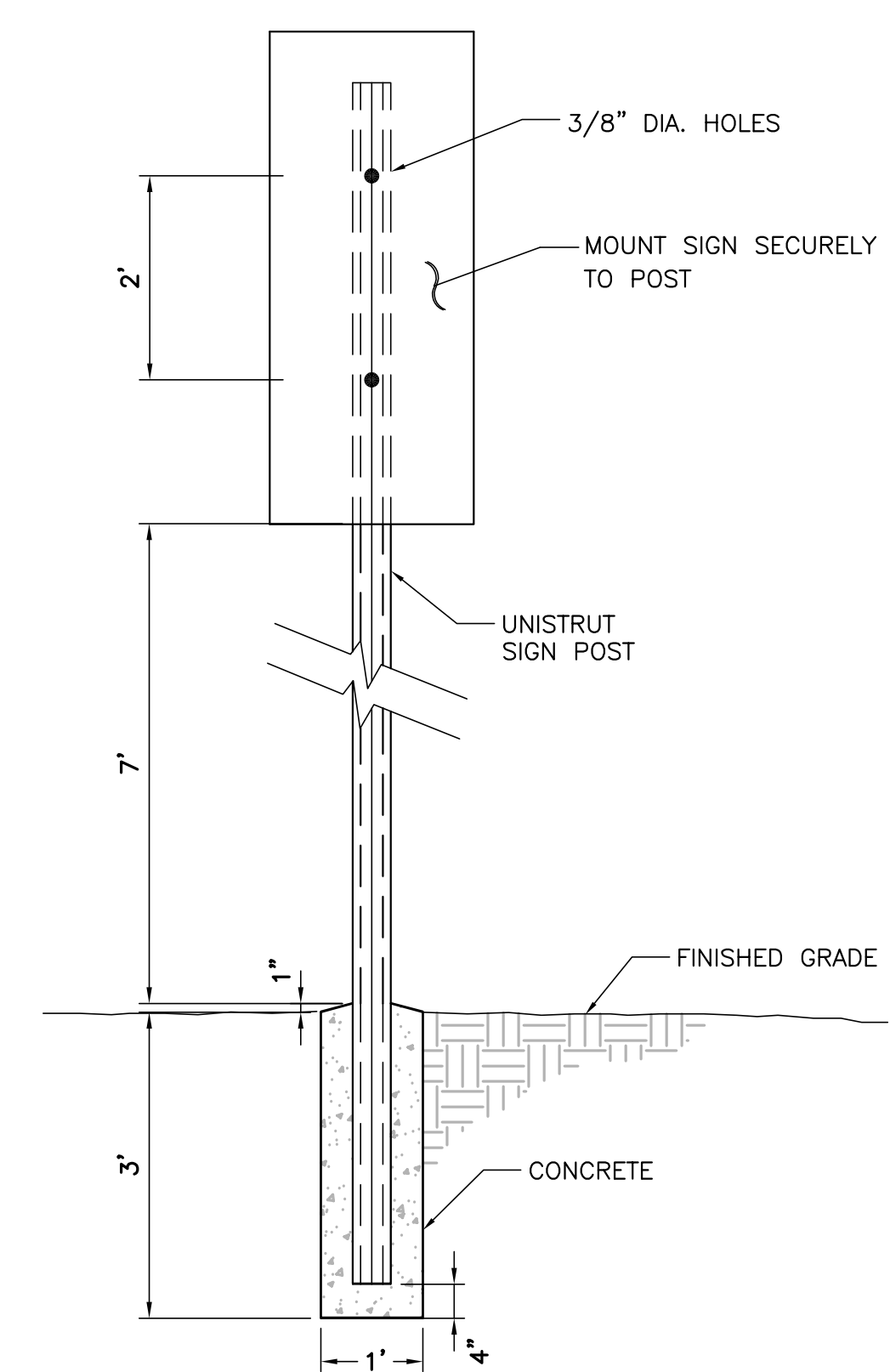
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CIVIL DETAILS

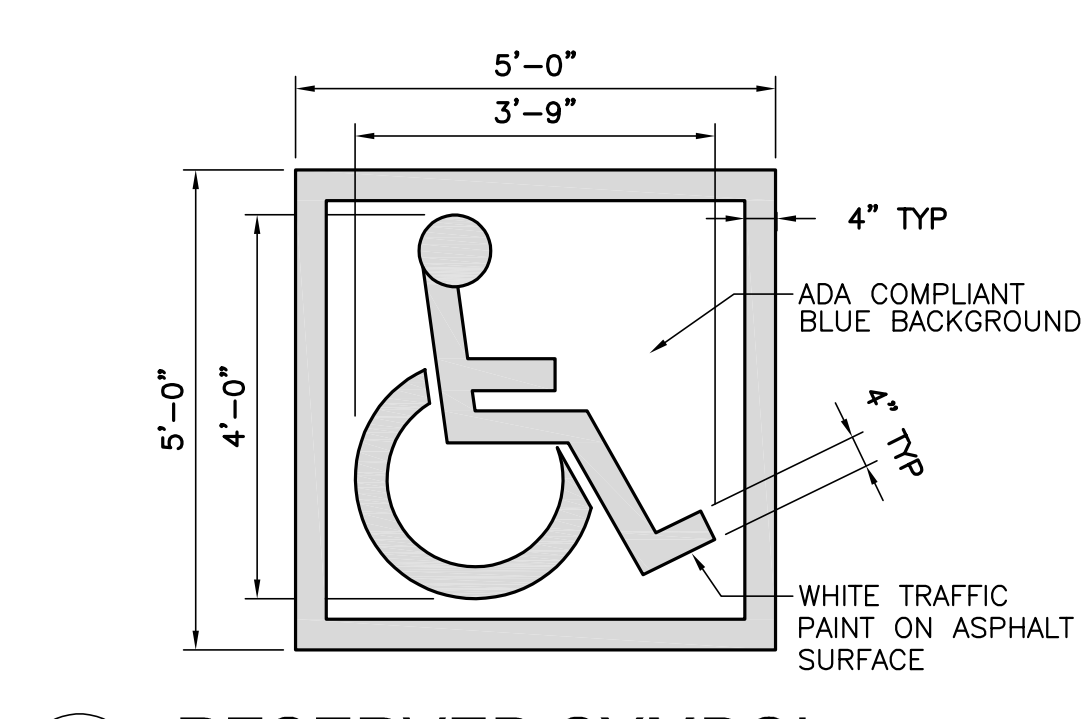
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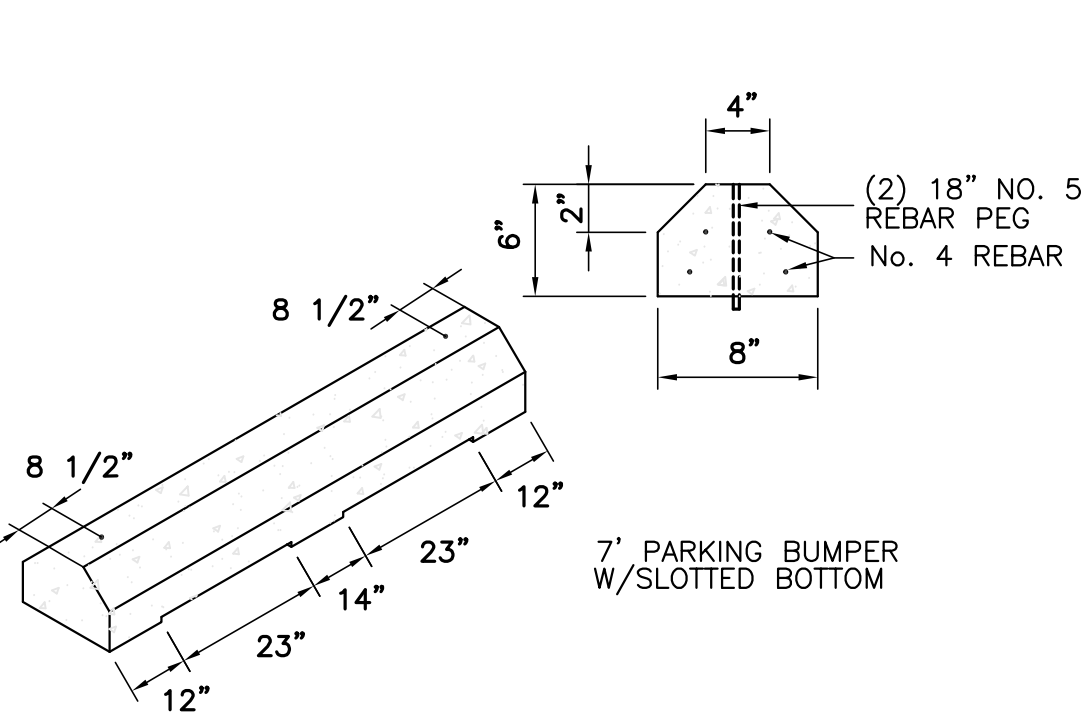
**E1 CONCRETE VALLEY GUTTER**  
 NOT TO SCALE



**E2 PARKING SIGN POST**  
 NOT TO SCALE

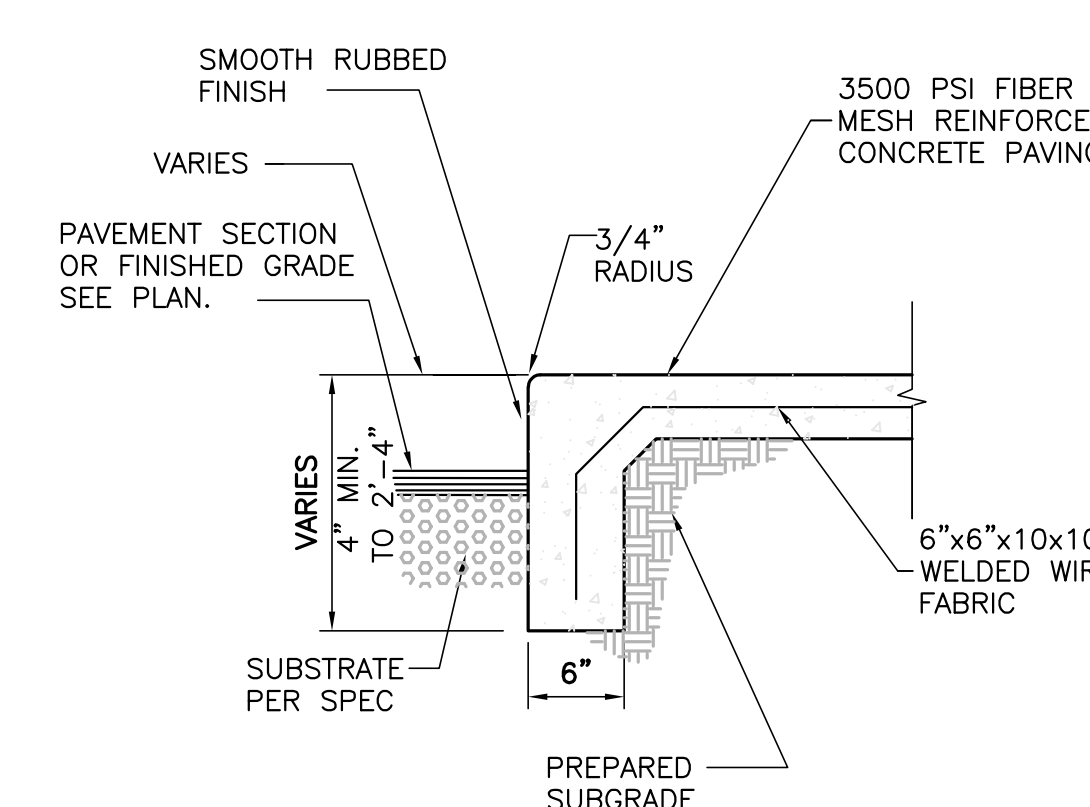


**E3 RESERVED SYMBOL**  
 NOT TO SCALE

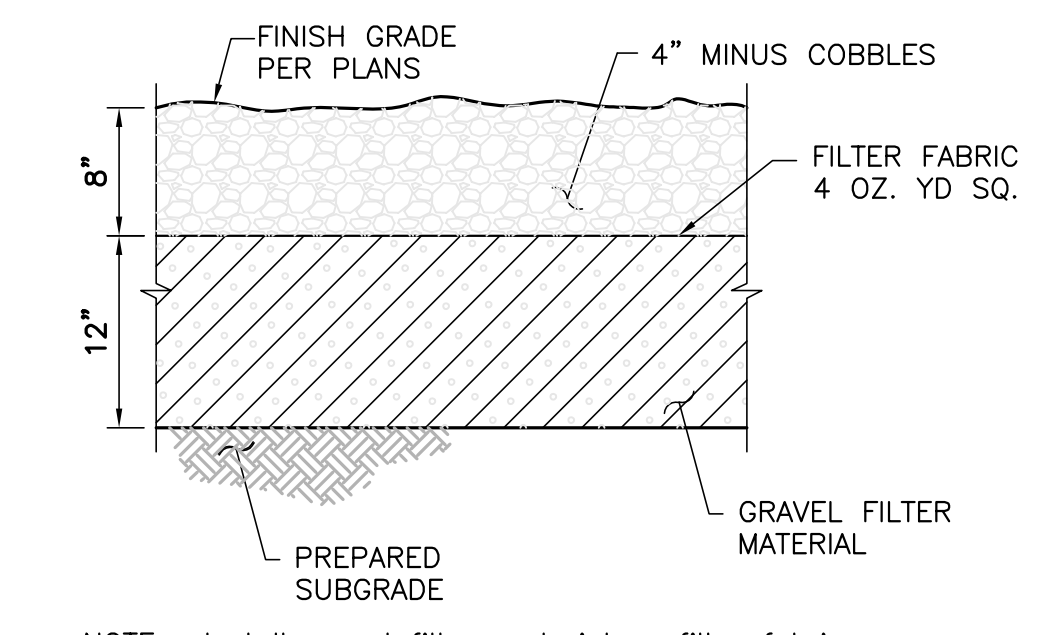


**E4 PARKING BLOCK**  
 NOT TO SCALE

**E5 BICYCLE RACK**  
 NOT TO SCALE

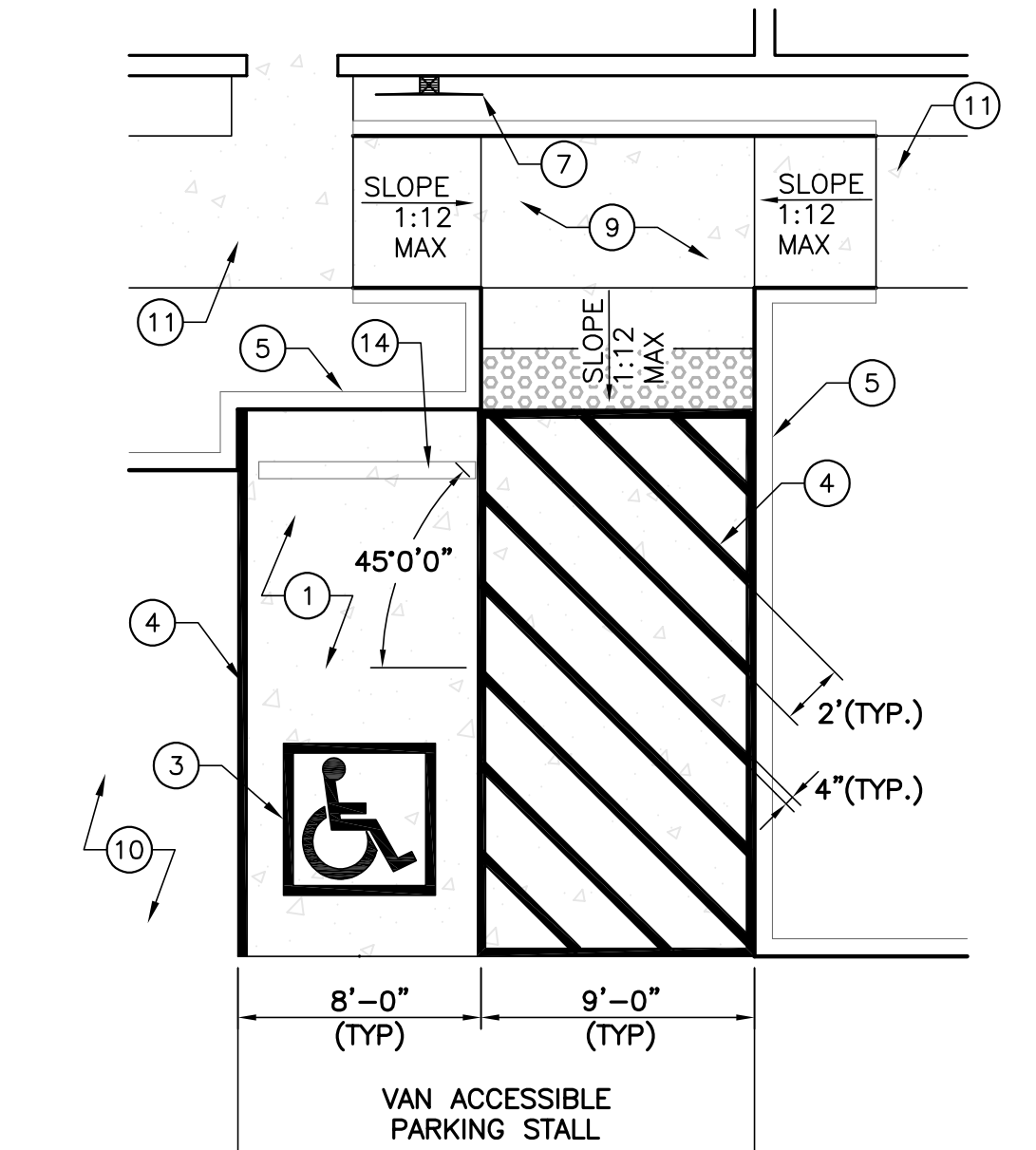


**D4 CONCRETE PATIO TURNDOWN**  
 NOT TO SCALE

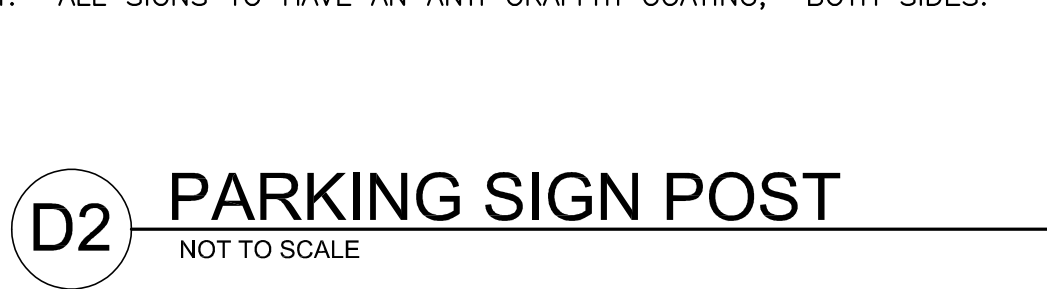


**D5 RIP-RAP SECTION**  
 NOT TO SCALE

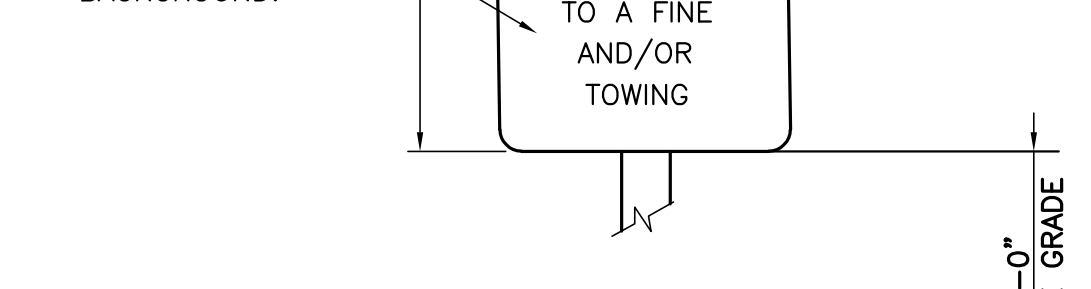
NOTE: Install gravel filter material or filter fabric



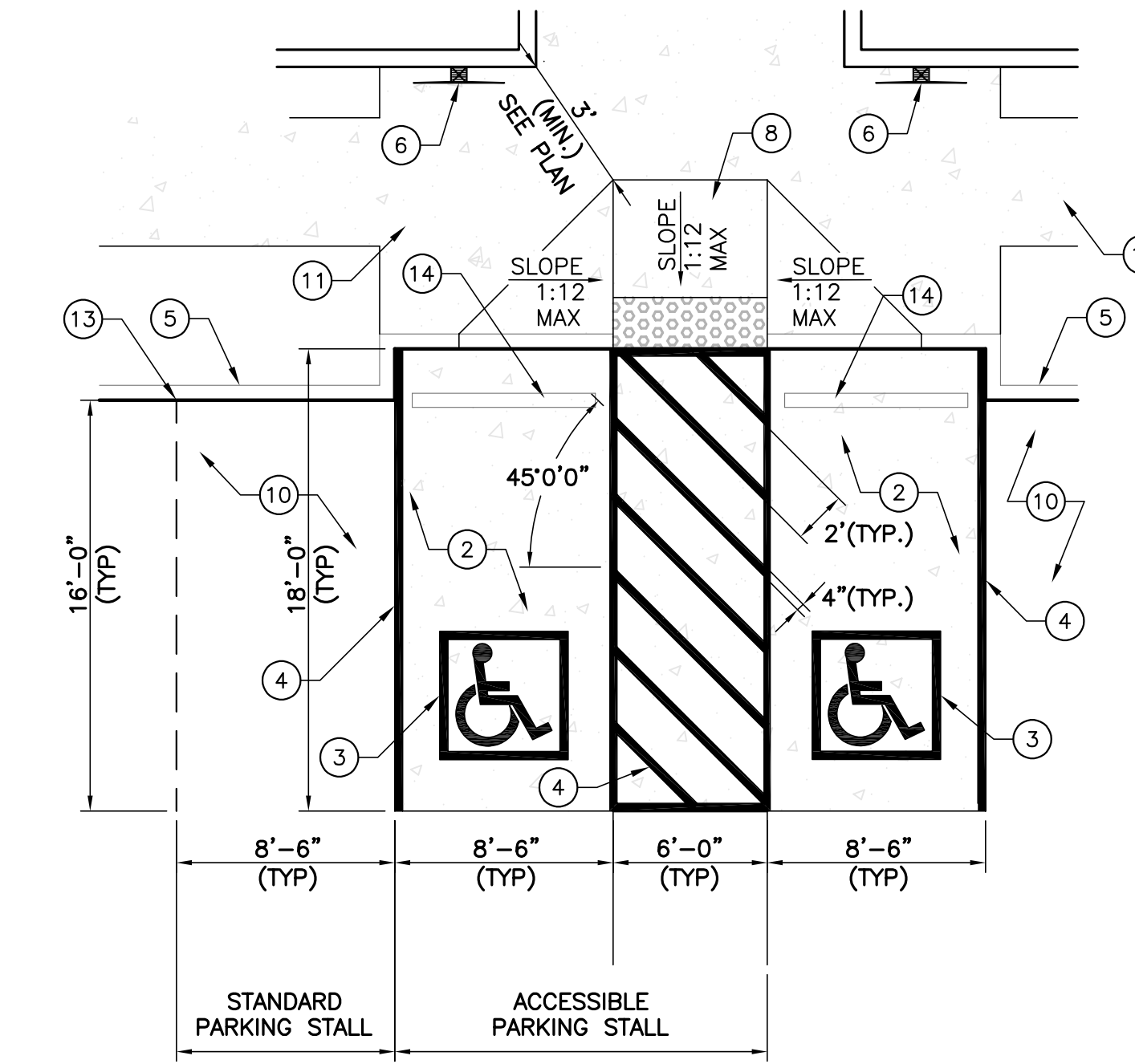
**A1 ADA PARKING STALL**  
 NOT TO SCALE



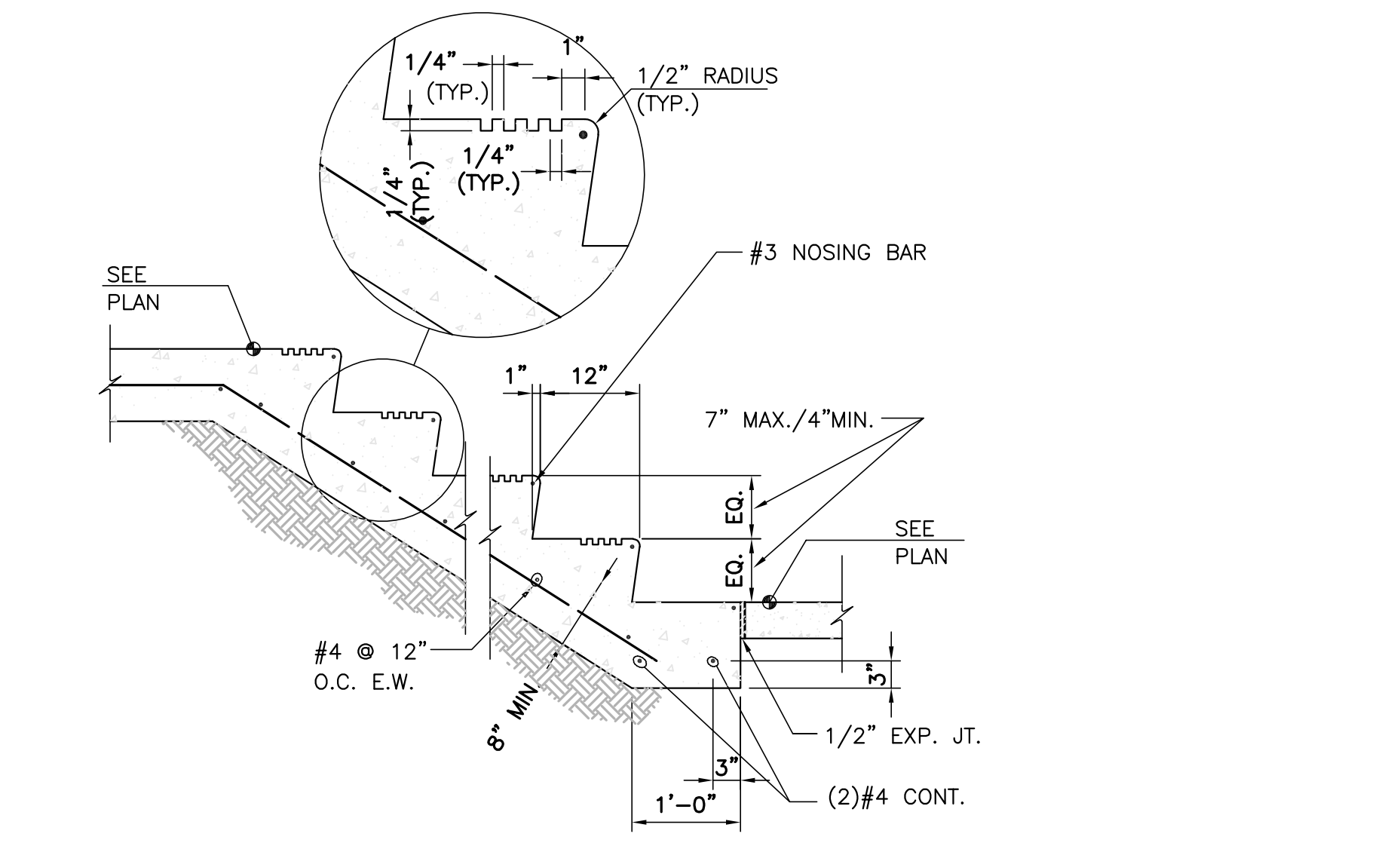
**C3 RESERVED PARKING SIGNS**  
 NOT TO SCALE



**D2 PARKING SIGN POST**  
 NOT TO SCALE



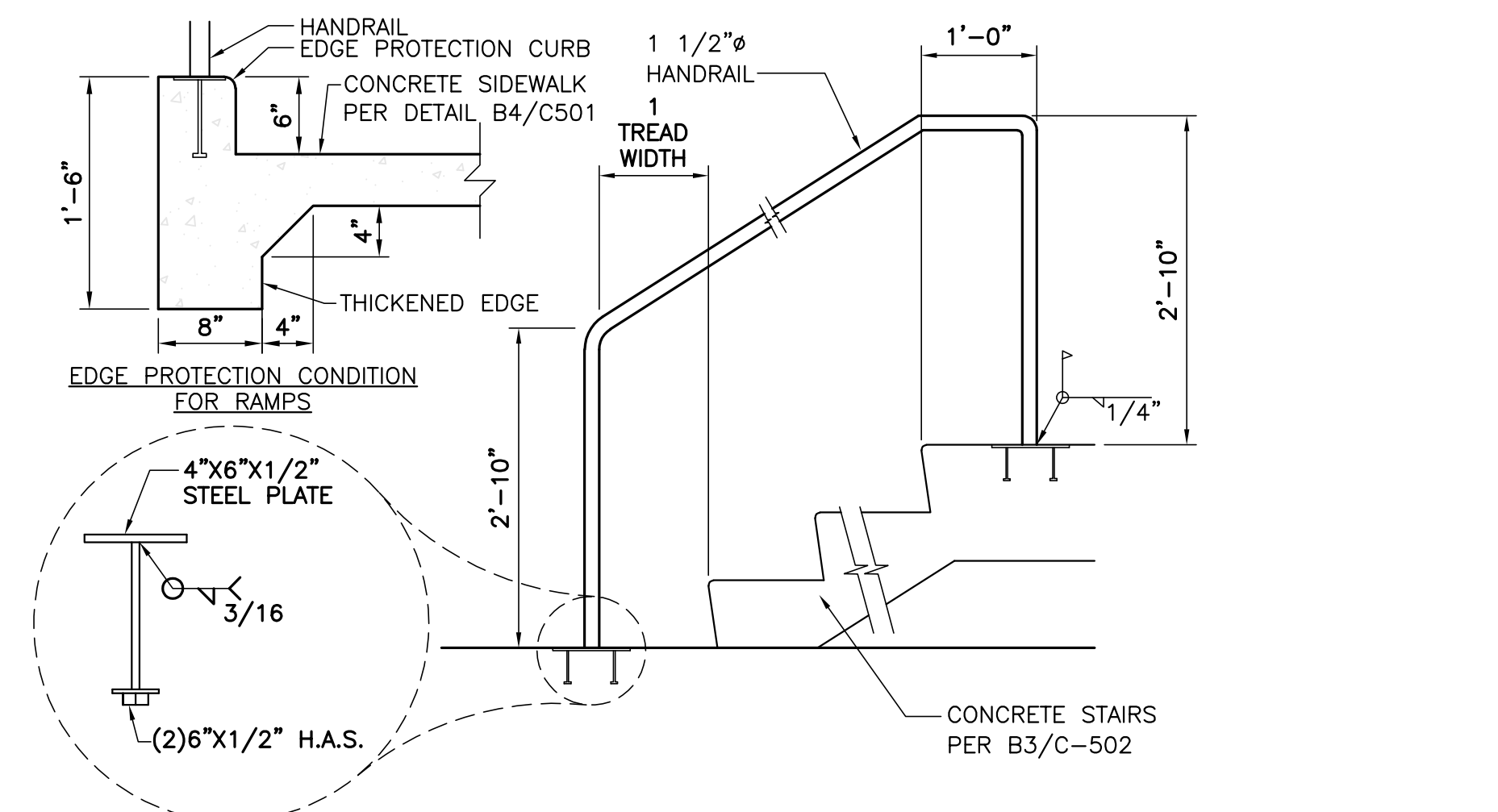
**A2 STAIR/RAMP RAILING**  
 NOT TO SCALE



**B2 CONCRETE STAIR**  
 NOT TO SCALE

- KEYED NOTES:**
- TYPICAL VAN ACCESSIBLE SPACE.
  - TYPICAL STANDARD ACCESSIBLE SPACE.
  - RESERVED PARKING SYMBOL PER DETAIL E3/C-501.
  - 4" WIDE WHITE STRIPING (TYP.).
  - CONCRETE HEADER CURB PER DETAIL A5/C-501.
  - RESERVED PARKING SIGN PER DETAIL C2/C0502.
  - VAN ACCESSIBLE RESERVED PARKING SIGN PER DETAIL C2/C-502.
  - TYPICAL TYPE 'A' CURB RAMP, PER DETAIL A1/C-501.
  - TYPICAL TYPE 'B' CURB RAMP, PER DETAIL A1/C-501.
  - GRAVEL PARKING STALL.
  - CONC. SIDEWALK, SEE PLANS AND DETAIL B4/C-501.
  - DETECTABLE WARNING SURFACE PER DETAIL A3/C-501.
  - 2" V-NOTCH CUT INTO HEADER CURB TO INDICATE EDGE OF PARKING STALL.
  - CONCRETE PARKING BLOCK PER DETAIL D2/C-502.

**A1 ADA PARKING STALL**  
 NOT TO SCALE



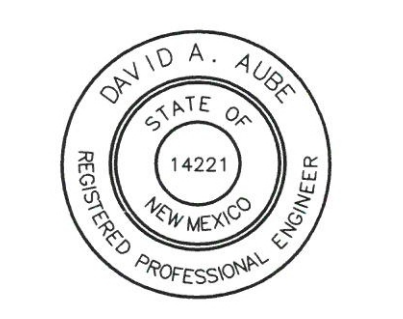
**A2 STAIR/RAMP RAILING**  
 NOT TO SCALE





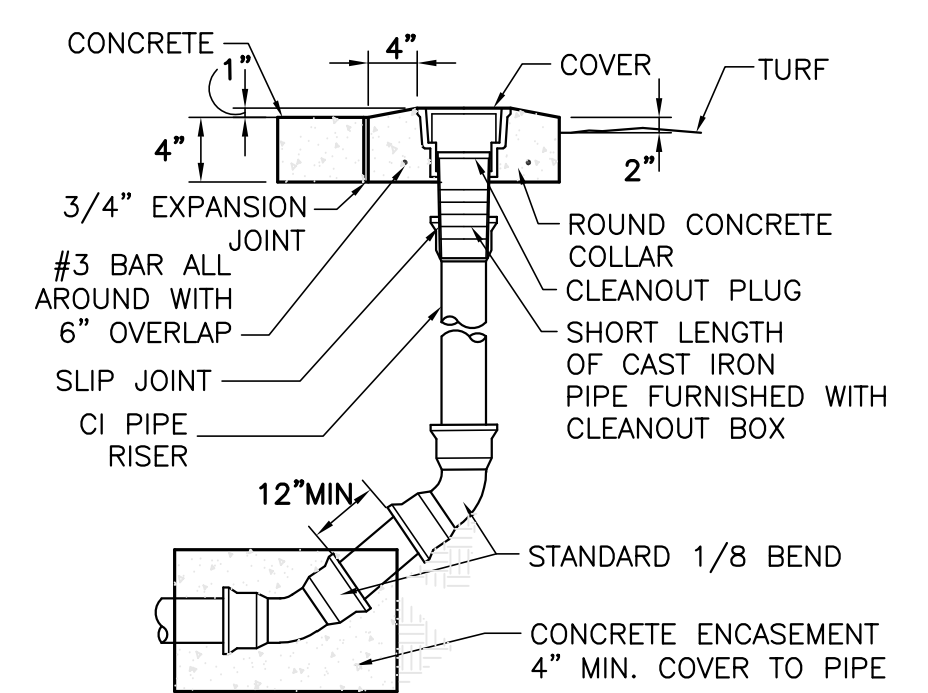
CONSULTANT

STAMP

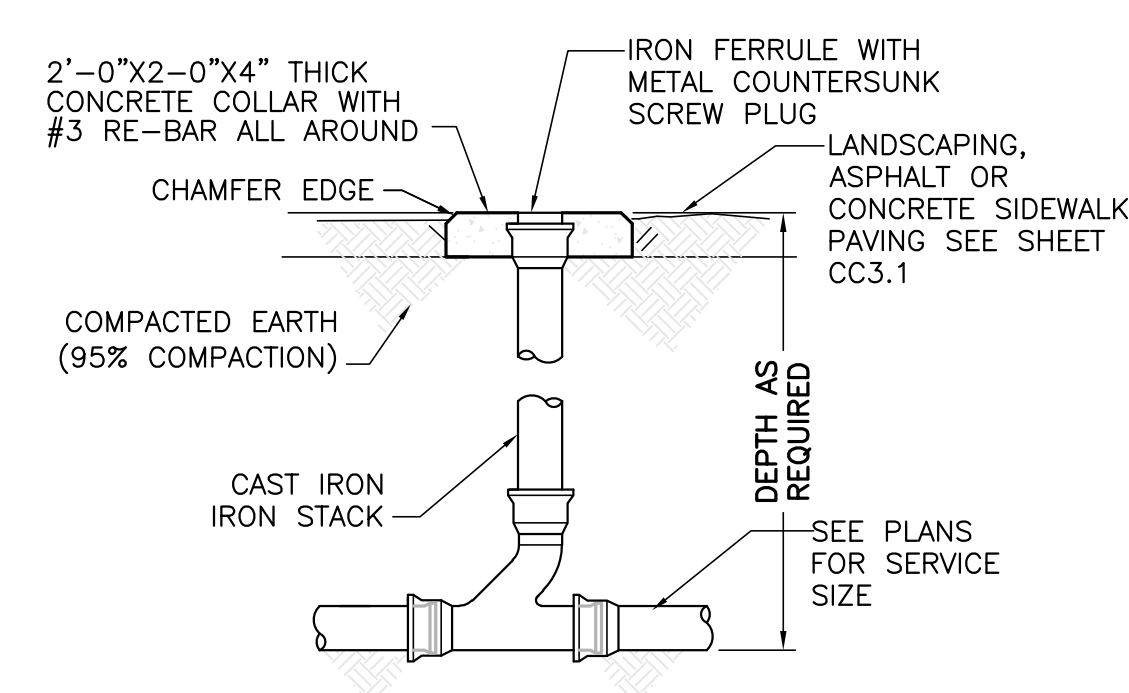


**SITE PLAN - DRB**  
 NOT FOR CONSTRUCTION  
 PROJECT NAME  
**HILAND PLAZA**

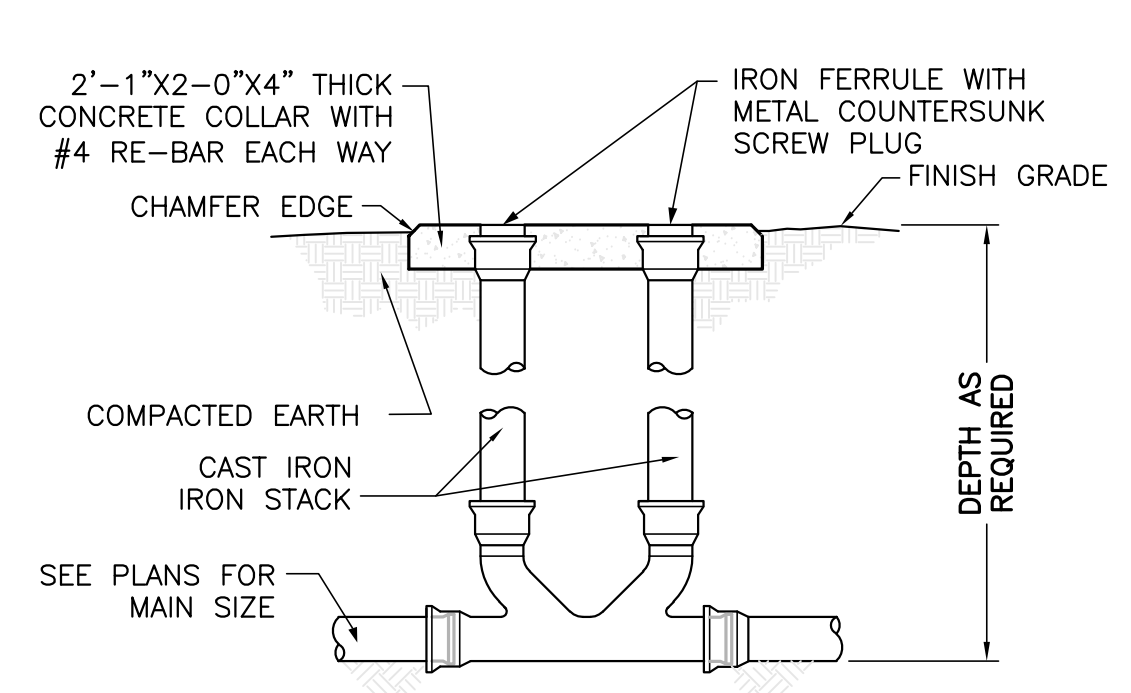
5000 CENTRAL AVENUE NE  
 ALBUQUERQUE, NM 87108



**E1 TERMINAL CLEANOUT**  
 NOT TO SCALE



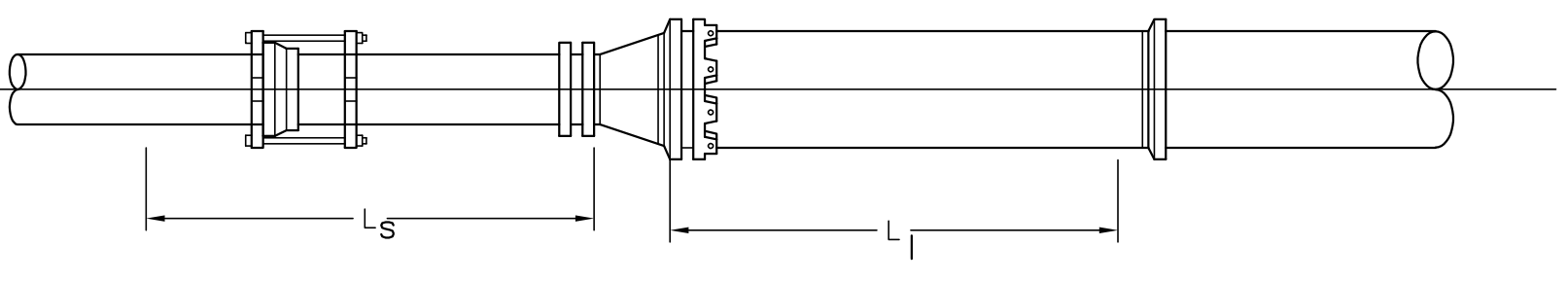
**E2 SINGLE CLEANOUT**  
 NOT TO SCALE



**E3 DOUBLE CLEANOUT**  
 NOT TO SCALE

**REDUCER**

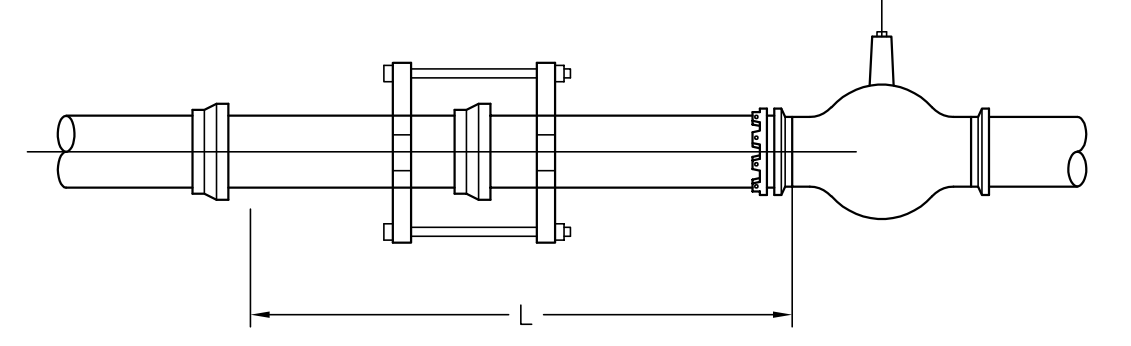
RESTRAIN EITHER L <sub>s</sub> OR L <sub>l</sub> LENGTH	(L <sub>s</sub> ) L SMALL or (L <sub>l</sub> ) L LARGE	
	UNOBSTRUCTED STRAIGHT RUN LENGTH, FEET RESTRAINED	LARGE SIDE RESTRAINED LENGTH, FEET
6" x 4"	42	28
8" x 4"	39	30
8" x 6"	39	30
10" x 6"	87	53
10" x 8"	36	29
12" x 8"	81	54
12" x 10"	36	30
14" x 10"	78	55



**GATE VALVES**

LINE SIZE	RESTRAINED LENGTH L, BOTH SIDES OF VALVE, FEET
4"	39
6"	55
8"	72
10"	86
12"	102
14"	116

THESE LENGTHS MAY BE USED WHERE ENOUGH NEW PIPE EXISTS TO INSTALL THE RESTRAINT JOINTS ALONG A STRAIGHT PIPE RUN.



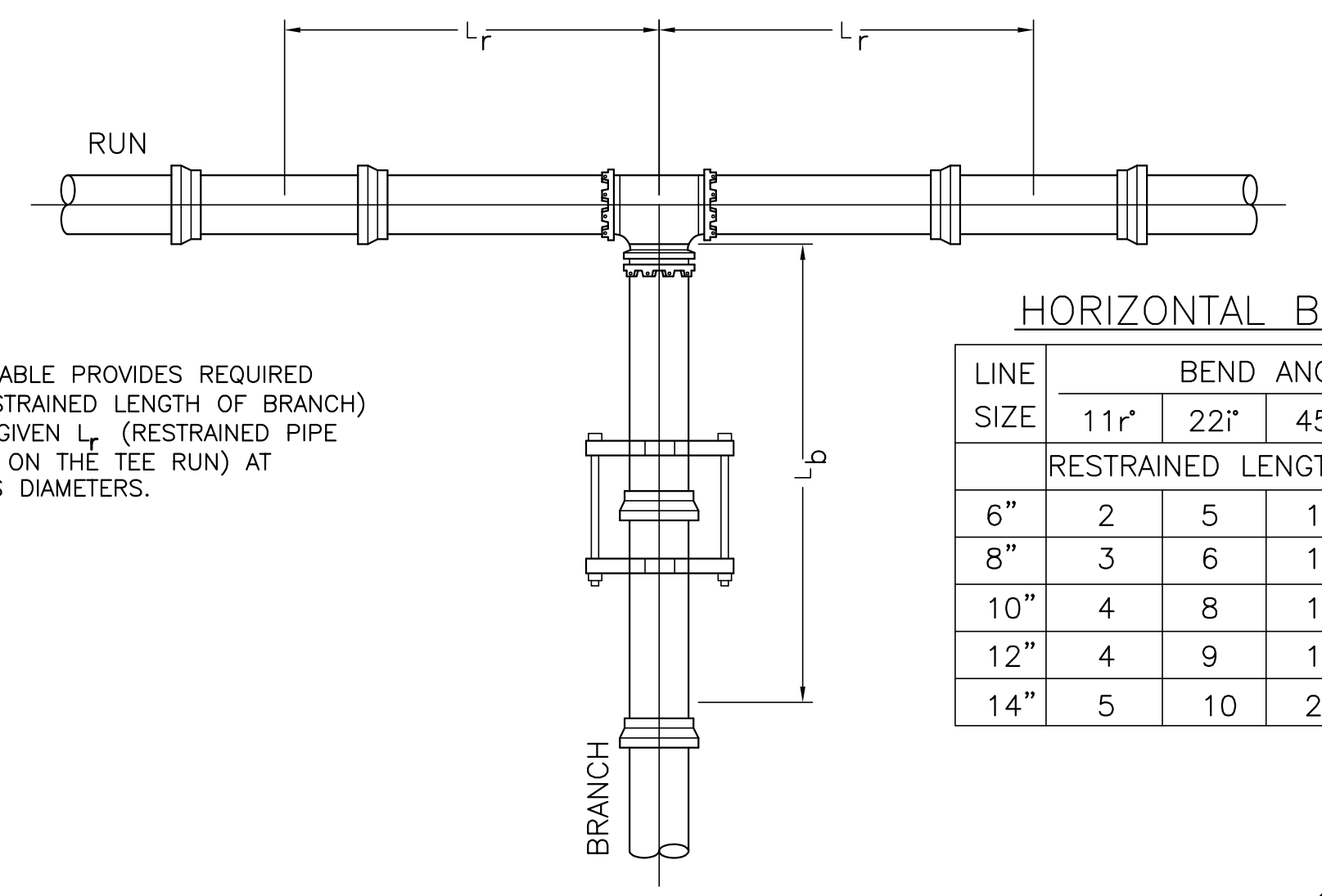
**THRUST RESTRAINT GENERAL NOTES**

- RESTRAINED PIPE LENGTHS FOR PVC USING EBAA IRON THRUST RESTRAINING SYSTEM.
- LENGTHS MAY OVERLAP TO DETERMINE GREATEST RESTRAINT LENGTH IN ANY ONE DIRECTION.
- CONTRACTOR SHALL MINIMIZE NUMBERS OF RESTRAINED JOINTS REQUIRED BY USING 20' LONG SECTIONS OF PIPE WITHIN THE RESTRAINED LENGTH WHERE POSSIBLE. DIVIDE LENGTH BY 20 AND TRUNCATE DECIMAL PORTION OF NUMBER TO DETERMINE THE NUMBER OF REQUIRED RESTRAINED JOINTS.
- SPECIAL CONSIDERATION MAY BE NEEDED TO MEET CERTAIN FIELD CONDITIONS.
- RESTRAINT LENGTHS MAY EXTEND INTO EXISTING WATER MAINS, REQUIRING RESTRAINED FITTINGS TO BE PLACED AT EXISTING WATERLINE JOINTS FOR THE LENGTH SPECIFIED IN THE TABLES ON THIS SHEET.
- CONCRETE BLOCKING, PER COA STANDARD DRAWING 2320, SHALL BE USED IN LIEU OF RESTRAINED JOINTS AT ALL CAPS. DESIGN ASSUMPTIONS:  
 SAFETY FACTOR: 1.5  
 PRESSURE: 150 PSI  
 SOIL TYPE: GM & SM - SILTY GRAVELS AND SILTY SANDS  
 PIPE: PVC  
 TRENCH TYPE: 3 (PIPE BEDDED IN 4 INCHES MINIMUM LOOSE SOIL; BACKFILL LIGHTLY CONSOLIDATED TO TOP OF THE PIPE.)

**TEES**

LINE SIZE	BRANCH SIZE 6"				BRANCH SIZE 8"				BRANCH SIZE 10"				BRANCH SIZE 12"			
	L <sub>r</sub> =5'	L <sub>r</sub> =10'	L <sub>r</sub> =15'	L <sub>r</sub> =20'	L=5'	L <sub>r</sub> =10'	L <sub>r</sub> =15'	L <sub>r</sub> =20'	L=5'	L <sub>r</sub> =10'	L <sub>r</sub> =15'	L <sub>r</sub> =20'	L=5'	L <sub>r</sub> =10'	L <sub>r</sub> =15'	L <sub>r</sub> =20'
6"	36	18	FJO	FJO	58	44	30	16	75	64	53	41	-	-	-	-
8"	30	6	FJO	FJO	53	35	16	FJO	71	56	42	27	-	-	-	-
10"	24	FJO	FJO	FJO	48	24	1	FJO	67	48	29	10	86	70	54	38
12"	17	FJO	FJO	FJO	43	14	FJO	FJO	63	40	17	FJO	83	63	44	25
14"	FJO	FJO	FJO	FJO	21	FJO	FJO	FJO	39	12	FJO	FJO	56	33	11	FJO

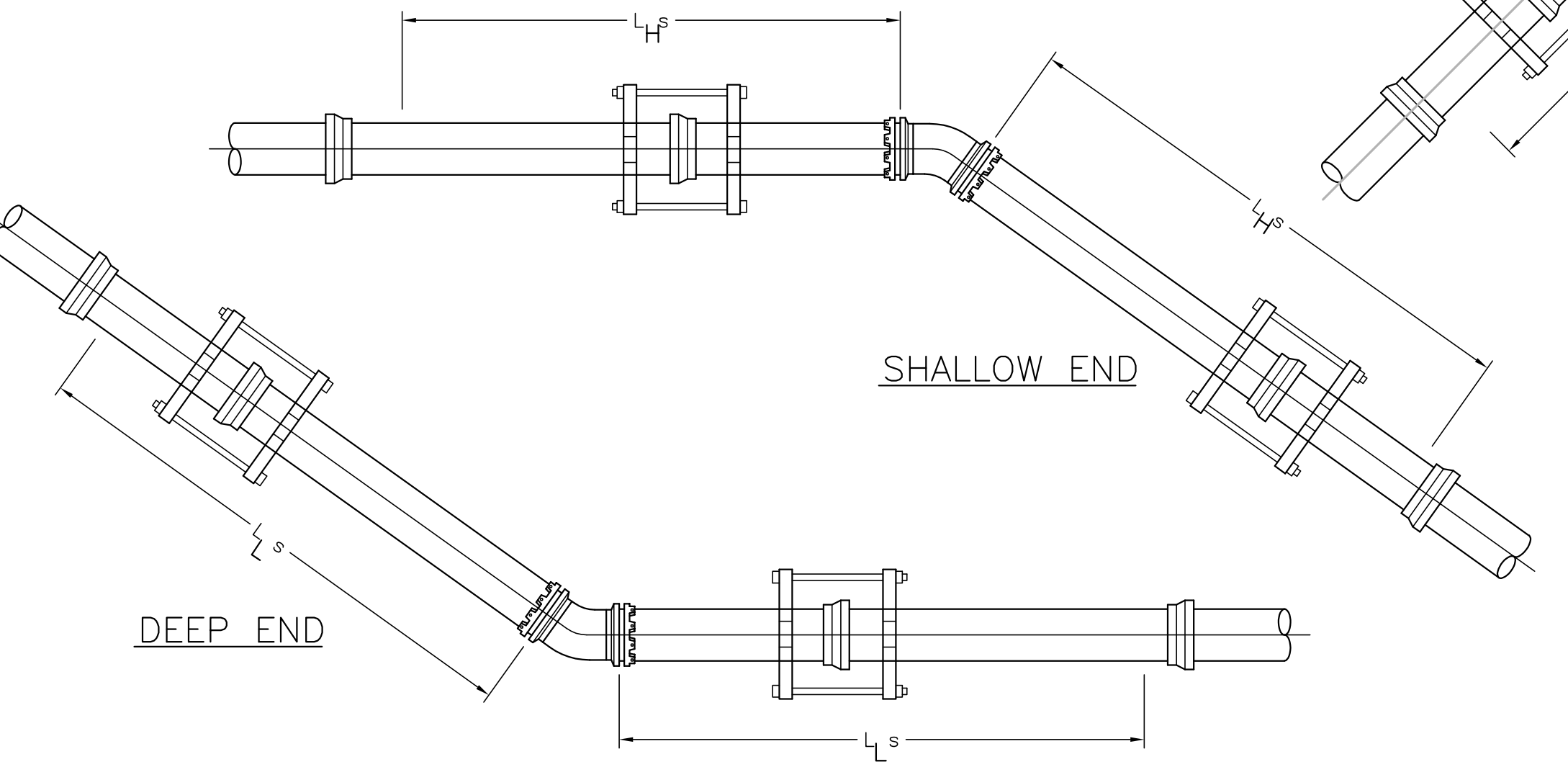
FJO: RESTRAINT REQUIRED AT FITTING JOINT ONLY



NOTE: TABLE PROVIDES REQUIRED L<sub>b</sub> (RESTRAINED LENGTH OF BRANCH) FOR A GIVEN L<sub>r</sub> (RESTRAINED PIPE LENGTH ON THE TEE RUN) AT VARIOUS DIAMETERS.

**HORIZONTAL BENDS**

LINE SIZE	BEND ANGLE			
	11r°	22°	45°	90°
6"	2	5	10	25
8"	3	6	13	32
10"	4	8	16	38
12"	4	9	19	45
14"	5	10	21	51

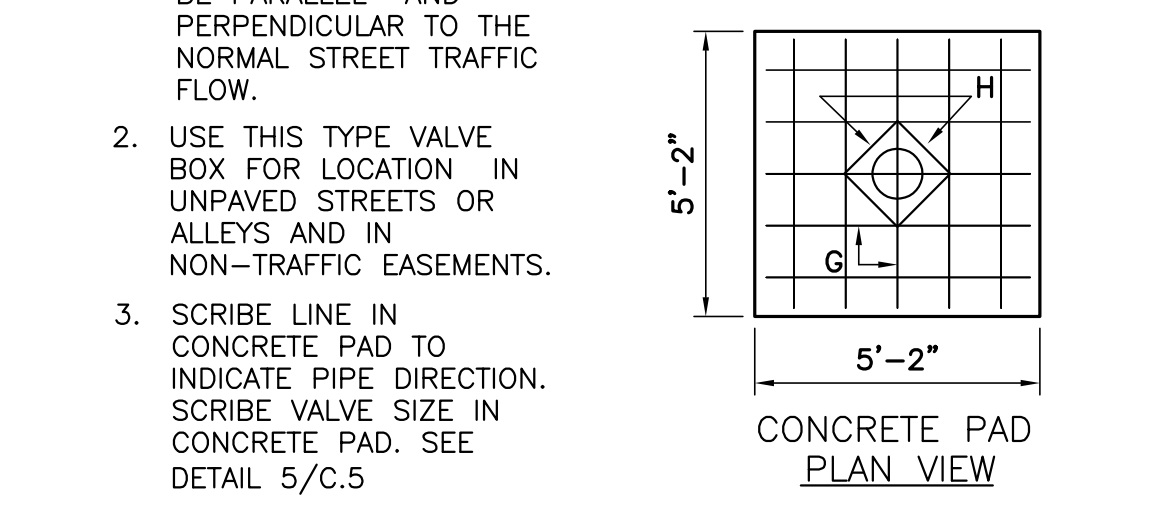
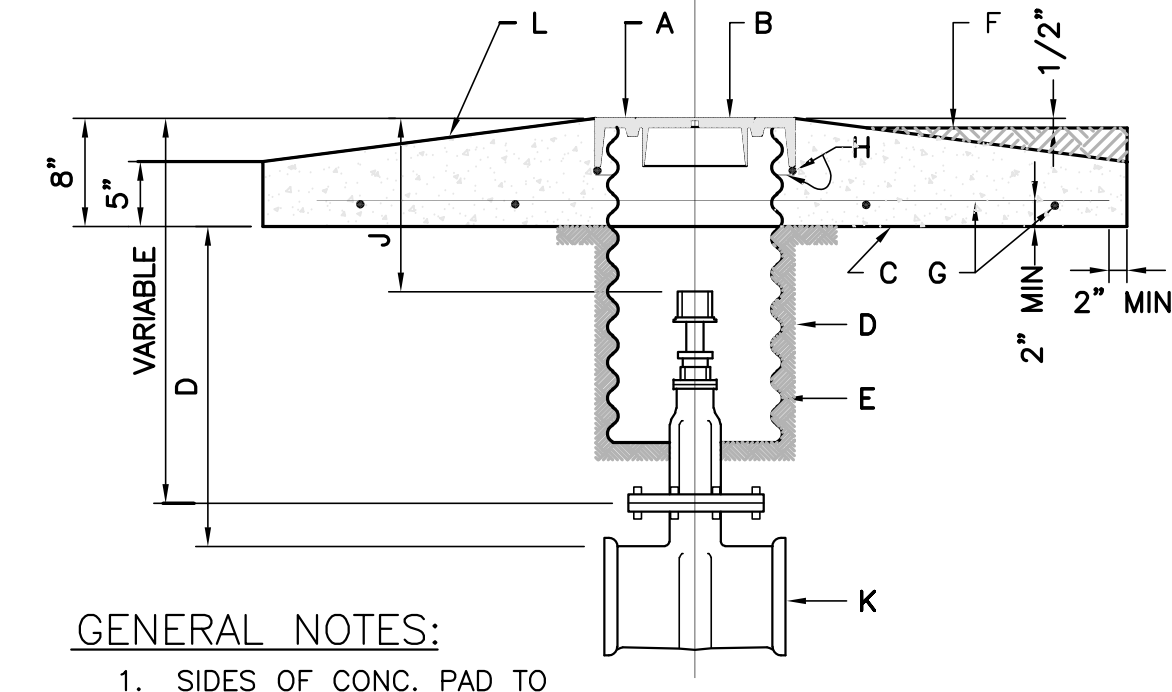


**VERTICAL OFFSETS**

ADDITIONAL DESIGN PARAMETERS  
 SHALLOW END DEPTH = 3.0'  
 DEEP END DEPTH = 6.0'

LINE SIZE	22° BEND		45° BEND	
	DEEP END L <sub>s</sub> , FEET	SHALLOW END L <sub>s</sub> , FEET	DEEP END L <sub>s</sub> , FEET	SHALLOW END L <sub>s</sub> , FEET
6"	3	11	5	23
8"	3	14	7	30
10"	4	17	8	36
12"	5	20	10	42
14"	5	23	11	48

**A1 PIPE RESTRAINT LENGTHS**  
 NOT TO SCALE

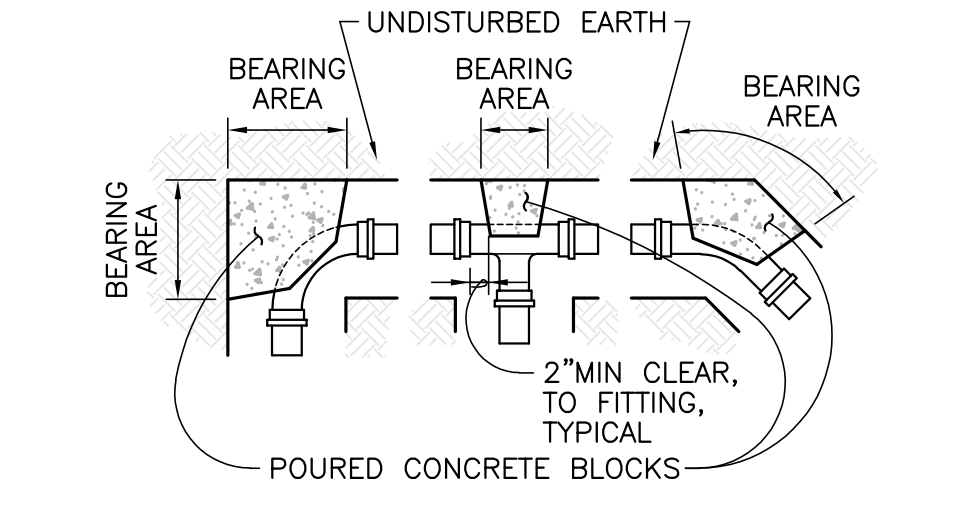


- GENERAL NOTES:**
- SIDES OF CONC. PAD TO BE PARALLEL AND PERPENDICULAR TO THE NORMAL STREET TRAFFIC FLOW.
  - USE THIS TYPE VALVE BOX FOR LOCATION IN UNPAVED STREETS OR ALLEYS AND IN NON-TRAFFIC EASEMENTS.
  - SCRIBE LINE IN CONCRETE PAD TO INDICATE PIPE DIRECTION. Scribe VALVE SIZE IN CONCRETE PAD. SEE DETAIL 5/C.5
- CONSTRUCTION NOTES:**
- RING.
  - COVER.
  - PORTLAND CEMENT CONC. 3500 P.S.I.
  - COMPACTED EARTH FILL, 95% OF MAX. DENSITY AS DETERMINED BY A.S.T.M. D-1557.
  - 12" DIA. CORRUGATED GALV. CULVERT PIPE 14 GA. DIPPED IN COAL TAR ENAMEL OR COATED WITH POLYMERIC COATING; 3 MILS THICK MIN. MEETING REQUIREMENTS SET BY A.A.S.H.T.O.M 246. SEE DETAIL 6/C.5
  - GROUND LEVEL.
  - NO. 4 BARS AT 12" O.C. EACH WAY.
  - NO. 4 BARS 1'-6" LONG.
  - 2'-0" MAX., USE STEM EXTENSION AS NECESSARY.
  - K. NEW OR EXISTING VALVE.
  - L. Scribe IN THE FRESH CONCRETE THE SIZE OF THE VALVE.

**C4 WATER VALVE BOX**  
 NOT TO SCALE



**D5 SEWER PIPE TRENCH**  
 NOT TO SCALE



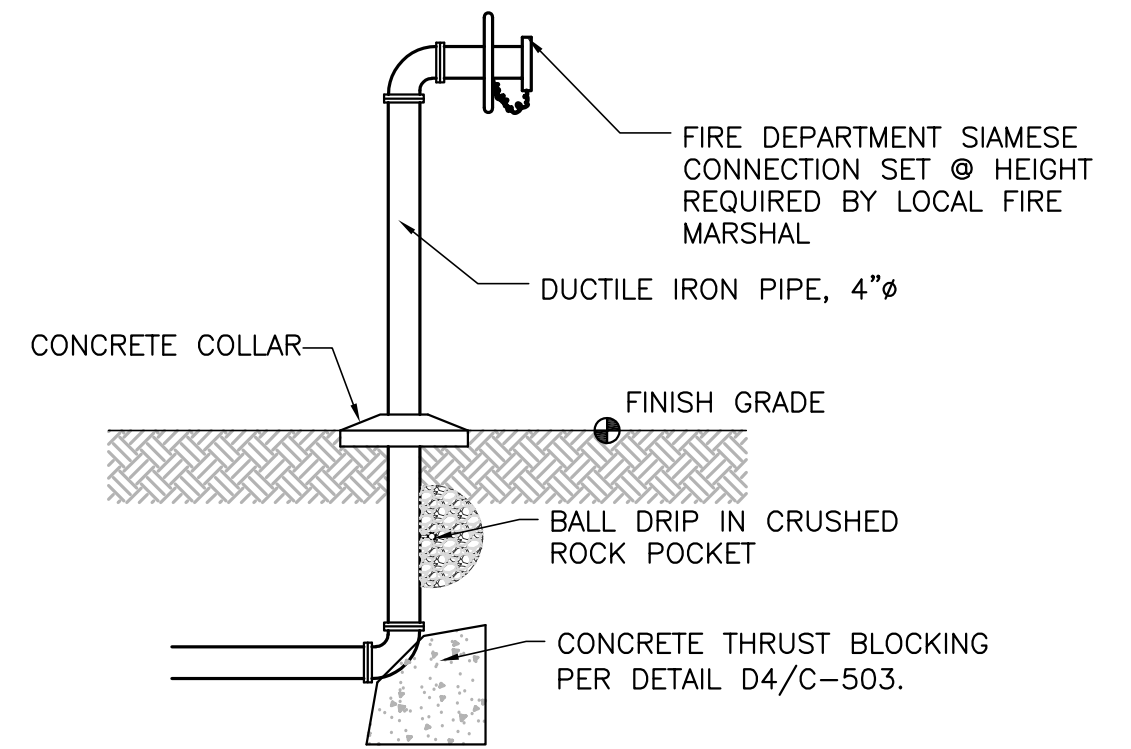
**D6 BACKFLOW PREVENTER AND HOT BOX**  
 NOT TO SCALE

BEARING AREA OF BLOCK IN SQ. FT.

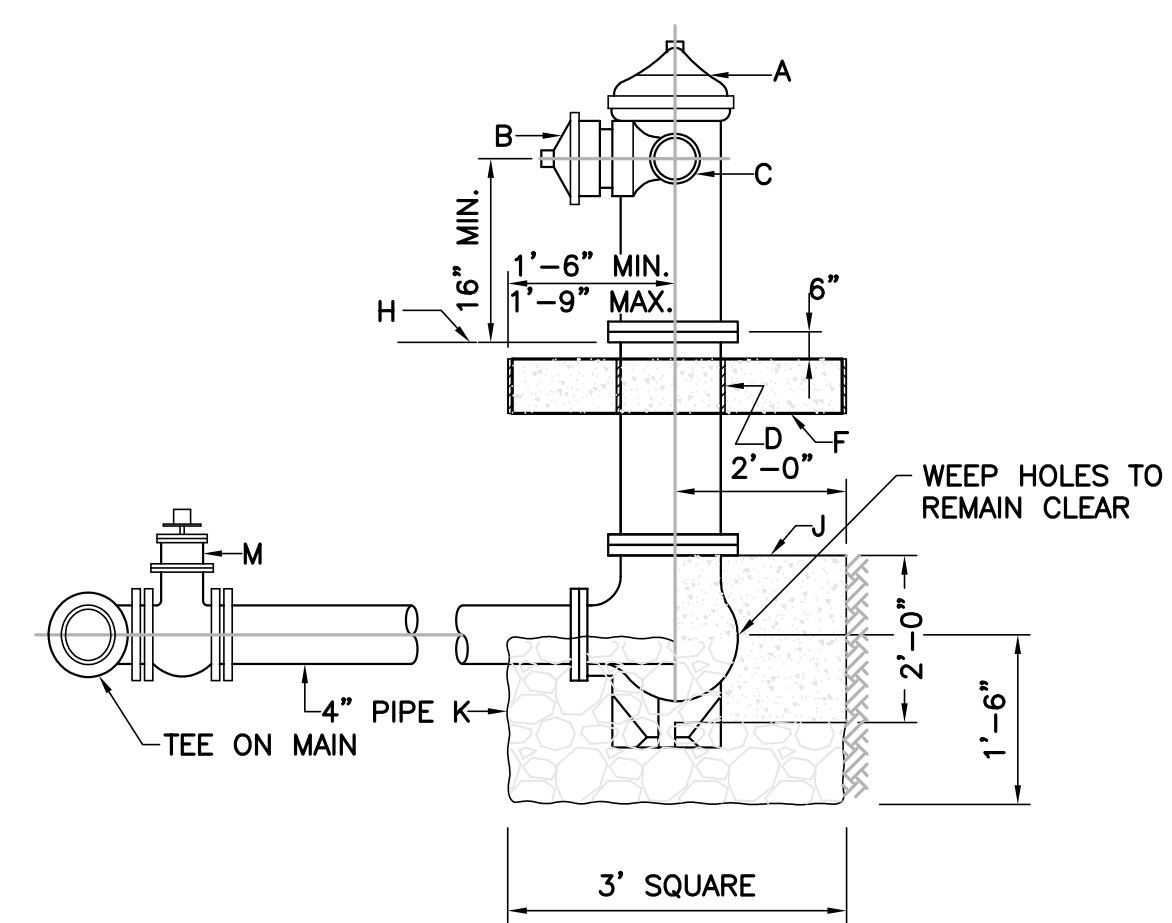
FITTING SIZES	TEE & END	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
6"	3.6	5.4	2.5	1.5	0.8
8"	6.3	8.9	4.8	2.5	1.3
10"	9.9	13.9	7.6	3.9	2.0
12"	14.2	20.0	10.9	5.6	2.8

NOTE: PROVIDE A MINIMUM OF 2 SQ. FEET OF BEARING AREA FOR SMALLER PIPE SIZES NOT LISTED IN THE TABLE.

**C5 THRUST BLOCKING**  
 NOT TO SCALE

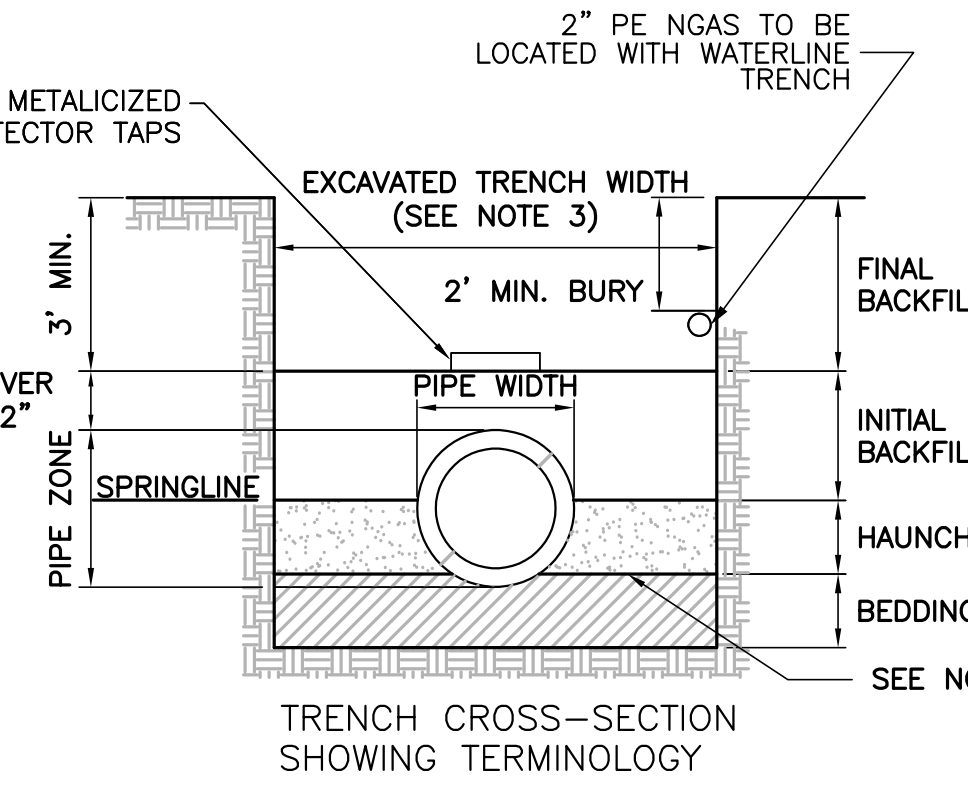


**C6 FIRE DEPARTMENT CONNECTION.**  
 NOT TO SCALE

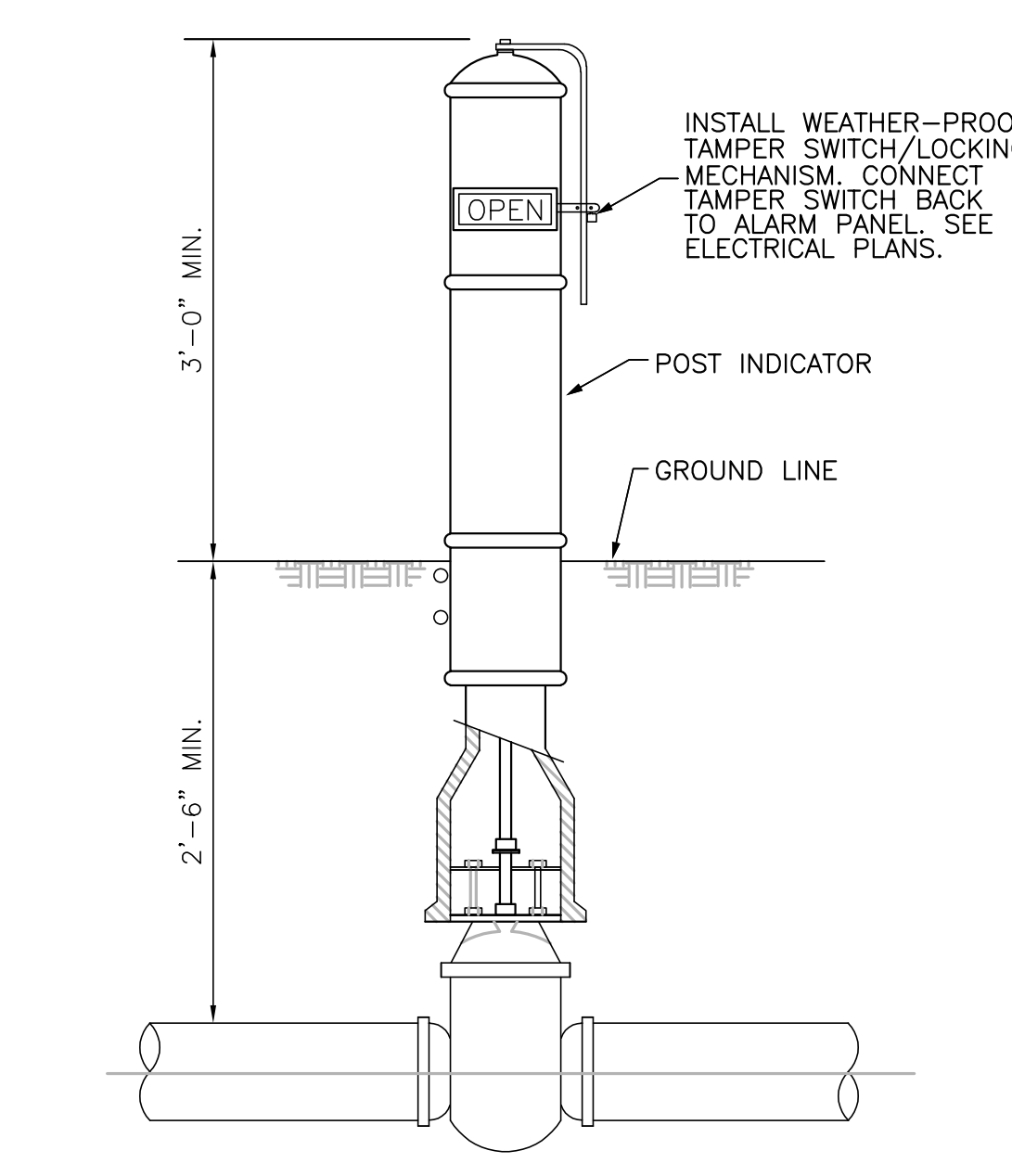


- GENERAL NOTES:**
- NO OBSTRUCTIONS WILL BE PERMITTED WITHIN 3 FT. OF FIRE HYDRANT.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING TOP FLANGE OF FIRE HYDRANT TO THE CONTROLLED ELEVATION LINE.
  - PUMPER NOZZLE TO BE SET FACING THE TRAVELED WAY, UNLESS OTHERWISE NOTED ON PLANS.
- CONSTRUCTION NOTES:**
- FIRE HYDRANT PER SPEC'S
  - PUMPER NOZZLE 4 1/2"
  - HOSE NOZZLE 2 1/2"
  - 1/2" EXPANSION JOINT MATERIAL
  - 3'x3'x6" CONC. SQ. PAD, TO BE CONSTRUCTED AROUND FIRE HYDRANT'S CENTER LINE.
  - CONTROLLED ELEV. LINE, LEVEL IN ALL DIRECTIONS
  - CONC. THRUST BLOCK, APPROX. 2'x2'x3' TO BE POURED AGAINST UNDISTURBED EARTH, F.H. WEEP HOLE MUST BE UNOBSTRUCTED.
  - GRAVEL DRAIN POCKET, COVER TOP SURFACE WITH TAR PAPER
  - IF VALVE IS REQUIRED, VALVE WILL BE CONNECTED TO TEE AT MAIN.

**A4 FIRE HYDRANT**  
 NOT TO SCALE



**A5 WATER PIPE TRENCH**  
 NOT TO SCALE



**A6 POST INDICATOR VALVE**  
 NOT TO SCALE

REVISIONS

NO.	DATE	DESCRIPTION

Copyright: Design Group  
 Drawn by: DAA  
 Checked by: DAA  
 Date: MAY 24, 2021  
 Project number: 2574

SHEET TITLE

CIVIL DETAILS

SHEET NUMBER

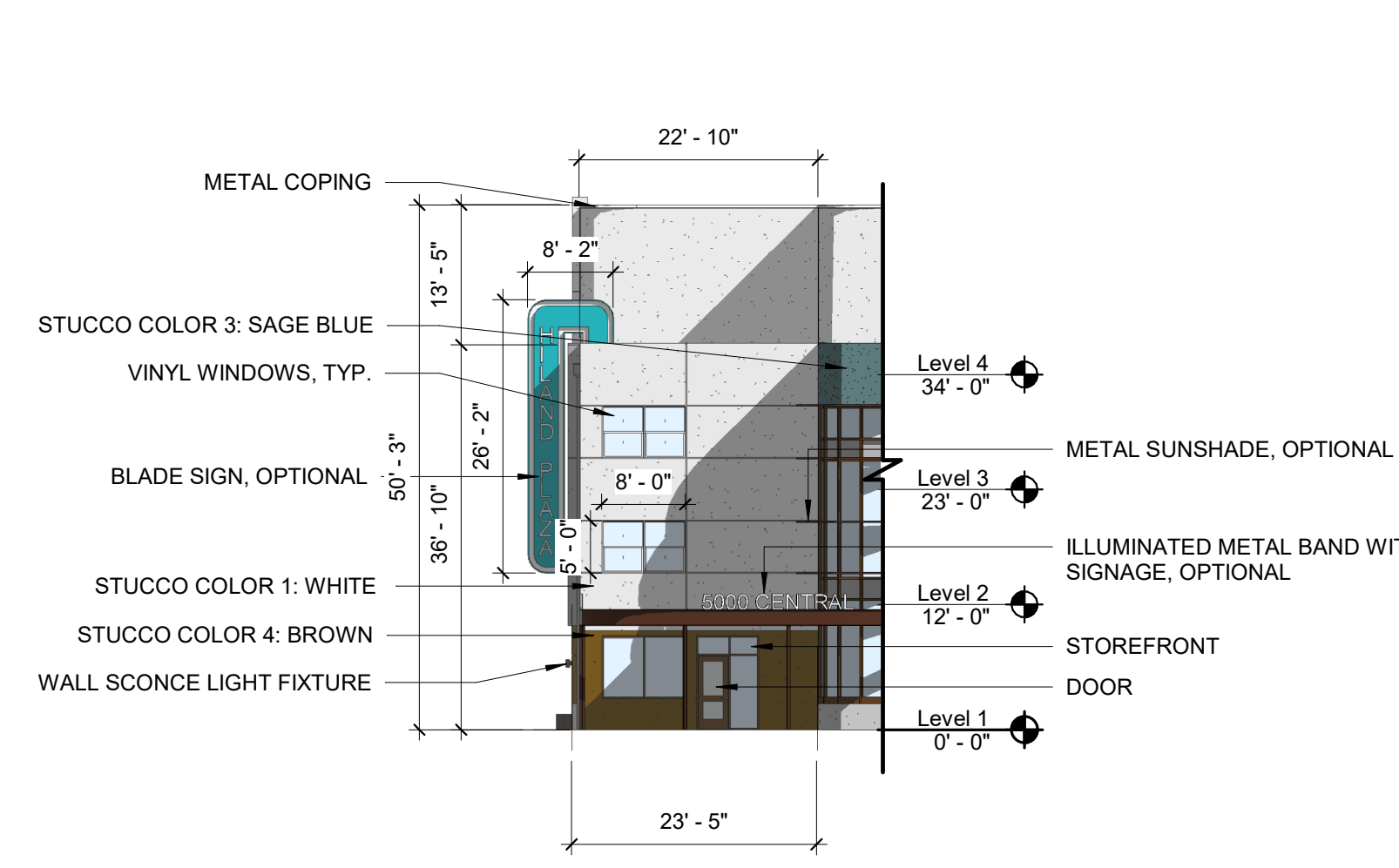




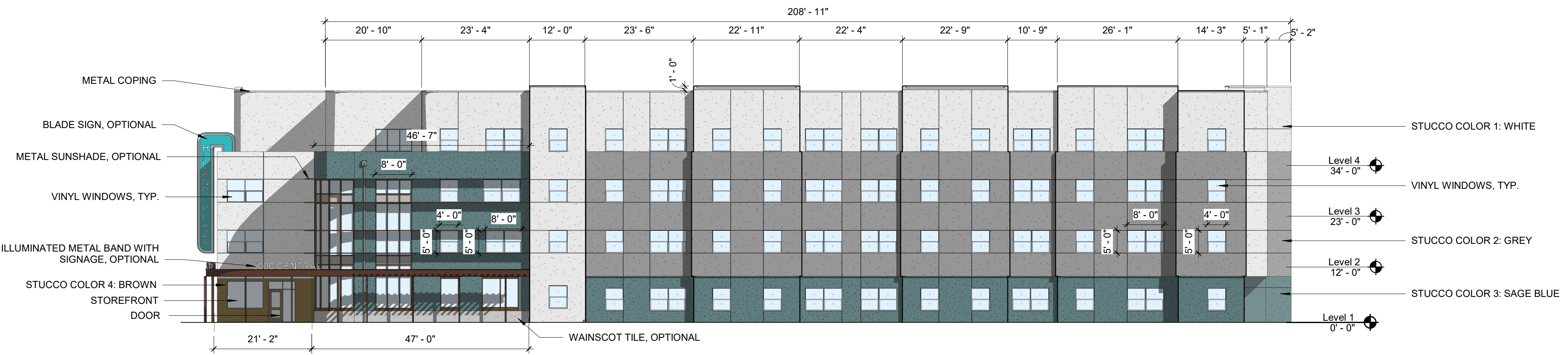




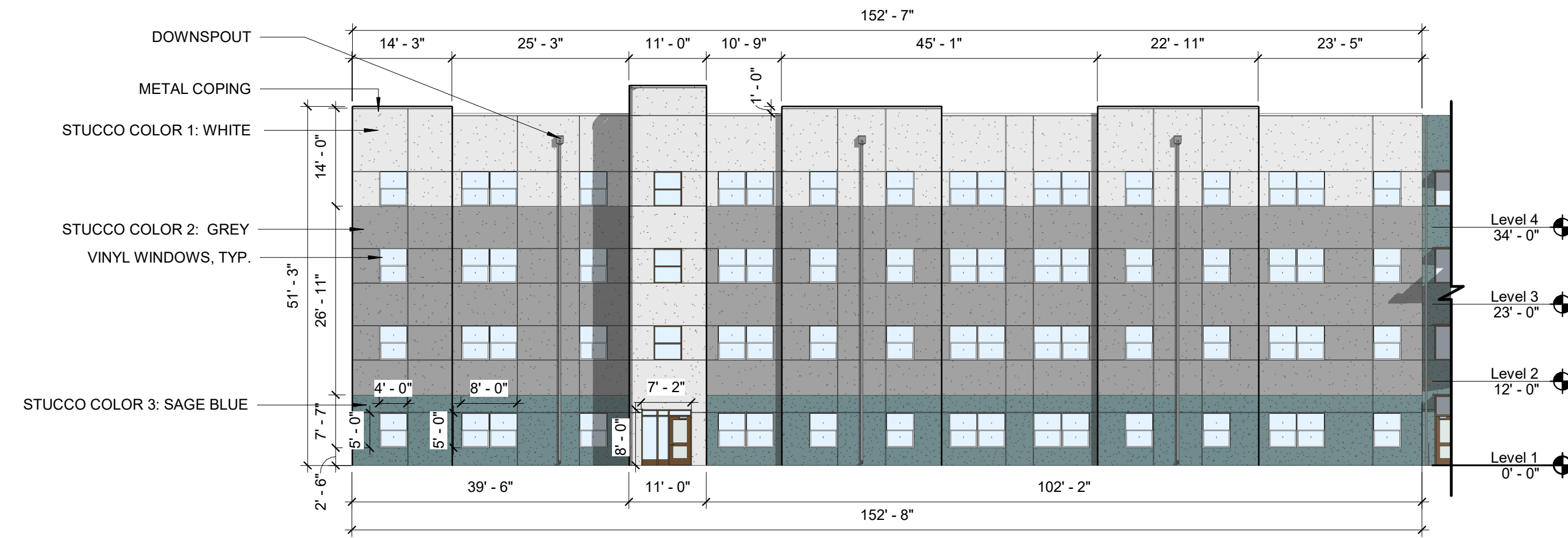
THE HARTMAN • MAJEWSKI  
**DESIGN GROUP**  
 Architects • Engineers • Interior Design  
 Planners • Urban Designers • LEED®  
 120 Vassar Dr SE Suite 100  
 Albuquerque New Mexico 87106  
 T 505 242 6880 • F 505 242 6881  
 CONSULTANT



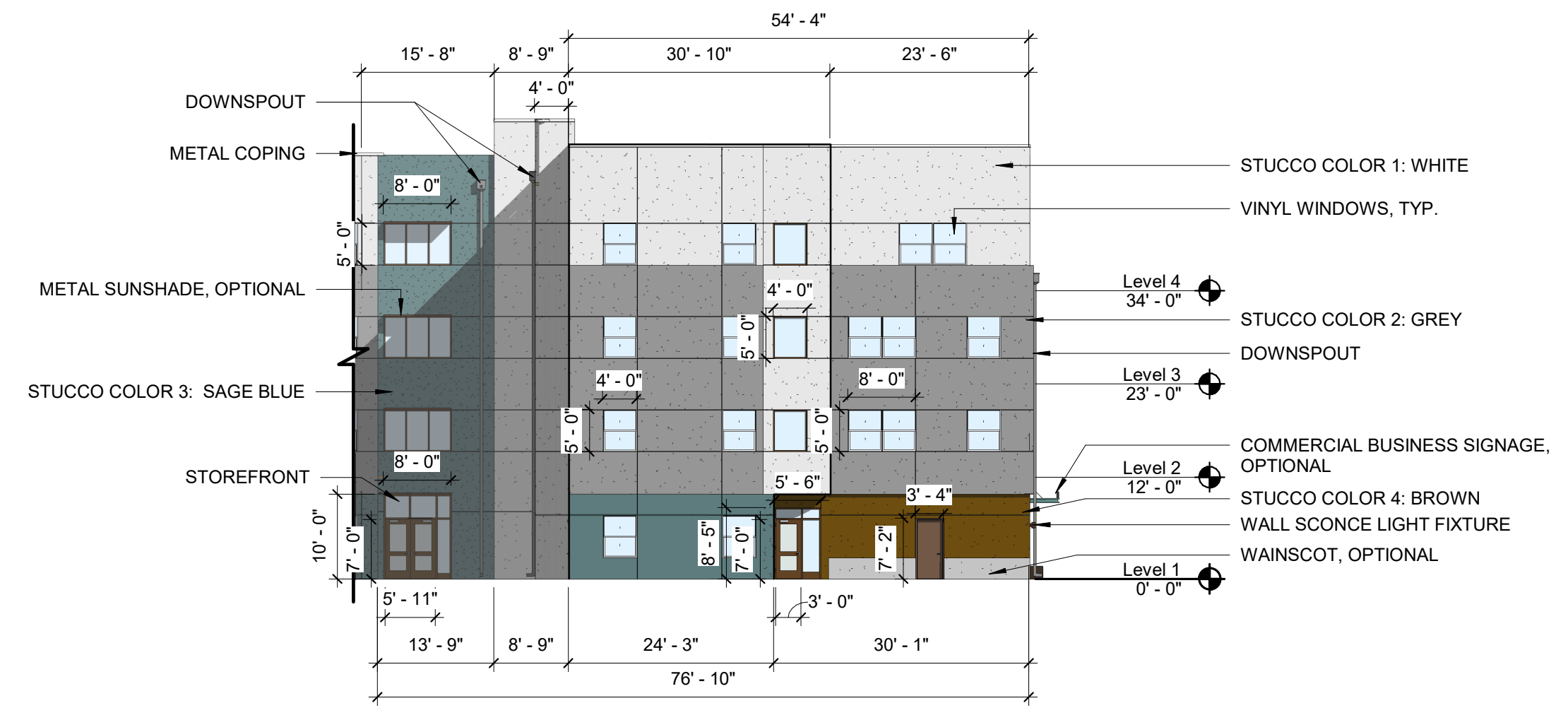
**D1 WEST ELEVATION - NORTH END**  
 1/16" = 1'-0"



**D3 WEST ELEVATION**  
 1/16" = 1'-0"



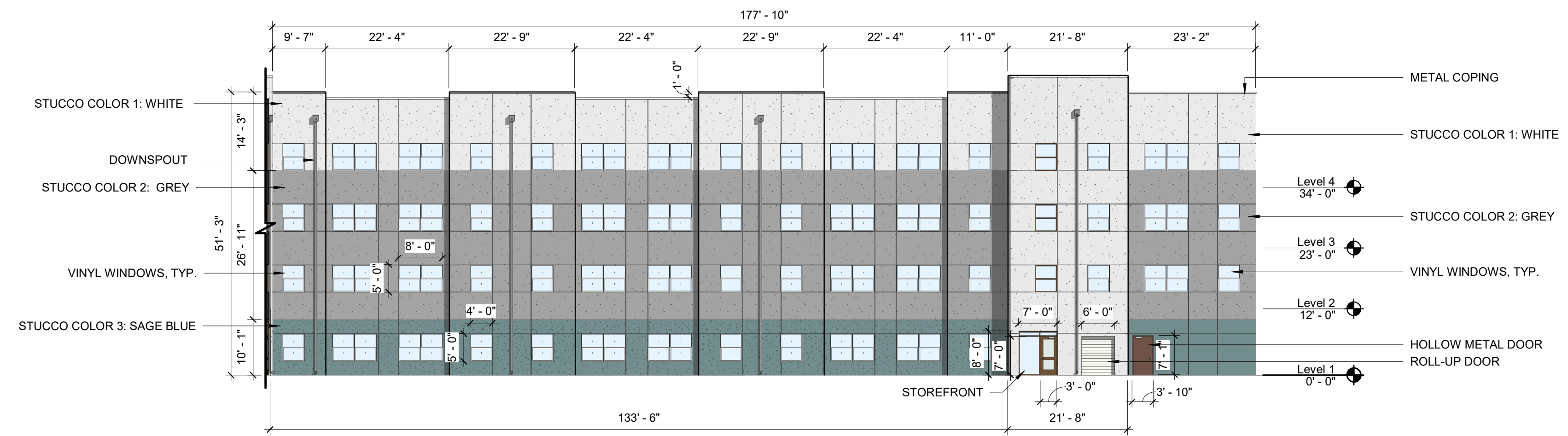
**C1 EAST ELEVATION**  
 1/16" = 1'-0"



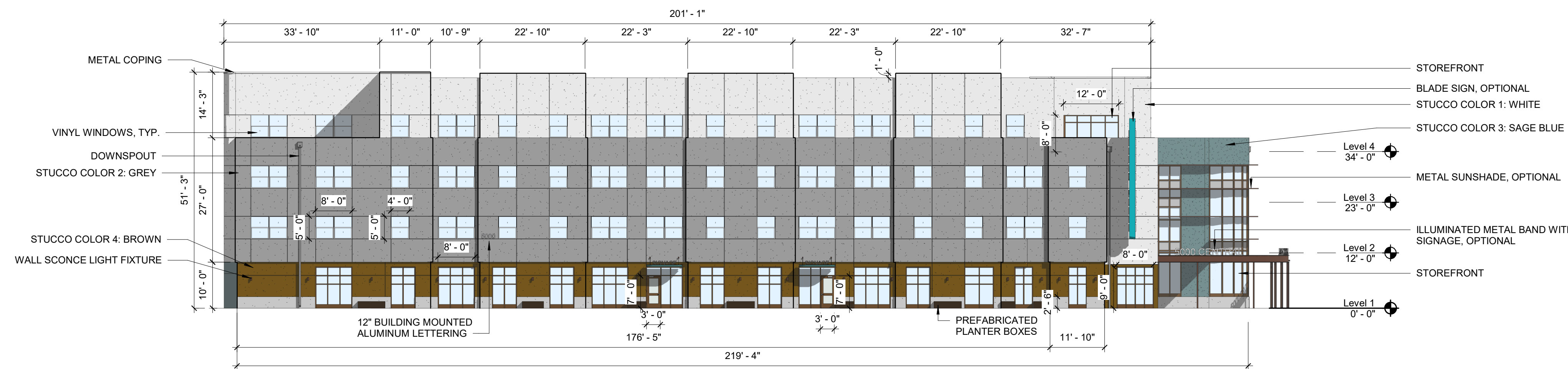
**C4 EAST ELEVATION - NORTH END**  
 1/16" = 1'-0"



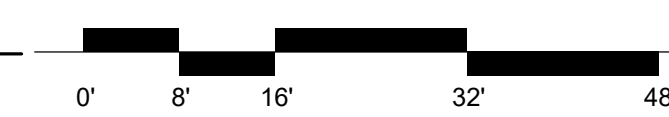
**B1 SOUTH ELEVATION - WEST END**  
 1/16" = 1'-0"



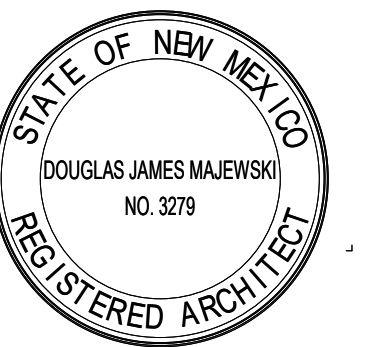
**B3 SOUTH ELEVATION**  
 1/16" = 1'-0"



**A1 NORTH ELEVATIONS**  
 1/16" = 1'-0"



STAMP



DRB SUBMITTAL

PROJECT NAME  
**H I L A N D P L A Z A**

5000 CENTRAL AVENUE SE,  
 ALBUQUERQUE, NM, 87106

GREATER ALBUQUERQUE  
 HOUSING PARTNERSHIP

REVISIONS

NO.	DATE	DESCRIPTION

Copyright: Design Group

Drawn by: RHJJ  
 Checked by: VM  
 Date: JUNE 4, 2021  
 Project number: 2574

SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER

**201.1**

Owner	Owner Address	Owner Address 2	SITUS Addr SITUSADD2 Legal Descr	Property Cl	Acres
GREATER ALBUQUERQUE HOUSING PARTNERSHIP KROKEES LLC	320 GOLD AVE SW #918 5901 WYOMING NE SUITE J#130	ALBUQUERQUE NM 87102-3266 ALBUQUERQUE NM 87109	5000 CENT ALBUQUER LOTS 1 THF V 5001 CENT ALBUQUER 039 LOTS 2 C		0.3444 0.7461
GREATER ALBUQUERQUE HOUSING PARTNERSHIP 5110 CENTRAL AVE SE LLC	320 GOLD AVE SW #918 2202 E UNIVERSITY DR SUITE 1	ALBUQUERQUE NM 87102-3266 PHOENIX AZ 85034-6810	5000 CENT ALBUQUER LOTS 6 THF V 5110 CENT ALBUQUER TR 35-A-1-I C		1.25 1.6012
WU CHUAN TA & SUE JEAN CHEN TRUSTEES WU LVT BANK OF ALBUQUERQUE C/O CRES - BOKF ATTN: PROPERTY TAX ADM	10516 ROYAL BIRKDALE NE 1 WILLIAMS CENTER FLOOR 11	ALBUQUERQUE NM 87111-6569 TULSA OK 74192-0140	5025 CENT ALBUQUER 039 VALLEY C 4901 CENT ALBUQUER TR "A" BLK C		0.6313 0.8424
WAL-MART STORES EAST INC C/O WAL-MART PROP TAX DEPT MS 0555 VKC REALTY LLC	PO BOX 8050 322 JULIE RIVERS DR	BENTONVILLE AR 72716-8055 SUGAR LAND TX 77478-3179	301 SAN MALBUQUER LT 1-A LOT C 5106 CENT ALBUQUER TRACT 35-I C		17.6467 0.4993
CHAN LELAND & CHAN CORINA KAPLAN CENTRAL LLC	63 MAGELLAN AVE 17 HOGAN CT	SAN FRANCISCO CA 94116-1414 SANDIA PARK NM 87047-9477	4910 CENT ALBUQUER LTS 1 THRL C 5103 CENT ALBUQUER PARCEL A E C		1.0761 0.2583
BOARD OF EDUCATION	PO BOX 25704	ALBUQUERQUE NM 87125-0704	4700 COAL ALBUQUER TR A-1-A PIC		32.5487



Consensus Planning  
302 8th Street NW  
Albuquerque, NM 87102

Patricia Willson  
505 Dartmouth Drive SE  
Albuquerque, NM 87106

FIRST-CLASS



\*\*\* PITNEY BOWES \*\*\*  
02 1P  
000211 8651  
JUN 04 2021  
MAILED FROM ZIP CODE 87102  
**\$ 001.40**  
US POSTAGE

FIRST- (



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000211 8651  
MAILED FROM ZIP CODE 87102

\$ 001.40<sup>0</sup>  
JUN 04 2021

Omar Durant  
305 Quincy Street NE  
Albuquerque, NM, 87108



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JUN 04 2021

Melissa Pacheco  
213 Madison Street NE  
Albuquerque, NM 87108

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Mandy Warr  
119 Vassar Drive SE  
Albuquerque, NM 87106



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KROKES LLC  
5901 WYOMING NE SUITE J#130  
ALBUQUERQUE NM 87109

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JUN 04 2021

GREATER ALBUQUERQUE HOUSING PARTNERSHIP  
320 GOLD AVE SW #918  
ALBUQUERQUE NM 87102-3266



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JUN 04 2021

5110 CENTRAL AVE SE LLC  
2202 E UNIVERSITY DR SUITE 1  
PHOENIX AZ 85034-6810

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MAILED FROM ZIP CODE 87102

\$ 001.40<sup>0</sup>

WU CHUAN TA & SUE JEAN CHEN  
TRUSTEES WU LVT  
10516 ROYAL BIRKDALE NE  
ALBUQUERQUE NM 87111-6569



FIRST-



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000211 8651 JUN 04 2021  
MAILED FROM ZIP CODE 87102

\$ 001.40<sup>00</sup>

BANK OF ALBUQUERQUE C/O CRES -  
BOKF ATTN: PROPERTY TAX ADM  
1 WILLIAMS CENTER FLOOR 11  
TULSA OK 74192-0140

02 1P  
000211 8651  
MAILED FROM ZIP CODE 87102



FIRST

WAL-MART STORES EAST INC C/O WAL-  
MART PROP TAX DEPT MS 0555  
PO BOX 8050  
BENTONVILLE AR 72716-8055



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VKC REALTY LLC  
322 JULIE RIVERS DR  
SUGAR LAND TX 77478-3179

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BOARD OF EDUCATION  
PO BOX 25704  
ALBUQUERQUE NM 87125-0704



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CHAN LELAND & CHAN CORINA  
63 MAGELLAN AVE  
SAN FRANCISCO CA 94116-1414

02 1P  
0002118651  
MAILED FROM ZIP CODE 87102



FIRST

\$ 001.40<sup>0</sup>

JUN 04 2021

KAPLAN CENTRAL LLC  
17 HOGAN CT  
SANDIA PARK NM 87047-9477

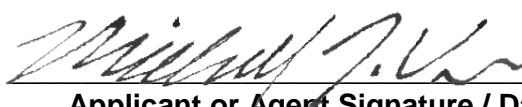


# SITE PLAN CHECKLIST

Project #: \_\_\_\_\_ Application #: \_\_\_\_\_

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.***

 6/4/21  
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

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

## B. Proposed Development

### 1. Structural

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

### 2. Parking, Loading and Internal Circulation

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

## 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

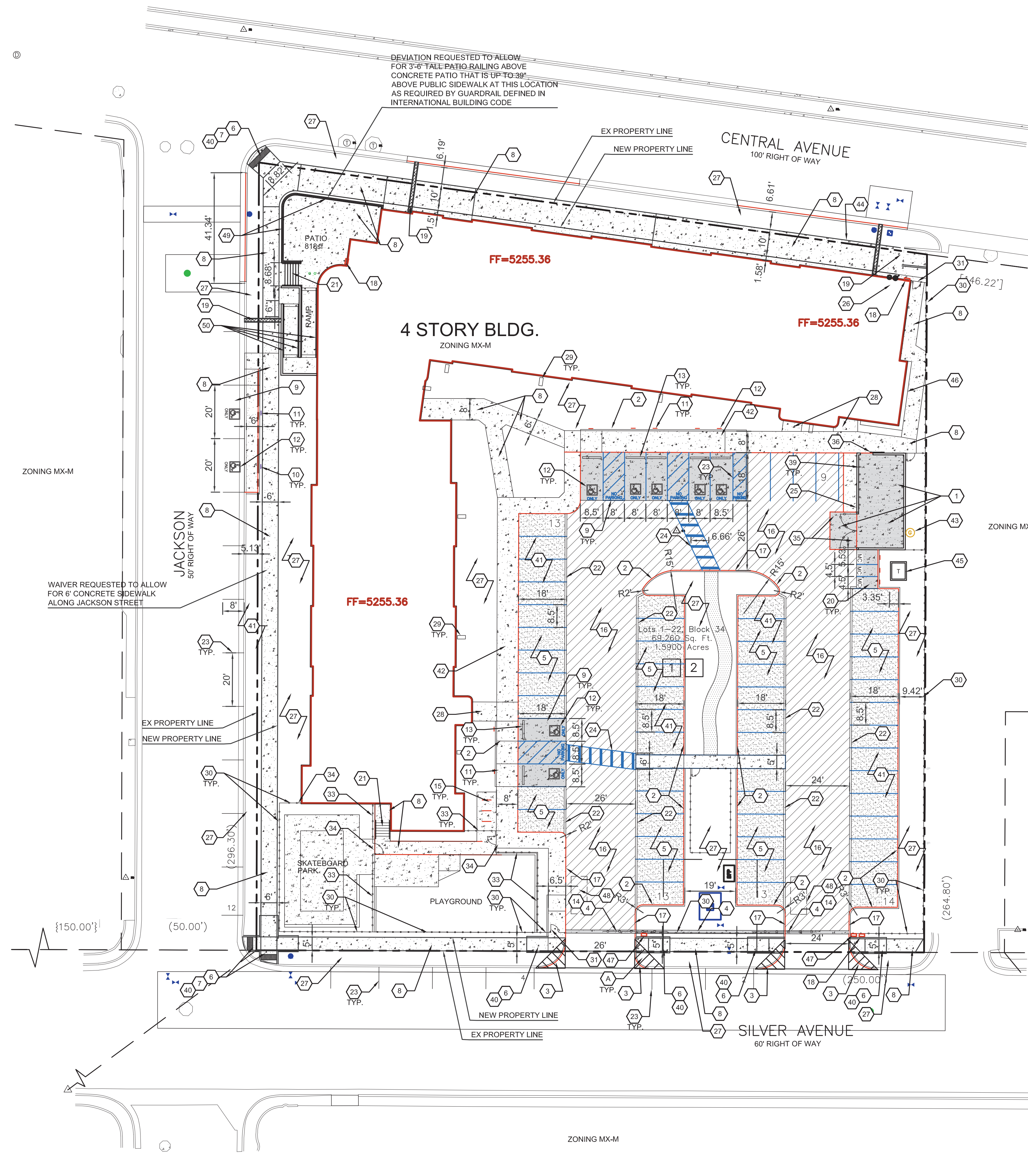


PROJECT TABULATED PARKING COUNTS AND OPEN SPACE

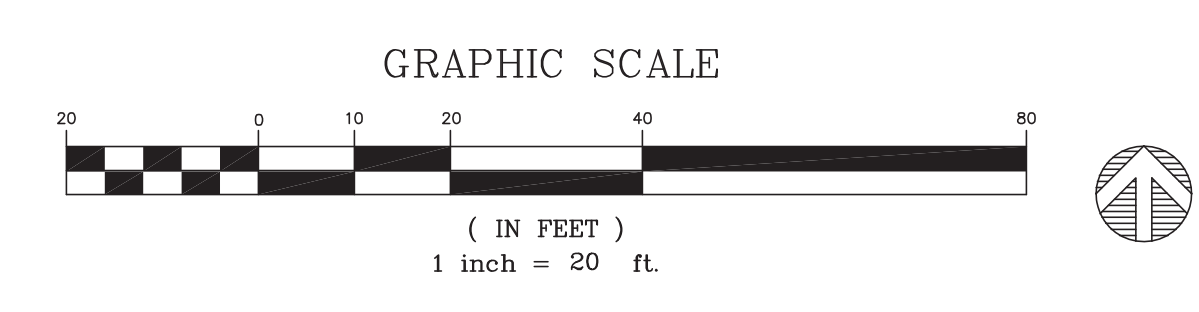
Space/Unit Type	Number of Units	Use	GSF per unit	Req'd Parking	On-Site Parking Provided	Open Space Provided	HC Req'd	HC Provided	MC Req'd	MC Provided	Bicycle Req'd	Bicycle Provided
Leasing Office	1	Office	2000	3								
Commercial	1	Office/Retail	2000	3								
1 bdr, 1 ba	68	Residential	533	34		7650						
2 bdr, 2 ba	14	Residential	795	7		1995						
3 bdr, 2 ba	10	Residential	1016	5		1750						
<b>Total</b>	<b>92</b>			<b>52</b>	<b>62</b>	<b>11395 16,335 sf</b>	<b>6</b>	<b>8</b>	<b>2</b>	<b>3</b>	<b>5</b>	<b>6</b>

Notes:  
 1. Parking required 1 space per DU, with 50% reduction for UC-M5-PT. Table 5-5-1: Off-street Parking Requirements  
 2. Bicycle parking required, 3 spaces or 10% whichever is greater. Table 5-5-5: Bicycle Parking Requirements  
 3. Motorcycle parking required 1 space per 25 off street parking. Table 5-5-4: Motorcycle Parking Requirements  
 4. Accessible Parking is based on 2015NM Commercial Building Code, Table 1106.1 of Title 14, Chapter 7, Part 2.  
 5. Open Space per table 2-4-5 including a 50% reduction for UC-M5-PT. Open Space areas listed does not include sidewalks, private areas in back yards, or front porches of units.  
 6. On Street Parking provided along Silver Avenue SE and Jackson Street SE is 18 including 2 ADA Stalls.

For Visibility, landscaping, fencing, and signs shall not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubs between 3 and 6 feet in height (as measured from the gutter pan) are not allowed in the clear sight triangle.



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



SITE PLAN GENERAL NOTES

- A. MINI SIGHT TRIANGLE (11' ON EACH SIDE), FOR ILLUSTRATIVE PURPOSES ONLY.
- B. ALL PARCELS SURROUNDING THE PROJECT SITE ARE MX-M ZONING.

SITE PLAN KEYED NOTES

- CONCRETE PAVEMENT PER DETAIL D3C-501.
- CONCRETE HEADER CURB 3" TALL PER DETAIL ASC-501.
- STANDARD CURB AND GUTTER PER DETAIL ASC-501.
- CONCRETE PAVEMENT STRIP 2" WIDE PER DETAIL D3C-501.
- GRAVEL PAVEMENT PER DETAIL D3C-501.
- CONCRETE CURB ACCESS RAMP PER DETAIL A1C-501.
- DETECTABLE WARNING SURFACE PER DETAIL A3C-501.
- CONCRETE SIDEWALK PER DETAIL B4C-501.
- ADA RESERVED PARKING STALL PER DETAIL A1C-501.
- ADA RESERVED PARKING SIGN MOUNTED PER DETAIL C3C-502 AND D2C-502.
- ADA VAN ACCESSIBLE RESERVED SIGN MOUNTED PER DETAIL C3C-502 AND D2C-502.
- RESERVED PARKING SYMBOL PER DETAIL E3C-502.
- CONCRETE PARKING BLOCK PER DETAIL E4C-502.
- 24" SLIDING VEHICLE GATE PER DETAIL A5C-504 WITH LIFT MASTER PROFESSIONAL MODEL SL30001101 HEAVY DUTY SLIDING GATE OPERATOR WITH 1/4HP MOTOR ON 18"34"x24" CONCRETE FOUNDATION. INSTALL PER MANUFACTURER RECOMMENDATIONS.
- BICYCLE RACK PER DETAIL E5C-502.
- ASPHALT PAVEMENT PER DETAIL E2C-501.
- PAINT CURB RED WITH 6" TALL LETTERS READING "NO PARKING FIRE LANE".
- FIRE DEPARTMENT KNOX BOX.
- SIDEWALK CULVERT PER DETAIL B3C-501.
- MOTORCYCLE PARKING STALL WITH SIGNAGE AND PAVEMENT MARKINGS.
- CONCRETE STAIR PER B4C-502 AND HANDRAILS PER DETAILS A2C-502.
- CONCRETE CUT OFF WALL TO SEPARATE ASPHALT FROM GRAVEL PARKING PER DETAIL ASC-501.
- 4" WIDE WHITE PARKING STRIPE.
- CONTINENTAL CROSS WALK STRIPING.
- REFUSE ENCLOSURE PER DETAIL D9C-504.
- FIRE RISER ROOM. SEE ARCHITECTURAL AND MECHANICAL PLANS.
- LANDSCAPED AREA.
- CONCRETE STOOP PER DETAIL C3C-501.
- CONCRETE SPLASH BLOCK PER DETAIL D5C-501.
- 6" TALL PERIMETER FENCE PER DETAIL A3C-504.
- 6" TALL PERIMETER FENCE PERSONNEL GATE PER DETAIL A4C-504.
- 4" TALL PERIMETER FENCE PER DETAIL A3C-504.
- 4" TALL PERIMETER FENCE PERSONNEL GATE PER DETAIL A4C-504.
- CANTILEVERED FENCE END PER DETAIL A1C-504.
- REFUSE ENCLOSURE GATE PER DETAIL D9C-504.
- ENCLOSURE GATE PER DETAIL A2C-504.
- CONCRETE VALLEY GUTTER PER DETAIL E1C-502.
- LIGHT POLE PER ELECTRICAL SHEET ES-101.
- 6" STEEL BOLLARD PER DETAIL E1C-501.
- PAINT CURB YELLOW WHERE HEIGHT IS BETWEEN 7" AND 6" TALL.
- STORM WATER RETENTION POND. SEE GRADING PLANS.
- TURN DOWN EDGE SIDEWALK PER DETAIL E3C-501.
- NATURAL GAS METER OR REGULATOR SEE UTILITY PLANS.
- WATER METER WALL. SEE UTILITY PLAN.
- ELECTRICAL TRANSFORMER. SEE SHEET ES-101.
- ELECTRICAL METER PACK. SEE ELECTRICAL PLANS.
- KEY PAD FOR GATE OPERATOR. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- LOOP DETECTOR FOR AUTOMATIC GATE OPERATORS. SEE ELECTRICAL PLANS FOR DETAILS.
- PATIO RAILING PER DETAIL C5C-501.
- CONCRETE RAMP AND HANDRAILS PER DETAIL A2C-502.

TABLE OF CONTENTS:

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

PROJECT LOCATION:  
CENTRAL AVENUE SE AND JACKSON STREET SE

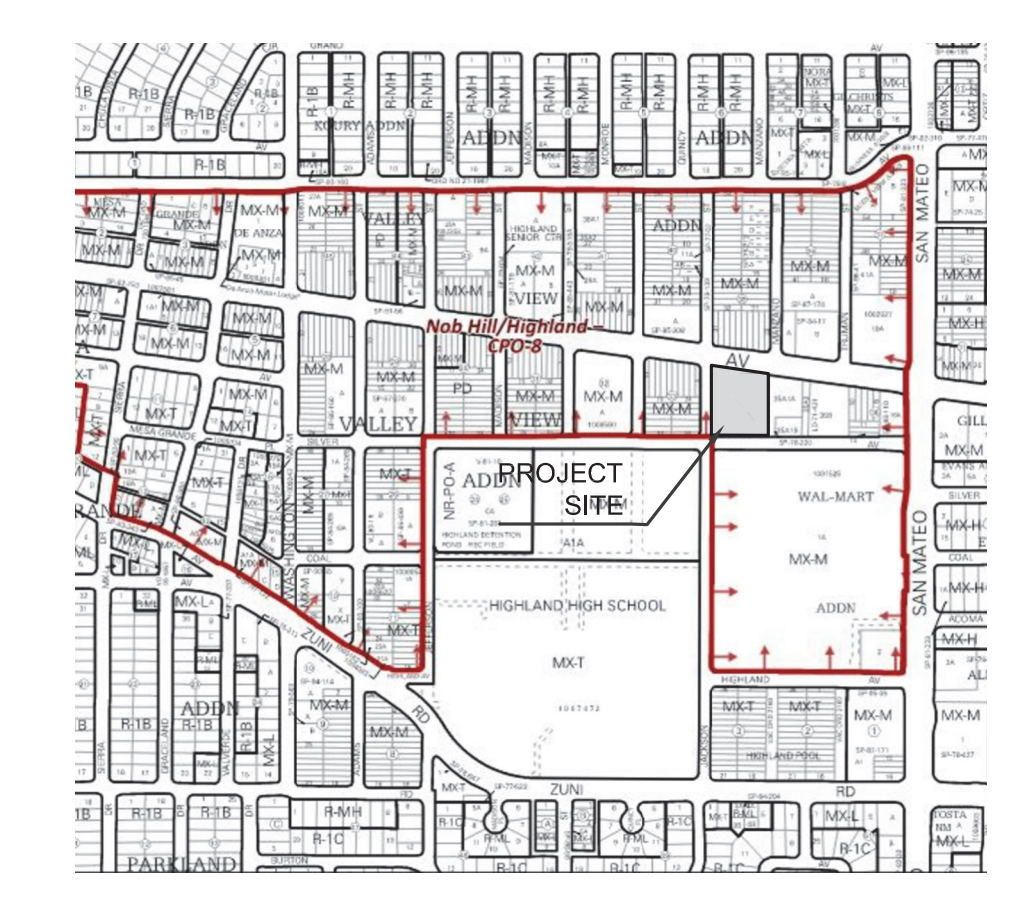
LEGAL DESCRIPTIONS:  
LOTS NUMBERED ONE (1) THROUGH TWENTY-TWO (22), INCLUSIVE, IN BLOCK NUMBERED THIRTY-FOUR (34) OF THE VALLEY VIEW ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DELINEATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO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

CONTAINING 1.59 ACRES

ZONE ATLAS PAGES:  
K-17-Z

EXISTING ZONING:  
MX-M MIXED USE MEDIUM DENSITY

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



PROJECT NUMBER: \_\_\_\_\_  
 Application Number: \_\_\_\_\_

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date _____
ABCWVA	Date _____
Parks and Recreation Department	Date _____
City Engineer/Hydrology	Date _____
Code Enforcement	Date _____
*Environmental Health Department (conditional)	Date _____
Solid Waste Management	Date _____
DRB Chairperson, Planning Department	Date _____

**dg**  
 THE HARTMAN • MAJEWSKI  
**DESIGN GROUP**  
 Architects • Engineers • Interior Design  
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 120 Vassar Dr SE Suite 100  
 Albuquerque New Mexico 87106  
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 CONSULTANT

STAMP

David A. Adams  
 State of New Mexico  
 License No. 14217  
 Mechanical Engineering

SITE PLAN - DRB  
 NOT FOR CONSTRUCTION

PROJECT NAME  
 HILAND PLAZA

5000 CENTRAL AVENUE NE  
 ALBUQUERQUE, NM 87108

REVISIONS

NO.	DATE	DESCRIPTION

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Drawn by: DAA  
 Checked by: DAA  
 Date: MAY 24, 2021  
 Project number: 2574

SHEET TITLE  
 SITE PLAN  
 DRB

SHEET NUMBER  
 SP-DRB

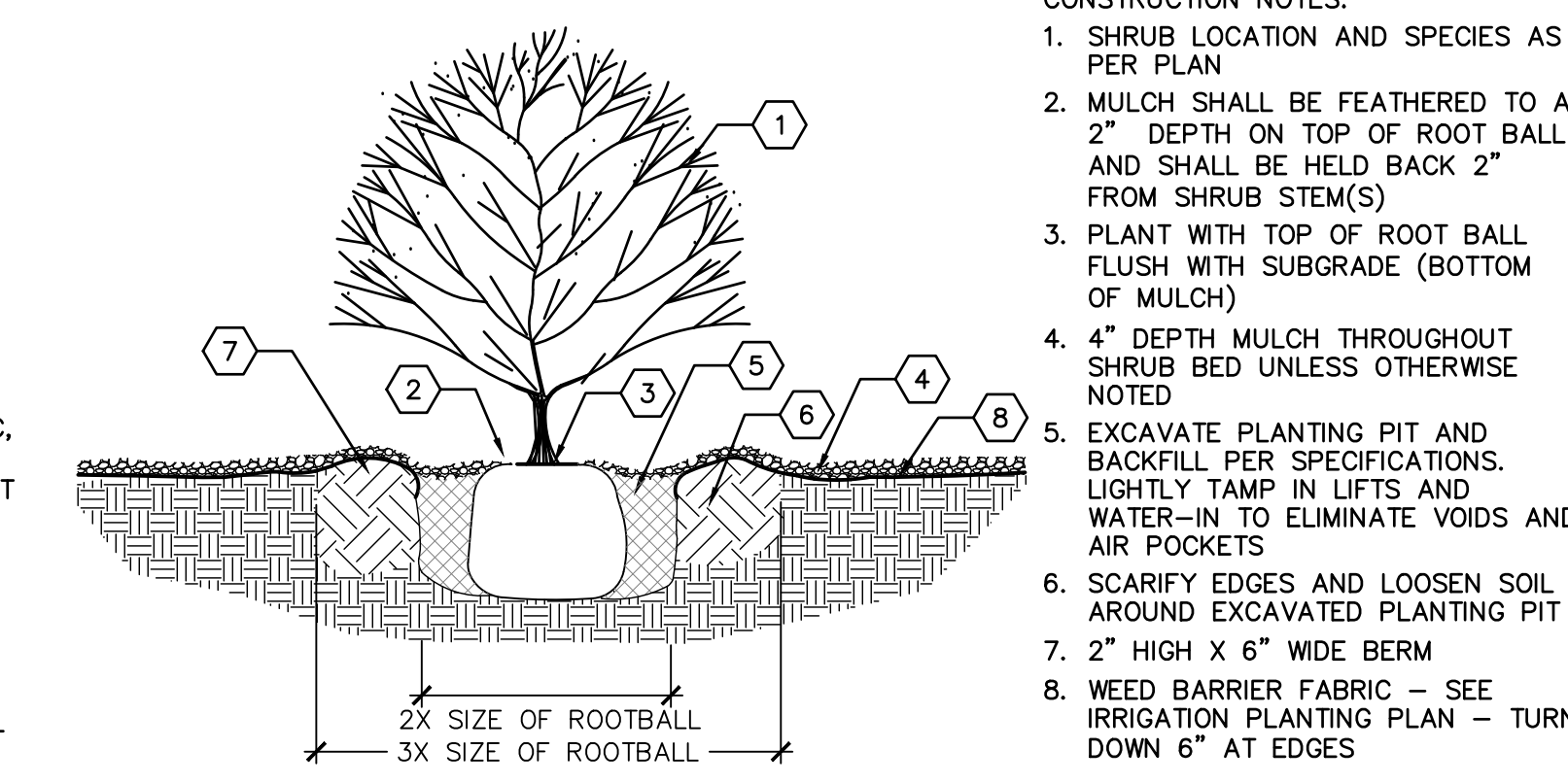




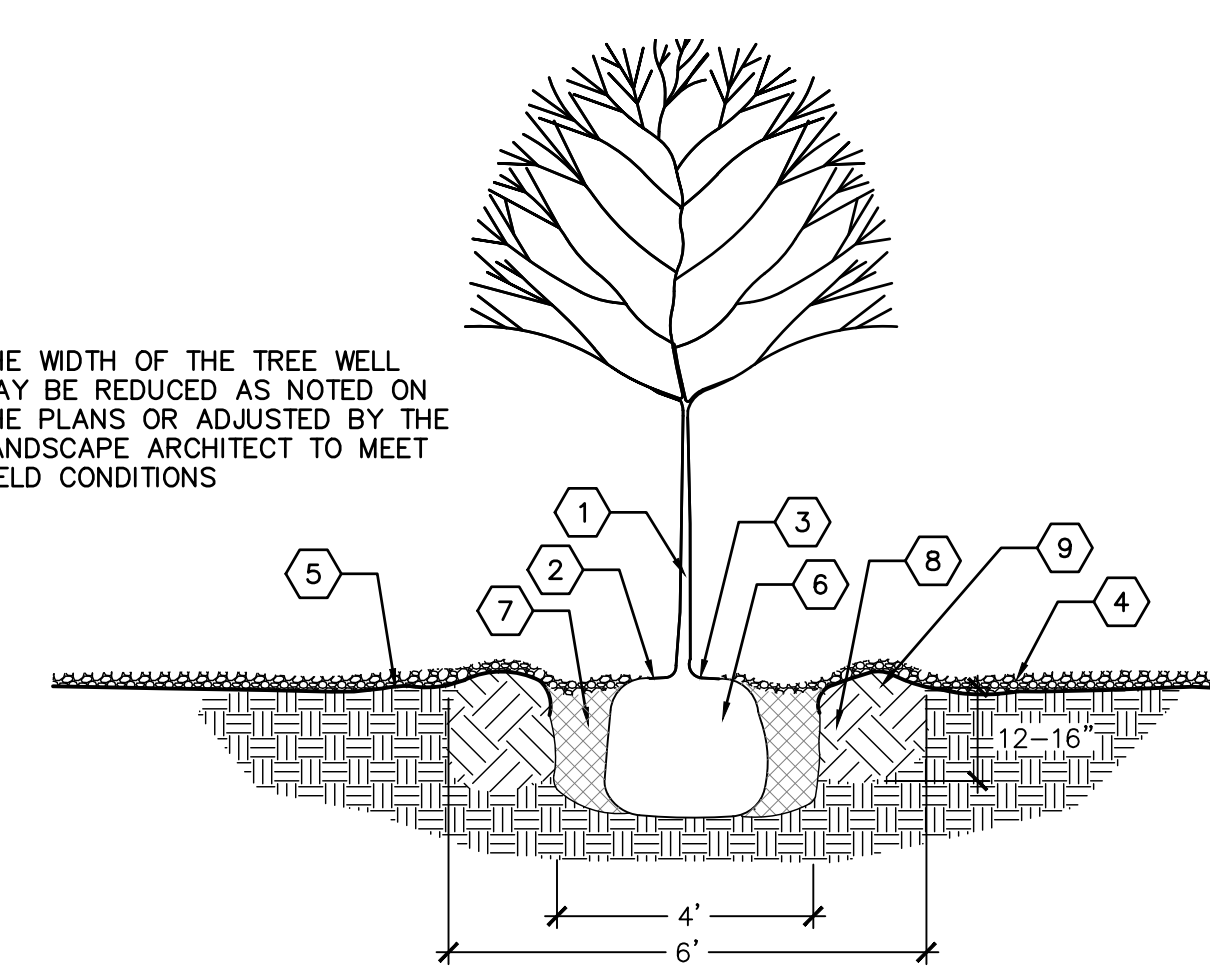
NO.	DATE	DESCRIPTION

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Drawn by	KA
Checked by	GM
Date	JUNE 04, 2021
Project number	2574



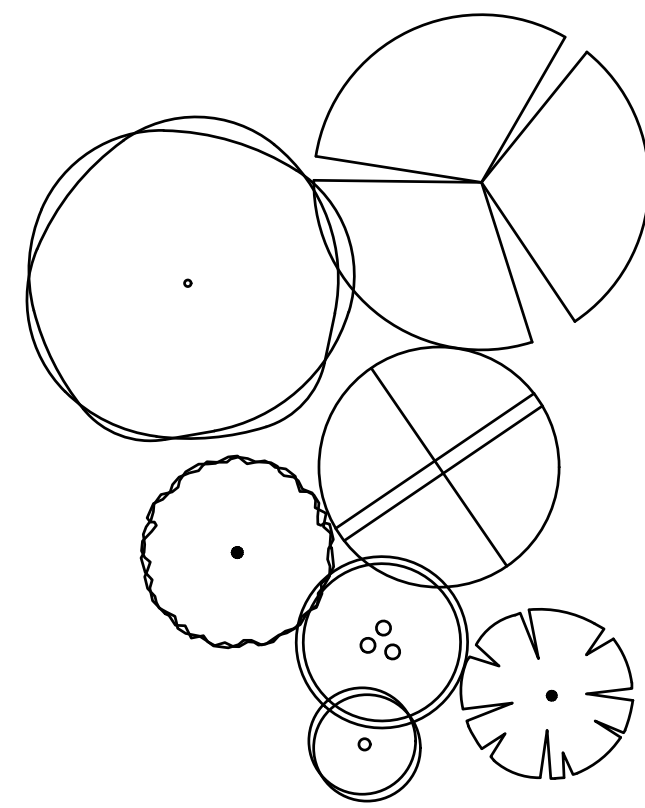
D5 SHRUB PLANTING DETAIL



D3 TREE PLANTING DETAIL  
SCALE: NTS

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

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



PLANT LEGEND

KEY	COMMON NAME	BOTANICAL NAME	QTY	INSTALLED SIZE	REMARKS	MATURE SIZE	WATER USE	DECIDUOUS/ EVERGREEN	COVERAGE
<b>TREES</b>									
JP	JAPANESE PAGODA TREE	STYPHNOLOBIUM JAPONICUM 'HALKA'	5	2" CAL., 10'-12' HT.	B&B	45' HT. X 35' SPD.	M	DECIDUOUS	962 SF
LE	LACEBARK ELM	ULMUS PARVIFOLIA 'EMER II'	8	2" CAL., 10'-12' HT.	B&B	50' HT. X 35' SPD.	L	DECIDUOUS	962 SF
CP	CHINESE PISTACHE	PISTACHIA CHINENSIS	13	2" CAL., 10'-12' HT.	24" BOX	30' HT. X 30' SPD.	M	DECIDUOUS	707 SF
CRC	CANADA RED CHOKECHERRY	PRUNUS X VIRGINIANA 'CANADA RED'	16	2" CAL., 8'-10' HT.	24" BOX	25' HT. X 20' SPD.	M	DECIDUOUS	314 SF
DW	DESERT WILLOW	CHILOPSIS LINEARIS	4	4'-6' HT.	15 GA. MULTI	20' HT. X 20' SPD.	L	DECIDUOUS	314 SF
VIT	CHASTE TREE	VITEEX AGNUS-CASTUS	14	4'-6' HT.	15 GA. MULTI	20' HT. X 20' SPD.	M	DECIDUOUS	314 SF
NMO	NEW MEXICO OLIVE	FORESTIERA NEOMEXICANA	4	4'-6' HT.	15 GA. MULTI	15' HT. X 12' SPD.	M	DECIDUOUS	113 SF
<b>SHRUBS/GROUNDCOVERS/GRASSES/PERENNIALS</b>									
FB	FERNBUSH	CHAMAEBATARIA MILLEFOLIUM	15	MIN. 12" HT.	5 GALLON	5' HT. X 6' SPD.	L	DECIDUOUS	28 SF
BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	18	MIN. 18" HT.	5 GALLON	5' HT. X 5' SPD.	L	DECIDUOUS	20 SF
GLS	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	55	MIN. 18" SPD.	5 GALLON	3' HT. X 5' SPD.	L	DECIDUOUS	20 SF
TB	TURPENTINE BUSH	ERICAMERIA LARICIFOLIA	46	MIN. 12" HT.	5 GALLON	3' HT. X 4' SPD.	L	EVERGREEN	13 SF
GT	GOLDEN TORCH GOLDENROD	SOLIDAGO SP.	51	MIN. 12" HT.	5 GALLON	2' HT. X 2' SPD.	M	DECIDUOUS	3 SF
WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	33	MIN. 18" SPD.	5 GALLON	2' HT. X 5' SPD.	M	DECIDUOUS	20 SF
RED	RED YUCCA	HESPERALOE PARVIFLORA	60	MIN. 12" HT.	5 GALLON	3' HT. X 3' SPD.	L	EVERGREEN	7 SF
CAT	CATMINT	NEPETA FAASSENII	27	MIN. 6" SPD.	1 GALLON	1' HT. X 3' SPD.	L	DECIDUOUS	7 SF
NWR	NEARLY WILD ROSE	ROSA 'NEARLY WILD'	40	MIN. 12" HT.	1 GALLON	2' HT. X 3' SPD.	M	DECIDUOUS	7 SF
BRY	BREAKLIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	37	MIN. 6" HT.	3 GALLON	2' HT. X 2' SPD.	L	EVERGREEN	3 SF
PP	PINELEAF PENSTEMON	PENSTEMON PINIFOLIUS	96	MIN. 8" HT.	1 GALLON	1' HT. X 18" SPD.	L	EVERGREEN	2 SF

CITY LANDSCAPE ORDINANCE COMPLIANCE

- LANDSCAPING RESPONSIBILITY FOR MAINTENANCE:**
1. THE OWNER WILL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE AT HILAND PLAZA.
- COMPLIANCE WITH WATER CONSERVATION ORDINANCE:**
1. NO SPRAY IRRIGATION IS PROPOSED.
  2. PLANT SPECIES WILL BE LOW OR MEDIUM USE SPECIES PER THE ABCWA'S XERIC PLANT LIST.
  3. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL PLANT MATERIAL. THE SYSTEM WILL BE CONTROLLED BY AN AUTOMATIC CONTROLLER. PLANTS WILL BE IRRIGATED BY LOW WATER USE BUBBLERS. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE INSTALLED IN A HEATED ENCLOSURE TO PROTECT THE DOMESTIC WATER SUPPLY FROM CROSS-CONTAMINATION.
- COMPLIANCE WITH GENERAL LANDSCAPING REGULATIONS:**
1. THIS PLAN PROVIDES VISUALLY ATTRACTIVE LANDSCAPE, A VISUALLY ATTRACTIVE STREETSCAPE, AND INTERSPERSED TREES IN LANDSCAPE AREAS TO PROVIDE SHADE AND REDUCE LARGE EXPANSES OF PAVEMENT.
  2. GROUNDCOVER MULCH SHALL COMPRISE OF A COMBINATION OF CRUSHED GRAVEL (NOT TO EXCEED 75% OF TOTAL AREA) AND ORGANIC MULCH SUCH AS SHREDDED BARK, PECAN SHELLS, ETC.
  3. VISIBILITY, LANDSCAPING FENCING, AND SIGNS SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET IN HEIGHT (AS MEASURED FROM TRIANGLE) WILL NOT BE LOCATED IN THE CLEAR SIGHT TRIANGLE.
  4. GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.

**LANDSCAPE CALCULATION TABLE:**

TOTAL LOT AREA: 69,260 SF

LESS TOTAL BUILDING AREA: 21,363 SF

NET LOT AREA: 47,897 SF

**REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA):**

7,185 SF

**PROVIDED LANDSCAPE AREA:**

16,775 SF

**REQUIRED PLANTS:**

**REQUIRED STREET TREES:**

12 (296 LF ALONG JACKSON ST SE, TREES AVERAGE 25' O.C.)

11 (255 LF ALONG CENTRAL AVE SE, TREES AVERAGE 25' O.C.)

11 (254 LF ALONG SILVER AVE SE, TREES AVERAGE 25' O.C.)

**STREET TREES PROVIDED:**

12 ALONG JACKSON ST SE

11 ALONG CENTRAL AVE SE

11 ALONG SILVER AVE SE

**REQUIRED PARKING LOT TREES AT ONE TREE PER TEN SPACES:**

62 TOTAL SPACES

7 REQUIRED TREES

PARKING LOT TREES PROVIDED: 13

**REQUIRED PARKING LOT INTERIOR LANDSCAPE (15% OF PARKING LOT AREA):**

3,495 SF

**PROVIDED PARKING LOT INTERIOR LANDSCAPE:**

4,979 SF (142.4% OF REQUIRED INTERIOR LANDSCAPE)

**REQUIRED COVERAGE (75% OF PROVIDED LANDSCAPE AREA):**

12,581 SF

**PROVIDED COVERAGE:**

12,583 SF (100.0% OF REQUIRED COVERAGE)

**REQUIRED GROUND LEVEL VEGETATIVE COVERAGE (25% OF PROVIDED LANDSCAPE AREA)**

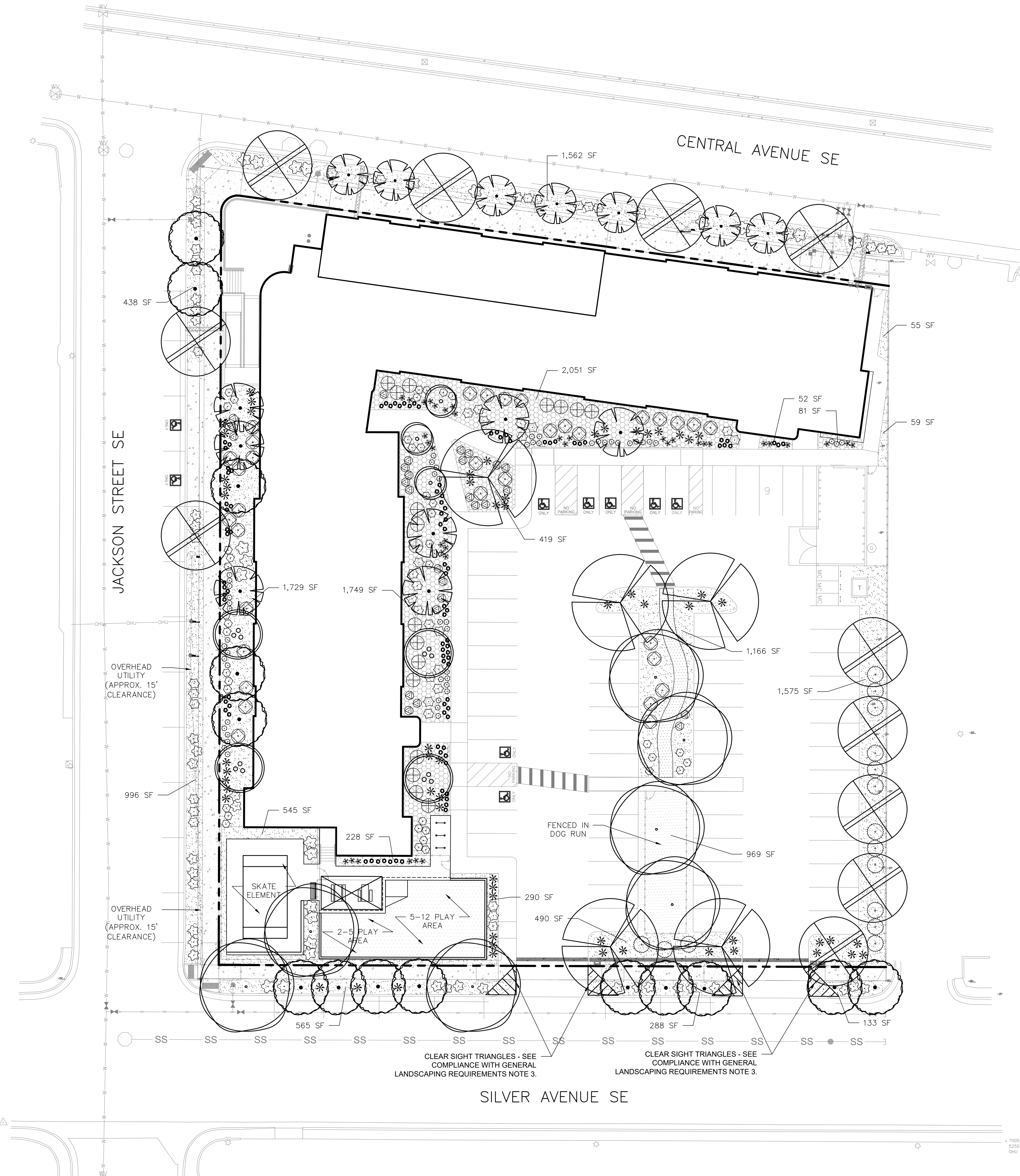
4,194 SF

**PROVIDED GROUND LEVEL PLANT COVERAGE:**

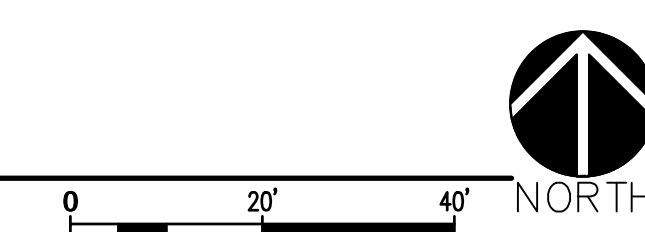
4,498 SF (107.2% OF REQUIRED GROUND LEVEL COVERAGE)

HATCH AND SYMBOL LEGEND

- GRAVEL MULCH
- CRUSHER FINES MULCH
- ORGANIC MULCH
- ENGINEERED WOOD FIBER MULCH PLAY AREA SURFACING
- BIKE RACK
- BENCH
- PICNIC TABLE
- ADA PICNIC TABLE



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









**UTILITY PLAN GENERAL NOTES**

I. SEE SHEET C-G01 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINE TYPE LEGEND THAT APPLY TO ALL SHEETS.

**UTILITY PLAN KEYED NOTES**

1. EXISTING PVC WATERLINE TO REMAIN.
2. EXISTING SANITARY SEWER LINE TO REMAIN.
3. WATER SUPPLY LINE, 1"Ø COPPER, PER DETAIL A5/C-503.
4. WATER SUPPLY LINE, 4"Ø PVC DR14, PER DETAIL A5/C-503.
5. WATER SUPPLY LINE, 6"Ø C900 DR14, PER DETAIL A5/C-503 WITH RESTRAINED JOINTS PER DETAIL A1/C-503.
6. BEND, 45°, MATERIAL AND SIZE TO MATCH THE CONNECTING WATER LINES. RESTRAIN JOINTS PER A1/C-503.
7. DUCTILE IRON TEE, 8"x8"x4", RESTRAIN JOINTS PER A1/C-503.
8. DUCTILE IRON TEE, 8"x8"x6", RESTRAIN JOINTS PER A1/C-503.
9. REDUCER, 4"x3".
10. GATE VALVE ASSEMBLY, 3"Ø, VALVE BOX AND CONCRETE COLLAR PER DETAIL C4/C-503. RESTRAIN JOINTS PER A1/C-503.
11. GATE VALVE ASSEMBLY, 8"Ø, VALVE BOX AND CONCRETE COLLAR PER DETAIL C4/C-503. RESTRAIN JOINTS PER A1/C-503.
12. GATE VALVE ASSEMBLY, 8"Ø, VALVE BOX AND CONCRETE COLLAR PER DETAIL C4/C-503. RESTRAIN JOINTS PER A1/C-503.
13. TRANSITION COUPLING.
14. FIRE HYDRANT PER DETAIL A4/C-503.
15. WALL MOUNTED FIRE DEPARTMENT CONNECTION. SEE FIRE SUPPRESSION PLANS.
16. WALL MOUNTED INDICATOR VALVE. SEE FIRE SUPPRESSION PLANS.
17. INSTALL 3" DOMESTIC WATER METER PER COA STD DWGS, 2370.
18. INSTALL 1" IRRIGATION WATER METER AND METER BOX PER COA STD DWGS, 2363 AND 2367.
19. CONNECT WATER LINE ONTO BUILDING WATER LINES. SEE PLUMBING SHEETS.
20. SANITARY SEWER LINE, 6"Ø, PER DETAIL D5/C-503.
21. SANITARY SEWER LINE, 8"Ø, PER DETAIL D5/C-503.
22. 4"Ø SANITARY SEWER MANHOLE PER DETAIL D1/C-504.
23. SANITARY SEWER WYE, 8"x8"x8".
24. SANITARY SEWER WYE, 8"x8"x8".
25. TERMINAL CLEANOUT PER DETAIL E1/C-503.
26. DOUBLE CLEANOUT PER DETAIL E3/C-503.
27. CONNECT SANITARY SEWER LINE ONTO BUILDING SEWER LINES. SEE PLUMBING SHEETS.
28. NOT USED.
29. NEW GAS LINE TO METER. SIZE TO BE DETERMINED BY NM GAS CO.
30. NATURAL GAS METER MANFOLD AND METERS. SIZE TO BE DETERMINED BY NM GAS CO.
31. NEW NATURAL GAS YARD LINE. SEE MECHANICAL PLANS FOR SIZE REQUIREMENTS.
32. EXISTING NATURAL GAS LINE TO REMAIN.
33. PNM PRIMARY LINES. SEE ELECTRICAL SHEET ES-101.
34. ELECTRICAL TRANSFORMER. SEE ELECTRICAL SHEET ES-101.
35. SECONDARY LINES. SEE ELECTRICAL SHEET ES-101.
36. ELECTRICAL METER PACK. SEE ELECTRICAL SHEET ES-101.
37. WATER SUPPLY LINE, 3"Ø PVC SCH 40, PER DETAIL A5/C-503.
38. DUCTILE IRON TEE, 8"x8"x8", AND 8" TRANSITION COUPLING, RESTRAIN JOINTS PER A1/C-503.
39. 8" DUCTILE IRON END CAP. RESTRAIN JOINTS PER A1/C-503.
40. 8" PVC SRD 35 END CAP AND EMS.
41. 8" PVC SDR 35 SANITARY SEWER LINE.
42. 4"Ø SANITARY SEWER MANHOLE PER COA STANDARD DRAWING XXXX.
43. CONNECT NEW 8" SANITARY SEWER MANHOLE. RESHAPE SHELF AS REQUIRED FOR NEW CONNECTION.
44. EASEMENT AROUND WATER METER PER ABCWUA REQUIREMENTS.
45. 3" REDUCED PRESSURE ZONE BACKFLOW PREVENTOR, PER ABCWUA REQUIREMENTS. PROVIDE SAFE-T-COVER 300TD-AL INSULATED ENCLOSURE WITH 2 KW HEATER.



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120 Vassar Dr SE Suite 100  
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CONSULTANT

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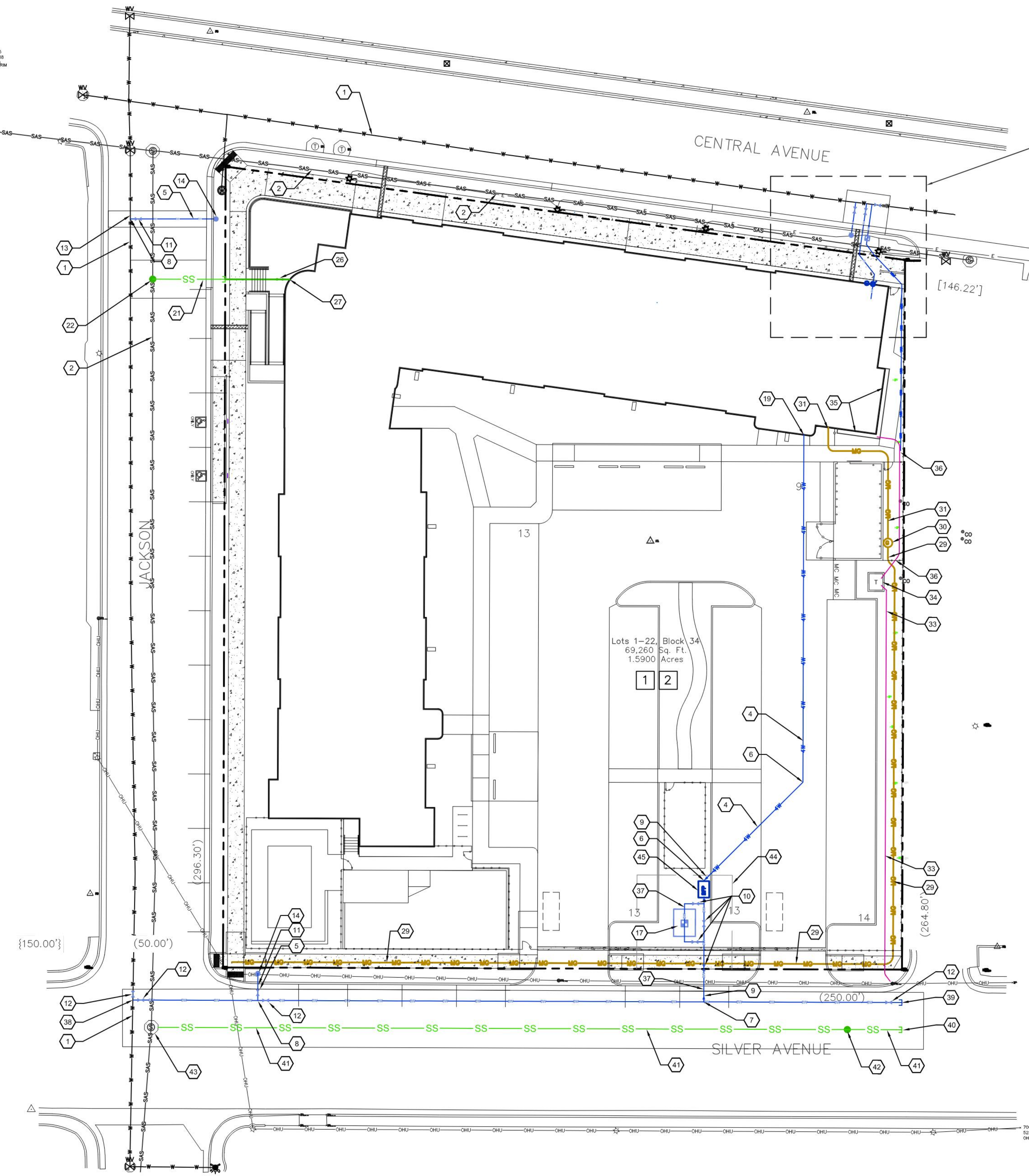
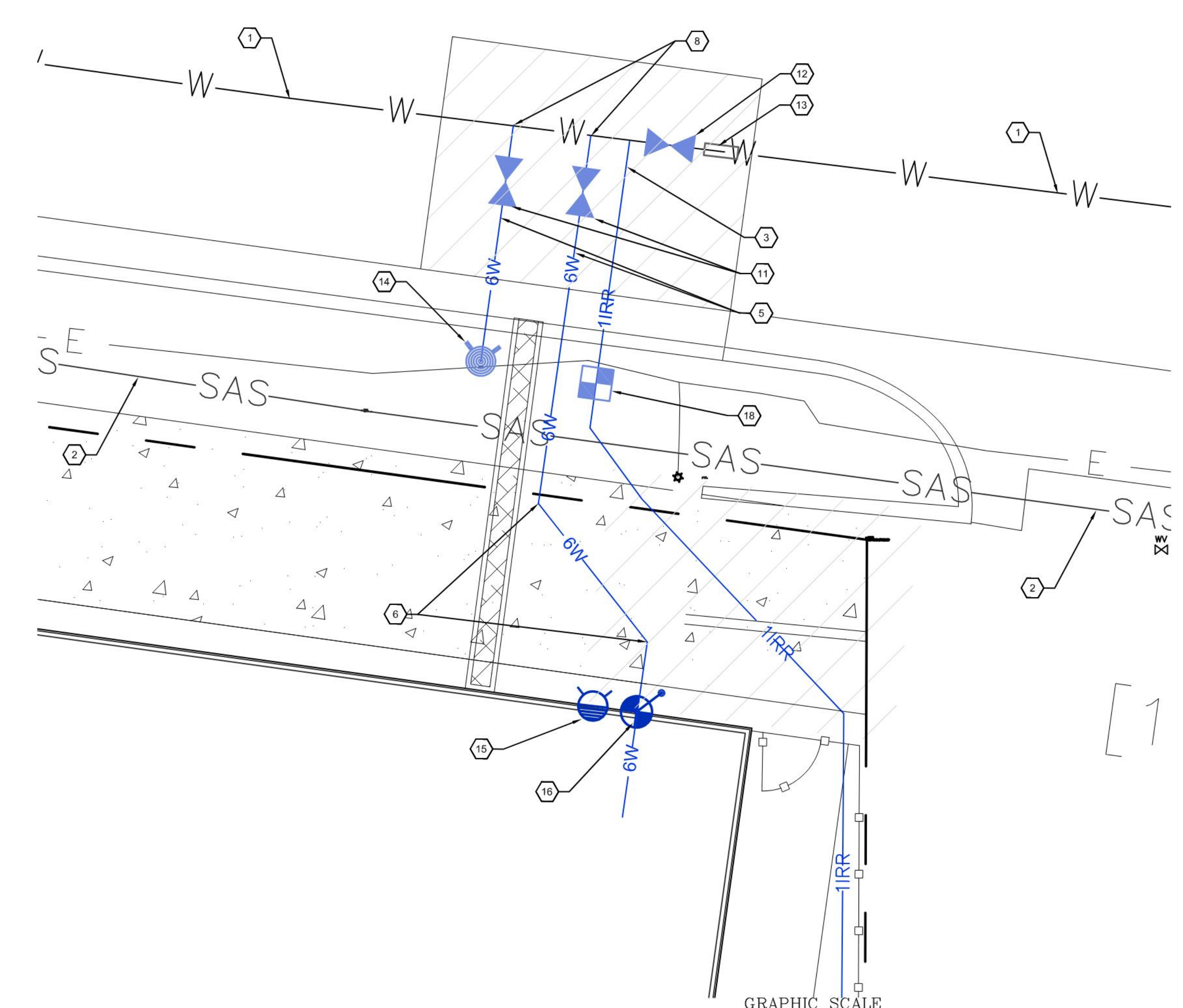
David A. Aube  
Professional Engineer, Civil-Design  
Date: 06/02/2021 13:36:25-0400

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NOT FOR CONSTRUCTION**

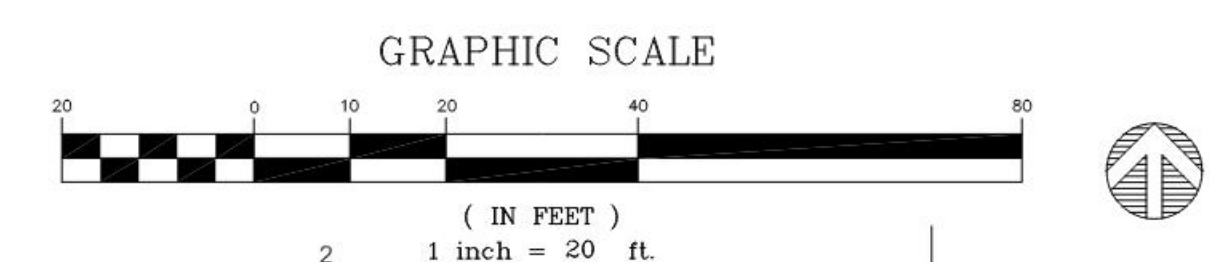
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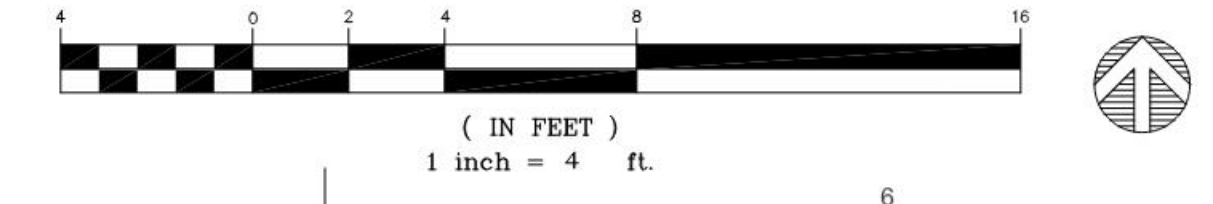
5000 CENTRAL AVENUE NE  
ALBUQUERQUE, NM 87108



**A1 SITE UTILITY PLAN**  
1" = 20'-0"



**A1 ENLARGED SITE UTILITY PLAN**  
1" = 4'-0"



REVISIONS

NO.	DATE	DESCRIPTION

Copyright: Design Group  
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Date: MAY 24, 2021  
Project number: 2574

SHEET TITLE

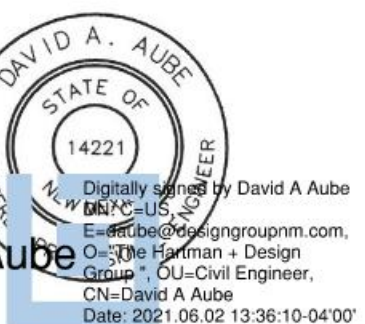
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SHEET NUMBER

**C-301**

03/15/2021 15:34:07 PM





David A. Aube  
Professional Engineer  
No. 14221  
Exp. 12/31/2024  
Civil Engineering  
CN-0001 A Aube  
Date: 2021-05-02 13:36:10-0400

**SITE PLAN - DRB**  
NOT FOR CONSTRUCTION

PROJECT NAME  
HILAND PLAZA

5000 CENTRAL AVENUE NE  
ALBUQUERQUE, NM 87108

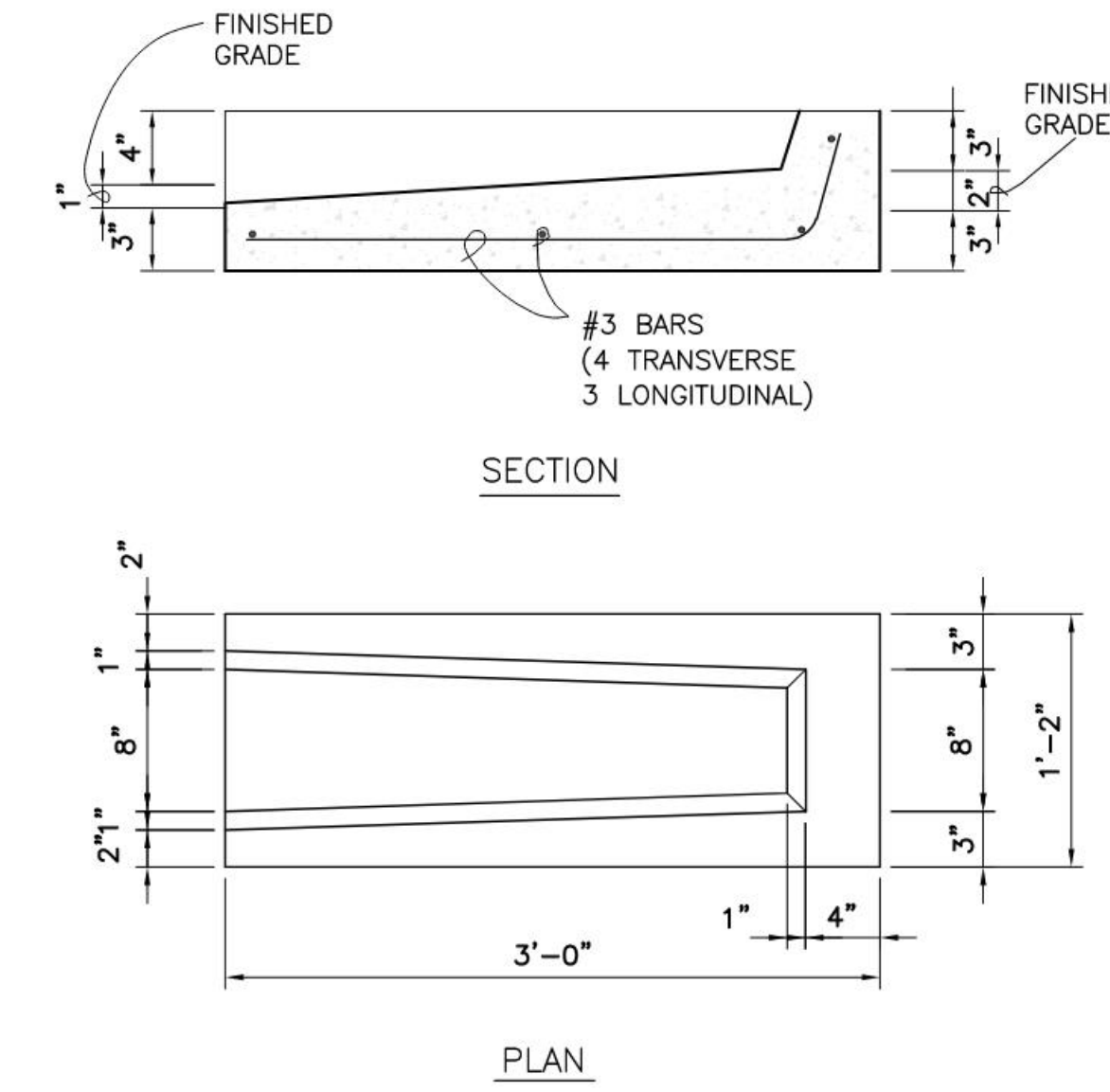
REVISIONS		
NO.	DATE	DESCRIPTION

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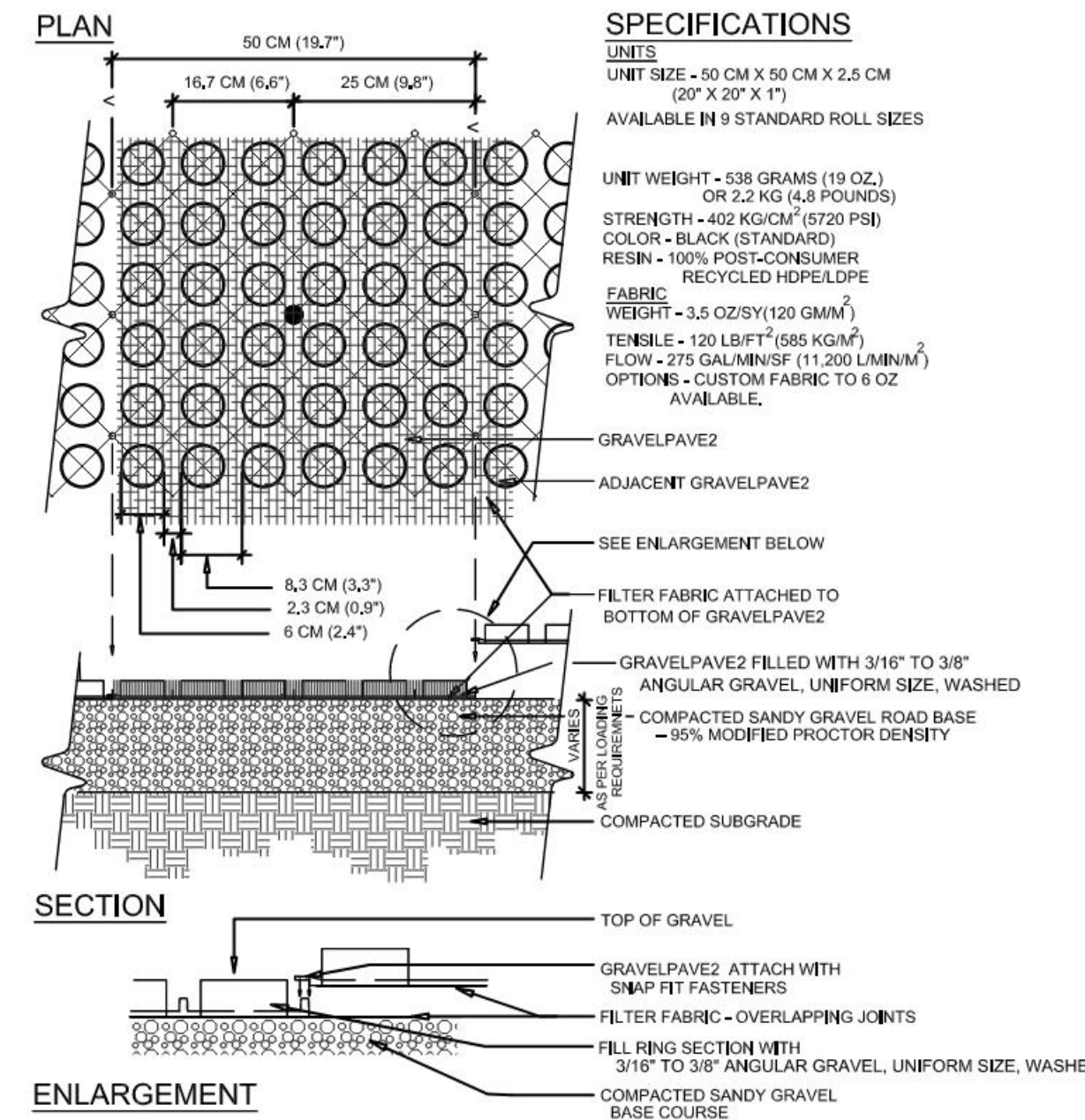
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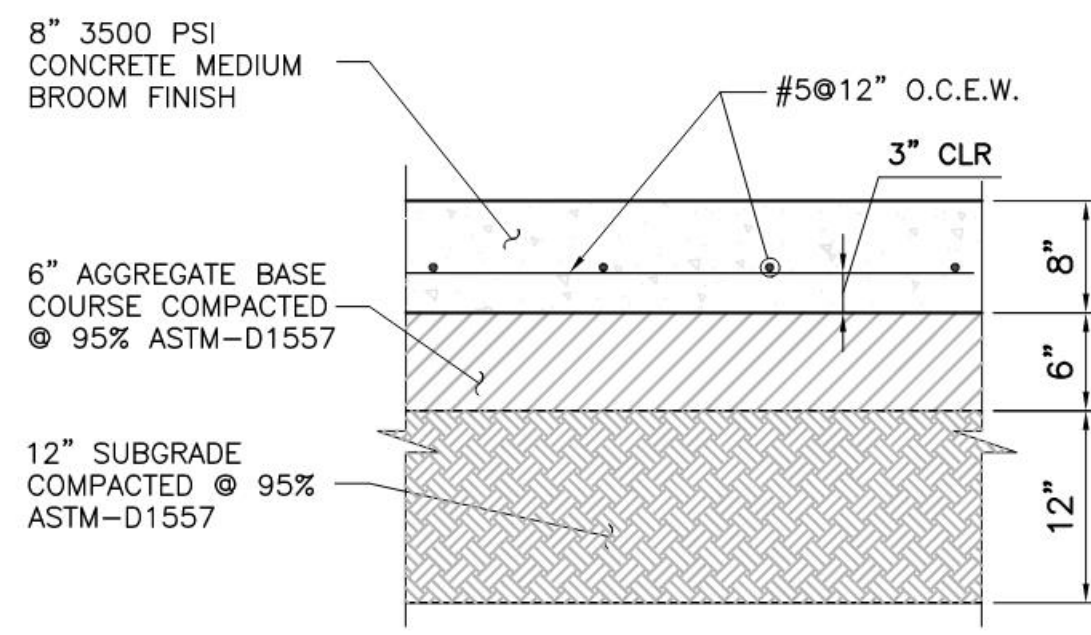
**E2 PARKING LOT ASPHALT**  
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**D6 CONCRETE SPLASH BLOCK**  
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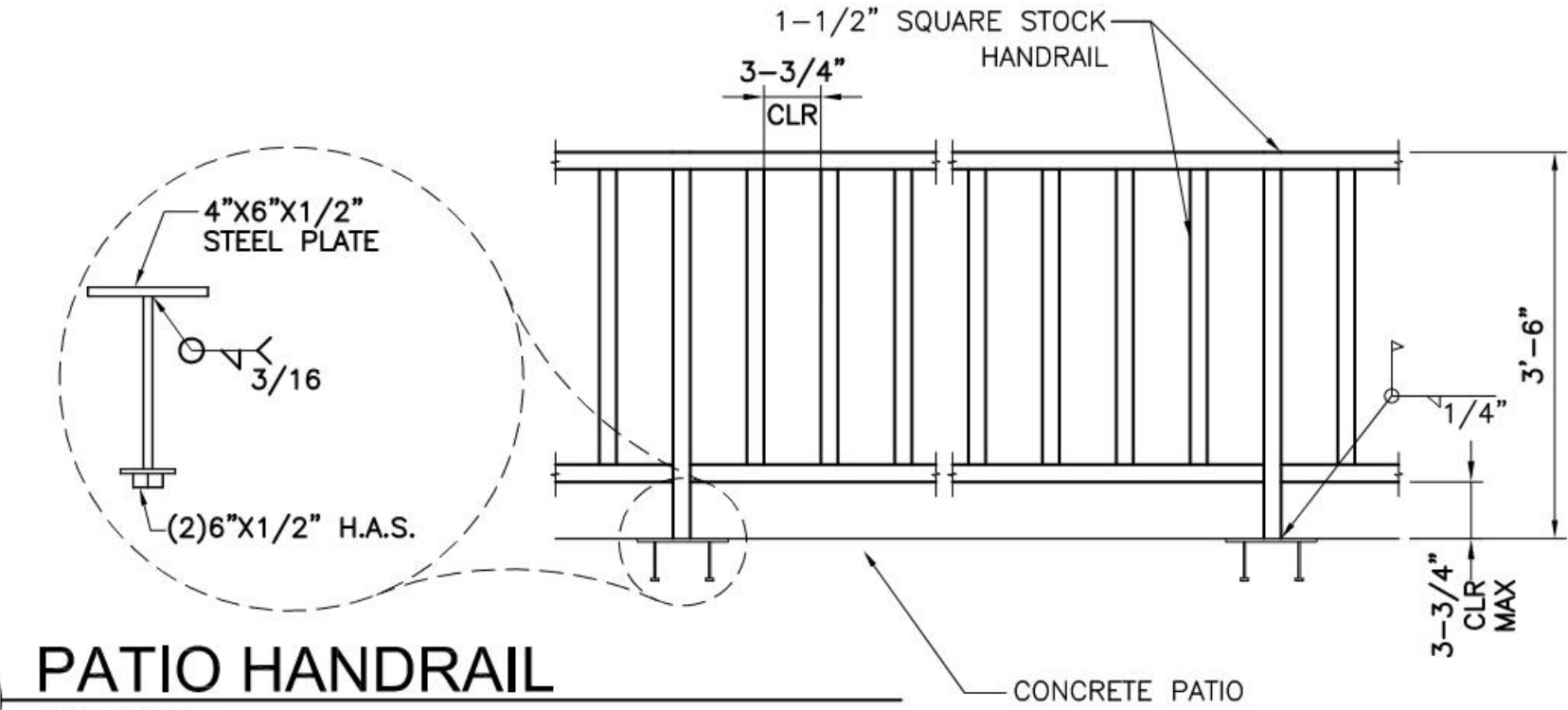


**D4 GRAVEL PAVEMENT**  
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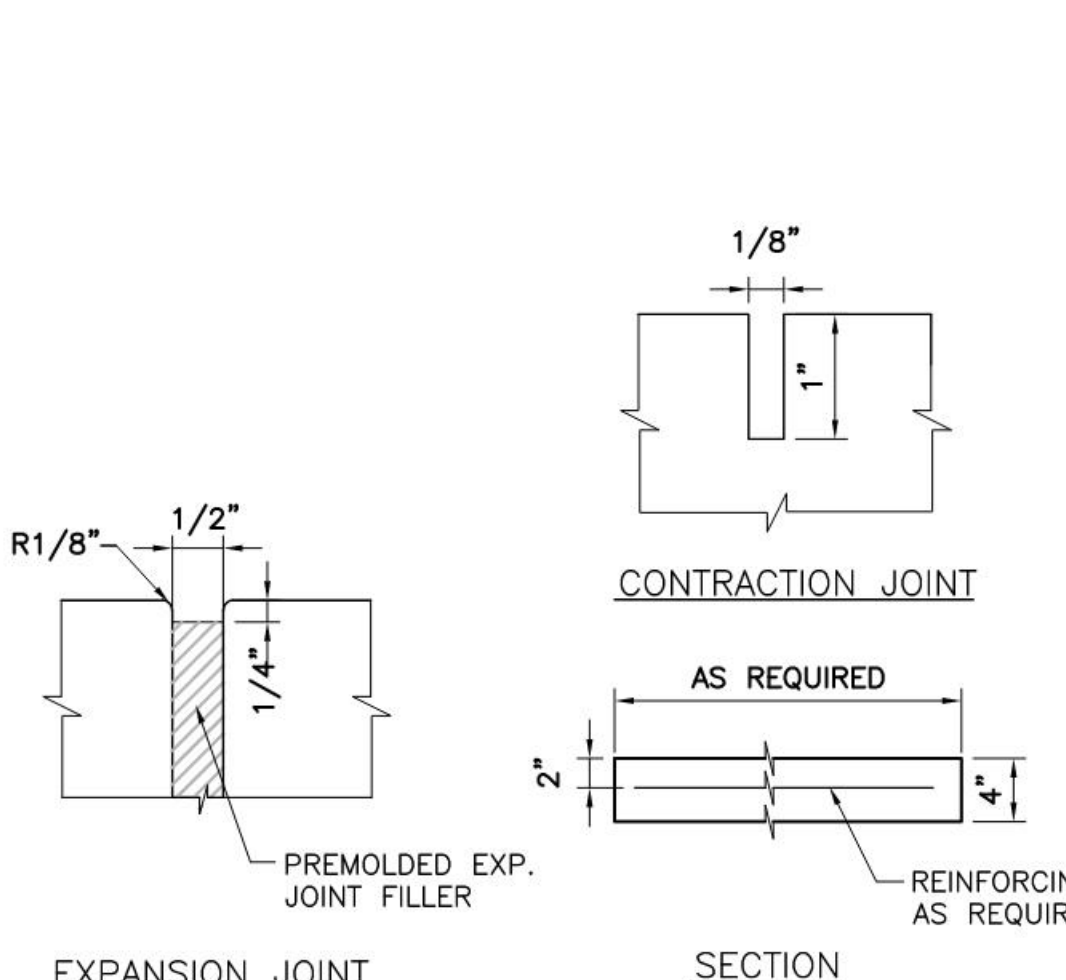
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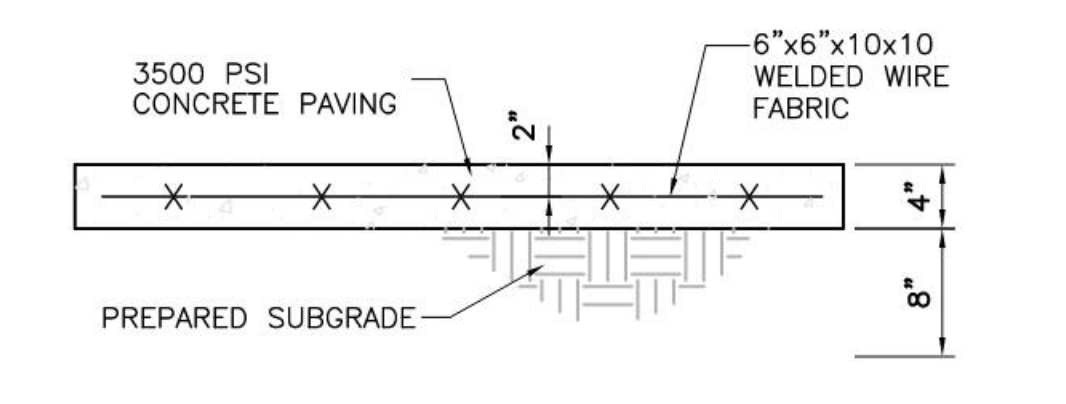
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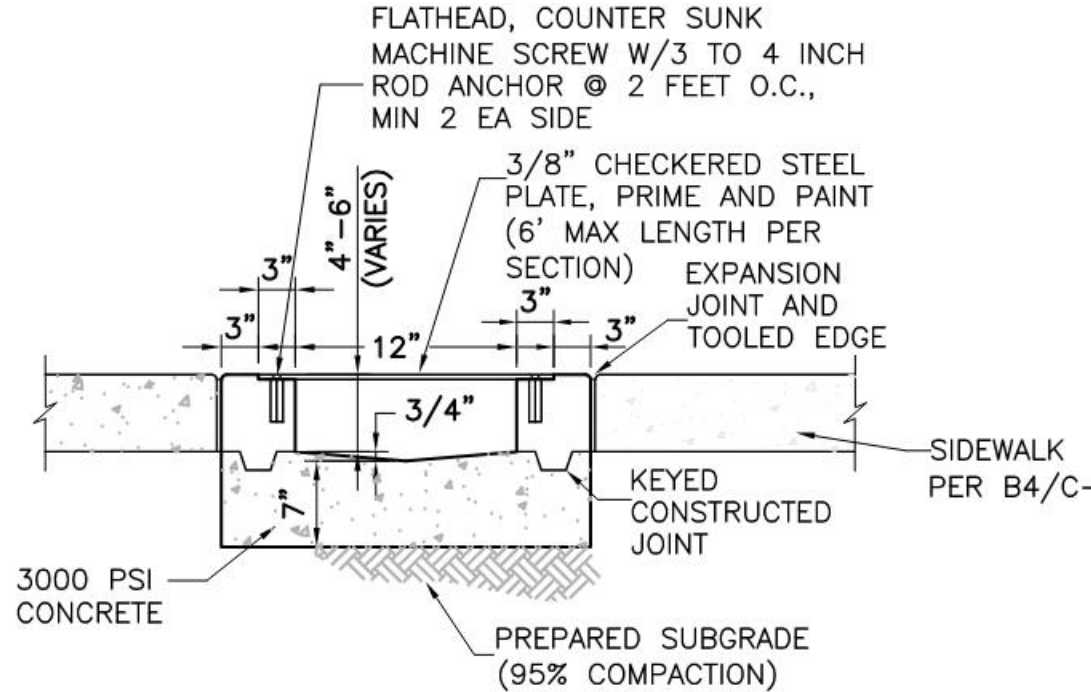
**C5 PATIO HANDRAIL**  
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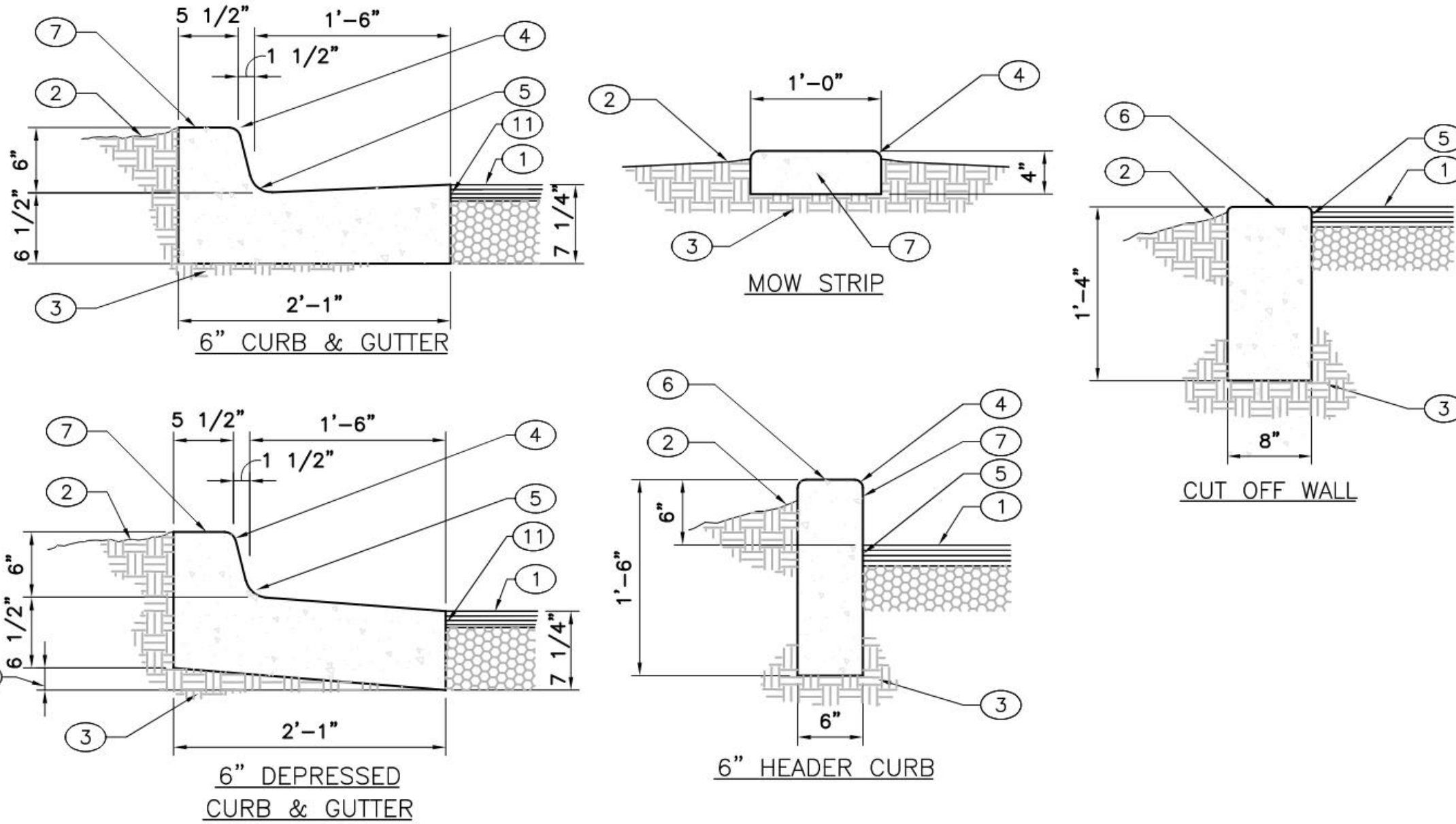
**C3 CONCRETE STOOP**  
NOT TO SCALE



**B4 TYPICAL SIDEWALK**  
NOT TO SCALE



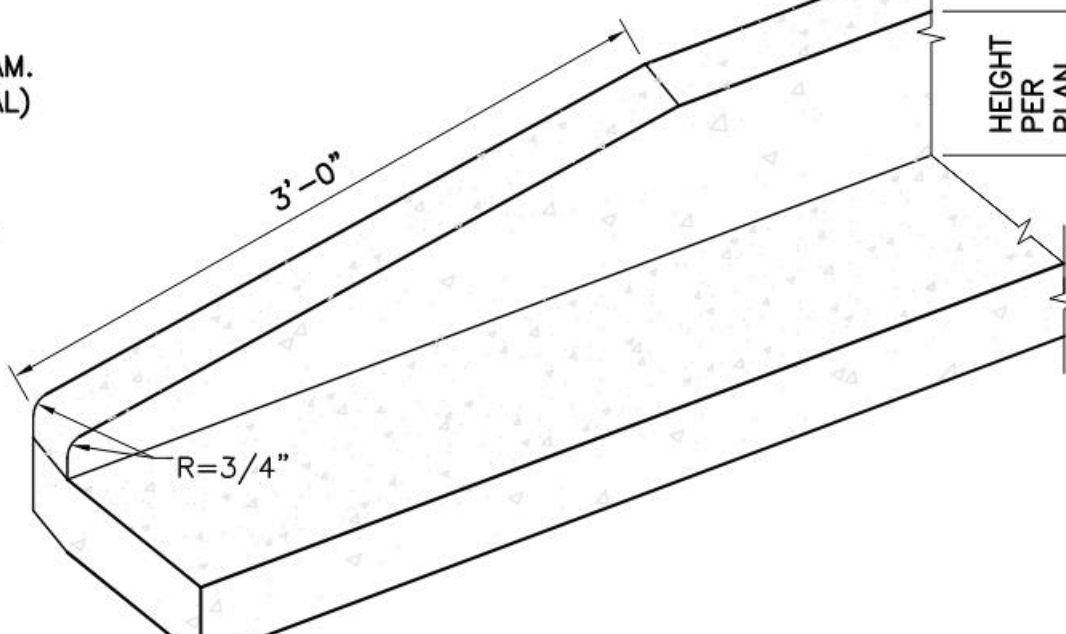
**B3 SIDEWALK CULVERT**  
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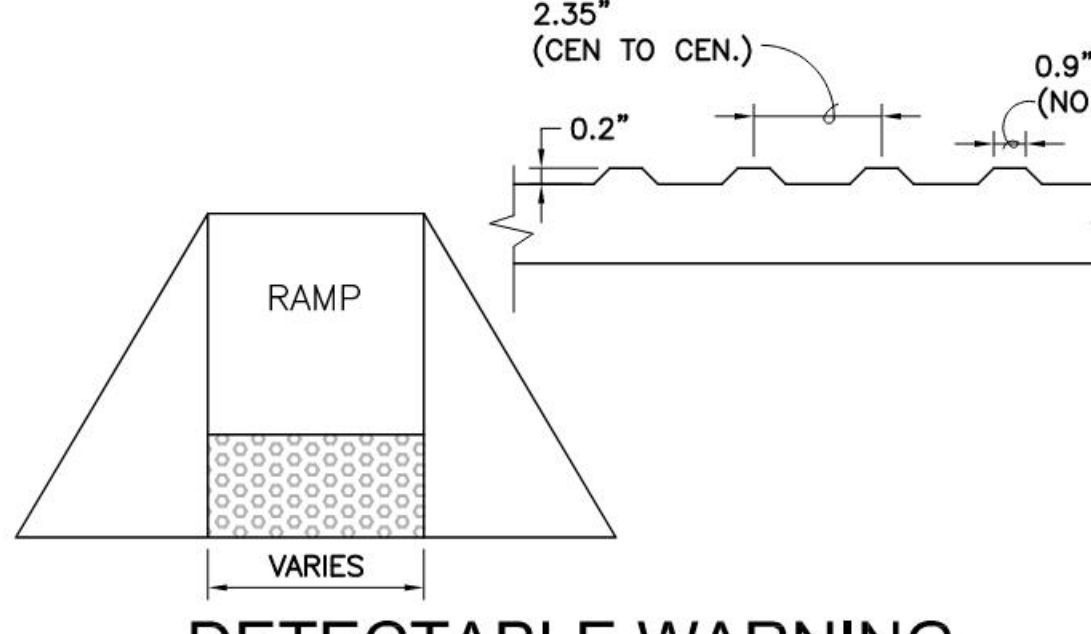
**A5 CURB SECTIONS**  
NOT TO SCALE

**CURB & GUTTER CONSTRUCTION NOTES:**

- CURBS, GUTTERS & CUT-OFF WALLS TO BE CONSTRUCTED OF 3500 PSI P.C.C. UNLESS OTHERWISE NOTED.
- EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
- REMOVE & REPLACE 12" WIDE STRIP OF PAVEMENT BEYOND LIP OF GUTTER WHEN CONSTRUCTING CURB & GUTTER ADJACENT TO EXISTING A.C. PAVEMENT.
- DIMENSIONS AT ROUNDED CORNERS MEASURED TO INTERSECTION OF STRAIGHT LINES.
- FOR 6" CURB & GUTTER PROVIDE CONTROL JTS. @ 6' O.C. MAX. ALSO PROVIDE 1/2" EXPANSION JTS. AT 30' O.C. MAX. AT CURB RETURNS, & AT EACH SIDE OF DRIVEWAYS.
- FOR ALL OTHER CURBING PROVIDE CONTROL JOINTS @ 10' O.C. PROVIDE EXPANSION JOINTS @ 50' O.C. & ADJACENT TO BUILDINGS AND WALLS.

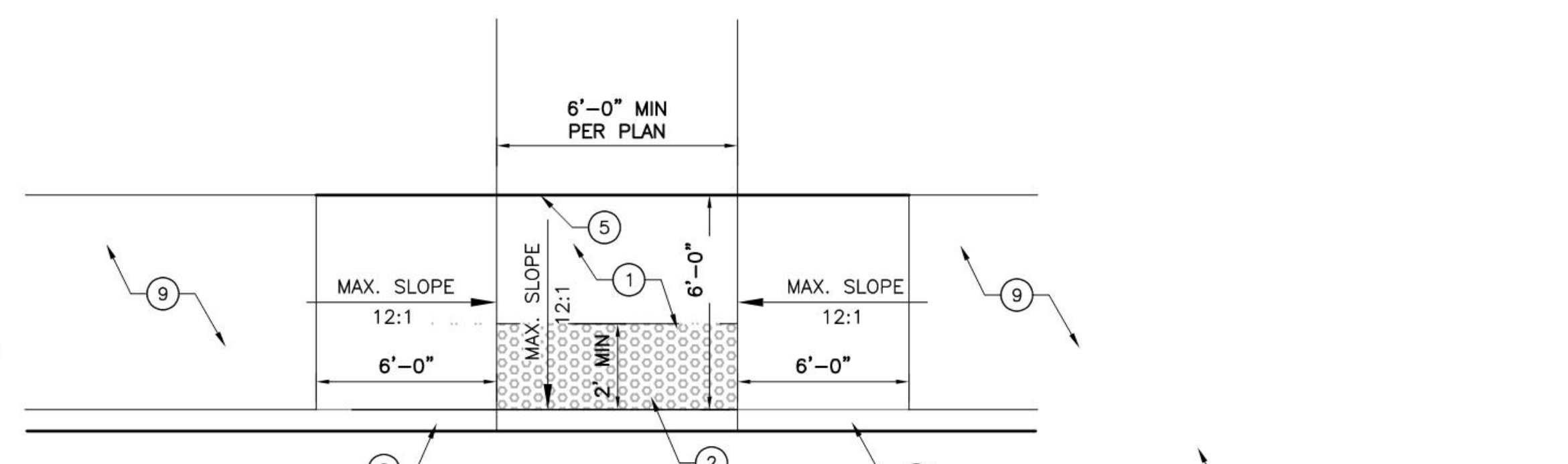
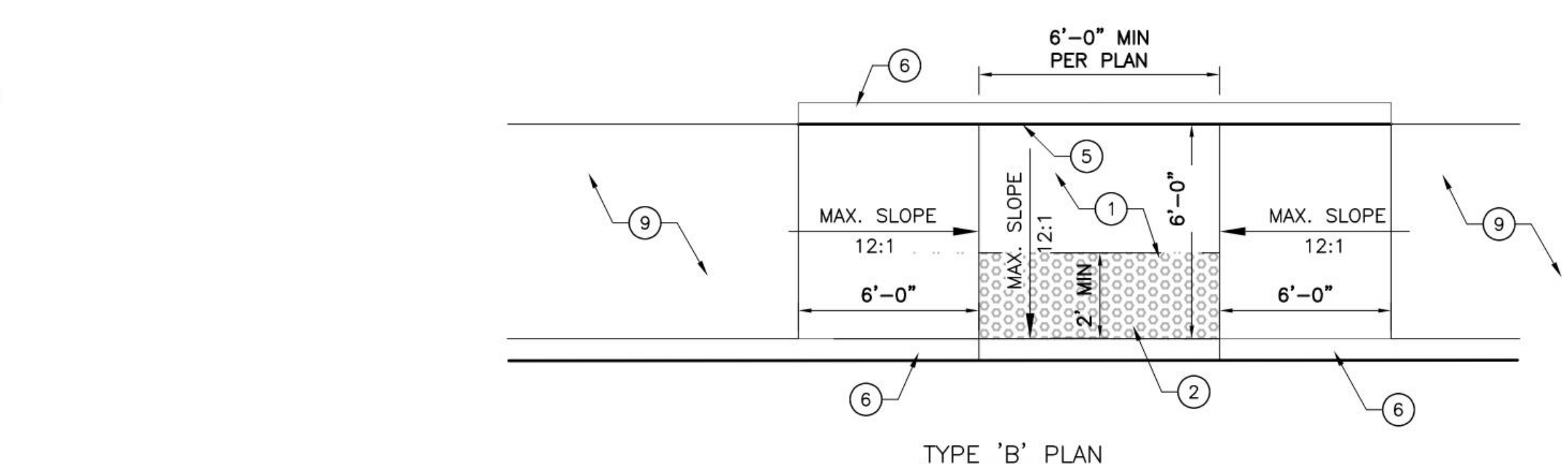
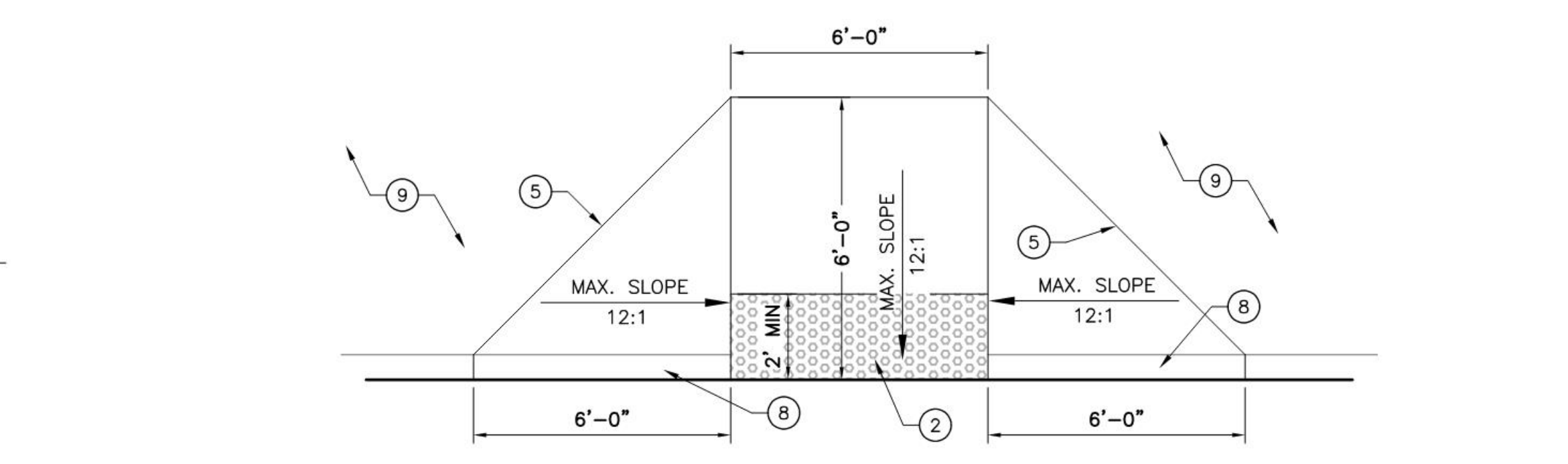


**A4 CURB TRANSITION**  
NOT TO SCALE



**A3 DETECTABLE WARNING SURFACE**  
NOT TO SCALE

**E1 BOLLARD, 6"Ø**  
NOT TO SCALE



**A1 CURB ACCESS RAMPS**  
NOT TO SCALE

- KEYED NOTES: #**
- 2% CROSS SLOPE MADE IN ANY DIRECTION.
  - DETECTABLE WARNING SURFACE PER A4/C-501.
  - CONC. CURB, SEE PLANS.
  - CURB, WALL, OR BUILDING, SEE PLANS.
  - 1/2" EXPANSION MATERIAL.
  - STD. CONC. HEADER CURB AS REQUIRED.
  - POINT OF CURVE.
  - SLOPE CURB @ 12:1.
  - CONCRETE SIDEWALK PER PLANS.
  - RAMP LANDING PER PLANS.

**A1 CURB ACCESS RAMPS**  
NOT TO SCALE





REVISIONS

NO.	DATE	DESCRIPTION

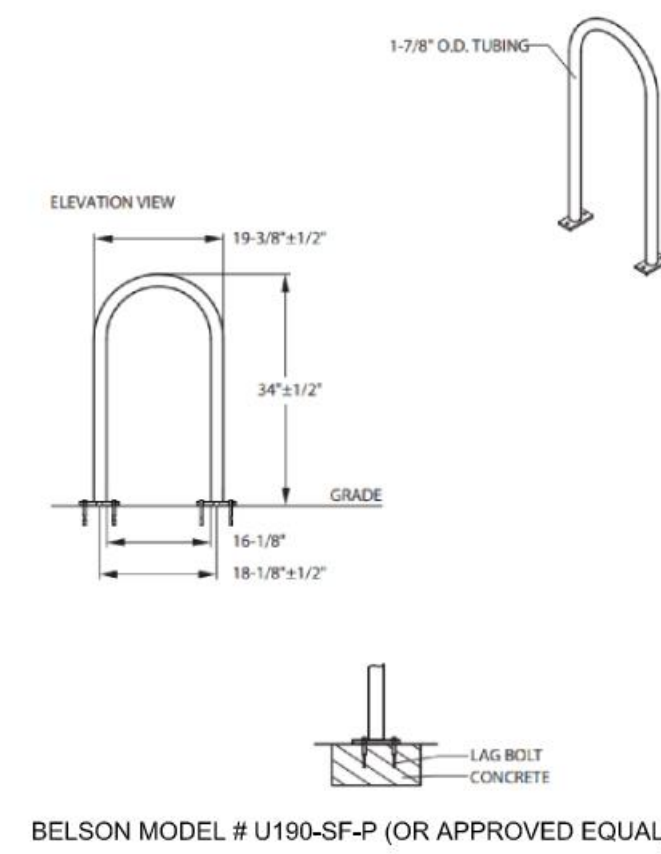
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Drawn by	DAA
Checked by	DAA
Date	MAY 24, 2021
Project number	2574

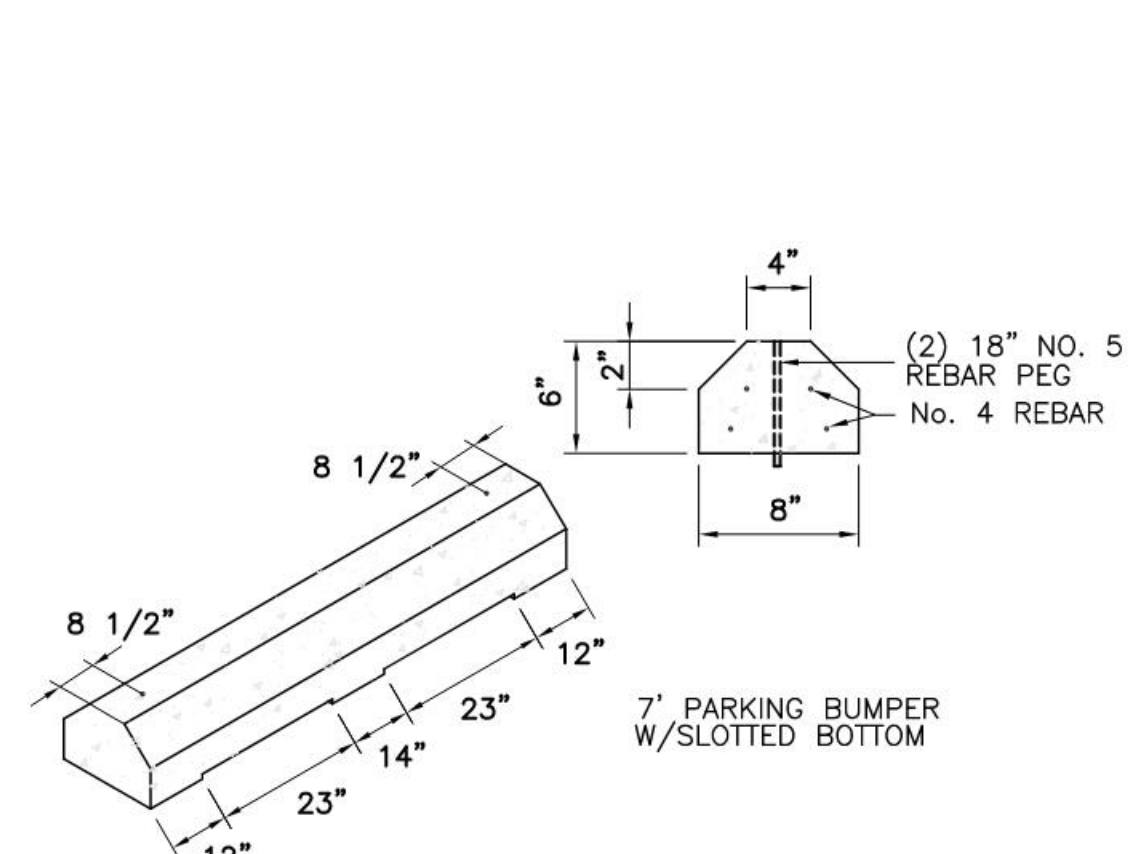
SHEET TITLE

CIVIL DETAILS

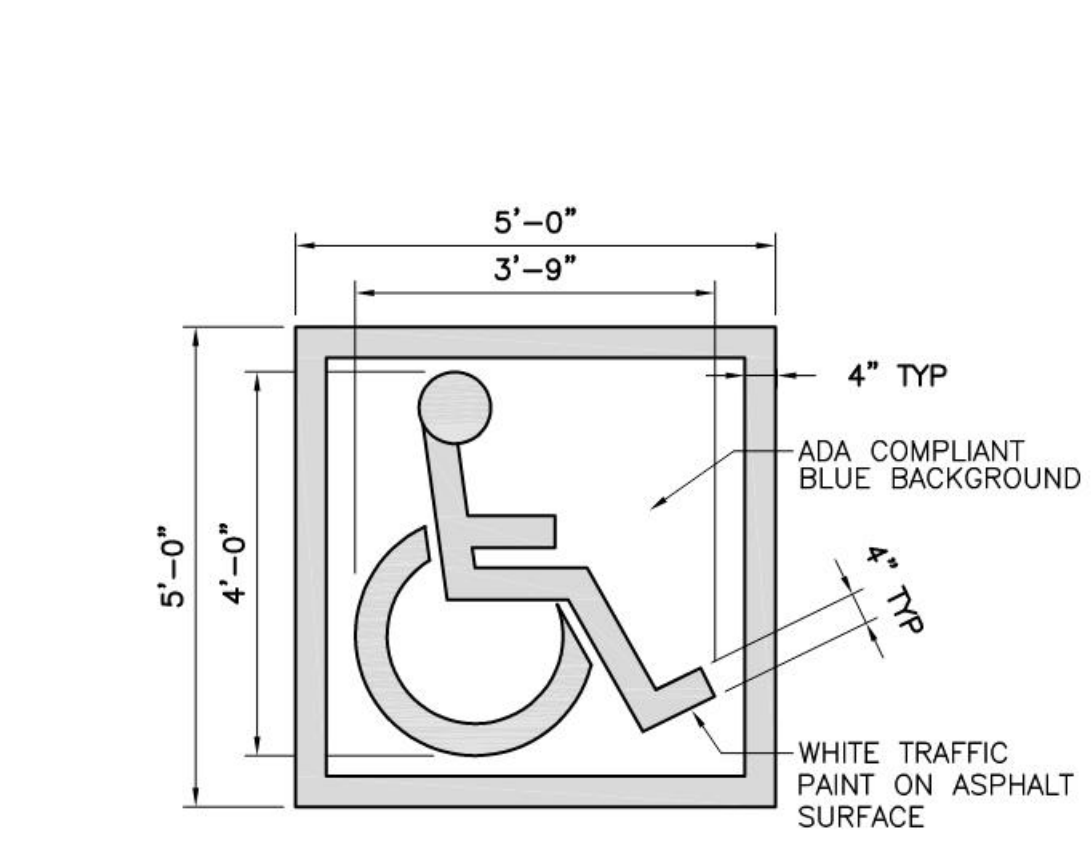
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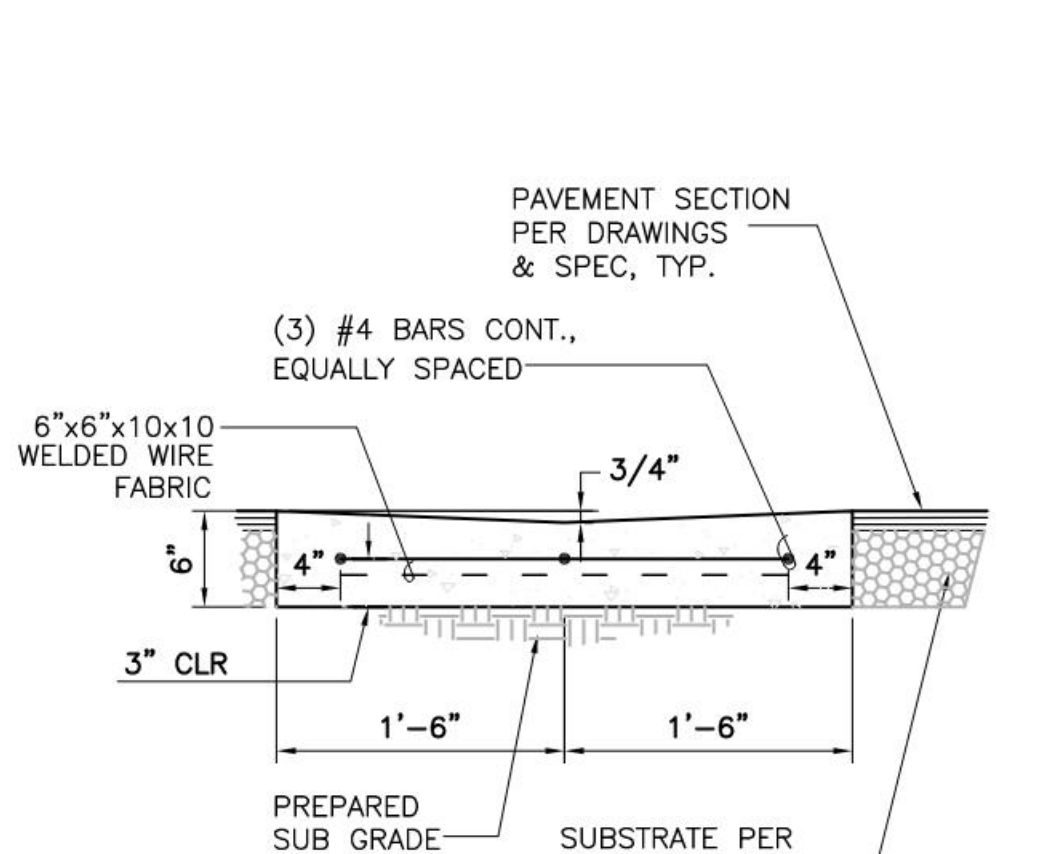
**E5 BICYCLE RACK**  
 NOT TO SCALE



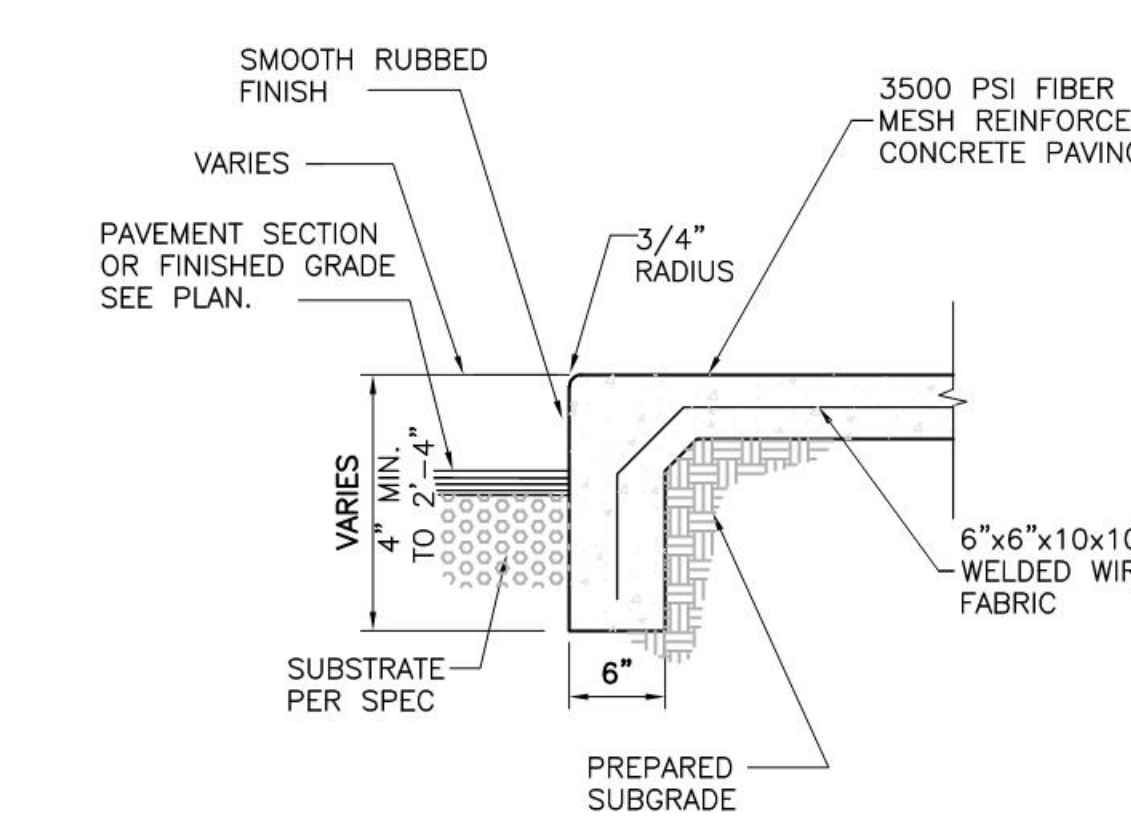
**E4 PARKING BLOCK**  
 NOT TO SCALE



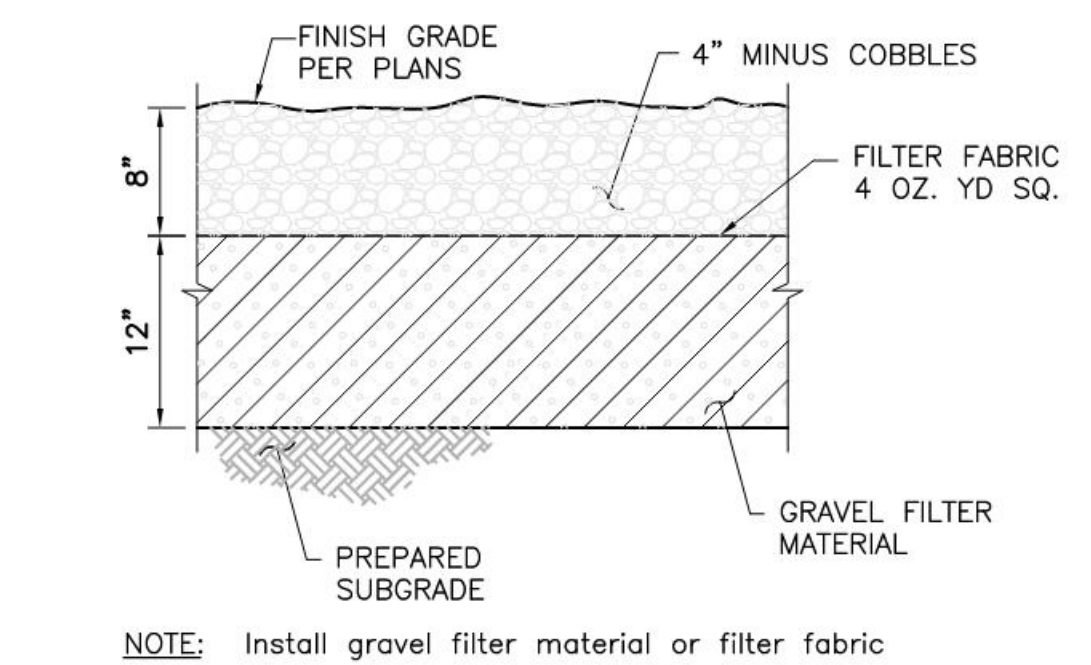
**E3 RESERVED SYMBOL**  
 NOT TO SCALE



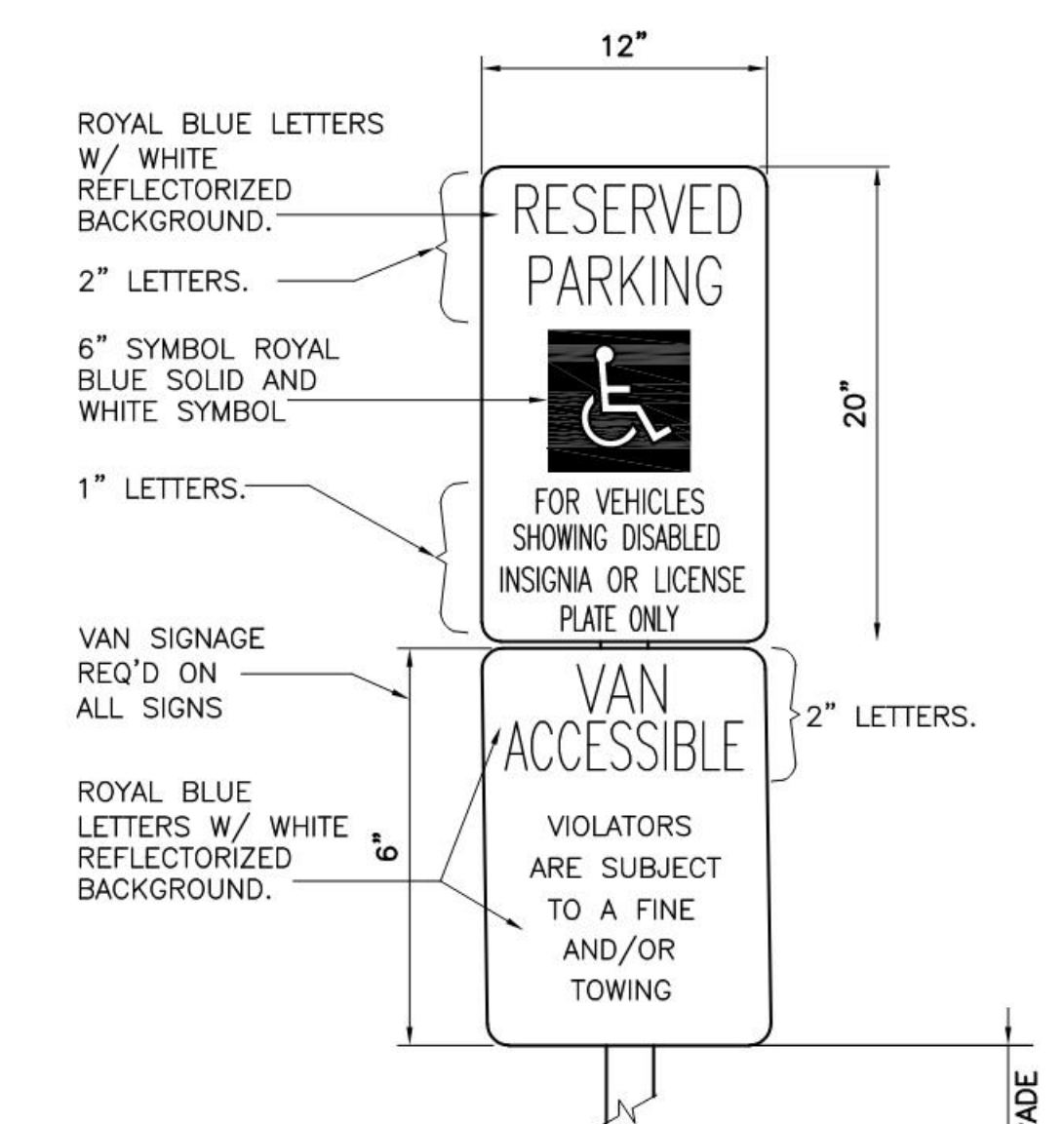
**E1 CONCRETE VALLEY GUTTER**  
 NOT TO SCALE



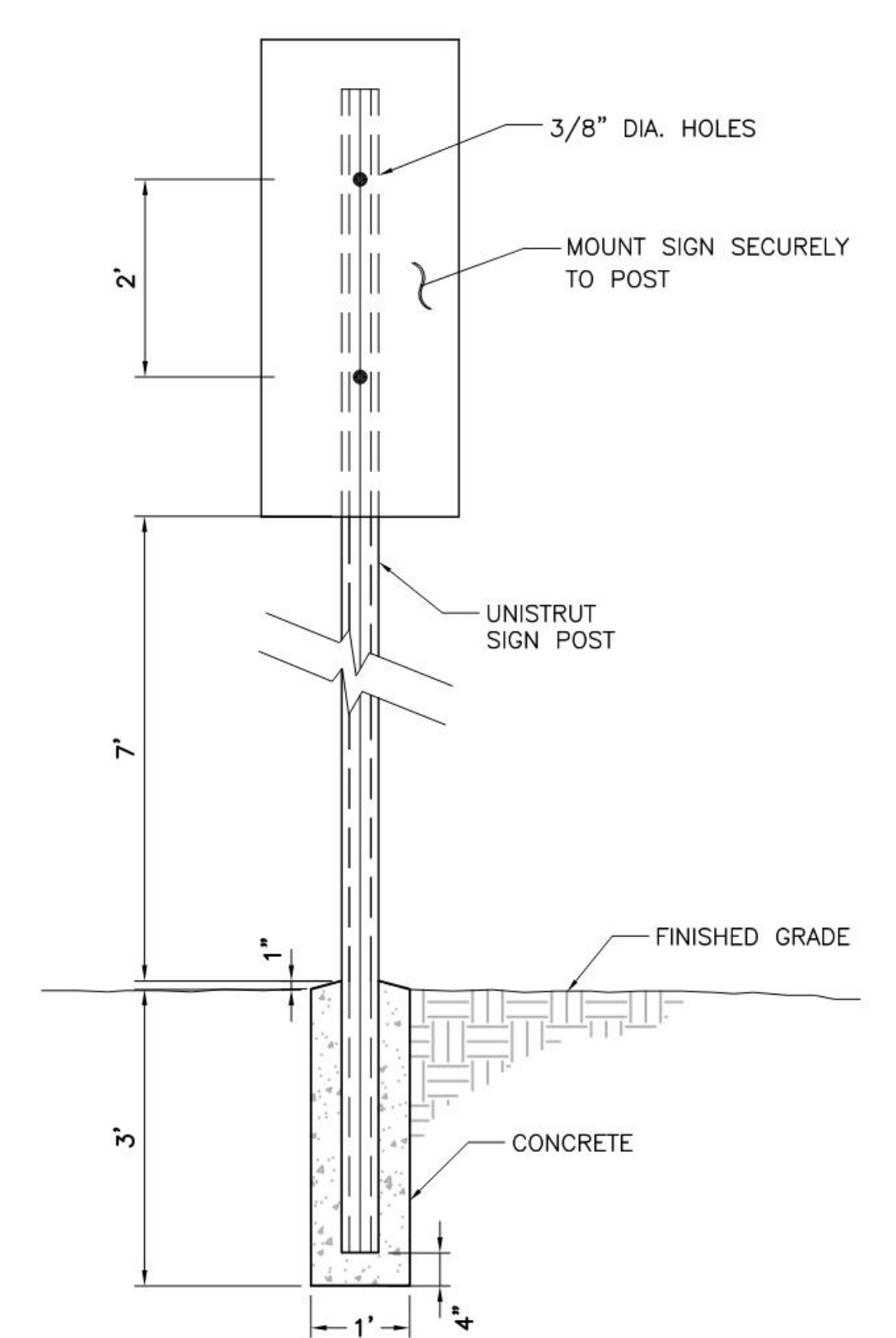
**D4 CONCRETE PATIO TURNDOWN**  
 NOT TO SCALE



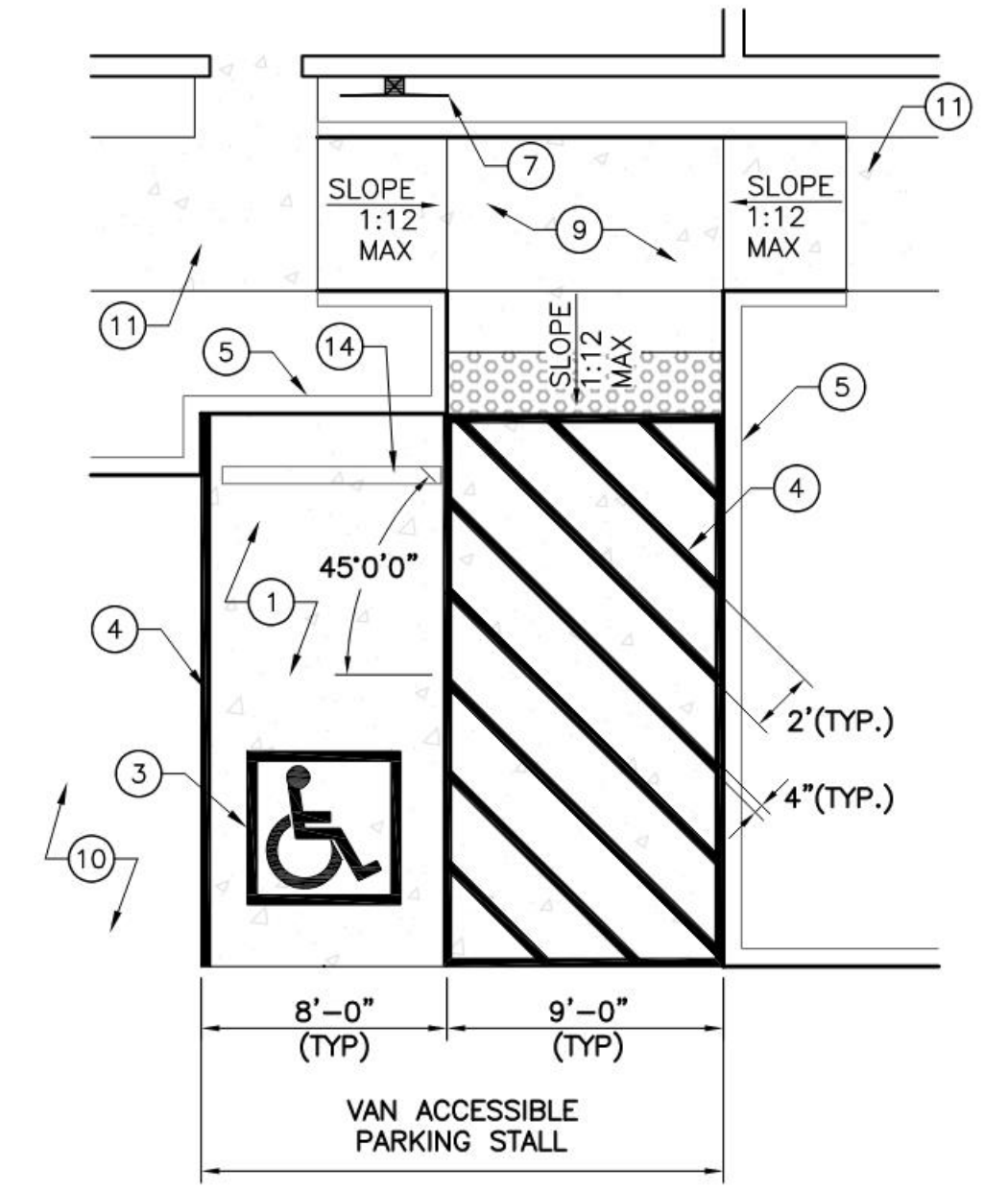
**D5 RIP-RAP SECTION**  
 NOT TO SCALE



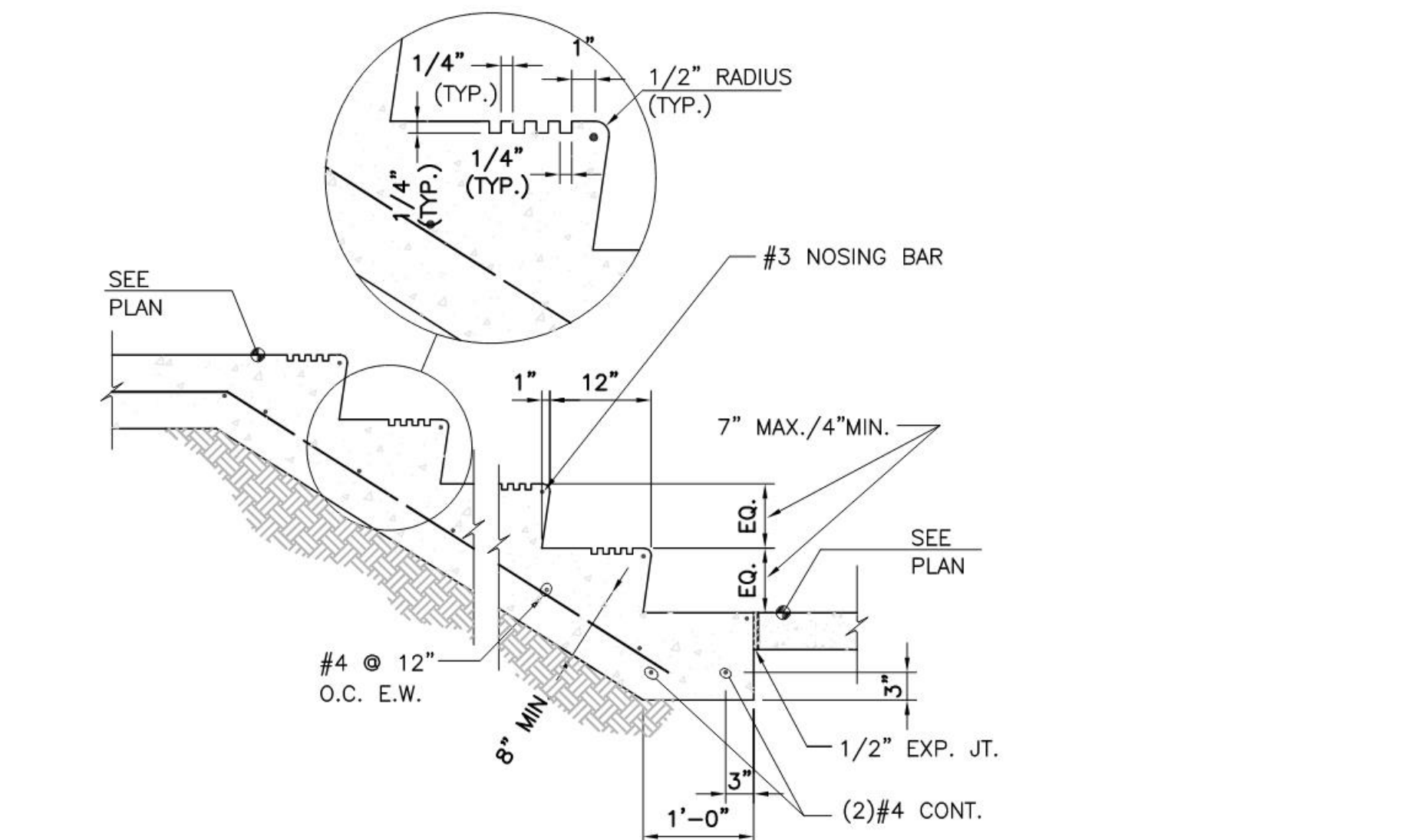
**C3 RESERVED PARKING SIGNS**  
 NOT TO SCALE



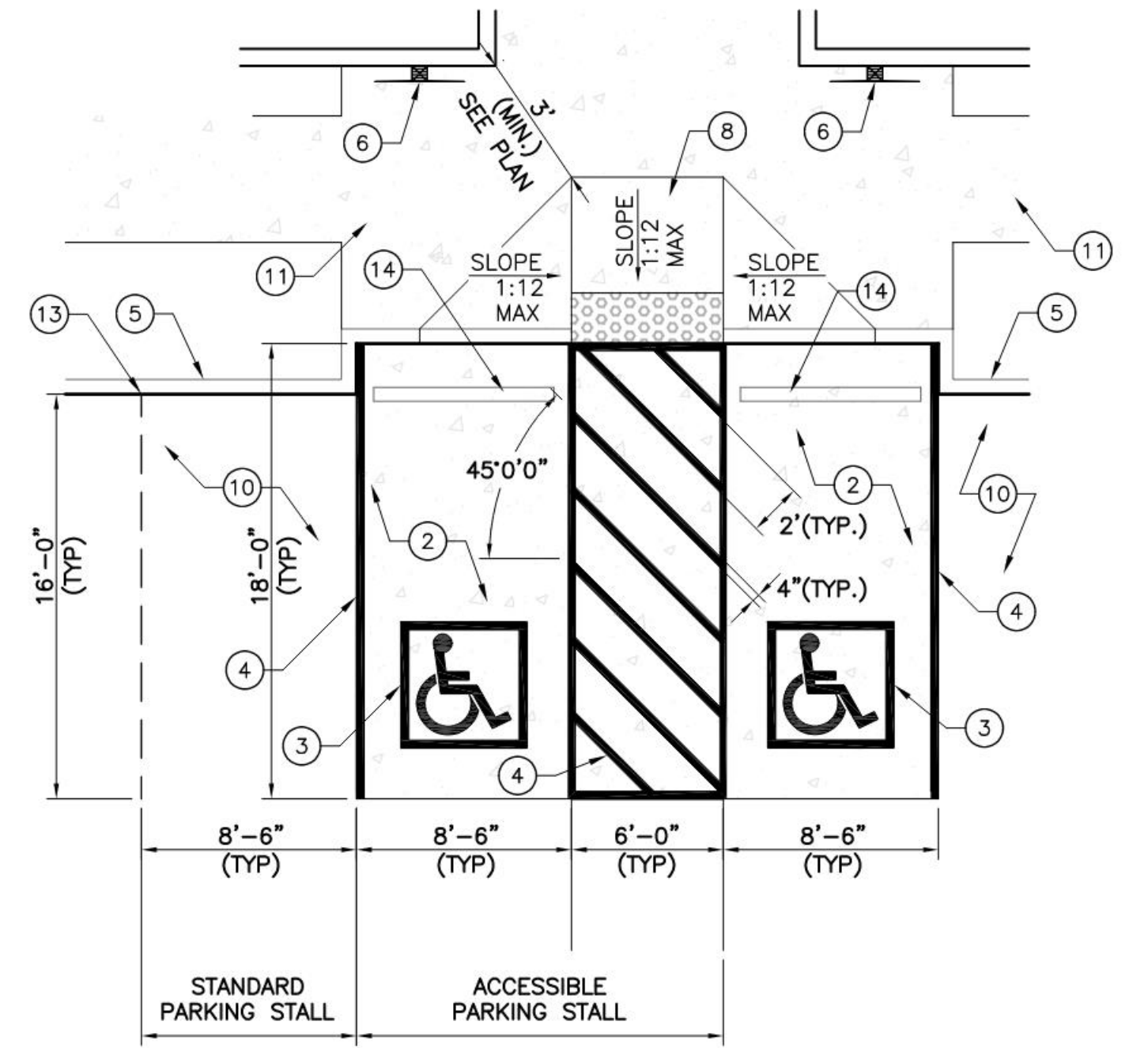
**D2 PARKING SIGN POST**  
 NOT TO SCALE



**A1 ADA PARKING STALL**  
 NOT TO SCALE



**B2 CONCRETE STAIR**  
 NOT TO SCALE



**A2 STAIR/RAMP RAILING**  
 NOT TO SCALE

- GENERAL NOTES:**
1. SET POSTS IN CONCRETE TO A MINIMUM DEPTH OF 3'-0". USE A 2" STEEL FLANGED CHANNEL FOR SIGN POSTS. FABRICATE SIGN PANELS OF .063 ALUMINUM. PAINT POST POSTAL BLUE, (MATTE FINISH).
  2. LOCATE POSTS 2'-0" BACK FROM ADJACENT CURBS, UNLESS NOTED OTHERWISE.
  3. ALL 2" FLANGED CHANNEL SIGN POSTS TO BE INSTALLED WITH WITH BREAK AWAY CONNECTION.
  4. ALL SIGNS TO HAVE AN ANTI GRAFFITI COATING, BOTH SIDES.

- KEYED NOTES:**
1. TYPICAL VAN ACCESSIBLE SPACE.
  2. TYPICAL STANDARD ACCESSIBLE SPACE.
  3. RESERVED PARKING SYMBOL PER DETAIL E3/C-501.
  4. 4" WIDE WHITE STRIPING (TYP.).
  5. CONCRETE HEADER CURB PER DETAIL A5/C-501.
  6. RESERVED PARKING SIGN PER DETAIL C2/C0502.
  7. VAN ACCESSIBLE RESERVED PARKING SIGN PER DETAIL C2/C-502.
  8. TYPICAL TYPE 'A' CURB RAMP, PER DETAIL A1/C-501.
  9. TYPICAL TYPE 'B' CURB RAMP, PER DETAIL A1/C-501.
  10. GRAVEL PARKING STALL.
  11. CONC. SIDEWALK, SEE PLANS AND DETAIL B4/C-501.
  12. DETECTABLE WARNING SURFACE PER DETAIL A3/C-501.
  13. 2" V-NOTCH CUT INTO HEADER CURB TO INDICATE EDGE OF PARKING STALL.
  14. CONCRETE PARKING BLOCK PER DETAIL D2/C-502.





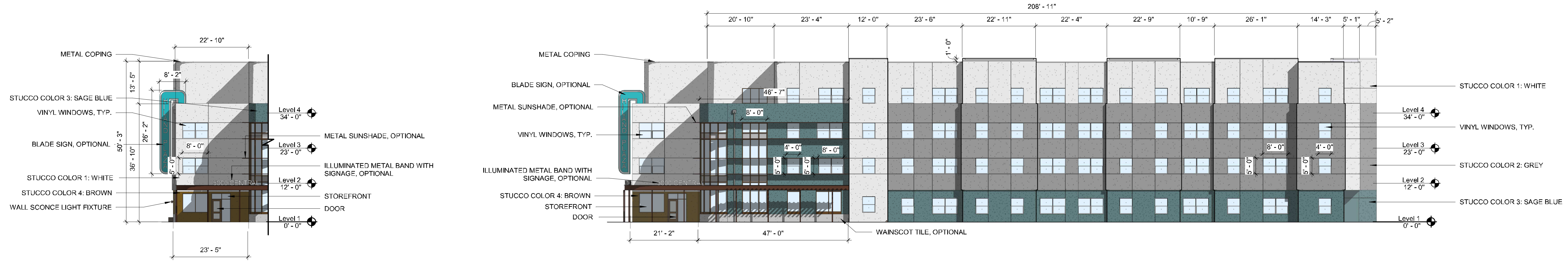








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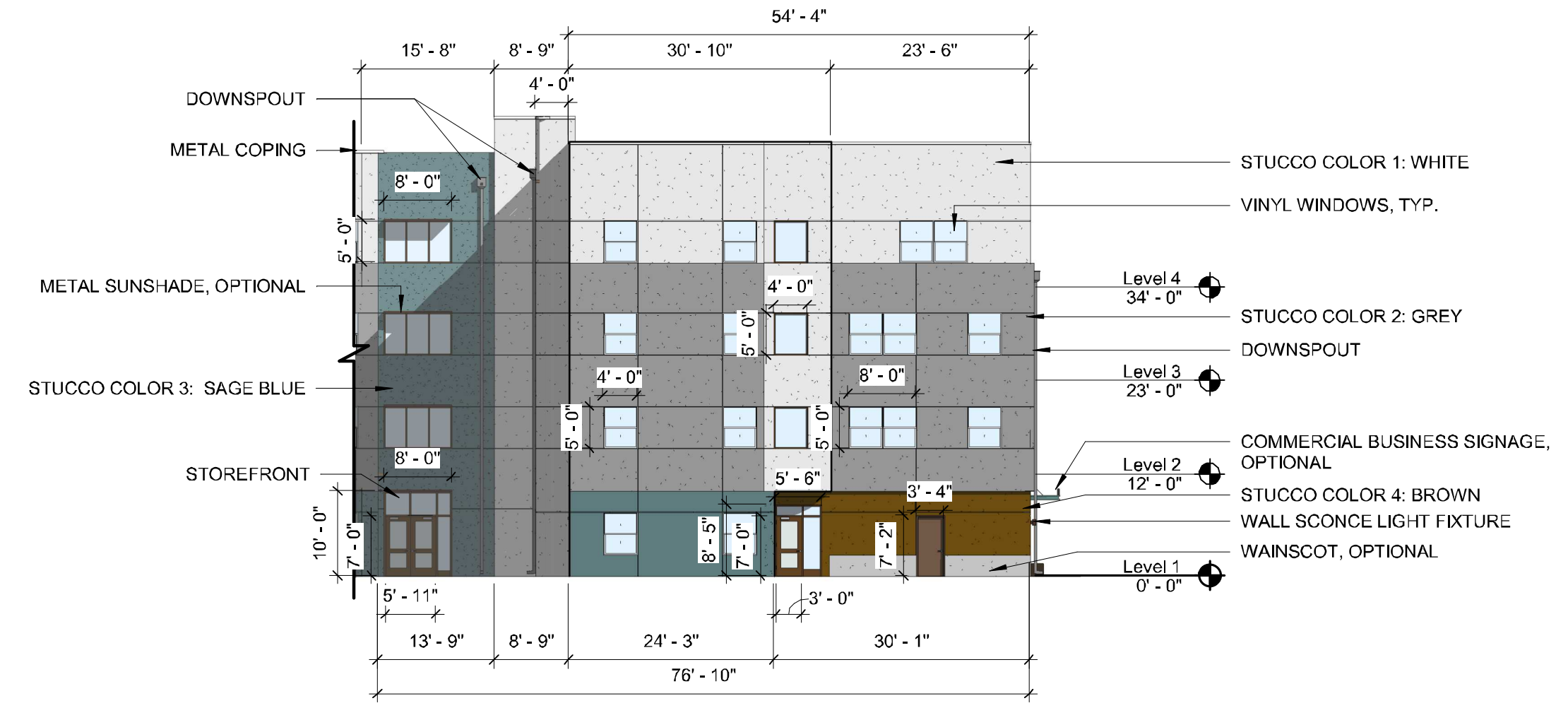


**D1 WEST ELEVATION - NORTH END**  
 1/16" = 1'-0"

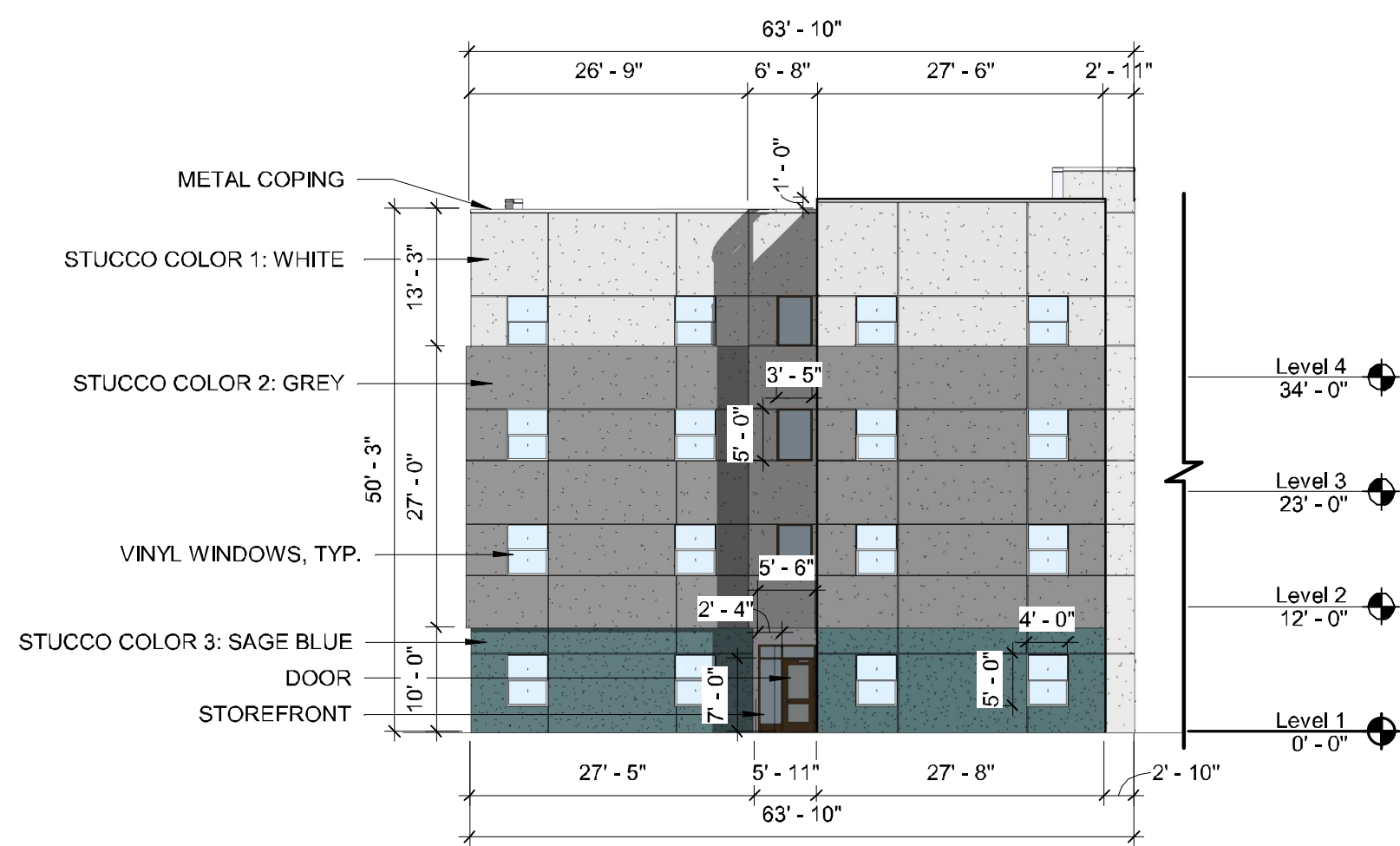
**D3 WEST ELEVATION**  
 1/16" = 1'-0"



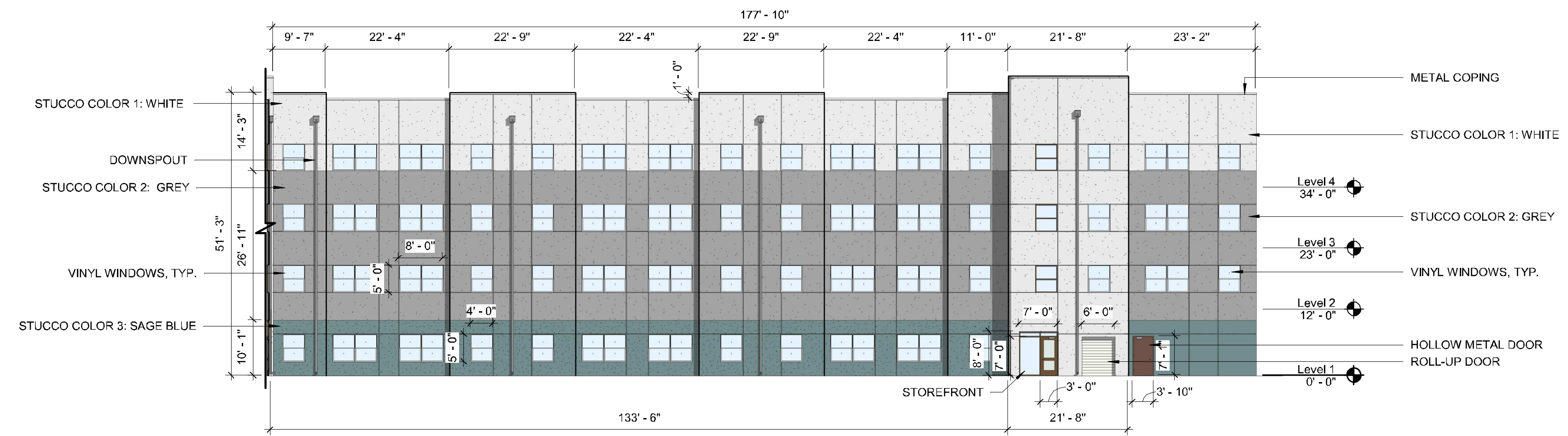
**C1 EAST ELEVATION**  
 1/16" = 1'-0"



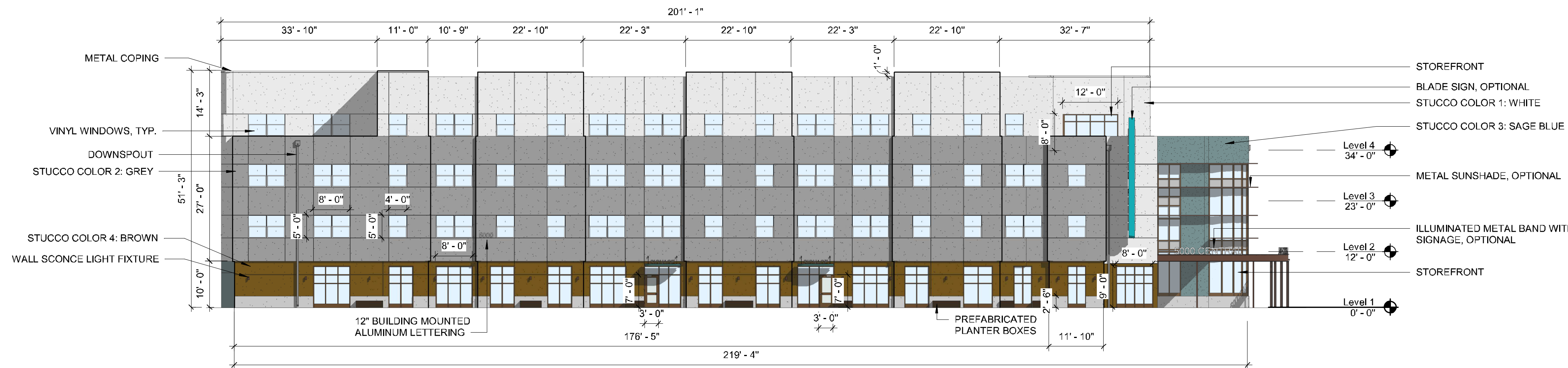
**C4 EAST ELEVATION - NORTH END**  
 1/16" = 1'-0"



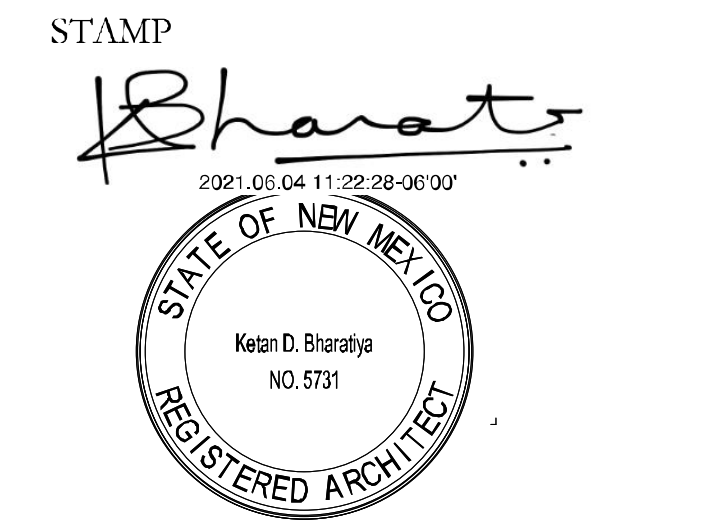
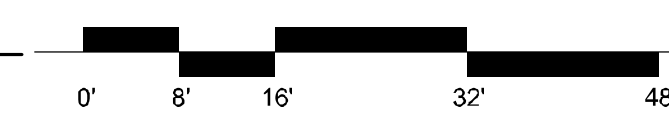
**B1 SOUTH ELEVATION - WEST END**  
 1/16" = 1'-0"



**B3 SOUTH ELEVATION**  
 1/16" = 1'-0"



**A1 NORTH ELEVATIONS**  
 1/16" = 1'-0"



**DRB SUBMITTAL**  
 PROJECT NAME  
**H I L A N D P L A Z A**

5000 CENTRAL AVENUE SE,  
 ALBUQUERQUE, NM, 87106

**GREATER ALBUQUERQUE  
 HOUSING PARTNERSHIP**

REVISIONS

NO.	DATE	DESCRIPTION

Copyright: Design Group  
 Drawn by: RHJJ  
 Checked by: VM  
 Date: JUNE 4, 2021  
 Project number: 2574

SHEET TITLE

**BUILDING ELEVATIONS**  
 SHEET NUMBER

**201.1**