



**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 P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input checked="" type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input 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**  
 Extension of Infrastructure List associated with approved site plan.

<b>APPLICATION INFORMATION</b>		
Applicant: Cedar Investors, LLC		Phone: (505) 998-0163
Address: 6300 Riverside Plaza Lane #200		Email: jrogers@titan-development.com
City: Albuquerque	State: NM	Zip: 87120
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List <u>all</u> owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: Tract 6	Block:	Unit:
Subdivision/Addition: Plat of The Highlands	MRGCD Map No.:	UPC Code: 101505724736221706
Zone Atlas Page(s): K-15	Existing Zoning: MX-M	Proposed Zoning No Change
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 2.85 acres
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 1301 Central Ave NE	Between: Cedar Street NE	and: Sycamore Street NE
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
Project #1011115, 16EPC-40083/40084; 18DRB-70006		

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: 2/1/2022			
Printed Name: James K. Strozier, FAICP		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent			
<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:			Fee Total:		
Staff Signature:		Date:	Project #		

**FORM S1: SUBDIVISION OF LAND – MAJOR**

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

- MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL
- MAJOR AMENDMENT TO PRELIMINARY PLAT
- BULK LAND SUBDIVISION

- 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 S1 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
  - \_\_\_ Sign Posting Agreement
  - \_\_\_ Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
  - \_\_\_ TIS Traffic Impact Study Form
  - \_\_\_ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
  - \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)
  - \_\_\_ Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)
  - \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(1)
    - \_\_\_ Office of Neighborhood Coordination notice inquiry response
    - \_\_\_ Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
    - \_\_\_ 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, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
  - \_\_\_ Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat
  - \_\_\_ Sidewalk Exhibit and/or cross sections of proposed streets
  - \_\_\_ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
  - \_\_\_ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
  - \_\_\_ Landfill disclosure statement on the plat per IDO Section 14-16-6-4(S)(5)(d)(2).(d.) if site is within a designated landfill buffer zone
  - \_\_\_ Proposed Infrastructure List


EXTENSION OF PRELIMINARY PLAT


INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

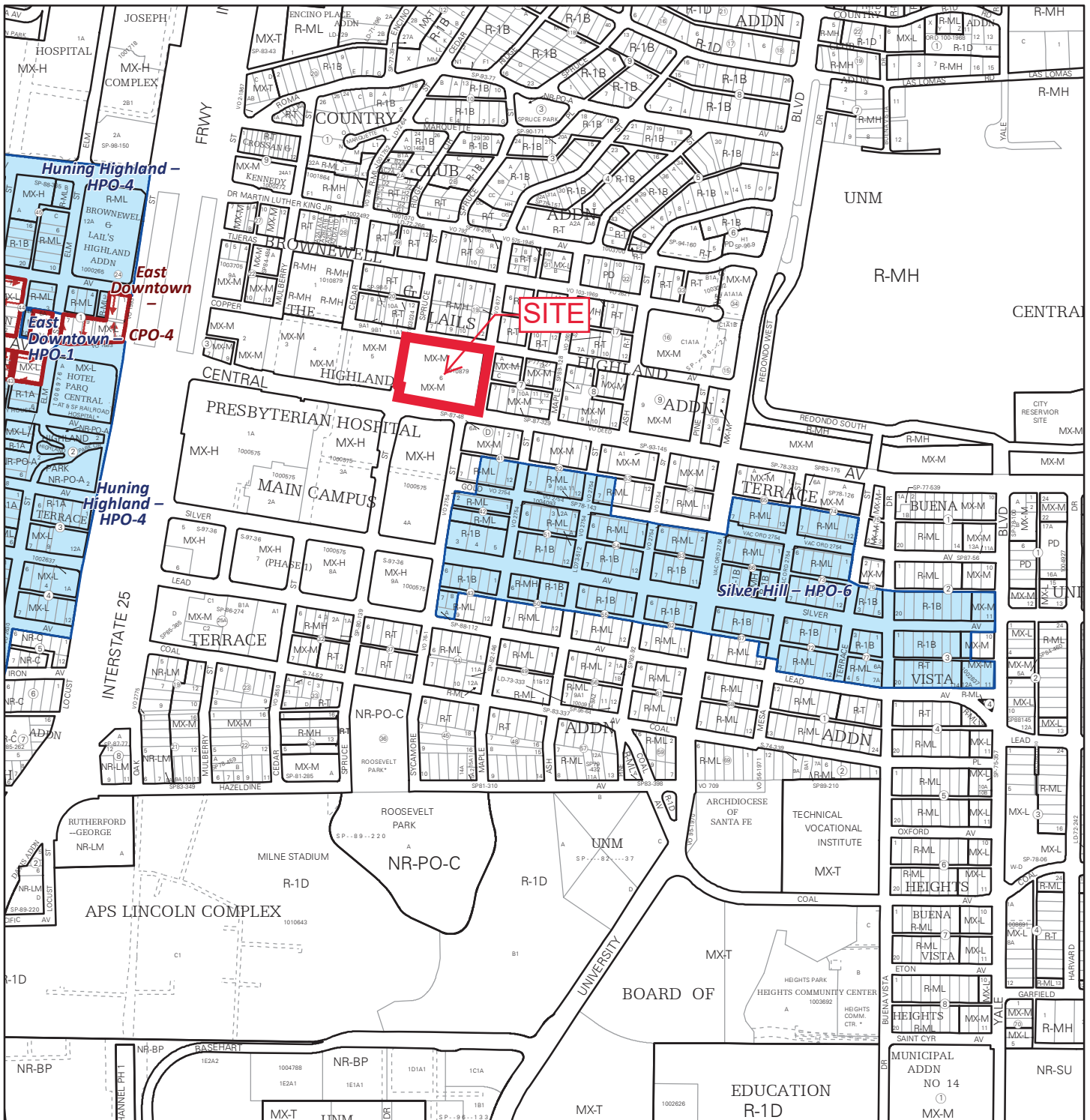
*For temporary sidewalk deferral extension, use Form V.*

- 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 S1 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 IDO Section 14-16-6-4(X)(4)
- Preliminary Plat or site plan
- Copy of DRB approved infrastructure list

***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.***


Signature: 	Date: 2/1/2022
Printed Name: James K. Strozier, FAICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	




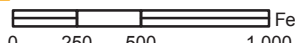






For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

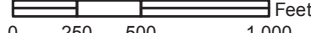
## IDO Zone Atlas May 2018



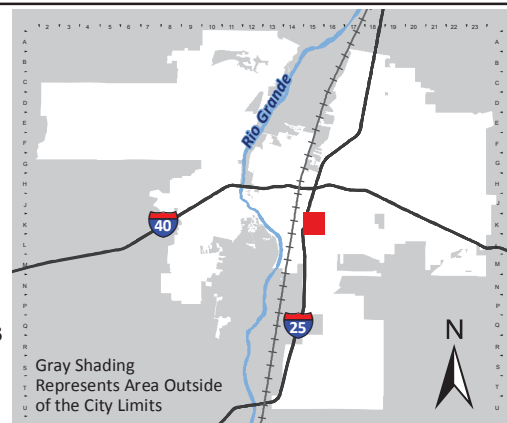
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).

Zone Atlas Page:  
**K-15-Z**

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



0 250 500 1,000 Feet



Gray Shading  
Represents Area Outside  
of the City Limits

February 1, 2022

Ms. Jolene Wolfley, DRB Chair  
Albuquerque Planning Department  
600 North 2nd Street NW  
Albuquerque, NM 87102

Dear Ms. Wolfley,

The purpose of this letter is to authorize Consensus Planning, Inc. to act as agents for Cedar Investors/Titan Development for an extension of the infrastructure list and related actions necessary to finalized the Site Development Plan for the Highlands East project. The property is legally described as Tract 6, Plat of the Highlands, located at 1301 Central Avenue NE and containing approximately 2.85 acres.

Sincerely,



Kurt Browning  
Cedar Investors, LLC  
c/o Titan Development

c: Joshua Rogers, Titan Development



February 1, 2022

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

Landscape Architecture  
Urban Design  
Planning Services

**RE: Highlands East Infrastructure List Extension**

Dear Madam Chair:

302 Eighth St. NW  
Albuquerque, NM 87102

The purpose of this letter is to request an extension of the Infrastructure List for the Highlands East Site Development Plan on behalf of Cedar Investors, LLC. This project was approved in 2017 by the EPC, and the DRB subsequently approved the plan and Infrastructure List in February 2018 with delegation for the recorded SIA (now IIA).

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

The property is legally described as Tract 6, Plat of the Highlands and contains approximately 2.85 acres located at 1301 Central Avenue NE between Cedar Street and Sycamore Street.

The request meets the criteria relating to Extensions of Period of Validity in Integrated Development Ordinance (IDO) Section 14-16-6-4(X)(4)(a)1 as follows:

**a. The applicant or property owner submits a written request for the time extension before the expiration of the original permit or approval with the Planning Director.**

The Site Development Plan and related Infrastructure List were approved by the DRB on February 14, 2018. As the equivalent of a Site Plan – EPC without all the Board member signatures as of the effective date of the IDO, the Site Plan is valid for 7 years from May 17, 2018, or until May 17, 2025, so the Applicant respectfully requests that the infrastructure list for this project be extended to finalize the still valid site plan it is associated with.

**b. The extension is considered, and a decision made by the same decision-making body as the initial approval, except that no public meeting or hearing shall be required, if one would have been required under the IDO for the initial approval.**


This extension request is being made by the DRB, which is the same decision-making body as the original infrastructure list approval and final sign-off of the associated Site Development Plan.

**PRINCIPALS**

Based on the information provided, we respectfully request approval of this extension.

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

Sincerely,



James K. Strozier, FAICP  
Principal



DEVELOPMENT REVIEW BOARD

**Agenda**

Plaza del Sol Building Basement Hearing Room

**February 14, 2018**



MEMBERS:

Kym Dicome.....DRB Chair  
 Racquel Michel ..... Transportation Development  
 Jon Ertsgaard ..... Water Authority  
 Doug Hughes .....City Engineer/Hydrology  
 Jason Coffey..... Parks & Recreation

*Angela Gomez ~ Administrative Assistant*

CASES WHICH REQUIRE PUBLIC NOTIFICATION-




MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS


- 
1. **Project# 1004167**  
**18DRB-70020** VACATION OF PUBLIC EASEMENT  
**18DRB-70041** MINOR - PRELIMINARY/FINAL PLAT APPROVAL 
- CONSENSUS PLANNING & SURV-TEK INC agent(s) for GUARDIAN STORAGE request(s) the above action(s) for all or a portion of Lot(s) 1, **BOSQUE PLAZA**, zoned C-1(SC), located on BOSQUE PLAZA LN NW near LA ORILLA RD NW and COORS BLVD NW containing approximately 1.72 acre(s). (E-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT "A" IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**
- THE PRELIMINARY/FINAL PLAT WAS DEFERRED TO 2/21/18.**
- 
2. **Project# 1005517**  
**18DRB-70021** MAJOR – SITE PLAN FOR BUILDING PERMIT 
- DEKKER PERICH SABATINI agent(s) for ARGUS JEFFERSON , LLC request(s) the above action(s) for all or a portion of Lot(s) 1 AND 2, **INDEPENDENCE SQUARE**, zoned M-1(SC), located on JEFFERSON ST NE between OSUNA RD NE and ELLISON ST NE containing approximately 1.6353 acre(s). (E-17) **DEFERRED TO 3/14/18.**
-

- 
3. **Project# 1011039**  
**18DRB-70023** VACATION OF PUBLIC RIGHT-OF-WAY
- PRECISION SURVEYS INC agent(s) for DOS VIENTOS, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-16 AND LOT 1, Tract(s) B, **COMMERCIAL ADDITION**, zoned M-1, located on COMMERCIAL ST NE between MARQUETTE AVE NE and ROMA AVE NE containing approximately 1.4623 acre(s). (J-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT "A" IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**
- 




## **MINOR CASES**

### SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

4. **Project# 1001523**  
**18DRB-70050** AMENDED SITE PLAN for BUILDING PERMIT (ePlan) 
- ALBUQUERQUE RV AND BOAT STORAGE request(s) the above action(s) for all or a portion of Tract(s) 1, **LADERA BUSINESS PARK** Unit(s) 2, zoned SU-1/ Light Industrial, located on LADERA DR NW and UNSER BLVD NW containing approximately 5.2 acre(s). (D-11) **THE INFRASTRUCTURE LIST IS NULL AND VOID.**
- 
5. **Project# 1011363**  
**18DRB-70055** EPC APPROVED SITE PLAN for BUILDING PERMIT (ePlan) (17EPC-40042) 
- MURPHY OIL USA INC request(s) the above action(s) for all or a portion of Lot(s) C-2, **SEVEN BAR RANCH** zoned SU-1 for IP Uses, located on 3751 SWY 528 NW between HWY 528 NW and THE AMERICAN RD NW containing approximately 1.25 acre(s). (A-14) **DEFERRED TO 3/14/18.**
- 
6. **Project# 1011115**  
**18DRB-70006** - EPC APPROVED SITE PLAN for BUILDING PERMIT (16EPC-40083) 
- CONSENSUS PLANNING agent(s) for TITAN DEVELOPMENT/CEDAR INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) A1, A2, 4-12, Block(s) 5 & 6, **BROWNEWELL AND LAILS HIGHLAND ADDITION** zoned SU-2/SU-1 FOR MX, located on CENTRAL AVE NE between SPRUCE ST NE and SYCAMORE ST NE containing approx. 2.85 acre(s). (K-15) *[deferred from 1/17/18, 1/31/18, 2/7/18]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/13/18 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 2/7/18, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO HYDROLOGY AND TO PLANNING.**





7. **Project# 1011099**  
**18DRB-70011** EPC APPROVED SITE PLAN for BUILDING PERMIT (16EPC-40085) 
- CONSENSUS PLANNING agent(s) for TITAN DEVELOPMENT/CEDAR INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 4A AND 5-9, Block(s) 4, **BROWNWELL AND LAILS HIGHLAND ADDITION**, zoned SU-2 FOR CMU, located on MULBERRY ST NE between COPPER AVE NE and CENTRAL AVE NE containing approximately .747 acre(s). (K-15) ) [deferred from 1/24/18] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE WATER AUTHORITY AND TO PLANNING.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

8. **Project# 1008797**  
**18DRB-70054** AMENDMENT TO PRELIMINARY PLAT 
- RESPEC, INC. agent(s) for RCS - TAOS, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-56P-1 **TAOS UNIT 1, TAOS AT THE TRAILS UNIT 1** zoned SU-2/VTRD, located on KAYSER MILL RD NW and MISSION RIDGE between UNIVERSE BLVD NW and OAKRIDGE ST NW (C-9) **THE AMENDED INFRASTRUCTURE LIST DATED 2/14/18 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**
- 
9. **Project# 1005224**  
**18DRB-70040** MAJOR - FINAL PLAT APPROVAL 
- MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for LGI HOMES NEW MEXICO LLC request(s) the above action(s) for all or a portion of Tract(s) A, **DESERT SANDS Unit(s) 2**, zoned R-LT, located on COLOBEL AVE between MORRISSEY ST SW and 98TH ST SW containing approximately 4.0567 acre(s). (N-9) [deferred from 2/7/18] **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING AGIS DXF AND AMAFCA SIGNATURE.**
- 
10. **Project# 1010327**  
**17DRB-70295** MINOR - FINAL PLAT APPROVAL 
- SURV-TEK INC agent(s) for 4404 MCLEOD, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A AND 2, **NORRIS AND MARGARET PENNY ADDITION** zoned M-1, located on PAN AMERICAN EAST FREEWAY NE between MCLEOD RD NE and BOGAN AVE NE containing approximately 4.91 acre(s). (F-17) [Deferred on 11/1/17, 11/16/17, 11/29/17, 12/13/17, 12/20/17, 1/318, 1/17/18] **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF AND AMAFCA SIGNATURE.**
-



## SKETCH PLAT REVIEW AND COMMENT (no action taken)

11. **Project# 1003445**  
**18DRB-70052** SKETCH PLAT REVIEW  
AND COMMENT (ePlan) 
- CARTESIAN SURVEYS INC agent(s) for MICHAEL OBERG (THIRTY-SEVEN, INC.) request(s) the above action(s) for all or a portion of Tract(s) F, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1, located on EDUCATION PL NW between VISTA FUENTE RD NW and DAVENPORT ST NW, containing approximately 2.48 acre(s). (C-12) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**
- 
12. **Project# 1011523** (1002126)  
**18DRB-70045** SKETCH PLAT REVIEW  
AND COMMENT 
- CARTESIAN SURVEYS INC agent(s) for MARK HAMMOND request(s) the above action(s) for all or a portion of Lot(s) A, **FRIEDMAN SUBD** zoned M-1, located on LINCOLN RD NE between I-25 and SAN MATEO NE containing approximately 6.3096 acre(s). (F-17) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**
- 
13. **Project# 1011526**  
**18DRB-70051** SKETCH PLAT REVIEW  
AND COMMENT 
- RYAN DESIGN & DRAFTING agent(s) for REVOLUTION PROPERTIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, Block(s) 4, **ANDERSON ADDN**, zoned SR, located on NEC of 8TH ST NW and KINLEY NW containing approximately .2479 acre(s). (J-14) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**
- 
14. **Project# 1011527**  
**18DRB-70053** SKETCH PLAT REVIEW  
AND COMMENT 
- BOHANNAN HUSTON INC agent(s) for PULTE GROUP request(s) the above action(s) for all or a portion of Lot(s) 7-10 AND 23-26, BLK 29, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned SU-2/IP or SU-2/NC, located on ALAMEDA BLVD NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 6.7 acre(s). (H-8) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**
- 
15. **Project# 1011517**  
**18DRB-70042** SKETCH PLAT REVIEW  
AND COMMENT
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for NEXUS BLUE LLC request(s) the above action(s) for all or a portion of Lot(s) 3, 4, 5 & 6, Block(s) L, **EASTERN ADDITION** zoned SU-2/NCR, located on BROADWAY BLVD SE between TRUMBULL AVE SE and DAN AVE SE containing approximately .652 acre(s). (L-14) [deferred from 2/7/18] **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**
- 
16. Other Matters:  
  
ADJOURNED.

# DRB CASE ACTION LOG - BLUE SHEET

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

**Site Plans:** It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plan-sets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plan-sets.

**Project# 1011115**

**18DRB-70006 - EPC APPROVED SITE PLAN**  
for BUILDING PERMIT  
(16EPC-40083)

CONSENSUS PLANNING agent(s) for TITAN DEVELOPMENT/CEDAR INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) A1, A2, 4-12, Block(s) 5 & 6, **BROWNEWELL AND LAIIS HIGHLAND ADDITION** zoned SU-2/SU-1 FOR MX, located on CENTRAL AVE NE between SPRUCE ST NE and SYCAMORE ST NE containing approx. 2.85 acre(s). (K-15)

2.14.2018

*[Handwritten signature]*

\*\*Your request was approved on 2.14.2018 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

**Transportation:**

**ABCWUA:**

**City Engineer:**

RECORDED SIA

**Parks and Recreation:**

**Planning:**

## PLATS:

- Planning must record this plat. Please submit the following items:**
  - a) Original plat and MYLAR copy for the County Clerk.
  - b) Tax certificate from County Treasurer.
  - c) Recording fee (checks payable to County Clerk). **RECORDED DATE:** \_\_\_\_\_
  - d) Tax printout from the County Assessor.
  - e) County Treasurer's signature must be obtained prior to recording of the plat with County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.
- PDF copy of the recorded plat (PLNDRS@cabq.gov).

## SITE PLANS:

- 3 copies of the approved site plan. Include all pages.
- PDF copy of the approved plans (PLNDRS@cabq.gov)

Zipped files and files over 9 Megabytes will not get delivered via email.

**LEGAL DESCRIPTION**

A certain tract of land situated within the Town of Albuquerque Grant, in Projected Section 21, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being a portion of Lot 1 and Lot 12, Block 5, Spruce Street NE, and Block 6, as shown on the plats entitled BROWNEWELL & LAIL'S HIGHLAND ADDITION, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 3, 1886; and plat entitled PLAT OF LOTS A-1 AND LOT A-2, BROWNEWELL & LAIL'S HIGHLAND ADDITION, filed in the office of the County Clerk of Bernalillo County, New Mexico on November 23, 1982, Book C20, Page 97, and being more particularly described as follows: BEGINNING at the northwesterly corner of the tract herein described, also being a point on the northerly right-of-way line of Copper Avenue NE, WHENCE a found City of Albuquerque Central Monument stamped, "4\_K15", bears S81°50'30"W a distance of 1108.07 feet;

THENCE along the northerly boundary of the tract herein described, S80°52'45"E a distance of 422.35 feet to the northeasterly corner of the tract herein described, also being the northeasterly corner of Block 6;

THENCE along the easterly boundary of the tract herein described, also being the westerly right-of-way line of Sycamore Street NE, S09°09'00"W a distance of 142.00 feet;

THENCE S09°28'34"W a distance of 16.00 feet; THENCE S09°09'00"W a distance of 142.00 feet to the southeasterly corner of the tract herein described, also being the southeasterly corner of said Block 6;

THENCE along the southerly boundary of the tract herein described, also being the northerly right-of-way line of East Central Avenue SE, N80°52'45"W a distance of 149.96 feet; THENCE leaving said East Central Avenue SE, N78°40'30"W a distance of 15.96 feet; THENCE N80°50'46"W a distance of 39.37 feet;

THENCE N76°06'08"W a distance of 69.76 feet; THENCE N80°50'46"W a distance of 41.18 feet; THENCE N80°22'08"W a distance of 60.05 feet; THENCE N80°50'46"W a distance of 10.02 feet; THENCE N09°08'42"E a distance of 5.88 feet; THENCE N80°51'18"W a distance of 5.87 feet; THENCE N09°09'09"E a distance of 25.83 feet; THENCE N80°50'51"W a distance of 0.50 feet; THENCE N09°05'07"E a distance of 4.29 feet; THENCE N80°52'45"W a distance of 29.85 feet to the southwesterly corner of the tract herein described; THENCE N09°07'15"E a distance of 256.99 feet to the POINT OF BEGINNING.

This tract contains 2.8535 acres, more or less.

**LEGEND**

- DENOTES PROPERTY LINE
- ◊ NO. OF PARKING SPACES
- ◊ NO. OF COMPACT PARKING SPACES
- ◊ DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT

**DEVELOPMENT DATA**

**NET SITE AREA:**  
2.8549 ACRES (124,359 S.F.)

**ZONING AND LAND USE:**  
CURRENT: SU-2 FOR CMU (C-2)  
PROPOSED: SU-2/SU-1 FOR MIXED USE (MX) (FORM BASED CODE)  
LAND USE: MIXED USE DEVELOPMENT (RETAIL AND MULTI-FAMILY RESIDENTIAL)

**BUILDING HEIGHT:**

ALLOWED: 78 FEET (PER EPC APPROVAL OF MODIFICATION TO ALLOW HEIGHT PER 14-16-3-22(A)(6)(b)(1)(c))  
PROPOSED: 78 FEET

**DENSITY:**

ALLOWED: NO LIMIT IN FORM BASED CODE 14-16-3-22(4)(b)(3)  
PROPOSED: 228 DWELLING UNITS

**SETBACKS PROVIDED:**

	SIDE (W)	REAR (N)	SIDE (E)	FRONT (S)
BUILDINGS	63'-2"	7'-8"	8'	6'-4"
PARKING	11'-6"	NA	NA	63'-9"

**FLOOR AREA RATIO:**

BUILDING NET AREA: 269,071 S.F.  
F.A.R. PROVIDED: 269,071 / 124,359 = 2.16

**BUILDING AREAS:**

LEVEL	S-2 GARAGE	R-2 RES.	A-3 REC FITNESS	ASSEMBLY TOTAL	B LEASING	M RETAIL	TOTAL
P1	71,610	-	4,000	3,714	7,714	1,334	84,688
L1	70,105	10,305	-	-	-	-	80,410
L2	-	61,192	920	-	920	-	62,112
L3	-	61,192	-	-	-	-	61,192
L4	-	61,192	-	-	-	-	61,192
TOTAL	141,715	255,073	4,920	3,714	8,634	1,334	410,788

**UNIT MIX:**

LEVEL	STUDIO	1-BED	2-BED	3-BED	TOTAL
P2	1	7	1	-	6
L1	17	19	21	-	57
L2	17	19	21	-	57
L3	17	19	21	-	57
L4	3	19	22	4	48
TOTAL	55	83	86	4	228

**MINIMUM USABLE OPEN SPACE REQUIRED AND PROVIDED**

REQUIRED: 10% OF SITE AREA  
124,359 X 10% = 12,436

PROVIDED:  
PRIVATE BALCONIES: 16,135 SF  
LEVEL L1 COURTYARDS: 33,070 SF  
TOTAL PROVIDED: 49,205 SF

**PARKING CALCULATIONS**

PARKING TYPE REQUIRED	REQUIREMENT CALCULATIONS	TOTAL REQUIRED	PROVIDED
OFF-STREET	PER 14-16-3-22(3)(J), ALL FORM BASED MX USES REQUIRE 1/1,000 NET SQUARE FEET RESIDENTIAL: 255,073 / 1,000 = 256 RETAIL: 4,030 / 1,000 = 5 TOTAL: 256 + 5 = 261 TRANSIT REDUCTION OF 15% 261 x 0.15 = 39 261 - 39 = 222	222	360
ACCESSIBLE	8 PER 101-300 OFF-STREET SPACES	8	8
BICYCLE	RESIDENTIAL USES REQUIRE 1 SPACE PER 2 DWELLING UNITS. 228 / 2 = 114 RETAIL USES REQUIRE 1 SPACE PER 20 PARKING SPACES. 5 / 20 = 1	115	116
MOTORCYCLE	1 PER 1-25 OFF-STREET PARKING SPACES FOR NON-RESIDENTIAL USES.	1	2

**TYPE OF BUILDING AND FRONTAGE:**

BUILDING TYPE: FLEX BUILDING  
FRONTAGE TYPE: CAFE AND STOREFRONT (SOUTH)  
STOOPS (EAST AND NORTH)



**VICINITY MAP**  
NOT TO SCALE

**KEYNOTES**

- 8'-6"x16" PARKING SPACE, TYPICAL, SEE DETAIL 01/A1.20
- 11'x18' ACCESSIBLE PARKING SPACE, SEE DETAIL 05/A1.20
- 8.5'x20' PARALLEL STREET PARKING.
- 9'x18' ANGLE STREET PARKING.
- ACCESSIBLE DRIVEWAY CROSSING MARKING TO COMPLY WITH REGULATIONS IN THE FORM BASED CODE.
- TRASH YARD ENCLOSURE WITH COMPACTOR SURROUNDED BY 8' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 14/A1.20. TRASH YARD TO BE SHARED WITH PROPERTY TO THE WEST AND EASEMENT WILL BE CREATED AS NEEDED.
- ELECTRONIC ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 28/A1.21.
- PEDESTRIAN ENTRY GATE, SEE DETAIL 23/A1.21.
- WROUGHT IRON FENCE, SEE DETAIL 19/A1.21.
- 6' SIDEWALK CONNECTING TO PUBLIC WAYS.
- 6' MINIMUM CLEAR WALKWAY AROUND SITE.
- BUILDING DIRECT ACCESS TO STREET.
- REVISED CURB RETURNS FROM HDR'S ART DESIGN TO ACCOMMODATE NEW SITE. FURTHER COORDINATION WITH THE CITY AND HDR WILL BE REQUIRED.
- 35'x35' VISIBILITY TRIANGLE AT STREET CORNER.
- 12' ABCWUA WATER LINE EASEMENT.
- 20' ABCWUA WATER LINE EASEMENT.
- 3" WATER METER EASEMENT.
- 5' GAS LINE EASEMENT.
- 17' x 21' FPM SWITCH GEAR EASEMENT.
- 3' x 10' COMCAST EASEMENT.
- 7' PUE EASEMENT.
- BICYCLE PARKING LOCATION.
- SITE DIRECTORY AND CALL BOX LOCATION, SEE DETAIL 17/A1.21.

**PEDESTRIAN REALM**

THE PROPOSED DEVELOPMENT WILL FEATURE AN APPROXIMATELY 25-FOOT-WIDE URBAN PEDESTRIAN REALM ALONG CENTRAL AVENUE THAT WILL INTERACT WITH THE BUILDING FRONTAGE AND ADJACENT RIGHT-OF-WAY. THE PEDESTRIAN REALM WILL BE AN INVITING AND PLEASANT ENVIRONMENT FOR WALKERS, SHOPPERS, AND RESIDENTS. THIS AREA WILL FEATURE STREET TREES, PLANTERS, SPECIALTY PAVING, GLAZING AND STOREFRONTS ALONG THE BUILDING, SITTING AREAS IN FRONT OF THE RETAIL SPACE, AND OTHER AMENITIES. THIS AREA IS CONSISTENT WITH THE FORM BASED CODE, WHICH SPECIFIES A "USABLE PEDESTRIAN REALM" THAT ACCOMMODATES STREET DESIGN AND APPROPRIATE BUILDING PLACEMENT.

**GENERAL NOTES**

- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER.
- LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- THE MATERIALS USED FOR CROSSWALKS WILL COMPLY WITH REGULATIONS IN THE FORM BASED CODE.
- SITE WILL COMPLY WITH THE LIGHTING STANDARDS IN THE FORM BASED CODE AND CITY'S ZONING CODE. 14-16-3-22(C)(6).

PROJECT NUMBER:  
Application Number:

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

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

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

*Raquel Mendez* 2/14/18  
Traffic Engineering, Transportation Division Date

*Van Estegand* 2/14/18  
ABCWUA Date

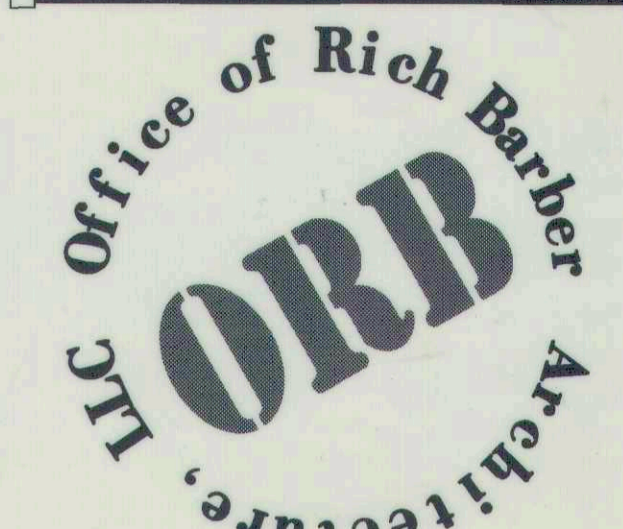
*Joey C...* 2/14/18  
Parks and Recreation Department Date

City Engineer Date

Solid Waste Management Date

DRB Chairperson, Planning Department Date

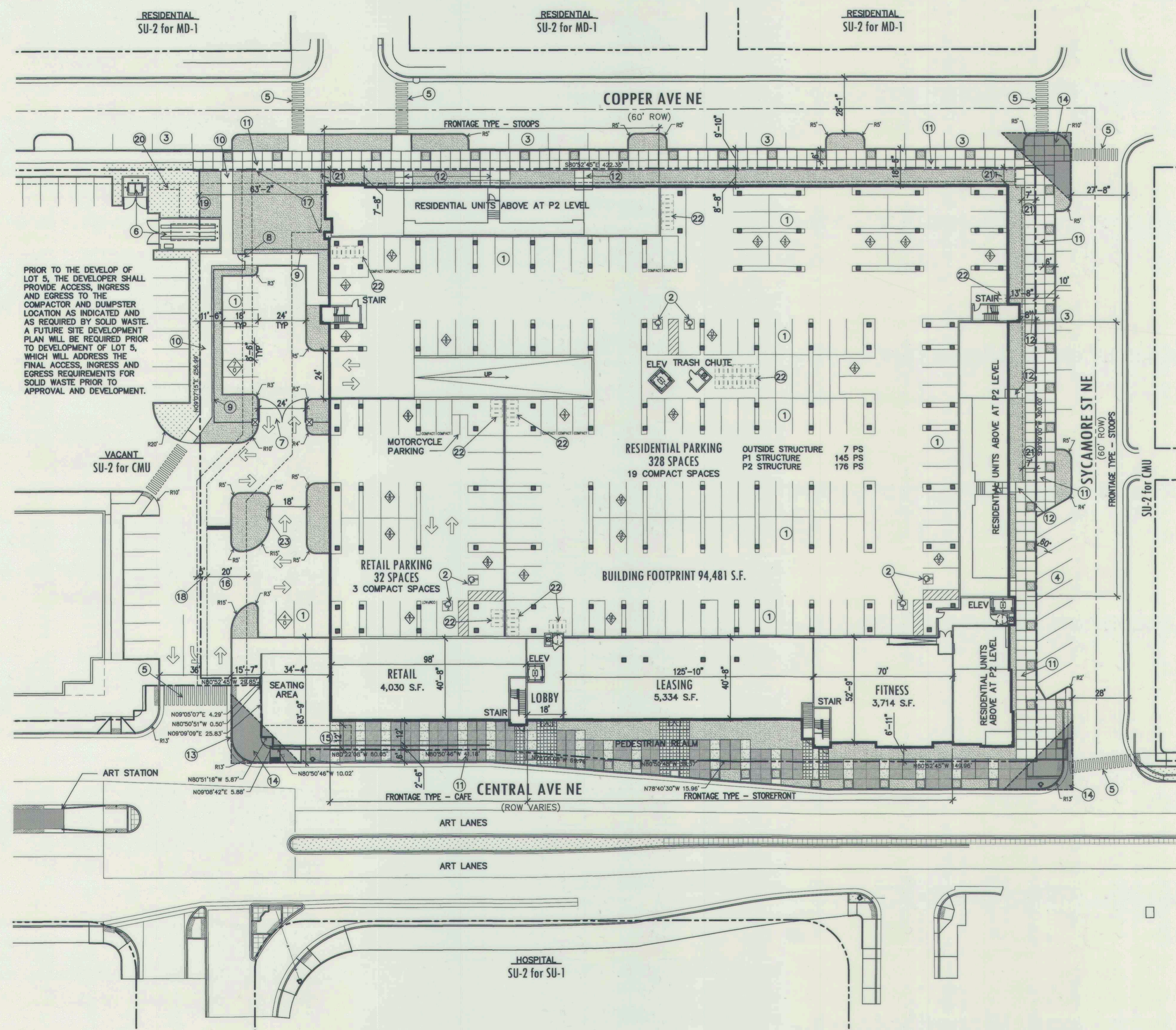
**BROADSTONE EAST-BLOCK**  
NEC EAST CENTRAL AVE AND SPRUCE ST NE  
ALBUQUERQUE, NEW MEXICO



WorldHQ@ORBArch.com

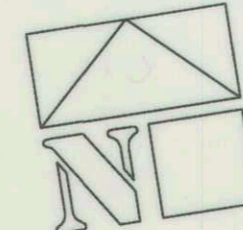


FILE: T:\06\ORB Job Files\16-213\_Titan\_Eastblock\CAD Files\Preliminary\16213 A110 Site Plan.dwg USER: jca DATE: Feb, 06 2018 TIME: 10:59 am



**PRELIMINARY SITE PLAN**

SCALE: 1" = 30'-0"



DATE: FEBRUARY 6, 2018 ORB # 16-213

**A1.10**

SITE PLAN FOR BUILDING PERMIT

**LEGAL DESCRIPTION**

A certain tract of land situated within the Town of Albuquerque Grant, in Projected Section 21, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising a portion of Lot 1 and Lot 12, Block 5, Spruce Street NE, and Block 6, as shown on the plats entitled BROWNEWELL & LAIL'S HIGHLAND ADDITION, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 3, 1886; and plat entitled PLAT OF LOTS A-1 AND LOT A-2, BROWNEWELL & LAIL'S HIGHLAND ADDITION, filed in the office of the County Clerk of Bernalillo County, New Mexico on November 23, 1982, Book C20, Page 97, and being more particularly described as follows: BEGINNING at the northwesterly corner of the tract herein described, also being a point on the northerly boundary of said Lot 1, Block 5 and the southerly right-of-way line of Copper Avenue NE, WHENCE a found City of Albuquerque Control Monument stamped "4\_K15", bears S81°50'30"W a distance of 1108.07 feet;

THENCE along the northerly boundary of the tract herein described, S80°52'45"E a distance of 422.35 feet to the northeasterly corner of the tract herein described, also being the northeasterly corner of said Block 6;

THENCE along the easterly boundary of the tract herein described, also being the westerly right-of-way line of Sycamore Street NE, S09°09'00"W a distance of 142.00 feet;

THENCE S09°28'34"W a distance of 16.00 feet;

THENCE S09°09'00"W a distance of 142.00 feet to the southeasterly corner of the tract herein described, also being the southeasterly corner of said Block 6;

THENCE along the southerly boundary of the tract herein described, also being the northerly right-of-way line of East Central Avenue SE, N80°52'45"W a distance of 149.96 feet;

THENCE leaving said East Central Avenue SE, N78°40'30"W a distance of 15.96 feet;

THENCE N80°50'46"W a distance of 39.37 feet;

THENCE N76°06'08"W a distance of 69.76 feet;

THENCE N80°50'46"W a distance of 41.18 feet;

THENCE N80°22'08"W a distance of 60.05 feet;

THENCE N80°50'46"W a distance of 10.02 feet;

THENCE N09°08'42"E a distance of 5.88 feet;

THENCE N80°51'18"W a distance of 5.87 feet;

THENCE N09°09'09"E a distance of 25.83 feet;

THENCE N80°50'51"W a distance of 0.50 feet;

THENCE N09°05'07"E a distance of 4.29 feet;

THENCE N80°52'45"W a distance of 29.85 feet to the southwesterly corner of the tract herein described;

THENCE N09°07'15"E a distance of 256.99 feet to the POINT OF BEGINNING.

This tract contains 2.8535 acres, more or less.

**LEGEND**

- DENOTES PROPERTY LINE
- ◊ NO. OF PARKING SPACES
- ◊ NO. OF COMPACT PARKING SPACES
- ◊ DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT

**DEVELOPMENT DATA**

**NET SITE AREA:**  
2.8549 ACRES (124,359 S.F.)

**ZONING AND LAND USE:**  
CURRENT: SU-2 FOR CMU (C-2)  
PROPOSED: SU-2/SU-1 FOR MIXED USE (MX) (FORM BASED CODE)

**LAND USE:** MIXED USE DEVELOPMENT (RETAIL AND MULTI-FAMILY RESIDENTIAL)

**BUILDING HEIGHT:**  
ALLOWED: 78 FEET (PER EPC APPROVAL OF MODIFICATION TO ALLOW HEIGHT PER 14-16-3-22(A)(6)(b)(1)(c))  
PROPOSED: 78 FEET

**DENSITY:**  
ALLOWED: NO LIMIT IN FORM BASED CODE 14-16-3-22(A)(6)(b)(3)  
PROPOSED: 228 DWELLING UNITS

**SETBACKS PROVIDED:**

BUILDINGS	SIDE (W)	REAR (N)	SIDE (E)	FRONT (S)
PARKING	6'3"-2"	7'-8"	8'	6'-4"
	11'-6"	NA	NA	6'3"-9"

**FLOOR AREA RATIO:**  
BUILDING NET AREA: 269,071 S.F.  
F.A.R. PROVIDED: 269,071 / 124,359 = 2.16

**BUILDING AREAS:**

LEVEL	S-2 GARAGE	R-2 RES.	A-3 REC	ASSEMBLY FITNESS	TOTAL	B LEASING	M RETAIL	TOTAL
P1	71,610	-	4,000	3,714	7,714	1,334	4,030	84,688
P2	70,105	10,305	-	-	-	-	-	80,410
L1	-	61,192	920	-	920	-	-	62,112
L2	-	61,192	-	-	-	-	-	61,192
L3	-	61,192	-	-	-	-	-	61,192
L4	-	61,192	-	-	-	-	-	61,192
TOTAL	141,715	255,073	4,920	3,714	8,634	1,334	4,030	410,786

**UNIT MIX:**

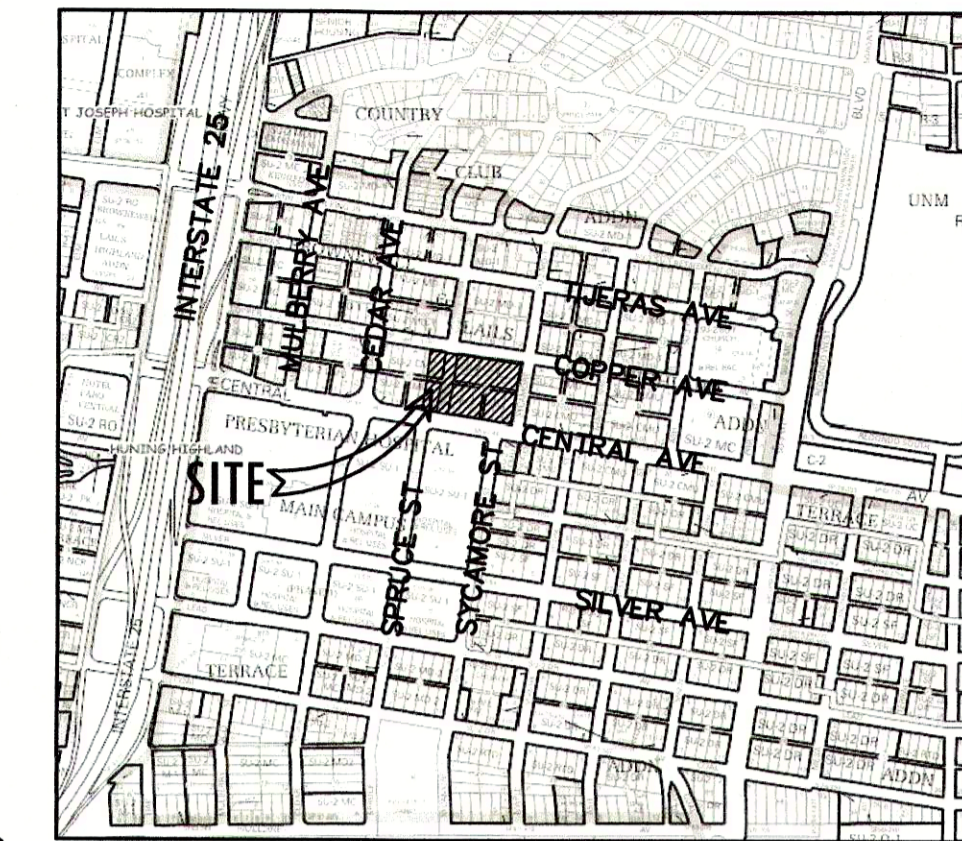
LEVEL	STUDIO	1-BED	2-BED	3-BED	TOTAL
P2	1	7	1	-	6
L1	17	19	21	-	57
L2	17	19	21	-	57
L3	17	19	21	-	57
L4	3	19	22	4	48
TOTAL	55	83	86	4	228

**MINIMUM USABLE OPEN SPACE REQUIRED AND PROVIDED**

REQUIRED: 10% OF SITE AREA  
124,359 X 10% = 12,436

PROVIDED:

PRIVATE BALCONIES	16,135 SF
LEVEL L1 COURTYARDS	33,070 SF
TOTAL PROVIDED	49,205 SF



**VICINITY MAP**  
NOT TO SCALE

**KEYNOTES**

- 8'-6"x16" PARKING SPACE, TYPICAL, SEE DETAIL 01/A1.20
- 11'x18' ACCESSIBLE PARKING SPACE, SEE DETAIL 05/A1.20
- 8'x20' PARALLEL STREET PARKING.
- 9'x15' ANGLE STREET PARKING.
- ACCESSIBLE DRIVEWAY CROSSING MARKING TO COMPLY WITH REGULATIONS IN THE FORM BASED CODE.
- TRASH YARD ENCLOSURE WITH COMPACTOR SURROUNDED BY 8' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 14/A1.20. TRASH YARD TO BE SHARED WITH PROPERTY TO THE WEST AND EASEMENT WILL BE CREATED AS NEEDED.
- ELECTRONIC ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 28/A1.21.
- PEDESTRIAN ENTRY GATE, SEE DETAIL 23/A1.21.
- BROUGHT FROM FENCE, SEE DETAIL 10/A1.21.
- 6' SIDEWALK CONNECTING TO PUBLIC WAYS.
- 6' MINIMUM CLEAR WALKWAY AROUND SITE.
- BUILDING DIRECT ACCESS TO STREET.
- REVISED CURB RETURNS FROM HDR'S ART DESIGN TO ACCOMMODATE NEW SITE. FURTHER COORDINATION WITH THE CITY AND HDR WILL BE REQUIRED.
- 35'x35' VISIBILITY TRIANGLE AT STREET CORNER.
- 12' ABOVE WATER LINE EASEMENT.
- 20' ABOVE WATER LINE EASEMENT.
- 3" WATER METER EASEMENT.
- 5" GAS LINE EASEMENT.
- 17' X 21' PNM SWITCH GEAR EASEMENT.
- 3' X 10' COMCAST EASEMENT.
- 7' PUE EASEMENT.
- BICYCLE PARKING LOCATION.
- SEE DIRECTORY AND CALL BOX LOCATION, SEE DETAIL 17/A1.21.

**PEDESTRIAN REALM**

THE PROPOSED DEVELOPMENT WILL FEATURE AN APPROXIMATELY 25'-FOOT-WIDE URBAN PEDESTRIAN REALM ALONG CENTRAL AVENUE THAT WILL INTERACT WITH THE BUILDING FRONTAGE AND ADJACENT RIGHT-OF-WAY. THE PEDESTRIAN AREA WILL BE AN INVITING AND PLEASANT ENVIRONMENT FOR WALKERS, SHOPPERS, AND RESIDENTS. THIS AREA WILL FEATURE STREET TREES, PLANTERS, SPECIALTY PAVING, GLAZING AND STOREFRONTS ALONG THE BUILDING, SITTING AREAS IN FRONT OF THE RETAIL SPACE, AND OTHER AMENITIES. THIS AREA IS CONSISTENT WITH THE FORM BASED CODE, WHICH SPECIFIES A 'USABLE PEDESTRIAN REALM' THAT ACCOMMODATES STREET DESIGN AND APPROPRIATE BUILDING PLACEMENT.

**GENERAL NOTES**

- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER.
- LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- PROPOSED ART STATION WILL BE LOCATED IMMEDIATELY WEST OF ENTRANCE TO PROPOSED DEVELOPMENT. BUS LANE STATION IS PROPOSED TO RELOCATE TO THE WEST OF THE SUBJECT DEVELOPMENT ALONG CENTRAL AVENUE.
- THE MATERIALS USED FOR CROSSWALKS WILL COMPLY WITH REGULATIONS IN THE FORM BASED CODE.
- SITE WILL COMPLY WITH THE LIGHTING STANDARDS IN THE FORM BASED CODE AND CITY'S ZONING CODE. 14-16-3-22(c)(6).

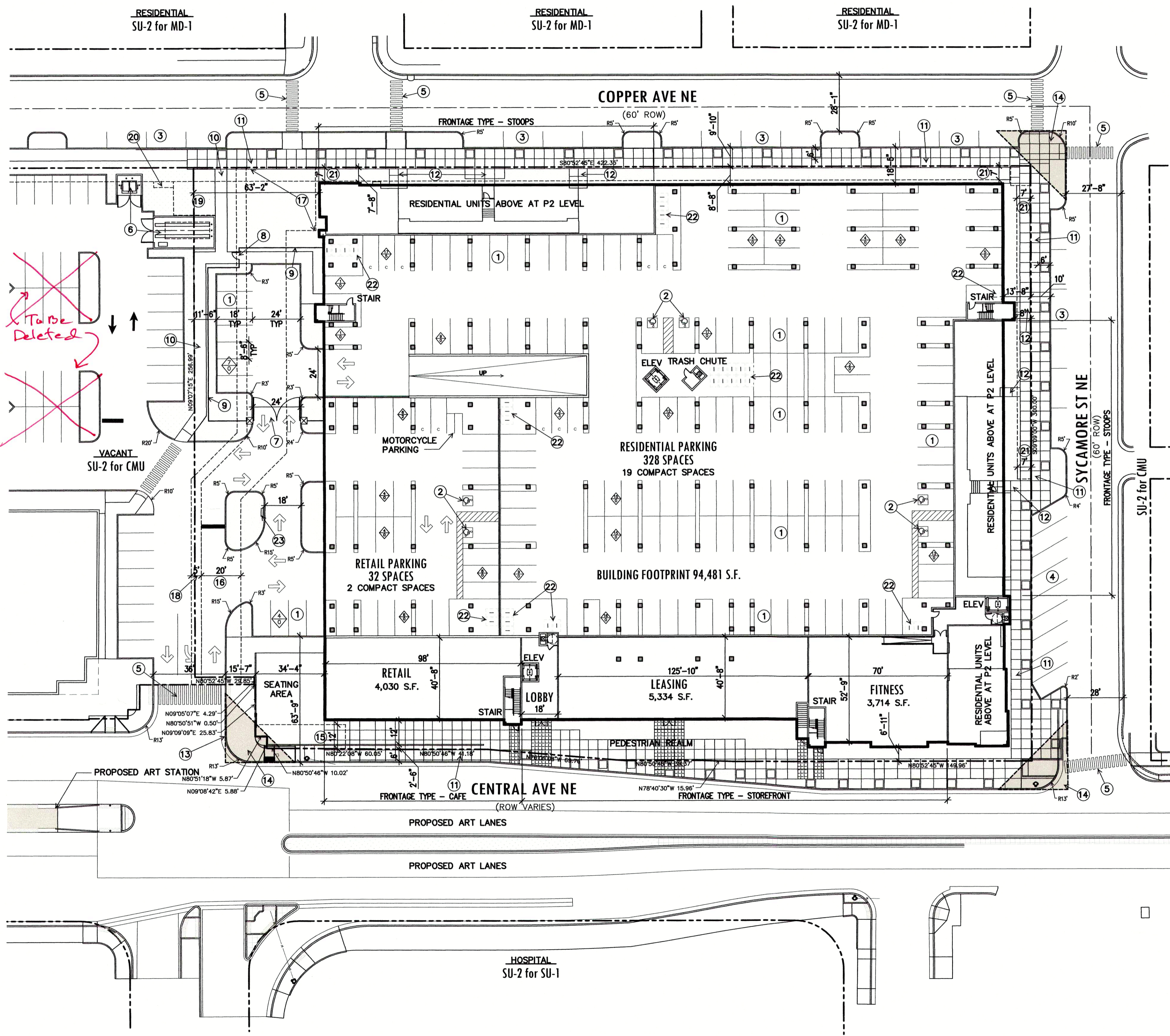
PROJECT NUMBER:  
Application Number:

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

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

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

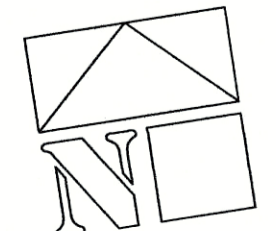
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



*To Be Deleted*

**PRELIMINARY SITE PLAN**

SCALE: 1" = 30'-0"



**BROADSTONE EAST-BLOCK**  
NEC EAST CENTRAL AVE AND SPRUCE ST NE  
ALBUQUERQUE, NEW MEXICO

Office of Rich Barber  
**ORB**  
Architecture, LLC

WorldHQ@ORBArch.com

STATE OF NEW MEXICO  
RICH BARBER  
NO. 2295  
REGISTERED ARCHITECT

PRELIMINARY  
NOT FOR  
CONSTRUCTION

TITAN  
DEVELOPMENT

ALLIANCE  
RESIDENTIAL COMPANY

DATE: NOVEMBER 15, 2017 ORB# 16-213

**A1.10**

SITE PLAN  
FOR BUILDING PERMIT

ORIGINAL

Figure 12  
 REQUIRED INFRASTRUCTURE

EXHIBIT "A"  
 TO SUBDIVISION IMPROVEMENTS AGREEMENT  
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

DRB Project No.

101115  
 1004623/18 DRB-70006

Site Plan for Building Permit  
 EAST BLOCK - THE HIGHLANDS

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer	
<b>PUBLIC ROADWAY IMPROVEMENTS</b>										
			ONSTREET PARKING IMPROVEMENTS	PAVED ROADWAY, STRIPING, CURB AND GUTTER, SIDEWALK	SYCAMORE ST. NE	CENTRAL AVE.	COPPER AVE.			
			EASTERN CURB AND GUTTER ADJUSTMENT	NARROW ENTRANCE AT SPRUCE AND CENTRAL	SPRUCE ST. & CENTRAL AVE.	44' WIDE	36' WIDE			
			ONSTREET PARKING IMPROVEMENTS	PAVED ROADWAY, STRIPING, CURB AND GUTTER, SIDEWALK	COPPER AVE.	SPRUCE ST.	SYCAMORE AVE.			
<b>PUBLIC WATERLINE IMPROVEMENTS</b>										
		6" DIA WL	WATERLINE W/ NEC. VALVES, FH'S PER APPROVED FIRE ONE PLAN, MJS & RJS (APPROX 770 LF) REMOVAL AND ABANDONMENT OF EX. WATERLINE AND ADDITION OF LINE STOP MAY BE REQUIRED	COPPER AVE.	CEDAR ST.	SYCAMORE ST.				
		16" EXISTING WL	REMOVE EXISTING 16" WATER LINE AND INSTALL A LINE STOP	ALONG VACATED SPRUCE ROW.	CENTRAL AVE.	COPPER AVE.				
<b>PUBLIC DRAINAGE IMPROVEMENTS</b>										
		21" EX. SD	REMOVE EXISTING PUBLIC STORM DRAIN AND ASSOCIATED APPURTENCES WITHIN EXISTING EASEMENT.	COPPER AVE.	INTERSECTION OF SPRUCE ST. AND COPPER AVE.	CEDAR ST.				
		SINGLE TYPE 'A' INLET	REMOVE AND RELOCATE EXISTING PUBLIC STORM DRAIN INLET	SYCAMORE ST.	COPPER AVE.	CENTRAL AVE.				
		24" RCP STORM DRAIN	NEW STORM DRAIN TO ACCEPT DRAINAGE FROM EXISTING INLETS AT SPRUCE ST. AND COPPER AVE.	COPPER AVE. AND PUBLIC EASEMENT	SPRUCE ST.	CEDAR ST.				
		20' PUBLIC STORM DRAIN EASEMENT	PUBLIC STORM DRAIN EASEMENT GRANTED VIA PAPER DOCUMENT	TRACT 5	SPRUCE AND COPPER	CEDAR				
		NOTE:	CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES							
		NOTE:	STORM DRAIN INCLUDES ALL MANHOLES AND INLETS							

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

MICHAEL J. BALASKOVITS  
 PREPARED BY: PRINT NAME DATE

2/13/2018

*[Signature]*  
 DRB CHAIR DATE

2-14-18

*[Signature]*  
 PARKS & GENERAL SERVICES DATE

2/14/18

BOHANNAN HUSTON INC.  
 FIRM:

*[Signature]*  
 SIGNATURE

*[Signature]*  
 TRANSPORTATION DEVELOPMENT DATE

2/14/18

*[Signature]*  
 AMAFCA CITY ENGINEER DATE

2-14-2018

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

[ ]

*[Signature]*  
 UTILITY DEVELOPMENT DATE

2/14/18

[ ] DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER