



UPTOWN CONNECT

D.F.T. SITE DEVELOPMENT PLAN SUBMITTAL

01.12.2026 Second Submittal

D.F.T. SITE DEVELOPMENT PLAN SHEET LIST	
Sheet Number	Sheet Name
SDP 1.1	SITE DEVELOPMENT PLAN
SDP 1.2	ENLARGED SITE PLAN
SDP 1.3	SITE PLAN
SDP 1.4	USEABLE OPEN SPACE CALCS & ROOF EQUIP. SCHEME
SDP 4.1	BLDG #2 - EXTERIOR ELEVATIONS
SDP 4.2	BLDG #2 - EXTERIOR ELEVATIONS
SDP 4.3	BLDG #3 - EXTERIOR ELEVATIONS
SDP 4.4	BLDG #3 - EXTERIOR ELEVATIONS
SDP 4.5	BLDG #4 - EXTERIOR ELEVATIONS

OWNER AND OWNER'S CONSULTANTS

OWNER
PALINDROME COMMUNITIES
412 NW 5TH AVE, SUITE 200
PORTLAND, OR 97209
(480) 687-8966

CIVIL ENGINEER
ISAACSON & ARFMAN, INC.
128 MONROE STREET NE
ALBUQUERQUE, NM 87108
(505) 268-8828

MECHANICAL ENGINEER
TESTUDO ENGINEERING
7007 WYOMING BLVD NE STE E1
ALBUQUERQUE, NM 87109
(505) 554-1282

ELECTRICAL ENGINEER
CMTA
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(612) 249-5600

PLUMBING ENGINEER
RTM ENG. CONSULTANTS
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(505) 323-9070

ARCHITECT & ARCHITECT'S CONSULTANTS

ARCHITECT
DEKKER
7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
(505) 761-9700

LANDSCAPE ARCHITECT
DEKKER
7601 JEFFERSON NE, SUITE 100
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STRUCTURAL ENGINEER
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GENERAL CONTRACTOR
PACIFICAP CONSTRUCTION
615 S. FARMER AVE. SUITE 1003
TEMPE, AZ 85281
(480) 687-8966

MECH. SUB-CONTRACTOR
INSTALLATION SERVICE HEATING
& COOLING (ISHC)
7500 SECOND STREET NW
ALBUQUERQUE, NM 87107
(505) 792-5103

ELEC. SUB-CONTRACTOR
MAGNUM ELECTRIC, INC.
471 CHRISTIANSON DR. W
WEST FARGO, NC 58078
(701) 551-3240

PLUMBING SUB-CONTRACTOR
RODGERS PLUMBING &
HEATING CO., INC.
5105 WILLIAM ST SE.
ALBUQUERQUE, NM 87105
(505) 243-9703

PARKING CONSULTANT
WGI
8910 PURDUE RD, SUITE 210
INDIANAPOLIS, IN 46268
(317) 735-3349

POOL CONSULTANT
AQUATICS ENGINEER CONSULTANTS
PO BOX 10836
FARGO, ND 58106
(710) 730-6370

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 or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division Date _____

ABCWUA Date _____

Parks and Recreation Department Date _____

Hydrology Date _____

Code Enforcement Date _____

* Environmental Health Department (conditional) Date _____

Solid Waste Management Date _____

Planning Department Date _____

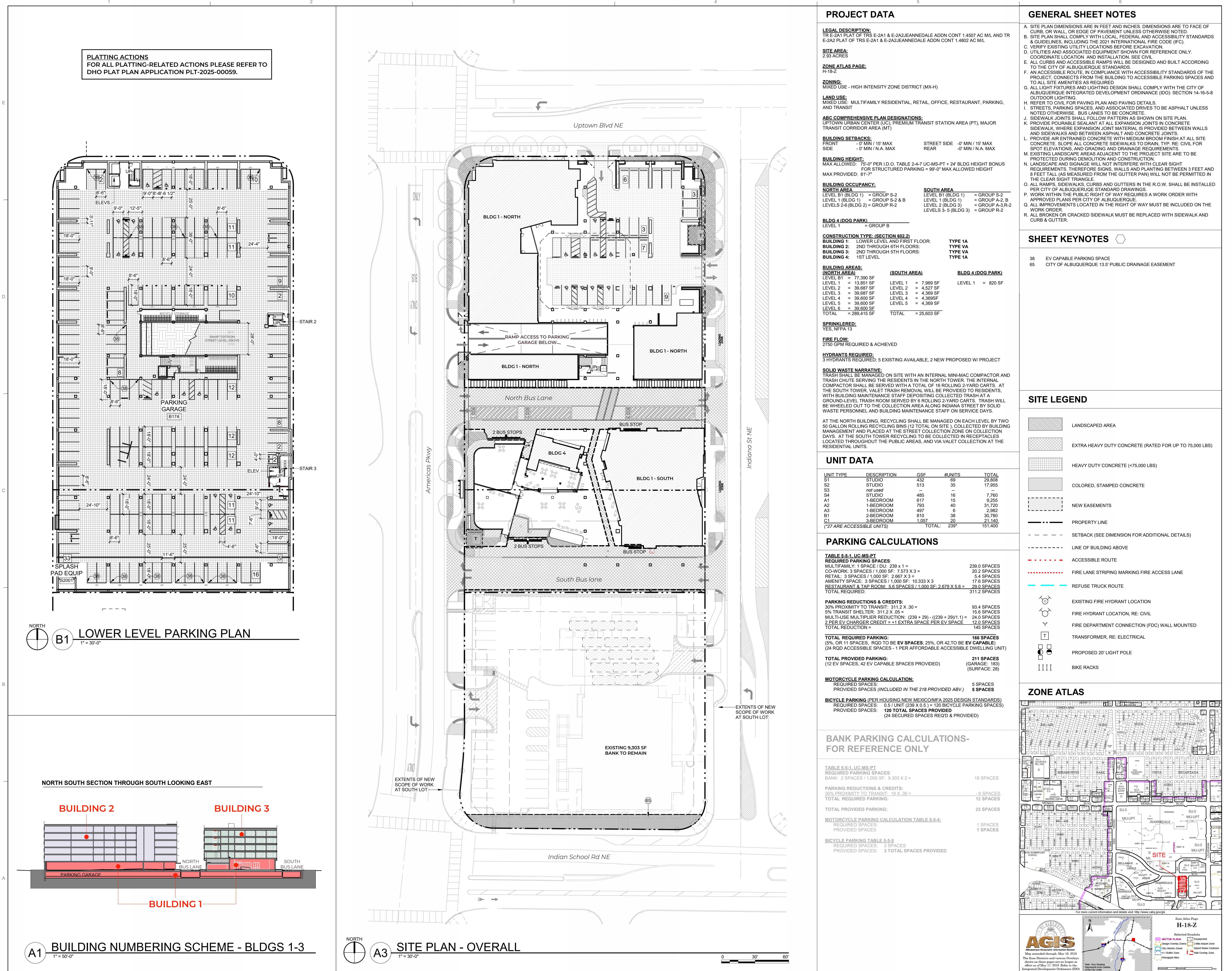
UPTOWN CONNECT

2121 INDIANA ST NE & 6501 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

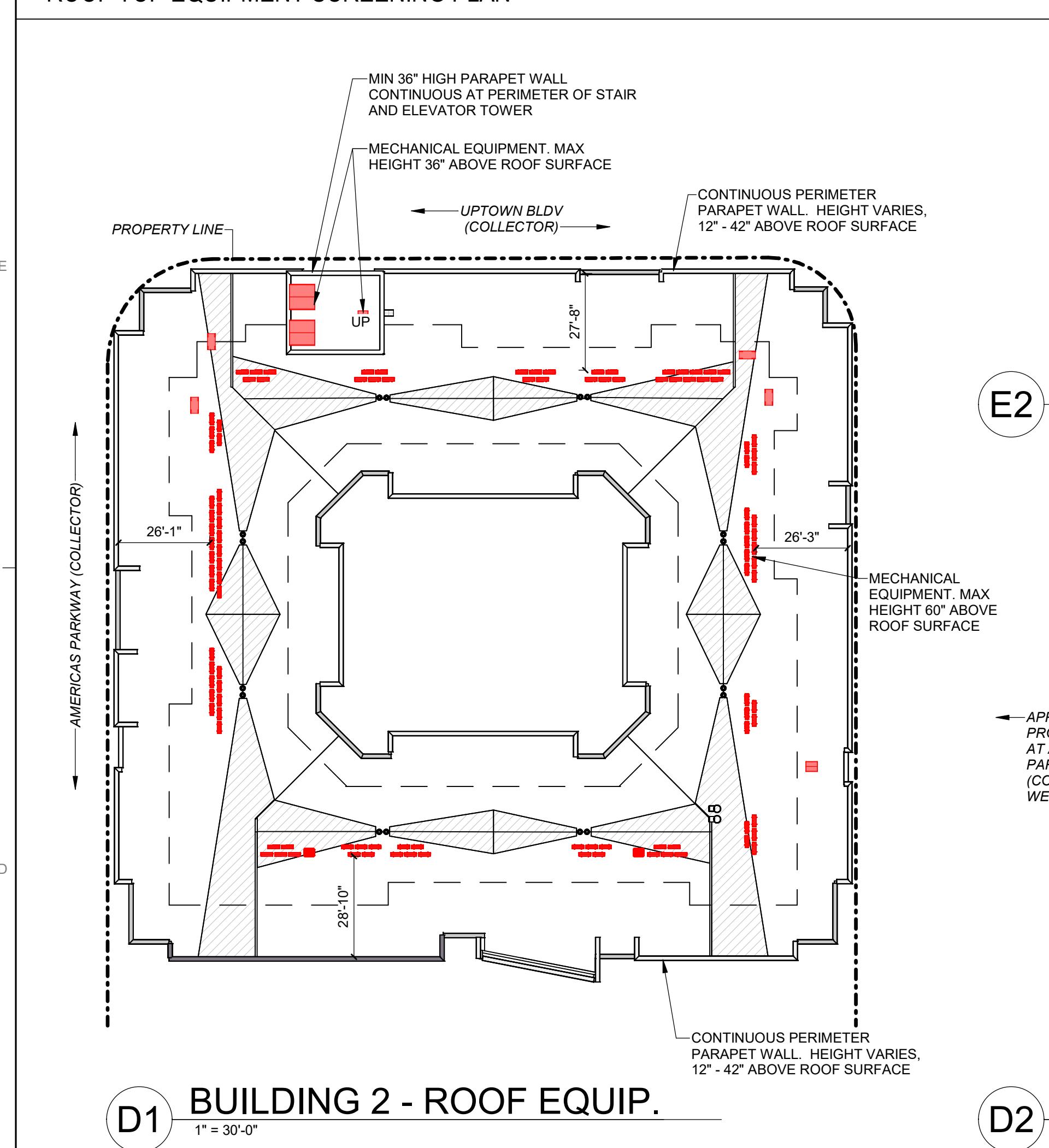
DATE: 11/10/2025
PROJECT NO: 20-0010

ISSUE PURPOSE
DFT SITE
DEVELOPMENT
PLAN

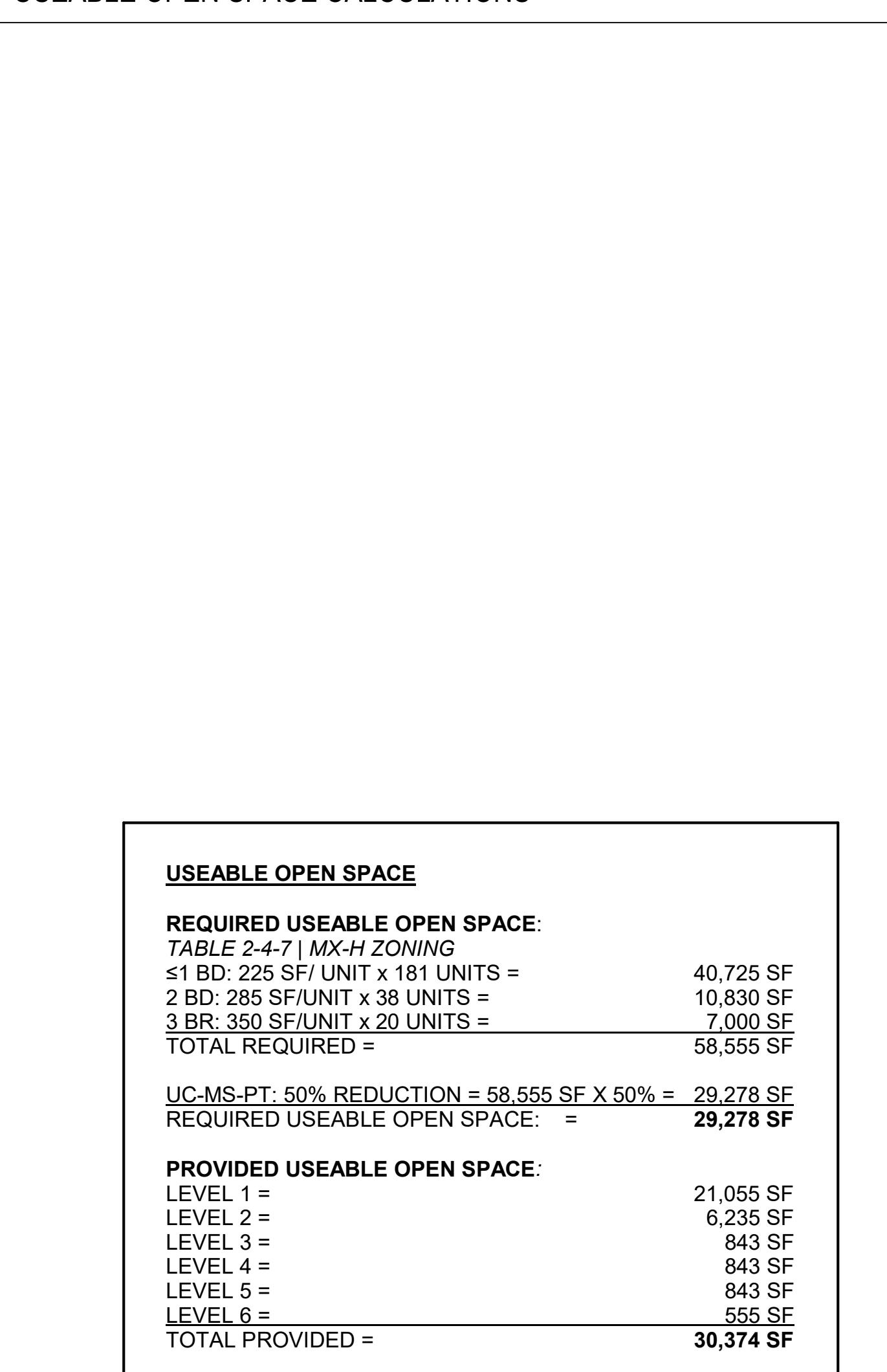
STATE OF NEW MEXICO
JAMES A. FAVATA
NO. 6686
1/12/2026
REGISTERED ARCHITECT



ROOF TOP EQUIPMENT SCREENING PLAN



USEABLE OPEN SPACE CALCULATIONS



PROJECT DATA

LEGAL DESCRIPTION:
 TR E-2A1 PLAT OF TRS E-2A1 & E-2A2 JEANNEDALE ADDN CONT 1.4507 AC MIL AND TR E-2A2 PLAT OF TRS E-2A1 & E-2A2 JEANNEDALE ADDN CONT 1.4802 AC MIL
SITE AREA:
 2.93 ACRES
ZONE ATLAS PAGE:
 H-18-Z
ZONING:
 MIXED USE - HIGH INTENSITY ZONE DISTRICT (MX-H)
LAND USE:
 MIXED USE: MULTIFAMILY RESIDENTIAL, RETAIL, OFFICE, RESTAURANT, PARKING, AND TRANSIT
ABC COMPREHENSIVE PLAN DESIGNATIONS:
 UPTOWN URBAN CENTER (UC), PREMIUM TRANSIT STATION AREA (PT), MAJOR TRANSIT CORRIDOR AREA (MT)
BUILDING SETBACKS:
 FRONT - 0' MIN / 15' MAX
 SIDE - 0' MIN / N.A. MAX
 REAR - 0' MIN / N.A. MAX
BUILDING HEIGHT:
 MAX ALLOWED: 75'-0" PER I.D.O. TABLE 2-4-7 UC-MS-PT + 24" BLDG HEIGHT BONUS FOR STRUCTURED PARKING = 99'-0" MAX ALLOWED HEIGHT
 MAX PROVIDED: 81'-7"
BUILDING OCCUPANCY:
 NORTH AREA
 LEVEL B1 (BLDG 1) = GROUP S-2
 LEVEL B2 (BLDG 1) = GROUP S-2 & B
 LEVELS 2-6 (BLDG 2) = GROUP R-2
 LEVEL 2 (BLDG 3) = GROUP A-3, R-2
 LEVELS 3-5 (BLDG 3) = GROUP R-2
BLDG 4 (DOG PARK):
 LEVEL 1 = GROUP B
CONSTRUCTION TYPE (SECTION 602.2):
 BUILDING 1: LOWER LEVEL AND FIRST FLOOR: TYPE 1A
 BUILDING 2: 2ND THROUGH 6TH FLOORS: TYPE VA
 BUILDING 3: 2ND THROUGH 5TH FLOORS: TYPE VA
 BUILDING 4: 1ST LEVEL: TYPE 1A
BUILDING AREAS:
 NORTH AREA (SOUTH AREA) BLDG 4 (DOG PARK)
 LEVEL B1 = 77,390 SF LEVEL 1 = 7,889 SF LEVEL 1 = 820 SF
 LEVEL 1 = 39,857 SF LEVEL 2 = 4,527 SF
 LEVEL 3 = 39,687 SF LEVEL 3 = 4,369 SF
 LEVEL 4 = 39,600 SF LEVEL 4 = 4,369 SF
 LEVEL 5 = 39,600 SF LEVEL 5 = 4,369 SF
 LEVEL 6 = 39,600 SF TOTAL = 281,415 SF TOTAL = 25,603 SF
SPRINKLERED:
 YES, NFPA 13
FIRE FLOW:
 2750 GPM REQUIRED & ACHIEVED
HYDRANTS REQUIRED:
 3 HYDRANTS REQUIRED; 5 EXISTING AVAILABLE, 2 NEW PROPOSED W/ PROJECT
SOLID WASTE NARRATIVE:
 TRASH SHALL BE MANAGED ON SITE WITH AN INTERNAL MINI-MAC COMPACTOR AND TRASH CHUTE SERVING THE RESIDENTS IN THE NORTH TOWER. THE INTERNAL COMPACTOR SHALL BE SERVED WITH A TOTAL OF 16 ROLLING 2-YARD CARTS. AT THE SOUTH TOWER, TRASH REMOVAL WILL BE PROVIDED TO RESIDENTS, WHILE BUILDING MAINTENANCE STAFF WILL POSITION COLLECTING TRUCKS. A GROUND-LEVEL TRASH ROOM SERVED BY 6 ROLLING 2-YARD CARTS. TRASH WILL BE WHEELED OUT TO THE COLLECTION AREA ALONG INDIANA STREET BY SOLID WASTE PERSONNEL AND BUILDING MAINTENANCE STAFF ON SERVICE DAYS.
 AT THE NORTH BUILDING, RECYCLING SHALL BE MANAGED ON EACH LEVEL BY TWO 50 GALLON ROLLING RECYCLING BINS (12 TOTAL ON SITE), COLLECTED BY BUILDING MANAGEMENT AND PLACED AT THE STREET COLLECTION ZONE ON COLLECTION DAY. AT SOUTH TOWER RECYCLING TO BE COLLECTED IN RECEPTACLES LOCATED THROUGHOUT THE PUBLIC AREAS, AND VIA VALET COLLECTION AT THE RESIDENTIAL UNITS.

UNIT DATA

UNIT TYPE	DESCRIPTION	GSF	#UNITS	TOTAL
S1	STUDIO	432	69	29,808
S2	STUDIO	513	35	17,955
S3	1-BEDROOM	—	—	—
S4	STUDIO	485	16	7,760
A1	1-BEDROOM	617	15	9,255
A2	1-BEDROOM	793	40	31,720
A3	1-BEDROOM	497	49	23,952
B1	2-BEDROOM	810	38	30,780
C1	3-BEDROOM	1,057	20	21,140
(27 ARE ACCESSIBLE UNITS)				TOTAL: 151,400

PARKING CALCULATIONS

TABLE 5-5-1, UC-MS-PT	
REQUIRED PARKING SPACES:	
1 BD: 1 SPACES / 1,000 SF = 239 X 1 =	239.0 SPACES
CO-WORK: 3 SPACES / 1,000 SF = 7,573 X 3 =	20,2 SPACES
RETAIL: 3 SPACES / 1,000 SF = 2,667 X 3 =	5.4 SPACES
AMENITY SPACE: 3 SPACES / 1,000 SF = 10,333 X 3	17.6 SPACES
RESTAURANT & TAP ROOM: 5.6 SPACES / 1,000 SF = 2,679 X 5.6 =	29.0 SPACES
TOTAL REQUIRED:	311.2 SPACES

PARKING REDUCTIONS & CREDITS:	
30% PROXIMITY TO TRANSIT: 311 X 30 =	63.4 SPACES
10% EXISTING SHEET METAL: 12 X 30 =	15.6 SPACES
MULTI-USE MULTIPLIER REDUCTION: (239 + 29) + (129 + 29) X 1 =	24.0 SPACES
2 PER EV CHARGER CREDIT = +1 EXTRA SPACE PER EV SPACE	12.0 SPACES
TOTAL REDUCTION:	145 SPACES

TOTAL REQUIRED PARKING:	
(5% OR 11 SPACES, RGD TO BE EV SPACES; 25%, OR 42 TO BE EV CAPABLE)	166 SPACES
(24 RQD ACCESSIBLE SPACES - 1 PER AFFORDABLE DWELLING UNIT)	

TOTAL PROVIDED PARKING:	
(12 EV SPACES, 42 EV CAPABLE SPACES PROVIDED)	211 SPACES
(GARAGE: 183; SURFACE: 28)	

MOTORCYCLE PARKING CALCULATION:	
REQUIRED SPACES: PROVIDED SPACES (INCLUDED IN THE 218 PROVIDED ABV)	5 SPACES
PROVIDED SPACES: 5 SPACES	5 SPACES

BICYCLE PARKING (PER HOUSING NEW MEXICO/IFA 2025 DESIGN STANDARDS)	
REQUIRED SPACES: 0.5 / UNIT (239 X 0.5) = 120 BICYCLE PARKING SPACES	120 TOTAL SPACES PROVIDED
PROVIDED SPACES: 120 SECURED SPACES REQ'D & PROVIDED	(24 SECURED SPACES PROVIDED)

BANK PARKING CALCULATIONS- FOR REFERENCE ONLY

TABLE 5-5-1, UC-MS-PT	
REQUIRED PARKING SPACES:	
BANK: 2 SPACES / 1,000 SF = 9,303 X 2 =	18 SPACES

PARKING REDUCTIONS & CREDITS:	
30% PROXIMITY TO TRANSIT: 18 X 30 =	6 SPACES
TOTAL REQUIRED PARKING:	12 SPACES

TOTAL PROVIDED PARKING:	
23 SPACES	

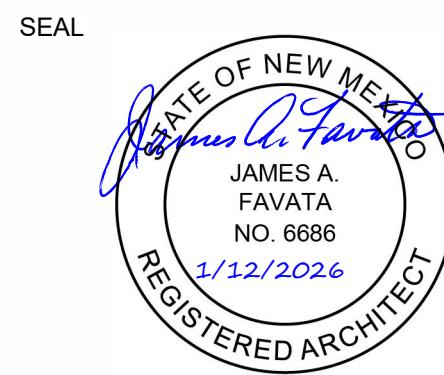
MOTORCYCLE PARKING CALCULATION TABLE 5-5-4:	
REQUIRED SPACES: PROVIDED SPACES	1 SPACES

BICYCLE PARKING TABLE 5-5-5:	
REQUIRED SPACES: 3 SPACES	3 SPACES
PROVIDED SPACES: 3 TOTAL SPACES PROVIDED	

1 SPACES
1 SPACES

1





UPTOWN CONNECT

2121 INDIANA ST NE & 6501 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

DFT SITE DEVELOPMENT PLAN

REVISIONS
01/12/2026 Second Submittal
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DRAWN BY Dekker
REVIEWED BY Dekker
DATE 11/10/2025
PROJECT NO 20-0010

DRAWING NAME
BLDG #3 - EXTERIOR ELEVATIONS
SHEET NO SDP 4.4



GENERAL SHEET NOTES

- A. BUILDINGS SHALL HAVE HIGHLY VISIBLE SIGNAGE WITH CONTRASTING COLORS.
- B. ALL STEEL ELEMENTS ARE TO BE PRIMED AND PAINTED, UNLESS NOTED OTHERWISE.
- C. WATER IS DIVERTED AWAY FROM BUILDING WALLS AND FOUNDATIONS BY 6" MINIMUM GRADE AWAY FROM THE BUILDING. RE: CIVIL PLANS
- D. REFER TO FLOOR PLANS FOR WINDOW AND DOOR TYPES AND LOCATIONS.
- E. ALL CHANGE IN COLOR PLANE SHALL HAPPEN AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.
- F. FLOOR LEVELS INDICATED AS 100'-0" RE: CIVIL FOR FINISH GRADES. ALL VERTICAL DIMENSIONS ARE FROM 100'-0".
- G. ALL STEEL ELEMENTS ARE TO BE PRIMED AND PAINTED, UNLESS NOTED OTHERWISE.
- H. POSSIBLE LOCATION FOR BUILDING-MOUNTED EQUIPMENT ITEMS THAT ARE NOT PRE-FINISHED TO MATCH COLOR OF ADJACENT SURFACE, UNLESS NOTED OTHERWISE.
- I. REFER TO REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.
- J. LOCATE HORIZONTAL EXPANSION JOINTS ON FLOOR DECK AT LEVELS 2, 3, 4, 5, & 6; LOCATE VERTICAL CONTROL JOINTS ON WINDOW AND DOOR FRAMES.
- K. SEE REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.

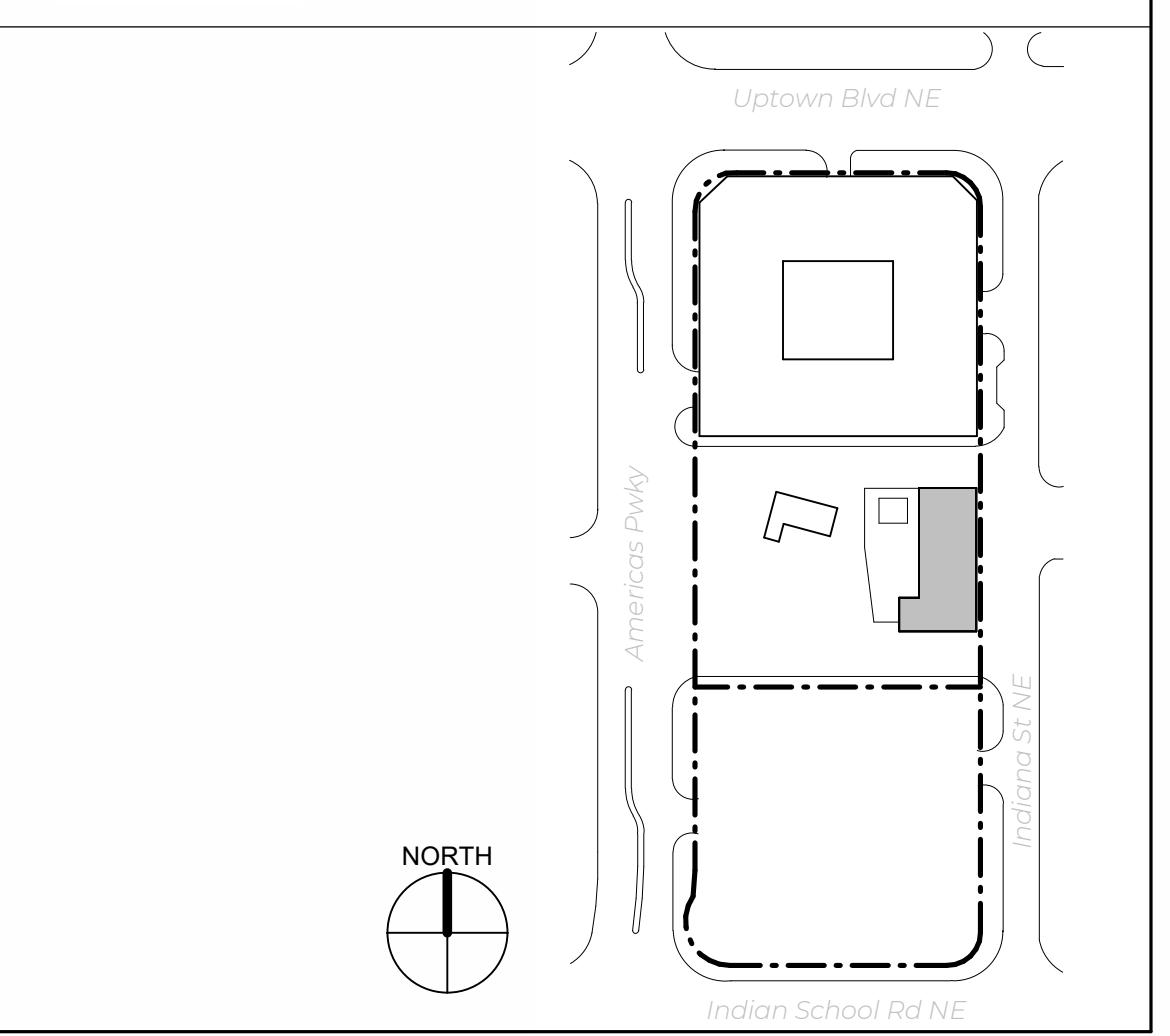
SHEET KEYNOTES

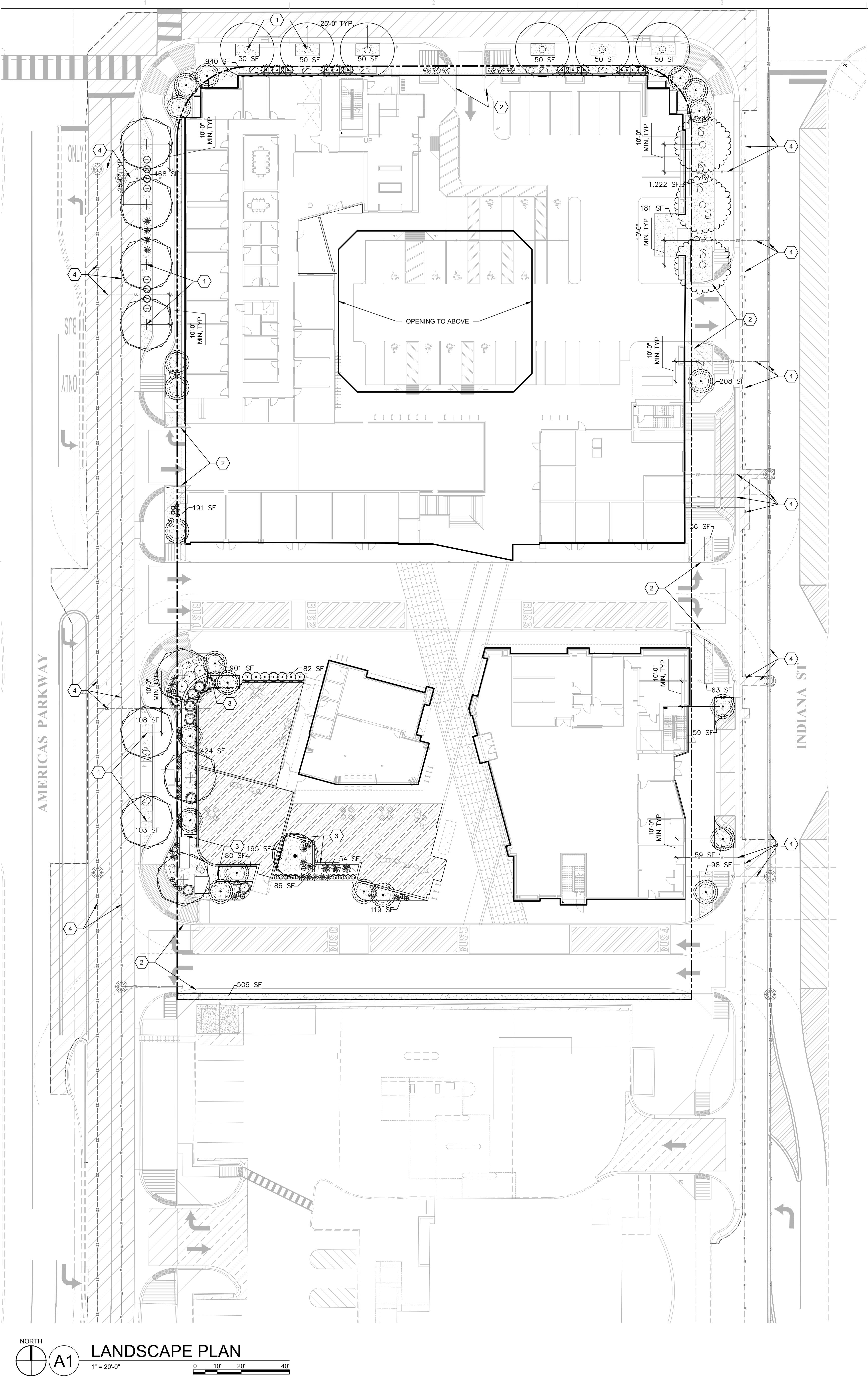
- 12 ABO RIDE DIGITAL DISPLAY BOARD
- 68 STEEL FRAME SHADE STRUCTURE WITH WOOD-LOOK COMPOSITE SCREENING BATTENS
- 72 I.D.O. 5-11 - WOOD-LOOK 1.5" X 3.5" COMPOSITE BATTENS FOR SUN SHADING, PER I.D.O. 5-11(E)(2)(B)3.D.
- 73 GLASS SURFACE
- 78 ALUMINUM STOREFRONT WI/ CLEAR GLAZING
- 82 PLACE-HOLDER BUS STOP, DESIGN PENDING COORDINATION WITH ABO RIDE
- 83 POSSIBLE LOCATION FOR BUILDING-MOUNTED SIGNAGE
- 84 I.D.O. 5-11 - VINYL FRAME WINDOW WITH CLEAR GLAZING; RECESSED 2", TYPICAL ALL WINDOWS, PER I.D.O. 5-11(E)(2)(B)1.
- 85 I.D.O. 5-11 - WALL PLATE, 1/2" X 12", PER I.D.O. 5-11(E)(2)(B)4.A
- 89 I.D.O. 5-11 - WALL PROJECTION >6", PER I.D.O. 5-11(E)(2)(B)4.C
- 95 I.D.O. 5-11 - ROOF OVERHANG FOR SHADE AND WEATHER PROTECTION, PER I.D.O. 5-11(E)(2)(B)6.D.

BUILDING ELEVATION LEGEND

3-COAT PORTLAND CEMENT STUCCO - COLOR: S1	OPEN JOINT FIBER CEMENT BOARD - COLOR: FC4
3-COAT PORTLAND CEMENT STUCCO - COLOR: S2	OPEN JOINT FIBER CEMENT BOARD - COLOR: FC5
3-COAT PORTLAND CEMENT STUCCO - COLOR: S3	BOX CORRUGATED METAL PANEL - COLOR: MP1
3-COAT PORTLAND CEMENT STUCCO - COLOR: S4	COMPOSITE METAL PANEL - COLOR: MP2
3-COAT PORTLAND CEMENT STUCCO - COLOR: S5	COMPOSITE METAL PANEL - COLOR: MP3
BRICK VENEER - COLOR: B1	COMPOSITE METAL PANEL - COLOR: MP4
OPEN JOINT FIBER CEMENT BOARD - COLOR: FC1	COMPOSITE METAL PANEL - COLOR: MP5
OPEN JOINT FIBER CEMENT BOARD - COLOR: FC2	PERFORATED METAL PANEL - COLOR: MP6
OPEN JOINT FIBER CEMENT BOARD - COLOR: FC3	PERFORATED METAL PANEL - COLOR: MP7

KEY PLAN





PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	QTY
TREES	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" CAL, B&B	40.00	30.00	3
	STYPHNOLOBIUM JAPONICUM JAPANESE PAGODA TREE	2" CAL, B&B	40.00	30.00	6
	ULMUS PROPRINA 'JFS-BIEBERICH' EMERALD SUNSHINE ELM	4" CAL, B&B	35.00	25.00	1
EVERGREEN TREES					
	QUERCUS FUSIFORMIS ESCAPRTMENT LIVE OAK	2" CAL, B&B	30.00	30.00	9
	QUERCUS ROBUR X ALBA 'CRIMSONSPIRE' CRIMSON SPIRE OAK	2" CAL, B&B	35.00	10.00	21
					TREE TOTAL 40
SHRUBS					
	CARYOPTERIS X CLANDENENSIS 'DARK KNIGHT' DARK KNIGHT BLUEBEARD	#5	3.00	5.00	3
	CHRYSACTINIA MEXICANA DAMASK ROSE	#2	1.50	2.00	22
	LEUCOPHYLLUM CANDIDUM 'MICROBURST' MICROBURST DWARF TEXAS SAGE	#5	3.00	3.00	8
	RHAPHIOLEPIS INDICA 'PINKIE' PINKIE INDIAN HAWTHORN	#5	3.00	4.00	7
ACCENTS					
	HESPERALOE PARVIFLORA 'LITTLE MISS SUNSHINE'	#5	3.00	3.00	20
	LITTLE MISS SUNSHINE YELLOW YUCCA	#5	2.00	2.00	17
	HESPERALOE PARVIFLORA 'STOPLIGHTS' STOPLIGHTS DWARF RED YUCCA	#5	4.00	4.00	3
EVERGREEN SHRUBS					
	BERBERIS REPENS CREEPING MAHONIA	#5	1.50	3.00	6
	TAXUS X MEDIA 'DENSIFORMIS' DENSE SPREADING YEW	#5	3.00	5.00	12
GRASSES					
	MUHLENBERGIA LINDHEIMERI LINDHEIMER'S MUHLY	#5	5.00	5.00	9
VINES					
	ROSA BANKSIAE 'ALBA PLENA' WHITE LADY BANK'S ROSE	#5	8.00	9.00	18

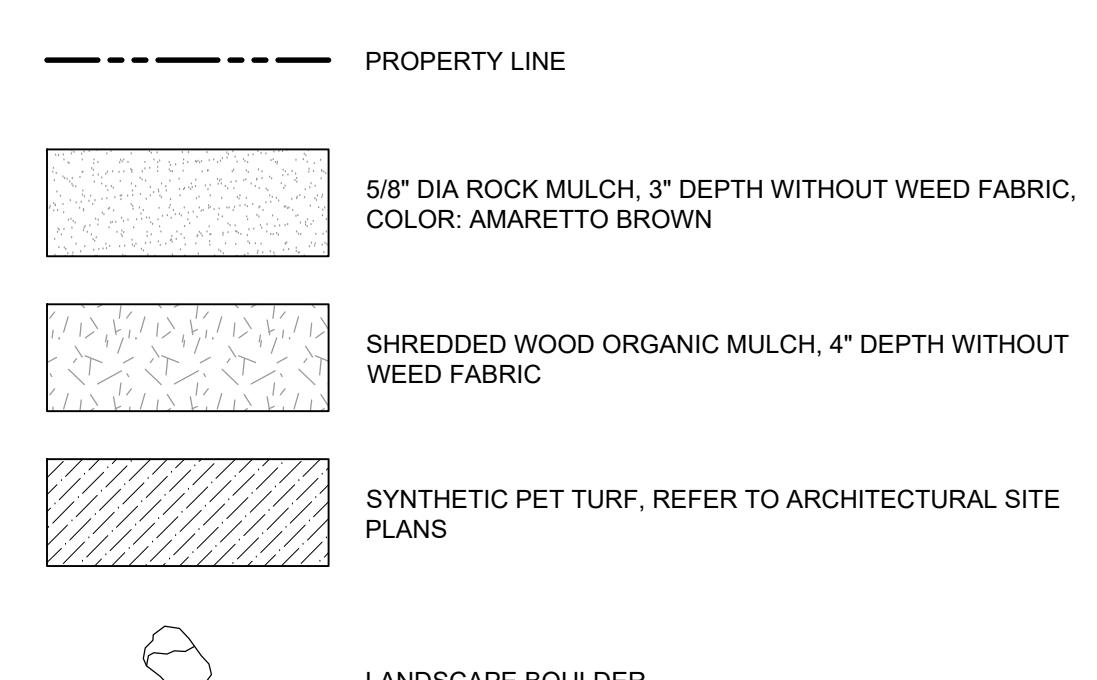
GENERAL SHEET NOTES

- A. PRIOR TO BEGINNING WORK ON PROJECT, REVIEW PROJECT IN THE FIELD WITH OWNERS REPRESENTATIVE.
- B. IDENTIFY AND COORDINATE EXISTING UTILITY LOCATIONS BEFORE EXCAVATION OR PLANTING. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. SEE CIVIL AND ELECTRICAL DRAWINGS.
- C. PLANTS WITHIN CLEAR SIGHT TRIANGLES SHALL NOT EXCEED A HEIGHT OF 24".
- D. VERIFY PLANT QUANTITIES. PLANT QUANTITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

IRRIGATION NOTES

1. PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
2. DRAINAGE SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES.
3. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
4. THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES INCLUDING SIDEWALKS, DRIVEWAYS, STREETS AND PARKING OR LOADING AREAS.
5. IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND CODES.
6. RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.
7. IRRIGATION BACKFLOW PREVENTER TO BE LOCATED IN A HEATED OUTDOOR ENCLOSURE

LEGEND



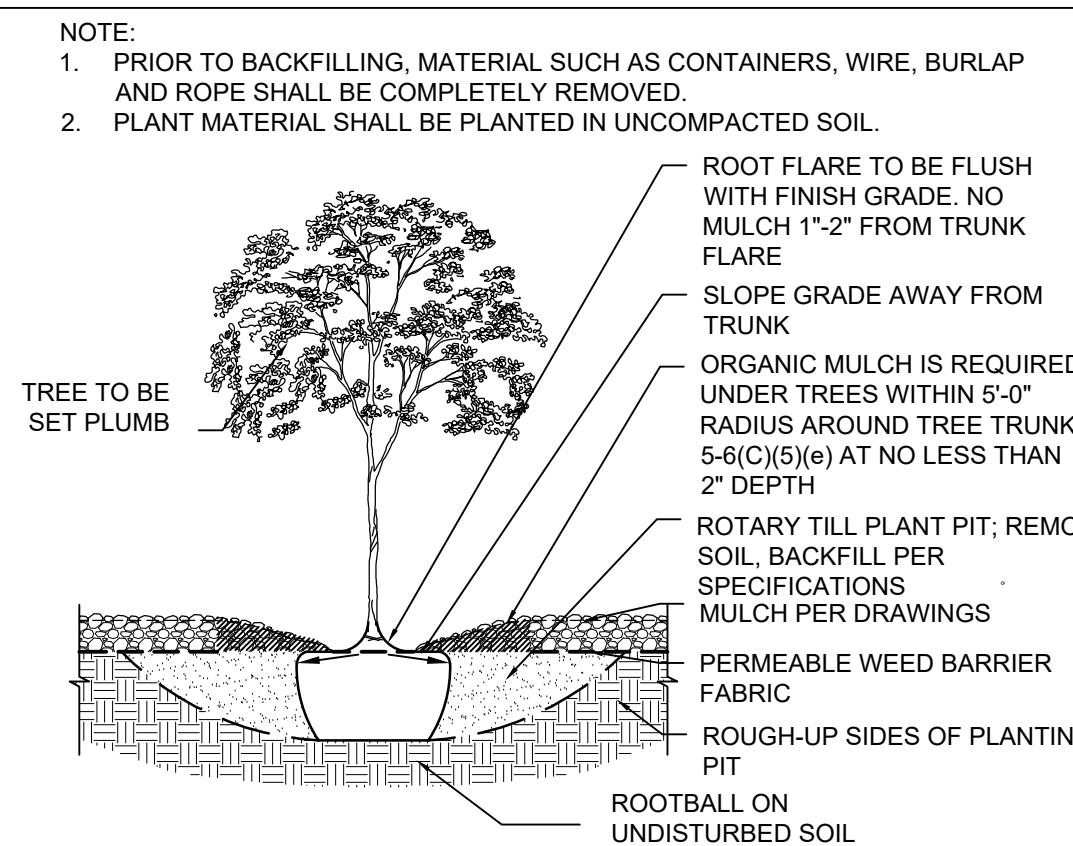
SHEET KEYED NOTES

1. STREET TREES AT 25'-0" O.C.
2. CLEAR SITE TRIANGLES
3. RAISED PLANTER
4. APPROXIMATE LOCATION OF SANITARY SEWER OR WATER LINE, SEE CIVIL

STREET TREE LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.	QTY
TREES	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" CAL, B&B	40.00	30.00	3
	STYPHNOLOBIUM JAPONICUM JAPANESE PAGODA TREE	2" CAL, B&B	40.00	30.00	6
EVERGREEN TREES					
	QUERCUS FUSIFORMIS ESCAPRTMENT LIVE OAK	2" CAL, B&B	30.00	30.00	6
	QUERCUS ROBUR X ALBA 'CRIMSONSPIRE' CRIMSON SPIRE OAK	2" CAL, B&B	35.00	10.00	13

TREE PLANTING DETAIL



STREET TREE CANOPY COVERAGE - COA

BOTANICAL/COMMON NAME	MAT. DIA.	QTY.	COVERAGE (ft ² x QTY)
CELTIS OCCIDENTALIS	30	0	0.000000
STYPHNOLOBIUM JAPONICUM	30	0	0.000000
ULMUS PROPRINA 'JFS-BIEBERICH'	25	1	490.673982
QUERCUS FUSIFORMIS	30	3	2120.575041
QUERCUS ROBUR X ALBA 'CRIMSONSPIRE'	10	8	628.318531
		TOTAL	3239.767424

COA LANDSCAPE REQUIREMENTS

TOTAL SITE ACREAGE = 1.90 ACRES / 82,764 SF
MINUS UNIMPROVED AREAS: 0.0 ACRES
SUBMITTED DEVELOPED SITE AREA: 1.90 ACRES / 82,764 SF
AREA OF LOT COVERED BY BUILDINGS = 47,663 SF
NET LOT AREA = 35,101 SF

REQUIRED LANDSCAPE
REQUIRED LANDSCAPE AREA (10% OF NET LOT AREA) = 3,510 SF
PROVIDED LANDSCAPE AREA = 3,556 SF = 10.1%
10% OF NET LOT AREA REQUIRED PER 5-6(C)(2)(b)

REQUIRED STREET TREES
REQUIRED TREES = (1) TREE EVERY 25' O.C.
LINEAR FOOTAGE = 966 LF / 25' O.C. = 39 TREES REQUIRED
TREES PROVIDED = 40 TREES

REQUIRED VEGETATIVE COVERAGE
REQUIRED VEGETATIVE COVERAGE = 75% OF PROVIDED LANDSCAPE = 2,785 SF
A MINIMUM 25% OF REQUIRED VEGETATIVE COVERAGE BY GROUND PLANTS PROVIDED
REQUIRED VEGETATIVE COVERAGE
PROVIDED VEGETATIVE COVERAGE = 5,163 SF

BOTANICAL/COMMON NAME	MAT. DIA.	QTY.	COVERAGE (ft ² x QTY)
CARYOPTERIS X CLANDENENSIS 'DARK KNIGHT'	5	3	58.904862
CHRYSACTINIA MEXICANA	2	17	53.407075
EHAPHOLEPIS INDICA 'PINKIE'	4	7	87.964594
HESPERALOE PARVIFLORA 'LITTLE MISS SUNSHINE'	3	11	77.754418
HESPERALOE PARVIFLORA 'STOPLIGHTS'	2	15	47.123890
HESPERALOE PARVIFLORA 'LITTLE GIANT'	4	3	37.699112
BERBRIS REPENS	3	6	42.411501
TAXUS X MEDIA 'DENSIFORMIS'	5	11	215.984495
MUHLENBERGIA LINDHEIMERI	5	8	157.079633
ROSA BANKSIAE 'ALBA PLENA'	9	18	1145.110522
		TOTAL	1923.440102

TREE CANOPY COVERAGE
+ 3,240 SF = 63% OF PROVIDED VEGETATIVE COVERAGE
GROUND PLANT COVERAGE
+ 1,923 SF = 37% OF PROVIDED VEGETATIVE COVERAGE

GROUND COVER MATERIAL (EXCLUDING PUBLIC ROW)
TOTAL ROCK MULCH GROUND COVER = 1,648 SF = 45%
TOTAL ORGANIC MULCH GROUND COVER = 1,908 SF = 54%
A MAXIMUM OF 50% GRAVEL OR CRUSHER FINES IS PERMITTED 14-16-5-6(C)(5)(d)
*REFER TO ARCHITECTURAL PLANS FOR OPEN SPACE CALCULATIONS

REVISIONS

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DRAINAGE CONCEPT

BACKGROUND:

THE PURPOSE OF THIS SUBMITTAL IS TO PRESENT A CONCEPTUAL GRADING / DRAINAGE CONCEPT FOR THE PROPOSED UPTOWN DEVELOPMENT FOR THE PROPERTY LOCATED AT 2121 INDIANA ST NE, ALBUQUERQUE, NM. THE PROPOSED USE OF THE SITE IS MIXED-USE CONSISTING OF RESIDENTIAL APARTMENTS, OFFICE SPACE, WITH COMMERCIAL AND MICRO-RETAIL SPACES AS WELL AS THE CONTINUED USE OF A PUBLIC TRANSIT STATION FOR THE ABQ RIDE BUS SERVICE.

ADDITIONALLY, AN UNDERGROUND PARKING STRUCTURE WILL BE A MAJOR COMPONENT OF THIS PROJECT. THE UNDERGROUND PARKING STRUCTURE WILL COVER A MAJORITY OF THE SITE WITH THE FOUNDATION WALL LIMITS SET TO 3-FT FROM THE PROPERTY BOUNDARY LIMITS ALONG ALL SIDES OF THE PROPERTY.

THIS CONCEPTUAL GRADING & DRAINAGE PLAN WILL DETAIL THE INTERIM CONDITIONS OF THE SOUTHERN NUSENDA LOT LOCATED AT 6501 INDIAN SCHOOL RD NE. THE NUSENDA WILL REMAIN ON SITE BUT SITE MODIFICATIONS WILL BE REQUIRED IN ORDER TO MAINTAIN ITS CURRENT USE. THE SITE MODIFICATIONS TO THE SOUTHERN LOT INCLUDES A NEW DRIVEWAY ENTRY OFF OF AMERICA'S PARKWAY AND A NEW DUMPER ENCLOSURE.

THE SITE IS IN RAINFALL ZONE 3 AS DEFINED BY TABLE 6.2.7 AND FIGURE 6.2.3 OF THE CITY OF ALBUQUERQUE'S DEVELOPMENT PROCESS MANUAL (PRINTED 9/4/2020).

THE RECORD INFORMATION AVAILABLE FOR THIS PROPERTY IS FOUND IN THE CITY OF ALBUQUERQUE HYDROLOGY FILE H18-D025A, PREPARED BY HUITT-ZOLLARS AND BY BPLV ARCHITECTS & ENGINEERS, INC. THE FINAL GRADING & DRAINAGE PLAN SUBMITTAL WILL BE IN COMPLIANCE WITH THE GUIDANCE AND RECOMMENDATIONS SET FORTH IN THE RECORD PLANS AND DOCUMENTS.

EXISTING CONDITIONS:

THE OVERALL SITE IS APPROXIMATELY 2.93-ACRES AND CURRENTLY INCLUDES THE ABQ RIDE TRANSIT STATION, AND THE NUSENDA CREDIT UNION. BASED ON OBSERVATION AND REVIEW OF THE AVAILABLE HYDROLOGY RECORD DOCUMENTS, THIS SITE IS PERMITTED FREE DISCHARGE TO THE SURROUNDING STREETS.

UNDER THE EXISTING CONDITION, THE OVERALL SITE IS APPROXIMATELY 90% IMPERVIOUS. REFERENCING THE RECORD GRADING & DRAINAGE PLAN FOR THE NM EDUCATORS FINANCIAL CENTER AND THE UPTOWN TRANSFER STATION, THE FULLY DEVELOPED SITE GENERATES A PEAK FLOW OF 13.5-CFS.

THE EXISTING SITE GENERALLY SLOPES SOUTHWESTERLY, FROM THE NORTHEAST TO SOUTHWEST. RUNOFF IS PASSED TO AMERICA'S PARKWAY RIGHT-OF-WAY ALONG THE WEST SIDE OF THE SITE. THERE ARE NO EXISTING RETENTION / DETENTION PONDS LOCATED ON THE OVERALL SITE.

PROPOSED CONDITIONS:

IN THE PROPOSED CONDITION, THE SITE WILL BE DIVIDED INTO THREE OVERALL USES. THE NORTHERN PORTION (BASINS 1, 2, & 6) WILL BE MIXED-USE DEVELOPMENT WITH THE MAIN USE BEING A RESIDENTIAL APARTMENT BUILDING AND SECONDARY MIRCO-RETAIL AND OFFICE USES.

THE CENTRAL PORTION (BASIN 3) WILL REMAIN AS AN ABQ RIDE TRANSIT STATION AND WILL ALSO INCLUDE TWO COMMERCIAL BUILDINGS FOR A BREWERY WITH A MEMBERSHIP-USE DOG PARK AND A SMALL HOTEL.

THE SOUTHERN PORTION (BASIN 4 & 5) WILL REMAIN AS A BANK USE WITH THE EXISTING NUSENDA REMAINING ON SITE. THERE WILL BE SOME MODIFICATION TO THE DRAINAGE PATTERN OF THE SOUTHERN LOT WITH A NEW DRIVEWAY BEING CONSTRUCTED.

THE OVERALL DRAINAGE PATTERN WILL BE MAINTAINED. SITE GENERATED RUNOFF AND THE RUNOFF GENERATED WITHIN AMERICA'S PARKWAY EAST HALF WILL CONTINUE TO PREDOMINATELY FLOW SOUTHWESTERLY (BASINS 3, 4 & 5) TO PUBLIC RIGHT-OF-WAY THROUGH INDIAN SCHOOL RD AND UPTOWN TRANSFER ENTRY ALONG THE SITES FRONTAGE WITH AMERICA'S PARKWAY AND INDIAN SCHOOL ROAD. A PORTION OF THE NORTHERN HALF OF THE SITE (BASINS 2 & 6) WILL CONTINUE TO BE RELEASED TO UPTOWN BLVD RIGHT-OF-WAY UNTIL IT REACHES THE CURB INLETS IN UPTOWN BLVD.

THE SOUTHERNMOST PORTION OF THE SITE BEING THE EXISTING NUSENDA BUILDING (BASIN 5) WILL CONTINUE TO DRAIN OUT DIRECTLY TO INDIAN SCHOOL RD RIGHT-OF-WAY. THERE IS NO MAJOR DEVELOPMENT PLANNED WITHIN THE BASIN LIMITS.

STORM DRAINAGE:

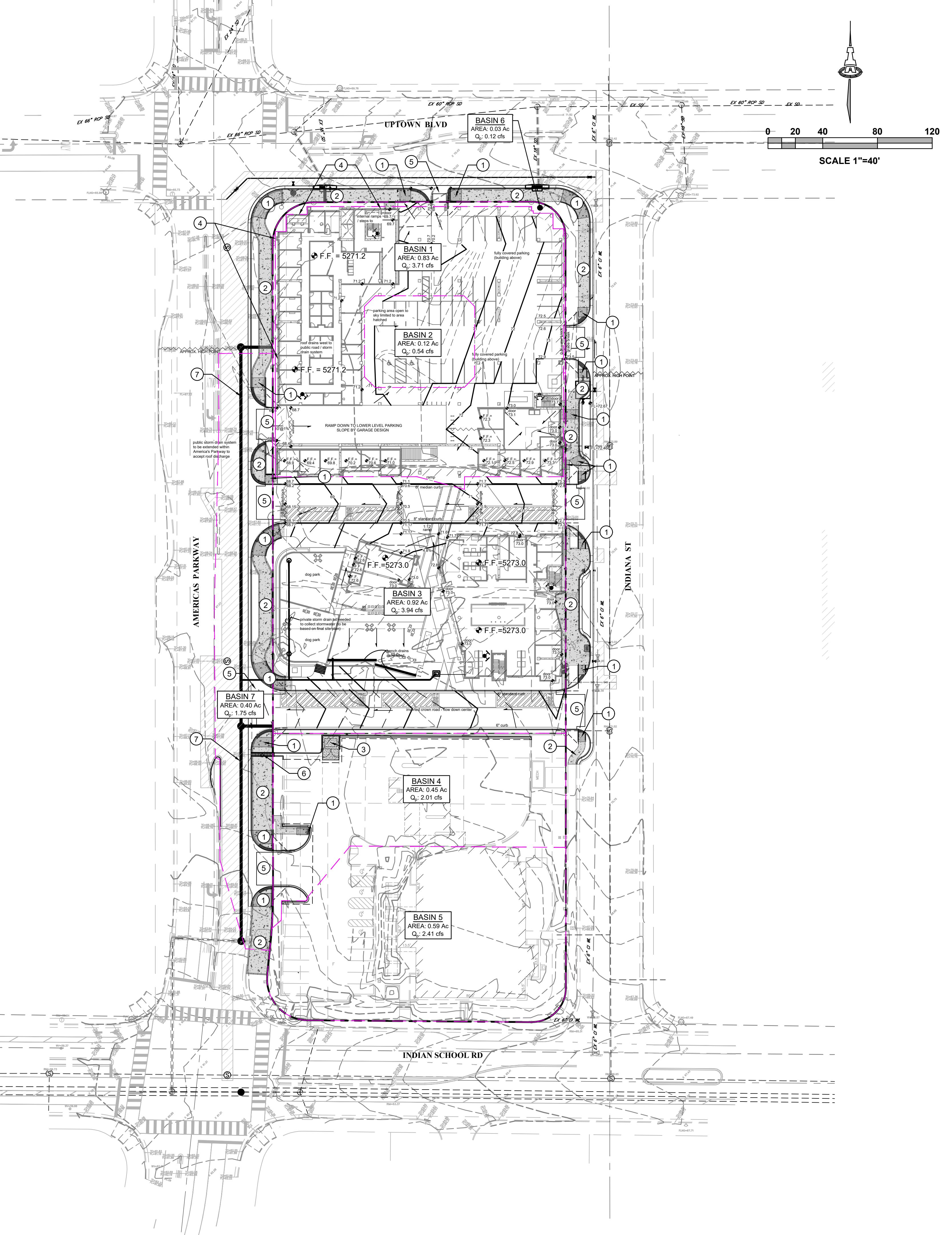
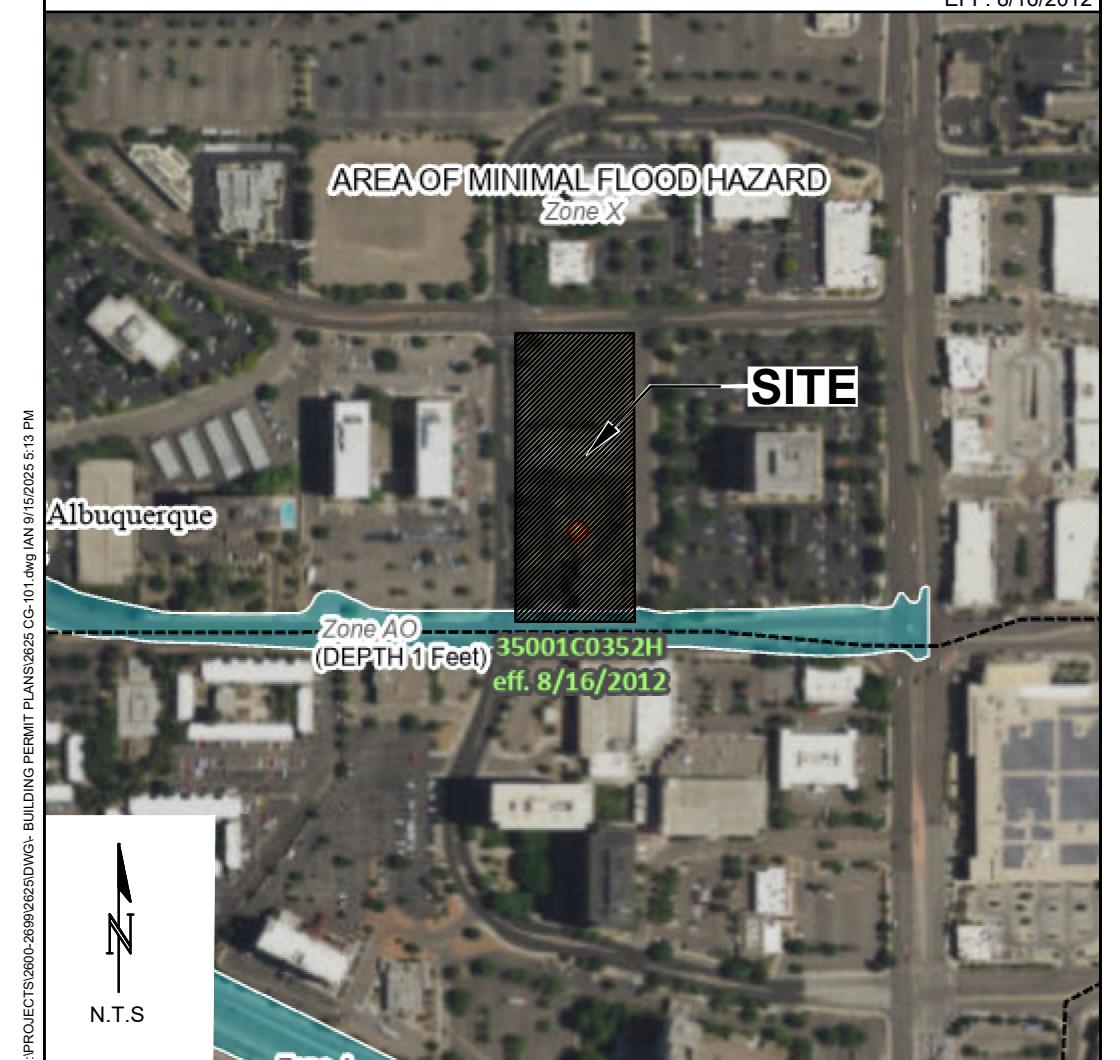
A NEW PUBLIC STORM DRAIN LINE WILL BE EXTENDED WITHIN AMERICA'S PARKWAY TO PICK-UP COLLECTED RUNOFF FROM THE NORTHERN AND CENTRAL PORTIONS OF THE SITE. WHERE POSSIBLE, RUNOFF WILL BE ALLOWED TO FREELY DISCHARGE TO AMERICA'S PARKWAY RIGHT-OF-WAY FOLLOWING THE EXISTING DRAINAGE PATTERN.

THE EXISTING DOWNSTREAM STORM DRAIN LINE WAS PREVIOUSLY SIZED BASED UPON THE FULLY DEVELOPED SITE CONDITIONS WHICH WILL BE MAINTAINED UNDER THIS DEVELOPMENT. THE RECORD CALCULATIONS WERE BASED OFF OF A PREVIOUS VERSION OF THE CITY OF ALBUQUERQUE'S DEVELOPMENT PROCESS MANUAL (DPM) WHICH REFLECTED A PEAK DISCHARGE RATE EXCEEDING THE CURRENT DPM'S PEAK DISCHARGE RATES.

THE PROPOSED CALCULATED FLOW THAT ENTERS THE CURB INLET AND DOWNSTREAM EXISTING STORM DRAIN RUN WILL BE REDUCED FROM 12.77-CFS IN THE EXISTING CONDITION (SEE HUITT-ZOLLARS RECORD G&D) TO 11.42-CFS UNDER THE PROPOSED CONDITION. THE PROPOSED TOTAL FLOW WILL ENTER THE EXISTING DOWNSTREAM UNDERGROUND SYSTEM THROUGH THE PROPOSED STORM DRAIN LINE EXTENSION AND THROUGH AT-GRADE GUTTER FLOW FROM AMERICA'S PKWY.

FEMA MAP 35001C0352H

EFF. 8/16/2012



C.O.A. VICINITY MAP H-18-Z



PROJECT INFORMATION

PROPERTY: THE SITE IS A DEVELOPED COMMERCIAL PROPERTY BOUNDED TO THE NORTH BY UPTOWN BLVD, TO THE EAST BY INDIANA ST. NE, TO THE SOUTH BY INDIAN SCHOOL RD., AND TO THE WEST BY AMERICAS PKWY.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENT INCLUDE THE CONSTRUCTION OF AN UNDERGROUND PARKING STRUCTURE, RESIDENTIAL LOFTS, FOOD HALL, PRIVATE DOG PARK, AND BREWERY.

LOT SIZE: 2.93 ACRES

LEGAL: TRACTS E-2A1 AND E-2A2, WITHIN SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

BENCHMARK: ELEVATIONS PROVIDED ARE BASED ON AGRS STATION STAMPED "20-H18". HAVING AN ELEVATION OF 5283.22.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM PANEL #35001C0352H EFF. 8/16/2012. THE SITE IS LOCATED PRIMARILY WITHIN FLOOD ZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. ADDITIONALLY THE MOST SOUTHERN PORTION OF THE SITE IS LOCATED WITHIN FLOOD ZONE 'AO'. DEVELOPMENT WITHIN THE FLOOD ZONE 'AO' IS LIMITED TO A SEWER MAIN CONNECTION.

GENERAL NOTES

A. GRADES SHOWN ARE FINAL SURFACE GRADES (TOP OF CONCRETE, TOP OF LANDSCAPE MATERIAL, ETC. GRADES SHOWN WITHIN BUILDING LIMITS APPLY TO THE PLAZA LEVEL. REFER TO STRUCTURAL SHEETS FOR ELEVATIONS RELATED TO UNDERGROUND LID/STRUCTURE.

B. ALL DRAINAGE IMPROVEMENTS SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN MUST BE COMPLETED BEFORE ENGINEER'S CERTIFICATION OF SUBSTANTIAL COMPLIANCE CAN BE ISSUED.

KEYED NOTES

1. CONSTRUCT ADA COMPLIANT SIDEWALK RAMP PER COA STANDARD DRAWING 2440-2448
2. CONSTRUCT ADA COMPLIANT PEDESTRIAN ACCESS WALK. SEE SHEET CG 101 & 102 FOR DETAILED GRADES
3. PROPOSED DUMPSTER ENCLOSURE
4. BUILDING EXTENDED STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN
5. CONSTRUCT PRIVATE ENTRANCE PER COA STANDARD DRAWING 2426
6. CONSTRUCT SIDEWALK CULVERT PER COA STANDARD DRAWING 2236
7. PROPOSED 18-IN PUBLIC STORM DRAIN

LEGEND

No	Date	Design	Development	Issue
		PROJECT NUMBER: IA-2025 2025 CG-101-Bwg FILE: BJB DRAWN BY: IMNA CHECKED BY: 9/15/25 DATE:		

SHEET TITLE	
OVERALL GRADING & DRAINAGE PLAN	
SHEET NUMBER	
CG100	

