



**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) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & 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 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 (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input checked="" type="checkbox"/> Sketch Plan Review and Comment (Form P2)
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Change of use to convert existing office tower (B Occupancy) to apartments (R-2 Occupancy)		

<b>APPLICATION INFORMATION</b>		
Applicant/Owner: Sanjiv Chopra GGD Oakdale LLC		Phone: 209-573-0073
Address: 2200 Paseo Verde Parkway, STE 260		Email: jwall@rhinoig.com
City: Henderson	State: NV	Zip: 89052
Professional/Agent (if any): Equiterra Regenerative Design Inc		Phone: 505-242-2851
Address: 302 Central Ave SE		Email: delcie@equiterra.design
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:	List all owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: See included legal description	Block: See included	Unit: See included
Subdivision/Addition: See included	MRGCD Map No.:	UPC Code: See included
Zone Atlas Page(s): K-18	Existing Zoning: MX-L, MX-M, MX-L, MX-H	Proposed Zoning: No changes
# of Existing Lots: 30	# of Proposed Lots: No change proposed	Total Area of Site (Acres): 9.3 acres
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 300 San Mateo NE	Between: Central	and: Copper
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
PA 21-040		

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: 09/08/2022
Printed Name: Delcie Dobrovlny	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

## FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

### SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 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 describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

### MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? \_\_\_\_\_ 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 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
- Proposed Final Plat
- Design elevations & cross sections of perimeter walls
- Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

### SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? \_\_\_\_\_ 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 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 describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- 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
- Sidewalk Exhibit and/or cross sections of proposed streets
- Proposed Infrastructure List, if applicable
- Required notice with content per IDO Section 14-16-6-4(K)
  - Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

### MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

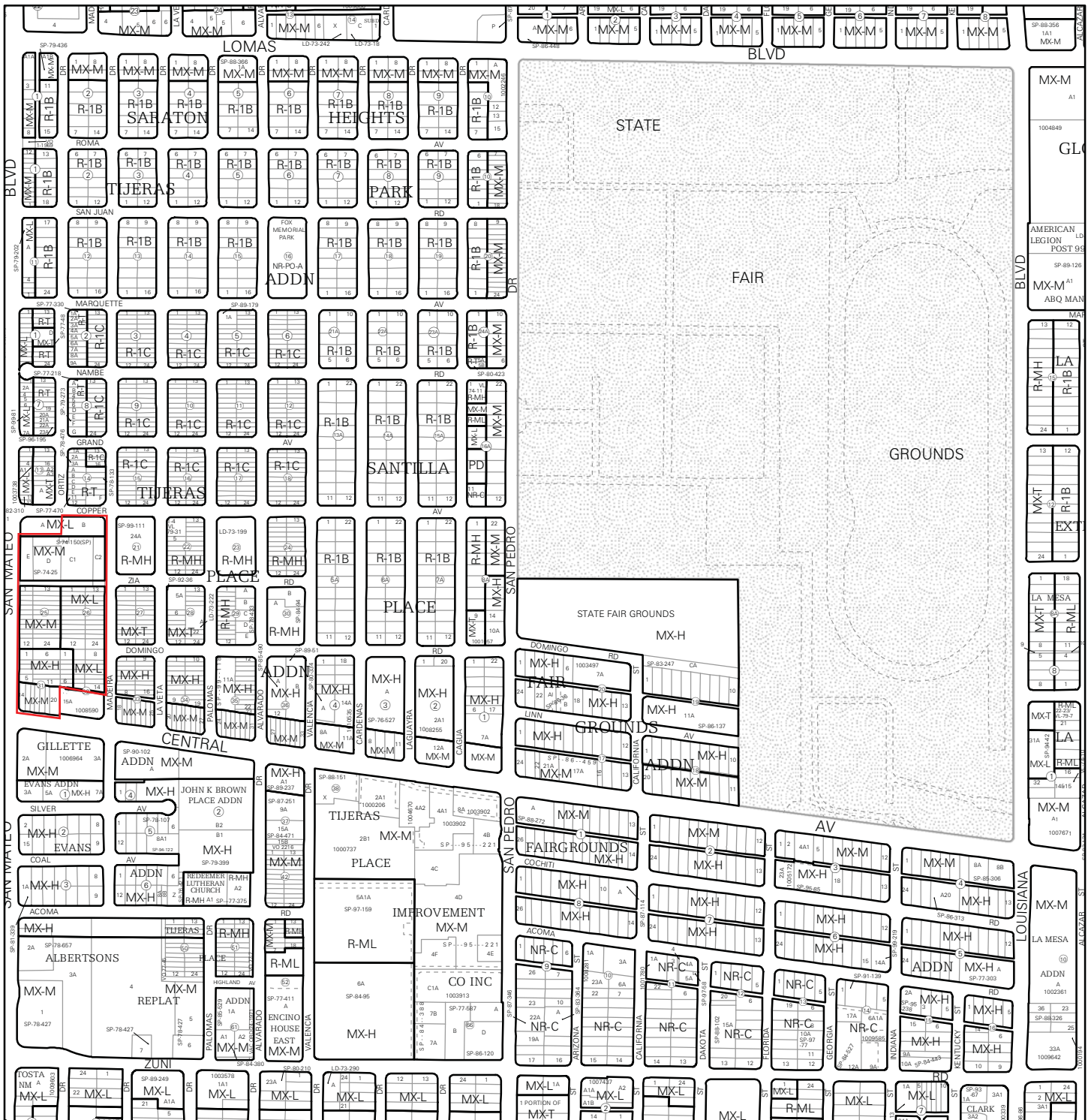
Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 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 describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- Infrastructure List, if applicable

**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING ALL OF PARCELS "B", "D" & "E" OF THE REPLAT SHOWING PARCELS "A" THROUGH "E", INCLUSIVE, COMPRISING ALL OF BLOCK 20, PORTION OF BLOCK 19 TOGETHER WITH PORTIONS OF VACATED ORTIZ DRIVE N.E. & ZIA ROAD N.E. OF TIJERAS PLACE ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 13, 1974; TOGETHER WITH ALL OF PARCELS "C-1" & "C-2" OF THE REPLAT SHOWING PARCELS "C-1" & "C-2" COMPRISING A REPLAT OF PARCEL "C" OF REPLATTED BLOCKS 19 & 20 OF THE TIJERAS PLACE ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 6, 1974 IN PLAT BOOK C9, PAGE 190; TOGETHER WITH THE 30' INGRESS AND EGRESS EASEMENT AS DESCRIBED IN QUITCLAIM DEED FILED SEPTEMBER 15, 1975 IN BOOK 990, PAGES 33-40; TOGETHER WITH THE FOLLOWING LOTS WITHIN TIJERAS PLACE ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE AMENDED PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 24, 1923; PORTIONS OF LOTS 1 TO 12 INCLUSIVE AND ALL OF LOTS 13 TO 24, INCLUSIVE IN BLOCK NUMBERED TWENTY-FIVE (25); ALL OF LOTS 1 TO 24, INCLUSIVE, IN BLOCK NUMBERED TWENTY-SIX (26); PORTIONS OF LOTS 1 TO 5 AND 13 TO 15, INCLUSIVE, AND ALL OF LOTS 6 TO 11 AND 16 TO 20, INCLUSIVE IN BLOCK NUMBERED THIRTY-ONE (31); ALL OF LOTS 1 TO 14, INCLUSIVE IN BLOCK NUMBERED THIRTY-TWO (32); TOGETHER WITH PORTIONS OF THE VACATED RIGHTS-OF-WAY OF DOMINGO ROAD N.E. AND ORTIZ DRIVE N.E., LYING ADJACENT TO AND CONTIGUOUS WITH THE AFOREMENTIONED PARCELS AND LOTS; TOGETHER WITH A PORTION OF THE VACATED 15' ALLEY WITHIN BLOCK NUMBERED THIRTY-ONE (31) OF SAID TIJERAS PLACE ADDITION. SAID ENTIRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SURVEY AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL "B", THENCE S. 00 DEG. 14' 27" W, 909.63 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MADEIRA DRIVE N.E., TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE N. 82 DEG. 18' 24" W, 201.76 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF A 15' PUBLIC ALLEY; THENCE S. 00 DEG. 14' 27" W, 7.56 FEET TO A POINT; THENCE N. 82 DEG. 18' 24" W, 30.26 FEET TO A POINT; THENCE S. 00 DEG. 14' 27" W, 142.56 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE N.E.; THENCE N. 82 DEG. 18' 24" W, 156.35 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT; THENCE N 76 DEG. 16' 46" W, 51.27 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 16.74 FEET AND A CHORD BEARING N. 42 DEG. 18' 46" W, 15.88 FEET TO A POINT OF TANGENCY ON THE EASTERLY RIGHT-OF-WAY LINE OF SAN MATEO BLVD. N.E.; THENCE N. 10 DEG. 20' 45" W, 39.36 FEET TO AN ANGLE POINT ON SAID RIGHT-OF-WAY LINE; THENCE N. 00 DEG. 16' 37" E, 72.72 FEET TO A POINT OF CURVATURE ON SAID RIGHT-OF-WAY LINE; THENCE, NORTHEASTERLY, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 144.00 FEET, AN ARE LENGTH OF 50.14 FEET, AND A CHORD BEARING N. 10 DEG. 15' 06" E, 49.88 FEET TO A POINT OF REVERSE CURVATURE ON SAID RIGHT-OF-WAY LINE; THENCE, NORTHEASTERLY, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 56.00 FEET, AN ARC LENGTH OF 19.50 FEET AND A CHORD BEARING N. 10 DEG. 15' 06" E, 19.40 FEET TO A POINT OF

TANGENCY ON SAID RIGHT-OF-WAY LINE; THENCE N. 00 DEG. 16' 37" E, 80.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 56.00 FEET AN ARE LENGTH OF 19.50 FEET AND A CHORD BEARING N. 09 DEG. 41' 52" W, 19.40 FEET TO A POINT OF REVERSE CURVATURE; THENCE, NORTHWESTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 144.00 FEET, AN ARC LENGTH OF 50.14 FEET AND A CHORD BEARING N. 09 DEG. 41' 52" W, 49.89 FEET TO A POINT OF TANGENCY ON SAID RIGHT-OF-WAY LINE; THENCE N. 00 DEG. 16' 37" E, 19.36 FEET TO A POINT OF CURVATURE ON SAID RIGHT-OF-WAY LINE; THENCE, NORTHEASTERLY, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 4,191.13 FEET, AN ARE LENGTH OF 123.06 FEET, AND A CHORD BEARING N. 01 DEG. 07' 05" E, 123.05 FEET TO A POINT OF REVERSE CURVATURE ON SAID RIGHT-OF-WAY LINE; THENCE, NORTHEASTERLY, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 4,297.13 FEET, AN ARE LENGTH OF 127.23 FEET, AND A CHORD BEARING N. 01 DEG. 07' 14" E, 127.23 FEET TO A POINT OF TANGENCY ON SAID RIGHT-OF-WAY LINE; THENCE N. 01 DEG. 07' 14" E, 26.51 FEET TO AN ANGLE POINT ON SAID RIGHT-OF-WAY LINE; THENCE N. 00 DEG. 15' 47" E., 260.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF SAID TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL "E"; THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF SAN MATEO BLVD. N.E., S. 89 DEG. 45' 33" E, 218.14 FEET TO A POINT; THENCE N. 00 DEG. 14' 27" E, 100.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COPPER AVENUE N.E.; THENCE S. 89 DEG. 45' 33" E, 229.86 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.



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-18-Z**

- Easement
- 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

- Escarpment

Gray Shading  
Represents Area Outside  
of the City Limits

0 250 500 1,000  
Feet



September 8, 2022

City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

RE: Letter of Justification for Site Plan – Administrative (Change of Use) - Sketch Plan Submittal

Per the IDO section 14-16-6-5(G)(3) Review and Decision Criteria:

*An application for Site Plan – Administrative shall be approved if it complies with all applicable standards in 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 proposed project consists of the conversion of a currently vacant office building into 130 apartments and associated tenant amenities. Per the criteria listed above, our justification is as follows:

6-6(l)(3)(a)

To the best of our knowledge, the proposed Site Plan complies with all applicable provisions of the IDO, the DPM, other adopted City regulations. We believe that there are no other conditions specifically associated with this property.

Please contact us if you need further information. We appreciate your consideration of our application and look forward to our meeting.

Sincerely,

Delcie Dobrovoly, Principal

EASEMENT CALLOUT NUMBER	EASEMENT DESCRIPTION
1	EXISTING 30' INGRESS & EGRESS EASEMENT (9/15/1975, BK. MISC. 440, PG. 113, DOC. NO. 81496) AND SHOWN ON PLAT (2/13/1974, D6-28)
2	EXISTING 10' MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT (3/23/2011, 2011C-28, DOC. NO. 2011028119)
3	EXISTING PUBLIC ROADWAY EASEMENT (3/18/2011, DOC. NO. 2011026730) AS SHOWN ON PLAT (2/23/2011, 2011C-28, DOC. NO. 2011028119)
4	EXISTING PUBLIC ROADWAY EASEMENT (3/23/2011, 2011C-28, DOC. NO. 2011028119)
5	EXISTING 20' SANITARY SEWER AND WATER LINE EASEMENT (2/13/1974, D6-28)
6	EXISTING 7' MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT AS SHOWN ON PLAT (3/13/1974, D6-28)
7	EXISTING 10' UTILITY EASEMENT (2/13/1974, D6-28)
8	EXISTING 5' PNM AND MST&T EASEMENT (06/29/1956, BK. D355, PG. 321, DOC. NO. 992255) PARTIALLY RELEASED BY PNM PER WAIVER AND RELEASE (2/14/1974, BK. MISC. 354, PG. 143, DOC. NO. 94661)
9	EXISTING 5' PNM AND MST&T EASEMENT (2/5/1957, BK. MISC. 376, PG. 146, DOC. NO. 38553)
10	EASEMENTS RESERVED FOR EXISTING UTILITIES WITHIN THE VACATED RIGHT-OF-WAY OF ORTIZ DRIVE AND ZIA ROAD PER ORDINANCE NO. 32-1973, DATED 3/26/1973 (4/3/1973, BK. MISC. 306, PG. 104, DOC. NO. 43974) RELEASED BY MST&T PER QUITCLAIM DEED (10/7/1985, BK. 252-A, PG. 280, DOC. NO. 85-8466) AND RELEASED BY PNM PER WAIVER AND RELEASE OF EASEMENT (9/19/1985, BK. MISC. 272-A, PG. 864, DOC. NO. 85-78568) RETAINED BY NM GAS PER DISCLAIMER (09/26/1985, BK. 274A, PG. 941, DOC. NO. 8580460)
11	EXISTING 5' PNM AND MST&T EASEMENT (8/26/1957, BK. D 396, PG. 549, DOC. NO. 38553)
12	EASEMENTS RESERVED FOR EXISTING UTILITIES WITHIN THE VACATED RIGHT-OF-WAY OF ORTIZ DRIVE AND DOMINGO ROAD PER COMMISSION ORDINANCE 2053, DATED 01/30/1952, EVIDENCED BY QUITCLAIM DEEDS (11/27/1962, BK. D670, PG. 58, DOC. NO. 11809) AND (0/21/1963, BK. D685, PG. 539, DOC. NO. 22786)
13	EXISTING RETAINED 5' MST&T EASEMENT (06/29/1956, BK. D355, PG. 321, DOC. NO. 992255) PARTIALLY RELEASED BY PNM PER WAIVER AND RELEASE (2/14/1974, BK. MISC. 354, PG. 143, DOC. NO. 94661)
14	EXISTING EASEMENT FOR TURNING BAY ADJACENT TO 15' PUBLIC ALLEY (06/22/1962, BK. D648, PG. 1, DOC. NO. 88451)
15	EXISTING UNRESTRICTED CABLE TELEVISION EASEMENT FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION, REPAIR, REPLACEMENT, UPGRADING, EXPANSION AND REMOVAL (5/15/1991, BK. 91-8, PG. 3361-3368, DOC. NO. 91037828) BLANKET IN NATURE WITHIN BUILDING AS SHOWN HEREON.

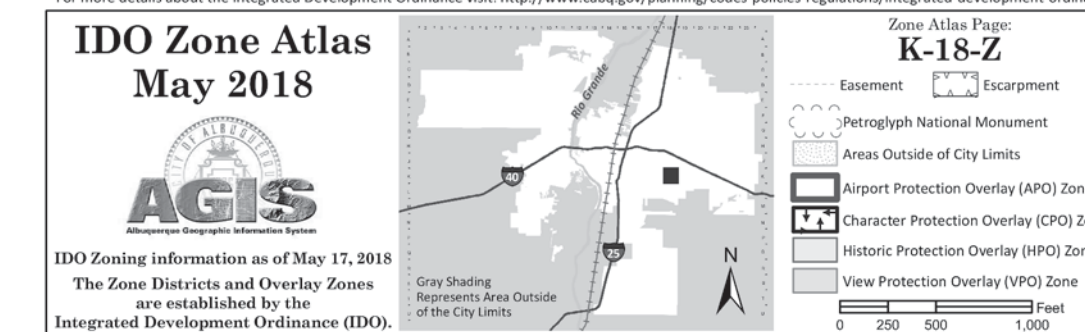
### SITE PLAN LEGEND

- PROPERTY LINE WITH PROPERTY CORNER
- ACCESSIBLE PARKING SPACE
- 6' TALL, BLACK STEEL PICKET FENCE
- SIGN
- UTILITY POLE
- HARDSCAPE - CONCRETE
- PEDESTRIAN WALKWAY / PARKING LOT BUFFER
- LANDSCAPED AREA
- EXISTING BUILDING FOOTPRINT
- EXISTING PARKING - NO CHANGES
- EXISTING EASEMENT
- EASEMENT CALLOUT TAG
- MEDIAN
- APPROXIMATE AREA OF NEW ASPHALT
- FIRE HYDRANT
- WATER METER
- ADA ACCESSIBLE ROUTE
- PARKING COUNTS
- STREET LIGHT
- POLE-MOUNTED, SINGLE-HEAD FIXTURE @ 20'
- POLE-MOUNTED, DOUBLE-HEAD FIXTURE @ 20'
- POLE-MOUNTED, SINGLE-HEAD FIXTURE @ 16'
- GROUND-MOUNTED, DOWN-CAST BOLLARD LIGHT, 4' HIGH

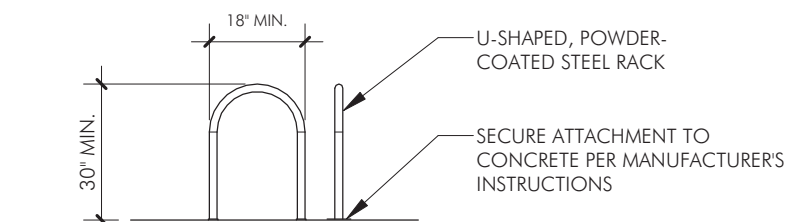
### PROJECT INFORMATION

PROJECT ADDRESS: 300 SAN MATEO BLVD NE ALBUQUERQUE, NM 87108

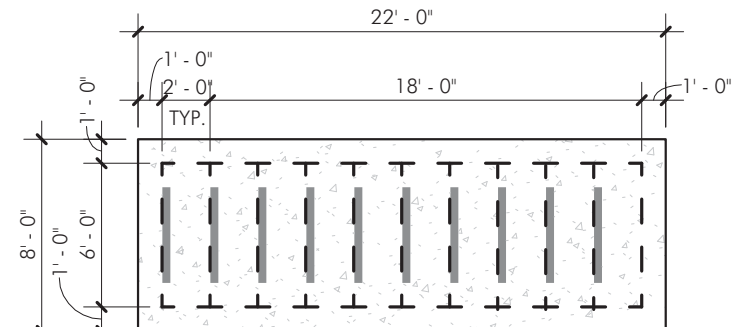
PROJECT DESCRIPTION: CONVERSION OF OFFICE (B OCCUPANCY) TO APARTMENTS (R-2)



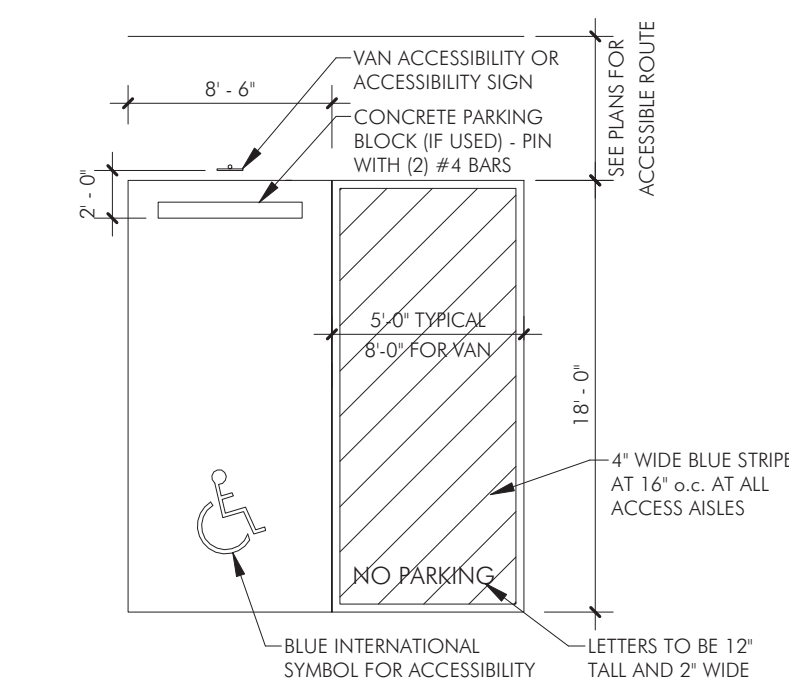
E5 VICINITY MAP  
1" = 1000'-0"



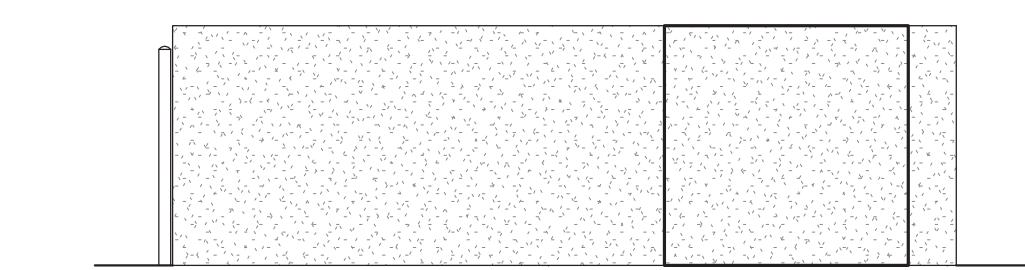
F1 ELEVATION - BICYCLE RACK  
1/4" = 1'-0"



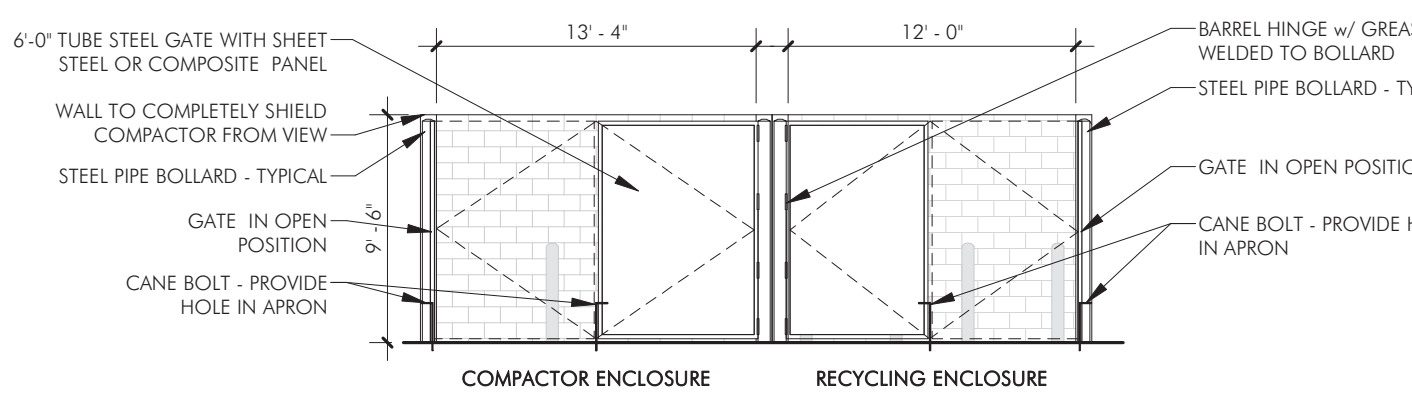
F2 BICYCLE PARKING  
1/8" = 1'-0"



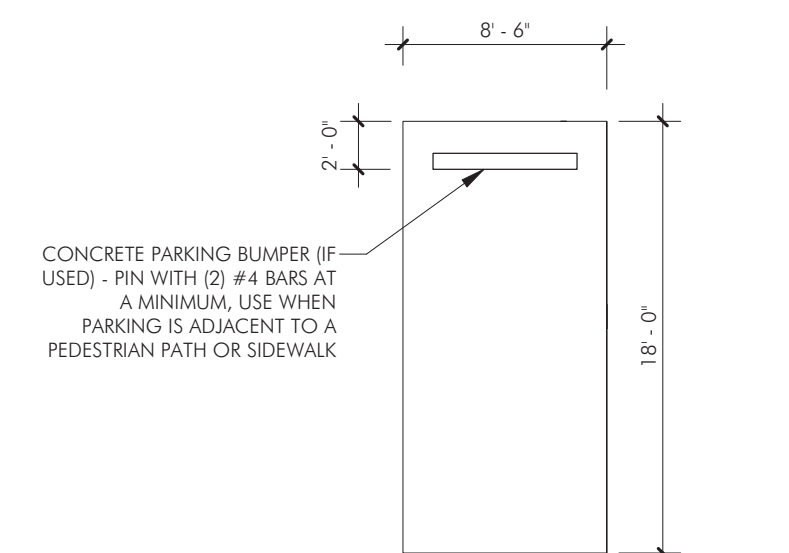
E1 TYPICAL ACCESSIBLE PARKING  
1/8" = 1'-0"



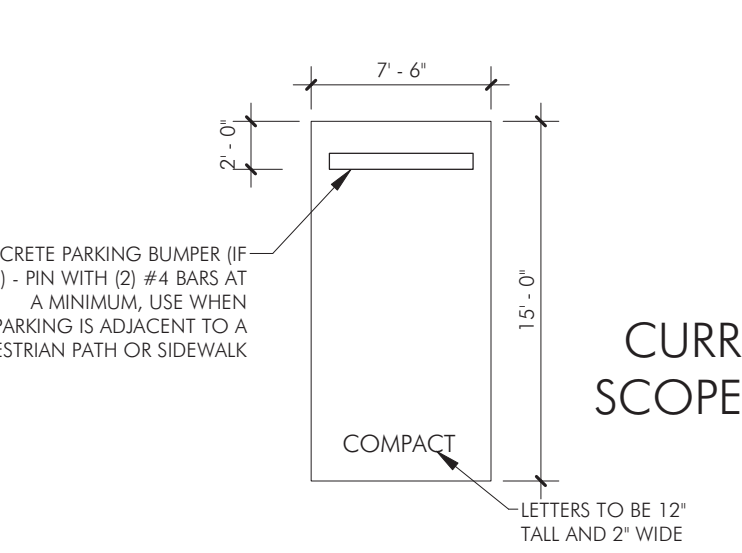
E2 REFUSE ENCLOSURE NW ELEVATION  
1/8" = 1'-0"



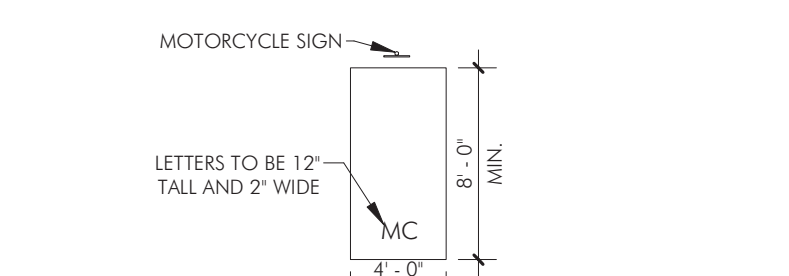
E3 REFUSE ENCLOSURE NE ELEVATION  
1/8" = 1'-0"



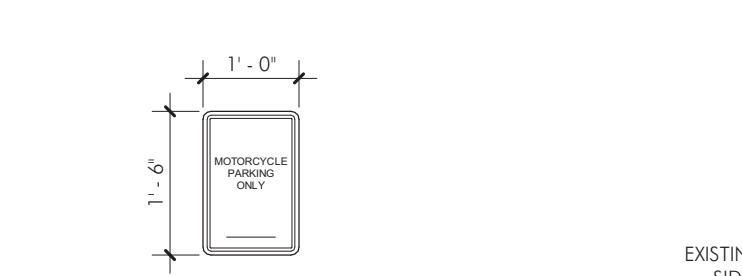
D1 TYPICAL STANDARD PARKING  
1/8" = 1'-0"



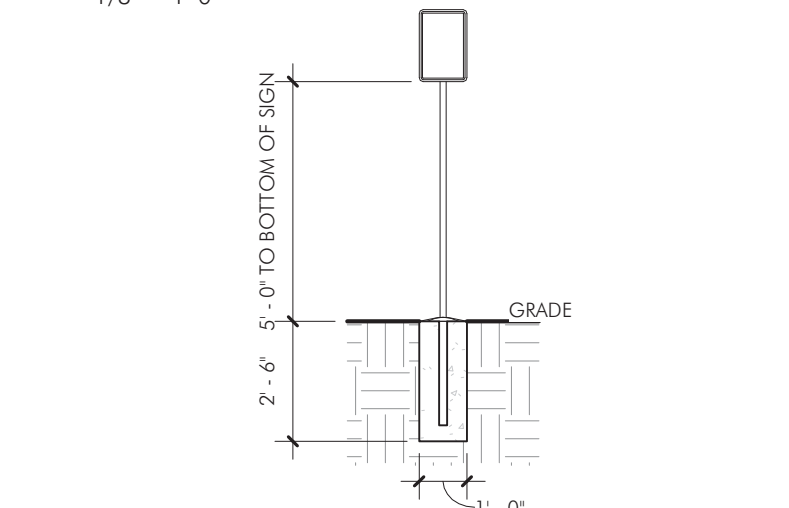
D2 TYPICAL COMPACT PARKING  
1/8" = 1'-0"



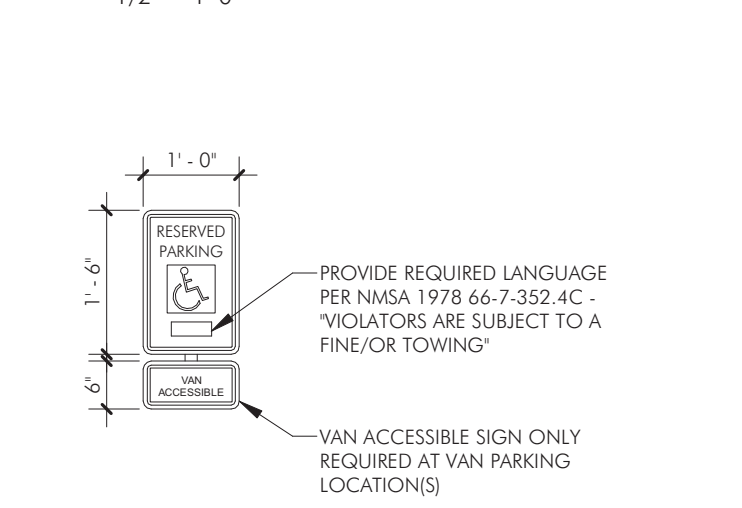
C1 TYPICAL MOTORCYCLE PARKING  
1/8" = 1'-0"



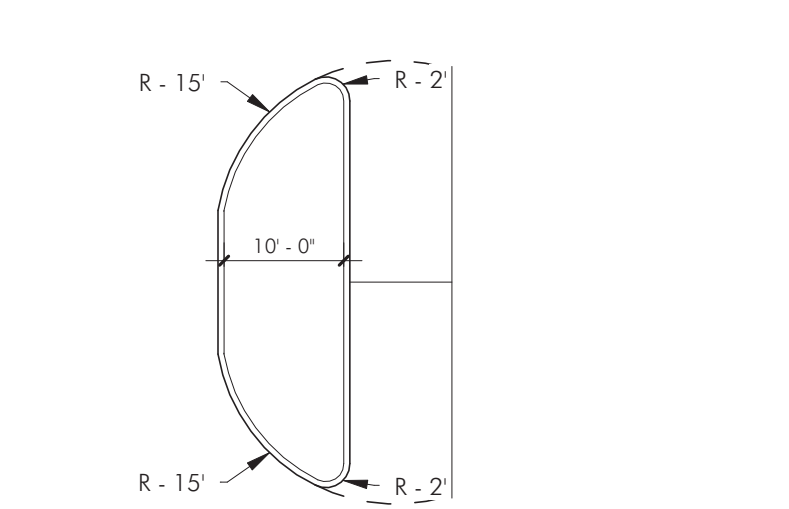
C2 TYPICAL MOTORCYCLE SIGNAGE  
1/2" = 1'-0"



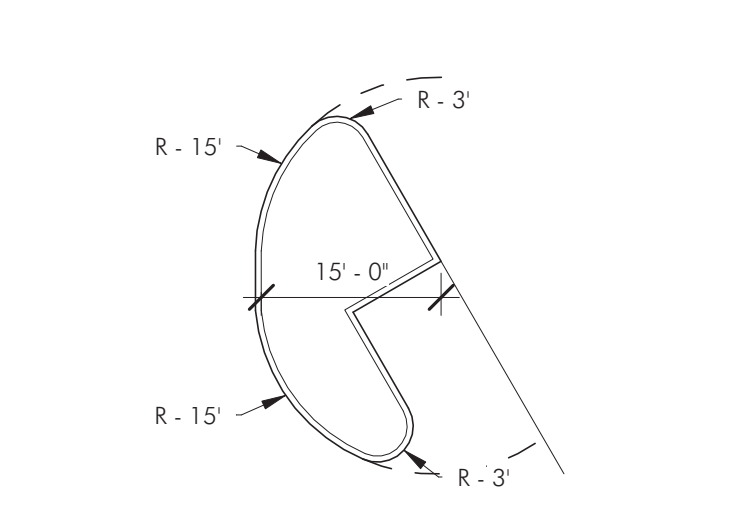
B1 TYPICAL POST-MOUNTED SIGNAGE  
1/4" = 1'-0"



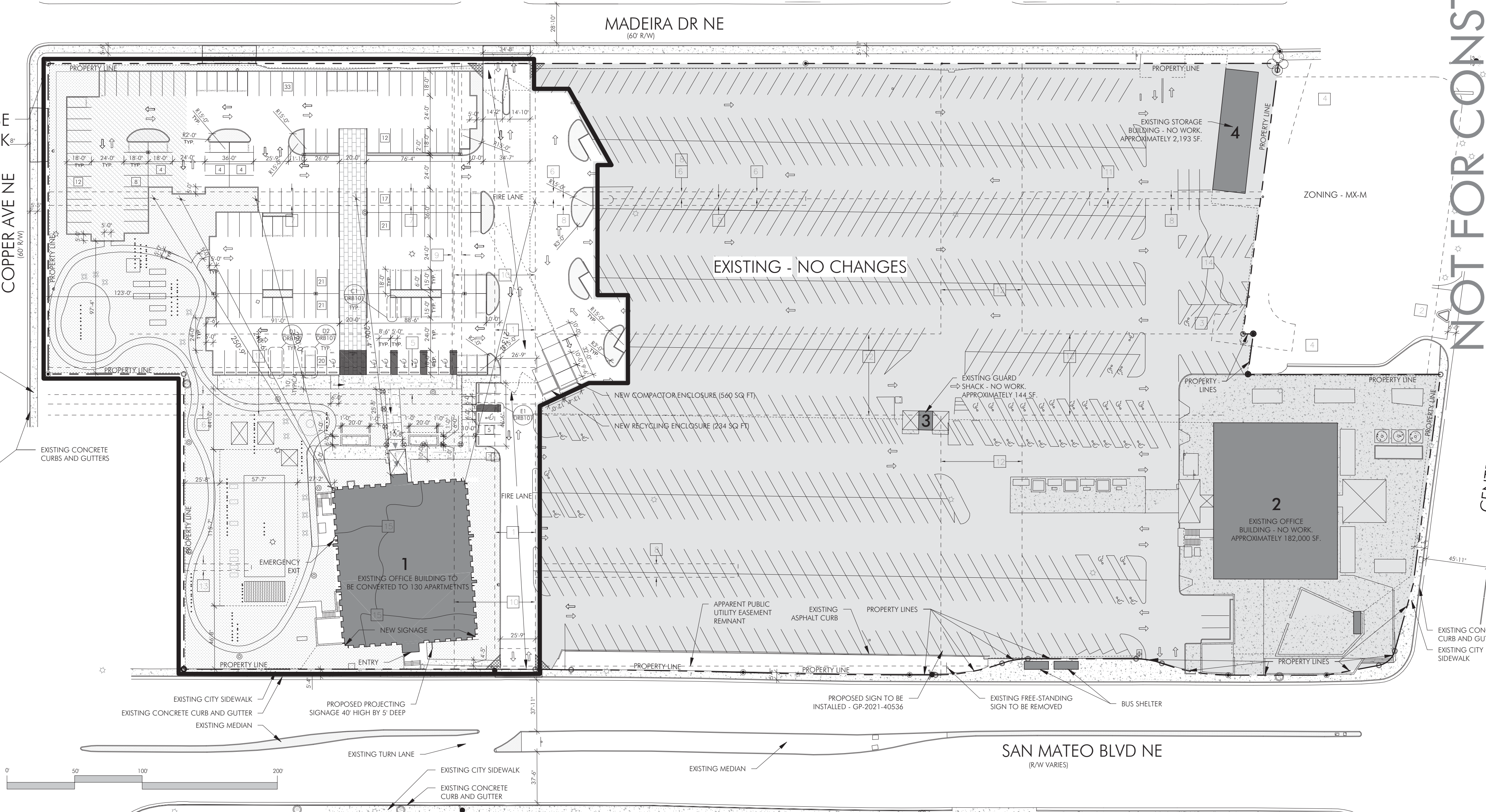
B2 TYPICAL ACCESSIBILITY SIGNAGE  
1/2" = 1'-0"



A1 TYPICAL PARKING ISLAND 90 DEGREE  
1/16" = 1'-0"



A2 TYPICAL PARKING ISLAND 60 DEGREE  
1/16" = 1'-0"



A3 DRB SITE PLAN  
1" = 50'-0"

NOT FOR CONSTRUCTION

302 central ave se  
albuquerque, nm 87102  
ph 505.242.2851  
www.equitterra.design

DISTRICT 505 TOWER 10  
RHINO HOLDINGS TOWER 10 LLC  
300 SAN MATEO BLVD NE  
ALBUQUERQUE, NM 87108



DRB SUBMITTAL  
DRAWN BY: CD/MG  
CHECKED BY: DD/KB  
DATE: AUG 25, 2022

DRB SITE PLAN

21001  
DRB101

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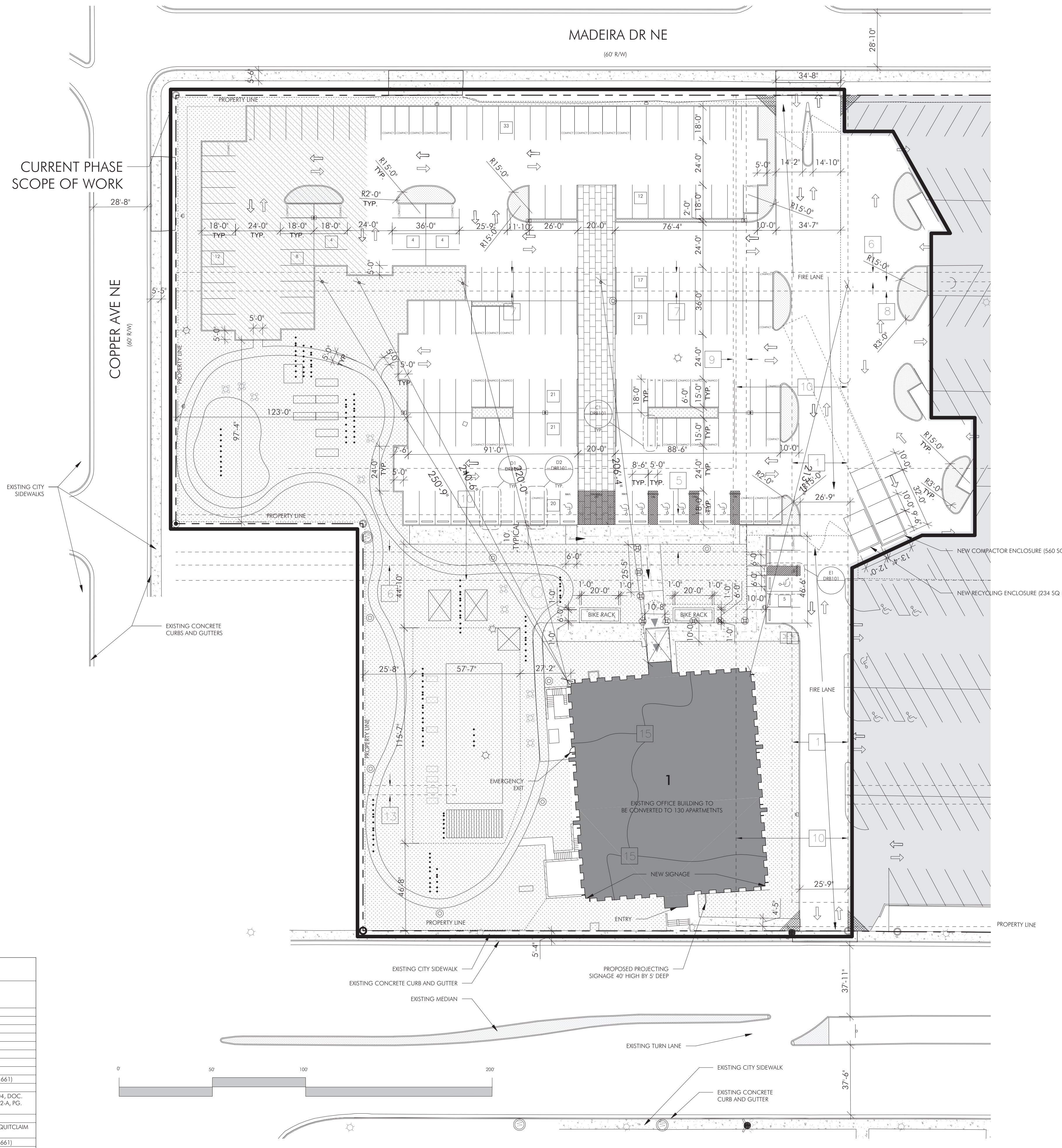
# PROJECT INFORMATION

PROJECT ADDRESS: 300 SAN MATEO BLVD NE  
ALBUQUERQUE, NM 87108

PROJECT DESCRIPTION: CONVERSION OF OFFICE (B OCCUPANCY) TO APARTMENTS (R-2)

# SITE PLAN LEGEND

- PROPERTY LINE WITH PROPERTY CORNER
- ACCESSIBLE PARKING SPACE
- 6' TALL, BLACK STEEL PICKET FENCE
- SIGN
- UTILITY POLE
- HARDSCAPE - CONCRETE
- PEDESTRIAN WALKWAY / PARKING LOT BUFFER
- LANDSCAPED AREA
- EXISTING BUILDING FOOTPRINT
- EXISTING PARKING - NO CHANGES
- EXISTING EASEMENT
- EASEMENT CALLOUT TAG
- MEDIAN
- APPROXIMATE AREA OF NEW ASPHALT
- FIRE HYDRANT
- WATER METER
- ADA ACCESSIBLE ROUTE
- PARKING COUNTS
- STREET LIGHT
- POLE-MOUNTED, SINGLE-HEAD FIXTURE @ 20'
- POLE-MOUNTED, DOUBLE-HEAD FIXTURE @ 20'
- POLE-MOUNTED, SINGLE-HEAD FIXTURE @ 14'
- GROUND-MOUNTED, DOWN-CAST BOLLARD LIGHT, 4" HIGH



EASEMENT CALLOUT NUMBER	EASEMENT DESCRIPTION
1	EXISTING 30' INGRESS & EGRESS EASEMENT (9/15/1975, BK. MISC. 440, PG. 113, DOC. NO. 81496) AND SHOWN ON PLAT (3/13/1974, D6-28)
2	EXISTING 10' NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (3/23/2011, 2011C-28, DOC. NO. 2011028119)
3	EXISTING PUBLIC ROADWAY EASEMENT (3/18/2011, DOC. NO. 2011026730) AS SHOWN ON PLAT (3/23/2011, 2011C-28, DOC. NO. 2011028119)
4	EXISTING PUBLIC ROADWAY EASEMENT (3/23/2011, 2011C-28, DOC. NO. 2011028119)
5	EXISTING 20' SANITARY SEWER AND WATER LINE EASEMENT (3/13/1974, D6-28)
6	EXISTING 7' MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT AS SHOWN ON PLAT (3/13/1974, D6-28)
7	EXISTING 10' UTILITY EASEMENT (3/13/1974, D6-28)
8	EXISTING 5' PNM AND M&T EASEMENT (06/29/1956, BK. D355, PG. 321, DOC. NO. 992255) PARTIALLY RELEASED BY PNM PER WAIVER AND RELEASE (2/14/1974, BK. MISC. 354, PG. 143, DOC. NO. 94661)
9	EXISTING 5' PNM AND M&T EASEMENT (2/5/1957, BK. MISC. 376, PG. 146, DOC. NO. 38553)
10	EASEMENTS RESERVED FOR EXISTING UTILITIES WITHIN THE VACATED RIGHT-OF-WAY OF ORTIZ DRIVE AND DOMINGO ROAD PER COMMISSION ORDINANCE NO. 32-1973, DATED 3/26/1973 (4/3/1973, BK. MISC. 306, PG. 104, DOC. NO. 439294) RELEASED BY M&T PER QUITCLAIM DEED (10/7/1995, BK. 292-A, PG. 289, DOC. NO. 85-84064) AND RELEASED BY PNM PER WAIVER AND RELEASE OF EASEMENT (9/19/1985, BK. MISC. 272-A, PG. 864, DOC. NO. 85-78568) RETAINED BY NM GAS PER DISCLAIMER (09/26/1985, BK. 274A, PG. 941, DOC. NO. 8580460)
11	EXISTING 5' PNM AND M&T EASEMENT (8/26/1957, BK. D 396, PG. 549, DOC. NO. 38553)
12	EASEMENTS RESERVED FOR EXISTING UTILITIES WITHIN THE VACATED RIGHT-OF-WAY OF ORTIZ DRIVE AND DOMINGO ROAD PER COMMISSION ORDINANCE 2053, DATED 01/30/1952, EVIDENCED BY QUITCLAIM DEEDS (11/27/1962, BK. D670, PG. 58, DOC. NO. 118091) AND (3/21/1963, BK. D685, PG. 539, DOC. NO. 29786)
13	EXISTING RETAINED 5' M&T EASEMENT (06/29/1956, BK. D355, PG. 321, DOC. NO. 992255) PARTIALLY RELEASED BY PNM PER WAIVER AND RELEASE (2/14/1974, BK. MISC. 354, PG. 143, DOC. NO. 94661)
14	EXISTING EASEMENT FOR TURNING BAY ADJACENT TO 15' PUBLIC ALLEY (06/22/1962, BK. D648, PG. 1, DOC. NO. 88451)
15	EXISTING UNRESTRICTED CABLE TELEVISION EASEMENT FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION, REPAIR, REPLACEMENT, UPGRADING, EXPANSION AND REMOVAL (5/15/1991, BK. 91-B, PG. 3361-3368, DOC. NO. 91037828) BLANKET IN NATURE WITHIN BUILDING AS SHOWN HEREON.

**A2 DRB SITE PLAN - ENLARGED**  
1" = 30'-0"

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302 central ave se  
**EQUITERRA**  
albuquerque, nm 87102  
ph 505.242.2851 regenerative design  
www.equitterra.design

DISTRICT 505 TOWER 10  
**RHINO HOLDINGS TOWER 10 LLC**  
300 SAN MATEO BLVD NE  
ALBUQUERQUE, NM 87108



DRB SUBMITTAL

DRAWN BY: CD/MG  
CHECKED BY: DD/KB  
DATE: AUG 25, 2022

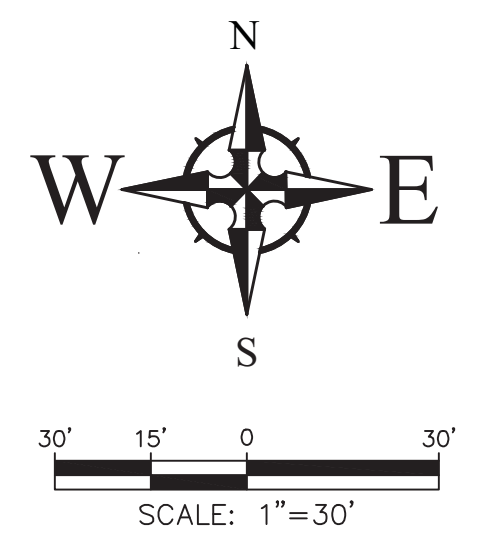
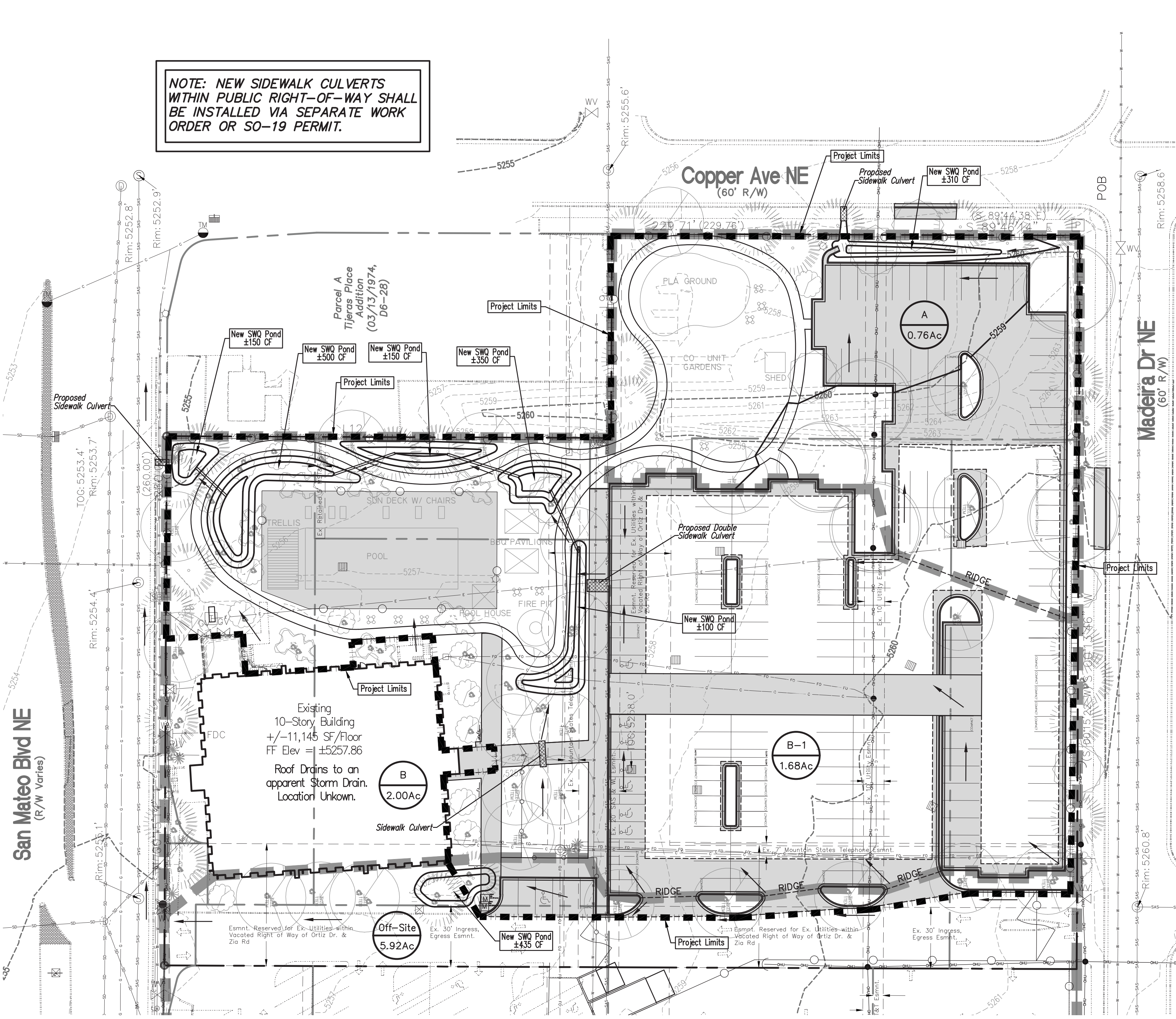
DRB SITE PLAN - ENLARGED

21001  
**DRB102**

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**NOTE: NEW SIDEWALK CULVERTS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED VIA SEPARATE WORK ORDER OR SO-19 PERMIT.**



**CAUTION - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

- LEGEND**
- ← FLOW ARROW
  - 27.8 — PROPOSED TOP OF GRADE/PVMT ELEVATIONS
  - FL27.8 — PROPOSED FLOW LINE/GUTTER ELEVATIONS
  - TC27.8 — PROPOSED TOP OF CURB ELEVATIONS
  - TS27.8 — PROPOSED TOP OF SIDEWALK ELEVATION
  - FGH83.40 — FINISHED GRADE AT TOP OF WALL
  - FGL83.40 — FINISHED GRADE AT BOTTOM OF WALL
  - 515 — EXISTING CONTOUR
  - 515 — PROPOSED CONTOUR
  - EXISTING STORM DRAIN
  - PROPOSED PAVED AREA

TOTAL IMPERVIOUS AREA TO BE ADDED IS APPROXIMATELY 39,543 SF.

**Basin 'A' WATER QUALITY POND CALCULATION**  
 TOTAL NEW IMPERVIOUS AREA = 14,030 SF  
 FIRST FLUSH = 14,030 \* 0.26' / 12 = 304 CF  
 TOTAL VOLUME PROVIDED = 310 CF

**Basin 'B' WATER QUALITY POND CALCULATION**  
 TOTAL NEW IMPERVIOUS AREA = 25,513 SF  
 FIRST FLUSH = 25,513 \* 0.26' / 12 = 553 CF  
 TOTAL VOLUME PROVIDED = 1,250 CF

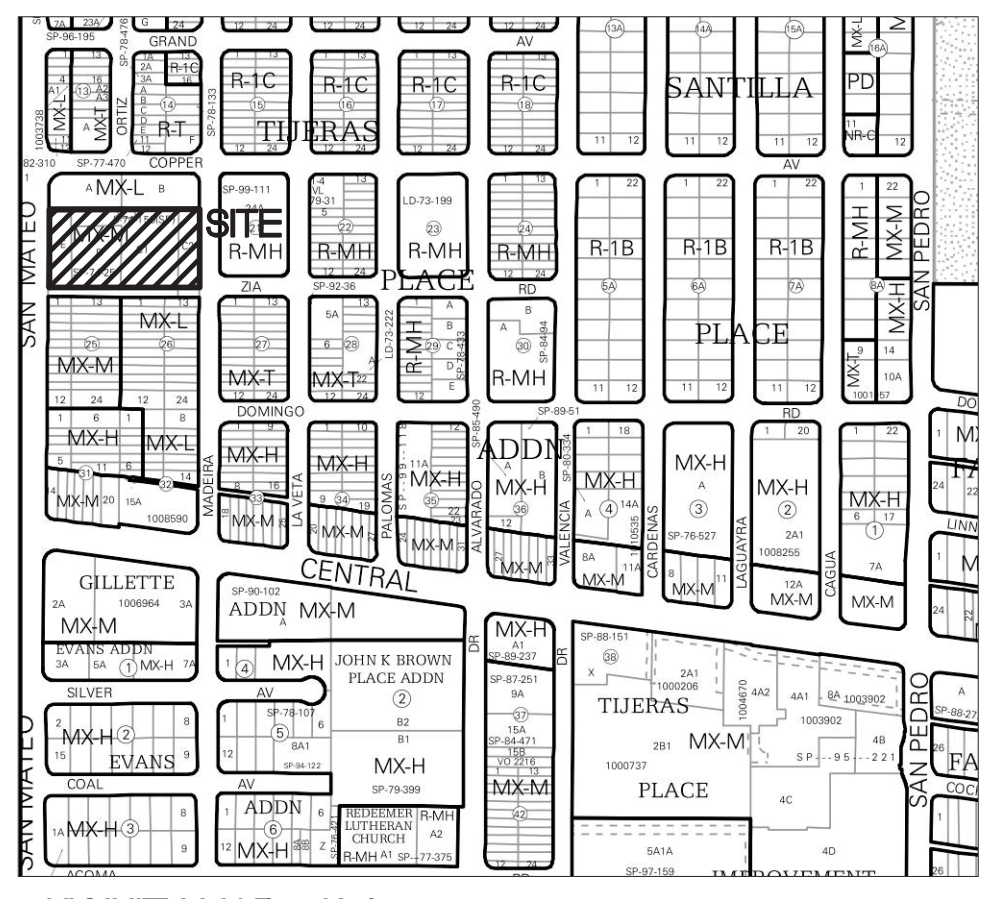
**DRAINAGE MANAGEMENT PLAN**

**INTRODUCTION**  
 The purpose of this submittal is to provide a Conceptual Drainage Management Plan for the subject site located at 300 San Mateo Blvd NE. The scope of the project involves converting the existing office building into apartments, removing a large portion of the existing parking lot to make room for site amenities.

**EXISTING HYDROLOGIC CONDITIONS**  
 The site currently drains via sheet flow from southeast to northwest and into San Mateo Blvd. It appears that the existing building is connecting to an existing storm drain; however, no as-built plans can be found that reflect the location and/or size of the pipe.

**PROPOSED HYDROLOGIC CONDITIONS**  
 The site will continue to drain from southeast to northwest and into San Mateo Blvd. Per the Drainage Calculation table this sheet, there will be a reduction of 0.57cfs (1,920 Cubic Feet) to the 100-Yr, 6-Hr Storm Event. The Final Grading Plan for Building Permit will need to provide stormwater quality ponding for all new impervious areas per the DPM and per the calculations this sheet.

**CONCLUSION**  
 This drainage management plan shows that there will be a reduction in runoff from the site as part of the redevelopment project. Furthermore, Stormwater Quality Ponding will be provided on site. With this submittal, we are requesting Conceptual Grading Plan approval for Site Plan for Building Permit. A final Grading Plan will be required prior to Building Permit approval.



**VICINITY MAP - K-18-Z**

**LEGAL DESCRIPTION:**  
 A Certain Tract of Land Situate within Section 24, Township 10 North, Range 3 East, NM Principal Meridian within City of Albuquerque, Bernalillo County, NM. Comprising all of Parcels "B", "D" and "E" of the Replat showing Parcels "A" through "E", inclusive, comprising all of Block 20, portion of Block 19 together with portions of Vacated Ortiz Dr. NE & Zia Rd. NE of Tjeras Pl Addition.



**FIRM MAP 35001C0354H**  
 Per Firm Map 35001C0354H, dated August 16, 2012, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.

**GRADING NOTES**

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HERON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. A DISPOSAL SITE FOR ANY AND ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE THE SHPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

**Existing Drainage Calculations**

This table is based on the COA DPM Chapter 6.2 (A), Zone: 3

BASIN	Area (AC)	Land Treatment Percentages (%)				Weighted C	Tc (min)	I (100) (in/hr)	Q(100) (cfs/ac.)	Q(100) (CFS)	WTE (inches)	V(100)240 (CF)	V(100)10day (CF)	Comments
		A	B	C	D									
A-Pre	0.48	0.0	0.0	25.0	75.0	0.84	12.00	4.16	3.50	1.68	2.21	3846	6552	Surface Drains to Copper / San Mateo
B-Pre	2.30	0.0	0.0	10.0	90.0	0.88	12.00	4.36	3.85	8.85	2.43	20296	37579	Sheet Flows to San Mateo
Off-Site	5.90	0.0	0.0	5.0	95.0	0.90	12.00	4.42	3.97	23.40	2.51	53660	100456	Sheet Flows to San Mateo
<b>TOTAL</b>	<b>8.68</b>									<b>33.93</b>		<b>77803</b>	<b>144887</b>	

**Proposed Drainage Calculations**

Ultimate Development Conditions Basin Data Table

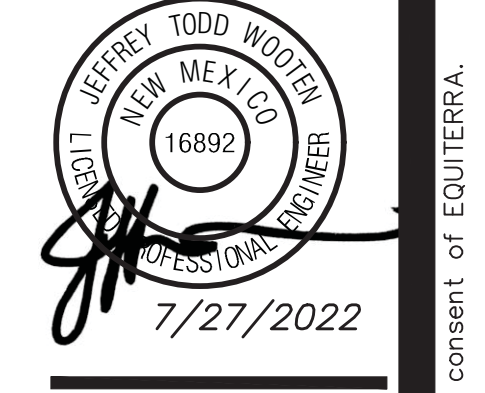
This table is based on the COA DPM Chapter 6.2(A), Zone: 3

BASIN	Area (AC)	Land Treatment Percentages (%)				Weighted C	Tc (min)	I (100) (in/hr)	Q(100) (cfs/ac.)	Q(100) (CFS)	WTE (inches)	V(100)240 (CF)	V(100)10day (CF)	Comments
		A	B	C	D									
A-1	0.76	0.0	0.0	40.0	60.0	0.80	12.00	3.96	3.18	2.41	1.98	5473	9281	Surface Drains to Copper / San Mateo
A-2	2.00	0.0	0.0	20.0	80.0	0.88	12.00	4.23	3.73	7.46	2.28	16567	29926	Sheet Flows to San Mateo
A-3	5.92	0.0	0.0	5.0	95.0	0.90	12.00	4.42	3.97	23.48	2.51	53842	100797	Sheet Flows to San Mateo
<b>TOTAL</b>	<b>8.68</b>									<b>33.36</b>		<b>75883</b>	<b>140003</b>	

**NOT FOR CONSTRUCTION**

**BENCH MARK**  
 ACS MONUMENT "14\_L17"  
 PUB. EL=5319.339' NAVD 1988

**EQUITERRA**  
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 www.equiterra.design  
 regenerative design



**DISTRICT 505**  
**TOWER 10 APARTMENTS**  
 300 SAN MATEO BLVD NE  
 ALBUQUERQUE, NEW MEXICO 87102

DRB DOCUMENTS

DRAWN BY:  
 CHECKED BY:  
 DATE: APR 01, 2022

REVISIONS


CONCEPTUAL GRADING PLAN

C1.2

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