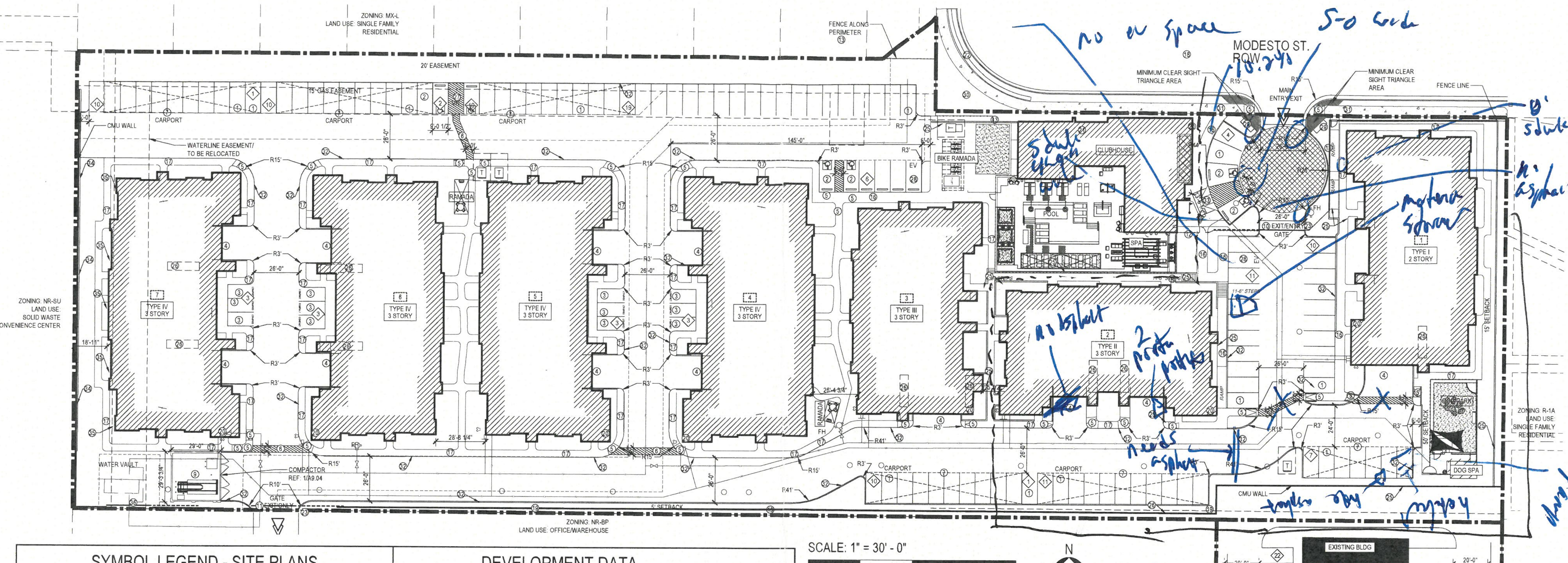


SYMBOL LEGEND - SITE PLANS

- SETBACK LINE
- PROPERTY LINE
- EASEMENT
- GAS LINE
- WATER LINE
- II — BUILDING TYPE
- 1 — BUILDING NUMBER
- ACCESSIBLE PARKING SPACE
- VN — VAN ACCESSIBLE SPACE
- FH — FIRE HYDRANT
- 2 — PARKING SPACES PER BAY
- ANSI — TYPE 'A' ANSI UNIT
- T — TRANSFORMER

LIGHTING LEGEND

- WALL-MOUNTED LIGHTS MUST BE MOUNTED BETWEEN 6 FEET AND 15 FEET ABOVE GRADE PER IDO, SECTION 5-8(D)(8) WST LED, PERFORMANCE PACKAGE 3, 5000
- D-SERIES BOLLARD WITH 12 5000K
- PEDESTRIAN LIGHTING, 12 FOOT MAXIMUM HEIGHT PER IDO SECTION 5-8(E)(1)
- CARPORT LIGHT FIXTURE
- POLE-MOUNTED LIGHTS, 16-FOOT MAX HEIGHT, FULLY SHIELDED.

KEYNOTES

1. 9'-0" x 18'-0" PARKING SPACE WITH 2' OVERHANG, TYPICAL, SEE DETAIL 2/A9.03.
2. 11'-0" x 18'-0" ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 1/A9.03.
3. 8'-0" x 15'-8" COMPACT PARKING SPACE WITH 2' OVERHANG, TYPICAL.
4. TANDEM PARKING SPACE
5. ACCESSIBLE CURB RAMP, SEE DETAIL 4/A9.01.
6. 4' WIDE ACCESSIBLE DRIVEWAY CROSSING WITH SCORED CONCRETE.
7. INDICATES LOCATION OF CARPORT PARKING STRUCTURE, SEE DETAIL 6-9/A9.01.
8. DOUBLE TRASH / RECYCLE ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS.
9. SINGLE TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 1/A9.04.
10. RESIDENT ONLY REMOTE CONTROL ENTRY VEHICULAR GATE. KNOX
11. EXIT ONLY VEHICULAR GATE.
12. PEDESTRIAN ENTRY GATE.
13. WROUGHT IRON WITH STONE PILASTERS PERIMETER VIEW FENCE.
14. CMU/WROUGHT IRON COMBO PERIMETER FENCE.
15. EXISTING CMU RETAINING WALL WITH WROUGHT IRON FENCE ON TOP. REMOVE AT NEW DRIVEWAYS AND SIDEWALK CONNECTIONS TO PHASE 1.
16. 6'-0" SIDEWALK, CONNECTING TO PUBLIC WAYS AND CONNECTING BUILDINGS.
17. 4'-0" SIDEWALK, TYPICAL ON SITE.
18. EXISTING STREET.
19. 6' CMU WALL
20. FIRE RISER LOCATION, SEE BUILDING PLANS, ALL BUILDINGS SHALL HAVE PIV.
21. POOL EQUIPMENT ROOM
22. IMPACT BARRIER
23. KNOXBOX
24. 2 FT RETAINING WALL
25. 6 FT 2 INCH RETAINING WALL
26. 1 BIKE STORAGE SPACE UNDER UNIT STAIR CASE.
27. VAN ACCESSIBLE PARKING SPACE
28. EV CHARGING SPACE
29. MONUMENT SIGN
30. STREET LIGHT TO BE INSTALLED BY AFJ
31. 5'-0" SIDEWALK AT RIGHT-OF-WAY
32. 6" CURB
33. FLARED RAMP, SEE DETAIL 10a/A9.01
34. 8' CMU WALL
35. ALL WINDOWS AND WALLS DIRECTLY FACING THE SOLID WASTE CONVENIENCE CENTER WILL EXCEED THE STC (SOUND TRANSMISSION CLASS) STANDARD REQUIREMENTS TO FURTHER MITIGATE SOUND FROM THE SOLID WASTE CONVENIENCE CENTER TO THE RESIDENTIAL UNITS.
36. GATE ACCESS TO WATER VAULT FOR ABCWUA

DEVELOPMENT DATA

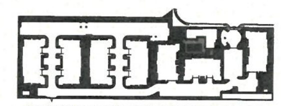
IDO: MX-L

PER TABLE 2-4-3-ZONE DISTRICT

SETBACKS PROVIDED:	REQUIRED:	PROVIDED:
FRONT SETBACK:	5 FEET	5 FEET
SIDE SETBACK:	0 FEET	>10 FEET
REAR SETBACK:	15 FEET	>15 FEET

BUILDING HEIGHT:

ALLOWED:	38 FEET
PROVIDED:	34'-0" FEET


PROVIDED SITE OPEN USEABLE SPACE

OPEN USEABLE SPACE REQUIRED AND PROVIDED						
UNIT NAME	UNIT TYPE	# OF UNITS	OPEN SPACE REQ. PER TABLE 5-1-1 CITY'S IDO	TOTAL REQ.SQ.FT.	BALCONY SQ.FT.	PROVIDED BALCONY SQ.FT.
S1	1BR/1BA	4	225	900	0	0
A1-L	1BR/1BA	4	225	900	44	176
A1-U	1BR/1BA	14	225	3,150	62	868
A2	1BR/1BA	16	225	3,600	107	1,712
A3	1BR/1BA	28	225	6,300	0	0
B1	2BR/2BA	2	285	570	82	164
B1-L	2BR/2BA	12	285	3,420	82	82
BI-U	2BR/2BA	12	285	3,420	82	984
B2	2BR/2BA	14	285	3,990	161	2,254
B3	2BR/2BA	14	285	3,990	110	1,540
TOTAL OPEN SPACE REQUIRED				30,240		
PROVIDED BALCONY PRIVATE OPEN SPACE						7,780
PROVIDED SITE OPEN USEABLE SPACE						65,382
TOTAL PROVIDED						73,162

SITE NOTES

1. DEVELOPMENT AND USE OF THIS SITE MUST CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND U.N.O.
3. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND WILL BE FULLY SHIELDED TO COMPLY WITH THE NM NIGHT SKY PROTECTION ACT AND IDO SECTION 14-16-5-8 OUTDOOR LIGHTING.
4. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
5. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, GAS METERS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
6. SIDEWALK SLOPES SHALL NOT EXCEED 5%, CROSS SLOPES NOT TO EXCEED 2%. (REF. CIVIL) SHOULD SLOPES EXCEED 5% WALK WILL BE CONSIDERED A RAMP AND BE REQUIRED TO HAVE HANDRAILS ON EACH SIDE AS WELL AS LEVEL LANDINGS AT THE TOP AND BOTTOM OF RAMP FOR A DISTANCE OF 60" BEYOND THE EXTENT OF THE RAMP.
7. ALL ACCESSIBLE BUILDING ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 66" PERPENDICULAR TO THE DOOR INCLUDING AN 18" MANEUVERING CLEARANCE ON PULL SIDE OF DOOR.
8. NO EXPOSED CONDUIT, PIPING, ETC. IS ALLOWED ON THE EXTERIOR FACE OF THE BUILDING.
9. PROVIDE 18" MANEUVERING CLEARANCE ON PULL SIDE OF ALL PEDESTRIAN GATES, MAINTAIN GROUND SLOPE AT 2%.
10. A 42" HIGH GUARDRAIL, MEASURED FROM FINISH FLOOR OF WALKING SURFACE, SHALL BE PLACED ALONG WALKING SURFACE MORE THAN 30" ABOVE THE ADJACENT GRADING.
11. GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
12. VISIBILITY, LANDSCAPING, FENCING, AND SIGNS SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET IN HEIGHT (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED IN THE CLEAR SIGHT TRIANGLE.
13. ALL PUBLIC INFRASTRUCTURE WITHIN CITY RIGHT-OF-WAY SHALL BE INCLUDED IN A PUBLIC WORK ORDER.
14. SIDEWALKS IN RIGHT-OF-WAY SHALL BE 5 FEET WIDE PER NEW DMP STANDARDS.
15. SITE IS LOCATED ADJACENT TO THE CITY OF ALBUQUERQUE EAGLE ROCK SOLID WASTE CONVENIENCE CENTER AND THERE MAY BE NOISE, DUST, AND OTHER IMPACTS ASSOCIATED WITH PROXIMITY TO THIS FACILITY

SCALE: 1" = 30' - 0"

0' 30' 60' 120'

N

DEVELOPMENT DATA

MARKANA MODESTO
LEGACY DEVELOPMENT AND MANAGEMENT,LLC — 2020213

UNIT TABULATION - 2/3 STORY RESIDENTIAL — 2/25/21

UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	UNITPERCENTAGE	TOTAL AREA	% BREAKDOWN
S1	1br/1ba	508	4	4	3%	2,032	55%
A1	1br/1ba	639	18	18	15%	11,502	
A2	1br/1ba	775	16	16	13%	12,400	
A3	1br/1ba	845	28	28	23%	23,660	
B1	2br/2ba	1,030	26	52	22%	26,780	45%
B2	2br/2ba	1,187	14	28	12%	16,618	
B3	2br/2ba	1,230	14	28	12%	17,220	
TOTALS			120	174	100%	110,212	

UNIT AVERAGE NET SF : 918

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

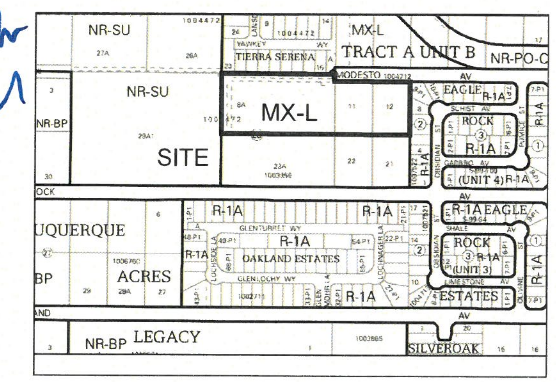
PROJECT DATA

UNIT AVERAGE NET SF :		S.F.
ACREAGE:	4.27	GROSS ACRES
DENSITY:	28	UNITS/ACRE
RESIDENTIAL PARKING:		
REQUIRED	180	SPACES
SURFACE/CARPORT PARKING	115	SPACES
ADA/1 VAN PARKING	6	SPACES
EV PARKING	4	SPACES 1 SPACE = 2 PER IDO 5-5(C)(5)(d)
GARAGE PARKING	26	SPACES
TANDEM PARKING	23	SPACES
PROVIDED	174	SPACES *
BIKE STORAGE		
REQUIRED	18	SPACE PER IDO 5-5-5
EXTERIOR STORAGE	10	AT BIKE RAMADA
SECURED STORAGE	8	INSIDE GARAGES UNDER STAIRCASE
PROVIDED	18	SPACES

* DEVIATION OF 6 PARKING SPACES (3.3%) APPROVED BY CODE ENFORCEMENT AS PART OF THIS SITE PLAN APPLICATION SI-2021-00256.

BUILDING SQ.FT.

BLDG	OCCUPANCY	AREA 1ST FLR	2ND FLR	3RD FLR	TOTAL
1	U/R-2	8279	8226	0	16505
2	U/R-2	7313	7497	843	15653
3	U/R-2	7426	7369	843	15638
4	U/R-2	9013	9144	2539	20696
RAMADA 1	U	93			
RAMADA 2	U	93			
POOL RR	U	1211			
TOTAL		33428	32236	4225	68492



PROJECT NUMBER: PR-2019-002761

Application Number: SI-2021-00256

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 APPROVAL:

Signature	Date
Joanne Wolfenbarger — Traffic Engineering, Transportation Division	Oct 28, 2021
Blaine Carter — ABCWUA	Oct 27, 2021
Cheryl Somerfeldt — Parks and Recreation Department	Oct 27, 2021
Ernest Armijo — City Engineer/Hydrology	Oct 27, 2021
Robert Webb — Code Enforcement	Oct 27, 2021
* Environmental Health Department (conditional)	
Herman Gallegos Herman Gallegos — Solid Waste Management	10-19-21
J Wolfley — DRB Chairperson , Planning Department	Oct 28, 2021

*Environmental Health, if necessary

Parry Contractor 3-11-21

6700 Modesto NE

67 days 1, 2

Robert Velasquez (702) 809-3862 RVelasquez@kassamconstruction.com

Designed by:	MS
Drawn by:	SR
Architect of Record:	RM
Date Plotted:	
Issue for Pricing / Bidding:	XX/XX/XX
Issue for Permit Application:	XX/XX/XX
Issue for Construction:	XX/XX/XX

Revisions:

#	DATE	COMMENTS

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THE PEAKS BY MARKANA

ALBUQUERQUE, NEW MEXICO

LEGACY DEVELOPMENT & MANAGEMENT, LLC

STATE OF NEW MEXICO JAMES RYAN McLEAN NO. 5351 REGISTERED ARCHITECT 10-1-2021

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DRB SET: 10-05-2021

SHEET CONTENTS: SITE PLAN

SHEET NO. A2.01

20213

FILE: M:\2020\20213-MARKANA MODESTO\04. CD\04.20 NOT USED\20210520 FULL BACKUP DD-DRB\20213-A201-DRB.dwg LAYOUT: A201
SCALE: 360 DATE/TIME: Oct 18, 2021 - 11:19am
USER: vmaloku XREF(s): 24x36 TBLK-FINAL.dwg X-BLDG-ALL.dwg 201380.dwg X-COMPACTOR.dwg X-CLUB.dwg X-DOG.dwg 20213 CDTBLK-24X36.dwg X-SITE.dwg X-LEGEND-NOTES-SITE PLAN.dwg X-OPEN SPACE KEY PLAN.dwg X-BH-A2.dwg X-BH-A3.dwg X-S1.dwg X-BH-A1.dwg X-BH-B3.dwg X-BH-B2.dwg X-BH-B1-U.dwg X-BH-garage.dwg X-BH-A1-L.dwg X-BH-B1-L.dwg X-BH-B1.dwg X-BH-garage-ALT1.dwg X-BH-B1-L-ALT1.dwg X-SITE LIGHTING.dwg 03711 Model