

Easement Notes

- 1 EXISTING 5' UTILITY EASEMENT (6/29/1984, C24-89)
- 2 EXISTING 20' COA WATER & SEWER EASEMENT (9/14/1965, D3-126) & (6/29/1984, C24-89)
- 3 EXISTING 10' PNM EASEMENT (4/29/1975, BK. MISC. 418, PG. 830)
- 4 INTENTIONALLY OMITTED
- 5 EXISTING NON-EXCLUSIVE PRIVATE ACCESS EASEMENT (8/7/1998, BK. 98-13, PG. 8016)
- 6 INTENTIONALLY OMITTED
- 7 INTENTIONALLY OMITTED
- 8 EXISTING CABLE EASEMENT OVER NON-BUILDING AREAS (10/12/2007, DOC. NO. 2007144250)
- 9 EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT, PRIVATE CROSS LOT UTILITY EASEMENT AND RECIPROCAL PRIVATE CROSS PARKING EASEMENT BENEFITING AND MAINTAINED BY TRACT A-2-B AND TRACTS A-2-A & A-2-B (7/2/2001, 2001C-186) (4/19/2011, 2011C-35)
- 10 PRIVATE CROSS LOT DRAINAGE EASEMENT ACROSS TRACTS A-2-A-2 AND A-2-A-1 BENEFITING AND MAINTAINED BY TRACT A-2-B (8/13/1998, 98C-241)
- 11 PRIVATE PARKING, VEHICULAR ACCESS, AND PEDESTRIAN EASEMENT BENEFITING AND MAINTAINED BY TRACTS 1-B-1, A-2-A-1 AND A-2-A-2, PARK SQUARE (7/15/1998, BK. 9812, PG. 6785)(7/31/2002, BK. A39, PG. 6377) (1/14/2005, BK. A90, PG. 7567)(5/19/2007, BK. A136, PG. 8823)
- 12 PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY TRACTS A-2-A-1, A-2-A-2 AND A-2-B, PARK SQUARE (4/19/2011, 11C-35)
- 13 PRIVATE CROSS LOT DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY TRACTS A-2-A-1 AND A-2-A-2, PARK SQUARE (4/19/2011, 11C-35)
- 14 EXISTING 33' COA WATER & SEWER EASEMENT (6/29/1984, C24-89)
- 15 10' PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAT

DEVELOPMENT DATA

NET SITE AREA:

TRACT A-2-A-2-A 2.4244 ACRES (105,609 S.F.)
TRACT A-2 0.9123 ACRES (39,741 S.F.)
TRACT A-2-A-1-A 1.6520 ACRES (71,959 S.F.)

ZONING AND LAND USE:

CURRENT: MX-H (UC-MS-PT)
LAND USE: RESTAURANT / HOTEL
MULTI-FAMILY RESIDENTIAL

BUILDING HEIGHT:

ALLOWED: 99 FEET
PROPOSED: 97 FEET
DENSITY: 100.2 DU/ACRE
PROPOSED:

SETBACKS REQUIRED:

ALLOWED: 0' FRONT(E) 0' SIDE(M) 0' SIDE(S) 15' REAR(W)
PROVIDED: 10' 3' 2' 7'

FLOOR AREA RATIO:

BUILDING NET AREA 252,480 S.F.
F.A.R. PROVIDED 252,480 / 105,609 = 2.39

BUILDING AREAS:

LEVEL	S-2 GARAGE	R-2 RES.	A-3 ASSEMBLY REC	FITNESS	POOL	HOUSE	LEASING	8	TOTAL
P1	73,471	1,814						2,134	77,419
P2	71,920	1,414							73,334
L1		45,307	1,864	1,344			652	3,860	49,167
L2		45,186	855	662				1,517	46,703
L3		50,416							50,416
L4		50,416							50,416
L5		50,416							50,416
TOTAL	145,391	244,969	2,719	2,006			652	5,377	2,134

LEGEND

- DENOTES PROPERTY LINE
- NO. OF PARKING SPACES
NO. OF COMPACT PARKING SPACES
- DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT
- MONUMENT SIGNAGE
- DIRECTIONAL SIGNAGE - GROUND MOUNTED
- ACCESSIBLE WALKWAY SIGNAGE - BUILDING OR GROUND MOUNTED
- BUILDING MOUNTED SIGNAGE - SEE A3.4 & A3.41 FOR LOCATIONS

USABLE OPEN SPACE:

REQUIRED:
STUDIO 200 SF x 60 = 12,000 S.F.
1 BR 200 SF x 107 = 21,400 S.F.
2 BR 250 SF x 78 = 19,500 S.F.
TOTAL REQUIRED = 52,400 S.F.
50% REDUCTION FOR PROPERTY BEING UC/MS/PT = 26,200 S.F.
TOTAL REQUIRED = 26,200 S.F.

PROVIDED:
LEVEL L1 COURTYARDS 22,057 S.F.
PRIVATE BALCONIES 14,487 S.F.
AT GRADE ON SITE 10,418 S.F.
TOTAL PROVIDED 46,962 S.F.

THE FIRST RESIDENTIAL LEVEL (PODIUM LEVEL L1) HAS TWO OPEN COURTYARDS, CONNECTED BY A COVERED BREEZEWAY. THE SOUTH COURTYARD IS THE POOL AREA WITH AMENITIES LIKE CABANAS, RAMADA, SEATING AREA. THE FITNESS CENTER, RECREATIONAL SPACE AND POOL HOUSE ARE PART OF THE BUILDING ORIENTED TOWARDS THE POOL COURTYARD. THE NORTH COURTYARD IS ANOTHER OPEN SPACE WITH RAMADAS, BARBEQUES, GAME LAWN, AND SEATING AREAS.

UNIT MIX:

UNIT	LIVABLE	BALCONY	L1	L2	L3	L4	L5	TOTAL
S1	589 SF	44 SF	10	11	13	13	13	51
S1m1	618 SF	44 SF	1	1	2	2	2	8
S2H	754 SF	63 SF		1				1
A1	878 SF	48 SF	3					3
A2	634 SF	52 SF	12	12	12	12	12	60
A2m1	733 SF	67 SF	1	1	1	1	1	5
A3	754 SF	63 SF	7	6	6	6	6	31
A3H	754 SF	63 SF			1	1	1	3
A3m1	733 SF	63 SF	1	1	1	1	1	5
B1	928 SF	51 SF	5	8	10	10	10	43
B2	1,022 SF	106 SF	6	5	8	6	6	29
B2H	1,022 SF	106 SF			1			1
B3	1,226 SF	135 SF			1	1	1	3
TOTAL			45	45	51	51	51	243

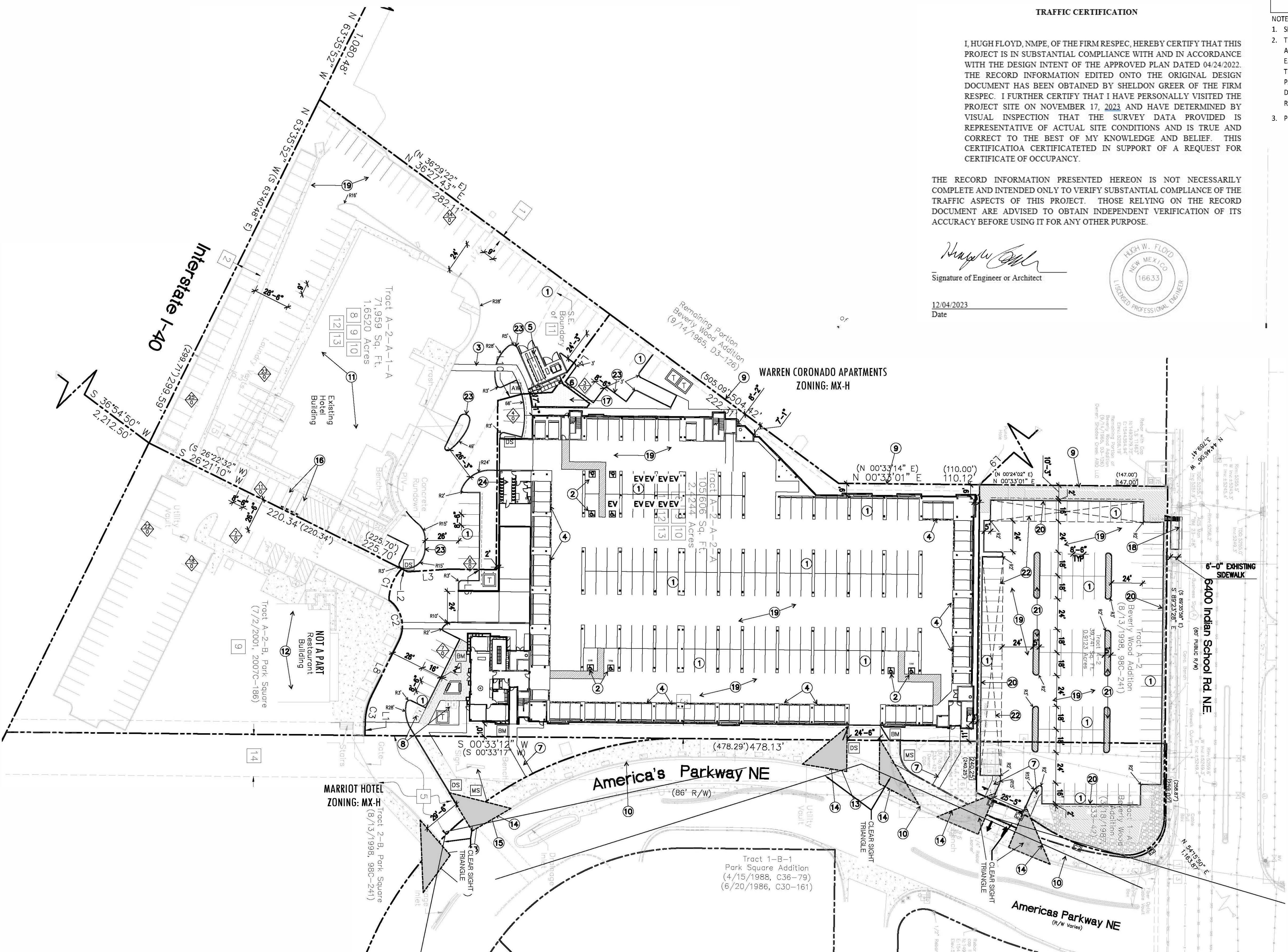
TRAFFIC CERTIFICATION

I, HUGH FLOYD, NMPE, OF THE FIRM RESPEC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 04/24/2022. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SHELTON GREER, OF THE FIRM RESPEC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON NOVEMBER 17, 2023 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS CERTIFICATED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Signature of Engineer or Architect

12/04/2023
Date



SITE PLAN

SCALE: 1" = 40'-0"

PARKING SPACE REQUIREMENTS	PARKING RATIO	PARKING REQUIRED
HOTEL (149 ROOMS)	2 PS / 3 ROOMS ⁽¹⁾	99
MULTI-FAMILY (243 DWELLING UNITS)	1 PS / DU ⁽²⁾	243
SUBTOTAL FOR REDUCTION		342
TRANSIT REDUCTION ⁽³⁾		34
SUBTOTAL AFTER TRANSIT REDUCTION		308
RESTAURANT (270 SEATS)	1 PS / 3 SEATS ⁽⁴⁾	90
OPS OFFICE (PER PARKING AGREEMENT)	N/A	191
TOTAL PARKING SPACES REQUIRED		589
OPEN COMPACT PARKING SPACES PROVIDED		265
GARAGE P1 LEVEL PARKING SPACES PROVIDED		220
GARAGE P2 LEVEL PARKING SPACES PROVIDED		210
TOTAL PARKING SPACES PROVIDED		695
COMPACT PARKING SPACES ALLOWED		200
OPEN COMPACT PARKING SPACES PROVIDED		-
GARAGE P1 LEVEL COMPACT PARKING SPACES PROVIDED		63
GARAGE P2 LEVEL COMPACT PARKING SPACES PROVIDED		65
TOTAL COMPACT PARKING SPACES PROVIDED		128
ACCESSIBLE PARKING SPACES REQUIRED		14
OPEN ACCESSIBLE PARKING SPACES PROVIDED		5
GARAGE P1 LEVEL ACCESSIBLE PARKING SPACES PROVIDED		8
GARAGE P2 LEVEL ACCESSIBLE PARKING SPACES PROVIDED		4
TOTAL ACCESSIBLE PARKING SPACES PROVIDED		17
ELECTRIC VEHICLE CHARGING SPACES REQUIRED		11
GARAGE P1 LEVEL REGULAR PARKING SPACES PROVIDED		9
GARAGE P2 LEVEL REGULAR PARKING SPACES PROVIDED		3
GARAGE P1 LEVEL ACCESSIBLE PARKING SPACES PROVIDED		1
GARAGE P2 LEVEL ACCESSIBLE PARKING SPACES PROVIDED		1
TOTAL ELECTRIC VEHICLE CHARGING SPACES PROVIDED		14
MOTORCYCLE PARKING SPACES REQUIRED		4
HOTEL AND RESTAURANT		4
TOTAL MOTORCYCLE PARKING SPACES PROVIDED		4
BICYCLE PARKING SPACES REQUIRED		40
10% OF REQUIRED VEHICULAR PARKING REQUIRED (400 PARKING SPACES EXCLUDING OFFICE)		
OPEN ON SITE RACKS PARKING SPACES PROVIDED		8
IN BIKE ROOM PARKING SPACES PROVIDED		32
TOTAL BICYCLE PARKING SPACES PROVIDED		40

NOTES:

- SITE IS LOCATED IN THE UPTOWN URBAN CENTER.
- TRANSIT ROUTE 157 IS ALONG AMERICAS PARKWAY AND TRANSIT ROUTES 34, 6, AND 766 ARE ALONG INDIAN SCHOOL ROAD. BUS STOPS ARE LOCATED TO THE EAST ALONG AMERICAS PARKWAY IN FRONT OF THE MARRIOTT AND PARK SQUARE. THE SITE IS LOCATED WITHIN 1,320 FEET OF THE UPTOWN TRANSIT CENTER. SO PARKING MAY BE REDUCED UP TO 30% PER IDO SECTION 14-16-5-5(C)(5)(c). THE DEVELOPER HAS VOLUNTARILY CHOSEN TO TAKE AN APPROXIMATE 10% REDUCTION.
- PER ORIGINAL APPROVAL.

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 6 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 MX-H ZONE AND IDO SECTION 14-16-5-7.
- REFER TO ELECTRICAL PLANS FOR SITE/BUILDING LIGHTING.
- MONUMENT/DIRECTIONAL/BRANDING SIGNAGE WILL BE A DELEGATED DESIGN. LOCATIONS ARE PROVIDED ON THIS PLAN FOR COORDINATION PURPOSES.

KEYNOTES ①

- 8'-6"x18" PARKING SPACE, TYPICAL. SEE DETAIL 01/A1.20
- 11"x18" ACCESSIBLE PARKING SPACE. SEE DETAIL 05/A1.20.
- ACCESSIBLE DRIVEWAY CROSSING MARKING TO COMPLY WITH REGULATIONS IN THE FORM BASED CODE.
- 8'x15' COMPACT PARKING SPACE. MARK "COMPACT" TO THE BACK OF THE PARKING SPACE. SEE DETAIL 02/A1.20.
- TRASH YARD ENCLOSURE WITH COMPACTOR SURROUNDED BY 8' CURB WALL PAINTED TO MATCH BUILDINGS. SEE DETAIL 10/A1.21. TRASH YARD TO BE SHARED WITH HOTEL TO THE SOUTH.
- 10'x30' LOADING PARKING SPACE.
- 8' SIDEWALK CONNECTING TO PUBLIC WALKS.
- BICYCLE PARKING LOCATION. 4 BICYCLES PER LOCATION. 8 BICYCLES TOTAL. SEE DETAIL 04/06/A1.20.
- EXISTING PERIMETER WALL.
- EXISTING STREET CURB WITH 15'-6" MIN. SIDEWALK AT AMERICA'S PARKWAY.
- EXISTING HOTEL BUILDING.
- EXISTING RESTAURANT BUILDING (NOT A PART).
- EXISTING DRIVEWAY ENTRY WITH ACCESSIBLE CURB RAMPING.
- SIGHT VISIBILITY. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 6 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- EXISTING HOTEL SIGN TO REMAIN.
- (4) 4'x18" MOTORCYCLE PARKING SPACES BY HOTEL AND (2) 5'x18" MOTORCYCLE PARKING SPACES AT P2 (SEE GARAGE PLANS. MARK "MC" TO THE BACK OF THE PARKING SPACE. PROVIDE SIGN PER DETAIL 16/A1.21).
- IDO PARK. REFER TO HARDSCAPE PLANS. SHEET SERIES 000-400.
- REMOVE EXISTING DRIVEWAY AND REPLACE WITH SIDEWALK/CURB PER COA STD DETAIL 2415-A.
- ASPHALT PAVEMENT IN PARKING LOT.
- ASPHALT CURB.
- STRIPED ISLANDS.
- PARKING CARPORT COVER.
- CONCRETE CURB PER CIVIL DRAWINGS.
- BICYCLE PARKING ROOM WITH RACKS FOR 32 BICYCLES. SEE DETAIL 7/A1.20. SEE SHEET A3.59 FOR ENLARGED PLAN.

PROJECT NUMBER: PR-2018-001284
Application Number: SI-2021-01962

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.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Jeanne Wolfenbarger, Mar 18, 2022
Traffic Engineering, Transportation Division
Date
Ernest Amigo, Mar 18, 2022
Date
City Engineer, Mar 18, 2022
Date

Solid Waste Management, Date
Angela Matigra, Mar 21, 2022
Code Enforcement, Date
Apr 6, 2022
DRB Chairperson, Planning Department, Date

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REVISIONS

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RE-PLAT

DATE: FEBRUARY 24, 2022 ORB # 16-221

A1.10

SITE PLAN