

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

July 20, 2023

Anthony Santi  
Dekker/Perich/Sabitini Architects  
7601 Jefferson St. NE, Suite 100  
Albuquerque, NM 87109

**Re: Markana Flats**  
**7050 Constitution Ave. NE**  
**Conceptual Traffic Circulation Layout**  
Engineer's/Architect's Stamp 6-9-2023 (J19D047A)

Dear Mr. Santi,

The conceptual TCL resubmittal received 7-20-2023 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

**Project Title:** Markana Flats **Building Permit #** \_\_\_\_\_ **Hydrology File #** \_\_\_\_\_

**DRB#** \_\_\_\_\_ **EPC#** \_\_\_\_\_

**Legal Description:** Tract B-1-A, Mesa Del Norte Addition, City Address OR Parcel 7050 Constitution Ave. NE  
City of Albuquerque, Bernalillo County, New Mexico

**Applicant/Agent:** Dekker/Perich/Sabatini Architects **Contact:** Anthony Santi

**Address:** 7601 Jefferson St. NE, St. 100 **Phone:** 505-761-9700

**Email:** anthony@sdpdesign.org

**Applicant/Owner:** Legacy Development & Management, LLC **Contact:** Adam Gromer

**Address:** 5051 Journal Center Blvd., Suite 500 **Phone:** 505-702-1153

**Email:** agromer@legacydm.net

**TYPE OF DEVELOPMENT:** ☐ PLAT (#of lots) ☐ RESIDENCE ☒ DRB SITE ☐ ADMIN SITE: \_\_\_\_\_

**RE-SUBMITTAL:** ☒ YES ☐ NO

**DEPARTMENT:** ☒ TRANSPORTATION ☐ HYDROLOGY/DRAINAGE

Check all that apply:

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☒ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) \_\_\_\_\_
- ☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☒ CONCEPTUAL TCL DRB APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** 6/27/2023



## SHEET KEYED NOTES

1. TRASH ROOM, SEE A4/AE402
2. PARKING LOT STRIPING, 4" WIDE TYPICAL, COLOR: WHITE
3. CONCRETE CURB & GUTTER, SEE E1/AS501
4. 6" WIDE CONCRETE SIDEWALK, SEE E3/AS501
5. BUILDING ABOVE
6. EXISTING FIRE HYDRANT, SEE CIVIL
7. NEW F.D.C. SEE CIVIL
8. ADA PARKING, SEE A5/AS501
9. 15' MAX FRONT SETBACK
10. LANDSCAPING AND SIGNAGE 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
11. ACCESSIBLE RAMP, SEE C3/AS501
12. BIKE STORAGE ROOM
13. BIKE RACK, SEE A2/AS501
14. PERPENDICULAR CURB RAMP ONE SIDE PER C.O.A. DETAIL 2441 AND PARALLEL CURB RAMP ON ONE SIDE PER C.O.A. DETAIL 2443.
15. WATER METER VAULT, SEE CIVIL
16. NOT USED
17. PEDESTRIAN CROSSWALK, RE: A3/AS501
18. EXISTING POWER POLE
19. VEHICULAR ENTRY GATE TO GARAGE
20. ACCESS CONTROL PEDESTAL
21. TRASH ROOM, SEE A2/AE401
22. NEW WALL INDICATOR VALVE, SEE CIVIL
23. NEW FIRE HYDRANT, SEE CIVIL
24. RETAINING WALL, SEE CIVIL FOR EXTENTS. SEE ALSO A6/AS501
25. PIPE BOLLARD, SEE C3/AS501
26. PEDESTRIAN GATE, SEE C4/AS501
27. WALL FENCE ENCLOSURE, SEE D5/AS501
28. ORNAMENTAL PICKET FENCE, SEE C3/AS501
29. 4" WIDE CONCRETE SIDEWALK, SEE E3/AS501
30. EXTENT OF LOWER LEVEL PARKING GARAGE

## LEGEND

- CONCRETE
- PROPERTY LINE
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT, SEE CIVIL
- WALL INDICATOR VALVE (WIV), REF: UTILITY PLAN
- FIRE DEPARTMENT CONNECTION (FDC) WALL-MOUNTED
- BIKE RACK
- SIDEWALK RAMP (ARROW POINTS DOWN)
- TRANSFORMER, REF: ELECTRICAL
- 6" TALL DECORATIVE METAL FENCE
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A4/AS501, A5/AS501, B5/AS501
- COMPACT PARKING
- LIGHT POLE, REF ELECTRICAL
- 6" BOLLARD WITH SIGN
- 6" WIDE PAINTED CROSSWALK, SEE A3/AS501
- PARKING COUNT

## GENERAL SHEET NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- D. SITE PLAN SHALL COMPLY WITH LOCAL, STATE AND FEDERAL, ADA STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- E. CURBS AND ACCESSIBLE RAMP WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS
- F. LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING
- G. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- H. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- I. ALL PUBLIC INFRASTRUCTURE LOCATED WITHIN CITY RIGHT-OF-WAY SHALL BE INCLUDED IN A PUBLIC WORK ORDER.
- J. SEE THE APPROVED FIRE 1 PLAN FOR FIRE LANE STRIPING, ALSO REF A1/AS501.

## PROJECT DATA

**ZONING:**  
IDO - MIXED USE - MODERATE INTENSITY ZONING DISTRICT (MX-M)  
LANDUSE: MULTIFAMILY RESIDENTIAL

**PLANNING CONTEXT:**  
SITE IS WITHIN THE UPTOWN URBAN CENTER

**TRANSIT:**  
PROJECT SITE IS WITHIN A MAJOR TRANSIT CORRIDOR (LOUISIANA BOULEVARD). BUS ROUTE 12 IS ALONG CONSTITUTION, WEST OF LOUISIANA BOULEVARD. BUS ROUTE 157 IS ALONG LOUISIANA. A BUS STOP IS LOCATED APPROXIMATELY 255 FEET FROM THE SUBJECT SITE AT THE LOUISIANA/CONSTITUTION INTERSECTION.

**BIKE FACILITIES:**  
A BIKE ROUTE IS WITHIN CONSTITUTION AVENUE EAST OF LOUISIANA BOULEVARD AND BIKE LANES ARE WITHIN CONSTITUTION AVENUE WEST OF LOUISIANA BOULEVARD. THE PASO DE LAS MONTANAS MULTI-USE TRAIL IS NORTH OF THE SUBJECT SITE, WHICH CROSSES OVER I-40 AND CONTINUES ALONG THE FRONTAGE ROAD AS THE I-40 TRAIL.

**LEGAL DESCRIPTION:**  
Tract B-1-A, Mesa Del Norte Addition, City of Albuquerque, Bernalillo County, New Mexico

**SITE AREA:** 1.74 ACRES

**ZONE ATLAS:** J-19-Z

**SETBACKS:** FRONT= 0' MIN / 15' MAX  
SIDE= 0' MIN / N/A MAX  
REAR= 15'

**BUILDING HEIGHT:**  
MAXIMUM ALLOWED: 65'-0" UC-MS-PT + 12'-0" STRUCTURED PARKING BONUS: 77'-0" ACTUAL HEIGHT: 77'-0"

**SPRINKLERED:** YES, NFPA 13

**BUILDING OCCUPANCY:** S-2 COVERED PARKING, R-2 MULTIFAMILY RESIDENTIAL

**CONSTRUCTION TYPE:** 1 STORY COVERED PARKING (PODIUM) - TYPE IA  
5 STORY RESIDENTIAL BUILDING - TYPE VA

<b>BUILDING SF:</b>	
FIRST LEVEL - COVERED PARKING (PODIUM)	44,987 GSF
SECOND LEVEL	34,015 GSF
THIRD LEVEL	34,350 GSF
FOURTH LEVEL	34,350 GSF
FIFTH LEVEL	34,350 GSF
SIXTH LEVEL	34,350 GSF
TOTAL	216,402 GSF

**PARKING CALCULATION:** (TABLE 5-5-1, UC-MS-PT)  
REQUIRED SPACES: 1 SPACES / DWELLING UNITS: 190 X 1 = 190 SPACES  
PROVIDED PARKING = 165 SPACES AT GROUND LEVEL AND GARAGE  
73 SPACES AT LOWER LEVEL GARAGE

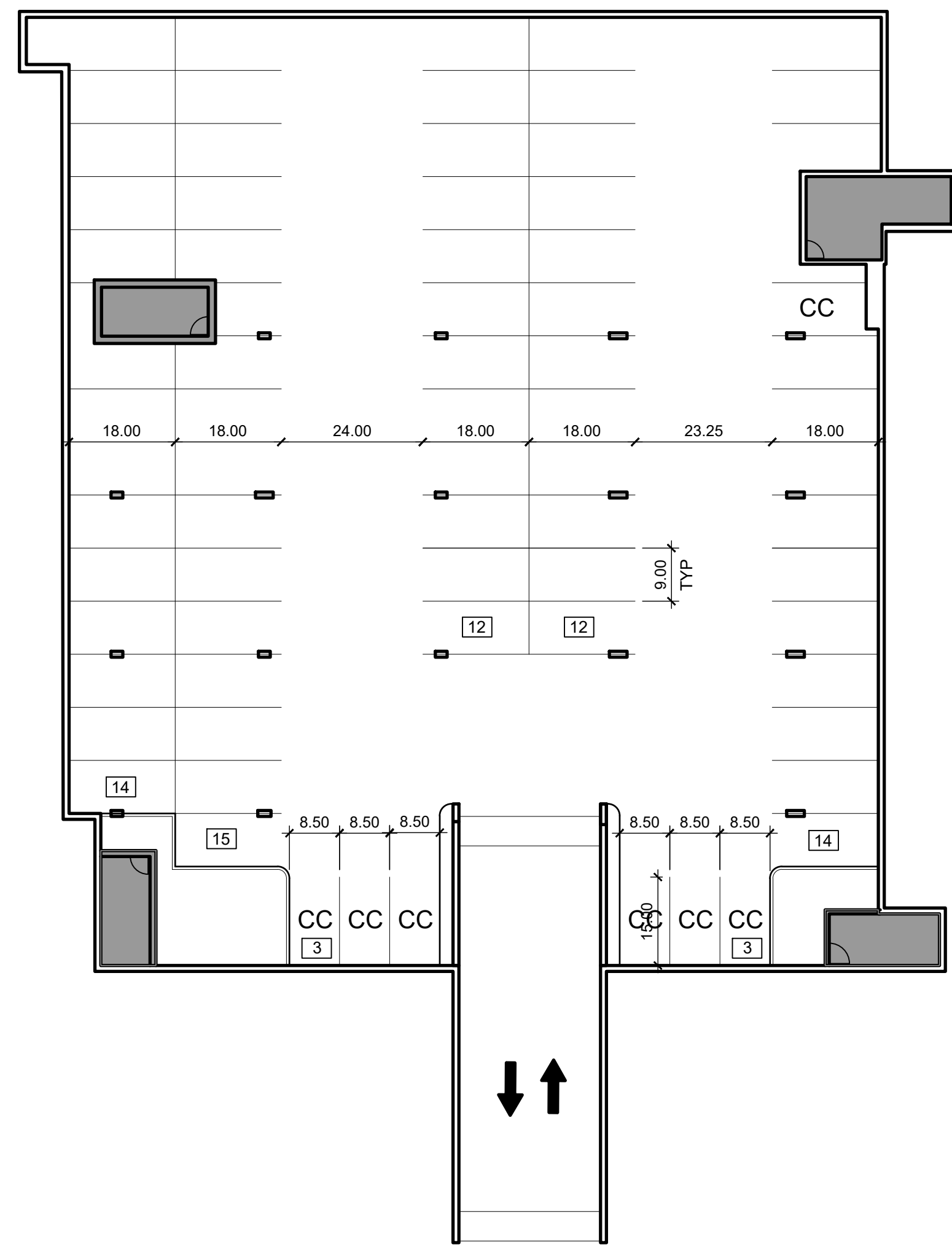
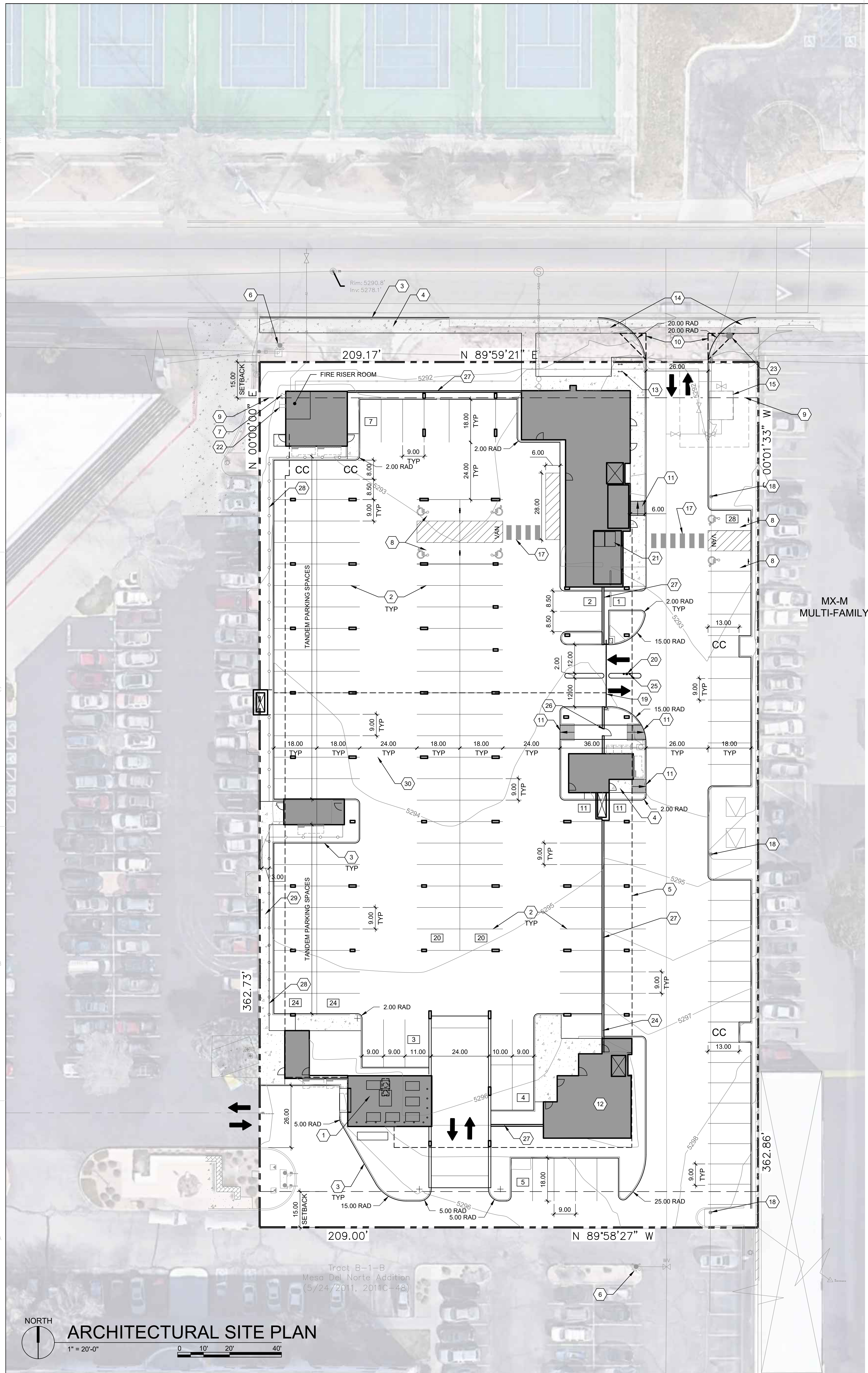
**PROVIDED PARKING = 238 TOTAL SPACES**  
**ACCESSIBLE PARKING:** (ADA 208 2.3)  
2% OF UNITS = 190 X .02 = 3.8 = 4 SPACES REQUIRED  
2 STANDARD SPACES + 4 VAN ACCESSIBLE SPACES = 6 SPACES PROVIDED

BICYCLE PARKING REQUIRED = 19 SPACES  
(10% OF REQUIRED OFF-STREET PARKING = 190 X 0.10 = 19 SPACES)  
BICYCLE PARKING PROVIDED = 56 SPACES  
32 IN BIKE STORAGE ROOM  
(KEYED NOTE 12)

## OPEN SPACE CALCULATIONS

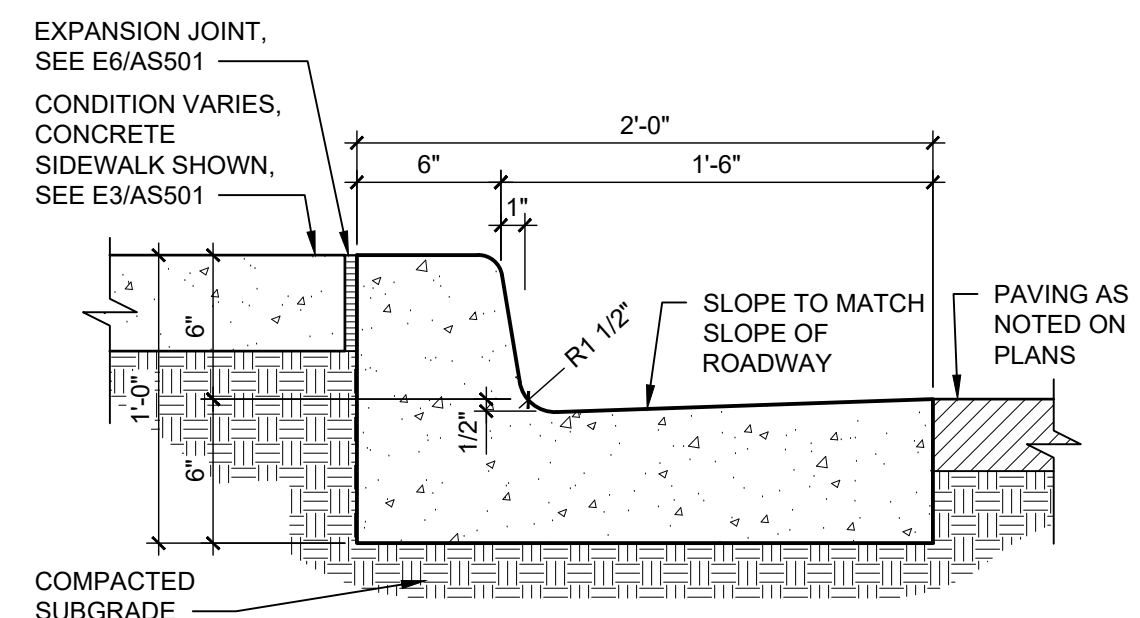
TABLE 2-4-5 / MX-M ZONING		
USABLE OPEN SPACE		
1 BD: 225 SF PER UNIT	225 SF x 162 UNITS	= 36,450 SF
2 BD: 285 SF PER UNIT	285 SF x 28 UNITS	= 7,980 SF
TOTAL		= 44,430 SF
UC-MS-PT: 50% REDUCTION	= 44,430 SF X 50%	= 22,215 SF
REQUIRED OPEN SPACE:		
PROVIDED OPEN SPACE:		
LEVEL 1	= 7,633 SF	
LEVEL 2	= 12,726 SF	
LEVEL 3	= 2,419 SF	
LEVEL 4	= 2,226 SF	
LEVEL 5	= 2,226 SF	
LEVEL 6	= 2,400 SF	
TOTAL	= 28,630 SF	

## VICINITY MAP



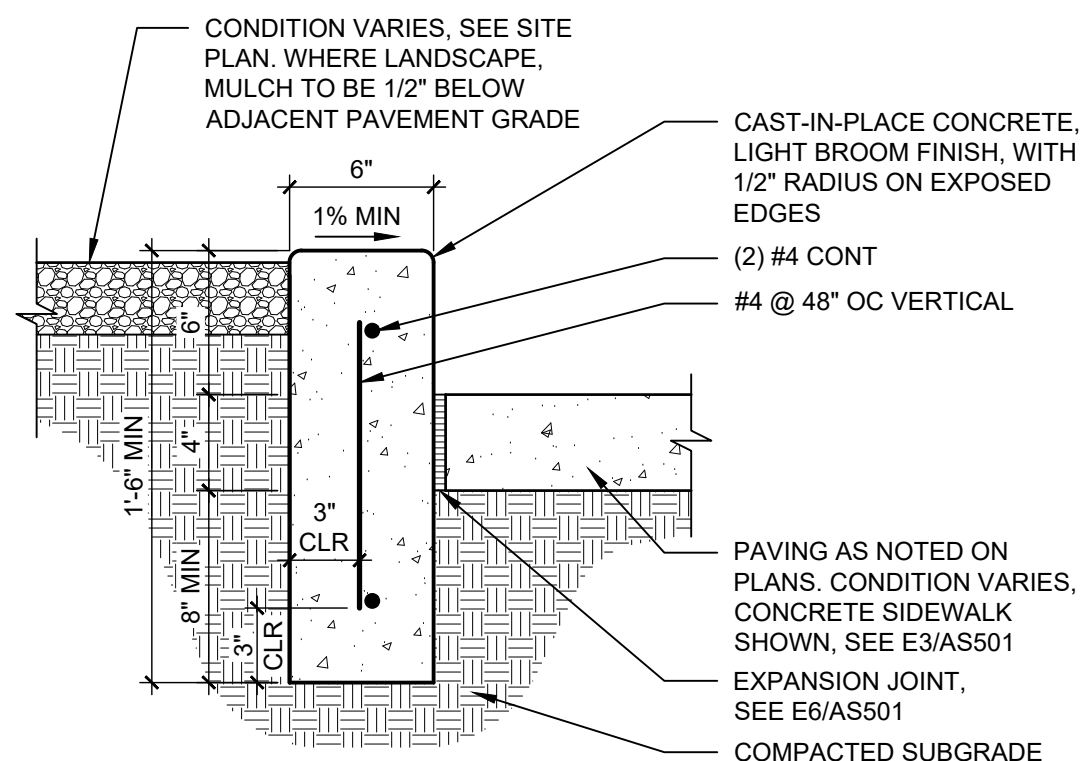


- NOTES:
- WHERE BACK OF CURB AND GUTTER IS EXPOSED ALONG A RAMP, ADD 1/2" RADIUS ON EXPOSED EDGES.
  - CAST-IN-PLACE CONCRETE, LIGHT BROOM FINISH, WITH 1/2" RADIUS ON EXPOSED EDGES.



CONCRETE CURB  
& GUTTER

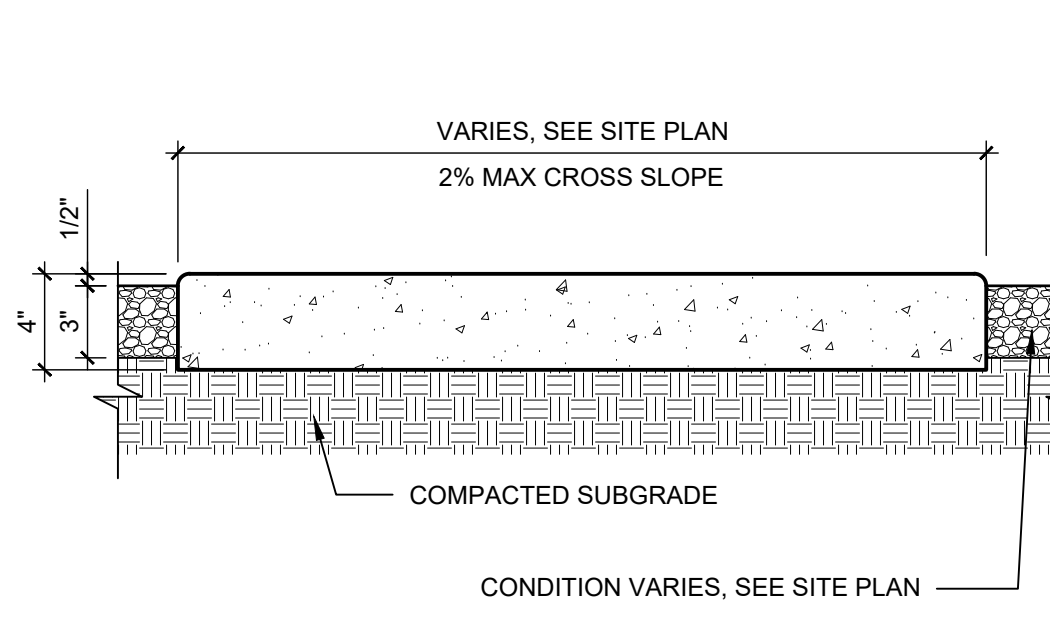
E1 1 1/2" = 1'-0"



CONCRETE HEADER  
CURB

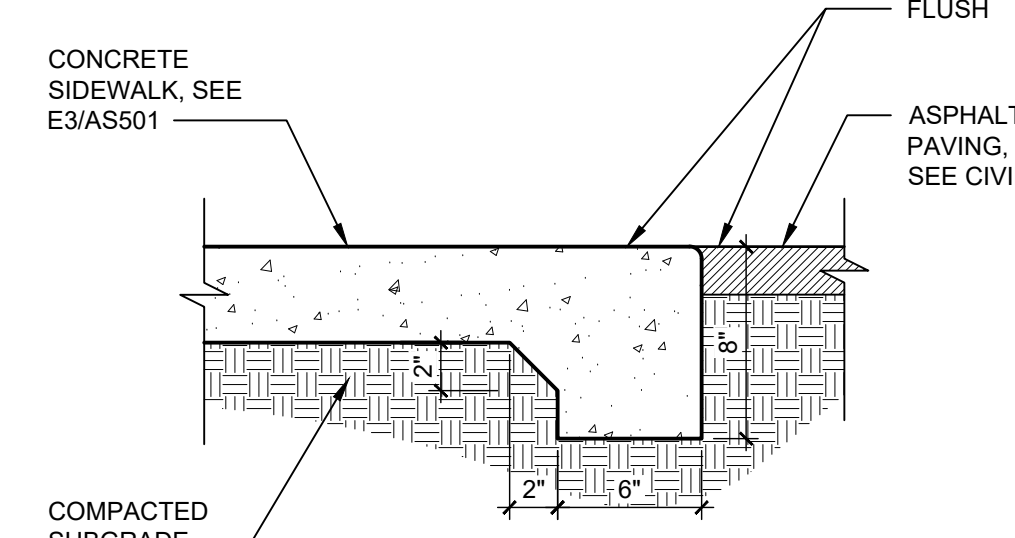
E2 1 1/2" = 1'-0"

- NOTES:
- SEE SITE PLANS AND E6/AS501 FOR JOINING.
  - CAST-IN-PLACE CONCRETE PAVING, LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES.
  - INTEGRAL COLOR WHERE NOTED ON PLANS.
  - FINISH GRADE FOR LANDSCAPE AREAS SHALL BE 1/2" BELOW TOP OF PAVING.



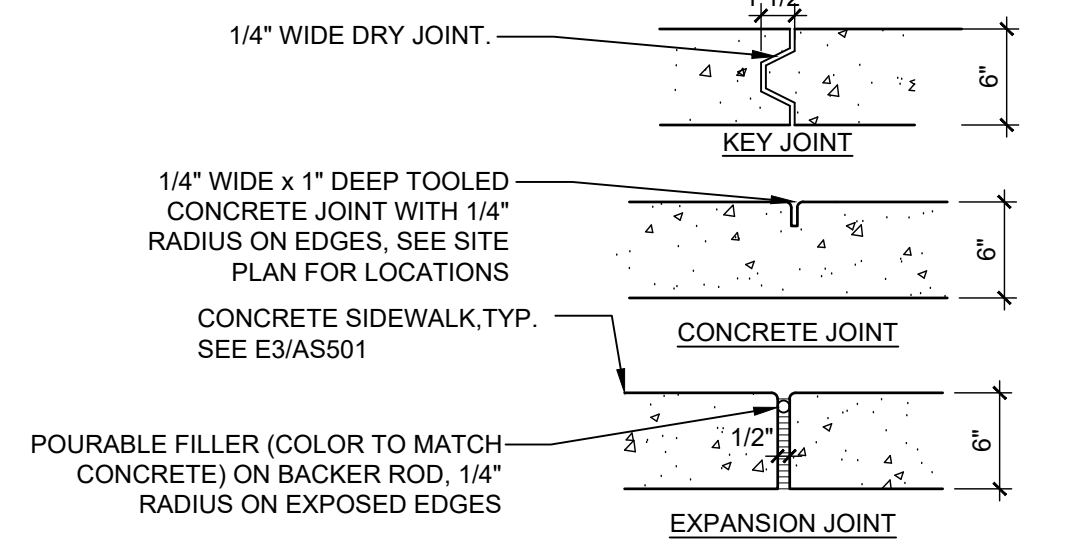
CONCRETE SIDEWALK

E3 1 1/2" = 1'-0"



FLUSH CONCRETE  
SIDEWALK

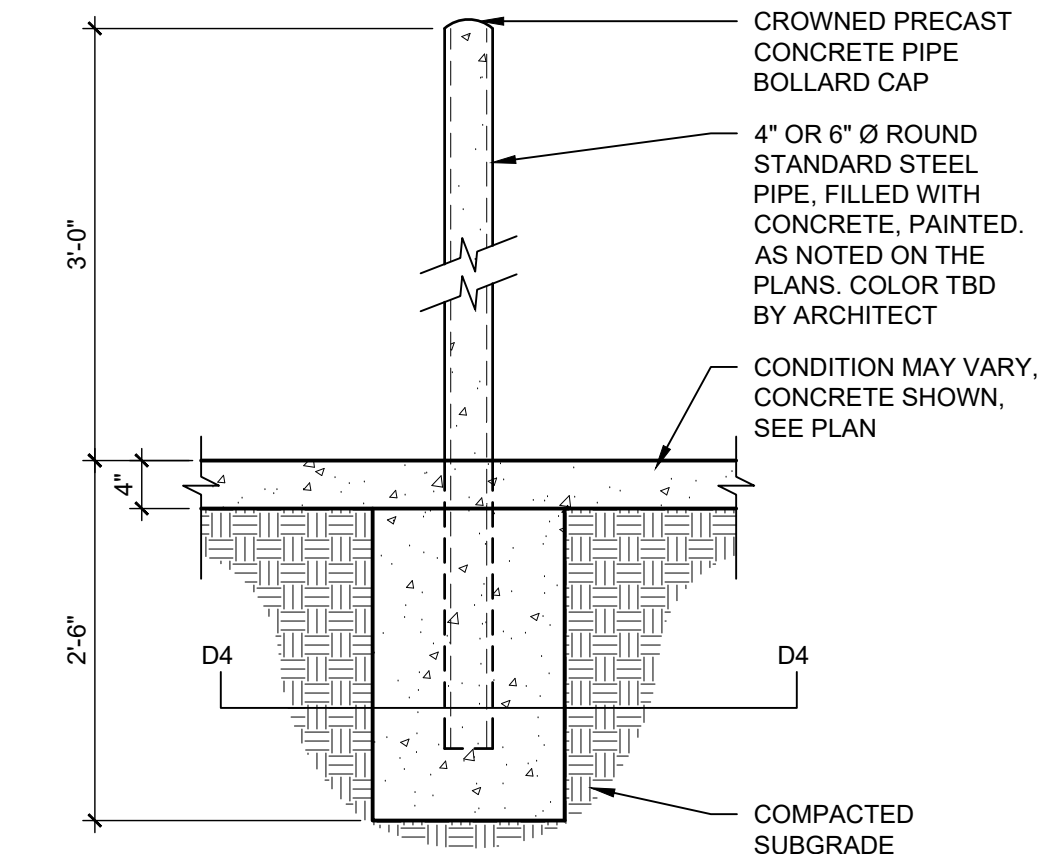
E4 1 1/2" = 1'-0"



CONCRETE JOINTS  
& JOINT SPACING

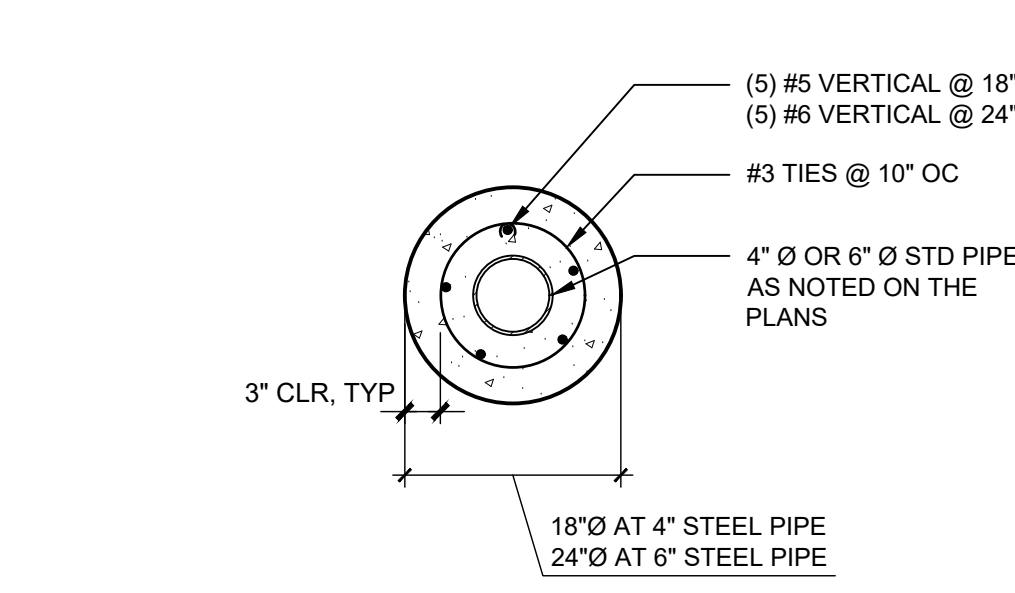
E6 1 1/2" = 1'-0"

CONTROL AND EXPANSION JOINT SPACING - SEE PLANS FOR LOCATIONS				
APPROX WIDTH OF CONCRETE	CURB & GUTTER, ROLL, HEADER, FLUSH CURBS	5' WALK	8' WALK & BLDG APRON	6'-12' WALK
CONTROL JOINTS	4' OC	5' OC	8' OC	8' OC
EXPANSION JOINTS	16' OC	15' OC	24' OC	18' OC



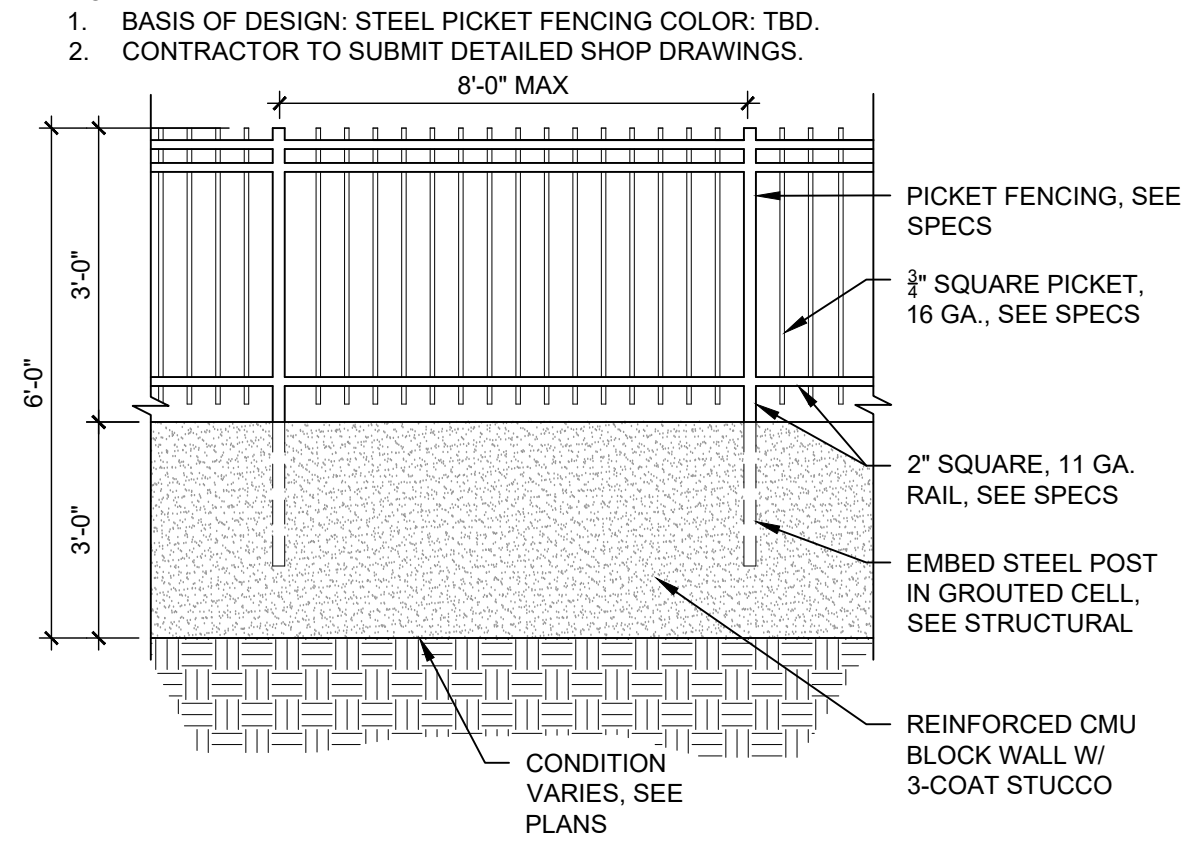
PIPE BOLLARD

D3 3/4" = 1'-0"



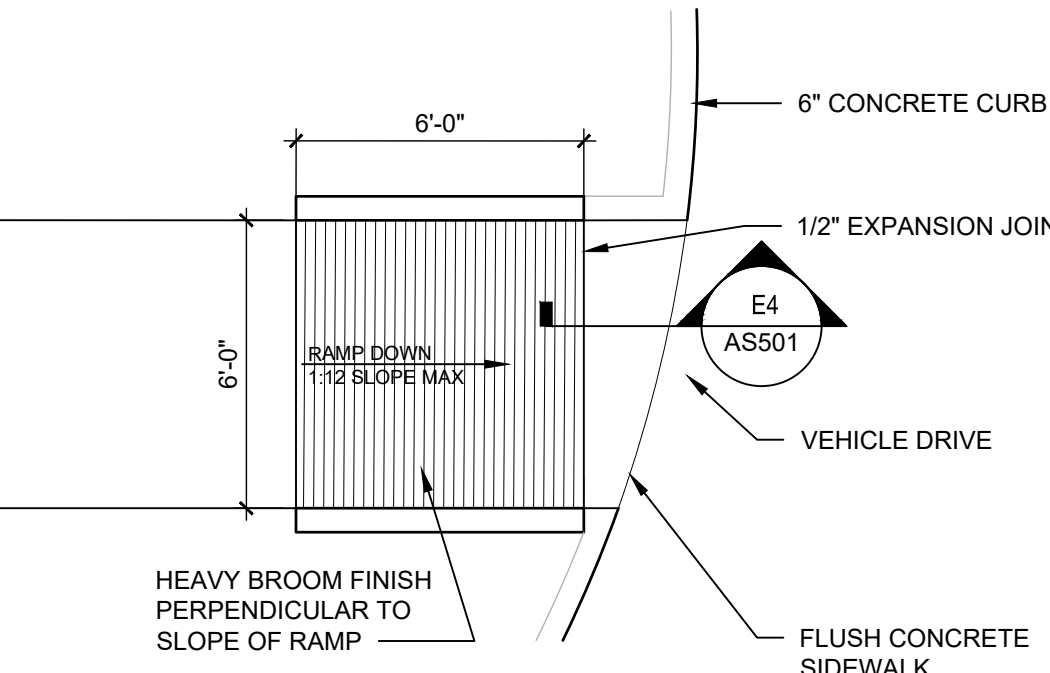
PIPE BOLLARD  
FOOTING SECTION

D4 3/4" = 1'-0"



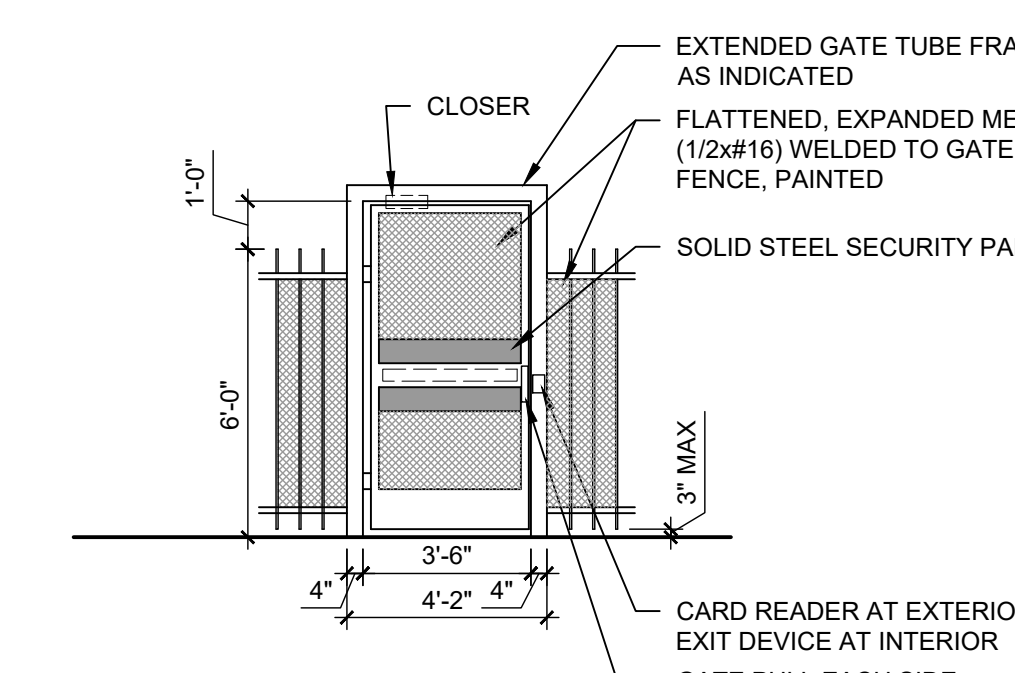
ORNAMENTAL FENCE

D5 3/8" = 1'-0"



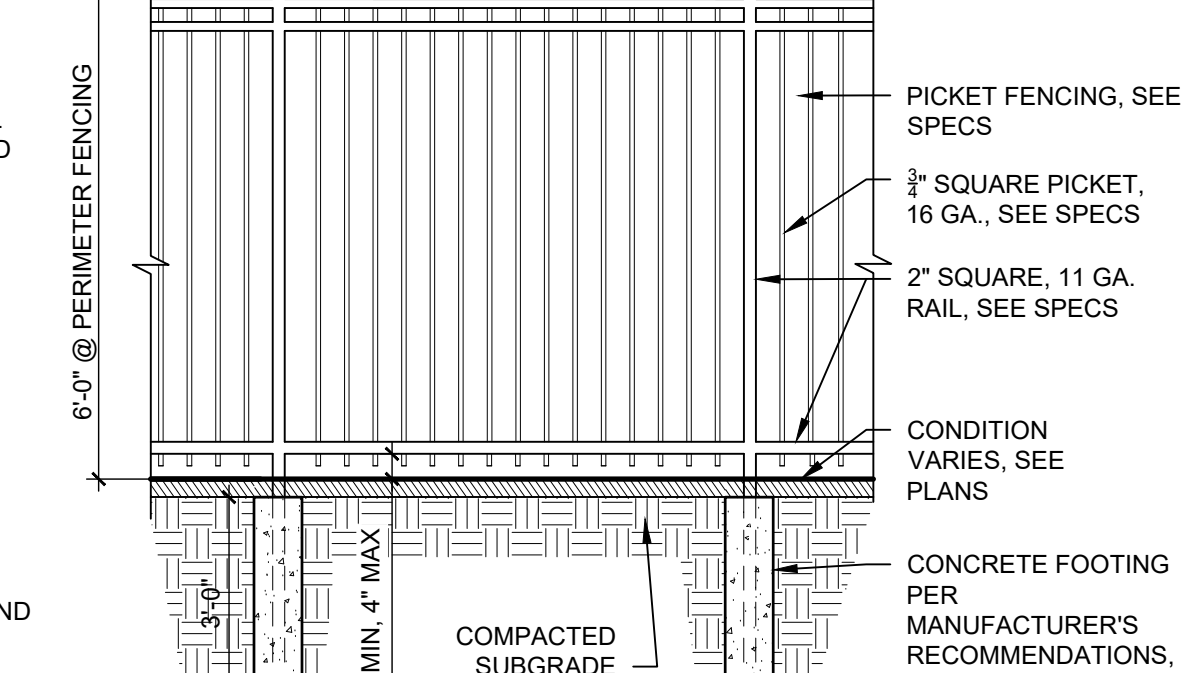
ACCESSIBLE RAMP

C3 1/4" = 1'-0"



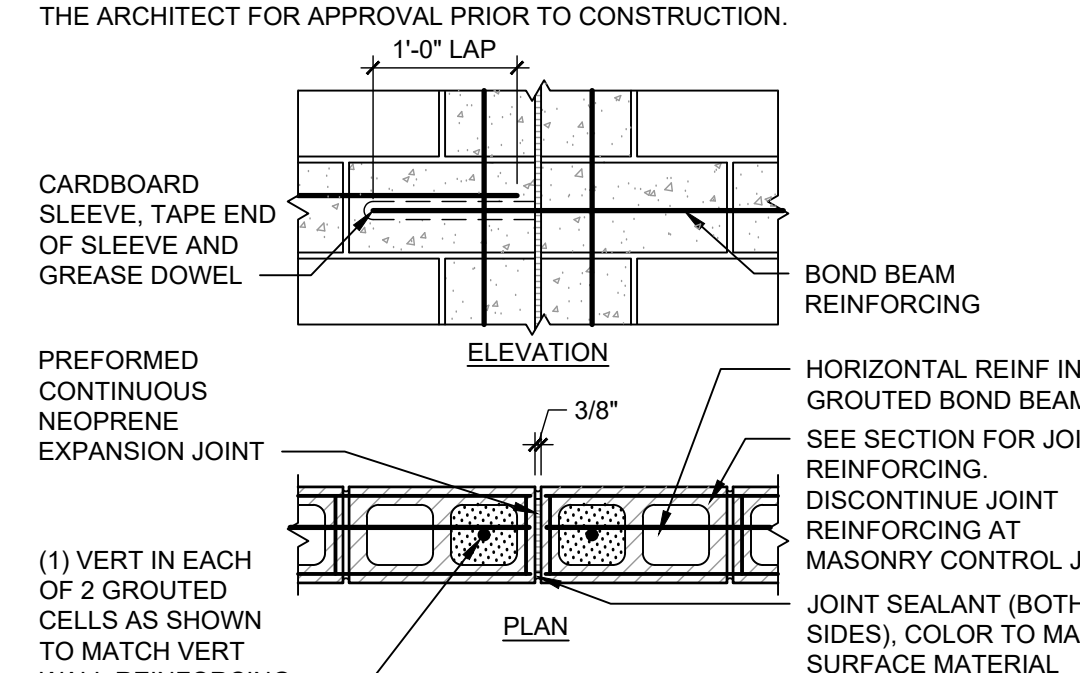
ELEVATION - GATE

C4 1/4" = 1'-0"



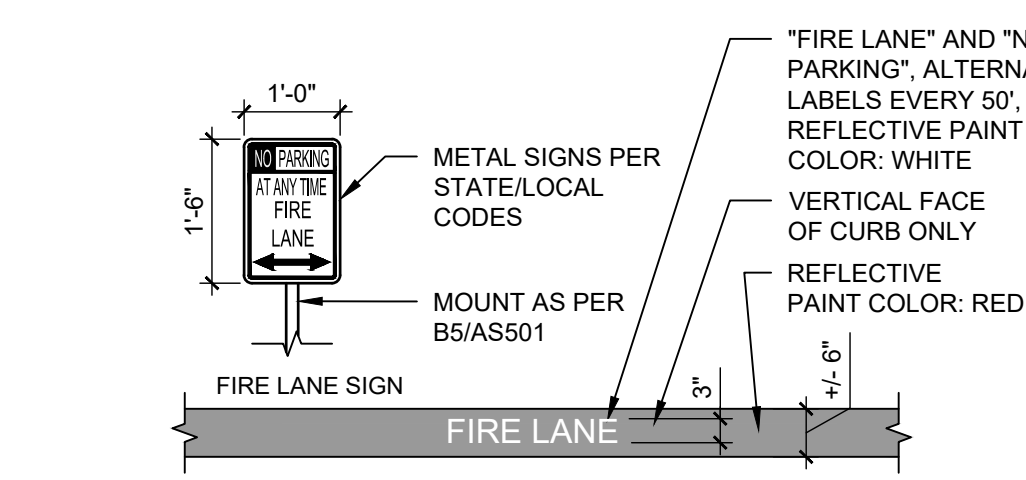
ORNAMENTAL FENCE

C5 3/8" = 1'-0"



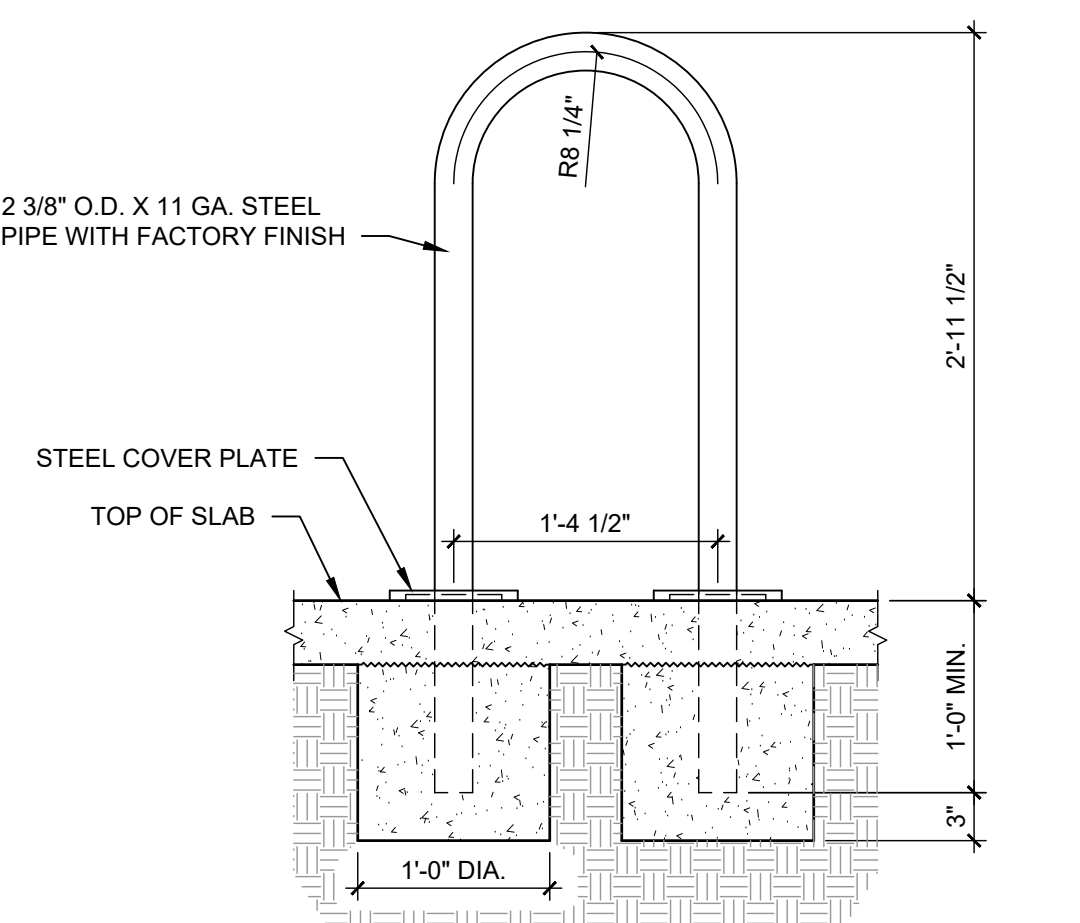
MASONRY CONTROL JOINT

C6 3/4" = 1'-0"



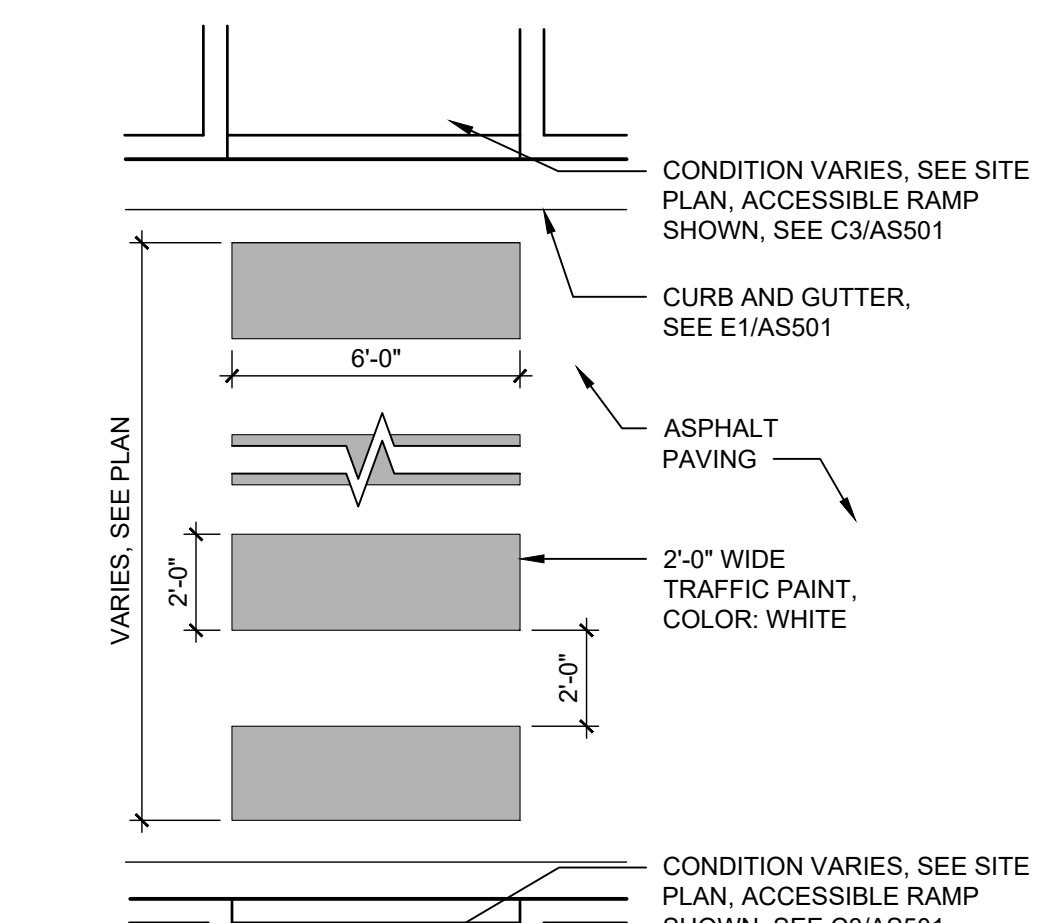
FIRELANE STRIPING  
AND SIGNAGE

A1 1/2" = 1'-0"



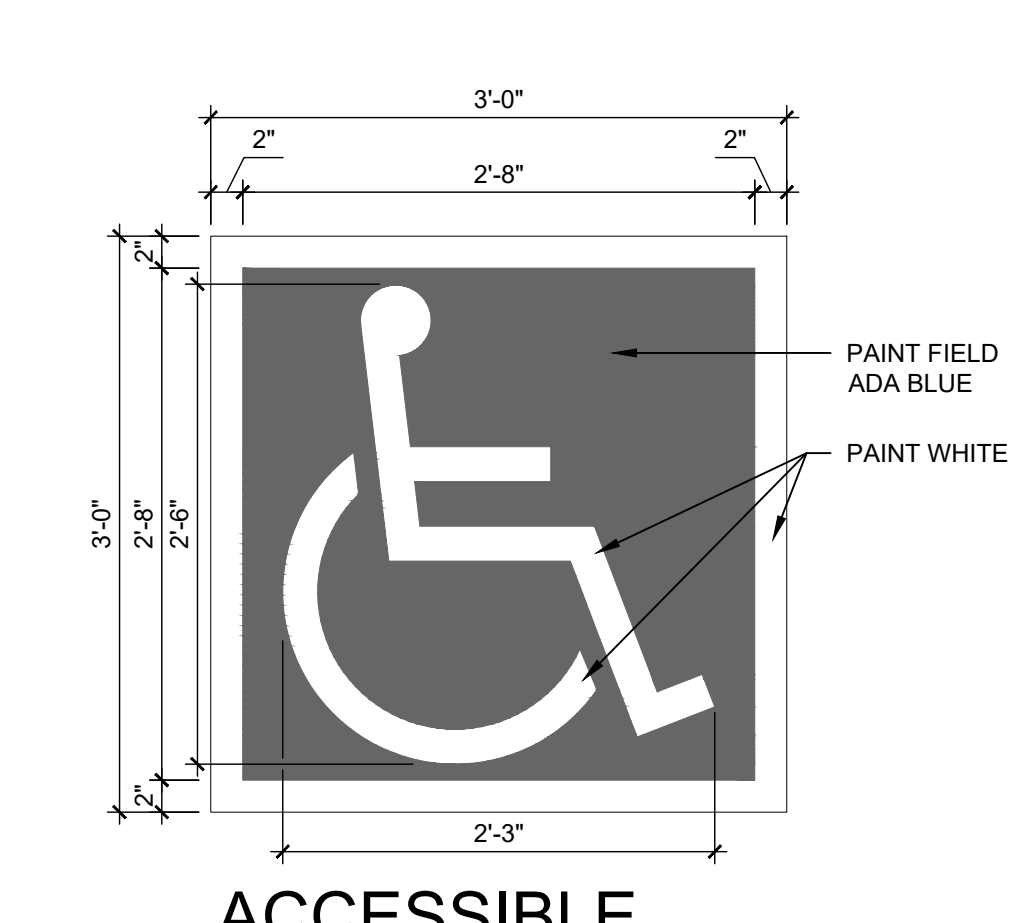
BICYCLE RACK

A2 1" = 1'-0"



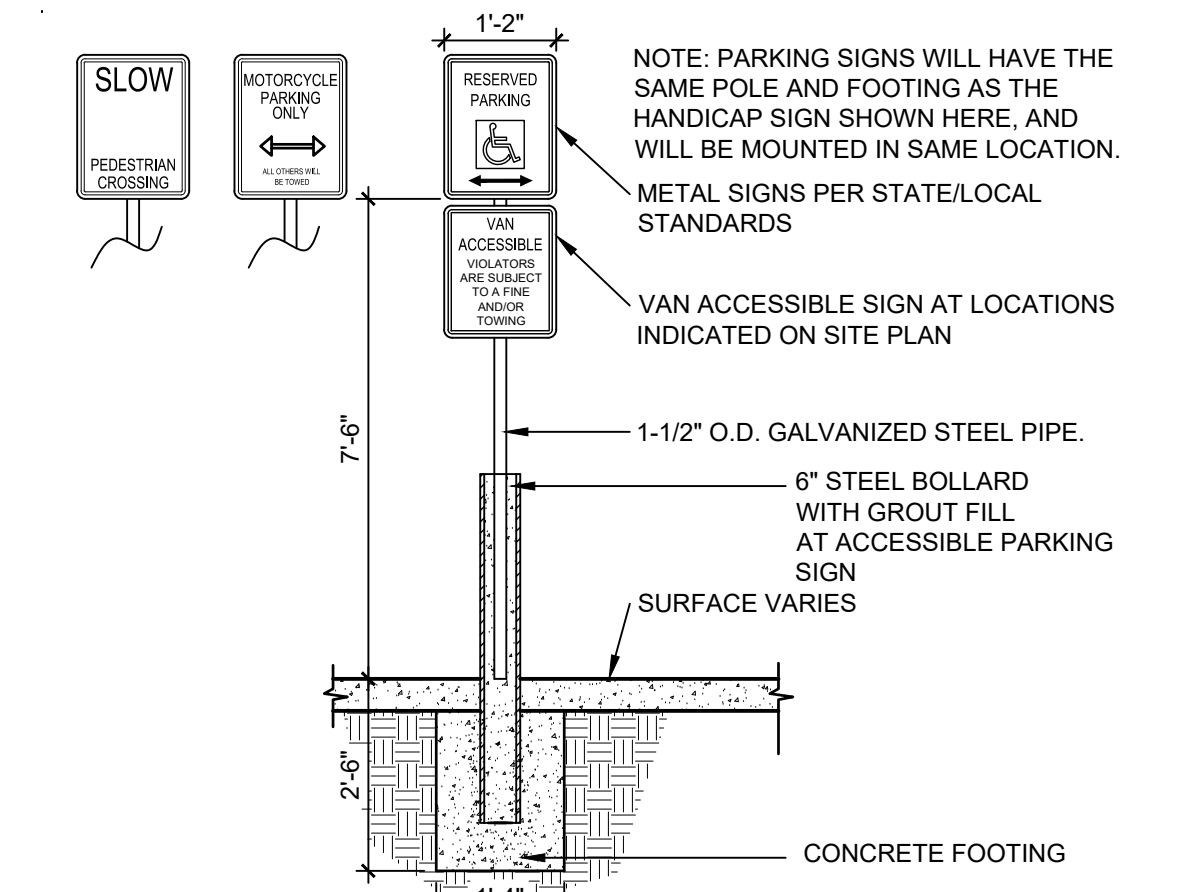
PAINTED CROSSWALK

A3 1/4" = 1'-0"



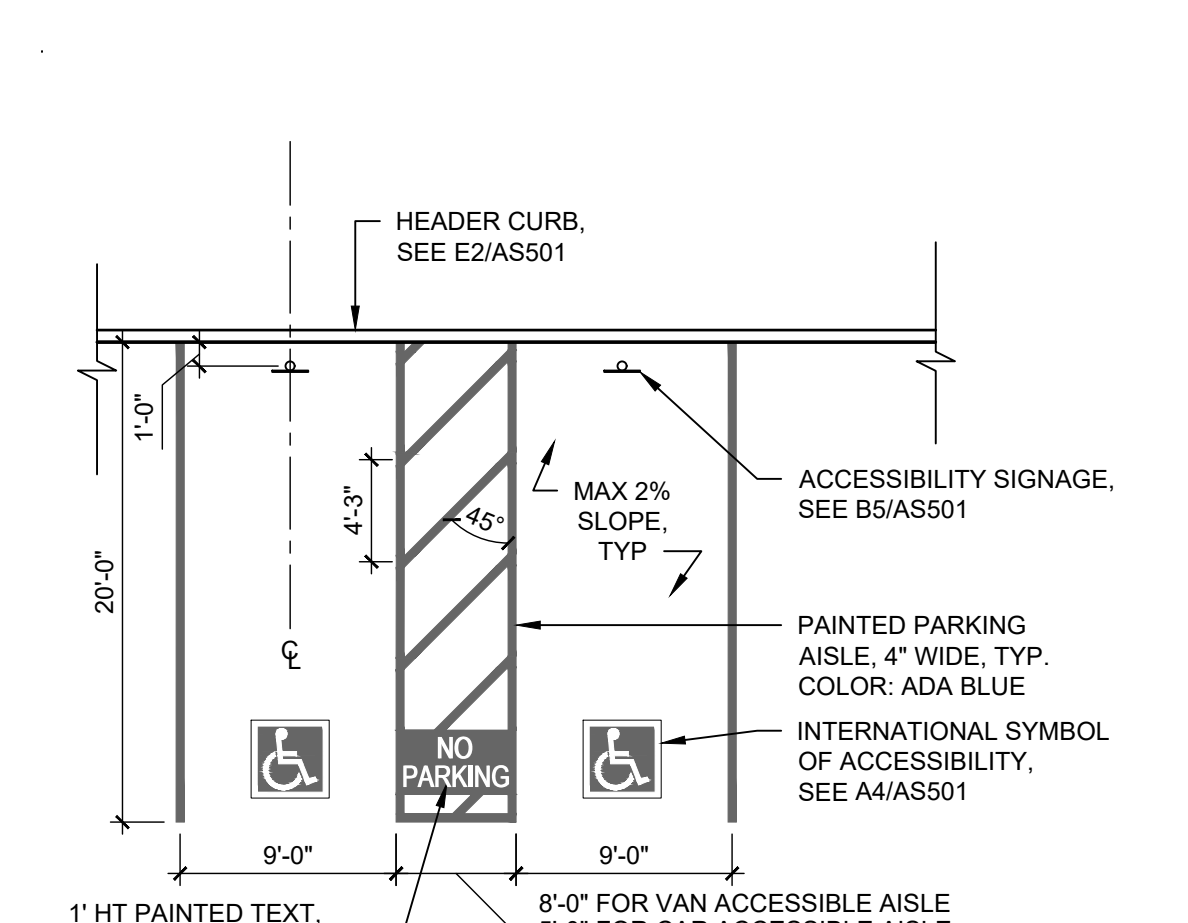
ACCESSIBLE  
PAVEMENT MARKING

A4 1" = 1'-0"



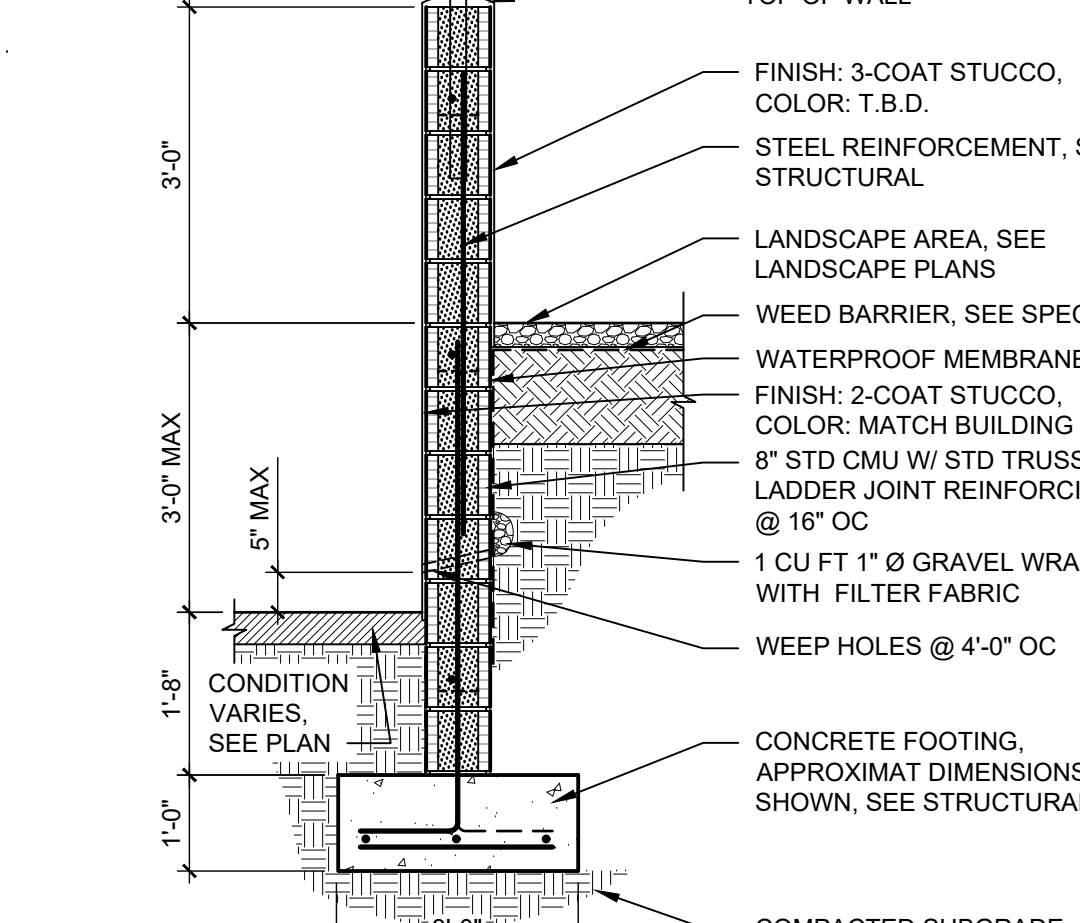
POLE MOUNTED SIGN

B5 1/2" = 1'-0"



ACCESSIBLE PARKING

A5 1/8" = 1'-0"



CMU RETAINING WALL

A6 1/2" = 1'-0"

Stewart Title  
Gail Torino GF# 1017480

**RECIPROCAL EASEMENT AGREEMENT**

**THIS RECIPROCAL EASEMENT AGREEMENT** is made as of April 20, 2021, by Ashcraft Real Estate & Development Corporation, a New Mexico corporation ("Ashcraft") and KLG 10, LLC, a New Mexico limited liability company ("KLG") (Ashcraft and KLG, collectively referred to as "Owners" and each individually, and "Owner").

**WHEREAS**, KLG owns certain real estate described as follows (the "Tract B-1-A"):  
Tracts B-1-A of the Plat of Tracts B-1-A and B-1-B of the Replat of Tract B-1, MESA DEL NORTE ADDITION, Albuquerque, New Mexico, as the same is shown and designated on said Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 24, 2011, in Map Book 2011C, folio 48 (the "Plat").

**WHEREAS**, Ashcraft owns certain real estate described as follows (the "Tract B-1-B"):  
Tracts B-1-B of the Plat.

**WHEREAS**, Tract B-1-A and Tract B-1-B are collectively referred to herein as the "Property".

**WHEREAS**, Note 9 of the Plat grants a private reciprocal cross lot access, parking, and drainage easement for the benefit and use of the Property, one tract to the other.

**WHEREAS**, the Owners desire to terminate the private reciprocal cross parking and cross drainage portions of the easement shown on Note 9 of the Plat.

**NOW, THEREFORE**, in consideration of the mutual agreements hereinbelow, the Owners agree as follows:

1. A private, reciprocal cross lot parking and drainage easement (the "Cross Parking and Drainage Easement") was granted by Note 9 of the Plat on and across both Tract B-1-A and Tract B-1-B of the Property. The Cross Parking and Drainage Easement is hereby terminated and shall be of no further effect, including all rights, duties and obligations associated therewith.
2. A private, reciprocal cross lot access easement (the "Cross Access Easement") was also granted by Note 9 of the Plat on and across both Tract B-1-A and Tract B-1-B of the Property. The Cross Access Easement was established for the benefit and use by and for the owner both Tract B-1-A and Tract B-1-B of the Property, to be maintained by the Owners of the Property, and consists of the entire Property, exclusive of building areas and parking areas. The Cross Access Easement remains in full force and effect.
3. Maintenance responsibility for the Cross Access Easement is hereby amended to provide that each owner of Tract B-1-A and Tract B-1-B of the Property shall bear the sole cost, expense, and responsibility for the Cross Access Easement on each said Owner's Tract.



4. The Cross Access Easement shall run with the land and shall be binding upon and inure to the benefit of the Owner and its successors, heirs and assigns and any subsequent purchaser of all or any portion of the Property.

**WITNESS MY HAND** the day and year first above written.

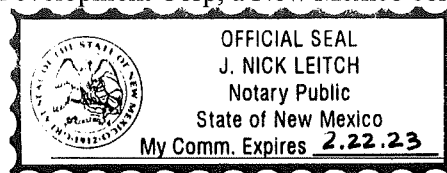
**ASHCRAFT REAL ESTATE & DEVELOPMENT CORP.**  
a New Mexico corporation

By: Terry Ashcraft  
Its: Vice Pres.

Date of Execution: 5/26/21

**STATE OF NEW MEXICO )**  
**)ss.**  
**COUNTY OF BERNALILLO)**

This instrument was acknowledged before me on May 26, 2021, by Daniel Ashcraft, as Manager of Ashcraft Real Estate & Development Corp, a New Mexico corporation.



**NOTARY PUBLIC**

J = J

My Commission Expires: **2.22.23**

**KLG 10, LLC**  
a New Mexico limited liability company

By: \_\_\_\_\_

Date of Execution: June 2, 2021

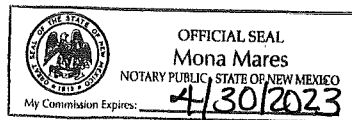
Its: Member

**STATE OF NEW MEXICO )**

**)ss.**

**COUNTY OF BERNALILLO)**

This instrument was acknowledged before me on June 2, 2021, by Faizel Kassam as  
Managing Member of KLG 10, LLA, a New Mexico limited liability company.



\_\_\_\_\_  
**NOTARY PUBLIC**

My Commission Expires: April 30, 2023

## Exhibit A

[illegible]



